

1. Agenda

Documents: [01- PC AGENDA AUG .PDF](#)

2. Packet

Documents: [2014-08-20_PC-PACKET .PDF](#)

3. Bridge, Linear Park And Trail Planset

Documents: [07- YHBRELPT-SM2 .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, August 20, 2014 - 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Nicki Sandberg	P	A
Scott Straley	P	A

III. Approval of Minutes

- June 18, 2014

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items

None

VI. Old Business

- Request for extension
 - o Parkridge Homes

VII. New Business

- 1510 Washtenaw: major site plan revision (BW)
- 636 S Mansfield: Pat Walters & Sons HVAC expansion (BW)
- 311 S Grove: Complete Auto (BW)
- Capital Improvements review – Ypsilanti Heritage Bridge and River's Edge Linear Park and Trail final designs (TG)
Presentation only

VIII. Committee Reports

- Non-Motorized Committee

IX. Future Business Discussion / Updates

- Zoning Code update – schedule update
- Capital Improvements review – Prospect Road
- Request for Sept. 10 meeting for review of proposed I-94 crossing

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
June 18 2014
CITY COUNCIL CHAMBER
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

II. ROLL CALL

Present: R. Johnson, C. Zuellig, H. Jugenitz, M. Bullard, P. Hollifield, N. Sandberg
S. Straley

Absent: A. Bedogne (excused)

Staff: Teresa Gillotti, Community Development Director
Nan Schuette, Executive Secretary
Megan Minock – Consultant

Chairperson Johnson welcomed new members Nicki Sandberg and Scott Straley to the board.

III. APPROVAL OF MINUTES – May 21, 2014

Commissioner Hollifield moved to approve the minutes of May 21, 2014 (Support: H. Jugenitz) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS AND PRESENTATIONS

1. Capital Improvements Review

Ms. Gillotti gave some background information on this project. This presentation is for the pedestrian bridge and mid-walk crossing that connects Riverside Park up to the corner of the Honda Dealership, who have given the city an easement, and then have a pedestrian crossing on Michigan Avenue at grade that will connect to the Water Street Trail. We are not done yet on the planning of the Water Street Trail so we will do a Part Two of the Capital Improvement Review at a later meeting. MDEQ will not permit us to put a crossing under the bridge so we had to re-group and come up with a plan across the river but get up high enough to cross the

street. She introduced Chris Zangara from Mannik and Smith Group. He is the engineer for the project brought on by Washtenaw County Parks & Recreation who are providing the match for our grant.

Chris presented a detailed design plan and proposed location of the bridge and how it fits in to both Riverside Park over the Huron River, across Michigan Avenue and ends at the beginning of the Water Street Trail. He indicated the type and color of block that would be used on the masonry, i.e. Miami Buff. The bridge would be approximately 10' in width and 18' at the overlook points. The bridge will have an ADA accessible ramp. He also reviewed the location of the trail itself as well as discussing the possibility of a median and location of crosswalks on Michigan Avenue underneath the bridge.

Ms. Gillotti added that MDEQ approved the High Intensity Activated Cross Walk (HAWK) crossing, which is a pedestrian activated stop crossing that stops traffic in both directions to allow crossing. It would have an ADA ramp on sides, striping and a signal. Staff wanted the median to be more of an entrance to the park as well as the grade change on the hill and likes the idea of a median to slow traffic down. HAWK's are fairly new to MDOT; however, we got the location approved. Staff presented the median but the signal unit of MDOT didn't want the median because if a person is crossing in the middle, the signal would not work. The department that handles maintenance didn't want the median because they plan to repair the bridge in a few years and a median makes it more difficult to re-route traffic. Staff doesn't know if the crossing will get approval or not and the other important part is they will not approve property that impacts a property owner, referring to the property at Fischer Honda. We may end up with a very simple HAWK or a version with the median, which is staff's preference.

There were many questions on the project by board members including plantings, lighting, bump-outs, and potential zig-zags for bikes.

Planning Commission generally recommends the plan with some possible changes; consideration of bump-outs on the north side of Michigan Avenue to reduce crossing providing additional protection for pedestrians; additional plantings between the two towers and restoring the banks.

A Motion was made by Commissioner Zuellig (Support: P. Hollifield) to amend the agenda moving up Old Business – Bylaws & Elections – and by voice vote carried unanimously.

VI. OLD BUSINESS

At a previous meeting, it was clarified that the calendar year from January thru December would be used to determine the number of absences allowed by a member. Commissioner Zuellig moved that notification be made by staff to any member after two consecutive absences and/or after the third non-consecutive absence during a calendar year.

One board member asked if there was any appeal process due to legitimate absences and Ms. Gillotti responded that the Planning Commission notifies the City Council since they would be

the deciding body on whether or not a member could stay on the board. Commissioner Jugenitz supported the motion and the motion carried 6:1. Commissioner Hollifield opposed.

Elections were held and Chairman Johnson accepted the nomination for another year. Commissioner Zuellig moved to re-elect Chairman Johnson (Support: P. Hollified) and the motion carried unanimously. Commissioner Zuellig was nominated to continue the position of Vice-Chair, which she accepted. Commissioner Jugentiz moved to re-elect Commissioner Zuellig as Vice-Chair (Support: N. Sandberg) and the motion carried unanimously.

The meeting adjourned at 6:58 p.m.

Planning Commission Meeting reconvened at 7:07 p.m. Chairperson Johnson welcomed Mayor Schreiber and Council members, Murdock and Robb.

VI. AUDIENCE PARTICIPATION

Angela Kline, 214 S. Grove – noted that currently her property, which is an old historic home built in the 1850's, is zoned industrial – she is asking that during the rezoning process, the board would consider zoning that allows residential.

VII. PUBLIC HEARING ITEMS AND PRESENTATIONS

1. Zoning ordinance revision presentation

Ms. Gillotti stated that staff has spent the last few months reviewing sections of the ordinance and they now have a single draft. She pointed out the use tables which include who has approval for site plans, PUD's, etc. i.e. planner, commissioners or city council. Rather than point out the list of changes, staff decided to focus on trying out on some sites – staff picked three sites to see what would have been allowed under the old ordinance and what would be allowed under the new ordinance – the first is 774 Harriet, next is a vacant lot on Washtenaw/Cortland and finally Central Neighborhood areas on Pearl Street. Ms. Gillotti introduced Megan Minock, ENP Consultant, who has previously been working on the Master Plan as well as in the office during Ms. Wessler's absence.

Ms. Minock stated that during the Master Plan process, staff reviewed the vision and predictability. Now we are in the process of taking on the vision and implementing it. She noted that there are currently 16 districts and 4 overlay districts existing in the city and the current zoning does not work. The new zoning ordinance allows for no overlay districts, eight form based districts and four use districts, for a total of 12 districts. Ms. Gillotti added that it is particularly problematic in the Historic District when we have a message that says we want to preserve the historic nature but not allow for a use that is permitted in that area – it sends a mixed message for our ordinance.

Chairman Johnson asked Ms. Minock to review the proposed 12 zoning districts prior to reviewing the three districts previously stated. She reviewed each of the proposed 12 districts giving the description and purpose of each as to what they were designed to allow and encourage in that particular district under the new zoning as well as comparing previous uses. She also indicated the various corridors and neighborhoods.

Ms. Minock reviewed the properties on Harriet, Washtenaw/Courtland and Pearl Street stating what is allowed on each of these properties as well as producing overhead drawings/pictures to detail all of the uses.

Commissioner Jugenitz stated that while she realized staff had put a lot of work into crafting the language to communicate these changes to the broader public, she suggested that on core neighborhoods, she would encourage staff to use “low density to high density” designation as a difference between each of the three core neighborhoods.

Chairman Johnson stated that it was his opinion regarding core neighborhoods – it is important the words “single family” be included. Commissioner Straley had some questions regarding on-street parking in core neighborhoods, which Ms. Minock addressed.

Ms. Gillotti stated that the next step is the roll out to the public, hold public hearings and finally adoption, which she hopes will be completed by the fall.

Chairman Johnson added that he thought the presentation was enlightening in that it gives the board better flexibility since there are times when people come before the board and it is their opinion that we are not being helpful in what they are trying to accomplish. While the board may not have the solution, they are doing the best they can.

Amanda Edmunds asked if there was any allowance for paving or solar and if this is something that needs to be regulated. Commissioner Zuellig also had questions on lot coverage and upzoning and wanted to be sure that we are very clear with the community on uses. Additionally, on communications with the public, Commissioner Jugenitz gave an example of a possible concern by someone stating that “if there was an existing commercial use in the area that someone wanted to maintain for commercial use but zoning would not allowed” how would this be resolved – this is a type of question that is practical and would be of interest to current owners and their ability to sell the property. Ms. Minock made a note to address this as staff goes back through the ordinance.

To wrap up, Ms. Gillotti is looking to get many comments from all the board members since there is a lot to think through and will be discussed further in July.

VIII. OLD BUSINESS

1. Request for Extension

a. 517-521 Tyler (Self Storage)

Commissioner Jugenitz moved that the Planning Commission approve an extension for 517-521 Tyler (Self Storage) for six months from the previous approval in light of the fact that they require additional time to submit plans to the Building Department (Support: N. Sandberg) and by voice vote, the motion carried unanimously.

b. 615 E. Michigan Ave (Harmony House Motel)

Commissioner Jugenitz moved that the Planning Commission approve an extension for 615 E. Michigan (Harmony House) for six months from the previous approval in light of the fact that they require additional time to submit plans to the Building Department (Support: N. Sandberg) and by voice vote, the motion carried unanimously.

IX. NEW BUSINESS

None

X. COMMITTEE REPORTS

Non-Motorized Committee - The May and June meeting minutes were included in the packet.

XI. FUTURE BUSINESS DISCUSSION/UPDATES

1. Full Zoning Text & Map – Public Hearing

XII. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried unanimously. The meeting adjourned at 9:09 p.m.

Teresa Gillotti

From: Zachary Fosler <zfosler@ypsilantihc.org>
Sent: Friday, July 11, 2014 1:15 PM
To: Teresa Gillotti
Cc: Vicki Vaughn (vvaughn@ccadev.com)
Subject: Parkridge Site Plan Extension Request

Teresa,

The Ypsilanti Housing Commission requests a 6-month extension to the Parkridge site plan. We intend to apply for tax credits again in the Fall 2014 round. We anticipate the submission date to fall in October.

If you require any additional information, please do not hesitate to ask.

Thank you,

Zachary Fosler, Executive Director
Ypsilanti Housing Commission
(734) 482-4300

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Memo

To: Planning Commission
From: Bonnie Wessler, Planner I
Date: 12 August 2014
Subject: 1510 Washtenaw: major revision

The Planning Commission approved the 15 May 2013 site plan for 1510 Washtenaw in June of 2013. Both the original plans and the revision request are included in this packet. In brief, the changes requested by the applicant, the reasons for the changes, and staff's response are below.

- Removal of the westernmost parking space along the Washtenaw frontage and related curbing changes.
 - o *Reason:* dimensional constraints. The existing island provides snow storage during the winter, and protects the existing parking from being clipped by people turning into the lot. The striped area shown will provide for neither protection nor snow storage.
 - o *Response:* This is a reasonable request. The May 2013 site plan was approved with 23 parking spaces, an increase over the existing 22 spaces. Allowing 22 spaces to remain is permissible.
- Removal of greenbelt landscaping along Washtenaw between parking lot and sidewalk
 - o *Reason:* dimensional constraints. There is very little room between the sidewalk and the parking lot, and in the winter is generally taken up by snow storage. Shrubs in this location would be inappropriate and short-lived; other ornamental or screening landscaping would be very challenging to maintain.
 - o *Response:* This is a reasonable request. Planning Commission may grant this waiver under 122-713.
- Removal of requirement for easement along the front of the building
 - o *Reason:* A public sidewalk along lot frontage, constructed to MDOT standards, has been constructed. An easement for public access along the building frontage is redundant and hampers future redevelopment.
 - o *Response:* This ability of the frontage sidewalk to be completed was in some doubt at the time of the previous approval. Its completion does indeed make this easement redundant.

Staff recommends that Planning Commission *approve* the amended site plan as proposed, with the following findings, waivers, and conditions:

Findings:

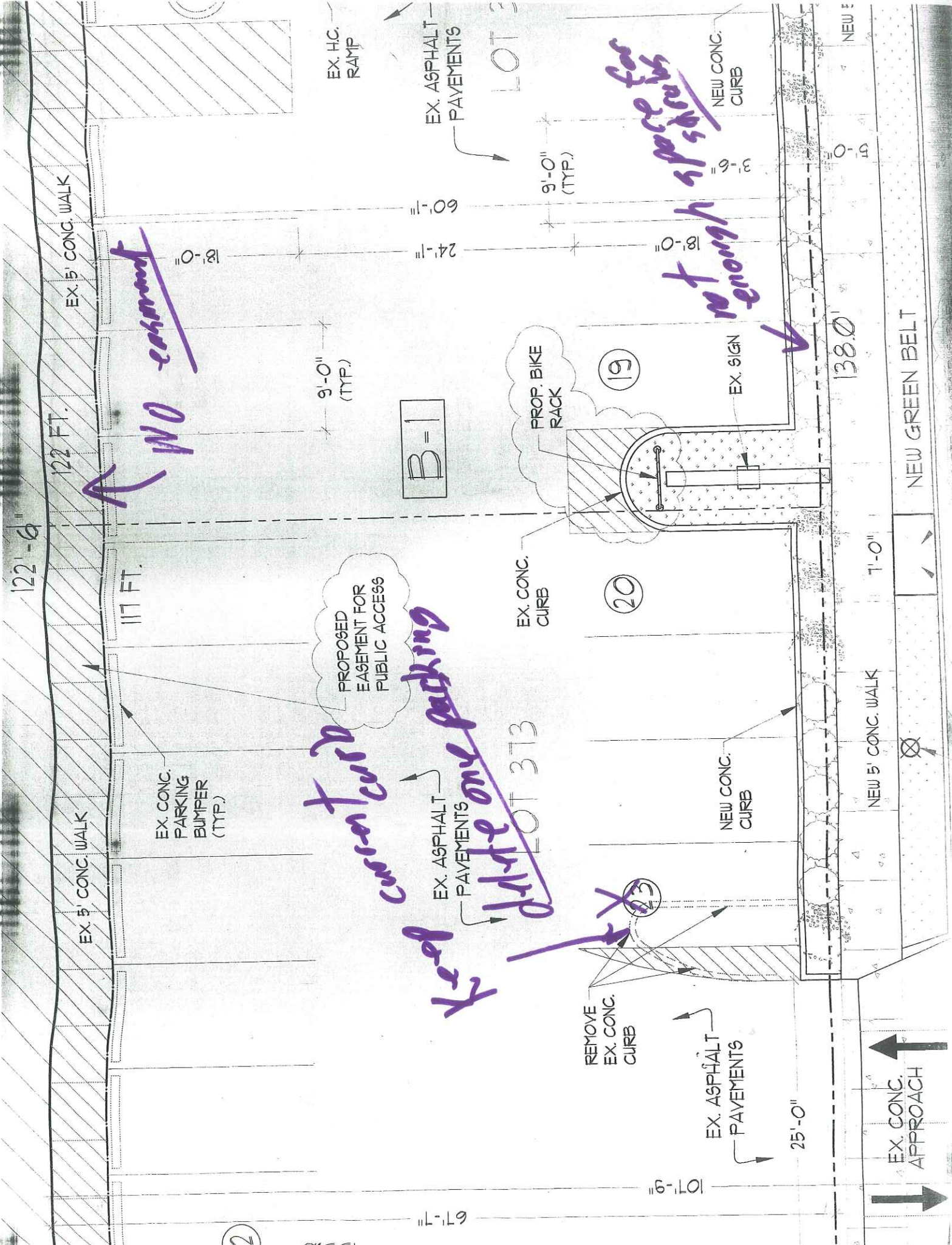
- Continuance of 22 parking spaces is not an expansion of an existing nonconformity.
- The easement previously required by Planning Commission is no longer required due to the presence of sidewalk along the Washtenaw frontage.

Waiver:

- Planning Commission waiver for provision of the greenbelt, due to dimensional and maintenance concerns

Conditions:

- The changes noted above and in the attached sketch plan are provided on sealed as-built drawing.





20 June 2013

**Staff Review of Site Plan Application
Proposed Retail Plaza
1510 Washtenaw**

GENERAL INFORMATION

Applicant: Said Issa
1510 Washtenaw
Ypsilanti, MI 48197

Project: Proposed Retail Plaza

Application Date: 5/23/2013

Location: Northwest corner of Mansfield and Washtenaw

Zoning: B1, Neighborhood Business; EO, Entryway Overlay; RC, Residential Commercial

Action Requested: Site Plan approval

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The parcel is approximately 0.4 acres in size, with a 6,600 square foot one-tenant building fronting onto Washtenaw. There are approximately 22 parking spaces located in the front of the building; a narrow (~12') paved area surrounds the building to the north and west. The building is built to the west property line. The proposed alterations will not alter the footprint of the building or the parking. Minor landscaping is being proposed in the available space, as well as curb-to-curb re-paving of the area between Washtenaw and the parking lot, in the MDOT right-of-way. The building was constructed in 1962 for Richardson's Pharmacy and an expansion almost doubling the size of the pharmacy was constructed in 1986. A variance was granted at that time to permit parking space dimensions of 10'x19' (note that current standards permit 9'x18'). In recent years, it has been a dollar store and a discount grocer.

The property is zoned **B1 – Neighborhood Business**, which allows a variety of retail, service, and office uses, but does limit the size of each use to 3,000 square feet, and allows a total of 5,000 square feet for multi-tenant developments. The Planning Commission is authorized to permit an additional 1,000 square feet of building size for projects consistent with the character and intent of the section. By changing from one 6,600 square foot use to four 1,500-1,600 square foot uses, this does represent a

decrease in the nonconformity, but does require that Planning Commission permit a multi-tenant development 200 square feet in excess of the current standard.

Figure 1: Subject Site Location

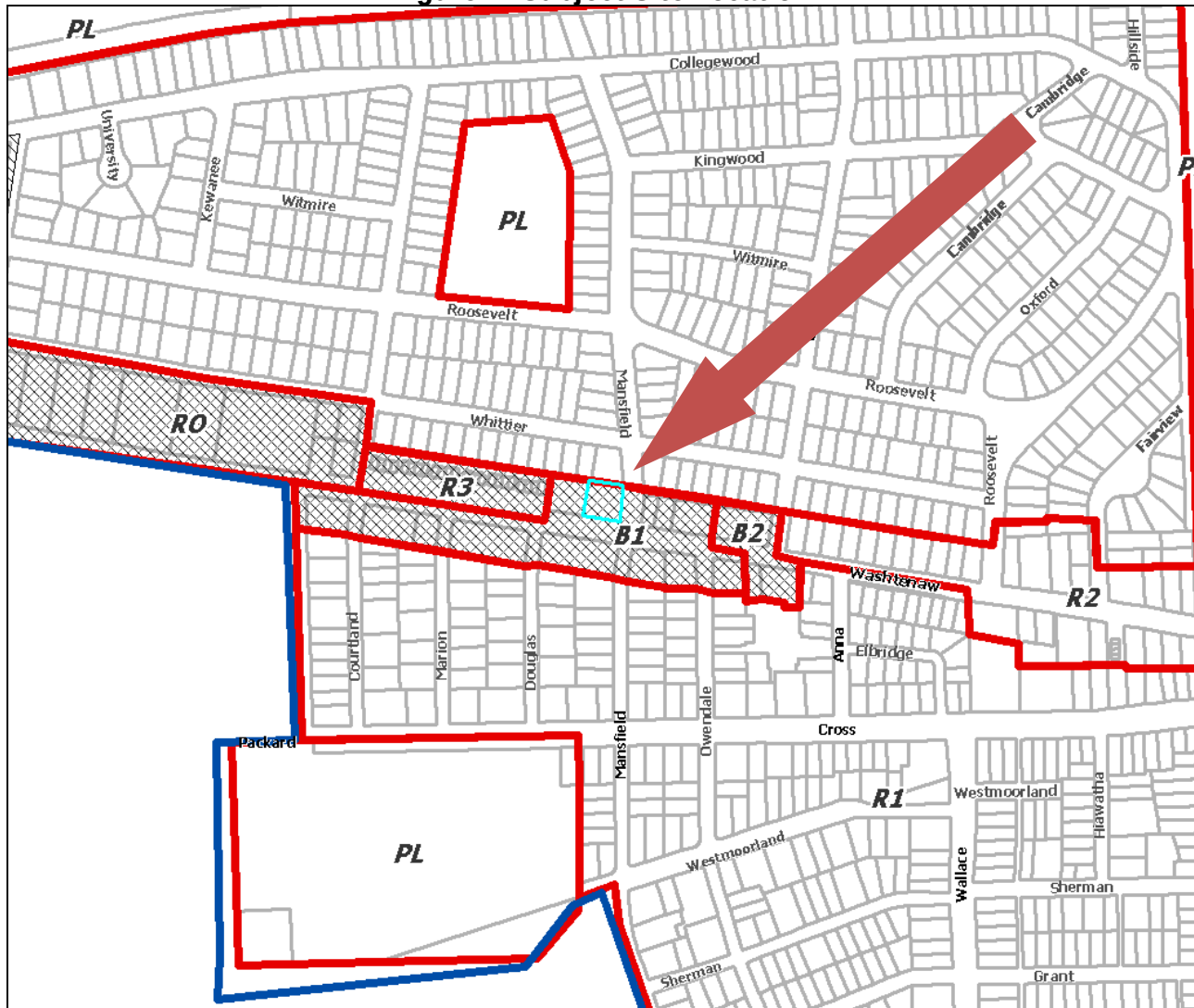


Figure 2: Site Aerial (2010)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	single-family	R1
EAST	Retail strip	B1, EO, RCO
SOUTH	Retail strip	B1, EO, RCO
WEST	Retail Strip	B1, EO, RCO

SITE PLAN: CRITERIA AND REVIEW

§122-127

STANDING

§122-127(1)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

Note that the applicant is not property owner; applicant does have permission of the owner to seek this approval.

REQUIREMENTS**§122-127(2)****Figure 4: Requirements**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
	USE SIZE		6,600 sqft single-tenant retail	3x 1,500 sq ft + 1x 1,600 sq ft total of 4 tenants, @ 6161 sqft
RCO & EO (122-553 & 122-559)	LOT COVERAGE (buildings or structures)	40%	6,600 sqft 37%%	unchanged
	SETBACKS			
RCO & EO (122-553 & 122-559)	front	10'	~60'	unchanged
RCO & EO (122-553 & 122-559)	rear	35' min	12'	unchanged
RCO & EO (122-554 & 122-560)	HEIGHT	three stories or 40'; exceptions in §122-640	One story	unchanged
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	Former curb-to-curb paving in poor condition	Restore curb-to-curb asphalt paving. No sidewalk to be installed.
§122-707	LANDSCAPING	10%	0%	400 sq ft 2 %
§122-836	PARKING	1 per 200 square feet of gross floor area ("all other retail or service uses not elsewhere specified") 31 required. (25 with 20% waiver)	22 spaces	22 spaces, of which 1 barrier-free, two bike hoops (4 spaces)
§122-861 et seq	SIGNAGE	- Building Mounted: max of 3 sq ft per ft of frontage - Ground: max of 40 sq ft, 10' tall; must be ≥3' from front property line; ≥10' from side or rear.	Blank ground/pole sign with manual changeable message board. No signage on façade.	none shown, permit to be obtained prior to installation.

Items to be Addressed: See "Site Access, Traffic, and Parking" below. Waiver requested for total amount of landscaping.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is currently one building on the north portion of the site. Parking is located south of the building, to its front. There are two access drives; one from Washtenaw and one from Mansfield. The one from Mansfield is within approximately 25' of the intersection. Building entrances will face Washtenaw, there will be one rear door (existing to remain). There is a dumpster, with enclosure, accessed from Mansfield.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

The site is accessed from Washtenaw or Mansfield. The Washtenaw drive is approximately 25' wide; the Mansfield drive is approx 23' wide. There is a curbcut on the east side of the building allowing access to the dumpster and to the paved area at the rear of the building, in total approximately 40' wide.

There is an AATA bus stop (route 4) along Washtenaw, directly in front of the building, which currently runs from 6am to 11pm Monday through Friday, 8am to 6:00 pm on Saturday, and 8am to 6pm on Sunday.

There is no sidewalk on the Washtenaw frontage: there appears to have been curb-to-curb asphalt at some point in time. There is a sidewalk along Mansfield; it is largely in good repair, with some repairs being needed at the driveway. There is no ramp for a pedestrian to cross Mansfield, and a utility pole directly located where a receiving ramp would be and lack of sidewalk on the east side of the street pose a challenge. Likewise, there is no sidewalk to the west of this parcel. Note that ADA, MDOT, and others strictly regulate sidewalks and pedestrian curb ramps: a ramp cannot be built on one side of the street without one existing on the other side, and the side-to-side slope of a sidewalk may not exceed a certain percentage as it crosses a driveway. Thus, installing a curb ramp to cross Mansfield on the west side of the intersection would require extensive work on the east side of the intersection, and installing a sidewalk to cross the curbed drive apron –would require the drive apron to be reconstructed and, likely, a sidewalk installed on the adjacent property. Furthermore, a sidewalk cannot be constructed that extends to the curb without making the crossing, and we cannot make the crossing without a ramp. The current arrangement is nonconforming.

Twenty-two parking spaces exist and are shown to remain, 1 of which is barrier-free. Two bicycle hoops are proposed; one near the pole sign and one near the easternmost retail bay. Parking quantity is an issue at this site due to its extensive nonconformities. There is no room on the site, as it is arranged, for additional parking. Providing 22 of 25 parking spaces represents 84% of the minimum requirement. The initial use, Richardson's Pharmacy, was constructed under a 1 space per 300 square feet requirement (22 spaces precisely); both a dollar store (1 per 200 square feet: 26-33) and a supermarket (1 per 100 square feet: 53-66) have occupied the space since that time. Maintaining the current level of parking could be construed as a reduction in the overall nonconformity from the previous use, or a continuation of an existing nonconformity.

Items to be Addressed:

1. *Quantity of parking spaces is nonconforming under 122-206(a), as off-street parking is considered a component of a nonconforming building or structure. Thus, with a finding that the proposed arrangement is less nonconforming than previous, it may be permitted to continue.*

2. *Pedestrian access along and from Washtenaw is challenging. Recommend that*
- the applicant show the area between the Washtenaw curb and the back of the parking lot curb be paved in asphalt, primarily for aesthetic reasons, with landscaping being omitted due to the extreme compaction of the soil,*
 - the applicant provide a fee-in-lieu of constructing a 5' wide concrete sidewalk and the receiving ramps on the NW corner of Mansfield/Washtenaw, with the expectation that pedestrian improvements along Washtenaw will be conducted in the coming five years and coordinated by the City.*

ENGINEERING & STORMWATER**§122-127(5), §122-127(6)**

The proposed construction is not in a floodplain or floodway. As shown, the plan does not require engineering review. If curb ramps are to be constructed, the party constructing those ramps must obtain approval from MDOT.

Items to be Addressed: None.

SCREENING**§122-127(7)****Figure 5: Screening**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Existing wall-packs.	Existing wall-packs to be replaced with fully-shielded, down-directed fixtures.
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along north boundary	Fence along rear property line	unchanged
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (22/8 = 3)	No trees	No trees. Waiver requested due to existing site conditions.
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	Aisle-end at north-west unprotected	Unchanged. Consider adding aisle protection at west end of building.
	minimum distance of 3' from curb backside to landscaping	Wheelstops provided at north aisle, none on south aisle	Unchanged.
	must be screened per 122-703 if conflicting land use	conflicting land use to north. Existing fencing	Fencing to remain.
	must be screened from public ROW	Unscreened	Unchanged, waiver requested.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	prevent vehicular encroachment into landscaping, structures		fully curbed. Consider adding wheelstops on south parking aisle if sidewalk or shared-use path installed.
§122-705 Greenbelt Landscaping	1 tree for every 30 feet/1 ornamental tree per 20 feet	None	None proposed, waiver requested
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' - front parking: 122' 25 shrubs 4 trees - east ROW: 54' 11 shrubs 2 trees	None.	Approx 12 shrubs to be located on the east frontage. Note that this is the only pervious area on the site. Waiver requested.
§122-650, §122-709 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Existing CMU dumpster enclosure on east side of building.	Existing to remain. Repair as needed.
§122-710 Exterior Electrical	when visible from ROW screen	n/a	n/a
§122-712 Maintenance	install underground sprinkler system	None existing.	None proposed; waiver requested.
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing fencing along north property line	Existing to remain. Applicant to maintain.

Items to be Addressed:

1. Due to dimensional constraints, waiver requested for:
 - a. Off-street parking screening: trees, screening from right-of-way
 - b. Greenbelt landscaping: trees and Washtenaw frontage/parking.
 - c. Maintenance: in-ground sprinkler system.

OTHER DEPARTMENT AND AGENCY APPROVALS

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including paving, sidewalks, curbs, and driveways on Washtenaw Avenue.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for 1510 Washtenaw with the following findings, waivers, and conditions:

Findings:

1. The application substantially complies with the requirements of §122-127.
2. The use of four 1,500-1,600 square foot uses, although in excess of current requirements found in §122-351, is less nonconforming than the previous 6,600 square foot single use under 122-206(b)(2). The appurtenant parking is likewise found to be less nonconforming.

Waivers:

1. To accept the proposed amount of site landscaping, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
2. To accept proposed off-street parking screening, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
3. To accept proposed Greenbelt landscaping, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
4. To accept proposed maintenance, with the finding that the benefit intended to be secured by §122-712 will exist with less than the required landscaping or screening.

Potential Conditions

1. Applicant to submit fee in lieu of sidewalk, curb ramp, and drive crossing for future construction by governmental agency of such.
2. Rename curb-to-curb asphalt along Washtenaw frontage as simply "asphalt".
3. Relocate bike rack adjacent to pole sign to landscaped area near southeast entry
4. Applicant to submit signage plan or to update site plan with signage, subject to administrative approval.
5. A permit from the Michigan Department of Transportation (MDOT) may be required for work within the Washtenaw Avenue right-of-way.

Bonnie Wessler
Planner I, Community & Economic Development Dept.

CC File
 Applicant



18 July 2014

**Staff Review of Site Plan Application
Pat Walters & Sons - Expansion
636 S Mansfield**

GENERAL INFORMATION

Applicant: Pat Walters
Pat Walters & Sons Heating & A/c
636 S Mansfield
Ypsilanti, MI 48197

Project: Pat Walters & Sons - Expansion

Application Date: 16 July 2014

Location: North side of South Mansfield in Ypsilanti Commerce Park

Zoning: M1, Light Manufacturing

Action Requested: Site plan approval for new storage building, drive approach for said building, and dumpster enclosure.

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The parcel is ~2.5 acres in size, fronting on South Mansfield. There is an existing ~7,500 square foot building, ~500 square foot enclosed scrap yard, and a 10-space paved parking lot; the applicant is proposing to construct an additional 2,400 sf storage building. Parking will remain unchanged; the building will be used primarily for storage of work vehicles.

The property is zoned **M1 – Light Manufacturing**, which allows “offices, showrooms, and work spaces of a plumber, electrician, or similar trade.” The current owner constructed the building in 1994.

Figure 1: Subject Site Location

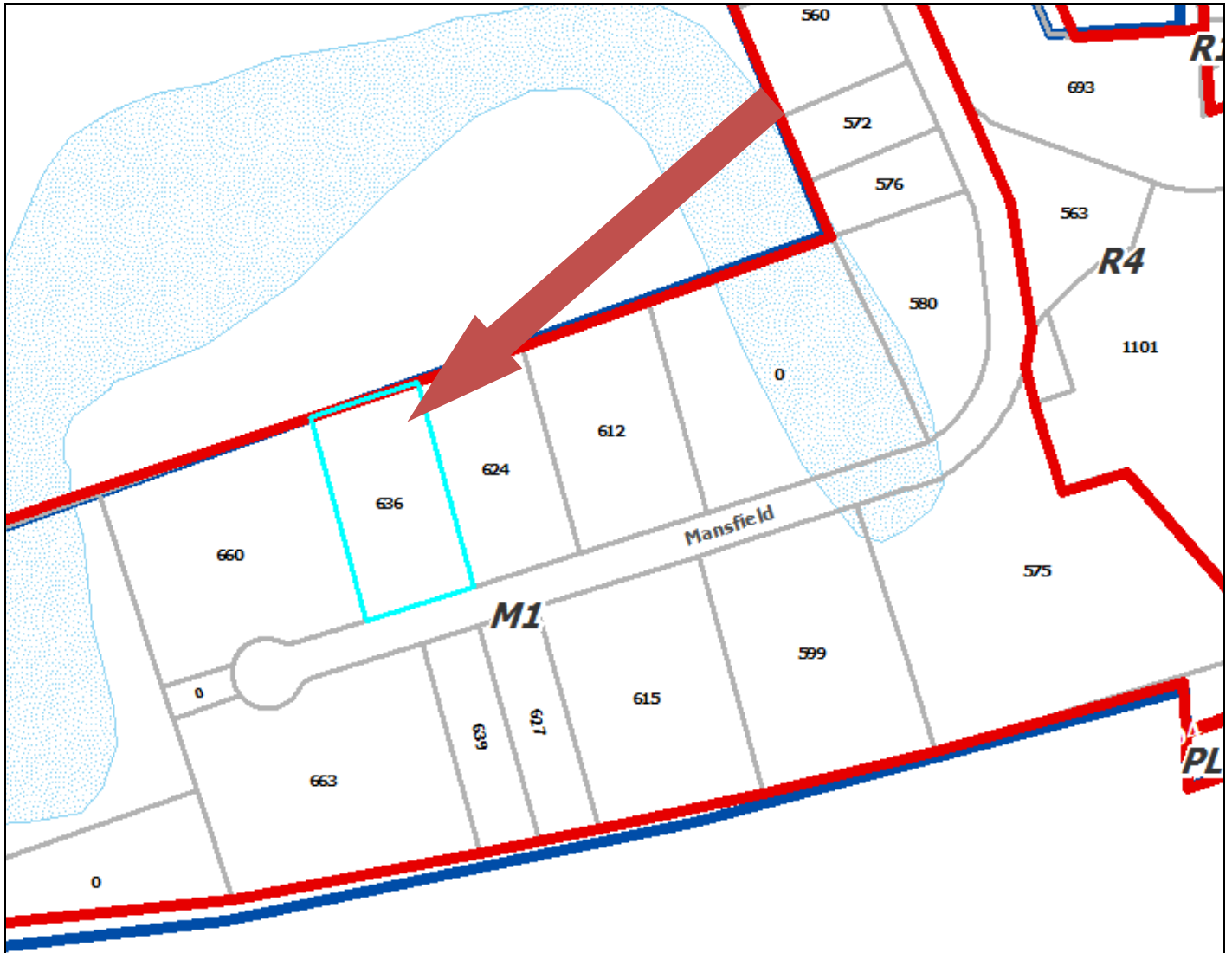


Figure 2: Site Aerial (2010)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	vacant	I-1 (light industrial) and IRO (research park) – Ypsi Twp
EAST	industrial – electrical contractor	M1
SOUTH	Industrial, vacant land	M1
WEST	Industrial- warehouse	M1

SITE PLAN: CRITERIA AND REVIEW**§122-127****STANDING****§122-127(1)**

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS**§122-127(2)****Figure 4: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
M1: LOT AREA §122-454	Determined by setbacks, screening and parking requirements.	112,023 sf	unchanged
LOT WIDTH	Determined by setbacks, screening and parking requirements.	242.55'	unchanged
LOT COVERAGE (buildings or structures)	Determined by setbacks, screening and parking requirements.	10,080 sf 9.0%	12,160 sf 10.9%
SETBACKS			
front	25' (not less than setback established by other buildings in same block face & zoning district)	118'	unchanged
side	0' if fire-retardant; 15' otherwise	west: ~20'	unchanged
		east : ~175'	unchanged
rear	20' min	~179'	~114'
M1: HEIGHT §122-455	Lesser of two stories or 30'; exceptions in §122-640	~18'	18'
§122-647 SIDEWALKS	provide a sidewalk or shared-use path; fee-in-lieu eligible if Mansfield reconstruction w/in 5-year CIP	- No sidewalk - Mansfield not in Capital Improvement Plan	Sidewalk shown; applicant requests to pay escrow in lieu of construction.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
122-649 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	No obstructions to visibility	No obstructions to visibility
§122-707 LANDSCAPING	10%	101,943 sf 91%	99,863 sf 89%
§122-836 PARKING	<i>Wholesale or warehouse establishments</i> 5 plus 1 per employee in largest shift o # employees not shown OR 1 for every 1,700sf gross floor area plus 1 for each 300 sf office. • 750 sf office, 7200+2400 sf storage o 6 spaces o 2 of which barrier-free	10 spaces	10 spaces, one of which barrier-free
§122-861 et seq SIGNAGE	• Building Mounted: max of 3 sq ft per ft of frontage • Ground: max of 100 sq ft, 35' tall; must be ≥3' from front property line; ≥10' from side or rear.	One building-mounted sign	unchanged

Items to be Addressed: Address applicant request to pay escrow in lieu of construction.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is currently one building on the south portion of the site, and parking is located east of the building. There is one access drive. Building entrances are located to the east side, facing the parking.

The planned storage building will be located to the north of the existing building, and the driveway will be extended to access it. The dumpster enclosure will be located at the end of this drive. Parking is remaining unchanged.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

The site is accessed from South Mansfield. The driveway is approximately 25' wide; parking is between the driveway and the building, with building entrances at the offices. There are two vehicle entrances at the sheet metal shop and one at the existing storage, one, plus a man door, is proposed for the rear storage.

There is neither a sidewalk nor bike parking on the site. The applicant would like to pay escrow in lieu of constructing a sidewalk due to maintenance concerns. Note that the ordinance specifically calls out our five- year Capital Improvements Plan. As the City does not have a current, adopted five-year capital improvements plan, the Planning Commission may choose to interpret the ordinance as permitting us to accept a fee in lieu of construction at this time.

Ordinance 122-647, Sidewalks, reads as follows:

- (a) For all development projects, either a new public sidewalk or if necessary the reconstruction of existing sidewalks, shall be provided along the perimeter of the lot which abuts any street. New or reconstructed sidewalks shall be aligned with existing or proposed sidewalks and shall be constructed to city standards.
- (b) This requirement may be modified by the Planning Commission as follows:
 - (1) A shared-use path may be provided in lieu of a sidewalk, upon a finding that any portion of the perimeter of a lot is planned to be part of an area-wide non-motorized network that requires such a facility.
 - (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan. Any fee paid for this purpose shall be reserved for non-motorized improvements as a part of the identified transportation project.
 - (3) Any easement required for the construction, maintenance, or operation of a modified facility shall be included on the site plan at the time the modification is requested.

