

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 3, 2014

**SUBJECT: MAVD Financial Institution Rezoning, Special Exception Use, Site Plan for City Council Approval, and Street Vacation (2727 South State Street)
File Nos. Z14-022, SEU14-012, SP14-034, and SV14-003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the MAVD Financial Institution rezoning from M1 (Limited Industrial District) to O (Office District).

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), Sections 5:10.12(3)(c) and 5:104 (Special Exceptions), subject to approval of the corresponding site plan, and, therefore, approves the MAVD Financial Institution Special Exception Use for a four-lane drive-thru financial facility.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the MAVD Financial Institution Site Plan, subject to: 1) special exception use approval for a drive-thru facility; 2) recording of cross access easements, 3) approval of a land division, and 4) approval of an administrative amendment to the parent site plan and the site plan located north of this site.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the vacation of a 50-foot wide easement for future right-of-way across 2727 South State Street.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications to South State Commons I (2723 South State Street) and South State Commons III (2727 South State Street) in order to maintain their previously approved landscape plans in accordance with Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c).

STAFF RECOMMENDATION

Staff recommends that the rezoning petition be **approved** because the proposed uses permitted under the O (Office) zoning district are consistent with the recommendations of the Master Plan: Land Use Element and would be compatible with the City's adopted plans and policies and with the surrounding properties.

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

Staff recommends that the vacation request for a 50-foot wide easement for future right-of-way across 2727 South State Street be **approved**. The vacation does not adversely impact future street expansion and is consistent with existing traffic circulation.

Staff recommends that the landscape modification request for South State Commons I and South State Commons III be **approved** because the modifications are consistent with the intent of the ordinance and are associated with previously approved site plans.

LOCATION

This site is located at the east side of South State Street, between Oakbrook Drive and Eisenhower Parkway (South Area, Malletts Creek Watershed, Ward 4).

DESCRIPTION OF PETITION

The petitioner seeks to construct a 5,000-square foot financial institution, including a drive-thru facility, on a newly created parcel and rezone that new parcel from M1 (Limited Industrial District) to O (Office District).

Subject Site – A 0.8 acre parcel for the proposed financial institution is being created through a land division and land transfer petition (administrative procedures) and an easement vacation request (herein). A 0.2 acre portion at the northwest corner of 2727 South State Street will be transferred to 2723 South State Street (adjacent to the north). A 50-foot wide by 230-foot long easement for future right-of-way across 2727 South State Street is to be vacated. The parcel for the proposed financial institution will be comprised of the vacated easement and area from 2727 South State Street.

Rezoning – The existing parcel at 2727 South State Street has a split zoning of O (Office District) and M1 (Limited Light Industrial). The petitioner proposes rezoning the M1 portion to O so that the entire site including both the full remaining portion of 2727 South State Street and the new parcel for the financial institution will be zoned O. The proposed Office zoning was requested by city staff to stay consistent with the surrounding zoning and existing uses and is supported by the South State Street Corridor Plan.

Site Plan and Special Exception Use – The petitioner proposes to construct a single-story financial building containing 5,004-square feet with a four lane drive-thru facility. Total estimated cost of project is \$1,250,000 and to be constructed in one phase.

The four-lane drive-thru will be accessed from the existing driveway off S. State Street and will be screened to the west by the proposed building. No new curb cuts are proposed in the right-of-way for the financial institution development. Vehicles will circulate through the drive-thru lanes by entering off the existing drive, heading south and looping in a clockwise direction before exiting the site.

A total of 26 parking spaces are proposed for the financial institution use. Cross access and parking easements are required as part of this proposal. Four Class C bicycle spaces are located near the north building entrance. A sidewalk link leading from the public sidewalk fronting S. State St. to the existing office building entrance located at the eastern rear of the site is proposed with a combination of striped cross walks and a sidewalk located inside a landscape island.

There are shared existing storm water facilities for 2723 and 2727 South State Street and 777 East Eisenhower Boulevard, located at the rear of these developments. The shared storm water facilities are under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). Based on the total of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100-year storm detention capacity. The WCWRC has reviewed and approved the proposed minor upgrades to the existing shared system. In addition, a depressed landscape island with a bioswale is proposed on site to meet City requirements. No landmark trees or natural features are located on site.

Street Vacation - The petitioner requests the City vacate a 50-foot wide easement for future right-of-way across 2727 South State Street, a 230-foot length. In the past, 50-foot wide easements for future right-of-way were obtained from 2727 South State as well as other parcels along South State Street. These easements are not contiguous and the City has no plans to obtain similar easements from other parcels or use the existing ones. This proposed vacation will allow the front lot line of the proposed financial institution parcel to be aligned with the adjacent parcels to the north and south.

Landscape Modification – The proposed land division and land transfer requires the site plan for South State Commons I (2723 S. State St.) and South State Commons III (2727 S. State St.) be administratively amended. A request for modification of the requirements of Chapter 62 (Landscape and Screening Ordinance) is needed because those site plans and the existing conditions on the sites do not meet the current requirements of Chapter 62. Current requirements include 1) at least 50% of the interior landscape area must be depressed bioretention areas and utilized for storm water management; and 2) there be no more than 15 contiguous parking spaces in a row without a landscape island break. None of the existing interior landscape islands are depressed and there are several rows of parking spaces in excess of 15 spaces. The petitioner seeks to have these two landscaping requirements be waived.

A post card was sent to neighbors within 500 feet of 2727 South State Street notifying them of this project. At the time this staff report was written, the petitioner and the City have not received any comments or concerns from the public regarding this proposal.

COMPARISON CHART

	EXISTING	PROPOSED (NEW SITE)	REQUIRED/PERMITTED
Zoning	O & M1 (Office & Limited Industrial District)	O	O
Gross Lot Area	169,884 sq ft	34,846 sq ft	6,000 sq ft MIN
Floor Area in Percentage of Lot Area	40,912 sq ft 24.1%	5,004 sq ft 14%	26,135 sq ft 75% MAX
Setback – Front	350 ft	15 ft	15 ft MIN 40 ft MAX
Setback - Side	30 ft	45 ft	None
Setback – Rear	5 ft	95 ft	None
Height	2 story	1 story 24 ft	4 stories MAX 55 ft MAX
Parking – Automobile	190 spaces	25 spaces	23 spaces MIN
Parking – Bicycle	4 spaces – Class A 28 spaces – Class C	4 spaces-Class C	2 spaces MIN – 2 Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Bank & Offices	O (Office District)
EAST	Mixed Uses & School	ORL & M1(Limited Industrial District)
SOUTH	Offices	O (Office District)
WEST	Apartment & Offices	R4C (Multiple-Family Dwelling District), PUD (Planned Unit Development) & M1

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;

Financial institutions are permitted principal uses in the O (Office) Zoning District.

The Land Use Element recommends office uses for this site. The O zoning allows bank drive-ins as a special exception use.

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 drive-thru lanes will be completely blocked from view from State St by the building.

The existing use for this site is office use and the proposed financial use and drive-thru use fit with the existing and surrounding office and bank uses.

The proposed drive thru lane will be located behind the financial center and adhere to the newly adopted drive-thru requirements in the O district.

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;

The drive-thru lanes and stacking will not be visible from State St. The surrounding uses which may see them are office uses to the north, south and east.

This project is consistent with the surrounding area in that this proposal is similar in use to other office uses and drive-thrus in the area.

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

The use is consistent with the neighboring properties and the drive-thru lanes are not obtrusive or detrimental to them. There is another financial institution with drive thru lanes existing to the north of this proposed project.

Neighbors were notified by the petitioner of the proposed project and no objections have been received at the time this report was written.

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

The existing condition of the site is a parking lot. The drive-thru lanes will not have any additional detriment to the natural environment.

The proposed project will not have any effect on the environment other than improving storm water quality and quantity. There are no natural features on site.

(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;

Off-street parking is accessed via an existing curb cut. Pedestrian traffic will be able to access the building via a proposed sidewalk to the State Street sidewalk.

New on site sidewalks will meet ADA requirements and connect to the public sidewalk. Off-street parking is located on site.

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

The drive- thru lanes will be accessed via a drive behind the proposed building which is accessed via an existing driveway.

This relationship will remain largely unchanged.

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

Vehicular turning movements are all on the interior of the parking lot.

This proposal uses one existing curb cut. No additional curb cuts are proposed.

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

The proposed financial institution will have sufficient parking on its site.

The Traffic Impact Statement states the proposed 5,000 sq. ft financial institution will have a minimal delay with the exception of vehicles exiting the site making a southbound, left hand turn.

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.

The proposed financial institution will not have any undue requirements nor will it be detrimental to the social and economic welfare of the community.

This site will not require sanitary sewer mitigation. The existing office building is presently using city utilities.

(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.

NA

HISTORY

The existing development was identified as Building B of the 777 Office Campus Area Plan on January 4, 1988. At the same time, the Building B Site Plan was approved. It was built during 1988 and 1989, and 2727 South State Street has been used as an office building since that time. In February 1989, an administrative lot division was approved to revise existing lot lines to provide each building in the office campus its own building site. In June 1989, an administrative amendment was approved for this site for minor revisions to the parking lot, landscaping, utilities and entry drive. In 1996, a Site Plan for Minor Modifications was approved to reconfigure the parking lot and increase the total number of parking spaces from 160 to 190.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends office, research and industrial uses for this site. The South State Street Corridor Plan recommends office and residential uses for this site. New buildings should be fronted along South State Street to encourage non-motorized and transit access. As parcels in this area are redeveloped, the O zoning is most appropriate zoning to support the future residential/office mix.

Phase II of the Connector Feasibility Study is currently determining if the South State Street Corridor should be part of the high capacity transportation service connecting the south part of the city with Downtown, Central Campus and Plymouth Road activity centers. Higher density, mixed-use land uses have been shown to better support transit compared to low density, single-land uses.

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

STAFF COMMENTS

Traffic – Staff agrees with the conclusions of the traffic report for this site. The proposed drive-thru financial institution generates little to no traffic volume in the AM peak hours. Approximately 224 customer trips during the afternoon peak hour are anticipated. About half of these customers will primarily be traffic that is already driving by the site. The amount of anticipated new traffic is not expected to cause traffic back-ups and will not have a significant impact on the traffic flow along South State Street or Oakbrook Drive.

Project Management – No footing drain mitigation for the proposed building is necessary. The city has recently revised City Code language requiring payment of improvement charges for a property's initial sanitary sewer service and water service connections (i.e., for vacant parcels). These improvement charges will be due at the time the utility services become active (i.e., when the water meter is set in the building).

Staff has no comments on the request to vacate the easement for future right-of-way.

Systems Planning – Storm Water – The Washtenaw County Water Resources Commissioner has approved the improvements to the existing shared storm water management system.

