PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 21, 2017

SUBJECT: Holiday Inn Express & Suites Site Plan for City Council

File No. SP16-106

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Holiday Inn Express & Suites Site Plan.

STAFF RECOMMENDATION

Staff recommends the site plan be **approved** because it would comply with 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; 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 east side of South State Street north of Research Park Drive (South Area). This site is located in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

This site is zoned O, Office District, and is approximately 2.3 acres in size. The petitioner proposes demolishing the vacant 24,900-square foot office building and constructing a four-story, 64,518 sf hotel with 114 rooms. This project is to be constructed in one phase with the total estimated construction cost of this project at \$5,000,000.

Access to the site will be provided through a driveway off Research Park Drive and lead to 114 parking spaces. An existing western curb cut off Research Park Drive is proposed to be closed. Four bicycle parking spaces are proposed inside the hotel.

The minimum front setback for the office district ranges from 15 to 20 feet. The proposed hotel canopy is setback 34 feet from South State Street. Connections to the hotel are proposed from the existing sidewalk along S. State Street and with interior sidewalk connections from the parking lot.

One hundred year storm detention will be provided underground on the southeast corner of the parking lot. This site provides infiltration and detention with porous soils and complies with the Rules of the Washtenaw Water Resource Commissioner.

Removal of six landmark trees located near the southeast corner of the site are proposed with mitigation trees planted throughout the site. Depressed bioretention islands are provided on the interior of the parking lot and meet the requirement (50% required and provided).

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		O (Office District)	0	0
Gross Lot Area		100,365 sq ft (2.3 acres)	100,365 sq ft	6,000 sq ft MIN (0.14 acre)
Maximum Useable Floor Area in Percentage of Lot Area		24,901 sq ft (25%)	64,518 sq ft (64.5%)	75,273 sq ft MIN (75%)
ks	Front	50 ft –South State St 90 ft – Research Park	34 ft – South State St 41.9 ft – Research Park	15 ft MIN 40 ft MAX
Setbacks	Side(s)	70 ft	138.2 ft	None
Š	Rear	125 ft	44.1 ft	None
Building Height		1-story	45.6 ft 4 Stories	None
Parking - Automobiles		67 spaces	114 spaces	114 spaces MIN
Parking – Bicycles		None	4 spaces – Class A	4 spaces MIN - Class A

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Medical	O & RE (Research District)
SOUTH	Hotel & Retail	C2B (Fringe Commercial District)
WEST	Commercial	TWP (Township District)

HISTORY

The existing building on site was constructed in 1964. This lot was platted in the early 1960's along with the other lots in Research Park. A neighborhood meeting was held on August 25, 2016 to address comments from the public. The results of this meeting are attached.

PLANNING BACKGROUND

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

The <u>South State Street Corridor Plan</u> recommends office uses for this site to provide employment opportunities along this transit corridor. Retail uses would be appropriate if the retail buildings were fronted along South State Street to provide direct non-motorized access. Vehicular access should be provided from Research Park Drive in order to limit the number of curb cuts along South State Street to improve safety.

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

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

COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Public Services - Engineering</u> – Mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 34 GPM will need to be removed from the sanitary sewer system in order to mitigate new flow from this development.

Traffic -

<u>Planning</u> - Staff supports this proposal for a hotel located in the office district as it is supported in the <u>South State Street Corridor Plan</u>.

This site did not previously contain storm water detention. The <u>Malletts Creek Coordinating Committee</u> supports the proposed project as this proposal adopted their recommendations of complying with the WCWRC requirements with storm water infiltration and detention and provided depressed landscape islands for stormwater management.

Prepared by Christopher Cheng Reviewed by Brett Lenart mg/3/15/17

Attachments: Zoning/Parcel Maps

Aerial Photo

Site/Landscape Plan

Elevations

8/25/16 Neighborhood Meeting Postcard Notice, Sign-In Sheet & Summary

Report

c: Owner: Vivification Associates, LLC

210 Fifth, P.O. Box 8200 Ann Arbor, MI 48104

Petitioner: Jimmy Asmar

Stellar Ann Arbor 3, LLC 3282 Northwestern Highway Farmington Hills, MI 48334

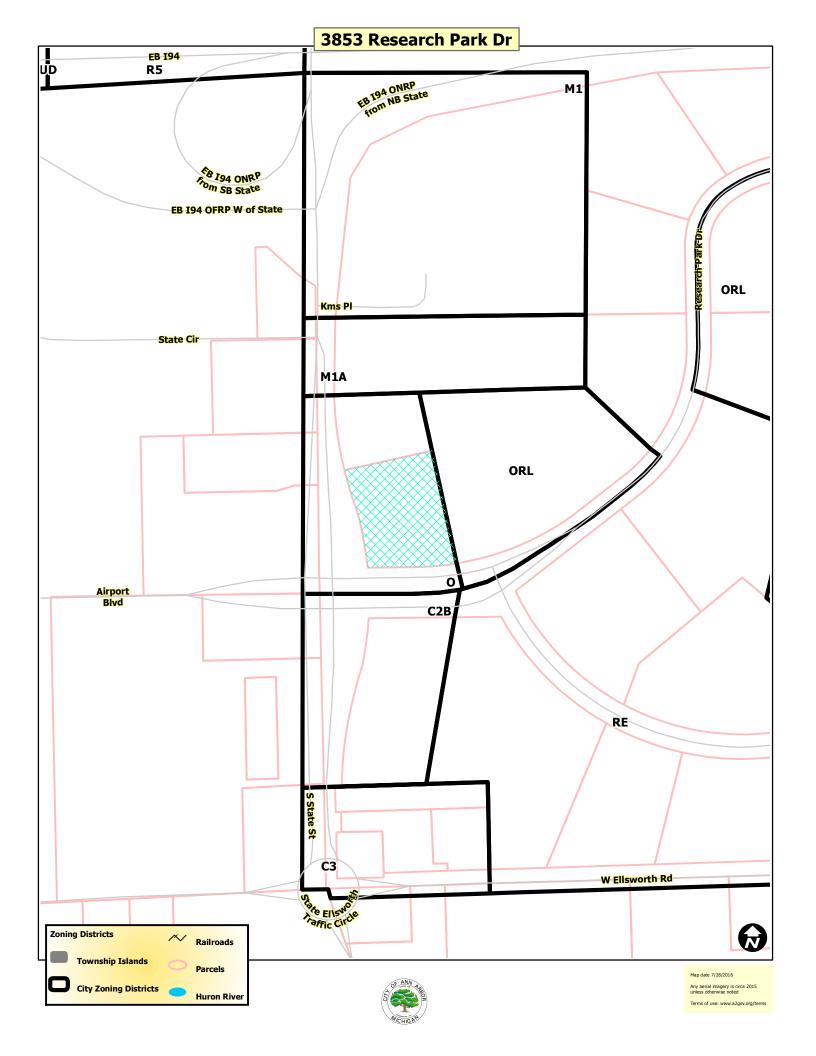
Petitioners Representative: Andy Andre, P.E.

