

1. 7:00 P.M. Planning Commission March 2020 Regular Meeting

Documents:

PC MEETING CANCELLATION NOTICE 3-18-2020.PDF
01 - MARCH 2020 AGENDA.PDF
03A - 1226 S. CONGRESS STAFF REPORT.PDF
03B - 1226 S. CONGRESS APPLICATION.PDF
04A - 50 ECORSE STAFF REPORT.PDF
04B - 50 ECORSE APPLICATION.PDF
05A - 580 S. MANSFIELD STAFF REPORT.PDF
05B - 580 S. MANSFIELD APPLICATION.PDF
06A - 815 W. MICHIGAN STAFF REPORT.PDF
06B - 815 W. MICHIGAN APPLICATION.PDF
07 - NMAC MINUTES.PDF



City of Ypsilanti
Planning Department

March 16, 2020

Notice of Planning Commission Meeting Cancellation

Notice is hereby given that the regularly scheduled Planning Commission meeting scheduled for March 18, 2020 is **CANCELLED**. Please contact the Planning Department at aaamodt@cityofypsilanti.com if there are any questions regarding this notice.

Andy Aamodt
City Planner

Agenda
Planning Commission
Wednesday, 18 March 2020 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Eric Bettis	P	A
Michael Borsellino	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Michael Simmons	P	A

III. Approval of Minutes

- February 19, 2020

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Group Child Care Home, 1226 S. Congress St.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 50 Ecorse Rd.
 - *Public Hearing*
- Special Use Permit & Limited Site Plan Review: Medical and Recreational Marihuana Growing/Processing Facility, 580 S. Mansfield St.
 - *Public Hearing*
- Site Plan Review: Octapharma, 813/815 W. Michigan Ave.

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access Committee report

X. Adjournment



March 18, 2020

**Staff Review of Special Use Application
Little Miracles Day Care Center
1226 S Congress**

GENERAL INFORMATION

Applicant: Tera Yates
Little Miracles Day Care Center
1226 S Congress
Ypsilanti, MI 48197

Project: 1226 S Congress – Group Childcare Home

Application Date: February 6, 2020

Location: 1226 S Congress

Zoning: R-1

Action Requested: Special Use Permit and Limited Site Plan Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The application includes parcel 11-11-40-307-008, a 0.133-acre property that fronts on the north side of S Congress, one property east of N Mansfield. The property includes an ~816 square foot house. The rear yard is partially enclosed by wood and chain-link fencing. The application is for a Special Use Permit to operate a child care facility on the property.

Zoned **R-1- Single Family Residential**, which allows for a Group Child Care Home as a special use. Per Sec.122-421 and is subject to Section 122-521:

(a) all child care centers and group day care homes must be registered with licensed by the state department of social services and must comply with the minimum state standards for such facilities; and

(b) the square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. The square footage requirement for outdoor play area in a group child care home is 600 square feet.

Figure 1: Site Aerial (2015 Imagery)



Figure 2: 1226 S Congress, facing northwest (March 2020)



Figure 3: 1226 S Congress, facing northeast (March 2020)



Table 1: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family residential	R-1
EAST	Single family residential	R-1
SOUTH	Church	R-1
WEST	Single family residential	R-1

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: The location, scale, and intensity of the proposed is compatible with adjacent uses and the zoning of the land. Height, location and size of buildings are compatible with uses and buildings on adjacent properties.

- (2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: The proposed use is not anticipated to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. Noise, odor, smoke and potential contamination of air, soil and water is not anticipated.

- (3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The proposed special use is compatible with the surrounding land uses.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

COMMENTS: None are anticipated.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural

resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed:

1. Applicant to verify that the trampoline will be removed.

LIMITED SITE PLAN: CRITERIA AND REVIEW

§122-311

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building is oriented towards S Congress Street. Height and setbacks are compatible with the surrounding lots. State law requires at least 600 square feet of play area for Group Child Care facilities. This property well exceeds that with over 2,000 square feet in the rear yard. The property does include a trampoline, which could be considered a safety hazard.

Items to be Addressed: None.

1. Applicant to verify that the trampoline will be removed.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

The site has driveway access from S Congress Street. There is on-street parking available on both sides of S Congress. There are numerous sidewalks in the area.

Items to be Addressed: None.

SCREENING

§122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walls, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot per §122-521.
- Current fencing includes a wood shadowbox fence along the rear west property boundary, and a chain link fence on the east property boundary. The north property boundary appears to have heavy vegetation, but not a fence.

Items to be Addressed:

1. The applicant must screen the two chain-link fenced areas; either by
 - a. Replacing the chain-link fence with an opaque fence, or
 - b. Planting coniferous trees or shrubs along the fence to achieve an 80% opacity.

MASTER PLAN CONSIDERATIONS

§122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use provides additional childcare opportunities within the city.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions: Special use approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the site plan for the group child care home at 1226 S Congress with the following findings, and conditions:

Findings:

The application substantially complies with §122-310.

Conditions:

1. Child care centers and group day care homes must be registered by the State of Michigan Licensing and Regulatory Affairs and must comply with the minimum state standard for such facilities, including a minimum 600 square foot outdoor recreation area in the rear, side, or street side yard.
2. Such outdoor recreation area must be properly fenced and screened from any adjacent lot per §122-521.
3. Building must meet Building Code requirements.

Scott E. Slagor
Preservation Planner, Community & Economic Development Department

CC: File
Applicant - Tera Yates



**City of Ypsilanti
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Tera Yates

Property

Name of project 1226 South Congress St Ypsilanti, 48197
Little Miracles Day Care Center

Current use:
Dwelling single family home

Proposed use :
Daycare Center/home to care
for and educate children in a
loving and safe environment.

Rationale for request:
To provide a safe environment for children
to thrive and develop & grow in.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Sig [Redacted Signature] Date: 2-6-2020

Print Name Tera Yates

Trampoline will
be moved

A = swing set

B = veggie garden

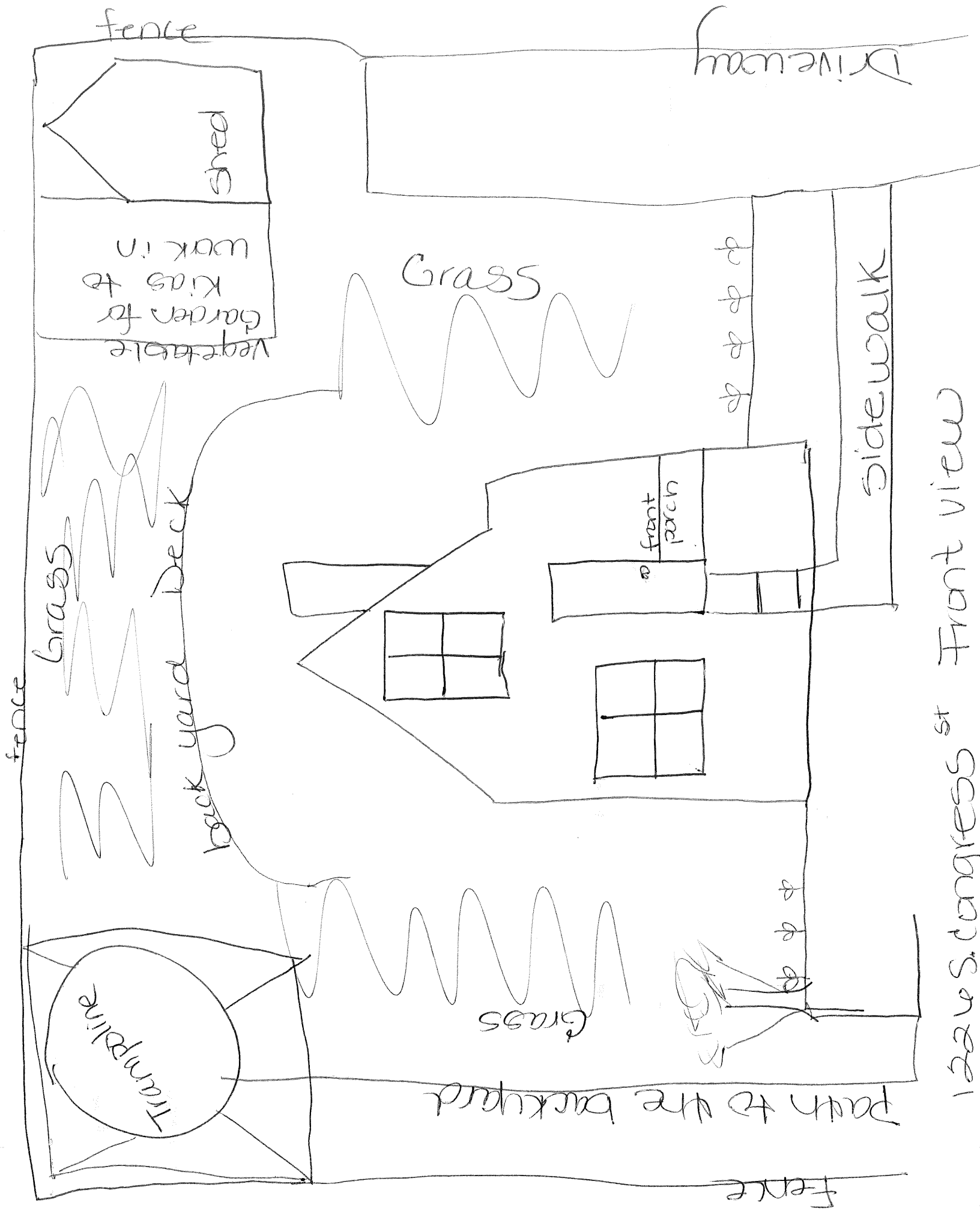
C = sand box

(A)
(C)

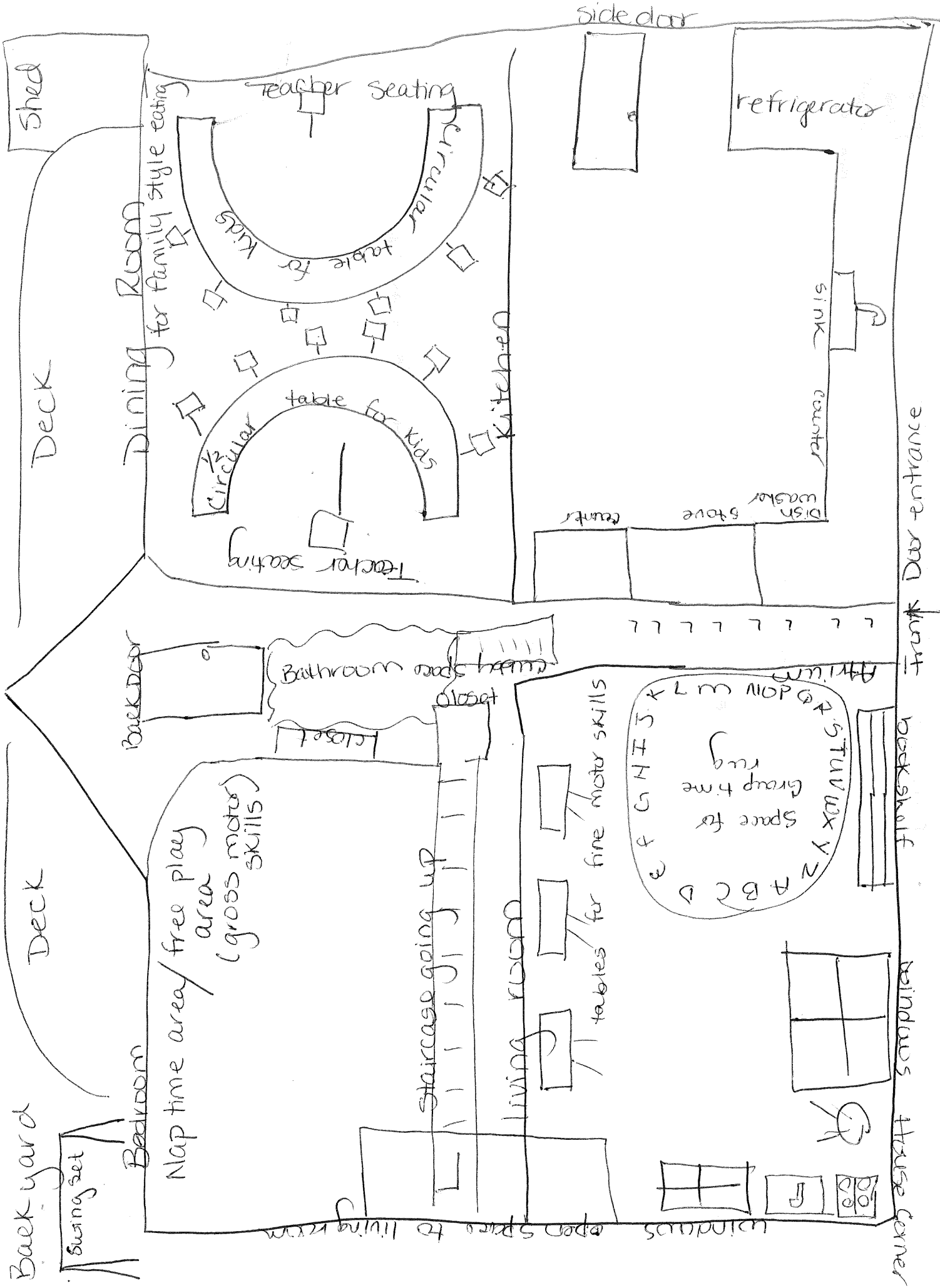
N Mansfield St

S Congress St

0 10 20 40 Feet



122nd S. Congress St Front view

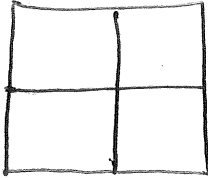


Main level

Coat hooks for children

Facing the front of the house

Large bedroom



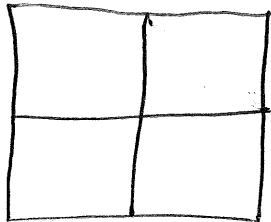
Art room

Staircase

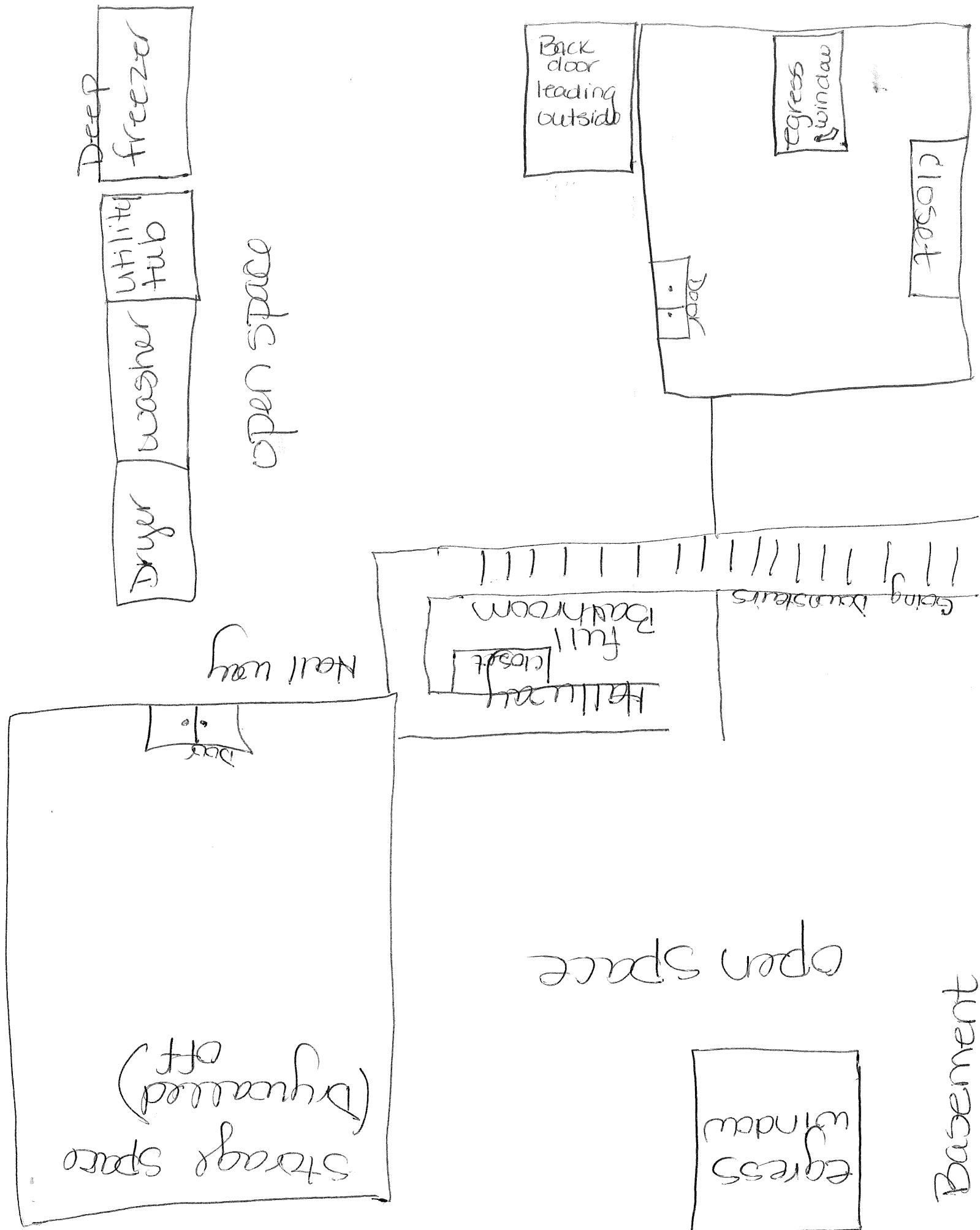
closet

Music room

2nd level



Facing the back of the house
Small bedroom



Basement



18 March 2020

**Staff Review of Special Use & Limited Site Plan Application
Capital Solutions Ypsilanti, LLC (Green Vitality)
Marihuana Retailer Use
50 Ecorse Rd.**

GENERAL INFORMATION

Applicant:	Capital Solutions Ypsilanti, LLC 50 Ecorse Rd. Ypsilanti, MI 48198
Project:	Capital Solutions Ypsilanti, LLC (Green Vitality) - <i>Marihuana Retailer Use</i>
Public Hearing Date:	18 March 2020
Location:	Ecorse Rd., east of Center St. and north of Towner St.; Parcel ID# 11-11-10-267-002.
Zoning:	"GC" General Corridor
Action Requested:	Approval
Staff Recommendation:	Approval of Special Use Permit; Postponement of Site Plan Review

PROJECT AND SITE DESCRIPTION

The applicant is applying for a Special Use permit as a marihuana retailer. The existing suite in the building is currently used as a medical marijuana provisioning center. City Council recently amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned "GC", therefore a marihuana retailer use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be sold from this facility, pursuant to state and local law.

Marihuana Retailers are what the State deems "equivalent" license types to *Medical Marijuana Provisioning Centers*. The license type is fairly straightforward- these facilities shall only sell marijuana. The major change is that marihuana retailer facilities may now accept customers- individuals over the age of 21- regardless if they are a registered medical patient or not.

The subject suite is approximately 2,300 square feet in a commercial plaza building of approximately 15,150 square feet. The lot is approximately 1.865 acres. There is currently parking in the large lot to the north and east, and there is vehicle access from Ecorse Road. The existing building is a legal nonconforming structure and may not be expanded regardless.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. City staff has determined it is appropriate to allow for *existing* medical marijuana facilities to apply for their recreational marijuana Special Use permits for in the meantime, because there may be an inundation of Special Use permit applications for *new* recreational marijuana facilities in the upcoming months.

Figure 1: Subject Site Location (2015 Aerial)

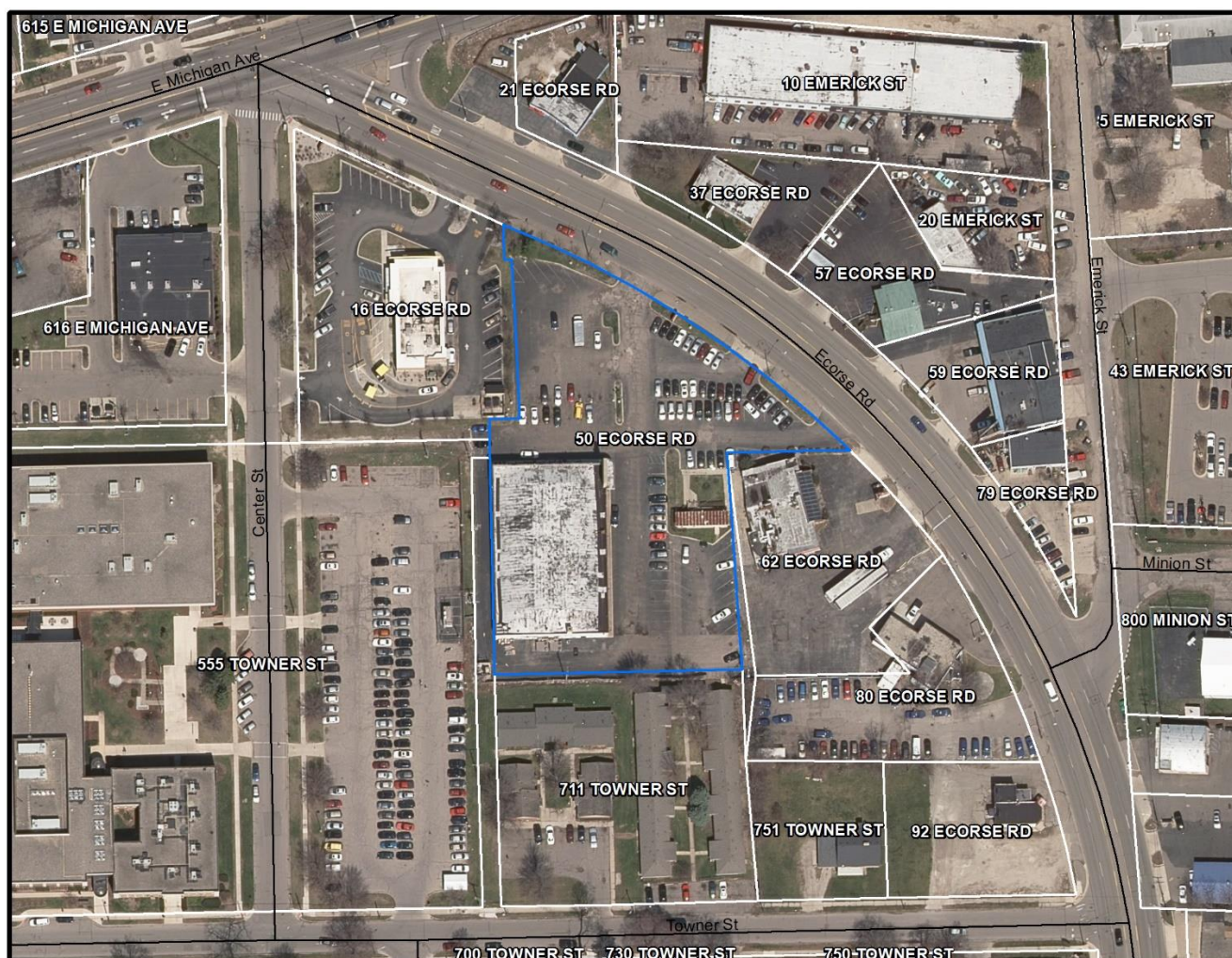


Figure 2: Photograph of Site (Google Street-View, July 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Automotive uses; Animal clinic	GC
EAST	Automotive uses; Restaurant	GC
SOUTH	Multi-family residential	HHS
WEST	Restaurant; Institutional	GC; HHS

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

(1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: The applicant proposes to make recreational marihuana retailer use of the existing suite in the existing building. The "GC" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools.

