



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, July 20, 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. [July 2022 Agenda](#)

IV. APPROVAL OF MINUTES

5 - 8 A. [June 2022 Minutes Draft](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

9 - 13 A. Non-Motorized Committee Report

- Bylaws Update
- June Meeting Minutes
- July Meeting Minutes (Pending)

[NMAC Packet](#)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

15 - 49 A. Special Use Permit and Limited Site Plan Review: Limited Research & Development Use at 300 W Michigan Ave
(Public Hearing)
[300 W Michigan Packet](#)

- | | |
|------------------------|--|
| <p>51 - 72</p> | <p>B. Special Use Permit and Limited Site Plan Review: Child Care Center Use at 202-206 E Forest Ave
 <i>(Public Hearing)</i>
 202-206 E Forest Packet</p> |
| <p>73 - 111</p> | <p>C. Special Use Permit and Site Plan Review: Marijuana Retailer Use at 401 E Michigan Ave
 <i>(Public Hearing)</i>
 401 E Michigan Packet</p> |

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Agenda
Planning Commission
Wednesday, July 20, 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

- June 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
 - Bylaws Update
 - June Meeting Minutes
 - July Meeting Minutes (Pending)

VI. Presentations and Public Hearing Items

- Special Use Permit and Limited Site Plan Review: Limited Research & Development Use at 300 W Michigan Ave
 - *Public Hearing*
- Special Use Permit and Limited Site Plan Review: Child Care Center Use at 202-206 E Forest Ave
 - *Public Hearing*
- Special Use Permit and Site Plan Review: Marijuana Retailer Use at 401 E Michigan Ave
 - *Public Hearing*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

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

P
P
A
P
A (Excused)
P
P
P
P

Motion to excuse Commissioner Davis Jr.

Offered By: Hollifield; Seconded By: Bettis

Approved: Yes – 7; No – 0; Absent – 2 (Donnelly, Hollifield)

III. Approval of Minutes

- May 2022 Special Meeting Minutes
Motion to approve May 2022 Special Meeting Minutes
Offered By: Hollifield; Seconded By: Bettis
Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)
- May 2022 Regular Meeting
Motion to approve May 2022 Regular Meeting Minutes
Offered By: Hollifield; Seconded By: Simmons
Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

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: Donnelly; Seconded By: Bettis

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Motion to close audience participation.

Offered By: Donnelly; Seconded By: Simmons

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

V. Committee Reports

- Non-motorized Advisory Committee
 - No meeting held.

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
Staff presentation by City Planner Andy Aamodt. Applicant did not get permission by MDOT to encroach the railway. Applicant had to redo the site plan. 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.

The applicant does not believe they can provide a fence on the west side.

They have made adjustments to parking, and have been conservative on number of employees that will be using the parking spaces. The applicant informed the Commission that they will have additional bike parking. The number of parking is appropriate for amount of employees expected.

Downspouts have been included in the site plan.

Commissioner Donnelly stated that her concern is people going getting too close to the railroad if they walk from the south lot to the north lot. She would like to see shrubs there that are hard to travel through.

The 6ft gate will need to be approved by the HDC.

- *Public Hearing*

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Donnelly

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Motion to close public hearing.

Offered By: Donnelly; Seconded By: Simmons

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Motion to 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.

Waiver: 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 from Forest and Norris.
6. Applicant shall provide fencing or 80% opaque landscaping screen along the western property line from the north parking lot to the south parking lot.
7. Applicant shall provide 13 street trees, or trees on the west side of the property, 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

9. No downspouts or drainage shall flow onto the Forest Ave sidewalk.

Offered By: Donnelly; Seconded By: Bettis

Point of order made by Commissioner Hollifield.

Motion to table the site plan motion until a vote on the special use permit.

Offered By: Simmons; Seconded By: Smith

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

Conditions:

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.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Motion carried.

Motion to approve the Site Plan set dated May 18, 2022, for 12 E Forest Ave, with the following findings, waivers, and conditions:

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8. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County
9. No downspouts or drainage shall flow onto the Forest Ave sidewalk.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Motion carried.

VII. Old Business

VIII. New Business

- Officer Elections: Chair, Vice-Chair, and ZBA Representative
Matt Dunwoodie was nominated for and approved for Chair.
Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Michael Simmons was nominated for and approved for Vice-Chair.
Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)

Jessica Donnelly was nominated for and approved for ZBA representative.
Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)
- Staff memo regarding conceptual planning process
 - Staff does not recommend this “study item” process step. Commission agreed.

IX. Future Business Discussion / Updates

Staff to inquire about meeting uploads. The commission may ask staff for recording at any time.

X. Adjournment

Motion to adjourn. (8:35 pm)

Offered By: Smith; Seconded By: Donnelly

Approved: Yes – 7; No – 0; Absent – 2 (Arthur, Davis Jr.)



City of Ypsilanti Non-Motorized Advisory Committee

Bob Krzewinski
706 Dwight Street
Ypsilanti, MI 48198
wolverbob@gmail.com - 734-218-3307

July 12, 2022

Matt Dunwoodie - Chairman
City of Ypsilanti Planning Commission
1 South Huron Street
Ypsilanti, Michigan

Reference: Approval Of Changes To The Committee Non-Motorized Advisory Committee Bylaws

Dear Matt

If the following business could be approved at the July 20, 2022 Planning Commission meeting it would be appreciated.

Need: The bylaws of both the Non-Motorized Advisory Committee, and the Planning Commission, were compared together and a need for clarification, was needed by the Committee for...

- Structure of the Committee (it is a Committee of the Planning Commission)
- Committee meetings fall under the State Open Meeting
- What should a quorum consist of? (at least four members of the Committee)

Request: It is requested that the proposed revisions (items underlined and in italics) to the Non-Motorized Advisory Committee bylaws be approved.

1. Structure

- a) Officers – During January of every odd-numbered year, the Planning Commission shall appoint a Committee Chair, taking in account the recommendation of the Committee members, to serve a two-year term of office. In turn the newly appointed Committee Chair will select Committee Vice-Chair and Secretary to serve two-year terms of office.
- b) Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later.
- c) *The Non-Motorized Advisory Committee, as a Committee of the Planning Commission, is also governed by the Planning Commission bylaws, specifically...*
 - *Article 8, Section 3 - All committees are subservient to the Commission and report their recommendations to the Commission for review and action. The Commission can overrule any action of any committee. And...*
 - *Article 8, Section 4 - The same principles of these Bylaws for the Commission also apply to all committees of the Commission, including, but not limited to, making all meetings open to the public and keeping a record of all proceedings.*

2. Meetings

- a) Meetings – Normally held monthly with a public announcement made through the City Clerk's office. This public notice will be at least 48 hours prior to the start of a meeting location in a handicapped accessible location in the City.

- b) Minutes – Will be provided to the Planning Commission with an offer to forward the minutes to the Mayor and City Council.
- c) All regular and special meetings, hearings, and records shall be open to the public. Meetings shall be conducted under the Open Meetings Act of the State of Michigan.
- d) A quorum shall consist of a majority of the current Committee members, but no less than four (4) members.

3. Statement Of Purpose

"The City of Ypsilanti Non-Motorized Advisory Committee, working through the Planning Commission, will work to enact recommendations of the City of Ypsilanti Non-Motorized Plan so as to offer residents increased non-motorized transportation and recreation options as well as having the Plan creating economic and quality of life incentives to the City".

4. Communications

The Committee will keep the public informed of its work and activities through the City web page, public programs, information displays and a newsletter. In addition, the Committee will issue an annual report ever January to cover activities of the previous calendar year.

Thank you for your help on this matter and if there are any questions, please contact me.

Sincerely,
Bob Krzewinski
Chair - City of Ypsilanti Non-Motorized Advisory Committee

Cc: Andy Aamodt

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, June 16, 2022

1. Call to order - The meeting was brought to order at 7:08pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Mike Davis Jr., Renee Echols, Dylan Goings, Jenny Rose Ryan and Bob Krzewinski (quorum met).
2. Introductions - Audience participation - Public input - None
3. General business
 - a. Agenda approval - Offered By: Committee member Echols; Seconded by; Committee Member Goings. Approved: Yes – 5; No – 0.
 - b. Approval of May meeting minutes - Offered By: Committee member Davis; Seconded by; Committee Member Goings. Approved: Yes – 5; No – 0.
 - c. Proposed change to Committee bylaws – Discussed.
 - d. New Committee member recruitment – Discussed.
 - e. Other - None
4. Old & continuing business
 - a. 2022 Committee priorities
 1. City Non-Motorized Plan
 - Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date): Recommend Subcommittee be established to explore steps of action including assessment and implementation plan. – The July meeting will be considered a working session on implementing a Vision Zero plan for Ypsilanti. It was also decided to hold the meeting on Tuesday, July 19th at the downtown Library.
 - Improved pedestrian signals & crosswalk ordinance - Accessible Pedestrian Signal (APS) at Lowell and Jarvis intersection. In response to a request from the Committee to the City Public Services Department asking for an APS at Lowell/Jarvas, Public Services Director Ron Akers stated *"We are currently still getting cost estimates for the equipment and developing a strategy for the installation of these crossing. We are trying to determine if this is something we will install internally or contract out. The ultimate goal is that if this is cost feasible we may be able to plan for the transition in several areas in the city, but there is still much work to do in order to accomplish this. I will provide more information when we have it"*.
 - Traffic calming and slowing motor vehicle traffic – No new news.
 - Shifting modes of transportation more towards walking/bicycling – No new news.
 2. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon's, traffic calming, ordinance review. Concentrate on where most pedestrian activity occurs. – No new news.
 3. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows – On the newly repainted West Cross Street (Huron to Water Tower), bike barriers could not be included due to AAATA ("The Ride") busses having to use the bike lane spaces for entering and leaving a designated stop.
 4. Communication & Education
 - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings.
 - Publish quarterly Non-Motorized Committee newsletter: Update should be ready for July.
 - Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
 - Spring bicycle safety education program for both motorists and bicyclists: Committee will promote over the summer "Give Them Room – It's The Law" (requiring a motorist passing a bicyclist by at least three feet).

- Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion by Committee – Committee will send out reminder to City neighborhood groups on Facebook/Nextdoor to trim back vegetation to keep sidewalks open as required by City ordinances.
 - Amplify public notice of Commission/City Council projects that impact non-motorized activities
5. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions.
 6. Neighborhood Connectors - Low-speed streets "optimized" for bicycle & walking traffic: Update given by Committee member Davis. .
 7. Border To Border (B2B) Trail gap completion and enhancement: Grove Road bridge curb safety improvements: In response to a request from the Committee to the City Public Services Department asking for improvements to make an unmarked 8-inch drop on the B2B crossing of I-94 at Grove Road, Public Services Director Ron Akers replied that his Department is actively working on this with the current plan is to paint the curb and install six (6) additional delineators evenly spaced across the bridge on the curb. They are anticipating this work to be completed sometime in the next 30-45 days weather permitting.
 8. Bike & Walk Friendly Communities
 - Walk Friendly Community application results – In early June the City of Ypsilanti learned that it had been awarded a Silver-level Walk Friendly Community status. A press release was reviewed for a June 21st publication and also discussed was placing Walk Friendly Community Award signs at entranceway routes into the City, possible working with the Washtenaw Bicycling and Walking Coalition.
 - Bike Friendly Community (BFC) – Review, and act on, suggested improvements. Work towards next layer of award (i.e. go from Bronze to Silver): Review suggested improvements from [BFC "report card"](#)
 - Bike Friendly Business program drive – No new updates.
 9. Events & Community Outreach - organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Fall "Be Seen" campaign (cyclists and pedestrians wearing reflective clothing), Halloween safe trick-or-treating:
 - Reports - Bike Ypsi Ride of Silence 5/18 cancelled due to rain. Bike To Work Day commuter station set up at Library Plaza Park by Committee from 7am to 9am.
 - Upcoming - Jazz In The Parking Lot (July 22, 6pm-9pm) bike/walk information table and encourage people to walk/bike to event. EMU Bike Rodeo (August 6, 9am-12pm), EMU Convocation Center). Parkridge Festival (August 27, 12pm-2:30pm), Committee will have information table.
 10. Safe Routes To School – No new updates.
5. New Business
 - a. NMAC project research requests of City staff – At the May meeting the process of the Non-Motorized Advisory Committee requesting safety issues being looked into. The process agreed to was the Committee would send a request for research to the City Public Services Director, the Chair of the Planning Commission, the Public Works Project Manager and the City Planner.
 - b. City Planning Department and Public Services Department updates – No new updates at meeting.
 - c. League of American Bicyclists Bicycle Friendly America Community Workshop – The City was going to request a workshop be held in Ypsilanti but problems arose and no application was filed.
 6. Other Items – None.

7. Next meeting –The next meeting would be held on Tuesday, July 19th, 7pm, at the downtown Library and focus on a City Vision Zero campaign.
8. Adjournment - Offered By: Committee member Goings; Seconded by: Committee Member Ryan:
Approved: Yes – 5; No – 0. Meeting adjourned at 8:34pm



City of Ypsilanti

Community & Economic Development Department

July 20, 2022

**Staff Review of Special Use and Limited Site Plan
300 W Michigan Ave**

GENERAL INFORMATION

Applicant:	600 S Wagner LLC 600 S Wagner Road Ann Arbor, MI 48103
Project:	MI-HQe - Limited Research & Development Facility
Public Hearing Date:	July 20, 2022
Location:	300 W Michigan Ave (Parcel # 11-11-40-481-019) YPC 2W-20A LOTS 12 THRU 17 ORIGINAL PLAT AND LOTS 1 THRU 5 HOWARD'S ADDITION AND VACATED ALLEY.
Zoning:	"C" Center
Action Requested:	Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

Formerly known as the EMU College of Business since its construction in 1988, 300 W Michigan is comprised of a single parcel (11-11-40-481-019) with two buildings. The site is approximately 117,150 square feet. The primary building is approximately 126,000 sq ft of gross floor area with three stories above ground level and one below, historically used for office space and classrooms. The secondary building is a 117,000 sq ft parking garage. Combined there is frontage on all sides of the block including W Michigan Ave, Pearl, Adams, and Hamilton.

