

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 16, 2011

**SUBJECT: Pittsfield Retail Site Plan for City Council Approval (3590 Washtenaw Avenue)
File No. SP11-011**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Pittsfield Retail Site Plan, subject to preliminary approval from the Washtenaw County Water Resources Commissioner prior to City Council approval, and subject to recording of a permanent off-site parking easement prior to issuance of permits for the addition.

STAFF RECOMMENDATION

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

LOCATION

The site is located on the south side of Washtenaw Avenue, just west of Yost Street and east of Pittsfield Boulevard (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to construct a 9,500 square foot, single-story addition to the existing 15,769 square foot retail building. The existing building currently houses one business (Dollar Tree), and the new space is designated for an additional tenant. The building addition will replace an existing unenclosed canopy area used by the former tenant (Frank's Nursery) for outdoor sales and storage.

The parcel is part of a larger retail center composed of five parcels. All parcels are owned by the same owner and share access to parking and adjacent streets. All existing curb cuts will remain, and only the easternmost parcel (adjacent to Yost) will be affected by the proposed development.

A total of 80 parking spaces are required after construction of the addition. A total of 59 parking spaces will be provided on the site and 21 parking spaces will be provided on the adjacent site through a permanent recorded parking easement (as required in Chapter 59, Section 5:167), which must be recorded prior to issuance of permits. Class A and Class C bicycle parking spaces will be provided adjacent to the parking lot.

A new public sidewalk will be constructed in the Yost Boulevard right-of-way fronting the site. The petitioner will convert the existing 22-foot service drive on the north part of the site from pavement to turf and construct a new 10-foot wide non-motorized path. This service drive right-of-way easement is adjacent to the Washtenaw Avenue right-of-way, which is under control of the Michigan Department of Transportation (MDOT) and currently is used as a parking lot aisle. All plans for right-of-way improvements will be coordinated with MDOT, which is currently designing pedestrian improvements along Washtenaw Avenue adjacent to this site.

The stormwater treatment system is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). This treatment will be provided using a series of underground pipes and bioswales located within the parking lot. First flush, bankfull and 100-year storm detention are all provided onsite as required by City Code. The petitioner had recently received approval from the WCWRC for the stormwater system, however recent changes in the City's landscape ordinance necessitate additional modifications to the bioswales and subsequently an additional review by the WCWRC. The approval of the WCWRC will be required before this plan will be placed on a City Council agenda. The bioswales will be planted with native vegetation, including trees, and will also act as the required interior parking lot landscaping.

There is a 24-foot wide easement for public right-of-way on the south part of this site, to the rear of the existing building. Due to the location of this alley easement between the commercial buildings and adjacent residential uses, a conflicting land use buffer is not required.

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|-------|---------------------------|---------------------------------------|
| NORTH | Commercial | C3 (Fringe Commercial District) |
| EAST | Commercial | C3 (Fringe Commercial District) |
| SOUTH | Single-Family Residential | R1C (Single-Family Dwelling District) |
| WEST | Commercial | C3 (Fringe Commercial District) |

COMPARISON CHART

| | | EXISTING | PROPOSED | REQUIRED |
|-----------------------------|---------|---|--|---|
| Zoning | | C3 (Fringe Commercial District) | C3 | C3 |
| Gross Lot Area | | 75,794 sq ft | 75,794 sq ft | 6,000 sq ft MIN |
| Floor Area in % of Lot Area | | 21% (15,769 sf) | 32% (24,500 sf) | 200% (159,824 sf) MAX |
| Setbacks | Front | 170ft (Washtenaw) 100 ft (Yost) 10 ft (Alley) | 170 ft (Washtenaw) 10 ft (Yost) | 10 ft MIN 25ft MAX (at least one frontage on corner lot) |
| | Side(s) | 0 ft (West) | 0 ft (West) | 0 ft MIN |
| | Rear | 10 ft | 10 ft (existing building) 52 ft (proposed building) | 0 ft MIN |
| Height | | 25 ft/1 story | 25 ft/1 story | 55 ft/4 stories MAX |
| Parking - Automobiles | | 90 spaces | 59 spaces (on site) 21 spaces (parking easement) | 80 spaces MIN |
| Parking – Bicycles | | None | 4 spaces – Class B 4 spaces – Class C | 8 spaces MIN total (50% Class B, 50% Class C) |

HISTORY

The proposed addition and related parcel are part of a larger retail center (containing four additional parcels) constructed in the 1950's before site plans were required. A small addition at the rear of the building was approved and constructed in 1979. A site plan was approved in 1999 for a 2,790 square foot greenhouse addition in the area of the current canopy. This greenhouse was never constructed.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends continued commercial uses. The Land Use Element also includes design recommendations for retail centers, including the use of masonry, building awnings, extensive landscaping, minimized vehicular parking, non-motorized connections and amenities, reduced setbacks along the street, and the opportunity for mixed uses (flex space).