Planning – Staff supports the proposed vacation of the 50-foot wide easement for future right-of-way across 2727 South State Street. Traffic Engineering evaluated this location and its position relative to a future boulevard and determined it was farther north than the potential boulevard would expect to be constructed. Since the building pattern is also largely fixed to the north and it's unlikely the City is able to fill in the gaps between the future right-of-way easements on the east side of S. State, vacating the easement across 2727 brings this site into alignment with the existing front lot lines on either side of this parcel.

The Master Plan: Land Use Element recommends office uses for this site with strong pedestrian connections. The petitioner has designed the site with pedestrian connections off State Street and interior to the site leading to the existing eastern office building.

The drive-thru lane now requires special exception use approval in the O district and meets the recently passed drive-thru amendments. The drive-thru facility is not located between S. State Street and the principal building and the vehicular circulation to enter and exit the facility does not impair the general circulation on site or with pedestrian circulation on or off the site. Although the drive-thru financial facility is expected to increase daily traffic to this site, most of this traffic is existing drive-by trips during the morning and afternoon hours with the Level of Service remaining the same. The proposed drive-thru facility also meets the Chapter 59 (Off-Street Parking) standards for drive-thrus.

The Planning Commission has the authority to approve a modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed. The petitioners are requesting a modification to allow all existing landscape islands to remain as

previously approved. With approval of the modification request, staff may be able to approve the administrative amendments under review. Staff supports the landscape modifications as they are consistent with the intent of the ordinance and are associated with a previously approved site plan.

Prepared by Chris Cheng
Reviewed by Alexis DiLeo
mg/8/29/14

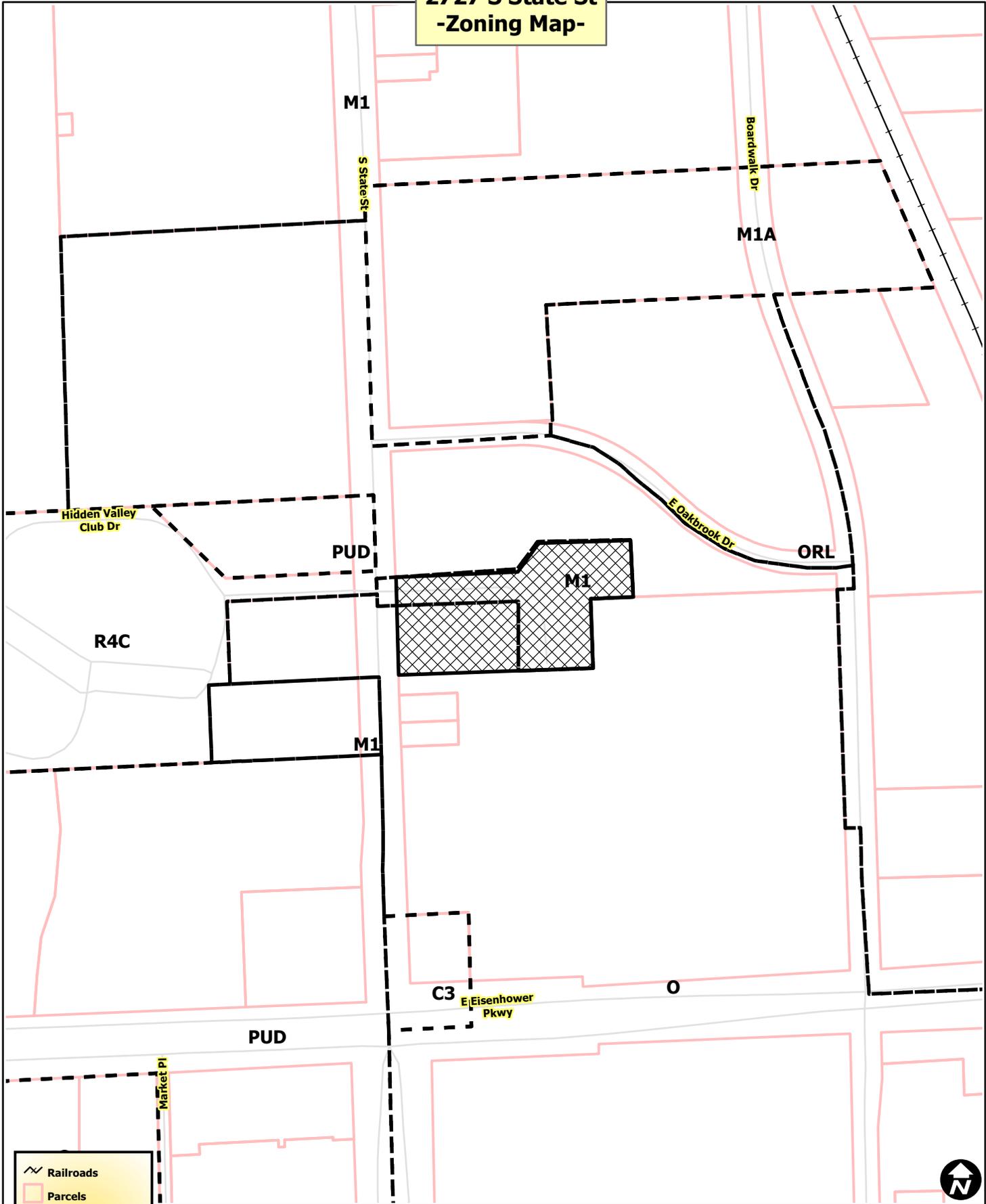
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Easement Survey
Landscape Plan
Elevations
Application for Landscape Modification

c: Petitioner/Owner: MAV Development
2723 S. State Street
Ann Arbor, MI 48104

Petitioner's Representative: Robert Wanty, PE
Washtenaw Engineering Company
3526 W. Liberty Rd., Suite 400
Ann Arbor, MI 48103

Project Management
Systems Planning
File No. SP14-034
Z14-022
SEU14-012
SV14-003
SP14-032

2727 S State St -Zoning Map-

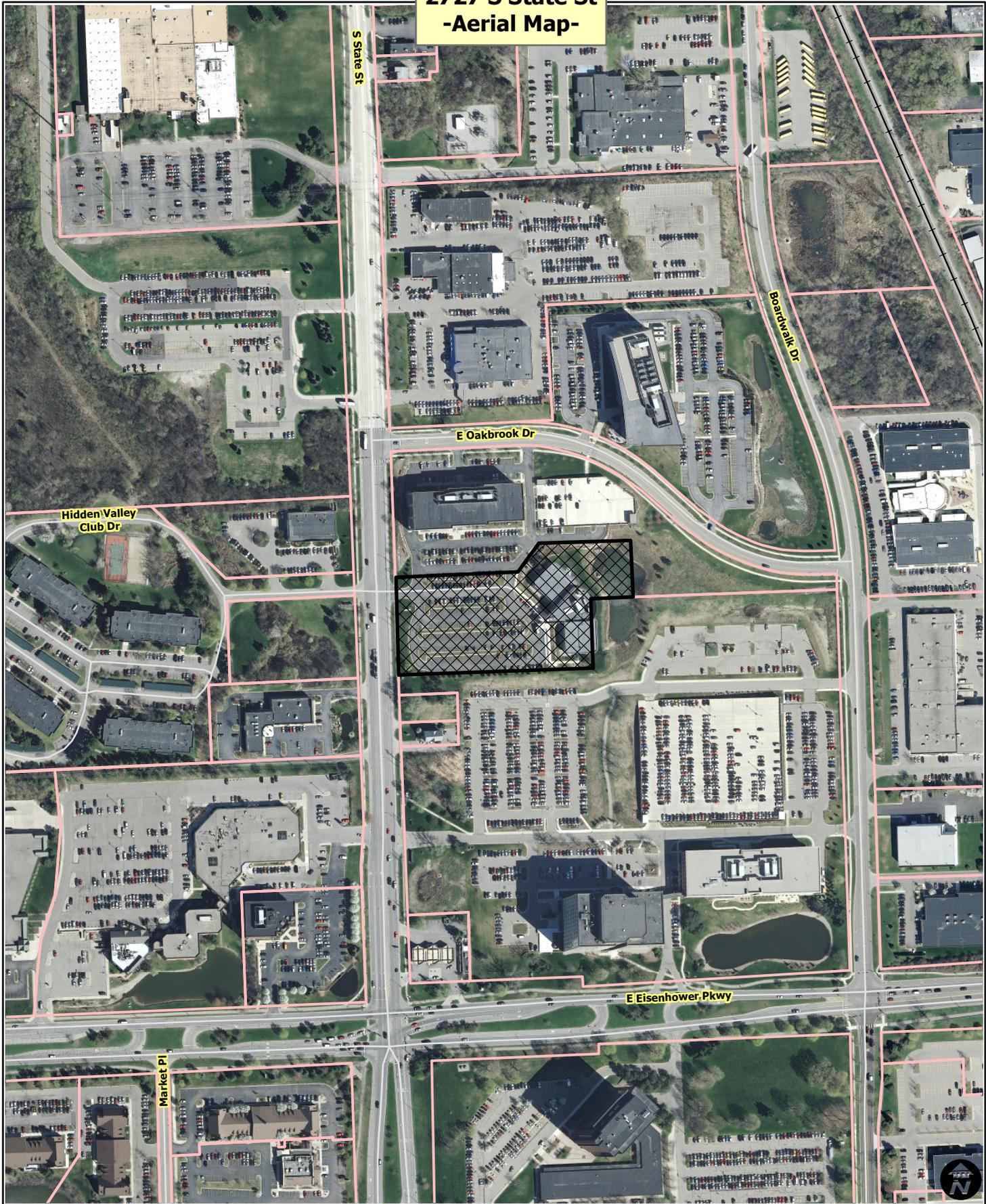


-  Railroads
-  Parcels
-  Huron River
- Zoning**
-  Township Islands
-  Zoning Districts



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2727 S State St -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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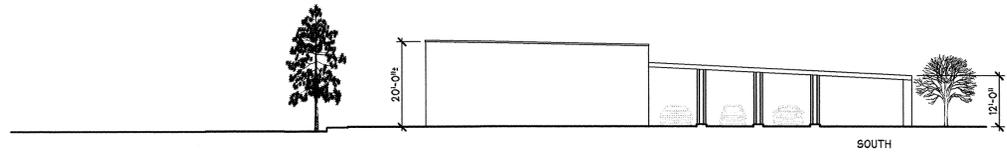
2727 S State St -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