Zoned C- Center, which allows for limited research and development as a special use in Center district as of the recent zoning text amendment May 24, 2022. Research and Development means a facility where research and development and/or laboratory testing, is conducted in industries that include, but are not limited to, applied biology or chemistry, biotechnology, pharmaceuticals, communication, information technology, alternative energy, micro-electromechanical systems, electronics, maker spaces/fabrication labs, autonomous vehicles, robotics, instrumentation, or computer hardware and software. Accessory production or assembly of products is allowed in conjunction with the research and development uses. Furthermore, maker space is defined as a creative, do-it-yourself space where people can gather to create, invent, and learn through the vehicles of technology, electronics, hardware supplies, and tools. Maker spaces are designed to challenge individuals to create and learn through hands-on, personal experience throughout their life.

The applicant is seeking a special use permit and site plan approval under the newly defined research and development section referenced. This special use is described by the applicant as "mixed use with an emphasis on R & D wet lab, office, and medicinal office. The site plan proposes no changes to the principal building's footprint and some site layout changes. There is vehicle access only to the parking garage on Pearl. The most substantial site modifications proposed deal with newly created quasi-public plaza spaces that replace landscaping on the perimeters of the property, design changes to the façade and exterior of the building, a new outdoor café and food truck space, pervious pavers, and barrier free ramps. Between the two buildings, the outdoor space will be reconfigured to add a stage with a roof, a fire pit, new benches, sculptures, and fabric awnings. New steps have been added on W Michigan Avenue and the raised outdoor patio area will be enhanced with seating.

Figure 1: Subject Site Aerial (2020)

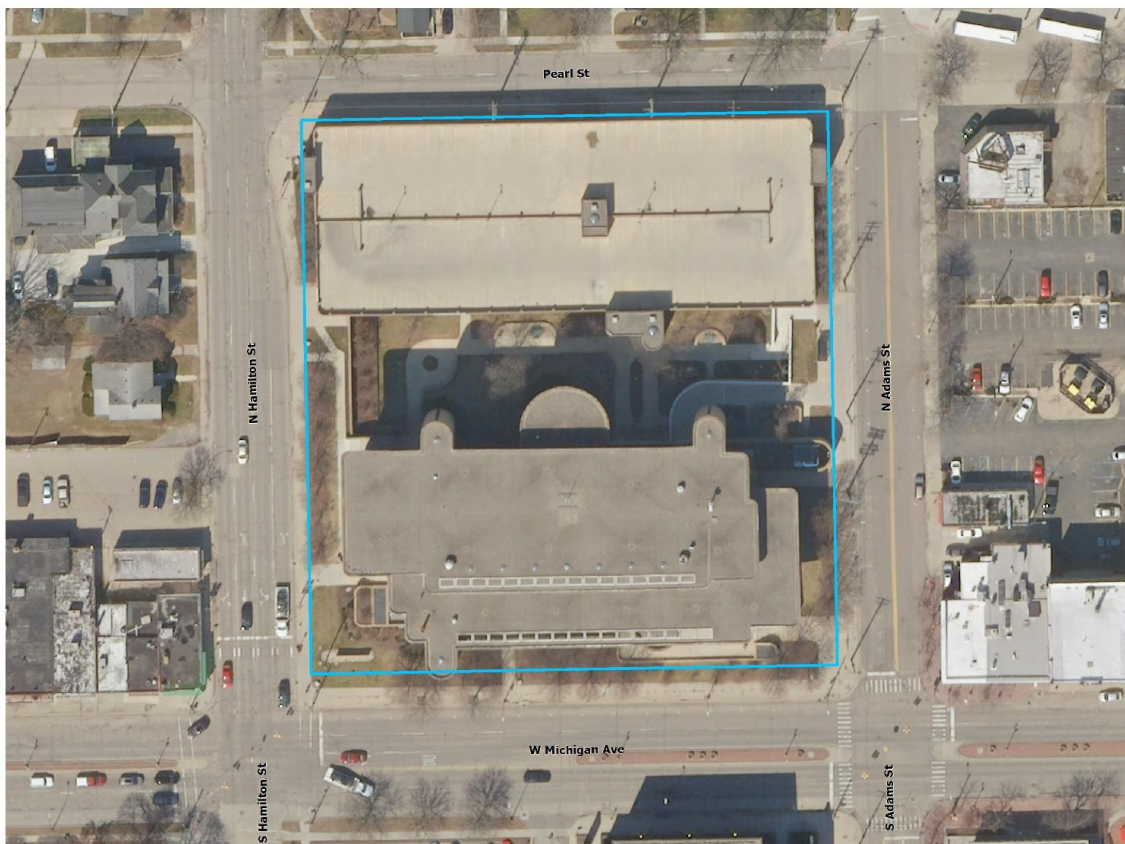


Figure 2: Front of Building, Southeast (July 5, 2022)



Figure 3: Front of Building, Southwest (July 5, 2022)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	C
EAST	Mixed Use Commercial Restaurants and Stores	C
SOUTH	Banking, offices, service providers	C
WEST	Commercial Restaurants and Stores	C

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 center district zoning makes this a special land use for Limited Research and Development subject to the following conditions per Section 122-552:

- 1) Research space, including but not limited to offices, conference rooms, and common areas, shall occupy at least 25% of the building's gross floor area.
- 2) Outdoor storage of products/materials is prohibited.
- 3) If in a Walkable Urban District, the building shall comply with applicable building type requirements. In any case, the building's exterior appearance shall resemble a commercial building's general form, except for required HVAC systems.
- 4) Use of the building for warehousing and distribution is prohibited.
- 5) Uses involving noise, vibration, odors, emissions, dust, or night illumination exceeding the boundaries of the lot are prohibited.
- 6) The storage of any flammable or hazardous materials must be in compliance with applicable codes, including but not limited to Occupational Safety and Health Administration Codes, Fire Codes, and Building Codes.

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

COMMENTS: The proposed use supports social and economic sustainability by providing job opportunities that earn a living wage to help support the daytime traffic of restaurants and stores Downtown. Though limited research and development is considered a special use, the prior use is somewhat similar in that office space and classrooms brought considerable traffic in and out of the building. There should not be a big increase in the number of people using the building or the types of use that would be cause for detriment, hazard, or disturbance to existing or future neighboring uses, person, property or public welfare.

(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 smaller wet lab space similar to classrooms in how the building is reused. The proposed site plan changes should improve pedestrian access on Michigan Ave and Adams especially. The residential uses to the north should not be affected by the special use at 300 W Michigan as the site and intensity is not changing considerably. The commercial uses to the south, east, and west should all benefit by the improved integration of 300 W Michigan and public space enhancements proposed.

- (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 W Michigan Ave, a commercial-oriented road which has adequate access and robust public transportation. The AAATA's Ypsilanti Transit Center is across the intersection of Pearl and N Adams. The proposed land use does not present unreasonable adverse impacts on the transportation system, in fact it significantly enhances opportunities for pedestrian access.

- (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: The limited research & development use shall comply with the conditions in Section 122-552.

SITE PLAN: CRITERIA AND REVIEW

§122-311

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

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

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

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	MB – Multiple Story Building	Unchanged
§ – Section 122-522 USE-SPECIFIC	Limited Research and Development: Site appears to comply with the use-specific requirements for limited research and development. 1. Research space, including but not limited to offices, conference rooms, and common areas, shall occupy at least 25% of the building's gross floor area. 2. Outdoor storage of products/materials is prohibited. 3. If in a Walkable Urban District, the building shall comply with applicable building type requirements. In any case, the building's exterior appearance shall resemble a commercial building's general form, except for required HVAC systems. 4. Use of the building for warehousing and distribution is prohibited. 5. Uses involving noise, vibration, odors, emissions, dust, or night illumination exceeding the boundaries of the lot are prohibited. 6. The storage of any flammable or hazardous materials must be in compliance with applicable codes, including but not limited to Occupational Safety and Health Administration Codes, Fire Codes, and Building Codes		

Based on the conceptual floor plans provided by the applicant, it appears that research space, including offices, conference rooms, "tenant space," etc. takes up at least 25% of the floor area.

The building type is considered to be a *Multiple Story Building (MB)* building type. The MB building type is required to have a *Commercial* private frontage. The building appears to have satisfactory Commercial private frontage with the large windows on not only the main floor, but also the floors above too.

Items to be Addressed: During Building Plan Review, the applicant shall confirm floor areas dedicated to research use shall be at least 25% of the limited research & development facility's gross floor area.

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 and parking garage footprint will not be changing, thus the reasoning for the limited site plan review. Minor site alterations are taking place such as ADA-accessible ramps, entry staircases, mechanical enclosure, dumpster enclosure, curb cut, and landscaping/plaza space alterations in the form of pervious pavers.

A more detailed, engineered site plan is recommended to be provided for detailed engineering review, so that the City engineers can review any potential grading, ramp slopes, pervious paver and soil infiltration, etc.

Items to be Addressed: Site plan shall undergo detailed engineering review.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

The site access will be improved from a pedestrian standpoint as the entry staircases will be expanded and an ADA-accessible ramp will be added to the W Michigan and N Adams corner. From a vehicular access standpoint, the site will remain the same as the parking garage will be accessed from Pearl Street.

The parking garage will be restricted to employees of the facility only. The applicant intends to reuse the full as is garage, and notes on the site plan that the garage will meet City requirements regarding barrier free spaces and bicycle spaces. Parking is not required to be provided for non-residential uses in the Center zoning district, so staff is not recommending Planning Commission scrutinize the number of spaces, or even the layout as the applicant wishes to reuse the parking structure as it's been used, with the exception that the barrier free spaces and bicycle spaces be provided. The applicant also proposes bicycle spaces at various places throughout the quasi-public spaces of the site, so that all bicycle spaces are not restricted within the garage.

Two curb-cuts are proposed on N Adams, the existing one will be used for trash and loading, while the new one will be used for seasonal food trucks to access the site and park. The new one is too wide in size and shall be reduced. Or, the applicant has mentioned the possibility of using a mountable curb which would need to be approved by Department of Public Services.

Figure 6: Site Access, Traffic and Parking Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685 Parking Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Striped spaces, dimensions unknown, appear to comply.	Spaces to conform with zoning ordinance.
§122-683 Parking Layout	Per 122-683(b) Curb cuts shall not exceed 30 feet in width.	Appears to comply	Curb-cut for food truck area exceeds 30'. Shall be reduced.
§122-685 Barrier Free	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		Spaces to conform with zoning ordinance.
§122-684 Parking Screening & Landscaping (external)	Parking lot screening if abutting R1, MD, CN, CN-Mid, CN-SF	Does not abut residential districts and screening is provided by covered parking garage.	N/A – no changes
	3'-4' screen 80% opacity where visible from ROW	The parking garage's construction does the screening.	N/A – no changes
	Landscape islands shall be provided for no more than 16 continuous parking spaces	No parking lot island in parking garage.	Parking lot islands not feasible for garage.
§122-691 Motor spaces	Not required due to Center zoning exception (§122-681)	Unknown	N/A – no changes in number of spaces
§122-693 Bicycle spaces	If parking were required in Center districts: 72 bicycle spaces required.	Unknown	Bicycle parking provided, total number shall be labeled on plans.
§122-692 Parking discounts	Transit = 20% reduction	Transit stops approachable by sidewalk within 500 feet.	Parking not required in Center zone therefore no discounts are necessary.
	Alternative Vehicles	N/A	
	Bicycle = 1 parking space reduction for every 4 covered bicycle parking spaces	None	
	PC discretion, special circumstances not listed above	N/A	

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area	Eligible	
§122-672 Sidewalks	Must be along public street.	Sidewalk existing	Sidewalk provided, applicant intends to use pervious pavers or stamped concrete if possible- for the ROW, this shall be reviewed by DPS/MDOT.
§122-675 Traffic Visibility	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	Appears to comply- no obstructions within the "traffic visibility triangles."	No changes.

Items to be Addressed:

- Curb-cut for food truck area exceeds 30' and shall be reduced per §122-683(b), or removed and the applicant coordinate a mountable curb-cut design with the Department of Public Services (DPS).
- Bicycle parking numbers shall be labeled on site plan.
- Right-of-way work shall be reviewed by MDOT and DPS.

Figure 7: W Michigan Sidewalk (July 5, 2022)



Figure 8: N Hamilton Sidewalk (July 5, 2022)



Figure 9: Pearl Sidewalk (July 5, 2022)



Figure 10: N Adams Sidewalk (July 5, 2022)



SCREENING AND 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 property currently has a lack of street trees on the N Adams frontage, but has the appropriate amount of street trees on the W Michigan and N Hamilton frontages. The property has no trees on the Pearl St frontage due to the hardscape and overhead lines. The applicant intends to rearrange some trees in order to open up the front entries of the building, improve sightlines, and make the building and plaza space more pedestrian-friendly. The plan as presented shows a majority of the W Michigan Ave street trees taking place in the front yard on the southwest corner of the site, but staff is not favorable to that idea and would rather see street trees better allocated throughout the W Michigan Ave frontage. After discussing with the applicant, the applicant would like to plant street trees along the W Michigan street right-of-way, with the trees planted near the street in a planting strip. As long as the adequate number of street trees are provided, staff is then amenable to some of the trees being removed in the front yard to open up the front of the site.

