

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 18, 2014

**SUBJECT: Plum Market Rezoning and Site Plan for City Council Approval
3601 Plymouth Road
File No. Z14-026 & SP14-050**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Plum Market Site Plan, subject to granting of easements for existing public utilities and public access for the sidewalk along Plymouth Road before issuance of building permits.

UPDATED STAFF REPORT

After the Planning staff report was completed, the petitioner continued to work with City staff to resolve remaining traffic and storm water detention issues. As a result, staff recommends that the petition be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

Outstanding comments have been addressed as follows:

Stormwater Detention – Final calculations for the proposed underground stormwater detention basin have been provided to Systems Planning to ensure adequate capacity exists. Capacity and design of the facility have been reviewed and approved.

Traffic – The petitioner's traffic consultant submitted documentation of the crash history for the intersection of Plymouth Road and the shared driveway for the proposed Plum Market development. The analysis was requested by Project Management to determine if there is a left turning crash issue at this intersection. A review of 2009-2013 crashes within 1,000 feet of the Green Road and Plymouth Road intersection were reviewed and found only one crash occurred at the proposed Plum Market driveway and Plymouth Road in that timeframe. The Traffic Engineer has concluded there should be adequate queuing for vehicles entering this drive based on the information provided by the Flagstar Bank traffic impact analysis and the assumption that this intersection will function similarly.

Prepared by Chris Cheng
11/18/14

c: Project Management – Traffic
Systems Planning - Stormwater

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3601 Plymouth Road
File Nos. Z14-026 & SP14- 050**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Plum Market rezoning from PUD (Planned Unit Development 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 Plum Market Site Plan, subject to granting of easements for existing public utilities and public access for sidewalk along Plymouth Road prior to issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that the petition be **postponed** to allow the petitioner additional time to address stormwater and traffic review comments. If these comments are addressed prior to the November 18, 2014 meeting, staff will provide an updated staff report and recommendation.

LOCATION

The site is located on the north side of Plymouth Road, west of US-23 Highway (Northeast Area, Millers Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes rezoning this 2.96 acre parcel from PUD (Planned Unit Development) to C3 (Fringe Commercial) to allow use of the existing 20,500 sf educational building as a grocery store. The site plan proposes construction of a 4,639 sf one-story addition to the north side of the building and an outdoor patio on the south side, to be constructed in one phase. The parking lot will be reconfigured while retaining the same number of parking spaces. The total construction cost is estimated to be \$300,000.

Access to this site will continue to be provided by a single curb cut on Plymouth Road. The parking lot will be accessed in four locations from a shared service drive that loops around this

site and connects to Green Road on the west. The additional traffic from the proposed use did not trigger the need for a traffic impact study.

An outdoor patio/seating area is proposed on the south side of the building. The existing sidewalk, which connects walkways located to the east and west of this site, is proposed to be relocated to accommodate the proposed patio. The petitioner has agreed to provide a public access easement for this sidewalk, which cannot be located in the Plymouth Road right-of-way due to the existing steep slopes. A new walkway bisecting the parking lot is proposed and will allow pedestrians from the hotel site to access this site.

The retail center requires a minimum of 82 automobile parking spaces, and this requirement is met with 82 reconfigured parking spaces located on the interior of this site (23 spaces are small car), along with ten covered bicycle spaces near the eastern entrance.

100-year storm water detention is required and will be provided underground on the southwestern corner of the parking lot. This system is designed to allow for infiltration into the soil. No landmark trees are impacted from this proposal. Three new bio-retention islands are proposed in the parking lot for a total of 979 sf, which exceeds the requirement of 916 sf.

The petitioner held a neighborhood meeting on September 17, 2014 to present the proposal, and the report of the meeting is attached. The neighborhood feedback was addressed and staff has not received concerns regarding this development at the time this report was written.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PUD (Planned Unit Development)	C3 (Fringe Commercial District)	C3
Gross Lot Area	128,938 sq ft	128,938 sq ft	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	20,595 sq ft (16%)	25,305 sq ft (19.6%)	257,876 sq ft MAX (200% MAX)
Setback – Front	39.5 ft – Plymouth Rd	39.5 feet –Plymouth Rd	10 ft MIN* 25 ft MAX
Setback – Side(s)	12.9 ft	12.9 feet	0 ft MIN
Setback – Rear	98.2 ft	60.5 ft	0 ft MIN
Height	18.5 (1 story)	26.6 ft (1 story)	55 ft MAX
Parking – Automobile	82 spaces	82 spaces	82 spaces MIN 95 spaces MAX
Parking – Bicycle	None	Class B – 10 spaces	Class B – 5 spaces MIN Class C – 4 spaces MIN

*For new freestanding buildings constructed or site planned after 2010, otherwise none

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Hotel	PUD (Planned Unit Development)
EAST	Highway and Restaurant	PUD (Planned Unit Development)
SOUTH	Hotel and Service Station	R5 (Hotel & Motel) & C3 (Fringe Commercial)
WEST	Pharmacy and Financial Services	C1 (Local Business)

HISTORY

This site was part of a larger site that was annexed and zoned RE (Research District) in 1967. The larger property was rezoned in 1978 to the Bolgos Property PUD and a hotel, restaurant and furniture store were constructed. The PUD was divided into three parcels in 1980, and the PUD was amended in 1982 to allow indoor retail sales except restaurant or single-tenant office use in the existing 20,500-square foot building (the proposed Plum Market building).