Bud Design & Engineering Services, Inc.

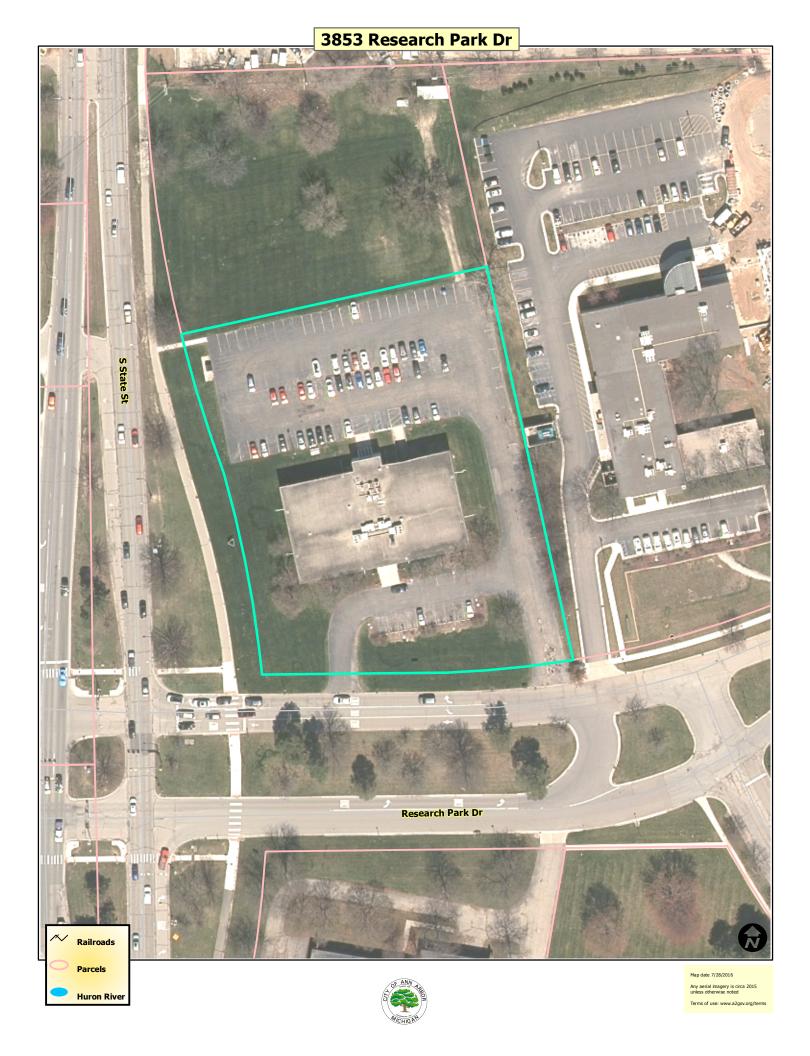
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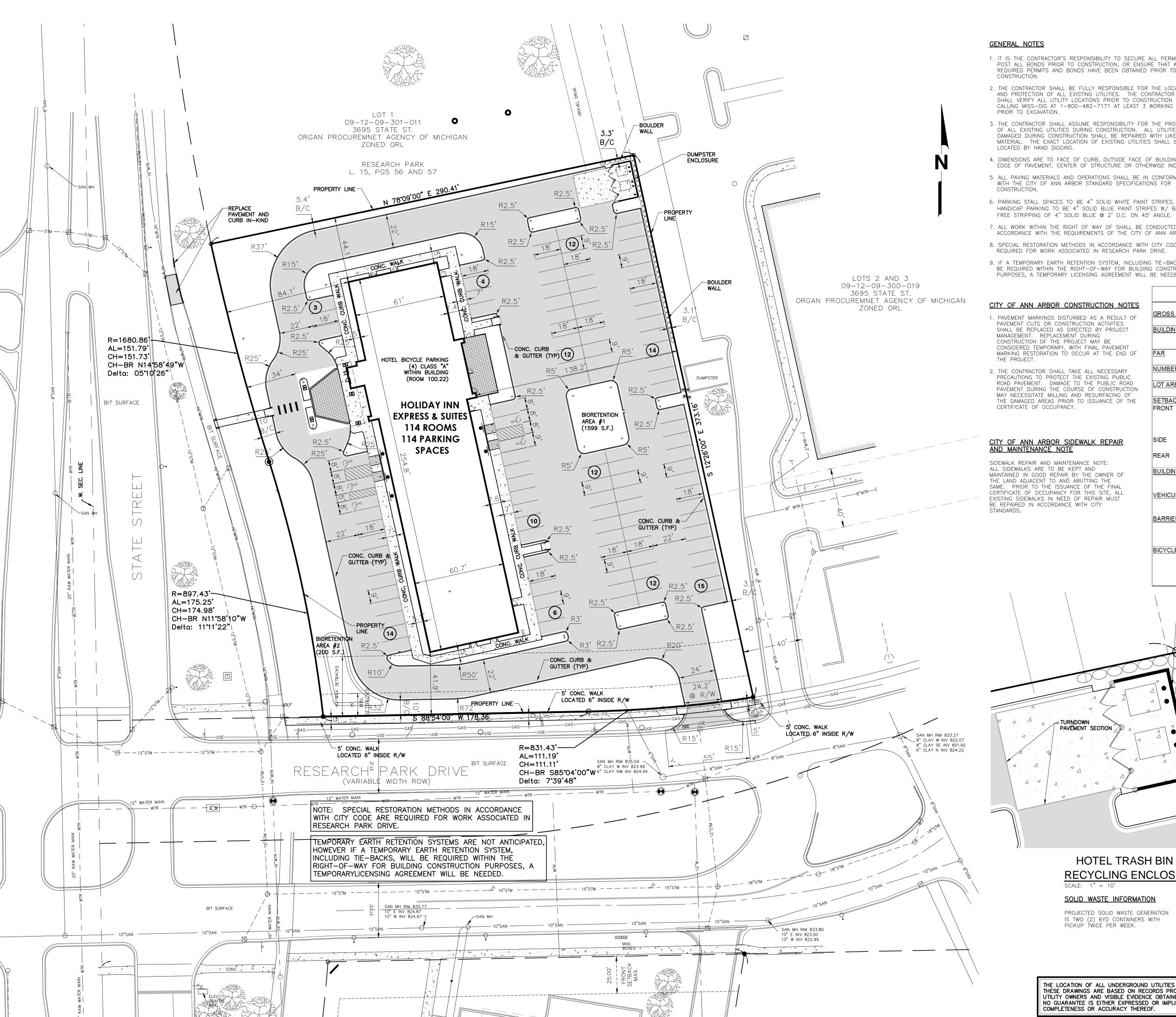
Grand Blanc, MI 48439