(2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The buffering from the multi-family residential property to the rear is not well accomplished. There is a privacy fence with gaps and in poor shape.

The business should take measures to protect its customers, and other pedestrians accessing the rest of the commercial plaza, in terms of accessibility and safety. There may be queues forming on the outside of the suite which must be managed safely (i.e. line control bollard stanchions) to prevent conflicts with access to other businesses in the commercial plaza.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

COMMENTS: This location has access to transportation facilities. Ecorse Road is a four-lane road and provides sufficient access for vehicular transportation. There are bus stops in the proximity. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: Applicant shall take measures to ensure customer and plaza pedestrian safety and accessibility in case of customer queues, for example by utilizing temporary line control bollards or stanchions.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

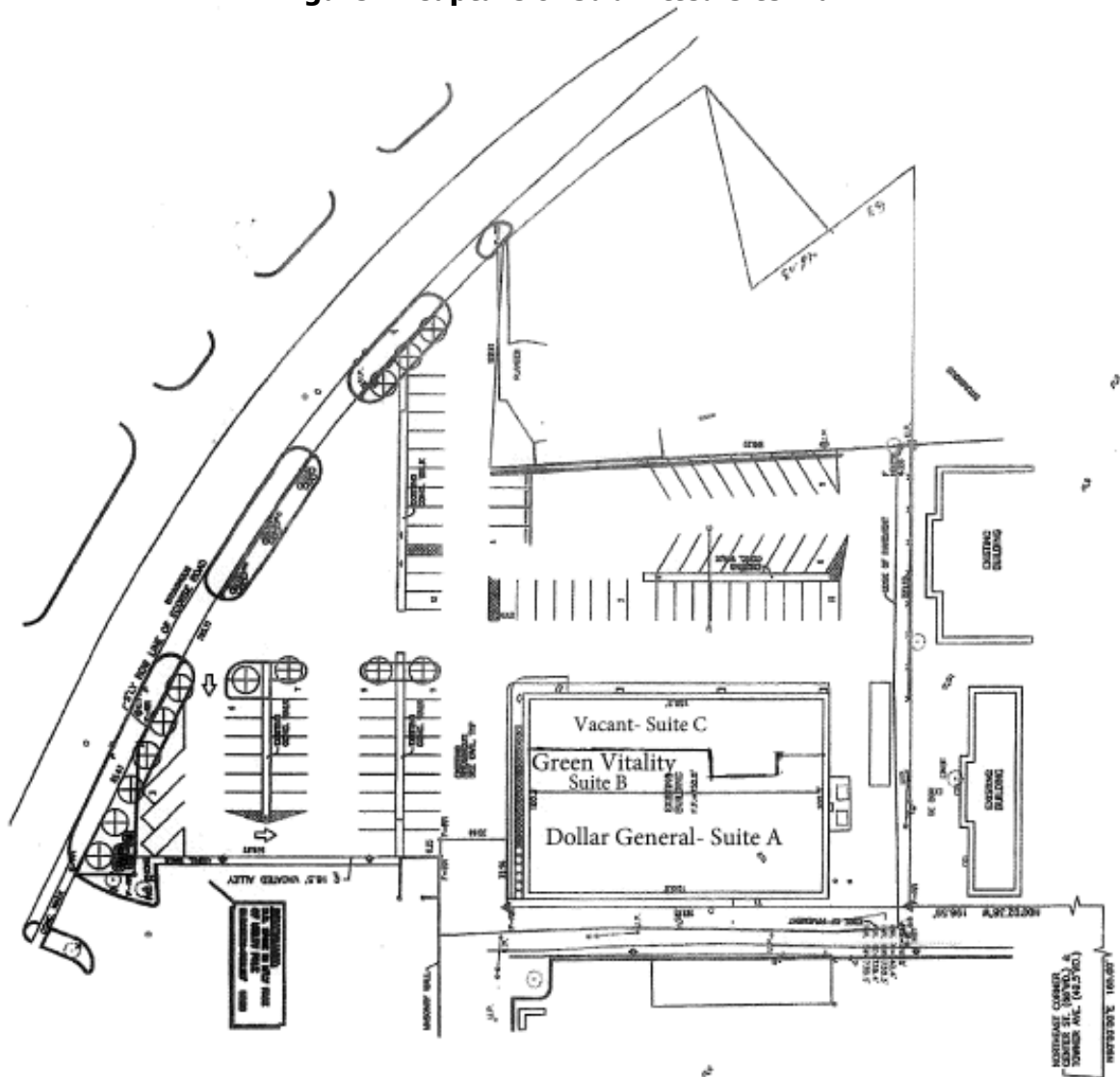
§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

The applicant is proposing continued re-use of the existing suite in the existing building. This is a (legally) nonconforming building and (legally) nonconforming site. Such re-use is permissible under §122-352. The site plan provided accounts for no changes to the existing building and few changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The applicant is proposing to keep the current business arrangement as is. The business is in a suite in the commercial plaza. There are no proposed changes to the overall building. The only notable change proposed is the removal of the modular office building with its landscaped area and trees, which will open up the parking lot. It is not known if that is the intent of the applicant but that is what the site plan provides.

Items to be Addressed: None.

Figure 5: Photograph of Site (Google Street-View, July 2019)



SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

In terms of pedestrian access to the site, there are certainly challenges. There is a wide sidewalk as part of the right-of-way, however it is in poor shape, curbed, and is not accessible for disabled persons. The conditions and curbing make bicycling difficult as well.

In terms of vehicular access, there are three access drives off Ecorse Road. Currently the site's parking space striping is in poor shape. It is difficult to discern where to park. The parking spaces should be striped how the site plan shows.

The site plan accounts for approximately 84 parking spaces serving the commercial plaza, one which is barrier-free. An in-person site visit accounted for an existing three barrier-free spaces.

Because this is a *change in use* (§122-681.b), parking requirements must be met for the subject suite, as well as the rest of the businesses throughout the commercial plaza. This is a large site which is automobile-oriented, however there appears to be over-parking at this site. Two of the three suites are retail uses, and the third suite sits vacant. If retail uses took up the entire 15,150 square foot building, there would be a required 61 parking spaces. The 84 proposed parking spaces exceed the maximum off-street parking requirement set in §122-691. Planning Commission may grant waivers to parking requirements with a finding that there is a special circumstance that particularly relates to the character of the proposed use. Staff feels the removal of some landscaped area for the providing of over-parking is not appropriate.

Items to be Addressed:

- Sidewalk be repaired and made ADA accessible.
- Parking striping to be conducted in accordance to site plan.
- Clarity on number of barrier-free spaces proposed.
- Planning Commission may grant waiver for over-parking; or applicant provide a revised plan showing parking in compliance with §122-691 and §122-692. Staff recommends the latter, as the replacement of some of the landscaped area to provide for an over-abundance of parking does not seem appropriate.

Figures 6-8: Photographs of Sidewalk (March 11, 2020)





Figures 9-10: Modular Office Building and Parking Lot (March 11, 2020)



SCREENING

§122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

No changes to site lighting or screening are proposed as part of this development. However, the fence on the rear property line is in poor shape and does not adequately screen this commercial use from the adjoining multi-family residential use.

Items to be Addressed: Proper screening on the south property line via fence repairs, new fence, or adequate natural screening (trees, shrubbery, planting, etc.).

Figures 11-12: Rear Screening (March 11, 2020)





STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

Conditions

1. Special use approval shall be subject to approval of site plan.
2. Applicant utilize line control measures such as bollard stanchions to ensure customer/pedestrian safety in the case of queues.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **postpone** the limited Site Plan for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings:

Findings

1. The existing building and site design are nonconforming under §122-352.
2. Proposed site plan does not substantially comply with §122-309 and the City's zoning ordinance. There are inconsistencies in what is proposed versus what is existing, and site plan does not make substantial effort to comply with zoning ordinance standards. Applicant shall resubmit a new site plan.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name Capital Solutions Ypsilanti, LLC

Property Address: 50 Ecorse Rd., Ypsilanti, MI 48198

Name of project
Green Vitality

Current use:
Medical Marijuana Provisioning Center

Proposed use :
Recreational Marijuana Retailer/Provisioning Center to sell recreational marijuana to
individuals 21 years of age and older.

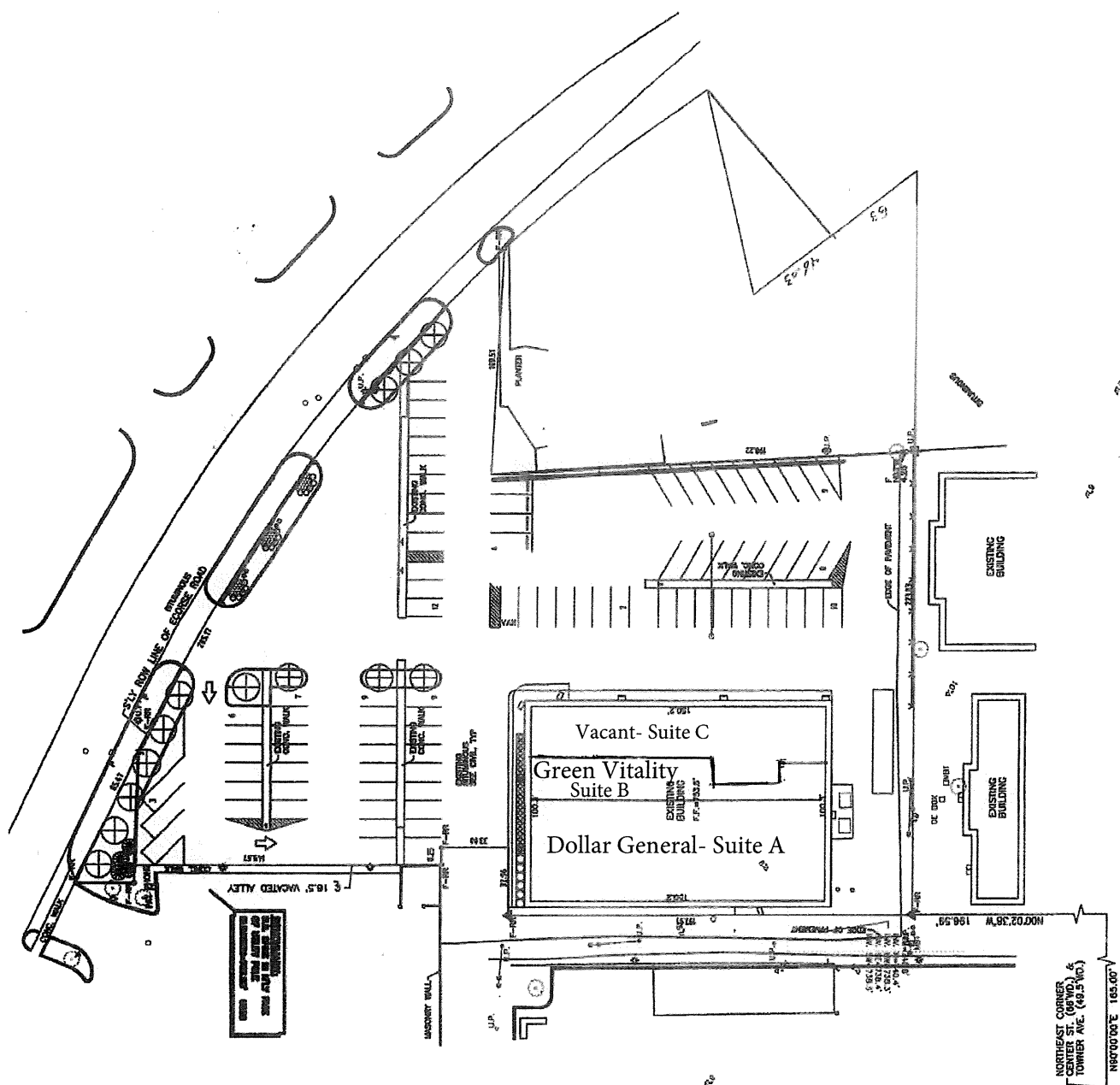
Rationale for request:
The City of Ypsilanti has adopted a recreational marijuana ordinance to
allow recreational marijuana facilities and the recreational sale of marijuana within their city.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [Redacted] Date: Feb 18, 2020

Print Name:
laith s hanna



City of Ypsilanti- Attachment E

City Clerks Office

One South Huron

Ypsilanti, MI 48197

2/10/2019

Re: Capital Solutions Ypsilanti D/B/A Green Vitality- Landlord Consent Form

To: Whom it may concern,

I am the landlord of the building located at 50 Ecorse Rd. 48198, Ypsilanti MI. I am aware that my tenant located at 50 Ecorse Rd, Suite B Ypsilanti, MI, 48198, is submitting state and municipal MRTMA applications to operate a Recreational Marihuana Provisioning Center, I have given the applicant, who I currently lease this property to, permission to operate this business in the building for this specific use, in compliance with all State and Municipal Laws and/or Ordinances. If you have any questions or concerns, please do not hesitate to contact me at the number listed below. Thank you.

Sincerely,

[REDACTED]
Jamal Garmo,
Kuzana Enterprises, LLC
[REDACTED]



18 March 2020

Staff Review of Special Use & Limited Site Plan Application
HH Enterprises, LLC
Medical and Recreational Marihuana Growing/Processing Use
539 S. Huron St.

GENERAL INFORMATION

Applicant: HH Enterprises, LLC
580 S. Mansfield St.
Ypsilanti, MI 48197

Project: HH Enterprises, LLC – *Medical and Recreational Marihuana Growing/Processing Use*

Public Hearing Date: 18 March 2020

Location: South Mansfield St. Parcel ID# 11-11-37-235-009.

Zoning: “PMD” Production, Manufacturing, Distribution

Action Requested: Approval

Staff Recommendation: Approval, with conditions.

PROJECT AND SITE DESCRIPTION

The applicant is applying for Special Use permits as a medical marijuana growing facility and a recreational marihuana growing facility. The existing building is currently vacant. The applicant currently operates a medical marijuana growing facility next door, at 576 S. Mansfield, which was originally approved in 2011. The applicant is simply looking to move their location from 576 S. Mansfield to 580 S. Mansfield.

Last month City Council amended the zoning ordinance to allow for recreational marijuana uses. This property is zoned “PMD”, therefore a medical or recreational marihuana use needs a Special Use permit. If granted approvals, both medical marijuana and recreational marijuana may be grown at this facility, pursuant to state and local law.

This building is approximately 15,590 square feet on a lot of approximately 2.04 acres. There is currently parking to the south, as well as vehicle access to and from S. Mansfield St. No changes to the existing building or site are part of this application.

The applicant is currently applying to the City for its Marihuana Facility Permit. The facility will not be granted its Marihuana Facility Permit unless its Special Use permit is granted. Also, because of caps and

buffer requirements, the current facility at 576 S. Mansfield St. will need to cease to exist prior to the City granting this 580 S. Mansfield facility its City Permit.

Figure 1: Subject Site Location (2015 Aerial)



Figure 2: Photograph of Site (Google Street-View, June 2019)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Warehouse/ Manufacturing	PMD
EAST	Multi-family residential	MD
SOUTH	Manufacturing	PMD
WEST	Vacant land	PMD

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: The applicant proposes to make medical and recreational marihuana growing use of the existing building. The "PMD" zoned property makes this a Special Land Use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools, as long as the current 576 S. Mansfield growing facility ceases to exist.

- (2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. However, offensive odor is a consideration, and must be taken into account.

- (3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: Across S. Mansfield St., there is significant vegetation and a wall screening this facility from the multi-family residential property to the east. There is also significant vegetation screening along the west property line.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.*

COMMENTS: This location has appropriate vehicular access from S. Mansfield St., and because marijuana growing is a more nondescript use with the facility not accessible to the general public, provisions for pedestrian and bicycle traffic are therefore not necessary.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."*

Items to be addressed: None

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING

§122-311(a)

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

REQUIREMENTS

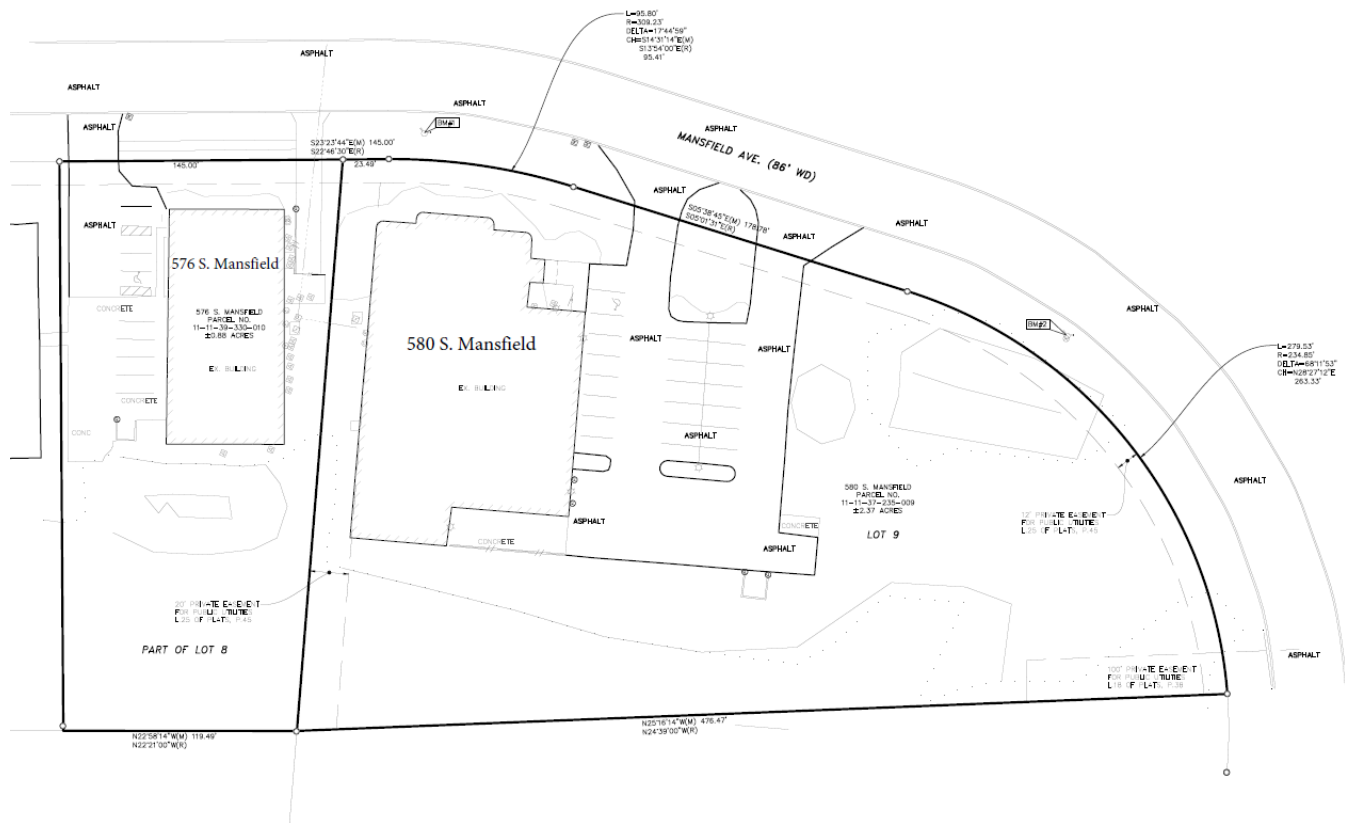
§122-311(b)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

The applicant is proposing continued re-use of the existing building. Such re-use is permissible. The site plan provided accounts for no changes to the existing building and no changes to the site. We have attached the site layout plan (Figure 4) as the required limited site plan.

Items to be Addressed: None.

Figure 4: Capture of Submitted Site Plan



BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The applicant is proposing continued re-use of the existing building. There is the one large 15,590 square foot building which essentially has two parts to it, based on our Assessing data (see Figure 9): a 3,280 square foot office section and a 12,310 square foot warehouse section. Without further details on the site plan, this Assessing data is used in this staff report going forward.

The growing facility may have offices accessory to the growing facility's operations. Dispensing, or selling marihuana to patients or customers from this facility is prohibited.

The site plan accounts for 22 spaces on the property. The site plan does not include a parking calculation. Staff conducted a parking calculation based on the zoning ordinance's (§122-691) parking schedule uses of office (1 space per 300 square feet of usable floor area) and manufacturing (5 spaces plus 1 for every 1 ½ employees on largest shift, or 1 space per 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas). Based on the Assessing data, staff calculates there to be a required 23 spaces (11 for office use + 12 for manufacturing use). This number may be reduced based on documentation, such as a floor plan, revising the office's *usable floor area*. Based on §122-692, Planning Commission may waive this one parking space requirement with a finding that there is a special circumstance that particularly relates to the size of an existing parcel and building in combination, and/or character of the proposed use. The applicant does not provide an argument and/or details regarding such waiver, therefore at the time of the staff report, staff does not recommend the waiver be granted.

Items to be Addressed: Parking plan accounting for revised parking calculations based on proposed floor plan, or the addition of one parking space to meet the requirements of the parking schedule in §122-691.

Figure 5: Zoning Ordinance §122-691

Assembly, processing or manufacturing	5 plus 1 for every 1½ employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.
---------------------------------------	---

Figures 6-8: Photographs of Building and Site (March 11, 2020)





Figure 9: Assessing Sketch (November 2005)



SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

The site is satisfactory in terms of safety, vehicular accessibility, and loading/unloading.

Items to be Addressed: None.

SCREENING

§122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

No changes to site lighting or screening are proposed as part of this development, and none are required.

Items to be Addressed: None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permits for the medical marijuana growing use and recreational marihuana growing use for HH Enterprises LLC, at 580 S. Mansfield, with the following findings and conditions:

Findings:

1. The application is substantially in compliance with §122-324(b).

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Special use permit approval shall be subject to issuance of City Marihuana Permit. Special use permit becomes void if 576 S. Mansfield does not cease to exist.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the limited Site Plan for the Special Uses for HH Enterprises LLC, at 580 S. Mansfield, with the following findings, and conditions:

Findings:

1. The application substantially complies with §122-310.

Conditions:

1. Applicant provide revised site plan specifying parking based on requirements in §122-691.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant team



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

Proposed use :
State Licensed Medical Marijuana Cultivation/Processing Center to grow and process state
tested and approved Medical Marihuana in accordance with the Medical Marihuana Facilities
Licensing Act.

