

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

Documents:

01 - APRIL 2020 AGENDA.PDF
02 - PUBLIC NOTICE UPDATED.PDF
03 - FEBRUARY 2020 MINUTES.PDF
04A - 815 W. MICHIGAN STAFF REPORT UPDATED.PDF
04B - 815 W. MICHIGAN APPLICATION.PDF
05 - NMAC MINUTES.PDF
APRIL 2020 FULL PACKET UPDATED.PDF

Agenda
Planning Commission
Wednesday, 15 April 2020 – 7:00 P.M.
Virtual Meeting

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, April 15.

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

- 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



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, April 15, 2020 at 7 p.m. The meeting will be held in accordance with Governor Whitmer's Executive Order 2020-15.

The regular Planning Commission meeting is being held virtually in order to prevent the spread of COVID-19.

The meeting can be attended through the below link, or through the below toll free numbers.

April 15, 2020 Planning Commission Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/83859472049>

When prompted, enter **Meeting ID:** 838 5947 2049

April 15, 2020 Planning Commission Regular Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 838 5947 2049, followed by the #, press # again to be connected.

Members of the public will be able to make comment during *Audience Participation*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andy Aamodt
City Planner
Posted: April 8, 2020
Updated: April 13, 2020

ACTION MINUTES
Ypsilanti Planning Commission
Wednesday, 19 February 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
Jared Talaga, Vice-Chair	A
Michael Borsellino	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	A
Michael Simmons	P

III. Approval of Minutes

- December 18, 2019

Motion to approve as presented.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

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.

n/a

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 1090 N. Huron River Drive*
City Planner Andy Aamodt gave a staff presentation of the special use permit and the limited site plan review. It's a special use in a GC zone. The biggest change is the type and amounts of customers visiting the location when adding recreational marijuana to the existing use. Staff recommends safety precautions while managing lines, and consideration of parking for the neighboring businesses.

Staff recommends the special use permit and site plan be approved with findings and conditions.

Applicant Jacob Abraham: There is employee parking in the back that will not impact customer parking in the front. Sticky Ypsi has been operating since 2012 with no incidents. They hope to hire 7-10 more people if they are approved for recreational cannabis. They are in compliance of the state license.

Commissioner Dunwoodie mentioned the special use permit this applicant had submitted earlier in the year regarding a different location on Washtenaw Ave. This is not to be confused with that special use and site plan and is not transferable to other locations.

Motion to open public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Seeing none

Motion to close public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Commissioner Dunwoodie felt that lack of opposition to the special use and site plan made him feel more comfortable about traffic concerns he had had.

Motion to approve the Special Use Permit for marihuana retailer use at 1090 N. Huron River Drive, 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 approval is effective February 20, 2020.*
3. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

Motion to approve the Limited Site Plan for 1090 N. Huron River Drive, with the following findings and conditions:

Findings:

1. *The application substantially complies with §122-310.*
2. *The existing building and site design are nonconforming under §122-352.*

Conditions:

1. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
2. *Applicant provides an updated survey indicating sufficient parking meeting the requirements of §122-691.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

- *Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 539 S. Huron St.*
Commissioner Simmons recused himself due to a conflict of interest.
Andy Aamodt gave a staff presentation to the commission.
Staff recommends that pedestrian and customer safety be a priority.
Staff recommends approval of the special use permit and the limited site plan review.
Commissioner Dunwoodie asked about staff review of street trees that was discussed in 2013. Asked staff to make sure to check in on that.
Applicant: Dennis Cowen – They have all intentions to comply with all findings and

conditions recommended by staff. Delivery service and call-aheads alleviate traffic and parking. Security is present to help with traffic and lines. 37 trees have been planted on the site.

The commission directed questions to the applicant.

Motion to open public comment:

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield

Seeing none.

Motion to close public comment:

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Motion to approve the Special Use Permit for marijuana retailer use at 539 S. Huron St. existing facility, 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 approval is effective February 20, 2020.*
3. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)

Motion to approve the Limited Site Plan for 539 S. Huron St. existing facility, with the following findings and conditions:

Findings:

1. *The application substantially complies with §122-310.*
2. *The existing building and site design are nonconforming under §122-352.*

Conditions:

1. *Kramer driveway to remain blocked with no parking allowed.*
2. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
3. *Applicant displays signage to prevent customer parking in the construction staging area.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly

Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

- Adopted Ordinance: Adult-Use (Recreational) Marijuana Zoning Ordinance
Staff updated the commission of the few changes that City Council made to the

- ordinance.
- The commission came back to, and discussed the question of limited site plan reviews for multi-use facilities.
- Commissioner Davis Jr. asked about 311 N. River and enforcement of the parking plan.

IX. Committee Reports

- Non-motorized Committee Report
 - Commissioner Talaga was not present to give an update.
- Master Plan: Housing Affordability and Access Committee report
 - The commission was updated.

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Borsellino; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)



April 15, 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

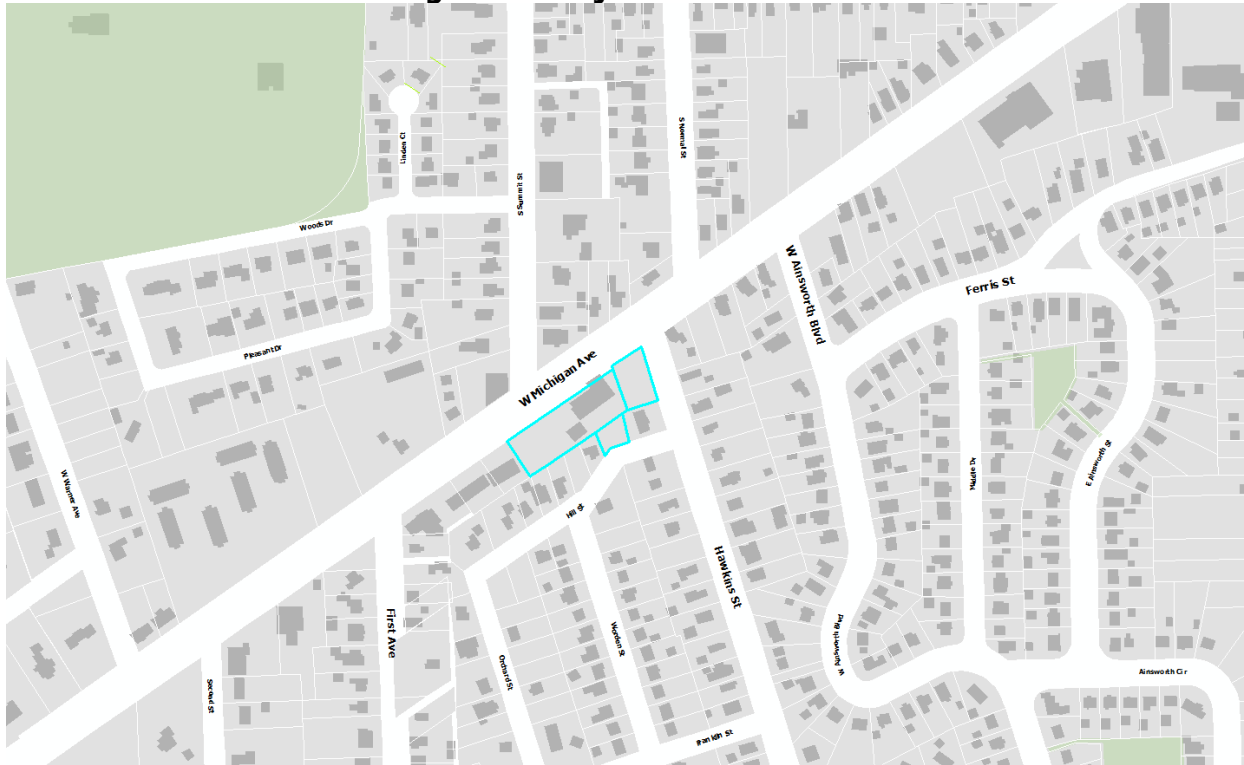


Figure 2: Site Aerial (2015)



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 but blocked by debris and crumbling block wall along rear property line.	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
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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.

- Along the rear property line adjoining Hill St., the sidewalk is no longer accessible due to a crumbling block retaining wall and debris. The crumbling block retaining wall should be repaired, debris should be cleaned, and the sidewalk should be restored for safe pedestrian use (see Figure 8 below).

Figure 8: Crumbling block retaining wall (April 2020)



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 9: 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.
§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.
- Along the rear property line adjoining Hill St., the sidewalk is no longer accessible due to a crumbling block retaining wall and debris. The crumbling block retaining wall should be repaired, debris should be cleaned, and the sidewalk should be restored for safe pedestrian use.

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.
7. Applicant repair block retaining wall on the rear (Hill St.) property line, clean debris, and restore the sidewalk.

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

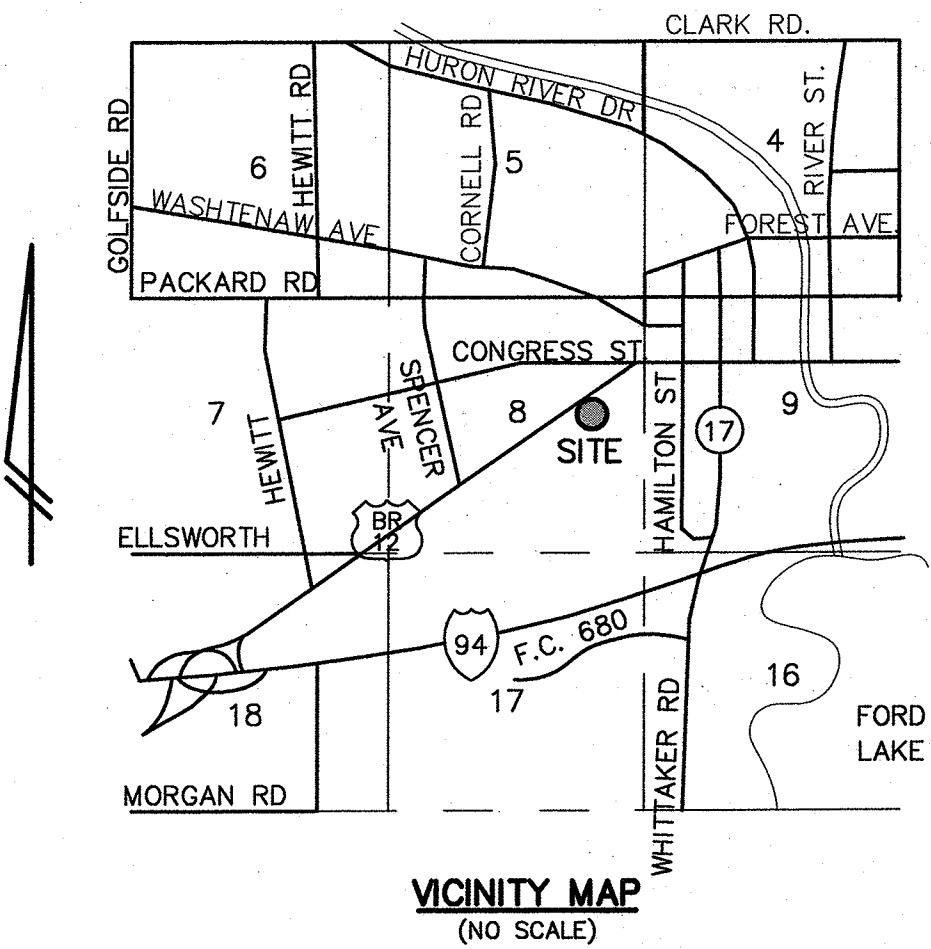
CONSTRUCTION NOTES:

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 =

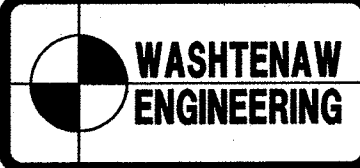
SHEET TITLE	SHEET NO.
COVER.	1
BOUNDARY AND TOPOGRAPHICAL SURVEY.	2
SITE & REMOVAL PLAN.	3
UTILITY, GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN.	4
EXISTING PHOTOMETRIC PLAN.	5
LANDSCAPE PLAN.	6
ARCHITECTURAL PLANS	
BASEMENT FLOOR PLANS. A1.1	7
LOWER LEVEL FLOOR PLANS. A1.2	8
GROUND LEVEL FLOOR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

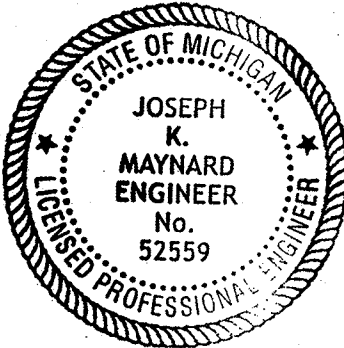


CIVIL ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS

P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL: 734-761-8800 FAX: 734-761-9530
E-MAIL: weco@wengco.com

washtenawengineering.com

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



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

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 PROJECT, INCLUDING THE USE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

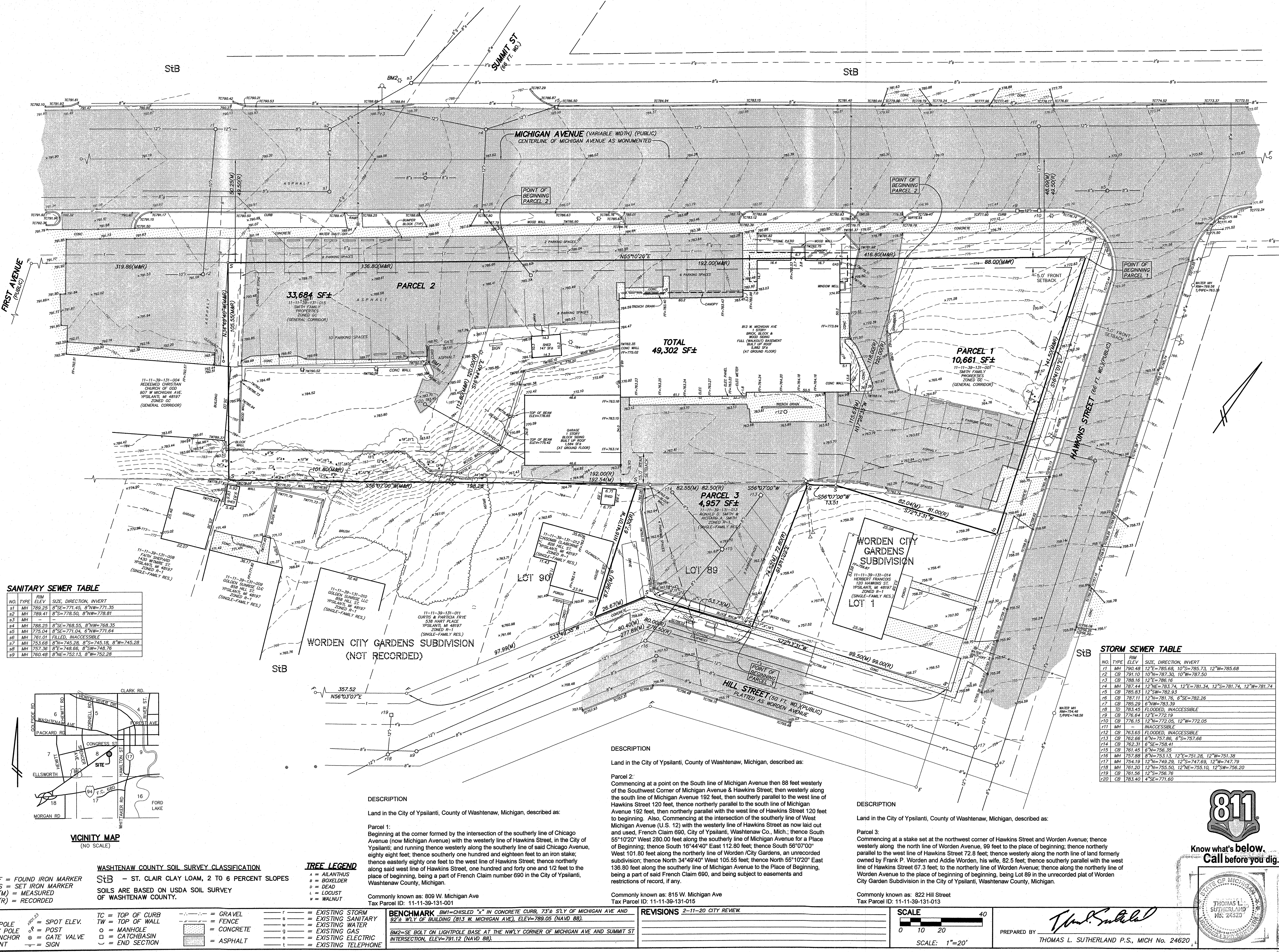
LEGEND
☆ = LIGHT POLE
○ = UTILITY POLE
● = GUY ANCHOR
⊙ = HYDRANT
● = SPOT ELEV.
○ = POST
⊙ = GATE VALVE
⊙ = SIGN

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

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

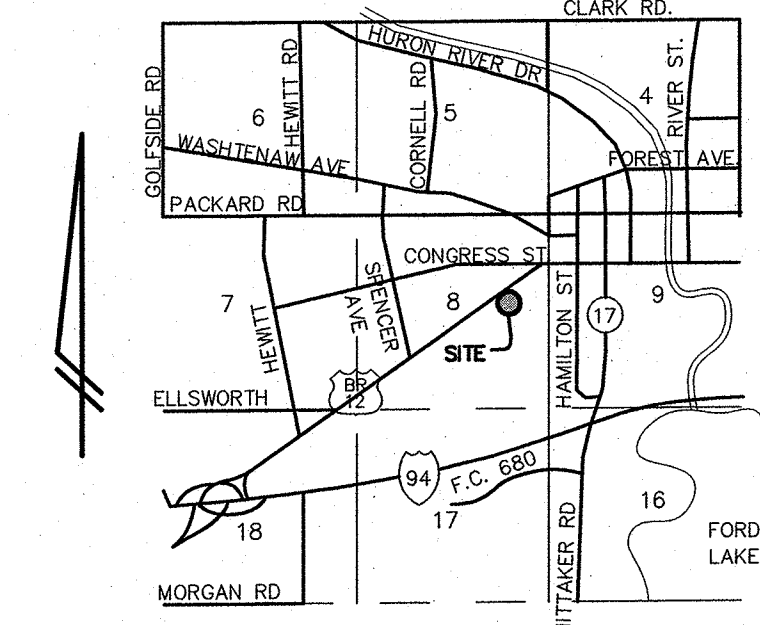
— = EXISTING STORM
— = EXISTING SANITARY
— = EXISTING WATER
— = EXISTING GAS
— = EXISTING ELECTRIC
— = EXISTING TELEPHONE

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



SANITARY SEWER TABLE

NO.	TYPE	ELEV.	SIZE	DIRECTION	INVERT
31	MH	780.25	8"	SE=771.45, 8"NW=771.35	
32	MH	789.41	8"	SE=778.50, 8"NW=778.81	
33	MH	788.25	8"	SE=768.55, 8"NW=768.35	
34	MH	775.04	8"	SE=771.04, 8"NW=771.64	
35	MH	761.01	FILLED	INACCESSIBLE	
36	MH	753.69	8"	SE=745.26, 8"SW=745.18, 8"NW=745.28	
37	MH	757.39	8"	SE=748.69, 8"SW=748.76	
38	MH	760.48	8"	SE=752.13, 8"NW=752.28	



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.