The Non-motorized Plan recommends bicycle lanes and a sidewalk/walkway along this segment of Washtenaw Avenue, in addition to non-motorized facilities underneath the US-23 overpass, connecting to Pittsfield Township. The MDOT non-motorized improvement project, currently under design, will provide this connection under US-23 and is slated for construction next

spring. The petitioner will provide new public sidewalks along the Yost Boulevard and Washtenaw Avenue frontages as part of this project.

The Washtenaw Avenue Corridor Redevelopment Strategy recommends pedestrian and transit-friendly redevelopment along this segment of Washtenaw Avenue. A new AATA “SuperStop” will be installed this fall on the west end of the shopping center, near Pittsfield Boulevard.

The Washtenaw County Access Management Plan recommends consolidating curb cuts in this segment of Washtenaw Avenue. As a part of the non-motorized improvement project design, MDOT will assess whether curb cuts in this segment should be closed.

STAFF COMMENTS

Washtenaw County Water Resources Commissioner (WCWRC) – Plans have been re-submitted to the WCWRC for review. Preliminary plan approval is required from the WCWRC before City Council approval.

Forestry - The street tree escrow for this site is \$460.85.

Systems Planning - No footing drain disconnections or equivalents will be required. Staff is working with MDOT to coordinate proposed improvements (including the 10 foot wide non-motorized path) along Washtenaw.

Planning – The petitioner made modifications to the bioswales to reduce their depth to three feet, consistent with the new Landscape Ordinance requirements. As a result, the plan will need additional review by the WCWRC. As noted above, a permanent parking easement for 21 parking spaces must be recorded before plan proceeds to City Council for action.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Renken Associates
230 Collingwood Suite 160B
Ann Arbor, MI 48103

Petitioner’s Representative: Damian Farrell
Damian Farrell Design Group PLLC
3011 Miller Road
Ann Arbor, MI 48103