Parks and Recreation Systems Planning File No. SP16-106

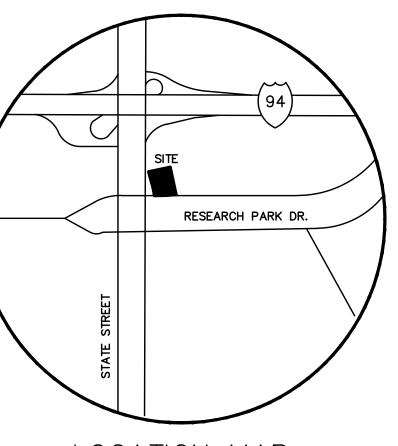






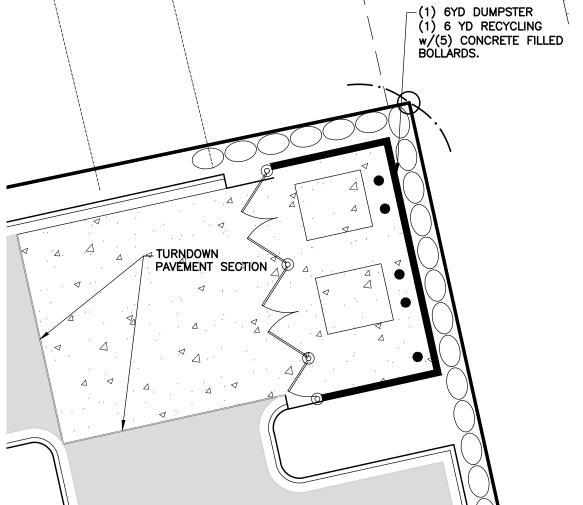


- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO
- 2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS—DIG AT 1—800—482—7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- 3. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
- 4. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED. 5. ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE
- 6. PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER
- 7. ALL WORK WITHIN THE RIGHT OF WAY OF SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ANN ARBOR.
- 8. SPECIAL RESTORATION METHODS IN ACCORDANCE WITH CITY CODE ARE REQUIRED FOR WORK ASSOCIATED IN RESEARCH PARK DRIVE.
- 9. IF A TEMPORARY EARTH RETENTION SYSTEM, INCLUDING TIE-BACKS, WILL BE REQUIRED WITHIN THE RIGHT-OF-WAY FOR BUILDING CONSTRUCTION PURPOSES, A TEMPORARY LICENSING AGREEMENT WILL BE NEEDED.



LOCATION MAP

	EXISTING	REQUIRED	PROPOSED
	0	0	0
GROSS LOT AREA	60,000 S.F.	6000 S.F.	100,365
BUILDING SIZE		64,5	18 S.F. HOLIDAY INN
<u>FAR</u>	75% MAX	75%	64%
NUMBER OF ROOMS			114 ROOMS HOTEL
LOT AREA PER ROOM			439 S.F. / ROOM
SETBACKS: FRONT	25' MIN. 50' MAX	15' MIN. 40' MAX.	HOLIDAY INN 34.0' canopy 3.5'
SIDE	NONE	NONE	44.1' (north) 41.9' (south)
REAR	NONE	NONE	138.2'
BUILDING HEIGHT	NONE	55' 4-STORIES	45'-8" MAX 4-STORIES
VEHICULAR PARKING		1 / ROOM	
BARRIER FREE PARKING		114	114
DANNIERT REE FARRING		HOTEL - 114 SPACES 5 REQUIRED	HOLIDAY INN 5 PROVIDED
BICYCLE PARKING		1 / 30 ROOMS 4 100% A	HOLIDAY INN 4



HOTEL TRASH BIN & RECYCLING ENCLOSURE

SOLID WASTE INFORMATION

PROJECTED SOLID WASTE GENERATION IS TWO (2) 6YD CONTAINERS WITH PICKUP TWICE PER WEEK.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE



THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. COMPLETENESS OR ACCURACY THEREOF.

Call before you dig						
0'		30'		60	,	
SCALE:	1" =	= 30'				



Bud Design & Engineering Services, Inc. 10775 S. Saginaw St. Suite B

Grand Blanc, MI 48439

(PH) 810.695.0793 (FAX) 810.695.0569 Web: www.buddesign.com

PREPARED UNDER THE DIRECTION OF:

ANDREW ANDRE, P.E.