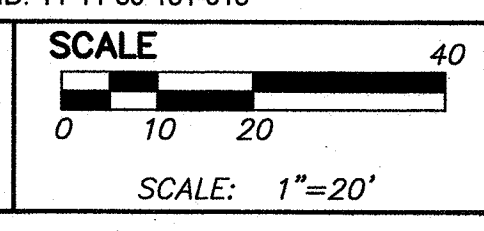
TREE LEGEND
● = ALANTHUS
● = BOXELDER
● = DEAD
● = LOCUST
● = WALNUT

DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 1:
Beginning at the corner formed by the intersection of the southerly line of Chicago Avenue (now Michigan Avenue) with the westerly line of Hawkins Street, in the City of Ypsilanti; and running thence westerly along the southerly line of said Chicago Avenue, eighty eight feet; thence southerly one hundred and eighteen feet to an iron stake; thence easterly eighty eight feet to the west line of Hawkins Street; thence northerly along said west line of Hawkins Street, one hundred and forty one feet to the place of beginning, being a part of French Claim number 690 in the City of Ypsilanti, Washtenaw County, Michigan.
Commonly known as: 809 W. Michigan Ave
Tax Parcel ID: 11-11-39-131-001

BENCHMARK BM1=CHISEL "x" IN CONCRETE CURB, 73± SLY 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 NWLY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 2:
Commencing at a point on the South line of Michigan Avenue then 88 feet westerly of the Southwest Corner of Michigan Avenue & Hawkins Street; then westerly along the south line of Michigan Avenue 192 feet, then southerly parallel to the west line of Hawkins Street 120 feet, thence northerly parallel to the south line of Michigan Avenue 192 feet, then northerly parallel with the west line of Hawkins Street 120 feet to beginning. Also, Commencing at the intersection of the southerly line of West Michigan Avenue (U.S. 12) with the westerly line of Hawkins Street as now laid out and used, French Claim 690, City of Ypsilanti, Washtenaw Co., Mich.; thence South 55°10'20" West 280.00 feet along the southerly line of Worden Avenue for a Place of Beginning; thence South 16°44'40" East 112.80 feet; thence South 56°07'00" West 101.80 feet along the northerly line of Worden City Gardens, an unrecorded subdivision; thence North 34°49'40" West 105.55 feet; thence North 55°10'20" East 136.80 feet along the southerly line of Michigan Avenue to the Place of Beginning, being a part of said French Claim 690, and being subject to easements and restrictions of record, if any.
Commonly known as: 815 W. Michigan Ave
Tax Parcel ID: 11-11-39-131-015

DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 3:
Commencing at a stake set at the northwest corner of Hawkins Street and Worden Avenue; thence westerly along the north line of Worden Avenue, 99 feet to the place of beginning; thence northerly parallel to the west line of Hawkins Street 72.8 feet; thence westerly along the north line of land formerly owned by Frank P. Worden and Addie Worden, his wife, 82.5 feet; thence southerly parallel with the line of Hawkins Street 67.3 feet; to the northerly line of Worden Avenue; thence along the northerly line of Worden Avenue to the place of beginning, being Lot 89 in the unrecorded plat of Worden City Garden Subdivision in the City of Ypsilanti, Washtenaw County, Michigan.
Commonly known as: 822 Hill Street
Tax Parcel ID: 11-11-39-131-013



PREPARED BY
THOMAS L. SUTHERLAND P.S., MICH No. 24620

STORM SEWER TABLE

NO.	TYPE	ELEV.	SIZE	DIRECTION	INVERT
1	MH	790.48	12"	E=785.66, 10"S=785.73, 12"W=785.68	
2	CB	791.10	10"	N=787.30, 10"W=787.50	
3	CB	788.16	12"	E=788.16	
4	MH	787.44	12"	NE=783.74, 12"E=781.34, 12"S=781.74, 12"W=781.74	
5	CB	785.83	12"	SW=782.93	
6	CB	787.11	12"	N=781.76, 6"S=782.26	
7	CB	785.29	6"	NW=783.39	
8	TD	783.45	FLOODED	INACCESSIBLE	
9	CB	776.64	12"	E=772.19	
10	CB	776.15	12"	N=772.05, 12"W=772.05	
11	MH	INACCESSIBLE			
12	CB	783.65	FLOODED	INACCESSIBLE	
13	CB	782.66	6"	N=787.86, 6"S=787.66	
14	CB	782.31	6"	SE=788.41	
15	CB	781.45	6"	NW=786.35	
16	MH	757.88	8"	N=753.13, 12"E=751.28, 12"W=751.38	
17	MH	754.19	12"	N=749.29, 12"S=747.69, 12"W=747.79	
18	MH	761.20	12"	N=755.50, 12"NE=755.10, 12"SW=756.20	
19	CB	781.56	12"	SE=786.76	
20	CB	783.40	4"	SE=771.60	

811
Know what's below.
Call before you dig.

THOMAS L. SUTHERLAND
NO. 24620

CLIENT
OCTAPHARMA
PLASMA, INC.
10844 WEST LAKE DR.
CHRYSLER SEC 4662
www.octapharmaplasmacna.com

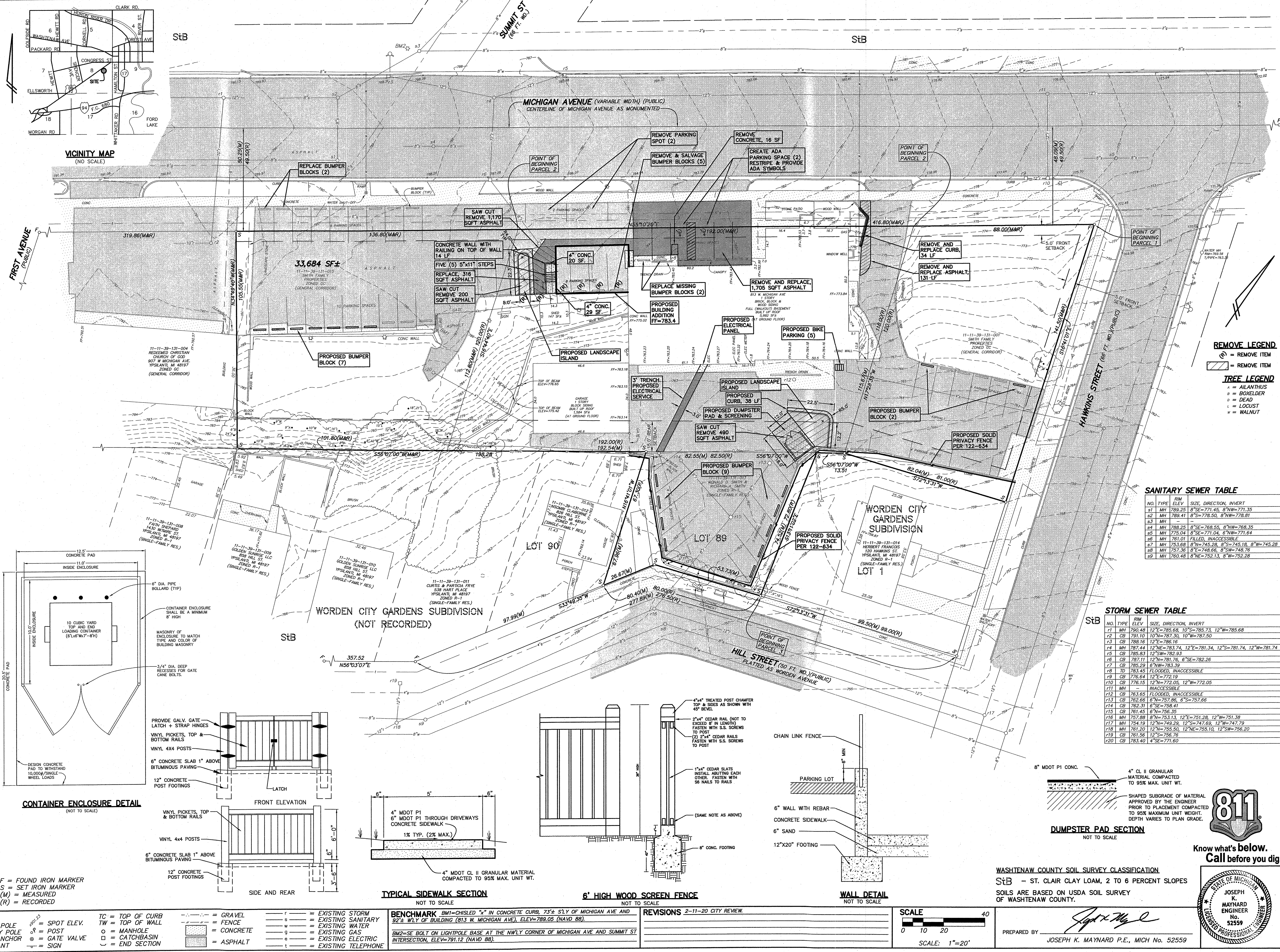
PROJECT
809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION 8 **TOWN** 3 **SOUTH** 7 **EAST** 1
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32553
DATE 9-6-19
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 48103
TEL 734-761-8800
WWW.WASHTENAWENGINEERING.COM

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WEC) IS NOT ADDED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE REUSE OF ANY PART OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC. IS PROHIBITED. THE REUSE OF ANY PART OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC. IS PROHIBITED.



WASHTENAW ENGINEERING

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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

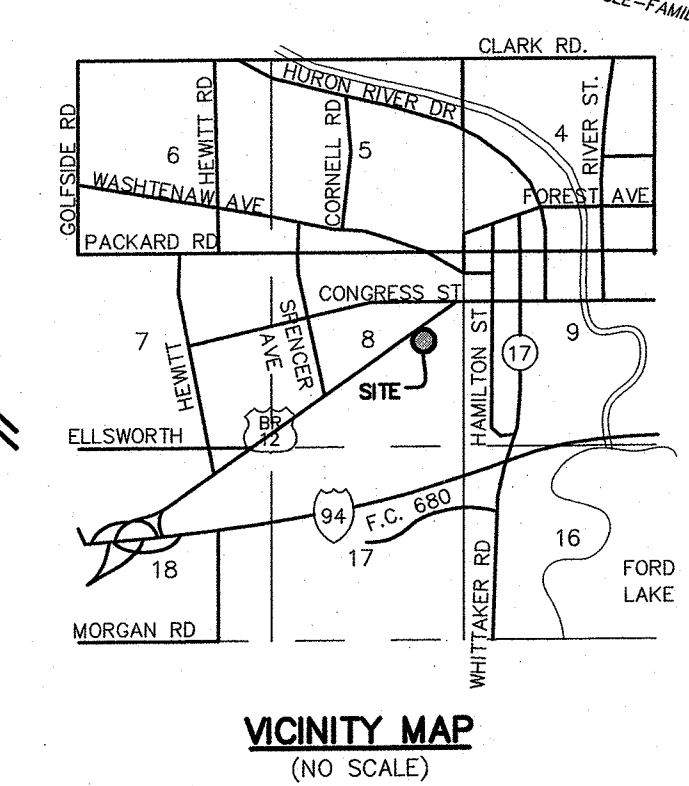
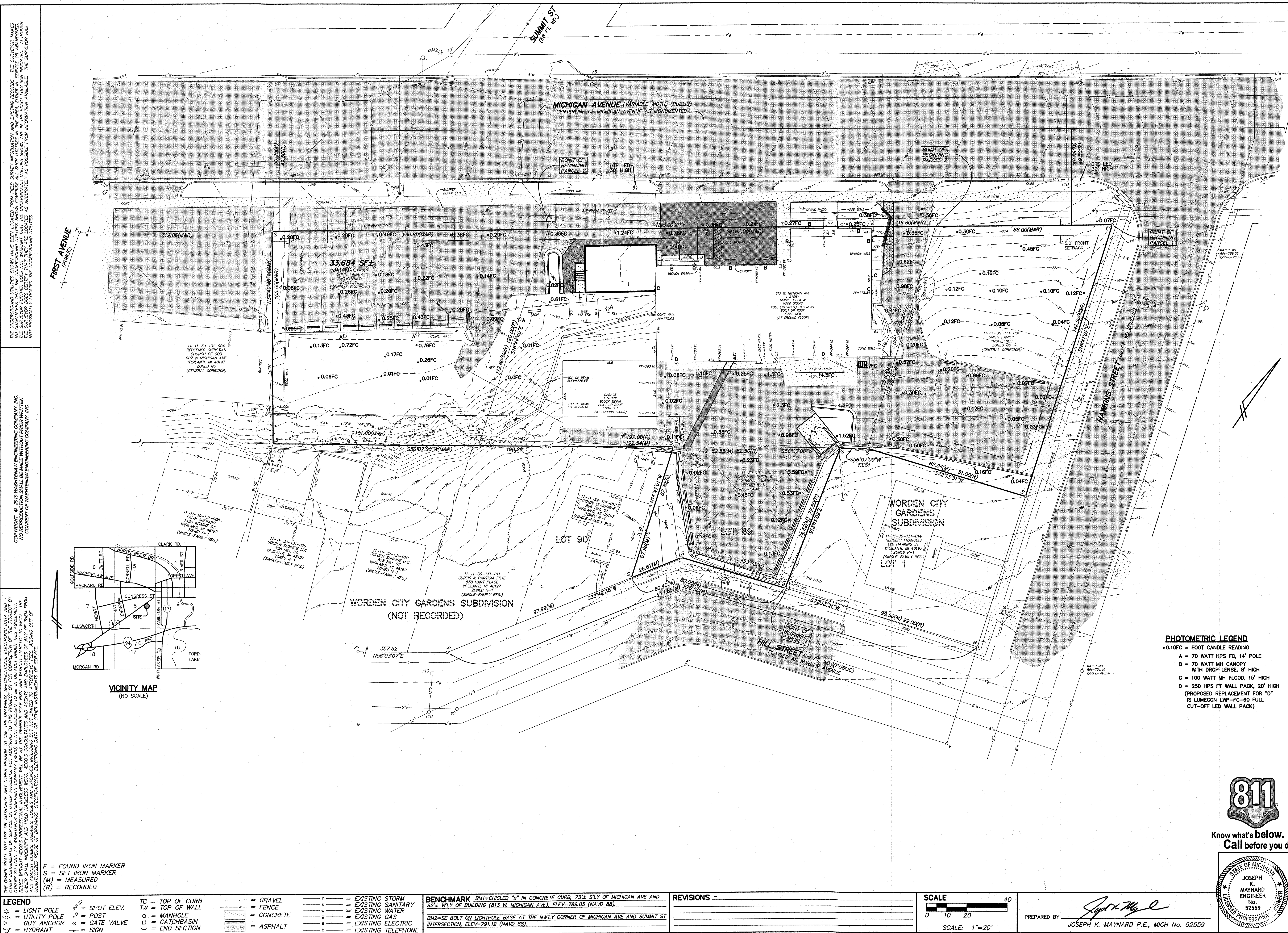
PROJECT CITY OF YPSILANTI WASHTENAW COUNTY • MICHIGAN

DATE 9-6-19 JOB NO. 32953

DWG NO. 553-site FIELD BOOK 643

FILE NO. 10438

SHEET 3

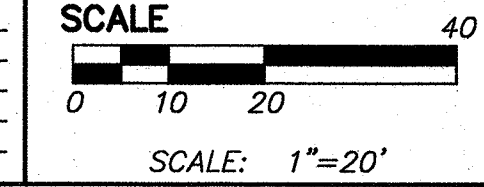


PHOTOMETRIC LEGEND
•0.10FC = FOOT CANDLE READING
A = 70 WATT HPS FC, 14' POLE
B = 70 WATT MH CANOPY WITH DROP LENSE, 8' HIGH
C = 100 WATT MH FLOOD, 15' HIGH
D = 250 HPS FT WALL PACK, 20' HIGH
(PROPOSED REPLACEMENT FOR "D" IS LUMCON LWP-FC-60 FULL CUT-OFF LED WALL PACK)

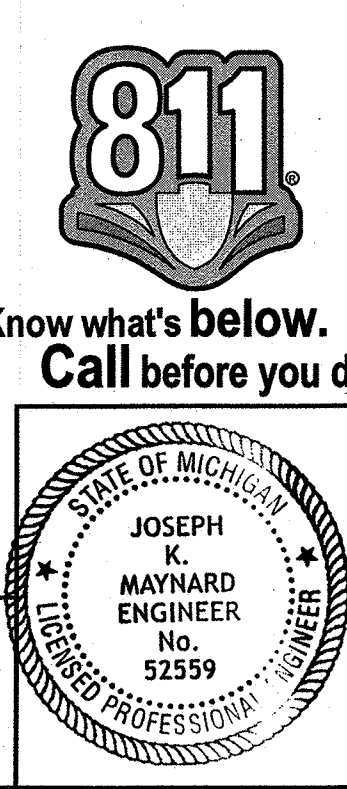
LEGEND
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--- = EXISTING SANITARY
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--- = EXISTING GAS
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--- = EXISTING TELEPHONE

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

REVISIONS



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



809-815
W. MICHIGAN AVE
& 822 HILL ST

EXISTING
PHOTOMETRIC PLAN

PROJECT
SECTION 8 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY - MICHIGAN
DATE 2-11-20
JOB NO. 32553
DWG NO. 553-ex photo
FIELD BOOK 643
FILE NO. 10438

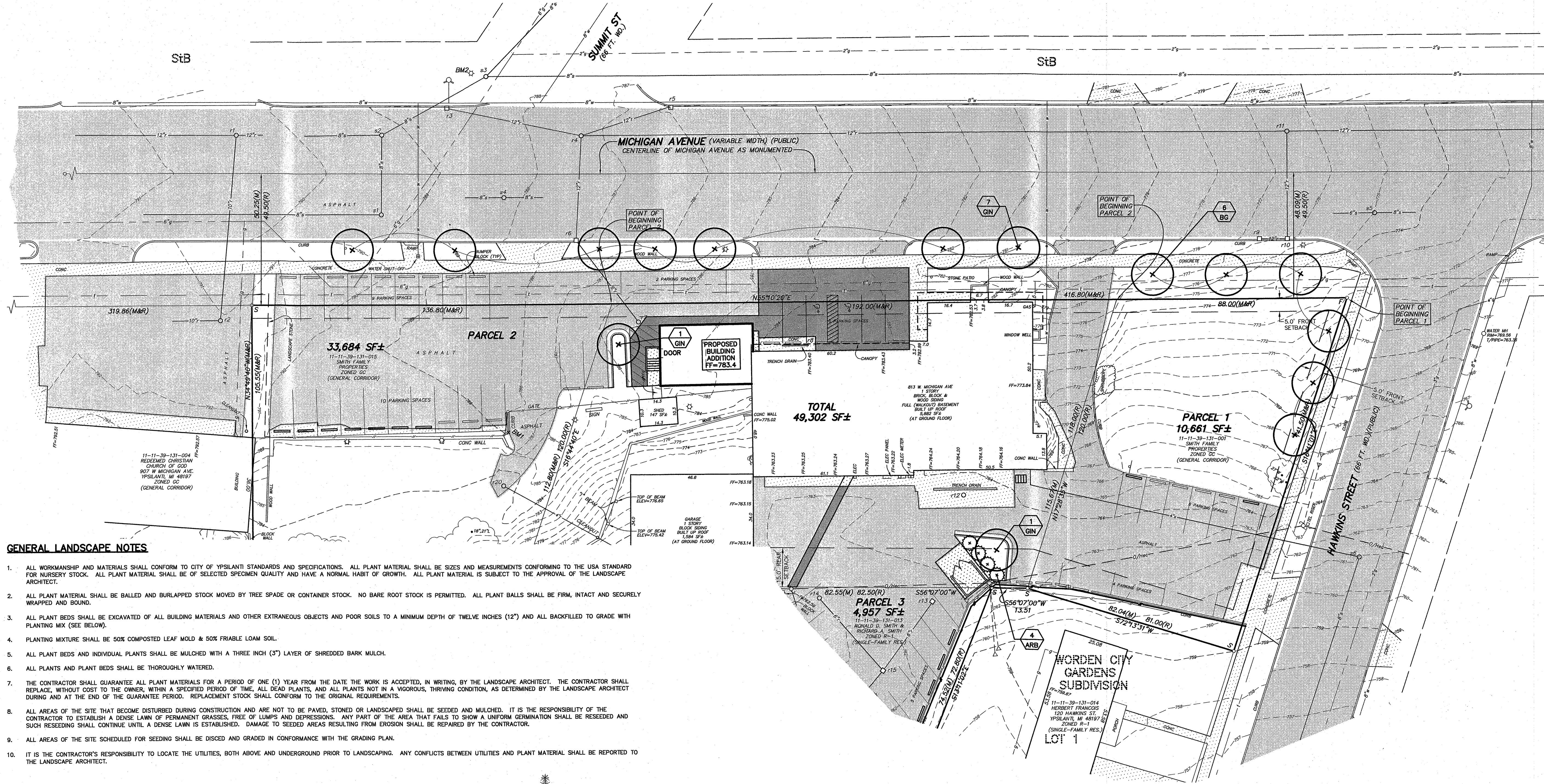
CLIENT
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CHARLOTTE, NC 28273
TEL 704-654-4660
www.octapharmaplasm.com

WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-8550
FAX 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.

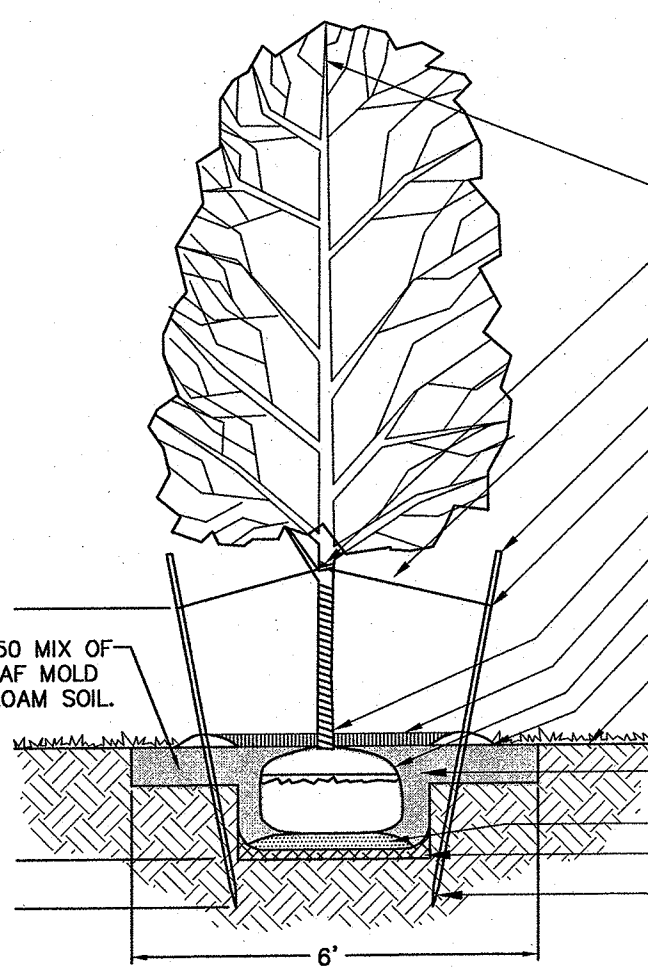
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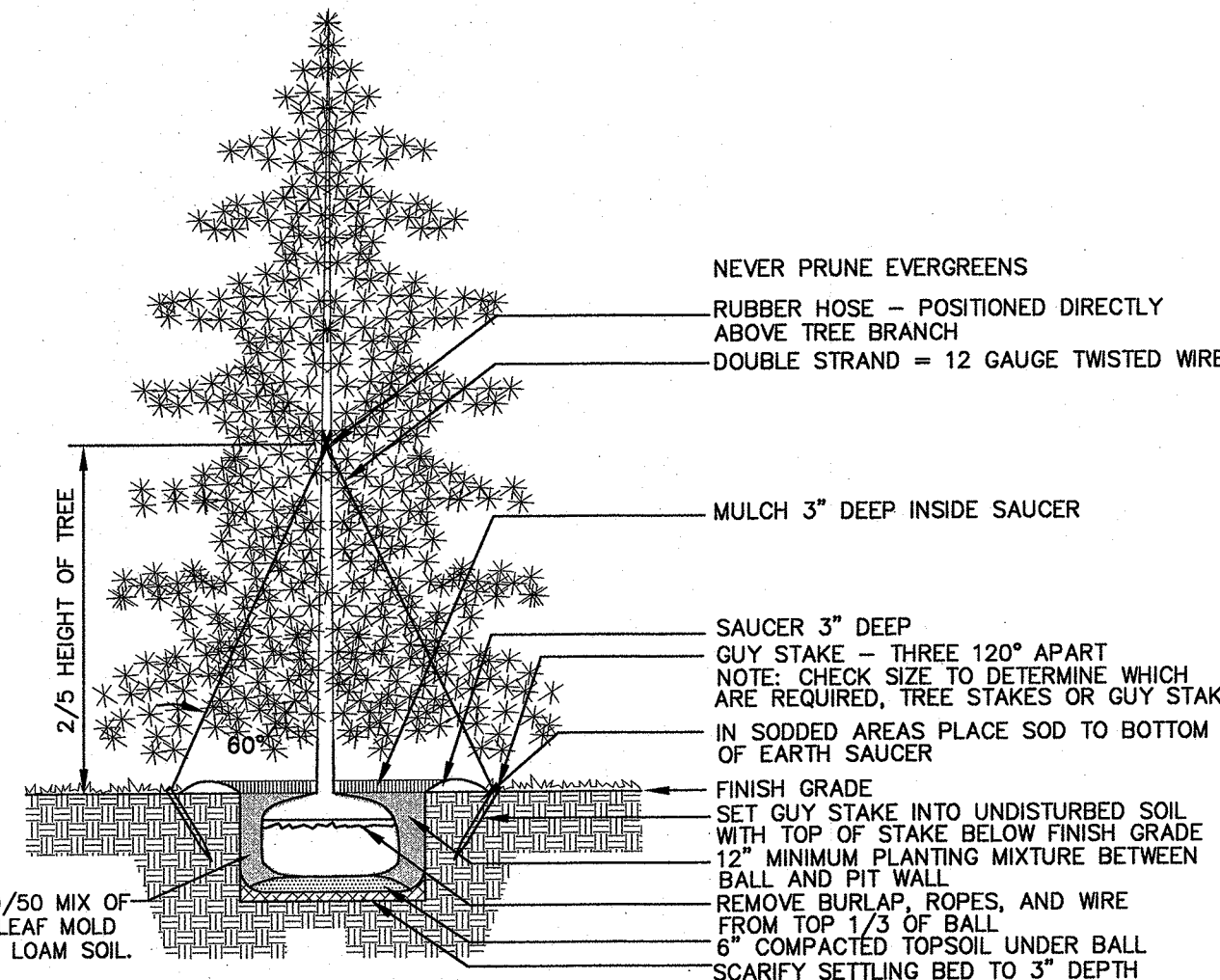


GENERAL LANDSCAPE NOTES

- 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

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

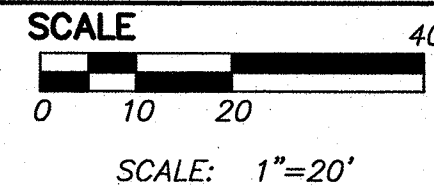
BENCHMARK BM1=CHISLED "X" IN CONCRETE CURB, 73'± SLY OF MICHIGAN AVE AND 92'± WLY OF BUILDING (813 W. MICHIGAN AVE), ELEV=789.05 (NAVD 88).
BM2=SE BOLT ON LIGHTPOLE BASE AT THE NWLY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

PLANT LIST

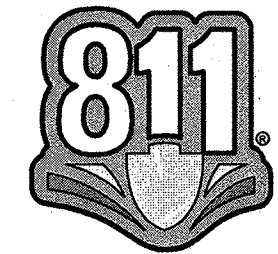
KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
GIN	9	Ginkgo biloba	MAIDENHAIR TREE	2.5" CAL.
BG	7	Nyssa sylvatica	BLACK GUM TREE	2.5" CAL.
ARB	4	Thuja occidentalis	AMERICAN ARBORVITAE	5'-6" HT.