City Attorney
Systems Planning
File No. SP11-011

**3590 Washtenaw Ave.
-Zoning Map-**



Map Legend

- City Boundary
- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor



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 Map Created: 7/26/2011

3590 Washtenaw Ave. -Aerial Map-

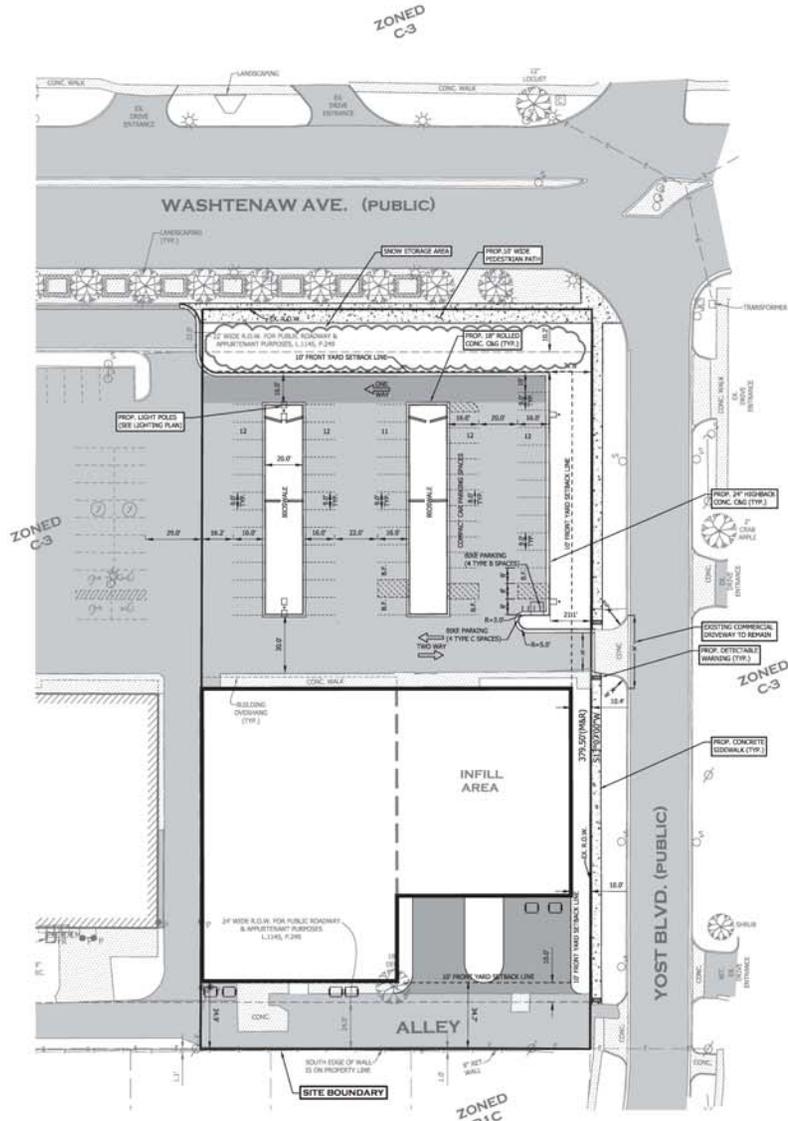


Map Legend

- City Boundary
- Railroads
- Parcel Property



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LEGEND

- EX. RETAINING WALL
- PROF. RETAINING WALL
- PROF. CONCRETE
- PROF. LIGHT POLES (SEE SITE LIGHTING PLAN)

- GENERAL NOTES**
- 1) ZONING OF PROPERTY: C-3 (COMMERCIAL)
 - 2) ZONING REQUIREMENTS:
 MINIMUM LOT AREA = 4,620 S.F.
 MINIMUM LOT WIDTH = 36 FT.
 MINIMUM BUILDING HEIGHT = 10' OR 4 STOREYS
 MINIMUM GREENSPACE = 10%
 MINIMUM LOT COVERAGE = 50%
 SETBACKS:
 FRONT YARD = 10 FT. MIN., 25 FT. MAX.
 SIDE YARD = 1 FT., 30 FT. IF ADULTS & ZONE
 REAR YARD = 5 FT., 30 FT. IF ADULTS & ZONE
 - 3) SUMMARY OF LAND USE:
 A) TOTAL PARCEL AREA = 1.74 ACRES (75,912 S.F.) (0.823 S.F. IN 5.0 S.F. IN) = 16,848 S.F.
 B) AREA OF EXISTING BUILDING = 15,350 S.F.
 C) AREA OF PROPOSED BUILDING = 24,305 S.F.
 D) BUILDING HEIGHT = APPROX. 22 FT.
 E) EXISTING PAVEMENT AREA = 42,153 S.F.
 F) PROPOSED PAVEMENT AREA = 26,294 S.F.
 G) EXISTING CONCRETE AREA = 9,777 S.F.
 H) PROPOSED CONCRETE AREA = 2,203 S.F.
 I) GREENSPACE = 15,378 S.F. (21.8%)
 J) ZONING OF PARCELS TO NORTH, EAST AND WEST = C-3
 ZONING OF PARCELS TO SOUTH = R-1C
 - 4) PARKING REQUIREMENTS:
 A) THERE ARE NO ASSIGNED PARKING SPACES IN THE ENTIRE DEVELOPMENT. EACH TENANT LEASE OCCUPANT REFLECTS THIS FACT. ALL PARKING IS SHARED AND EXISTING PARKING COUNT FAR EXCEEDS THE PARKING REQUIREMENTS PER CITY ZONING ORDINANCE.
 B) MINIMUM REQUIRED PARKING SPACE PER CITY = 8.8 (22 FT. ADULTS)
 C) TYPICAL PARKING SPACE PROVIDED = 9.8 (22 FT. ADULTS)
 D) TYPICAL BARBER SHOP SPACE = 9.0 (22 FT. ADULTS)
 E) NUMBER OF SPACES REQUIRED = 82
 F) BASED ON CITY REQUIREMENTS: 1 PER 100 S.F. MIN.; 1 PER 200 S.F. MAX.; 1 PER 300 S.F. MAX.
 G) NUMBER OF PARKING SPACES PROVIDED = 45 - STANDARD, 10 - COMPACT (20%) = 55 SPACES FREE
 - 5) NUMBER OF BICYCLE SPACES REQUIRED = 10
 (BASED ON CITY REQUIREMENTS = 1 PER 100 S.F.)
 - 6) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
 - 7) THE PRELIMINARY PARCEL NUMBERS AND ADDRESSES FOR EACH PARCEL FOR THE SITE ARE AS FOLLOWS:
 (R) 12-02-03-018 - 3590 WASHTEENAW AVENUE
 - 8) IF THE CONTRACTOR FOR THE SITE WILL BEGINS IMMEDIATELY PARKING CITY APPROVALS AND PERMITS, THE PROJECT WILL BE COMPLETED IN 2011. THE PROJECT WILL BE COMPLETED IN ONE PHASE.
 - 9) PROPOSED SITE LIGHTING PROVIDED BY SITE ARCHITECT ON SEPARATE SHEET.
 - 10) SEE LANDSCAPE PLAN PREPARED BY LANDSCAPE ARCHITECTS FOR PROPOSED SITE LANDSCAPE DETAILS.

- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDING FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CODES AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
 2. SOIL BORINGS HAVE BEEN PERFORMED BY THE DEVELOPER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSUAL SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-COMPLIANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
 4. ALL WORK, INCLUDING ENGINEERING AND TESTING COSTS REQUIRED FOR REMOVAL, REDUCTION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE WORKS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
 5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPAIRED OR CORRECTED BY REMOVAL AND REPLACEMENT ON OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
 6. ALL LEAKY AREAS REMOVED OR REDUCED SHALL BE REPAIRED WITH TOPSOIL AND SOIL SPREADS THEREON AND SHALL BE SEEDDED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
 7. ALL PUNCH LIST AND DEFECTS WORK SHALL BE COMPLETED WITHIN 3 YEARS OF THE END OF CONSTRUCTION.
 8. THE CONTRACTOR SHALL OBTAIN A STREET CLOSING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
 9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAINAGES ON SITE AT ALL TIMES.
 10. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC REPRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
 11. THE WORK SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITIES, BARRICADES, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH WOULD BE CLOSED OUTSIDE "ROAD CLOSURE" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
 12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY LINES AND BENCHMARKS.
 13. ALL WORK CONTAINED SHALL AT ALL TIMES BE SUBJECT TO THE EXISTING INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVE THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMPLIANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE ORDINANCES OR REGULATIONS.
 14. RECESSED PER FOR ROOF FOR ALL PERMS IS COMPLETED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
 15. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PROTECT FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF UNOBSTRUCTED AND UNIMPACTED TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
 16. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIERS, FENCE, POLE AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/COEXISTENCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL, OR DISTURBANCE OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
 17. ALL ROAD SURFACES, SUBGRADE OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
 18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEES VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
 19. ALL EXISTING SIGNAL GUARDRAILS, WALL BOWLS, AND DRAINWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
 20. STREET CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, HOME OR ANY OTHER GOVERNING AUTHORITY.
 21. ALL SIGNING, MARKINGS, SANCTION CHANGING AND INLET SIGNS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
 22. IF FRESH SOIL OR OTHER DEFENSE IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS DIRECTED DURING THE WORK DAY.
 23. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOMAINS ON OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY AND THE ENGINEER.
 24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SURVEYING AND REUSE OR REPLACE.
 25. COMPACTED PREMIUM SCAFFOLD (POET CLASS II SAND) SHALL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE GENERAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PARKING INCLUDING THE 6" DRAINAGE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. CONSTRUCTION TESTS SHALL BE REQUIRED EVERY 5 FEET UNLESS PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACE, SHOULDER, BASE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
 26. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED ON PAVED OR UNPAVED SURFACES.
 27. STORMWATER POLLUTION PREVENTION (TSS) SHALL BE IN PLACE PRIOR TO CONSTRUCTION CLEANING OPERATIONS, EARTHWORK OPERATIONS, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
 28. SOIL STABILIZATION, FERTIGATION DRAINAGE AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
 29. ALL DRAINWAYS 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 DRAINWAYS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY ORDINANCES.
 30. SNOW STORAGE WILL BE IN THE GREENSPACE ALONG WASHTEENAW AVE.



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UTILITY LOCATIONS ARE DETERMINED FROM ACTUAL MEASUREMENTS OR ASKED BY RECORDS. THEY SHOULD NOT BE INTERPRETED AS GUARANTEED LOCATIONS NOR SHOULD THEY BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NOTES:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
 2. CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAINAGES ON SITE AT ALL TIMES.
 3. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC REPRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.