When the PUD was approved in 1982, the Planning Commission was attempting to encourage retail use in this building by limiting the office use in its approval. It was suggested in the staff report and CPC minutes that the office use would be considered a temporary use which would be converted to retail use when the economic climate for retail use improved.

In 1987, the PUD was amended again to allow the building at 3601 Plymouth to be used as indoor retail sales, except restaurants, and/or office use for four tenants, except banks and offices of physicians, dentists and other health practitioners.

PLANNING BACKGROUND

The Master Plan: Land Use Element supports mixed uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal. It also helps 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 Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for Plymouth Road.

The Transportation Plan Short-term Recommendations identifies Plymouth Road as a signature transportation corridor. Plymouth Road is currently contemplated as part of the Ann Arbor Connector Study, which establishes high capacity service from the Plymouth corridor through downtown and the southern part of the City.

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.

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

The site is currently part of an older existing PUD. The current PUD is obsolete and updating to the C3, Fringe Commercial, classification would offer the land owner greater flexibility.

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

The requested C3 rezoning will bring the property into conformance with the surrounding adjacent properties which are similarly zoned C3 and share similar uses to that proposed on the subject property. There is no anticipated negative impact to adjacent land owners. There are no residential zones adjacent to or within the immediate area of the site.

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

The requested C3 rezoning will bring the property into conformance with the surrounding adjacent properties, update the obsolete PUD zoning, and improve the site to bring it into compliance with current City of Ann Arbor ordinance and Land Development Regulations.

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

Plum Market is committed to offering the very best selections of natural, organic, local, and specialty items in a full service shopping experience. They will offer only the freshest produce, emphasizing local and organic products. Plum Market partners with the best brands that embrace quality, sustainability, and local roots. House chefs will offer a collection of restaurant-caliber cuisine items made fresh daily. Plum Market's wine department will continue to offer the best selections, the best service, and best values in the state.

- **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 no known changing conditions that would negatively impact the petition to rezone the property to C3.

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

City of Ann Arbor planning and zoning staff recommend updating the current zoning from the existing PUD to C3 rather than updating the current PUD. Straight zoning meets the proposed use and supplemental regulations would not be required.

STAFF COMMENTS

Stormwater – The petitioner’s response letter acknowledges the required stormwater detention volumes, but it unclear how this has been addressed on the revised plans. The calculations must be updated to ensure that all figures are consistent with the results of the worksheets within the “WCWRC Stormwater Management Calculations”.

Systems Planning – Zero footing drain disconnections are required to mitigate sanitary flow as part of this development.

An easement must be provided to the city for the sidewalk that serves as a path from the east end of the property to the west end. City records do not indicate an easement for the existing off-site 12-inch water main, or on-site 8-inch water main. Legal descriptions for the existing on- and off-site water mains shall be submitted for review and approval for the city’s use in preparing an easement document.

Traffic – The applicant needs to verify safe conditions will exist at the Plymouth Road and private drive intersection exist and will be expected to exist after construction. This location is similar to the Plymouth Green Crossings site where the city required a right-in/right-out only driveway on Plymouth Road. The applicant needs to verify clear sight lines at the intersections of the private drive with Plymouth Road and with Green Road. If any sight obstructions are identified, the applicant will need to work with the City to develop a plan for addressing those obstructions.

Planning – Staff supports the the C3 zoning for this site as it is surrounded by similar zoning and uses with US-23 highway located to the east. The Master Plan: Land Use Element recommends mixed-uses along this stretch of Plymouth Road. The rezoning will provide retail services closer to Plymouth Road and provide a transition of fringe commercial zoning to local business zoning moving westward. Additional retail services will be provided to the hotel and surrounding neighborhood.

Per Chapter 55, The Zoning Ordinance, A change to the a PUD zoning district may be accomplished by amending the PUD zoning district by the process provided for establishment for a PUD zoning district or by rezoning to a different zoning district pursuant to the procedures of the Zoning Ordinance for zoning ordinance amendments. This rezoning does not trigger supplemental regulations or revisions to the established PUD surrounding this site.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
11/14/14

Attachments: 9/17/14 Citizen Participation Meeting Minutes
Traffic Summary
Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Matt Jonna
Green Road Retail, LLC
30777 Northwestern Hwy, Suite 301
Farmington Hills, MI 48334

Petitioners Agent: Matt Bush, PE, LEED AP
Atwell LLC
123 N. Ashley, Suite 105
Ann Arbor, MI 48104

Owner: Cleary College
3601 Plymouth Road
Ann Arbor, MI 48105

Project Management
Systems Planning
File Nos. Z14-026 & SP14-050

Note: A copy of this report was sent
out to the 3 attendees on 9/24



Citizen Participation Meeting Report

Project:	Plum Market at 3601 Plymouth Road
Purpose of Meeting:	Petition to re-zone the property from PUD to C3
Number of post card notices mailed:	114 (<i>property owners within 1000 feet of site</i>)
Date of the postcard mailings:	September 5, 2014
Date of Citizen Participation Meeting:	September 17, 2014
Location of Citizen Participation Meeting:	Cleary University, Washtenaw Campus, 3601 Plymouth Road, Ann Arbor, MI 48105 (<i>on-site</i>)
Project Team Attendees:	Matt Jonna – Plum Market Jennifer Bolanos – Plum Market Mark Ehgotz, AIA, LEED AP – Saroki Architecture Matthew Bush, PE, LEED AP – Atwell
Number of citizen attendees:	3 (See enclosed sign-in sheet)

Meeting Summary

The meeting started at 6:10pm as the development team waited for more attendees to show. The discussion opened with an introduction of the project by Matt Jonna of Plum Market discussing of the Michigan based market chain, the commitment to local sourcing, and the excitement of this particular project. The introduction was followed up by Mark Ehgotz of Saroki Architecture discussing the improvements that will be proposed with the impending site plan submittal.