Items to be Addressed:

1. *Address applicant request to pay escrow in lieu of construction for sidewalk.*

ENGINEERING & STORMWATER

§122-127(5), §122-127(6)

The proposed construction adds a significant amount of impervious surface. There is an existing storm sewer on site, but the site is also adjacent to Paint Creek, and there are many elevation changes on the site. More information is needed to ensure that the additional stormwater runoff is adequately handled. Note: Fire Department review of the site plan has occurred; they have no objections to the layout.

Items to be Addressed:

1. *A separate drawing showing the proposed contours and site plan shall be provided, separate from the existing topography and site conditions.*
2. *Storm runoff from the proposed improvement shall be fully captured and handled onsite by the existing storm system. An easement will be required from the adjoining property (Lot 7) if the existing drainage swale is to be used to channel new runoff from the improved area.*
3. *It appears there will be a significant grade differential from the relocated dumpster location to the north. The limits of grading shall be clearly identified in this area.*
4. *The type and location of all existing structures will need to be field-verified.*
5. *It appears that neither new water main nor sanitary sewer is proposed. If proposed, water main and sanitary sewer shall be shown on plans. Review and approval from YCUA will be required.*
6. *We understand that payment in lieu of construction is being recommended for the proposed sidewalk. The proposed sidewalk shall be removed from the plan and replaced with a note stating so.*

7. A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.
8. Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.
9. Slopes shall be shown for all paved drive areas.
10. The owner's telephone number shall be provided on the site plan.
11. Review and approval will be required from the Fire Department.
12. A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot will be repaired as part of the project".

SCREENING**§122-127(7)****Figure 5: Screening**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	5 wall-mounted on east side of building, one wall-mounted on north side of building; 3 pole lights	One new wall-mounted at new building entrance No specs or photometrics shown.
§122-704 Off-Street Parking	1 tree per 8 spaces (10/8 = 1)	None	2 new trees
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	--	all aisle ends protected
	minimum distance of 3' from curb backside to landscaping	n/a	n/a
	must be screened per 122-703 if conflicting land use	n/a	n/a
	must be screened from public ROW	Side-on to Mansfield; no screening	One new tree shown. Waiver requested
	prevent vehicular encroachment into landscaping, structures	n/a	n/a
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • front ROW: 50' - o 10 shrubs - o 2 trees	--	10 shrubs and 2 trees located between the building and the street.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-650, Refuse Containers §122-709	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	<i>* the existing enclosed scrap yard is legal nonconforming</i>	CMU dumpster enclosure shown. Show detail to confirm compliance.
§122-712 Maintenance	install underground sprinkler system		None proposed Waiver requested

Items to be Addressed:

1. *Applicant to submit further detail regarding parking lot and entrance lighting, subject to administrative approval*
2. *Planning Commission waiver requested to accept proposed off-street parking landscaping*
3. *Applicant to submit further detail regarding dumpster enclosure to confirm compliance.*
4. *Planning Commission waiver required to omit in-ground irrigation.*

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission **approve** the Site Plan for the Pat Walters & Sons at 636 S Mansfield with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. Planning Commission waiver requested to accept proposed off-street parking landscaping
2. Planning Commission waiver required to omit in-ground irrigation.

Conditions

1. Applicant shall submit an estimate to construct a sidewalk built to City of Ypsilanti standards along the frontage of the lot, and submit this amount into an escrow account held by the City for construction of said sidewalk by the City.
2. Applicant to submit further detail regarding parking lot and entrance lighting, subject to administrative approval
3. Applicant to submit further detail regarding dumpster enclosure to confirm compliance.
4. A separate drawing showing the proposed contours and site plan shall be provided, separate from the existing topography and site conditions.
5. Storm runoff from the proposed improvement shall be fully captured and handled onsite by the existing storm system. An easement will be required from the adjoining property (Lot 7) if the existing drainage swale is to be used to channel new runoff from the improved area.
6. It appears there will be a significant grade differential from the relocated dumpster location to the north. The limits of grading shall be clearly identified in this area.
7. The type and location of all existing structures will need to be field-verified.
8. It appears that neither new water main nor sanitary sewer is proposed. If proposed, water main and sanitary sewer shall be shown on plans. Review and approval from YCUA will be required.
9. We understand that payment in lieu of construction is being recommended for the proposed sidewalk. The proposed sidewalk shall be removed from the plan and replaced with a note stating so.
10. A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.
11. Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.

12. Slopes shall be shown for all paved drive areas.
13. The owner's telephone number shall be provided on the site plan.
14. Review and approval will be required from the Fire Department.
15. A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot will be repaired as part of the project".

Bonnie Wessler
Planner I, Planning & Development Dept.

CC File
 Applicant

ARCHITECTS. ENGINEERS. PLANNERS.



August 13, 2014

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: Pat Walters HVAC – New Pole Barn
636 S. Mansfield St.
Site Plan Review No. 1
OHM Job No. 0094-14-1041

Dear Ms. Gillotti:

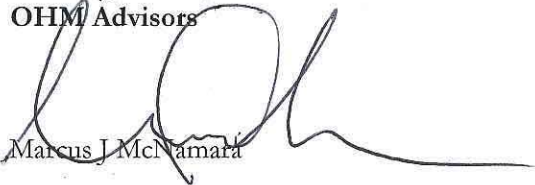
The applicant is requesting site plan approval for a new storage pole barn on S. Mansfield Street. The site plan is dated July 15, 2014. We have reviewed the plans and recommend site plan approval from an engineering standpoint. The applicant must address the following comments prior to submitting the plans for engineering review:

1. A separate drawing showing the proposed contours and site plan shall be provided, separate from the existing topography and site conditions.
2. Storm runoff from the proposed improvement shall be fully captured and handled onsite by the existing storm system. An easement will be required from the adjoining property (Lot 7) if the existing drainage swale is to be used to channel new runoff from the improved area.
3. It appears there will be a significant grade differential from the relocated dumpster location to the north. The limits of grading shall be clearly identified in this area.
4. The type and location of all existing structures will need to be field-verified.
5. It appears that neither new water main nor sanitary sewer is proposed. If proposed, water main and sanitary sewer shall be shown on plans. Review and approval from YCUA will be required.
6. We understand that payment in lieu of construction is being recommended for the proposed sidewalk. The proposed sidewalk shall be removed from the plan and replaced with a note stating so.
7. A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.
8. Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.
9. Slopes shall be shown for all paved drive areas.
10. The owner's telephone number shall be provided on the site plan.
11. Review and approval will be required from the Fire Department.
12. A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot will be repaired as part of the project".

If you have any questions, please contact me at (734) 522-6711.

Sincerely,

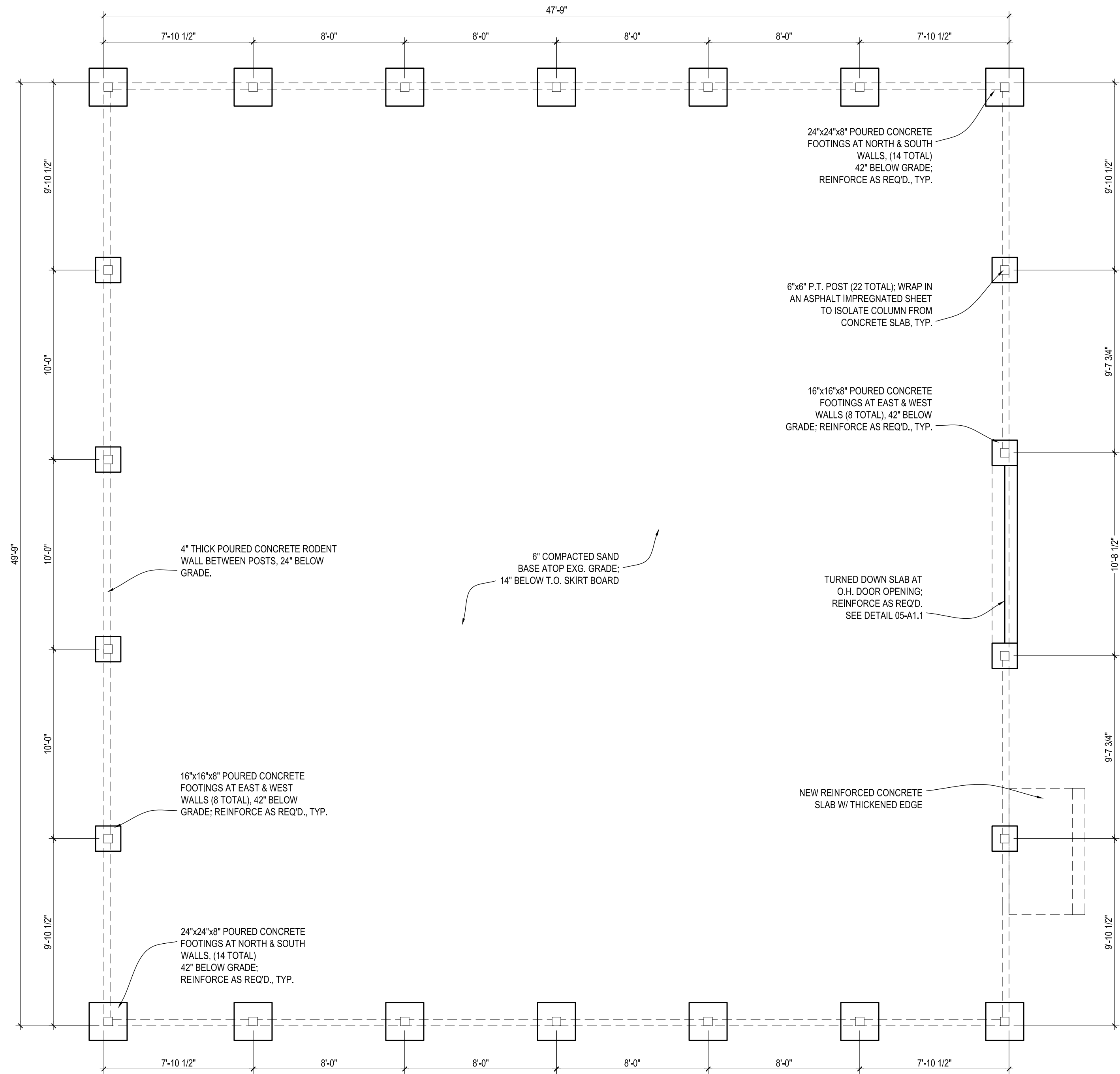
OHM Advisors

A handwritten signature in black ink, appearing to read 'Marcus J. McNamara', written over the company name.

Marcus J. McNamara

CC: Stan Kirton, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

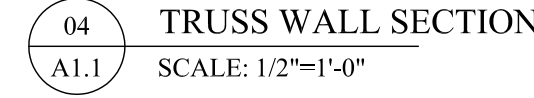
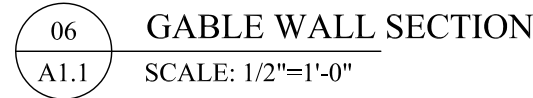
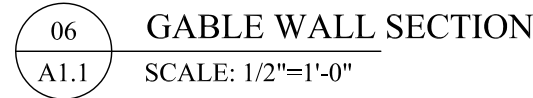
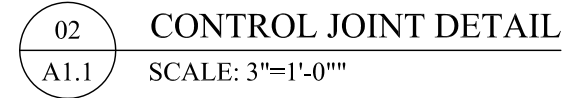
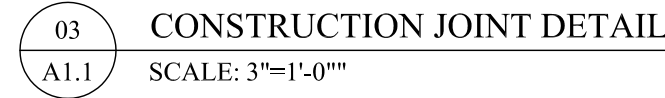
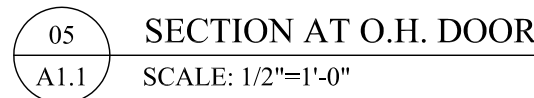
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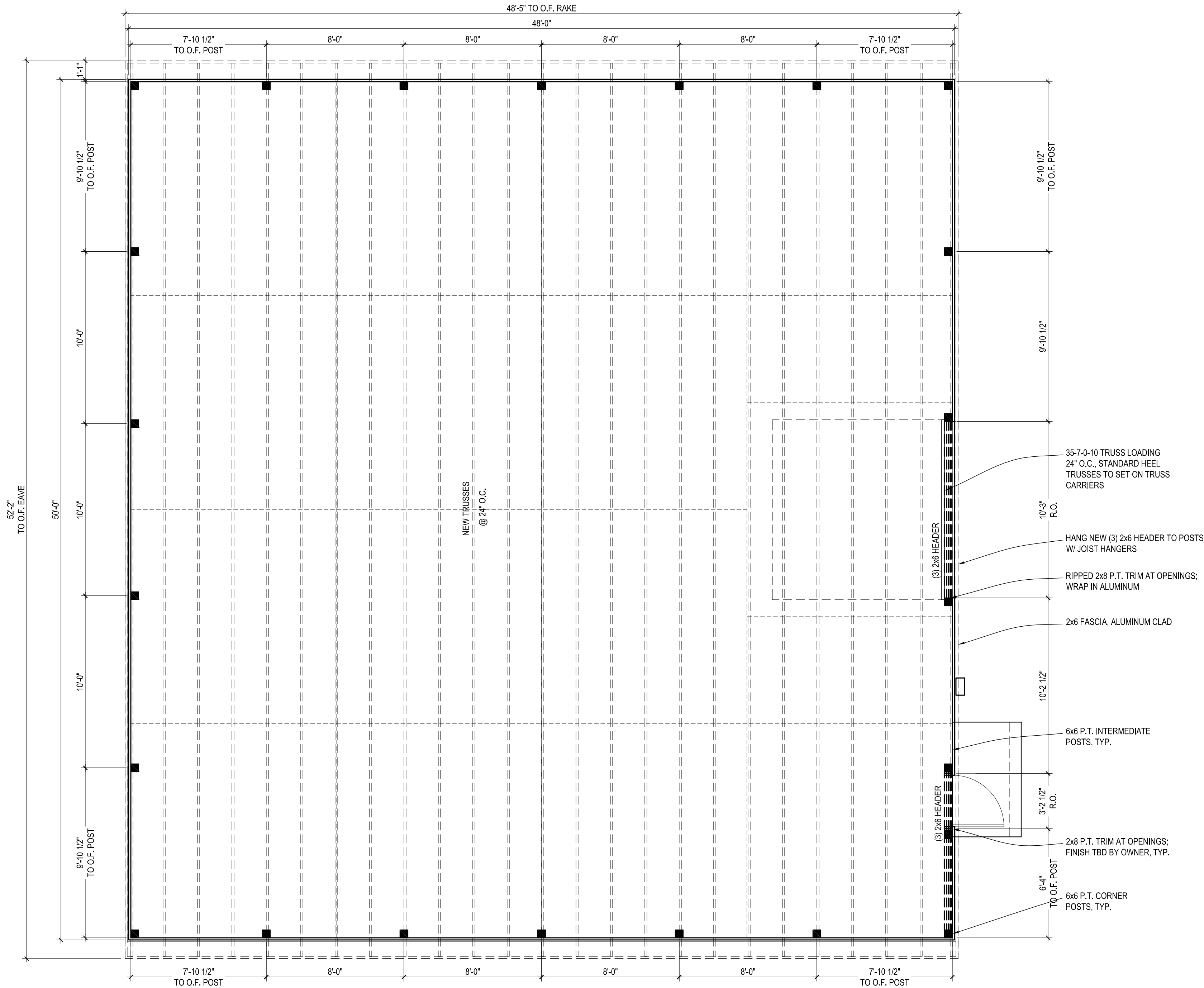


01 FOUNDATION PLAN
A1.0 SCALE: 1/4"=1'-0"

PROJECT NORTH

Walters, Pole Barn								
DOOR				DOOR HRDWR				
NO.	LOCATION	LEAVES	DOOR SIZE	THICK.	TYPE	TYPE	THRESH.	REMARKS
100.1	East Wall	1	3'-0" x 6'-8"	1 3/4"	A	1,3	Yes	Material & color tbd by owner
100.2	East Wall	5	10'-0" x 10'-0"	1 3/8"	B	2	No	Material & color tbd by owner
LEGEND								
Letter	DOOR TYPE	No.	HARDWARE TYPE				ABBREVIATIONS	
A	Exterior door	1	Exterior lockset				VIF	Verify in field
B	Overhead Door	2	Overhead Door Hrdwr				HRDWR	Hardware
		3	Deadbolt set				THRESH	Threshold
SEE SPECIFICATIONS FOR MORE INFORMATION ON DOOR AND HARDWARE TYPES								



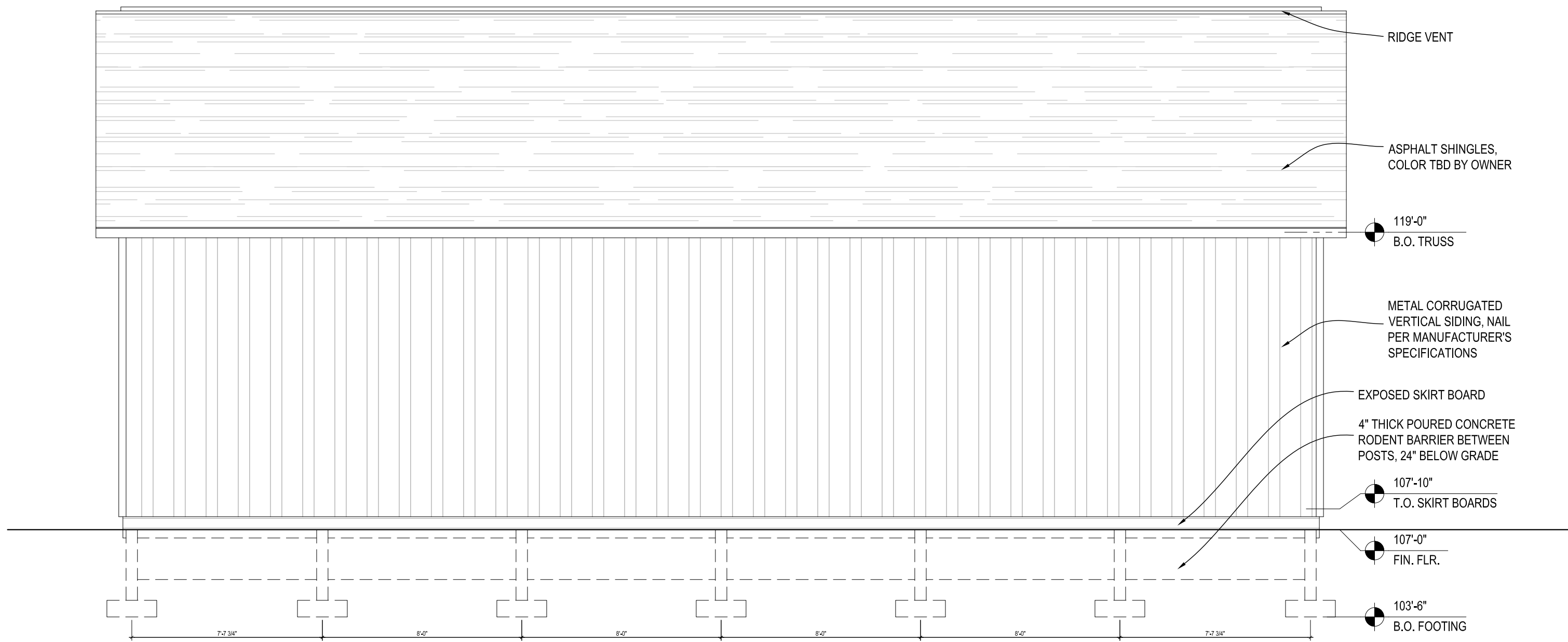


01
A1.2

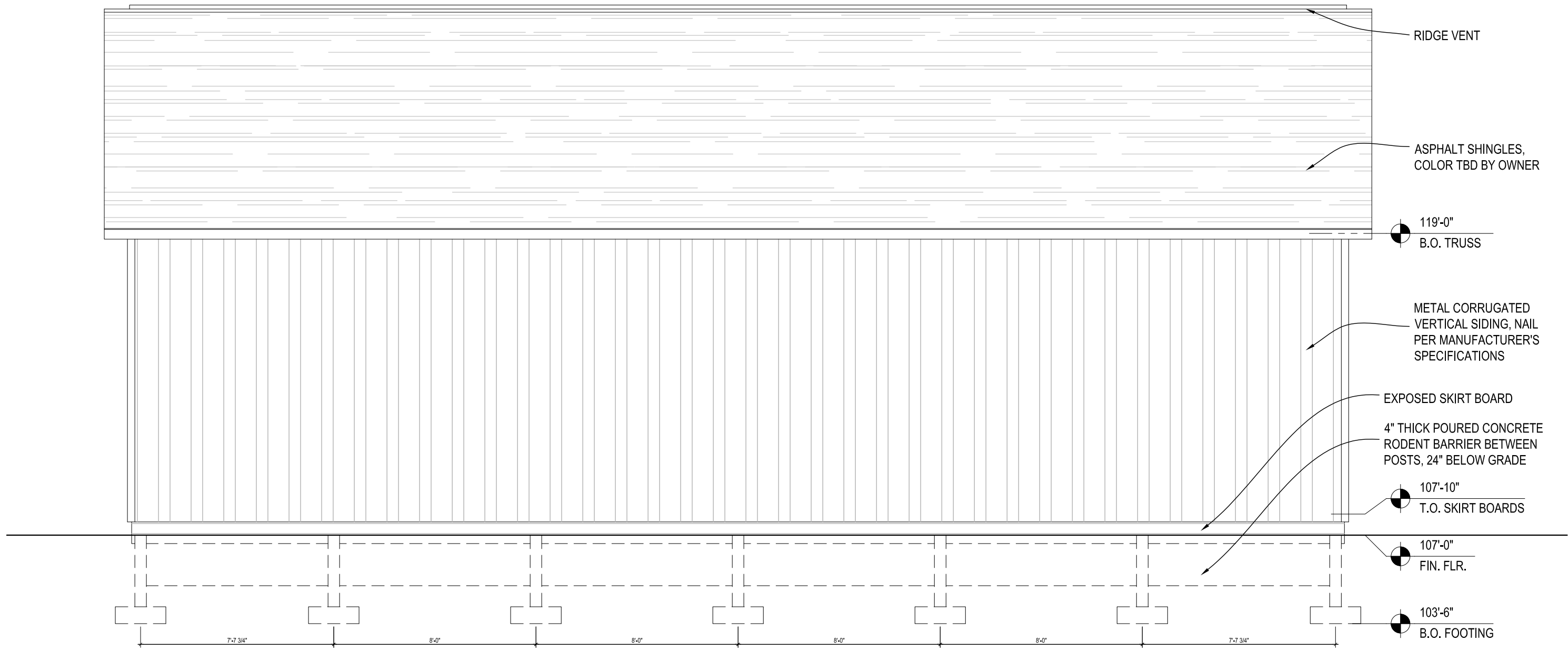
FRAMING PLAN
SCALE: 1/4"=1'-0"

PROJECT
NORTH

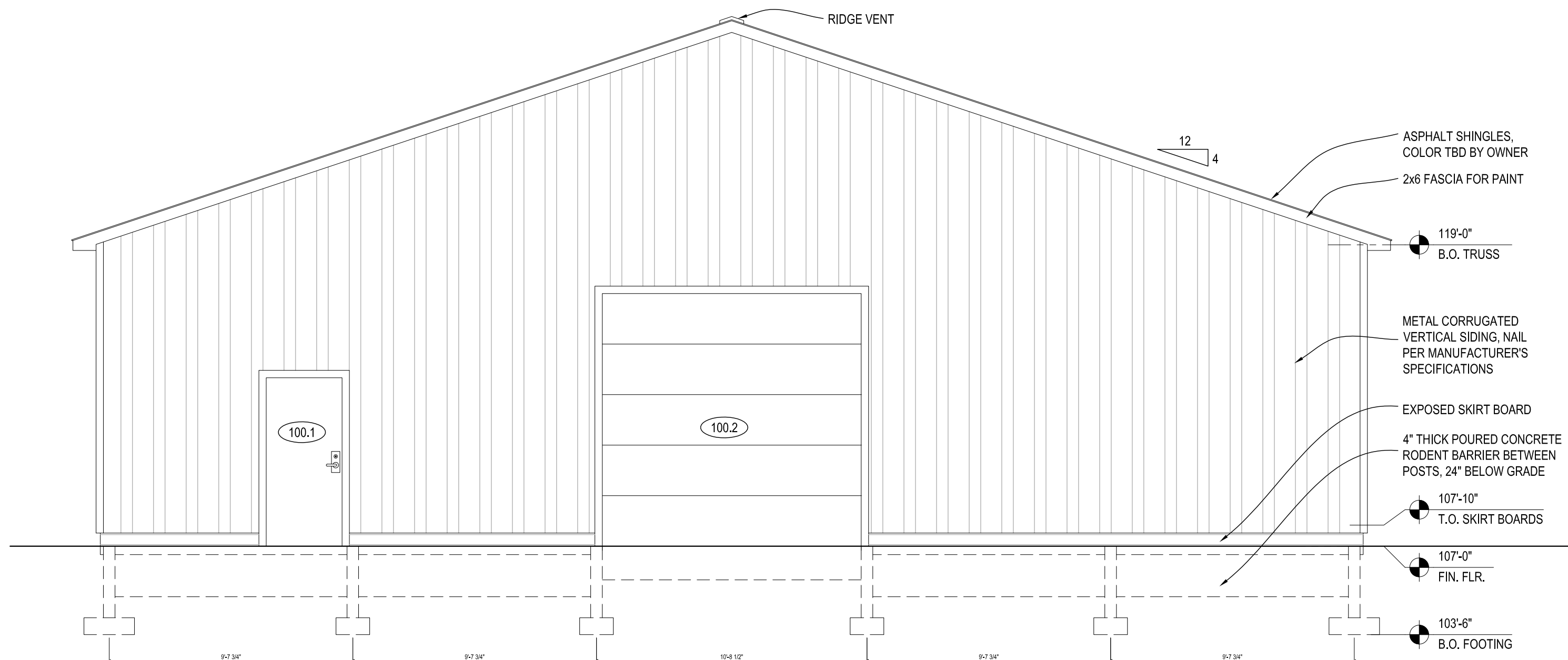
SHEET #	A1.2		SHEET TITLE	Framing Plan		ARCHITECT / ENGINEER SEAL	 Angelini & Associates Architects 113 East Ann Street Ann Arbor, MI 48104 (734) 998-0735	CONSULTANT	PROJECT NAME		PREPARED FOR	PROJECT #		07.15.14 PLAN REVIEW SET		
	Pat Walters & Sons, Pole Barn			1442-06												
	636 S. Mansfield St., Ypsilanti, MI 48197															
PROJECT ADDRESS		PROJECT #														



03
A2.0
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

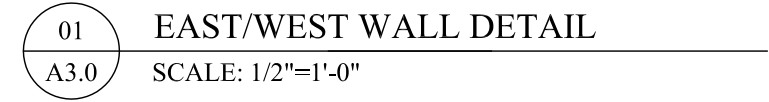


02
A2.0
NORTH ELEVATION
SCALE: 1/4"=1'-0"

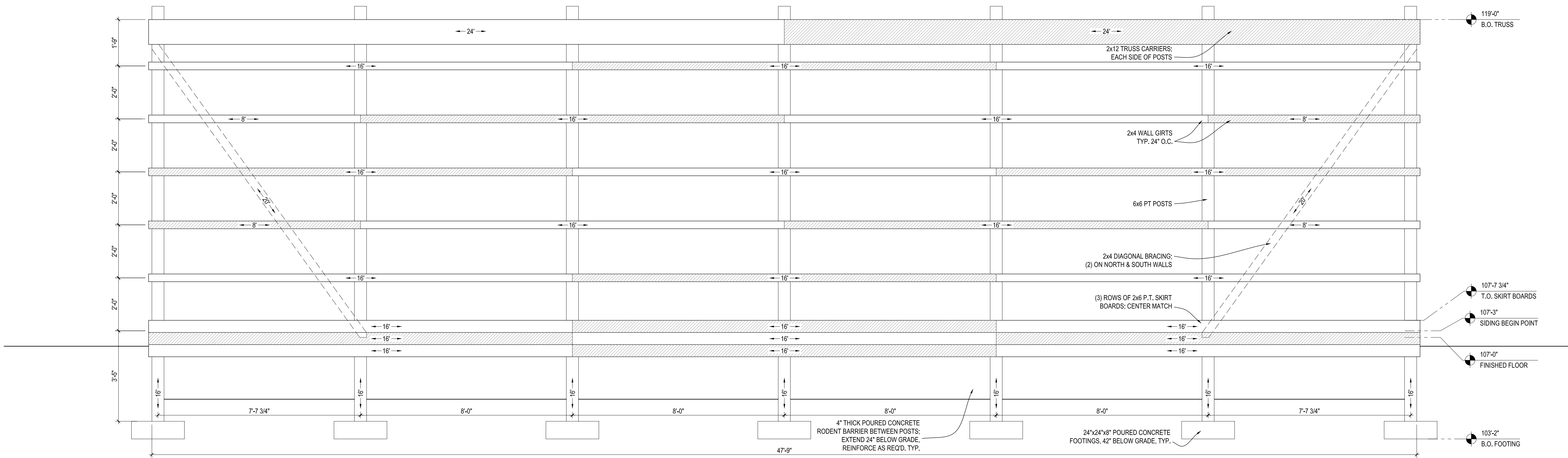


01
A2.0
EAST ELEVATION
SCALE: 1/4"=1'-0"

07.15.14	PLAN REVIEW SET	PREPARED FOR	PROJECT #
		Pat Walters HVAC	1442-06
PROJECT NAME		PROJECT ADDRESS	
Pat Walters & Sons, Pole Barn		636 S. Mansfield St., Ypsilanti, MI 48197	
CONSULTANT		ARCHITECT / ENGINEER SEAL	
Angelini & Associates Architects		113 East Ann Street Ann Arbor, MI 48104 (734) 998-0735	
SHEET TITLE		Exterior Elevations	
SHEET #		A2.0	



	Angelini & Associates Architects 112 East Ann Street Ann Arbor, MI 48104 (313) 998-0735	CONSULTANT	Pat Walters & Sons, Pole Barn PROJECT ADDRESS 636 S. Mansfield St., Ypsilanti, MI 48197	PREPARED FOR Pat Walters HVAC PROJECT # 1442-06	07.15.14 PLAN REVIEW SET
SHEET TITLE Wall Details		SHEET # A3.0			



01 NORTH/SOUTH WALL DETAIL
A3.1 SCALE: 1/2"=1'-0"

PROJECT NAME	Pat Walters & Sons, Pole Barn	CONSULTANT	Angelini & Associates Architects 113 East Ann Street Ann Arbor, MI 48104 (734) 998-0735	ARCHITECT / ENGINEER SEAL	SHEET TITLE	Wall Details	SHEET #	A3.1	PROJECT #	1442-06	PREPARED FOR	Pat Walters HVAC	07.15.14	PLAN REVIEW SET						



30 July 2014

**Staff Review of Site Plan Application
Complete Auto
311 S Grove**

GENERAL INFORMATION

Applicant: Ayad Jacksi
Complete Auto
311 S Grove
Ypsilanti, MI 48198

Project: Complete Auto

Application Date: 7/22/2014

Location: Southeast corner of Spring/Factory/Maus and S Grove

Zoning: Conditional B4

Action Requested: Site plan approval for auto sales and minor repair.

Staff Recommendation: Tabling.

PROJECT AND SITE DESCRIPTION

The parcel is 1/3 of an acre, fronting on South Grove Road. There is an existing ~1500 square foot building and unstriped parking lot used for minor auto repair only. The applicant is proposing a minor expansion of the building, right-of-way acquisition, and expansion of the parking lot to accommodate both auto sales and minor repair.

The property is currently zoned **B2 – Community Business**; it was conditionally rezoned in 2012 to B4, General Business. That zoning will not take effect until several conditions have been met, one of which is approval of this application; **this application is being reviewed for conformance with B4 standards**. The uses included in the conditional B4 are only those held in common between B2 and B4, including auto sales with minor repair; B4 dimensional regulations apply. See attached excerpt from City Council minutes for the 12/18/2012 meeting for more information about the conditional rezoning.

As part of the proposed expansion, the applicant plans to acquire a portion of the Spring/Maus right-of-way, currently unpaved. The applicant hopes to obtain site plan approval, then survey and purchase this additional land from the City.

Figure 1: Subject Site Location

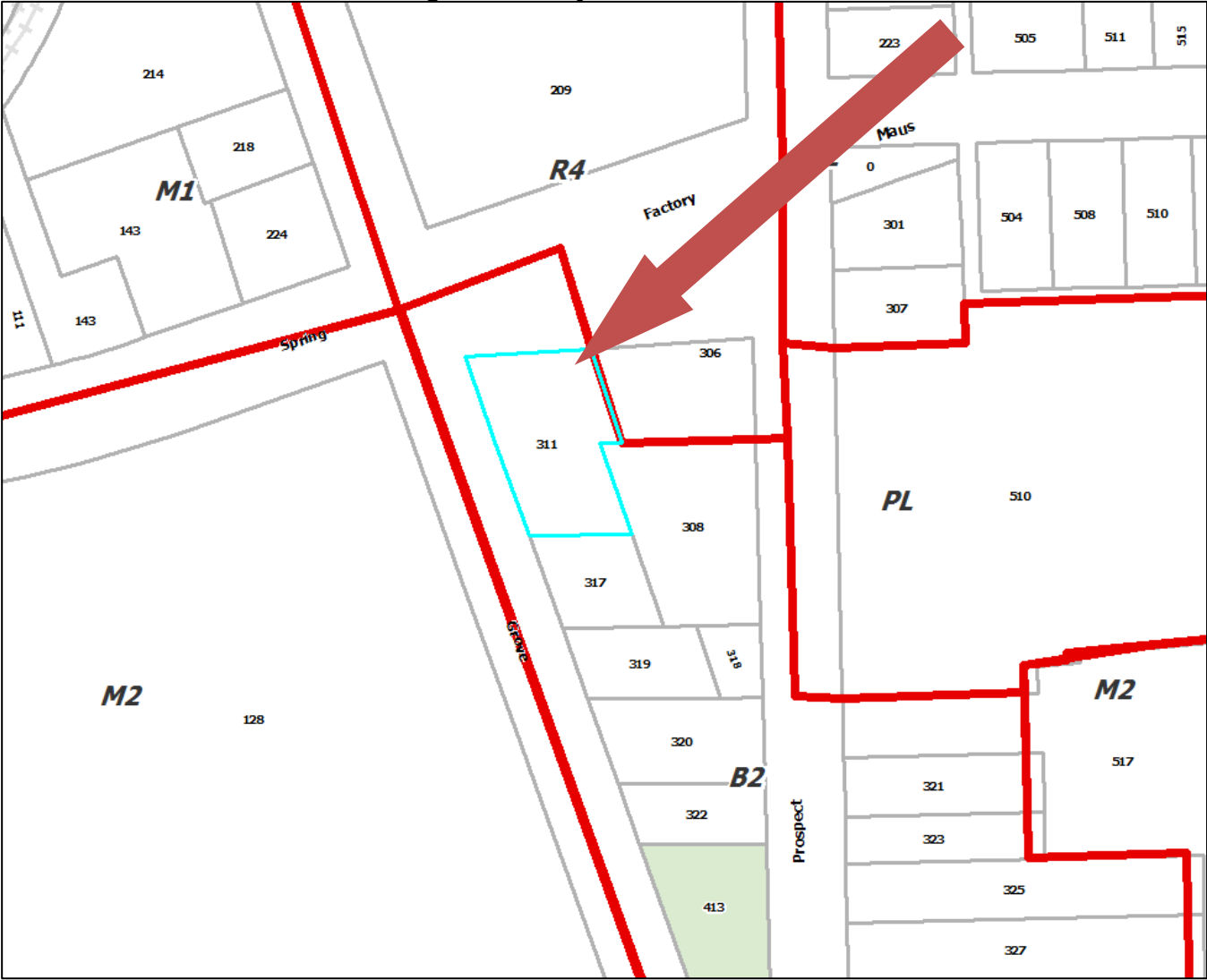


Figure 2: Site Aerial (2010)



Figure 3: Proposed ROW acquisition (red hatchmark)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	138-unit multifamily Commercial Garage (major repair)	R4, Multiple-family high-density residential (due north) M1, Light Manufacturing (north-west)
EAST	Multifamily residential (6 unit bldg & 3 unit bldg)	R4, Multiple-family high-density residential (north east) B2, Community Business (south east)
SOUTH	Two-family residential	B2, Community Business (south east)
WEST	Manufacturing (Angstrom) (South Grove St)	M2, General Manufacturing

SITE PLAN: CRITERIA AND REVIEW**§122-127****STANDING****§122-127(1)**

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

Note: the applicant does not own a portion of the property included in this site plan review. The right of way to the north is owned by the City; the applicant plans to survey and request to purchase this area if site plan approval is obtained.

REQUIREMENTS**§122-127(2)****Figure 5: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
B4: LOT AREA §122-414	Determined by setbacks, screening and parking requirements.	13,773 Sq Ft	17,376 Sq Ft
LOT WIDTH	Determined by setbacks, screening and parking requirements.	~160' S Grove frontage	+ ~26' ~186'
LOT COVERAGE (buildings or structures)	Determined by setbacks, screening and parking requirements.	1383sqft 10%	1839 sqft ~10.6%
SETBACKS			
front	30'	30'	unchanged
side	0' if fire-retardant; 3'otherwise	South: ~13	unchanged
		North: ~90'	~121'
rear	10' min	3'2"	unchanged
B4: HEIGHT §122-415	Not to exceed 6 stories or 75 feet in height. Exceptions in 122-640.	1 story 14.5'	Unchanged, addition to match.
§122-647 SIDEWALKS	provide a sidewalk or shared-use path	Repairs needed	Will repair.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
122-649 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Parking spaces & display cars shown located in visibility triangle (corner of Grove and Factory/Maus). Remove.
§122-707 LANDSCAPING	10%		1600 sqft (east boundary of site) + 450 (north bound) = 11.9%
§122-836 PARKING	Motor vehicle sales: • 1 per 200sf sales room (no sales room = 0) • 1 per 500sq outdoor sales area (17*18*9=2754 sf = 5.5 = 6) • 2 per service stall (3 = 6) • 1 per employee (2 = 2) • Total required: 14 • sales spaces proposed: 17 • Required stall size: 9'x20'	Difficult to determine as existing parking is not striped and cars are double-parked. Appears to be between 25-30 spaces.	23 provided 17 display spaces 6 otherwise Deficit of 7 spaces. Stall size provided: 9'x18' – waiver requested. See note.
§122-861 et seq SIGNAGE	• Building Mounted: max of 3 sq ft per ft of frontage • Ground: max of 100 sq ft, 10' tall; must be ≥3' from front property line; ≥10' from side or rear.		Permits are required for existing banners and wall sign.