REVISIONS

NO.	DATE	DESCRIPTION



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



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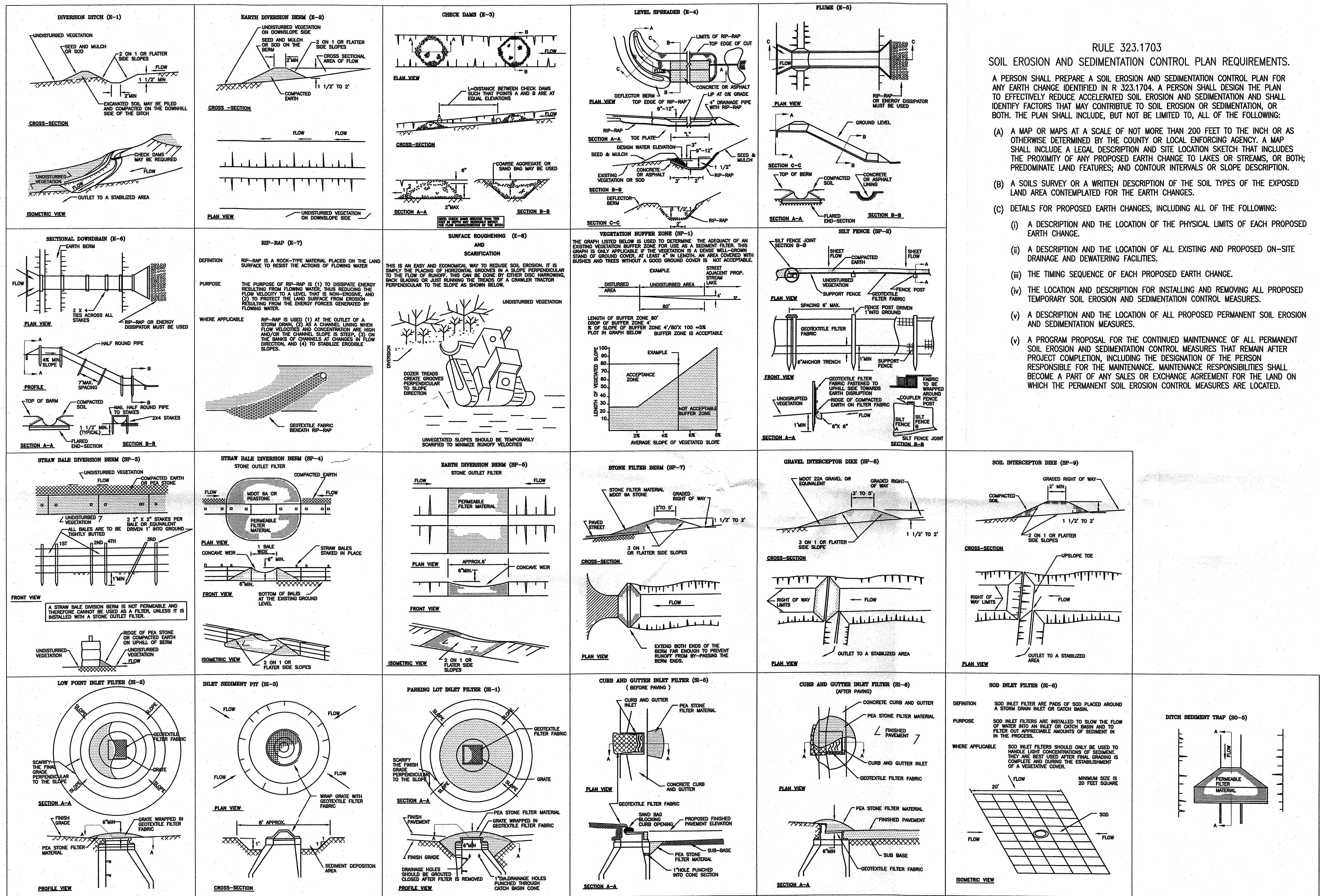
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LANDSCAPE PLAN

809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 2-11-20 JOB NO. 32553
DWG NO. 553-land FIELD BOOK 643
FILE NO. 10438
6
SHEET



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 & McCLEMENT, INC.



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

CUSTOMER: YPSILANTI TOWNSHIP

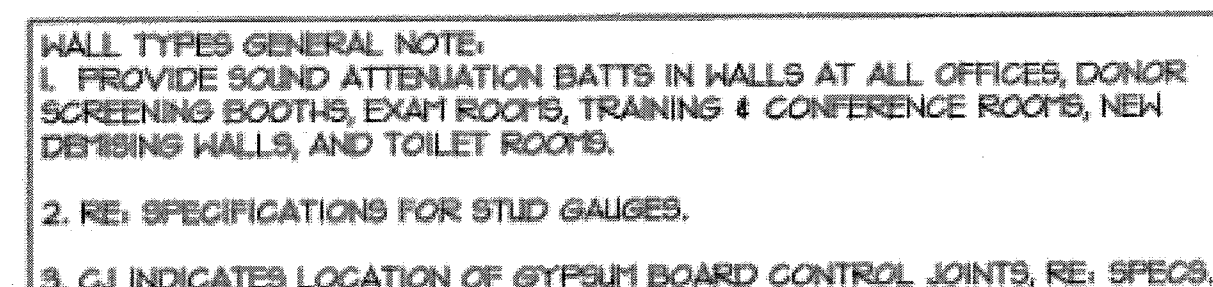
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DRAWING: SESC.dwg
LAYOUT: BESC

SHEET
11

JOB NO.

3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.

③ INSTALL BLACK-OUT GLAZING FILM AT EXISTING GLAZING.



architecture by erik jorgensen, a/c.
2520 14th street, lawrenceville, ga 30046

OCTAPharma Plasma, Inc.®
Tenant Improvements
815 W. Michigan Avenue
Ann Arbor, Michigan 48107

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DATE
18 JUNE 2016

SCALE
1/8" = 1'-0"

JOB NO.
18-030

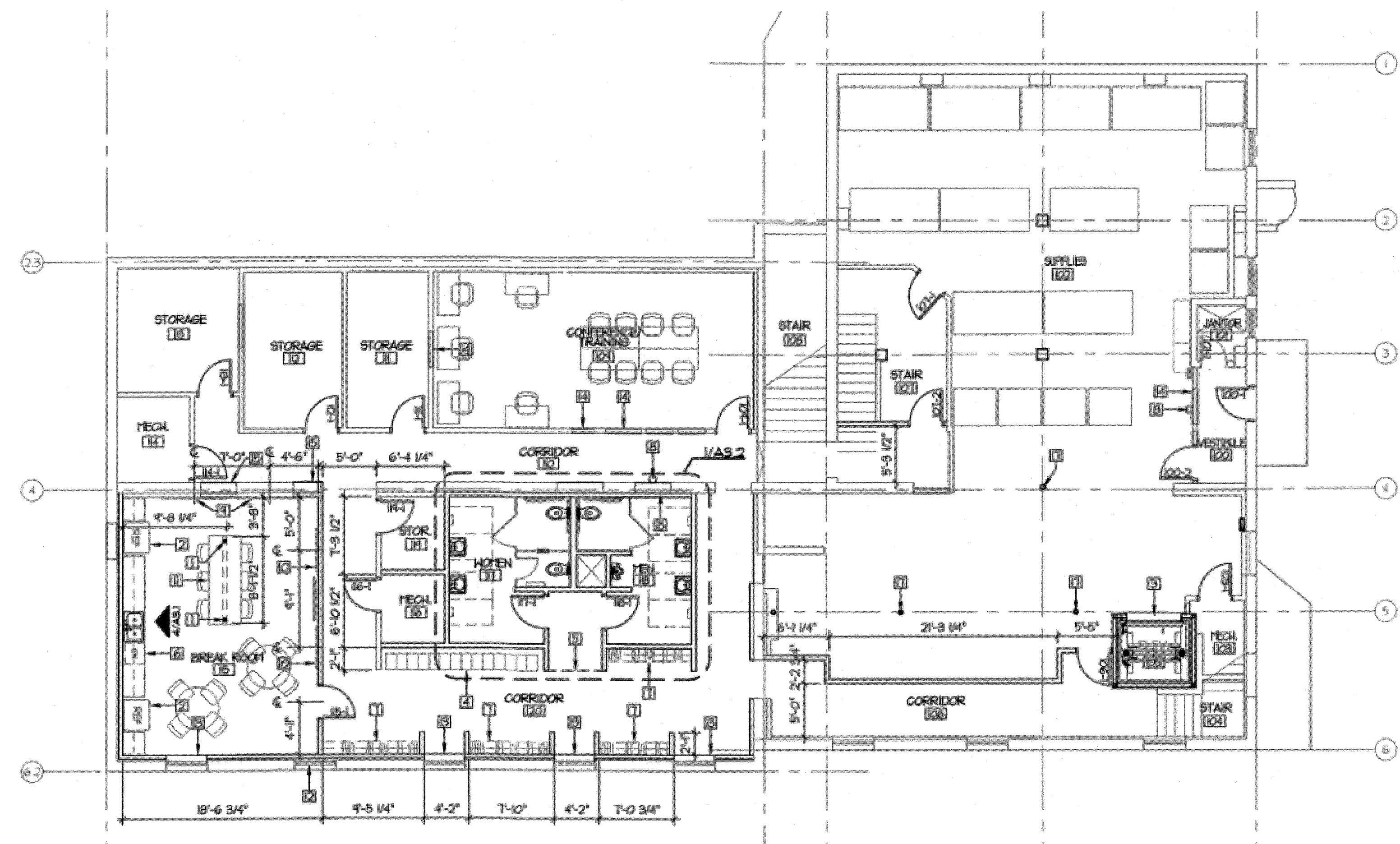
A.I.
BASEMENT
FLOOR PLAN

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.

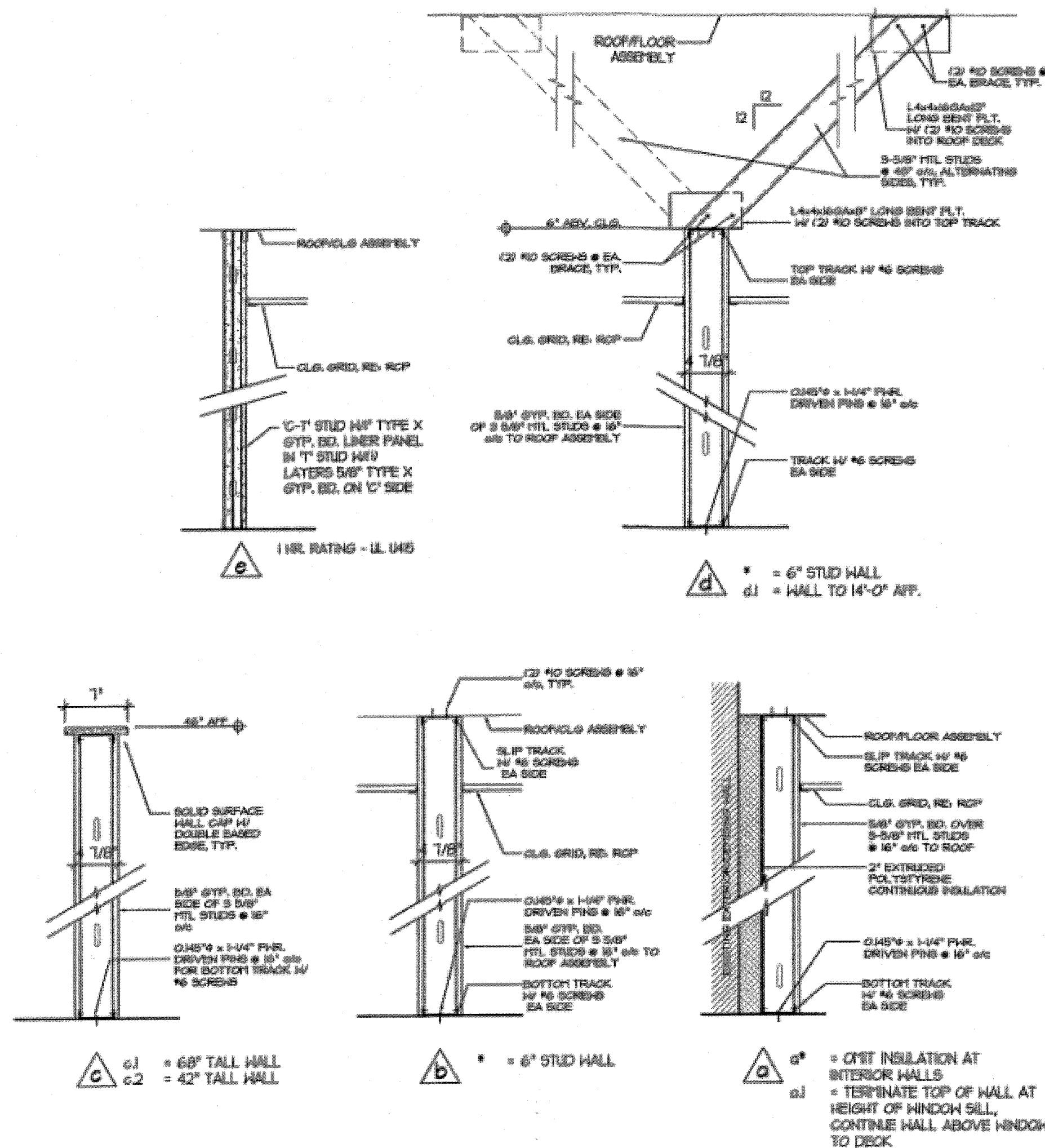
PLAN NOTES

- 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.

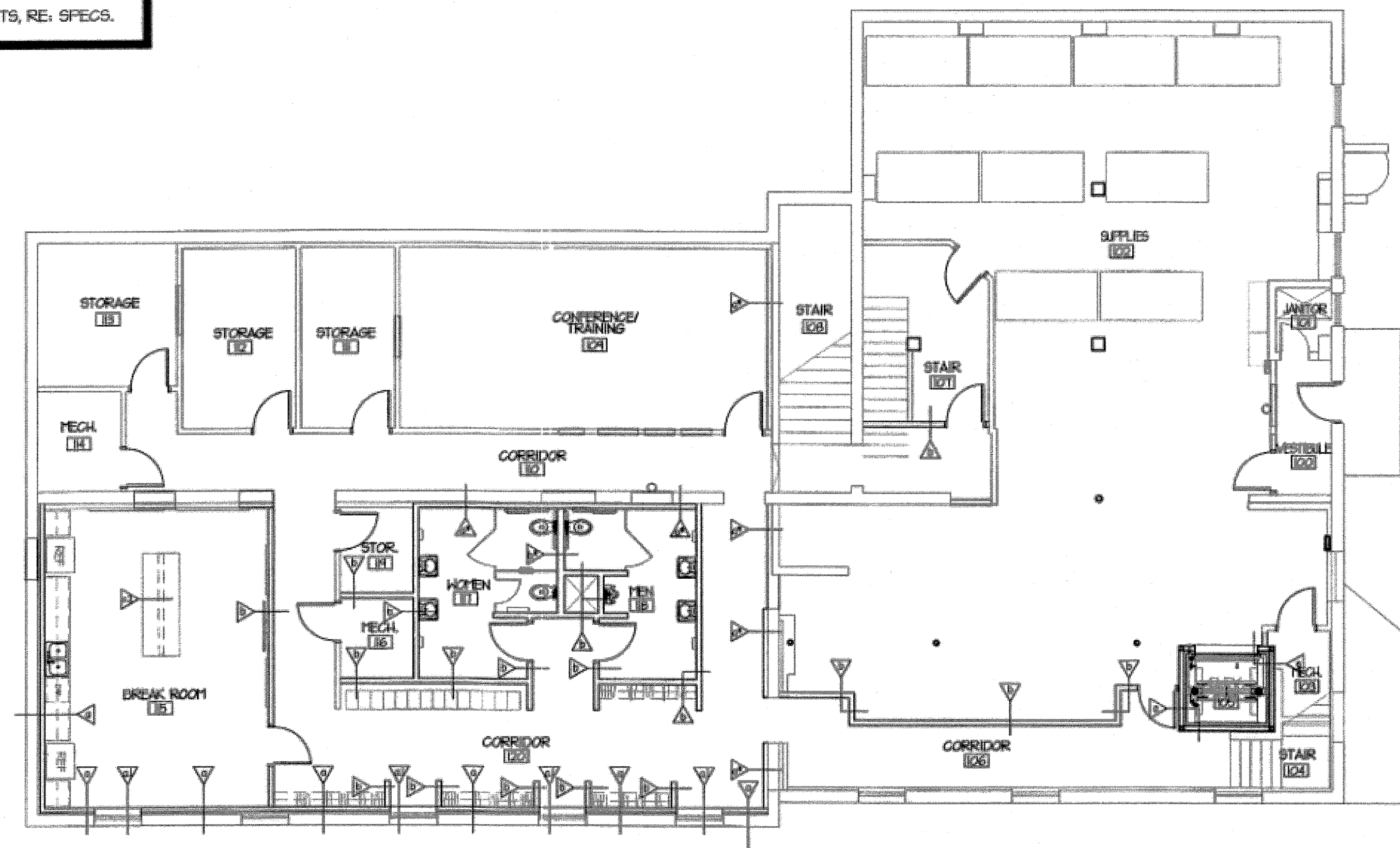


2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

- 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.
 - CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE. SPECS.

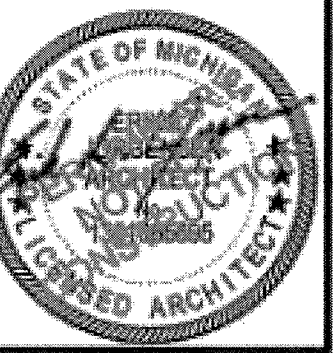


3 WALL TYPES
SCALE: 1" = 1'-0"



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

REVISIONS



Archetype
DESIGN
GROUP
INC.

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www.adgiaia.com

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

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TENANT IMPROVEMENTS
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

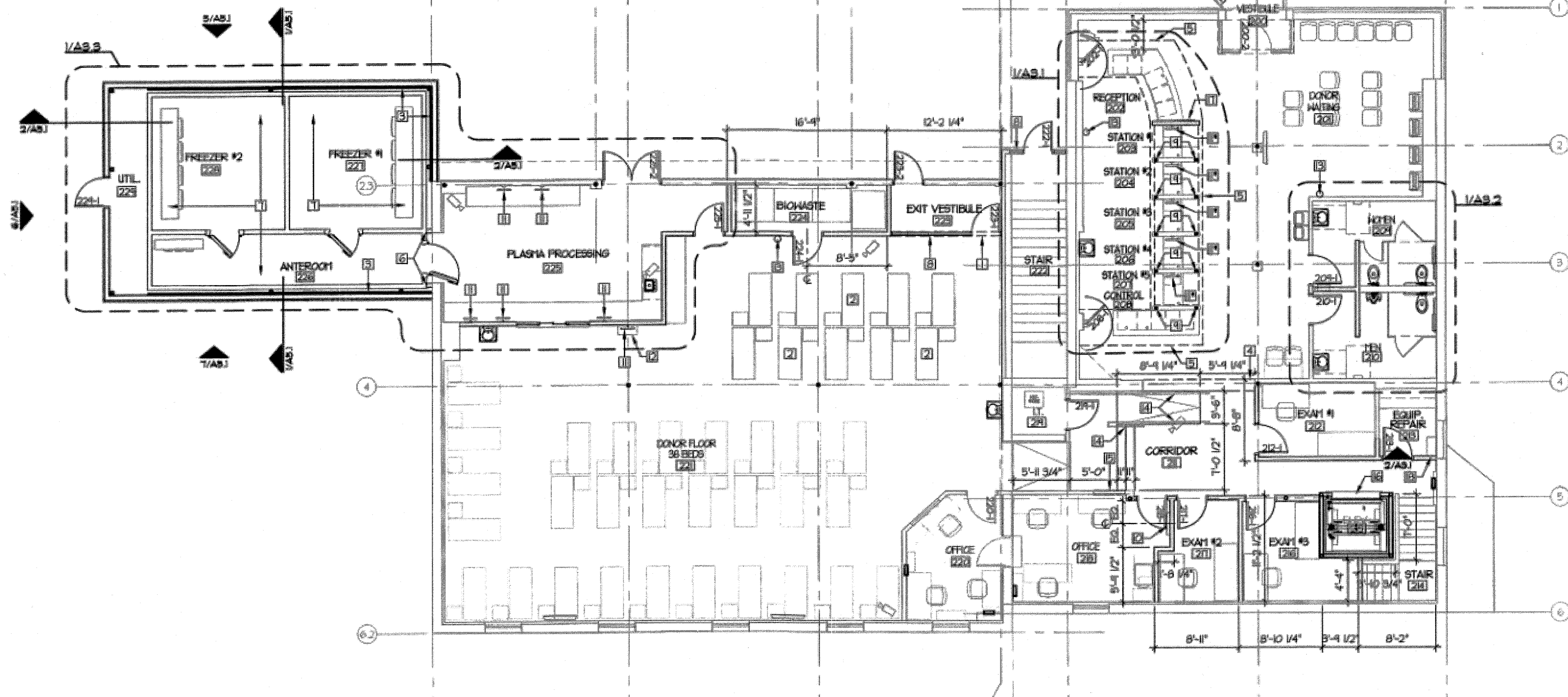
A1.2
LOWER LEVEL
FLOOR PLANS

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.
4. PROVIDE R-38 UNFACED BATT INSULATION AT THE ROOF DECK W/ 1/2" MESH INSULATION NETTING OR STICK CLIPS IN THE ENTIRE LEASE SPACE. VERIFY AMOUNT OF EXISTING ROOF INSULATION & REPORT TO THE ARCHITECT BEFORE INSTALLATION.