The floor was then opened up for attendee questions.

Q: There tends to be a significant amount of “cut-through” traffic on the shared driveway. Will there be anything done to mitigate this.

A: Plum Market cannot approach any adjacent land owners until the project is approved and they own the property, but they would be open to discussing with the neighbors that utilize the drive to portion share in an upgrade and repaving of the drive in the future. There is not a lot Plum market can do to deter cut-through traffic. There is already a sign installed stating no cut-through traffic. A traffic engineer was employed to run an anticipated trip generation calculation for the proposed use in comparison to the existing use on the property. It was determined by this calculation that there would not be a significant increase in traffic and in most cases there would a reduction in peak hour trips. Plum Market is typically busier on weekends and off business hours. If it were the case that Plum Market did not move forward with this project, another higher-intensity use could potentially update the PUD and move in. Plum market will be committed to working together with its neighbors toward the same goals.

Q: What would the C3 zoning potentially allow in the future?

A: The same type retail as adjacent developments in the area.

Q: Will there be any bicycle parking proposed?

A: Yes. There will be 10 bicycle parking spaces proposed at the front entrance of the proposed market. All of these spaces will be covered.

There was a lull in questions and the development team asked if there were any additional questions?

Q: How many parking spaces will be taken up by employees?

A: A lot of the employees are projected to take public transportation and many of the employees are expected to be students. At typical locations with larger stores than the proposed project, there are about 50 spaces used by employees.

Q: Is the 82 parking spaces requirement a minimum or maximum requirement by the City.

A: Minimum.

Q: What will be the hours of operation?

A: Anticipated hours for this store are 8am to 10pm. Employees typically show up at 5am for setup. The internal Zimmerman's store would likely be open at 6am.

Q: Will bus passes be given to staff?

A: No, but this is something Plum Market would be potentially interested in pursuing.

With no more questions on the floor, the project team thanked the attendees for coming. The meeting concluded at 6:28pm. The attendees broke into smaller groups to discuss and carry on casual conversation.

NOTICE OF CITIZEN PARTICIPATION MEETING: 3601 Plymouth Rd

Citizen Participation Meeting

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on September 29, 2014. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

Project Description

The property owner is proposing to rezone 3601 Plymouth Road from PUD, Common and Municipal Usage, to C3, "Commercial Fringe Development." The proposed site plan would expand the current square footage of 19,262 ft² to 25,485 ft².

Meeting Logistics

Date: Wednesday, September 17th, 2014

Time: 6:00 pm

Place: Cleary University: Washtenaw Campus, at 3601 Plymouth Rd, Ann Arbor, MI 48105

Questions or Comments

Questions or comments may be directed to Mark Ehgots at mehgotz@sarokiarchitecture.com or during business hours at 248.258.5707.

Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting petitioner's name. Requests need to be received at least 24 hours in advance of the meeting.



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Proposed Project e.g. Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for **3601 Plymouth Road** will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card.

Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.





SAROKI
 ARCHITECTURE
 430 N. OLD WOODWARD
 BIRMINGHAM, MI 48009
 P. 248.258.5707
 F. 248.258.5515
 SarokiArchitecture.com

Project:
 Plum Market
 3601 Plymouth Road
 Ann Arbor, MI

Date: Issued For:
 08/11/2014 07/20/2014

Sheet No.:
 A-200





SAROKI
 ARCHITECTURE
 430 N. OLD WOODWARD
 BIRMINGHAM, MI 48009
 P. 248.258.5707
 F. 248.258.5515
 SarokiArchitecture.com

Project:
Plum Market
 3901 Plymouth Road
 Ann Arbor, MI

Date: Issued For:
 08/17/2016 - 07/20/2016

Sheet No.:
SP-100



Site Plan
 Scale: 1" = 20'



Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

August 18, 2014

Mr. Matthew W. Bush, PE
Project Coordinator/Engineer
Atwell-Group, LLC
4750 Venture Drive, Suite 101
Ann Arbor, MI 48108

Dear Mr. Bush:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation review for the proposed Plum Market development at 3601 Plymouth Road in the City of Ann Arbor, Washtenaw County, Michigan.

The purpose of this review is to determine if the Plum Market development will meet the City of Ann Arbor's requirements in their rezoning and site plan petitions to require a traffic study. The existing building is currently occupied by Cleary University. This review will determine if the traffic generated by the proposed new Plum Market, after subtracting the existing traffic generated by Cleary University, will meet the need for a traffic assessment or a traffic impact study.

In accordance with the City's requirements, a traffic assessment study is required when submitting a rezoning and site plan petition if the proposed development will generate 50 to 99 directional trips during a peak hour of traffic; or, a traffic impact study is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

Using the 9th edition of the Trip Generation Manual, Land Use Code 850 – Supermarket, was selected as representing the proposed Plum Market development. A Supermarket is described as follows:

Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services; ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas. Some facilities may be open 24 hours a day.