Rationale for request: The City of Ypsilanti has adopted a medical marijuana ordinance to allow the cultivation of medical marijuana in their City upon issuance of a Marijuana Cultivation/Processing License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Feb 18, 2020

Print Name:

laith s hanna



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION

Applicant*

Name HH Enterprises, LLC

Property Address: 580 Mansfield, Ypsilanti, MI 48198

Name of project
HH Enterprises, LLC- Grow and Processing Facility

Current use:
Vacant

State Licensed Recreational Marihuana Cultivation/Processing Center to grow and process state tested and approved Recreational Marihuana in accordance with the Michigan Regulation and Taxation Marihuana Act

Rationale for request: The City of Ypsilanti has adopted a recreational marijuana ordinance to allow the cultivation of recreational marijuana in their City upon issuance of a Marijuana Cultivation License from the City. The City has issued this License to the Company for the property located at 576 Mansfield, which is immediately adjacent to the Proposed Facility, and the Company is hereby requesting to transfer the license from 576 Mansfield to the Proposed Address of 580 Mansfield.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature:

Date:

Feb 18, 2020

Print Name:

laith s hanna

Applicant*

Name HH Enterprise		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project HH Enterprise
Address 580 Mansfield
List all parcel identification numbers included in development: 11-11-37-235-009
Current use: Warehouse
Proposed use: Warehouse
Legal description of property (may be attached) 1

[REDACTED]	I am authorized to and grant permission to the City of Ypsilanti of preparing staff reports and/or evaluating this application.	
	Date: 2/18/2020	
Print Name: John Morian w/ authority		

Complete the checklist on the following page before turning in your application!

□	EX. CATCH BASIN	◇	EX. BOULDER
○	EX. MANHOLE	△	EX. TREE STUMP
▷	EX. END SECTION	●	EX. TREE
△	EX. OVERFLOW STRUCTURE	⊙ ¹⁰²³	EX. TREE TAG & NUMBER
⊙	EX. CLEANOUT	— — — — —	EX. TREE LINE
⊙	EX. HYDRANT	— — — — —	EX. FENCE
⊙	EX. WATER SHUTOFF	— — — — —	EX. SANITARY SEWER
⊙	EX. FIRE DEPT. CONNECTION	— — — — —	EX. STORM SEWER
⊙	EX. WATER WELL	— — — — —	EX. WATER MAIN
⊙	EX. LIGHTPOLE	— — — — —	EX. ELECTRIC CABLE
⊙	EX. UTILITY POLE	— — — — —	EX. COMMUNICATION
⊙	EX. GUY ANCHOR	— — — — —	EX. GAS LINE
⊙	EX. TRAFFIC SIGNAL	— — — — —	EX. OVERHEAD LINE
⊙	EX. GAS SHUTOFF		
⊙	EX. GAS VENT		
⊙	EX. HANDHOLE		
⊙	EX. PEDESTAL		
⊙	EX. TRANSFORMER		
⊙	EX. GENERATOR		
⊙	EX. GAS METER		
⊙	EX. ELECTRIC METER		
⊙	EX. UTILITY MARKER		
⊙	EX. AIR CONDITIONER		
⊙	EX. RAILROAD SIGNAL		
⊙	EX. SIGN		
⊙	EX. POST/BOLLARD		
⊙	EX. FLAGPOLE		
⊙	EX. MAILBOX		
⊙	EX. PARKING METER		
⊙	EX. SATELLITE DISH		
⊙	EX. SOIL BORING		
⊙	EX. MONITOR WELL		
⊙	FOUND IRON		
⊙	SET IRON		

PARCEL NO. 11-11-39-330-010:
LOT 8, EXC THE N 157.62 FT THEREOF. LOT 8 YPSILANTI WEST
INDUSTRIAL PARK SUBDIVISION NO.1

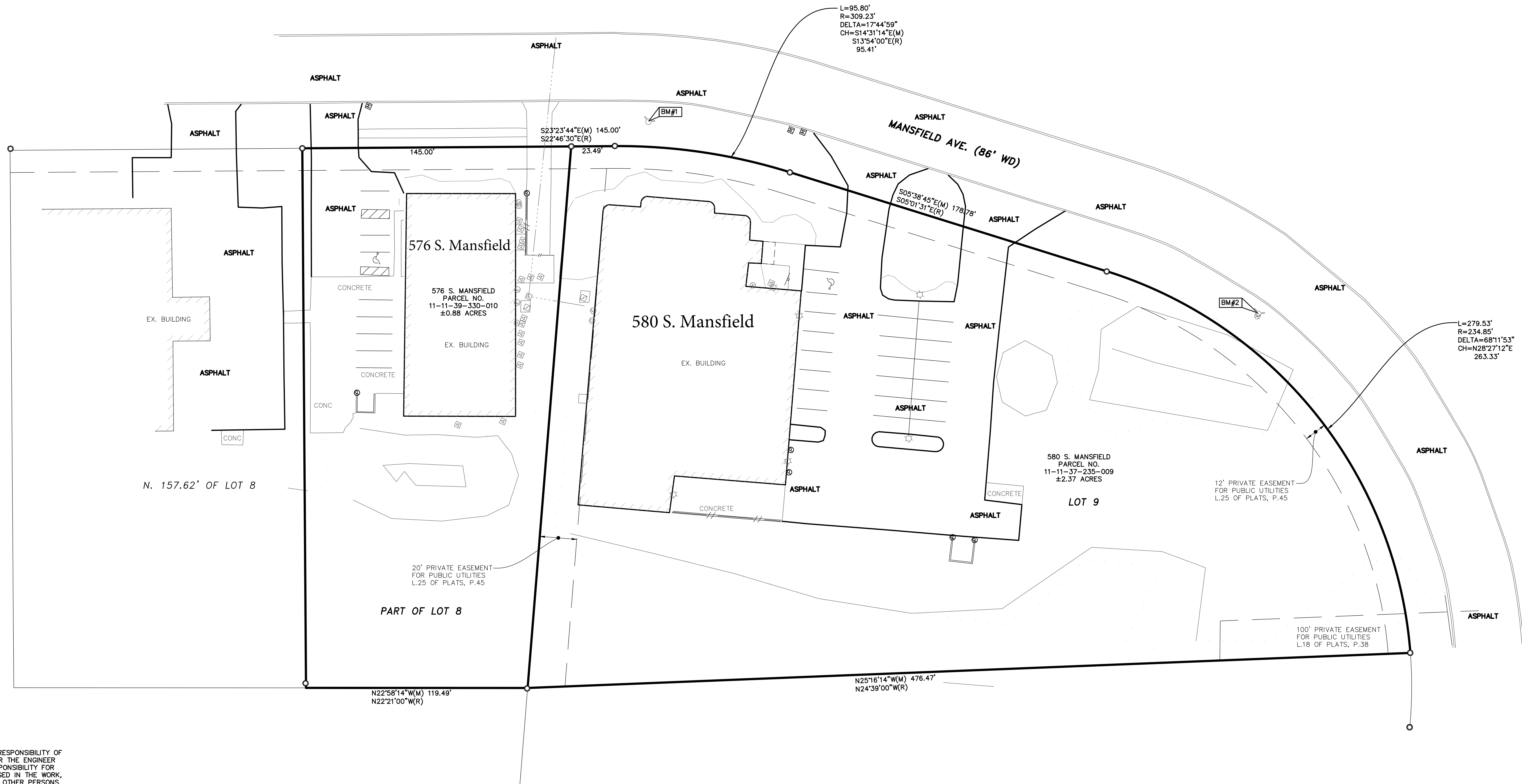
PARCEL NO. 11-11-37-235-009:
LOT 9, YPSILANTI WEST INDUSTRIAL SUB # 1

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES,
NAD83, MICHIGAN SOUTH ZONE

SITE LIES IN ZONE AE - SPECIAL FLOOD HAZARD AREAS. SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED TO BE 754.6 AT THE NORTH END OF SITE AND 754.5 AT THE SOUTH END OF SITE PER FEMA FLOOD INSURANCE RATE MAP 26161C0407E, DATED 4-3-2012.

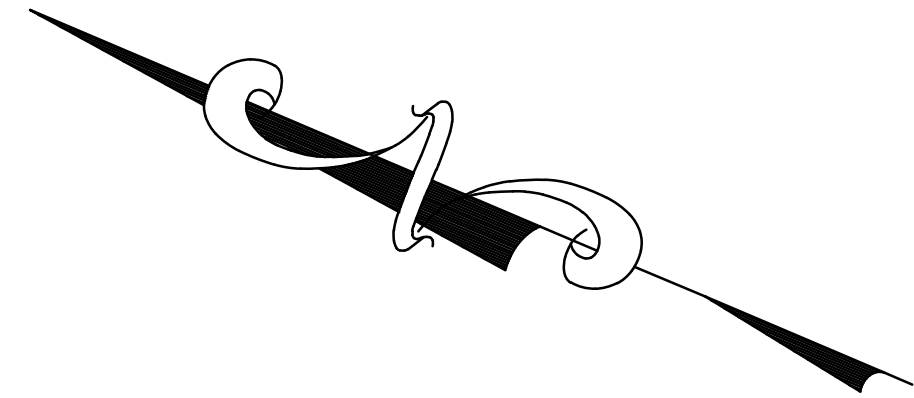
BM#1 - ARROW ON HYDRANT, $\pm 95'$ NORTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 40'$ EAST OF BUILDING.
ELEVATION 760.23' NAVD88

BM#2 - ARROW ON HYDRANT, $\pm 125'$ SOUTH OF DRIVEWAY TO
#580 MANSFIELD, $\pm 247'$ SOUTH OF BUILDING.
ELEVATION 754.12' NAVD88



CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY THE EXISTING UTILITY RECORDS. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK BEING COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

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(248) 926-3765 (FAX)
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**Know what's below
Call before you dig.**

GUMMA GROUP LLC

TOPOGRAPHIC SURVEY

CLIENT:

REVISÉ

10 30

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

[illegible]

0	15
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FBK: 361

CHF: RDF

SCALE HOR 1"=30 FT.
VER 1"= FT.



City of Ypsilanti

Community & Economic Development Department

March 18, 2020

Staff Review of Site Plan Review Octapharma Plasma 813/815 W. Michigan Avenue

GENERAL INFORMATION

Applicant:	Washtenaw Engineering Company 3526 W Liberty Road, Suite 400 Ann Arbor, MI 48103
Project:	Octapharma Plasma Expansion
Application Date:	February 11, 2020
Location:	South side of W. Michigan Avenue between Summit and Hawkins. Parcel ID# 11-11-39-131-001, 11-11-39-131-015, and 11-11-39-131-013.
Zoning:	GC – General Corridor
Action Requested:	Site Plan Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The total for all three parcels is 1.13 acres; this includes 809 W Michigan Ave, 815 W Michigan Ave, and 822 Hill Street, parcels # 11-11-39-131-001, 11-11-39-131-015, and 11-11-39-131-013, respectively. These contiguous parcels include frontage on West Michigan and Hill St.

Zoned **GC- General Corridor**, which allows for commercial establishments, restaurants, offices, and other businesses that are geared toward pedestrian and automobile traffic. Medical or dental clinics, 10,000 square feet or more are permitted by right under §122-451 of the zoning code.

This site plan amendment primarily serves the purpose of expanding the building frontage on Michigan Ave for an approximately 805 square feet addition, for the purpose of storage. Staff recommended the site resolve significant legal nonconformities. The plans submitted call for reducing the number of parking spots from 54 to 46 with two barrier free spaces reserved.

Figure 1: Subject Site Location

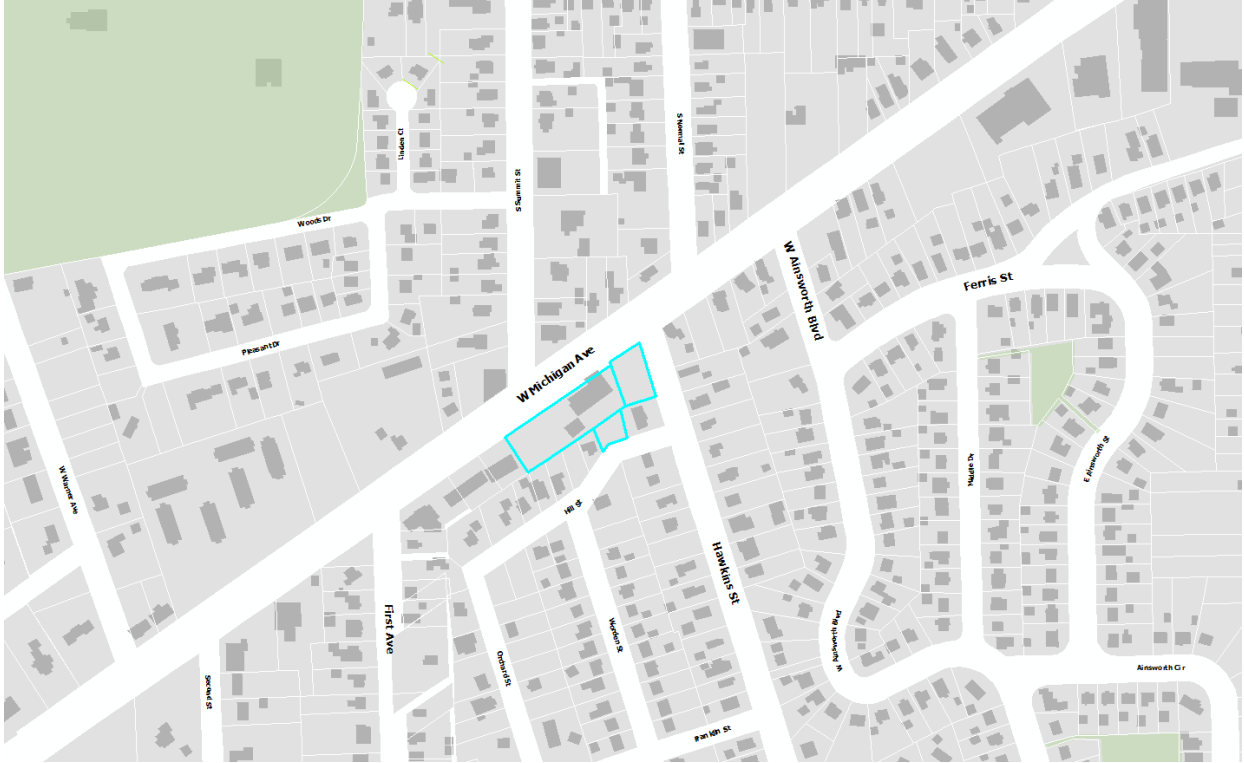


Figure 2: Site Aerial (2015)



Figure 3: Photo of the site (Google Image, 2019)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-Mid
EAST	Residential	Single Family Residential
SOUTH	Residential	Single Family Residential
WEST	Church	GC

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms to all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

There have been two sets of site plans submitted regarding this project. The first sets were submitted in September 2019 and had planned to be on the Planning Commission agenda in November 2019 but were not acted on because of lack of quorum. The engineer then took the opportunity to read that staff report and revise what they deemed necessary, and resubmit a new set.

One main inconsistency from set to set is the dimensions of the proposed addition. On the September 2019 (first set) submittal the proposed addition was 35.4' width by 23.2' depth, with a 8.0' to 8.4' front setback. The second set, the set being reviewed, does not display these proposed addition dimensions or setback dimensions. The "Site Data Table" in Sheet 1 notes the addition as ±805 square feet. For the purpose of this review we will assume the addition dimensions and setbacks remain the same.

Figure 5: Building location and site arrangement.

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
GC: §122-466.SC	BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged
LOT REQUIREMENTS				
Width ft	Min 50	Max 300	416.80	Unchanged
Depth ft	Min 100	Max 300	105.55	Unchanged
Area sf	Min 7500	Max 90,000	49,302	Unchanged
Coverage %	Min -	Max 60%	15.4%	16.7%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 5	Max 15	Varies- and actually encroaches the ROW.	Addition varies from 8' to 8.4'
Side setback ft	Min 0	Max -	0	Addition is 155' from west property line
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	15	Addition is 76.5' from rear property line
Frontage buildout %	Min 50	Max 100	25%	33%
Height stories	Min 1	Max 1	2 stories	Addition is 1 story at 17' 1"
PARKING PROVISIONS	Location:		Front, Rear, and East	8 spaces removed from the front.
PRIVATE FRONTAGES	Required: Thoroughfare Commercial			
Distance between façade openings ft	Min -	5 ft	20 ft	No change
Door recess Ft	Min -	5 ft	0 ft	No change
Ground floor transparency %	Min 50%	-	95% +/- at main door	No change
Height to bottom of window ft	Min -	Max 3 ft	No windows besides main entrance.	No windows proposed as the addition will be a walk-in cooler.

Items to be addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT**§122-311(c)**

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

Items to be addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING**§122-311(d)**

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 6: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance as part of a vestibule, entrance is from side of vestibule.	Unchanged
§122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
	Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged
§122-685 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Parking dimensions vary from 8 x 15 ft. to 9 x 18 ft.	Unchanged

§122-685	BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	0 Barrier Free	2 required; 2 proposed in plan
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	5' walkway present from entrance to contiguous sidewalk along MI Ave. No raised or marked crosswalks within parking lot. Parking area in the front is compact and vehicles must enter and exit the site in a forward motion. Backing-out onto W. Michigan Ave. is not allowed.	Unchanged. Backing-out directly onto W. Michigan Ave. is prohibited. Staff recommends this "middle" curb cut be closed.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from intersection.	Unchanged
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	Asphalt	Unchanged
	Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Unchanged

	Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the front, side, and rear of the building	Permitted in the side, street side, and rear yards. Existing non-confirming in the front yard. Removal of parking in the front actually helps reduce this nonconformity.
	Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	All striping is wider than 3 inches	Unchanged
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	Not all parking spaces on site currently have wheel stops	Wheel stops proposed in plan.
	Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Existing light fixtures.	Photometric plan provided, however shows inappropriate lighting adjoining residential properties. Also, does not show average footcandle over entire area required and shows insufficient required areas of less than 0.3 fc.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	1 landscaped island	2 landscaped islands proposed in plan

		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	0 landscaped islands	2 landscaped islands proposed in plan
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3 ft	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 122-634 if abutting R1, MD, CN, CN-Mid, CN-SF	Screening consists of fencing and landscaping along rear abutting R-1.	Solid fence is proposed however crosses property lines.
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged
		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing is landscaped areas	Unchanged
§122-691	Motor spaces	BY USE		
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not known	5 bicycle spaces proposed., 46 total parking spaces requires 9 bicycle spaces.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path	Sidewalk is provided	Unchanged
§122-675	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.	Sufficient visibility at driveways and intersections.	13 street trees provided. Street trees must maintain clear vision area- branches must be at least 8 feet from ground level.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'	No Off Street Loading provided. It is not known where deliveries are made.	Unchanged

Figure 7: “Middle” Curb-Cut (Google Street-View, July 2019)



Items to be addressed:

- Staff originally recommended closing the easternmost upper level curb cut (middle of the three curb cuts) due to potential conflict with the new building, but the applicant stated this would create a hardship for deliveries and therefore removed the two parallel parking spaces in the front. There are no further site plan sheets or notations showing truck turning or loading/unloading areas. Staff still recommends closure of this curb cut. The current setup creates a safety issue with vehicles entering and exiting the site. Vehicles must enter and exit the site in a forward motion. Furthermore, the six parking spaces there are not required by the parking code as the site requires 40 parking spaces and currently provides 46. These six parking spaces can be eliminated while still meeting parking number requirements.
- Vehicles must enter and exit site in a forward motion. Backing-out directly onto W. Michigan Ave. is prohibited.
- The photometric plan shows lighting levels exceeding requirement near property lines, shows insufficient lighting levels in required areas (parking lot), and does not show average lighting level across required areas.
- The proposed fence should not cross property lines onto adjoining property.
- There are not enough bicycle spaces. Five spaces are provided but the ordinance requires nine spaces.
- Street trees must comply with traffic visibility standards. Branches must be at least 8 feet from ground level.

ENGINEERING & STORMWATER**§122-311(f), §122-311(g)**

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Detailed engineering review required due to alterations to utilities, removal and replacement of surfacing, alterations to landscaping, and potentially a truck turning plan.

Items to be addressed: None.

SCREENING**§122-311(h)**

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required.	Unknown	Photometric plan provided, however shows inappropriate lighting adjoining residential properties. Also, does not show average footcandle over entire area required and shows insufficient required areas of less than 0.3 fc.
§122-608 Refuse Containers	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	None	Trash storage plan provided.
§122-631 Landscape plan		Landscaping plan provided.	Two new landscaped islands and 19 new trees total.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Visual buffer of at least 80% opacity and 6' height	Insufficient screening provided in rear parking abutting R-1 neighborhood	Solid privacy fence is proposed however crosses property lines.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees	No street trees.	13 street trees provided. Street trees must maintain clear vision area- branches must be at least 8 feet from ground level.
§122-638 Site Landscaping	10%	Meets requirement	Addition proposed.

Items to be addressed:

- The photometric plan shows lighting levels exceeding requirement near property lines, shows insufficient lighting levels in required areas (parking lot), and does not show average lighting level across required areas.
- The proposed fence should not cross property lines onto adjoining property.
- Street trees must comply with traffic visibility standards. Branches must be at least 8 feet from ground level.

OTHER DEPARTMENT AND AGENCY APPROVALS**§122-311(j)**

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS**§122-311(k)**

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, and that lighting recommendations are followed.

Diversity is our strength. This development sustains the existing economic diversity of the City.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **approve** the Site Plan amendment for the Octapharma Plasma at approximately 815 W. Michigan Ave., with the following findings and conditions:

Findings:

1. Site Plan amendment substantially complies with §122-309.

Conditions:

1. Applicant provide dimensions and setbacks of building addition on site plan.
2. Applicant close the middle curb cut and eliminate the row of six parking spaces.
3. Applicant provide a revised photometric plan meeting the requirements of §122-609.
4. Applicant provide an addition of 4 new bicycle spaces to bring total to 9 to comply with 1 per 5 parking spaces standard of §122-693.
5. Applicant provide revision showing proposed fence not crossing property lines.
6. Applicant provide specification that street trees will not affect traffic visibility in §122-675.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant - Washtenaw Engineering Company

Applicant*

Name Washtenaw Engineering Company		
Address 3526 W. Liberty Road, Suite 400		
City Ann Arbor	State MI	Zip 48103
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project Octapharma Plasma (Revision from November 2019 Submittal)
Address 815 W. Michigan Avenue
List all parcel identification numbers included in development: 11-11-39-131-001 (809 W. Michigan Ave), 11-11-39-131-015 (815 W. Michigan Ave), 11-11-39-131-013 (822 Hill St)
Current use: Blood donation center
Proposed use: Blood donation center
Legal description of property (may be attached) See attached

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [REDACTED]	Date: 2/11/2020
Print Name: Tom Sutherland	

Complete the checklist on the following page before turning in your application!