Figure 11: Screening Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Lighting unknown.	Not known. Staff recommends lighting plan be reviewed administratively.
§122-608 Refuse Containers	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Dumpster but no enclosure.	Dumpster and enclosure provided.
§122-631 & 638 Landscape plan and site landscaping	Site must be at least 10% landscaped, and landscaping plan shall be submitted if new landscaping is proposed.	Appears to be at least 10% landscaped.	New landscaping proposed, therefore landscaping plan shall be provided. Staff recommends it be reviewed administratively to ensure compliance with §122-631.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Not required.	Fencing in the southeast corner of the rear of the property.	Screening provided.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-636 Street Trees	1 tree per 30' of lineal frontage. W Michigan: 330/30 = 11 N Hamilton: 355/30 = 12 Pearl: 330/30 = 11 N Adams: 355/30 = 12	W Michigan and N Hamilton currently comply but Pearl and N Adams do not.	Applicant intends to shift around street tree locations but intends to comply. Street tree placement and number shall be reviewed administratively. Applicant shall pay fee-in-lieu of trees if Pearl Street trees cannot be provided.

Items to be Addressed:

- Applicant provide a lighting plan conforming with the provisions of 122-609.
- Landscaping plan for new landscaping, including plant species and street trees shall be reviewed administratively. Applicant provide a fee-in-lieu for Pearl St if trees cannot be provided, in accordance with 122-636.

Figure 12: Current front yard trees (W Michigan Ave) acting as street trees (July 5, 2022)



Figure 13: Current front yard trees on W Michigan providing buffer (July 5, 2022)



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."

Right-of-way permits through Michigan Department of Transportation and Department of Public Services will be required for right-of-way work, including but not limited to landscaping, curbing, street trees, and sidewalk renovation/repairs.

The food trucks noted on the plans must obtain temporary mobile food concessions permits by the City's Planning Department. The food trucks can be authorized for up to 200 consecutive days per §122-335(e). Such food trucks need Washtenaw County Health Department or Michigan Department of Agriculture and Rural Development permits.

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 facility's nature, as a research & development facility for various tenants looking for beginning space or space at a small scale, can lead to further growth of businesses in the City and region.

Ypsilanti is sustainable. This development involves the re-use of one of the largest buildings in the City. The re-use of the building and existing infrastructure in a centrally-located place downtown promotes public health, safety, sustainability, and general welfare.

Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape! The improvement of the building entrances and the maintenance and upgrades to the quasi-public spaces are a benefit to users of the facility, as well as pedestrians downtown altogether.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for limited research & development at 300 W Michigan Ave with the following findings and conditions:

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

Conditions:

1. Special use approval shall be subject to the approval of site plan.
2. Use shall comply with the Limited Research & Development provisions in Section 122-552.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan dated June 27, 2022, for 300 W Michigan Ave with the following findings and conditions:

Findings: The site plan substantially complies with §122-311.

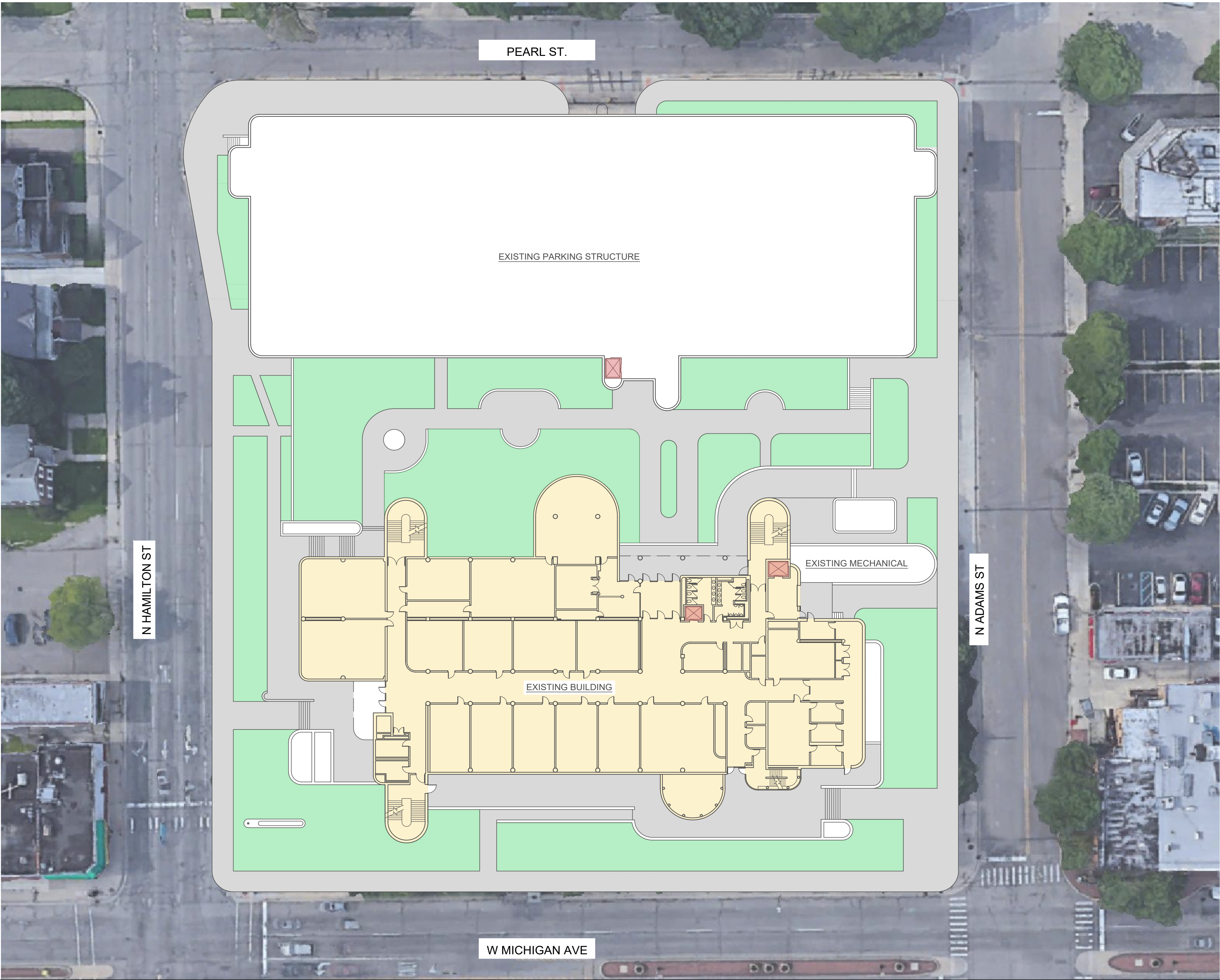
Conditions:

1. Site plan shall undergo detailed engineering review.
2. During Building Plan Review, the applicant shall confirm floor areas dedicated to research use shall be at least 25% of the limited research & development facility's gross floor area.
3. Use of fire pits to be reviewed by Fire Department.
4. Food trucks shall be reviewed for annual Mobile Food Concessions permit by Planning Department. Food truck parking shall not encroach into right-of-way.
5. Curb-cut for food truck area exceeds 30' and shall be reduced per §122-683(b), or removed altogether.
6. Bicycle parking numbers shall be labeled on site plan.
7. Right-of-way work shall be reviewed by MDOT and the City's Department of Public Services.
8. Applicant provide a lighting plan conforming with the provisions of 122-609.
9. Landscaping plan for new landscaping, including plant species and street trees shall be reviewed administratively. Applicant provide a fee-in-lieu for Pearl St if trees cannot be provided, in accordance with 122-636.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
 Applicant

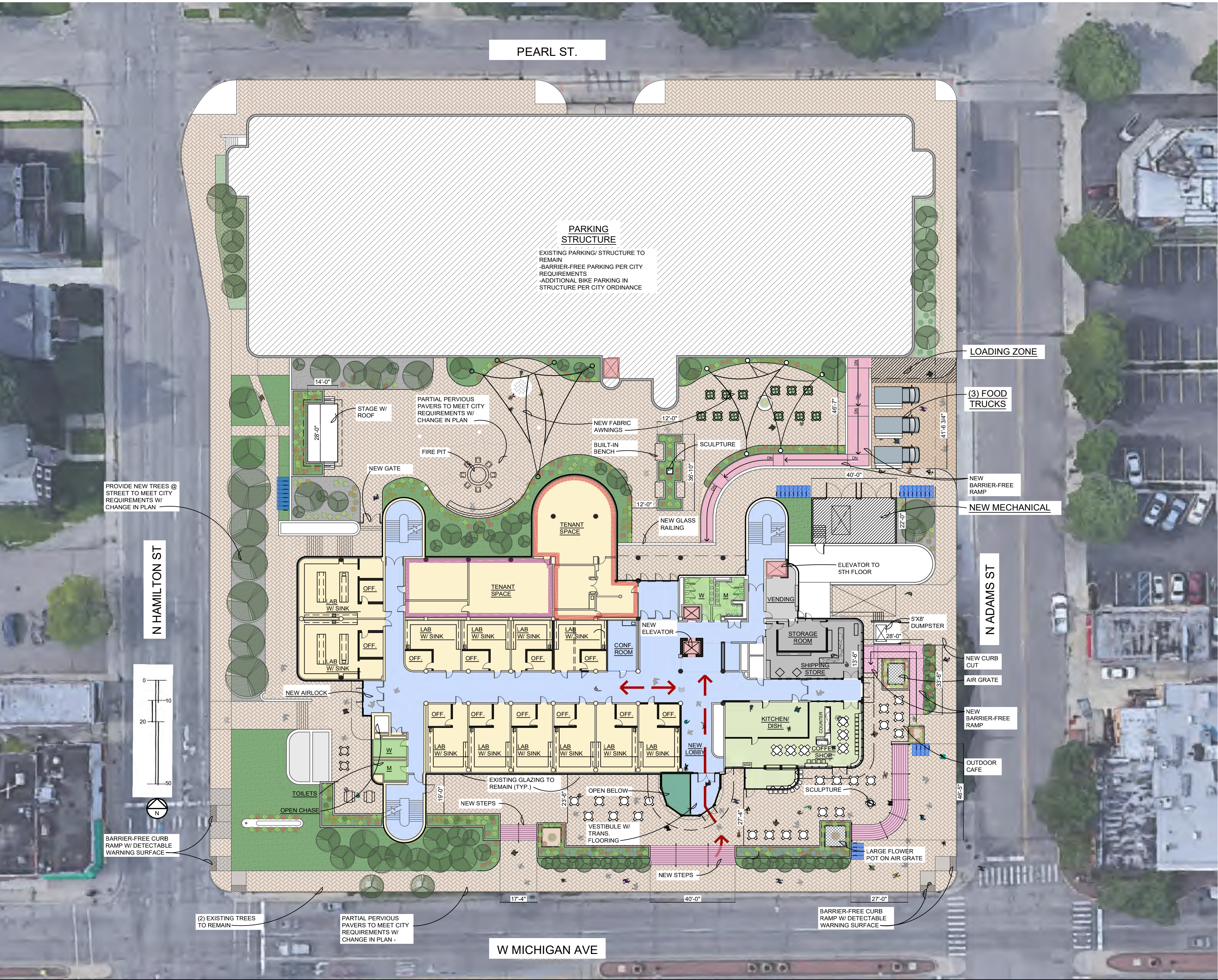




KEY LEGEND

	EXISTING HARDSCAPE
	EXISTING LANDSCAPE
	EXISTING BUILDING
	EXISTING ELEVATOR

PROJECT	MI-HQ - YPSILANTI	DATE	JUN 27, 2022
SITE PLAN EXHIBIT - EXISTING		 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	



KEY LEGEND

COMMON/
CIRCULATION

TENANT SPACE

RESTROOMS

COFFEE SHOP

SHIPPING STORE

SERVICE/
MANAGEMENT

ELEVATOR

NEW RAMP/ STAIR

NEW BIKE PARKING
(ADDITIONAL IN
PARKING STRUCT.)