It is projected that proposed Plum Market will generate eighty eight (88) vehicle trips in the AM peak hour, two hundred and forty five (245) vehicle trips during the PM peak hour, and a weekday total of two thousand six hundred and forty four (2,644) vehicle trips.



Using the 9th edition of the Trip Generation Manual, Land Use Code 550 – University/College, was selected as representing the existing Cleary University. A University/College is described as follows:

This land use includes four-year universities or colleges that may or may not offer graduate programs.

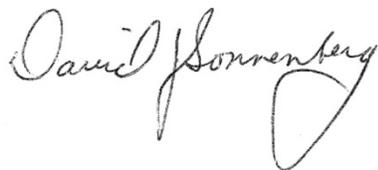
It is projected that the Cleary University generates one hundred and sixty two (162) vehicle trips in the AM peak hour, two hundred and seventy eight (278) vehicle trips during the PM peak hour, and a weekday total of one thousand nine hundred and thirty seven (1,937) vehicle trips.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Plum Market	25,860 Sq. Ft.	55	33	88	125	120	245	2,644
Cleary University	704 Students	126	36	162	89	189	278	1,937
Total New Trips Generated By Plum Market		-71	-3	-74	+36	-69	-33	+707

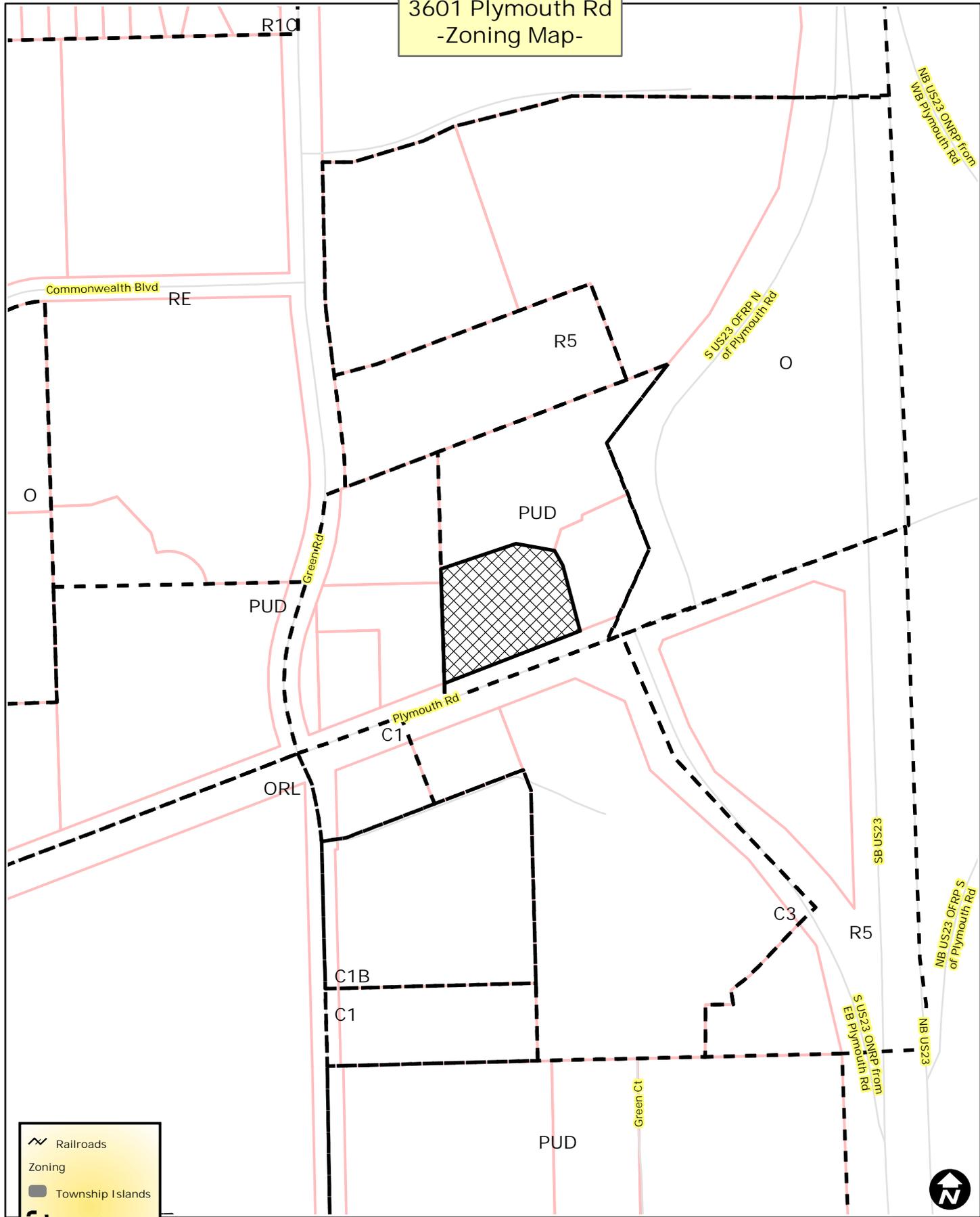
The difference in the trip generation between the existing Cleary University and the proposed Plum Market development will not generate enough vehicle trips to warrant a traffic assessment or a traffic impact study.

If you have any questions, please write or call.