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 217 Greenhill Ave., Suite 302
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HOLLAND
 347 Hoover Boulevard
 Holland, MI 49423
 PHONE: 616.943.2100

PITTSFIELD RETAIL
3590 WASHTEENAW

PART OF THE 100' OF SECTION 2, 23E, 106E, CITY OF ANN ARBOR, WASHTEENAW COUNTY, MICHIGAN

RENKEN & COMPANY
 Attn: Duane Renken
 505 E. Main St., Suite 200
 Ann Arbor, Michigan 48106
 Phone: 734.666.1555

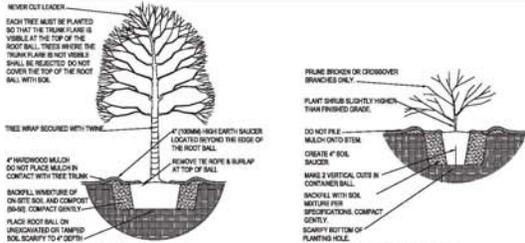
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| 08/11/11 | 8 | BAUM | REVISIONS |

project no.: 10500019
C-205
 sheet no.: 8 OF 13
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Site Analysis
 The existing land use is a variety of retail establishments and associated parking and service areas. Taking the vegetation is minimal, consisting of some turf areas and a variety of shade tree types and sizes. In addition to seven landmark trees (see chart this sheet), there are a number of street trees along Washtenaw and Pittsfield as well as interior parking lot trees. A dead maple flanked by a screen hedge in poor condition exists along West Blvd, north of the property's entry drive. A series of existing fences along the south property line (see survey) screens the activities of the retail center from the neighboring residences. On the residential side of the fence are a variety of "weed" tree species (Whitman sp., Ulmus sp., Acer) regarded as well as some beautiful mature white pine, cedars and spruces. One 24" oak tree is growing in the fence line. It is in good condition, considering that its crown has been heavily pruned to make way for overhead utilities.

The topography on site is fairly level overall, with a slight change in grade from east (high point) to west (low point). The grade at the east ROW to West Blvd, also slopes down.

Natural Features
 This site does not support any endangered species habitat. It is urban in character—all landscape areas are maintained and the alley property line is paved to the existing fence. There is no 100 year flood plain located on this site. See chart and plan for landmark tree lot and location. There are no steep slopes on or within 50' of this site. There are no existing wetlands, wetlands or woodlands located on site or within 50' of the site.

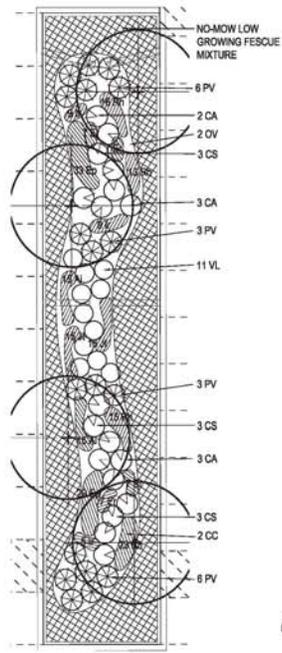


3 TREE PLANTING
 L1.00 NTS

4 SHRUB PLANTING
 L1.00 NTS

Plant List

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|-------------------|------|-----------------------------------|-----------------------|-----------------|--|
| Trees | | | | | |
| CC | 4 | Acer rubrum 'Autumn Blaze' | Red Maple | 2.5" cal. B & B | Bioswale/interior tree |
| OV | 4 | Quercus ellipsoidalis | Northern Pin Oak | 2.5" cal. B & B | Bioswale/interior tree |
| PA | 7 | Platanus x acerifolia 'Bloodgood' | London Plane Tree | 3" cal. B & B | Washtenaw vehicular use buffer |
| QI | 6 | Quercus imbricaria | Shingle Oak | 3" cal. B & B | Yost Blvd. vehicular use buffer |
| Shrubs | | | | | |
| CA | 16 | Cornus amomum | Silky Dogwood | 36" H. B & B | Bioswale |
| CD | 21 | Cotoneaster divaricatus | Spreading Cotoneaster | 30" H. cont. | Washtenaw ROW screening, salt tolerant evergreen |
| CS | 18 | Cornus sericea | Red-osier Dogwood | 36" H. B & B | Bioswale |
| EA | 16 | Viburnum x juddii | Judd Viburnum | 30" H. B & B | Yost ROW screening |
| EA | 17 | Viburnum x juddii | Judd Viburnum | 30" H. B & B | Washtenaw ROW screening |
| TM | 14 | Taxus x media 'Danaeformis' | Yew | 30" H. B & B | Yost ROW screening |
| VL | 22 | Viburnum lentago | Nannyberry | 36" H. B & B | Bioswale |
| TD | 7 | Thuja occidentalis 'Tectony' | Arborvitae | 36" H. B & B | Dumpster screening |
| Perennials | | | | | |
| AI | 60 | Asclepias incarnata | Swamp Milkweed | plug | Bioswale |
| Er | 28 | Eupatorium rugosum | White Snakefoot | plug | Bioswale |
| Ep | 124 | Echinacea purpurea | Coneflower | plug | Bioswale |
| Jr | 23 | Impatiens | Blue Flag Imp. | plug | Bioswale |
| JT | 60 | Juncus tenuis | Torrey's Rush | plug | Bioswale |
| PV | 36 | Panicum virgatum | Switch Grass | 1 quart pot | Bioswale |
| Rh | 134 | Rudbeckia hirta | Black-eyed Susan | plug | Bioswale |