Note:

With regards to parking quantity: removing 4 display spaces (one due to visibility issues, three to provide for parking aisle-ends), leaving us with 13 display spaces, brings the required number of parking spaces to 12 ($13 \times 9 \times 18 = 2106$, $/500 = 4$). Replacing three additional display spaces with customer parking ($10 \times 9 \times 18 = 1620$, $/500 = 3$) brings the required number of spaces to 11, and the number of provided spaces to 9 (of 11). If the Planning Commission chooses to grant a 20% waiver-bringing the required number of spaces down to 9- then that would satisfy the requirement.

Items to be Addressed:

1. *Parking spaces & display cars shown are located in the visibility triangle. Remove.*
2. *Revise parking area as discussed above, eliminating four parking spaces entirely, and changing three parking spaces from display to customer/employee.*
3. *Planning Commission waiver requested to permit a stall depth of 18'.*

4. *Planning Commission waiver requested for 20% of parking requirement.*
5. *Note on site plan that all signs require a sign permit.*
6. *Note on site plan that minor repair only is permitted under the terms of 122-412(6), Automobile Sales. Minor Repair means "...engine tune-ups and servicing of brakes, air conditioning, exhaust systems, oil change or lubrication, wheel alignment or balancing, or similar servicing, rebuilding or repairs that normally do not require significant disassembly or storing the automobiles on the premises overnight."*

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is currently one building on the southeast portion of the site. A small storage container sits to the south of the building. Parking occupies the remainder of the site.

The applicant proposes an addition on the north end of the building, which will be a third service bay.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

There are two access drives from Grove. Each driveway is approximately 32' wide. The applicant proposes to close the northward drive, installing a new 24' wide gated drive from Factory/Maus, and to potentially install a gate on the remaining Grove entrance. The applicant is not showing an adequate number of parking spaces per the code, as noted above.

Note also that the "display spaces" need not be spaces. Our review has treated them as such, with regards to aisle-ends and stall depth, as they have been presented as such, but this need not be the case. This is considered outdoor sales area, and not subject to minimum stall sizes or prohibitions against "parking in" other cars. The display area need not be striped for parking, but it should be clear that it is to be used for for-sale cars only, and we do need to know this area's dimensions. We recommend that the site designer show us the layout the site owner prefers, keeping in mind the corner visibility restrictions, as this site will likely, ultimately, be used in such a fashion. This will help to reduce enforcement issues in the future by setting reasonable expectations around for-sale vehicle storage and overall number of vehicles on the site.

Twenty-three parking spaces, including the car display area, are proposed. No bicycle parking is proposed. There is not a separate pedestrian entrance. The #11 bus stops nearby, and there is a bike lane on Grove, part of the Border-to-Border Trail.

Items to be Addressed:

1. *Revise parking area.*
2. *Consider adding bicycle parking.*

ENGINEERING & STORMWATER**§122-127(5), §122-127(6)**

The proposed construction will increase the amount of impervious surface. Currently, stormwater is directed to the Grove Road right-of-way; this has contributed to the deterioration of the sidewalks to the west. Stormwater from the newly constructed impervious surface must be controlled on-site.

Changes to the right-of-way are also proposed; the applicant is proposing closing the north drive on Grove and installing a new drive on Factory/Maus.

OHM does not recommend site plan approval at this point.

Items to be Addressed:

1. *It is not clear how storm water runoff is accommodated on the existing site. Storm runoff from the site (both existing and proposed expansion) shall be captured and treated prior to discharge to the City storm system to the extent possible. Overland sheet flow to the right-of-way should be reduced as part of the site improvements.*
2. *A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot must be repaired as part of the project". It appears a significant portion of the existing site paving needs repair.*
3. *The purpose and viability of the proposed curb internal to the site is not clear.*
4. *The plans shall accurately represent the intended vehicle configuration for the display area. We note that the display area parking may not be required to conform to standard parking stall space requirements.*
5. *A note shall be added to the plan stating that no new water or sanitary sewer are proposed.*
6. *Cracked or settled sidewalk along Grove and Spring shall be repaired as part of this project. The plans shall identify the locations of the deficient sidewalk.*
7. *A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.*
8. *Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.*

SCREENING**§122-127(7)****Figure 6: Screening**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Unknown: no lighting shown on the plan.	Note states "no additional lights are proposed for the site" Show current lighting
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along east and south boundary	Significant grade change to east; privacy fence on adjoining property to the south.	Unclear. Appears that chain link fencing may be installed on east side of north half of site, at top of slope. Applicant to clarify.
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (23/8 = 3)	Many trees on sloped portion of site.	3 sugar maples proposed on east side of site, in sloped areas.
	landscape island per 16 continuous spaces	n/a	n/a

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED	
	ends of all aisles and corners protected	--	2 of 5 aisle-ends have been protected with curbs or islands. -aisle-ends at Factory / Maus Street need protected -aisle-end at Grove St entrance need protected.	
	minimum distance of 3' from curb backside to landscaping	--	wheel stops provided	
	must be screened per 122-703 if conflicting land use	n/a	n/a	
	must be screened from public ROW with landscaped berm or solid wall	No screening from Grove or Factory/Maus	Screening on Grove side is shown in ROW. Move to between sidewalk and parking area. Screening from Factory / Maus is decorative steel fence, height and opacity unknown. More detail is needed.	
	prevent vehicular encroachment into landscaping, structures		Ensure all spaces (parking and display) have wheelstops or fencing between vehicles and landscaping.	
§122-706	Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • west: 66' - o 13 shrubs - o 2 trees • north: 30' - o 6 shrubs - o 1 tree	None	Planter boxes with one dogwood and six boxwood proposed to rear of north side of building. Nothing proposed for west side of building. Waiver requested.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-650, Refuse Containers §122-709	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	--	No dumpster enclosure shown. No dumpster currently proposed.
§122-712 Maintenance	install underground sprinkler system		Waiver requested.
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing privacy fence belonging to neighbor on south boundary. Existing chainlink fence on other boundaries.	New 5' decorative steel fence (north side).

Items to be Addressed:

1. Show current outdoor lighting.
2. Clarify location and type of screening and fencing.
3. Protect all parking aisle-ends with concrete curbs or islands.
4. Screen off-street parking from Grove ROW per ordinance.
5. All parking areas must be curbed, unless part of stormwater management strategy. Clarify.
6. Planning Commission waiver requested to omit foundation landscaping due to site constraints.
7. Note on site plan that no dumpster is to be used on site, and should a dumpster be used on site, it will be screened and enclosed per code.
8. Planning Commission waiver requested to omit underground sprinkler system.

OTHER DEPARTMENT AND AGENCY APPROVALS**DEPARTMENT OF PUBLIC SERVICES**

The applicant is responsible for obtaining permits from the City of Ypsilanti Department of Public Services (14 W Forest, 734-483-1421) before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways .

FIRE DEPARTMENT

As applicant is requesting a curbcut closure and changes to parking area circulation, Fire Department review was required. Fire Department has no objection to the proposed changes, provided the curbcut on Spring presents no more than a 5% slope and any reconfigured parking area allows for fire truck circulation.

CONDITIONS OFFERED AS PART OF REZONING

The Conditional Rezoning was approved by City Council on 12/18/2012, with the condition that all work be completed by 12/31/2013. At the 12/17/2013 meeting, Council chose to extend that deadline through 12/31/2014. Further conditions of the rezoning are presented in the table below.

Figure 7: Conditions

APPLICANT-PROPOSED CONDITION	PROPOSED
Addition of trees and ornamental grass on South Grove from property line (chain fence) adjacent to Spring Street to driveway on South Grove.	Trees and ornamental grasses have been added to right-of-way along South Grove. Landscaping to be placed on applicant's property.
Addition of wooden or rod iron fence adjacent to Spring Street	Steel fence indicated; no details have been provided.

APPLICANT-PROPOSED CONDITION	PROPOSED
Plant shrubs adjacent to fence near Spring Street	Landscaping, including shrubs, is shown within the proposed property line on Factory/Maus.

Items to be Addressed:

1. Landscaping shall be placed on applicant's property.
2. Provide further details on fencing.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **table** the Site Plan for the Complete Auto Sales at 311 S Grove. Please resubmit an updated site plan addressing all of the concerns listed below in a timely fashion so that it may be reviewed for the September 17 Planning Commission meeting.

1. Note on site plan that minor repair only is permitted under the terms of 122-412(6), Automobile Sales. Minor Repair means "...engine tune-ups and servicing of brakes, air conditioning, exhaust systems, oil change or lubrication, wheel alignment or balancing, or similar servicing, rebuilding or repairs that normally do not require significant disassembly or storing the automobiles on the premises overnight."
2. Note on site plan that all signs require a sign permit.
3. Show current outdoor lighting.
4. Note on site plan that no dumpster is to be used on site, and should a dumpster be used on site, it will be screened and enclosed per code.
5. Conditions of Rezoning:
 - a. Plant trees and ornamental grasses on South Grove frontage from [north] property line (chain fence) adjacent to Spring Street to [northmost] driveway on South Grove. All landscaping shall be placed on applicant's property, not in right-of-way/tree lawn.
 - b.
6. Parking:
 - a. Parking spaces & display cars shown are located in the visibility triangle. Remove.
 - b. Revise parking area as discussed above, eliminating four parking spaces entirely, and changing three parking spaces from display to customer/employee.
 - c. Planning Commission waiver requested to permit a stall depth of 18'.
 - d. Planning Commission waiver requested for 20% of parking requirement.
 - e. Consider adding bicycle parking.
 - f. Protect all parking aisle-ends with concrete curbs or islands.
 - g. Screen off-street parking ROW per ordinance.
 - h. All parking areas must be curbed, unless part of stormwater management strategy.
7. Screening, fencing, and landscaping:
 - a. Clarify location and type of screening and fencing on east property boundary.
 - b. Request a Planning Commission waiver to omit foundation landscaping due to site constraints.
 - c. Request a Planning Commission waiver to omit underground sprinkler system.
 - d. Request a Planning Commission waiver for off-street parking landscaping on South Grove to accept landscaping proposed as part of conditional rezoning.
8. Engineering:
 - a. It is not clear how storm water runoff is accommodated on the existing site. Storm runoff from the site (both existing and proposed expansion) shall be captured and treated prior to discharge to the City storm system to the extent possible. Overland sheet flow to the right-of-way should be reduced as part of the site improvements.
 - b. A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot must be repaired as part of the project". It appears a significant portion of the existing site paving needs repair.
 - c. The purpose and viability of the proposed curb internal to the site is not clear.

- d. The plans shall accurately represent the intended vehicle configuration for the display area. We note that the display area parking may not be required to conform to standard parking stall space requirements.
 - e. A note shall be added to the plan stating that no new water or sanitary sewer are proposed.
 - f. Cracked or settled sidewalk along Grove and Spring shall be repaired as part of this project. The plans shall identify the locations of the deficient sidewalk.
 - g. A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.
 - h. Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.
9. Fire:
- a. The slope from Spring to the parking area shall be no more than 5%.
 - b. Adequate width for fire truck circulation shall be preserved in parking lot redesign.

Bonnie Wessler
Planner I, Planning & Development Dept.



ARCHITECTS. ENGINEERS. PLANNERS.

August 14, 2014

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: 311 S. Grove
Site Plan Review No. 1
OHM Job No. 0094-14-1021

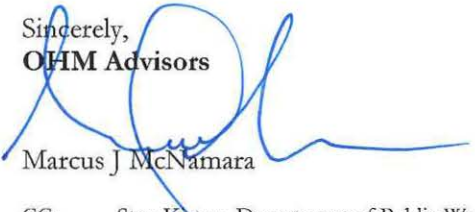
Dear Ms. Gillotti:

The applicant is requesting site plan approval for a parking lot expansion and site improvements at an existing facility at 311 S. Grove Street. The site plan is dated July 18, 2014. We have reviewed the plans and do not recommend site plan approval from an engineering standpoint. The applicant must address the following comments prior to submitting the plans for review:

1. It is not clear how storm water runoff is accommodated on the existing site. Storm runoff from the site (both existing and proposed expansion) shall be captured and treated prior to discharge to the City storm system to the extent possible. Overland sheet flow to the right-of-way should be reduced as part of the site improvements.
2. A note shall be added to the plans indicating "distressed or damaged areas of the existing parking lot will be repaired as part of the project". It appears a significant portion of the existing site paving needs repair.
3. The purpose and viability of the proposed curb internal to the site is not clear.
4. The plans shall accurately represent the intended vehicle configuration for the display area. We note that the display area parking may not conform to standard parking stall space requirements.
5. A note shall be added to the plan stating no new water or sanitary sewer are proposed.
6. Cracked or settled sidewalk along Grove and Spring shall be repaired as part of this project. The plans shall identify the locations of the deficient sidewalk.
7. A truck circulation plan with turning movements for the largest anticipated vehicle shall be provided.
8. Cross sections are required for all paved areas, including HMA, concrete, and sidewalks.
9. Review and approval will be required from the Fire Department.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors


Marcus J. McNamara

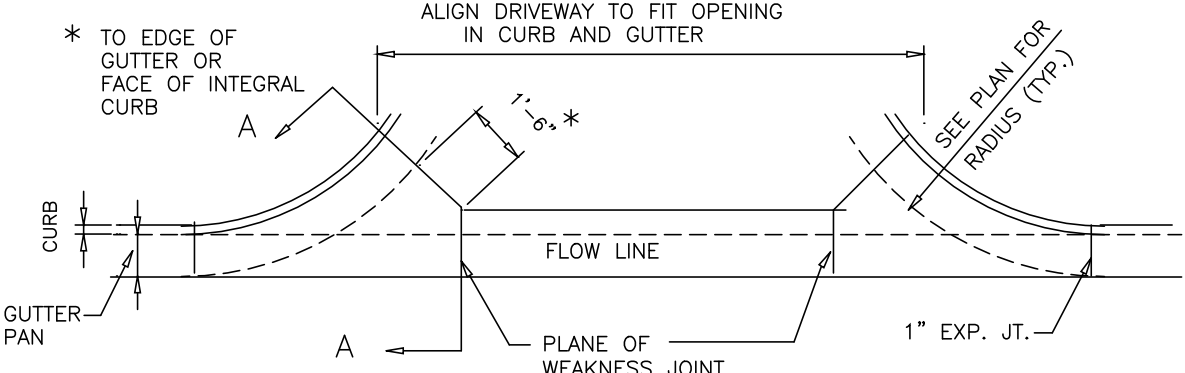
CC: Stan Kirtan, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

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OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

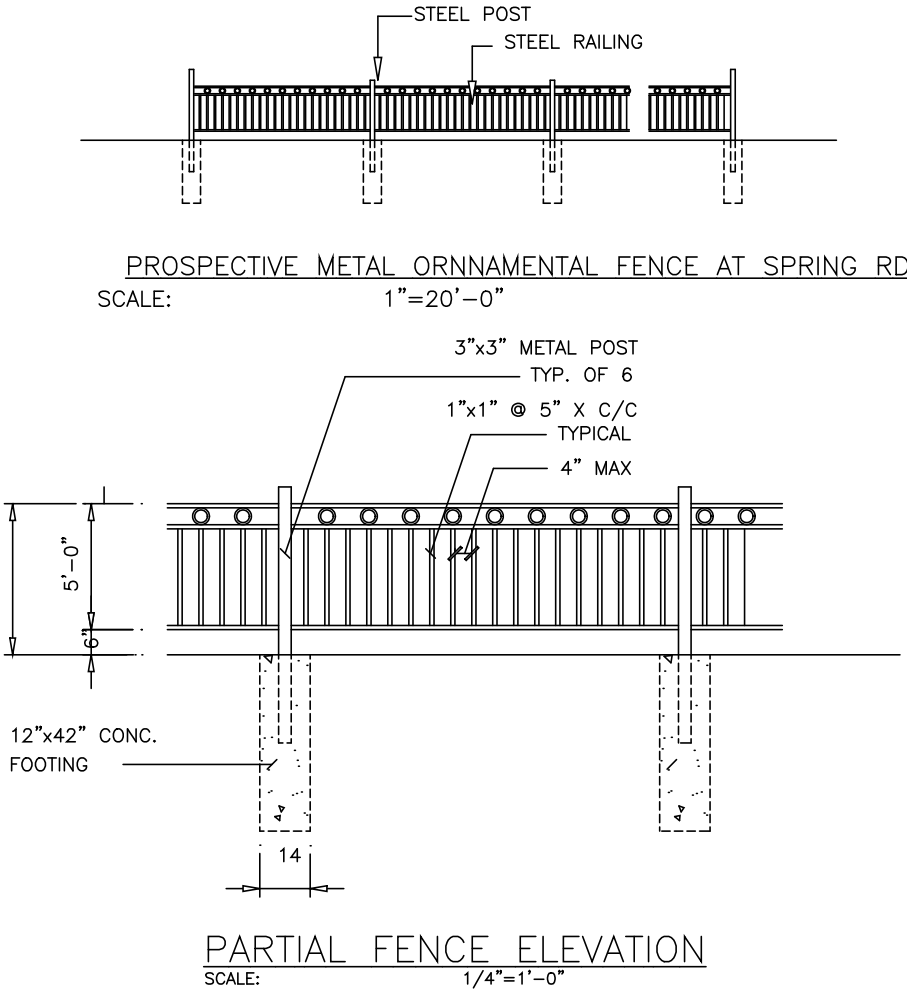
OHM-Advisors.com



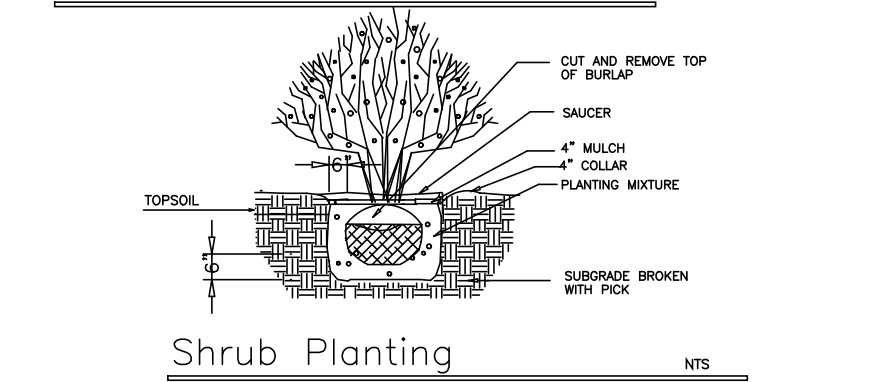
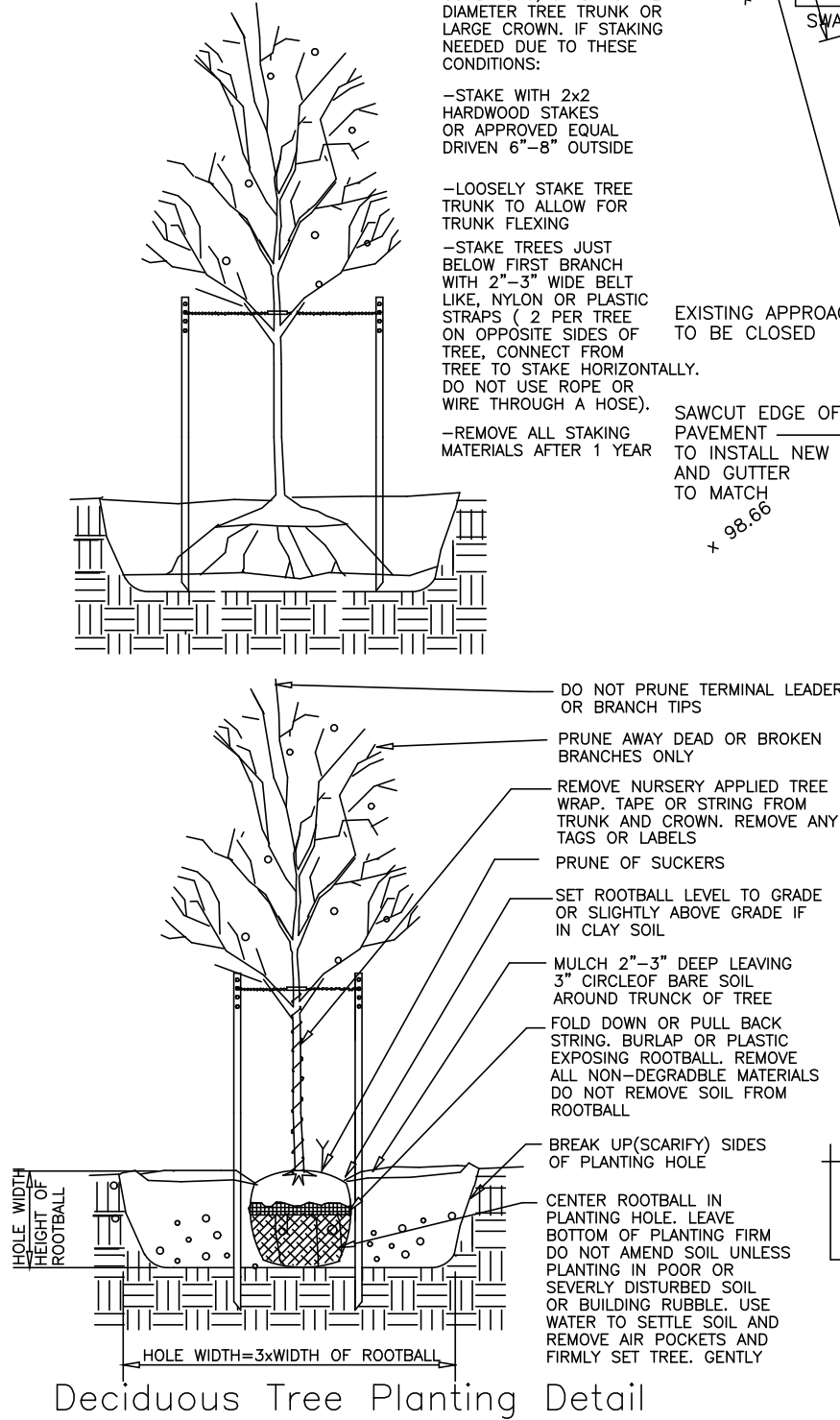
NEW CONCRETE APPROACH
M.DOT II-29E

NEW LANDSCAPING TABLE

	QUANTITY	DESCRIPTION	SIZE
	32+	BOXWOOD	30" MIN SPREAD
	8	SUGAR MAPLE	2 1/2" CAL.
	1	DOGWOOD	7" CLEAR STEM MIN
	15	ORNAMENTAL GRASS	1.75" CAL



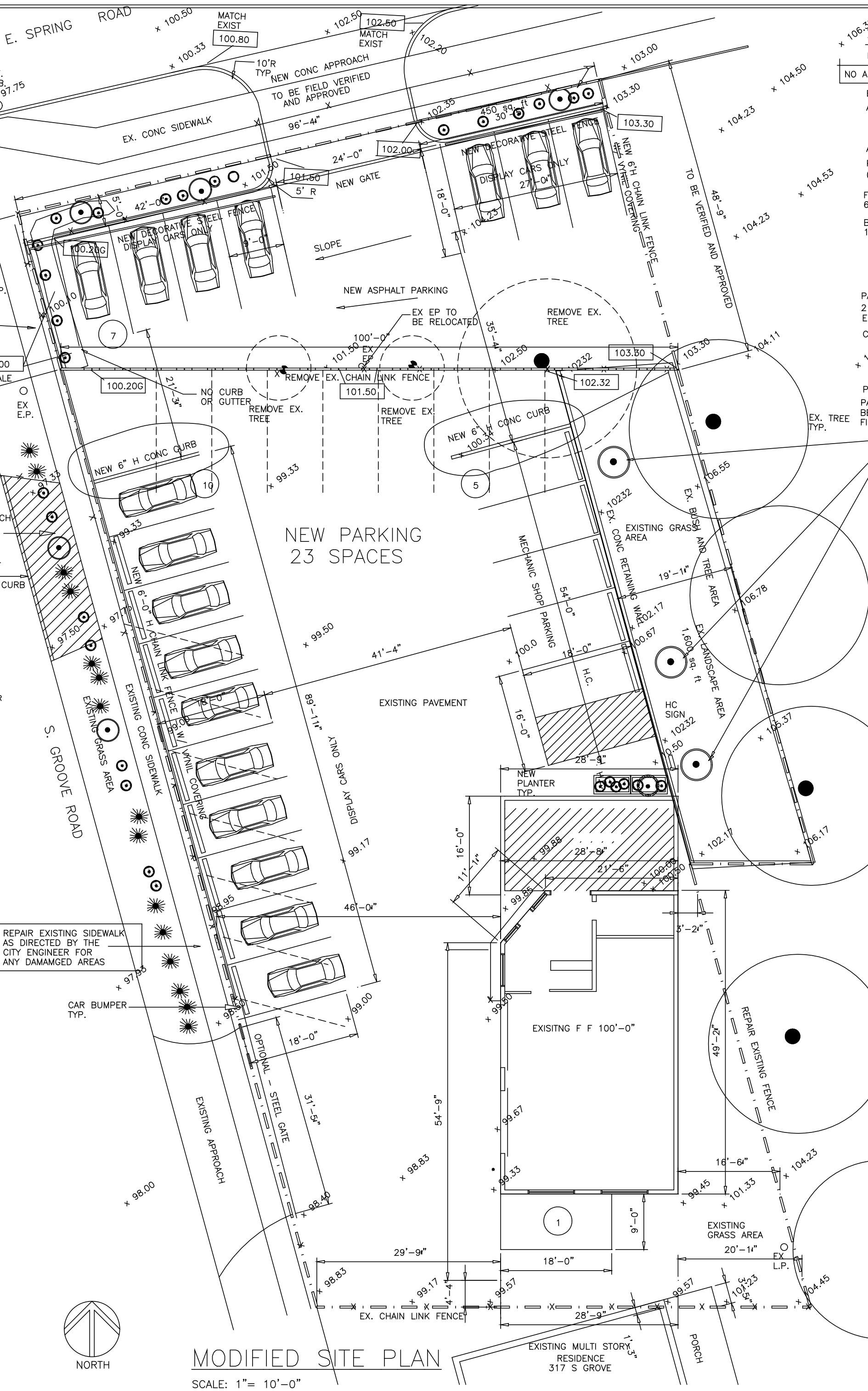
CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - LATE 2013
STAKE BUILDING	
SEGMENT CONTROL MEASURES	
A.	
B.	
REMOVE TREES	
STOCKPILE TOPSOIL	
A.	
B.	
ROUGH GRADE	
TEMPORARY EROSION CONTROL	
A.	
B.	
EXCAVATE FOOTINGS/RETAINMENT	
INSTALL UNDERGROUND UTILITIES	
CONSTRUCT FOOTINGS/FOUNDATIONS	
CONSTRUCT STRUCTURE	
APPLY AGGREGATE BASE TO DRIVES	
FINAL GRADE	
PERMANENT EROSION CONTROL	
A. SEEDING	
B. SEEDING	



Shrub Planting

LANDSCAPING NOTES:

- PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
- ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD - ALL PER CITY STANDARDS.
- ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
- ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES CURED WITH HOSE COVERED WIRE.
- ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING.
- ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD.



SITE / BLDG. DATA	
HOURS OF OPERATION - 9A M TO 6 PM	
NO ADDITIONAL LIGHTS ARE PROPOSED FOR THE SITE	
EXISTING SITE AREA	13,773 SQ. FT. = .32 AC
ADDITIONAL SITE AREA	3,603 SQ. FT. = .08 AC
17,376 SQ. FT. = .40 AC	
AT 10% = 1,738 sq.ft MIN. LANDSCAPE AREA	
PROVIDED 2,050 SQ. FT. = 11.7 % (IGNORING FOUNDATION LANDSCAPING)	
FOUNDATION PLANTING = 1 ORNAMENTAL TREE+ 6 SHRUBS / 30FT OF BLDG FRONTAGE	
BUILDING FRONTAGE = 28'-8"/30 = 1 TREES AND 6 SHRUBS	
EXISTING BUILDING	1,383 SQ. FT.
NEW BUILDING ADDITION	456 SQ. FT.
PARKING CALCULATION:	1,839 SQ. FT.
2 PER STALL = 3x2	6 SPACES
CAR DISPLAY	16 SPACES
23 SPACES	
PROVIDED PARKING 23 SPACES	
PARKING SIZES 9'-0"x20'-0"	
BENCH MARK : 100'-0" EXISTING BUILDING FINFLOOR AT THE FRONT DOOR.	
NEW TREE INTERIOR LANDSCAPING	

ZIAD EL-BABA
ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882
FAX - 519-979-3533

DATE	REV. NO.	ISSUED FOR
JUL.12.13		SITE PLAN
AUG.31.13		ENGINEERING
OCT.12.13		SITE PLAN
NOV.20.13		SITE PLAN
JULY.18.14		COUNCIL APPROVAL

Project:
NEW SITE
311 S GROVE
YPSILANTI MI
OWNER
311 S GROVE
YPSILANTI MI

Drawing Title:
SITE PLAN PLANS

Project Number	Scale	AS NOTED
Date		
Drawn By		
Checked By		

Drawing No.

SP-1

them for the service they rendered on behalf of the citizens of the City of Ypsilanti.

OFFERED BY: Council Member Moeller
SUPPORTED BY: Council Member Vogt

On a voice vote the motion carried and the Consent Agenda was approved.

XIV. RESOLUTIONS/MOTIONS/DISCUSSIONS

1. Resolution No. 2012-279, approving conditional rezoning of 311 S. Grove from B2 to Conditional B4 **(Second Reading) Ordinance No. 1182**

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the proposed Ordinance entitled "Conditional Rezoning 311 S. Grove St." be approved on Second and Final Reading.

City of Ypsilanti Ordinance No. 1182

Conditional rezoning 311 S. Grove

B4, permitting as permitted uses only those uses held in common with the B2 zoning district, with the addition of auto sales as spelled out in 122-412(6), and permitting as special uses only those held in common with the B2 district, AS OUTLINED IN THE FOLLOWING LISTS.

B4 conditional zone, PERMITTED uses
Adult drop-in centers
Antique, consignment, and resale stores.
Arts and crafts studios and schools.
Auction House, subject to the specific provisions in section 122-813.
Automobile sales: showrooms, salesrooms, or offices for new and used automobiles, trucks and tractors, boats, mobile homes, recreation vehicles and trailer sales, including automobile repair shops providing minor repair. Major repair is not permitted except as provided in subsection 122-413(5). The outdoor display of vehicles is regulated by subsection 122-413(11).
Bar/lounge, provided that all service occurs within a completely enclosed building.
Community garages and community parking lots, as defined in Section 122-2, subject to the provisions of Sections 122-781 and 122-782 respectively
Essential services.
Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted, subject to the specific provision in section 122-784.
Funeral and mortuary establishments, provided that adequate assembly area is provided off-street for vehicles to be used in funeral processions.
Hotels and motels.
Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin operated Laundromats, self-serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.
Medical or dental offices, clinics, or laboratories.
Medical Marijuana Dispensary, subject to the specific provisions in section 122-814.
Offices and showrooms of a plumber, electrician, upholsterer, caterer, decorator or similar trade, subject to the specific provisions in section 122-797.
Outdoor cafes, outdoor fast-food or sit-down restaurants, and beer gardens, subject to the specific provisions of section 122-799.

B4 conditional zone, PERMITTED uses
Personal service shops such as a tailor, barber, beauty, shoe repair, locksmith, photocopy services, photo processing, or similar personal service shop.
Private noncommercial recreational areas or social facilities, institutional or community recreational centers, and nonprofit swimming pool or tennis club, subject to the specific provisions in section 122-802.
Radio and television studios.
Private service clubs, lodges, banquet halls, and meeting halls.
Restaurants, including carry-out or delivery, sit-down, or fast-food, or any combination thereof. Drive-through facilities are permitted subject to the provisions in section 122-783.
Retail businesses which are intended to supply commodities on the premises for regional customers, such as: Food stores: grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. The retail sale of poultry, fish, and game is permitted, provided that the slaughtering thereof is not allowed. The manufacture of food products, such as baked goods or ice cream, is permitted provided that 50 percent or more of the products are sold at retail from the same building, and all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited.
Retail stores which sell personal use items such as drugs, dry goods, notions, hardware, books, magazines, periodicals, stationery and school supplies, artist's supplies, gifts, jewelry, records and video cassette sales, flowers, shoes, small household articles, tobacco products, toilet articles, wearing apparel and personal accessories, toys, and similar products.
Retail stores which offer comparison goods completely within a fully-enclosed building such as home appliances (including service and repair), camera and photography supplies, sporting goods, electronics, furniture, optical items, bicycle sales, home supply centers, paint and wallpaper stores, carpet, rug, and linoleum/tile stores, lawn care products and machinery, building materials, pets and pet supplies (provided that no animals are boarded except for sale and that all animals are boarded inside a building), hobby and craft stores, and similar specialty goods stores. The manufacture of sporting goods, small household items and crafts is permitted provided that 50 percent or more of the products are sold at retail from the same building and all activities and storage occur within a completely enclosed building.
Veterinary hospitals and clinics, subject to the specific provisions in section 122-809.
Video rental establishments.
Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with article XI, division 2 of this chapter.

B4 Conditional Zone, SPECIAL uses
Any establishment intending to operate between 2 a.m. and 6 a.m. during any 24-hour period.
Automotive service stations which provide minor repair only, as defined in Article 2, subject to the standards in Section 122-776, and located along a designated major thoroughfare; provided, however, that quick oil change facilities are not permitted.
Auto rental operations, including parking, storage, washing and repair facilities.
Coin-operated amusement arcades, and pool and billiard halls.
Emergency shelters for the homeless, subject to the Specific Provisions in Section 122-785.
Express and passenger terminals and express transfer facilities, subject to the Specific Provisions of Section 122-786.
Outdoor retail sales and display, subject to the specific provisions in Section 122-800.
Substance abuse treatment facilities subject to the Specific Provisions in Section 122-808.

Additional conditions for this approval are:

- Addition of trees and ornamental grass on south grove from property line (chain fence) adjacent to spring street to driveway on south grove
- Addition of wooden or rod iron fence adjacent to spring street
- Plant shrubs adjacent to fence near spring street
- **Work shall be completed by 12-31-2013**

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Jefferson

Planner Gillotti explained that the text amendment has been modified to include a deadline of 12-31-13 for all conditions to be completed, if not, the zoning will revert back to B2.

She said there was also a question about area regulations, and whether the B2 or the B4 regulations will apply. Staff reviewed this, and the B4 base regulations will apply.

The chart below shows the differences between the two:

	B2 – 122.374...	B4
General	No building or structure nor any enlargement thereof in a B2 community business district shall be erected except in conformance with the following lot area, yard, and building coverage requirements:	No building or structure nor any enlargement thereof in a B4 general business district shall be hereafter erected except in conformance with the following lot area, yard, and building coverage requirements:
Lot area, width, and building coverage	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.
Frontyard	Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than 20 feet. In the B2 district, except as otherwise provided in this chapter, off-street parking may be permitted in any required or nonrequired yard areas, provided that such parking lot is located no closer than ten feet to any street right-of-way line and that a greenbelt is maintained between any parking lot and street right-of-way in accordance with subsection 122-835(11) b.	Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than 30 feet. In the B4 district, except as otherwise provided in this chapter, off-street parking may be permitted in any required or nonrequired yard areas, provided that no parking lot is located closer than ten feet to any street right-of-way line and that a greenbelt is maintained between any parking lot and street right-of-way in accordance with subsection 122-835(11).
Side yards.	No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.	No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.

Street side yards.	On a corner lot, the street side yard setback shall conform to the requirements for a front yard in the B2 district. A minimum four-foot six inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section 122-835 (11) b.	In the B4 general business district, the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section 122-835 (11) b.
Courtyards	Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.	Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.
Rear Yards	There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.	There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.
Abutting a residential district	Notwithstanding the provisions of this section, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as provided by section 122-703.	Notwithstanding the above, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as provided in section 122-703.
Height restrictions	Sec. 122-375 No building or structure in a B2 community business district shall exceed four stories or 50 feet in height, whichever is less. See section 122-640 for height exceptions	Sec. 122-415 No building or structure in the B4 general business district shall exceed six stories or 75 feet in height, whichever is less. See section 122-640 for height exceptions.
Development Standards	(a) Site plan review and approval are required for uses in the B2 district, in accordance with article IV of this chapter. (b) General standards. Buildings and uses in the B2 district shall be subject to all applicable standards and requirements set forth in this chapter, including nonconformities, general provisions, off-street parking requirements, signs, and flood damage prevention.	(a) Site plan review and approval are required for uses in the B4 district in accordance with article IV of this chapter. (b) General standards. Buildings and uses in the B4 district shall be subject to all applicable standards and requirements set forth in this chapter, including nonconformities, general provisions, off-street parking requirements, signs, and flood damage prevention.

The primary difference between the area regulations between the two districts is the height limit of 50 feet or 4 stories in the B2, or 75 feet or 6 stories (in both cases, whichever is less) in the B4.

Council Member Robb said he thinks it is bad to set a precedent like this and reminded Council of the future ramifications this could have.

Ms. Gillotti acknowledged a precedent is being set and said a policy can be created.

On a roll call, the vote to approve Resolution No. 2012-279, Ordinance No. 1182 was as follows:

Council Member Vogt	Yes	Council Member Murdock	Yes
Mayor Schreiber	Yes	Mayor Pro-Tem Richardson	Yes
Council Member Jefferson	Yes	Council Member Robb	Yes
Council Member Moeller	Yes		

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

2. Resolution No. 2012-281, withdrawing from membership of the Ann Arbor-Ypsilanti Chamber of Commerce.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti City Council is a dues-paying member of the Ann Arbor / Ypsilanti Regional Chamber of Commerce; and

WHEREAS, the Michigan Chamber of Commerce has taken positions on issues important to the Council of the City of Ypsilanti as well as its residents. Specifically, the Michigan Chamber of Commerce supported passage of Right To Work legislation, opposed increasing the minimum wage, supports the elimination of personal property tax, opposed the Patient Protection and Affordable Care Act, and advocated for the loosening of DNR/DEQ regulations; and

WHEREAS, the Michigan Chamber of Commerce has spent millions of dollars lobbying for these legislative changes; and

WHEREAS, these positions are counter to the beliefs of the majority of the citizens of the City of Ypsilanti;

NOW, THEREFORE, BE IT RESOLVED THAT the Council of the Ypsilanti hereby renounces its members in the Ann Arbor / Ypsilanti Regional Chamber of Commerce effective immediately.