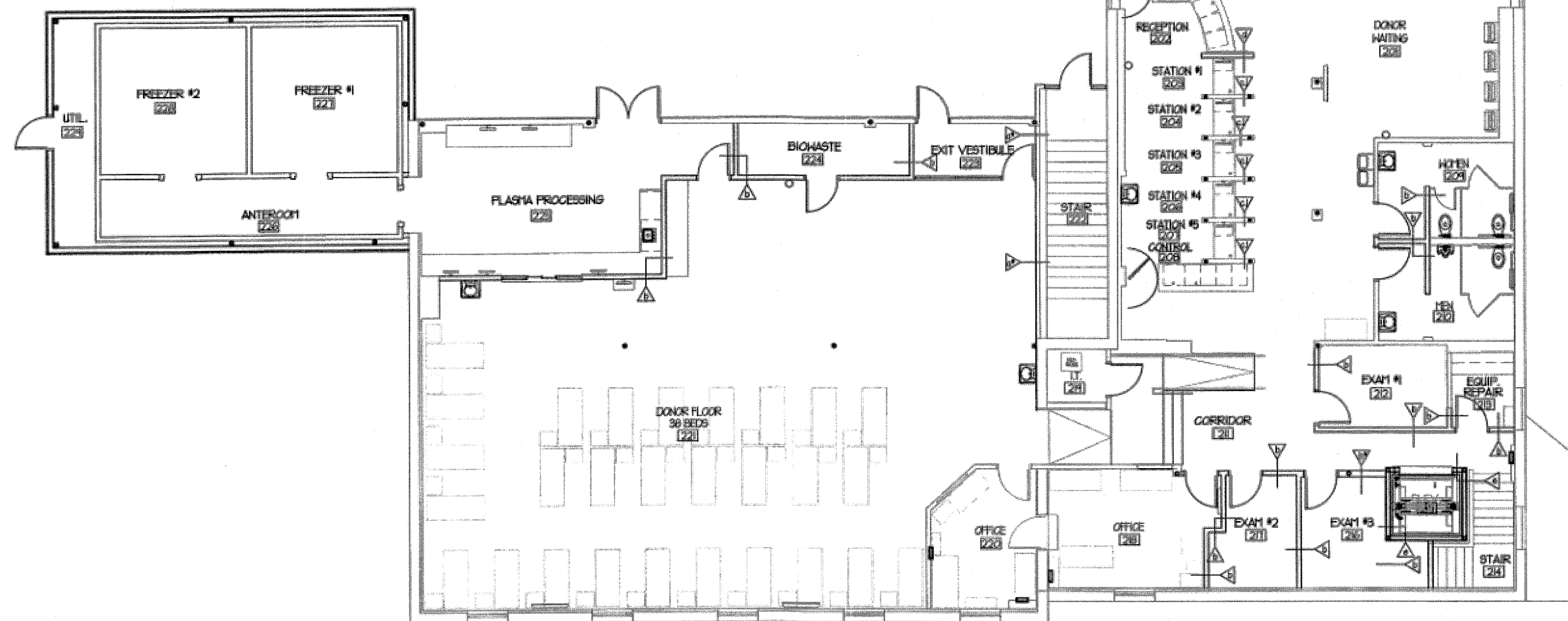
PLAN NOTES

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/ 1/2" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
6. 16 GA 3" x 4-1/8" x 3" STAINLESS STEEL ENDWALL CAP (FLOOR TO CEILING). INSTALL WITH CONSTRUCTION ADHESIVE & #6 x 1-1/2" STAINLESS STEEL PHILIPS OVAL HEAD SCREWS @ 32" o/c. PROVIDE SOLID BLOCKING IN FRAMED WALLS FOR ATTACHMENT.
7. 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 1/4" IN 20'-0". IF EXISTING SLAB DOES NOT MEET THESE TOLERANCES, GC SHALL NOTIFY OWNER PRIOR TO PROCEEDING WITH THE WORK.
8. NEW STOREFRONT RE: WINDOW/DOOR SCHEDULE
9. CORE OUT 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.
10. LOCKABLE WALL MOUNTED CABINET W/ TEMPERED GLASS VIEWING PANEL FOR T-STAT CONTROLS. RE: CABINET DETAILS.
11. OWNER PROVIDED, CONTRACTOR INSTALLED MONITOR MOUNT, TYP. MOUNT AT 60" AFF. * DENOTES MOUNTING HEIGHT AT 11" ABOVE COUNTERTOP.
12. COMPUTER SHELF. RE: MILLWORK DETAILS.
13. FIRE EXTINGUISHER & 951-RECESSED 5/8 CABINET, RE: SPECS. BOTTOM OF R.O. @ 21" AFF.
14. NEW 1-1/2" PAINTED STEEL HANDRAIL. RE: DETAILS.
15. INFILL EXISTING DOOR OPENINGS W/ 5/8" GYP. BD. EA. SIDE OF STL STUDS TO MATCH EXISTING.
16. NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SU 36H x 48D x 60H
17. OWNER PROVIDED & INSTALLED 48x45" EMPLOYEE OF THE MONTH PLAQUE. MOUNT 60" AFF TO CENTER.
18. SHELVING PROVIDED BY OTHERS.
19. NEW 3500PSI CONCRETE STAIR, RAM'P & LANDING W/ #4 BARS @ 24" o/c EACH WAY HORIZ. MIN. 2" FROM TOP SURFACE OF RAM'P, RE: DETAILS.



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

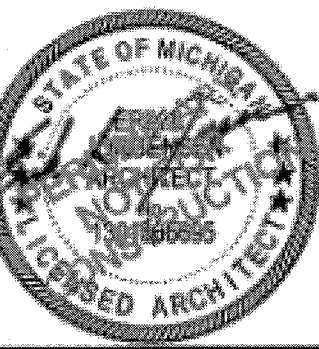
- WALL TYPES GENERAL NOTE:**
1. PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DENISING WALLS, AND TOILET ROOMS.
 2. RE: SPECIFICATIONS FOR STUD GAUGES.
 3. CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.



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

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

REVISIONS



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DESIGN
GROUP
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architecture by ark jorgensen, arc.
spco 14th street, leawood, ks 66208

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18-030
SHEET

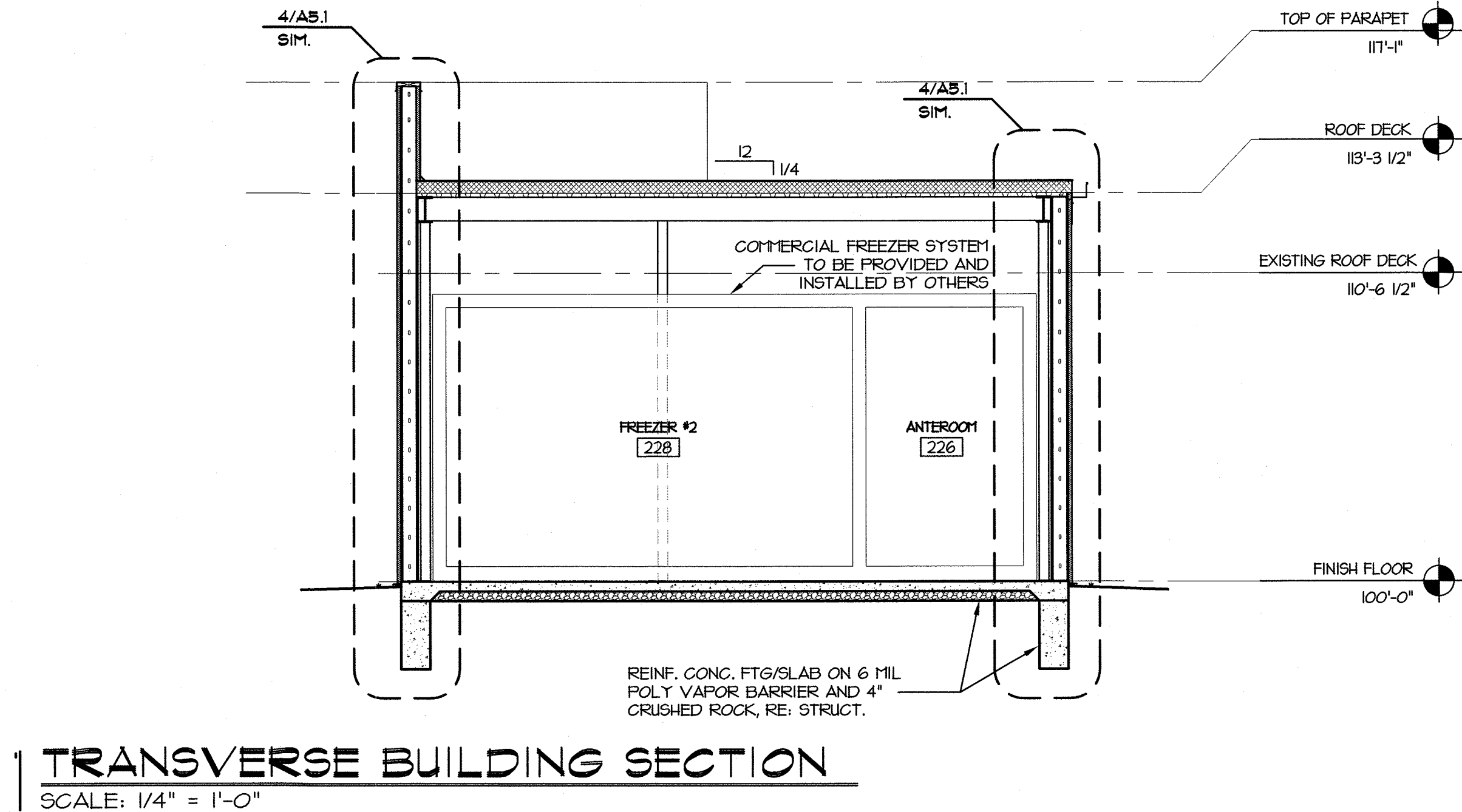
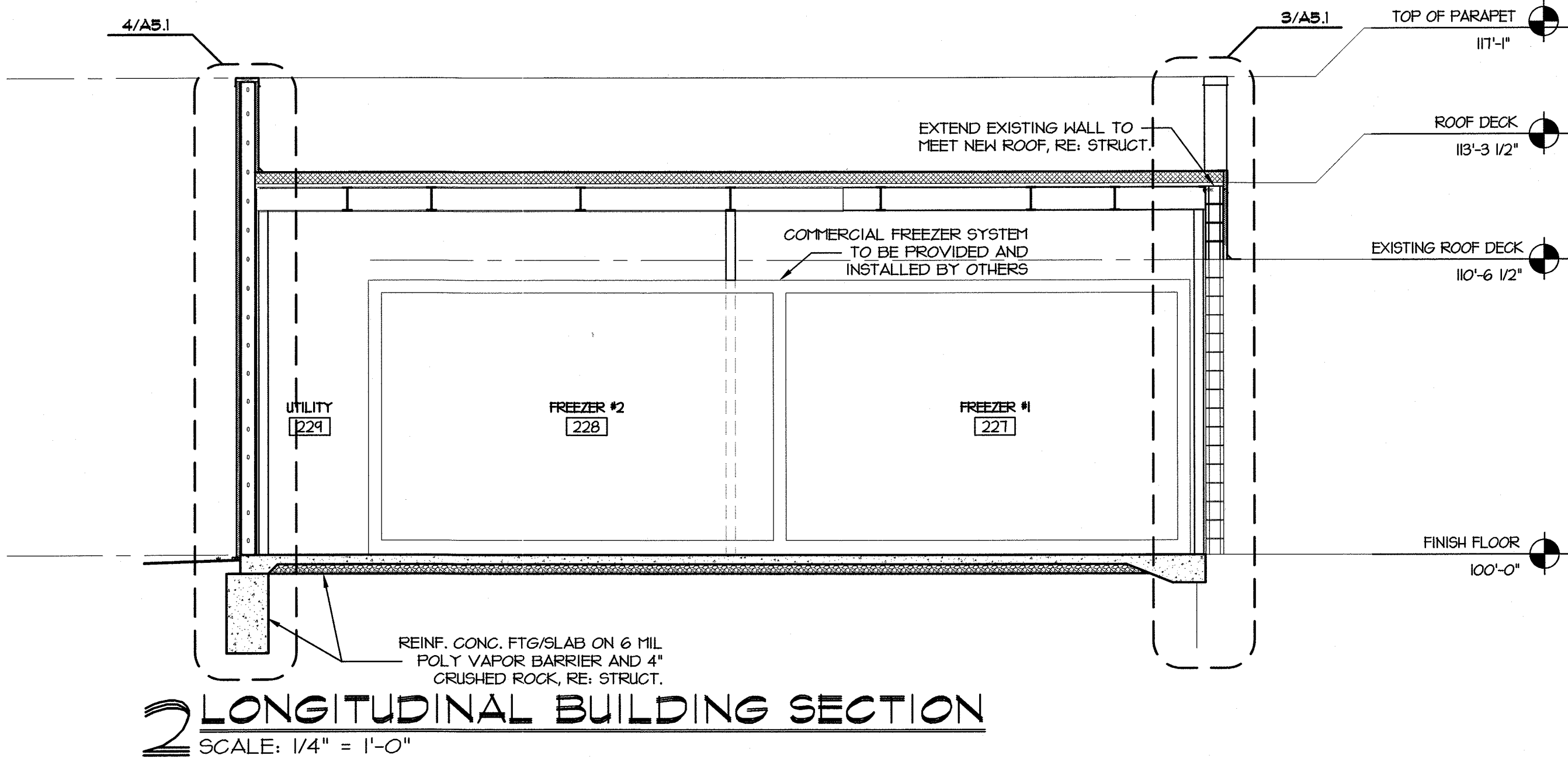
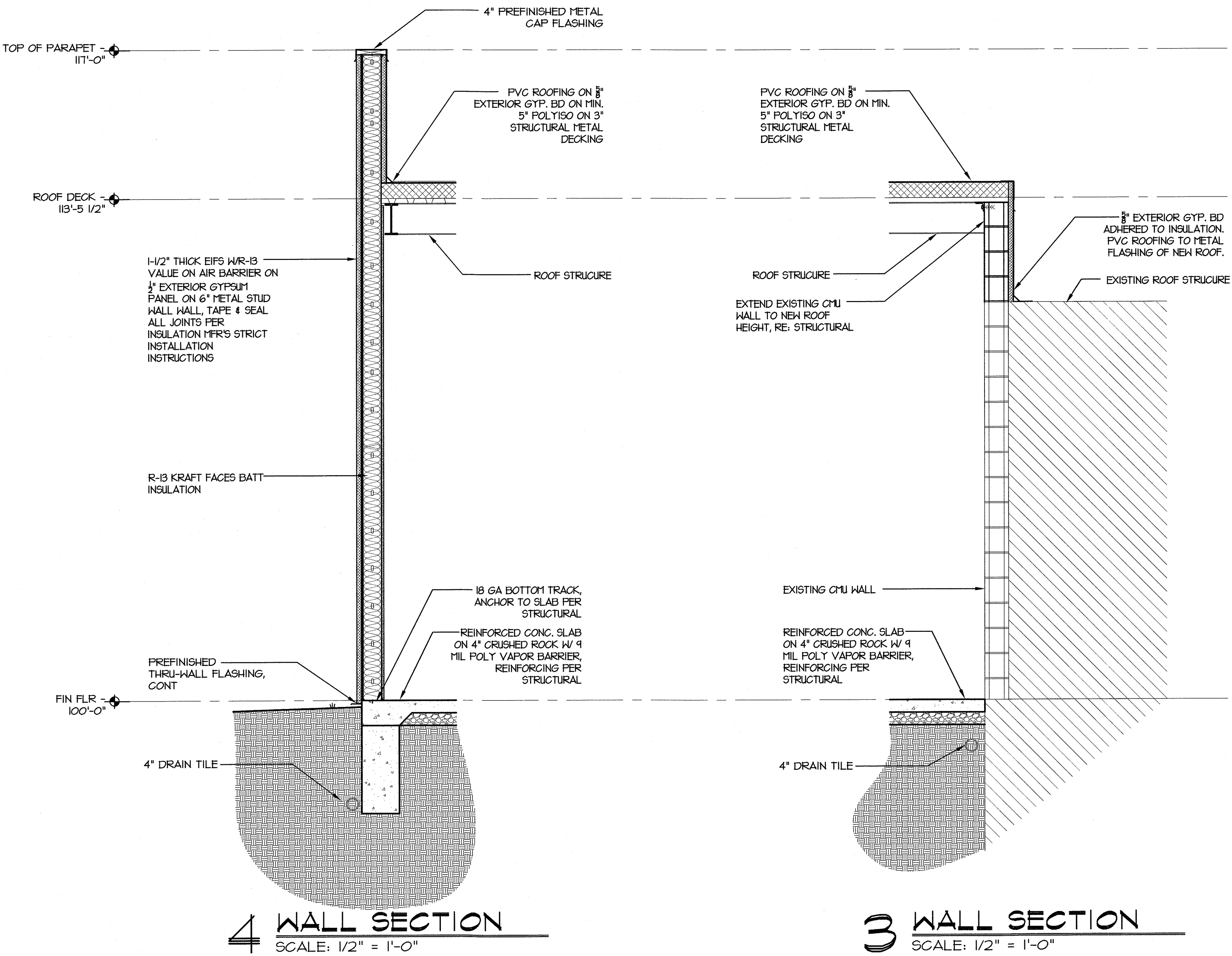
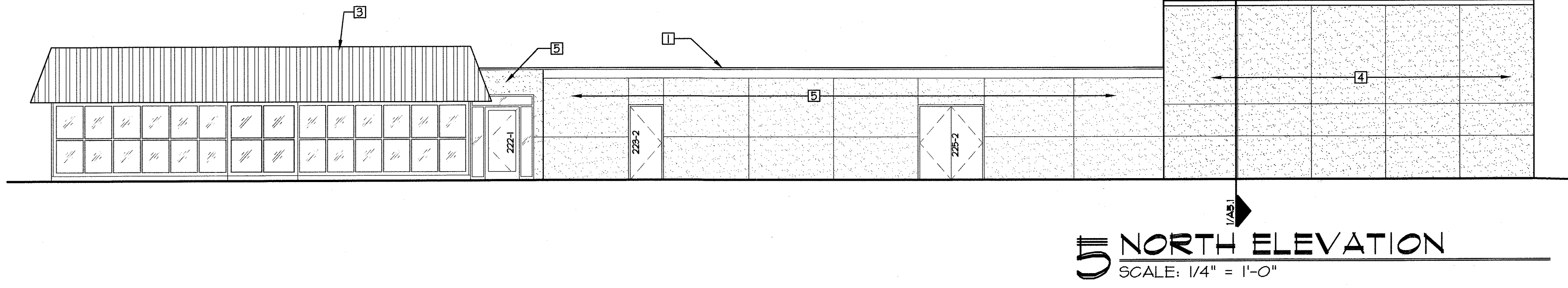
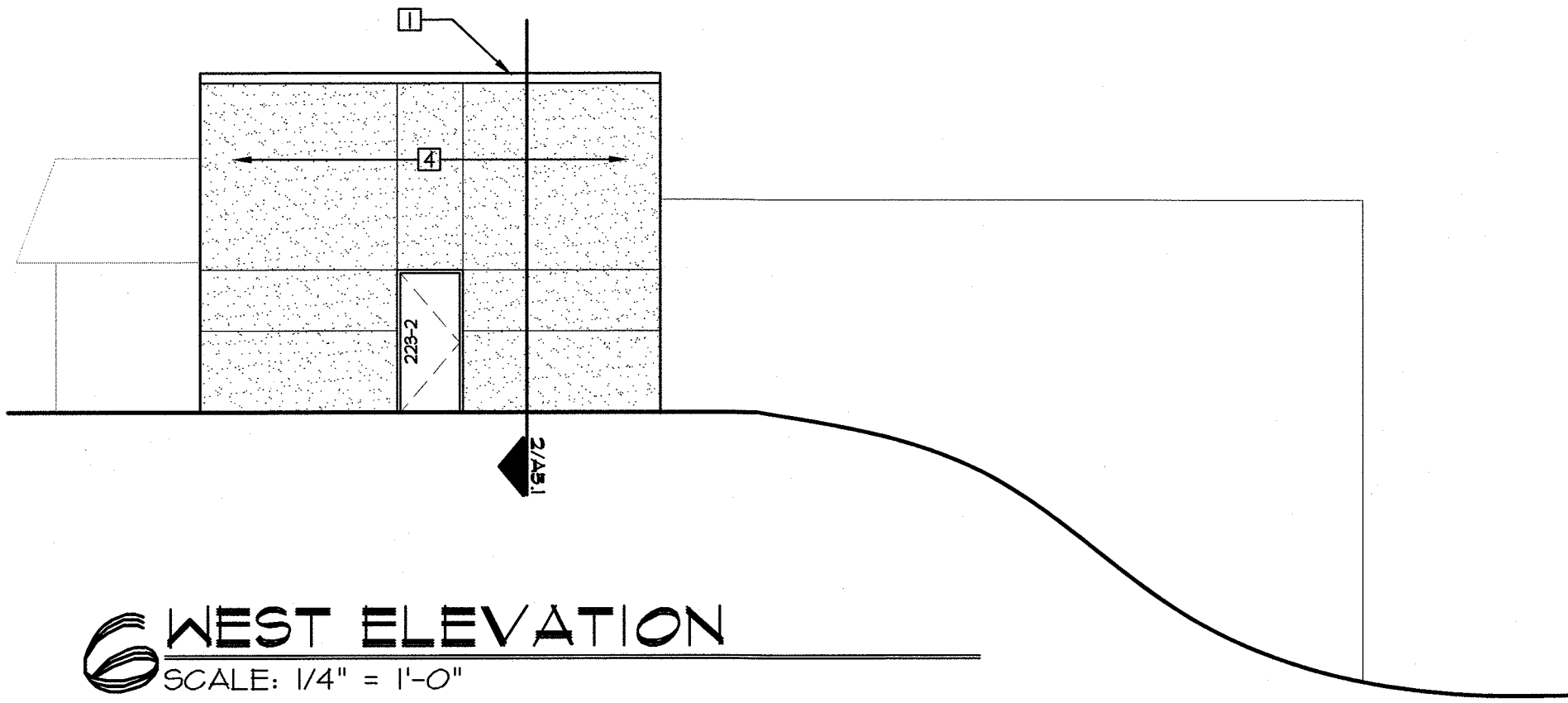
A1.3
GROUND LEVEL FLOOR PLANS

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.