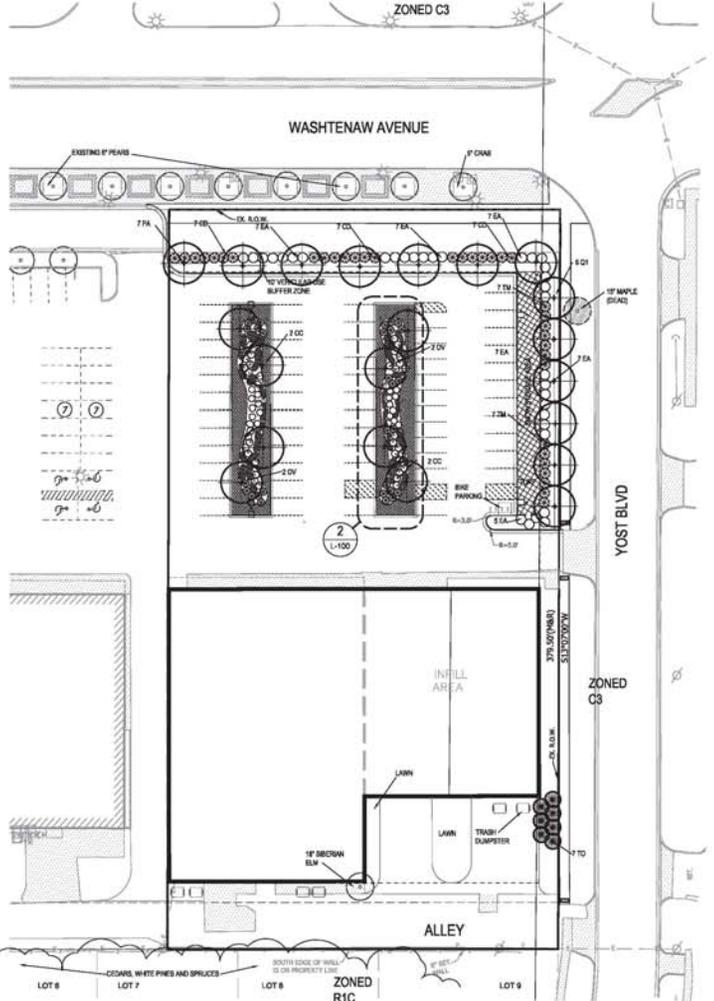


2 TYPICAL BIOSWALE
 L1.00 1" = 10'-0" 0 5 10 20 ft

LANDSCAPE KEY

- ⊕ PROPOSED DECIDUOUS TREE
- ⊙ PROPOSED EVERGREEN TREE
- ⊖ EXISTING DECIDUOUS TREE
- ⊗ EXISTING EVERGREEN TREE
- ⊘ EXISTING TREE FOR REMOVAL
- ⊙ EXISTING LANDMARK TREE
- ⊖ LANDMARK TREE FOR REMOVAL
- ⊙ PROPOSED SHRUBS
- ⊙ LIGHT POLE LOCATIONS