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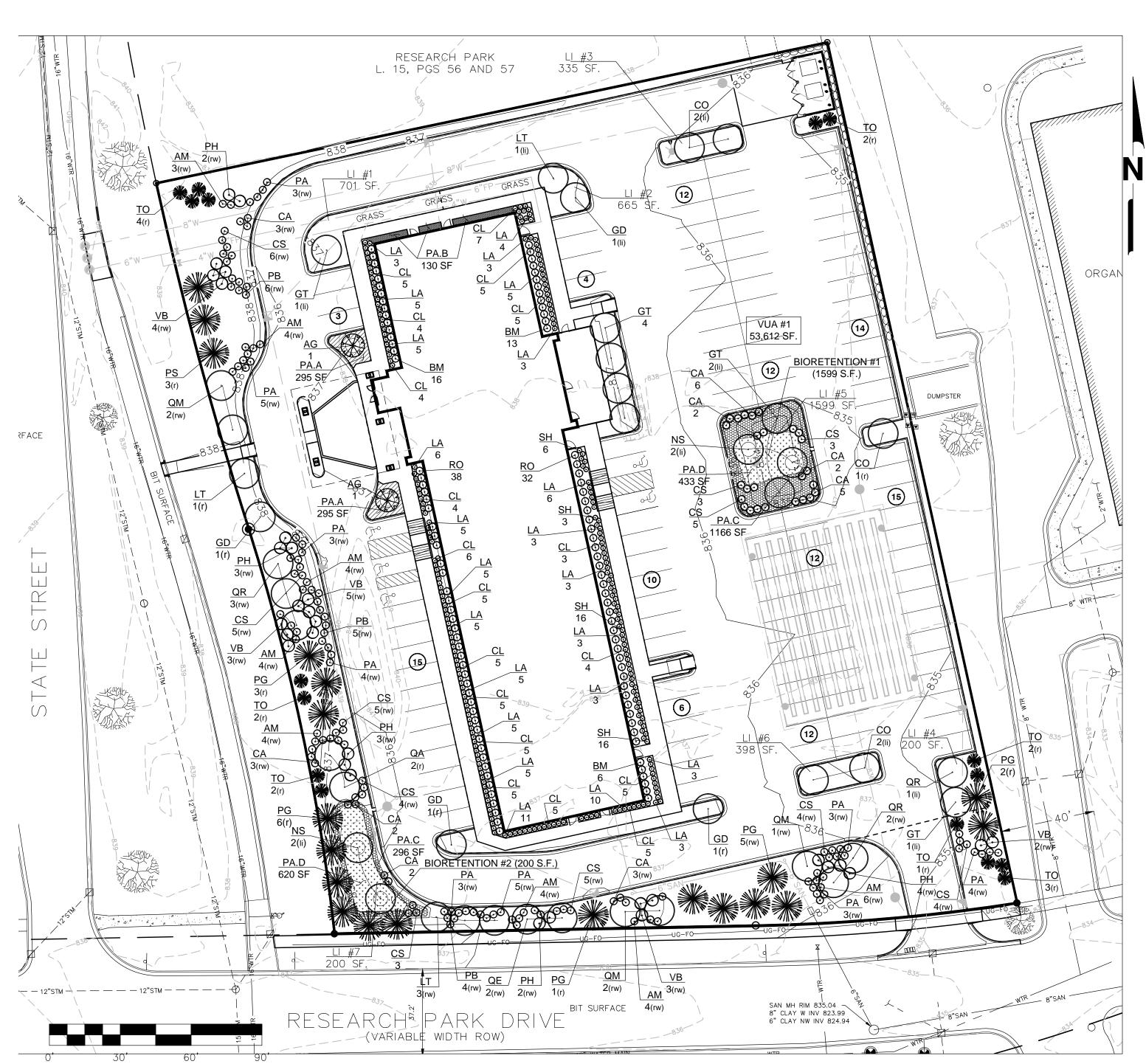
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ISSUED FOR	DATE
SPA	08/29/16
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SPA	03/15/17
DATE :	
DRAWN: ACA	

CHECKED: JDT SCALE: 1"=30' JOB NO: BD-16-158

SHEET TITLE : SITE LAYOUT AND PAVING PLAN



	LANDSCAPE TREES				
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE/ROOT (MINIMUM)		
5	СО	Celtis occidentalis / Common Hackberry	3" Cal. B&B		
8	GT	Gleditsia tricanthos var. inermis 'Suncole' / Sunburst Honeylocust	3" Cal. B&B		
4	GD	Gymnocladus dioicus / Kentucky Coffeetree	3" Cal. B&B		
5	LT	Liriodendron tulipifera / Tuliptree	3" Cal. B&B		
4	NS	Nyssa sylvatica / Blackgum	2" Cal. B&B		
2	QA	Quercus alba / White Oak	3" Cal. B&B		
2	QE	Quercus ellipsoidalis / Northern Pin Oak	3" Cal. B&B		
5	QM	Quercus macrocarpa / Burr Oak	3" Cal. B&B		
6	QR	Quercus rubra / Northern Red Oak	3" Cal. B&B		
17	PG	Picea glauca 'Densata' / Black Hills Spruce	8' Ht. B&B		
3	PS	Pinus strobus / Eastern White Pine	8' Ht. B&B		
16	то	Thuja occidentalis 'Mission' / Techny Arborvitae	6' Ht. B&B		
3	PS	Pinus strobus / Eastern White Pine	8' Ht. B&B 8' Ht. B&B		

SCALE: 1" = 30'

PERENNIAL PLANTING AREA A (PA.A) - 590 SQ. FT.					
	WILDFLOWERS				
QTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING / GROUPING			
50	Asclepias tuberosa / Butterfly Weed	1-Gallon Cont. / 18" O.C. / 3-5 Plants			
70	Echinacea purpurea / Purple Coneflower	1-Gallon Cont. / 1' O.C. / 3-5 Plants			
45	Coreopsis lanceolata / Lanceleaf Coreopsis	1-Gallon Cont. / 1' O.C. / 3-5 Plants			
	GRASSES				
OTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING			

QIY	BUTANICAL NAIVIE / CUIVIIVIUN NAIVIE	SIZE / SPACING
200	Sporobolus heterolepis / Prairie Dropseed	1-Gallon Cont. / 2' O.C. / 7-11 Plants
mask the need to k	ntrate the Prairie Dropseed plantings near the shoots of the Purple Coneflower and Butterfloorder the entire planting edge, and the plant ary slightly.	ly Weed. Prairie Dropseed does not