RR Company of America, LLC

July 1, 2019

Washtenaw Engineering
3526 W. Liberty Rd – Suite 400
Ann Arbor, MI 48106

Re: Authorization for Washtenaw Engineering

Thomas Southerland,

RR Company of America is the owner of 815 W Michigan Ave, Ypsilanti, MI and grants Thomas Southerland with Washtenaw Engineering authorization to submit for permits on behalf of RR Company of America, LLC.

If you should need any further information, please do not hesitate to call me at [REDACTED] or via email at [REDACTED]

[REDACTED]
Laura McGrath
Property Manager
RR Company of America, LLC

STATE OF LOUISIANA
PARISH OF LAFAYETTE

KARLA VEST
NOTARY PUBLIC
Parish of Lafayette, State of LA.
NOTARY NO. 54792

This instrument was acknowledged before this 1st Day of July, 2019.

[REDACTED]
Notary Public (Signature)

Karla Vest
Notary Public (Printed Name)

Personally Known



PRINCIPALS

J.K. MAYNARD, P.E.

D.J. HOUCK

D.L. MOORE

ASSOCIATE

T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

TRANSMITTAL MEMORANDUM

Date: February 11, 2020

To: City of Ypsilanti
One South Huron
Ypsilanti, MI 48197

Attention: Planning Department

Project: Octapharma Plasma, 815 W Michigan Ave

Enclosed: Three (3) Sets 24X36 of Plans
Response Letter
One (1) Flash Drive with PDF
Application
Letter of Authorization to Submit

Remarks:

Revisions from November 2019 submittal. If you have any questions
please contact the undersigned.

From:

Joseph K. Maynard, P.E.

PRINCIPALS

J.K. MAYNARD, P.E.

D.J. HOUCK

D.L. MOORE

ASSOCIATE

T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

February 10, 2020

City of Ypsilanti
Planning & Development Department
One South Huron Street
Ypsilanti, MI 48197

Attn: Andy Aamodt

RE: Octapharma Plasma Expansion
815 W. Michigan Avenue

Mr. Aamodt:

We offer the following comments in response to the Staff Review of Site Plan dated 11/20/2019:

1. The existing site currently lacks any barrier free spaces; staff recommends requiring at least 1 barrier free spot and would prefer to see 2 spaces made available.
Created two ADA parking spaces per plan.
2. Staff recommends closing the easternmost upper level curb cut due to potential conflict with the new building. Rearrange remaining parking (entrance appropriately located opposite Summit) for flow and accessibility.
This would cause hardship for deliveries. We recommend removing 2 parking spaces between the exiting drive to improve truck delivery access.
3. Not all existing parking spaces have wheel stops and should be required to replace those missing.
Missing blocks will be installed as noted on plan.
4. No Photometric Study exists for the entire site to determine sufficient lighting conditions.
Existing photometric plan included in set.
5. Staff recommends 2 landscape islands be provided to comply with the requirement in Section 122-684 per the number of parking spaces on site.
Two landscape islands added to plan.
6. Staff recommends the addition of 5 new bicycle spaces to bring into compliance with 1 per 5 parking spaces standard.
Five new bike parking spaces added to plan.
7. Staff recommends a truck turning plan for the deliveries taken in the upper lot.
Two parking spaces removed for truck access in upper lot noted on plan.
8. Rear parking screening must be a solid wall or fence constructed of face brick, poured-in-lace simulated face brick, and precast brick face panels having simulated face brick, stone, or wood.
Rear screening added to plan. Wood fence detail added.

9. Applicant shall submit a photometric to ensure dark sky compliance.
Photometric plan added.
10. Applicant shall provide a plan for trash storage area.
New dumpster pad/surround added to plan.
11. Applicant shall submit a landscaping plan and address street deficit of 13 trees and 2 landscaped islands.
Landscape plan added.
12. A chain fence exists in the rear parking lot but does not meet the opacity requirements listed in Section 122-634.
Rear screening added to plan.

If you have any questions please contact the undersigned.



Joseph K. Maynard, P.E.



ADMINISTRATIVE AMENDMENT

809-815 W. MICHIGAN AVE

CONSTRUCTION NOTES:

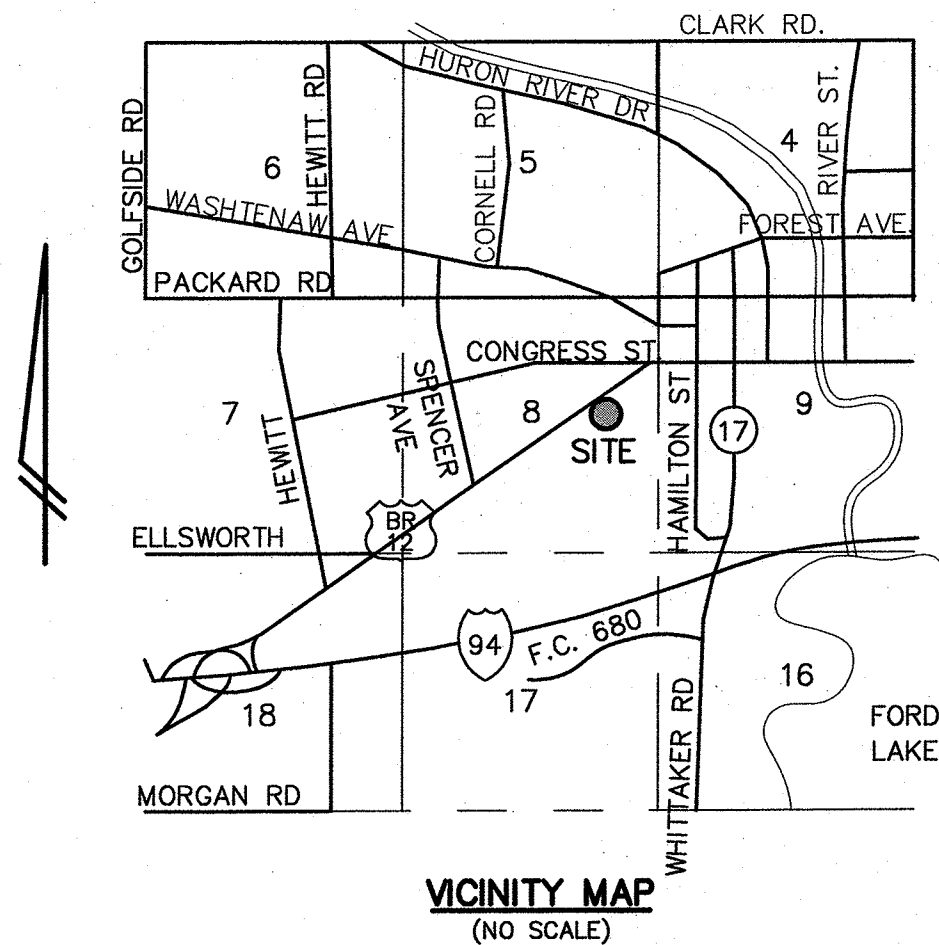
1. ALL WORK SHALL CONFORM TO CITY OF YPSILANTI AND THE W.C.R.C. SPECIFICATIONS.
2. ALL WORK NOT COVERED BY THE ABOVE WILL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. PROPOSED SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
3. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
6. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) FOR UTILITY LOCATIONS.
7. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
8. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
10. ANY CONDITIONS EXISTING ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION CONTROL PERMIT.
11. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
12. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRE VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE.
13. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
14. THE FINISHED SUBBASE MUST BE GRADED WITHIN A TOLERANCE OF $\pm 3/4$ INCH OF THE DESIGN GRADE AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE SUBBASE.
15. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
16. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
17. THERE ARE TO BE NO STOCKPILES OF TOPSOIL ONSITE. ANY EXCAVATED TOPSOIL IS TO BE REMOVED PROMPTLY BY THE CONTRACTOR.

PARCEL ID # 11-11-39-131-001, 11-11-39-131-013 & 11-11-39-131-015
A PART OF THE SOUTHEAST 1/4 SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN

FOR:

OCTAPHARMA PLASMA, INC.
813 W. MICHIGAN AVE.
YPSILANTI, MI 48197
734-483-2084



SITE DATA TABLE

	EXISTING	REQUIRED	PROPOSED
ZONING	GC	GC	GC
LOT AREA	49,302 SF	60,000 SF MAX	49,302 SF
GROUND FLOOR AREA	7,476 SF±	—	805 SF± (TOTAL=8,281 SF±)
GROUND FLOOR COVERAGE	15.4%	—	16.7%
TOTAL FLOOR AREA	17,702 SF±	—	18,504 SF±
OFFICE AREA	8,771 SF±	—	8,771 SF±
STORAGE AREA	8,930 SF±	—	9,732 SF±
FLOOR AREA RATIO	35.9%	90% (OVERALL PROP.)	37.5%
SETBACKS			
FRONT	5 FT	0 FT	8 FT (MICHIGAN AVE)
REAR	15 FT	10 FT	76.5 FT (SE'LY)
SIDE	0 FT	0 FT	155 FT (NW'LY)
MIN. WIDTH	416.8	60 MIN	416.8 FT
NUMBER OF BUILDINGS	3	15	1
HEIGHT	(2) STORY	(2) STORY	(1) STORY
PARKING	54 TOTAL 53 REGULAR 1 BARRIER FREE		46 TOTAL 44 REGULAR 0 COMPACT 2 BARRIER FREE (1 VAN)

GC - GENERAL CORRIDOR

PARKING CALCULATIONS:
STORAGE SPACE = 1 SPACE / 1000 SQFT. = 9,732.55 / 1000 SQFT. = 9.7 OR 10 SPACES
OFFICE SPACE = 1 SPACE / 300 SQFT. = 8,771.55 / 300 SQFT. = 29.2 OR 30 SPACES
TOTAL SPACES BASED ON SQFT = 10 + 30 = 40 SPACES

EMPLOYEES ON SHIFT = 1 SPACE / 1.5 EMPLOYEES + 5 SPACES =
TOTAL SPACES BASED ON EMPLOYEES =

SHEET TITLE	SHEET NO.
COVER.	1
BOUNDARY AND TOPOGRAPHICAL SURVEY.	2
SITE & REMOVAL PLAN.	3
UTILITY, GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN.	4
EXISTING PHOTOMETRIC PLAN.	5
LANDSCAPE PLAN.	6
ARCHITECTURAL PLANS	
BASEMENT FLOOR PLANS. A1.1	7
LOWER LEVEL FLOOR PLANS. A1.2	8
GROUND LEVEL FLOOR PLANS. A1.3	9
BUILDING SECTIONS AND ELEVATIONS. A4.1	10

YPSILANTI COMMUNITY UTILITY AUTHORITY SPECIFICATIONS AND STANDARD DETAILS
SOIL EROSION CONTROL 11

OWNER/APPLICANT

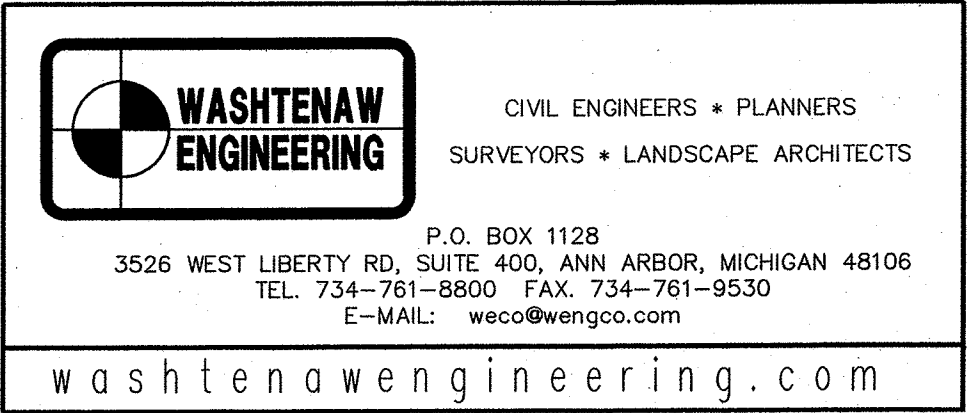
RR COMPANY OF AMERICA, LLC
1100 CAMELLIA BLVD, STE 201
LAFAYETTE, LA 70508
OFFICE: 337-216-6539

CIVIL ENGINEERING

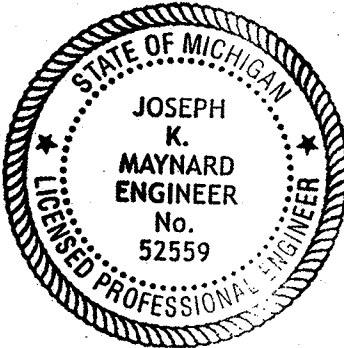
WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY RD., SUITE 400
ANN ARBOR, MI 48106
OFFICE: 734-761-8800

ARCHITECT

ERIK JORGENSEN
24200 146TH STREET
LEAVENWORTH, KS 66048
OFFICE: 913-558-5548



PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559



REVISED: 2-11-20
ORIGINAL: 9-6-19

OCTAPHARMA PLASMA, INC. - ADMINISTRATIVE AMENDMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (MECO) IS NOT ADDED TO BE IN DEFAULT UNDER THIS AGREEMENT, THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS MECO, MECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

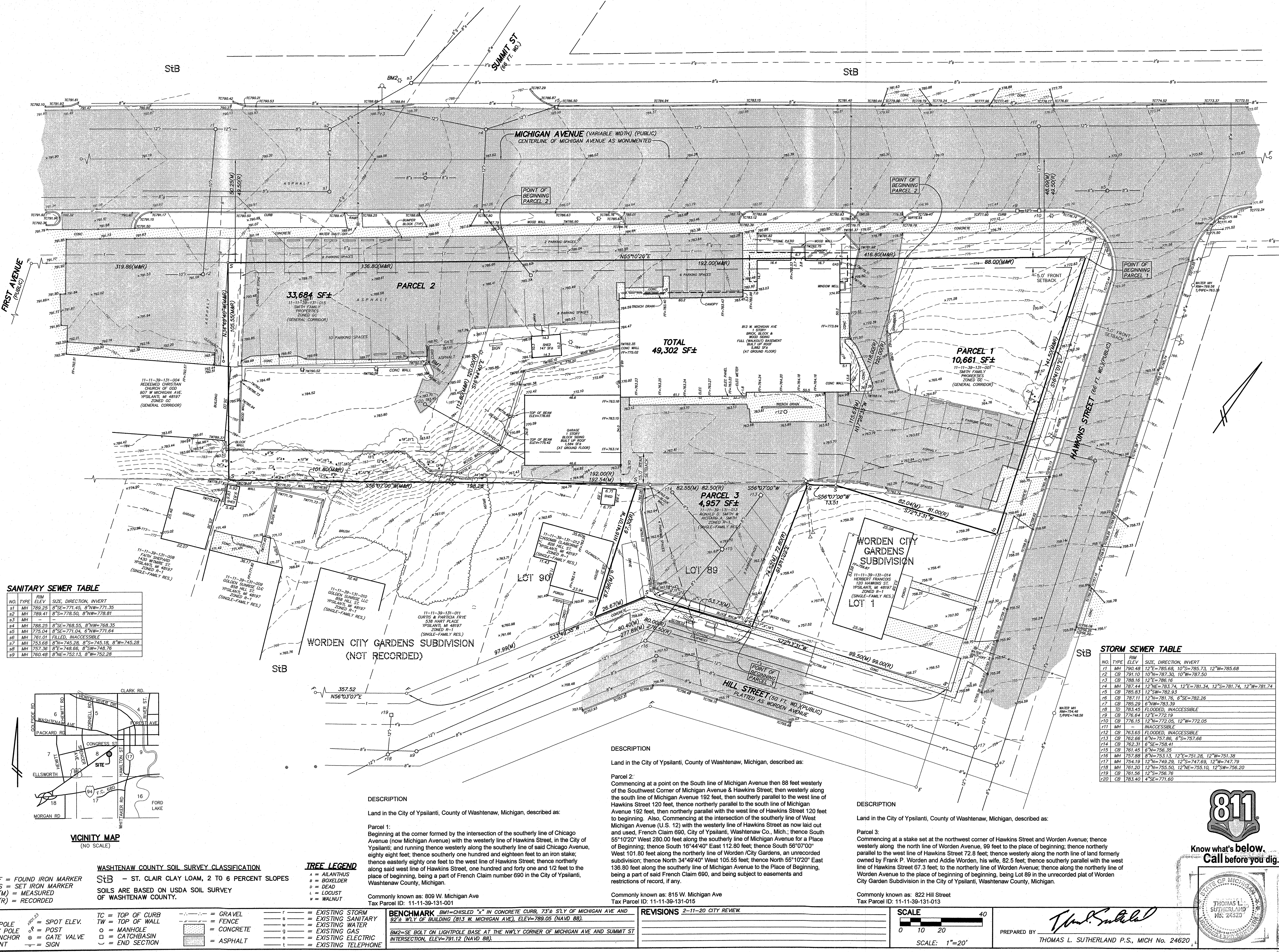
LEGEND
☆ = LIGHT POLE
○ = UTILITY POLE
⊙ = GUY ANCHOR
⊕ = HYDRANT
● = SPOT ELEV.
⊙ = POST
⊕ = GATE VALVE
⊕ = SIGN

TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
□ = CATCHBASIN
— = END SECTION

— = GRAVEL
— = FENCE
— = CONCRETE
— = ASPHALT

— = EXISTING STORM
— = EXISTING SANITARY
— = EXISTING WATER
— = EXISTING GAS
— = EXISTING ELECTRIC
— = EXISTING TELEPHONE

— = ALANTHUS
— = BOXELDER
— = DEAD
— = LOCUST
— = WALNUT



CLIENT
OCTAPHARMA
PLASMA, INC.
10844 WEST LAKE DR.
CHRYSLER, MI 48135
www.octapharmaplasmacna.com

PROJECT
809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION 8 **TOWN** 3 **SOUTH** 7 **EAST** 2

DATE 9-6-19 **JOB NO.** 32553 **DWS NO.** 253-topo **FIELD BOOK** 643 **FILE NO.** 10438

SHEET 2

WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48106
TEL 734-761-8800
FAX 734-761-8800
WWW.WASHTENAWENGINEERING.COM

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LEGEND

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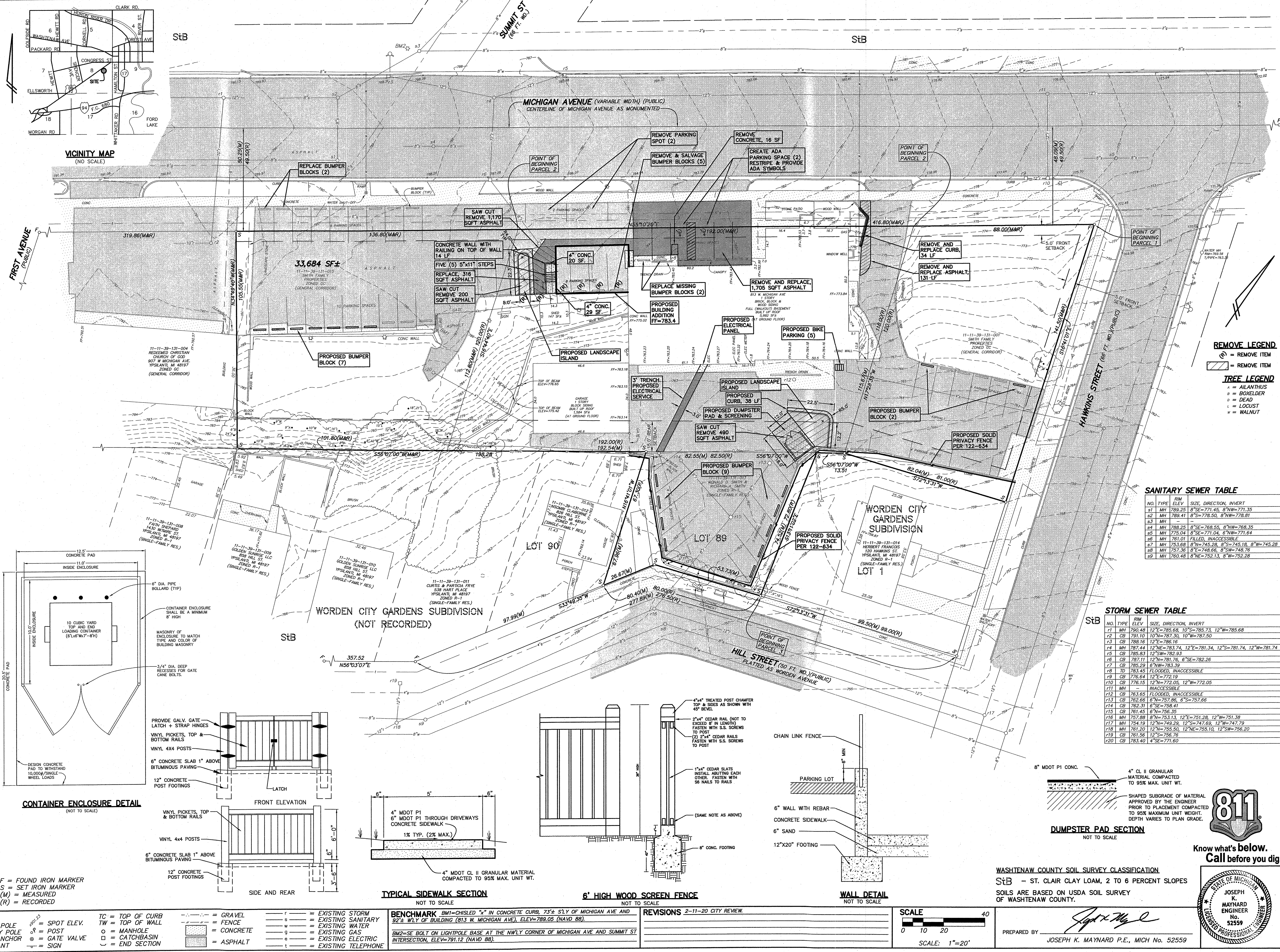
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--- = FENCE
--- = CONCRETE
--- = ASPHALT

--- = EXISTING STORM
--- = EXISTING SANITARY
--- = EXISTING WATER
--- = EXISTING GAS
--- = EXISTING ELECTRIC
--- = EXISTING TELEPHONE