OFFERED BY: Council Member Vogt

SUPPORTED BY: Council Member Murdock

Council Member Murdock gave the background. He said over months the city has been subject to policies by the Chamber that the city does not support. He said he thinks city memberships should be limited to government organizations which are appropriate. He said the city can work with the chamber without being a member.

Mayor Schreiber said he agrees with the resolution except for the last resolved clause. He said dues are \$328.50 a year which is a small amount for what the chamber does for the region. He said the city gave

B. Open the public hearing

None

C. Resolution No. 2013-264, close public hearing

THAT the public hearing on the ordinance entitled " An ordinance to Amend Sections 10-251 and 10-252 of the Ypsilanti City Code to refine definitions and provide for City Council regulations of Events by Resolution" be officially closed.

OFFERED BY: Council Member Moeller

SUPPORTED BY: Council Member Vogt

On a voice vote, the motion carried and the public hearing was closed.

On a roll call, the vote to amend Ord. 1207 Resolution 2013-263 Chapter 10, Article VI of the Ypsilanti Code of Ordinance to update provisions related to special events was as follows:

Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Jefferson	Yes
Council Member Robb	Yes		

VOTE:

Yes: 7

No: 0

Absent: 0

Vote: Carried

Ordinance No.1208

3. 311 S. Grove Street extension of conditional rezoning for used car sales.

A. Resolution No. 2013-265, determination

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that an ordinance for the 311 W. Grove Street extension of conditional rezoning for used car sales" be adopted on First Reading.

OFFERED BY: Council Member Murdock

SUPPORTED BY: Council Member Jefferson

City Planner Teresa Gillotti gave a brief overview of the ordinance.

SUMMARY BACKGROUND:

On December 4, 2012, City Council granted a conditional rezoning to 311 S. Grove Street to allow for automotive sales in addition to minor auto repair subject to all improvements being completed by December 31, 2013.

The original applicant, Ayad Jacksi the owner of Complete Auto Service Center at 311 S. Grove Street contacted staff to request an extension of the rezoning until December 31, 2014.

As a reminder, the conditional rezoning would allow B4 permitted and special uses held in common with B2 zoning with the addition of auto sales as indicated in 122-412 (6), plus proposed conditions by the applicant. The Commission discussed that this was an improved option as the list of permitted and special uses would be minimal. They also noted the remaining incongruity with the master plan, but ultimately voted to recommend the approval of the conditional rezoning.

Mayor Pro-Tem Richardson asked what has been accomplished.

Ms. Gillotti stated that they have obtained a license to sale used cars from the state, procured an Architect, and has been working with the city to obtain the right of way.

Mayor Schreiber questioned the master plan changes.

Ms. Gillotti stated the master plan is not the zoning change; however the future use would be commercial.

B. Open the public hearing

None

C. Resolution No. 2013-266, close public hearing

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI

THAT the public hearing for an ordinance for the 311 S. Grove Street extension of conditional rezoning for used car sales" be officially closed.

OFFERED BY: Council Member Murdock

SUPPORTED BY: Council Member Jefferson

On a voice vote, the motion carried and the public hearing was closed.

Council Member Robb asked what Ms. Gillotti's recommendation is on the rezoning.

Ms. Gillotti stated she would recommend that they do not approve because it was not completed within a years time.

Council Member Moeller asked why Ms. Gillotti is recommending not approving.

Ms. Gillotti stated that Council set a deadline and it was not met; however she stated that Council does not have to agree with her.

Council Member Moeller questioned the reasons for not completing within the year.

Representatives for the company spoke on behalf of the owner and explained why the deadline had not been met and other issues regarding the lot's inventory.

Council Member Jefferson commented on the owner wanting to let the project go because of financing issues. He questioned if the owner is sure he is able to complete this going forward.

Representative answered yes.

Mayor Schreiber stated that he is going to support this resolution this time but he would not if the extension is not met.

Council Member Robb asked if staff could investigate the lot before the second reading.

Council Member Moeller stated that she does not understand why Council is being so hard on this small business owner. She stressed the Thompson Block has been extended many times and she does not understand why they are going after him like that.

Council Member Robb referred to Mr. Musa is in his ward, and said if this conditional rezoning is done then it opens up other issues that many of his constituents would have major problems with.

Mayor Schreiber asked Ms. Gillotti if this would set a precedent.

Ms. Gillotti answered yes and went on to give examples of the special rezoning.

Council Member Jefferson stated that Council agreed to do this a year ago and they knew this would set a precedent before now. He stated the owner has been an asset to the community for reasonable priced vehicles and financing.

On a roll call, the vote to approve Resolution No. 2013-265 was as follows:

Council Member Murdock	Yes	Council Member Jefferson	Yes
Mayor Pro-Tem Richardson	Yes	Council Member Moeller	Yes
Council Member Robb	No		
Council Member Vogt	Yes		
Mayor Schreiber	Yes		

VOTE:

Yes: 6 No: 1 (Robb) Absent: 0 Vote: Carried

IX. AUDIENCE PARTICIPATION –

None

The meeting recessed at 9:41 p.m.

The meeting reconvened at 9:50 p.m.

For the complete plans for the Ypsilanti Heritage Bridge and River's Edge Linear Park and Trail, these are contained in a separate file due to size constraints. This is available on the Planning Commission page at cityofypsilanti.com/planningcommission.

July 8, 2014

City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Mr. Ralph A. Lange, City Manager

Regarding: City of Ypsilanti
Prospect Road Reconstruction
Priority Road Improvement Program (PRIP)

Dear Mr. Lange:

The City has been awarded a state grant through the Priority Road Improvement Program (PRIP). Following this notification, a conference call was conducted. Meeting attendees were yourself, Stan Kirton, Marcus McNamara (OHM), and Larry Doyle (MDOT).

This correspondence summarizes our understanding of the discussion held at the meeting, and the impact on the Prospect Road project funding, schedule, and phasing.

Key points:

1. The City has been awarded a \$1,900,000 State grant
2. The grant must be spent on Prospect Road between Grove and Holmes
3. The grant does not require local matching contribution. However, the grant is capped at \$1,900,000 so project costs in excess of that amount are 100% City responsibility
4. The eligible project costs under the grant include construction, design engineering, and construction engineering
5. The project will not be bid through the State Local Agency Program (LAP) process. The project will be bid by the local municipality in conformance with their charter purchasing requirements.
6. Some portion of the work is to be completed this construction season
7. The project may be completed under multiple phases and/or construction contracts

OHM has reviewed the project based on these parameters. We are proposing a project phasing that will allow a significant portion (approximately 3,200 lft) of the corridor to receive a new asphalt surface this construction season. The remaining 4,350 lft of the corridor will be completed starting in early 2015. The construction work would be bid under two separate contracts. The techniques to be utilized for each segment were reviewed in order to most efficiently apply the grant to the entire corridor. The existing road surface condition and thickness were considered when selecting the appropriate construction method. The proposed project includes mill and overlay from Michigan to Grove and from Cross to Martin Place. Full reconstruction is proposed from Michigan to Martin Place, and from Cross to Holmes.

The proposed project schedule and costs are provided below:

Proposed Phasing and Schedule

Phase I:		
Work:	Mill and overlay with localized base repairs and concrete curb repair	
	Prospect Road from Michigan Avenue to 150' north of Grove intersection	
	Plans Available for Pickup	Monday, August 04, 2014
	Bids Due	Tuesday, August 26, 2014
	Council Award	Tuesday, September 02, 2014
	Precon / Project Start Date	Monday, September 15, 2014
	Substantial Completion	Saturday, November 15, 2014
	Final Completion	Tuesday, June 30, 2015
Phase II		
Work:	Reconstruction of Prospect Road from Holmes to Cross	
	Mill and Overlay of Prospect Road from Cross to Martin Place	
	Reconstruction of Prospect Road from Martin Place to Michigan Avenue	
	Reconstruction of Prospect Road and Grove Road Intersection	
	Plans available for pickup	Monday, February 09, 2015
	Bids due	Tuesday, March 03, 2015
	Council Award	Tuesday, March 17, 2015
	Precon / Project Start Date	Sunday, April 13, 2014
	Substantial Completion	Thursday, October 01, 2015
	Final Completion	Tuesday, December 01, 2015

Opinion of Probable Cost

Phase I - Fall 2014		
	Construction Cost	\$339,000
	Design Engineering	\$34,000
	Construction Engineering	\$58,000
	Subtotal - Phase I	\$431,000
Phase II - Spring 2015		
	Construction Cost	\$1,328,000
	Design Engineering	\$133,000
	Construction Engineering	\$226,000
	Subtotal - Phase II	\$1,687,000
Total Project Cost (Phase I & II)		\$2,118,000
	State Grant	\$1,900,000
	Local Share	\$218,000

Additional Impacts:

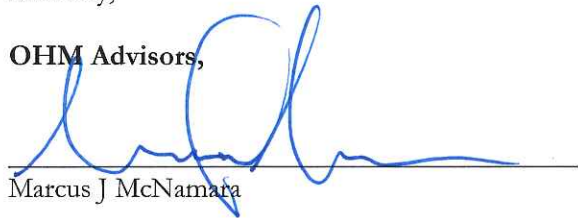
The transfer of the primary funding source for the Prospect Road corridor project from Transportation Improvement Program (TIP) funding to Priority Road Improvement Program (PRIP) funding will have an impact on other projects the City has scheduled or is considering. OHM has identified the primary impacts as follows, however we note that additional impacts may be identified as the PRIP funding rules are finalized and communicated to the City by MDOT:

1. The reconstruction of the intersection at Grove Road will need to be coordinated with the TAP grant project, as well as the City Planning Commission. This work is proposed to be included in Phase II, which will allow time for that coordination to occur.
2. The City was awarded a safety grant for signal improvements and pedestrian upgrades at the intersection of Michigan Avenue and Prospect Road. This project was originally intended to be included in the Prospect Road corridor project. Due to the new funding, this is no longer feasible, so the safety grant project will be bid separately, following the MDOT LAP requirements and bidding schedule.
3. The City has \$895,000 in Federal Aid earmarked for Prospect Road in the Transportation Improvement Program (TIP) over the next three years (2014, 2015, & 2016). The City will need to identify a replacement project for this funding. The TIP will need to be updated and approved by SEMCOG and FHWA before funds can be obligated.

Should there be any questions, please contact us.

Sincerely,

OHM Advisors,



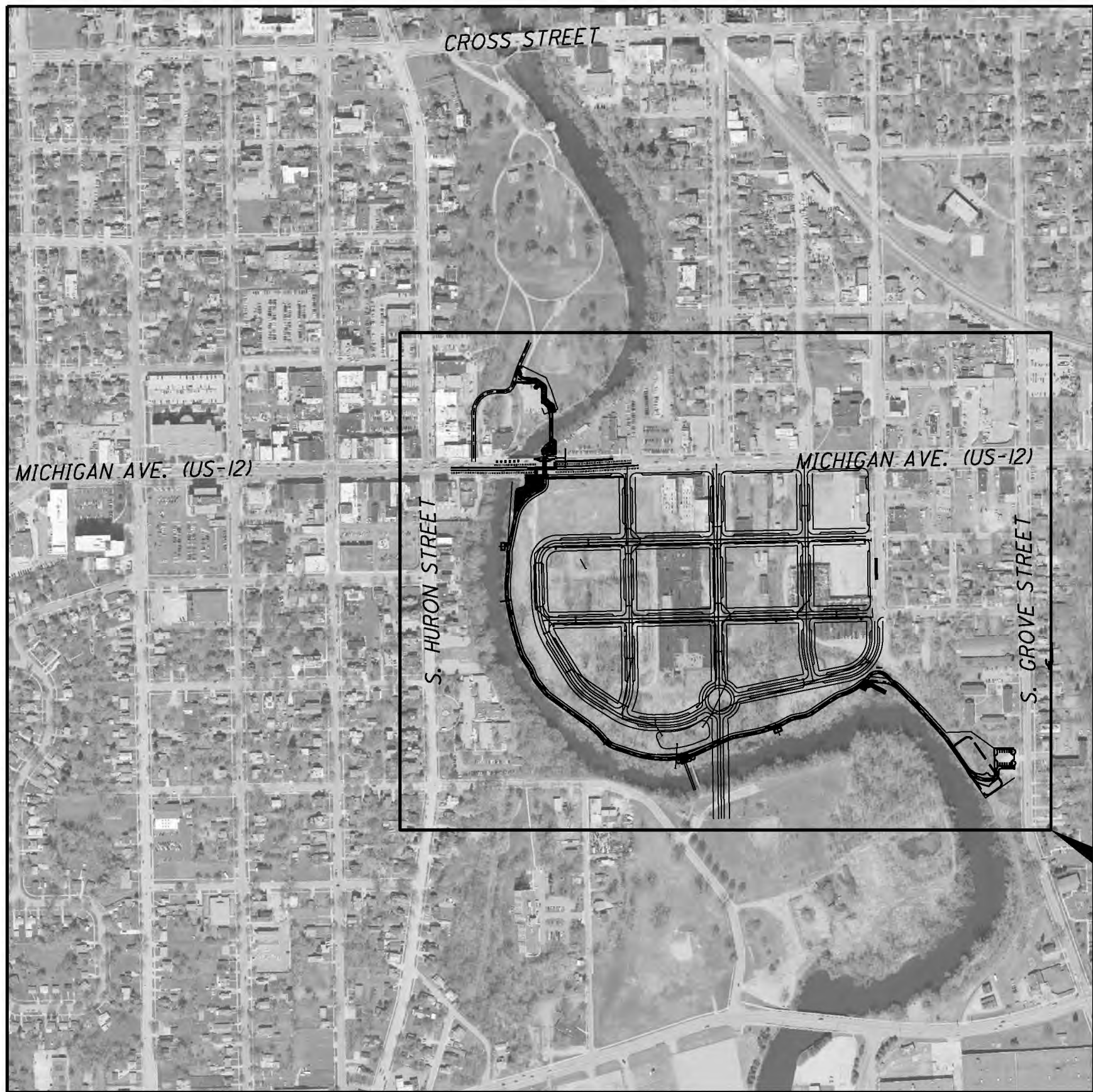
Marcus J McNamara

Cc: Stan Kirton, DPS Director
Kent Early, PE, OHM
File

P:\0000_0100\0094130040_Prospect_MUNI\PRIP\PRIP_Summary.docx

YPSILANTI HERITAGE BRIDGE AND BORDER TO BORDER
TRAIL (B2B): RIVERSIDE PARK TO GROVE ROAD
FOR
CITY OF YPSILANTI
AND
WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
CITY OF YPSILANTI, WASHTENAW COUNTY MICHIGAN

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PART A - BRIDGE, FISHING PIER #1 & NORTH END OF PATHWAY	
1	TITLE SHEET
2	OVERALL SITE PLAN
3	GENERAL NOTES & ESIMATED QUANTITIES
4	SOIL BORING PLAN
5	SITE PLAN
6	SOUTH APPROACH DETAILS
7	FOUNDATION PLAN
8	PILE SPLICE DETAILS
9	TRUSS FRAMING PLAN
10-11	ABUTMENT A DETAILS
12-14	ABUTMENT B DETAILS
15-16	ABUTMENT C & D DETAILS
17	PLANK FRAMING PLAN
18-19	BEAM DETAILS
20-21	OVERLOOK ONE DETAILS
22-23	OVERLOOK TWO DETAILS
24	OVERLOOK FENCE POST PLAN
25	JOINT & END DETAILS
26	FENCE DETAILS
27	WALL DETAILS
28	REINFORCEMENT SCHEDULE
PART B - MIXED USE PATH SOUTH OF MICHIGAN AVENUE & FISHING PIER #2	
29	GENERAL NOTES & ESTIMATED QUANTITIES
30	TYPICAL SECTIONS
31	SCHEMATIC PLAN - SOUTH
32-40	PLAN & PROFILE SHEET
PART C - HAWK AND MID BLOCK CROSSING MICHIGAN AVENUE	
41	MICHIGAN AVENUE GENERAL NOTES
42	MICHIGAN AVENUE MEDIAN PLAN
43	MICHIGAN AVENUE MEDIAN DETAILS



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED HEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE ACCORDING TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION 2012 EDITION.

THE DESIGN OF THIS STRUCTURE IS BASED ON THE AASHTO LRFD DESIGN SPECIFICATIONS H5 LOADING AND 90 PSF PEDESTRIAN LOADING. LIVE LOAD PLUS DYNAMIC LOAD ALLOWANCE DEFLECTION DOES NOT EXCEED $\frac{1}{1000}$ OF SPAN LENGTH.

ALL EXPOSED CONCRETE CORNERS SHOWN SQUARE ON THE PLANS SHALL BE BEVELED WITH $\frac{3}{4}$ " TRIANGULAR MOLDINGS EXCEPT AS OTHERWISE NOTED.

UNLESS OTHERWISE SHOWN ON THE PLANS PROVIDE MINIMUM CONCRETE CLEAR COVER FOR REINFORCEMENT ACCORDING TO THE FOLLOWING:

CONCRETE CAST AGAINST EARTH:	3 in
PRESTRESSED BEAMS:	1 in
ALL OTHER UNLESS SHOWN ON PLANS:	2 in

PROJECT DATUM REFERS TO NGVD29 VERTICAL DATUM.

STANDARD PLANS	
CONSTRUCTION OF THE FOLLOWING ITEMS, WHERE CALLED FOR ON THE PLANS, SHALL BE CONSTRUCTED ACCORDING TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD PLANS AS INDICATED. ALL STANDARD PLANS NECESSARY FOR THIS PROJECT ARE ON FILE AT THE WASHTENAW COUNTY PARKS & RECREATION COMMISSION OFFICE.	
ITEM OF WORK	M.D.O.T. STANDARD PLAN NO.
MOLDING, BEVEL, LIGHT STD. ANCHOR BOLT ASSY., AND NAME PLATE DETAILS	B-103-E
SEEDING AND TREE PLANTING	R-100-G

SPECIAL DETAILS (INCLUDED IN PROPOSAL)	
ITEM OF WORK	STANDARD DETAIL PLAN NO.
SOIL EROSION & SEDIMENTATION CONTROL MEASURES	R-96-E

CONTRACT FOR: B2B BRIDGE, MODULAR BLOCKWALL, APPROACH, MIXED-USE PATH, FISHING PIERS, PARKING AREA, MIDBLOCK AND HAWK SIGNAL



BY: _____
CHRISTOPHER M. ZANGARA, P.E.
PROFESSIONAL ENGINEER #45892

DATE: _____

NOTE: SHEETS 39 & 40
CONTAIN WORK
INCLUDED WITH PART A

FISHING PIER #1
STA. 30+25.07

END PROJECT
STA. 4+17.98

PART A

RIVERSIDE PARK

HURON RIVER

BEGIN PROJECT A
STA. 34+86.37 = STA. 0+00

PART C

MICHIGAN AVE. (US 12)

PROPOSED LAND DEVELOPEMENT
(BY OTHERS)

PARSONS STREET

RIVER STREET

PARK STREET

SOUTH STREET

PART B1

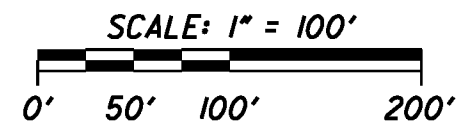
PART B2

S. GROVE STREET

FISHING PIER #2
STA. 13+13.90

EXISTING PEDESTRIAN BRIDGE
STA. 17+21.27

BEGIN PROJECT
STA. 0+70.76



NO.	DATE	BY	DESCRIPTION	
			85% REVIEW SUBMITTAL	CMZ
1	05/20/14	CMZ	INTERNAL REVIEW SET	CMZ
2	06/06/14	CMZ	CLIENT REVIEW	CMZ
3	06/28/14	CMZ	CLIENT REVIEW	CMZ
4	07/01/14	CMZ	CLIENT REVIEW	CMZ
5	08/06/14	CMZ	MDNR SUBMITTAL	CMZ

1771 NORTH DUNE HIGHWAY
SUITE 200
TEL: (734) 288-2200
FAX: (734) 288-2245
www.MannikSmithGroup.com

Mannik Smith GROUP

CLIENT
CITY OF YPSILANTI AND
WASHTENAW COUNTY PARKS
AND RECREATION

PROJECT
PART A - YPSILANTI HERITAGE
BRIDGE & B2B TRAIL

OVERALL
SITE PLAN

244

W:\Projects\Projects U-Z\WASP0059\CAD\Plan Sheets\WASP0059_03_GN01.dgn 8/15/2014

STRUCTURE GENERAL NOTES

SPECIFICATIONS: ALL WORK AND MATERIALS, UNLESS OTHERWISE STATED IN THESE PLANS, SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

STANDARD DRAWINGS: ALL STANDARD DRAWINGS AND ITEMS LISTED IN THESE PLANS, UNLESS OTHERWISE STATED, ARE FROM THE MDOT STANDARD PLANS.

CONFLICT NOTE: IN CASES WHERE THERE IS A CONFLICT BETWEEN STANDARDS, DETAILS OR NOTES, THE MORE RESTRICTIVE SHALL TAKE PRECEDENT, OR AS DETERMINED BY THE OWNER OR APPROPRIATE JURISDICTIONAL AGENCY.

EXISTING UTILITIES: THE LOCATION OF ALL PUBLIC UTILITIES AS SHOWN ON THESE PLANS ARE OBTAINED FROM THE BEST AVAILABLE DATA. WASHTENAW COUNTY PARKS & RECREATION COMMISSION AND THE MANNIK & SMITH GROUP, INC. ARE NOT RESPONSIBLE FOR ANY OMISSIONS OR VARIATIONS FROM THE LOCATIONS SHOWN. THE VERIFICATION OF THE ACTUAL LOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES CAUSED BY THEIR OPERATIONS.

UTILITY OWNERSHIP: THE FOLLOWING IS A LIST OF UTILITY COMPANIES KNOWN TO BE IN THE VICINITY OF THIS PROJECT:

AT&T
54 NORTH MILL ST, BOX 35
PONTIAC, MI 48342
(248) 456-9751
G12968@ATT.COM

WINDSTREAM COMMUNICATIONS
JOEL SCHROEDER
929 MARTHA'S WAY
HIAWATHA, IA 52233
(319)790-1514
JOEL.SCHROEDER@WINDSTREAM.COM

BP-AMACO PIPELINE CO.
ALICE JOHNSON
150 W. WARRENVILLE RD.
NAPERVILLE, IL
(630) 536-2519
BPPIPELINESROW@BP.COM

COMCAST
DARYL WOOD
25626 TELEGRAPH ROAD
SOUTHFIELD, MI 48034
(248) 809-2749
DARYL.WOOD@CABLE.COMCAST.COM

TRANSCANADA/ANR PIPELINE
MIKE PAVLAK
717 TEXAS ST.
HOUSTON, TX 77002
(832) 320-5557
MIKE_PAVLAK@TRANSCANADA.COM

LEVEL 3 COMMUNICATIONS
JUDY HENRY
1025 ELDORADO BLVD.
BROOMFIELD, CO 80021
(720) 888-2061
JUDY.HENRY@LEVEL3.COM

DETROIT EDISON
ONE ENERGY PLAZA - 518SB
DETROIT, MI 48226
(313) 235-5632
DESIGN.MISSDIG@DTEENERGY.COM

WASHTENAW COUNTY ROAD COMMISSION
JOHN POSEGAY
555 NORTH ZEEB RD.
ANN ARBOR, MI 48103
(734) 327-6690
POSEGAYJ@WCROADS.ORG

GREAT LAKES COMNET INC.
KEN LOPEZ
4273 58TH ST.
HOLLAND, MI 49423
(616) 393-0138
KENL@WESTERNTel.COM.COM

WASHTENAW COUNTY ROAD COMMISSION
TRAFFIC ENGINEER
555 NORTH ZEEB RD.
ANN ARBOR, MI 48103
(734) 761-1500

CENTURYTEL MICHIGAN NETWORK
JASON PUERNER
700 W. MINERAL AVE.
LITTLETON, CO 80120
(303) 992-9855
JASON.PUERNER@CENTURYLINK.COM

QWEST COMMUNICATIONS
GEORGE MCELVAIN
700 W. MINERAL AVE.
LITTLETON, CO 80120
(303) 992-9831
GEORGE.MCELVAIN@CENTURYLINK.COM

ENBRIDGE
AJ CLARK
26 E. SUPERIOR ST. STE 309
DULUTH, MN 55802
(218) 464-5804
AJ.CLARK@ENBRIDGE.COM

MICHIGAN CONSOLIDATED GAS
BARBARA SAUNDERS
ONE ENERGY PLAZA
DETROIT, MI 48154
(313) 235-5111
SAUNDERSB@DTEENERGY.COM

MERIT NETWORK INC
KEN LOPEZ
4273 58TH ST.
HOLLAND, MI 49423
(616) 393-0138
KENL@WESTERNTel.COM.COM

YPSILANTI COMM UTILITY AUTHORITY
BOB FRY
2777 STATE ST.
YPSILANTI, MI 48198
(734) 484-4600
BFRY@YCUA.ORG

CONSTRUCTION SCHEDULE: THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER BEFORE OR AT THE PRECONSTRUCTION MEETING. THIS SCHEDULE WILL SHOW THE SEQUENCE OF CONSTRUCTION AND COMPLETION DATES FOR MAJOR ITEMS OF WORK. THE PROJECT CONSTRUCTION SCHEDULE MUST BE UPDATED PERIODICALLY AS PROGRESS CONTINUES IN ACCORDANCE WITH PROVISIONS IN THE CONTRACT DOCUMENTS. BIWEEKLY PROGRESS MEETINGS MAY BE REQUIRED IF DETERMINED NECESSARY.

CONSTRUCTION STAKES: IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT AND PRESERVE THE CONSTRUCTION STAKES AND TO VERIFY THEIR CORRECTNESS PRIOR TO PERFORMING WORK. THE FIRST SET OF STAKES WILL BE PAID FOR BY THE OWNER. REPLACEMENT OF STAKES BY THE OWNER'S ENGINEER WILL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS (2 WORKING DAYS) NOTICE TO THE OWNER'S ENGINEER FOR THE PLACEMENT OF CONSTRUCTION STAKES.

SURVEY POINTS: ANY PROPERTY CORNERS, MONUMENTS, OR RIGHT-OF-WAY MARKERS ENCOUNTERED BY ACTIVITIES OF THE CONTRACTOR SHALL BE WITNESSED AND RESET.

STORAGE OF MATERIALS: CONSTRUCTION EQUIPMENT AND MATERIALS MUST BE STORED IN A MANNER SO AS TO POSE NO THREAT TO WORKERS, ADJACENT PROPERTY OWNERS OR THE PUBLIC. NO MATERIALS OR EQUIPMENT SHALL BE STORED OUTSIDE THE WORK LIMITS WITHOUT VERIFIED WRITTEN PERMISSION OF THE OWNER OF THE PROPERTY.

HAULING: CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE PROJECT AREA ALL PRODUCTS OF CLEARING, GRUBBING AND REMOVALS THAT ARE UNSUITABLE FOR BACKFILL AND LEGALLY DISPOSE OF THESE ITEMS. ROUTES FOR HAULING MATERIALS TO OR FROM THE PROJECT SITE SHALL BE KEPT CLEAN OF DEBRIS ON A DAILY BASIS. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES FOR LEGAL HAULING. (THIS INCLUDES OBTAINING HAUL ROUTE PERMITS.)

RESTORATION OF WORK AREA: ALL ITEMS ADJACENT TO THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, FENCING, POSTS, POLES, SHRUBS, SIGNS, MAILBOXES, DRIVES, CULVERTS, LAWNS, SWALES, ROADS, DITCHES, PIPES, PROPERTY MARKERS, PRIVATE SIGNS, MANHOLES, DRAIN TILES, CATCH BASINS, OR YARD DECORATIONS WHICH ARE DAMAGED, REMOVED OR OTHERWISE AFFECTED BY CONTRACTORS OPERATIONS NOT WITHIN THE OWNERS PROPERTY SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR PRIOR TO LEAVING THE JOB.

EROSION AND SEDIMENT CONTROL: CONTRACTOR SHALL ADHERE TO THE STATE OF MICHIGAN "SOIL EROSION AND SEDIMENT CONTROL ACT", PART 91 OF PUBLIC ACTS 451 OF 1994, AS AMENDED, AND ALL APPLICABLE RULES ON SOIL EROSION AND SEDIMENTATION CONTROL AS ESTABLISHED BY JURISDICTIONAL AUTHORITIES. THE CONTRACTOR SHALL PUT IN PLACE AND MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN IN THESE PLANS.

FILL NOTE: REMOVE EXCESS EXCAVATED MATERIAL TO A SPOIL DEPOSIT AREA TO BE DESIGNATED BY THE CITY OR COUNTY.

RETAINING WALLS: ALL RETAINING WALLS SHALL BE PREFABRICATED MODULAR CONCRETE UNITS AS MANUFACTURED BY REDI-ROCK OR AN APPROVED EQUIVALENT. EXPOSED FACE SHALL BE LEDGESTONE FINISH.

CONCRETE COLOR: THE EXPOSED FACE OF ALL RETAINING WALLS AND THE EXPOSED FACE OF ALL CAST-IN-PLACE CONCRETE SHALL BE COLORED. COLOR SHALL BE "MIAMI BUFF". THE COLOR OF THE PREFABRICATED MODULAR CONCRETE UNITS SHALL BE ADJUSTED TO MATCH THE AS-CONSTRUCTED COLOR OF THE CAST-IN-PLACE CONCRETE.

EXCAVATED SOILS: ALL EXCESS SOILS SHALL BE HAULED OFF SITE AND DISPOSED OF IN AN APPROPRIATE LOCATION. COST FOR HAULING IS INCLUDED WITH ASSOCIATED PAY ITEMS.

DECORATIVE FENCE: ALL FENCE ELEMENTS SHALL BE POWDER COATED WITH ZINC ENRICHED EPOXY PRIMER POWDER COAT OF 2-4 MILS AND ULTRA POLYESTER FINISH TGIC POWDER COAT OF 2-4 MILS. FINISH COLOR SHALL BE GLOSS BLACK.

BUILDING PERMIT: CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE CITY OF YPSILANTI PRIOR TO BEGINING CONSTRUCTION.

RIVER ROCK: RIVER ROCK SHALL BE 8" MINIMUM IN DIAMETER. RIVER ROCK SHALL BE A MINIMUM OF 16" THICK.

MATERIAL PROPERTIES: ALL MATERIAL PROPERTIES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE STATED IN THESE PLANS.

CONCRETE: GRADE S2: F'c = 3000 PSI
CONCRETE: GRADE D: F'c = 4000 PSI
CONCRETE: PRESTRESSED CONCRETE F'c = 7000 PSI
F'ci = 5000 PSI

STEEL REINFORCEMENT:
DEFORMED EPOXY COATED REINFORCING Fy = 60000 PSI
STIRRUPS FOR PRESTRESSED BEAMS Fy = 60000 PSI

PRESTRESSING STRAND: f's = 270,000 PSI

THE DESIGN OF FOUNDATION PILING IS BASED ON MATERIAL OF THE FOLLOWING GRADES AND STRESSES:

FOUNDATION PILING (STEEL H-PILING):
AASHTO M270 GRADE 50: Fy = 50,000 PSI
AASHTO M270 GRADE 50W: Fy = 50,000 PSI

HEADED REINFORCEMENT: FORGED-HEAD ANCHORS PER DAYTON-SUPERIOR OR APPROVED EQUAL

STRUCTURAL STEEL: ASTM A709, GRADE 50F ZONE 3

STEEL PLATES: ASTM A709, GRADE 50F ZONE 3

BOLTS: ASTM A490 TYPE I

ANCHOR RODS: ASTM F1554 GRADE 55 (AB55PB) Fy = 55 ksi.

WELDS: EXX = 70 ksi

WASHERS: ASTM F436

NUTS: ASTM A563

OTHER: IN ACCORDANCE WITH ASTM STANDARDS. COORDINATE WITH ENGINEER.

ANCHOR BOLTS: THE ANCHOR BOLT LOCATIONS SHOWN IN THESE PLANS ARE ONLY AN APPROXIMATION. THE CONTRACTOR SHALL COORDINATE WITH THE PREFABRICATED TRUSS MANUFACTURE TO VERIFY THE ANCHOR BOLT LOCATIONS PRIOR TO CONSTRUCTING THE ABUTMENTS.

ESTIMATED QUANTITIES - PART A				
PAY ITEM CODE	UNIT	QUANTITY	DESCRIPTION	GENERAL LOCATION
1500001	LS	1	Mobilization, Max.	
2020004	Ea	1	Tree, Rem, 6 inch to 18 inch	
2040050	Syd	247	Pavt, Rem	
2050010	Cyd	119	Embankment, CIP	
2060002	Cyd	525	Backfill, Structure, CIP	
2060010	Cyd	686.5	Excavation, Fdn	
2080036	Ft	450	Erosion Control, Silt Fence	
3020016	Syd	495.5	Aggregate Base, 6 inch	
3027021	Cyd	234	Modular Block Wall Backfill	
4027050	Ea	1	Sanitary Sewer Relocate	
4040033	Ft	471	Underdrain, Fdn, 6 inch	
4040113	Ea	13	Underdrain, Outlet Ending, 6 inch	
5010031	Ton	25	HMA, 3C	
6020180	Syd	98	Conc Pavt with Integral Curb, Reinft, 6 inch	
7050002	LS	1	Pile Driving Equipment, Furn	
7050039	Ea	17	Pile Point, Steel	
7057001	Ft	619	Pile, Steel, Furn and Driven, 10 inch	
7060092	Lb	16307	Reinforcement, Steel, Epoxy Coated	
7060100	Cyd	94	Substructure Conc	
7060110	Cyd	82.5	Superstructure Conc	
7060111	LS	1	Superstructure Conc, Form, Finish, and Cure	
7060140	Syd	123	Water Repellent Treatment, Penetrating	
7067010	Sft	2110	F&I Stacked Block Wall	
7077051	LS	1	153x10' Prefabricated Big R Truss - Underhung with Weathering Steel (Concrete Deck)	
7077051	LS	1	153' x 10' Ped Truss Installation	
7087010	Sft	247.5	F&I Prest Conc Beam, 12' inch	
7097051	LS	1	Timber and Lumber, Treated, Furn and Fab	
7100030	Syd	77.5	Substructure Horizontal Surface Sealer	
7117001	Ft	440	Decorative Railing	
8020038	Ft	55	Curb and Gutter, Conc, Det F4	
8037051	LS	1	Stainwell Assembly, CIP	
8130010	Syd	89	Riprap, Plain	
8137021	Cyd	16	River Rock	
8157050	Ea	39	Ceanothus americanus, 'New Jersey Tea', #2 cont.	
8157050	Ea	6	Cephalanthus occidentalis, 'Buttonbush', #2 cont.	
8157050	Ea	1	Kiosk	
8157050	Ea	1	MNRTF Sign	
8157050	Ea	2	Interpretive Sign	
8157050	Ea	1	62B Hoop Sign	
8157050	Ea	1	Bench	
8157050	Ea	1	Waste Receptacle	
8157050	Ea	1	Pet Waste Station	
8160025	Syd	39	Mulch	
8160066	Syd	39	Topsoil Surface, Furn, 8 inch	
* 8160100	Syd	260	Slope Restoration, Type A	

* - SEE NOTE THIS SHEET
SLOPE RESTORATION AND SEEDING: SEE SPECIAL PROVISION FOR SLOPE RESTORATION REQUIREMENTS. THIS ITEM INCLUDES TOPSOIL, FERTILIZER, SEEDING, AND MULCHING.

SEED MIX SHALL BE MDOT THM (TABLE 816-1) AT A RATE OF 220 LBS / ACRE OR THE MIX PROVIDED BELOW. USE ONLY THM SEED MIX FROM THE MDOT PREQUALIFIED PRODUCTS LIST.

ELYMUS VIRGINICUS	VIRGINIA WILD-RYE
ELYMUS CANADENSIS	CANADA WILD-RYE
ARGEMONIA PARVIFLORA	SWAMP AGRIMONY
ASTER PUNICEUS	SWAMP ASTER
LOBELIA SIPHILITICA	GREAT BLUE LOBELIA
SOLDIAGO PATULA	SWAMP GOLDENROD/ROUGH-LEAVED GOLDENROD
THALICTRUM DASYCARPUM	PURPLE MEADOW RUE
VERBENA HASTATA	BLUE VERVAIN
CAREX CRINITA	FRINGED SEDGE
CAREX CRISTATELLA	CRESTED OVAL SEDGE
CAREX VULPINOIDEA	FOXTAIL SEDGE
GLYCERIA CANADENSIS	RATTLESNAKE GRASS
SCIRPUS CYPERINUS	WOOL GRASS

THM MIX SHALL GENERALLY BE USED WITHIN PART A OF THIS PROJECT. THE SEED MIX ABOVE SHALL GENERALLY BE USED WITHIN PART B OF THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR SEED MIX TO USE AT EACH LOCATION WITHIN THE PROJECT. QUANTITIES REFLECT AGGREGATE TOTAL AREA.

SIGN DETAILS: SEE SHEET 41 OF 44 FOR SIGN DETAILS, KIOSK DETAILS AND SIGN SPECIFICATIONS.

Stairwell Assembly, CIP: INCLUDES ALL EQUIPMENT, LABOR, AND MATERIAL TO CONSTRUCT STAIRWELL AS SHOWN IN THESE PLANS. THIS ITEM INCLUDES EXCAVATION, FOR INSTALLATION OF STAIRWELL, REINFORCED CONCRETE RETAINING WALLS AND FOOTING, STRUCTURAL BACKFILL, REINFORCED CONCRETE STEPS, AND FORM LINING.