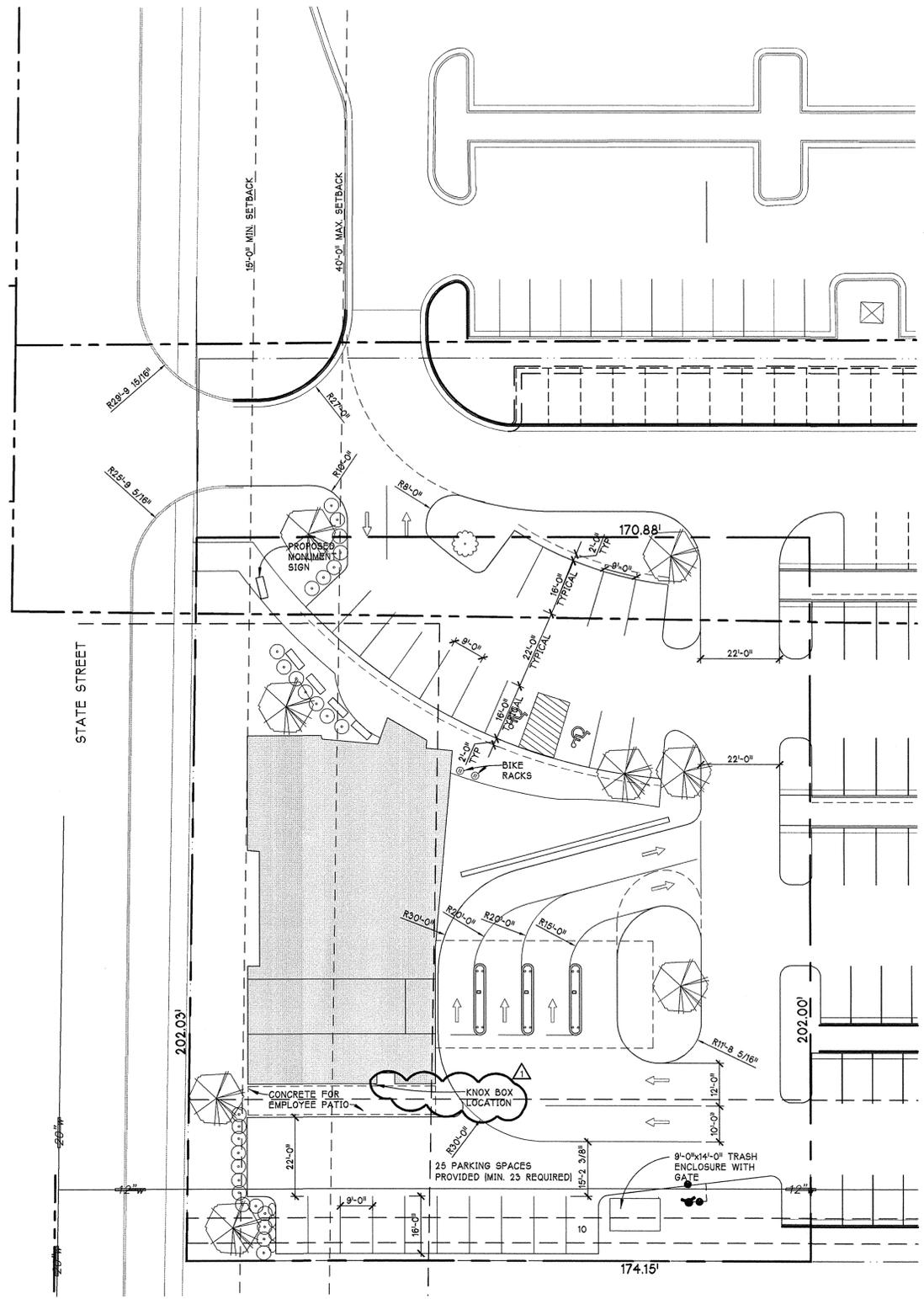
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J5 ARCHITECTURAL SITE SECTION
 A-005 SCALE - 1" = 20'-0"
02/29/12

ZONING CHART		
ZONING CLASSIFICATIONS	OFFICE	
LOT AREA	8 ACRES	
FLOOR AREA (FAR) AND/OR # OF DWELLING UNITS	GROSS BUILDING AREA / GROSS PROPERTY AREA = FAR	5004 SF / 34864 SF = .14
OPEN SPACE AND ACTIVE OPEN SPACE	N/A	
SETBACKS - FRONT, SIDE AND REAR	15'-0" MINIMUM	40'-0" MAXIMUM
HEIGHT	24'-0"	55'-0" MAXIMUM
OFF-STREET PARKING, INCLUDING ACCESSIBLE AND BARRIER FREE	25 PARKING SPACES PROVIDED	23 PARKING SPACES REQUIRED
BICYCLE PARKING, INCLUDING CLASS	4 PROVIDED (2 REQUIRED)	CLASS C

SIDEWALK MAINTENANCE:
 ALL SIDEWALKS WITHIN THE CITY SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING UPON THE SAME, AND IF ANY OWNER SHALL NEGLECT TO KEEP AND MAINTAIN THE SIDEWALK ALONG THE FRONT, REAR, SIDE OF THE LAND OWNED BY HER OR HIM IN GOOD REPAIR AND SAFE FOR THE USE OF THE PUBLIC, THE SAID OWNER SHALL BE LIABLE TO THE CITY FOR ANY DAMAGES RECOVERED AGAINST THE CITY SUSTAINED BY ANY PERSON BY REASON OF SAID SIDEWALK BEING UNSAFE AND OUT OF REPAIR. IF THE PUBLIC SERVICES AREA ADMINISTRATOR DETERMINES THAT THE CONDITION OF A SIDEWALK FAILS TO MAKE THE REPAIRS AFTER NOTICE FROM THE CITY, THE CITY MAY PROCEED TO REPAIR THE SAME AND THE COST OF SUCH REPAIRS SHALL BE CHARGED AGAINST THE LAND WHICH SAID SIDEWALK ADJOINS AND THE OWNER OF SAID LAND, AND SHALL BE COLLECTED AS A SINGLE LOT ASSESSMENT AS PROVIDED IN SECTION 1:292 OF THIS CODE. AS USED IN THIS SUBSECTION (A), "SIDEWALK" DOES NOT INCLUDE CURB RAMPS OR ANY SIDEWALK FLAG THAT IS BOTH ADJACENT TO THE TOP EDGE OF 1 OR MORE CURB RAMPS AND AT THE CORNER OF A PROPERTY.



D1 ARCHITECTURAL SITE PLAN
 A-005 SCALE - 1" = 20'-0"
02/29/12

△ SITE PLAN	8/08/14
SITE PLAN APPROVAL	6/30/14
SITE PLAN REVIEW SET	6/25/14
SITE PLAN PRE-APPLICATION	4/23/14
DATE ISSUED	CM
DRAWN BY	
CHECKED BY	

HOBBS + BLACK ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
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MAVD
 FINANCIAL
 INSTITUTION
 BRANCH SITE
 2723 South State Street
 Ann Arbor, MI 48104

PROJECT

CONSULTANT

ARCHITECTURAL
 SITE PLAN

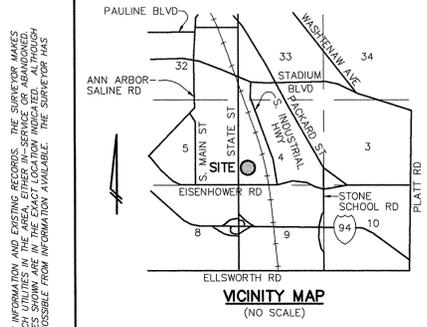
SHEET TITLE

14-201

PROJECT NUMBER

A-005

SHEET NUMBER



PROPOSED BIOSWALE CALCULATIONS
PROJECT NAME: South State Commons
Seth Garner, P.E. 8/6/2014

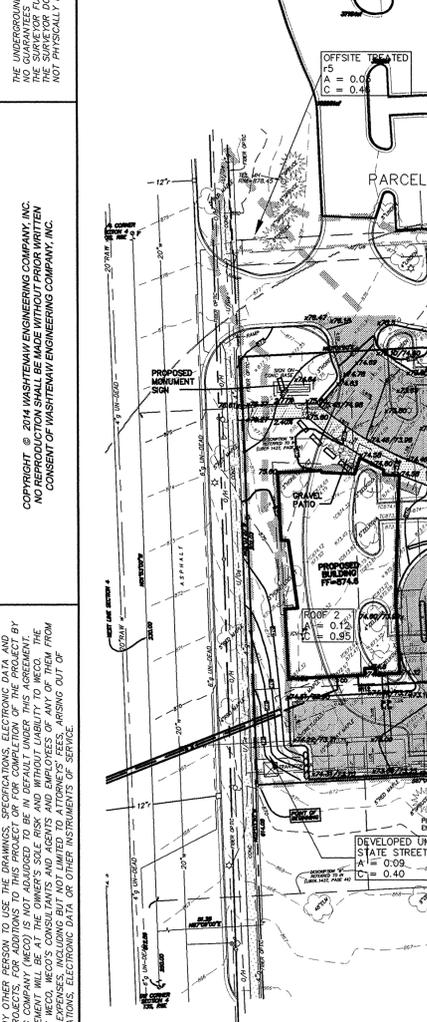
DRAINAGE AREA CALCULATIONS

Area (SF)	C	A ² C
2243.00	0.95	
Total Area		2243.00 SF
Weighted C Value		0.95

CALCULATE FIRST FLUSH VOLUME
First flush volume (Vff) = 5 in rain over entire watershed
Vff = 0.9(112)(4360) = 4360 gals

STORAGE ANALYSIS

Pond Area	Elevation	Area A	Vol A (cft)	Cumulative Vol (cft)
870	212.00	95	95	95
Xbot	0.00	0	0	0
TOTAL VOLUME				CF
Storage Elev Calc: First Flush (XF)		XF = 869.94		



PROPOSED DRAINAGE AREA PLAN

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

MORLEY LOAM, 2 TO 6 PERCENT SLOPES
MORLEY LOAM, 6 TO 12 PERCENT SLOPES

SOILS

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

LEGEND

- = LIGHT POLE
- = SPOT ELEV.
- = UTILITY POLE
- = POST
- = GUY ANCHOR
- = HYDRANT
- = TOP OF CURB
- = TOP OF WALL
- = MANHOLE
- = GATE VALVE
- = END SECTION
- = GRVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

Tasks

Tasks	Collection System	Detention System	Scheduled Frequency
Inspect for Sediment Accumulation	X	X	Weekly
Removal of Sediment Accumulation	X	X	As Needed ^[1] , & prior to Acceptance
Inspect for floatables and debris	X	X	Weekly
Removal of floatables and debris	X	X	As Needed, & prior to Acceptance
Inspection for Erosion	X	X	Monthly
Repair/Replace Erosion Control Measures	X	X	As Needed prior to permanent control measures
Mowing & Landscape Maintenance	X	X	Once every 2 weeks
Inspect during wet weather & after major storms	X	X	As Needed
Repair Storm Damage to System and Erosion Control	X	X	As Needed
Make adjustments or replacements as determined by annual wet weather inspection	X	X	As Needed

[1] As Needed means when sediment has accumulated to a maximum of one foot.