SPOT ELEV.
POST
GATE VALVE
SIGN

F = FOUND IRON MARKER
S = SET IRON MARKER
(M) = MEASURED
(R) = RECORDED



WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-8800
WWW.WASHTENAWENGINEERING.COM

OCTAPHARMA PLASMA, INC.
10644 WEST LAKE DR.
CHARLOTTE, NC 28273
WWW.OCTAPHARMAPLASMA.COM

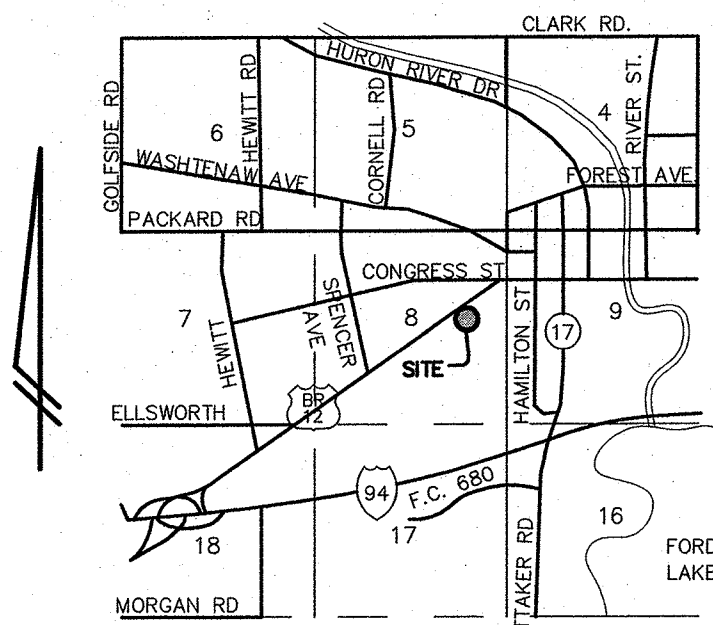
809-815 W. MICHIGAN AVE & 822 HILL ST

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST

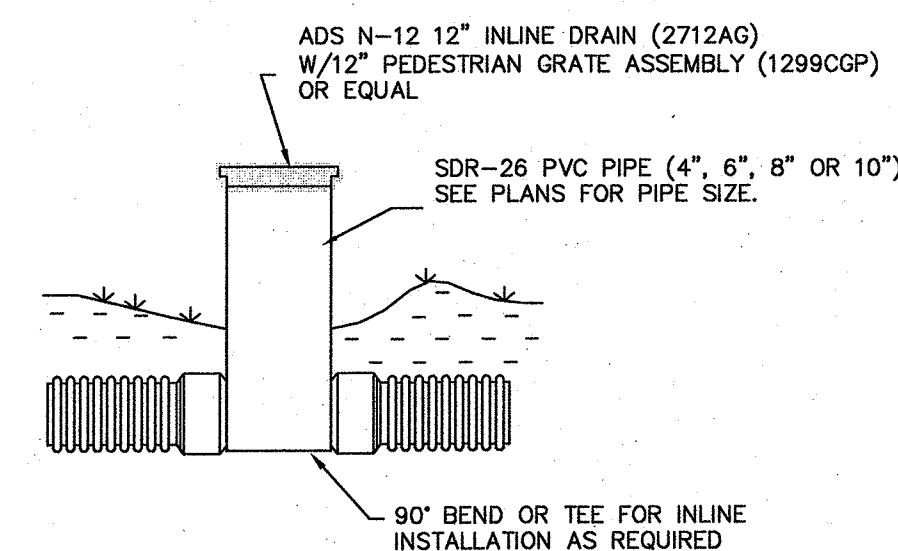
PROJECT WASHTENAW COUNTY • MICHIGAN
DATE 9-6-19
JOB NO. 32953
DWG NO. 553-site
FIELD BOOK 643
FILE NO. 10438

SHEET 3

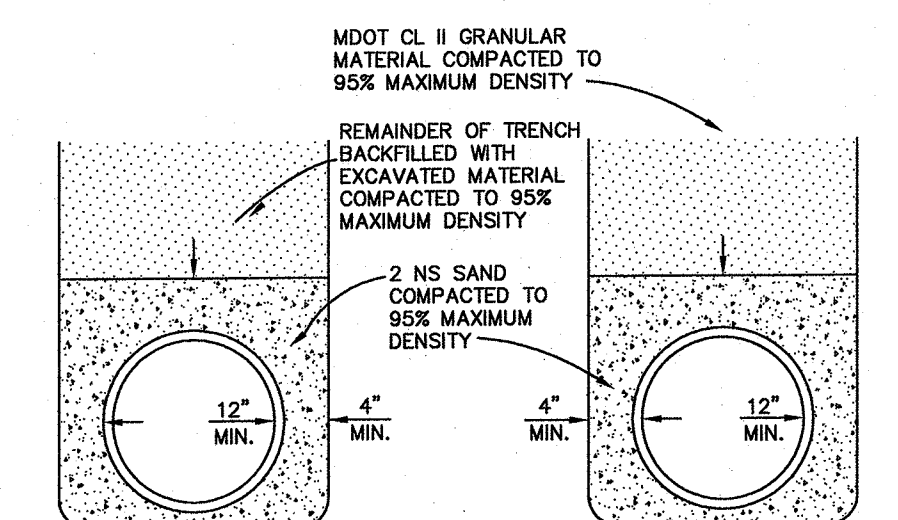
THE OTHER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSONS TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND ANY OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT. B. THERE IS NO LONG AS WASHINGTON ENGINEERING COMPANY (WECO) IS NOT ASSURED TO BE IN DEFAULT UNDER THIS AGREEMENT. C. THEREFORE WITHOUT NEGOTIATION, WECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WECO. THE WINNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF



VICINITY MAP
(NO SCALE)



PVC DRAIN SECTION
NOT TO SCALE

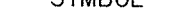


PROPOSED STORM SEWER
& WATER MAIN BEDDING
OUTSIDE THE INFLUENCE OF
ROAD CORRIDOR
(NOT TO SCALE)

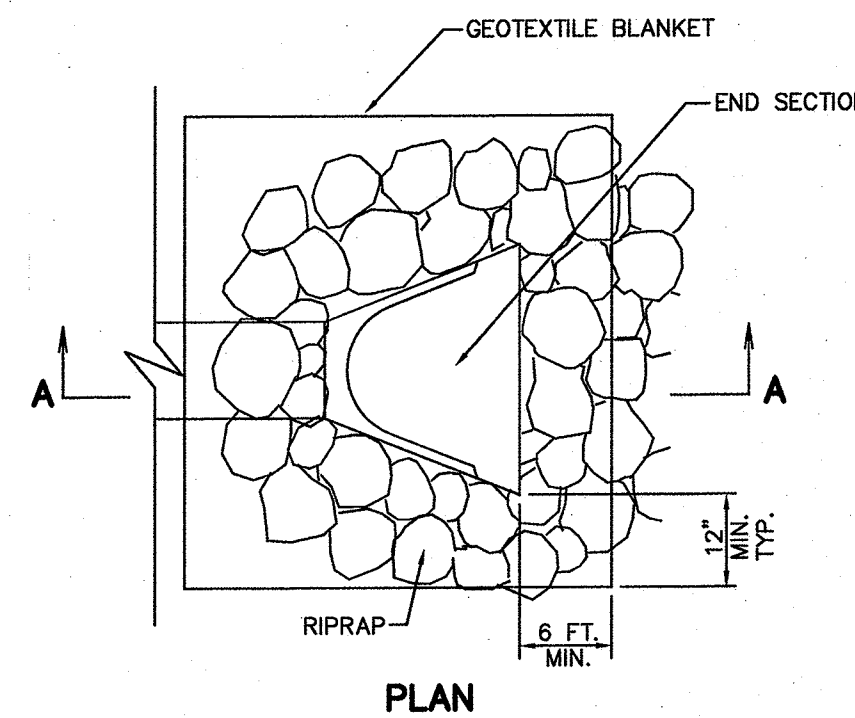
**PROPOSED UTILITY
BEDDING
IN ROAD CORRIDOR
(NOT TO SCALE)**

BEDDING AND UTILITY DETAIL
(NOT TO SCALE)

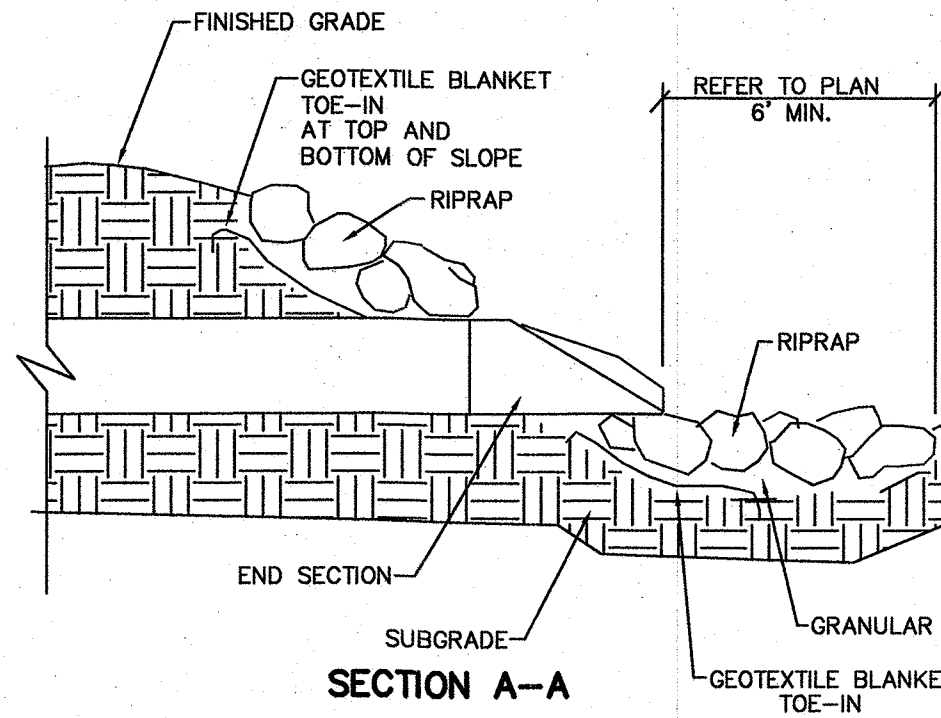
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

 = LIMITS OF CONSTRUCTION
 = SILT FENCE

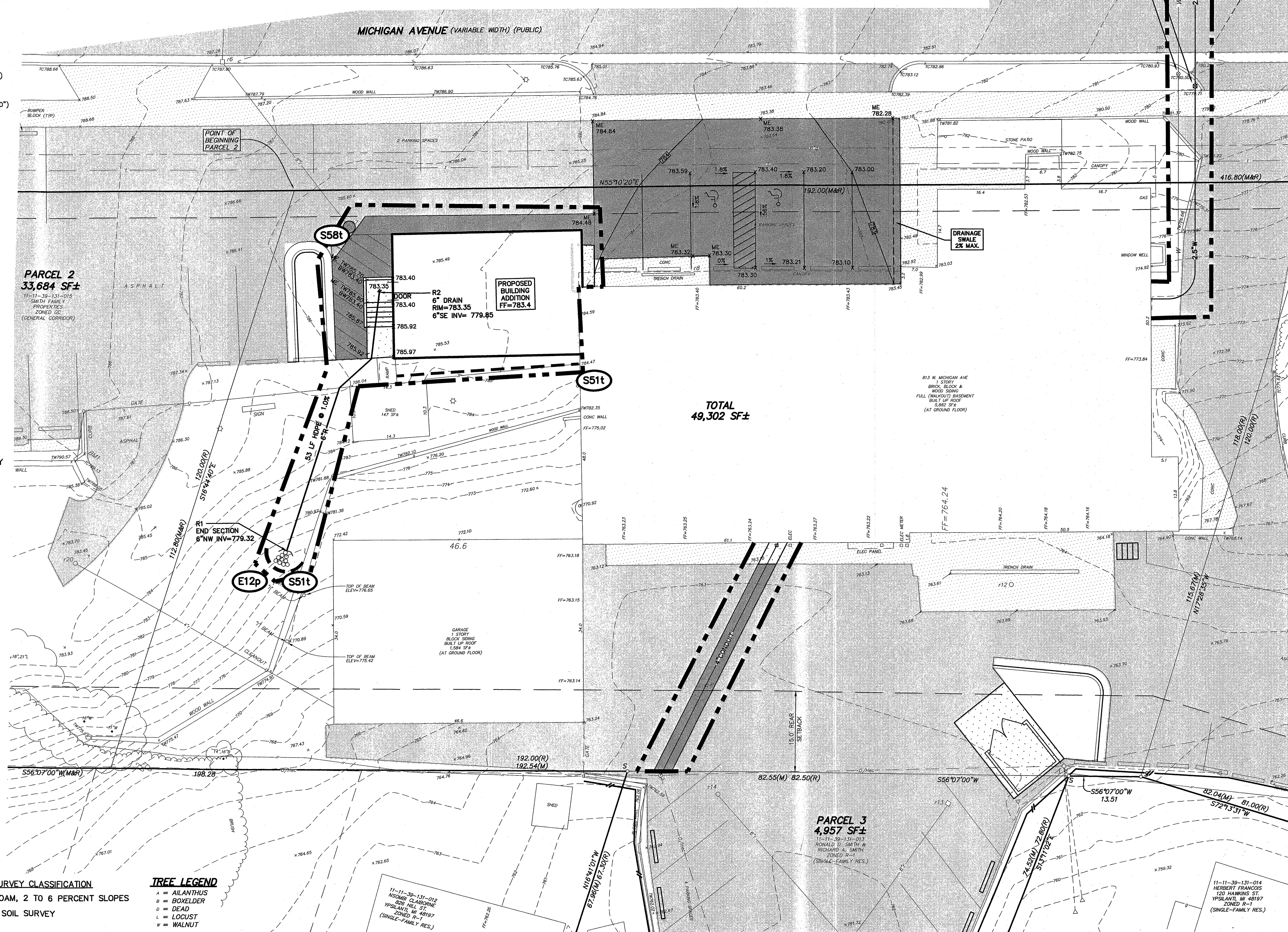


PLAN



SECTION A-A

END SECTION WITH RIP-RAP
(NOT TO SCALE)



TOTAL
49,302 SF±

PARCEL 3
4,957 SF±
11-11-39-131-013
RONALD D. SMITH &
RICHARD A. SMITH
ZONED R-1
(SINGLE-FAMILY RES.)

11-11-39-131-014
HERBERT FRANCOIS
120 HAWKINS ST.
YPSILANTI, MI 48197
ZONED R-1
(SINGLE-FAMILY RES.)

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 S1B - ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
 SOILS ARE BASED ON USDA SOIL SURVEY
 OF WASHTENAW COUNTY.

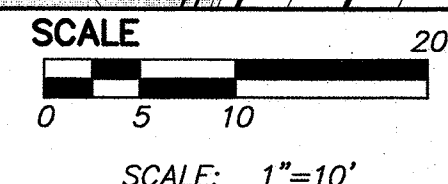
TREE LEGEND

A = AILANTHUS
B = BOXELDER
D = DEAD
L = LOCUST
W = WALNUT

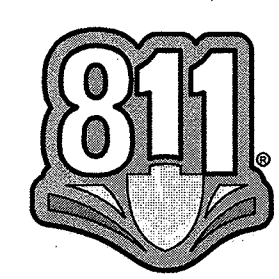
BENCHMARK BM1=CHISLED "x" IN CONCRETE CURB, 73'± S'LY OF MICHIGAN AVE AND 92'± WLY OF BUILDING (813 W. MICHIGAN AVE), ELEV=789.05 (NAVD 88).

BM2=SE BOLT ON LIGHTPOLE BASE AT THE NW'LY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

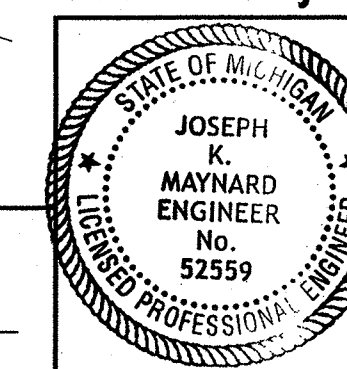
REVISIONS - 2020-2-5 REVISED PER CITY REVIEW.



PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559



Know what's below.
Call before you dig.



UTILITY, GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN

809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST

CITY OF YPSILANTI

WASHTENAW COUNTY * MICHIGAN

DATE	9-6-19	JOB NO.	32553
		DWG NO.	553-grd util
		FIELD BOOK	643
		FILE NO.	40430

4

CLIENT

SHEET

PROJECT

FACT

2010

3

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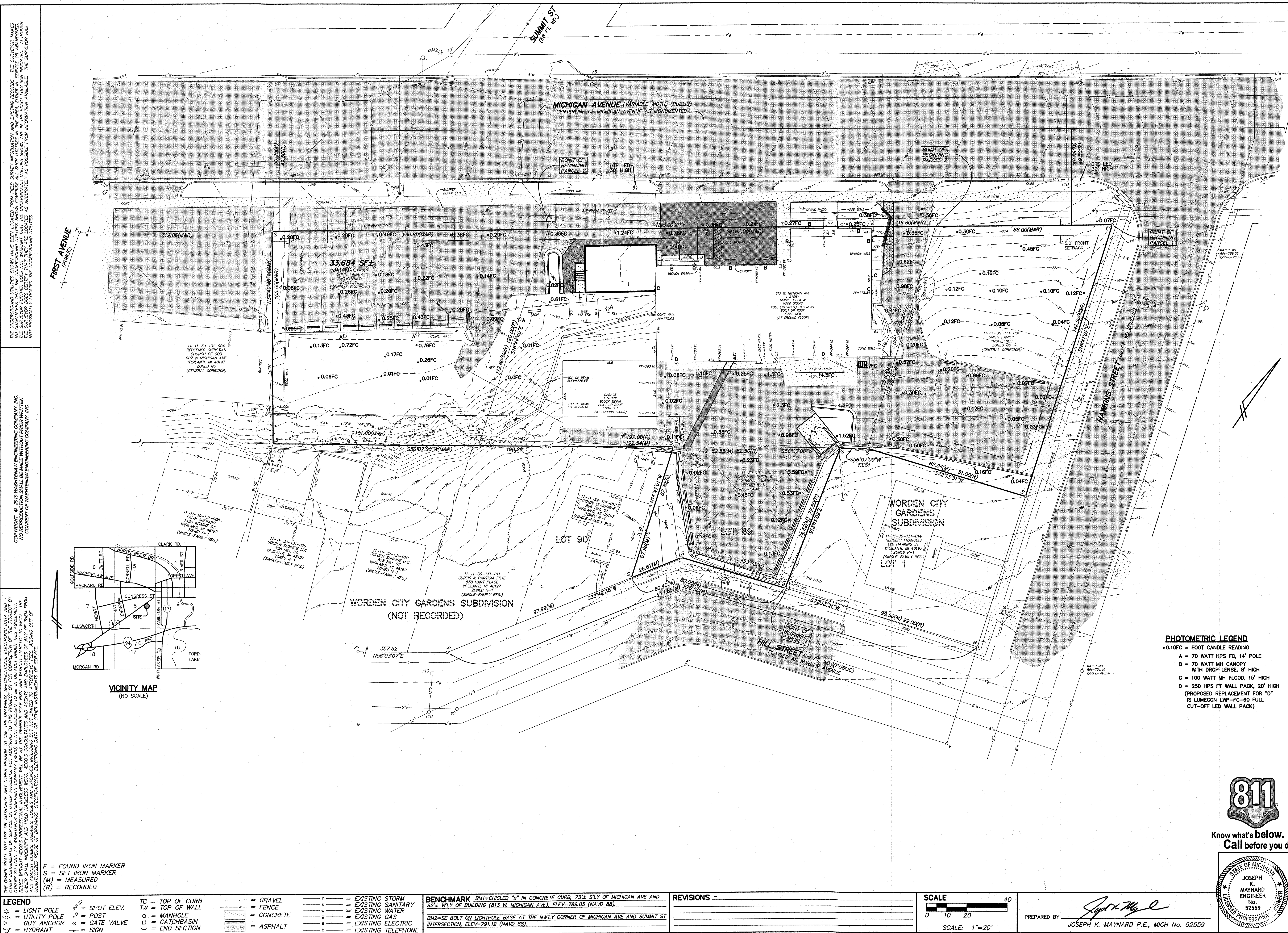
CIVIL ENGINEERS
PLANNERS * SURVEYORS
LANDSCAPE ARCHITECTS

3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8800
FAX. 734-761-9530
WASHINGTONENGINEERING.COM



**WASHTENAW
ENGINEERING**

OCTAPharma
PLASMA, INC.
10644 WEST LAKE DR
CHARLOTTE, NC 28273
TEL 704-654-4660
www.octapharmaplasma.com



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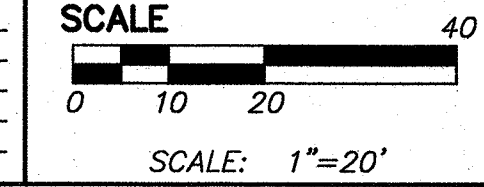
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NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

F = FOUND IRON MARKER
S = SET IRON MARKER
(M) = MEASURED
(R) = RECORDED

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

BENCHMARK BM1=CHISLED "X" IN CONCRETE CURB, 73' S'LY OF MICHIGAN AVE AND 82' E'LY OF BUILDING (813 W. MICHIGAN AVE), ELEV=789.05 (NAVD 88).
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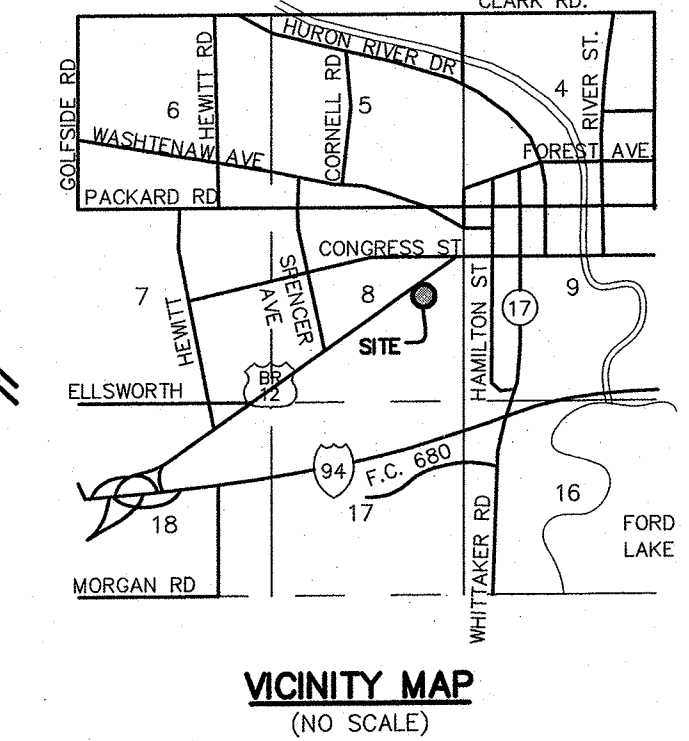
REVISIONS	



PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

Know what's below.
Call before you dig.

