CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, June 15, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

II. ROLL CALL

Matt Dunwoodie, Chair
Michael Simmons, Vice-Chair
Marc Arthur
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier
Amanda Smith

III. AGENDA APPROVAL

3 A. June 2022 Agenda

IV. APPROVAL OF MINUTES

5 - 6 A. May Special Meeting Minutes

7 - 10 B. May Regular Meeting Minutes

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

11 - 52 A. Special Use Permit and Site Plan Review: 12 E Forest Ave
(Public Hearing)
12 E Forest Packet

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. Officer Elections: Chair, Vice-Chair, and ZBA Representative

B. Staff memo regarding conceptual planning process

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Agenda
Planning Commission
Wednesday, June 15, 2022 – 7:00 P.M.

City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Michael Simmons, Vice-Chair	P	A
Marc Arthur	P	A
Eric Bettis	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Carl Schier	P	A
Amanda Smith	P	A

III. Approval of Minutes

- May 2022 Special Meeting
- May 2022 Regular Meeting

IV. Audience Participation

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

V. Committee Reports

- Non-motorized Advisory Committee
  - June Meeting Minutes

VI. Presentations and Public Hearing Items

- Special Use Permit and Site Plan Review: Marijuana Growing/Processing Facility and Safety Compliance Facility at 12 E Forest Ave
  - *Public Hearing*

VII. Old Business

VIII. New Business

- Officer Elections: Chair, Vice-Chair, and ZBA Representative
- Staff memo regarding conceptual planning process

IX. Future Business Discussion / Updates

X. Adjournment

MEETING MINUTES - *DRAFT*
Planning Commission
Special Meeting – Work Session
Tuesday, May 17, 2022 – 6:00 P.M.
City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	P
Marc Arthur	A (Arrived after Roll Call)
Eric Bettis	P
Mike Davis Jr.	A
Jessica Donnelly	A
Phil Hollifield	P
Carl Schier	P

Motion to excuse Commissioners Arthur, Davis Jr., and Donnelly
Offered By: Hollifield; Seconded By: Bettis
Approved: Yes – 5; No – 0; Absent – 3 (Arthur, Davis Jr., Donnelly)

III. Approval of Minutes

- None - April 2022 Meeting Minutes will be part of the May 18, 2022 Meeting Agenda

IV. Audience Participation

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

Motion to open audience participation.
Offered By: Bettis; Seconded By: Simmons
Approved: Yes – 5; No – 0; Absent – 3 (Arthur, Davis Jr., Donnelly)

One person spoke.

Motion to close audience participation.
Offered By: Bettis; Seconded By: Simmons
Approved: Yes – 5; No – 0; Absent – 3 (Arthur, Davis Jr., Donnelly)

Note: Commissioner Arthur joined the meeting at 6:11 pm.

V. Committee Reports

- Non-motorized Advisory Committee
  - None - April 2022 Meeting Minutes will be part of the May 18, 2022 Meeting Agenda

VI. Presentations and Public Hearing Items

- Work Session: Staff presentation on the topic of Planned Unit Developments
  Staff gave a presentation. The Commission asked questions regarding the presentation. The Commission asked that a few questions be followed up on at an upcoming meeting, including but not limited to: Planned Unit Development departure precedence and if the City is allowed to codify a

procedure that requires a Community Benefits Ordinance process to take place first, before the planning/zoning processes such as a PUD.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Motion to adjourn at 7:30 pm.
Offered By: Hollifield; Seconded By: Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr., Donnelly)

DRAFT

MEETING MINUTES - *DRAFT*
Planning Commission
Wednesday, May 18, 2022 – 7:00 P.M.
City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order (7:09pm)

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	A
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	A
Phil Hollifield	P
Carl Schier	P

Motion to excuse Commissioners Donnelly and Simmons.
Offered By: Hollifield; Seconded By: Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

Motion to amend the agenda to move the Non-motorized Advisory Committee report after Presentations and Public Hearings.
Offered By: Davis Jr.; Seconded By: Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

III. Approval of Minutes

- April 2022 Meeting Minutes
  Motion to approve the April 2022 meeting minutes.
  Offered By: Davis Jr.; Seconded By: Hollifield
  Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

IV. Audience Participation

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

Motion to open audience participation.
Offered By: Bettis; Seconded By: Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

11 members of the public participated.

Motion to close audience participation.
Offered By: Bettis; Seconded By: Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

V. Presentations and Public Hearing Items

- <u>Planned Unit Development: Site Condominium for Housing Development at 220 N Park St</u>
  - (POSTPONED from April 20, 2022 meeting)

Short presentation from City Staff. New changes/additions have been included since last month. Staff did not alter the staff review too much other than regarding the small changes. The applicant, Renovare, addressed concerns named in audience participation.

Commissioner Arthur pointed out that the developer said they would do everything they could do to make better public pedestrian friendly environment. People from the development will need to cross those streets.

There was a motion to table last month until a traffic study could be conducted.
Commissioner Davis Jr. is pleased with all the information provided since the last meeting.
He hopes that the developer add high visibility traffic and pedestrian signs. We should keep the city accountable for improving pedestrian walkways.

Commissioner Arthur asked about a raised crosswalk or high visibility crossings. He suggested a future business discussion regarding information required by developer for PUDs.

Regarding concerns about building so close to rail, Renovare did add a fence to the entire rail line. It will need HDC review.

Commissioners Davis Jr. and Arthur discussed accessible curb cuts at Park and High St. They suggested a pavement marking across Park St. and the city can do the rest. They discussed cross walks at both entrances. Davis Jr. suggests that the developer have two marked crosswalks in the internal site to facilitate movement to the pocket parks. Arthur supported this suggestion.

Commissioner Schier urged the commission to not keep delaying for crosswalks. Adding crosswalks where they are not required is unnecessary. There are thousands of standards the developers are adhering to.

Rachel Jackson, with the city engineering consultant OHM, answered questions from the Commission.

Motion to recommend City Council approve the Site Condominium Planned Unit Development at 220 N Park with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of the staff report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public right-of-way easement for public use.
3. Lighting plan shall be provided for administrative approval.
4. There shall be ADA compliant curb-ramps at High St and Park St facing west as well as Grove St and Locust St facing east.
5. There shall be marked high emphasis crossings at the pocket park internal in the site, as well as across the driveway aprons, across High St, and across Grove St.

Friendly amendment offered by Commissioner Dunwoodie that the internal crossing be located at 5-00 noted on the site plan. Friendly amendment accepted by Commissioner Davis Jr.

Offered By: Davis Jr.; Seconded By: Arthur
Approved: Yes – 5; No – 1 (Schier); Absent – 2 (Donnelly, Simmons)
Motion Carried.

Reason for opposition: Commissioner Schier – Does not understand if asking for more crosswalks and markings are in accordance with the City's normal practices. Thinks that changing the city's

rules regarding crosswalks and markings is one thing, but departing from normal practices and conditioning more is not Planning Commission's role.

- Planned Unit Development: Financial Services Use at 611 W Cross St
  Staff presentation by the City Planner. He discussed why staff is not recommending approval. Staff is concerned about a vehicle centric design in this location.
  - *Public Hearing*
    Motion to open the public hearing.
    Offered By: Hollifield; Seconded By: Bettis
    Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)
    None.
    Motion to close the public hearing.
    Offered By: Hollifield; Seconded By: Arthur
    Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

Commissioner Hollifield expressed concern about denying another business at this location.
Applicant – EMUCU spoke.
Commissioner Schier asked if the applicant has data that shows if the bank would lose customers if they didn't have the drive through. In this era it makes sense to not encourage cars to idle.
Commissioner Davis jr. asked about crosswalks, bike loops, and ATM/ITM accessibility for bicycles.
The commission discussed the elevation of the proposed building and the existing building.

Motion to recommend City Council approve the Planned Unit Development at 611 W Cross with the following findings, departures, conditions, and waiver:

Findings:
1. The application, site plan, and land uses substantially comply with §122-311, 122-702, and 122-706.

Departures:
1. Planning Commission approves the departures listed in Figure 4 of the staff report.

Conditions:
1. Site plans shall undergo detailed engineering review.
2. Lighting plan shall be provided for administrative approval.
3. There shall be a minimum of 10 bicycle parking spaces.
4. "No idling" signage shall be provided at each ATM/ITM space.
5. Vegetative screening in compliance with zoning ordinance standards shall be provided along southern adjoining property.
6. The southernmost ATM/ITM be removed.
7. There be high visibility crosswalk markings added at the College Place driveway apron.

Waiver:
1. Planning Commission waives the 10 feet parking lot setback requirement for parking lot adjoining residential properties.

Offered By: Davis Jr.; Seconded By: Hollifield
Approved: Yes – 5; No – 1 (Schier); Absent – 2 (Donnelly, Simmons)
Motion Carried.

VI. Committee Reports

- Non-motorized Advisory Committee
  - May Meeting Minutes

Commissioner Davis Jr. provided the update that the Committee wants to focus on zero traffic fatalities or serious injuries. They would like to see a resolution to confirm the goal. They are hoping for a subcommittee within the Nonmotorized Committee that focuses on Vision Zero.

Would the Planning Commission be interested in forming a new subcommittee? Planning Commission did not make a decision on forming any new subcommittees.

Commissioner Hollifield wondered if the Non-Motorized Committee can put together data on if air quality is improving as more electric vehicles are used.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

- Planning Commission would like to know if study items are allowed on agendas, before a case gets a full review.
- Include traffic count information in future large PUD reviews.
- Provide a legal opinion on off-site community benefits for planning cases.

X. Adjournment

Motion to adjourn at 10:35 pm.
Offered By: Davis Jr.; Seconded By: Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

DRAFT

City of Ypsilanti
Community & Economic Development Department

June 15, 2022

Staff Review of Special Use and Site Plan Review
12 E Forest Ave

GENERAL INFORMATION

Applicant:	Ypsilanti Warehouse LLC
Project:	12 E Forest Marijuana Growing/Processing and Safety Compliance Facility
Public Hearing Date:	June 15, 2022
Location:	12 E Forest Ave (Parcel ID# 11-11-04-461-002; Legal Description: BEG AT NE COR LOT 305 NORRIS & CROSS ADDITION, TH S 120.78 FT, TH S 89-23-00 W 29.00 FT, TH S 49.50 FT, TH S 89-23-00 W 51.52 FT, TH S 18-30-00 E 88.30 FT, TH N 89-23-00 E 19.95 FT, TH S 56.27 FT, TH S 67-59-20 W 25.11FT, TH S 26-42-35 E 55.30 FT, TH S 68-02-35 W 60.15 FT, TH S 44-30-17 E 194.47 FT, TH E 11.00 FT, S 54.97 FT, TH S 48-44-24 E 43.69 FT, TH S 52-48-30 W 68.44FT, TH N 37-11-30 W 505.83FT, TH 168.65 FT ALNG ARC OF CURV-RT- RAD 438.79 FT - CH N 26-10-51 W 167.61 FT, TH 28.59 FT ALNG ARC OF CURV-RT- RAD 133.85 FT- CH N 09-03-01 E 28.54 FT, TH N 33-36-14 W 17.81 FT, TH N 71-52-30 E 218.19 FT, TH N 89-23-00 E 142.39 FT TO THE POB. BEING LOT 306 & PART OF LOTS 305, 308 & 309 NORRIS & CROSS ADDITION, ALSO ADJ VAC FURNACE ST)
Zoning:	PMD – Production, Manufacturing, Distribution
Action Requested:	Special Use Permit Approval and Site Plan Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

NOTE: This site plan review case is a revision to the previously approved plans from the March 16, 2022 Planning Commission meeting. The rail right-of-way encroachment license was not approved by MDOT and therefore the plans are revised to be within the site's constraints. The variance approved in March 2022 to permit parking within the 10' side setback still stands. In terms of other changes, the rest of the site plan is relatively consistent with a few updates regarding some of Planning Commission's previous conditions of approval. Because this involves a special land use, and staff noticed for the public hearing, staff suggests Planning Commission hold the public hearing and make a ruling on the special land use again as well.

The applicant is seeking a Special Use Permit and Site Plan Review approval for a multi-suite marijuana growing/processing and safety compliance facility at 12 E Forest Ave. The site's zoning of PMD allows these land uses as special land uses.

The 12 E Forest Ave property is the former Michigan Ladder building and property. It had been used as a manufacturing facility for over a hundred years before closing last year. The redevelopment plans for the site entail floor plan changes, parking surfacing improvements, stormwater management, landscaping, a façade renovation, and more. The building is approximately 63,605 square feet, and the site is 2.56 acres.

There are a handful of nonconformities that currently exist due to the historic nature of this building and site. Many of these items, in staff's opinion, should be allowed to continue to exist because of the burden it would take to fix (for example, the building encroachments). In staff's opinion, the gravel parking lot could not be identified as a nonconformity because there has not been striping, wheel stops, etc. for a number of years, and there are no site plans on file from the original site's approval (if there was a site plan approval). Therefore the parking lot and parking spaces needs to come into compliance with the zoning ordinance's standards. Additionally, even if the parking lot was a nonconformity, Planning Commission has the right to require nonconformities be brought into compliance when associated with a special land use, per Section 122-324(1). The applicant was granted a variance on March 14, 2022 to allow for the parking lot to encroach into the side yard setback.

Figure 1: Site Aerial (2020)

Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Warehousing	PMD
EAST	Residential	CN-SF
SOUTH	Residential/Parking	CN-SF/C
WEST	Railroad/Frog Island Park	Park

Figure 3: Building and Parking Area - North Side of Site (March 7, 2022)

Figure 4: Parking Area – South Side of Site (March 7, 2022)

Figure 5: Google Street-view of Front of Site and Railroad (July 2021)

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

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

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. The "PMD" zoned property makes this a special land use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools. The use of multiple marijuana growers/processors next to each other is allowed per the zoning ordinance's standards, because of the PMD district. Adjustments and permanent site improvements will be required to bring the site "up to code," that is, to conform to the current parking layout, access, landscaping, and screening standards of the zoning ordinance.

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

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. Odor should be especially considered, because there are residential properties to the rear. Section 122-601 of the zoning ordinance states "Every use must be so conducted and operated that it is not obnoxious or dangerous by reason of heat, glare, fumes, dust, noise, radiation, vibration, or odors beyond the lot on which the use is located. Furthermore, it shall be unlawful for any person to create, assist in creating, permit, continue, or permit the continuance of any public nuisance as defined and regulated under Article II of chapter 42."

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

COMMENTS: The special use is primarily light-industrial and warehouse-like in nature. The entire existing building, is intended to be reused. It draws its traffic, pedestrian or vehicular from E Forest Ave and Norris St where Norris and Oak turn. The MDOT-owned railroad is to the west, Bay Logistics warehousing is to the north, a row of single-family residential homes are to the east, and the Maple Street parking lot is to the south.

Safety should be considered and staff recommends the applicant finish curbing and provide fencing along the west side of the property near the railroad to prevent site users, employees, or delivery vehicles from accidentally accessing the railroad corridor. This is discussed during the site plan review portion of this review.

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

COMMENTS: This site is located on E Forest Ave, a road with land uses of varying types, and has adequate access for vehicles. There is also access from Norris St near the turn into Oak St. Because of the nature of this business, most if not all of the people accessing the site will be employees working their regular shift. There will be loading of marijuana product by secure transporter professionals in compliance with the State laws; to staff's knowledge these pick-ups are conducted with two-axle vans. There is a bus stop within 300 feet on E Forest Ave.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

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

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed:

- Odor should be considered. The site shall not produce odors that cross its property lines.
- Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.

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."

The lot is zoned PMD, therefore needs to follow the PMD dimensional standards. Because of the extensive site improvements, this site prompts a full site plan review, and will need to undergo detailed engineering review after Planning Commission review.

Figure 6: Specific Use Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
ART. V	Specific Use Regulations	Marijuana Growing/Processing Facilities (Section 122-536) Marijuana Safety Compliance Facilities (Section 122-539)		Proposal is to separate these uses into seven separate building suites (5 growers, 1 processor, 1 safety compliance facility).	Marijuana uses cannot cross between suites. Each suite must be separated by building code and in compliance with the MRTMA and MRA administrative rules.

Items to be addressed:

- Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.

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

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

The building is approximately 63,605 square feet, and the site is 2.56 acres.

Figure 7: Building and PMD Dimensional Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable					
122-432	Lot Coverage	Maximum 90% impervious surface	81.24%	No changes	
	Parking setbacks	Front side, rear = 10' From adjoining CN-SF= 15'	None	Applicant applied for variance to encroach 10' side setback requirement, variance granted in March 2022.	
	Structure height	Maximum 60'	17'4"	No changes	
	Front setback	Minimum 25'	Within ROW	No changes	Nonconforming
	Side setback	Minimum 15'	2' & 13'	No changes	Nonconforming
	Rear setback	Minimum 20'	4'	No changes	Nonconforming
	Setback from adjacent residential (PMD)	Minimum 25'	4'	No changes	Nonconforming
	Landscaping - conflicting land use screening (PMD)	In accordance to 122-634 (see later in review), screening must be provided	Some natural screening and slopes near northern western lot line, however not much provided along southern western lot line.	Additional landscaping screening provided.	**Applicant shall confirm plantings making up screening shall be at least 80% opacity.**
	Greenbelt (PMD)	Must be provided along front yard: • Must be landscaped with a minimum of one (1) tree for every thirty (30) feet of frontage. No evergreens. • No less than 10' deep • Remainder must be landscaped in grass, ground cover, shrubs	Not provided.	Additional landscaping within the first 10' of front and street side lot lines. Street trees need to be provided (see later in review)	**Applicant shall provide street trees.**

		and other natural landscape materials. • Access drives from public rights-of-way through required greenbelts are permitted, but such drives may not be subtracted from the dimension used to determine the minimum number of trees required.			

Figure 8: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable***					
122-607	Building entrances	Main entrance must face street	Currently faces Forest Ave	No changes	
	Existing ROW	Constructing structure over right-of-way is unlawful.	Property has been encroaching the MDOT railroad ROW for years but no approvals are on record.	These revised plans do not document any encroachments.	
	Existing easements	Constructing structure over easements requires authorization from easement holder.	Property shares easement with 609 and 611 Norris for the former Furnace Street for rear driveway access. Nothing appears to be currently constructed over this easement.	Proposed landscaping, stormwater utilities, site grading taking place within this easement.	**Applicant shall obtain easement holders permission for work within easement, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.**

122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	None	None proposed	**Applicant detailed on Sheet 1 that trash/refuse will be disposed of securely through secure transport vehicles.**
122-609	Required 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 are where lighting required.	Lighting levels not known.	Lighting proposed and levels appear to comply. The height of fixtures comply. Confirmed dark sky compliant.	

Items to be addressed:

- Applicant shall confirm plantings making up screening shall be at least 80% opacity.
- Applicant shall provide street trees.
- Applicant shall obtain easement holders permission for work within easement, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.

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."

This site is located on E Forest Ave, a road with land uses of varying types, and has adequate access for vehicles. There is also access from Norris St near the turn into Oak St. Because of the nature of this business, most if not all of the people accessing the site will be employees working their regular shift. There will be loading of marijuana product by secure transporter professionals in compliance with the State laws; to staff's knowledge these pick-ups are conducted with two-axle vans. There is a bus stop within 300 feet on E Forest Ave.

Since the March Planning Commission meeting, the applicant has adjusted their number of employees to a maximum of 36 employees and the parking calculation has been adjusted accordingly.

Figure 9: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies	***Red text: site plan does not comply***	***Black text: existing nonconformity or not applicable***			
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' maneuvering lane width, but truck turning templates not provided.	**Shall provide truck turning template or details.**
122-672	Sidewalks	Sidewalks along front of site on Forest and Norris.	Existing sidewalk	Site will continue to use existing sidewalk. Sidewalks and sidewalk curb-cuts added along Norris.	**Staff recommends crosswalk be provided across Norris St for connectivity.**
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	Appears to comply.	
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway curb-cuts are at least 22' wide.	
	Off-street parking for all other uses: access and maneuvering drives	All sparking spaces must be accessible to vehicles by means of maneuvering aisles…. All parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.	N/A	Adequate maneuvering provided.	
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Parking lot described as asphalt.	**Surfacing provided and will be reviewed in detailed engineering.**
	Off-street parking for all other uses: 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.	N/A	Site grading plan and stormwater management plan provided.	**Drainage provided and will be reviewed in detailed engineering.**
	Off-street parking for all other uses: setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot. PC may waive this requirement in whole or in part with a finding that the lot shares a common	N/A	Parking spaces encroach 10' from side property line. Variance request	

		access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.		granted by ZBA in March 2022.	
	Off-street parking for all other uses: 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.	N/A	Striping is shown and dimensioned.	
	Off-street parking for all other uses: 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.	N/A	Curbing proposed.	
	Off-street parking for all other uses: 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.	N/A	Lighting proposed, parking lot appears to comply.	
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Islands proposed, appear to be 9' wide based on radius. Islands are curbed.	
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 4 trees required	N/A	5 trees proposed.	