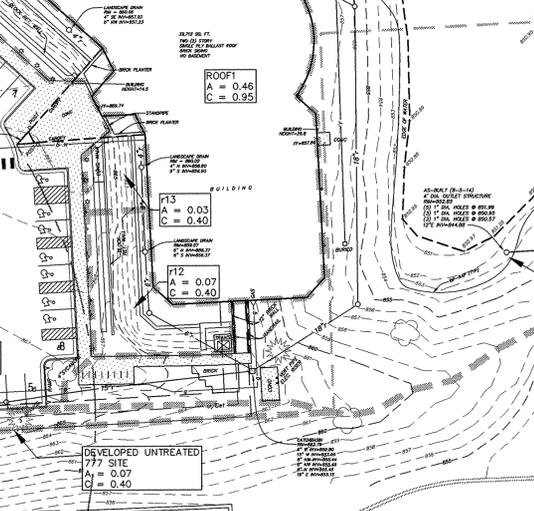
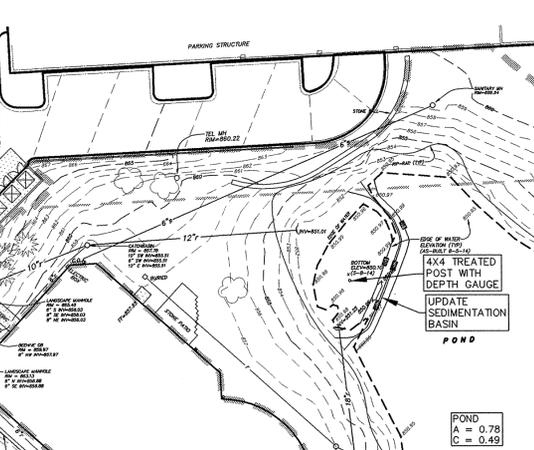
Item No. Description Annual Cost

1	Vacuum Truck Cleaning of Catchbasin Sumps and Sediment Chamber	\$750.00
2	Removal and Disposal of collected floatables and debris	\$125.00
3	Mowing and Landscape Maintenance	\$850.00
4	Wet Weather Inspections and Report by Professional Engineer	\$1,200.00
5	Records Maintenance	\$375.00
Estimated Annual Maintenance Cost		\$3,300.00

Tasks

Tasks	Collection System	Detention System	Scheduled Frequency
Inspect for Sediment Accumulation	X	X	Spring & Fall
Removal of Sediment Accumulation	X	X	As Needed ^[1]
Inspect for floatables and debris	X	X	Spring & Fall
Removal of floatables and debris	X	X	As Needed
Inspection for Erosion	X	X	Annually
Repair/Replace Permanent Soil Erosion Control Measures	X	X	As Needed
Mowing & Landscape Maintenance	X	X	Monthly
Repair Storm Damage to System and Permanent Erosion Control	X	X	As Needed
Make adjustments or replacements as determined by annual wet weather inspection	X	X	As Needed
Keep records on site of all maintenance inspections and actions	X	X	Annually

[1] As Needed means when sediment has accumulated to a maximum of one foot.



DRAINAGE NARRATIVE:
THE EXISTING SITE IS A WELL DEVELOPED PARCEL WITH AN EXISTING STORM WATER DETENTION POND THAT MEETS THE TECHNICAL REQUIREMENTS OF THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER AND THE CITY OF ANN ARBOR AS PART OF THE SOUTH STATE COMMONS PHASE III SITE PLAN. IT OUTLETS TO THE MALLETTS CREEK DRAIN. THE EXISTING POND IS SHARED AMONGST NEIGHBORING PROPERTIES AND HAS A RECIPROCAL EASEMENT AGREEMENT AND MODIFICATION AGREEMENT WITH NO SPECIFIC LOCATION. THE EXISTING POND HAS A TRIBUTARY AREA OF 4.29 ACRES. THE PROPOSED IMPROVEMENTS INCREASE THE AREA TRIBUTARY TO THE POND TO 4.31 ACRES. THE INCREASED 0.02 ACRES COMES FROM THE INCREASED PARKING AREA AT THE SOUTH WEST CORNER OF THE PARKING LOT. THE CITY RIGHT-OF-WAY AREA THAT IS BEING VACATED TO BE INCLUDED IN THE POND (0.20 ACRES) WAS ALREADY INCLUDED IN THE POND CALCULATIONS.

THE DESIGN FOR THIS SITE MET THE TECHNICAL REQUIREMENTS OF THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER, BUT FAILED TO GRANT AN EASEMENT OVER PIPE RUN R103 TO R102 AS PART OF THAT PROJECT. AS-BUILT INFORMATION WAS COLLECTED ON 08/04/2014. TO BRING THE POND INTO COMPLIANCE WITH THE ORIGINAL DESIGN THE SEDIMENTATION BASIN NEEDS ONE MORE FOOT OF STONE TO AN ELEVATION OF 852.1 TO GET THE REQUIRED VOLUME. THE EMERGENCY OVERFLOW NEEDS TO BE REISED TO BE 0.5 FEET OVER THE 100 YEAR STORAGE ELEVATION. THE FIRST FLUSH HOLES FOR THE STAND PIPE ARE CLOGGED, SO THE STONE AROUND THE STANDPIPE NEEDS TO BE REPLACED.

THE PROPOSED ADMINISTRATIVE AMENDMENT TO THE APPROVED SITE PLAN WILL INCREASE THE IMPERVIOUS AREA ON SITE BY 2243 SF. RECALCULATING THE DETENTION CALCULATIONS FOR THE EXISTING POND USING THE AS-BUILT INFORMATION, THIS LOWERS THE 100 YEAR STORAGE ELEVATION BY 0.15 FT. THIS IS STILL WITHIN THE FREEBOARD ELEVATION AROUND THE POND AND SHOULD NOT CAUSE ANY DOWNSTREAM FLOODING. ADDITIONAL FIRST FLUSH STORAGE FOR THE INCREASED IMPERVIOUS AREA IS BEING ADDED TO THE INVERTED TRAFFIC ISLANDS IN THE PROPOSED DEVELOPMENT AREA AT THE REQUEST OF THE CITY OF ANN ARBOR.

OUTLET CALCULATIONS:
THE SITE IS LOCATED WITHIN THE HURON RIVER WATERSHED, AND MORE SPECIFICALLY, THE MALLETTS CREEK DRAINAGE BASIN. THE EXISTING STORM SEWERS SERVING AS THE OUTLET FOR THE DETENTION BASIN DRAIN TO A 42" STORM SEWER IN BOARDWALK DRIVE. THEN NORTH 209 FEET TO A 48" STORM SEWER THAT FLOWS EASTWARD TO MALLETTS CREEK, A WASHTENAW COUNTY DRAIN. STORM SEWER BETWEEN THE DETENTION BASIN OUTLET AND THE 42" SEWER IN BOARDWALK DRIVE CONSISTS OF THREE PIPE RUNS:
175 LF OF 12" @ 1.07% (CAPACITY 3.89 CFS)
130 LF OF 12" @ 1.21% (CAPACITY 4.92 CFS)
308 LF OF 12" @ 1.94% (CAPACITY 4.97 CFS)
THE ALLOWABLE OUTFLOW FOR THIS SITE IS 0.98 CFS.

IN THE EVENT OF AN OVERFLOW, THE OVERFLOW WATERS WILL TRAVEL EAST OVER THE ADJACENT PARKING LOT AND INTO THE EXISTING DETENTION POND. FROM THIS POND IT WILL OVER FLOW TO THE EXISTING 42" STORM SEWER IN BOARDWALK DR. THIS 42" STORM SEWER FLOWS NORTH INTO A 48" STORM SEWER. THIS 48" STORM SEWER FLOWS EASTWARD TO MALLETTS CREEK.

CONCLUSIONS:
THE SEDIMENT BASIN, THE EMERGENCY OUTLET CHANNEL AND THE STONE AROUND THE OUTLET STANDPIPE NEED TO BE IMPROVED TO MEET THE CURRENT DESIGN. NO OTHER CHANGES ARE PROPOSED TO THE STORMWATER DETENTION BASIN DESIGN. THE PROPERTY OWNERS FOR THE PROPOSED DEVELOPMENT WILL HAVE TO ENTER INTO THE CURRENT RECIPROCAL EASEMENT AGREEMENT AND MODIFICATION AGREEMENT. AN EASEMENT FOR THE NEW PIPE RUN R103 TO R102 AND EXISTING PIPE RUN R103 TO R102 WILL NEED TO BE CREATED.

BENCHMARK BM1=STEAMER VALVE ON HYDRANT 22' NORTH OF SOUTH PROPERTY LINE AND WESTERLY OF BUILDING, ELEV=869.31 (NAVD 88).
BM2=STEAMER VALVE ON HYDRANT, 76± NWLY OF BUILDING AND NORTH OF DRIVE, ELEV=871.48 (NAVD 88).

REVISIONS 7-21-2014 UPDATED SECTION LINE; 8-8-2014 PER CITY REVIEW

PROPOSED STORM WATER DETENTION CALCULATIONS - SS3, FINANCIAL INSTITUTION AND TRANSFER PARCEL - PARCELS 1, 2 AND 3

PROPOSED DETENTION BASIN CALCULATIONS
PROJECT NAME: South State Commons
Seth Garner, P.E. 8/6/2014

DRAINAGE AREA CALCULATIONS

Area (acre)	C	A ² C
Water	0.28	1.00
Buildings	0.61	0.95
Sidewalk/Roads	1.57	0.95
Gravel	0.00	0.85
Lawn	1.85	0.39
Total	4.31	0.71

100 YEAR FLOOD VOLUME STORAGE CALCULATION

Calculate Qo
Qo = 0.1834 cfs/(ac-imp) = 0.788 cfs

Calculate Storage Time for 100 year storm event
T = -25 + (10312.5/Qo)^{0.5} = 238.38 min

Calculate Storage Volume Per Acre of Impervious
Vs = (165000)(T)² / (4000000) = 13154 cfs

Calculate Total Volume of Storage Required for 100 Year Storm
Vt = Vs(A²C) = 104460 cft

CALCULATE BANKFULL FLOOD VOLUME: Based upon 24 hour, 1.5 year storm event (I = 2.25 in/hr)
Vff = (165000)(T)² / (4000000) = 13154 cfs

CALCULATE FIRST FLUSH VOLUME
First flush volume (Vff) = 5 in rain over entire watershed
Vff = 0.9(112)(4360) = 4360 gals

STORAGE ANALYSIS

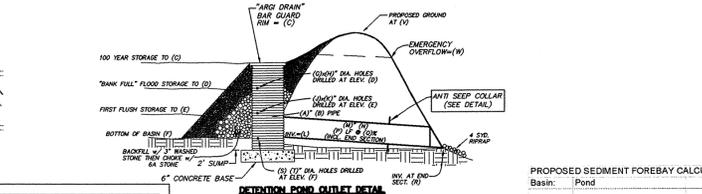
Pond Area	Elevation	Area A	Vol A (cft)	Additional Pond Area	Vol B (cft)	Vol A+B (cft)	Cumulative Vol (cft)
854	210.00	0	0	0	0	0	0
AB	854	2976.64	21712	0	0	21712	21712
AB	853	2595.56	24315	0	0	24315	46027
AB	852	2294.08	21165	0	0	21165	67192
AB	851	1934.00	6595	0	0	6595	73787
AB	850.6	15165.89	0	0	0	0	73787
TOTAL VOLUME (A+B)			80098			80098	CF