PHOTOMETRIC LEGEND
•0.10FC = FOOT CANDLE READING
A = 70 WATT HPS FC, 14' POLE
B = 70 WATT MH CANOPY WITH DROP LENSE, 8' HIGH
C = 100 WATT MH FLOOD, 15' HIGH
D = 250 HPS FT WALL PACK, 20' HIGH
(PROPOSED REPLACEMENT FOR "D" IS LUMCON LWP-FC-60 FULL CUT-OFF LED WALL PACK)



PROJECT

809-815

W. MICHIGAN AVE

& 822 HILL ST

CLIENT

OCTAPHARMA

PLASMA, INC.

10644 WEST LAKE DR
CHARLOTTE, NC 28273
TEL 704-654-4660
www.octapharmaplasma.com

SECTION 8

TOWN 3

SOUTH 7

RANGE 7

EAST 7

DATE 2-11-20

JOB NO. 32553

DWG NO. 553-ex photo

FIELD BOOK 643

FILE NO. 10438

5

SHEET

EXISTING

PHOTOMETRIC PLAN

WASHTENAW

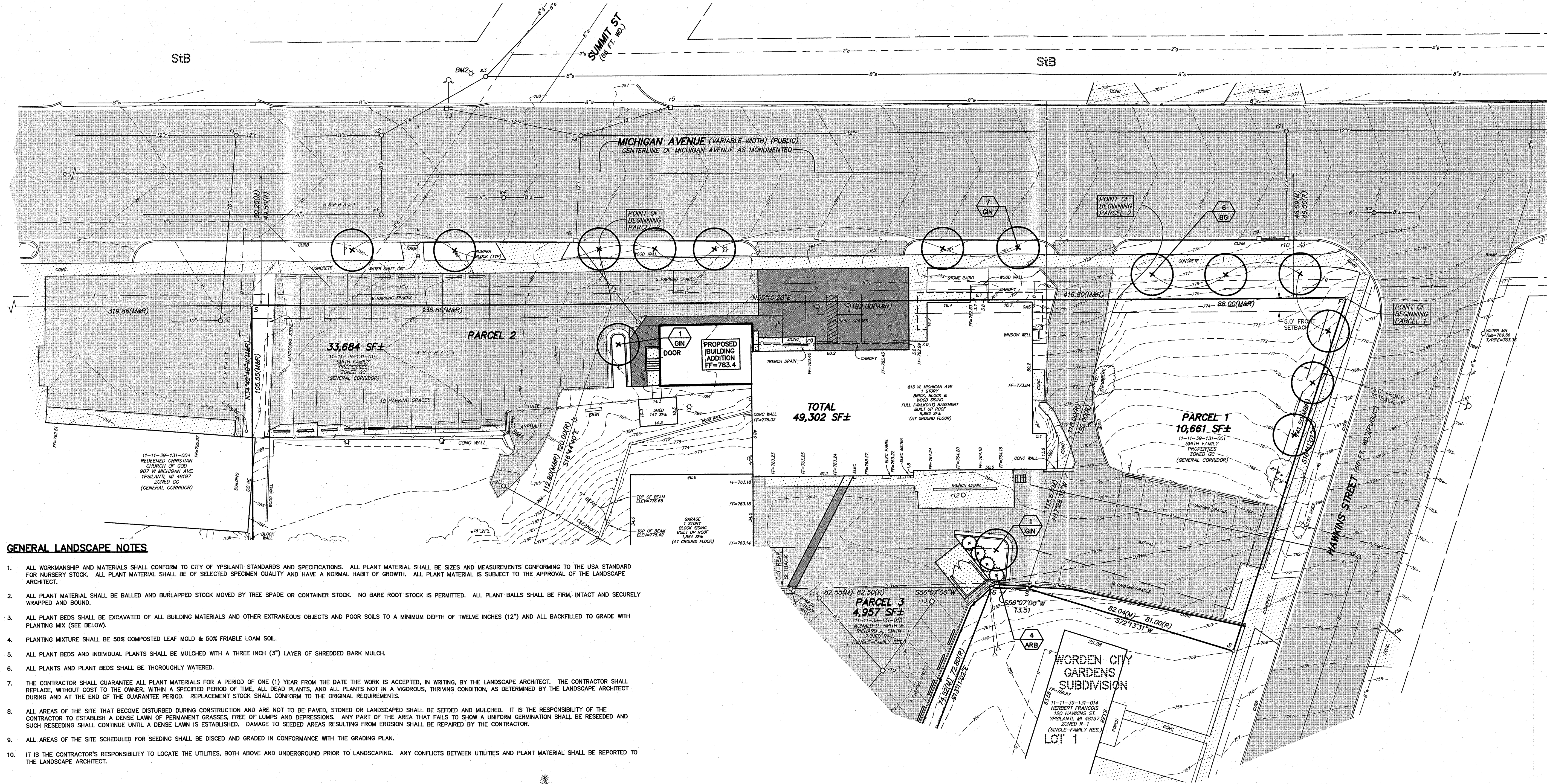
ENGINEERING

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-8550
WWW.WASHTENAWENGINEERING.COM

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

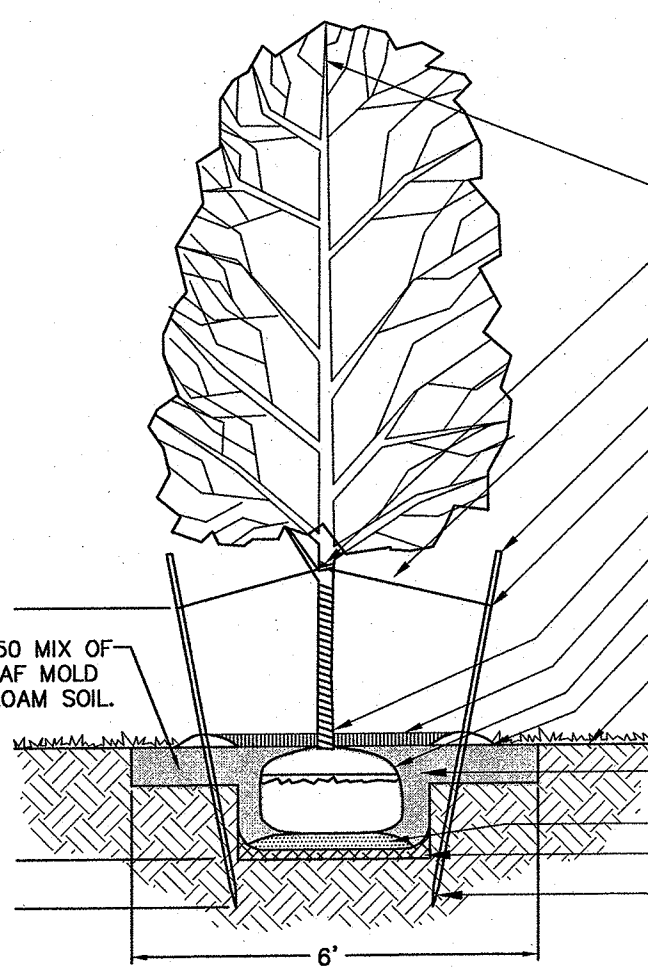
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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND/OR OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS AGREEMENT, THE OWNER SHALL LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADDED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR FROM THE UNDERTAKING OF THIS AGREEMENT. THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND/OR OTHER INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF WASHTENAW ENGINEERING COMPANY, INC.

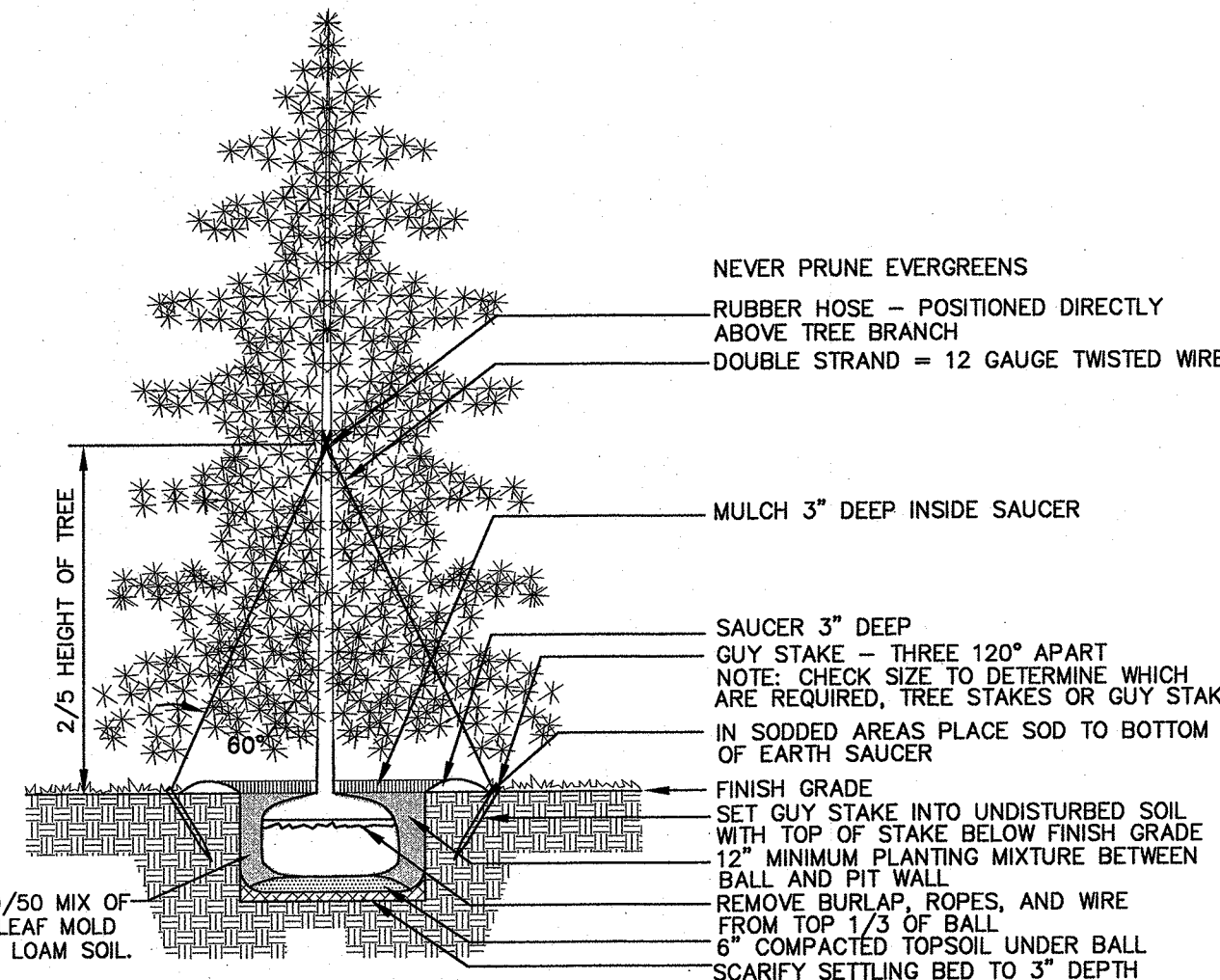


GENERAL LANDSCAPE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CITY OF YPSILANTI STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE SIZES AND MEASUREMENTS CONFORMING TO THE USA STANDARD FOR NURSERY STOCK. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK MOVED BY TREE SPADE OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF TWELVE INCHES (12") AND ALL BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL BE 50% COMPOSTED LEAF MOLD & 50% FRIABLE LOAM SOIL.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF SHREDDED BARK MULCH.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED OR LANDSCAPED SHALL BE SEEDED AND MULCHED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDING AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING SHALL BE DISCED AND GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE UTILITIES, BOTH ABOVE AND UNDERGROUND PRIOR TO LANDSCAPING. ANY CONFLICTS BETWEEN UTILITIES AND PLANT MATERIAL SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
StB - ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

TREE LEGEND
A = ALANRUS
B = BOXELDER
D = DEAD
L = LOCUST
W = WALNUT

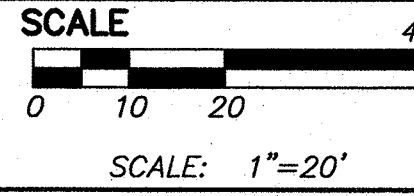
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BM2=SE BOLT ON LIGHTPOLE BASE AT THE NWLY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
GIN	9	Ginkgo biloba	MAIDENHAIR TREE	2.5" CAL.
BG	7	Nyssa sylvatica	BLACK GUM TREE	2.5" CAL.
ARB	4	Thuja occidentalis	AMERICAN ARBORVITAE	5'-6" HT.

REVISIONS

NO.	DATE	DESCRIPTION



PREPARED BY *Gerald J. Sosnowski*
GERALD J. SOSNOWSKI RLA, MICH No. 982



CLIENT

OCTAPHARMA
PLASMA, INC.
10644 WEST LAKE DR
CHARLOTTE, NC 28273
www.octapharmaplasma.com

PROJECT

809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION

8

TOWN

3

SOUTH

7

RANGE

7

EAST

7

DATE

2-11-20

CITY OF YPSILANTI

WASHTENAW COUNTY • MICHIGAN

JOB NO.

32553

DWG NO.

553-land

FIELD BOOK

643

FILE NO.

10438

6

SHEET

ENGINEERING

WASHTENAW

CIVIL ENGINEERS

PLANNERS • SURVEYORS

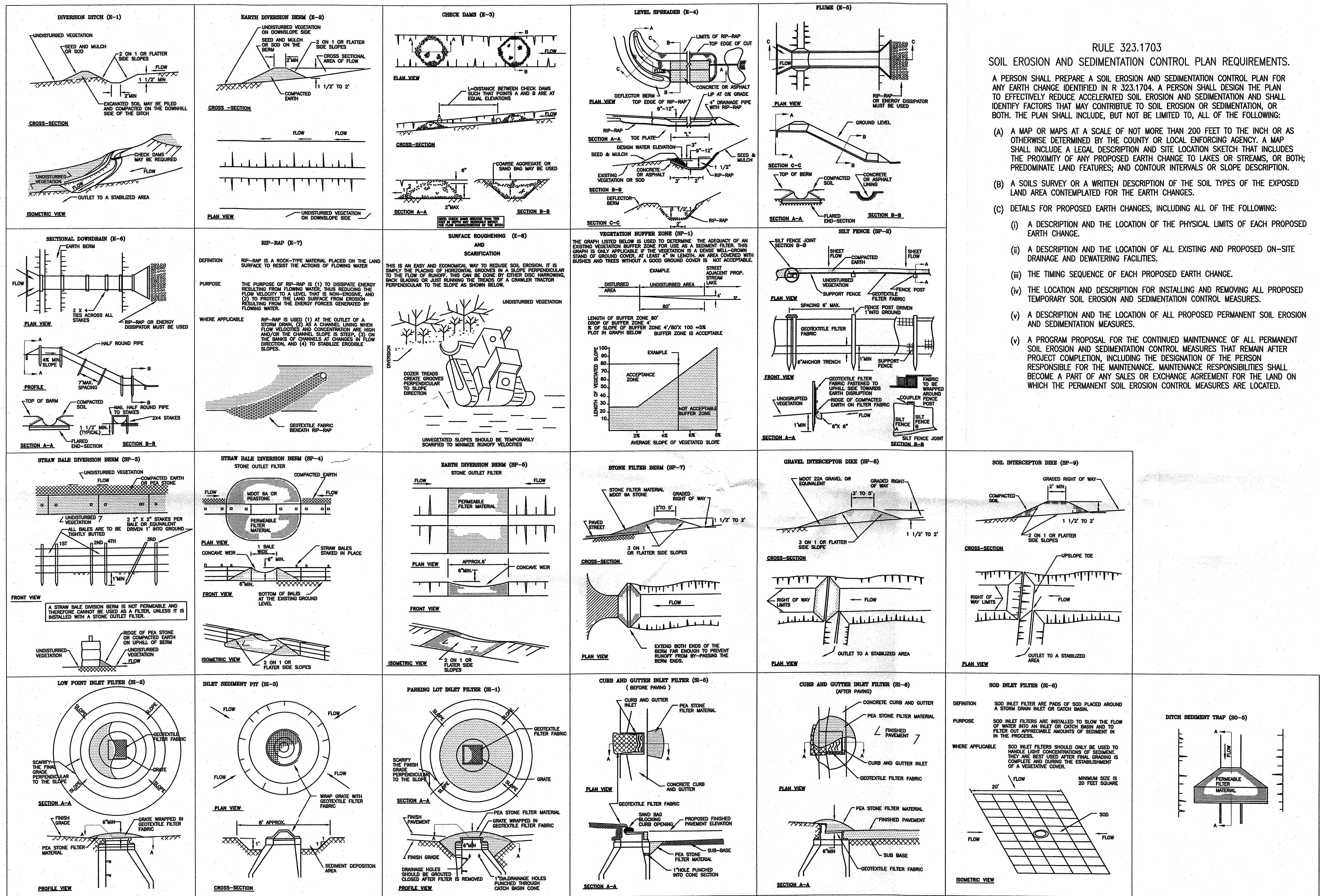
LANDSCAPE ARCHITECTS

3528 S. WILSON RD

ANN ARBOR, MI 48103

TEL 734-761-8800

WWW.WASHTENAWENGINEERING.COM



RULE 323.1703 SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R 323.1704. A PERSON SHALL DESIGN THE PLAN TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBUTE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINANT LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.
- A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.
- DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.
 - A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DETERMINING FACILITIES.
 - THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

REVISIONS	ISSUE NO.	SID DATE
1. E.D. DRN.	03/25/04	
2. TOPD. DRN.		
3. PROFILE DRN.		
4. ENG. DRN.		
5. APPROVED		
6. V. H. NTS		

YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

ORCHARD, HILTZ & McCLIMENT, INC.



34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

CUSTOMER: YPSILANTI TOWNSHIP

TOPD. AND
DRAWING: SSSC.dwg
LAYOUT: BSCC

SHEET
11

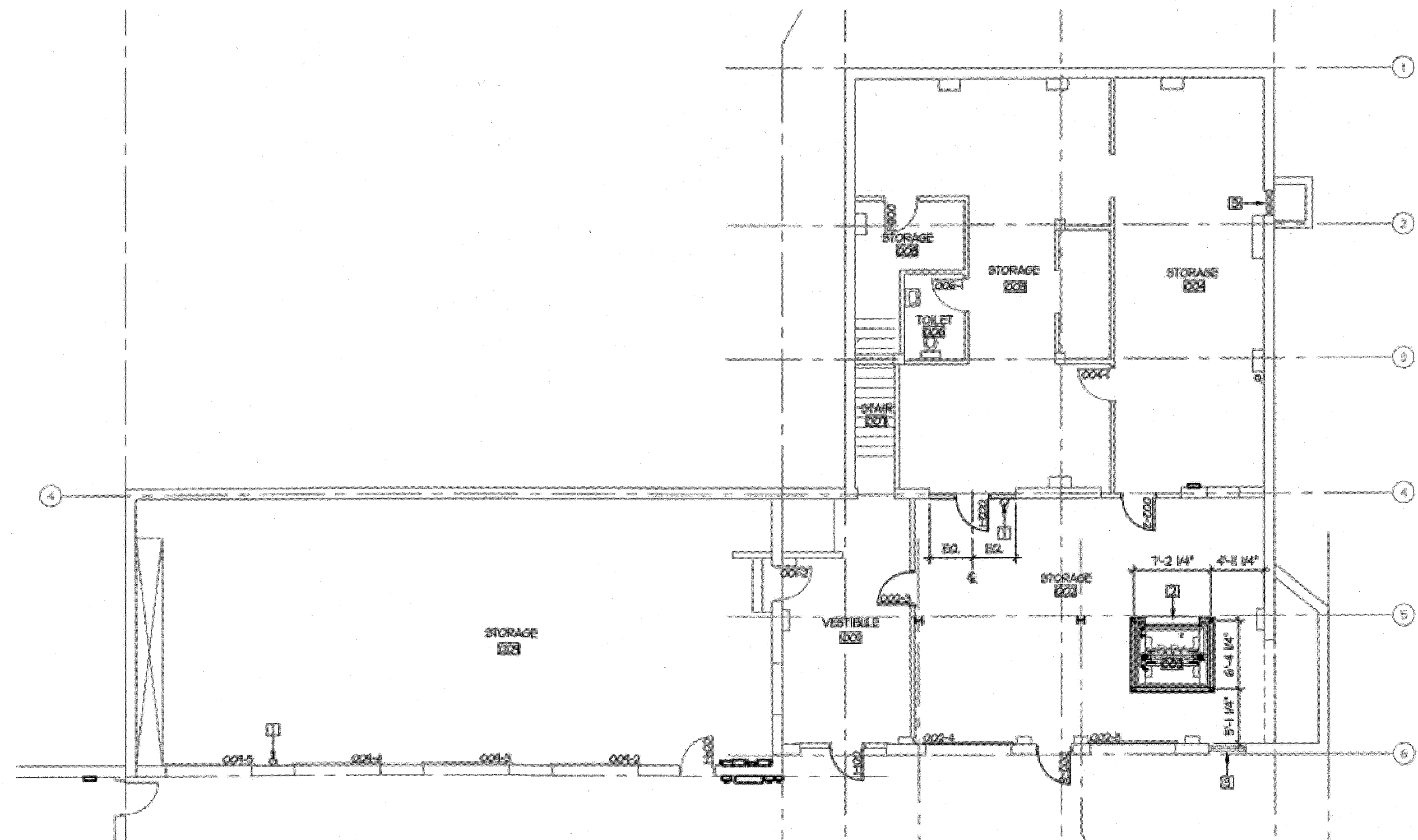
JOB NO.

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FIN. WALL @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/WIN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
2. THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL UNO.
3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.