	Parking screening	All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	N/A	A tree is provided but likely does not screen.	**Landscaping or small wall should be added to screen parking spaces.**
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	Curbing is proposed, appears to comply.	
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	Parking spaces provided and appear to comply.	
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Dimensioned on plan.	
	Parking dimensions for small cars	Up to 20% of parking spaces may be designated for small/compact cars, which shall be at least 8' wide and 16' long and clearly signed.	N/A	No labeled small car spaces.	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	Maneuvering lane noted as 22' wide.	
122-691	Parking space base calculation	Assembly, processing or manufacturing: 5 plus 1 for every 1½ employees in the largest working shift = 29 base requirement	N/A	29 provided	

122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	None applied for, but could have one space reduced due to the indoor bicycle spaces provided.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 6 bicycle spaces.	N/A	18 spaces provided, including 6 indoor spaces.	
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	Three 10'x50' loading spaces required. Planning Commission may modify this requirement upon making the determination that another standard would be more appropriate because of the number of type of deliveries experienced by a particular business or use. Must be no closer than 50 feet from CN-SF zoning district, unless located within a completely enclosed building or enclosed on all sides facing the district by a solid concrete or masonry wall not less than six feet in height.	N/A	Five spaces provided, with four of the spaces complying with size requirements. One loading space is nonconforming in terms of distance from CN-SF, but a 6' masonry wall is provided.	

Items to be addressed:

- Provide crosswalk across Norris St to connect to the rest of the sidewalks in the area.
- Truck turning details or template shall be provided on site plans.
- Landscaping or 3' wall should be added to screen front parking spaces.

Figure 10: Lack of Connectivity on Norris St in Neighborhood (March 7, 2022)

Figure 11: Nonconforming Loading Dock Location (March 7, 2022)

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 substantial addition to impervious surface, utility work, landscaping, truck turning, grading, and stormwater management.

See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review if Planning Commission grants approval.

SCREENING & LANDSCAPING §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."

The applicant presents a thorough landscaping plan, but it should be confirmed that the landscaping screening near the east property line along the southern portion of the lot is at least 80% opacity.

Figure 12: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable***					
122-634	Screening between conflicting land uses.	Screening required along property line when PMD abuts another zoning district.	Some natural screening, slopes along northern portion of east property line.	Landscaping screening towards the southern portion of the east property line but not known if it is at least 80% opaque.	**PC may waive the screening at the northern half of the site where there are slopes in accordance with 122-641. Landscaping screening shall be confirmed 80% opacity.**
122-635	Fences and walls		No fencing.	No fencing.	**To make the site safer in respect to the railroad, fencing should be provided along western property line.**

122-636	Street trees and tree species	329.45' on Forest/30 = 11, plus 105.56' on Norris/30 = 4	2 existing on Norris	No new street trees proposed.	**13 street trees required, or fee-in-lieu.**
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Site is proposed at 12% landscaped.	

Items to be addressed:

- Applicant shall provide fencing or 80% opaque landscaping screen along the entirety of the western property line.
- Applicant shall provide 13 street trees, or provide fee-in-lieu.
- Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species.

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 any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, crosswalk 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."

Great place to do business, especially green and creative. This development helps with the potential growth of a business. The re-use of the building promotes sustainability as well economic growth.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for marijuana growing/processing and marijuana safety compliance uses at 12 E Forest Ave with the following findings and conditions:

Finding:

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

Condition:

1. Special use approval shall be subject to approval of site plan.
2. Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.
3. Odors shall not cross the site's property lines.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission ***approve*** the site plan set dated May 18, 2022, for 12 E Forest Ave, with the following findings, waivers, and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. Variance was granted in March 2022 to allow for parking within west side setback.

Waivers:

1. Due to the natural slopes and the thick brush, Planning Commission waives the screening requirement of 122-634 for the northern half of the site where the steep slopes are located, in accordance with 122-641.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Applicant shall obtain easement holders' permission for work within easement as presented in the site plans, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.
3. Applicant provide crosswalk across Norris St to connect to the rest of the sidewalks in the area.
4. Truck turning details or template shall be provided on site plans.
5. Landscaping or 3' wall should be added to screen front parking spaces.
6. Applicant shall provide fencing or 80% opaque landscaping screen along the entirety of the western property line.
7. Applicant shall provide 13 street trees, or provide fee-in-lieu.
8. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

March 4, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 12 E. Forest Ave Site Redevelopment
Site Plan Review No. 1
OHM Job No. 0094-21-1000

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed redevelopment of a warehouse previous used by The Michigan Ladder Company. The project consists of redeveloping an existing warehouse building of approximately 63,605 square feet, an existing parking lot, and existing access drives to be used for marijuana growing, processing, and testing. We have reviewed the plans with a date of February 7, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The applicant shall provide a Michigan Professional Engineer seal on the cover sheet.
2. It appears the existing loading docks to the building are to remain. The applicant shall indicate all the pavement loading areas on the site plan.
3. Per sheet C-10 Landscape Plan, it appears vegetation is proposed on top of utilities at the north side of the site. Landscaping should not be proposed directly on top of a utility.
4. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
5. The applicant shall provide two ADA-compliant crosswalks at the southern driveway intersection with Norris St. One crosswalk shall be provided on the northeast and northwest corner of the driveway intersection, and another crosswalk crossing the driveway on the northwest and southwest corner of the driveway.
6. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, and the largest truck anticipated to traverse the site.
7. Applicant shall confirm there is no proposed dumpster and provide clarity on trash collection will be managed.
8. A detail shall be added to the plans for proposed curb and gutter.
9. A detailed review of the grading plan will be completed under detailed engineering review. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site.
10. The applicant shall provide the proposed storm sewer pipe material. A detailed review of the storm water calculations will be completed under detailed engineering review.
11. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

12. Approval from the Ypsilanti Community Utilities Authority (YCUA) will be required for all work associated with the water supply system and sanitary sewer.
13. Approval from the Michigan Department of Transportation (MDOT) will be required for proposed work within railroad right-of-way.
14. A photometric plan should be provided with the next submittal for the City's review.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors

[redacted]

Rachel Jackson, PE

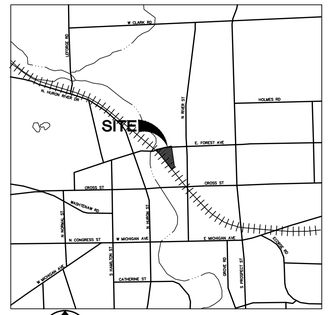
CC: Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
File

P:\0000_0100\SITE_YpsilantiCity\2022\0094221000_12_E_Forest\Site Plan\SP01\12 E Forest Ave_SP01.docx

12 E. FOREST AVE SITE REDEVELOPMENT

CITY OF YPSILANTI, WASHTENAW COUNTY, MI

PRELIMINARY SITE PLAN AND SPECIAL LAND USE



VICINITY MAP
SCALE : NTS

OWNER/APPLICANT

YPSILANTI WAREHOUSE LLC
[redacted]
CONTACT: ABDUL SALEH
[redacted]

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR
ANN ARBOR, MI 48108
CONTACT: TED HIRSCH
734-995-0200

ARCHITECT

DESIGNSTRUCT, INC.
23617 JOHN R RD
HAZEL PARK, MI 48030
CONTACT: STEVE DUMONT
248-547-1500

SITE DATA

	Existing		Allowed/ Required		Proposed	
Zoning						
Zoning District	PMD - Production, Manufacturing, and Distribution		PMD - Production, Manufacturing, and Distribution		PMD - Production, Manufacturing, and Distribution	
Special Land Use	Vacant Building		Marihuana Facilities growing and/or processing, microbusiness, secure transporter, excess grower		Marihuana Facilities growing and/or processing, microbusiness, secure transporter, excess grower	
Site Area (gross)	119,210	sf	NA	sf	119,210	sf
	2.74	acres	NA	Acres Min.	2.74	acres
Site Area (net)	119,210	sf	(determined by use, parking, loading, screening, and yard setbacks)		119,210	sf
(less Road ROW, Road easement, lake)	2.74	acres	NA	Acres Min.	2.74	acres
Min. Lot Width	345	ft	(determined by use, parking, loading, screening, and yard setbacks)		345	ft
Marihuana Specific Requirements						
1,000ft radius from boundaries to schools and existing marihuana facilities					2037ft to nearest school	
500ft from existing marihuana facilities					No existing facilities within 500ft	
Building						
Gross Floor Area	61275	sf	NA	sf	61275	sf
Maximum Lot Coverage	51.4	%	see impervious surface coverage		51.4	%
Maximum Floor Area Ratio	102.8	%	NA	%	102.8	%
Maximum Height	17 ft - 4 in		60	ft	17 ft - 4 in	
Historic District Requirements			TBD			
Building Setbacks						
Front	Varies; within Forest ROW (exist nonconforming)		25	ft *	Varies; within Forest ROW (exist nonconforming)	
Side	2ft - west (exist nonconforming) 13ft - east (exist nonconforming)		15	ft *	2ft - west (exist nonconforming) 13ft - east (exist nonconforming)	
Rear	4ft-south (exist nonconforming)		20	ft *	4ft-south (exist nonconforming)	
Adjacent to CN-SF	Varies - 4ft min. (exist nonconforming)		25	ft *	Varies - 4ft min. (exist nonconforming)	
			* increase by 1 ft per ft building ht over 30ft			
Impervious Surface Coverage						
Maximum Lot Coverage	78.07	%	90	%	74.74	%
Vehicular Parking						
Design Standards	NA		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft		Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft	
Setbacks	Varies (exist nonconforming)		Front/Side/Rear: 10 feet Adj to CN-SF: 15 ft		Varies - waiver/variance requested	
Required Parking	Existing unstriped parking - number of spaces unknown		29	spaces	29	spaces
assembly, processing, manfacturing			5 plus 1 for 1.5 employees; or 1 per 1,000sf gfa and 1 per 300sf office 5 + (36 / 1.5) = 29 spaces; or 61,275 sf / 1,000 sf = 61 spaces			
Required Loading	5	spaces	3	spaces	5	spaces
commercial, industrial, institutional			2,000-4,999sf - 1 5,000-19,999sf 1 20,000-49,999sf - 2 50,000-79,999sf - 3 80,000-99,999sf - 4 100,000-149,999sf - 5 150,000sf+ - 5 plus one per 50,000sf over 150,000sf			
Bicycle Parking						
	NA	spaces	1 per 5 vehicular parking spaces required; 2 minimum = 29 / 5 = 6 spaces		12 6	spaces exterior spaces interior

SITE MAP
SCALE : NTS

SHEET INDEX

#	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS – BOUNDARY
3	EXISTING CONDITIONS – TOPOGRAPHY
4	AREA PLAN
5	DEMOLITION PLAN
6	DIMENSIONAL SITE LAYOUT
7	GRADING AND SOIL EROSION CONTROL PLAN
8	UTILITY PLAN
9	STORMWATER MANAGEMENT PLAN
10	LANDSCAPE PLAN
11	DETAILS
12	LANDSCAPE DETAILS
13	PHOTOMETRIC PLAN
DD-1	FLOOR PLAN
DD-2	ELEVATION

PROJECT NARRATIVE

YPSILANTI WAREHOUSE LLC IS REQUESTING THE NECESSARY APPROVALS AND PERMITS TO ALLOW FOR A PROPOSED RE-USE PROJECT AT 12 E FOREST AVENUE. THE SITE WAS HISTORICALLY USED BY THE MICHIGAN LADDER COMPANY AND IS CURRENTLY VACANT. THE PROPERTY INCLUDES AN EXISTING WAREHOUSE BUILDING OF APPROXIMATELY 63,605 SF, AS WELL AS THE ASSOCIATED ACCESS DRIVES, PARKING AREAS, AND LOADING DOCKS. THE PROPOSED PROJECT INCLUDES INTERIOR RENOVATIONS TO THE EXISTING BUILDING AND MINOR SITE MODIFICATIONS FOR USE AS A MARIHUANA GROWING, PROCESSING, AND TESTING FACILITY.

THE EXISTING SITE IS 2.74 ACRES IN SIZE AND IS ZONED PMD: PRODUCTION, MANUFACTURING, AND DISTRIBUTION. EXCESS MARIHUANA GROWERS, MARIHUANA GROWING AND/OR PROCESSING FACILITIES, MARIHUANA MICROBUSINESSES, AND MARIHUANA SECURE TRANSPORTERS ARE ALL PERMITTED AS SPECIAL LAND USES IN THE PMD ZONING DISTRICT. THE EXISTING BUILDING WILL REMAIN AND WILL UNDERGO INTERIOR RENOVATIONS TO ACCOMMODATE THE PROPOSED MARIHUANA FACILITY. THE PROPOSED USE WILL MEET ALL STATE AND LOCAL REQUIREMENTS FOR MARIHUANA FACILITIES. SITE WORK WILL INCLUDE RESURFACING OF THE EXISTING GRAVEL DRIVES WITH ASPHALT, DESIGNATION OF STRIPED PARKING SPACES, STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS, AND INSTALLATION OF ADDITIONAL LANDSCAPING.

THE BUILDING WILL BE SEPARATED INTO SEVEN SEPARATE SUITES. ONE SUITE WILL BE USED FOR PROCESSING, ONE SUITE WILL BE USED AS A SAFETY COMPLIANCE TESTING LABORATORY, AND THE REMAINING FIVE SUITES WILL BE USED FOR GROWING. THE NUMBER OF EMPLOYEES WILL VARY BASED ON THE SIZE AND USE OF EACH SUITE. THE PROCESSING FACILITY AND TESTING LABORATORY ARE EXPECTED TO EMPLOY 2-3 PEOPLE EACH, AND EACH OF THE GROWING SUITES WILL TYPICALLY HAVE 5-6 EMPLOYEES. A TOTAL OF 36 EMPLOYEES IS ANTICIPATED FOR THE OVERALL FACILITY. ALL TRASH AND/OR WASTE PRODUCTS WILL BE SECURELY STORED INSIDE THE BUILDING AND WILL BE COLLECTED VIA SECURE TRANSPORT AND DISPOSAL VEHICLES.

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED TO THE BUILDING FROM EXISTING UTILITY CONNECTIONS. STORMWATER MANAGEMENT FACILITIES DO NOT CURRENTLY EXIST FOR THE SITE, BUT A NEW UNDERGROUND DETENTION SYSTEM AND BIORETENTION AREA ARE BEING PROVIDED AS PART OF THE PROPOSED SITE IMPROVEMENTS TO HELP MANAGE STORMWATER RUNOFF. ACCESS TO THE SITE WILL BE PROVIDED VIA TWO EXISTING CURB CUTS ON FOREST AVENUE AND NORRIS STREET. BOTH EXISTING CURB CUTS WILL BE REDUCED IN WIDTH TO BRING THE SITE INTO COMPLIANCE WITH CURRENT ACCESS MANAGEMENT STANDARDS.

DUE TO THE AGE OF THE EXISTING BUILDING AND SITE FACILITIES, THE SITE INCLUDES SEVERAL EXISTING NONCONFORMITIES, INCLUDING BUILDING AND PARKING SETBACK ENCROACHMENTS. THE PROPOSED PROJECT IS REQUESTING A WAIVER FOR THE EXISTING BUILDING ENCROACHMENTS, AS WELL AS VARIANCES FOR THE ENCROACHMENTS INTO THE REQUIRED PARKING SETBACKS. ADDITIONALLY, APPROVAL WILL BE SOUGHT FROM THE HISTORIC DISTRICT COMMISSION FOR REUSE OF THE EXISTING FACILITY.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

12 E. FOREST AVE SITE REDEVELOPMENT

JOB No. **21335**

REVISIONS:

	REV. DATE
REVISED PER CITY REVIEW	03/10/22
REVISED PER MDOT OFFICE OF RAIL	05/18/22

DATE: 02/07/2022
SHEET 1 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335CV1

1

MIDWESTERN CONSULTING
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE
SITE PLAN SUBMITTAL TO CITY	02/07/2022
SITE PLAN SUBMITTAL TO CITY	03/10/2022
SITE PLAN SUBMITTAL TO CITY	05/18/2022

P.E. #

M:\Civil3d_Proj\21335\Site Plan\21335CV1.dwg, 5/18/2022 4:39 PM, Candice M. Briere, 1 COVER SHEET, MDLLC PDF.pc3
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M:\Civil3d_Proj\21335\Site Plan\21335EX1.dwg, 5/18/2022 4:29 PM, Candice M. Briere, 2 EXISTING CONDITIONS – BOUNDARY, MCLLC PDF.pc3
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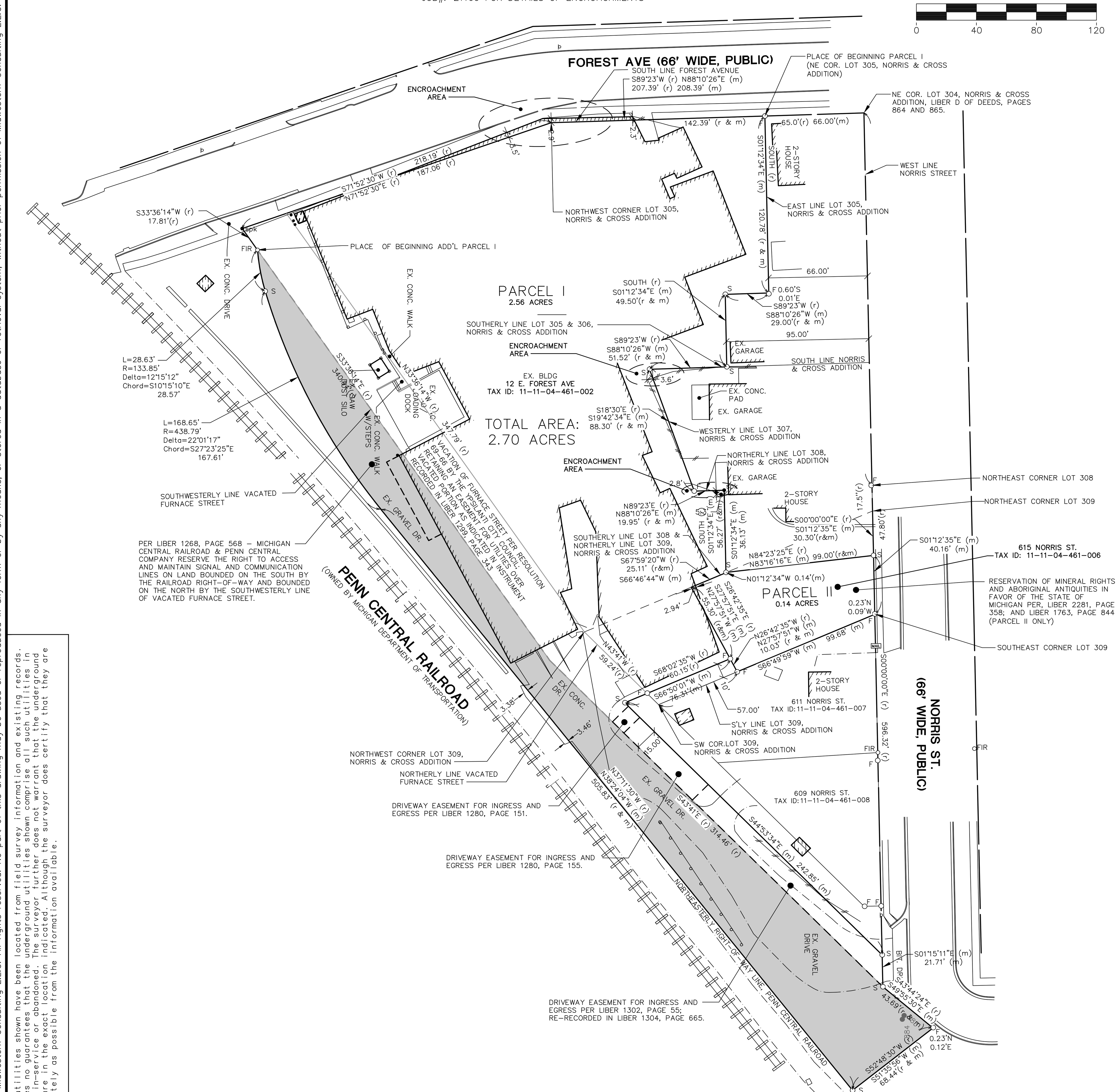
NOTES