17710 NORTH DOW HWY
ANN ARBOR, MI 48106
TEL: (734) 288-2200
FAX: (734) 288-2245

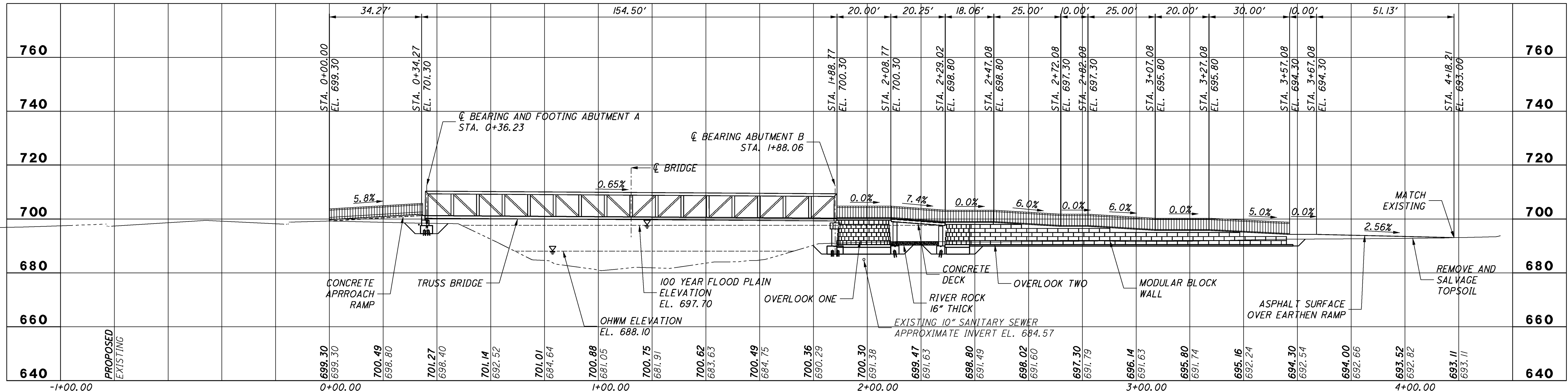
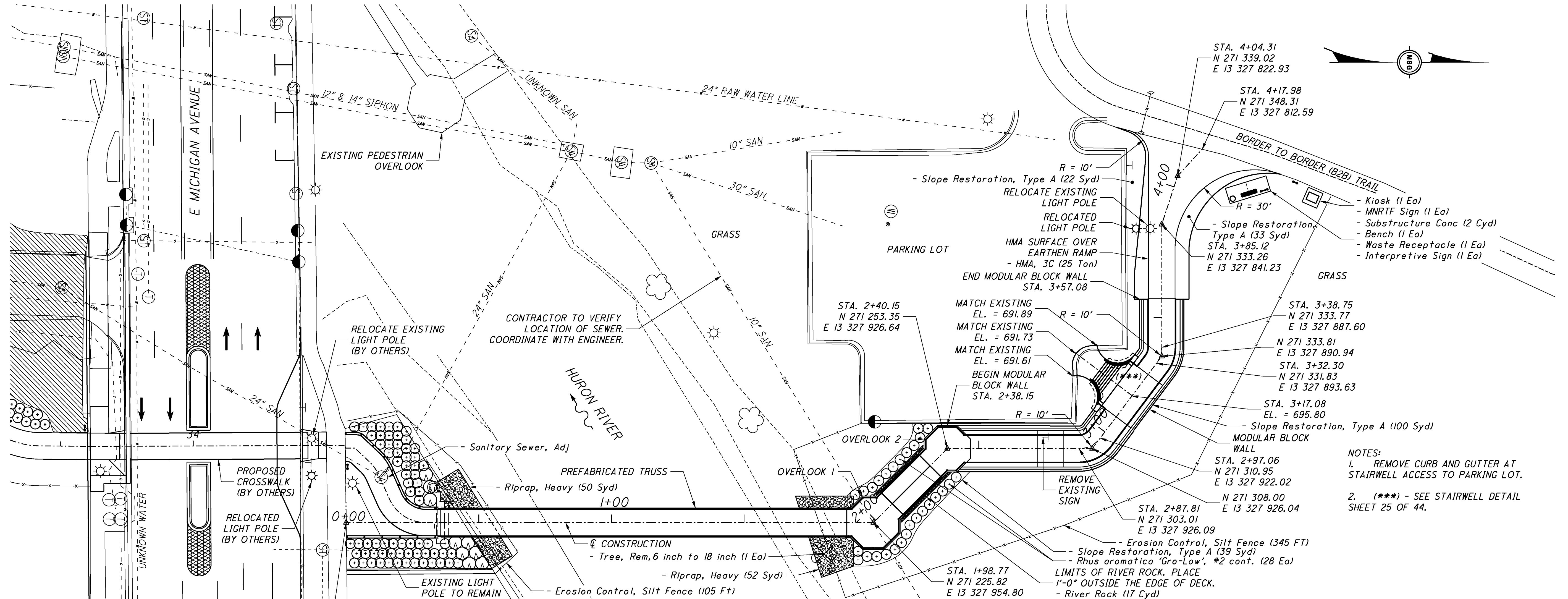
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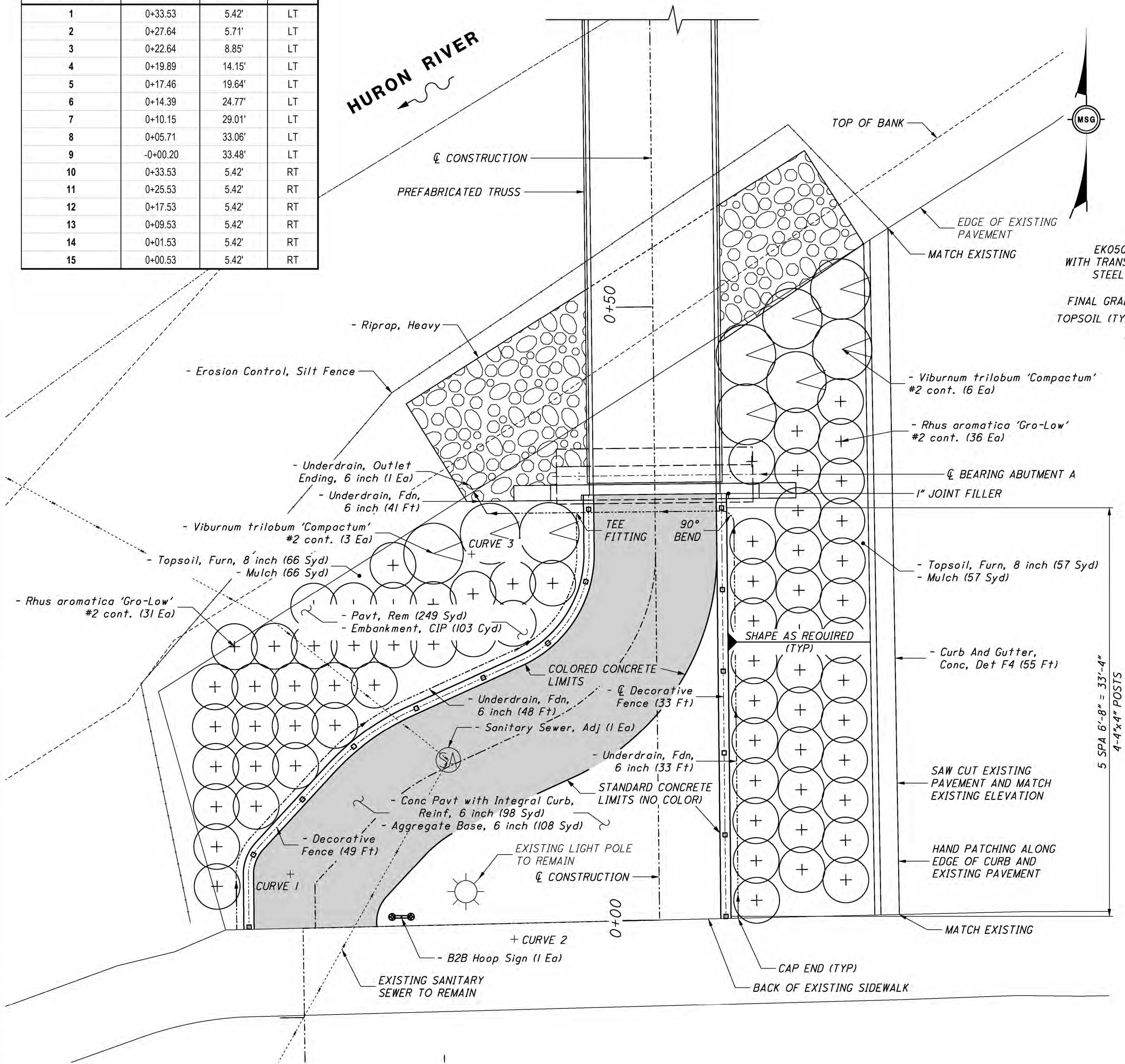
CLIENT
CITY OF YPSILANTI AND
WASHTENAW COUNTY PARKS
AND RECREATION

PROJECT
PART A - YPSILANTI HERITAGE
BRIDGE & B2B TRAIL

GENERAL NOTES &
ESTIMATED
QUANTITIES



FENCE POST SPACING			
POST NUMBER	STATION	OFFSET	LT/RT
1	0+33.53	5.42'	LT
2	0+27.64	5.71'	LT
3	0+22.64	8.85'	LT
4	0+19.89	14.15'	LT
5	0+17.46	19.64'	LT
6	0+14.39	24.77'	LT
7	0+10.15	29.01'	LT
8	0+05.71	33.06'	LT
9	-0+00.20	33.48'	LT
10	0+33.53	5.42'	RT
11	0+25.53	5.42'	RT
12	0+17.53	5.42'	RT
13	0+09.53	5.42'	RT
14	0+01.53	5.42'	RT
15	0+00.53	5.42'	RT

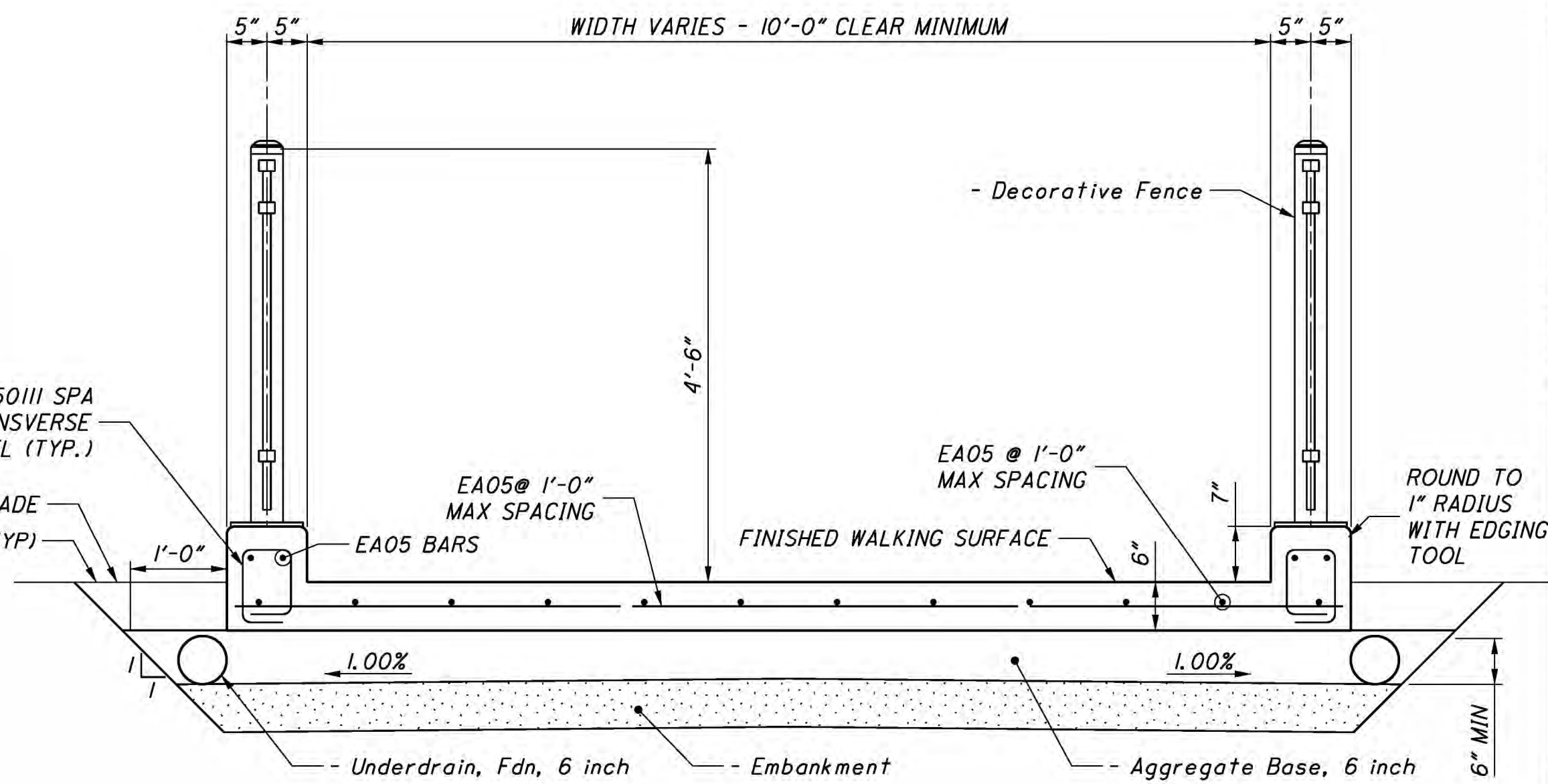


APPROACH PLAN

SCALE: 1" = 5'-0"

NOTES:

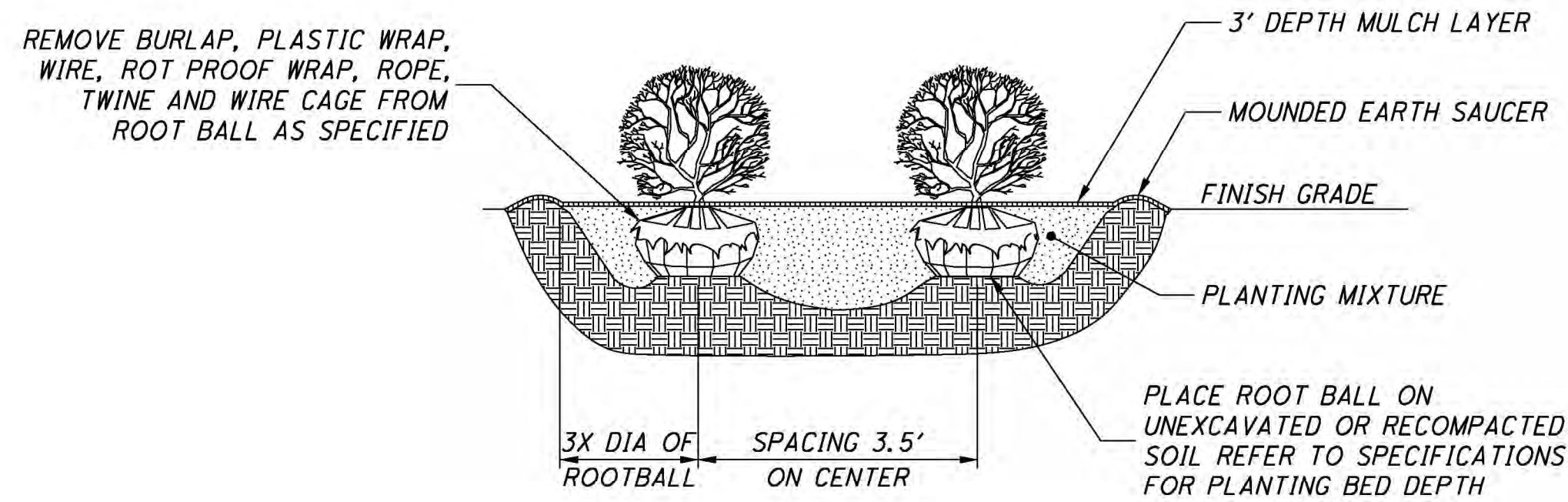
1. COLORED CONCRETE AT SOUTH APPROACH SHALL MATCH THE COLORED CONCRETE AT THE MIDBLOCK CROSSING. CONTRACTOR TO COORDINATE WITH OWNER FOR CONCRETE COLOR TO BE USED.



APPROACH SECTION

SCALE: 3/4" = 1'-0"

CONCRETE CURB CURVE TABLE							
	RADIUS	START		CENTER		END	
		NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING
CURVE 1	3'	271 032.84	13 327 924.68	271 030.80	13 327 926.88	271 030.76	13 327 923.88
CURVE 2	20'	271 039.09	13 327 930.47	271 025.51	13 327 945.15	271 043.70	13 327 936.85
CURVE 3	10'	271 047.79	13 327 945.81	271 056.89	13 327 941.66	271 057.00	13 327 951.66



SHRUB DETAIL

NOT TO SCALE

NOTES:

1. ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
2. SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO PREVIOUS GRADE.
3. REINFORCEMENT SHOWN IN APPROACH SLAB AND CURB IS INCLUDED WITH THE PAY ITEM "Conc Pavt with Integral Curb, Reinf, 6 inch (98 Syd) FOR PAYMENT.
4. ALL REINFORCEMENT SHALL BE EPOXY COATED.

8/15/2014

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REFER TO SHEET 3 OF 44 PART A FOR ADDITIONAL APPLICABLE NOTES.

PATHWAY CONSTRUCTION: CONTRACTOR SHALL CONSTRUCT PATHWAY BY MECHANICAL MEANS USING A DOZER, LOADER, EXCAVATOR, ETC. LINE AND GRADE SHALL GENERALLY FOLLOW THESE PLANS. THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO BALANCE THE CUT/FILL ON SITE AS SHOWN. FILL MATERIAL REQUIRED TO CONSTRUCT PATH TO GRADE SHALL BE SUITABLE IN-SITU MATERIAL OR MDOT EMBANKMENT MATERIAL. IN EITHER CASE THE BASE SHALL BE COMPACTED TO A MINIMUM OF 98%. EXCESSIVE CUT SHALL BE HAULED TO A DESIGNATED SPOILS DEPOSIT AREA ON SITE SHOWN IN THESE PLANS.

RUNNING SLOPE: THE RUNNING (LONGITUDINAL) SLOPE SHALL NOT EXCEED 20:1 AT ALL LOCATIONS EXCEPT AT THE EARTHEN RAMPS NEAR STATION 1+00. RAMP RUNS SLOPES SHALL NOT EXCEED 12:1 WITH A MAXIMUM 30" RISE. LANDINGS BETWEEN RAMP RUNS SHALL NOT EXCEED

THE CONTRACTOR SHALL MAKE AN INITIAL PASS FOR CLEARING AS DESCRIBED. FOLLOWING COMPLETION OF THE FIRST PASS THE OWNER AND CONTRACTOR WILL PERFORM A SECOND PASS TO DETERMINE THE NEED FOR ADDITIONAL CLEARING OR TREE REMOVAL. TREES AND BRUSH LESS THAN 6" ϕ THAT THE OWNER DIRECTS BE REMOVED DURING THE SECOND PASS SHALL BE REMOVED AT NO ADDITIONAL COST TO THE CONTRACT. TREES 6" ϕ OR GREATER THAT ARE IDENTIFIED TO BE REMOVED WILL BE PAID FOR AS "EACH" FOR THE RESPECTIVE PAY ITEM SHOWN.

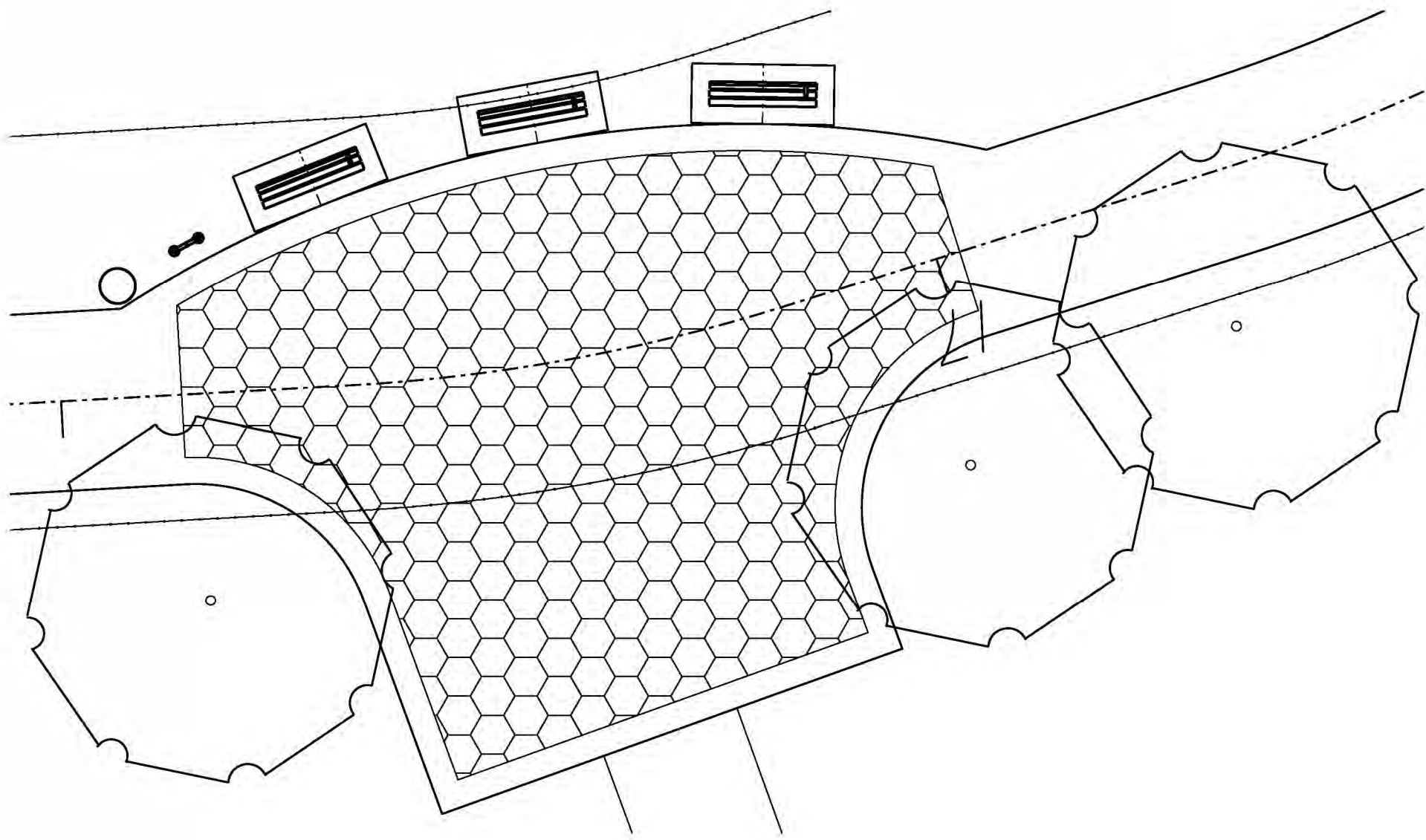
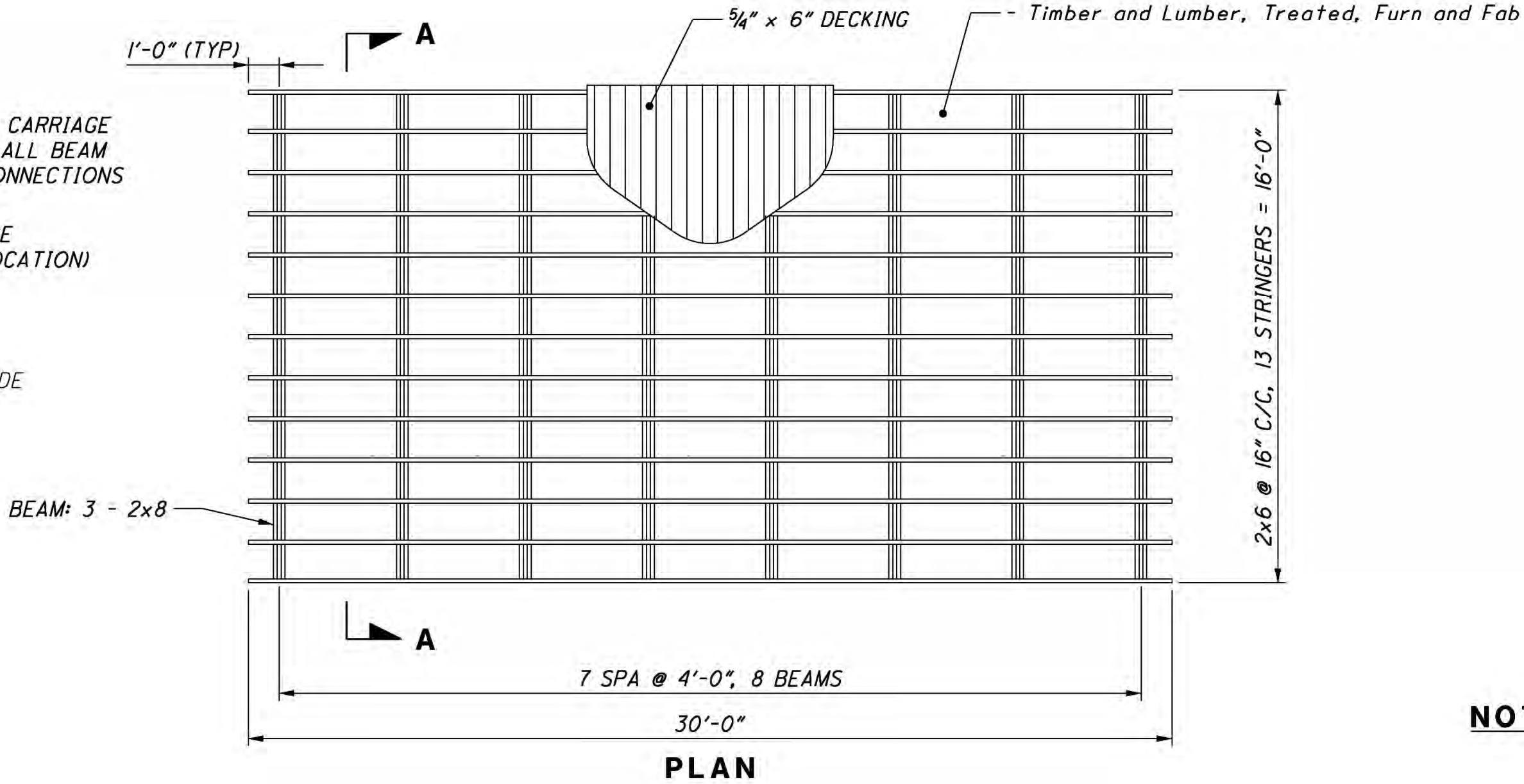
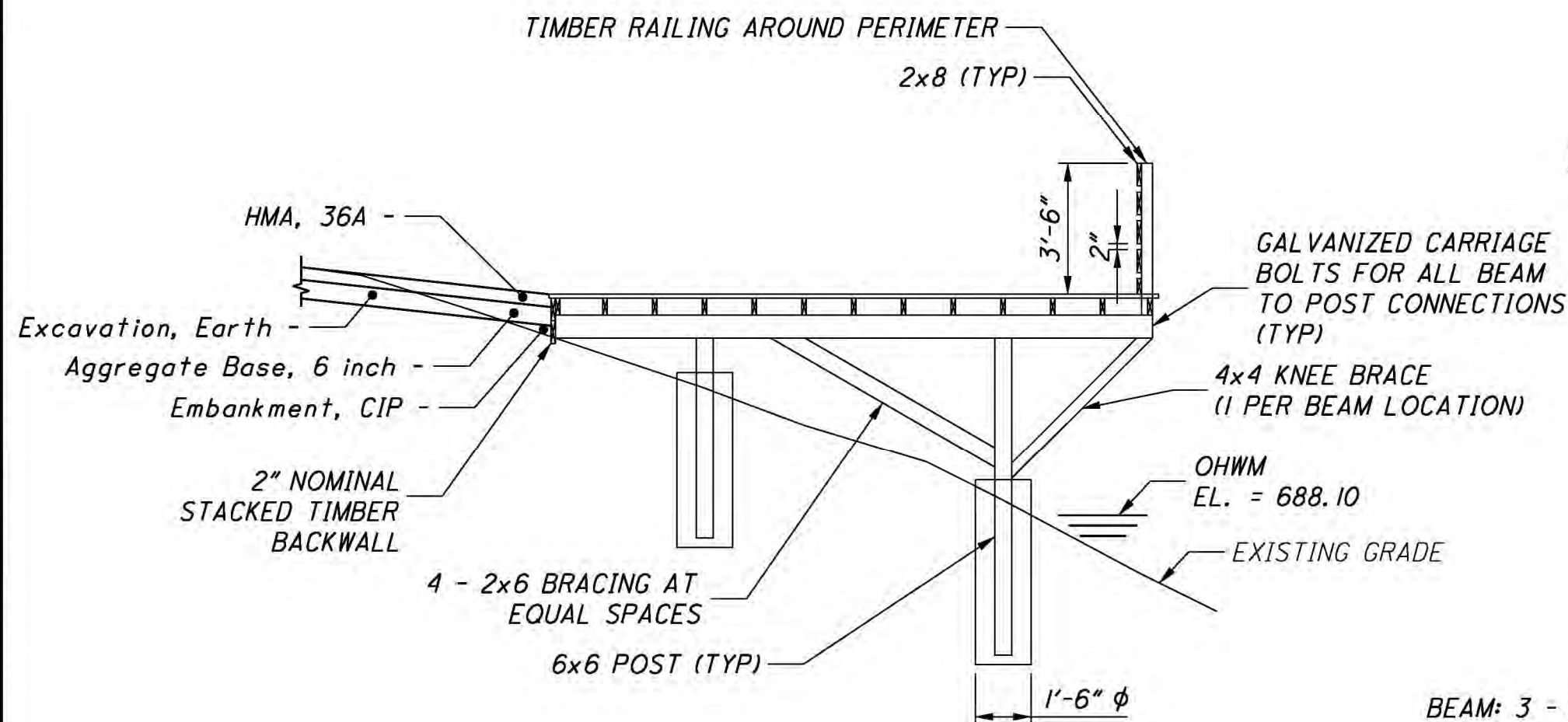
TREE REMOVAL: TREES TO BE REMOVED GREATER THAN 6" IN DIAMETER OF 6", MEASURED 3' FROM THE GROUND UP, SHALL BE SELECTIVELY REMOVED. TREES TO BE REMOVED ARE INDICATED ON THE PLANS, AND WILL BE PAID FOR AS AN "EACH" FOR THE RESPECTIVE PAY ITEM SHOWN.

TREES SHALL BE REMOVED BY USE OF HYDRO AXE, CHAIN SAW CUTTING. PULLING DOWN TREES IS NOT ACCEPTABLE. STUMPS THAT DO NOT INTERFERE WITH PATH CONSTRUCTION CAN REMAIN IN PLACE. STUMPS TO REMAIN SHALL BE TREATED WITH AN APPROPRIATE HERBICIDAL CHEMICAL TREATMENT.

MISC. REM: INCLUDES BOULDERS, FALLEN TREES, LARGE CONCRETE OBJECTS AND OTHER MISC DEBRIS AS INDICATED IN THESE PLANS, AND DIRECTED BY THE OWNER. CONCRETE MAY BE CRUSHED AND BURIED WITHIN THE SPOILS DEPOSIT AREA.

AGGREGATE BASE: THE CONTRACTOR SHALL SALVAGE AND RE-USE EXISTING GRAVEL OR PROVIDE NEW AGGREGATE AS SHOWN ON THE TYPICAL SECTIONS TO CONSTRUCT THE BASE FOR THE PATH. EXCESSIVE OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF ON SITE AT THE ON-SITE SPOILS AREA SHOWN, OR REMOVED OFF-SITE AND DISPOSED OF APPROPRIATELY.

SLOPE RESTORATION AND SEEDING: REFER TO SHEET 3 OF 44 FOR NOTES AND SPECIFICATIONS.

**PLAZA A**

FISHING PIER DETAIL

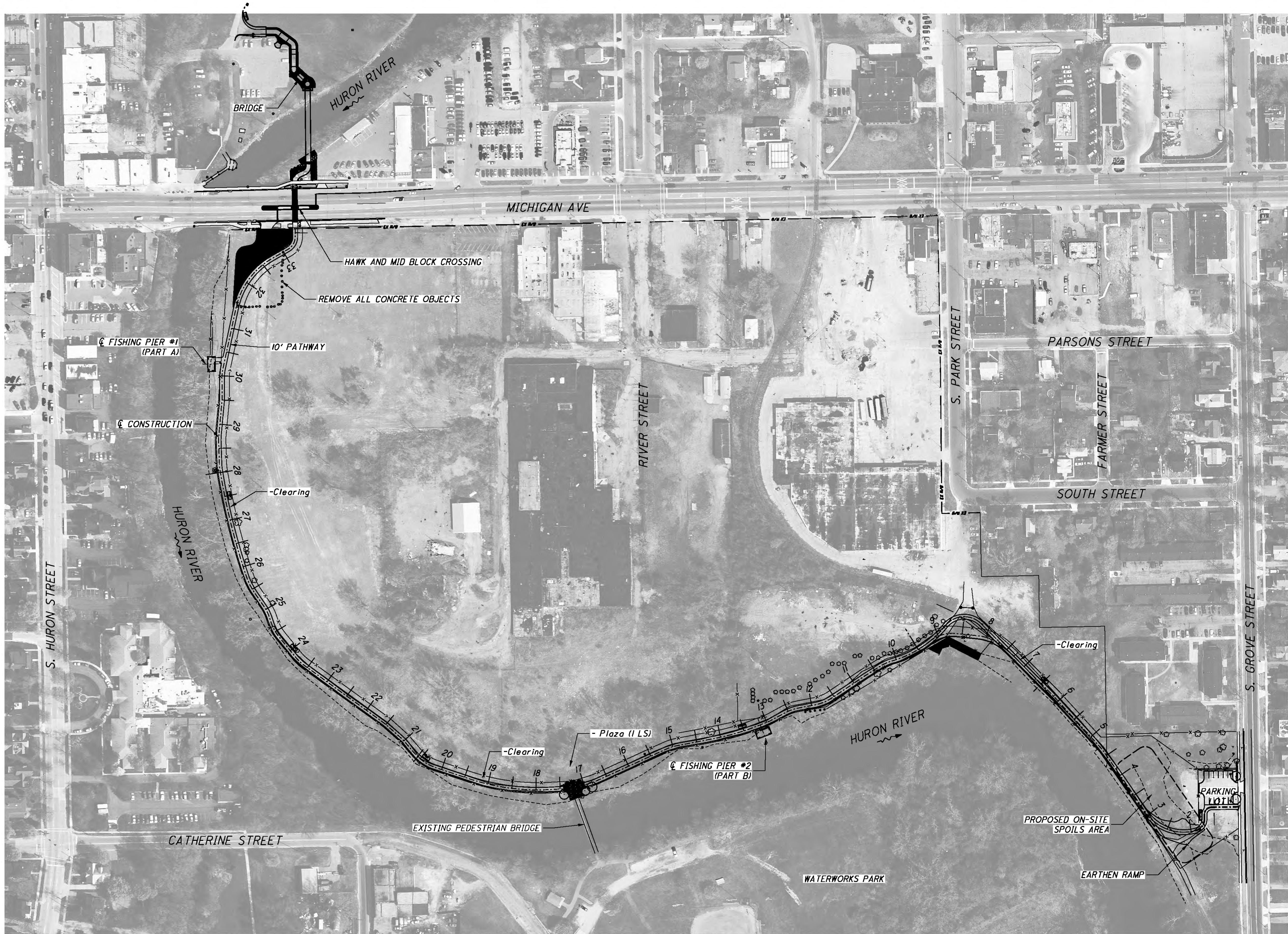
SCALE: $\frac{1}{4}" = 1'-0"$

ESTIMATED QUANTITIES			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
1500001	1	LS	Mobilization, Max. ____
2010001	3	Acre	Clearing
2020004	2	Ea	Tree, Rem, 6 inch to 18 inch
2040025	565	Ft	Fence, Rem
2040050	134	Syd	Pavt, Rem
2040061	1	LS	Structure, Rem Portions
2047050	50	Ea	_Misc, Rem
2050010	550	Cyd	Embankment, CIP
2050016	1039	Cyd	Excavation, Earth
2050040	40	Cyd	Subgrade Undercutting, Type I
2080016	1	Ea	Erosion Control, Gravel Access Approach
2080020	3	Ea	Erosion Control, Inlet Protection, Fabric Drop
2080036	6120	Ft	Erosion Control, Silt Fence
3020016	3228	Syd	Aggregate Base, 6 inch
3020026	445	Syd	Aggregate Base, 10 inch
3057011	1987	Syd	_Aggregate, Rem and Salv
3080005	3623	Syd	Geotextile, Separator
4020001	43	Ft	Sewer, CI A, 6 inch, Tr Det A
4020004	32	Ft	Sewer, CI A, 12 inch, Tr Det A
4030040	1	Ea	Dr Structure Cover, Type G
4030200	1	Ea	Dr Structure, 24 inch dia
4047050	1	Ea	Outlet, Rem and Salv or Replace
5010005	810	Syd	HMA Surface, Rem
5010031	838	Ton	HMA, 3C
7060100	12	Cyd	Substructure Conc
7097051	1	LS	_Timber and Lumber, Treated, Fum and Fab
7157051	1	LS	_Painting, Misc
8087001	225	Ft	_Fence, Wood Split Rail
8087050	1	Ea	_Gate, Bollard with Chain
8157050	1	Ea	_B2B Hoop Sign
8157050	1	Ea	_Kiosk
8157050	1	Ea	_MNRTF Sign
8157050	6	Ea	_Interpretive Sign
8157050	6	Ea	_Bench
8157050	37	Ea	Ceanothus americanus, 'New Jersey Tea', #2 cont.
8157050	6	Ea	Waste Receptacle
8157050	4	Ea	Pet Waste Station
8157051	1	LS	_Plaza
8160100	1968.2	Syd	Slope Restoration, Type A
8167030	1.2	Lb	Native Seed Mix
PART B2 - PARKING LOT			
2050016	300	Cyd	Excavation, Earth
2080036	200	Ft	Erosion Control, Silt Fence
3020016	921	Syd	Aggregate Base, 6 inch
3057011	732	Syd	_Aggregate, Rem and Salv
5010031	294	Ton	HMA, 3C
8087001	192	Ft	Fence, Wood Split Rail
8153124	2	Ea	Quercus rubra, 1 1/2 inch
8160100	51	Syd	Slope Restoration, Type A