Storage Elev Calc: First Flush (XF) = 850.92
Storage Elev Calc: Bankfull (XBF) = 851.86

ORIFICE TABLE

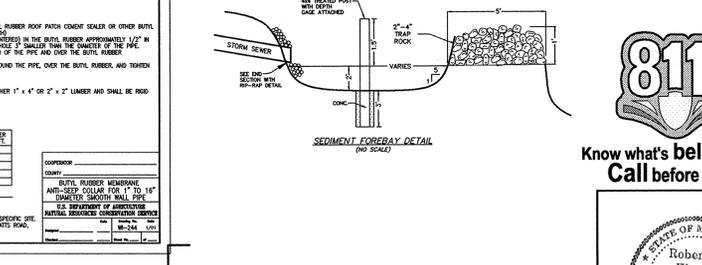
ELEVATION	ORIFICE #	DIAM. (IN)
850.50	3	1.25
850.92	3	1.25
851.86	3	1.25

DIAMETER OF STANDPIPE	A	48 inch	INVERT OF EXISTING OUTLET PIPE	L	843.93
MATERIAL OF STANDPIPE <td>B</td> <td>CMH</td> <td>DIAMETER OF EXISTING OUTLET PIPE <td>M</td> <td>12 inch</td> </td>	B	CMH	DIAMETER OF EXISTING OUTLET PIPE <td>M</td> <td>12 inch</td>	M	12 inch
100 YEAR STORAGE TO <td>C</td> <td>852.51</td> <td>MATERIAL OF EXISTING OUTLET PIPE <td>N</td> <td>Concrete</td> </td>	C	852.51	MATERIAL OF EXISTING OUTLET PIPE <td>N</td> <td>Concrete</td>	N	Concrete
BANK FULL FLOOD STORAGE TO <td>D</td> <td>851.86</td> <td></td> <td></td> <td></td>	D	851.86			
FIRST FLUSH STORAGE TO <td>E</td> <td>850.92</td> <td></td> <td></td> <td></td>	E	850.92			
BOTTOM OF BASIN <td>F</td> <td>850.00</td> <td></td> <td></td> <td></td>	F	850.00			
NUMBER OF HOLES AT BANK FULL <td>Q</td> <td>5</td> <td>NUMBER OF HOLES AT BOTTOM OF BASIN <td>S</td> <td>3</td> </td>	Q	5	NUMBER OF HOLES AT BOTTOM OF BASIN <td>S</td> <td>3</td>	S	3
DIAMETER OF HOLES AT BANK FULL <td>H</td> <td>1.25</td> <td>DIAMETER OF HOLES AT BOTTOM OF BASIN <td>T</td> <td>1.25</td> </td>	H	1.25	DIAMETER OF HOLES AT BOTTOM OF BASIN <td>T</td> <td>1.25</td>	T	1.25
NUMBER OF HOLES AT FIRST FLUSH <td>J</td> <td>3</td> <td>PROPOSED FINISH GROUND ELEVATION <td>V</td> <td>853.51</td> </td>	J	3	PROPOSED FINISH GROUND ELEVATION <td>V</td> <td>853.51</td>	V	853.51
DIAMETER OF HOLES AT FIRST FLUSH <td>K</td> <td>1.25</td> <td>EMERGENCY OVERFLOW ELEVATION <td>W</td> <td>852.71</td> </td>	K	1.25	EMERGENCY OVERFLOW ELEVATION <td>W</td> <td>852.71</td>	W	852.71



PROPOSED SEDIMENT FOREBAY CALCULATIONS

Level	Area (sf)	Volume (cft)
852.51	1,584	1,690
850.95	1,346	572
850.1		2,263
Volume required:		2,022.99
Volume overage (shortfall):		239.56



811
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PREPARED BY: ROBERT J. WANTY P.E., MICH No. 28666

WASHTENAW ENGINEERING
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
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ANN ARBOR, MI 48103
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FAX: 734-781-9830
WWW.WASHTENAWENGINEERING.COM

SOUTH STATE COMMONS III, LLC
2723 SOUTH STATE STREET
ANN ARBOR, MI 48104
TEL: 734-999-1004
WWW.MAVD.COM

STORM WATER MANAGEMENT PLAN

MAVD FINANCIAL INSTITUTION BRANCH SITE

SECTION 4 TOWN 13 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN
JOB NO. 31822-UTIL
DWG NO. 822-UTIL
FIELD BOOK 578
FILE NO. 10069

DATE 6-12-14
SHEET C5

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES DESCRIBE WHAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RIGHT OF WAY SCREENING
 State Street frontage
 Buffer Strip
 Trees
 Shrubs

LANDSCAPING REQUIREMENTS
 South State Commons I

PLANT LIST

Found monument at the West quarter corner of Section 4, Town 3 South Range 6 East

LANDSCAPE MODIFICATION NOTE:
 LANDSCAPE MODIFICATIONS ARE BEING SOUGHT WITH REGARD TO:
 • TWO PARKING BAYS WITH GREATER THAN 15 CONTIGUOUS SPACES.
 • NO INTERIOR PARKING ISLANDS ARE DEPRESSED ISLANDS.

ALL DISEASED, DAMAGED AND DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THIS PLAN AND CHAPTER 82 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

STREET TREE ESCROW CALCULATIONS
 South State Commons I - State Street Frontage

STREET TREE ESCROW CALCULATIONS
 South State Commons I - Oak Brook Frontage

COMPARISON CHART

STATE STREET COMMONS I OFF-STREET PARKING REQUIRED

Requirement	Basis	Required	Provided
10' buffer strip along frontage*	30 LF frontage*	15 LF frontage	15 wide buffer strip along road frontage
1 tree per	30 LF frontage*	11 trees	10 existing trees 1 new tree
1 continuous hedge	30 LF frontage*	1 hedge OR berm	Existing trees, shrubs and wall form continuous screen

Requirement	Basis	Required	Provided
10' buffer strip along frontage*	30 LF frontage*	287 LF frontage	15 wide buffer strip along road frontage
1 tree per	30 LF frontage*	10 trees	9 existing trees 1 new tree
1 continuous hedge	30 LF frontage*	1 hedge OR berm	1 berm in lawn

Requirement	Basis	Required	Provided
1 SF landscaping island per	15 SF VUA	60,106 SF VUA	4,007 SF
1 canopy tree per	250 SF required landscaping area	4,007 SF required landscaping area	17 trees
			33 existing trees
			0 new trees

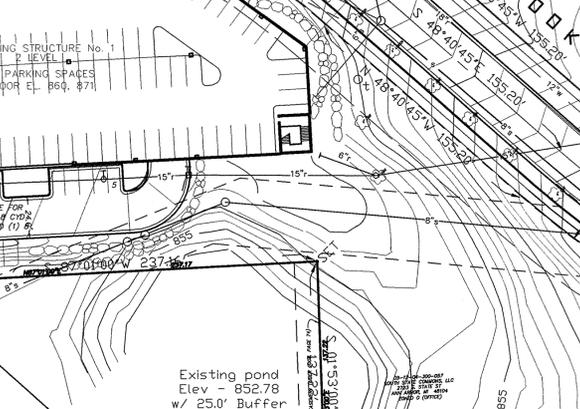
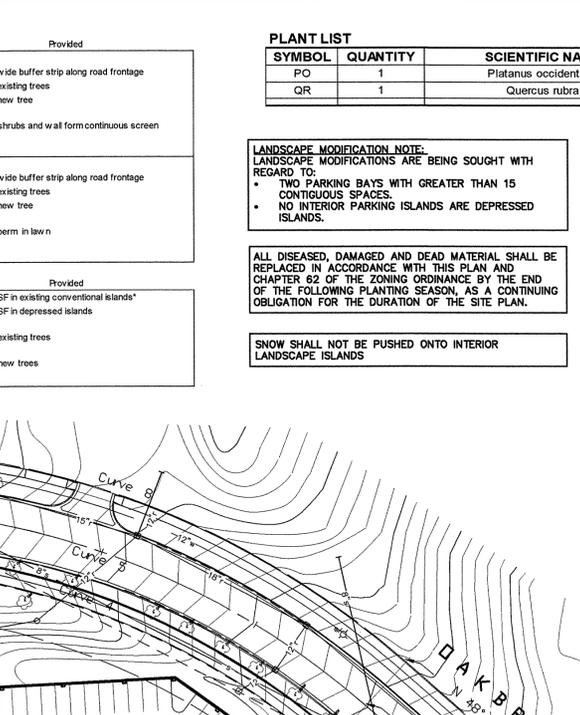
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	COMMENTS
PO	1	Platanus occidentalis	Sycamore	2.5 Inches Cal.	B & B
QR	1	Quercus rubra	Red Oak	2.5 Inches Cal.	B & B

Seeking a Landscape Modification for lack of depressed islands
 curia in pri
 0.04'N & 0.09'E

Seeking a Landscape Modification for lack of depressed islands
 curia in pri
 0.04'N & 0.09'E

Seeking a Landscape Modification for lack of depressed islands
 curia in pri
 0.04'N & 0.09'E

Seeking a Landscape Modification for lack of depressed islands
 curia in pri
 0.04'N & 0.09'E



Category	Requirement	Basis	Required	Provided ³	% of total	Meets Requirement
Automobiles	Min 1 space per 333 sf floor area	95,476 sf ¹	287 spaces	354 spaces - full sized	100.0%	Yes
	Max 1 space per 250 sf floor area	95,476 sf	382 spaces	0 spaces - small car	0.0%	Yes
Accessible spaces ²	Per ADA table	354 spaces	0 spaces	9 accessible spaces		Yes
Bike spaces ³	Class A 0.3 space per 3,000 sf floor area	95,476 sf	10 spaces	32 Class A bike spaces		Yes ⁴
	Class C 0.7 space per 3,000 sf floor area	95,476 sf	23 spaces	4 Class C bike spaces ³		

1: Total floor area of office building
 2: Included in overall count
 3: 32 spaces under building (16 hoops) in well-lit area
 4: Total count exceeds the total number of bike spaces, with most a better-protected option

Comparison Chart

State Street Commons I
 Off-Street Parking Required

DRAINAGE NOTES:
 THERE ARE NO PROPOSED DRAINAGE CHANGES TO THE SITE. ALL BUT THE NEW PARCEL ADDED TO THE SITE CONTINUE TO FLOW TO THE NORTHERN STORM WATER DETENTION POND ON STATE STREET COMMONS I'S PROPERTY, AND THE NEW PROPERTY ADDITION WILL CONTINUE TO FLOW TO THE DETENTION POND EAST OF THE BUILDING ON PARCEL 1, AS IT DOES NOW.