SMALL TREES, SHRUBS, PERENNIALS				
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	
2	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8' Ht. B&B, Multiple Stem	
33	AM	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	24" Ht. 5-Gal. Container / 3' O.	
35	ВМ	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	24" Ht. 5-Gal. Container / 3' O.	
28	CA	Ceanothus americanus / New Jersey Tea	24" Ht. 5-Gal. Container / 3' O.	
87	CL	Coreopsis lanceolata / Lanceleaf Coreopsis	1-Gal. Container / 1' O.C.	
47	CS	Cornus sericea 'Arctic Fire' / Arctic Fire Dwarf Dogwood	24" Ht. 5-Gal. Container / 3' O.	
109	LA	Lavendula angustifolia 'Hidcote Blue' / English Lavender	1-Gal. Container / 1' O.C.	
14	PH	Physocarpus opulifolius / Common Ninebark	24" Ht. B&B / 5' O.C.	
33	PA	Potentilla fruticosa ' Abbottswood' / Abbottswood Potentilla	24" Ht. 5-Gal. Container / 3' O.	
15	РВ	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla	24" Ht. 5-Gal. Container / 3' O.	
70	RO	Rosa 'Double Knock Out' / Double Knock Out Rose	24" Ht. 5-Gal. Container / 4' O.	
41	SH	Sporobolus heterolepis / Prairie Dropseed	1-Gal. Container / 2' O.C.	
17	VB	Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	24" Ht. B&B / 5' O.C.	

*Perennial plant quantities listed above are for specific individual plants located on the planting plan, and do not include perennial plants of the same species in specific perennial planting areas. See planting area tables PA.A-PA.E for reference.

	PERENNIAL PLANTING AREA B (PA.B) - 130 SQ. FT.				
WILDFLOWERS					
QTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING / GROUPING			
60	Aquilegia canadensis / Columbine	1-Gallon Cont. / 1' O.C. / 7-9 Plants			
40	Asarum canadense / Wild Ginger	1-Gallon Cont. / 1' O.C. / 5-9 Plants			
30	Aster cordifolius / Heart Leaved Aster	1-Gallon Cont. / 1' O.C. /3-6 Plants			
	ntrate Columbine along the building and Neaved Aster mixed throughout.	Vild Ginger along the sidewalk, with			



THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY

GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION Z60.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL

18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL TOPSOIL OF LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COURSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING

PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

LANDSCAPE REQUIREMENTS Right-of-Way Screening (ROW) Size of ROW buffer strip (minimum 10 feet) 10'-30' Number of ROW screening trees required (1 tree for every 30' or fraction thereof of public ROW street frontage of the vehicular use area; 265.55 L.F. (Research Park Drive) + 327.04 L.F. (20 | State Street) = 592.59 L.F.; 592.59 / 30 = 20 Trees Number of ROW screening trees provided (rw) 20 Hedge, shrubs, berm and/or wall provided in ROW buffer strip? Shrubs If shrubs used, number of shrubs required (1 shrub for every 4 lineal feet; 592.59/4 = 149) 149 154 Number of shrubs provided (rw) Vehicular Use Area (VUA) VUA Size (sq. ft.) 53,612 Square feet of interior landscape islands (LI) required 3575 (VUA 50,000-149,999 sf.: LI/VUA Ratio is 1:15 sf.; 53,612*0.066=3574.13 sf.) Square feet of interior landscape islands provided Square feet of depressed bioretention interior LI required (Bioretention islands required if interior landscape island requirement is greater than 700 square ft.) (3575*.5=1787.5) Square feet of depressed bioretention interior landscape islands provided Number of interior landscape island trees required (1 Deciduous shade tree for every 250 15 square feet of required interior landscape island; 3575/250=14.3; round to 15 trees) 15 Number of interior landscape island trees provided (li) Conflicting Land Use Buffer (CLUB) Landscape buffer required N Landscape buffer provided N Trees required Trees provided 0 Hedge, landform berm, wall, fence or combination required N Hedge, landform berm, wall, fence or combination provided Woodland and Landmark Tree Mitigation Woodland Trees Removed (DBH inches) NA Woodland Tree Mitigation required (in caliper inches) NA (50% of the original DBH for each woodland tree 8 inches or larger that is removed; 0.5*270=135) Woodland Tree Mitigation proposed (in caliper inches and number of trees) Landmark Trees Removed (DBH inches) 147 Landmark Tree Mitigation required (in caliper inches) 74 (50% of the original DBH for each landmark tree that is removed; 0.5*147=74) Landmark Tree Mitigation proposed (in caliper inches and number of trees) 21"; 7 Trees @ 3" Cal. *6' tall evergrees assumed to be 2" DBH, and 8' evergreens assumed to be 3" DBH 32"; 16 Trees @ 2" Cal. Total Tree Mitigation proposed (r) 45"; 15 Trees @ 3" Cal.

PERENNIAL PLANTING AREA D (PA.D) - 1053 SQ. FT. **WILDFLOWERS** QTY BOTANICAL NAME / COMMON NAME SIZE / SPACING / GROUPING | Asclepias incarnata / Red Milkweed 3" Pots / 18" O.C. / 5-9 Plants 15 Baptisia lactea / White False Indigo 3" Pots /3' O.C. / 3 Plants 49 | Iris versicolor / Blue Flag Iris 3" Pots /1' O.C. / 5-9 Plants 49 | Liatris pycnostachya / Prairie Blazingstar | 3" Pots /1' O.C. / 5-9 Plants 25 | Penstemon digitalis / Smooth Penstemon | 3" Pots /1' O.C. / 3-5 Plants 49 | Solidago ohioensis / Ohio Goldenrod 3" Pots / 18" O.C. / 5-9 Plants 25 | Vernonia fasciculata / Ironweed 3" Pots / 18" O.C. / 3-5 Plants 15 | Veronicastrum virginicum / Culver's Root | 3" Pots / 18" O.C. / 3 Plants

Total Tree Mitigation Proposed (r)

	GRASSES		
QTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING	
443	Carex vulpinoidea / Fox Sedge	3" Pots / 18" O.C. / 9-15 Plant	
* Conce	entrate plantings of Blue Flag Iris in the lowe	est portion of the recessed	

bioretention area.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE. MULCH SHALL NOT BE TOUCHING THE TRUNK OF ANY TREE. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB. MULCHING SHALL FOLLOW THE CITY OF ANN ARBOR PLANTING DETAILS.