1. SEE MIDWESTERN CONSULTING ALTA SURVEY JOB#: 21169 FOR DETAILS OF ENCROACHMENTS

SCALE: 1" = 40'

0 40 80 120



LEGAL DESCRIPTION

Per First American Title Insurance Company, Title Commitment #NCS-1072506-MICH, Dated: June 09, 2021

Land in the City of Ypsilanti, Washtenaw County, MI, described as follows:

Parcel I

Commencing at the intersection of the West line of Norris Street with the South line of Forest Avenue as now laid out and used, fractional Section 4, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, said point being the Northeast corner of Lot 304 of Norris and Cress Addition to the City of Ypsilanti as recorded in Liber D, on Pages 864 and 865 of Washtenaw County Records; thence South 89 degrees 23 minutes West 65.0 feet along said South line of Forest Avenue and the Northerly line of said Lot 304 to the Northeast corner of Lot 305 of said Norris and Cross Addition for a **PLACE OF BEGINNING**;

thence South 120.78 feet along the East line of said lot 305 and 66.0 feet West of and parallel with said West line of Norris Street;
thence South 89 degrees 23 minutes West 29.00 feet 49.50 feet North of and parallel with the South line of said Norris and Cross Addition;
thence South 49.50 feet parallel with and 95.00 feet West of said West line of Norris Street;
thence South 89 degrees 23 minutes West 51.52 feet along the South line of Lots 305 and 306 of said Norris and Cross Addition;
thence South 18 degrees 30 minutes East 88.30 feet along the Westerly line of Lot 307 of said Norris and Cross Addition and the Southerly extension thereof;
thence North 89 degrees 23 minutes East 19.95 feet along the Northerly line of Lot 308 of said Norris and Cross Addition;
thence South 56.27 feet parallel with said West line of Norris Street to a point on the Southerly line of said Lot 308 that lies South 47.80 feet along said West line of Norris Street and South 84 degrees 23 minutes 25 seconds West 99.00 feet from the Northeast corner of said Lot 308;
thence South 67 degrees 59 minutes 20 seconds West 25.11 feet along the Southerly line of said Lot 308 to a point that lies North 67 degrees 59 minutes 20 seconds East 77.50 feet from the Southwest corner of said Lot 308;
thence South 26 degrees 42 minutes 35 seconds East 55.30 feet to a point on the Southerly line of Lot 309 of said Norris and Cross Addition that lies North 68 degrees 02 minutes 35 seconds East 57.00 feet along the Southerly line of said Lot 309 and North 26 degrees 42 minutes 35 seconds West 10.03 feet from the present Southwest corner of said Lot 309;
thence South 68 degrees 02 minutes 35 seconds West 60.15 feet parallel with and 10.00 feet North of the Southerly line of said Lot 309;
present Southwesterly line of Lot 308 and the Northeasterly line of Furnace Street as now laid out and used;
thence North 71 degrees 52 minutes 30 seconds East 187.06 feet along the Southerly line of Forest Avenue as now laid out and used to the Northwest corner of said Lot 305;
thence North 89 degrees 23 minutes 142.39 feet along said Southerly line of Forest Avenue and the Northerly line of said Lots 306 and 305 to the **PLACE OF BEGINNING**, Being Lot 106 and a part of Lot 305, a part of Lot 308 and a part of Lot 309 of said Norris and Cross Addition to the City of Ypsilanti and a part of said fractional Section 4, Town 3 South, Range 7 East.

TOGETHER WITH that portion of Furnace Street, vacated pursuant to City of Ypsilanti Resolution No. 69-66, promulgated on August 18, 1969, that is adjacent to the above described property.

ALSO

Commencing at the intersection of the West line of Norris Street with the South line of Forest Avenue as now laid out and used, Fractional Section 4, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, said point being the Northeast corner of Lot 304 of Norris & Cross Addition to the City of Ypsilanti as recorded in Liber D, on Pages 864 and 865 of Washtenaw County Records; thence South 89 degrees 23 minutes West 208.39 feet along said South line of Forest Avenue and the North line of Lots 304, 305 and 306 of said Norris & Cross Addition to the Northwest corner of said Lot 306; thence South 71 degrees 52 minutes 30 seconds 218.19 feet along the Southerly line of Forest Avenue as now laid out and used; thence South 33 degrees 36 minutes 14 seconds East 17.81 feet along the Southwesterly line of Furnace Street as now laid out and used for a **PLACE OF BEGINNING**;

thence continuing South 33 degrees 36 minutes 14 seconds East 340.94 feet along said Southwesterly line of Furnace Street;
thence South 43 degrees 41 minutes East 314.46 feet along the Southwesterly line of Furnace Street as now laid out and used to a point on the West line of Norris Street as now laid out and used that lies South 0 degrees 00 minutes 00 seconds East 596.32 feet along said West line of Norris Street from the Northeast corner of said Lot 304;
thence South 43 degrees 44 minutes 24 seconds East 43.69 feet:
thence South 52 degrees 48 minutes 30 seconds West 68.44 feet;
thence North 37 degrees 11 minutes 30 seconds West 505.83 feet;
thence Northwesterly 168.65 feet along the arc of a circular curve concave to the Northeast, radius 438.79 feet, central angle 22 degrees 01 minutes 19 seconds, chord North 26 degrees 10 minutes 51 seconds West 167.61 feet;
thence Northerly 28.59 feet along the arc of a compound circular curve concave to the East, radius 133.85 feet, central angle 12 degrees 14 minutes 20 seconds chord North 09 degrees 03 minutes 01 seconds West 28.54 feet to the **PLACE OF BEGINNING.** Being a part of said Norris & Cross Addition to the City of Ypsilanti as originally platted and a part of said Fractional Section 4, Town 3 South, Range 7 East.

TOGETHER WITH that portion of Furnace Street, vacated pursuant to City of Ypsilanti Resolution No. 69-66, promulgated on August 18, 1969, that is adjacent to the above described property.

Parcel II
Commencing 30.3 feet South of the Northeast corner of Lot 309, thence South 86 degrees West 99 feet; thence Southerly to the North line of Lot 309, at a point 77-1/2 feet Easterly of the Northwest corner of Lot 309; thence Southeasterly to the South line of Lot 309 at a point 57 feet Easterly of the Southwest corner of Lot 309; thence Northeasterly to the Southeast corner of Lot 309; thence Northerly along the East line of Lot 309 to the **PLACE OF BEGINNING**. Being part of Lot 309, Norris and Cross Addition to the Village (now City) of Ypsilanti, as recorded in Liber D of Plats, Pages 864 and 865, Washtenaw County Records.
Being more particularly described as:

Commencing at the NE Corner of Lot 309, "Norris and Cross Addition to the Village (now City) of Ypsilanti", as recorded in Liber D of Plats, Pages 864 and 865, Washtenaw County Records, thence S 01°12'35" E 30.30 feet (S 00°00'00" E recorded) along the East line of said Lot 309 to the POINT OF BEGINNING,

thence continuing S 01°12'35" E 40.16 feet along said line to the SE corner of said Lot 309;
thence S 66°49'59" W 99.68 feet along the South line of said Lot 309 to a point 57 feet Easterly of the SW Corner of said Lot 309;
thence N 27°57'51" W 65.33 feet (N 26°42'35" W recorded) to a point on the North line of said Lot 309 lying 77.50 feet Easterly of the NW Corner of said Lot 309;
thence N 66°46'44" E 25.11 feet (N 67°59'20" E recorded) along the Northerly line of said Lot 309;
thence N 01°12'34" W 0.14 feet (North recorded);
thence N 83°16'16" E 99.00 feet (N 84°23'25" E recorded) to the POINT OF BEGINNING. Being a part of Lot 309, of said "Norris and Cross Addition to the Village (now City) of Ypsilanti" and containing 0.14 acres of land, more or less. Being subject to easements and restrictions of record, if any.

LEGEND

(sign symbol)	SIGN
MAIL	MAILBOX
•	POST
—//—//—	FENCE
—o—o—o—	GUARDRAIL
O S	SET IRON PIPE
O F	FOUND IRON PIPE
•spk	SET P.K.
O S	SET IRON ROD
oFIR	FOUND IRON ROD
r	(RECORDED)
m	(MEASURED)

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CLIENT
YPSILANTI WAREHOUSE LLC
[redacted]

12 E. FOREST AVE SITE REDEVELOPMENT

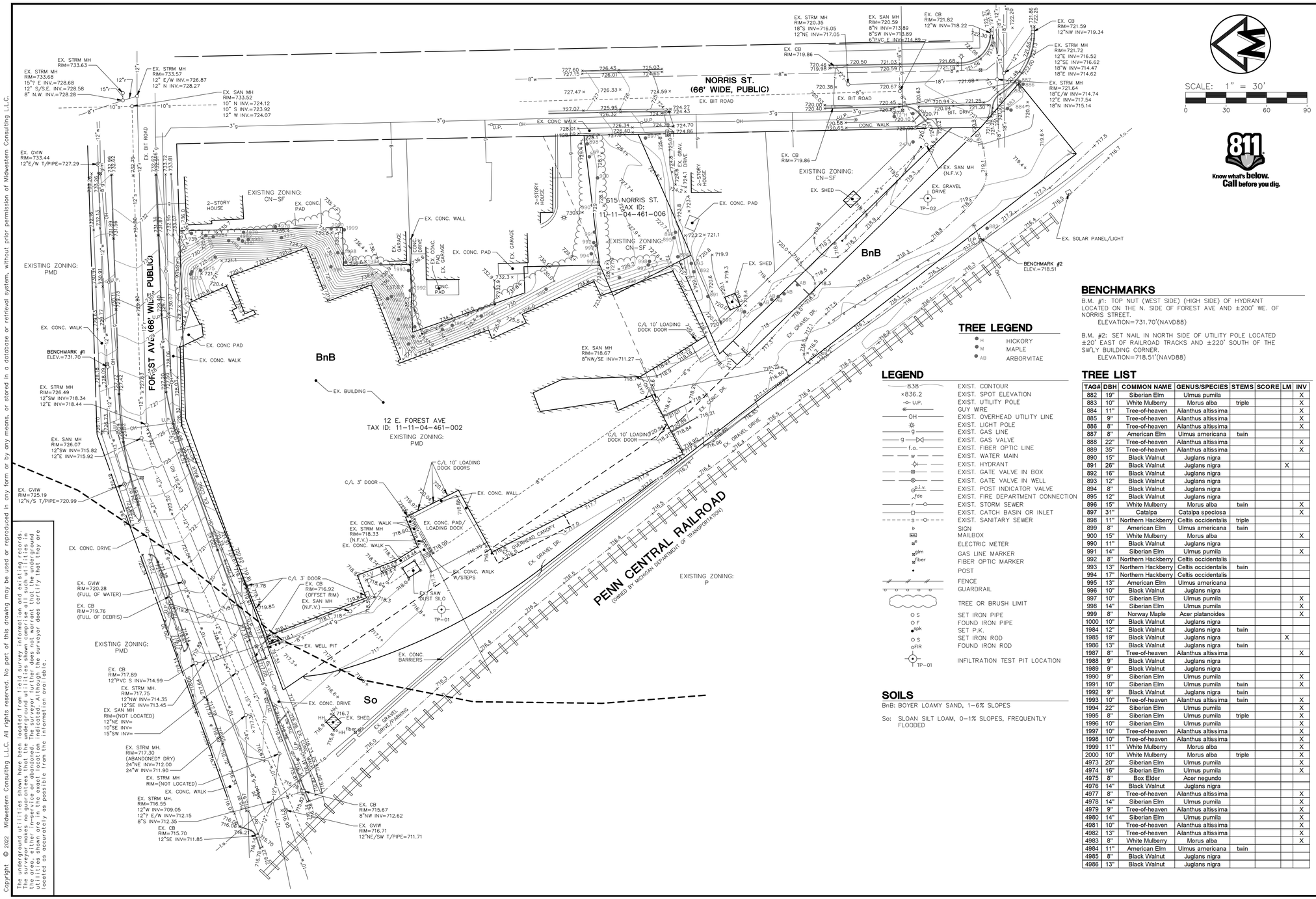
PRELIMINARY SITE PLAN AND SPECIAL LAND USE
EXISTING CONDITIONS – BOUNDARY

2

DATE: 02/07/2022
SHEET 2 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335EX1

JOB No. **21335**

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22
REVISED PER MDOT OFFICE OF RAIL	05/18/22



BENCHMARKS

B.M. #1: TOP NUT (WEST SIDE) (HIGH SIDE) OF HYDRANT LOCATED ON THE N. SIDE OF FOREST AVE AND ±200' WE. OF NORRIS STREET.
ELEVATION=731.70'(NAVD88)

B.M. #2: SET NAIL IN NORTH SIDE OF UTILITY POLE LOCATED ±20' EAST OF RAILROAD TRACKS AND ±220' SOUTH OF THE SW'LY BUILDING CORNER.
ELEVATION=718.51'(NAVD88)

TREE LEGEND

- H — HICKORY
- M — MAPLE
- AB — ARBORVITAE

LEGEND

- 838 — EXIST. CONTOUR
- ×836.2 — EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- GUY WIRE
- OH — EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- g — EXIST. GAS LINE
- g — EXIST. GAS VALVE
- f.o. — EXIST. FIBER OPTIC LINE
- w — EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- p.i.v. — EXIST. POST INDICATOR VALVE
- fdc — EXIST. FIRE DEPARTMENT CONNECTION
- r — EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- s — EXIST. SANITARY SEWER
- SIGN
- MAILBOX
- e — ELECTRIC METER
- glm — GAS LINE MARKER
- fiber — FIBER OPTIC MARKER
- POST
- FENCE
- GUARDRAIL
- TREE OR BRUSH LIMIT
- S — SET IRON PIPE
- F — FOUND IRON PIPE
- pk — SET P.K.
- S — SET IRON ROD
- FIR — FOUND IRON ROD
- TP-01 — INFILTRATION TEST PIT LOCATION

SOILS

BnB: BOYER LOAMY SAND, 1-6% SLOPES

So: SLOAN SILT LOAM, 0-1% SLOPES, FREQUENTLY FLOODED

TREE LIST

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV
882	19"	Siberian Elm	Ulmus pumila				X
883	10"	White Mulberry	Morus alba	triple			X
884	11"	Tree-of-heaven	Ailanthus altissima				X
885	9"	Tree-of-heaven	Ailanthus altissima				X
886	8"	Tree-of-heaven	Ailanthus altissima				X
887	8"	American Elm	Ulmus americana	twin			
888	22"	Tree-of-heaven	Ailanthus altissima				X
889	35"	Tree-of-heaven	Ailanthus altissima				X
890	15"	Black Walnut	Juglans nigra				
891	26"	Black Walnut	Juglans nigra			X	
892	16"	Black Walnut	Juglans nigra				
893	12"	Black Walnut	Juglans nigra				
894	8"	Black Walnut	Juglans nigra				
895	12"	Black Walnut	Juglans nigra				
896	15"	White Mulberry	Morus alba	twin			X
897	31"	Catalpa	Catalpa speciosa				X
898	11"	Northern Hackberry	Celtis occidentalis	triple			
899	8"	American Elm	Ulmus americana	twin			
900	15"	White Mulberry	Morus alba				X
990	11"	Black Walnut	Juglans nigra				
991	14"	Siberian Elm	Ulmus pumila				X
992	8"	Northern Hackberry	Celtis occidentalis				
993	13"	Northern Hackberry	Celtis occidentalis	twin			
994	17"	Northern Hackberry	Celtis occidentalis				
995	13"	American Elm	Ulmus americana				
996	10"	Black Walnut	Juglans nigra				
997	10"	Siberian Elm	Ulmus pumila				X
998	14"	Siberian Elm	Ulmus pumila				X
999	8"	Norway Maple	Acer platanoides				X
1000	10"	Black Walnut	Juglans nigra				
1984	12"	Black Walnut	Juglans nigra	twin			
1985	19"	Black Walnut	Juglans nigra			X	
1986	13"	Black Walnut	Juglans nigra	twin			
1987	8"	Tree-of-heaven	Ailanthus altissima				X
1988	9"	Black Walnut	Juglans nigra				
1989	9"	Black Walnut	Juglans nigra				
1990	9"	Siberian Elm	Ulmus pumila				X
1991	10"	Siberian Elm	Ulmus pumila	twin			X
1992	9"	Black Walnut	Juglans nigra	twin			
1993	10"	Tree-of-heaven	Ailanthus altissima	twin			X
1994	22"	Siberian Elm	Ulmus pumila				X
1995	8"	Siberian Elm	Ulmus pumila	triple			X
1996	10"	Siberian Elm	Ulmus pumila				X
1997	10"	Tree-of-heaven	Ailanthus altissima				X
1998	10"	Tree-of-heaven	Ailanthus altissima				X
1999	11"	White Mulberry	Morus alba				X
2000	10"	White Mulberry	Morus alba	triple			X
4973	20"	Siberian Elm	Ulmus pumila				X
4974	16"	Siberian Elm	Ulmus pumila				X
4975	8"	Box Elder	Acer negundo				
4976	14"	Black Walnut	Juglans nigra				
4977	8"	Tree-of-heaven	Ailanthus altissima				X
4978	14"	Siberian Elm	Ulmus pumila				X
4979	9"	Tree-of-heaven	Ailanthus altissima				X
4980	14"	Siberian Elm	Ulmus pumila				X
4981	10"	Tree-of-heaven	Ailanthus altissima				X
4982	13"	Tree-of-heaven	Ailanthus altissima				X
4983	8"	White Mulberry	Morus alba				X
4984	11"	American Elm	Ulmus americana	twin			
4985	8"	Black Walnut	Juglans nigra				
4986	13"	Black Walnut	Juglans nigra				

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
EXISTING CONDITIONS – TOPOGRAPHY

3

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW 05/18/22
REVISED PER MDOT OFFICE OF RAIL

DATE: 02/07/2022
SHEET 3 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FIELD: 21335EX1

M:\Civil3d_Proj\21335\01e Plan\21335EX1.dwg, 5/18/2022 4:39 PM, Candice M. Briers, 3 EXISTING CONDITIONS - TOPOGRAPHY, MCLLP PDF.pc3
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

SCALE: 1" = 200'

0 200 400 600

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

EXISTING SCHOOLS LIST (AS OF 1/17/2020)*

- YPSILANTI MIDDLE SCHOOL, 510 EMERICK STREET
- YPSILANTI INTERNATIONAL ELEMENTARY SCHOOL, 503 OAK STREET
- YPSILANTI HIGH SCHOOL, 2095 PACKARD ROAD
- PERRY SCHOOL, 550 PERRY STREET
- WASHTENAW INTERNATIONAL MIDDLE/HIGH SCHOOL ACADEMY, 105 N MANSFIELD STREET
- ESTABROOK ELEMENTARY SCHOOL, 1555 W CROSS STREET
- WSC ACADEMY, 565-855 JEFFERSON
- HURON VALLEY CATHOLIC SCHOOL, 1300 N PROSPECT ROAD

* PER CITY OF YPSILANTI MARIHUANA FACILITY APPLICATION

THE PROPOSED FACILITY IS NOT LOCATED WITHIN 1,000 FEET OF ANY SCHOOLS OR OTHER EXISTING MARIHUANA FACILITIES.