LEGEND

BENCHMARK

REVISIONS

SCALE

LEGEND

BENCHMARK

REVISIONS

SCALE

LEGEND

BENCHMARK

REVISIONS

SCALE

LEGEND

BENCHMARK

REVISIONS

SCALE

WASHTENAW ENGINEERING

MAY DEVELOPMENT

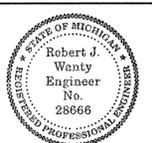
SITE PLAN FOR ADMINISTRATIVE AMENDMENT

SOUTH STATE COMMONS I ADMINISTRATIVE AMENDMENT

SECTION 4 TOWN 3 SOUTH RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHENAW COUNTY MICHIGAN
 JOB NO. 822-AA-SS1-SITE
 DWG NO. 822-AA-SS1-SITE
 FIELD BOOK 578
 FILE NO. 10069

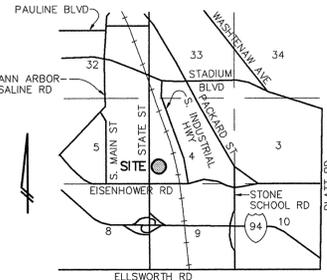


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PREPARED BY: ROBERT J. WANTY P.E., MICH No. 28666

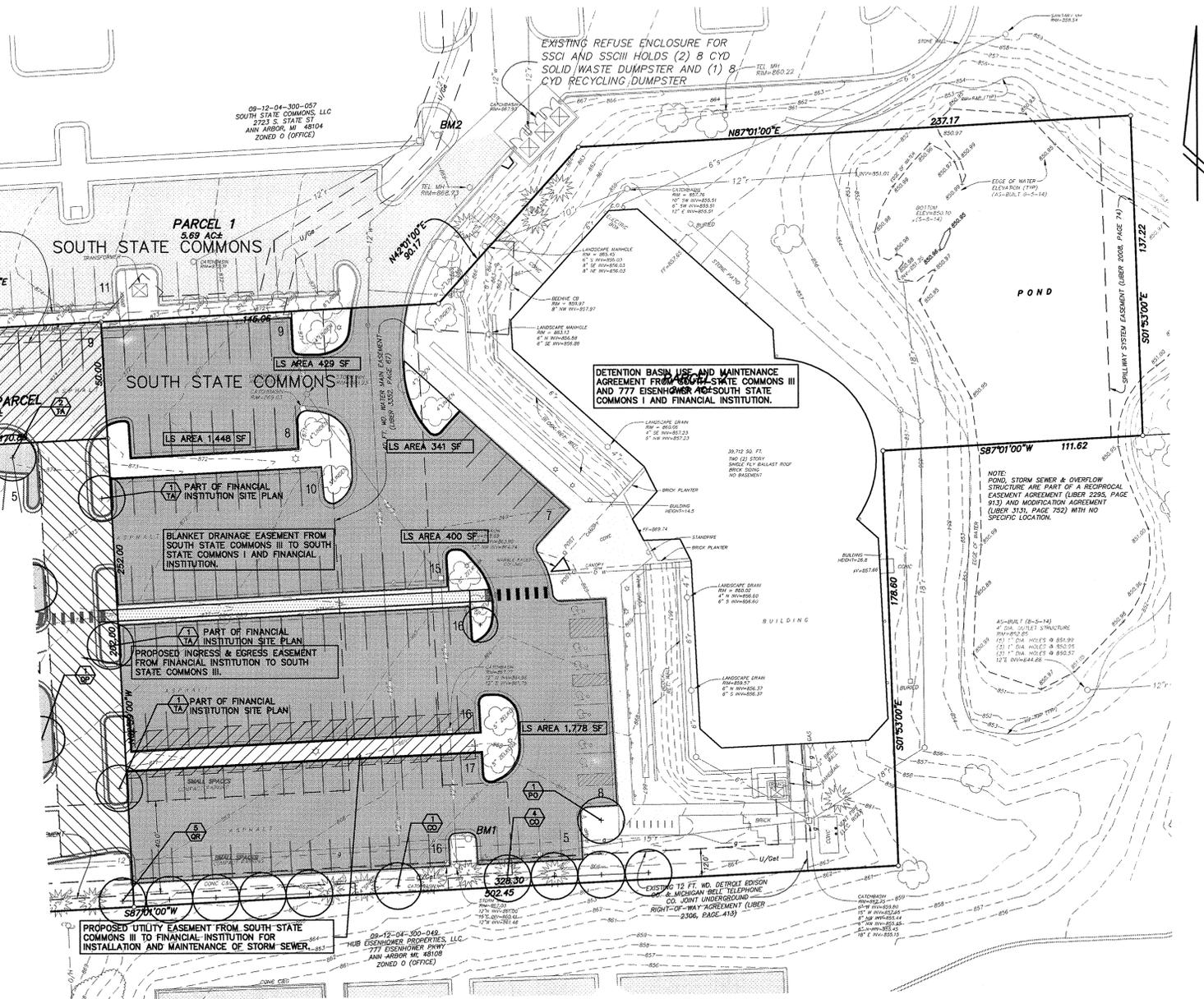
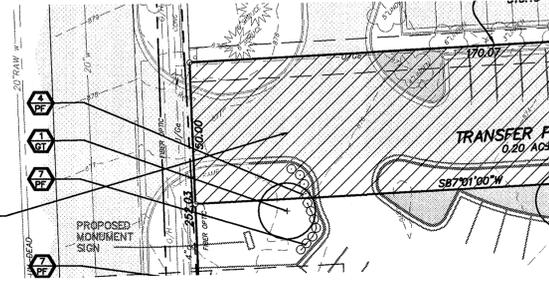
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE THE UTILITIES, THE SURVEYOR HAS NOT GUARANTEED THE LOCATION OF THE UTILITIES.



VICINITY MAP
(NO SCALE)

LEGAL DESCRIPTIONS ON COVER SHEET

PROPOSED INGRESS & EGRESS EASEMENT - FROM SOUTH STATE COMMONS I TO FINANCIAL INSTITUTION AND SOUTH STATE COMMONS III. FINANCIAL INSTITUTION TO MAINTAIN LANDSCAPING ON SOUTH SIDE OF DRIVEWAY AND DRIVEWAYS TO THE END OF THE FINANCIAL INSTITUTION PARCEL.



State Street Commons III
Comparison Chart

Zoning: M1/O
Proposed Zoning: O

	Required	Min/Max	TOTAL - PRE-SPLIT Financial Institution		Parcel to SSC1		Remaining Parcel	
			Existing	Proposed	Proposed	Proposed		
Lot Size	6,000 sf	Min	152,024 sf	34,848 sf	8,522 sf	108,654 sf		
Lot Width	50 ft	Min	252.03 lf	202.03 lf	50 lf	252 lf		
Setbacks								
Front	15/40 ft	Min/Max	346.09 ft	15 ft	15 ft	175.7 ft		
Side	0 ft	Min	54.79 ft	49.33 ft	54.79 ft	54.79 ft		
Rear	0 ft	Min	2 ft	104.51 ft	2 ft	2 ft		
Building								
Floor Area	114,018 sf	Max	39,712 sf	4,900 sf	0 sf	39,712 sf		
Height (ft)	55 ft	Max	26.8 ft	26.8 ft	0 ft	26.8 ft		
Height (floors)	4 stories	Max	2 floors	2 floors	0 floors	2 floors		
Floor Area Ratio	75 %	Max	26.1%	14.1%	0.0%	36.5%		

Off-Street Parking Required

Category	Min	Requirement	Basis	Required	Provided	% of total
Automobiles		1 space per 333 sf floor area	39,712 sf	120 spaces	89 spaces - full sized	70.1%
		1 space per 250 sf floor area	39,712 sf	159 spaces	38 spaces - small car	29.9%
Accessible spaces*		Per table		spaces	7 accessible spaces	
Bike spaces	Class A	0.3 space per 3,000 sf floor area	39,712 sf	4 spaces	Class A bike spaces	
	Class C	0.7 space per 3,000 sf floor area	39,712 sf	10 spaces	16 Class C bike spaces	

LANDSCAPING REQUIREMENTS State Street Commons III

Right of Way Screening - no road frontage

Interior Landscaping Areas

	Requirement	Basis	Required	Provided	Meets Requirements
Landscaping Islands	1 SF landscaping island area per 20 SF VUA	37,803 SF VUA	1,890 SF	4,396 SF in proposed conventional islands 0 SF in depressed islands	YES NO*
Trees	1 canopy tree per 250 SF required landscaping area	1,890 SF required landscaping area	8 trees	1 Proposed trees 9 Existing trees	YES

* Landscape Modification is requested

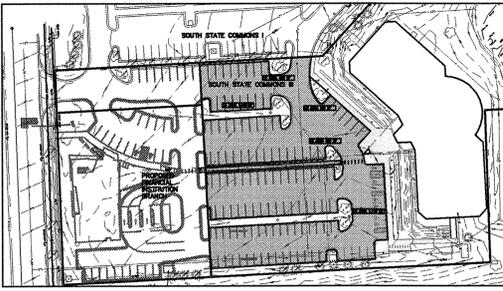
Original Site Plan Plantings

Trees along south parking lot border	14 evergreen trees	4 existing evergreens 10 deciduous trees to replace missing and sick spruces
--------------------------------------	--------------------	---

Note: Deciduous trees were used to replace evergreens due to repeated loss of evergreen trees (spruces) in that location

PLANT LIST

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	COMMENTS
CE	5	Cellis occidentalis	Common Hackberry	2.5 Inches Cal.	B & B
QR	5	Quercus rubra	Red Oak	2.5 Inches Cal.	B & B

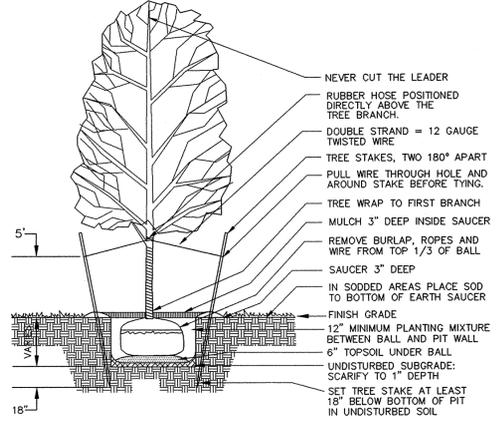


VEHICULAR USE AREA (VUA) & OVERALL SITE SCALE: 1"=100'

LANDSCAPE MODIFICATION NOTE:
LANDSCAPE MODIFICATIONS ARE BEING REQUESTED FOR:
• PARKING LOT BAYS GREATER THAN 15 SPACES
• LACK OF DEPRESSED ISLANDS ON THE EXISTING SITE.

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



DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

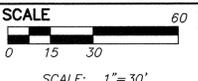
FLOOD ZONE NOTE:
The subject property does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency. The property lies within Zone "X", an area determined to be outside the 500-year floodplain, of Flood Insurance Rate Map for the City of Ann Arbor, Michigan, Community Panel No. 260213-0010-C, as dated January 2, 1992.