Sincerely,




3601 Plymouth Rd -Zoning Map-



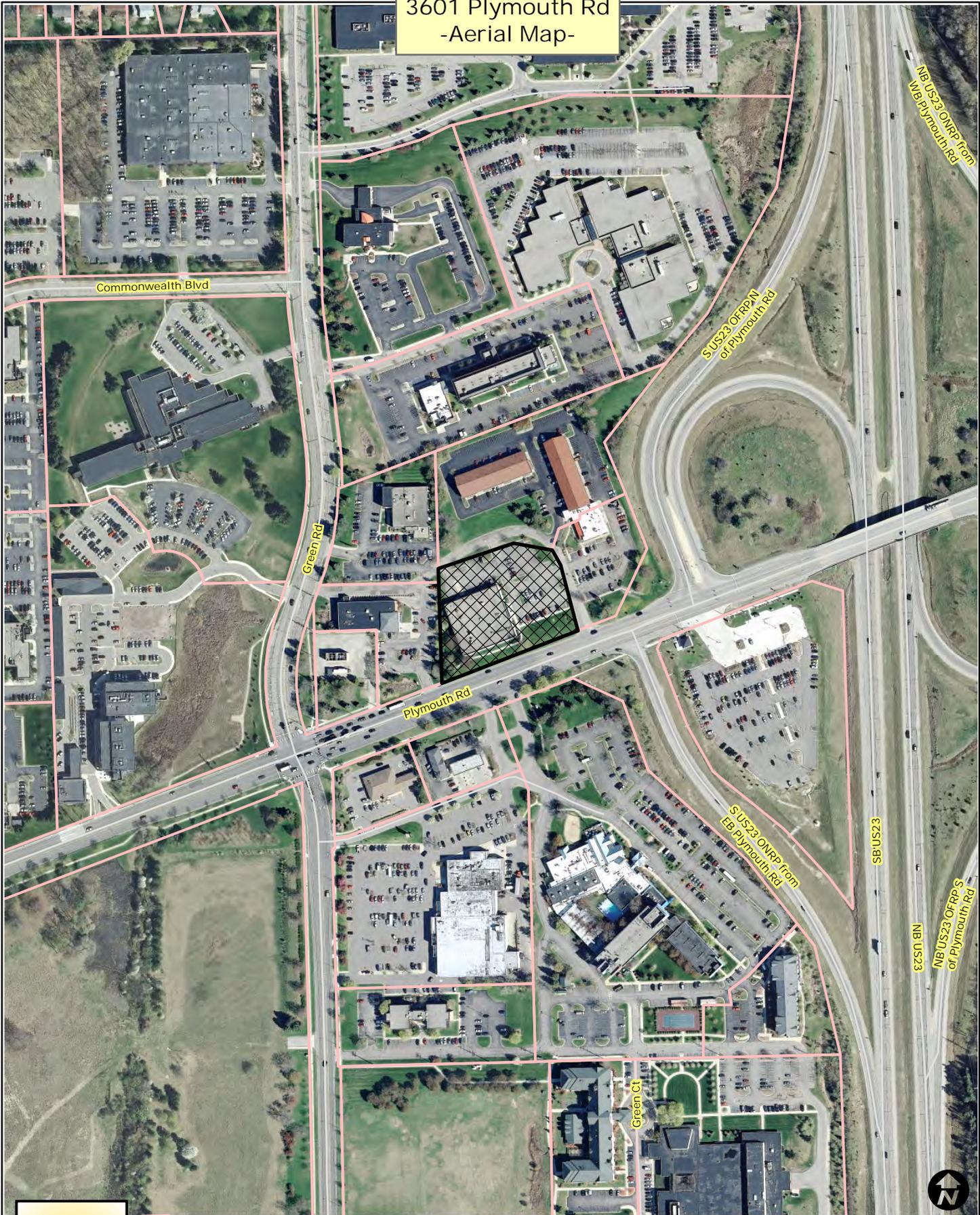
-  Railroads
- Zoning**
-  Township Islands
-  Zoning Districts
-  Parcels
-  Huron River



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 Map Created: 8/22/2014



3601 Plymouth Rd -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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3601 Plymouth Rd
-Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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Map Created: 8/22/2014



LEGEND	
	EXIST. CURB AND GUTTER
	EXIST. EASEMENT
	BOUNDARY/PROPERTY LINE
	SECTION LINE
	EXIST. LIGHT POLE
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE
	PROP. BACK/EDGE CURB
	PROP. EASEMENT
	PROP. ROAD CENTERLINE
	PROP. ASPHALT PAVEMENT
	PROP. CONC. PAVEMENT
	PROP. CONC. SIDEWALK

GENERAL LAYOUT NOTES

1. LINEAR DIMENSIONS MEASURED FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADI DIMENSIONS MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. AN EASEMENT SHALL BE GRANTED TO THE CITY IN A MANNER TO BE DETERMINED BY THE CITY ATTORNEY'S OFFICE FOR THE SIDEWALK THAT SERVES AS A PATH FROM THE EAST END OF THE PROPERTY TO THE WEST END.