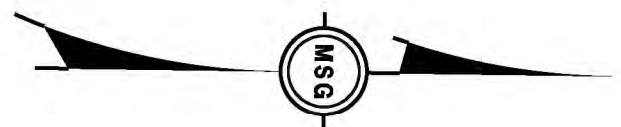
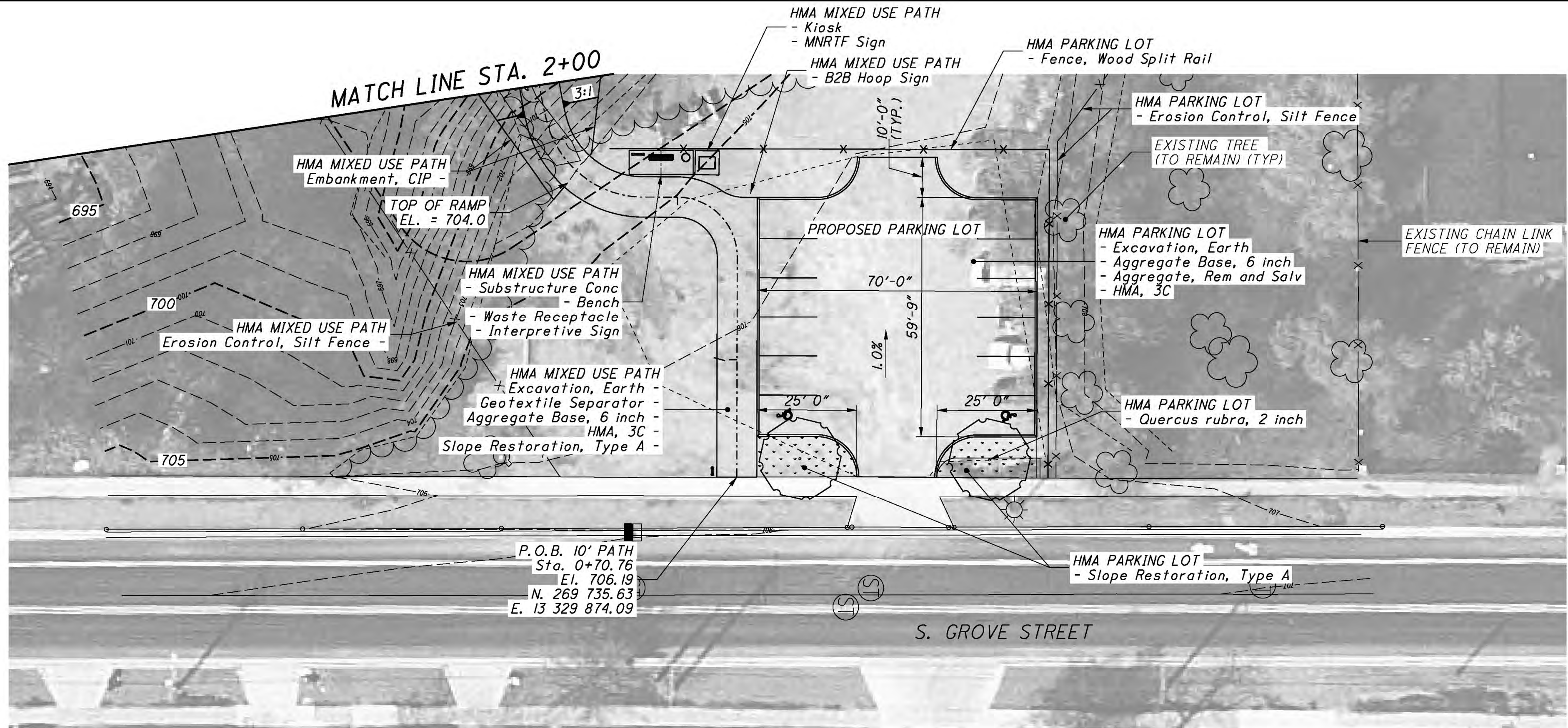
* - Subgrade Undercutting, Type I SHALL BE USED AS DIRECTED BY THE ENGINEER

NOTES:

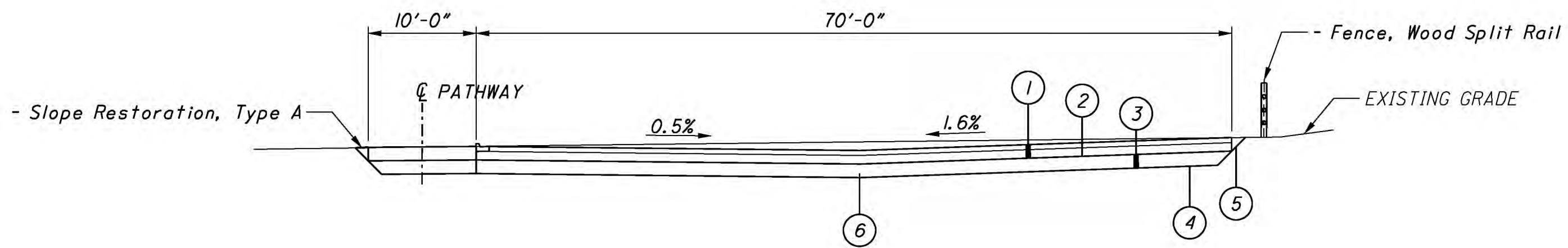
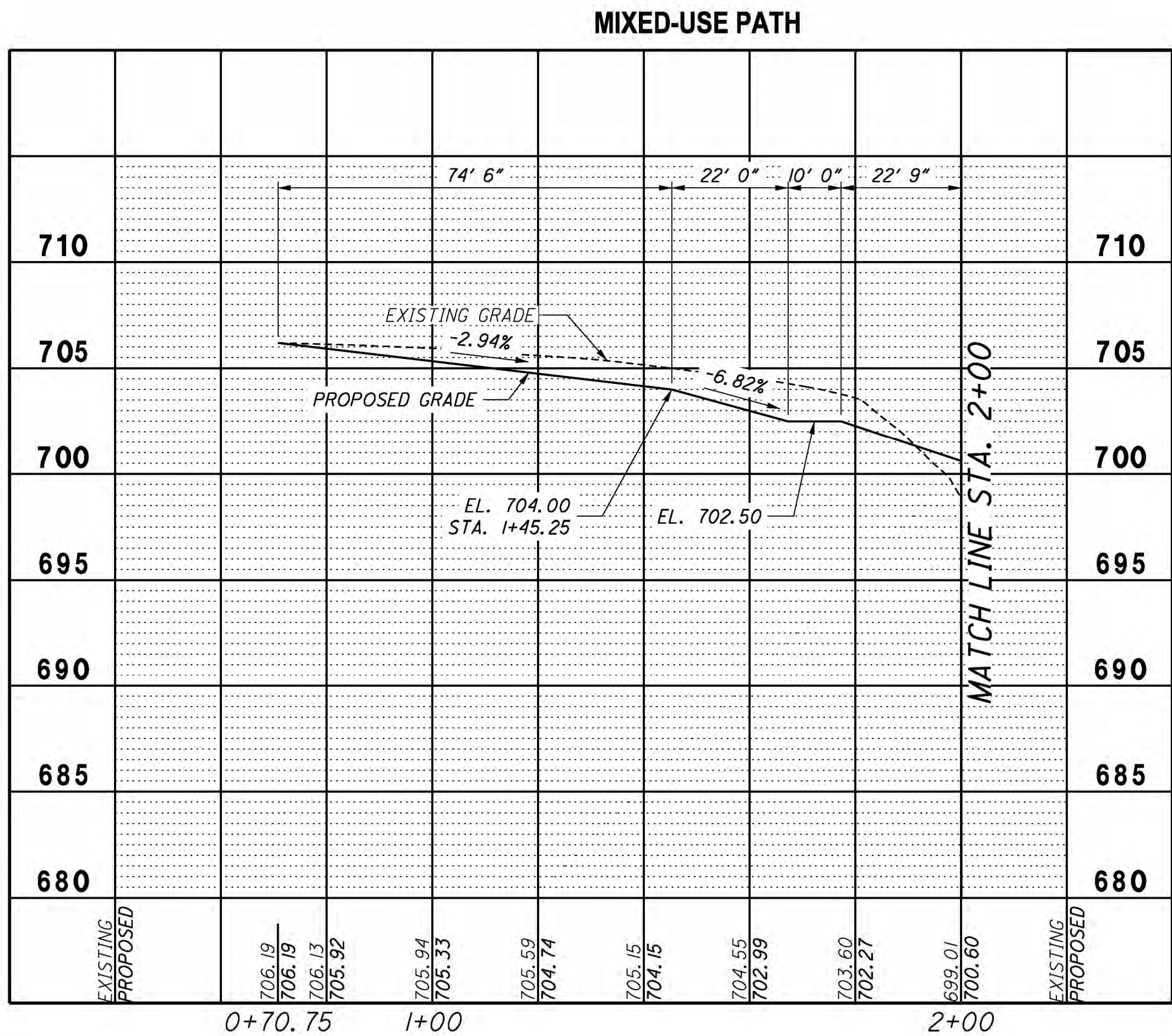
1. ALL TIMBER SHALL BE TREATED PER NDS.
2. ALL BOLTS, WASHERS, NUTS, PLATES, AND CONNECTION PLATES SHALL BE GALVANIZED.
3. CONTRACTOR TO PROVIDE 2 TIMBER BENCHES PER FISHING PIER. BENCHES SHALL BE 6' IN LENGTH AND LOCATED AT EACH END OF PIER.



31	SOUTH SCHEMATIC PLAN	PROJECT PART B - B2B TRAIL (MULTI-USE)	CLIENT CITY OF YPSILANTI AND WASHTENAW COUNTY PARKS AND RECREATION	 1711 NORTH ZEEB AVENUE ANN ARBOR, MI 48106 TEL: (734) 288-2200 FAX: (734) 288-2345 www.MannikSmithGroup.com	NO.	DATE	BY	DESCRIPTION
					1	05/20/14	CMZ	85% REVIEW SUBMITTAL
					2	06/06/14	CMZ	INTERNAL REVIEW SET
					3	06/28/14	CMZ	CLIENT REVIEW
					4	07/01/14	CMZ	CLIENT REVIEW
44					5	08/06/14	CMZ	MOAR SUBMITTAL



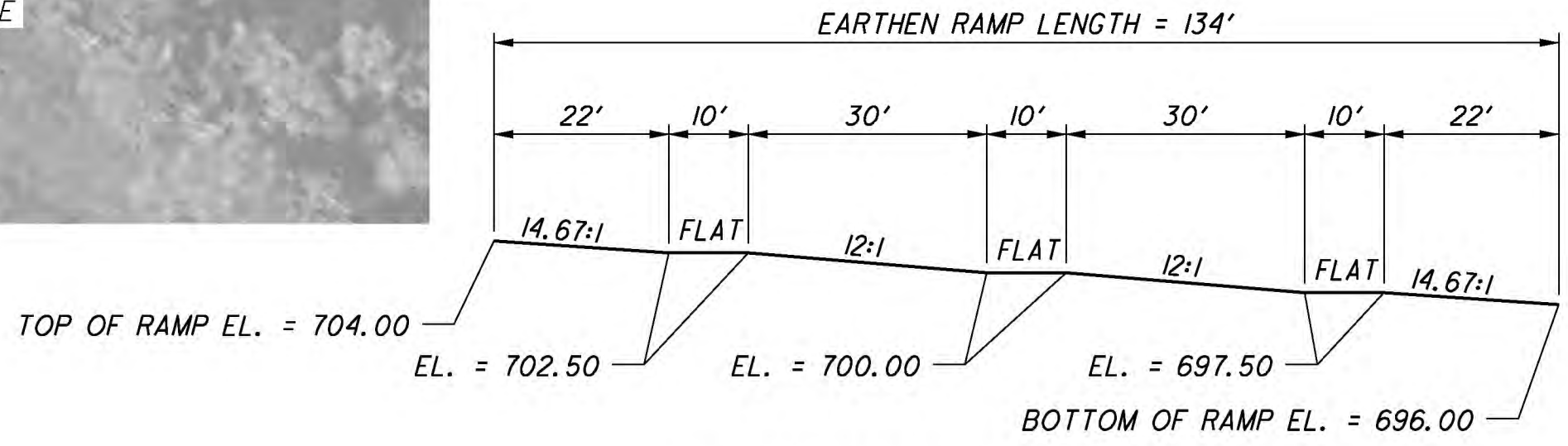
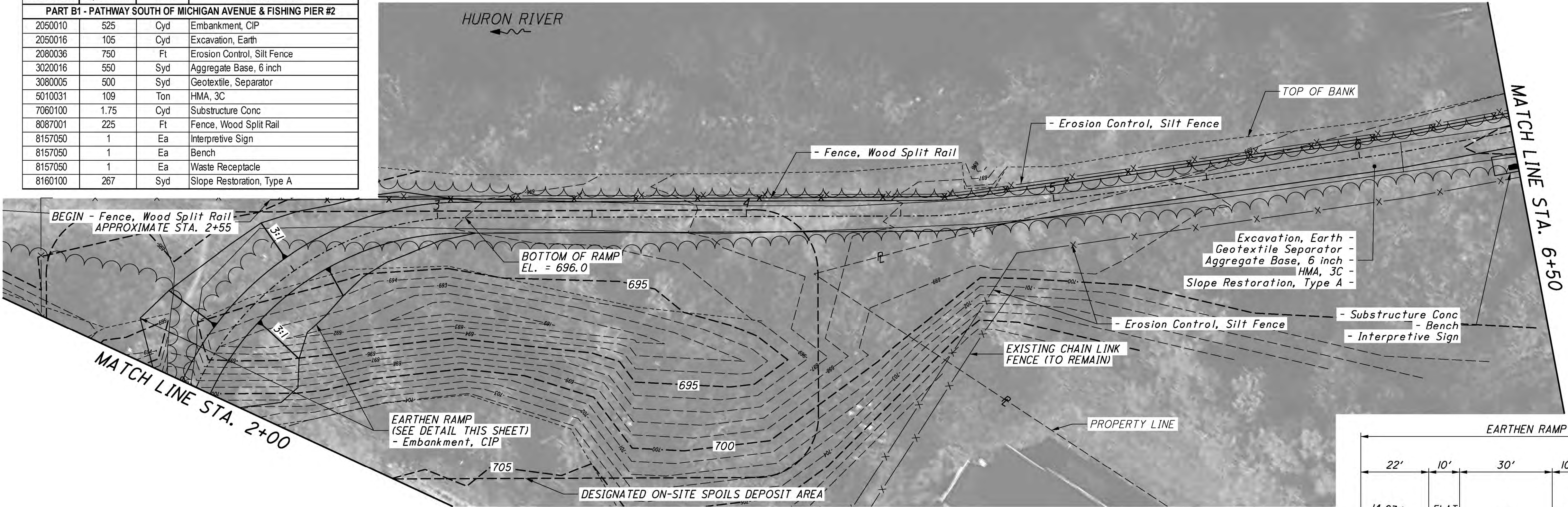
ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2050010	25	Cyd	Embankment, CIP
2050016	23	Cyd	Excavation, Earth
2080036	150	Ft	Erosion Control, Silt Fence
3020016	111	Syd	Aggregate Base, 6 inch
3080005	111	Syd	Geotextile, Separator
5010031	24	Ton	HMA, 3C
7060100	1.75	Cyd	Substructure Conc
8157050	1	Ea	Kiosk
8157050	1	Ea	MNRTF Sign
8157050	1	Ea	Interpretive Sign
8157050	1	Ea	Bench
8157050	1	Ea	Waste Receptacle
8157050	1	Ea	Pet Waste Station
8160100	67	Syd	Slope Restoration, Type A
PART B2 - PARKING LOT			
2050016	300	Cyd	Excavation, Earth
2080036	200	Ft	Erosion Control, Silt Fence
3020016	921	Syd	Aggregate Base, 6 inch
3057011	732	Syd	Aggregate, Rem and Salv
5010031	294	Ton	HMA, 3C
8087001	192	Ft	Fence, Wood Split Rail
8153126	2	Ea	Quercus rubra, 2 inch
8160100	51	Syd	Slope Restoration, Type A



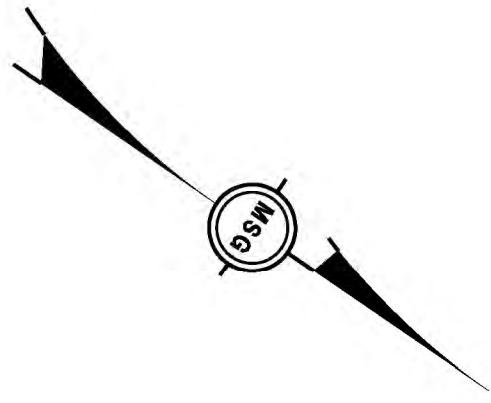
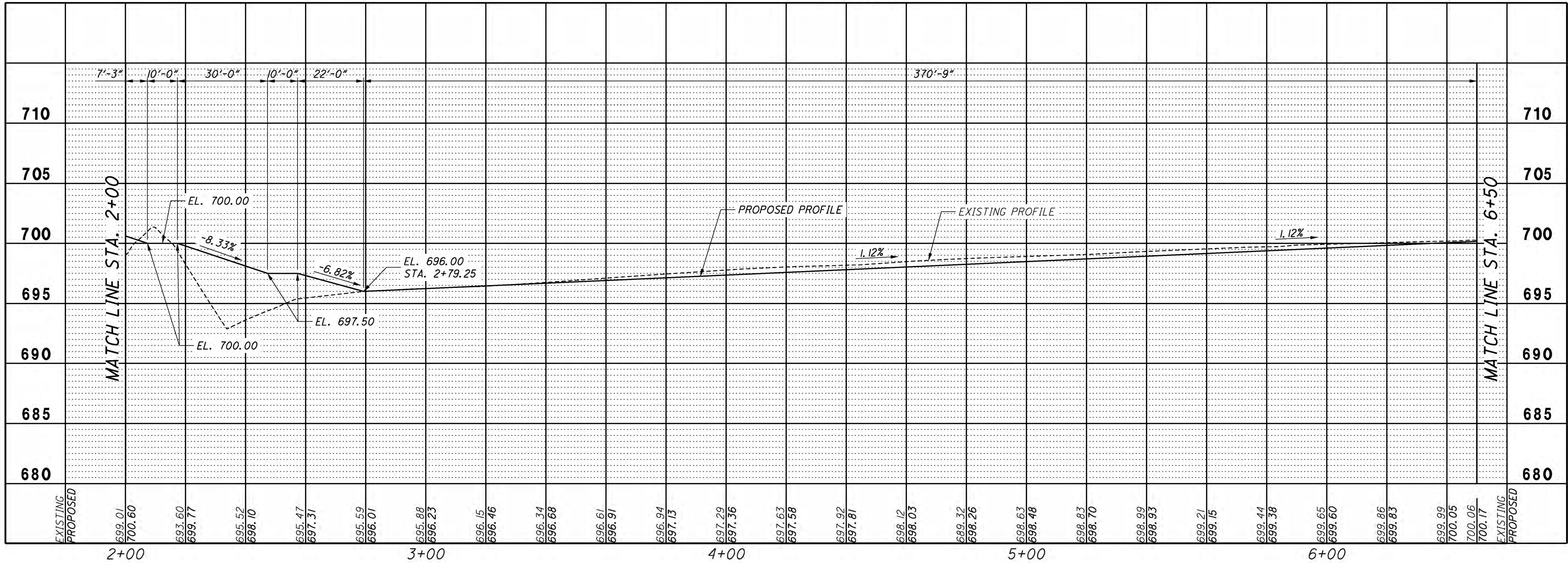
PARKING LOT DETAIL

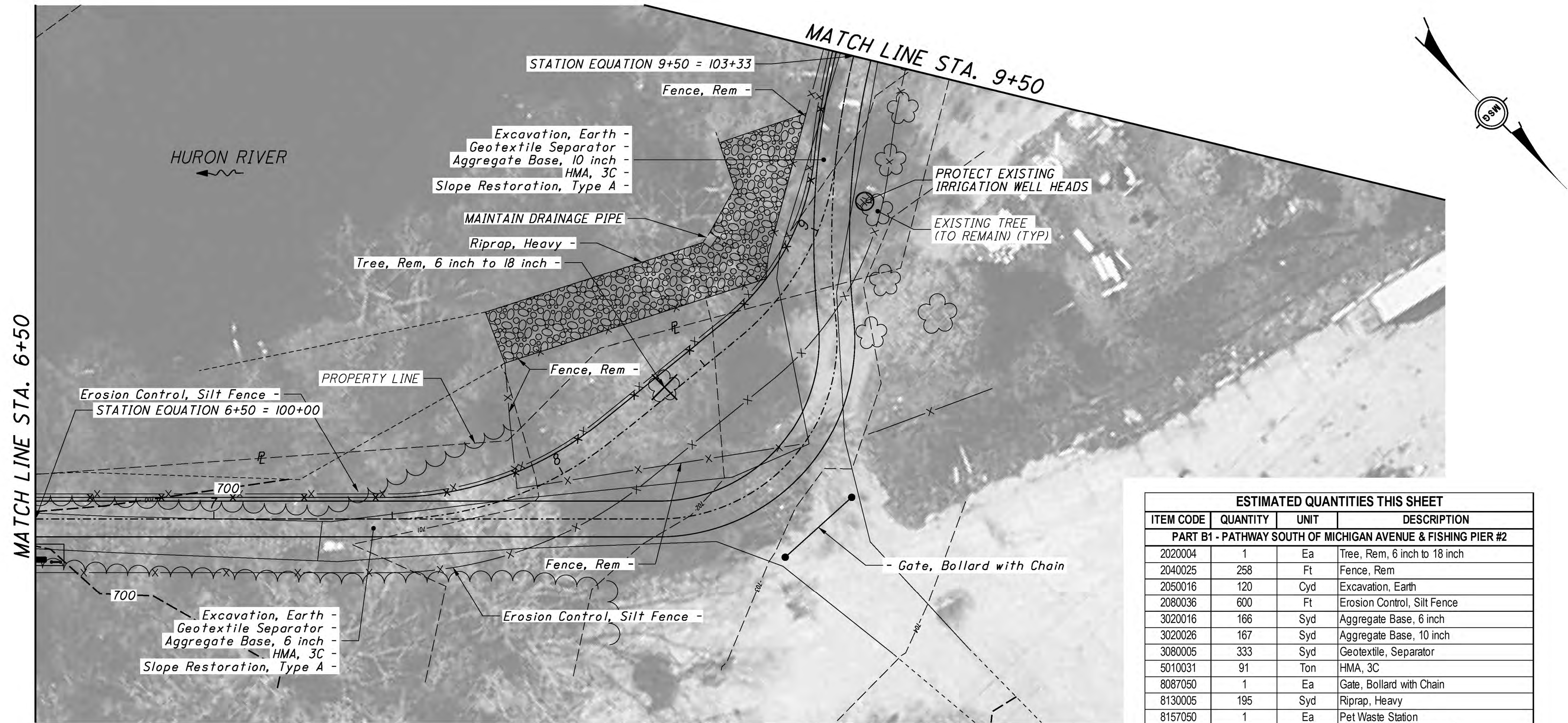
- MDOT ITEM 501 2 LIFTS 2 1/4" & 3 3/4" HMA, 3C
- MDOT ITEM 501 BITUMINOUS PRIME COAT (0.35 GAL./SQ. YD.)
- MDOT ITEM 302 6" STONE AGGREGATE BASE, 21AA OR SALVAGED AGGREGATE (2 EQUAL LAYERS)
- MDOT ITEM 205 SUBGRADE COMPACTION
- MDOT ITEM 205 EXCAVATION
- REMOVE, SALVAGE AND RE-USE EXISTING AGGREGATE

ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2050010	525	Cyd	Embankment, CIP
2050016	105	Cyd	Excavation, Earth
2080036	750	Ft	Erosion Control, Silt Fence
3020016	550	Syd	Aggregate Base, 6 inch
3080005	500	Syd	Geotextile, Separator
5010031	109	Ton	HMA, 3C
7060100	1.75	Cyd	Substructure Conc
8087001	225	Ft	Fence, Wood Split Rail
8157050	1	Ea	Interpretive Sign
8157050	1	Ea	Bench
8157050	1	Ea	Waste Receptacle
8160100	267	Syd	Slope Restoration, Type A



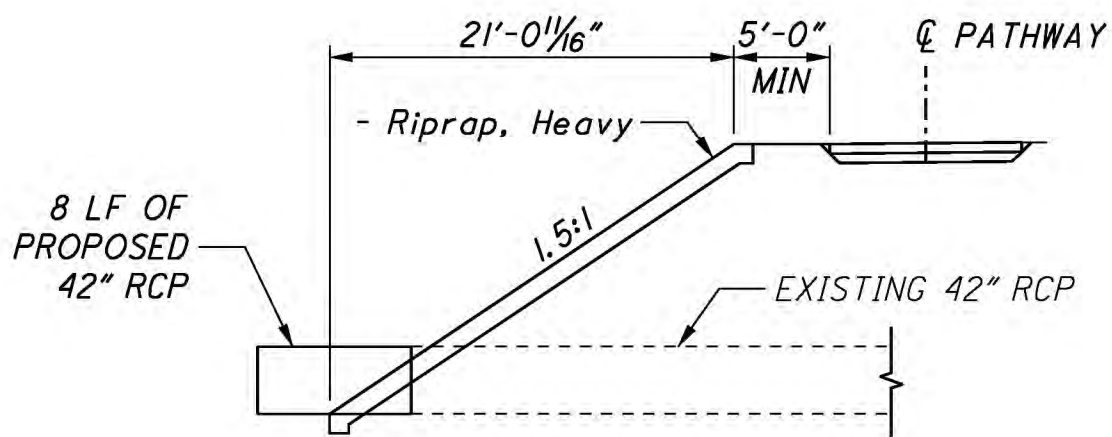
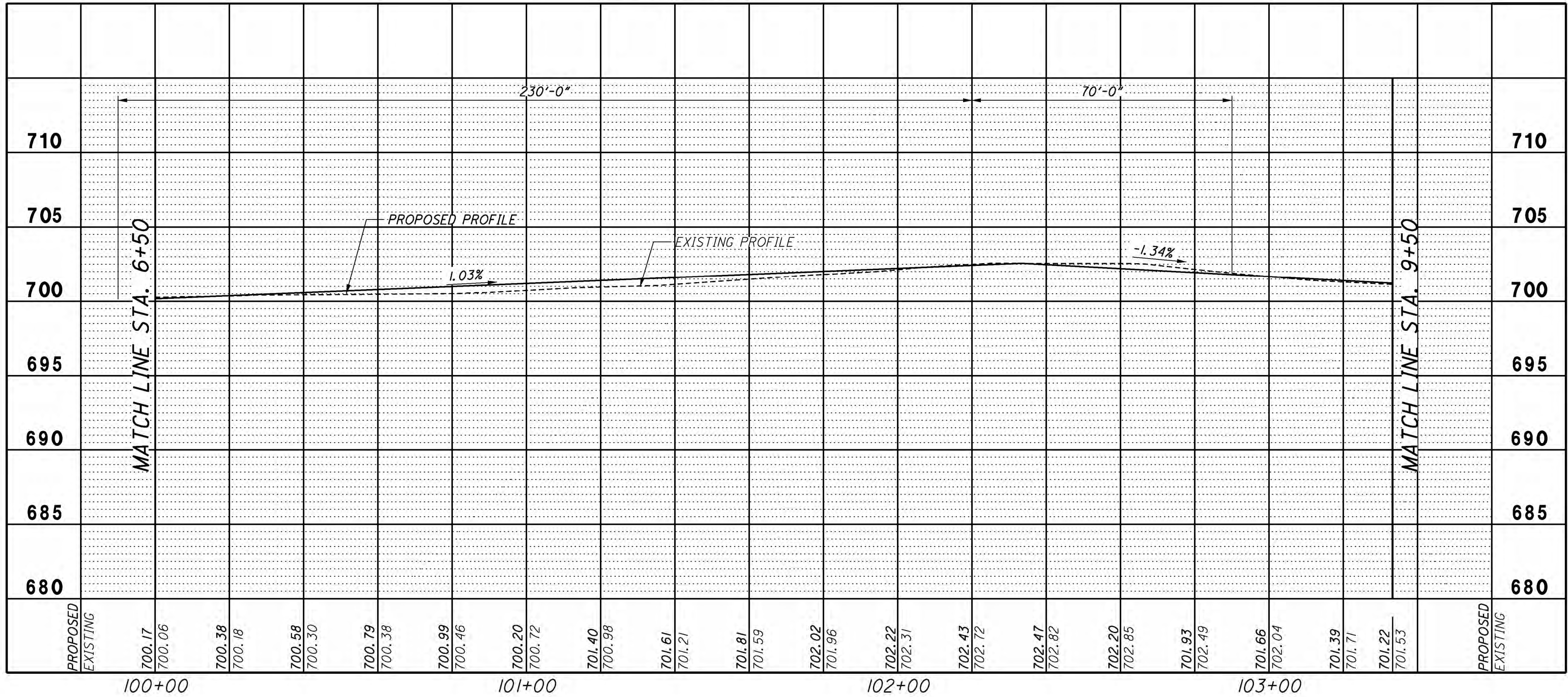
MIXED-USE PATH



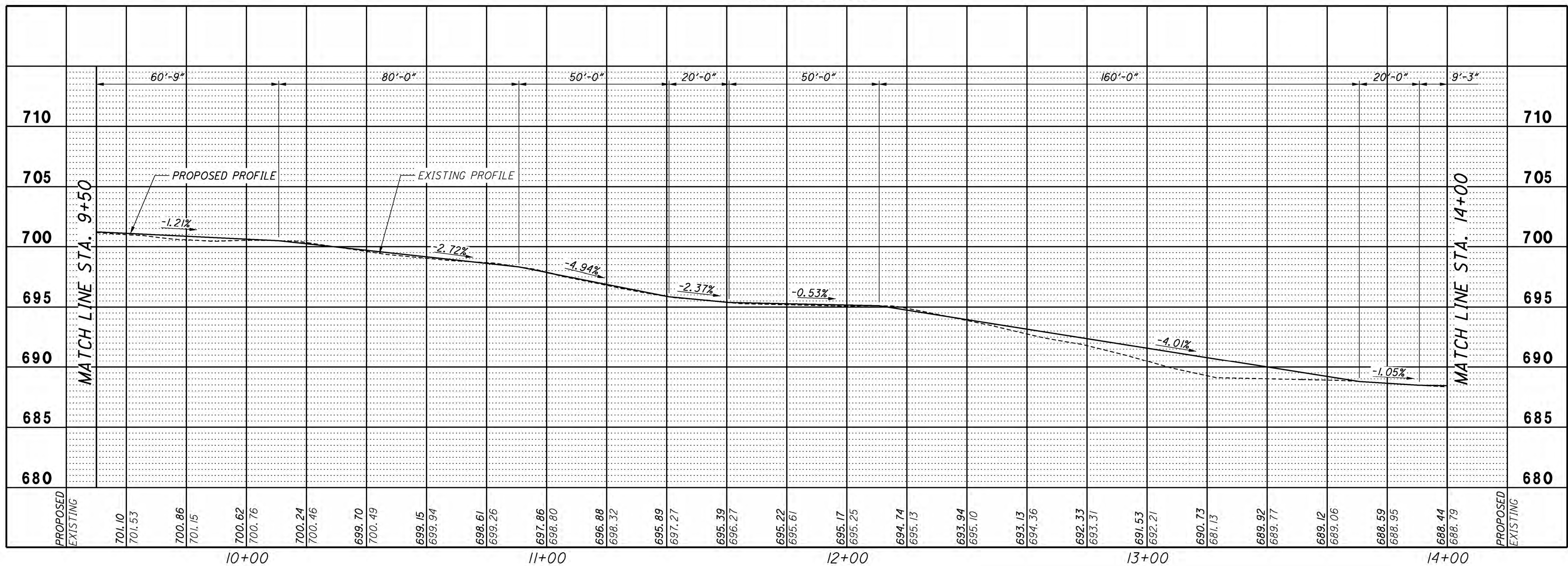


ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2020004	1	Ea	Tree, Rem, 6 inch to 18 inch
2040025	258	Ft	Fence, Rem
2050016	120	Cyd	Excavation, Earth
2080036	600	Ft	Erosion Control, Silt Fence
3020016	166	Syd	Aggregate Base, 6 inch
3020026	167	Syd	Aggregate Base, 10 inch
3080005	333	Syd	Geotextile, Separator
5010031	91	Ton	HMA, 3C
8087050	1	Ea	Gate, Bollard with Chain
8130005	195	Syd	Riprap, Heavy
8157050	1	Ea	Pet Waste Station
8160100	200	Syd	Slope Restoration, Type A

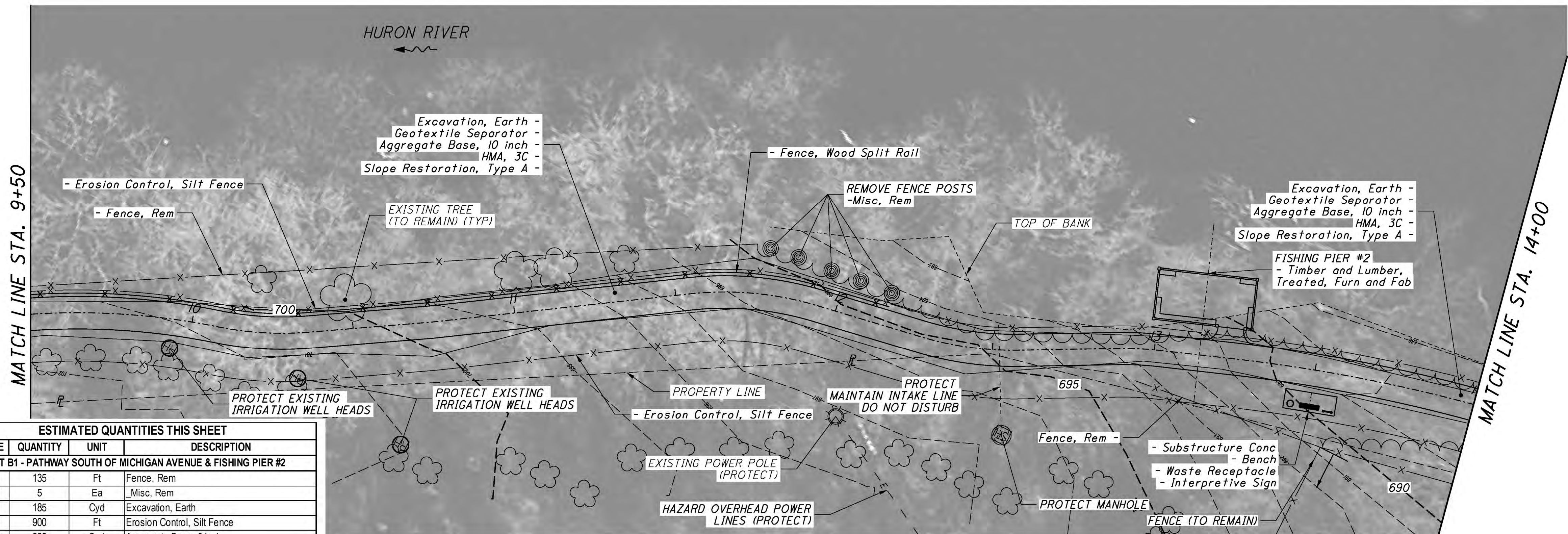
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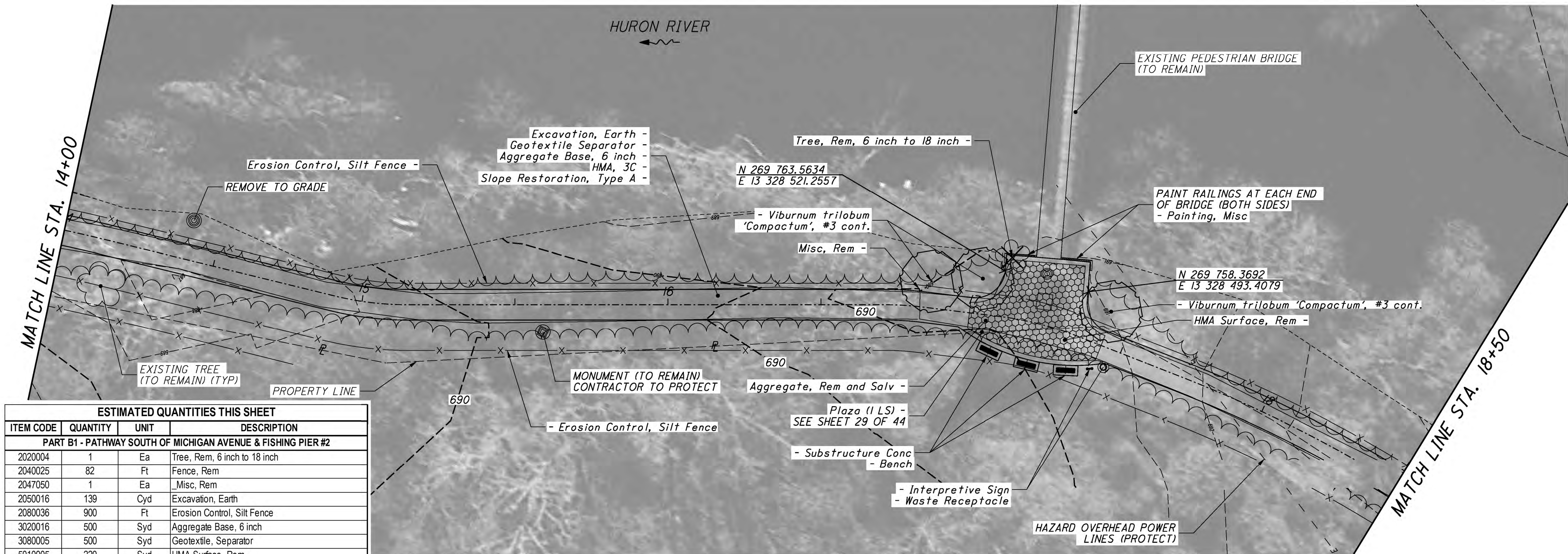