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PREPARED BY: *Robert J. Wanty*
ROBERT J. WANTY P.E., MICH No. 28666



SCALE: 1"=30'

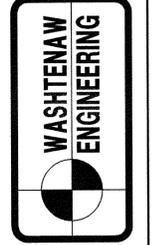
REVISIONS 7-21-2014 UPDATED SECTION LINE, 8-29-2014 PER CITY REVIEW

BENCHMARK BM1=STEAMER VALVE ON HYDRANT 22' NORTH OF SOUTH PROPERTY LINE AND WESTERLY OF BUILDING, ELEV=869.31 (NAVD 88).

BM2=STEAMER VALVE ON HYDRANT, 76± NWLY OF BUILDING AND NORTH OF DRIVE, ELEV=871.48 (NAVD 88).

LEGEND
 * = LIGHT POLE
 ○ = UTILITY POLE
 ⊙ = GUY ANCHOR
 ⊕ = HYDRANT
 TC = TOP OF CURB
 TW = TOP OF WALL
 ○ = MANHOLE
 ⊙ = CATCHBASIN
 ⊔ = END SECTION
 --- = GRAVEL
 --- = FENCE
 [] = CONCRETE
 [] = ASPHALT
 --- = EXISTING STORM
 --- = EXISTING SANITARY
 --- = EXISTING WATER
 --- = EXISTING GAS
 --- = EXISTING ELECTRIC
 --- = EXISTING TELEPHONE

CIVIL ENGINEERS
PLANNERS & SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL: 734-781-8800
FAX: 734-781-8530
WWW.WASHTENAWENGINEERS.COM



MAV DEVELOPMENT
2723 S. STATE ST.,
SUITE 250
ANN ARBOR, MI 48104
TEL: 734-929-1004
WWW.MAVDEV.COM

SITE PLAN FOR
ADMINISTRATIVE AMENDMENT

SOUTH STATE COMMONS III
ADMINISTRATIVE AMENDMENT

SECTION 4 TOWN 3 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
JOB NO. 31822
DWG NO. 822-0A4-SITE
FIELD BOOK 578
FILE NO. 10069
DATE 6-30-14
SHEET 3

W 1/4 CORNER
SECTION 4
T3S, R6E

12 FT. WD. DETROIT EDISON
UNDERGROUND EASEMENT
(LIBER 4653, PAGE 640)

N87°01'00"E
315.13

170.07

145.08

252.03

DESCRIPTION "B"
REFERRED TO IN
(LIBER 1437, PAGE 44)

#09-92-00-004-500
2727 S. STATE ST.

EASEMENT
TO BE
VACATED

WEST LINE SECTION 4

N01°53'00"W

230.00

N02°03'20"W

UTILITY EASEMENT TO REMAIN

40 FT. WD. WATER MAIN EASEMENT
(LIBER 3352, PAGE 87)

40.0

S87°01'00"W

N02°03'20"W
814.05

POINT OF
BEGINNING

DESCRIPTION "B"
REFERRED TO IN
(LIBER 1437, PAGE 44)

51.25
N87°09'00"E

2.56

12-14-100-043



3526 W. LIBERTY ROAD
SUITE 400
ANN ARBOR, MI 48103
(T) 734-761-8800
(F) 734-761-9530
www.washtenawengineering.com

CLIENT: MAV DEVELOPMENT

PROJECT: 2727 SOUTH STATE ST

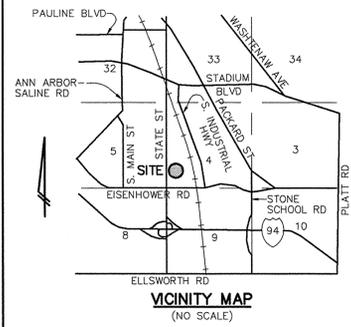
SHEET: EASEMENT VACATION

SCALE: 1 INCH = 50 FEET

DATE 5-14-14

JOB 31822

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



VICINITY MAP
(NO SCALE)

LANDSCAPING REQUIREMENTS Financial Institution Branch

Right of Way Screening	Requirement	Basis	Required	Provided
State Street frontage				
Buffer Strip	10' buffer strip along frontage*	105 LF frontage	4 trees	15 wide buffer strip along road frontage
Trees	1 tree per 30 LF frontage*	105 LF frontage	0	0 existing trees
Shrubs	1 continuous hedge	105 LF frontage	1 hedge	4 new trees
		105 VUA frontage	34	shrubs to make continuous hedge

* excluding driveways

Interior Landscaping Areas

Landscaping Islands	Requirement	Basis	Required	Provided
Landscaping Islands	1 SF landscaping island per 20 SF VUA	16,999 SF VUA	850 SF	838 SF in proposed conventional islands 848 SF in depressed islands
Trees	1 canopy tree per 250 SF required landscaping area	850 SF required landscaping area	4 trees	6 Proposed trees 1 Existing trees

PLANT LIST

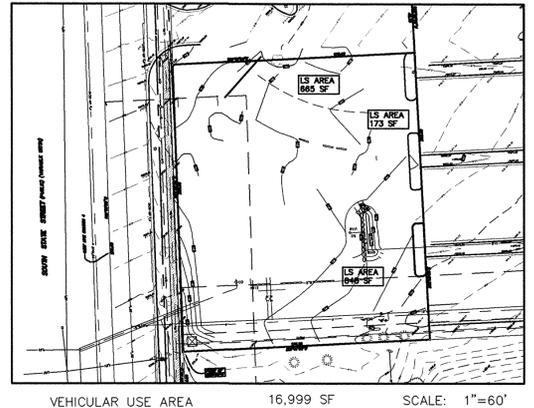
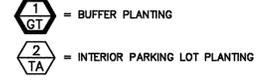
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	COMMENTS
QP	1	Quercus palustris	Pin Oak	2.5 Inches Cal.	B & B
GT	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5 Inches Cal.	B & B
PF	34	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24 Inches Ht.	CONT.
TA	5	Tilia americana 'Redmond'	Redmond American Linden	2.5 Inches Cal.	B & B

STREET TREE ESCROW CALCULATIONS

Requirement: \$1.30 per LF frontage

Frontage	South State St.	105 LF
Less: Credit for existing trees	3 trees	
x 45 feet per existing tree		135 LF
Net Frontage		-30 LF
Total Required Escrow		\$0.00

LANDSCAPING LEGEND



VEHICULAR USE AREA 16,999 SF SCALE: 1"=60'

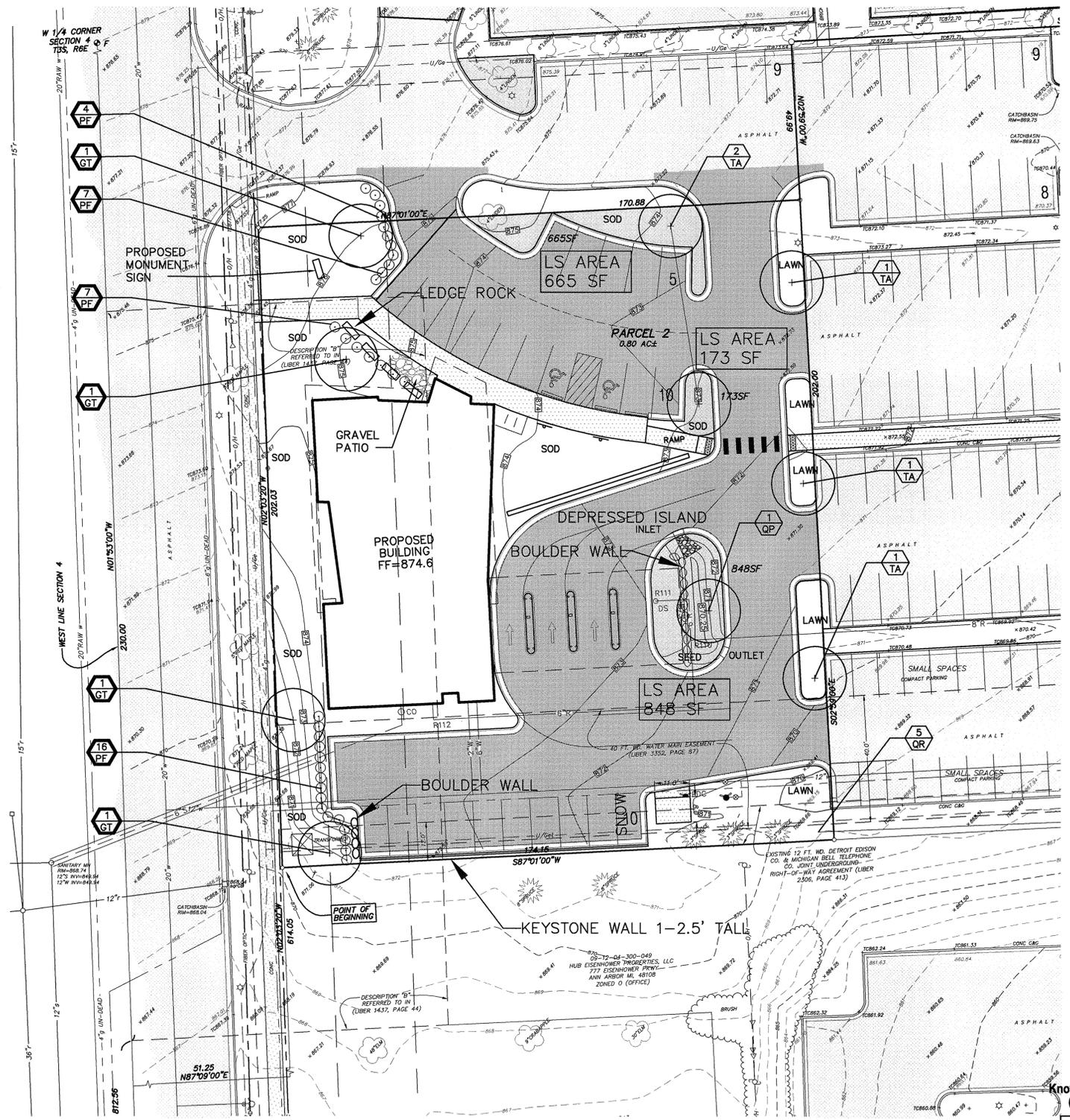
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- MORLEY LOAM, 2 TO 6 PERCENT SLOPES
- MORLEY LOAM, 6 TO 12 PERCENT SLOPES
- SOILS

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

NOTES:

- PLANTS TO BE WATERED VIA PROPOSED UNDERGROUND IRRIGATION SYSTEM. DETAILED PLAN TO BE PROVIDED.
- ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH THIS CHAPTER 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.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

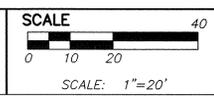


LEGEND

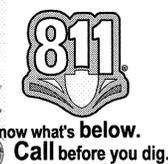
Light Pole	Spot Elev.	TC	Top of Curb	---	Gravel	---	Existing Storm
Utility Pole	Post	TW	Top of Wall	---	Fence	---	Existing Sanitary
Gate Valve	Manhole	○	Manhole	○	Concrete	○	Existing Water
Hydrant	Catch Basin	○	Catch Basin	○	Asphalt	○	Existing Gas
	End Section	()	End Section	()			Existing Electric
		---		---			Existing Telephone

BENCHMARK BM1=STEAMER VALVE ON HYDRANT 22' NORTH OF SOUTH PROPERTY LINE AND WESTERLY OF BUILDING, ELEV=869.31 (NAVD 88).
BM2=STEAMER VALVE ON HYDRANT, 76± NWLY OF BUILDING AND NORTH OF DRIVE, ELEV=871.48 (NAVD 88).