REVISIONS

NO.	DESCRIPTION	DATE

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.

Agenda
Planning Commission
Wednesday, 15 April 2020 – 7:00 P.M.
Virtual Meeting

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, April 15.

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

- 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



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, April 15, 2020 at 7 p.m. The meeting will be held in accordance with Governor Whitmer's Executive Order 2020-15.

The regular Planning Commission meeting is being held virtually in order to prevent the spread of COVID-19.

The meeting can be attended through the below link, or through the below toll free numbers.

April 15, 2020 Planning Commission Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/83859472049>

When prompted, enter **Meeting ID:** 838 5947 2049

April 15, 2020 Planning Commission Regular Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 838 5947 2049, followed by the #, press # again to be connected.

Members of the public will be able to make comment during *Audience Participation*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andy Aamodt
City Planner
Posted: April 8, 2020
Updated: April 13, 2020

ACTION MINUTES
Ypsilanti Planning Commission
Wednesday, 19 February 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
Jared Talaga, Vice-Chair	A
Michael Borsellino	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	A
Michael Simmons	P

III. Approval of Minutes

- December 18, 2019
Motion to approve as presented.
Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

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.
n/a

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 1090 N. Huron River Drive*
City Planner Andy Aamodt gave a staff presentation of the special use permit and the limited site plan review. It's a special use in a GC zone. The biggest change is the type and amounts of customers visiting the location when adding recreational marijuana to the existing use. Staff recommends safety precautions while managing lines, and consideration of parking for the neighboring businesses.
Staff recommends the special use permit and site plan be approved with findings and conditions.
Applicant Jacob Abraham: There is employee parking in the back that will not impact customer parking in the front. Sticky Ypsi has been operating since 2012 with no incidents. They hope to hire 7-10 more people if they are approved for recreational cannabis. They are in compliance of the state license.
Commissioner Dunwoodie mentioned the special use permit this applicant had submitted earlier in the year regarding a different location on Washtenaw Ave. This is not to be confused with that special use and site plan and is not transferable to other locations.
Motion to open public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Seeing none

Motion to close public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Commissioner Dunwoodie felt that lack of opposition to the special use and site plan made him feel more comfortable about traffic concerns he had had.

Motion to approve the Special Use Permit for marihuana retailer use at 1090 N. Huron River Drive, 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 approval is effective February 20, 2020.*
3. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

Motion to approve the Limited Site Plan for 1090 N. Huron River Drive, with the following findings and conditions:

Findings:

1. *The application substantially complies with §122-310.*
2. *The existing building and site design are nonconforming under §122-352.*

Conditions:

1. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
2. *Applicant provides an updated survey indicating sufficient parking meeting the requirements of §122-691.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)

- *Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 539 S. Huron St.*
Commissioner Simmons recused himself due to a conflict of interest.
Andy Aamodt gave a staff presentation to the commission.
Staff recommends that pedestrian and customer safety be a priority.
Staff recommends approval of the special use permit and the limited site plan review.
Commissioner Dunwoodie asked about staff review of street trees that was discussed in 2013. Asked staff to make sure to check in on that.
Applicant: Dennis Cowen – They have all intentions to comply with all findings and

conditions recommended by staff. Delivery service and call-aheads alleviate traffic and parking. Security is present to help with traffic and lines. 37 trees have been planted on the site.

The commission directed questions to the applicant.

Motion to open public comment:

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield

Seeing none.

Motion to close public comment:

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Motion to approve the Special Use Permit for marijuana retailer use at 539 S. Huron St. existing facility, 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 approval is effective February 20, 2020.*
3. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)

Motion to approve the Limited Site Plan for 539 S. Huron St. existing facility, with the following findings and conditions:

Findings:

1. *The application substantially complies with §122-310.*
2. *The existing building and site design are nonconforming under §122-352.*

Conditions:

1. *Kramer driveway to remain blocked with no parking allowed.*
2. *Applicant utilizes line control measures such as bollard stanchions to ensure customer/pedestrian safety.*
3. *Applicant displays signage to prevent customer parking in the construction staging area.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly

Approved: Yes – 5; No – 0; Abstain – 1 (Simmons); Absent – 2 (Talaga, Jugenitz)

VI. Old Business

VII. New Business

VIII. Future Business Discussion / Updates

- Adopted Ordinance: Adult-Use (Recreational) Marijuana Zoning Ordinance
Staff updated the commission of the few changes that City Council made to the

- ordinance.
- The commission came back to, and discussed the question of limited site plan reviews for multi-use facilities.
- Commissioner Davis Jr. asked about 311 N. River and enforcement of the parking plan.

IX. Committee Reports

- Non-motorized Committee Report
 - Commissioner Talaga was not present to give an update.
- Master Plan: Housing Affordability and Access Committee report
 - The commission was updated.

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Borsellino; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Talaga, Jugenitz)



April 15, 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

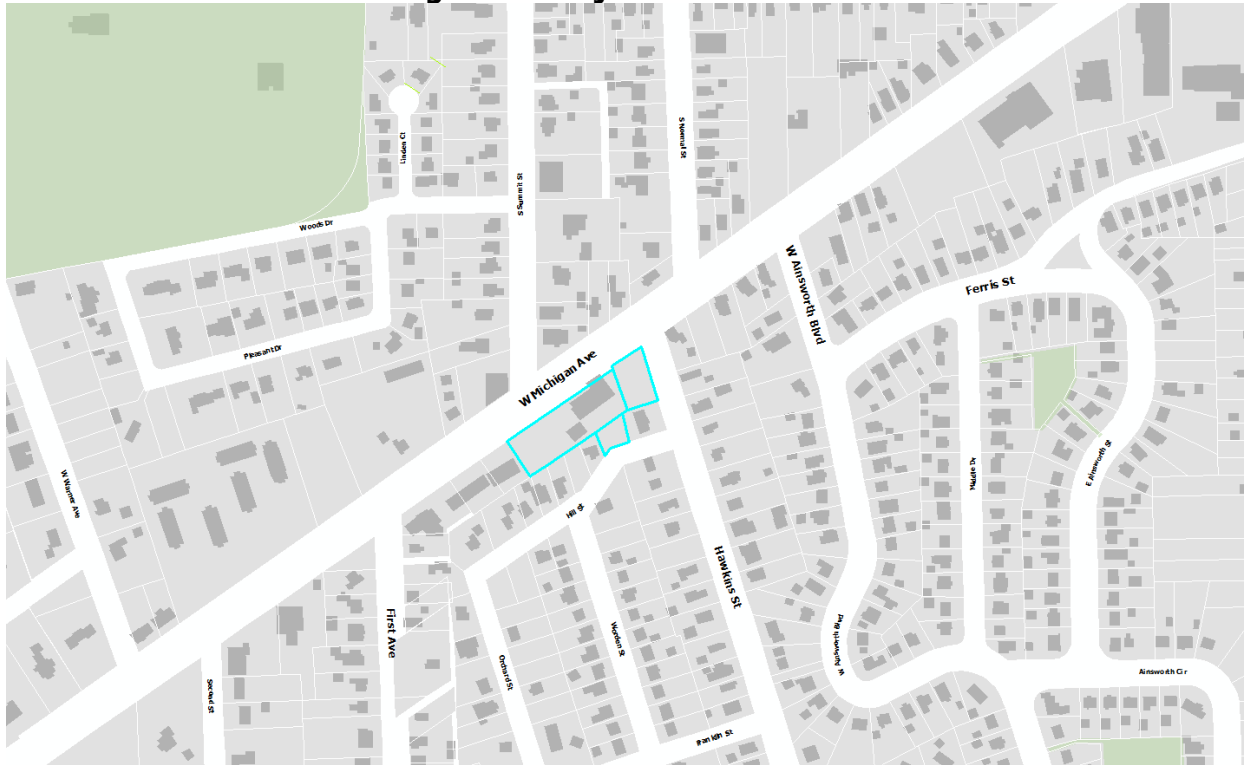


Figure 2: Site Aerial (2015)



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 but blocked by debris and crumbling block wall along rear property line.	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
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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.

- Along the rear property line adjoining Hill St., the sidewalk is no longer accessible due to a crumbling block retaining wall and debris. The crumbling block retaining wall should be repaired, debris should be cleaned, and the sidewalk should be restored for safe pedestrian use (see Figure 8 below).

Figure 8: Crumbling block retaining wall (April 2020)



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 9: 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.
§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.
- Along the rear property line adjoining Hill St., the sidewalk is no longer accessible due to a crumbling block retaining wall and debris. The crumbling block retaining wall should be repaired, debris should be cleaned, and the sidewalk should be restored for safe pedestrian use.

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.
7. Applicant repair block retaining wall on the rear (Hill St.) property line, clean debris, and restore the sidewalk.

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

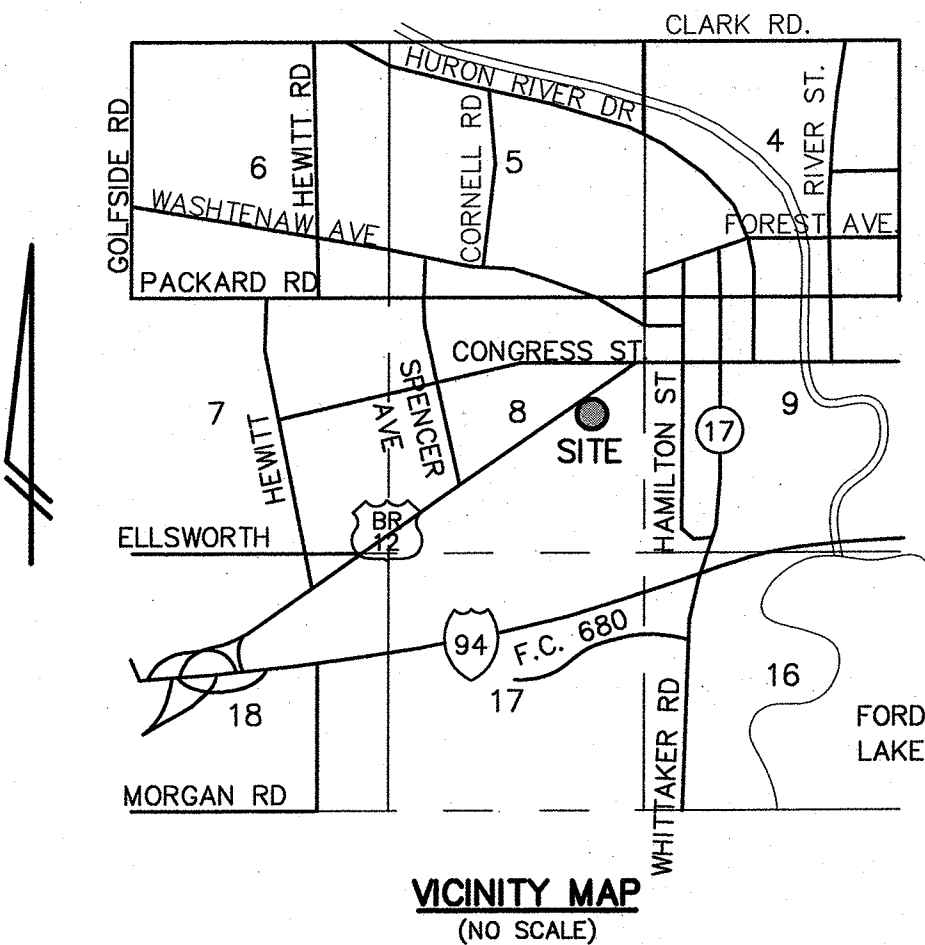
CONSTRUCTION NOTES:

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

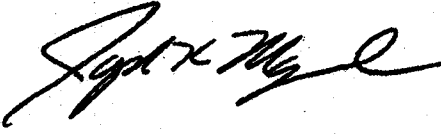
ARCHITECT
ERIK JORGENSEN
24200 146TH STREET
LEAVENWORTH, KS 66048
OFFICE: 913-558-5548

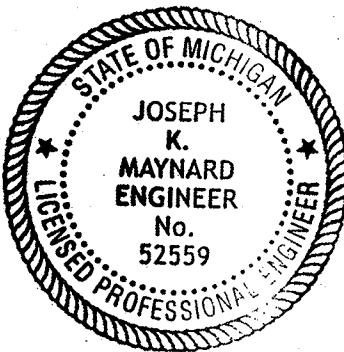


CIVIL ENGINEERS • PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS

P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL: 734-761-8800 FAX: 734-761-9530
E-MAIL: weco@wengco.com

washtenawengineering.com

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 COMPREHEND 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.

COPYRIGHT © 2018 WASHTENAW ENGINEERING COMPANY, INC. NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

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 UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

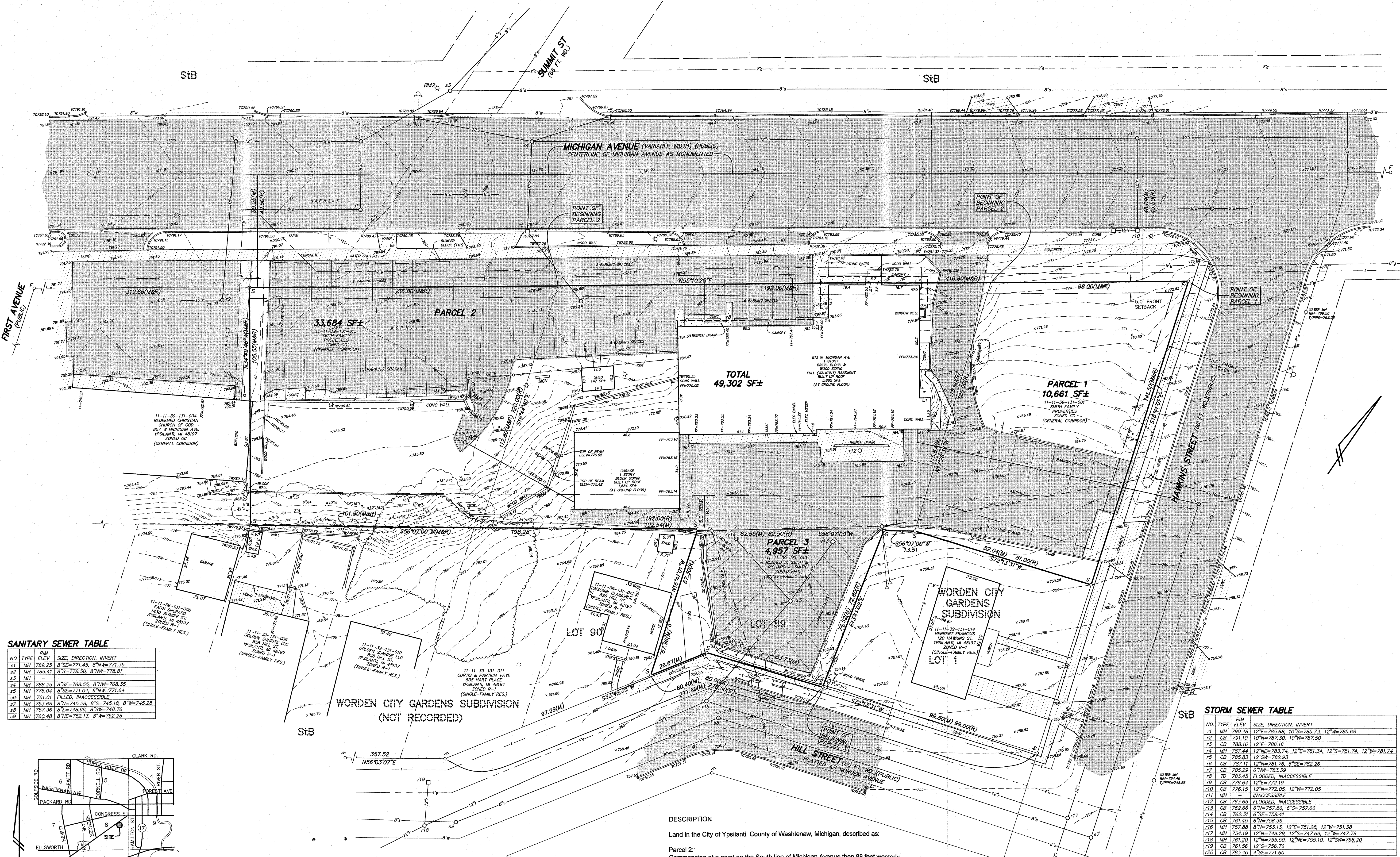
LEGEND
☆ = LIGHT POLE
○ = UTILITY POLE
● = GUY ANCHOR
⊙ = HYDRANT
● = SPOT ELEV.
○ = POST
⊙ = GATE VALVE
⊙ = SIGN

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

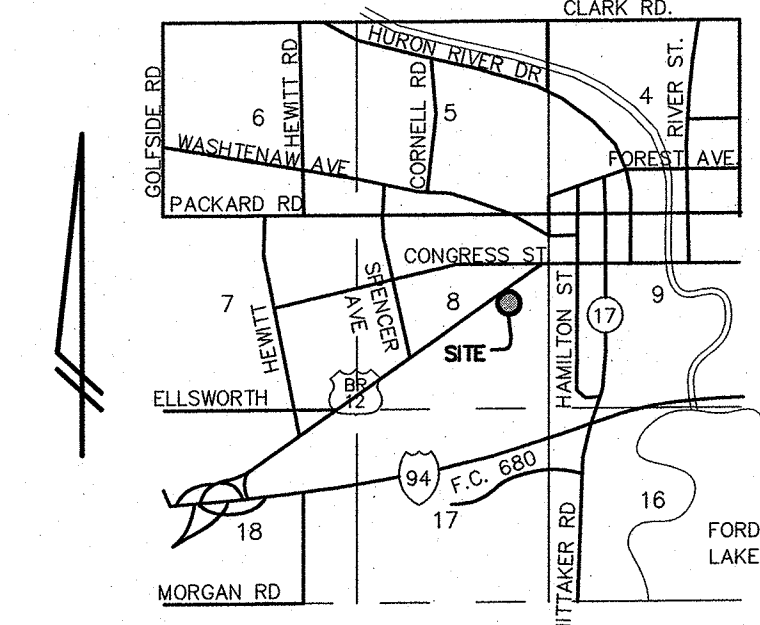


SANITARY SEWER TABLE

NO.	TYPE	ELEV.	SIZE, DIRECTION, INVERT
31	MH	780.25	8"SE=771.45, 8"NW=771.35
32	MH	789.41	8"SE=778.50, 8"NW=778.81
33	MH	788.25	8"SE=768.55, 8"NW=768.35
34	MH	775.04	8"SE=771.04, 6"NW=771.64
35	MH	761.01	FILLED, INACCESSIBLE
36	MH	753.69	8"NW=745.28, 6"SW=745.18, 8"NW=745.28
37	MH	757.39	8"SE=748.69, 6"SW=748.76
38	MH	760.48	8"NE=752.13, 8"NW=752.28

STORM SEWER TABLE

NO.	TYPE	ELEV.	SIZE, DIRECTION, INVERT
1	MH	780.48	12"E=785.68, 10"SW=785.73, 12"W=785.68
2	CB	791.10	10"NW=787.30, 10"W=787.50
3	CB	788.16	12"E=788.16
4	MH	787.44	12"NE=783.74, 12"E=781.34, 12"S=781.74, 12"W=781.74
5	CB	785.83	12"SW=782.93
6	CB	787.11	12"N=781.76, 6"SE=782.26
7	CB	785.29	6"NW=783.39
8	TD	783.45	FLOODED, INACCESSIBLE
9	CB	776.64	12"E=772.19
10	CB	776.15	12"N=772.05, 12"W=772.05
11	MH	INACCESSIBLE	
12	CB	783.65	FLOODED, INACCESSIBLE
13	CB	782.66	6"N=787.86, 6"S=787.66
14	CB	782.31	6"SE=788.41
15	CB	781.45	6"NW=786.35
16	MH	757.88	8"NW=753.13, 12"E=751.28, 12"W=751.38
17	MH	754.19	12"NW=749.29, 12"SW=747.69, 12"W=747.79
18	MH	761.20	12"NW=755.50, 12"NE=755.10, 12"SW=756.20
19	CB	781.56	12"SE=786.76
20	CB	783.40	4"SE=771.60



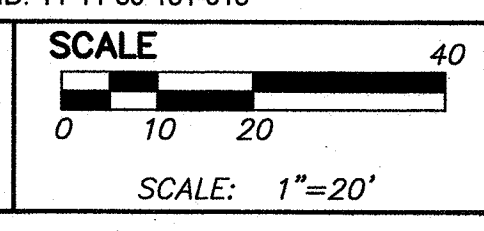
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
StB - ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

TREE LEGEND
● = ALANTHUS
● = BOXELDER
● = DEAD
● = LOCUST
● = WALNUT

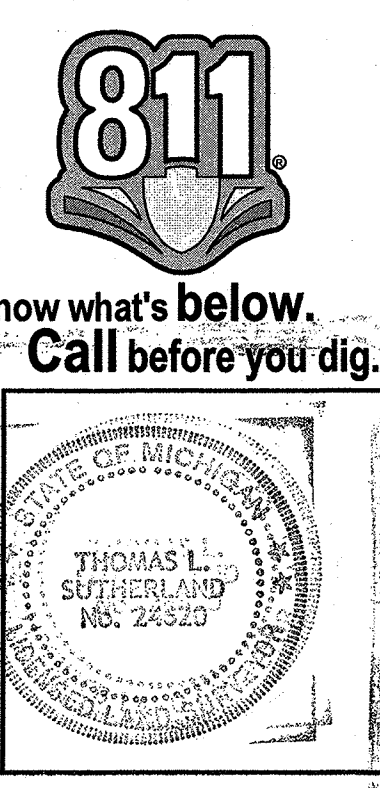
DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 1:
Beginning at the corner formed by the intersection of the southerly line of Chicago Avenue (now Michigan Avenue) with the westerly line of Hawkins Street, in the City of Ypsilanti; and running thence westerly along the southerly line of said Chicago Avenue, eighty eight feet; thence southerly one hundred and eighteen feet to an iron stake; thence easterly eighty eight feet to the west line of Hawkins Street; thence northerly along said west line of Hawkins Street, one hundred and forty one feet to the place of beginning, being a part of French Claim number 690 in the City of Ypsilanti, Washtenaw County, Michigan.
Commonly known as: 809 W. Michigan Ave
Tax Parcel ID: 11-11-39-131-001

DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 2:
Commencing at a point on the South line of Michigan Avenue then 88 feet westerly of the Southwest Corner of Michigan Avenue & Hawkins Street; then westerly along the south line of Michigan Avenue 182 feet; then southerly parallel to the west line of Hawkins Street 120 feet; thence northerly parallel to the south line of Michigan Avenue 192 feet; then northerly parallel with the west line of Hawkins Street 120 feet to beginning. Also, Commencing at the intersection of the southerly line of West Michigan Avenue (U.S. 12) with the westerly line of Hawkins Street as now laid out and used, French Claim 690, City of Ypsilanti, Washtenaw Co., Mich.; thence South 55°10'20" West 280.00 feet along the southerly line of Worden Avenue for a Place of Beginning; thence South 18°44'40" East 112.80 feet; thence South 56°07'00" West 101.80 feet along the northerly line of Worden City Gardens, an unrecorded subdivision; thence North 34°49'40" West 105.55 feet; thence North 55°10'20" East 136.80 feet along the southerly line of Michigan Avenue to the Place of Beginning, being a part of said French Claim 690, and being subject to easements and restrictions of record, if any.
Commonly known as: 815 W. Michigan Ave
Tax Parcel ID: 11-11-39-131-015

DESCRIPTION
Land in the City of Ypsilanti, County of Washtenaw, Michigan, described as:
Parcel 3:
Commencing at a stake set at the northwest corner of Hawkins Street and Worden Avenue; thence westerly along the north line of Worden Avenue, 99 feet to the place of beginning; thence northerly parallel to the west line of Hawkins Street 72.8 feet; thence westerly along the north line of land formerly owned by Frank P. Worden and Addie Worden, his wife, 82.5 feet; thence southerly parallel with the line of Hawkins Street 67.3 feet; to the northerly line of Worden Avenue; thence along the northerly line of Worden Avenue to the place of beginning, being Lot 89 in the unrecorded plat of Worden City Garden Subdivision in the City of Ypsilanti, Washtenaw County, Michigan.
Commonly known as: 822 Hill Street
Tax Parcel ID: 11-11-39-131-013



PREPARED BY
THOMAS L. SUTHERLAND P.S., MICH No. 24620



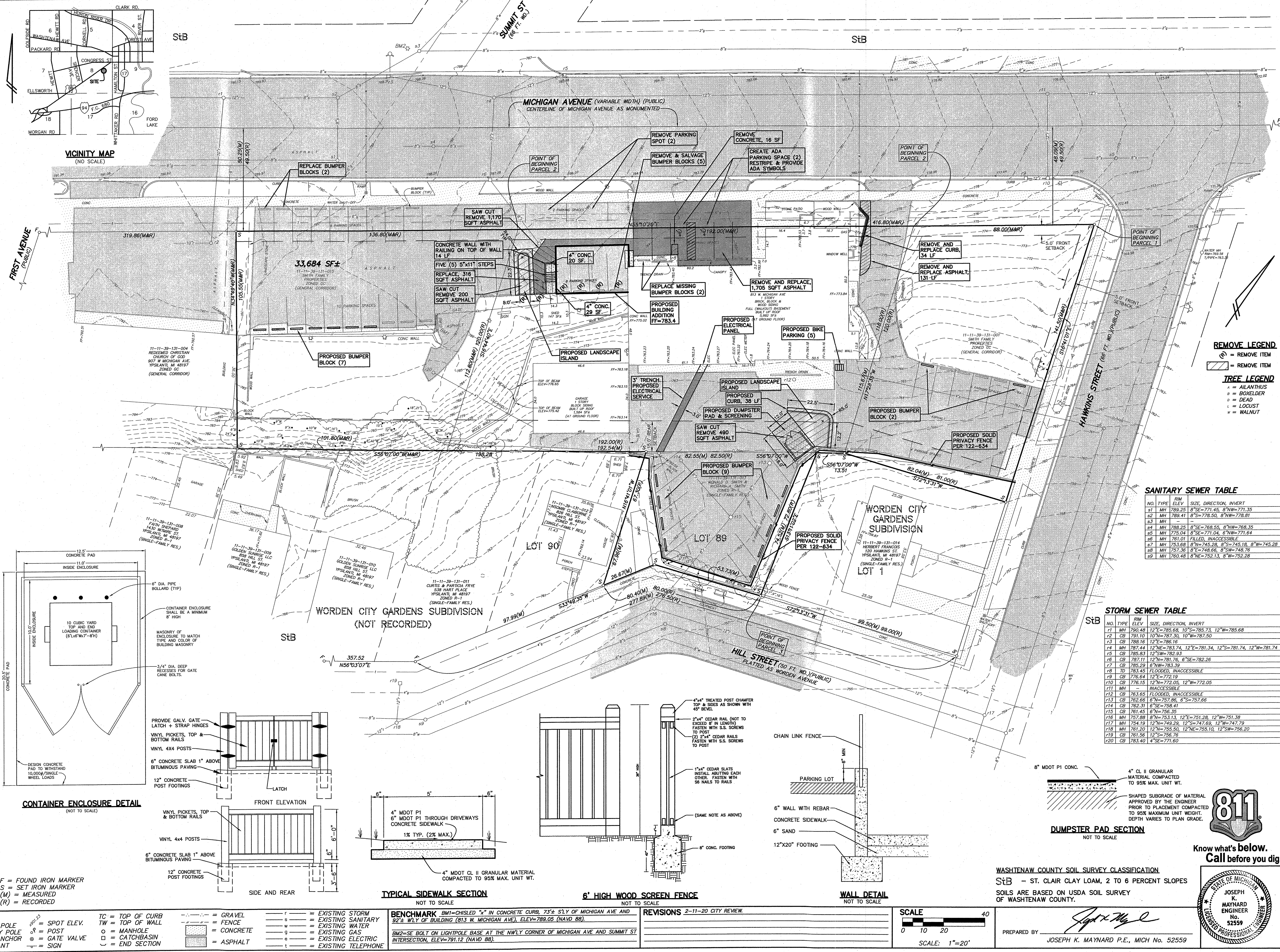
CLIENT
OCTAPHARMA
PLASMA, INC.
10844 WEST LAKE DR.
CHRYSLER, MI 48135
www.octapharmaplasmacna.com

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

SECTION 8 **TOWN** 3 **SOUTH** 7 **EAST** 2
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 9-6-19 **JOB NO.** 32553
DWS NO. 253-topo
FIELD BOOK 643
FILE NO. 10438

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

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CHARLOTTE, NC 28273
WWW.OCTAPHARMAPLASMA.COM

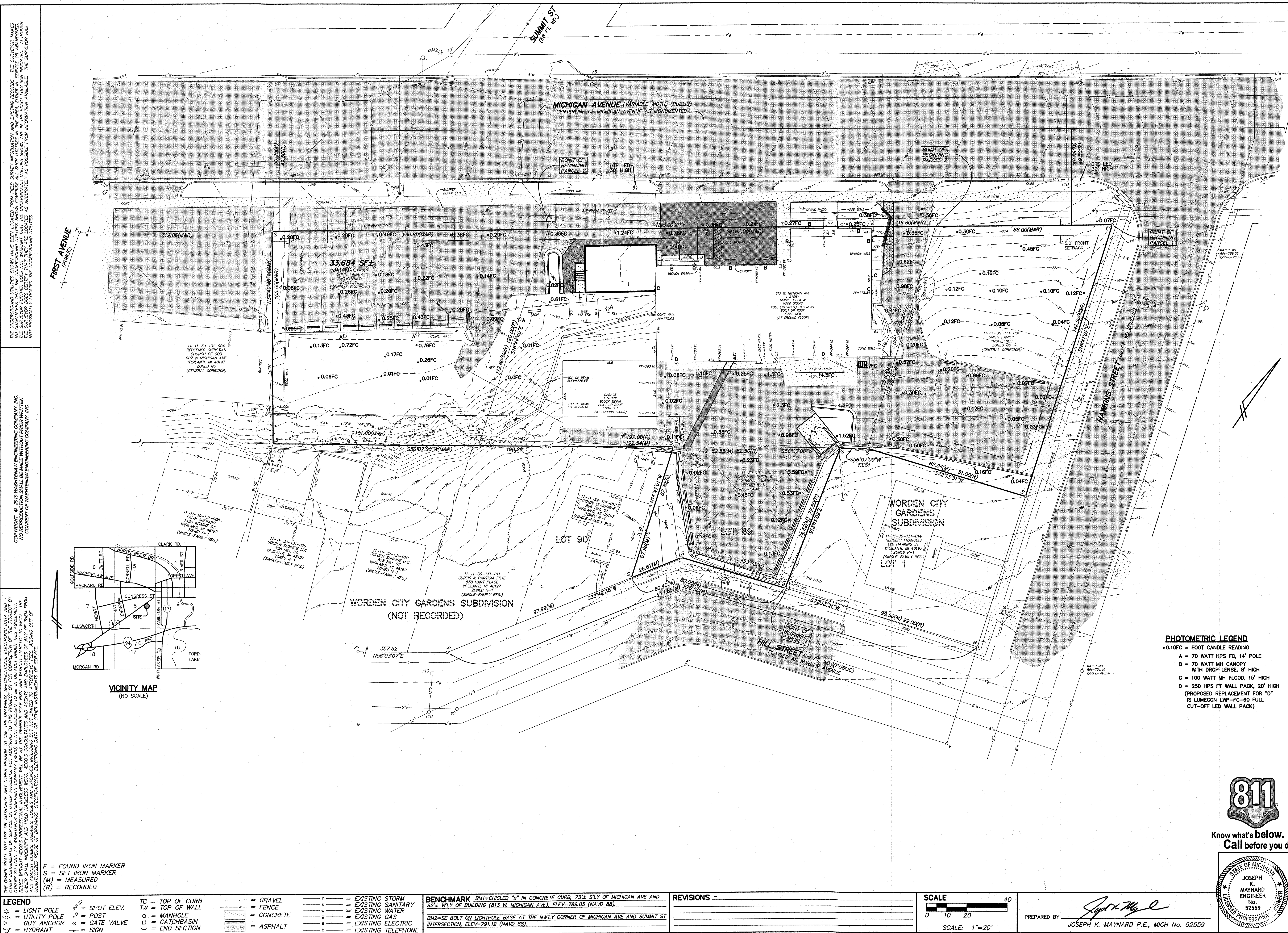
809-815
W. MICHIGAN AVE
& 822 HILL ST

811

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JOSEPH K. MAYNARD
ENGINEER
No. 52559

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 9-6-19 JOB NO. 32953
DWG NO. 553-site FIELD BOOK 643
SHEET 3 FILE NO. 10438



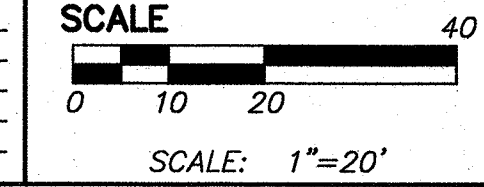
THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (NECO) IS NOT ADVISED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE REUSE WITHOUT NECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO NECO. THE REUSE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS WITHOUT NECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO NECO. THE REUSE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS WITHOUT NECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO NECO. THE REUSE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND BY OTHERS WITHOUT NECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO NECO.

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

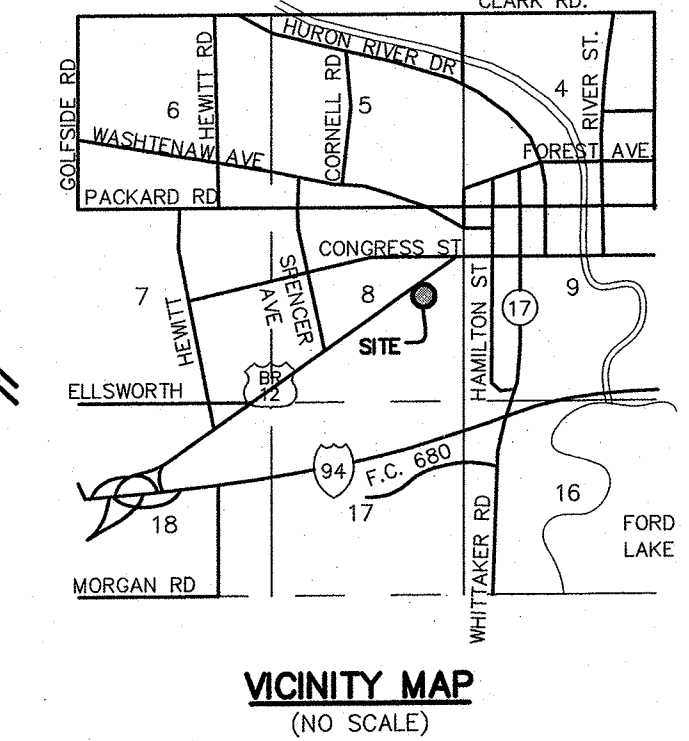
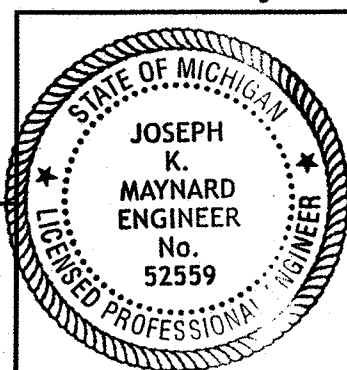
LEGEND					
	= LIGHT POLE		= SPOT ELEV.		= TOP OF CURB
	= UTILITY POLE		= POST		= TOP OF WALL
	= GUY ANCHOR		= MANHOLE		= EXISTING SANITARY
	= HYDRANT		= CATCH BASIN		= EXISTING WATER
			= END SECTION		= EXISTING GAS
					= EXISTING ELECTRIC
					= EXISTING TELEPHONE

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

REVISIONS	



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



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)

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WWW.OCTAPHARMAPLASMA.COM

**EXISTING
PHOTOMETRIC PLAN**

809-815
W. MICHIGAN AVE
& 822 HILL ST

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST

CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

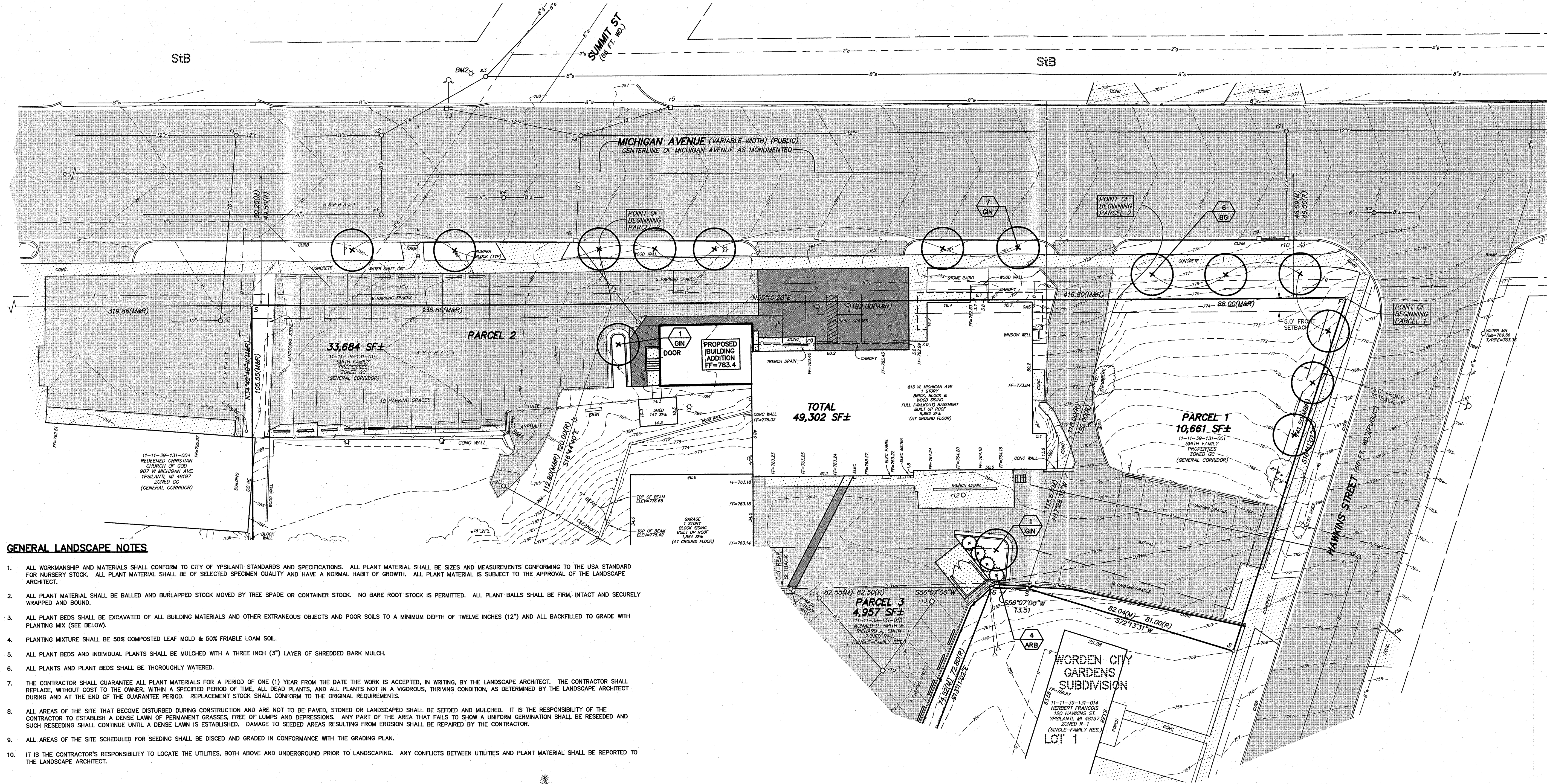
DATE 2-11-20
JOB NO. 32553
DWG NO. 553-ex photo
FIELD BOOK 643
FILE NO. 10438

5
SHEET

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.

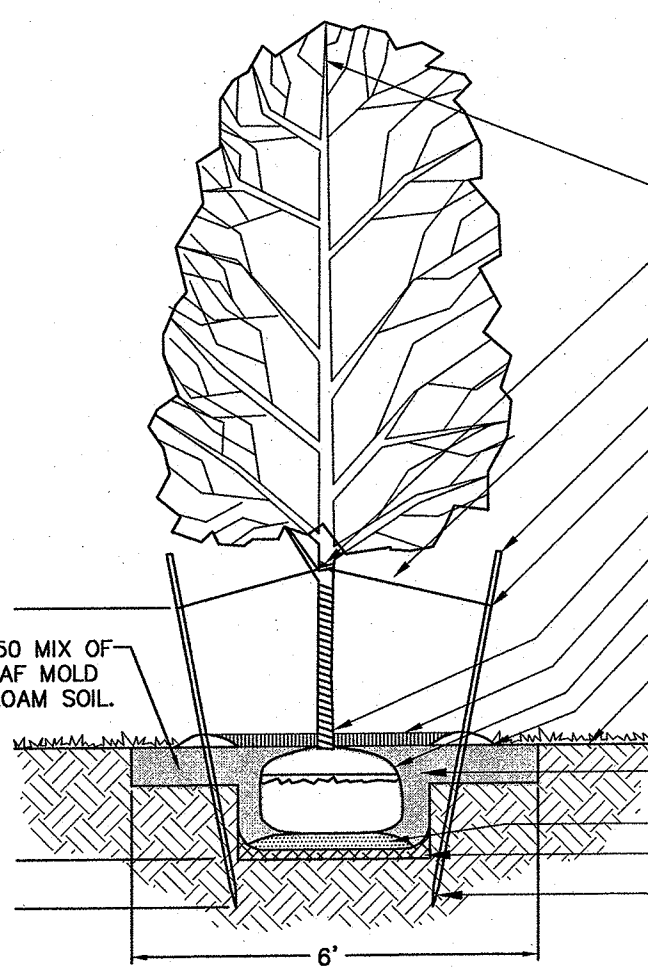
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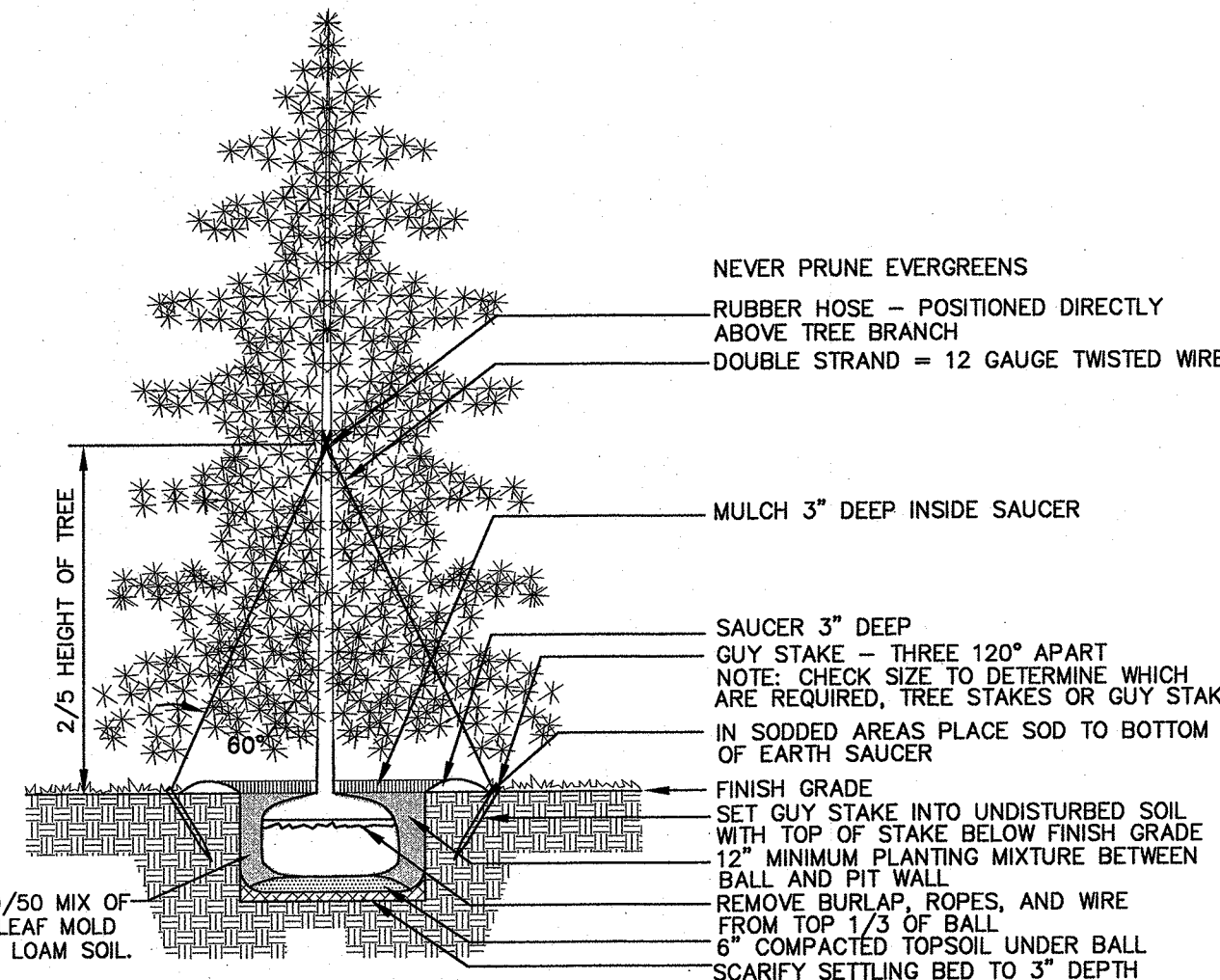