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE AREA PLAN

4

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW 02/07/22
REVISED PER MDOT OFFICE OF RAIL 05/18/22

DATE: 02/07/2022
SHEET 4 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TOPO: N/A
21335SAP1

M:\Civil3d_Proj\21335\Site Plan\21335AP1.dwg, 5/18/2022 4:39 PM, Candice M. Briers, 4 AREA PLAN, MCLLC PDF.pc3
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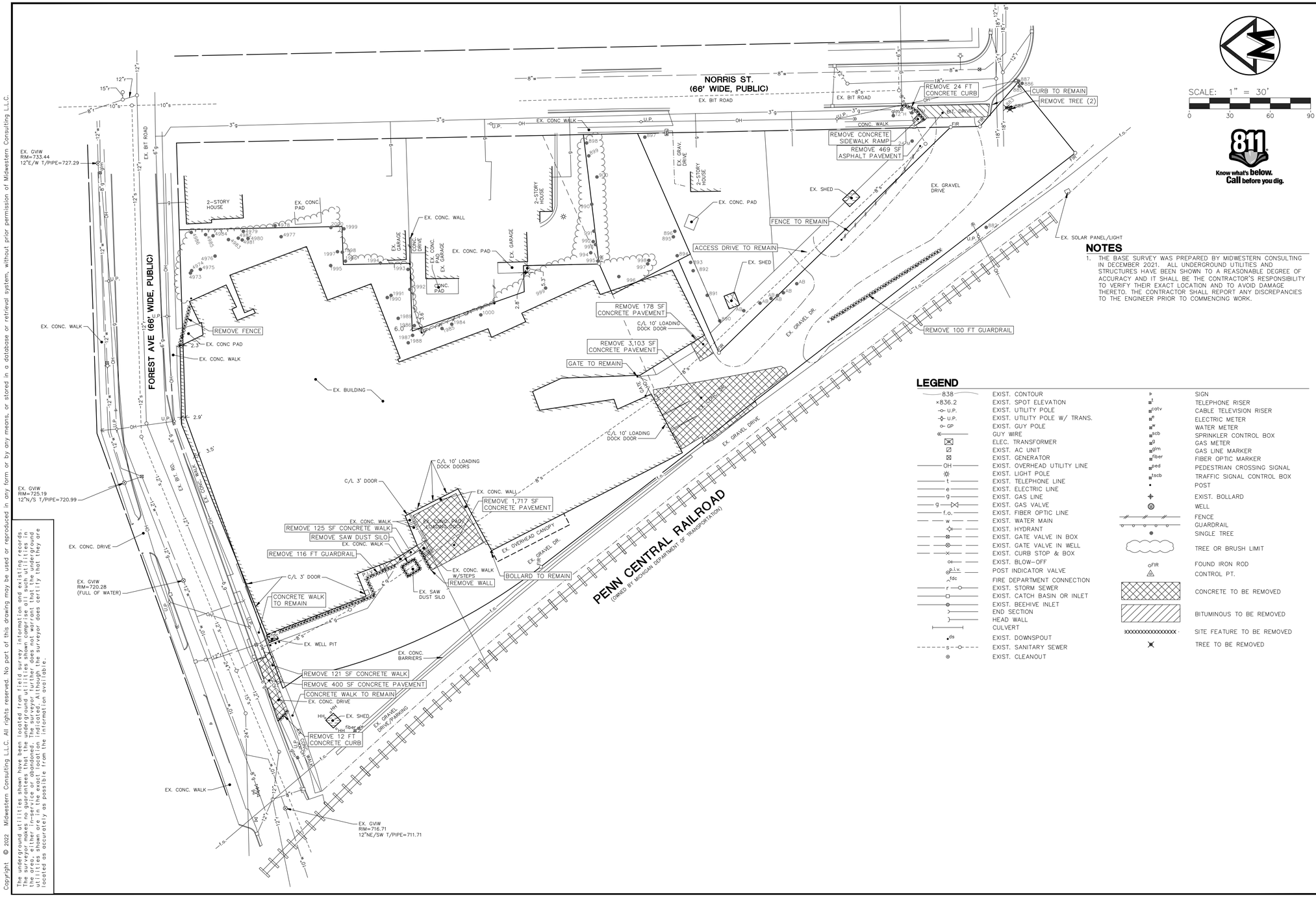

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	EXIST. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
fdc	FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
s	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	SIGN
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
tcb	SPRINKLER CONTROL BOX
g	GAS METER
gm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
ped	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX
	POST
	EXIST. BOLLARD
	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
FIR	FOUND IRON ROD
	CONTROL PT.
	CONCRETE TO BE REMOVED
	BITUMINOUS TO BE REMOVED
XXXXXXXXXXXXXXXX	SITE FEATURE TO BE REMOVED
	TREE TO BE REMOVED

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
DEMOLITION PLAN

5

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW 10/10/22
REVISED PER MDOT OFFICE OF RAIL 05/18/23

DATE: 02/07/2022
SHEET 5 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TYPE: 2/1335SM1

M:\Civil3d_Proj\21335\Site Plan\21335SM1.dwg, 5/18/2022 4:29 PM, Candice M. Brierre, 5 DEMOLITION PLAN, MCLLC PDF.pc3
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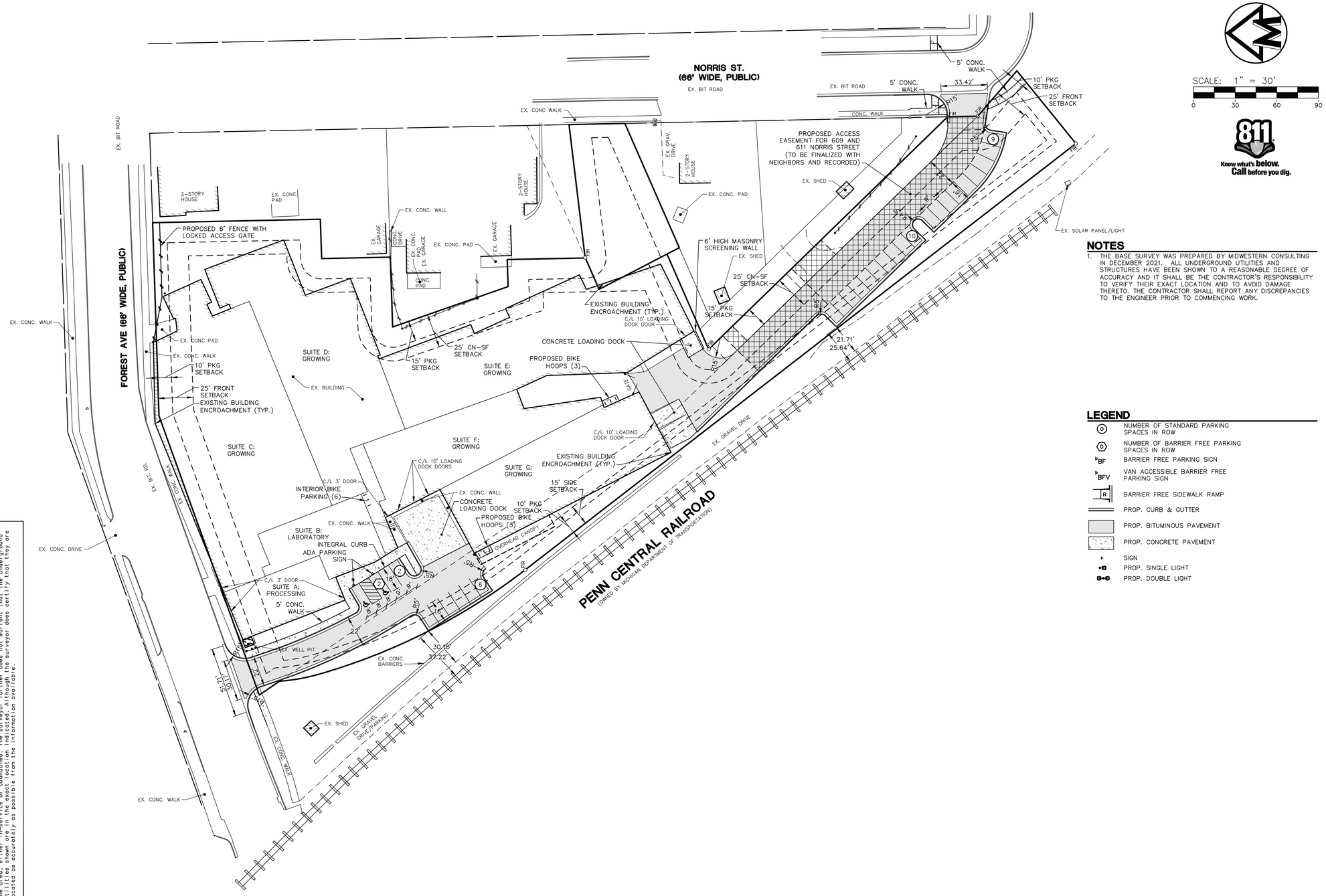

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF — BARRIER FREE PARKING SIGN
- BFV — VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE DIMENSIONAL SITE LAYOUT

6

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW 05/17/22
REVISED PER MDOT OFFICE OF RAIL 05/18/22

DATE: 02/07/2022
SHEET 6 OF 15
CADD: CMB
ENG: TPH
PM: TPH
FILE: 21335SP1

M:\Civil3d_Proj\21335\Site Plan\21335SP1.dwg, 5/18/2022 4:39 PM, Candice M. Briers, 6 DIMENSIONAL SITE LAYOUT, MELLC PDF.pc3
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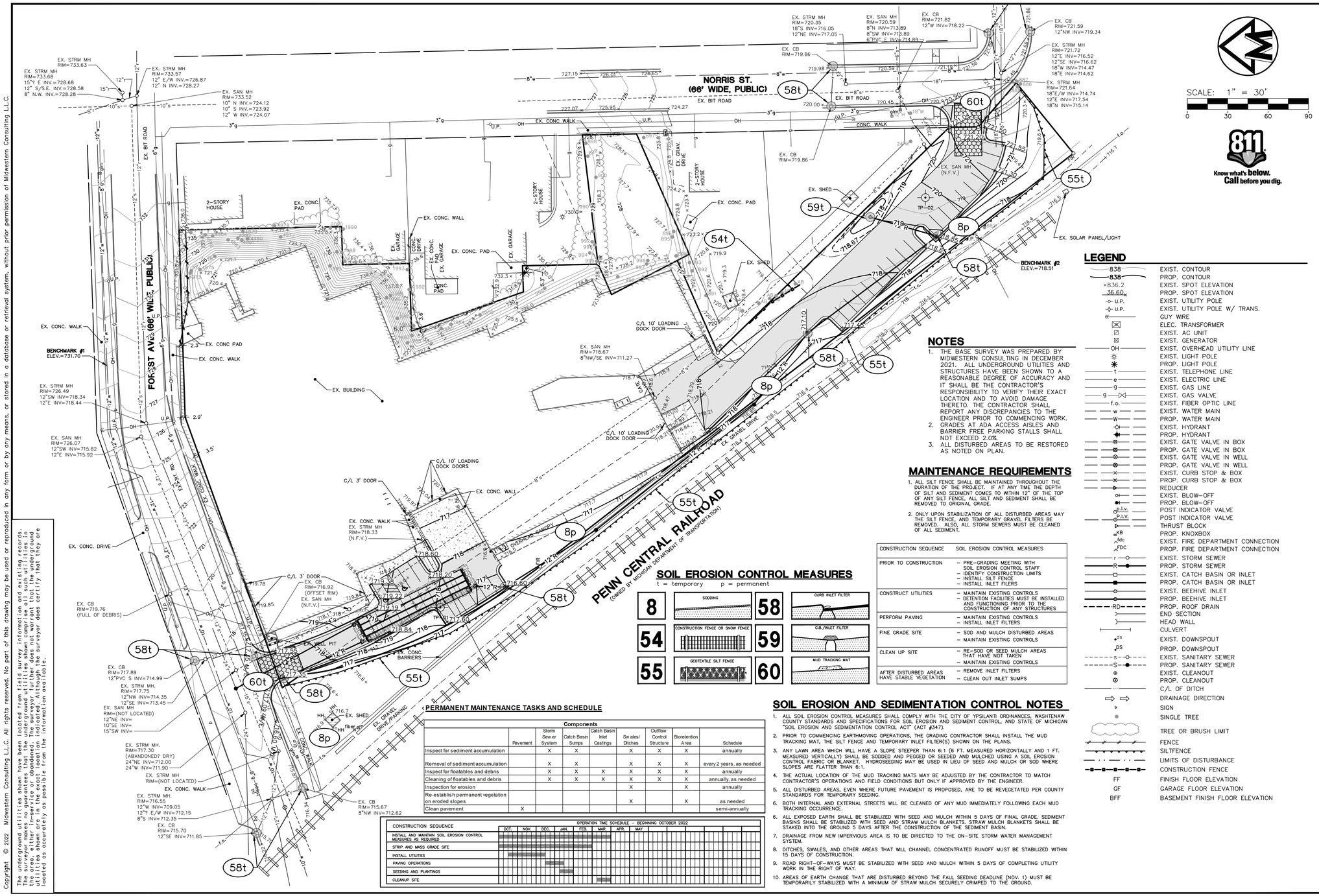

SCALE: 1" = 30'

0 30 60 90

Know what's below. Call before you dig.

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
ds	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. GRADES AT ADA ACCESS AISLES AND BARRIER FREE PARKING STALLS SHALL NOT EXCEED 2.0%.
3. ALL DISTURBED AREAS TO BE RESTORED AS NOTED ON PLAN.

MAINTENANCE REQUIREMENTS

1. ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

CONSTRUCTION SEQUENCE	SOIL EROSION CONTROL MEASURES
PRIOR TO CONSTRUCTION	– PRE-GRADING MEETING WITH SOIL EROSION CONTROL STAFF – IDENTIFY CONSTRUCTION LIMITS – INSTALL SILT FENCE – INSTALL INLET FILERS
CONSTRUCT UTILITIES	– MAINTAIN EXISTING CONTROLS – DETENTION FACILITIES MUST BE INSTALLED AND FUNCTIONING PRIOR TO THE CONSTRUCTION OF ANY STRUCTURES
PERFORM PAVING	– MAINTAIN EXISTING CONTROLS – INSTALL INLET FILTERS
FINE GRADE SITE	– SOD AND MULCH DISTURBED AREAS – MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	– RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN – MAINTAIN EXISTING CONTROLS
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	– REMOVE INLET FILTERS – CLEAN OUT INLET SUMPS

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

8	SODDING	58	CURB INLET FILTER
54	CONSTRUCTION FENCE OR SNOW FENCE	59	C.B./INLET FILTER
55	GEOTEXTILE SILT FENCE	60	MUD TRACKING MAT

PERMANENT MAINTENANCE TASKS AND SCHEDULE

Components							
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Sw ales/ Ditches	Outflow Control Structure	Bioretention Area	Schedule
Inspect for sediment accumulation		X	X		X	X	X	annually
Removal of sediment accumulation		X	X		X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	X	annually, as needed
Inspection for erosion					X		X	annually
Re-establish permanent vegetation on eroded slopes					X		X	as needed
Clean pavement	X							semi-annually

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE – BEGINNING OCTOBER 2022							
	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED								
STRIP AND MASS GRADE SITE								
INSTALL UTILITIES								
PAVING OPERATIONS								
SEEDING AND PLANTINGS								
CLEANUP SITE								

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF YPSILANTI ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
2. PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY INLET FILTER(S) SHOWN ON THE PLANS.
3. ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
4. THE ACTUAL LOCATION OF THE MUD TRACKING MATS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
5. ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT IS PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
6. BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
6. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE. SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS. STRAW MULCH BLANKETS SHALL BE STAKED INTO THE GROUND 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
7. DRAINAGE FROM NEW IMPERVIOUS AREA IS TO BE DIRECTED TO THE ON-SITE STORM WATER MANAGEMENT SYSTEM.
8. DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
9. ROAD RIGHT-OF-WAYS MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT OF WAY.
10. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
GRADING AND SOIL EROSION CONTROL PLAN

7

DATE: 02/07/2022
SHEET 7 OF 15
CADD: CMB
ENG: TPH
PM: TPH
TECH: TPH
21335SP1

REV.	DATE	
REVISIONS:		
REVISED PER RDY REVIEW	03/18/22	
REVISED PER MDOT OFFICE OF RAIL	05/18/22	

JOB No. 21335

M:\Civil3\Proj\21335\51\Plan\21335SP1.dwg, 5/18/2022 4:39 PM, Candice M. Briers, 7 GRADING AND SOIL EROSION CONTROL PLAN, MCLLC PDF.pc3

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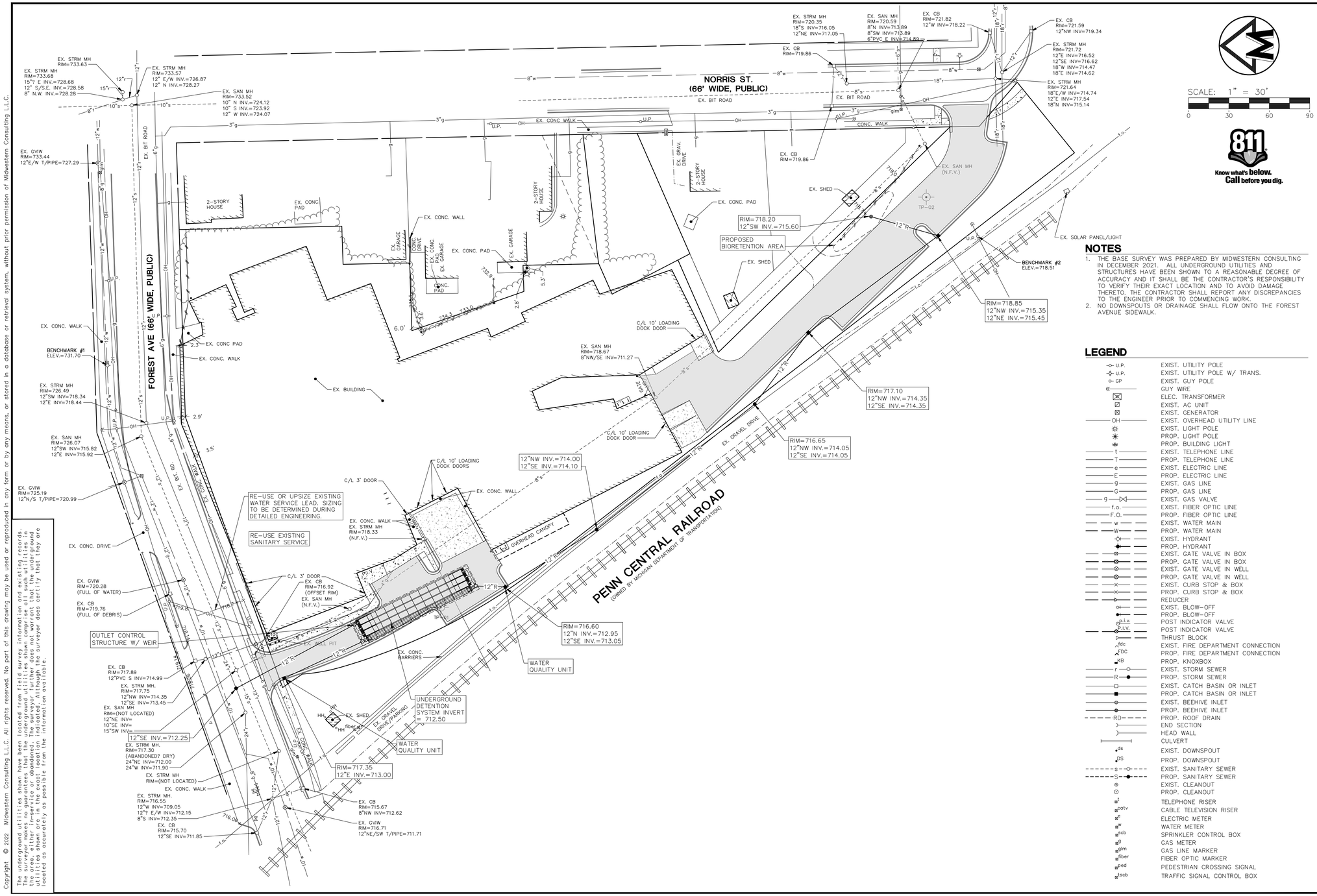

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. NO DOWNSPOUTS OR DRAINAGE SHALL FLOW ONTO THE FOREST AVENUE SIDEWALK.

LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BUILDING LIGHT
t	EXIST. TELEPHONE LINE
T	PROP. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
E	PROP. ELECTRIC LINE
g	EXIST. GAS LINE
G	PROP. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
p.i.v.	POST INDICATOR VALVE
p.i.v.	POST INDICATOR VALVE
	THRUST BLOCK
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
scb	SPRINKLER CONTROL BOX
g	GAS METER
gm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
ped	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
UTILITY PLAN

8

JOB No. 21335

REVISIONS:
REVISED PER CITY REVIEW 10/07/22
REVISED PER MDOT OFFICE OF RAIL 05/18/22

DATE: 02/07/2022
SHEET 8 OF 15
CADD: CMB
ENG: TPH
PM: TPH
REVIEW: TPH
21335UP1

M:\Civil3d_Proj\21335\Site Plan\21335P1.dwg, 5/18/2022 4:29 PM, Candice M. Briere, 8 UTILITY PLAN, MCLLC PDF.pc3
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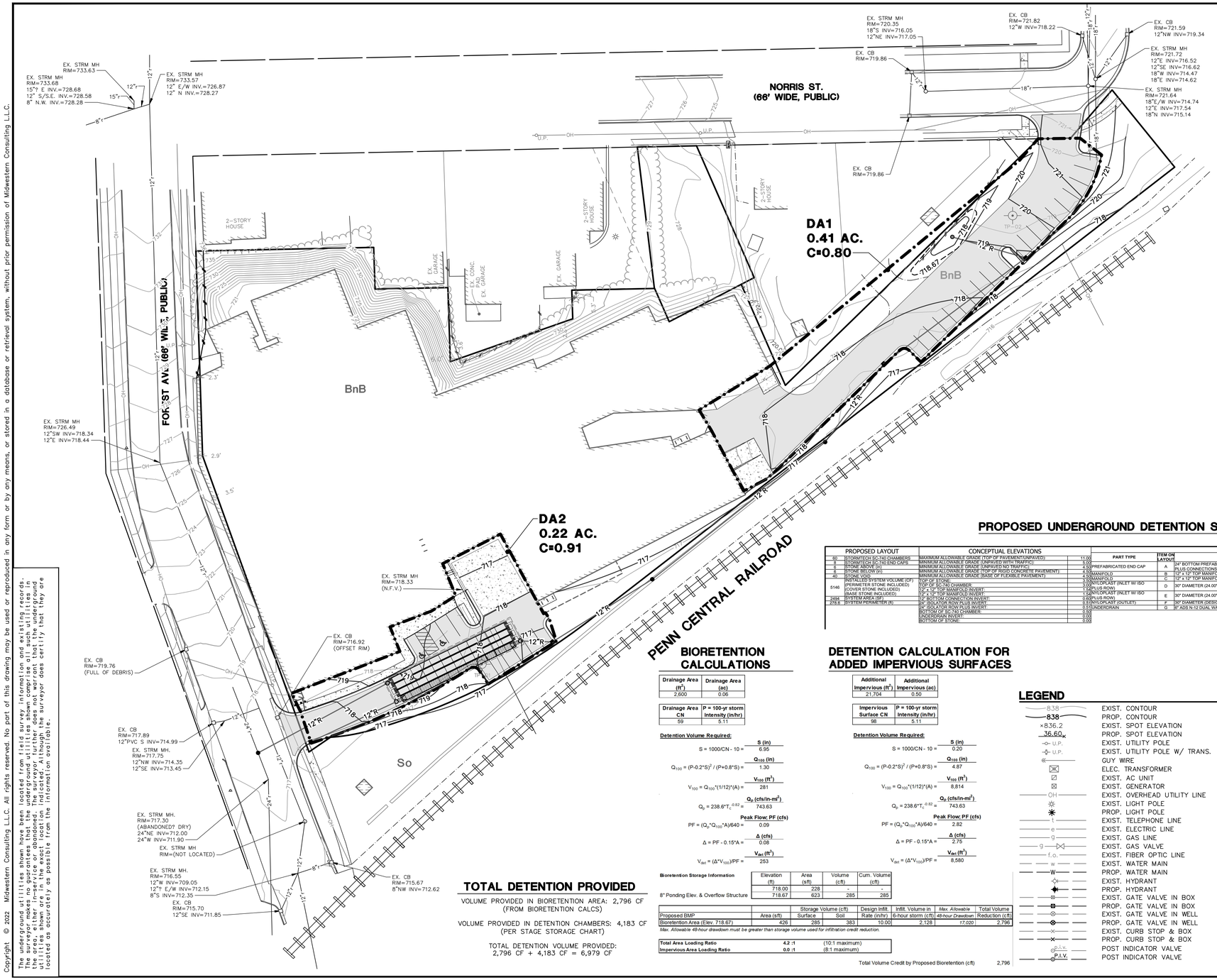

STORM WATER NARRATIVE

THE SITE INCLUDES A LARGE EXISTING BUILDING THAT SPANS MOST OF THE PROPERTY FROM EAST TO WEST AND NORTH TO SOUTH. THERE ARE NO EXISTING STORM WATER MANAGEMENT SYSTEMS IN PLACE. DUE TO THE LIMITED USABLE AREA AS WELL AS LIMITED DEPTH OF OUTLET, THE PROJECT IS UNABLE TO COMPLETELY DETAIN FOR THE VOLUME REQUIRED BASED ON ADDED IMPERVIOUS SURFACES. THE PROJECT PROPOSES TO UTILIZE THE LIMITED AREA AVAILABLE TO INCORPORATE AN UNDERGROUND DETENTION SYSTEM WITH CONVEYANCE VIA NEW STORM SEWER. THE SYSTEM WILL ALSO INCORPORATE TREATMENT UNITS TO PROVIDE A MEANS OF WATER QUALITY MANAGEMENT.

INFILTRATION TESTING WAS PERFORMED IN THE AREAS OF THE NORTHERN AND SOUTHERN PROPOSED PARKING LOTS. THE SOUTHERN TEST PIT WAS THE ONLY AREA OF THE SITE THAT PROVIDED SOILS WITH INFILTRATION CAPACITY. THEREFORE A PROPOSED BIORETENTION AREA HAS BEEN INCORPORATED INTO THE SITE DESIGN TO UTILIZE THOSE INFILTRATABLE SOILS.

PROPOSED UNDERGROUND DETENTION STORAGE

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
60	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	11.00
8	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	4.50
40	STONE (%)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4.50
5146	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF SC-740 CHAMBER:	3.00
		TOP OF END CAP:	3.00
		12" x 12" TOP MANIFOLD INVERT:	1.50
		12" x 12" TOP MANIFOLD INVERT:	1.50
2494	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	0.66
278.6	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	0.51
		24" ISOLATOR ROW PLUS INVERT:	0.51
		BOTTOM OF SC-740 CHAMBER:	0.50
		UNDERDRAIN INVERT:	0.00
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER:

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP, PART#: SC740EPE24BR / TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS	0.10*	
MANIFOLD	B	12" x 12" TOP MANIFOLD, ADS N-12	12.00*	
MANIFOLD	C	12" x 12" TOP MANIFOLD, ADS N-12	12.00*	
NYLOPLAST INLET W/ ISO PLUS ROW	D	30" DIAMETER (24.00" SUMP MIN)		5.7 CFS IN
NYLOPLAST INLET W/ ISO PLUS ROW	E	30" DIAMETER (24.00" SUMP MIN)		5.7 CFS IN
NYLOPLAST (OUTLET)	F	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	G	9" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

BIORETENTION CALCULATIONS

Drainage Area (ft²)	Drainage Area (ac)
2,600	0.06

Drainage Area CN	P = 100-yr storm Intensity (in/hr)
59	5.11

Detention Volume Required:

$S = 1000/CN - 10 =$ **S (in)** 6.95

$Q_{100} = (P-0.2*S)^2 / (P+0.8*S) =$ **Q_{100} (in)** 1.30

$V_{100} = Q_{100}*(1/12)*(A) =$ **V_{100} (ft³)** 281

$Q_p = 238.6*T_c^{-0.82} =$ **Q_p (cfs/in-mi²)** 743.63

$PF = (Q_p*Q_{100}*A)/640 =$ **Peak Flow; PF (cfs)** 0.09

$\Delta = PF - 0.15*A =$ **Δ (cfs)** 0.08

$V_{det} = (\Delta*V_{100})/PF =$ **V_{det} (ft³)** 253

Bioretention Storage Information

	Elevation (ft)	Area (sf)	Volume (cft)	Cum. Volume (cft)
	718.00	228	-	-
8" Ponding Elev. & Overflow Structure	718.67	623	285	285

		Storage Volume (cft)		Design Infilt.	Infilt. Volume in	Max. Allowable	Total Volume
Proposed BMP	Area (sft)	Surface	Soil	Rate (in/hr)	6-hour storm (cft)	48-hour Drawdown	Reduction (cft)
Bioretention Area (Elev. 718.67)	426	285	383	10.00	2,128	17,020	2,796

Max. Allowable 48-hour drawdown must be greater than storage volume used for infiltration credit reduction.

Total Area Loading Ratio	**4.2** :1	(10:1 maximum)
Impervious Area Loading Ratio	**0.0** :1	(8:1 maximum)

Total Volume Credit by Proposed Bioretention (cft) 2,796

DETENTION CALCULATION FOR ADDED IMPERVIOUS SURFACES

Additional Impervious (ft²)	Additional Impervious (ac)
21,704	0.50

Impervious Surface CN	P = 100-yr storm Intensity (in/hr)
98	5.11

Detention Volume Required:

$S = 1000/CN - 10 =$ **S (in)** 0.20

$Q_{100} = (P-0.2*S)^2 / (P+0.8*S) =$ **Q_{100} (in)** 4.87

$V_{100} = Q_{100}*(1/12)*(A) =$ **V_{100} (ft³)** 8,814

$Q_p = 238.6*T_c^{-0.82} =$ **Q_p (cfs/in-mi²)** 743.63

$PF = (Q_p*Q_{100}*A)/640 =$ **Peak Flow; PF (cfs)** 2.82

$\Delta = PF - 0.15*A =$ **Δ (cfs)** 2.75

$V_{det} = (\Delta*V_{100})/PF =$ **V_{det} (ft³)** 8,580

TOTAL DETENTION PROVIDED

VOLUME PROVIDED IN BIORETENTION AREA: 2,796 CF
(FROM BIORETENTION CALCS)

VOLUME PROVIDED IN DETENTION CHAMBERS: 4,183 CF
(PER STAGE STORAGE CHART)

TOTAL DETENTION VOLUME PROVIDED:
2,796 CF + 4,183 CF = 6,979 CF

LEGEND

838	EXIST. CONTOUR		THRUST BLOCK
838	PROP. CONTOUR	KB	PROP. KNOXBOX
×836.2	EXIST. SPOT ELEVATION	FDC	EXIST. FIRE DEPARTMENT CONNECTION
36.60 BC	PROP. SPOT ELEVATION	FDC	PROP. FIRE DEPARTMENT CONNECTION
U.P.	EXIST. UTILITY POLE	r	EXIST. STORM SEWER
U.P.	EXIST. UTILITY POLE W/ TRANS.	R	PROP. STORM SEWER
	GUY WIRE		EXIST. CATCH BASIN OR INLET
	ELEC. TRANSFORMER		PROP. CATCH BASIN OR INLET
	EXIST. AC UNIT		EXIST. BEEHIVE INLET
	EXIST. GENERATOR		PROP. BEEHIVE INLET
OH	EXIST. OVERHEAD UTILITY LINE	RD	PROP. ROOF DRAIN
	EXIST. LIGHT POLE		END SECTION
	PROP. LIGHT POLE		HEAD WALL
t	EXIST. TELEPHONE LINE		CULVERT
e	EXIST. ELECTRIC LINE	ds	EXIST. DOWNSPOUT
g	EXIST. GAS LINE	DS	PROP. DOWNSPOUT
g	EXIST. GAS VALVE	s	EXIST. SANITARY SEWER
f.o.	EXIST. FIBER OPTIC LINE	S	PROP. SANITARY SEWER
w	EXIST. WATER MAIN		EXIST. CLEANOUT
W	PROP. WATER MAIN		PROP. CLEANOUT
	EXIST. HYDRANT		C/L OF DITCH
	PROP. HYDRANT		DRAINAGE DIRECTION
	EXIST. GATE VALVE IN BOX		SIGN
	PROP. GATE VALVE IN BOX		SINGLE TREE
	EXIST. GATE VALVE IN WELL		TREE OR BRUSH LIMIT
	PROP. GATE VALVE IN WELL		FENCE
	EXIST. CURB STOP & BOX		POST INDICATOR VALVE
	PROP. CURB STOP & BOX		LIMITS OF DISTURBANCE
P.I.V.	EXIST. POST INDICATOR VALVE		
P.I.V.	PROP. POST INDICATOR VALVE		

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12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
STORMWATER MANAGEMENT PLAN

9

DATE: 02/07/2022
SHEET 9 OF 15
CADD: CMB
ENG: TPH
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JOB No. 21335

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	05/16/22
REVISED PER MDOT OFFICE OF RAIL	05/18/22

M:\Civil\3-Proj\21335\01 Plan\21335A1.dwg, 5/18/2022 4:30 PM, Caroline W. Brire, S STORMWATER MANAGEMENT PLAN, MDLLC PDF.pc3
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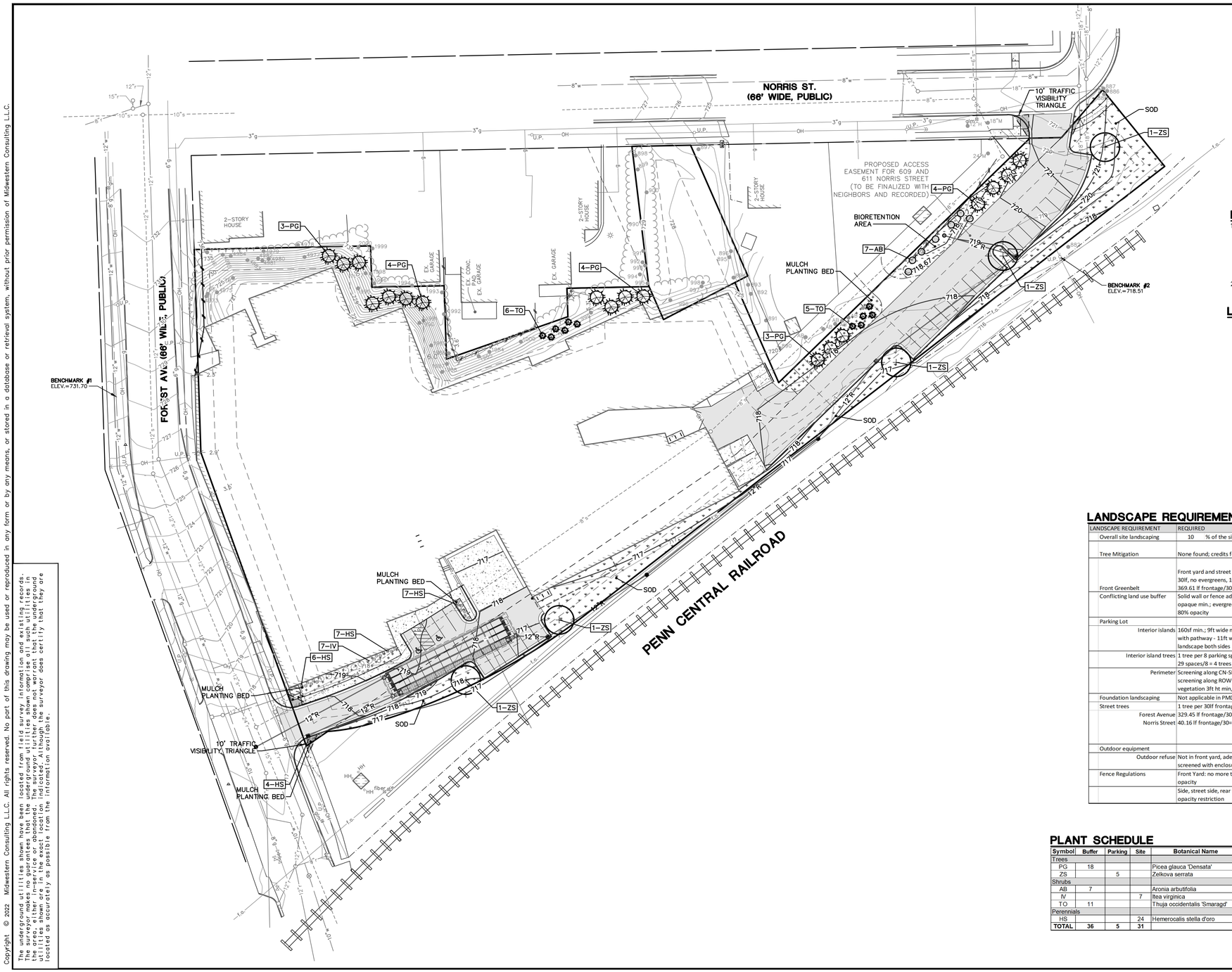

SCALE: 1" = 30'

0 30 60 90

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

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN DECEMBER 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. LANDSCAPING NEAR CURB CUTS SHALL NOT AFFECT REQUIRED TRAFFIC VISIBILITY REQUIREMENTS.

LANDSCAPE LEGEND

- TREE OR BRUSH LIMIT
- JAPANESE ZELKOVA
- BLACK HILLS SPRUCE
- EMERALD GREEN ARBORVITAE
- GREEN MOUNTAIN BOXWOOD
- CHOKEBERRY
- LITTLE HENRY SWEETSPIRE
- STELLA D'ORO DAYLILY
- EXISTING TREE TO REMAIN
- SHREDDED HARDWOOD MULCH BED
- SOD
- BIOSWALE SEED MIX

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	REQUIRED	PROPOSED
Overall site landscaping	10 % of the site = 11,737 sf req.	12 % = 13,898 sf provided
Tree Mitigation	None found; credits for existing to remain	NA
Front Greenbelt	Front yard and street side yards, 1 tree per 30lf, no evergreens, 10ft width 369.61 lf frontage/30'=13 trees	2 existing trees (#898,#899) used on Norris Fee for materials and installation to be provided for 11 trees due to lack of adequate space for planting along Forest
Conflicting land use buffer	Solid wall or fence adjacent to CN-SF, 80% opaque min.; evergreen trees/shrubbery for 80% opacity	Existing vegetative buffer supplemented with 29 evergreens and 7 deciduous shrubs at bioswale location
Parking Lot		
Interior islands	160sf min.; 9ft wide min. with pathway - 11ft wide, 5ft walk, 3ft landscape both sides	Islands provided for interior trees
Interior island trees	1 tree per 8 parking spaces 29 spaces/8 = 4 trees	5 trees provided
Perimeter	Screening along CN-SF (see CLU section); screening along ROW - solid wall or vegetation 3ft ht min, 4ft ht max, 80% opacity	Screening along CN-SF noted above; No parking provided along ROW - No perimeter screening required
Foundation landscaping	Not applicable in PMD	Mix of shrubs and perennial plantings
Street trees	1 tree per 30lf frontage	
Forest Avenue Norris Street	329.45 lf frontage/30'=11 trees 40.16 lf frontage/30=2 trees	2 existing trees (#898,#899) used on Norris Fee for materials and installation to be provided for 11 trees due to lack of adequate space for planting along Forest
Outdoor equipment		
Outdoor refuse	Not in front yard, adequate vehicular access, screened with enclosure 6ft ht	NA
Fence Regulations	Front Yard: no more than 6' ht and 50% opacity	6' ht, 50% opacity picket-style fence from northeast corner of building to east property line
	Side, street side, rear yards: 10ft ht max, no opacity restriction	NA

PLANT SCHEDULE

Symbol	Buffer	Parking	Site	Botanical Name	Common Name	Size	Cont	Notes
Trees								
PG	18			Picea glauca 'Densata'	Black Hills Spruce	6' hgt	B&B	12' o.c.
ZS		5		Zelkova serrata	Japanese Zelkova	2.5 " cal	B&B	As shown
Shrubs								
AB	7			Aronia arbutifolia	Chokeberry	36" hgt	B&B	As shown
IV			7	Ilea virginica	Little Henry Sweetspire	36" hgt	B&B	4' o.c.
TO	11			Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	4' hgt	B&B	5' o.c.
Perennials								
HS			24	Hemerocalis stella d'oro	Stell D'Oro Daylily	No. 3	Cont.	2' o.c.
TOTAL	**36**	**5**	**31**					