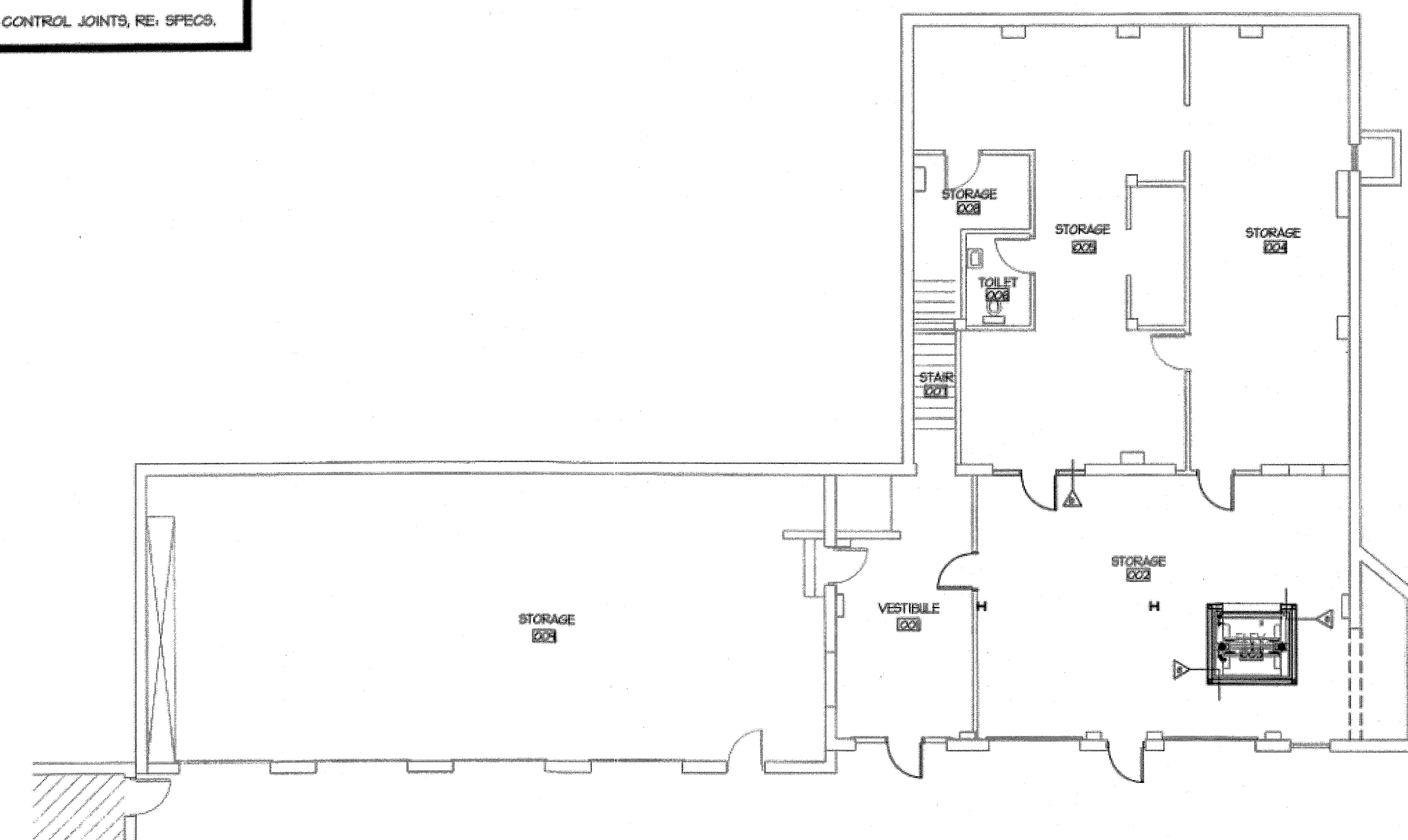
PLAN NOTES

1. FIRE EXTINGUISHER & SEMI-RECESSED 9/5 CABINET, RE: SPECS. BOTTOM OF R.O. @ 2" AFF.
2. NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SU 96W x 48D x 60H
3. INSTALL BLACK-OUT GLAZING FILM AT EXISTING GLAZING.



2 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

- WALL TYPES GENERAL NOTE:**
1. PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DRESSING HALLS, AND TOILET ROOMS.
 2. RE: SPECIFICATIONS FOR STUD GAUGES.
 3. CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.



1 BASEMENT WALL TYPES PLAN
SCALE: 1/8" = 1'-0"

3 WALL TYPES
SCALE: 1" = 1'-0"

REVISIONS



Archetype
DESIGN
GROUP
INC.

8010 State Line, Suite 150
Leawood, KS 66208
913.341.2356 p
www.adgiaia.com

architecture by ark jorgensen, arch.
24200 148th street, leawood, ks 66048

OCTAPARMA PLASMA, INC.®
TENANT IMPROVEMENTS
815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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CONFIDENTIAL

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DATE

18 JUNE 2019

SCALE

1/8" = 1'-0"

JOB NO.

18-030

SHEET

1

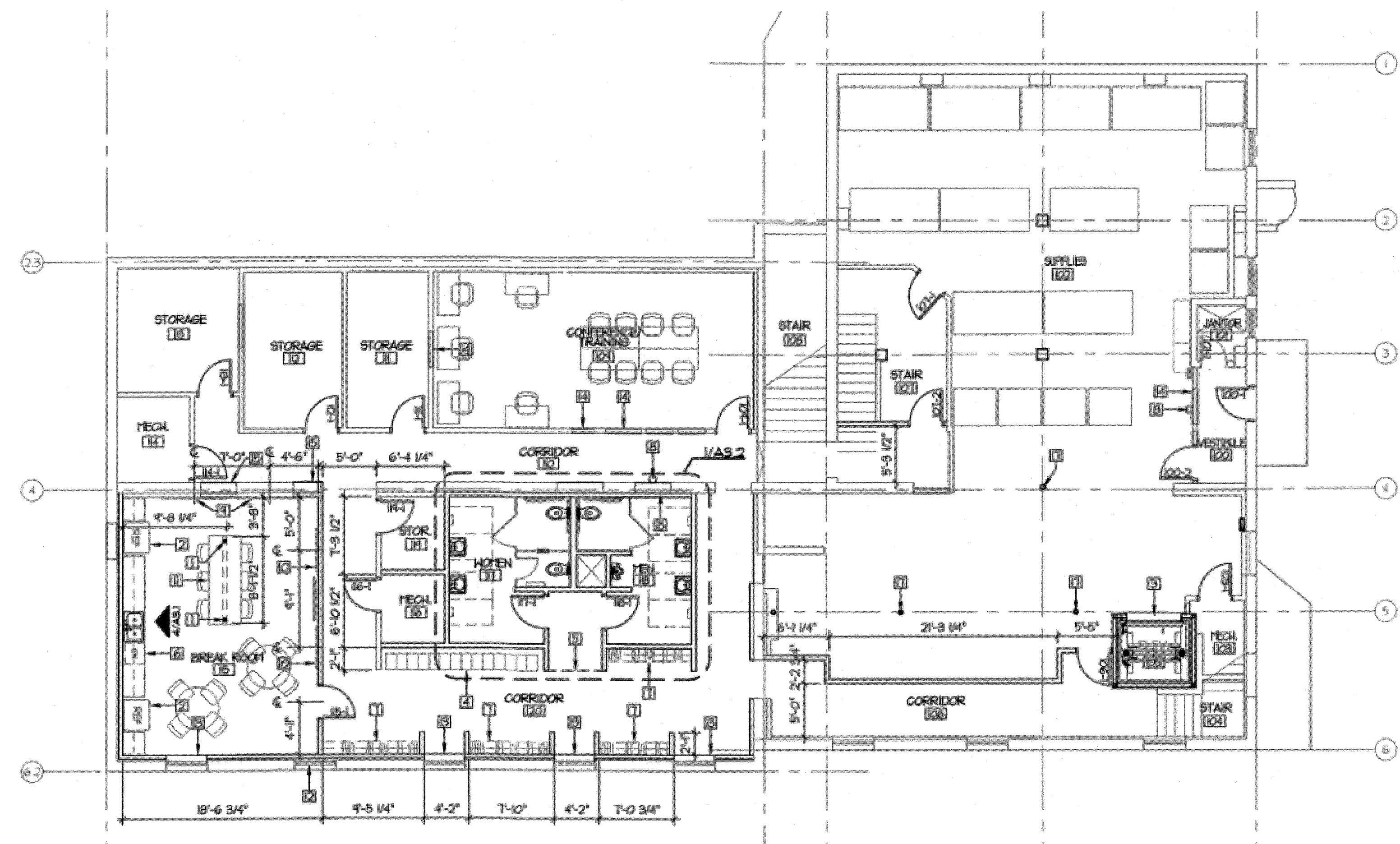
BASEMENT FLOOR PLANS

GENERAL PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF FIN. WALL @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/IN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
- THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL UNO.
- CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.

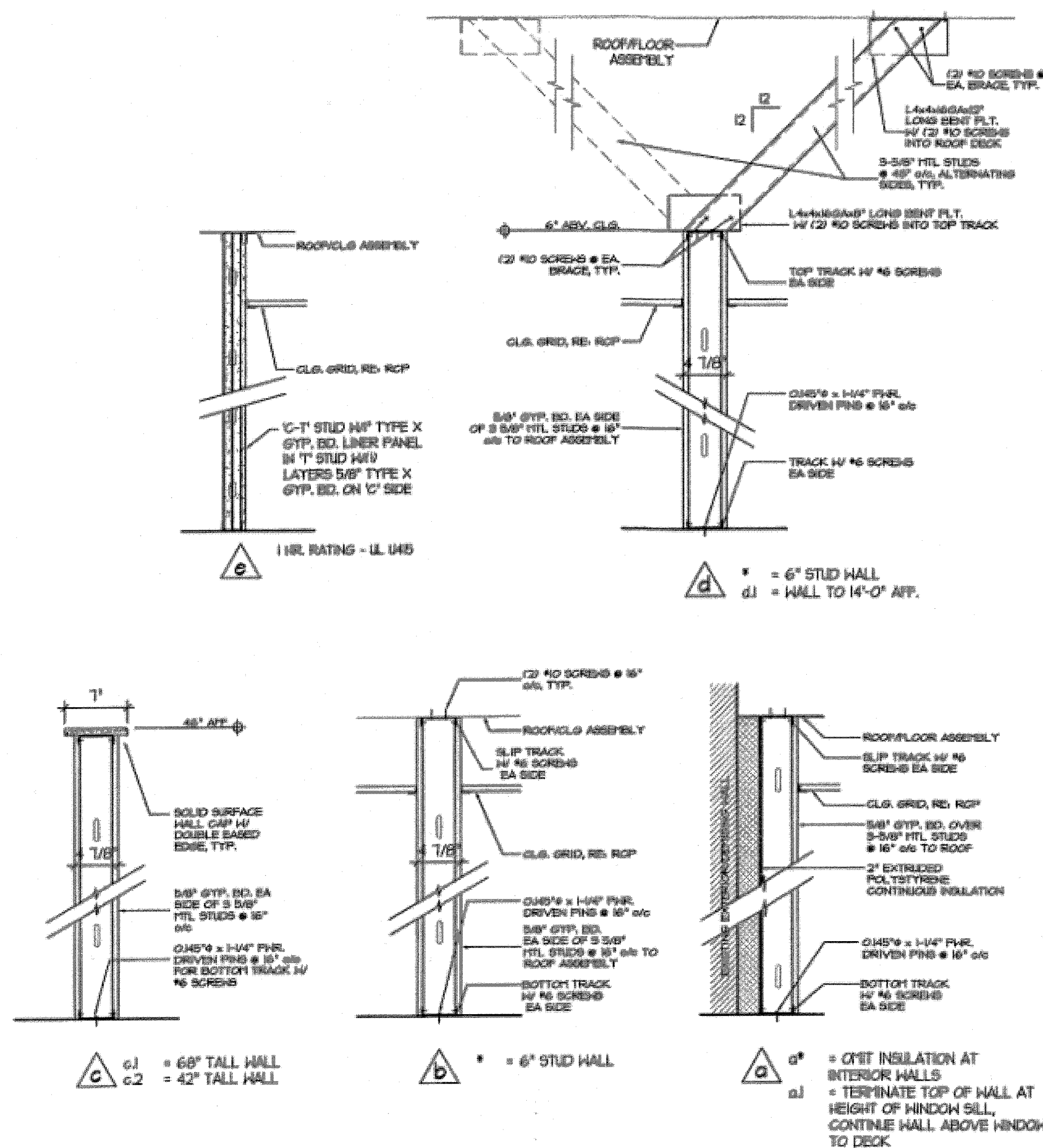
PLAN NOTES

- CORE OUT EXISTING CONCRETE FLOOR & SET 2-1/2x2-1/2 STL. TUBE (HIGHT. OF WALL) IN SOLID NON-SHRINK GROUT @ ENDS OF LOW WALLS @ 10'-0" o/c WHERE WALLS ARE OVER 20'-0" LONG, TYP. STL. TUBES SHALL EXTEND BELOW FIN. FLR. 18" MIN.
- OWNER PROVIDED & INSTALLED REFRIGERATOR.
- NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR 9U 36H x 48D x 60H
- 12"x18" PREFIN. (4) TIER METAL LOCKERS, RE. SPECS. LOCKER COLOR TO MATCH WALL PAINT. PROVIDE ANGLE CLOSER TRANSITION, COLOR TO MATCH LOCKERS.
- FRAMED GYP. BD. SOFFIT, FRAME W/ 18GA, 3-1/2" METAL STUDS @ 16" O.C. TYP. RE. REFLECTED CEILING PLAN.
- DISHWASHER TO BE PROVIDED & INSTALLED BY GENERAL CONTRACTOR TO BE GE GDT6555SJS9 DISHWASHER. PROVIDE BRACKET KIT FOR NON-WOOD COUNTERTOP INSTALLATION, & CUTLERY TRAY. COLOR: S/S
- 14" DEEP WALL MOUNTED P-LAM SHELF & HANGER ROD. MOUNT SHELF @ 66" AFF. PROVIDE BLOCKING IN WALL FOR ATTACHMENT. PROVIDE PLAM VERTICAL SUPPORT @ 5'-0" o/c.
- FIRE EXTINGUISHER @ 98"-RECESSED S/S CABINET, RE. SPECS. BOTTOM OF R.O. @ 24" AFF.
- OWNER PROVIDED, CONTRACTOR INSTALLED 6'-0" X 4'-0" CORK BOARD. MOUNT BOTTOM OF BOARD AT 28" AFF.
- OWNER PROVIDED & INSTALLED 4'-0" X 4'-0" DISPLAY BOARD. MOUNT 60" AFF TO CENTER.
- BREAK ROOM BAR COUNTER, RE. MILLWORK DETAILS.
- INSTALL BLACK-OUT GLAZING FILM AT GLAZING CONCEALED BY NEW GYP. BD. FRAMING PARTITIONS, TYP.
- GYP. BD. WINDOW SILL.
- INFILL EXISTING DOOR OPENING W/ 5/8" GYP. BD. EA. SIDE OF STL. STUDS TO MATCH EXISTING.
- INFILL EXISTING OPENING W/ CONSTRUCTION TO MATCH EXISTING. TOOTH-IN NEW MASONRY.
- COMMERCIAL GRADE 96"x48"x48" METAL SHELVING EQ. TO GLOBAL INDUSTRIAL "GLOBAL TEARDROP PALLET RACK STARTER" WITH ONE SHELF INSTALLED AT 62" AFF AND A SECOND HORIZONTAL BEAM INSTALLED AT THE BACK OF THE RACK AS CLOSE TO THE FLOOR AS POSSIBLE. THE RACKS SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH A 2" GAP BETWEEN ALL RACKS AND BETWEEN THE RACKS AND THE WALL. THE RACKS SHALL BE BOLTED TO THE FLOOR AFTER INSTALLATION IS COMPLETE.
- CLEAN COLUMNS & PREPARE FOR NEW PAINT.

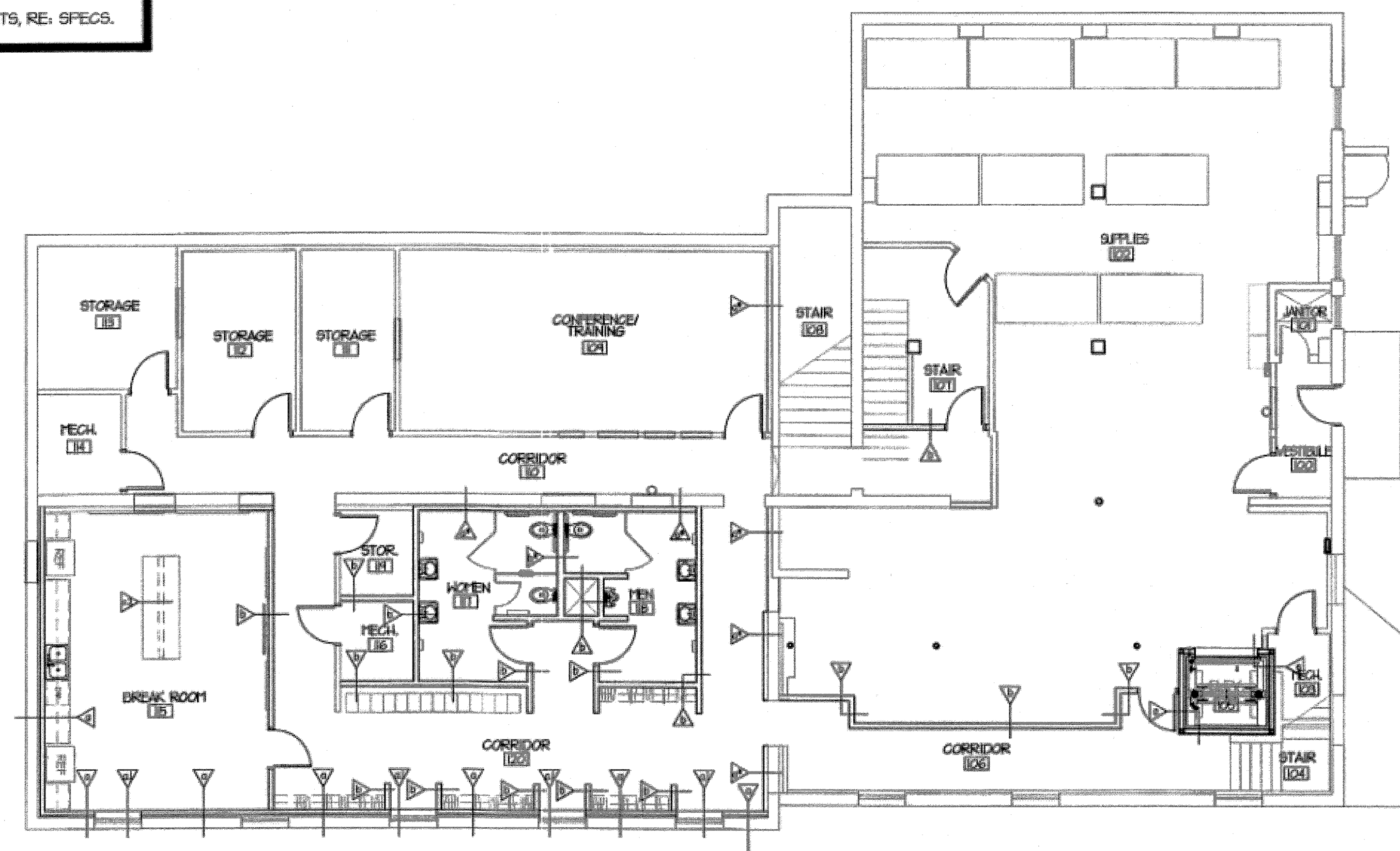


2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

- WALL TYPES GENERAL NOTE:**
- PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DEMISING WALLS, AND TOILET ROOMS.
 - RE. SPECIFICATIONS FOR STUD GAUGES.
 - G.I. INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE. SPECS.

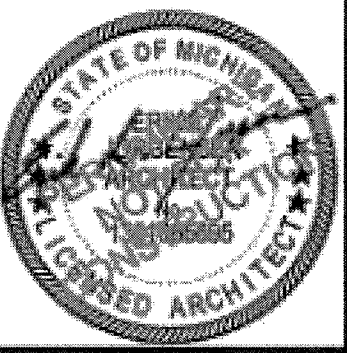


3 WALL TYPES
SCALE: 1" = 1'-0"



1 LOWER LEVEL WALL TYPES PLAN
SCALE: 1/8" = 1'-0"

REVISIONS



Archetype
DESIGN
GROUP
INC.

8010 State Line, Suite 150
Leawood, KS 66208
913.341.2356 p
www.adgiaia.com

architecture by erik jorgensen, aia
2300 14th street, leawood, ks 66208

OCTAPARMA PLASMA, INC.®
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815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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DATE
18 JUNE 2019
SCALE
1/8" = 1'-0"
JOB NO.
18-030
SHEET

A1.2
LOWER LEVEL
FLOOR PLANS

1. ALL DIMENSIONS ARE TO FACE OF FIN WALL, @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/WIN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
2. THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL UNO.
3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.
4. PROVIDE R-38 UNFACED BATT INSULATION AT THE ROOF DECK W/ b2 FISH INSULATION NETTING OR STICK CLIPS IN THE ENTIRE LEASE SPACE. VERIFY AMOUNT OF EXISTING ROOF INSULATION & REPORT TO THE ARCHITECT BEFORE INSTALLATION.