GENERAL LANDSCAPE NOTES

- 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

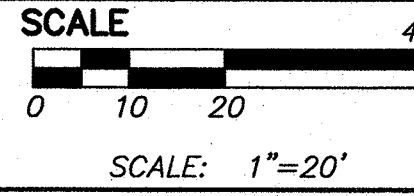
BENCHMARK BM1=CHISEL "X" IN CONCRETE CURB, 73'± SLY OF MICHIGAN AVE AND 92'± WLY OF BUILDING (813 W. MICHIGAN AVE), ELEV=789.05 (NAVD 88).
BM2=SE BOLT ON LIGHTPOLE BASE AT THE NWLY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

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



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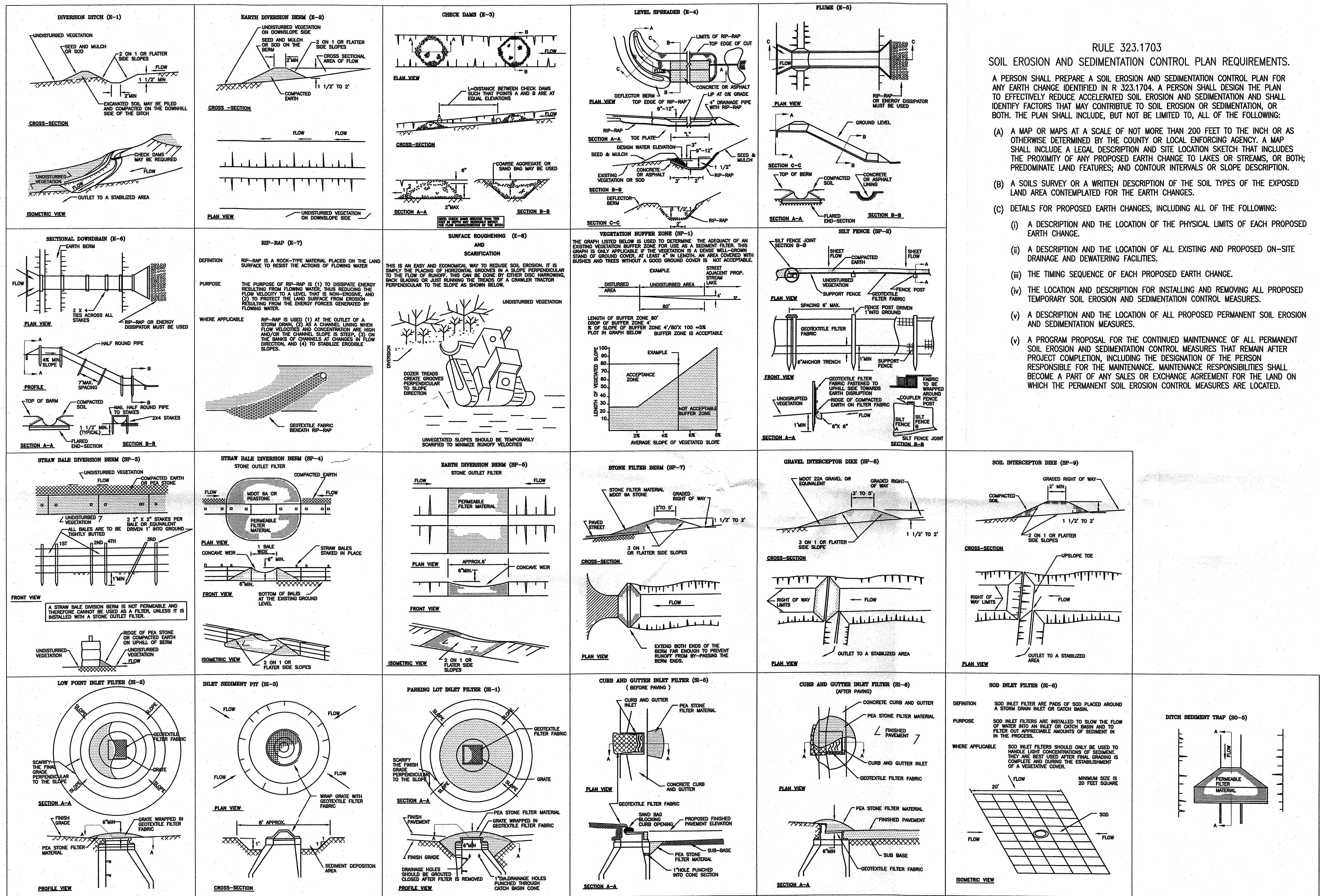
CIVIL
CLIENT

809-815
W. MICHIGAN AVE
& 822 HILL ST

PROJECT

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 2-11-20 JOB NO. 32553
DWG NO. 553-land FIELD BOOK 643
FILE NO. 10438

6
SHEET



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
	E.C. DRN.	03/25/04
	TOPD DRN.	DESIGN
	PROF DRN.	ENG. DRN.
	APPROVED	SCALE
	H. NTS	

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YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

CUSTOMER: YPSILANTI TOWNSHIP

ORCHARD, HILTZ & McCLEMENT, INC.



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

TITLE: C&D
DRAWING: SESC.dwg
LAYOUT: BESC

SHEET
11

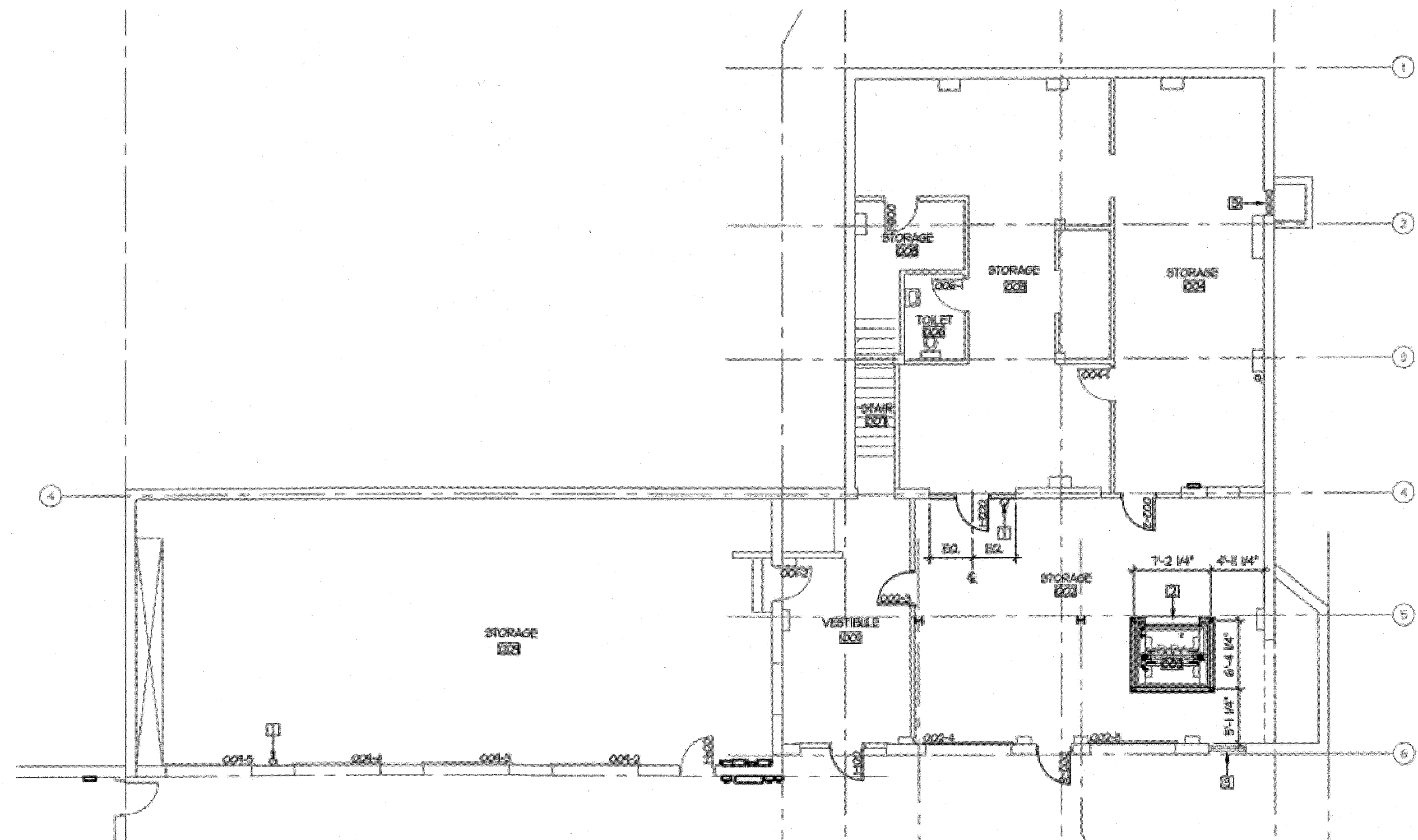
JOB NO.

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.

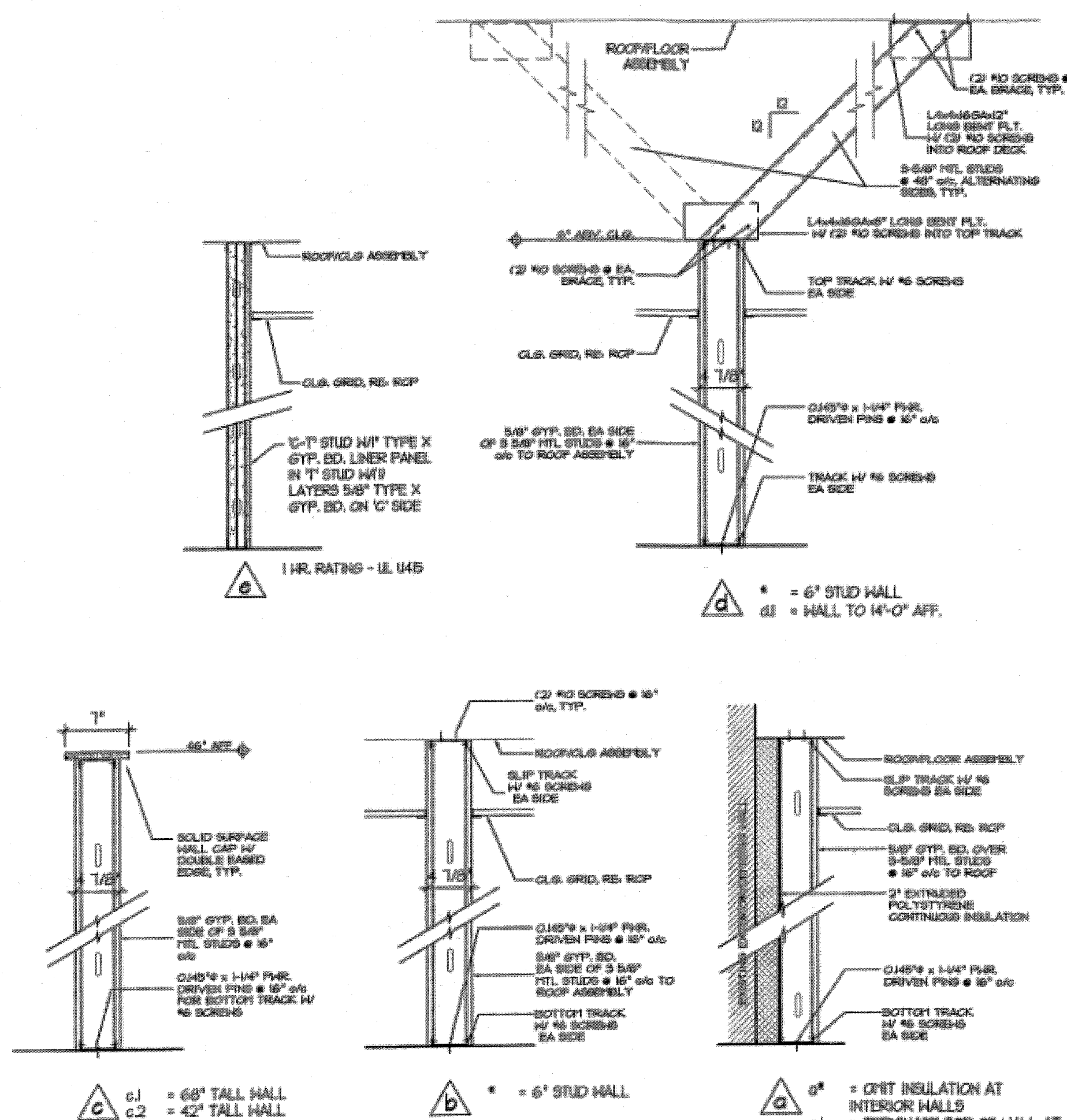
PLAN NOTES

1. FIRE EXTINGUISHER & SEMI-RECESSED 9/5 CABINET, RE: SPECS. BOTTOM OF R.O. @ 24" 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.

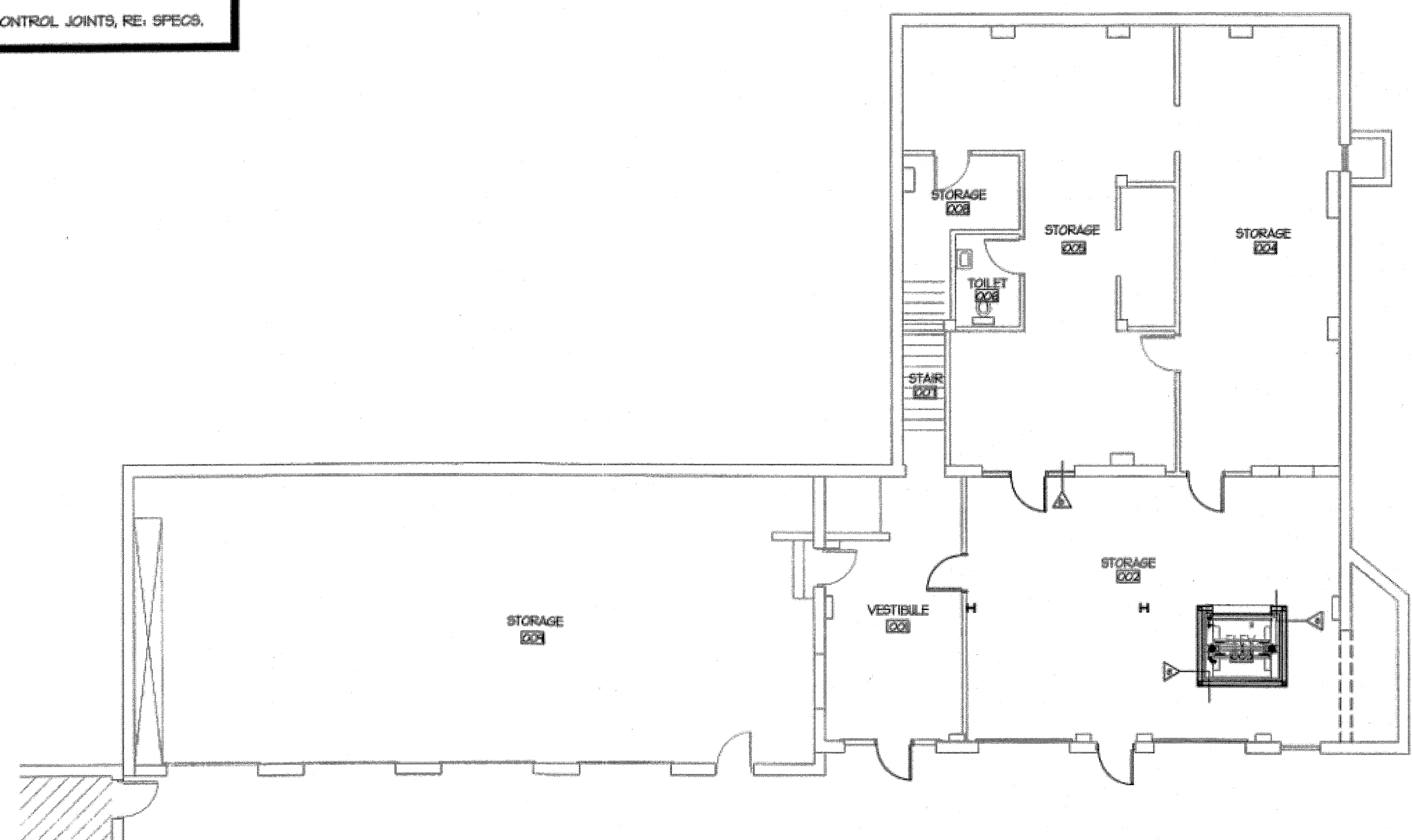


2 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

- 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.

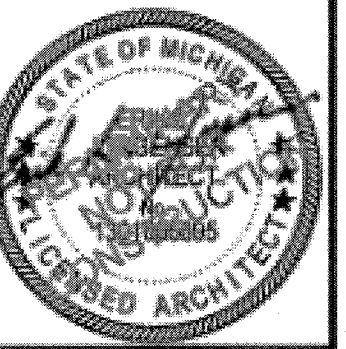


3 WALL TYPES
SCALE: 1" = 1'-0"



1 BASEMENT 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 ark jorgensen, arch.
24200 148th street, leawood, ks 66048

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TENANT IMPROVEMENTS
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

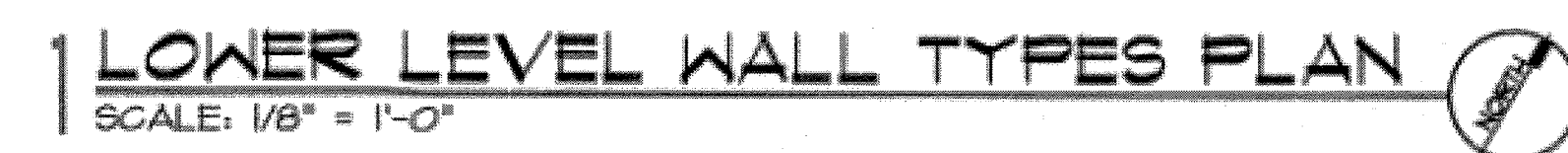
A1.1
BASEMENT
FLOOR PLANS

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.

- 11 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.
- 12 OWNER PROVIDED & INSTALLED REFRIGERATOR.
- 13 NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SU 36H x 48D x 60H
- 14 12"x18" PREFIN. (4) TIER METAL LOCKERS, RE: SPECS. LOCKER COLOR TO MATCH PAINT. PROVIDE ANGLE CLOSER TRANSITION, COLOR TO MATCH LOCKERS.
- 15 FRAMED GYP. BD. SOFFIT, FRAME W/ 18GA, 3-8" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
- 16 DISHWASHER TO BE PROVIDED & INSTALLED BY GENERAL CONTRACTOR TO BE GE GDT65565JSS DISHWASHER. PROVIDE BRACKET KIT FOR NON-HOOD COUNTERTOP INSTALLATION, & CUTLERY TRAY. COLOR: S/S
- 17 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.
- 18 FIRE EXTINGUISHER & SEMI-RECESSED S/S CABINET, RE: SPECS. BOTTOM OF R.O. @ 29" AFF.
- 19 OWNER PROVIDED, CONTRACTOR INSTALLED 6'-0" x 4'-0" CORK BOARD. MOUNT BOTTOM OF BOARD AT 28" AFF.
- 20 OWNER PROVIDED & INSTALLED 4'-0" x 4'-0" DISPLAY BOARD. MOUNT 60" AFF TO CENTER.
- 21 BREAK ROOM BAR COUNTER. RE: MILLWORK DETAILS.
- 22 INSTALL BLACK-OUT GLAZING FILM AT GLAZING CONCEALED BY NEW GYP. BD. FRAMING PARTITIONS, TYP.
- 23 GYPSUM BOARD WINDOW SILL.
- 24 INFILL EXISTING DOOR OPENING W/ 5/8" GYP. BD. EA. SIDE OF MTL STUDS TO MATCH EXISTING.
- 25 INFILL EXISTING OPENING W/ CONSTRUCTION TO MATCH EXISTING. TOOTH-IN NEW MASONRY.
- 26 COMMERCIAL GRADE 96"14 x 48"14 x 96"14 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.
- 27 CLEAN COLUMNS & PREPARE FOR NEW PAINT.