Landscaping Architect:
SILVERI ARCHITECTS



1 LANDSCAPE PLAN
 L1.00 1" = 30'-0" 0 10 20 30 40 ft

LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed in compliance with standards established by the City Parks and Recreation Department.
- All the end of the growing season following substantial completion of the project, all diseased, damaged or dead plant material shall be replaced.
- Fertilizer for lawns shall provide one (1) pound of actual nitrogen per 1,000 of lawn area applied in the spring or fall, and shall contain no more than (6) lbs. phosphorus per 1,000 of lawn area. Formula 27-0-12 is acceptable. The amount of phosphorus in fertilizer applied to landscape areas is limited by City of Ann Arbor code. Application of fertilizer beyond the initial topsoil and seedling application shall contain no phosphorus.
- Jacklin's Liberty Turf mix, species proportioned by weight as follows:
 40% EverGrade Kentucky Bluegrass
 10% J-S Chewings Fescue
 15% EcoStar Hard Fescue
 35% Audobon Creeping Red Fescue
 Acceptable Supplier: Jacklin Seed 615-679-4172
- Seed shall be applied at a rate of five pounds (4 lbs) per 1000 sq ft. Mutch lawn areas within 24 hours with two (2) tons of straw per acre.
- Plant deciduous material between March 1 and May 15, and from October 1 until the soil becomes frozen. Evergreens shall be planted between March 1 and June 1, and from August 15 to September 15.
- All plant material shall receive four (4) inches of shredded hardwood bark mulch, with the exception of ground cover areas, which shall receive enough to cover bare soil but not bury the plant material.
- All deciduous trees shall be not less than 2" caliper at planting. Shrubs for hedging shall be not less than 24" tall at planting. Refer to plant list for specified sizes.
- All single trunk deciduous trees shall have a full, symmetrical crown with a straight leader. One-sided trees, trees with thin or open crown, and/or trees with no clear leader or multiple leaders shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape, one leader, and shall not have been sheared in the last two (2) growing seasons.
- Shrub shall not be pushed onto interior landscape islands unless designated for utility storage.
- Plant material shall not be planted closer than 5' to fire hydrants and public utility systems.
- Compacted soil shall be avoided by a) fencing from machinery all proposed planting areas where there is no grade change, b) in areas where machinery must work, spread not less than 8" of wood chip mulch over the area to distribute forces over a larger area. In areas where compaction has already occurred, cultivate the soil with a subsoil plow or excavate the soil and set it back in place, retaining the original soil profile. Perform final grading by hand, or by small machinery with low pressure tires. If such soil is low in fertility, incorporate organic matter as recommended by the project landscape architect.
- Planting media in bioswale plants shall be comprised of 50% sand, 20% silt loam or loamy sand (topsoil) and 30% composted woody fibers and fine shredded bark, superphosphorus or equivalent. Agricultural sources of organic matter are not acceptable. A geotextile fabric shall be placed between the planting media and the under-drain bedding. Bedding shall be compacted to 90%-92% proctor and installed in a minimum of 2 lifts (not more than 3" per lift). To maintain the weaves, sediment and plant debris shall be removed at minimum, annually.

Landscape Requirements/Tabulations

| Code | Description | Required | Proposed | Comments |
|---|---|--|------------|----------------|
| Bioretention | | | | |
| Type B | 50% short to medium term, 50% long term | 25,252 sq ft building / 1/3 300 | 4.2 spaces | 8 spaces |
| Type C | 50% short term, no cover | 25,252 sq ft building / 1/3 300 | 4.2 spaces | 8 spaces |
| Vegetation Use Buffer - Trees | | | | |
| Washtenaw Ave | 1/12 of street frontage of 400' x 100' area | 333 LF | 8.88 trees | 7 trees |
| West Blvd | 1/12 of street frontage of 400' x 100' area | 333 LF | 8.88 trees | 7 trees |
| Vegetation Use Buffer - Shrubs | | | | |
| Washtenaw Ave | 1/12 of street frontage of 400' x 100' area | 333 LF | 20 shrubs | 20 shrubs, 50% |
| West Blvd | 1/12 of street frontage of 400' x 100' area | 333 LF | 19 shrubs | 19 shrubs, 50% |
| Interior Landscaping Areas and Trees | | | | |
| Interior Landscaping | Ratio 1:1.5 | 29,252 SF | 1,962 SF | 4,762 SF |
| Interior trees | 1 for every 200 SF of covered interior landscape area | 1,461 SF of covered interior landscape area required | 7.8 trees | 8 trees |
| Street Tree Counts | | | | |
| Total: 576.04, Washtenaw: 200.0, Yost: 1,461.04, Alley: 115.00, Total street frontage of 576.04 | | | | |
| 81 20% for each foot of street frontage (deduct 40' for each accessible curbside street tree) | | | | |
| 143.21 = 20% x 358.42 | | | | |
| 244.2 x 11.201' = 494.88 street tree resource | | | | |