SIDEWALK REPAIR AND MAINTENANCE NOTE

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

K:\14001313 - PLUM MARKET\DWG\PLAN\14001313P-03-L.DWG, 6/10/2014 10:39 AM MICHAEL MOROZA

Land Development & Real Estate
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SECTION 14
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT: GREEN ROAD RETAIL, LLC
PLUM MARKET
3601 PLYMOUTH ROAD
SITE PLAN
SITE PLAN

DATE: SEPTEMBER 29, 2014
11-10-2014 PER CITY

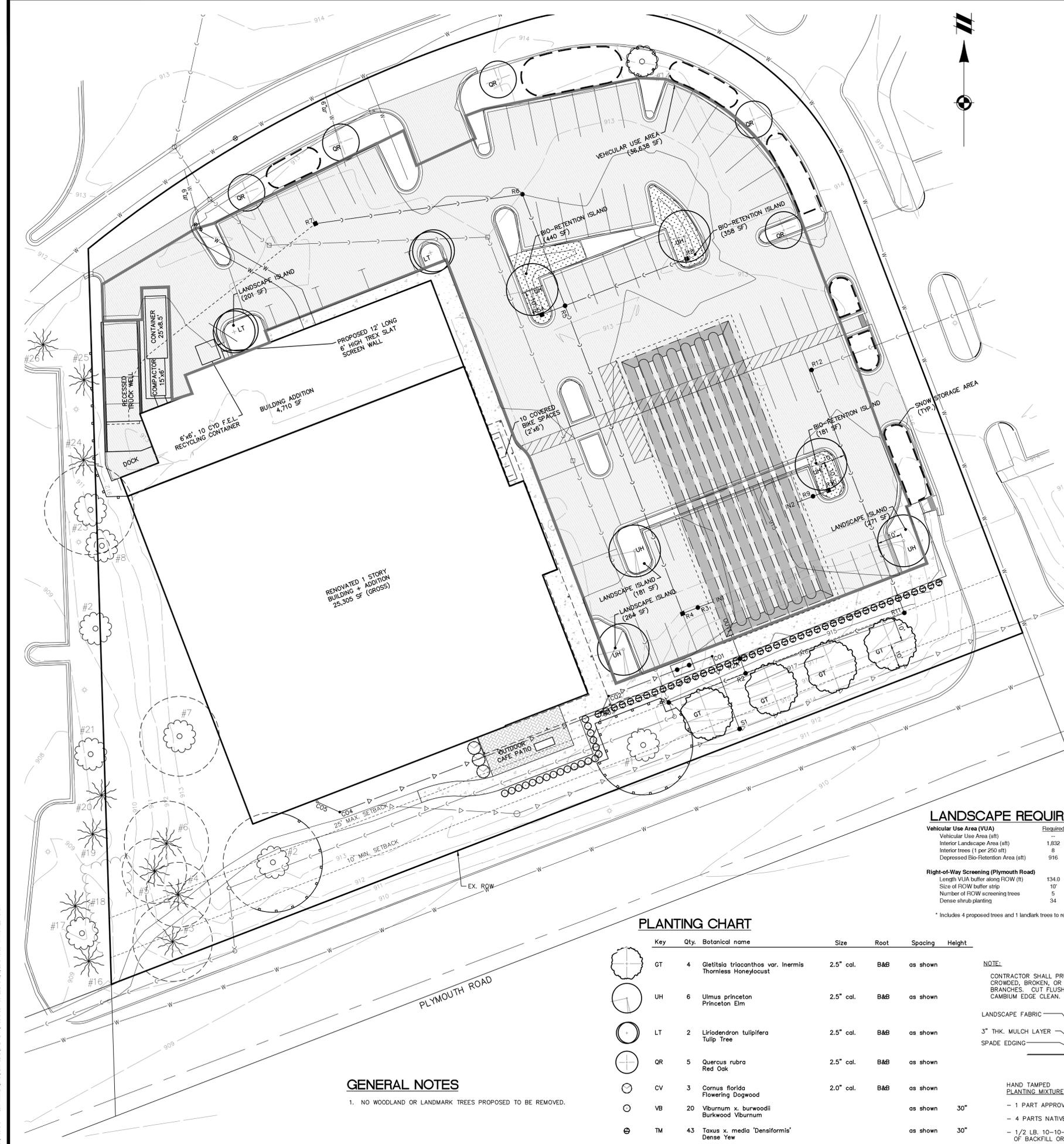
REVISIONS

ATWELL

SCALE: 0 10 20
1" = 20'