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PRELIMINARY SITE PLAN AND SPECIAL LAND USE
LANDSCAPE PLAN

10

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REVISED PER KDY REVIEW 03/07/22
REVISED PER MDOT OFFICE OF RAIL 05/18/22

M:\Civil3d_Proj\21335\51a Plan\21335LP1.dwg, 5/18/2022 4:30 PM, Candice M. Briere, 10 LANDSCAPE PLAN, MCLLC PDF.pc3

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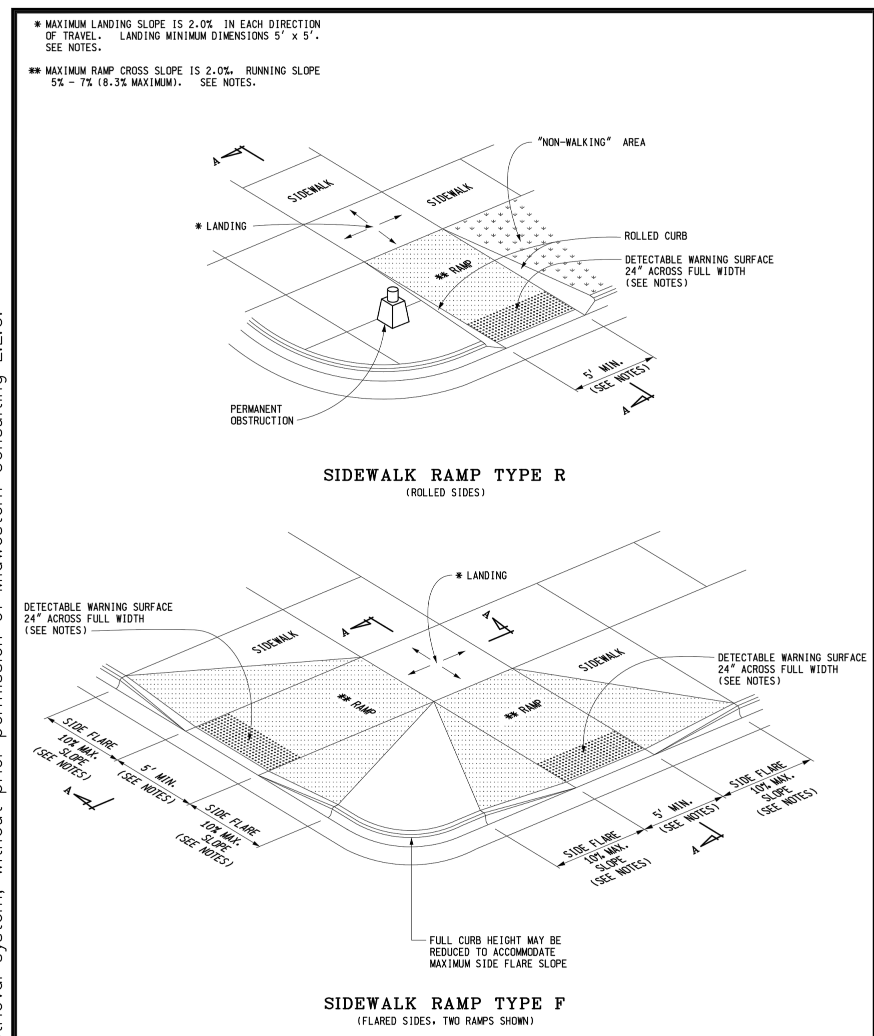
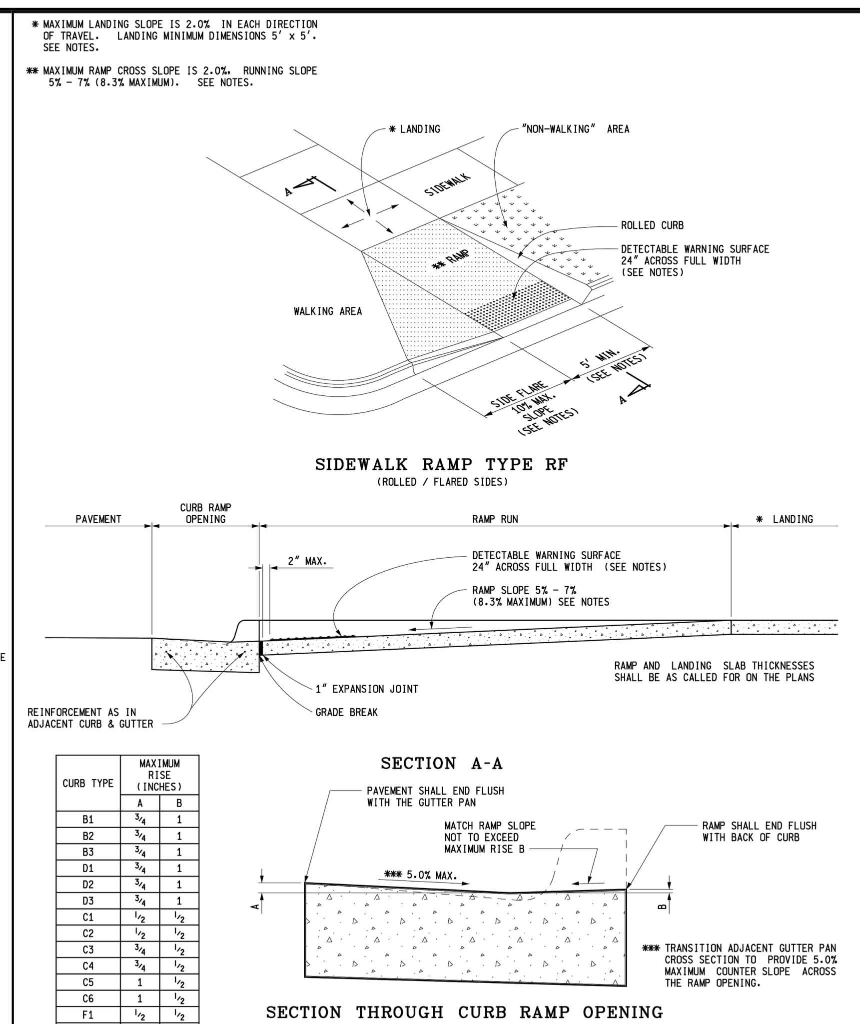
The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



MDOT Michigan Department of Transportation
PREPARED BY DESIGN DIVISION
DRAWN BY: B.L.T.
CHECKED BY: W.K.P.
DEPARTMENT DIRECTOR Kirk T. Steudle
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

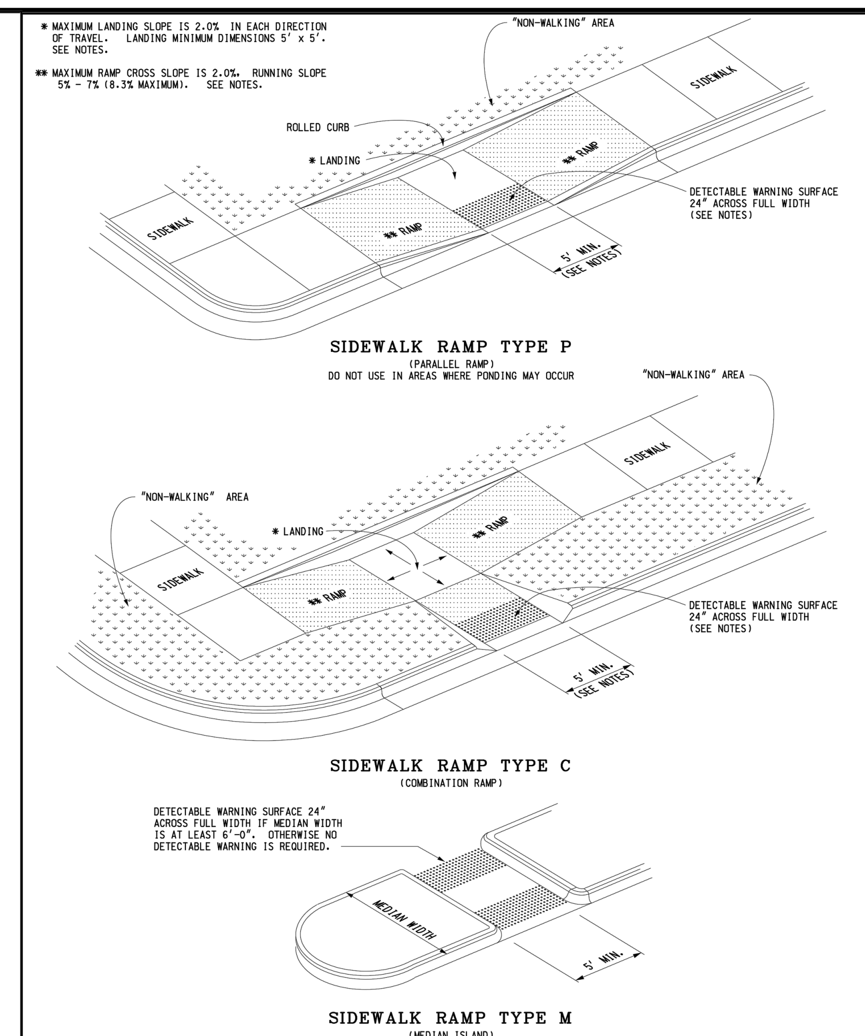
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 1 OF 7



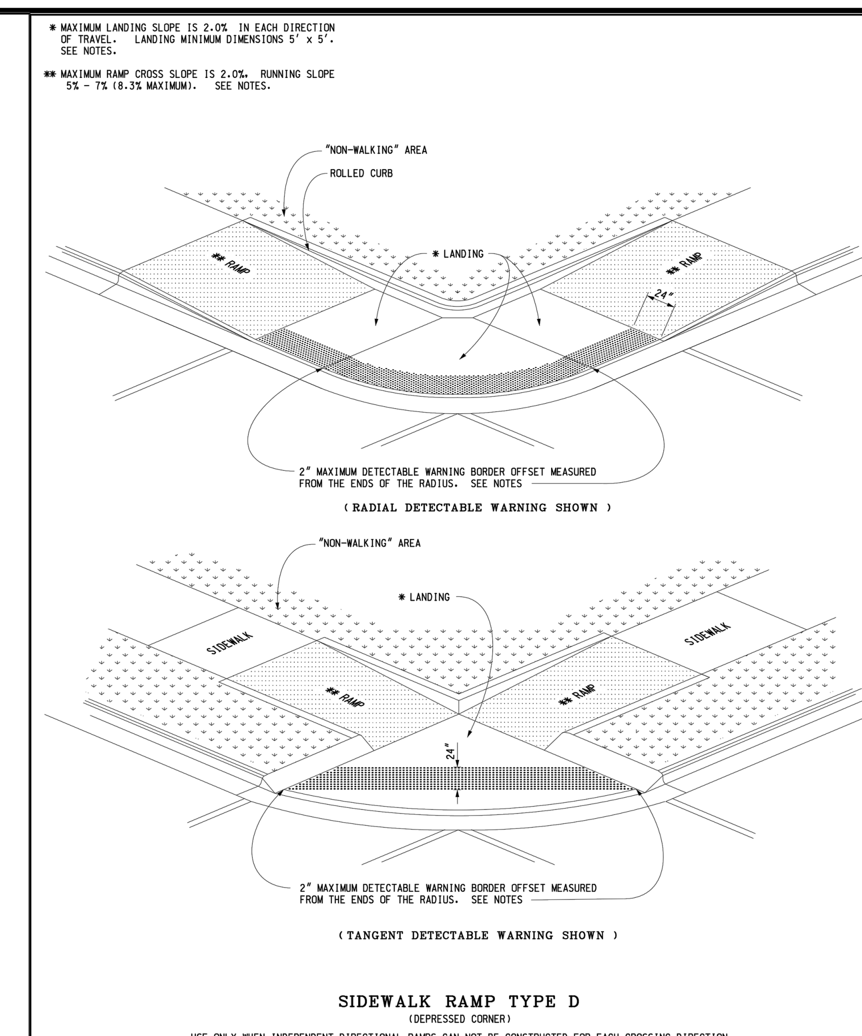
CURB TYPE	MAXIMUM RISE (INCHES) A	MAXIMUM RISE (INCHES) B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

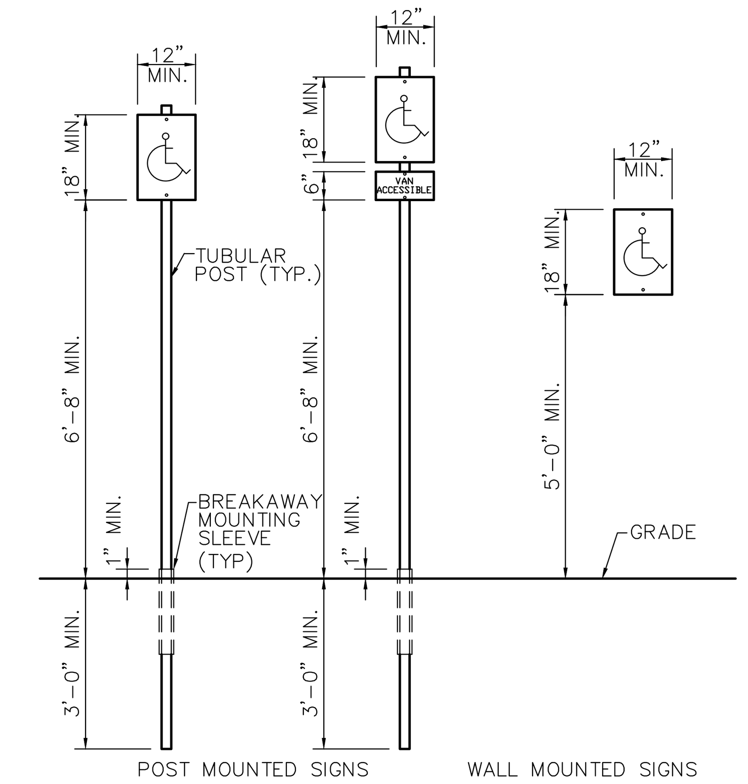
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 2 OF 7



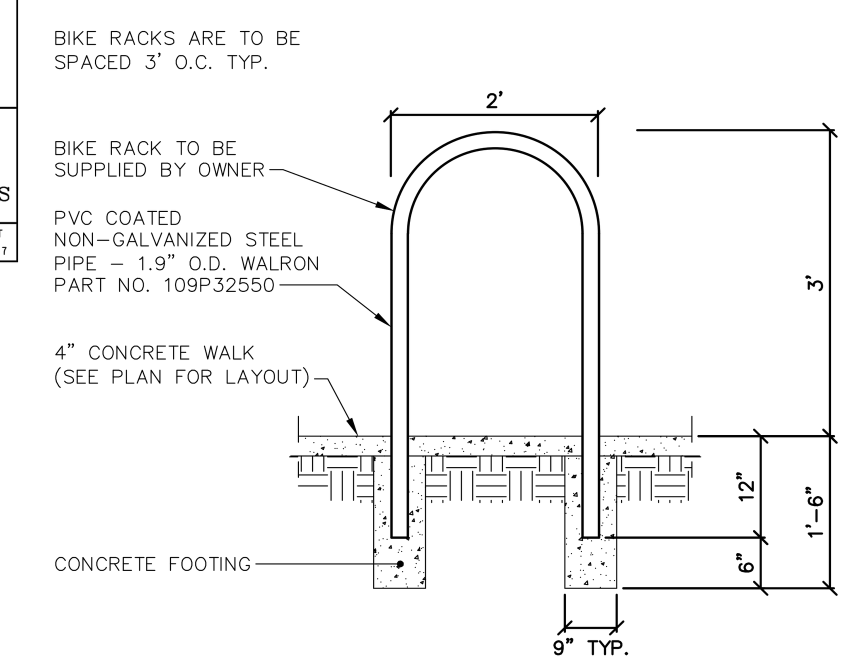
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 3 OF 7



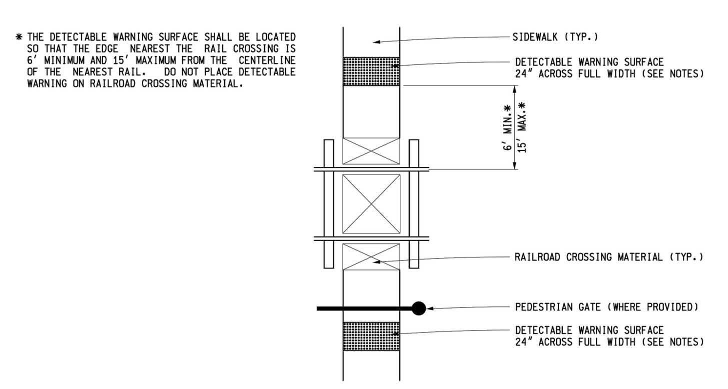
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 4 OF 7



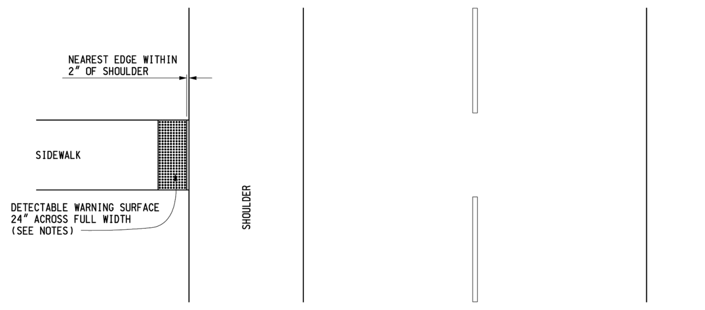
TYPICAL BARRIER FREE PARKING SIGNS
NOT TO SCALE



LOOP BIKE RACK DETAIL
SCALE : NTS

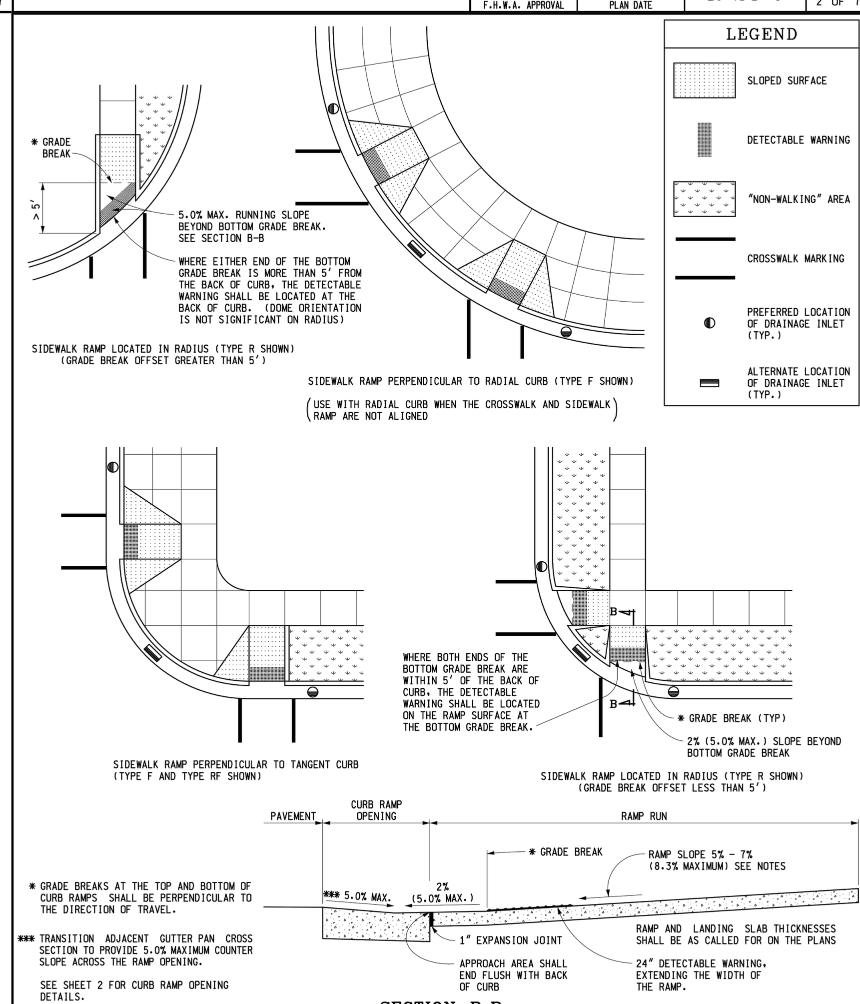


DETECTABLE WARNING AT RAILROAD CROSSING

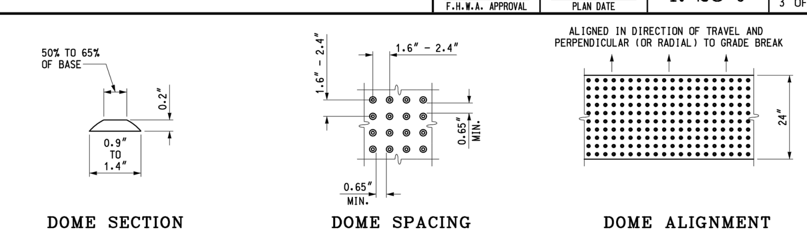


DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 5 OF 7



MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 6 OF 7



DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

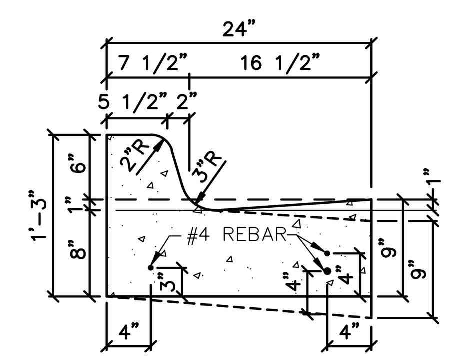
THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