NON-LANDSCAPE SURFACE AREA:
MICHIGAN AVE / ADAMS ST.
9,547 SF (INCREASE OF 2,487 SF)
SOUTH/EAST OF PARKING STRUCTURE:
24,261 SF (INCREASE OF 9,399 SF)

LEGEND

DEMO'D WALL

NEW WALL

EXISTING WALL

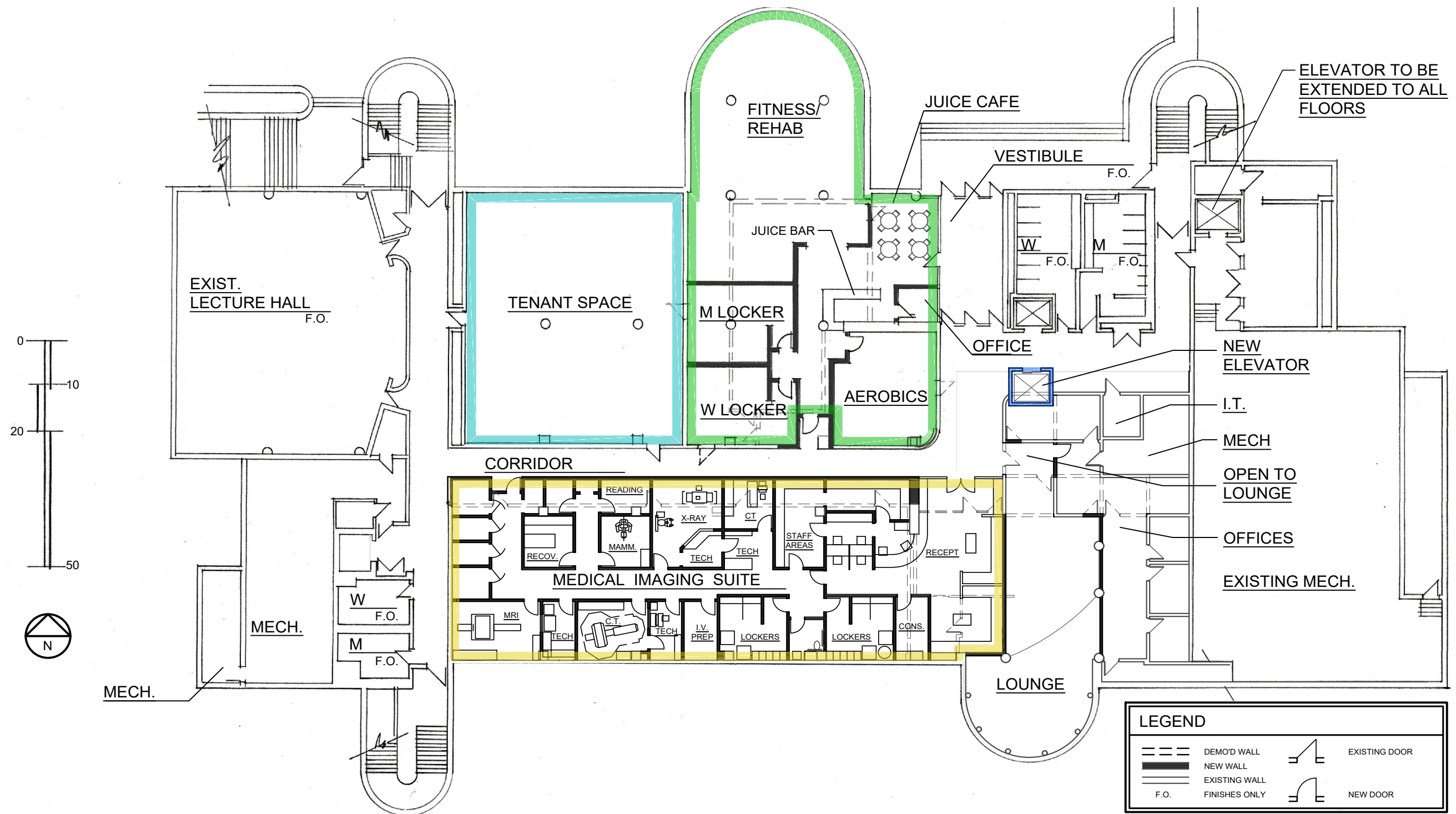
F.O.

FINISHES ONLY

EXISTING DOOR

NEW DOOR

PROJECT	MI-HQ - YPSILANTI	DATE	JUN 27, 2022
SITE PLAN EXHIBIT			106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



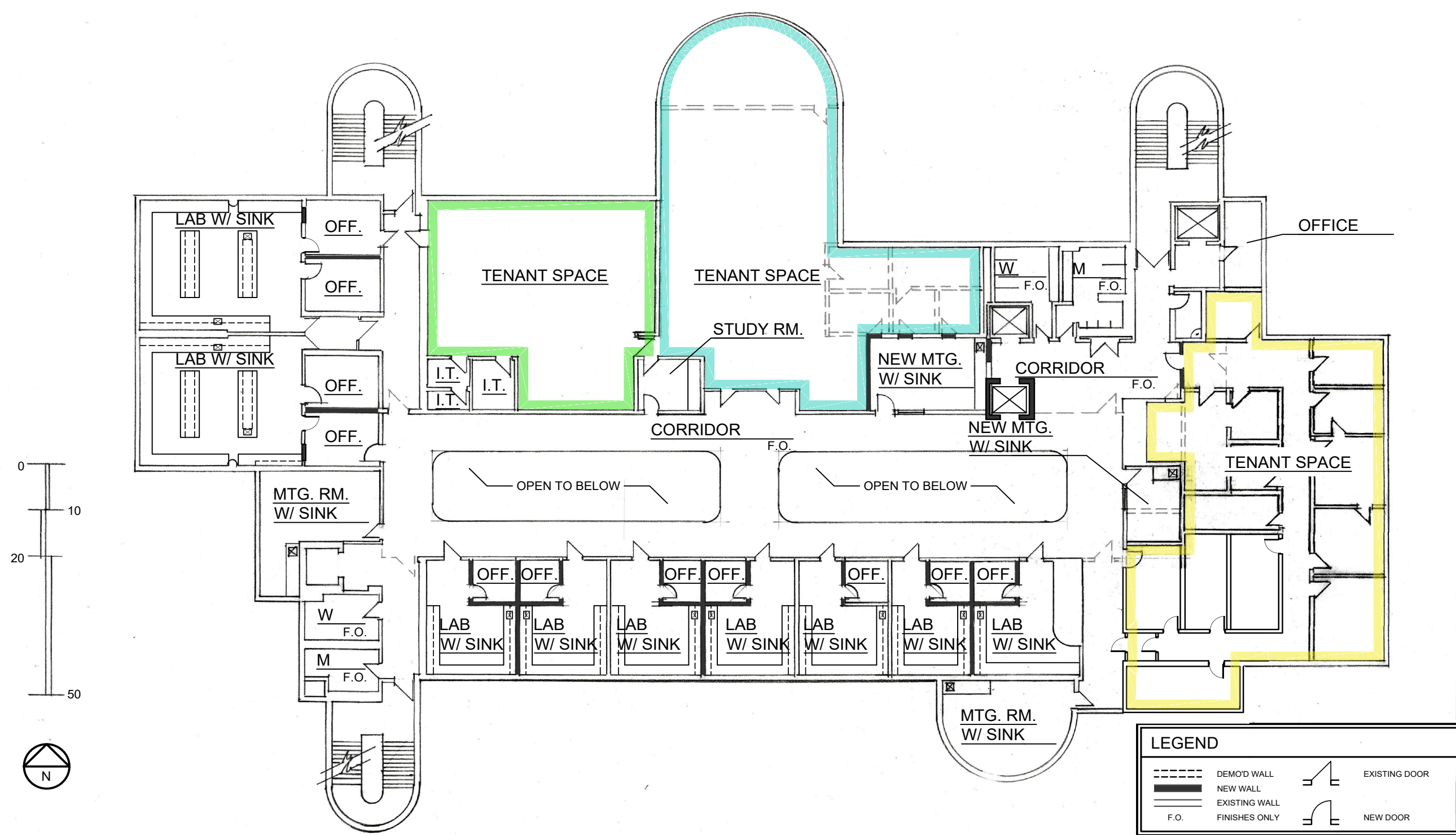
PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI

DATE MAY 31, 2022

PROPOSED FIRST FLOOR PLAN

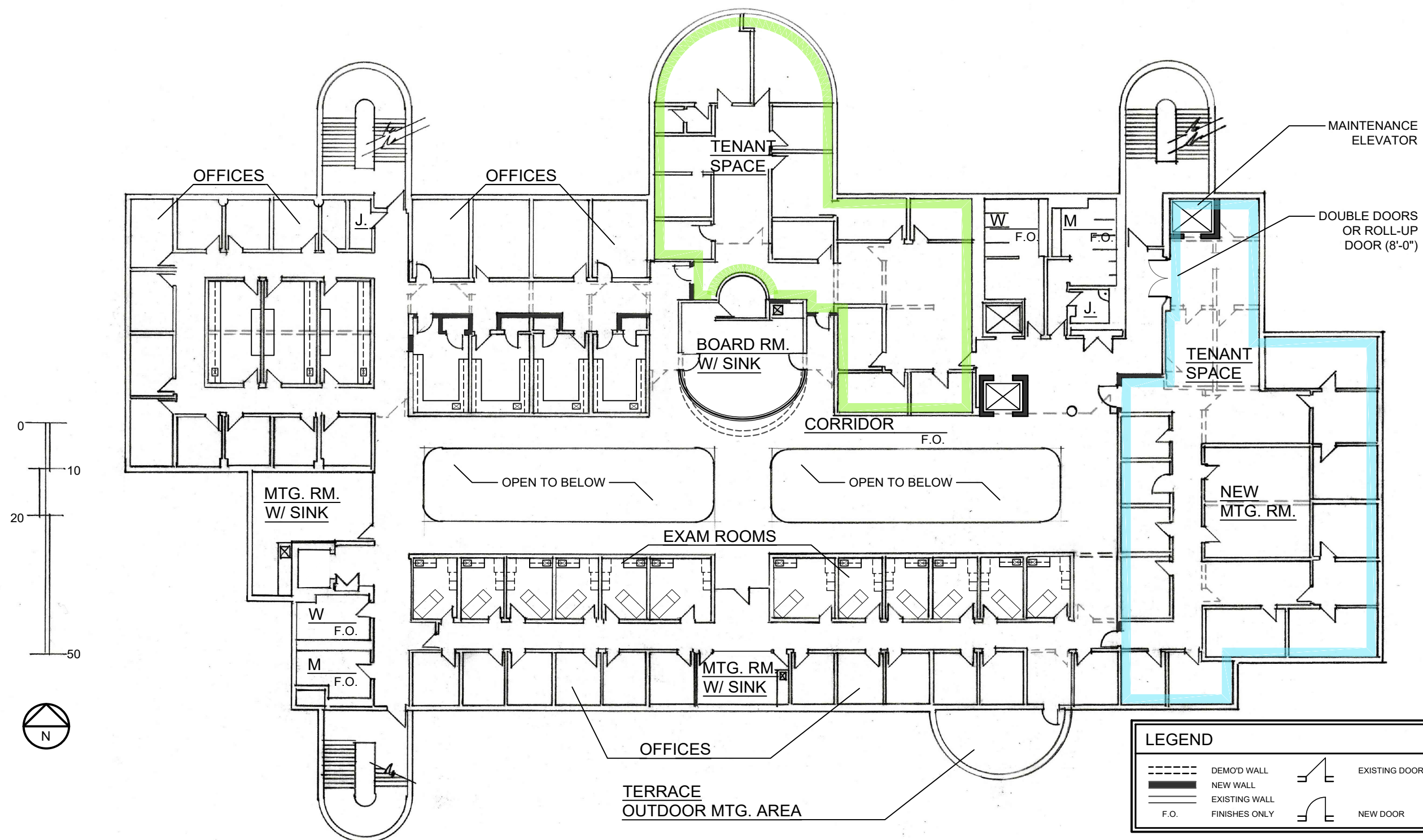


106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

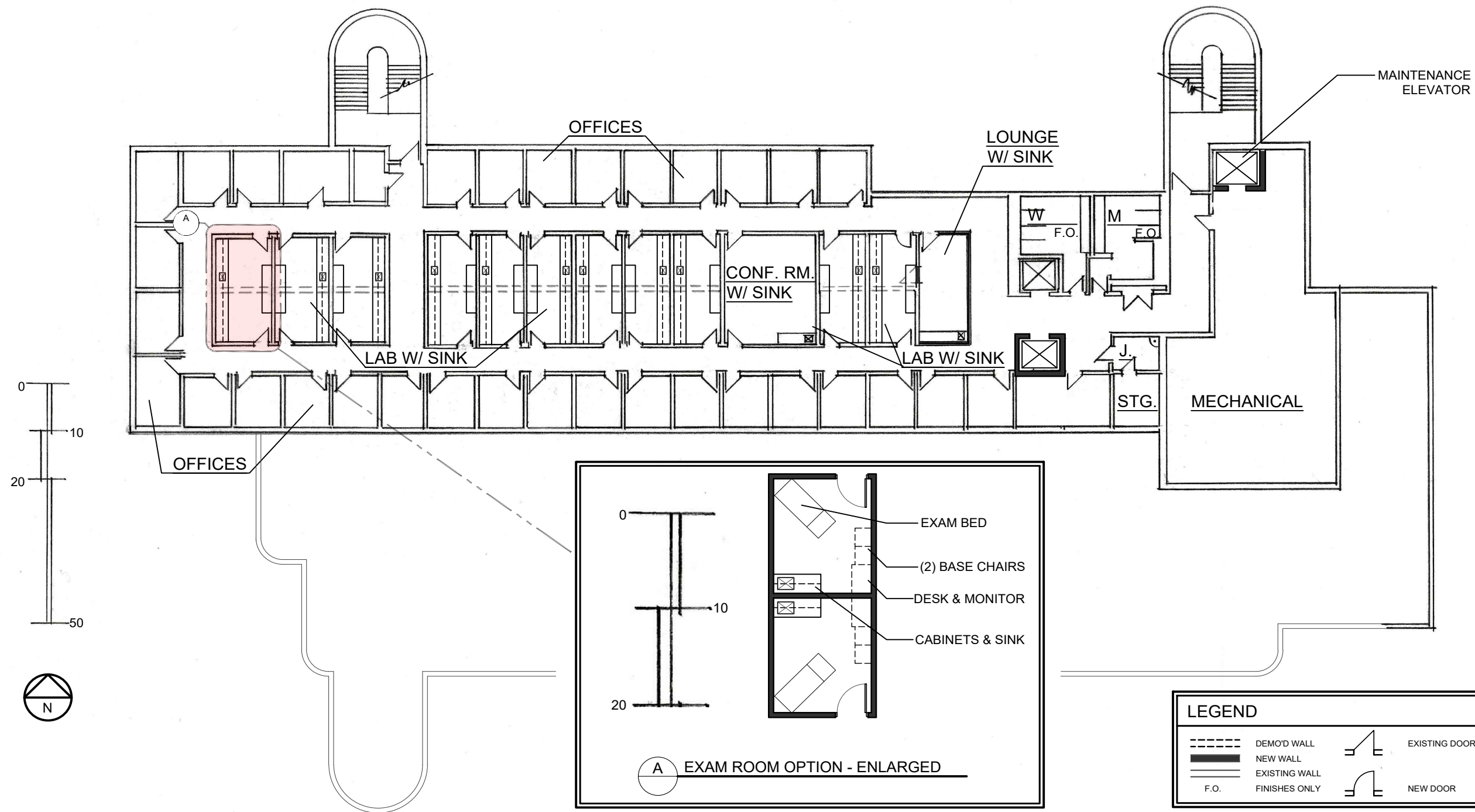


LEGEND			
	DEMO'D WALL		EXISTING DOOR
	NEW WALL		NEW DOOR
	EXISTING WALL		
	F.O. FINISHES ONLY		

PROJECT	MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	DATE	MAY 31, 2022
PROPOSED THIRD FLOOR PLAN		106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	



PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	DATE MAY 31, 2022
PROPOSED FOURTH FLOOR PLAN	
 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	



PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI

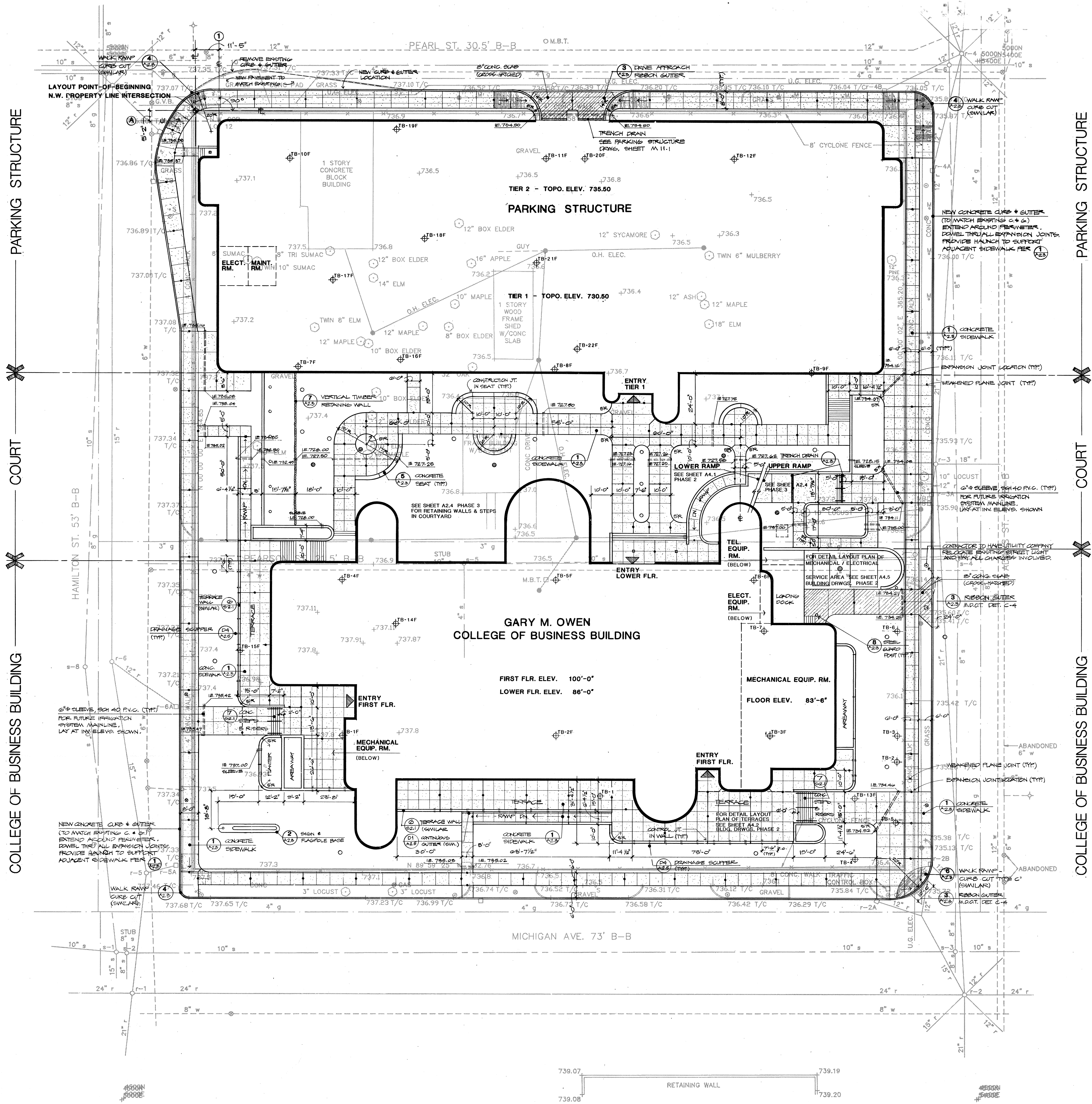
DATE MAY 31, 2022

PROPOSED FIFTH FLOOR PLAN

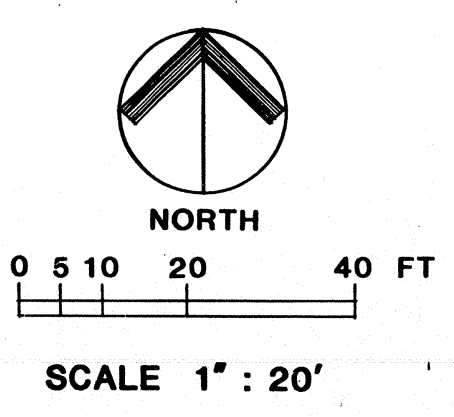


106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

AD-1B	AD-1B
AD-1F	AD-1F
B-1	B-1
B-1.1	B-1.1
B-1.2B	B-1.2B
B-1.2F	B-1.2F
AD-2	AD-2



GENERAL NOTES:
ALL DIMENSIONS ARE TO BACK OF CURB.
ALL DIMENSIONS ARE TO FACE OF WALL.
SHADED AREAS IN WALKS DENOTE RAMPED SLABS.
SOIL TEST BORING - APPROXIMATE LOCATIONS ONLY.
SEE SOIL BORING REPORTS.
WORK TO BE DONE IN STREET RIGHT-OF-WAY INCLUDES CONSTRUCTION OF DRIVE APPROACHES, SIDEWALK RAMP, CURB AND SIDEWALK REPLACEMENT, GRADING, ETC. SECURE ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK IN RIGHT-OF-WAY.



PROJECT NO. 85105203	PLAN - SITE DEVELOPMENT SCALE 1" = 20'	GARY M. OWEN COLLEGE OF BUSINESS BUILDING EASTERN MICHIGAN UNIVERSITY YPSILANTI, MICHIGAN	PHASE 3 PARKING STRUCTURE TIER 1 COURT	DOW • HOWELL • GILMORE • ASSOCIATES, INC. ARCHITECTS ENGINEERS PLANNERS WEST PALM BEACH, FLORIDA	DATE JAN. 10, 2009 REVISION
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**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 600 S. Wagner LLC	
Address 600 S. Wagner Road, Ann Arbor MI 48103	
Phone [REDACTED]	Email [REDACTED]

Property

Address 300 West Michigan Avenue	Parcel ID 11-11-409-481-019
Property owner* Eastern Michigan University	

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

Project

Name of project Mi-HQe
Current use University/Education Building
Proposed use** Mixed use with an emphasis on Limited Research and Development.
Mi-HQ plans to reconfigure a majority of the building into wet lab and support facilities to foster growth of STEM focused companies.

Rationale for request** The Center Zoning Classification was recently amended to allow Limited Research and Development as a special use.
Mi-HQ plans to redevelop this building into a collaborative limited research and development building with wet labs and other related spaces.
Young professionals and scientists are drawn to urban centers for access to jobs, housing, dining and entertainment options. Colocation of early-stage companies fosters collaboration, accelerating growth and success.
The former EMU College of Business building is well configured to support the type of wet lab space needed for early-stage research and development companies. The lack of available wet lab research and development space, location, attractive building, proximity to the transportation center, metro airport and EMU campus will make this an attractive location for high value companies interested in locating in the area.
This redevelopment will bring significant numbers of people downtown, benefiting area businesses.

**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	Date
	6/21/2022
Print	
MARK Smith	

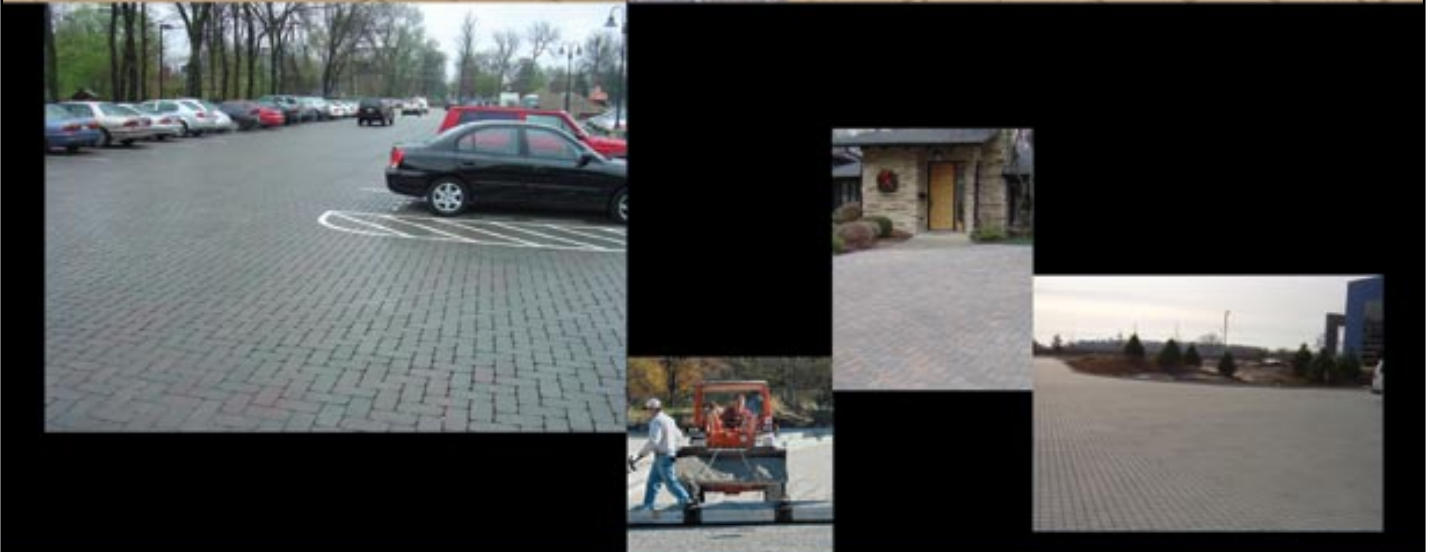
FOR OFFICE USE ONLY

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:		



Stormwater Management:

A simple solution to a complex problem



Introducing The Bio-Aquifer Storm

The Problem

Urban development may symbolize progress and prosperity, but it also promotes excessive stormwater runoff that contributes pollution to our environment. As developers work on new building and expansion projects, they often find that their sites are subject to the latest federal regulations under the Clean Water Act targeted to reduce non-point source pollution. When stormwater or melting snow runs over impervious surfaces, it becomes a form of non-point source pollution with the potential to damage local water quality and harm aquatic life in streams that flow through urban areas.

Given these regulations, owners and developers are then faced with a tough decision. Obviously, they must comply with the regulatory requirements for stormwater management. But compliance frequently means using precious real estate to build a retention pond — and taking a bite out of the bottom line. It's a complex problem, and a solution to meet both the environmental and the business needs of the developer simply didn't exist. Until now.

The Solution

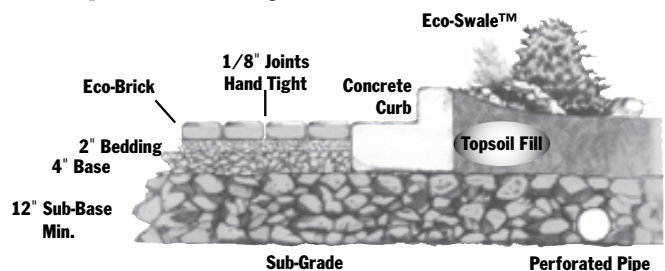
The Bio-Aquifer Storm System (BASS™) is the perfect solution to support stormwater management and business growth. BASS™ is a proprietary pavement system developed exclusively by Advanced Pavement Technology that allows for natural stormwater drainage and groundwater recharge, making it ecologically sound and economically smart.

Ecologically Sound.