DR. MB CH. SS
P.M. MB
BOOK --
CAD FILE: 14001313P-03-L.DWG
JOB: 14001313
FILE CODE: SP
SHEET NO. 03

NOT FOR CONSTRUCTION

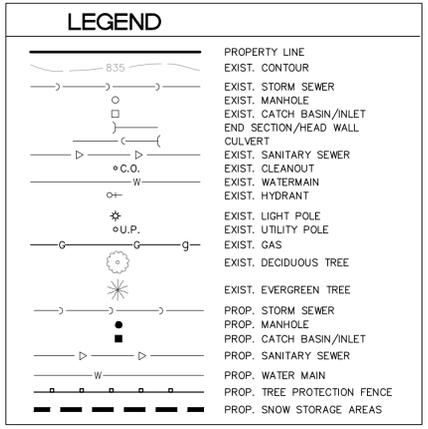


LANDSCAPE NOTES

- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF ANN ARBOR STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- ALL DISTURBED UNPAVED AREAS ARE TO BE SODED OR SEEDED WITH MDT CLASS A SEED OR SOD OVER A MINIMUM OF 4 INCH DEPTH OF TOPSOIL, EXCEPT WHERE NOTED OTHERWISE ON PLANS.
- ALL APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY.
- SUBSTITUTIONS OF PLANT MATERIAL MUST HAVE PRIOR CITY APPROVAL.
- TREES WILL BE PLANTED AT LEAST 15' APART.
- SNOW SHALL NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.
- FOR TREATMENT OF COMPACTED SOILS CONSTRUCT THE EARTH BED TO THE REQUIRED GRADE AND TRIM. JUST BEFORE PLACING TOPSOIL OR COMPOST, HARROW ALL EARTH BEDS, INTO A FRIBLE CONDITION WITH A DISK, A SPRING TOOTH DRAG OR A SPIKE TOOTH DRAG A MINIMUM OF 3 INCHES DEEP. LEAVE HORIZONTAL SOIL IMPRESSIONS FROM EQUIPMENT, ACROSS THE FACE OF THE SLOPE.
- IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANT MATERIAL LOCATIONS MAY NOT BE REVISED UNLESS APPROVED BY THE CITY OF ANN ARBOR.
- LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORM WATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

CITY OF ANN ARBOR NOTES:

- CONTINUING CARE - LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION. FREE FROM DEBRIS AND REFUSE. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED BY A REGULAR PROGRAM OR MOWING, WATERING, WEEDING, FEEDING AND PRUNING. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- REPLENISHMENT - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST.
- WATERING - THIS SHALL BE ACCOMPLISHED BY INSTALLATION OF AN UNDERGROUND IRRIGATION SYSTEM TO PROVIDE WATER FOR THE LANDSCAPE AREAS SPECIFIED ON THE LANDSCAPE PLAN.
- CLAY SOILS - CONSTRUCT EARTH BED TO REQUIRED GRADE AND TRIM. PRIOR TO PLACEMENT OF TOPSOIL OR COMPOST, HARROW ALL EARTH BEDS TO A MINIMUM OF 3" DEPTH.
- FERTILIZER - BEYOND INITIAL FERTILIZATION, ALL FUTURE FERTILIZER APPLICATIONS SHALL NOT CONTAIN PHOSPHORUS.



INSTALLATION OF PLANT MATERIALS:

- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

MAINTENANCE & WARRANTY:

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:
 PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION
 LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND RE-INSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:
 TREES, SHRUBS, AND GROUND COVERS: 1 YEAR AFTER FINAL ACCEPTANCE
 SOD AND SEEDED AREAS: 90 DAYS AFTER FINAL ACCEPTANCE
 PERENNIALS: 90 DAYS AFTER FINAL ACCEPTANCE
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

LANDSCAPE REQUIREMENTS CHART

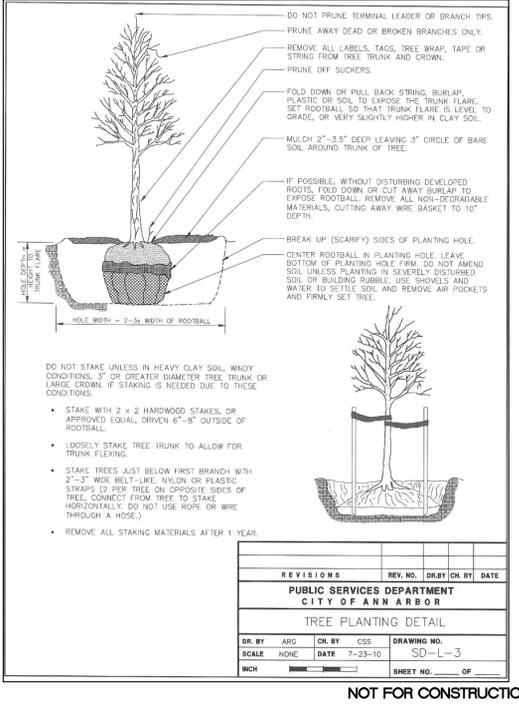
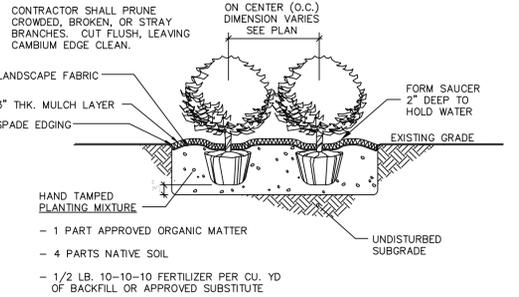
Vehicle Use Area (VUA)	Required	Provided	Interior Landscape Island Area Summary
Vehicle Use Area (sq ft)	36,638	36,638	Landscape (sq ft) Bio-Retention (sq ft)
Interior Landscape Area (sq ft)	1,832	1,896	201 440
Interior trees (1 per 250 sq ft)	8	8	358 358
Depressed Bio-Retention Area (sq ft)	916	979	181 181
Right-of-Way Screening (Plymouth Road)			181 181
Length VUA buffer along ROW (ft)	134.0	134.0	294 294
Size of ROW buffer strip	10'	10'	40' 40'
Number of ROW screening trees	5	5	1,896 979
Dense shrub planting	34	43	

* Includes 4 proposed trees and 1 landmark trees to remain along the frontage.