REVISIONS 7-21-2014 UPDATED SECTION LINE; 8-8-2014 PER CITY REVIEW
8-21-2014 PER CITY REVIEW; 8-29-2014 PER CITY REVIEW



PREPARED BY Robert J. Wanty
ROBERT J. WANTY P.E., MICH No. 28666



CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3528 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL. 734-781-9530
WWW.WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

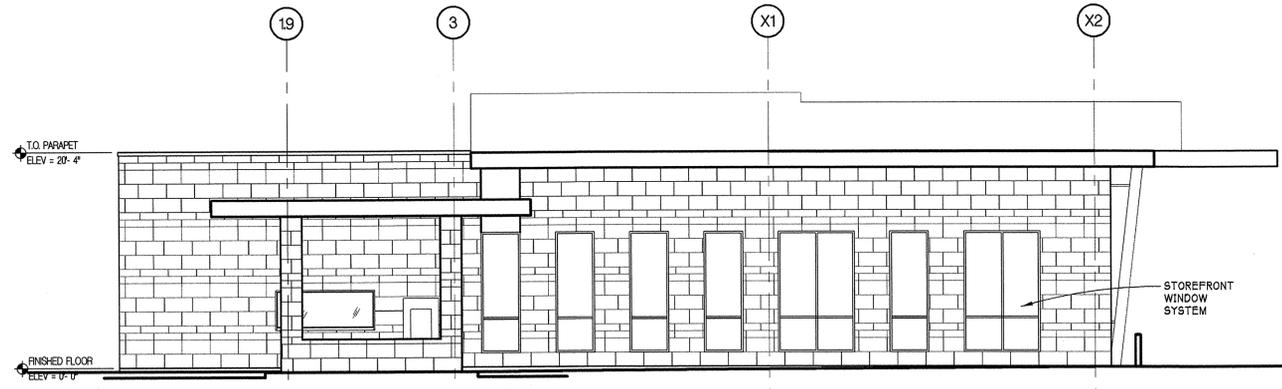
CLIENT: SOUTH STATE COMMONS III, LLC
2723 SOUTH STATE STREET
ANN ARBOR, MI 48104
TEL. 734-928-1004
WWW.MA.MD.COM

SHEET: LANDSCAPE PLAN

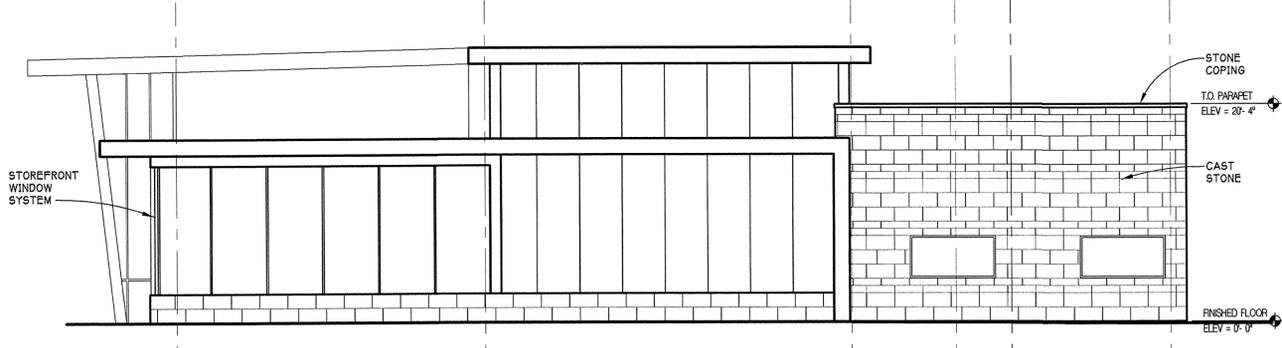
PROJECT: MAYD FINANCIAL BRANCH SITE

SECTION 4, TOWN 3, SOUTH RANGE 6, EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN
JOB NO. 6-12-14
DWG NO. 822-LAND
FIELD BOOK 578
FILE NO. 10069

DATE: 6-12-14
SHEET: C7



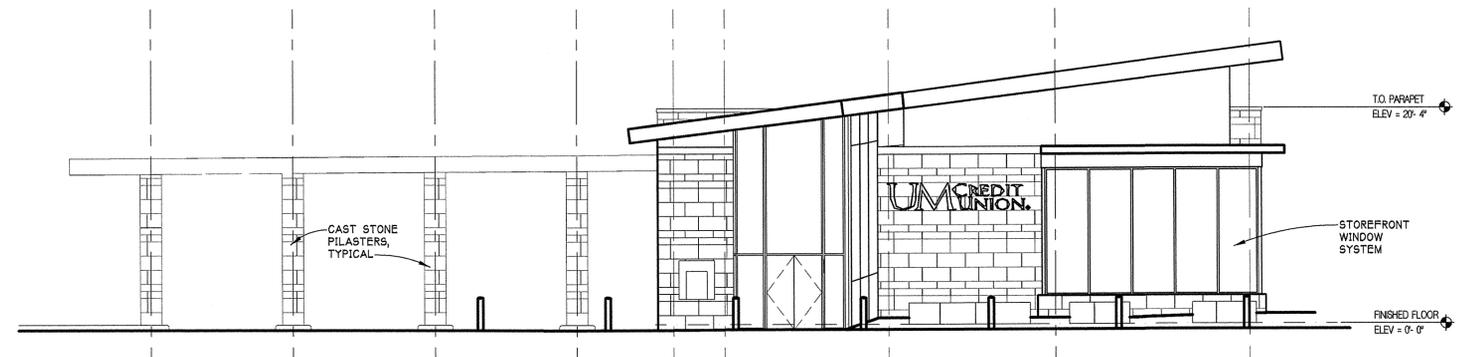
J5 EXTERIOR BUILDING - EAST ELEVATION
 SCALE - 1/8" = 1'-0"
 A-200/A-100 02/26/11



D5 EXTERIOR BUILDING - WEST ELEVATION
 SCALE - 1/8" = 1'-0"
 A-200/A-100 02/26/11



F3 EXTERIOR BUILDING - SOUTH ELEVATION
 SCALE - 1/8" = 1'-0"
 A-200/A-100 02/26/11



F1 EXTERIOR BUILDING - NORTH ELEVATION
 SCALE - 1/8" = 1'-0"
 A-200/A-100 02/26/11

SITE PLAN	8/08/14
SITE PLAN APPROVAL	6/30/14
SITE PLAN REVIEW SET	6/25/14
SITE PLAN PRE-APPLICATION	4/23/14
DATE ISSUED	
DRAWN BY	CM
CHECKED BY	

HOBBS + BLACK ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
 P: 734.4663.4189
 www.hobbs-black.com

MAVD
 FINANCIAL
 INSTITUTION
 BRANCH SITE
 2723 South State Street
 Ann Arbor, MI 48104

PROJECT

CONSULTANT

EXTERIOR ELEVATIONS

SHEET TITLE

14-201

PROJECT NUMBER

A-200

SHEET NUMBER

Drawing: P:\2014\1420\1420.dwg
 Date: Aug 07, 2014, 2:02pm
 Layout: A-200
 Plotted by: cmatic



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See www.a2gov.org/planning for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

South State Commons I

2723 South State Street, Ann Arbor, MI 48104

09-12-04-300-057

B. Petitioner Information

The petitioner(s) requesting the modifications are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

MAV Development (Owner)

2723 South State Street, Suite 250

Ann Arbor, MI 48104

Phone 734-929-1004

Also interested in the petition are:

(List others with legal or equitable interest)

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section S:602, Paragraph (2)g Section 5:608 Paragraph (2)(c) vii

There are no depressed parking islands on the remaining parcel. The petitioner requests to leave the
parcel and islands in their current configuration.

Section S:602, Paragraph (2)d Section 5:608 Paragraph (2)(c) vii

There are 16 contiguous parking spaces in 1 bay and the southern most bay forms a total of 18 spaces
in one bay with the adjacent 2727 bay.

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- 1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

A portion of the 2727 South State property is being transferred to the 2723 South State property. The
existing and proposed enlarged 2723 South State property meets all current landscaping standards with the
exceptions listed on this application.

- 2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

The parcel meets or exceeds all existing standards that existed when it was revised in 2006 and
meets all current standards regarding screening, interior landscape island and interior landscaping
canopy trees.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: June 26, 2014

Signature: South State Commons III, L.L.C.,
a Michigan Limited Liability Company

By: Vlastic Properties, L.L.C.,
a Michigan Limited Liability Company
Its: Sole Member

By: MAV Development Company
Its: Manager

By: Robert A. Aldrich
Robert A. Aldrich
It's President

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 26 day of June, 2014, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.



Signature: [Signature]
Lorelei E. Smith
(Print name of Notary Public)

My Commission Expires: August 9, 2020



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

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TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

South State Commons III

2727 South State Street, Ann Arbor, MI 48104

09-92-00-004-500

B. Petitioner Information

The petitioner(s) requesting the modifications are:
(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

MAV Development (Owner)

2723 South State Street, Suite 250

Ann Arbor, MI 48104

Phone 734-929-1004

Also interested in the petition are:
(List others with legal or equitable interest)

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section S:602, Paragraph (2)g Section 5:608 Paragraph (2)(c) vii

There are no depressed parking islands on the remaining parcel. The petitioner requests to leave the
parcel and islands in their current configuration.

Section S:602, Paragraph (2)d Section 5:608 Paragraph (2)(c) vii

There are more than 15 contiguous parking spaces in 4 bays – 17 in one and 16 in three; and the northern
most bay forms a total of 18 spaces in one bay with the adjacent 2723 bay.

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- 1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

A portion of the property is being sold. The new parcel will meet all current landscape requirements but the
remaining parcel will remain as is. This landscape modification reflects these areas of noncompliance with
current standards.

- 2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

The parcel meets or exceeds all existing standards that existed when it was revised in 2006 and
meets all current standards regarding screening, interior landscape island and interior landscaping
canopy trees.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

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Robert A. Aldrich
It's President

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 26 day of June, 2014 before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.



Signature: [Handwritten Signature]
Lorelei E. Smith
(Print name of Notary Public)

My Commission Expires: August 9, 2020