RIPRAP DETAILS



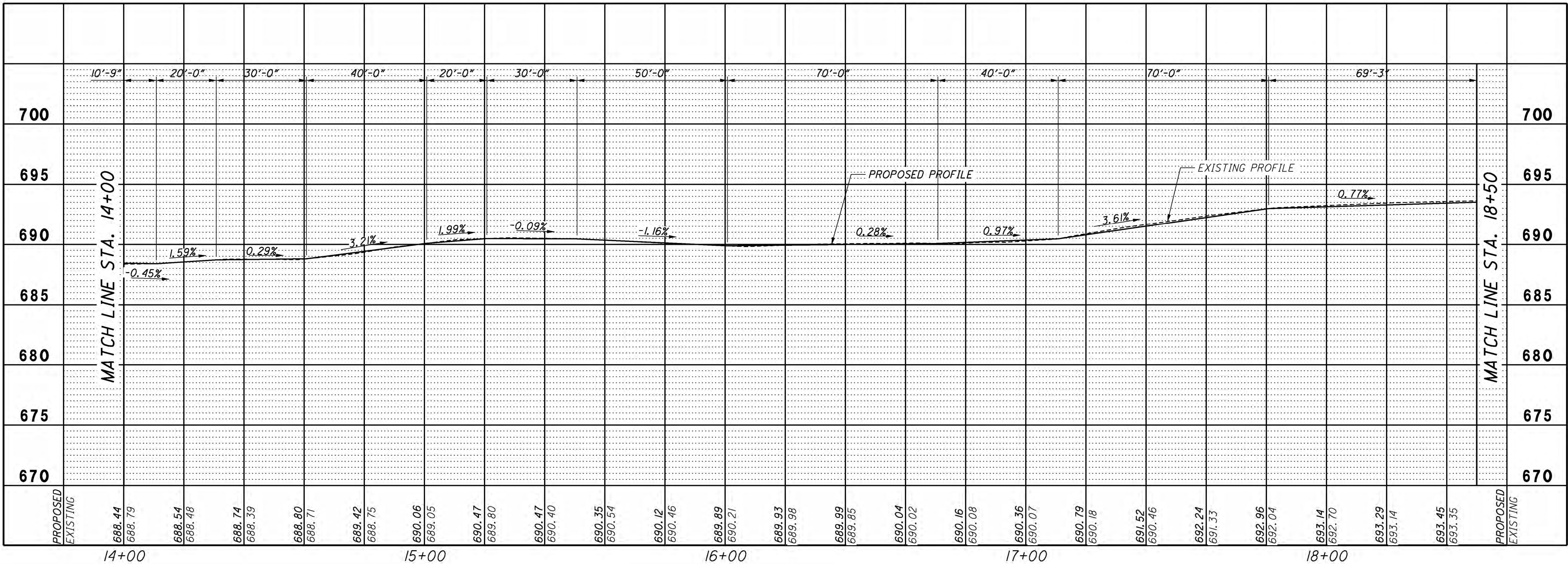
ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2040025	135	Ft	Fence, Rem
2047050	5	Ea	Misc, Rem
2050016	185	Cyd	Excavation, Earth
2080036	900	Ft	Erosion Control, Silt Fence
3020016	222	Syd	Aggregate Base, 6 inch
3020026	278	Syd	Aggregate Base, 10 inch
3080005	500	Syd	Geotextile, Separator
5010031	139	Ton	HMA, 3C
7060100	1.75	Cyd	Substructure Conc
7097051	1	LS	Timber and Lumber, Treated, Furn and Place
8157050	1	Ea	Interpretive Sign
8157050	1	Ea	Bench
8157050	1	Ea	Waste Receptacle
8160100	300	Syd	Slope Restoration, Type A

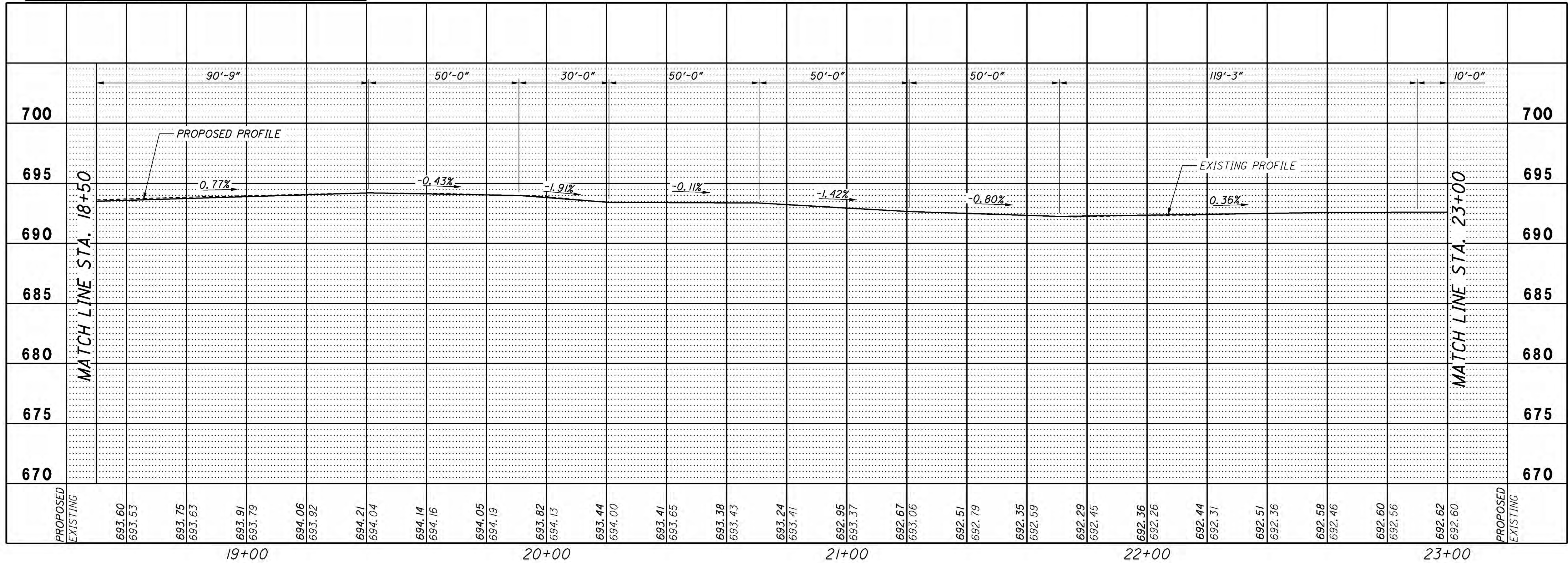




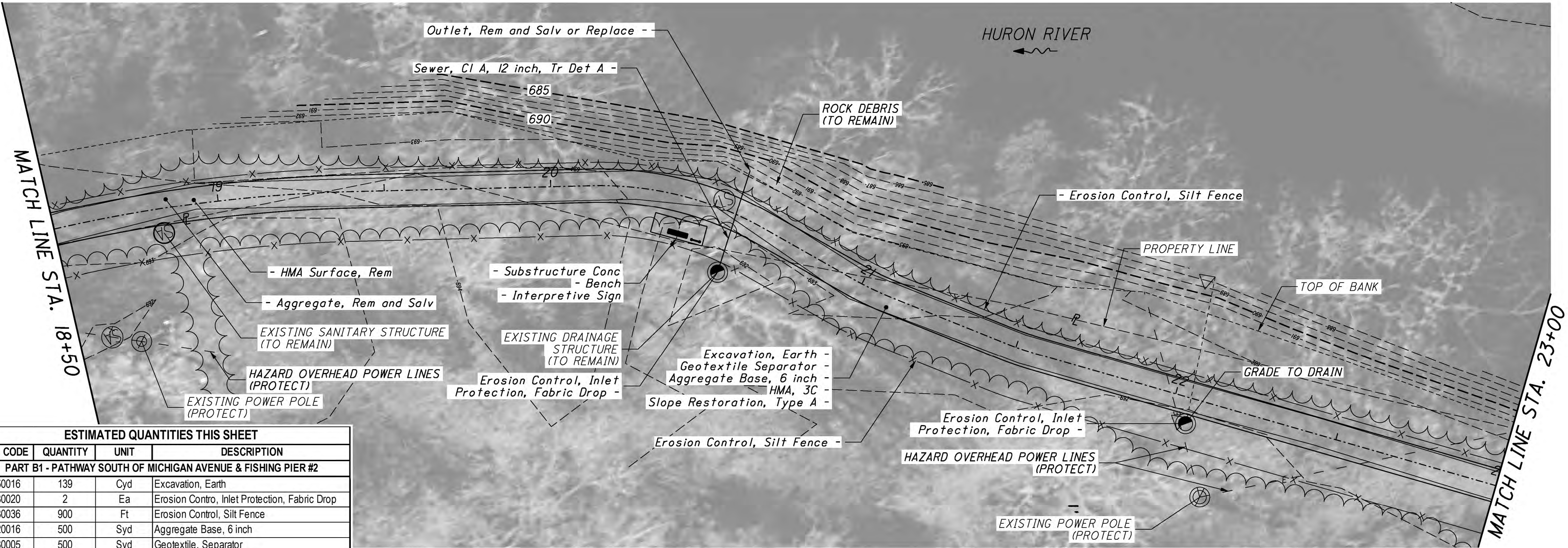
ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2020004	1	Ea	Tree, Rem, 6 inch to 18 inch
2040025	82	Ft	Fence, Rem
2047050	1	Ea	_Misc, Rem
2050016	139	Cyd	Excavation, Earth
2080036	900	Ft	Erosion Control, Silt Fence
3020016	500	Syd	Aggregate Base, 6 inch
3080005	500	Syd	Geotextile, Separator
5010005	220	Syd	HMA Surface, Rem
5010031	109	Ton	HMA, 3C
7157051	1	LS	Painting, Misc
8157050	23	Ea	Ceanothus americanus, 'New Jersey Tea', #2 cont.
8157051	1	LS	Plaza
8160100	300	Syd	Slope Restoration, Type A

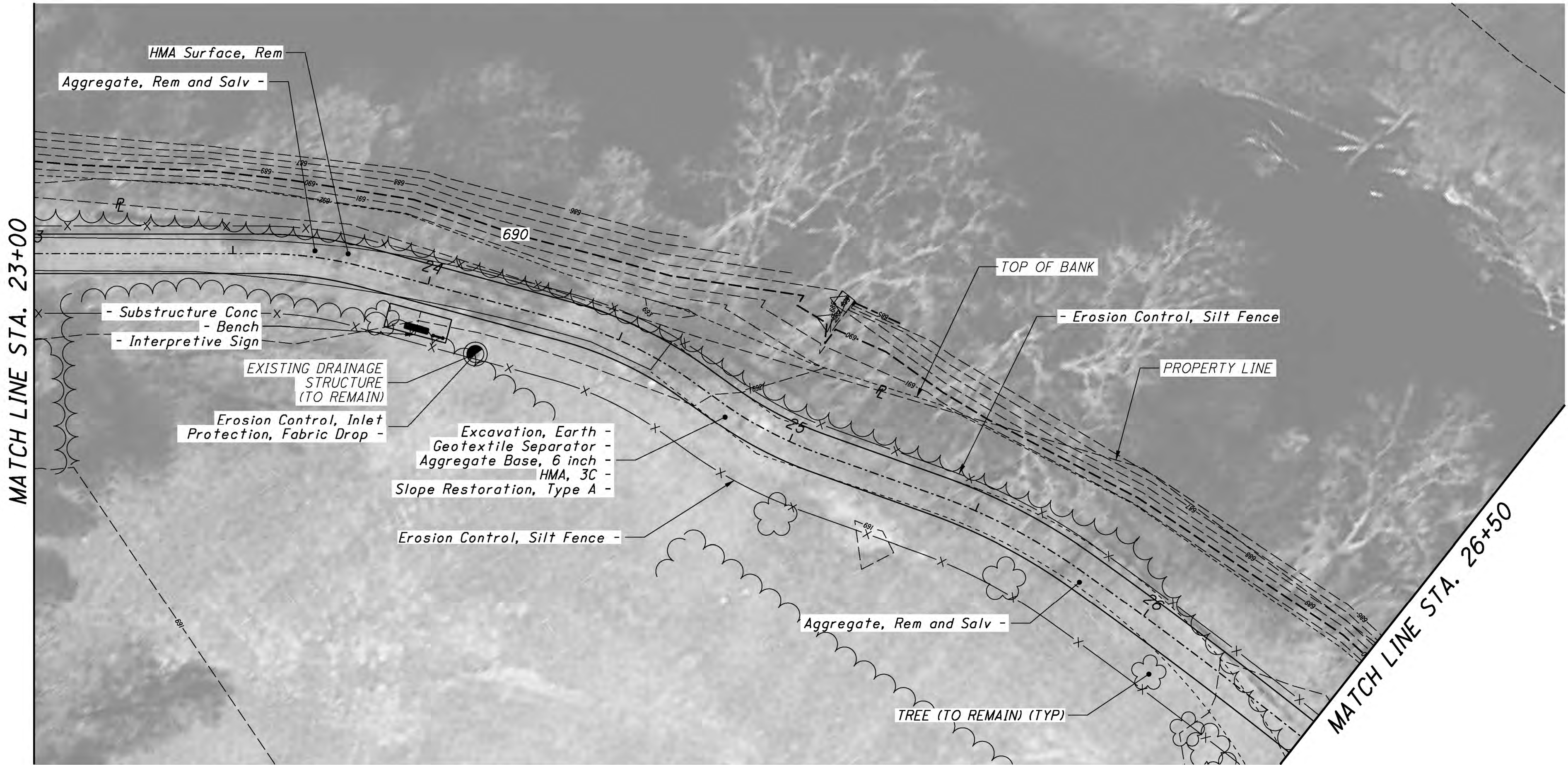
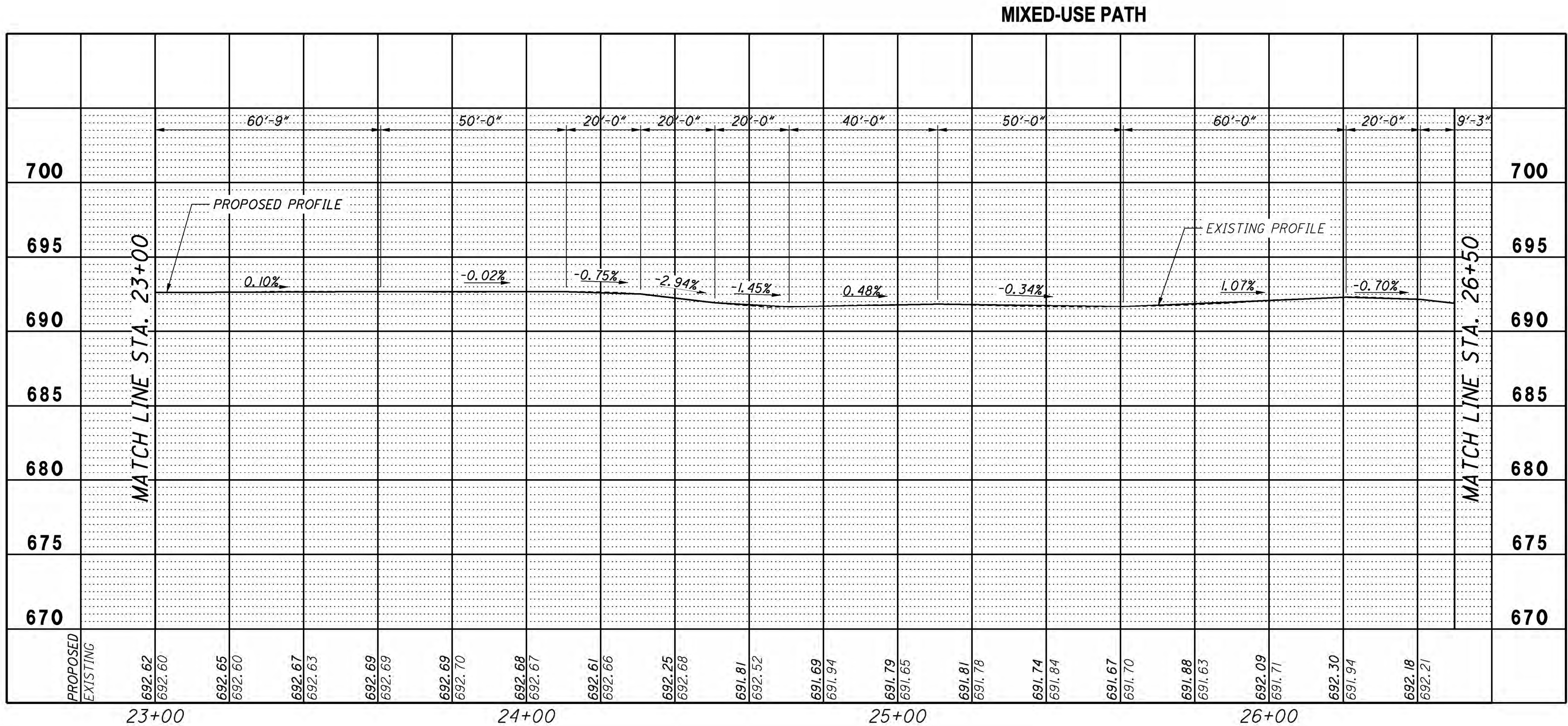
MIXED-USE PATH

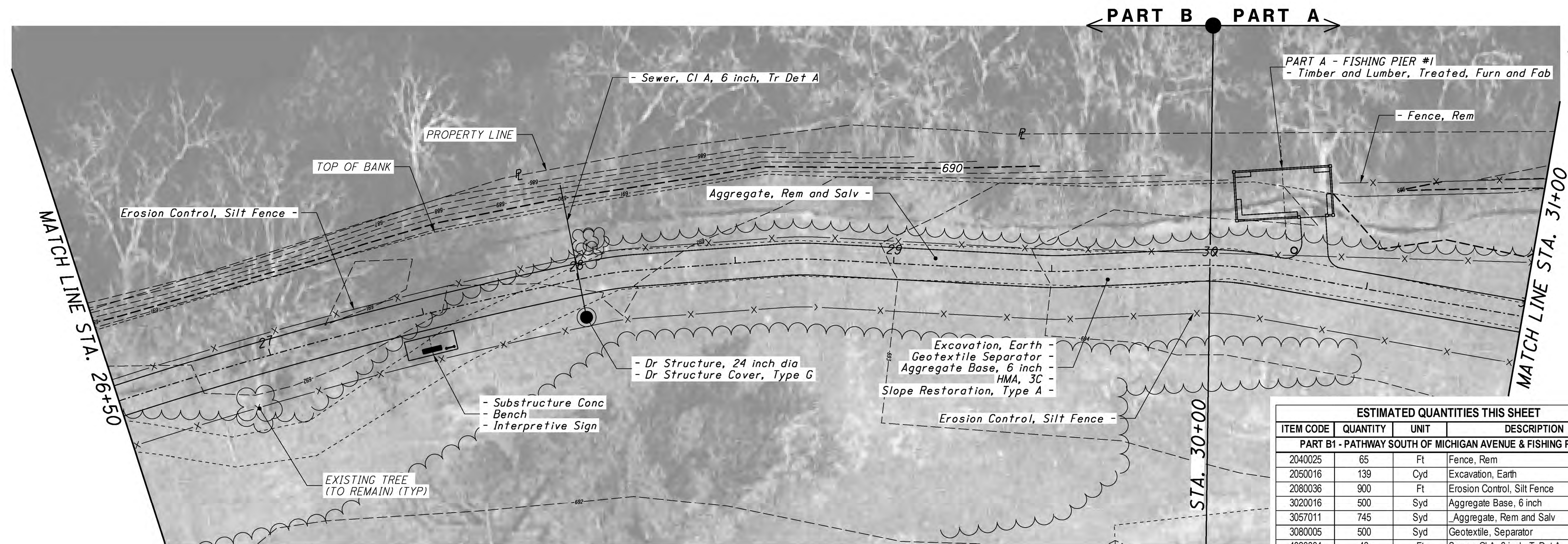




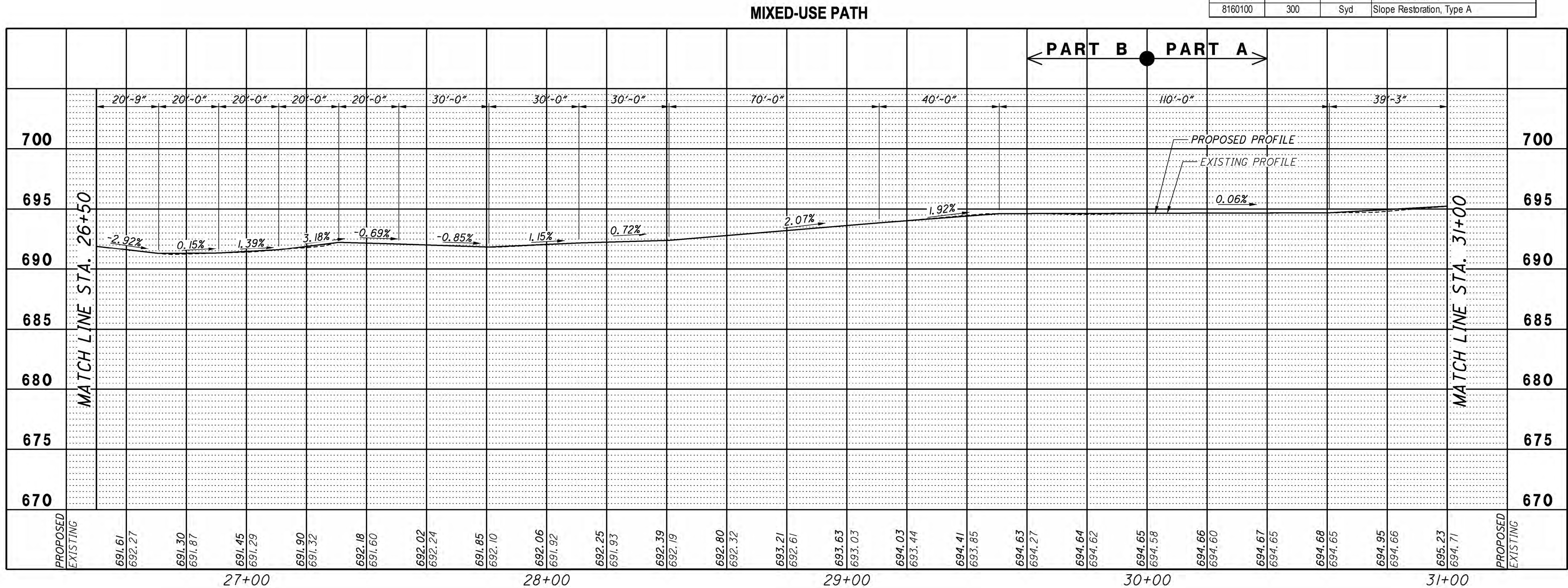
ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2060016	139	Cyd	Excavation, Earth
2080020	2	Ea	Erosion Contro, Inlet Protection, Fabric Drop
2080036	900	Ft	Erosion Control, Silt Fence
3020016	500	Syd	Aggregate Base, 6 inch
3080005	500	Syd	Geotextile, Separator
4020004	32	Ft	Sewer, CI A, 12 inch, Tr Det A
4047050	1	Ea	Outlet, Rem and Salv or Replace
5010005	426	Syd	HMA Surface, Rem
5010031	109	Ton	HMA, 3C
7060100	1.75	Cyd	Substructure Conc
8157050	1	Ea	Interpretive Sign
8157050	1	Ea	Bench
8157050	1	Ea	Waste Receptacle
8157050	1	Ea	Pet Waste Station
8160100	300	Syd	Slope Restoration, Type A

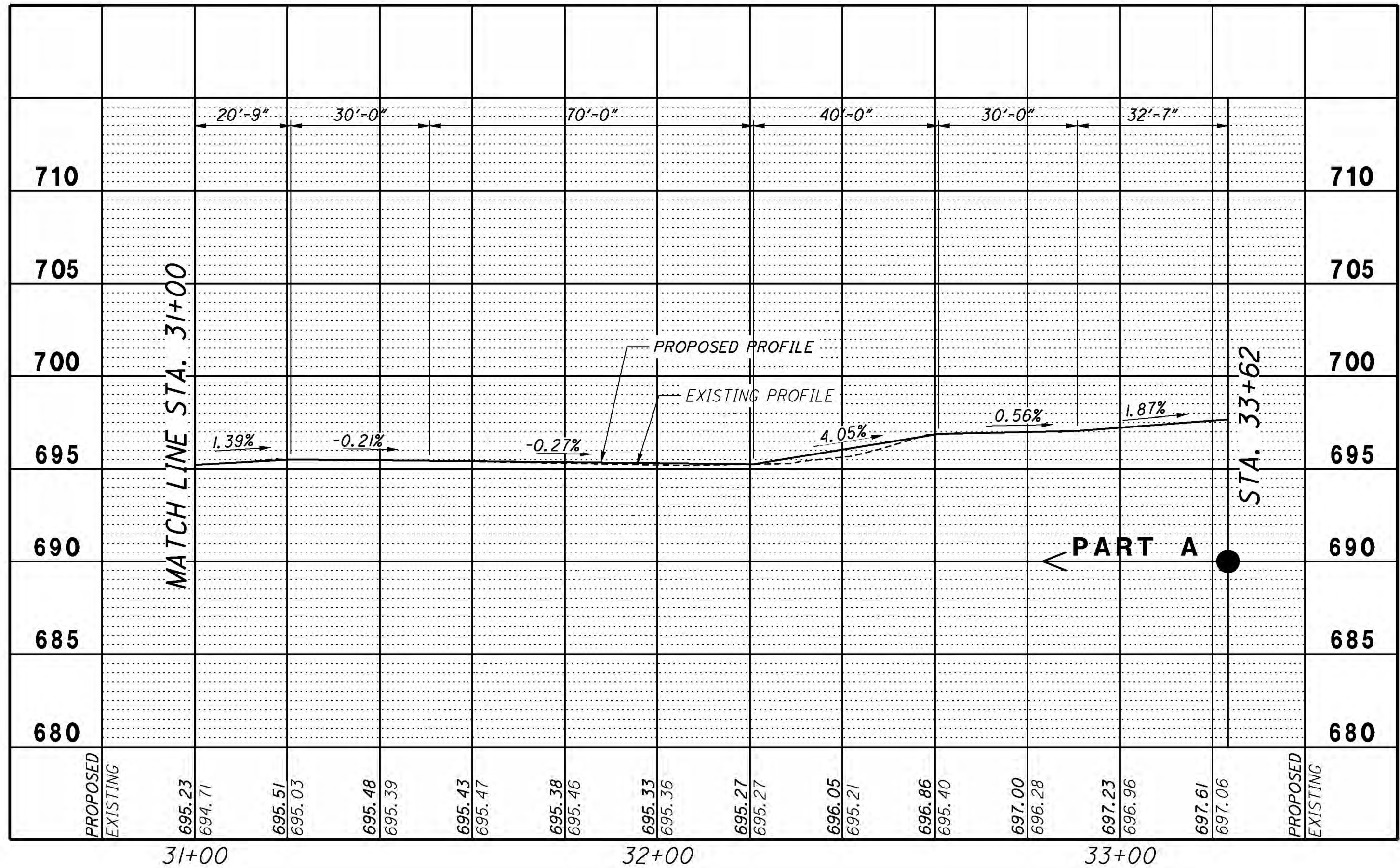






ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2040025	65	Ft	Fence, Rem
2050016	139	Cyd	Excavation, Earth
2080036	900	Ft	Erosion Control, Silt Fence
3020016	500	Syd	Aggregate Base, 6 inch
3057011	745	Syd	Aggregate, Rem and Salv
3080005	500	Syd	Geotextile, Separator
4020004	43	Ft	Sewer, CI A, 6 inch, Tr Det A
4030040	1	Ea	Dr Structure Cover, Type G
4030200	1	Ea	Dr Structure, 24 inch dia
5010031	109	Ton	HMA, 3C
7060100	1.75	Cyd	Substructure Conc
8157050	1	Ea	Interpretive sign
8157050	1	Ea	Bench
8157050	1	Ea	Waste Receptacle
8157050	1	Ea	Pet Waste Station
8160100	300	Syd	Slope Restoration, Type A

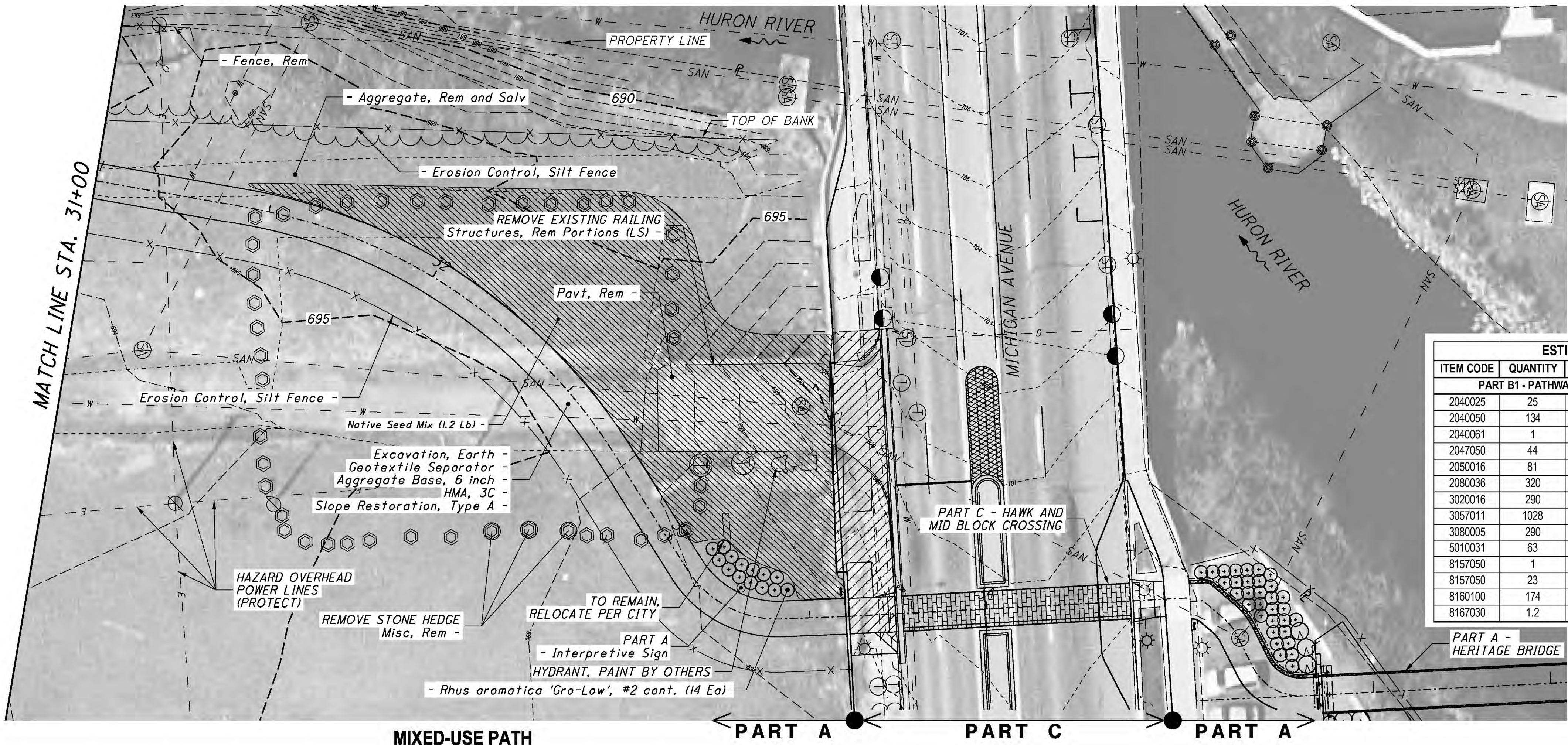




NATIVE SEED MIX

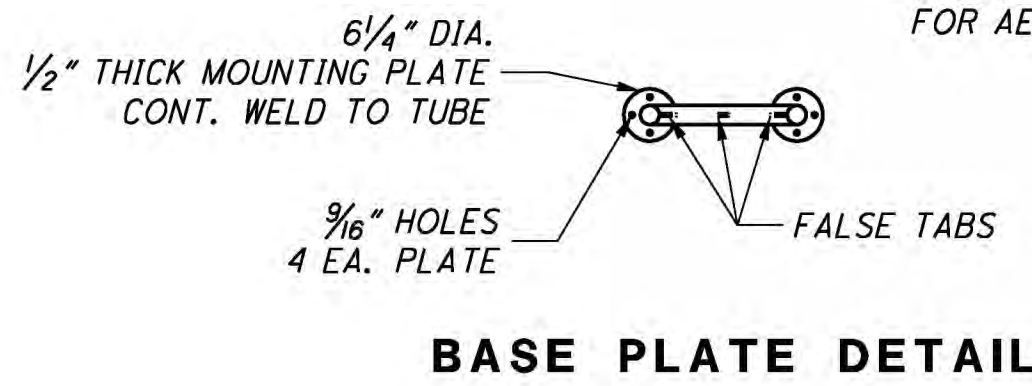
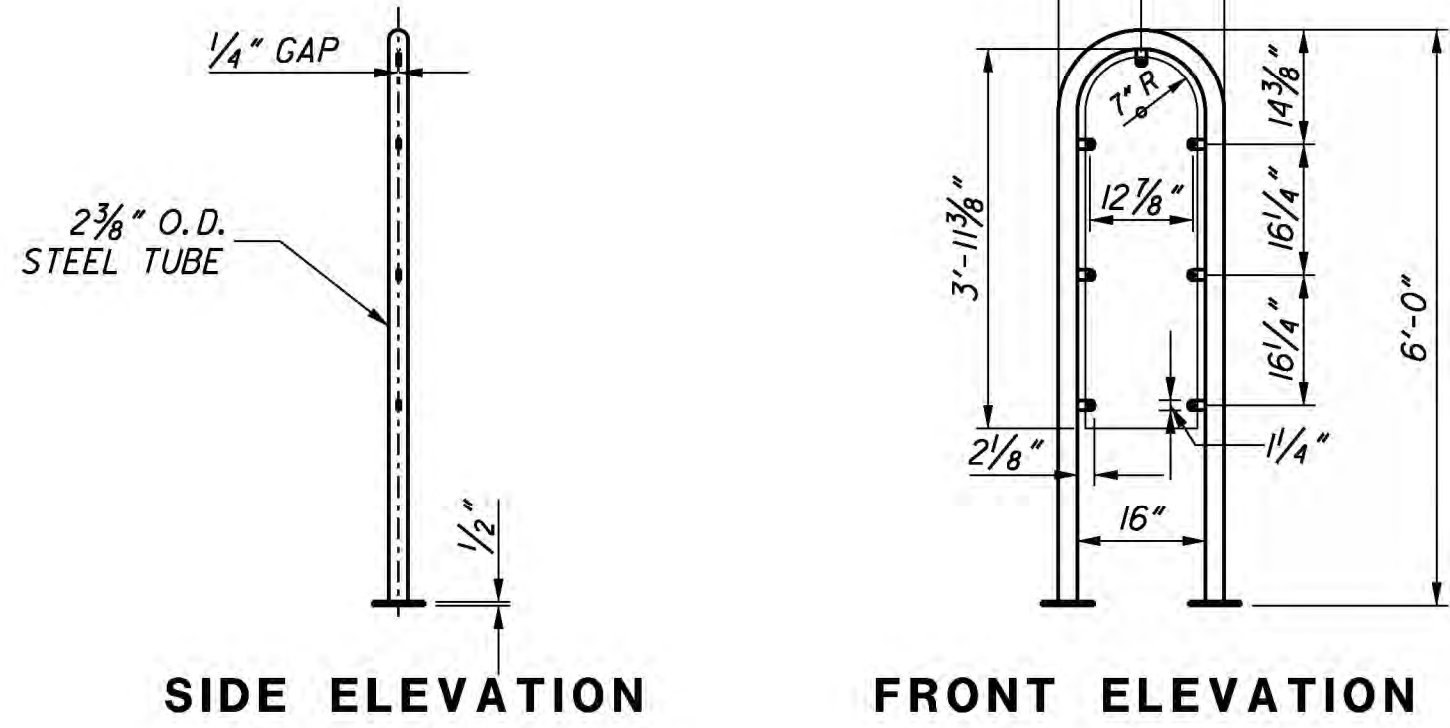
Budget Prairie mix as produced by Native Connections, www.nativeconnections.net, ThreeRivers, MI., or approved equal.