- 1) 3-5/8" HEADER W/ 5/8" GYP BD EA. SIDE AT HEAD OF NEW STOREFRONT VESTIBULE, RE: DOOR/WINDOW TYPES FOR HEIGHT.
- 2) DONOR BED & EQUIPMENT TO BE PROVIDED BY OWNER, TYP.
- 3) PROVIDE WATER RESISTANT GYP. BD. & FRP ON INSIDE FACE OF FRAMED WALLS ADJACENT TO FREEZER BOX, TYP. SHOWN THIS:
- 4) NEW HEADER TO MATCH WIDTH OF EXISTING WALL W/ 5/8" GYP BD EA. SIDE @ 1'-0" AFF.
- 5) FRAMED GYP. BD. SOFFIT, FRAME W/ 1/8GA, 3-3/8" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
- 6) 1/8 GA 3" x 4'-1/8" x 3" STAINLESS STEEL ENDWALL CAP (FLOOR TO CEILING). INSTALL WITH CONSTRUCTION ADHESIVE @ 96" x 1/2" STAINLESS STEEL PHILIPS OVAL HEAD SCREWS @ 32" o/c. PROVIDE SLAB BLOCKING IN FRAMED WALLS FOR ATTACHMENT.
- 11) COMMERCIAL FREEZER SYSTEM TO BE PURCHASED BY OWNER. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FREEZER SYSTEM (TO BE PERFORMED BY OTHERS) W/ HIS OWN WORK & PREVIOUSLY APPROVED CONSTRUCTION SCHEDULE. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR FURNISHING & INSTALLING ALL REQUIRED ROOF MOUNTED EQUIPMENT SUPPORTS, REQUIRED ROOF PENETRATIONS, & FLASHING AND SEALING OF ALL PENETRATIONS AND EQUIPMENT MOUNTS PER ROOF MANUFACTURER'S STRICT RECOMMENDATIONS. ROOFING WORK PERFORMED UNDER THE GENERAL CONTRACTOR'S CONTRACT WITHOUT LANDLORD APPROVAL IS STRICTLY PROHIBITED UNLESS ALLOWED BY THE LANDLORD IN WRITING W/ COPIES OF THE APPROVAL DISTRIBUTED TO THE ARCHITECT & THE OWNER PRIOR TO PROCEEDING W/ THE WORK. GC SHALL VERIFY LEVEL SURFACE PLANE TOLERANCE OF THE EXISTING SLAB TO BE WITHIN 1/8" IN 20'-0". IF EXISTING SLAB DOES NOT MEET THESE TOLERANCES, GC SHALL NOTIFY OWNER PRIOR TO PROCEEDING WITH THE WORK.
- 12) NEW STOREFRONT RE: WINDOW/DOOR SCHEDULE
- 13) CORE CUT EXISTING CONCRETE FLOOR @ SET 2-1/2x2-1/2 STL. TUBE (HGT. OF WALL) IN SOLID NON-SHRINK GROUT @ ENDS OF LOW WALLS @ @ 10'-0" o/c WHERE WALLS ARE OVER 20'-0" LONG, TYP. STL. TUBES SHALL EXTEND BELOW FIN. FLR. 18" MIN.
- 14) LOCKABLE WALL MOUNTED CABINET W/ TEMPERED GLASS VIEWING PANEL FOR T-STAT CONTROLS. RE: CABINET DETAILS.
- 15) OWNER PROVIDED, CONTRACTOR INSTALLED MONITOR MOUNT, TYP. MOUNT AT 60" AFF. * DENOTES MOUNTING HEIGHT AT IT' ABOVE COUNTERTOP.
- 16) COMPUTER SHELF. RE: MILLWORK DETAILS.
- 17) FIRE EXTINGUISHER @ 96"-RECESSED 9/8 CABINET, RE: SPECS. BOTTOM OF R.O. @ 24" AFF.
- 18) NEW 1/2" PAINTED STEEL HANDRAIL. RE: DETAILS.
- 19) INFILL EXISTING DOOR OPENING W/ 5/8" GYP. BD. EA. SIDE OF MET. STUDS TO MATCH EXISTING.
- 20) NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC, INLINE FLOOR SU 36W x 48D x 60H
- 21) OWNER PROVIDED @ INSTALLED 48" x 48" EMPLOYEE OF THE MONTH PLAQUE. MOUNT 60" AFF TO CENTER.
- 22) SHELVING PROVIDED BY OTHERS.
- 23) NEW 3500PSI CONCRETE STAIR, RAIP & LANDING W/ #4 BARS @ 24" o/c EACH WAY HORIZ. MIN. 2" FROM TOP SURFACE OF RAIP. RE: DETAILS.



GROUND LEVEL WALL TYPES PLAN
SCALE: 1/8" = 1'-0"

A1.3

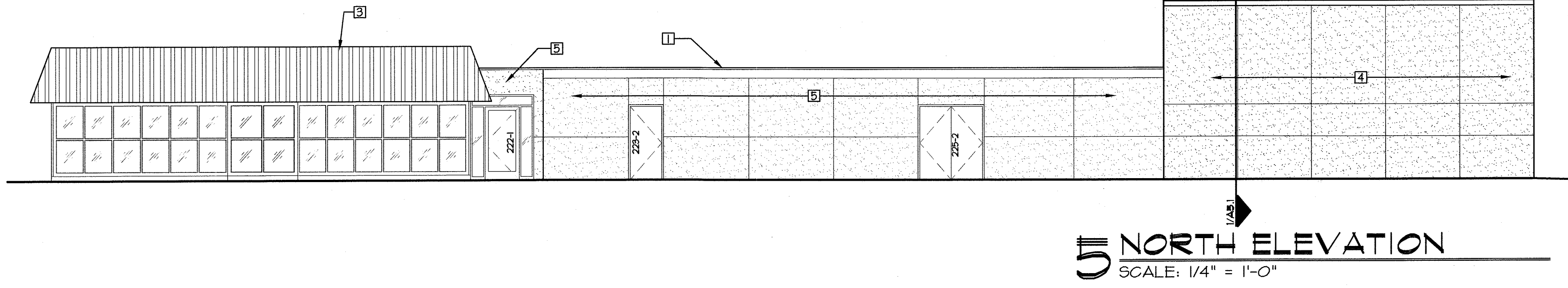
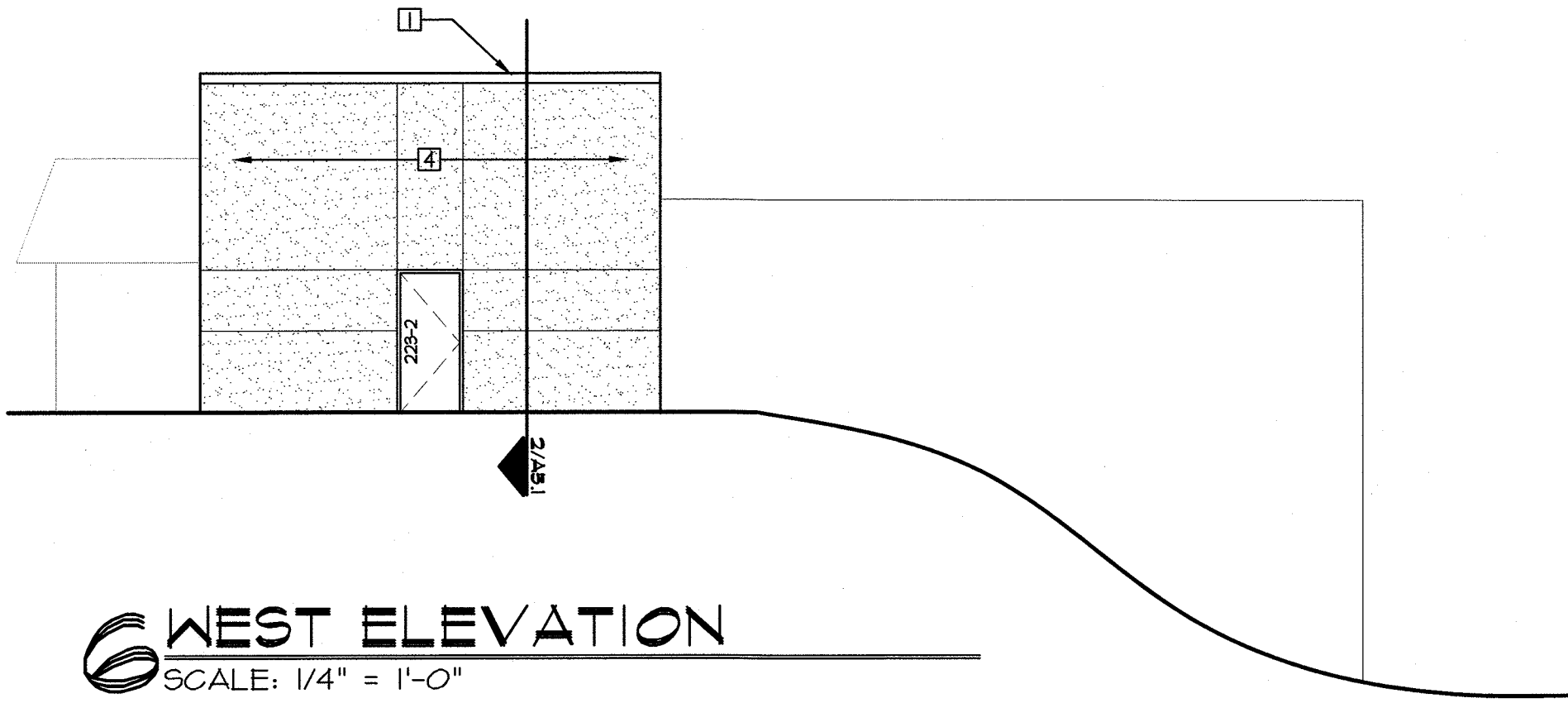
GROUND LEVEL FLOOR PLANS

GENERAL ELEVATION NOTES

1. ALL VERT. DIMENSIONS ARE FROM FIN. FLOOR ELEVATION UNLESS OTHERWISE NOTED.
2. GROUND FLOOR FIN. FLOOR ELEVATION 100'-0"

ELEVATION NOTES

- 1 PREFINISHED METAL WALL CAP TO MATCH METAL ROOF
- 2 6x6 METAL GUTTER & OPEN-FACED DOWNSPOUT BACK TO BUILDING AND DOWN TO GRADE
- 3 PREFINISHED STANDING SEAM METAL ROOF PANELS ON EXISTING PLYWOOD SHEATHING. REMOVE AND REPLACE DAMAGED SHEATHING PRIOR TO INSTALLATION.
- 4 1-1/2" EIFS W/ V-GROOVE CONTROL JOINTS AS SHOWN
- 5 1-1/2" EIFS W/ V-GROOVE CONTROL JOINTS AS SHOWN ON EXISTING FRAMING. REMOVE EXISTING EXTERIOR FINISHES TO SUBSTRATE AND PREPARE FOR INSTALLATION OF NEW EIFS.

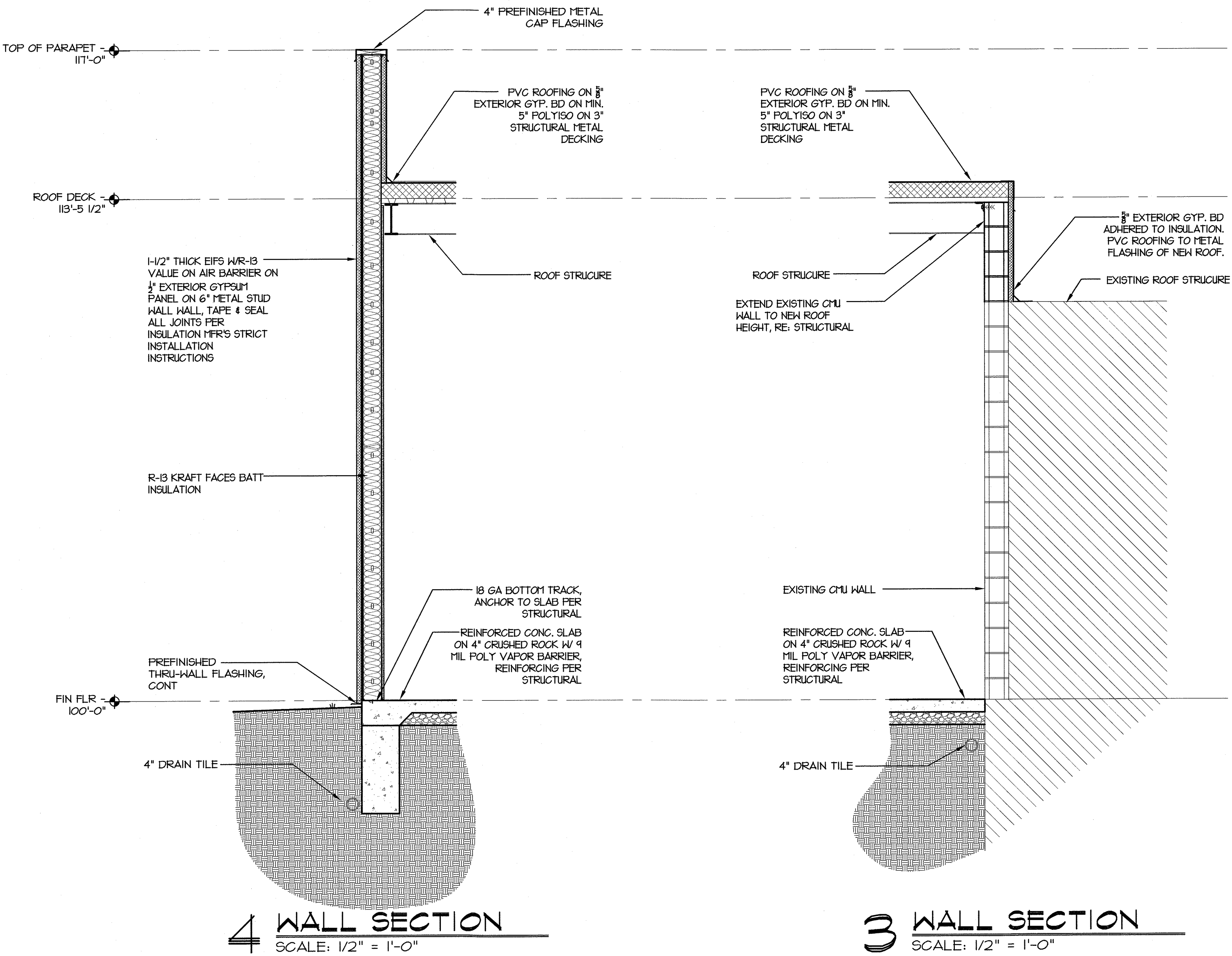


EAST ELEVATION

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

NORTH ELEVATION

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

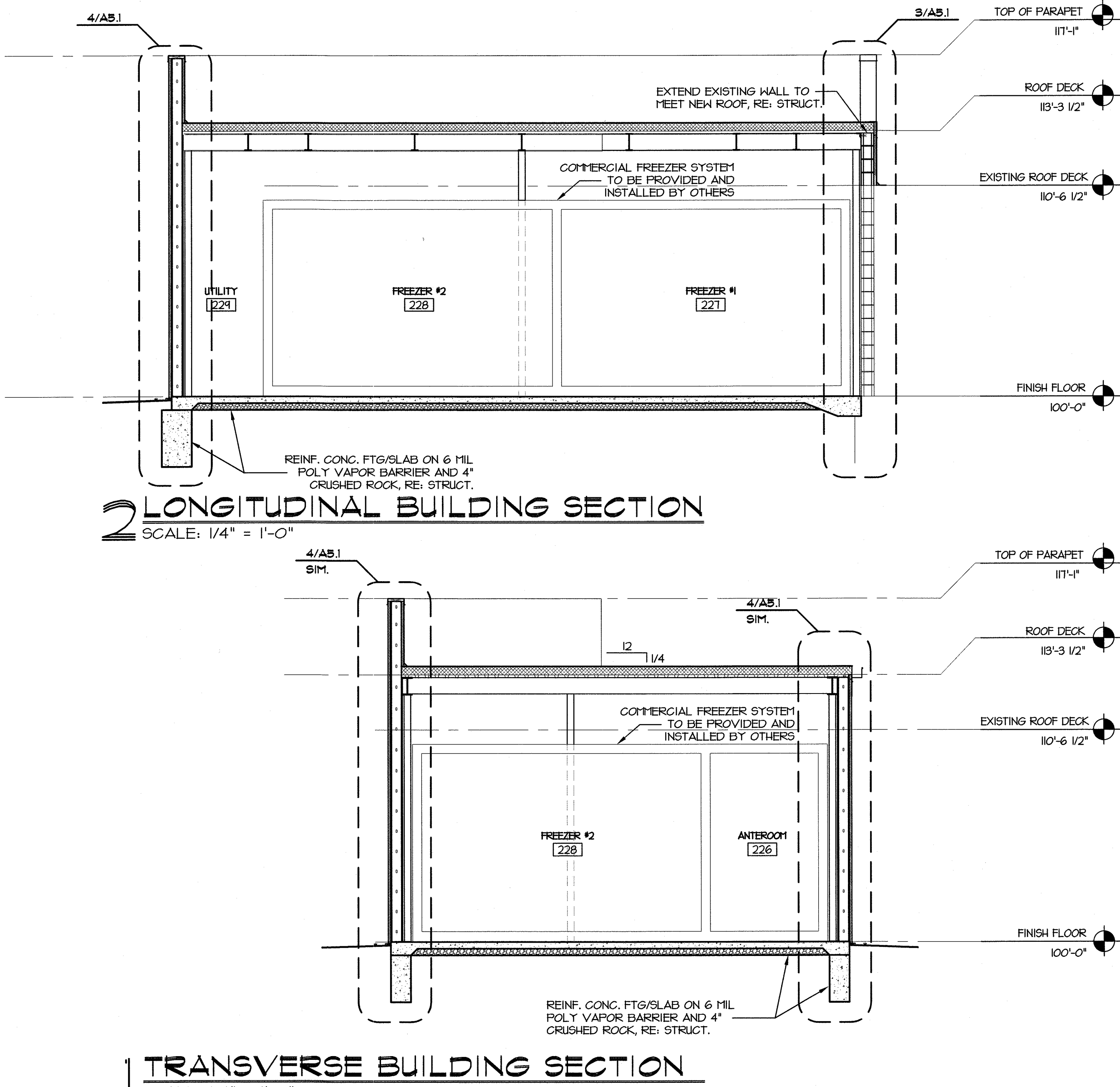


WALL SECTION

SCALE: 1/2" = 1'-0"

WALL SECTION

SCALE: 1/2" = 1'-0"



LONGITUDINAL BUILDING SECTION

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

TRANSVERSE BUILDING SECTION

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

REVISIONS

NO.	DESCRIPTION

ERIK JORGENSEN ARCHITECT
No. 1301065695
LICENSED ARCHITECT
09.11.19

Archetype
DESIGN
GROUP
INC.

8010 State Line, Suite 150
Leawood, KS 66208
913.341.2356 p
www.adgiaia.com

architecture by erik jorgensen, arch.
24200 146th street, leawood, ks 66048

OCTAPARMA PLASMA, INC.®
TENANT IMPROVEMENTS
815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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DATE
10 SEPTEMBER 2019

SCALE
1/2" = 1'-0"

JOB NO.
18-030

SHEET
A4.1

BUILDING SECTIONS

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, March 5, 2020

1. Call to order - The meeting was called to order at 7:02pm at the Ypsilanti City Hall, 1 South Huron Street. Committee members attending were Jenny Connolly, Dylan Goings, Helen Schulte, Lee Stimson, Sarah Walsh, Jared Walfish and Bob Krzewinski. Also attending were City Public Services Department Project Manager Bonnie Wessler, City Planner Andy Aamodt and City Council member Steve Wilcoxen.
2. Introductions - Audience participation - Public input – None
3. Guest presentations – None
4. General business
 - a. Agenda approval - A motion was made by Dylan, seconded by Helen, to approve the agenda, passing unanimously.
 - b. Approval of January meeting minutes - A motion was made by Jenny, seconded by Helen, to approve the January minutes, passing unanimously.
 - c. Bylaws review – Bylaws were reviewed and it was also noted that Jared Talaga's term of office end May 31, 2020 with Bob contacting Jared to see if he wants to serve another term.
 - d. Additional Committee member recruitment – Diana Gonzolez is interested in serving on the Committee.
5. Old & continuing business
 - a. 2020 Committee priorities
 1. City Non-Motorized Plan – Complete update – Bonnie will send text of the draft Plan update to Committee members and meet with Jared Talaga to complete the draft.
 2. Sidewalk curb cut inventory & improvements
 - Create an annual City Curb Cut Priority List - Site visit list volunteers assigned sections of the City with high pedestrian traffic. At the April meeting, data will be reviewed to assemble a priority list.
 - Create a City Curb Cut deficiency list – No action yet.
 3. Pedestrian Improvements – (Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon, traffic calming. Concentrate on where most pedestrian activity occurs)
 - Continue current efforts with MDOT on in-City State Route pedestrian improvements (i.e. Huron, West Cross, Washtenaw, Hamilton, Michigan). Bonnie reported that “gateway” (in- road “give way to pedestrians”) signs should be installed at Pearl/Huron and Cross/Adams this year.
 - Install permanent (i.e. solar powered) radar speed signs at locations with a high incidence of speeding (i.e. southbound Prospect south of Holmes, Mansfield both directions near schools) – Bob will meet with Bonnie about this.
 - Rectangular Rapid-Flashing Beacon (RRFB) demonstration project – RRFB will be part of the West Cross reconstruction starting in the late spring of 2020.
 4. Bike Lanes
 - West Cross Street – City Council approved construction contract with MDOT at it's March 3rd meeting (Dylan attended the meeting to give Committee support) with construction starting in the spring of 2020. Also discussed was a long-term goal of having bike improvements going further west on Cross/Packard to Ann Arbor.

- Harriet/Spring/Factory/Maus – No action
 - Spring repainting of existing bike lanes – Bob will check with Public Services about painting schedule along with the possibility of “[buffering](#)” some lanes from traffic.
5. Communication & Education
 - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings - Bob will invite Sustainability Commission members to future Committee meeting.
 - Publish quarterly Non-Motorized Committee newsletter – Draft to be completed by 3/15.
 - Review City Council, Planning Commission (3rd Wednesday), Sustainability Commission (2nd Monday) agendas for possible Committee input at their meetings. – Continuing review.
 - Spring bicycle safety education program for both motorists and bicyclists – Committee will again sponsor a Bike To Work Day (5/15) bike commuter station at Beezy’s from 7-9am.
 - Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee – Continuing.
 - Amplify public notice of Commission/City Council projects that impact non-motorized activities
 6. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions – No action.
 7. Neighborhood Connectors - Low-speed street which has been "optimized" for bicycle & walking traffic. Discussed with plans to place Neighborhood Connectors into the draft City Non-Motorized Plan update and also look into Bike Ypsi offering an April bike ride to explore possible Neighborhood Connector routes. Also, curb cuts and sidewalks along any Connector route would be evaluated for pedestrian/disabled users.
 8. Border To Border (B2B) Trail gap completion and enhancement.
 - Support City and Washtenaw County Parks & Recreation Commission efforts to complete the Trail through the City – City received a grant to place a bike repair station at the north end of Frog Island along the Trail. Also being reviewed is Trail lighting for the Frog Island segment.
 - Install “State Law – Stop For Pedestrians In Crosswalk” signs at mid-block B2B Trail crossing of Cornell Street between Collegewood and Mayhew – Bob will check on this.
 9. Bike & Walk Friendly Communities
 - Submit Walk Friendly Community application when Non-Motorized Plan update complete
 - Bike Friendly Community (BFC) award recertification (current BFC award expires in November 2021) – Bob will email BFC application data to Committee members and start to set up a BFC subcommittee to work on the BFC renewal application.
 - Bike Friendly Business program drive – Bob passed out written information about the program and will convey more information by email about starting up the program again.
 10. Events & Community Outreach – B2B Trail walks, cold weather cycling talks, EMU August Bike Rodeo, Parkridge Festival, Halloween safe trick-or-treating. Seek grants for helmet giveaways for events the Committee is at. – Bob will look into helmet give-away donors for the August Parkridge Festival. Also, in place of Bike To Work Week in mid-May, Ypsilanti will have from May 10-16 “Bike Bus Walk Week, urging area residents to try and use alternative transit (biking, walking and taking a bus) during the week.

11. Safe Routes To School – No action.

- b. Parkridge bike repair station – The City received a grant to fund repair stations at Parkridge Community Center, the Senior Center and Frog Island park.
- c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – Bill has not had any movement since June 2019 when it was referred to the State Committee On Transportation.
- d. Other – Lee was looking into a bike check-out program by the Library but no agreement was reached.

6. New Business

- a. Planning Department update – Andy gave a short update.

7. Other Items – Announcements – Next meeting – Next meeting will be April 2nd at the downtown library.

8. Adjournment – A motion was made by Lee, seconded by Sarah, passing unanimously. The meeting adjourned at 8:35pm.