4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

UPON COMPLETION, ONLY PRUNE DEAD OR BROKEN BRANCHES FROM TREES. THE

DEAD OR INJURED BRANCHES. PRUNING PAINT SHALL NOT BE USED. <u>FINISHING AND CLEANING UP</u> IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP

AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE

THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND

RE-ESTABLISH TURF IN RUTTED AREAS.

98"; 38 Trees

CUI 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOW

ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING

SHRUB BED DETAIL

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

GENERAL NOTES

- 1. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE HVAC ENCLOSURE.
- 2. ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
- 4. REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
- 5. ALL GRASS AREAS TO BE SODDED.
- 6. SPACE ALL SHRUBS AT SPACING INDICATED ON PLANT LISTS.
- 7. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- 8. THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.

CITY OF ANN ARBOR LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REFER TO CITY OF ANN ARBOR LANDSCAPE AND SCREENING ORDINANCE (CHAPTER 62)

- 1. COMPACTED SOILS SHALL BE SCARIFIED TO A DEPTH OF 6" TO
- ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION. 2. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN

ACCORDANCE WITH CHAPTER 62 BY THE END OF THE FOLLOWING

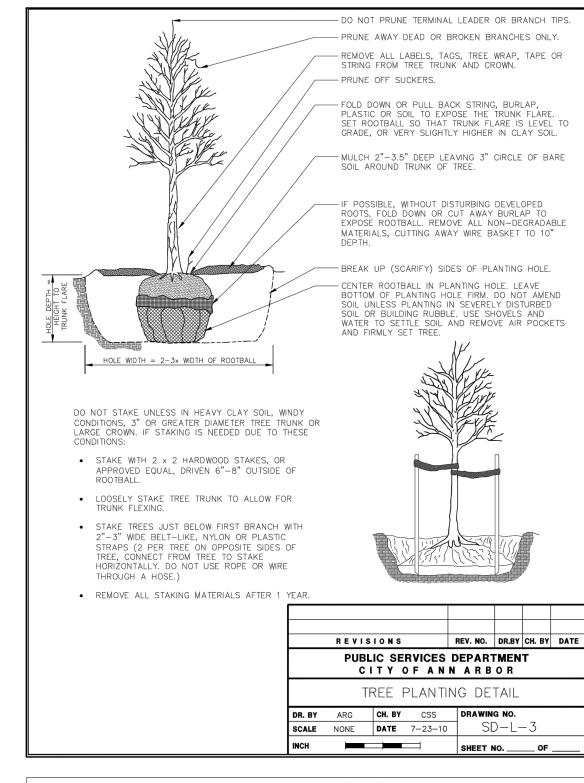
3. SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. SNOW SHALL

NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.

4. THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TMDL FOR PHOSPHORUS WITHIN THE MIDDLE HURON

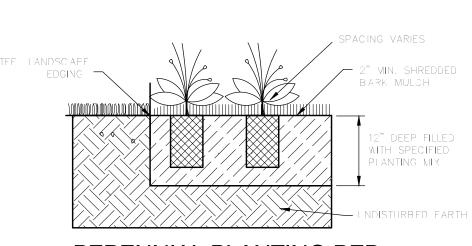
TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS

RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL



	WILDFLOWERS	
QTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING / GROUPING
50	Allium cernuum / Nodding Wild Onion	3" Pot / .5'-1' O.C. / 5-9 Plants
25	Aster laevis / Smooth Aster	1-Qt. Container / 1' O.C. / 3-5 Plan
42	Asclepias tuberosa / Butterfly Weed	3" Pot / 18" O.C. / 3-5 Plants
66	Coreopsis lanceolata / Lanceleaf Coreopsis	3" Pot / 1' O.C. / 7-11 Plants
66	Dalea purpurea / Purple Prairie Clover	3" Pot / 1' O.C. / 5-9 Plants
58	Liatris aspera / Rough Blazingstar	3" Pots / 1' O.C. / 7-11 Plants
66	Rudbeckia hirta / Black Eyed Susan	3" Pots / 1' O.C. / 5-9 Plants
50	Solidago speciosa / Showy Goldenrod	3" Pots / 1' O.C. / 5-9 Plants
	GRASSES	
QTY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
165	Sporobolus heterolepis / Prairie Dropseed	3" Pots / 2' O.C. / 12-15 Plants

in these areas. These plants do not exclusively need to be planted at the exterior of the planting areas.



PERENNIAL PLANTING BED



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B

Grand Blanc, MI 48439

(FAX) 810.695.0569

Web: www.buddesign.com

PREPARED UNDER THE DIRECTION OF:

ANDREW ANDRE, P.E.