A parking lot, sidewalk or street created with BASS™ uses permeable components that allow water to flow through, retaining water runoff and directing it through a series of natural filtration systems before it enters nearby streams or rivers. In fact, Advanced Pavement Technology's BASS™ method is an acceptable structural Best Management Practice (BMP) used to meet the federal stormwater management requirements. By using BASS™ to comply with these regulations, owners and developers are eliminating the need for space-wasting retention ponds while gaining these environmental benefits:

- Superior control of short-duration stormwater runoff (to near 100%)
- Reduced downstream flows and minimized potential for bank erosion
- Critical improvement of water quality using natural filtration methodology
- Valuable cooling effect during first runoff capture
- Flexible capacity for detaining water under road or parking surface

Bio-Aquifer Storm System.



- 1 Providing a 12" minimum sub-base for drainage and storage.



- 2 Creating an environmentally friendly ECO-SWALE.™



- 3 Screeding a 2" bedding course.



- 4 Using mechanical equipment to place the water management components.



System

Economically Smart.

By reclaiming the land slated for retention ponds, owners and developers using BASS™ can make more efficient use of their real estate. Plus, the BASS™ method simply produces a superior pavement surface. The efficient mechanical installation of the system decreases the total man-hours required to complete the job. Pavement constructed using BASS™ outperforms other systems in harsh climates with freeze/thaw cycles. In addition, the system and its components deliver maximum strength to handle heavy vehicular traffic. Combining all of these factors, projects using BASS™ consistently show outstanding results on a 30-year life-cycle cost analysis. Add in its remarkable curb appeal and convenient maintenance access, and BASS™ clearly provides a strong investment value with solid business benefits:

- Enhanced land planning through the potential elimination of required retention/detention ponds
- Significant savings by reducing or eliminating conventional storm sewers and catch basins
- Reduced maintenance costs for pavement repair, sealing and replacement
- Minimized stormwater hook-up fees
- Decreased liability to owners through the elimination of open wet areas

The Team

As the exclusive source for BASS™, Advanced Pavement Technology is uniquely qualified to meet your stormwater management needs with more than 30 years of experience. As a nationally recognized design/build paving consultant, Advanced Pavement Technology has an impressive track record of proven performance with the installation of flexible paving systems. Only the pavement system leaders at Advanced Pavement Technology have the personnel, experience and technology to provide these unsurpassed services:

- Comprehensive consultation from experienced paving experts
- Customized engineering featuring the proprietary BASS™ program
- Thorough construction support from highly trained professionals
- Cost-effective production from the leaders in mechanical installation
- Superb project management and attention to detail

Ecologically sound. Economically smart. And exclusively from Advanced Pavement Technology.

The BASS™ program truly is a simple solution to a complex problem. For more information about BASS™, please contact Advanced Pavement Technology toll-free at (877) 551-4200 or visit our Web site:

www.advancedpavement.com.

anical installation to
earing course.



5 Filling joints and voids with
rock chips.



6 Compacting the permeable system.



7 Enjoying the finished system.



Get the revolutionary paving solution that's
good for the environment
and good for business
The Bio-Aquifer Storm System

Featuring

Eco-Brick™ Permeable Pavers



Manufactured by:

FENDT

PRODUCT INFORMATION

Full Brick	Half Brick
4 1/2" x 9" x 3 1/8"	4 1/2" x 4 1/2" x 3 1/8"
.272 sq. ft. per unit	.136 sq. ft. per unit
3.68 units per sq. ft.	7.35 units per sq. ft.
36 units/layer, 252/cube	8 units/layer, 56/cube
10.9 sq. ft. per layer	
76.30 sq. ft. per cube	

Farmington Hills

22005 Gill Rd. P.O. Box 418
Farmington Hills, MI 48332-0418
(248) 474-3211
Fax (248) 474-8110
www.fendtproducts.com

Ann Arbor

3285 W. Liberty
Ann Arbor, MI 48103-9795
(734) 663-4277
Fax (734) 663-6515
www.fendtproducts.com

FENDT

Builder's Supply, Inc.

22005 Gill Road
Farmington Hills, MI 48335
ph: (248) 474-3211
fax: (248) 474-8110

3285 W. Liberty
Ann Arbor, MI 48103
ph: (734) 663-4277
fax: (734) 663-6515

Concrete Products • Concrete Service • Since 1924

SYMETRY™
Interlocking Paving Stones

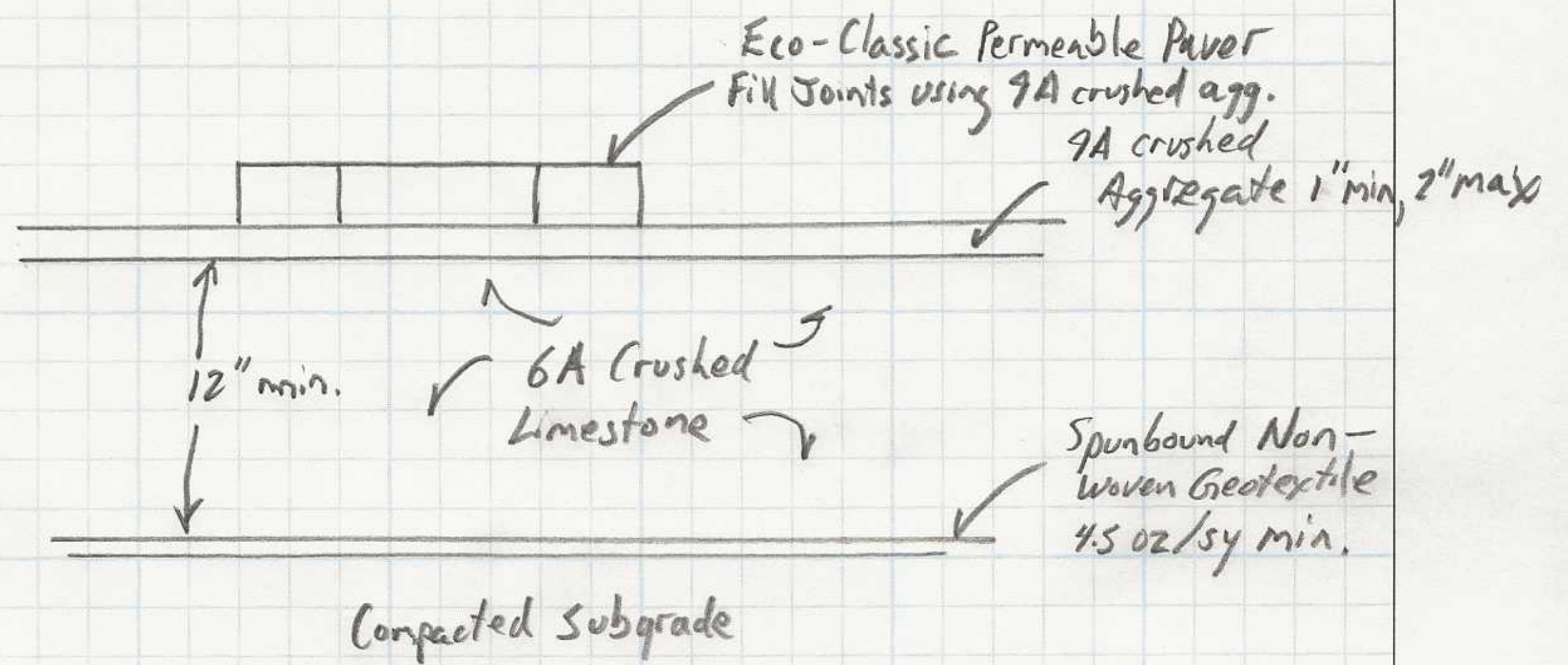
KEYSTONE
RETAINING WALL SYSTEMS

The First. To last.

JOB Mi-HQ Ypsilanti
SUBJECT Suggested Light Vehicle RCP Cross-Section

PROJECT NO.
BY: Kdw
CHK. BY:

SHEET NO.
DATE: 6/28/22
DATE:



NCMA NATIONAL
CONCRETE MASONRY
ASSOCIATION

NOTE: This is a preliminary staff review of the initial site plan submittal. Applicant then made revisions and updated site plan June 27, 2022. See following page for applicant's comments in response to this letter.



City of Ypsilanti

Community & Economic Development Department

To: Mark Smith, MI-HQ

From: Andy Aamodt, City Planner

Date: June 22, 2022

Subject: Preliminary Site Plan Review Comments – 300 W Michigan Ave.

The purpose of this memo is to provide preliminary feedback regarding your submitted limited site plan for 300 W Michigan Ave dated 6/2/2022. You may wish to revise the site plans in accordance to some, if not all, of the comments. This is not an exhaustive staff review of every potential zoning ordinance standard, but rather broad and general themes. A more exhaustive staff review will be conducted before the relevant Planning Commission meeting in preparation for the meeting packet. I recommend you revise your site plan and submit it to me by end of day Friday July 8th if you wish to proceed with the July 20th Planning Commission meeting date. Please see the following comments below:

1. **New/changed areas:** With the addition of a handful of new/changed areas, it is helpful to know dimensions of some of these areas, for example, the new food truck pad, new mechanical area, staircases, barrier free ramps, stage, etc. Please provide dimensions of these areas.
2. **Legend:** "New Wall" and "Existing Wall" appear to be the same symbol. Please correct this symbol.
3. **Pavers:** It appears an increase in pavers is proposed, some in areas that were pervious surface such as grass. We want to ensure that these pavers can infiltrate stormwater, otherwise a more thorough stormwater management plan might be necessary. If these pavers will be pervious, I still will recommend that our City Engineer gives this a review after Planning Commission, likely reviewing the paver types, construction methods, and soil underneath to ensure sufficient drainage.
4. **Street trees:** Because street trees are a requirement of the zoning ordinance, we recommend you count which ones you are removing and propose an equal amount of new ones elsewhere. I understand you are attempting to open up the space, which I agree will be a benefit in making the space more user-friendly, but the street trees are still important.
5. **Western curb cut from N Hamilton St:** It is not known what the intent of this added curb cut is. Please label the intention of this curb cut and dimensions. I will need to look into whether or not this would comply with the zoning ordinance. And as an FYI, it will need MDOT review/approval because it is in the right-of-way (see below for more ROW concerns).
6. **Right-of-Ways:** A survey of the site would be helpful- if you do not already have one- mainly because of the right-of-way work you propose. Work within the MDOT right-of-way (Michigan Ave and N Hamilton St) will require MDOT review and approval. Work within the N Adams ROW

will require the City's Department of Public Services review and approval. I will check with the Department of Public Services if pavers are an acceptable public sidewalk surface, but you will need to look into this for the MDOT ROWs.

7. **Ground floor transparency:** I cannot tell if the "lab w/sink" rooms on the first floor will eliminate the ground floor windows. It did not look like it based on the renderings. The elimination of windows would not be allowed as ground floor transparency is required and the building is required to keep a "commercial building appearance" per the recent zoning text amendment.
8. **Parking structure:** At a minimum, please include a note on the site plan that states "No changes to the dimensions and layout of the parking structure." Also, note how many current spaces exist and how many ADA-accessible spaces exist.
9. **Bicycle spaces:** There should be at least 1 bicycle parking space per every 5 vehicle parking spaces. Please provide this on the site plan.

To: Andy Aamodt, City Planner

From: Mark Smith, Mi-HQ

Date June 27th, 2022

Subject: Response to Site Plan Review Comments – 300 West Michigan Ave

Thank you for the review, comments and questions related to our Site Plan submission for 300 West Michigan Avenue. Please find responses to your questions and comments below and attached.

1. **New/ changed areas:** Dimensions and descriptions for the added areas are as follows:
 - a. The food Truck area is slightly more than 41' Wide by 30' with a total area of 1245 square feet. It replaces the Bust Stop located there to create an opportunity for food entrepreneurs to have a place to launch their business. It results in the addition of approximately 400 square feet of pervious hardscape.
 - b. The New Mechanical area is 880 square feet. It will be used to house a larger backup generator and a storage locker.
 - c. The staircases, ramps are meant to enhance accessibility to the building and interior courtyard. The area of hardscape will approximately double from what it is today. Porous cement pavers are proposed for much of the hardscape area to reduce runoff, help filter the water and allow infiltration. An example of the type of paver and aggregate to be used are attached.
2. **Legend:** The legend has been corrected to reflect new versus old walls.
3. **Pavers:** It is the goal of Mi-HQ to create an attractive and inviting gathering space. The addition of a "plaza" on the West Michigan Avenue side and in the interior courtyard is envisioned to create such a space. Pervious pavers are planned, and a cross section of the paver construction is attached.
4. **Street Trees:** There are currently a total of 40 trees planted along Michigan Avenue, Hamilton and Adams Streets. There are an additional 17 trees planted in the interior courtyard. Based on the 1 tree per 30' of frontage, a total of 48 trees are needed, 12 per each street. The majority of the existing trees are planted along Michigan Avenue. There are no trees planted on Pearl Street as the 12' concrete sidewalk runs from the parking structure all the way to the street, leaving no room to plant trees.
Much of the existing vegetation has not been maintained, is overgrown and either needs replacing, or significant pruning and management.

While it is the desire of Mi-HQ to maximize green scape around the complex, we also desire to open the existing canopy to allow more natural light onto the proposed plaza along Michigan Avenue. Space constraints along the east and north sides of the building will limit tree planting opportunities.

Mi-HQ will conform to the street tree ordinance of 1 tree per 30' of frontage for a total of 48 trees through a combination of tree replacement, pruning of existing trees and where necessary, potted trees or payment in lieu of trees for the area along Pearl Street.