Grasses		Ounce/acre
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Bouteloua curtipendula</i>	Side-oats Grama	5.70
<i>Elymus canadensis</i>	Canada Wild Rye	24.00
<i>Koeleria cristata</i>	June Grass	0.30
<i>Panicum virgatum</i>	Switchgrass	12.00
<i>Schizachyrium scoparium</i>	Little Bluestem	12.00
<i>Sorghastrum nutans</i>	Indian Grass	16.00
		80.00
Forbs		Ounce/acre
<i>Asclepias syriaca</i>	Common Milkweed	1.00
<i>Asclepias tuberosa</i>	Butterfly Milkweed	0.20
<i>Aster sagittifolius</i>	Arrow-leaved Aster	1.20
<i>Cassia fasciculata</i>	Partridge Pea	5.00
<i>Coreopsis lanceolata</i>	Lance-leaf Coreopsis	3.00
<i>Echinacea purpurea</i>	Purple Coneflower	4.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	1.00
<i>Helopsis helianthoides</i>	False sunflower	5.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.10
<i>Oenothera biennis</i>	Common Evening Primrose	0.40
<i>Penstemon digitalis</i>	Foxglove Beardtongue	1.10
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.20
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	5.00
<i>Verbena stricta</i>	Hoary Vervain	1.80
		32.00

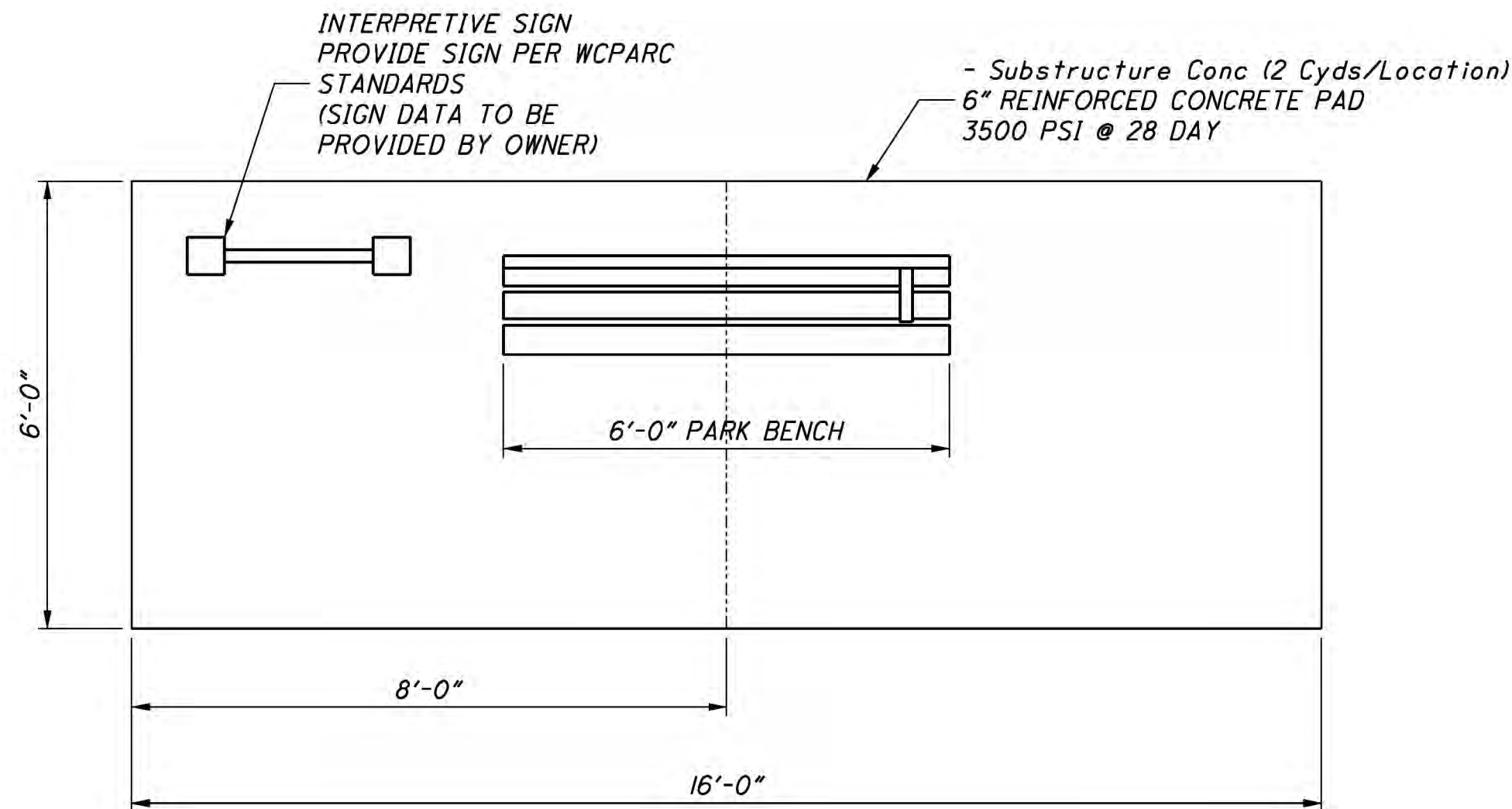


ESTIMATED QUANTITIES THIS SHEET			
ITEM CODE	QUANTITY	UNIT	DESCRIPTION
PART B1 - PATHWAY SOUTH OF MICHIGAN AVENUE & FISHING PIER #2			
2040025	25	Ft	Fence, Rem
2040050	134	Syd	Pavt, Rem
2040061	1	LS	Structure, Rem Portions
2047050	44	Ea	Misc, Rem
2050016	81	Cyd	Excavation, Earth
2080036	320	Ft	Erosion Control, Silt Fence
3020016	290	Syd	Aggregate Base, 6 inch
3057011	1028	Syd	Aggregate, Rem and Salv
3080005	290	Syd	Geotextile, Separator
5010031	63	Ton	HMA, 3C
8157050	1	Ea	B2B Hoop Sign
8157050	23	Ea	Ceanothus americanus, 'New Jersey Tea', #2 cont.
8160100	174	Syd	Slope Restoration, Type A
8167030	1.2	Lb	Native Seed Mix

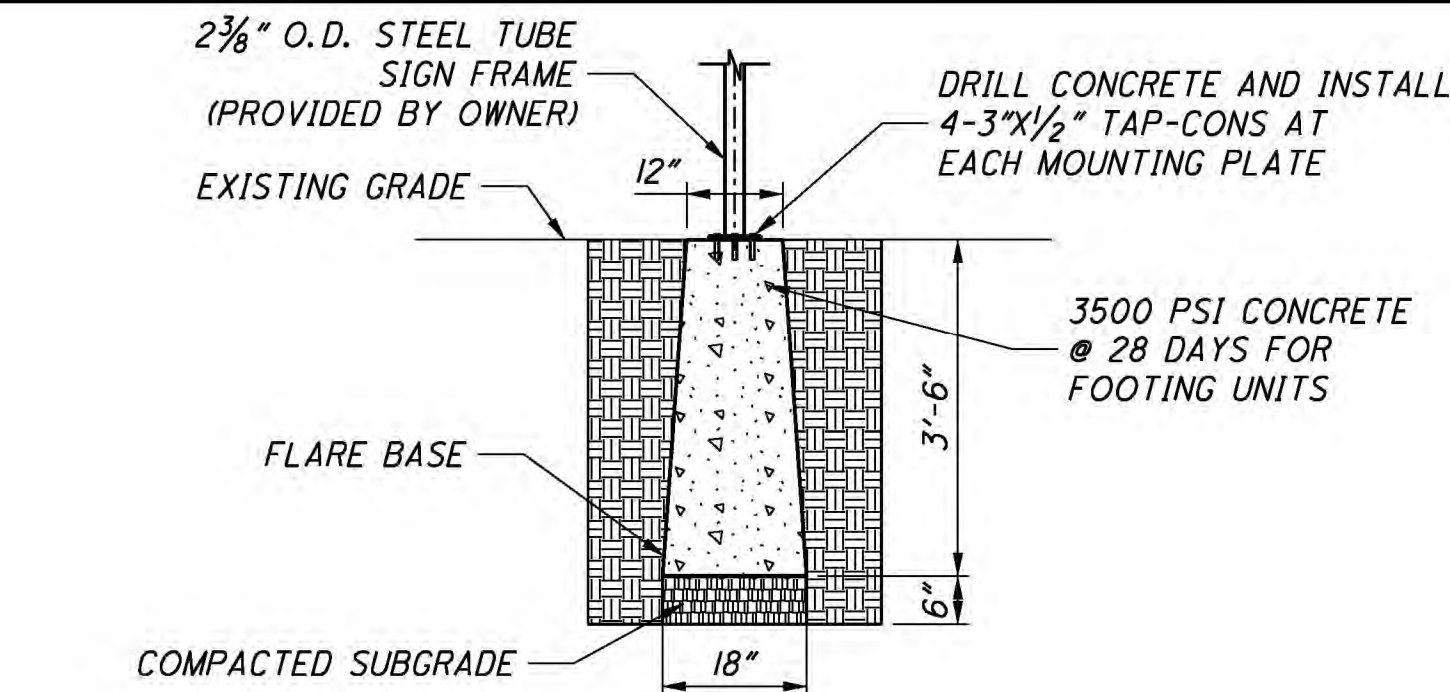
NOTES:
1. QUANTITIES SHOWN WITHIN THE LIMITS LABELD AS "PART A" ARE INCLUDE ON SHEET 3 OF 44 FOR PAYMENT.



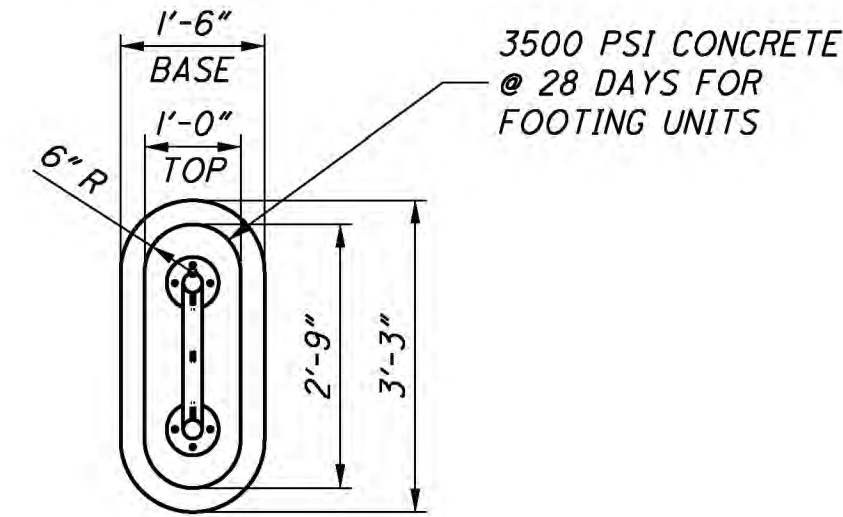
B2B HOOP SIGN (ENTRY SIGN)



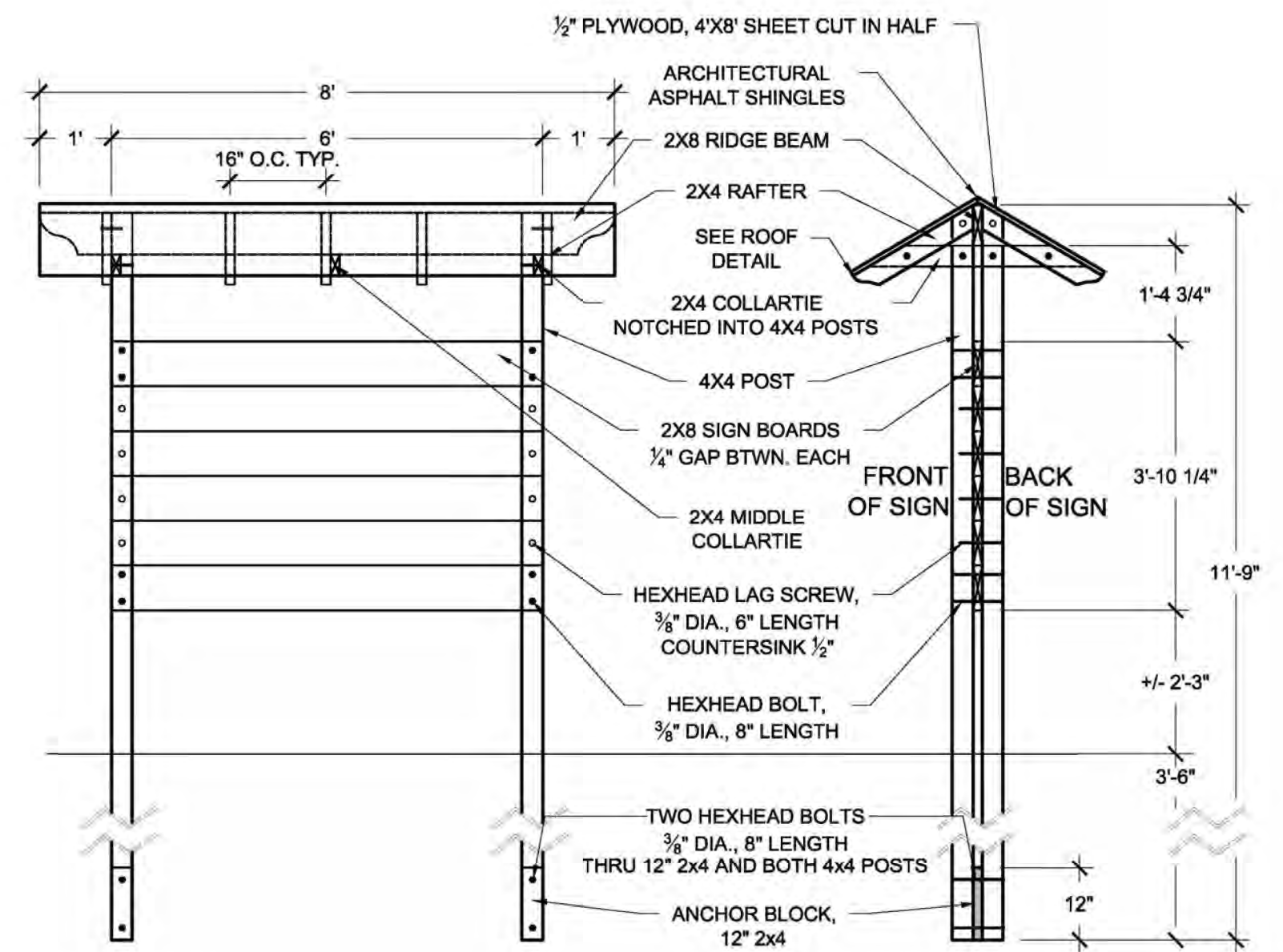
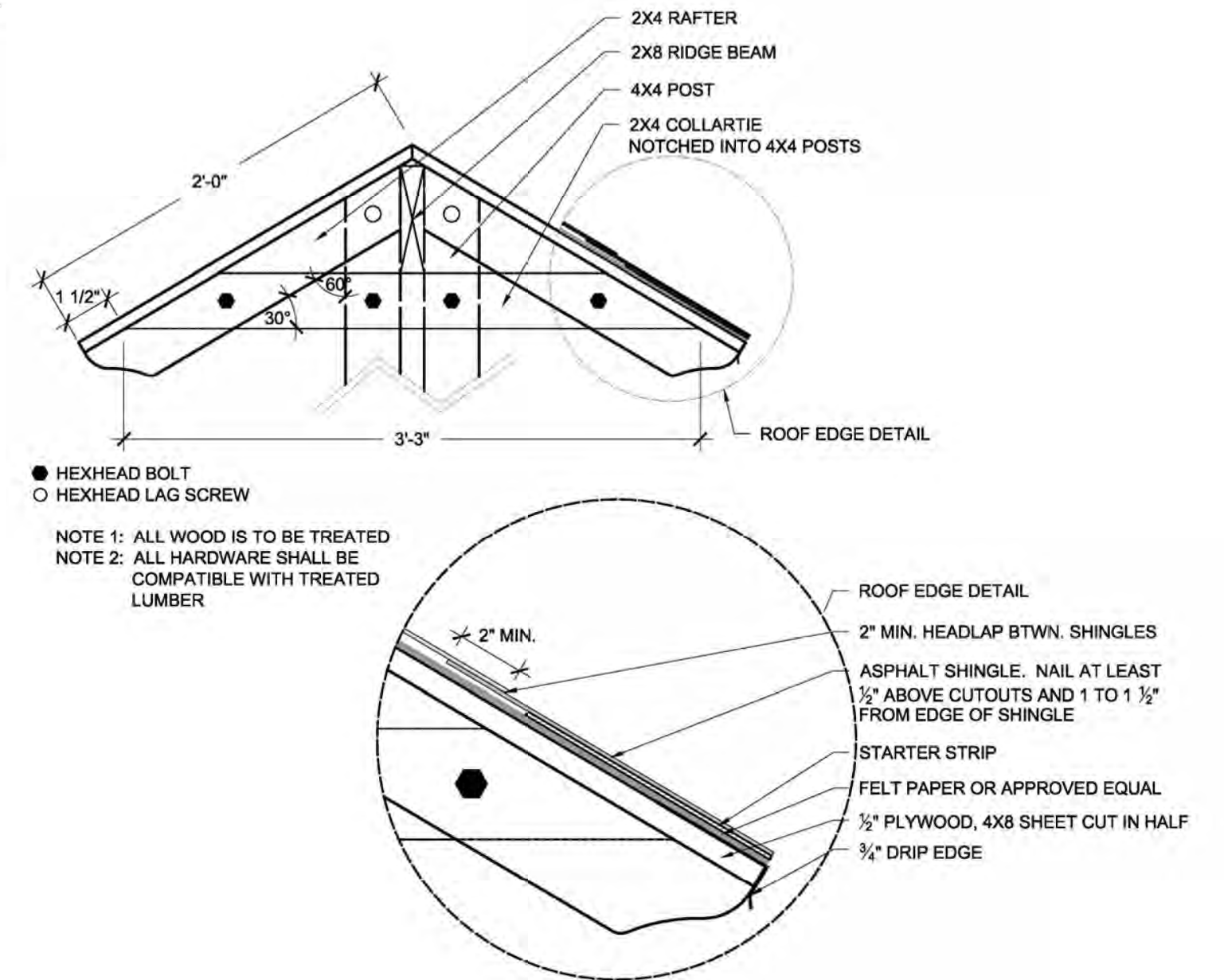
PARK BENCH STATION
WITH INTERPRETIVE SIGN



FOOTING ELEVATION



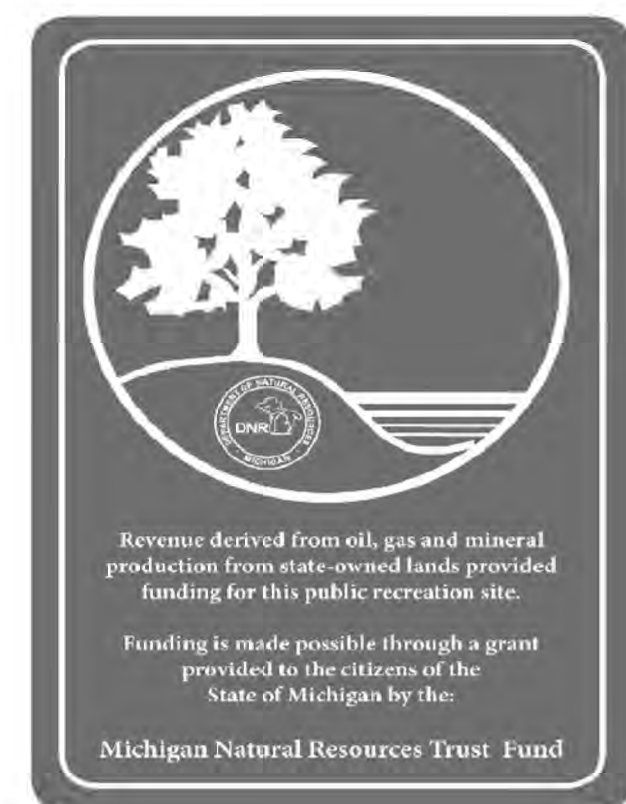
FOOTING PLAN



GENERAL NOTES:
AT OWNER'S DISCRETION, BACKFILL AROUND POSTS WITH GRAVEL, 21AA, 23A OR APPROVED EQUAL. WHILE BACKFILLING POST HOLES, COMPACT BACKFILL MATERIAL IN 6"-8" LIFTS.

LUMBER AND HARDWARE NOTES:
● HEX-HEAD BOLT
○ HEX-HEAD LAG SCREW
1. ALL WOOD IS TO BE TREATED
2. ALL HARDWARE SHALL BE COMPATIBLE WITH TREATED LUMBER

KIOSK DETAIL



MNRTF SIGN

NOTES:

CONTRACTOR TO PURCHASE AND INSTALL MNTRF SIGN. CONTRACTOR CAN PURCHASE SIGN AT THIS SITE:
https://rmi-printing.presencehost.net/customer_portal/document_library.html

NOTES APPLYING TO STANDARD PLANS	
Where the following items are called for on plans, they are to be constructed according to the standard plan given below opposite each item unless otherwise indicated.	
Title	Plan No.
ROAD	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	R-28-H
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALK	R-29-H
CONCRETE CURB AND CONCRETE CURB & GUTTER	R-30-G *
GRANULAR BLANKET, UNDERDRAINS, OUTLET ENDINGS FOR UNDERDRAINS, AND SEWER BULKHEADS	R-30-E
UTILITY TRENCHES	R-83-B
SOIL EROSION & SEDIMENTATION CONTROL MEASURES	R-96-E
SEEDING AND TREE PLANTING	R-100-G
PAVEMENT MARKINGS	
LONGITUDINAL LINE TYPES AND PLACEMENT	PAVE-905-B
INTERSECTION, STOP BAR AND CROSSWALK MARKINGS	PAVE-945-B
SIGNING	
TRAFFIC SIGNING GENERAL NOTES (E)	SN SUP-NOTE *
STANDARD SIGN INSTALLATIONS	SIGN-100-E
ROADSIDE SIGN LOCATIONS & SUPPORT SPACING	SIGN-120-D
SIGN SUPPORT SELECTION CHARTS	SIGN-150-C
STEEL POSTS	SIGN-200-C
WORK ZONE DEVICES	
GROUND DRIVEN SIGN SUPPORTS FOR TEMP SIGNS	WZD-100-A *
TEMPORARY TRAFFIC CONTROL DEVICES	WZD-125-E *
IMPACT ATTENUATOR OBJECT MARKER	WZD-150-A *
SAND MODULE IMPACT ATTENUATOR (TEMPORARY)	WZD-175-A *
* Denotes Special Detail	
MAINTAINING TRAFFIC TYPICALS	
TABLES FOR 'L'; 'D' AND 'B' VALUES	M0020
G20 SERIES, INJURE KILL, DOUBLE FINES ADVANCE SIGNING TREETMENT ON AN UNDIVIDED ROADWAY	M0040
MULTI-LANE UNDIVIDED – 1-LANE CLOSURE – NO SPEED REDUCTION	M0250
MULTI-LANE UNDIVIDED – CLOSE CENTER-LANE LTO & ADJACENT THRU LANE EA DIRECTION – NO SPEED REDUCTION	M0370
5-LANE UNDIVIDED – 1 LANE CLOSURE (MAINTAINING 2 THRU LANES EACH DIRECTION – NO SPEED REDUCTION	M0400
5-LANE UNDIVIDED – 2 ADJACENT THRU LANE CLOSURE – NO SPEED REDUCTION	M0430
5-LANE UNDIVIDED – 3 LANE CLOSURE – NO SPEED REDUCTION	M0490
* Denotes Special Detail	

MAINTENANCE OF TRAFFIC

The following proposed sequence of operations is meant to be utilized as a guide only. Contractor to coordinate traffic and work sequencing with the MDOT permit engineer. No work will be allowed within the Michigan Avenue right-of-way until Contractor has satisfied all permitting requirements with MDOT.

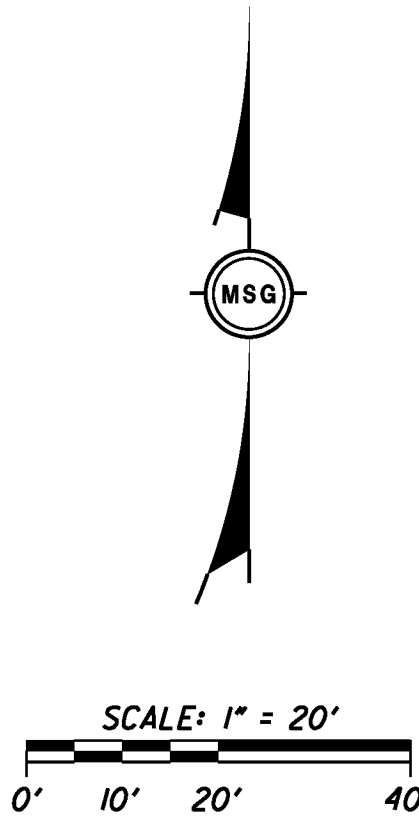
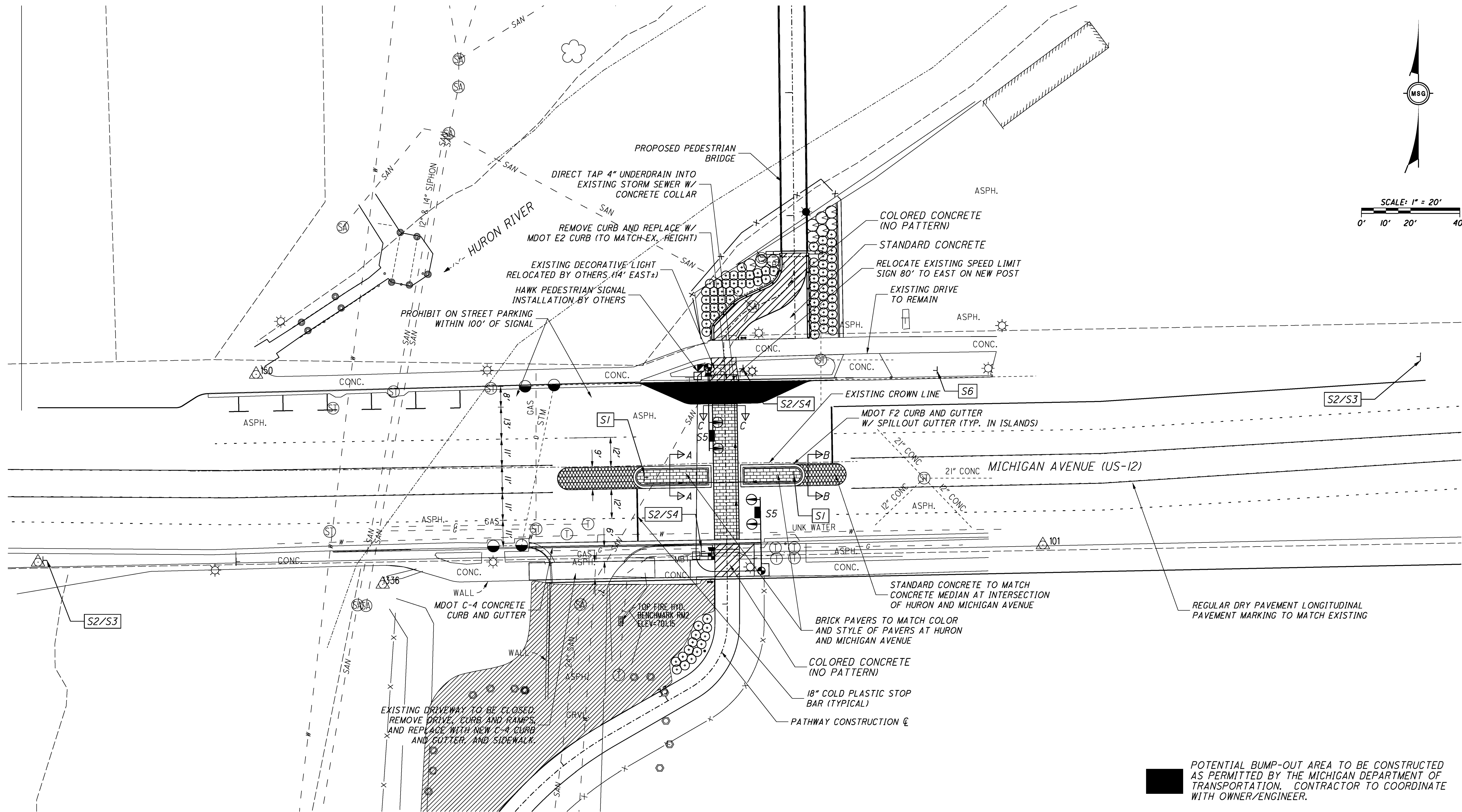
Stage 1
Close outside westbound lane (M0400). Sawcut and remove pavement to 21' from face of the existing curb, maintaining 4 – 10' lanes of traffic (2 in each direction) on remaining 44' of pavement. Install underdrain, curb and northerly 15 feet of brick paver crosswalk. Concrete base to be constructed to 20' from curb and the last course of brick pavers are to be temporarily restrained.

Stage 2
Close center lane and 2 adjacent through lanes (M0370). Construct 40' of brick paver sidewalk, median islands and inlaid concrete median. Brick paver sidewalk to be constructed to within 20' of southerly curb line.

Stage 3
Close eastbound lanes, maintaining 1 lane in each direction on the westbound lanes (M0490). Construct remaining brick paver crosswalk and south curb line and sidewalk. Crosswalk construction to be limited to a 1 week closure, after which the MOT shall be adjusted to close just the eastbound curb lane (M0250), opening both westbound lanes and the center lane while work continues on the southerly curb line and sidewalk.

UTILITIES

See project general note sheet on sheet 3 of 43 for notes pertaining to public utilities and coordination.

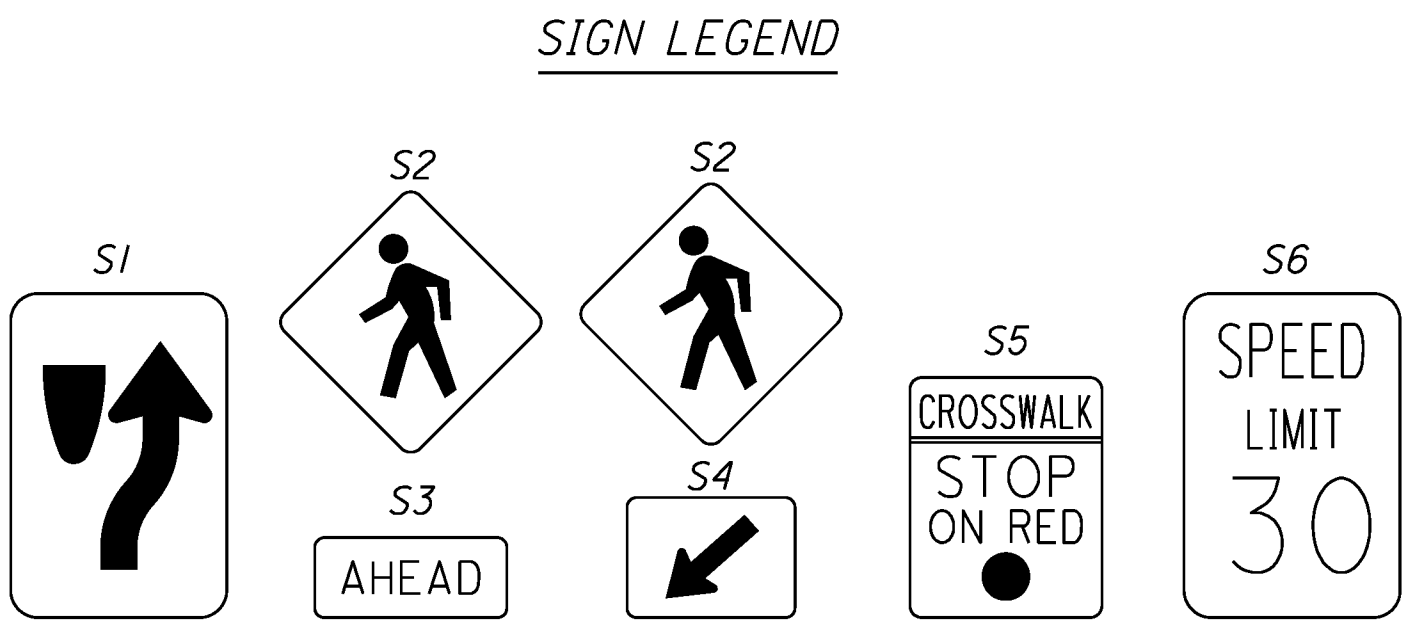


NOTES

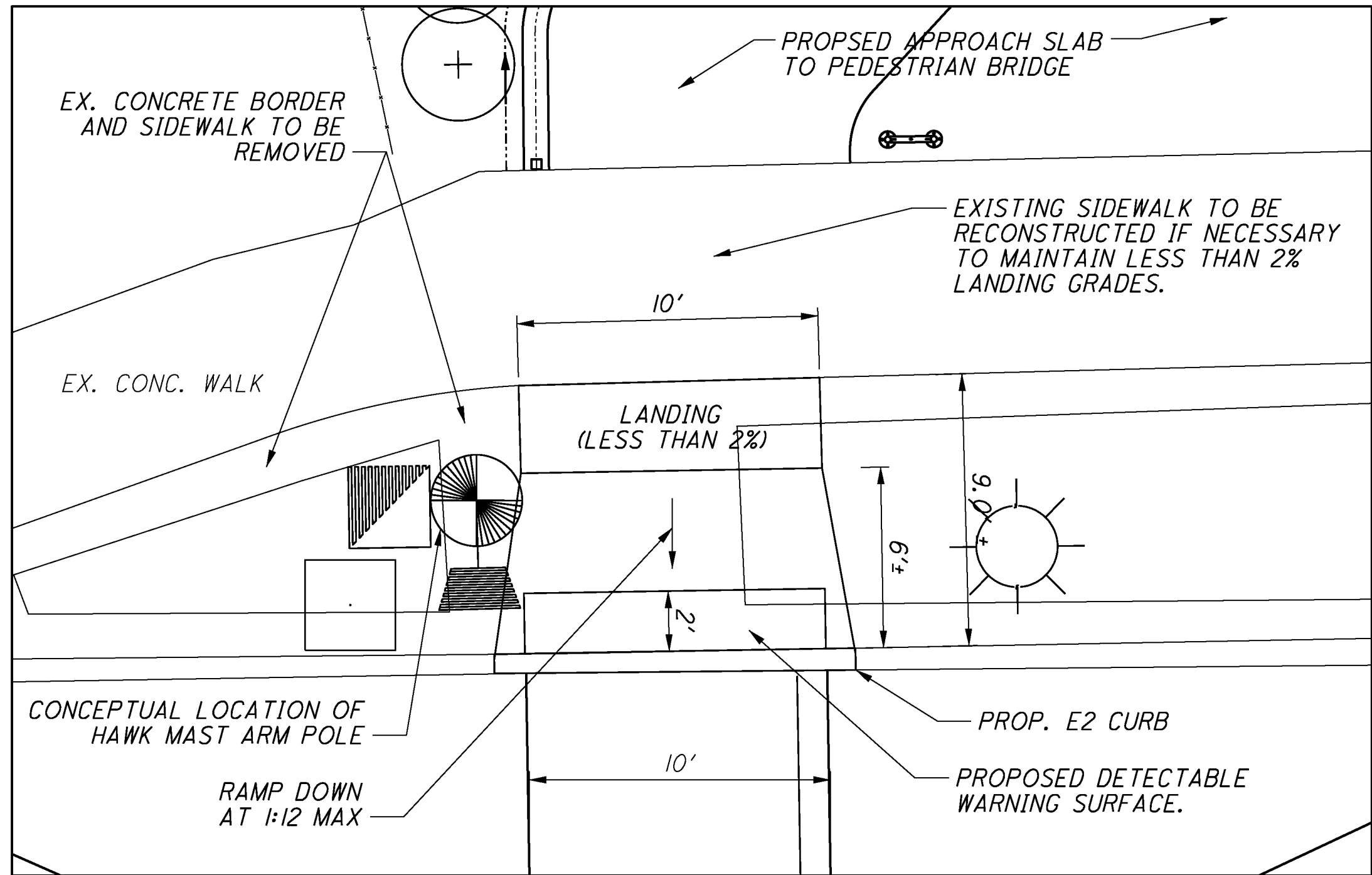
SEE SECTIONS ON SHEET 43 FOR DETAILS OF CROSSWALK AND MEDIAN CONSTRUCTION.

ALL UNPAVED DISTURBED AREAS TO BE RESTORED WITH 3" TOPSOIL, SEEDING MIX THM AND MULCH PER MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION SECTION 816.

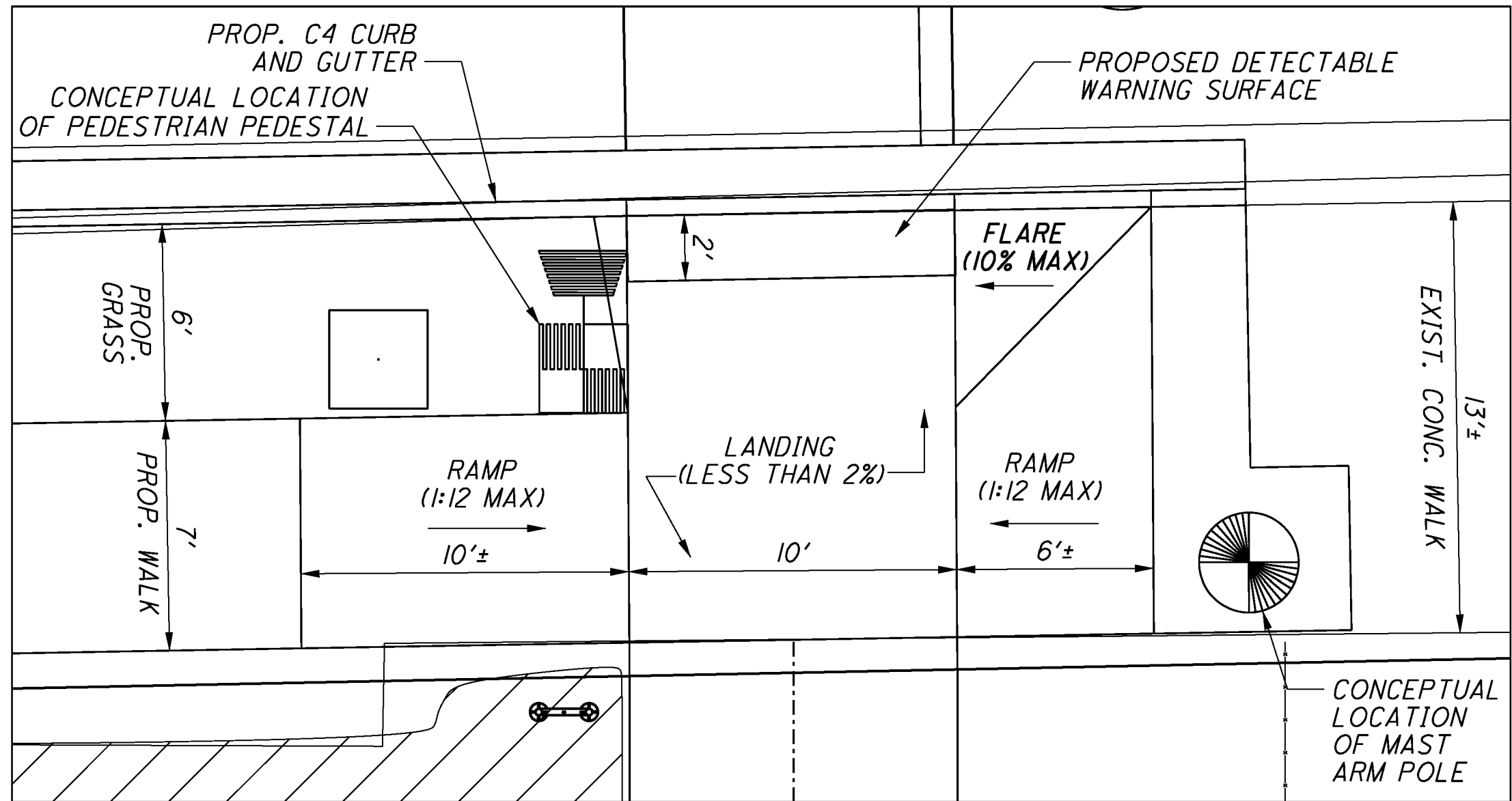
ALL SIGNS TO BE INSTALLED ON NEW 3 LB STEEL POSTS WITH MINIMUM 7' BOTTOM MOUNTING HEIGHT FROM TOP OF CURB.



DESCRIPTION		DATE	BY
MICHIGAN AVENUE MEDIAN PLAN	NO.	1	08/30/14 CMZ
	2	08/06/14 CMZ	85% REVIEW SUBMITTAL
	3	08/28/14 CMZ	INTERNAL REVIEW SET
	4	07/01/14 CMZ	CLIENT REVIEW
	5	08/06/14 CMZ	MDOT SUBMITTAL
PART C - HAWK AND MID BLOCK CROSSING		CLIENT	
MICHIGAN AVENUE		CITY OF YPSILANTI AND	
MID BLOCK CROSSING		WASHTENAW COUNTY PARKS	
MICHIGAN AVENUE		AND RECREATION	
43		44	



RAMP LAYOUT
NORTH END



RAMP LAYOUT
SOUTH END

NOTE: RAMP LENGTHS TO BE ADJUSTED IN THE FIELD TO NOT EXCEED MAXIMUM GRADES