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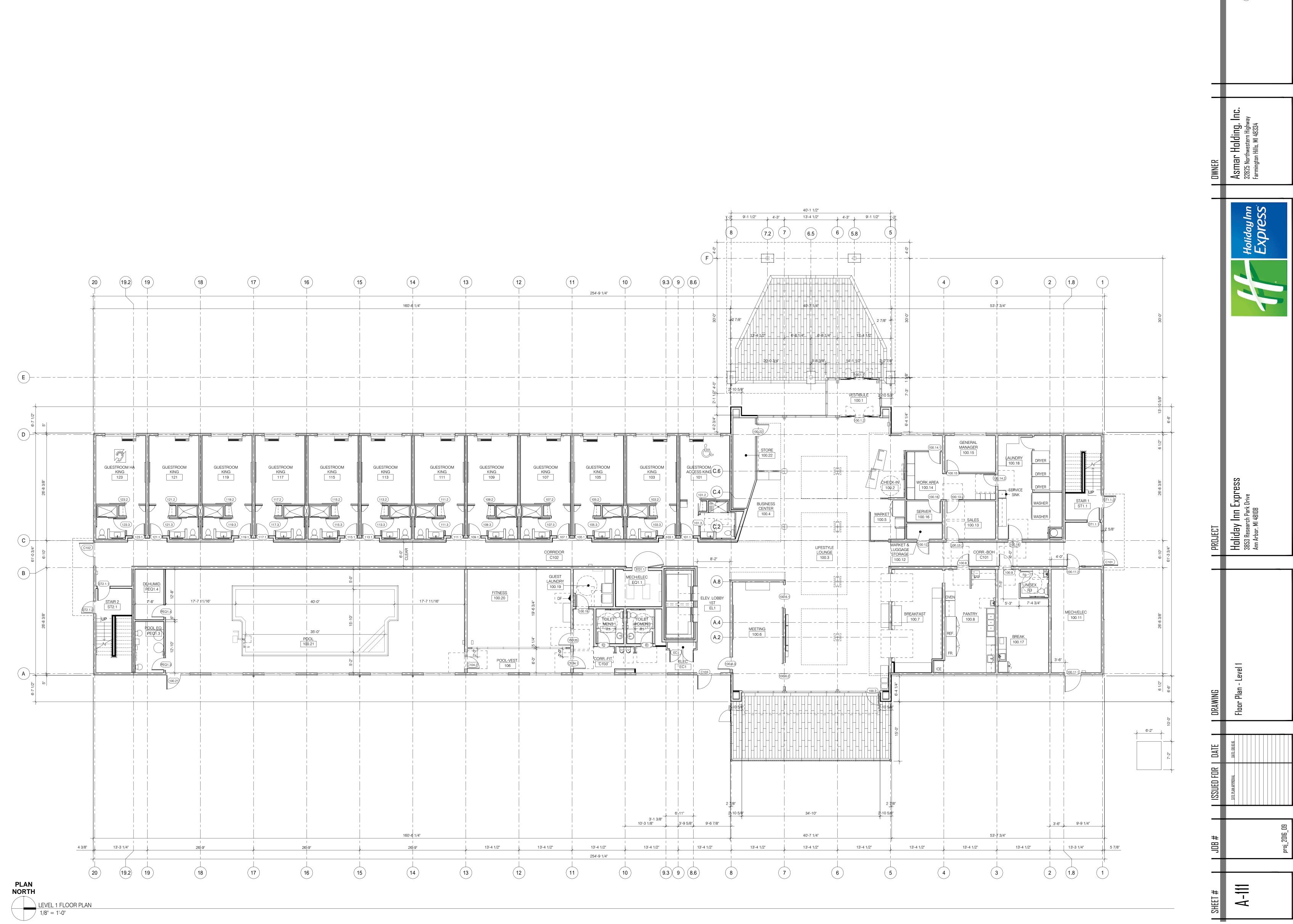
5

ISSUED FOR 12/20/16 01/18/17 03/08/17 03/15/17 DATE:

DRAWN: ACA CHECKED: JDT SCALE: 1"=30'

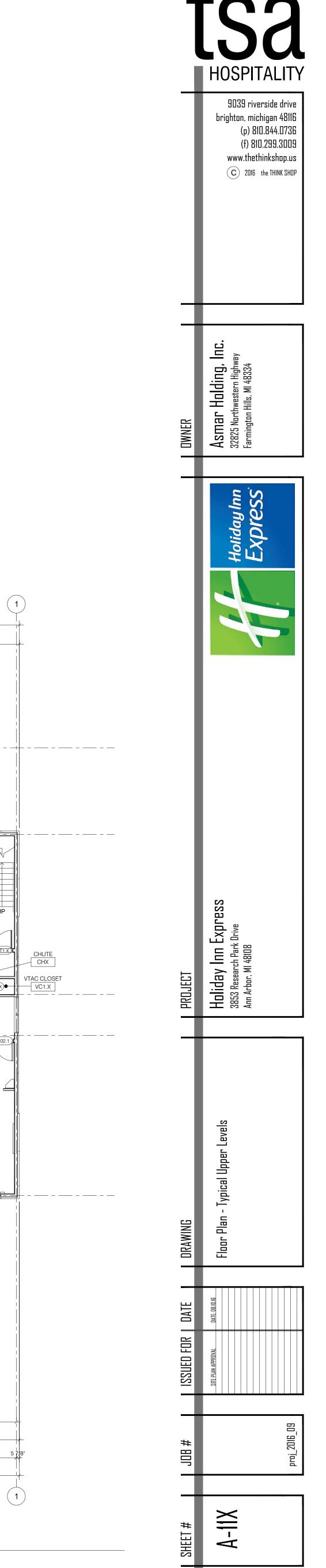
JOB NO: BD-16-158 SHEET TITLE:

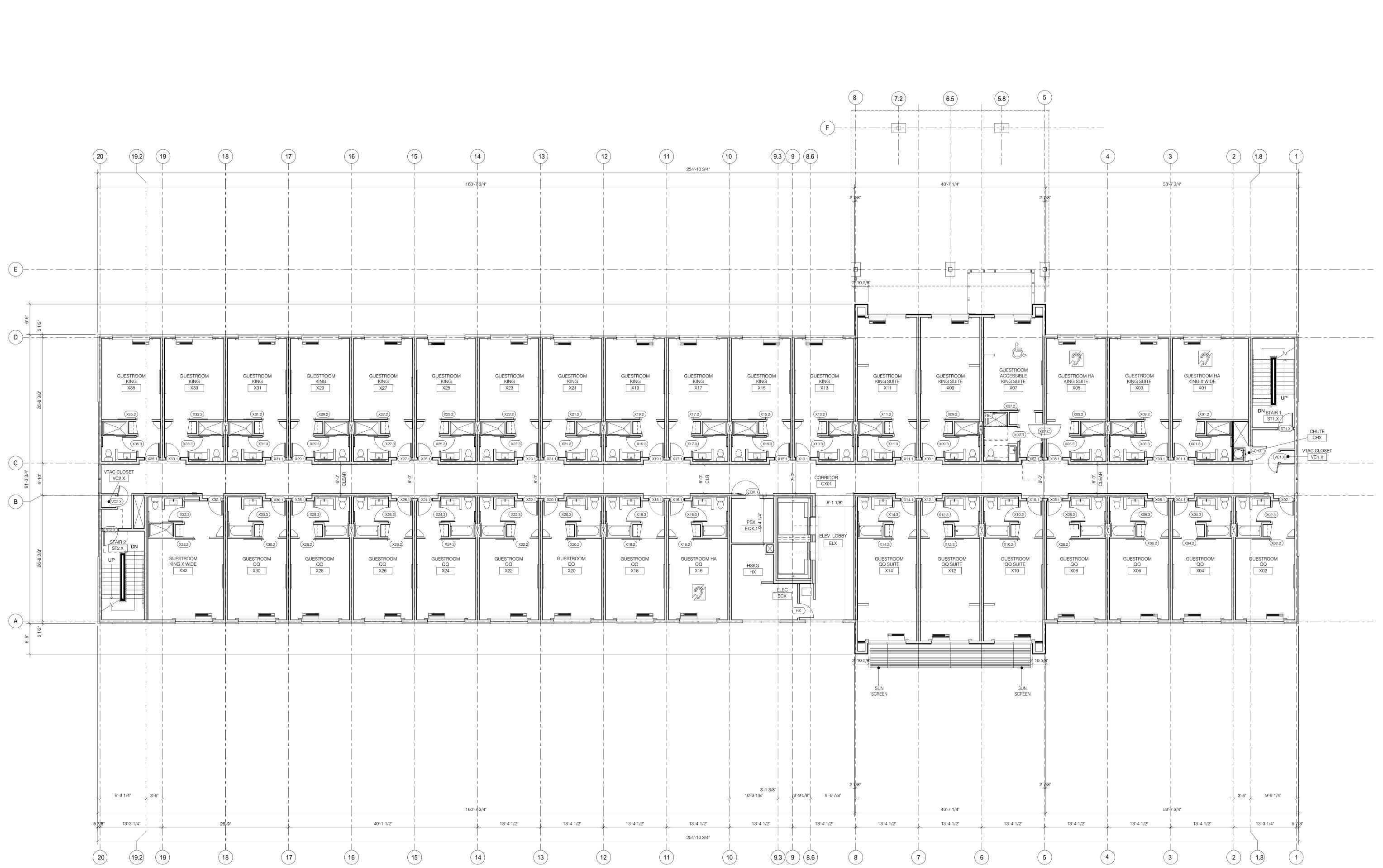
LANDSCAPE PLAN AND DETAILS



HOSPITALITY 9039 riverside drive brighton, michigan 48116 (p) 810.844.0736 (f) 810.299.3009 www.thethinkshop.us C 2016 the THINK SHOP

#	ISSUED FOR DATE	DATE	DRAWING	PROJECT	1	DWNER
60 ⁻ 910	SITE PLAN APPRIDVAL	DATE: 08.ID.16	Floor Plan - Level 1	Holiday Inn Express 3853 Research Park Drive Ann Arbor, MI 48108	Holiday Inn Express	Asmar Holding 32825 Northwestern Hig Farmington Hills, MI 4833





TYPICAL UPPER LEVELS FLOOR PLAN

1/8" = 1'-0"



HOSPITALITY

1 EXTERIOR ELEVATION, FRONT/WEST 1/8" = 1'-0"





10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

August 26, 2016

RE: Stellar Hospitality AA3, LLC

Holiday Inn Express & Suites / 3853 Research Park Drive

Citizen Participation Report

The Citizen Participation meeting was held at the Ann Arbor District Library Downtown Library Conference Room A on August 25, 2016 beginning at 6:30pm. A total of eighty-six (73) property owners and residents were sent notices of the meeting via the United States Postal Service.

No attendees were at the meeting, other than the development representative. Information regarding the proposed site development was present at the meeting and available for review and discussion. Attached to this letter is a summary of the items that were available for review at the meeting.

Sincerely,

BUD DESIGN & ENGINEERING SERVICES, INC.

Andrew Andre, PE

President

Attachments: Notice of Citizen Participation Meeting

Signage Notification

Library Room Confirmation

Sign-In Sheet



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Planning

Welcome! The Ann Arbor City Planning Division provides expertise and information to advise and guide public and private community decision makers in achieving the best possible development, redevelopment, improvements and preservation for the benefit of the people who live in, work in, and visit the city.

Check out our <u>Economic Health (/departments/planning-development/planning/Pages/Economic-Health.aspx)</u> page about efforts to achieve Ann Arbor's sustainability goal of a resilient local economy. The <u>Zoning Maps (/departments/planning-development/zoning/Pages/Zoning-Maps.aspx)</u> page includes mapAnnArbor, the city's dynamic online mapping system, as well as individual PDF zoning maps for downloading. Information about <u>Citizen Participation (/departments/planning-development/development-review/Pages/Citizen-Participation.aspx)</u> in the development review process helps residents navigate the development review process.

Upcoming Citizen Participation Meetings

A citizen participation meeting will be held on **Thursday, August 25, 2016** for a development petition to be submitted to the City of Ann Arbor mid-fall. The project is a new 4-story Holiday Inn Express and Suites, with indoor pool and fitness center, to be located at 3853 Research Park Drive, Ann Arbor, Mr. The meeting will be held at the Downtown Ann Arbor District Library, 343 S. Fifth Avenue, Ann Arbor, in Conference Room A at 6:30 p.m. Questions or comments may be directed to Jimmy Asmar at jimmy@asmarcapital.com or during business hours at 248-419-5555.

A citizen participation meeting will be held on **Wednesday, August 31, 2016** for the proposed rezoning and site plan for the 2587 Packard Road project. The meeting will be held in the main conference room at Midwestern Consulting at 6:30 p.m., located at 3815 Plaza Drive, Ann Arbor, 48108.

Upcoming Committee Meetings

Planning Commission Committee meetings are schedule for the fourth Tuesday of every month at 7 p.m. Check the City's <u>master calendar (https://calendar.a2gov.org/CalendarNOW.aspx?</u>
for detailed meeting information.

Quick Links and Hot Topics

- Accessory Dwelling Units (/departments/planning-development/planning/Pages/Accessory-Dwelling-Units.aspx)
- Petitions Under Review (/departments/planning-development/development-review/Pages/Petitions-Under-Review.aspx)