5. **Western Curb Cut From North Hamilton:** The curb cut indicated on the plan midway between Pearl and Michigan Avenue is not intentional. It is meant to show a platform where vehicles may drop/stage equipment to support events that could occur on the proposed event space in the courtyard. This is not intended to be an actual curb cut. It has been removed from the drawing.
6. **Right-of-Ways:** Prior to submission of plans for permitting, Mi-HQ will provide surveys and get approvals from MDOT and Ypsilanti City's Department of Public Services. An existing sketch is provided for your reference and file.
7. **Ground Floor Transparency:** The elimination of windows **is not** contemplated on any level of the building. It is the goal of Mi-HQ to maximize natural light into the building.
8. **Parking Structure:** The site plan has been expanded to include the parking structure. No changes to the shape or size of the parking structure are contemplated at this time. Mi-HQ may seek to add a level to the parking structure and or cover the structure in the future as demand increases.
9. **Bicycle Spaces:** Based on a 1:5 ratio of bike to auto parking, approximately 72 bike "parking" spaces will be required. These will be accommodated on the east and west sides of the building, with a majority inside the parking structure. Please see the amended site plan for details of the number and location.



City of Ypsilanti

Community & Economic Development Department

July 20, 2022

**Staff Review of Special Use and Limited Site Plan
202 and 206 E Forest Ave**

GENERAL INFORMATION

Applicant: Dexter Builders and Gretchen's House
202 and 206 E Forest Ave
Ypsilanti, MI 48198

Project: High Scope Child Care Center

Public Hearing Date: July 20, 2022

Location: 202 E Forest Ave (*OLD SID - 11 11-446-559-00 YP CITY 27E-41
LOT 559 M. NORRIS, B. FOLLETT, C. JOSLIN & E. M. SKINNER
ADDITION) Parcel number 11-11-04-483-003

and 206 E Forest Ave (*OLD SID - 11 11-446-560-00 YP CITY 27E-42
LOT 560 M. NORRIS, B. FOLLETT, C. JOSLIN & E. M. SKINNER
ADDITION) Parcel number 11-11-04-483-002

Zoning: "CN-SF"—Core Neighborhood - Single Family

Action Requested: Approval

Staff Recommendation: Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing a child care center for children ages 0-18. These houses are in a stretch of properties that High Scope owns along E Forest and that are currently unused. The properties' zoning of Core Neighborhood-Single Family allows for this use upon approval as a special land use, and in this case only a limited site plan was required, as the applicant is proposing minor changes to the building footprint (adding handicapped-accessible ramps and building a small addition in place of a rear porch) and no changes to the overall layout of the site. (The demolition of the rear porch, building the addition in its place, and the addition of the ramps were all approved by the historic district commission.)

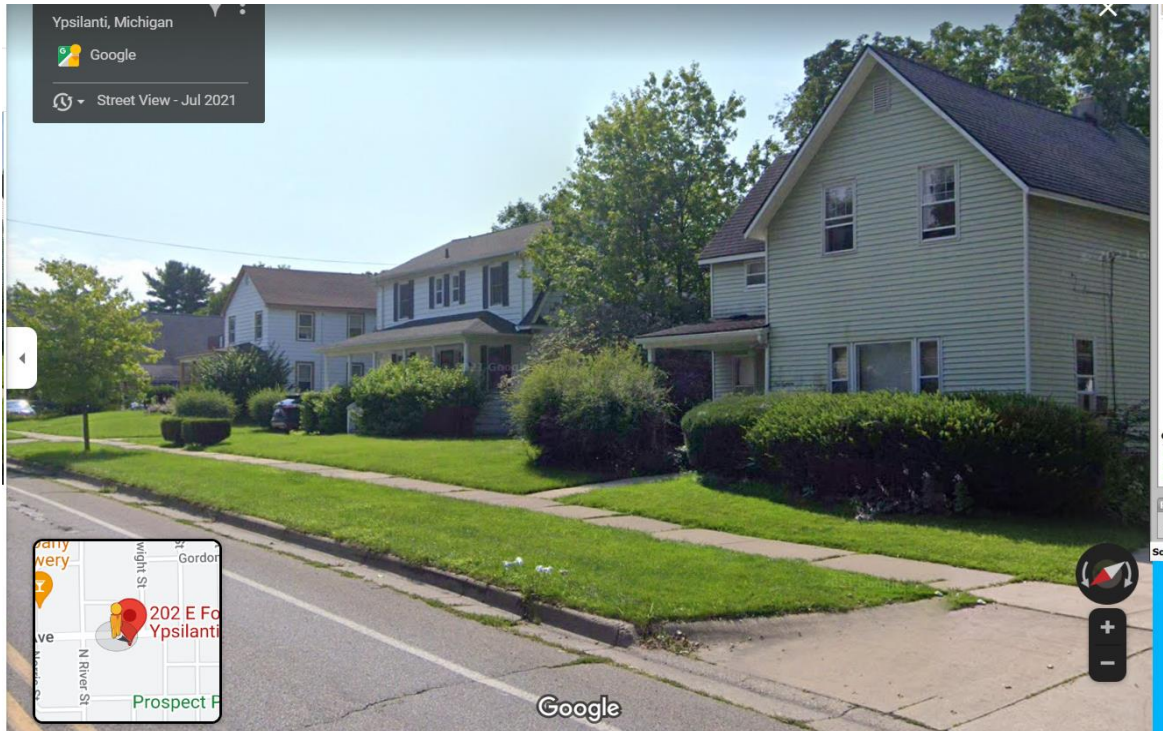
The applicant proposes a child care center and Sec.122-521 requires that: (a) all child care centers and group day care homes must be registered with or licensed by the department of social services and must comply with the minimum state standards for such facilities. (b) The square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.

The parcels are .358 and 0.372 acres. The two houses are next to each other and located on a residential street between the High Scope headquarters (formerly the Hutchinson Mansion) and the former church High Scope also owns. 202 E Forest has a fence defining the backyard on most sides. It is a 4-foot fence that is screened with shrubs and, at the rear, along the public alley, screened with ivy. There is a gap in this fencing along the east side of the backyard at 202, roughly between the shed at 202 and the shed at 206 so that the yards can share play areas. At 206 E Forest, the additions to the house along the property's east line make it so a fence is not necessary, and then a combination of 4' and 6' fencing closes off the rear of 206 from the gravel lot behind it. A public alley runs behind this gravel lot and the backyard of 202 E Forest. Very close to the alley behind 206 E Forest is an unenclosed dumpster.

Figure 1: Subject Site Location (2020 Aerial)



Figure 2: Overview of the site from E Forest, facing southeast. (Google, July 2021)



(Google, July 2021 and staff confirmed view still looks same, 6/23/22) This streetscape shows from left to right 206 E Forest, 202 E Forest, and then 118 E Forest on the right.

Figure 3: View of 206 E Forest (left) and 202 E Forest looking south. (Google, July 2021)



Figure 4: Church and parking lot at 218 E Forest facing south. (Google, July 2021)



The parking spots to the right nearest 206 E Forest are the spots identified on the site plan as being deeded to the child care center. (Google, July 2021)

Figure 5: East side of 206 E Forest from the church parking lot, looking southwest. (June 2022)



Figure 6: Gravel lot behind 206 E Forest, from church parking lot looking southwest . (June 2022)



The dumpster, a shed, and two kinds of fencing are visible.

Figure 7: Gravel lot behind 206 E Forest, from church parking lot looking northwest. (June 2022)



A chain link fence covered in ivy, a wood fence, a shed, a play structure, and the end of the addition at 206 E Forest are visible.

Figure 8: Gravel lot behind 206 E Forest, from public alley behind the house looking northeast. (June 2022)



Unenclosed dumpster visible.

Figure 9: Backyard at 202 E Forest from the public alley looking north. (June 2022)



The ivy-covered chain link fence, a play platform for a swing set, partial fence and hedge, another play area with colorful balls, and then a fence and hedge near a shed toward the house are all visible. The house's rear porch will be demolished and an addition the same size will be built in its place.

Figure 10: Backyard at 202 E Forest from the public alley looking northeast. (June 2022)



The rear of the shed at 202 E Forest (near the red ball) is more visible here, as well as the rear of the shed at 206. The connected nature of the play spaces between 202 and 206 E Forest is also visible here.

Figure 11: View of alley looking west from 218 E Forest. (July 12, 2022)



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 houses. The use conforms generally to the provisions and requirements of the chapter. The Core Neighborhood-Single Family zoning for these properties makes this request a special land use. The location of a child care center in a residential neighborhood and single-family zone seems to make good sense in terms of locating the educational facility near families who need it, and the neighborhood setting and deep backyards allow for appropriate play areas and shade. The houses don't require major modifications that will affect height, size, and scale for the use (one of the houses is getting a small rear addition in place of a porch). Staff does not consider using the houses as child care centers as a high-intensity use. Volume will be controlled, the business hours will be from 8 am to 5 pm, and staff sees no issues with compatibility in that children being cared for in a house and playing in the yard are compatible activities for a single-family neighborhood. Some drop-offs and pickups will likely be on foot or by bike, but there will likely be drop-offs and pickups by car as well. Using the next-door church parking lot for car drop-offs and pickups helps eliminate any street or traffic issues that could arise in mornings and evenings.

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

COMMENTS: The use of land as a child care center will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. There will not be excessive noise, or odor, smoke, or contamination.

- (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 new proposed use as a child care center will be compatible with surrounding land uses (Core Neighborhood Single Family). The new use does not require new construction or many modifications to the existing buildings. 202 and 206 E Forest share a driveway apron, and 202 has a typical driveway, but 206 does not have a driveway. Next to 206 is the church and church parking lot that will be used for drop-off and pickup. There is currently no screening between the lot and 206. Each house has a small shed, and each house has backyard play areas and 4' chain link fences with ivy or hedges to screen them. The expected hours of operation are 8 am to 5 pm. 206 E Forest has a gravel parking lot behind the house, along the alley. This lot, however, was never permitted and cannot stay as is. A new lot would require engineering approval.

- (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 on a residential street will not adversely impact the transportation system. There is an AATA bus route through the area that connects to downtown and also to stops northeast, like the Superior Branch Library. The nearest bus stop is about 3/10 of a mile from 202 E Forest. There are sidewalks throughout the neighborhood, and the street is located between N Prospect and N River. Some parents will likely bike or walk to drop-off and pickup, but more are expected to drive and use the church parking lot spaces allocated for this purpose.

(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: This child care center must comply with Sec. 122-521, which states: *(a) All child care centers and group day care homes must be registered with or licensed by the state department of social services and must comply with the minimum state standards for such facilities. (b) The square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.*

SITE PLAN: CRITERIA AND REVIEW

§122-311

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

STANDING

§122-311(a)

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

REQUIREMENTS

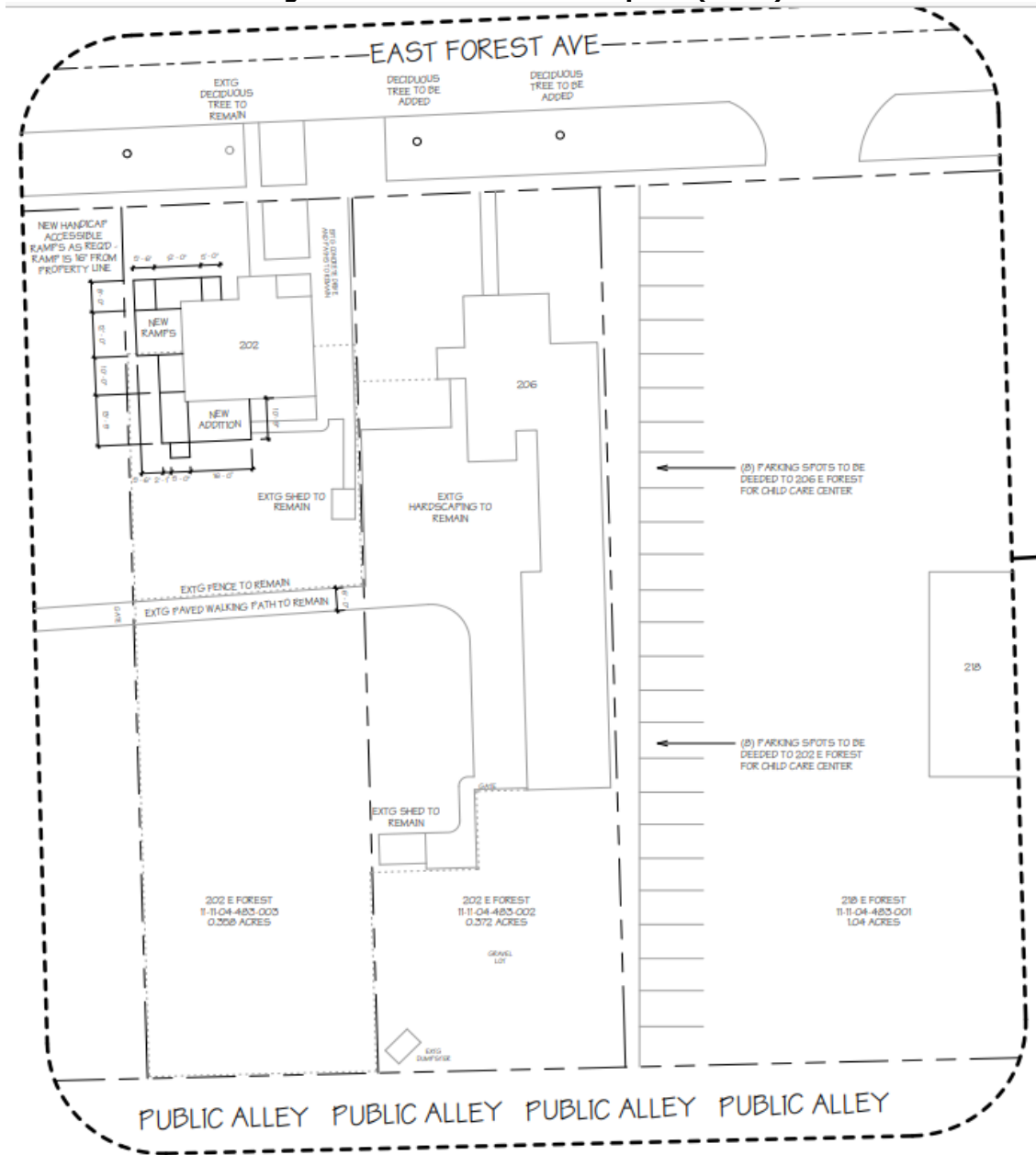
§122-311(b)

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

Figure 12: Building Type and General Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	House or Apartment House. Appears to comply with the building type standards.	Unchanged

Figure 13: Limited Site Plan Capture (detail)



Items to be Addressed: On this site plan, 202 E Forest is listed twice. When the revised site plan is submitted for final review, it should correct that.