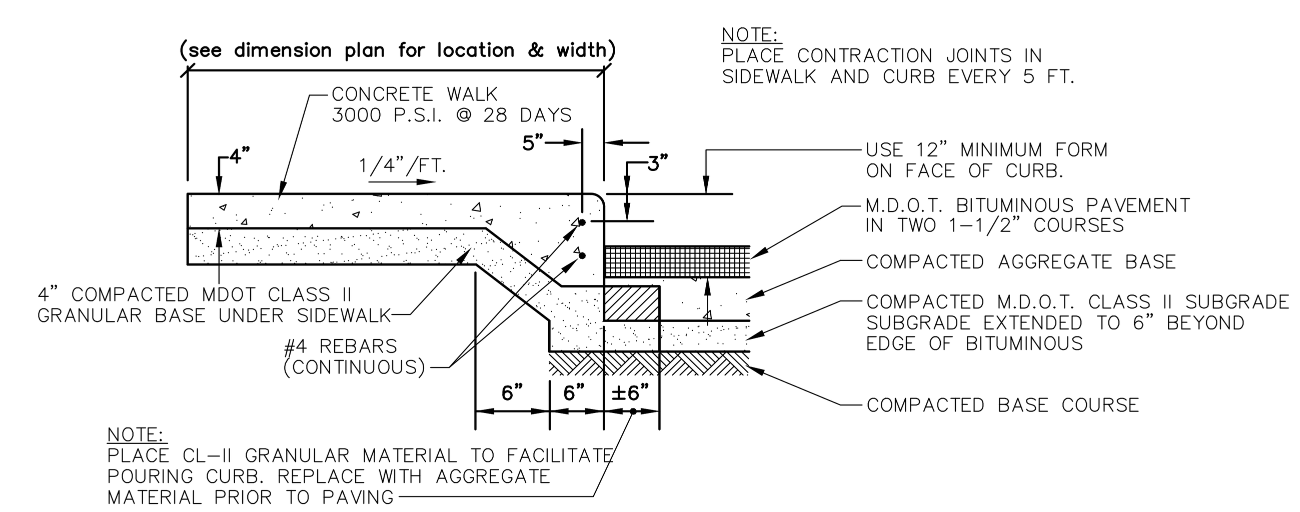
FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

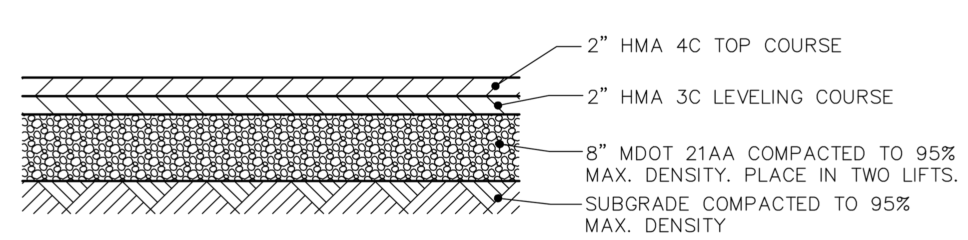
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 7 OF 7



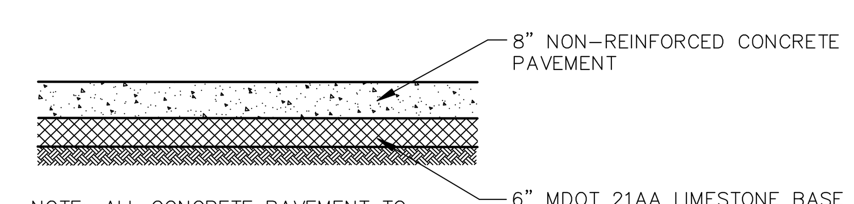
24" STANDARD CURB & GUTTER
NOT TO SCALE



TYPICAL INTEGRAL WALK & CURB
NOT TO SCALE

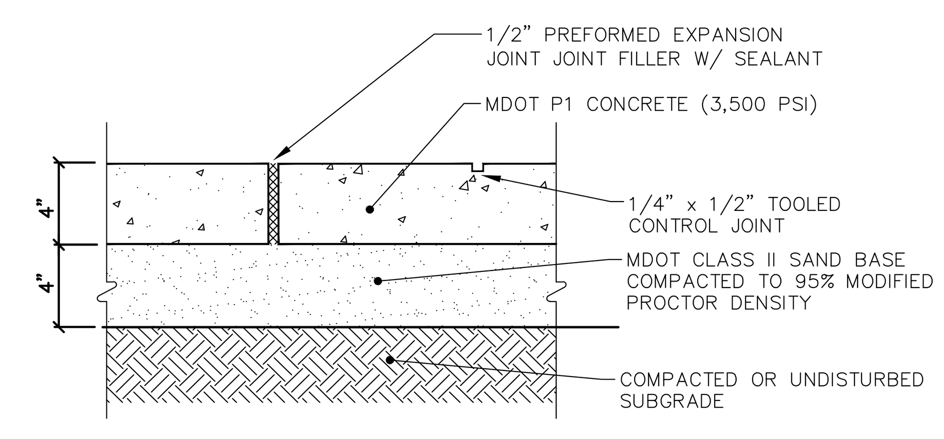


PROPOSED ASPHALT PAVEMENT DETAIL
SCALE : NTS



NOTE: ALL CONCRETE PAVEMENT TO BE SEALED WITH ONE APPLICATION OF A TRANSPARENT CURING COMPOUND APPLIED AT A RATE OF 1 gal. per 200 sq. ft..

PROPOSED CONCRETE PAVEMENT DETAIL
NOT TO SCALE



CONCRETE WALK DETAIL
NOT TO SCALE

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YPSILANTI WAREHOUSE LLC [redacted]

12 E. FOREST AVE SITE REDEVELOPMENT
PRELIMINARY SITE PLAN AND SPECIAL LAND USE DETAILS

11

DATE: 02/07/2022
SHEET 11 OF 15
JOB No. 21335
CADD: CMB
ENG: TPH
PM: TPH
TECH:
/21335DT1

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22
REVISED PER MDOT OFFICE OF RAIL	05/18/22

M:\Civil3d_Proj\21335\Site Plan\21335DT1.dwg, 5/18/2022 4:30 PM, Candice M. Briere, 11 DETAILS, MCLLC PDF.pc3

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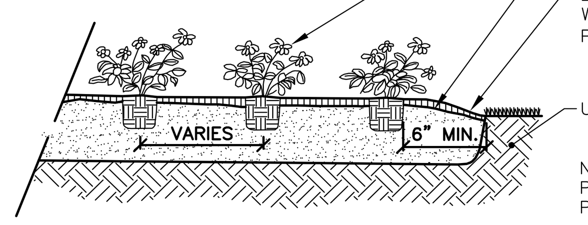
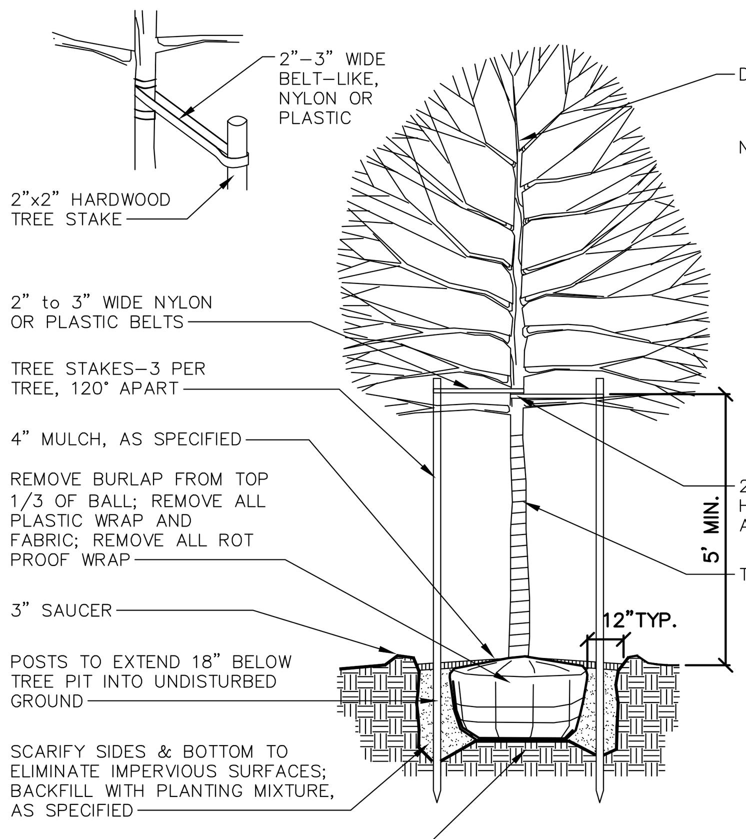


ANNUAL AND PERENNIAL PLANTING

SCALE : NTS

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



NOTES:
1. PRUNE 20% OF BRANCHES RETAINING NORMAL PLANT SHAPE.
2. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.
3. STAKING IS ONLY REQUIRED IF THE SITE IS WINDY OR THE TREES ARE GREATER THAT 3" CALIPER. IF TREES MUST BE STAKED, THE STAKED SHALL BE REMOVED IN ONE YEAR

DECIDUOUS TREE PLANTING DETAIL

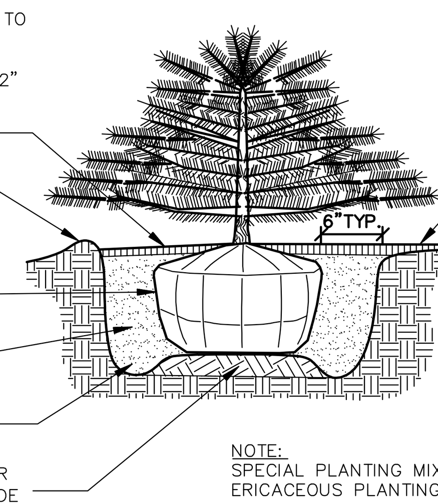
2-1/2" CAL. OR SMALLER
SCALE: NTS

NOTE:
PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS



NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

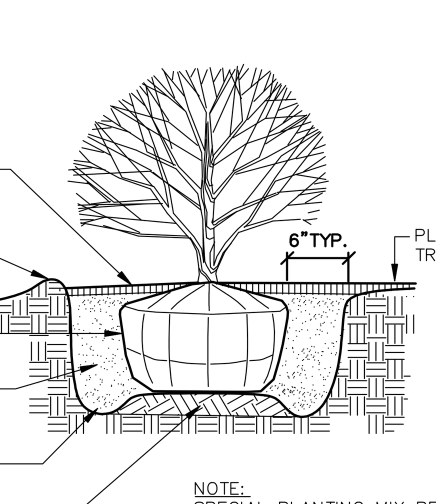
EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

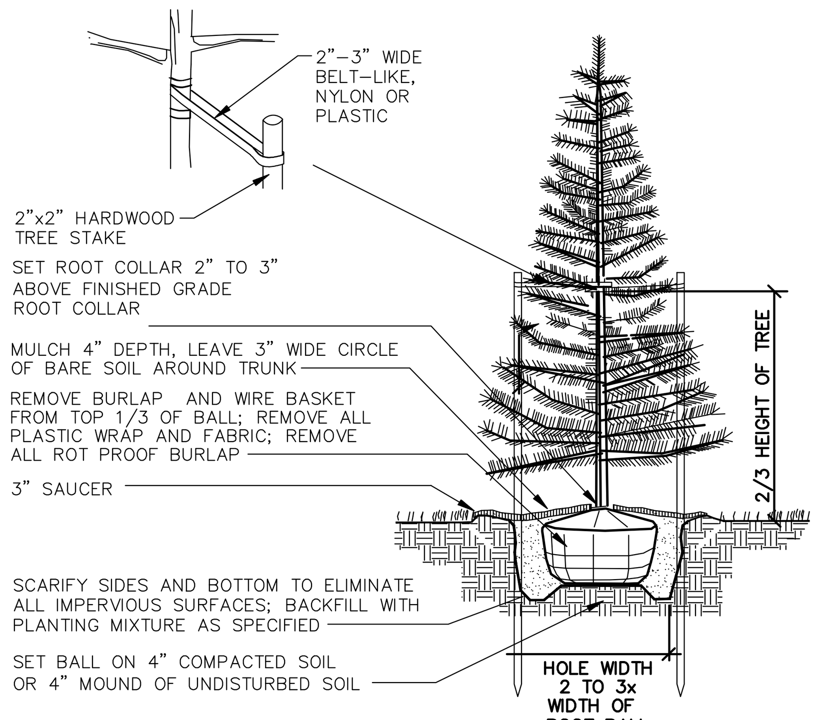


NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

SHRUB PLANTING DETAIL

NOT TO SCALE

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

Bioswale Seed Mix		
		PLS
Botanical Name	**Common Name**	**Ounces/Acre**
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	8.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus canadensis	Canadian Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
	Total	**60.00**
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total	**512.00**

LANDSCAPE NOTES

1. For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
2. Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti
3. Landscape contractor shall provide irrigation/water source for proposed plant material for two years from time of planting or for period specified in contract if water source not provided on the project site.
4. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
5. Restore all disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch unless otherwise noted on landscape plan.
6. All disturbed areas not to be seeded with native seed mixes identified on the Landscape Plan shall be lawn areas. Lawns shall either be sod or seed and seed mix shall meet species composition requirements of of the seed mixtures listed. Seed shall be installed and stabilized per manufacturers standard specifications. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
7. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
8. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site in lawn areas only.
9. Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes as noted in the plans, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation techniques shall be confirmed with supplier.
10. All seeded areas with slopes less than 1:5 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:5 shall be seeded and provided with a biodegradable erosion control blanket such as North American Green S150, 100% biodegradable, jute netted or approved substitution, and shall be secured with biodegradable stakes.
11. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
12. All compacted subgrade soils in proposed planting areas shall be tilled to a minimum 12-inch depth prior to placement of a minimum of 6" topsoil, geotextile fabric, or other planting media as specified.
13. All landscape beds on planting plan where identified as being lined with edging contractor shall install a commercial grade steel edging. Edging shall be fabricated in 10' - 20' sections with anchor stake loops stamped in face of section at a minimum of 32" on center. Use minimum 15" tapered steel anchoring stakes (3/16" thick) provided by manufacturer. Edging and stakes shall be finished with black enamel paint.
14. All trees to be located a minimum of 10 feet from public utilities.
15. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
16. All evergreen trees, where applicable, shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
17. Topsoil and compost shall meet most recent issue of MDOT standard specifications for Topsoil and Compost.
18. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
    a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
    b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
    c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
    d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
    e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

Maintenance and Warranty:

1. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
2. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
4. Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants, shrubs, mulches, etc. are to be under Warranty for One Year after Substantial Completion date of the Project. Trees are to be under Warranty for Two Years after Substantial completion date of the Project. At the end of the specified Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc or as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.

MIDWESTERN CONSULTING
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[redacted]

12 E. FOREST AVE SITE REDEVELOPMENT

PRELIMINARY SITE PLAN AND SPECIAL LAND USE
LANDSCAPE DETAILS

12

JOB No. 21335

REVISIONS:	REV. DATE
REVISED PER CITY REVIEW	03/10/22
REVISED PER MDOT OFFICE OF RAIL	05/18/22

DATE: 02/07/2022
SHEET 12 OF 15
CADD: CMB
ENG: TPH
PM: TPH
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/21335DT1

M:\Civil3d_Proj\21335\Site Plan\21335DT1.dwg, 5/18/2022 4:30 PM, Candice M. Briere, 12 LANDSCAPE DETAILS, MCLLC PDF.pc3
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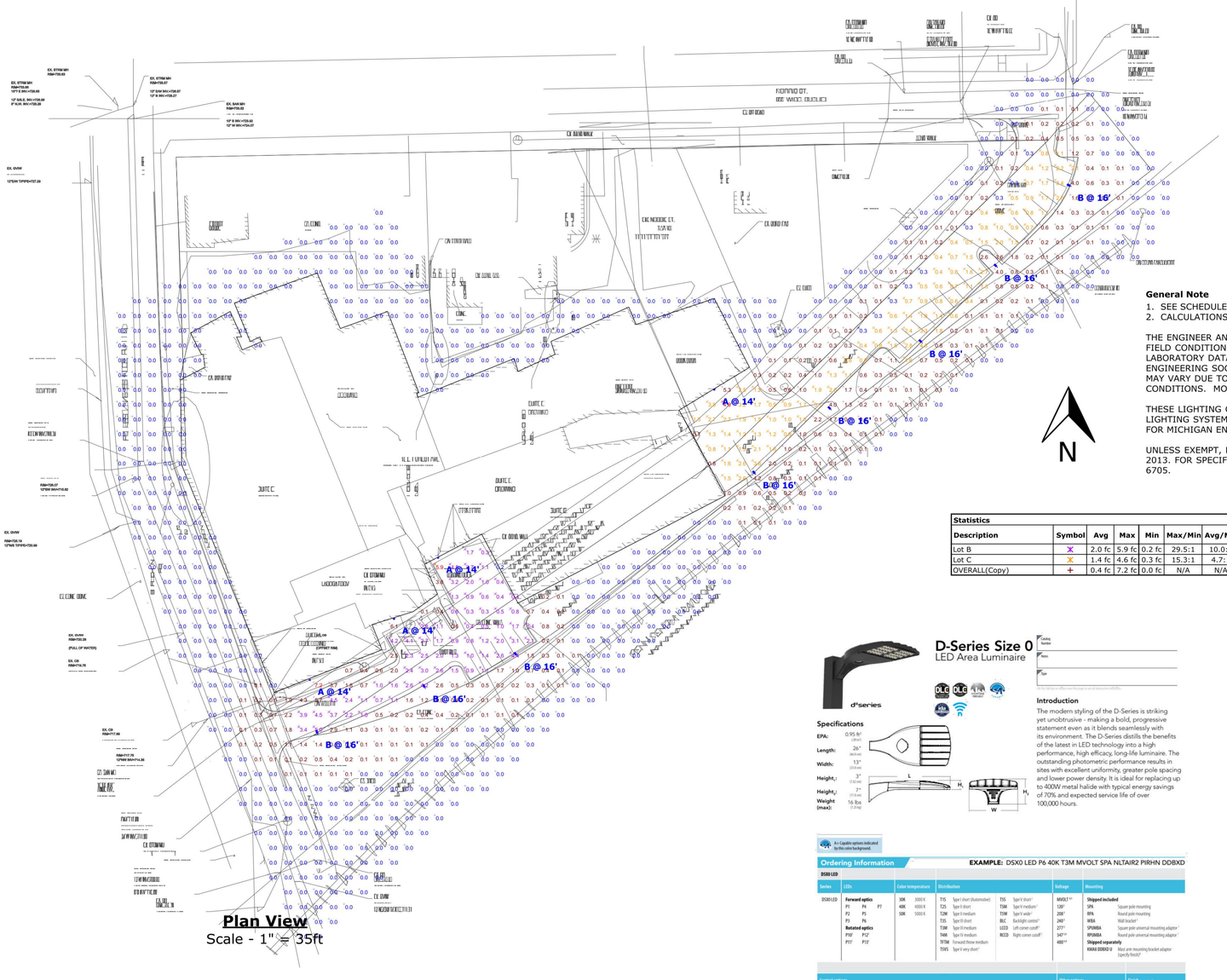