PLANTING CHART

Key	Qty.	Botanical name	Size	Root	Spacing	Height
GT	4	Glatisia triacanthos var. Inermis Thornless Honeylocust	2.5" cal.	B&B	as shown	
UH	6	Ulmus princeton Princeton Elm	2.5" cal.	B&B	as shown	
LT	2	Liriodendron tulipifera Tulip Tree	2.5" cal.	B&B	as shown	
QR	5	Quercus rubra Red Oak	2.5" cal.	B&B	as shown	
CV	3	Cornus florida Flowering Dogwood	2.0" cal.	B&B	as shown	
VB	20	Viburnum x burwoodii Burkwood Viburnum			as shown	30"
TM	43	Taxus x media 'Densiformis' Dense Yew			as shown	30"

NOTE:



GENERAL NOTES

- NO WOODLAND OR LANDMARK TREES PROPOSED TO BE REMOVED.

Land Development & Real Estate
 Power & Energy
 Telecommunications
 Infrastructure & Transportation
 Environmental & Solid Waste
 Water & Natural Resources

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 OFFICES IN NORTH AMERICA AND ASIA

SECTION 14
 TOWN 2 SOUTH, RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY, MICHIGAN

GREEN ROAD RETAIL, LLC
 PLUM MARKET
 3601 PLYMOUTH ROAD
 SITE PLAN
 LANDSCAPE PLAN

CLIENT

DATE: SEPTEMBER 29, 2014
 11-10-2014 PER CITY

REVISIONS

ATWELL

SCALE 0 10 20
 1" = 20'

DR. MB CH. SS

P.M. MB
 BOOK --

CAD FILE: 14001313P-06-LS.DWG
 JOB 14001313
 FILE CODE: SP
 SHEET NO. 07

REVISIONS

REV. NO.	DATE	BY	DATE

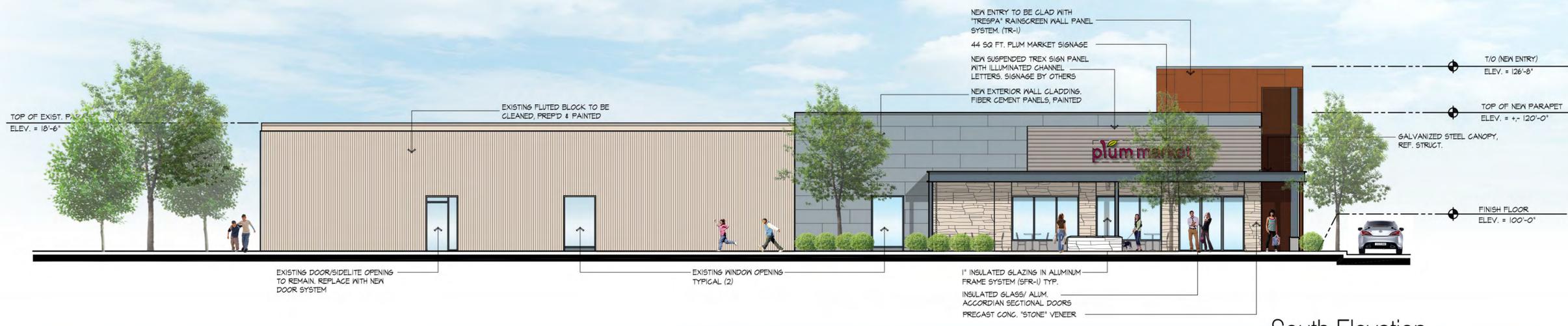
PUBLIC SERVICES DEPARTMENT
 CITY OF ANN ARBOR

TREE PLANTING DETAIL

DR. BY	ARG	CK. BY	CS	DRAWING NO.

SCALE NONE DATE 7-23-10 SHEET SD-L-3

NOT FOR CONSTRUCTION



South Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

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Ann Arbor, MI

Date: **Issued For:**

07-09-2014 CLIENT REVIEW
07-11-2014 CLIENT REVIEW
09-29-2014 SITE PLAN APPROVAL

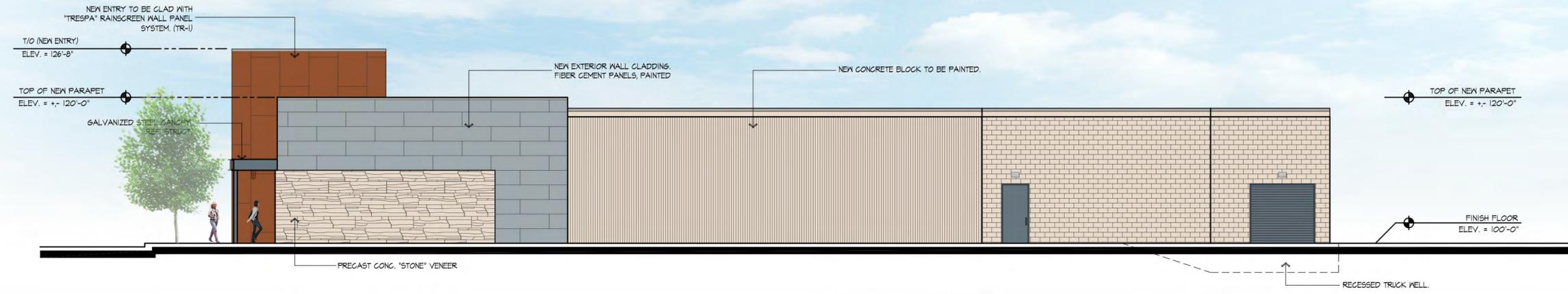
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North Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"

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Sheet No.:

A-201

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