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



TENANT IMPROVEMENTS
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A1.2

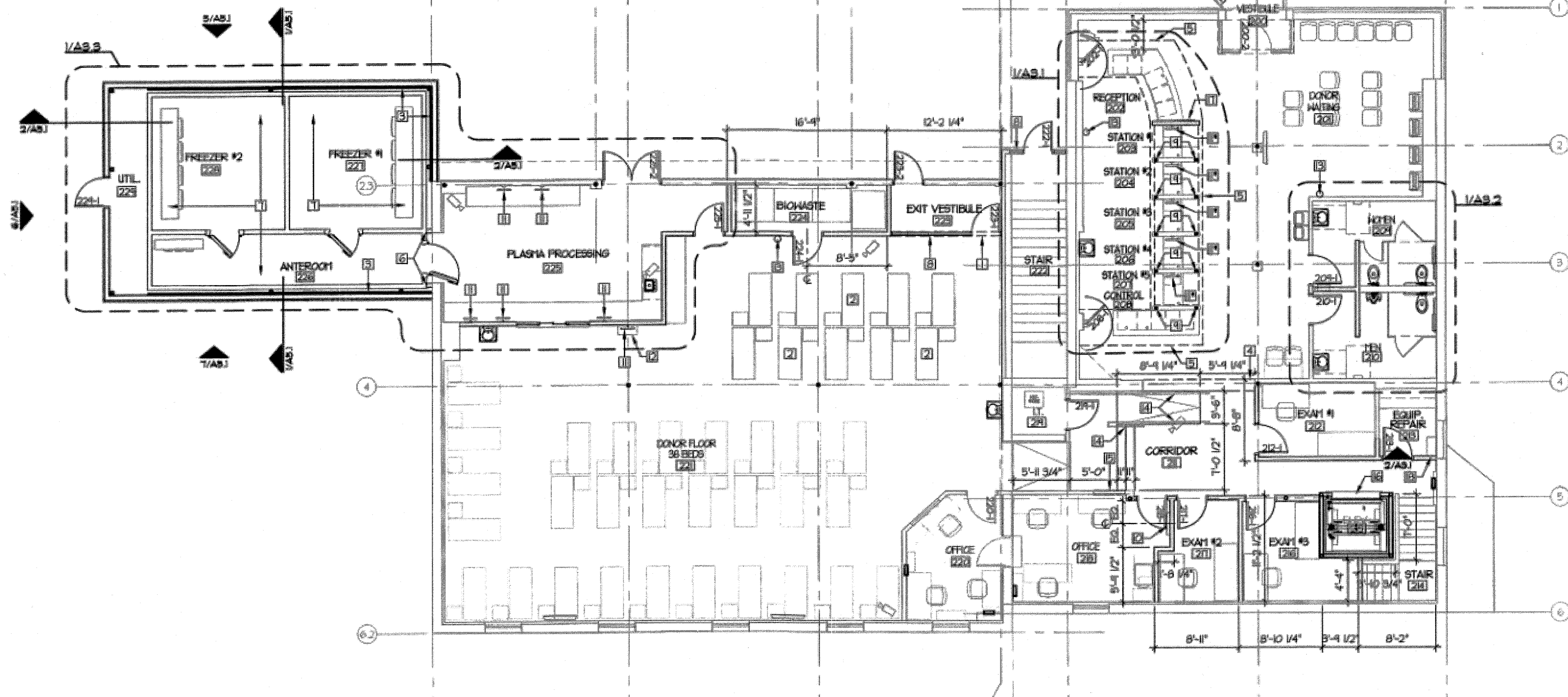
LOWER LEVEL FLOOR PLANS

GENERAL PLAN NOTES

- 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.
- 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.
- PROVIDE R-38 UNFACED BATT INSULATION AT THE ROOF DECK W/ 1/2" MESH INSULATION NETTING OR STICK CLIPS IN THE ENTIRE LEASE SPACE. VERIFY AMOUNT OF EXISTING ROOF INSULATION & REPORT TO THE ARCHITECT BEFORE INSTALLATION.

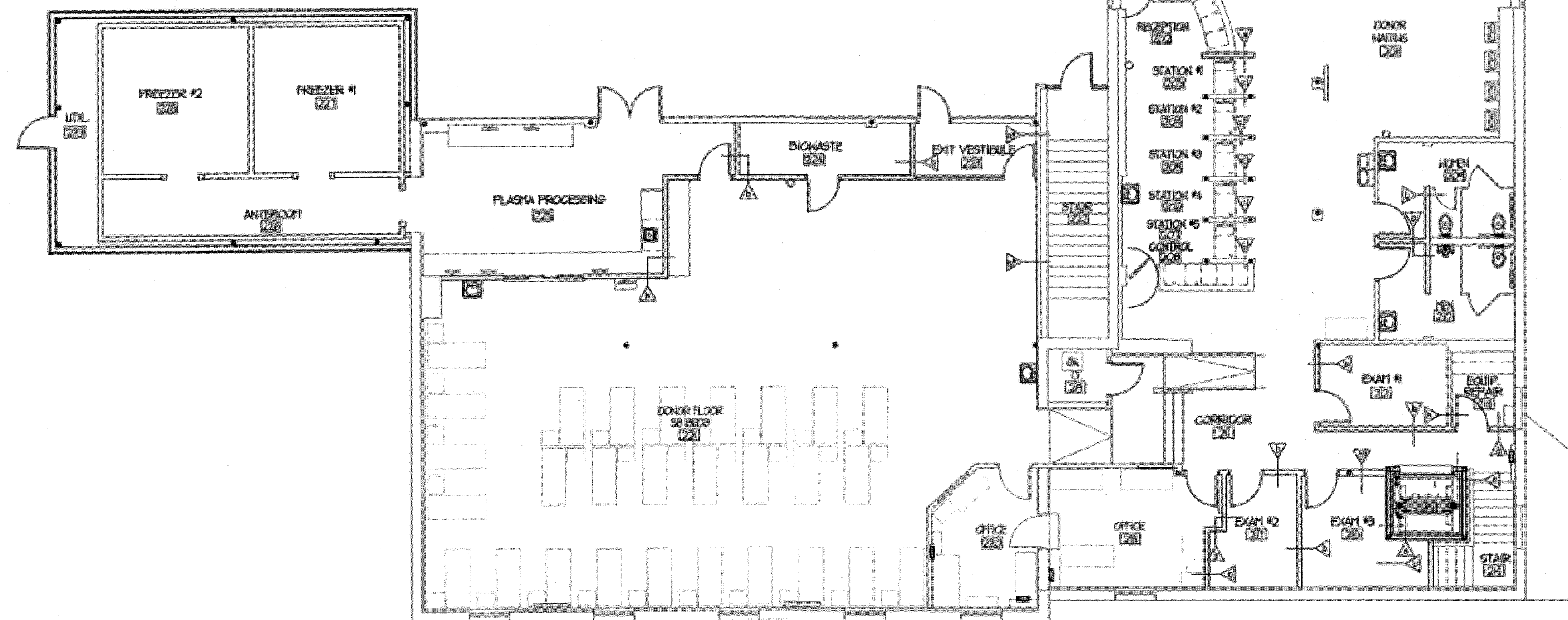
PLAN NOTES

- 3-5/8" HEADER W/ 5/8" GYP BD EA. SIDE AT HEAD OF NEW STOREFRONT VESTIBULE, RE: DOOR/WINDOW TYPES FOR HEIGHT.
- DONOR BED & EQUIPMENT TO BE PROVIDED BY OWNER, TYP.
- PROVIDE WATER RESISTANT GYP. BD. & FRP ON INSIDE FACE OF FRAMED WALLS ADJACENT TO FREEZER BOX, TYP. SHOWN THIS:
- NEW HEADER TO MATCH WIDTH OF EXISTING WALL W/ 5/8" GYP BD EA. SIDE @ 1'-0" AFF.
- FRAMED GYP. BD. SOFFIT, FRAME W/ 1/2" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
- 16 GA 3" x 4-1/8" x 3" STAINLESS STEEL ENDWALL CAP (FLOOR TO CEILING). INSTALL WITH CONSTRUCTION ADHESIVE & #6 x 1-1/2" STAINLESS STEEL PHILIPS OVAL HEAD SCREWS @ 32" o/c. PROVIDE SOLID BLOCKING IN FRAMED WALLS FOR ATTACHMENT.
- 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 1/4" IN 20'-0". IF EXISTING SLAB DOES NOT MEET THESE TOLERANCES, GC SHALL NOTIFY OWNER PRIOR TO PROCEEDING WITH THE WORK.
- NEW STOREFRONT RE: WINDOW/DOOR SCHEDULE
- CORE OUT 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.
- LOCKABLE WALL MOUNTED CABINET W/ TEMPERED GLASS VIEWING PANEL FOR T-STAT CONTROLS. RE: CABINET DETAILS.
- OWNER PROVIDED, CONTRACTOR INSTALLED MONITOR MOUNT, TYP. MOUNT AT 60" AFF. * DENOTES MOUNTING HEIGHT AT 11" ABOVE COUNTERTOP.
- COMPUTER SHELF. RE: MILLWORK DETAILS.
- FIRE EXTINGUISHER & 951-RECESSED 5/8" CABINET, RE: SPECS. BOTTOM OF R.O. @ 21" AFF.
- NEW 1-1/2" PAINTED STEEL HANDRAIL. RE: DETAILS.
- INFILL EXISTING DOOR OPENINGS W/ 5/8" GYP. BD. EA. SIDE OF STL STUDS TO MATCH EXISTING.
- NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SU 36H x 48D x 60H
- OWNER PROVIDED & INSTALLED 48" x 45" EMPLOYEE OF THE MONTH PLAQUE. MOUNT 60" AFF TO CENTER.
- SHELVING PROVIDED BY OTHERS.
- NEW 3500PSI CONCRETE STAIR, RAMP & LANDING W/ #4 BARS @ 24" o/c EACH WAY HORIZ. MIN. 2" FROM TOP SURFACE OF RAMP, RE: DETAILS.



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

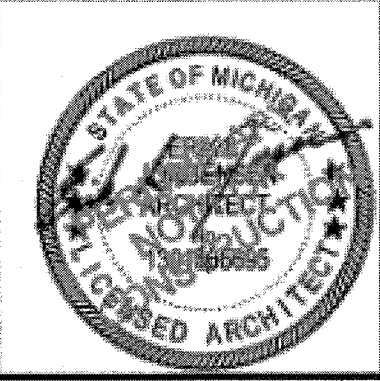
- WALL TYPES GENERAL NOTE:**
- PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DENISING WALLS, AND TOILET ROOMS.
 - RE: SPECIFICATIONS FOR STUD GAUGES.
 - CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.



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

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

REVISIONS



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DATE
18 JUNE 2014
SCALE
1/8" = 1'-0"
JOB NO.
18-030
SHEET

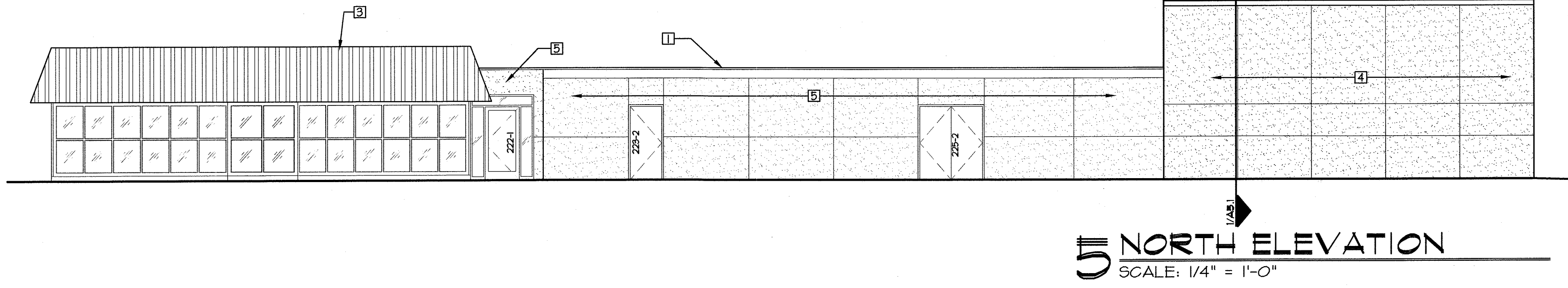
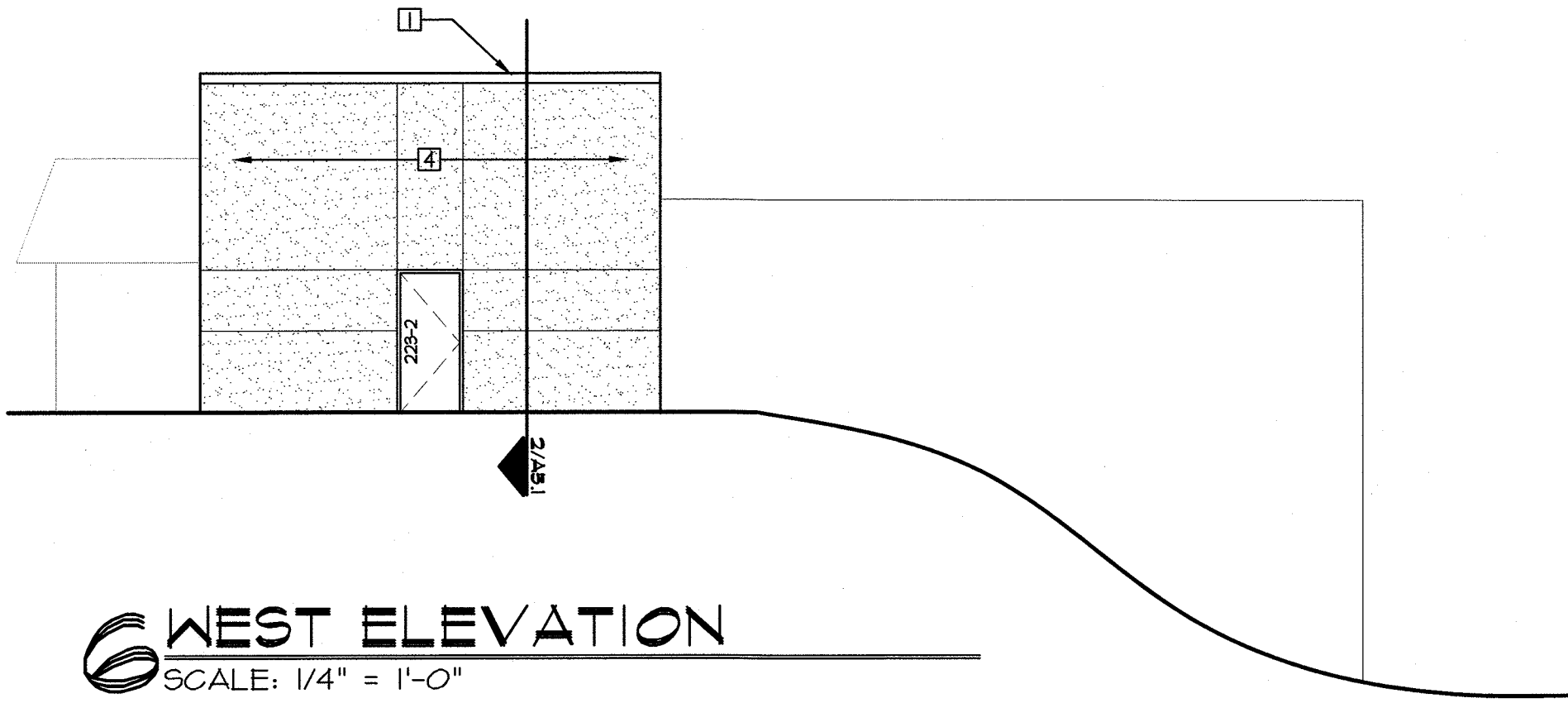
A1.3
GROUND LEVEL FLOOR PLANS

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.

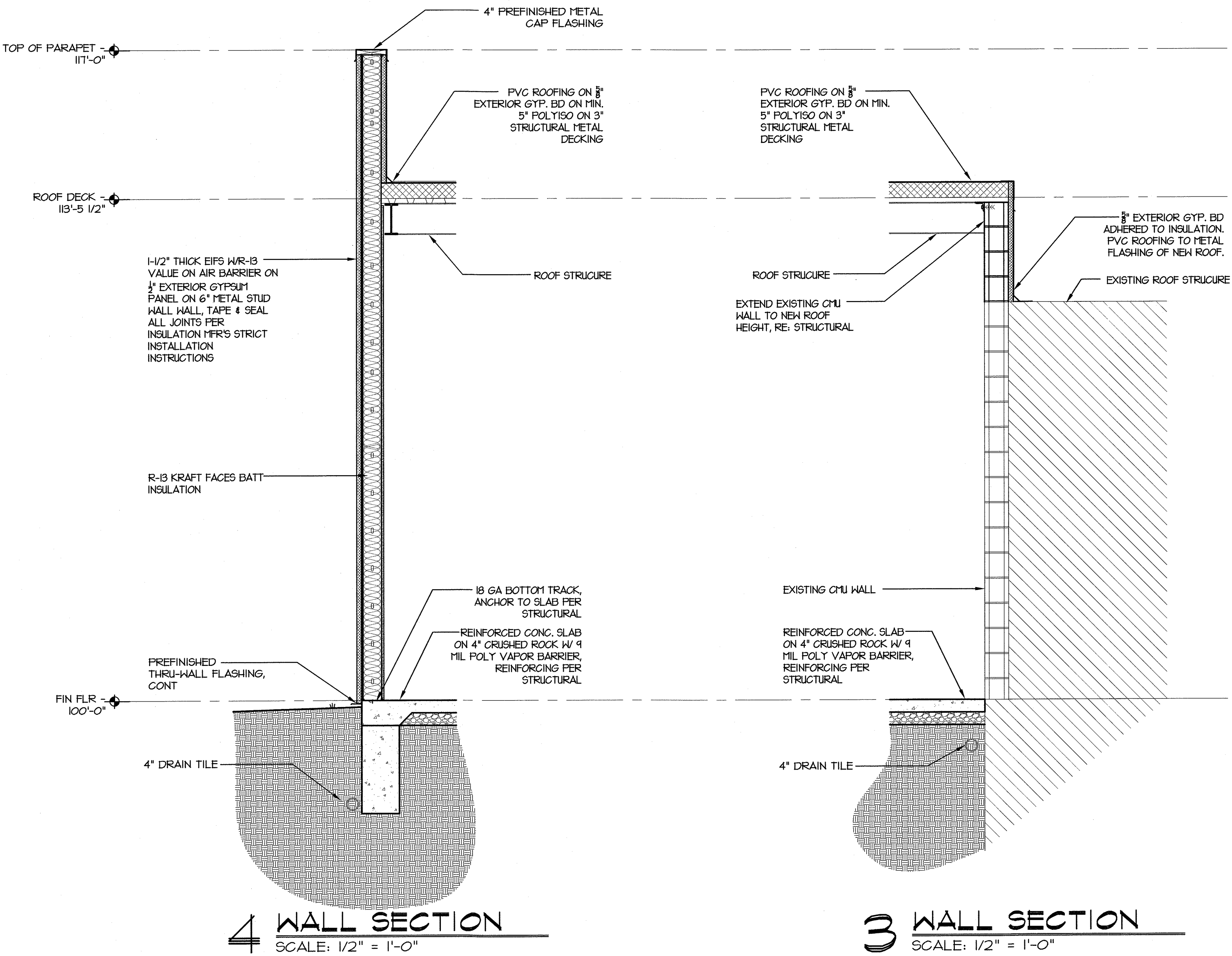


EAST ELEVATION

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

NORTH ELEVATION

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

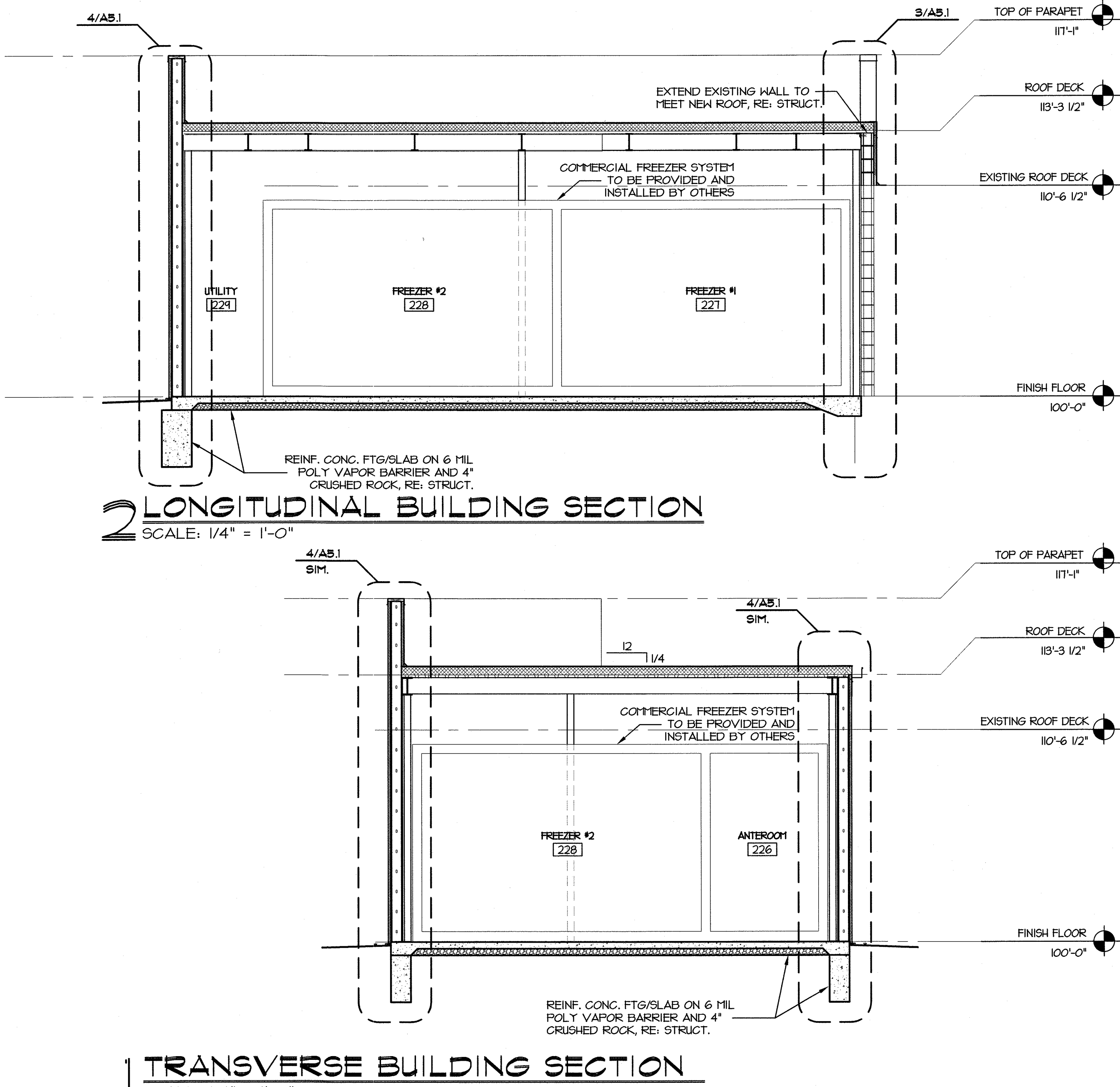


WALL SECTION

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

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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.