Plan View

Scale - 1" = 35ft

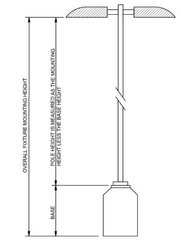
NOTE

PROPOSED LIGHT FIXTURES HAVE ZERO UPLIGHT AND ARE DARK SKY COMPLIANT.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Lot B	✕	2.0 fc	5.9 fc	0.2 fc	29.5:1	10.0:1	0.3:1
Lot C	✕	1.4 fc	4.6 fc	0.3 fc	15.3:1	4.7:1	0.3:1
OVERALL(Copy)	+	0.4 fc	7.2 fc	0.0 fc	N/A	N/A	0.1:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height
	A	4	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	LED	14'-0"
	B	8	Lithonia Lighting	DSX0 LED P1 40K T4M MVOLT	DSX0 LED P1 40K T4M MVOLT	LED	16'-0"

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

d-series

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (66.0cm)
Width: 13" (33.0cm)
Height$_1$: 3" (7.6cm)
Height$_2$: 7" (17.8cm)
Weight (max): 16 lbs (7.3kg)

As Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10² P12² P11² P13²	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5VL Type V very short[1] T5W Type V wide[1] T5W Type V wide[1] BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]		MVOLT[2,3] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket[5] SPUMBA Square pole universal mounting adapter[5] RPUMBA Round pole universal mounting adapter[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[7,8]
PIRHN Network, high/low motion/ambient sensor[7]
PER NEMA twist-lock receptacle only (control ordered separate)[7,9]
PER5 Five-pin receptacle only (control ordered separately)[7,9,10]
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)[7,9,10]
DMG 0-10V dimming extend out back of housing for external control[7] (control ordered separately)[7]
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 35.[7,9]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 35.[7,9]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc.[7,9]
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc.[7,9]
FAO Field adjustable output[7]

Other options

Shipped installed
HS House-side shield[11]
SF Single fuse (120, 277, 347V)[3]
DF Double fuse (208, 240, 480V)[3]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
DDL Diffused drop lens[7]
Shipped separately
BS Bird spikes[10]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSTXD Textured sandstone

D-Series Size 1
LED Wall Luminaire

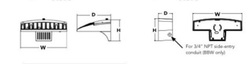
Catalog Number
Notes
Type

d-series

Specifications

Luminaire
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)
Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
BBW Weight: 5 lbs (2.3 kg)
ELCW Weight: 10 lbs (4.5 kg)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYSF Asymmetric diffuse	MVOLT[2,3] 120[3] 208[3] 240[3] 277[3] 347[3,4] 480[3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[5]	**Shipped installed** PE Photoelectric cell, button type[6] DMG 0-10V dimming driver (no controls; wires pulled outside fixture)[7] PIR 180° motion/ambient light sensor, <15' mtg ht[8,9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[8,9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[8,9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[8,9] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant[9]

Other Options

Shipped installed
SF Single fuse (120, 277 or 347V)[3,10]
DF Double fuse (208, 240 or 480V)[3,10]
HS House-side shield[11]
SPD Separate surge protection

Shipped separately[11]
BSW Bird-deterrent spikes
WG Wire guard
VG Vandal guard
DDL Diffused drop lens

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSTXD Textured sandstone

Accessories
Ordered and shipped separately.

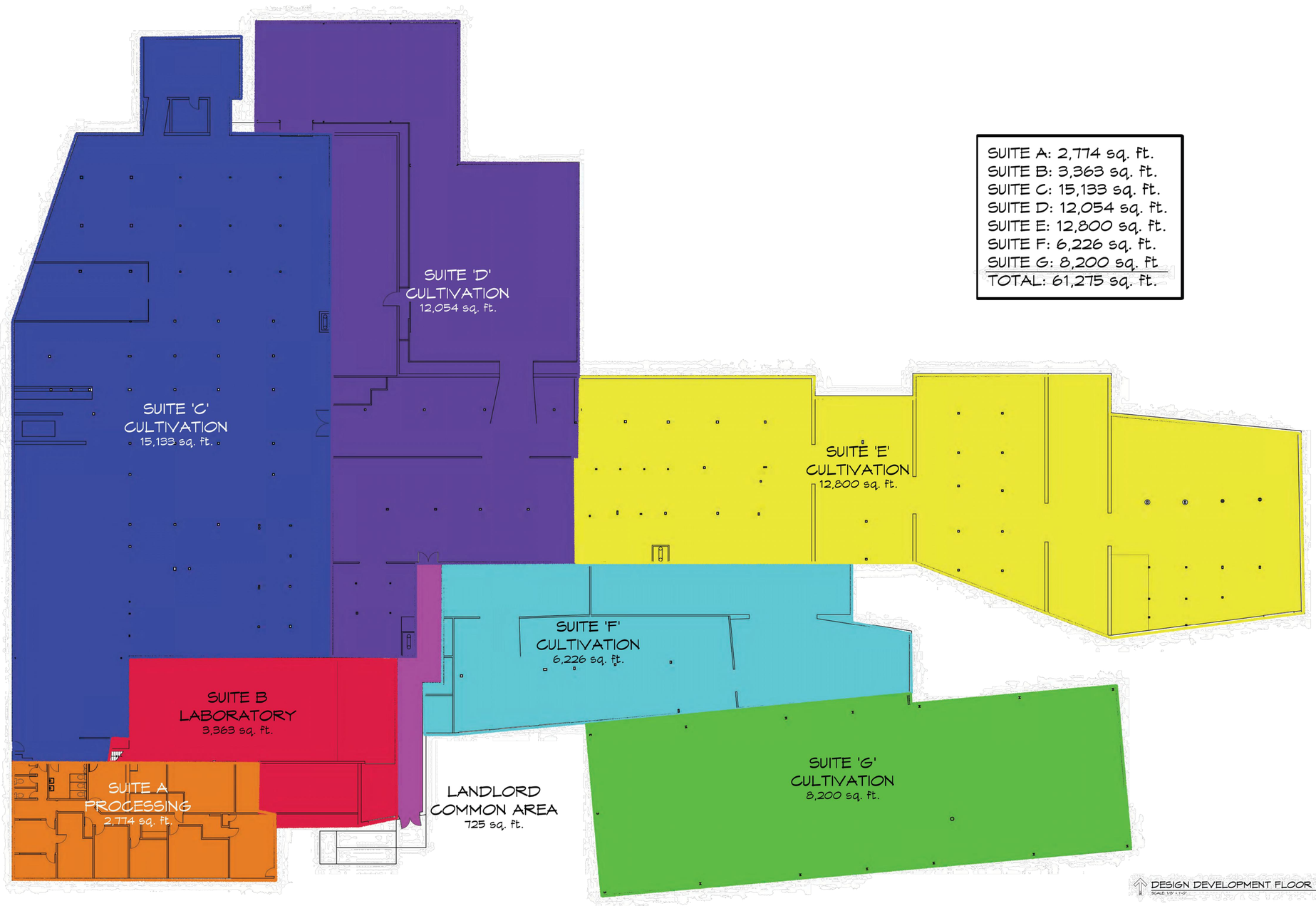
DSXW1HS House-side shield (one per light engine)
DSXW1BWG Bird deterrent spikes
DSXW1WG Wire guard accessory
DSXW1VG Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Surface mounting bracket is standard on all fixtures. Back box (BBW) is offered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (CWC) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9 Not available with ELCW.
10 Also available as a separate accessory; see Accessories information.

12 E. FOREST AVE.
PHOTOMETRIC SITE PLAN
PREPARED FOR: MIDWESTERN CONSULTING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

13

Designer
DB/KB/DS
Date
3/14/2022
rev. 05/17/2022
Scale
Not to Scale
Drawing No.
#22-71817-V3
1 of 1



SUITE A: 2,774 sq. ft.
SUITE B: 3,363 sq. ft.
SUITE C: 15,133 sq. ft.
SUITE D: 12,054 sq. ft.
SUITE E: 12,800 sq. ft.
SUITE F: 6,226 sq. ft.
SUITE G: 8,200 sq. ft
TOTAL: 61,275 sq. ft.

DESIGN DEVELOPMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

- PRELIMINARY
- CLIENT APPROVAL
- REGIONS
- PERMIT
- CONSTRUCTION
- REVISIONS

12/01/2021

Berent ARCHITECTURE
6435 Apple Orchard Lane, Rochester Hills, MI 48306
Phone: 248.805.1024 Email: rogerberent@gmail.com

DESIGN STRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
12 E. FOREST, SUITE 100 YPSILANTI
HAZEL PARK, MICHIGAN 48030
(248)547-1500

PROJECT LOCATION
12 E. FOREST
12 E. FOREST
YPSILANTI, MI, 48198

DRAWING TITLE
DESIGN DEVELOPMENT
FLOOR PLAN

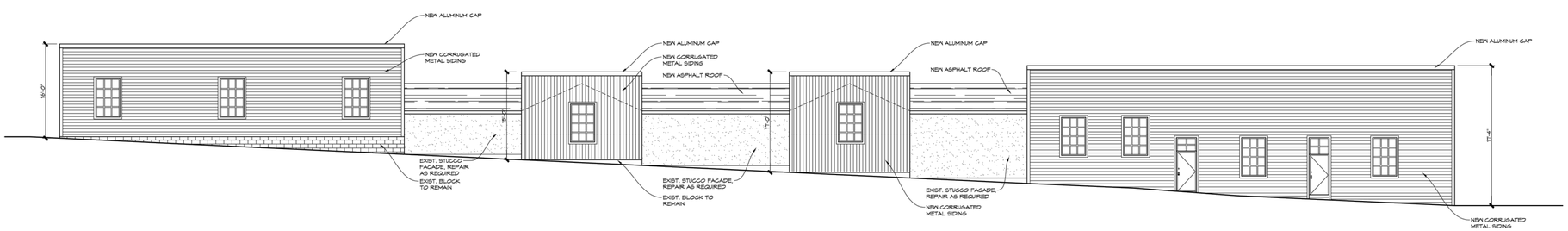
DRAWN: RZ
CHECKED: SCD/JPM
APPROVED: SCD/JPM

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: D1201121
SHEET NUMBER: DD-1

COPYRIGHT © 2021 BERENT ARCHITECTURE

PARTIAL EXIST. ELEVATION
NO SCALE



DESIGN DEVELOPMENT ELEVATION
SCALE 3/16" = 1'-0"

- ■ PRELIMINARY
- ☐ CLIENT APPROVAL
- ☐ BIDDING
- ☐ PERMIT
- ☐ CONSTRUCTION
- ☐ REVISIONS

12/01/2021

Berent Architecture
Scott Berent
Phone: 248.805.1024 Email: rogerberent@gmail.com

DESIGN STRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248)547-1500

PROJECT LOCATION

12 E. FOREST

12 E. FOREST
YPSILANTI, MI, 48198

DRAWING TITLE:

DESIGN DEVELOPMENT ELEVATION

DRAWN	RZ
CHECKED	SCD/JKM
APPROVED	SCD/JKM

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER	DMD1121
SHEET NUMBER	DD-2

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MIDWESTERN CONSULTING

3815 Plaza Drive
Ann Arbor, Michigan 48108
734.995.0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

MEMORANDUM

RE: 12 E Forest Avenue – Site Plan Revisions Narrative
DATE: May 18, 2022

The Special Use Permit and Site Plan for the proposed Marihuana Growing, Processing, and Testing Facility at 12 E Forest Avenue were approved by the Planning Commission on March 16, 2022 subject to approval from the MDOT Office of Rail for use of a portion of the railroad right-of-way for parking and landscaping. We received correspondence from the MDOT Office of Rail on April 13, 2022 noting that because the railroad property under review was acquired by MDOT with a Federal Railroad Administration (FRA) grant, all property sales and requests to use the railroad right-of-way that do not meet the originally authorized purposes of the grant must be reviewed and approved/denied by the FRA. As such, the MDOT Office of Rail submitted our application to the FRA for review. On April 25, 2022, we received notification from the MDOT Office of Rail that the FRA had denied our request and further indicated that the FRA will not approve any use of the right-of-way along this railroad line. Based on the input from the FRA, the MDOT Office of Rail is unable to move forward with our application and has closed the file, however, they did indicate that there would not be any issues provided that the proposed improvements and use of the site at 12 E Forest Avenue remain outside of the railroad right-of-way.

In response to the denial from the FRA and MDOT Office of Rail, we reviewed our project to determine if there was still an opportunity to re-use this site. We considered each of the proposed uses – growing, processing, and testing – and took a close look at the needs for each. In doing so, we were able to more accurately define the number of employees that each use would generate. The number of employees will vary based on the use and the size of each suite. The processing facility and testing laboratory are expected to employ 2-3 people each, and each of the growing suites will typically have 5-6 employees. There may be demand for additional employees during harvest periods a few times each year, but it is not anticipated that each of the growing suites will be harvesting product at the same time. Additionally, if the same growing tenant occupies more than one suite, they will likely utilize the same employees across multiple suites, thereby reducing the total number of employees in the overall building. Given this information, it would be reasonable to expect a total of 36 employees for the overall facility.

Understanding the number of employees anticipated for the site, we revised the layout to include 29 vehicle parking spaces. All proposed pavement areas and site improvements will be located within the site boundary and will not encroach into the railroad right-of-way. A portion of the parking spaces will still be located within the required 10-foot parking setback along the railroad, however, the reconfigured parking spaces are still consistent with the parking setback variance that was granted by the Zoning Board of Appeals on March 14, 2022. Additionally, the project will continue to provide 12 bicycle parking spaces outside of the building, and will also offer parking for 6 bicycles inside the building.

We are confident that these plan revisions meet the intent of the Special Use Permit and Site Plan approvals granted on March 16, 2022, while also removing the proposed improvements from the railroad right-of-way. We thank you for your consideration of this request, and look forward to discussing this project and these modifications with you.

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC		
Address [redacted]		
City [redacted]	State MI	Zip [redacted]
Phone [redacted]	Email [redacted]	

Property

Name of project 12 E. FOREST AVE. SITE REDEVELOPMENT
Address 12 E. FOREST AVE., YPSILANTI, MI 48198
List all parcel identification numbers included in development 11-11-04-461-002; 11-99-03-304-550
Property owner* MICHIGAN LADDER PROPERTIES LLC; MICHIGAN PROPERTIES CO
Current use VACANT
Proposed use MARIJUANA GROW, PROCESSING, AND SAFETY COMPLIANCE LAB
Current zoning PMD
Legal description of property (may be attached) SEE ATTACHED SURVEY

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this applicatio[redacted]

Signature	Date: 05/18/2022
Print Nam	

You must complete the checklist on the following page before turning in your application.

Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application. The City Planner or Planning Commission may require other data they deem necessary. **Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
√	Name of project
√	Brief description of project
√	Location map showing major thoroughfares and site location (no scale necessary)
√	Name, address and phone number of the site owner
√	Name, address and phone number of the developer
√	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
√	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
√	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
√	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
√	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
√	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
√	Use(s) of existing buildings
√	Existing landscaping
√	Dimensions of all structures and lot lines within 50 feet of the site
√	Existing zoning of the site and all adjacent properties
Proposed conditions	
√	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
√	Any changes to site dimensions, and completed *Lot Split/Combination Application*
√	Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application*
NA	Any variances requested, and completed *Variance Application*
√	Any changes to rights-of-way or easements on the property
√	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
√	Building floor plans and architectural wall elevations.
NA	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
√	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
√	Landscape plan. Existing vegetation that is to be retained on the site shall be shown.
√	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
NA	Indicate all areas of this site that are located within floodplains.
NA	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: TPH

City of Ypsilanti
Planning & Development Department

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

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC	
Address [redacted]	
Phone [redacted]	Email [redacted]

Property

Address 12 E. FOREST AVE, YPSILANTI MI 48198	Parcel ID 11-11-04-461-002; 11-99-03-304-550
Property owner* MICHIGAN LADDER PROPERTIES LLC	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project
12 E. Forest Ave Site Redevelopment - Processor/Grow

Current use
Vacant Building

Proposed use**
This special use permit application is for the purpose of requesting special land use in the PMD zone. It is specifically for the purpose of requesting that the building be used as a marijuana grow and processor. A marijuana grow is a facility that is licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments.

A marijuana processor is a facility that is licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana and marijuana infused products to marijuana establishments.

As we were advised, we are submitting a separate special use application to allow a space of the building to be partitioned for the use of a safety compliance lab.

The proposed use of this building will conform with the provisions and requirements of Section 122.324 of the Code of Ordinances. Further, it will promote the use of the land in a socially and economically sustainable way that will not be detrimental, hazardous or disturbing to any surrounding neighbors, people, or property. The goal is to design and construct the building in a way that will assure long term success and will not present any negative impacts to the public.

Rationale for request**
The rationale for the request is that it fits the special use standards within the Zoning Ordinance, as mentioned in
Subdivision IV: Production, Manufacturing And Distribution District (PMD) Sec. 122-430. The purpose of the building would fit within the defined purpose of a PMD. Since this is a marijuana lab, it is expected to some generate waste, odor, and
truck traffic. However, the lab will in no way be detrimental to other uses in the PMD District or properties in adjoining districts, and it will not in any way be deleterious to other permitted activities within the District.
In addition, the purpose of a lab is testing marijuana products to ensure the flower is safe for use and edibles are safe for consumption, so there is a great value in having one in the community. It will help the grow operations in the
community because they will have a safety compliance lab nearby, as they are not allowed to sell any marijuana products prior to approval by a lab. Thus, the lab actually promotes the general health, safety, and welfare of a community.

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 5-17-2022
Print N[redacted] Abdul Saleh	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

City of Ypsilanti
Planning & Development Department

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

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name YPSILANTI WAREHOUSE LLC	
Address [redacted]	
Phone [redacted]	Email [redacted]

Property

Address 12 E. FOREST AVE, YPSILANTI MI 48198	Parcel ID 11-11-04-461-002; 11-99-03-304-550
Property owner* MICHIGAN LADDER PROPERTIES LLC	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project
12 E. Forest Ave Site Redevelopment - Safety Compliance Lab

Current use
Vacant Building

Proposed use**

The special use permit application is for the purpose of requesting land use in the PMD zone. It is specifically for the purpose of requesting that the building be used as a safety compliance lab, which is a facility that is licensed to test marijuana, including certification for potency and presence of contaminants. As discussed with the City Planner, we are also requesting to partition the building to allow for a marijuana grow and processor.

As advised, the marijuana grow and processor is accounted for in a separate special use application. The proposed use of this building will conform with the provisions and requirements of Section 122.324 of the Code of Ordinances.

Further, it will promote the use of the land in a socially and economically sustainable way that will not be detrimental, hazardous, or disturbing to any surrounding neighbors, people, or property. The goal is to design and construct the building in a way that will assure long term success and will not present any negative impacts to the public.

Rationale for request**
The rationale for the request is that it fits the special use standards within the Zoning Ordinance, as mentioned in
Subdivision IV: Production, Manufacturing And Distribution District (PMD) Sec. 122-430. The purpose of the building would fit within the defined purpose of a PMD. Since this is a marijuana lab, it is expected to some generate waste, odor, and
truck traffic. However, the lab will in no way be detrimental to other uses in the PMD District or properties in adjoining districts, and it will not in any way be deleterious to other permitted activities within the District.
In addition, the purpose of a lab is testing marijuana products to ensure the flower is safe for use and edibles are safe for consumption, so there is a great value in having one in the community. It will help the grow operations in the
community because they will have a safety compliance lab nearby, as they are not allowed to sell any marijuana products prior to approval by a lab. Thus, the lab actually promotes the general health, safety, and welfare of a community.

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 5/17/2022
Pri[redacted] Abdul Saleh	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		