PROPOSED LUMINAIRE
 25 HEIGHT, 420W METAL HALIDE

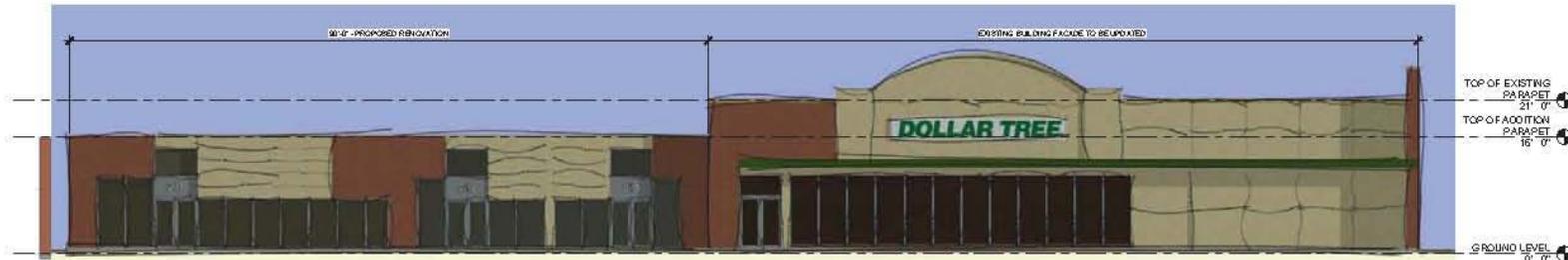
NEDERVELD
 www.nederveld.com
 801.222.1566
 ANN ARBOR
 312 N Main St
 Ann Arbor, MI 48104
 PHONE 734.964.9424
 CHICAGO
 1182 North Parkway
 Schaumburg, IL 60197
 PHONE 708.358.1467
 GRAND RAPIDS
 217 Grandville Ave., Suite 302
 Grand Rapids, MI 49503
 PHONE 616.935.5499
 HOLLAND
 345 Flower Boulevard
 Holland, MI 49423
 PHONE 616.862.5499

Landscaping Plan
PITTSFIELD RETAIL CENTER
 NEW ADDITION TO 360 WASHTENAW AVENUE
 PART OF THE N.E. 1/4 OF SECTION 2, T16S, R16E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

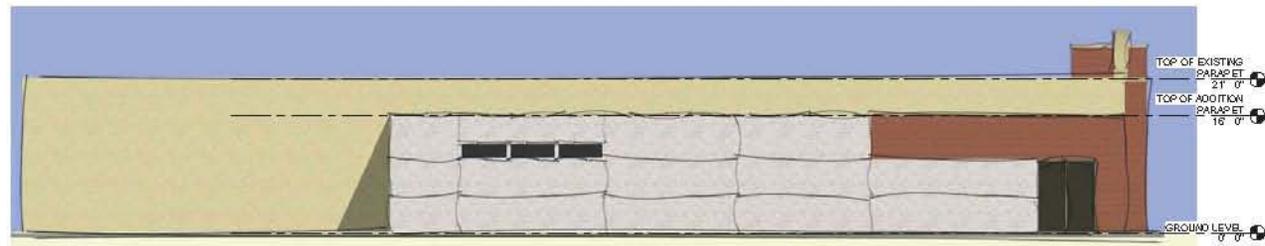
RENKEN & COMPANY
 Attn: Duane Renken
 Suite 1608 - 230 Collingwood Ave
 Ann Arbor, Michigan 48103
 Phone: 734.966.2000

| DATE | DESCRIPTION | BY | DATE | DESCRIPTION | BY |
|----------|----------------------------|----|----------|-------------|----|
| 08/20/11 | 1. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 2. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 3. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 4. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 5. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 6. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 7. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 8. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 9. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |
| 08/20/11 | 10. SITE PLAN APPROVAL REV | AS | 08/20/11 | | AS |

project no.:
10500019
L-100
 sheet no.:



1 NORTH ELEVATION
18' - 1'0"



2 EAST ELEVATION
18' - 1'0"

S:\PROJECTS\2011\100416_0501_Parkway_SitePlan_Approval_Drawing.dwg
 11/17/2011 11:04:16 AM
 Author: [Name]
 Date: 11/17/2011



Domain Farrell Design Group P.L.L.C.
 3015 New Road
 Suite 100
 Raleigh, NC 27604
 Tel: 919.487.1100
 Fax: 919.487.1101

Site Plan Approval Set
 Pittsfield Retail - Revised Site Plan

8/1/2011
 6/20/2011
 3/28/2011

| Issue Date | Issue Description |
|------------|--------------------------|
| 8/1/2011 | Site Plan Approval REV.1 |
| 6/20/2011 | Site Plan Approval REV. |
| 3/28/2011 | Site Plan Approval Set |

| Design By | Designer |
|----------------|-------------|
| Drawn By | Author |
| Project Number | 100416_0501 |

Building Exterior Elevations