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 plan focuses on two properties—202 and 206 E Forest. 206 E Forest's next-door neighbor, 218 E Forest, is also mentioned on the plan because it is deeding some of its parking to 202 and 206. The properties when viewed from E Forest will be unchanged. They will continue to appear as single-family homes. No changes are being proposed that will change the character of the houses nor will there be any changes to the homes' appearance that will impact neighboring properties' character. The properties could easily be re-used as single-family homes in the future if desired.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

These properties are in the Core Neighborhood, Single-Family (CN-SF) zone. Sidewalks are present between the houses and the street. Cars will be kept in the designated spots in the church lot, keeping vehicular traffic away from pedestrians on site. There is plenty of space in the church parking lot for entering, turning around, and exiting. The gravel unimproved parking lot behind 206 must be removed and returned to landscaping/grass, or a lot can be proposed in that spot that is compliant with the ordinance and that will receive engineering review. In order to help separate pedestrian and vehicular traffic, staff recommends that the driveway at 202 E Forest should either not be used or be restricted to use as a staff parking spot or a spot for ADA-accessible drop-off and pick-ups. Trash removal is handled via the alley and that will continue, but the dumpster needs a concrete pad and an enclosure, compliant with Section 122-608.

Figure 14: Site Access, Traffic, and Parking Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685 PARKING Dimensions	9'x18' minimum, exceptions if adjacent to wall or overhang provided - May have 20% small car (8'x16', signed) - The small gravel lot behind 206 E Forest must be removed or made compliant.	202 E Forest: driveway 206 E Forest: small unapproved gravel lot for several cars behind house, along alley	8 spots at 218 E Forest to be deeded to 206 E Forest and 8 spots to be deeded to 202. 16 spaces deeded total. The 202 E Forest driveway shall be restricted to staff parking or ADA-accessible parking. The existing gravel lot behind 206 will need to be removed or come into compliance with engineering review.
§122-685 BARRIER FREE	Barrier-free parking spaces must be provided in accordance with the state barrier-free design requirements. The site plan requires 1 barrier-free space.	Not known.	The proposed site plan doesn't clearly show an ADA barrier-free space, but one is required.
§122-684 Screening & Landscaping (external)	Screening between conflicting land uses is not required.	That minimum appears to be met between shrubs and trees on the site.	Street trees are proposed to be added. No additional landscaping is proposed.
§122-691 Motor spaces	Child care centers: 1 off-street parking space per caregiver required to staff the facility at the state-licensed capacity, plus 1 space for every 20 children the facility is licensed to care for. Applicant stated there will be 32 total children and 6 total caregivers on staff at a given time, therefore there shall be at least 8 total parking spaces required.	202 E Forest: driveway 206 E Forest: small gravel lot behind house along alley for several cars	8 spots at 218 E Forest to be deeded to 206 E Forest and 8 spots to be deeded to 202. 16 spaces deeded total.
§122-693 Bicycle spaces	1 space for every five vehicle spaces	No existing spaces.	At least three bicycle spaces are required.
§122-692 Parking discounts	Transit	There is a bus stop .3 miles away from site.	No discounts needed.
	Alternative Vehicles		
	Bicycle		
	PC discretion, special circumstances not listed above		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		
§122-672 SIDEWALKS	Must be along public street.	Existing along E Forest.	No changes – appears to conform size-wise and are in appropriate condition.
§122-675 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30” and trees/other obstructions higher than 8’: At driveway: within a 10’x10’ triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25’ x 25’ triangle formed by an extension of the property lines, as measured from the pavement edges.	There are no shrubs/ obstructions existing. Existing appears to conform.	No changes; appears to conform.

Items to be Addressed:

- The 202 E Forest driveway shall be restricted to staff parking or ADA-accessible parking only.
- At least one barrier-free parking space is required out of the 16 total deeded parking spaces.
- At least three bicycle parking spaces shall be provided.
- Parking easement shall be deeded from 218 E Forest to the subject properties regarding a total of 16 parking spaces, and shall be recorded at the Register of Deeds.
- The gravel lot behind 206 E Forest must be removed and restored to grass/landscaping, or the lot shall undergo detailed engineering review if it is to remain.

SCREENING AND 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."

There are existing fences in the rear yards of the properties, therefore the site appears to comply with the zoning ordinance and state licensing agency's requirement for play areas. They must continue to be fenced to stay compliant.

Figure 15: Screening and Landscaping Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Lighting fixtures are in 218 Forest parking lot. Levels not known.	No new lighting proposed. Hours of operation from 8 am to 5 pm do not require site lighting.
§122-608 Refuse Containers	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	One trash receptacle/dumpster is located at the far south end of the rear gravel parking lot behind 206 E Forest.	Trash bins are proposed to remain in current location, at the southern edge of the rear parking lot behind 206 E Forest. Trash storage area must be on a concrete pad and screened with an enclosure in accordance with §122-608f.
§122-631 & 638 Landscape plan and site landscaping	Site must be at least 10% landscaped.	Appears to comply. That minimum appears to be met between shrubs and trees on the site.	No new landscaping proposed.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	Where a non-residential use abuts a residential use on the first floor of the principal structure, 6' screening is required and can be a wall, fence, or vegetation that is 80% opaque.	The houses directly across the alley to the south are also zoned CN-Single Family, but they are not considered "abutting" since they're across the alley. The house next to 202 E Forest, 118 E Forest, is also owned by High Scope and is zoned CN-SF. There is a fence between the two backyards that is screened with shrubs.	No additional screening is proposed.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb. Approximately 130/30 = street trees required.	One tree exists in front of 202 E Forest.	Three deciduous trees are proposed to be added in front of 206 E Forest. DPS and staff shall approve the species.

Items to be Addressed:

- Trash storage area(s) must be screened with an enclosure and provided on a concrete pad in accordance with §122-608f.

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."

The Building Department will need to approve building work, the Building Code has a minimum outdoor area requirement for child care centers, and the state department of social services licenses and registers child care centers.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety comes first. Approval of this special use to enable a new child care center to open to improve the early education and safety of children.

Diversity is our strength. Approval of this special use will improve the diversity of the City's business mix.

Great place to do business, especially green and creative. This special use will enable a new business in Ypsilanti.

Additionally, the Master Plan states that "residents expressed a desire for '**complete neighborhoods**' in the community-wide survey." Child care is a daily need and to be able to locate it in a neighborhood where families are is a benefit. Further, the Master Plan strives to **preserve the character** of neighborhoods, and this proposal does not alter the character of the neighborhood. It capitalizes on the resources already in place with minimal modifications.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for a child care center at 202 and 206 E Forest with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b). This specific use also requires compliance with §122-521(a)-(b).

Conditions:

- Special use approval shall be subject to approval of site plan.
- All child care centers and group day care homes must be registered with or licensed by the state department of social services and must comply with the minimum state standards for such facilities.
- The square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 202 and 206 E Forest with the following findings and conditions:

Findings:

- The application substantially complies with §122-311.

Conditions:

1. The 202 E Forest driveway shall be restricted to staff parking or ADA-accessible parking only.
2. At least one barrier-free parking space is required out of the 16 total deeded parking spaces.
3. At least three bicycle parking spaces shall be provided.
4. Parking easement shall be deeded from 218 E Forest to the subject properties regarding a total of 16 parking spaces, and shall be recorded at the Register of Deeds.
5. The gravel unimproved parking lot behind 206 E Forest must be removed and restored to grass/landscaping, or the lot shall undergo detailed engineering review if it is to remain.
6. Trash storage area(s) must be screened with an enclosure and provided on a concrete pad in accordance with §122-608f.
7. Revised site plan shall correct addressing typo.

Andy Aamodt
City Planner, City of Ypsilanti

Ellen Thackery
Preservation Planner, City of Ypsilanti

CC File
 Applicant



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	
DEXTER BUILDERS	
Address	
202 & 206 EAST FOREST AVE YPSILANTI, MI 48198	
Phone	Email
[REDACTED]	[REDACTED]

Property

Address	Parcel ID
202 & 206 EAST FOREST AVE YPSILANTI, MI 48198	11-11-04-483-003 / 11-11-04-483-002
Property owner*	
HIGH SCOPE (Alejandra Barraza President of High Scope)	

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

Project

Name of project
High Scope Child Care Center
Current use
Single Family Residential
Proposed use**
The proposed use is to operate a birth – 18 yr old child care center which will be licensed and limited by
state and federal guidelines.

Rationale for request**

Child care for birth – 18 yr old children is in great need within the core district. Approval will allow

High Scope to facilitate this for the 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

Date

Print Name

Richard Foley

*****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:		

SKETCH PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

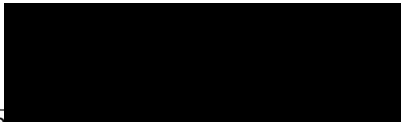
Name DEXTER BUILDERS		
Address 202 & 206 EAST FOREST AVE YPSILANTI, MI 48198		
City YPSILANTI	State MI	Zip 48198
Phone 	Email 	

Property

Name of project High Scope Child Care Center
Address 202 & 206 EAST FOREST AVE YPSILANTI, MI 48198
List all parcel identification numbers included in development 11-11-04-483-003 / 11-11-04-483-002
Property owner* HIGH SCOPE (Alejandra Barraza President of High Scope)
Current use Single Family Residential
Proposed use High Scope Child Care Center
Current zoning CN-Sf
Legal description of property (may be attached) See Attached

*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 application.	
Signature: 	Date: 06/15/2022
Print Name: Richard Feley	

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

PROPERTY OWNER AUTHORIZATION LETTER

I (we): Alejandra Barraza (President of High Scope)
(Print Property Owners Name)

Hereby Authorize: Ric Foley (Dexter Builders)
(Applicant / Company)

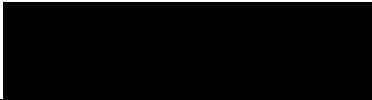
To apply for, and pickup permits for planning / zoning, historical, along with building permits for the proposed renovation project.

Job Location: 202 E Forest Ypsilanti, MI 48198

Nature of Project: The project consists of a 172sqft addition to the rear of the home along with a handicap ramp for ingress/egress. The addition will be sided with smooth six-inch reveal James Hardie siding and have Anderson 400 wood windows with aluminum clad exteriors. The ramp will be constructed out of pressure treated wood with skirting to grade. All wood products will be painted with an opaque paint once the wood has had the chance to cure.

As property owner(s), I (we) hereby grant permission to the applicant referenced above to apply for and pick-up permits as indicated above.

L. Alejandra Barraza
(Print Property Owners Name)


(Sign Property Owners Name)

April 21, 2022
(Date)



City of Ypsilanti
Community & Economic Development Department

July 20, 2022

**Staff Review of Special Use and Site Plan Review
401 E Michigan Ave**

GENERAL INFORMATION

Applicant: Leoni Wellness, LLC

Project: Leoni Wellness Michigan Ave – Recreational Marijuana Retailer

Public Hearing Date: July 20, 2022

Location: 401 E Michigan Ave (Parcel # 11-11-09-184-008)
LOTS 679 & 681 NORRIS EASTERN ADDITION

Zoning: GC – General Corridor

Action Requested: Special Use Permit Approval and Site Plan Approval

Staff Recommendation: Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan Review approval for a recreational marijuana retailer facility at 401 E Michigan Ave. This site currently operates as Kluck's Drive-In. The site's zoning of General Corridor allows for the marijuana retailer use upon approval as a special land use.

The proposal is to demolish the existing building and build a new building that conforms with the zoning ordinance's building type standards. The proposed building will be 2,463 square feet on the existing 13,068 square feet lot.

Figure 1: Site Aerial (2020)



Figure 2: Front of Site (July 12, 2022)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Parking lot	GC
EAST	Residential	GC
SOUTH	Commercial	GC
WEST	Manufacturing	PMD

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

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

COMMENTS: The proposal is to demolish the existing Kluck's Drive-In building and build a new building that conforms with the zoning ordinance's building type standards. The use conforms generally to the provisions and requirements of the chapter. The "GC" zoned property makes this a special land use, and the property, on this date, complies with locational standards pertaining to other marijuana facilities and schools (§122-538). The building will be brand new, but some of the site improvements will exist such as the eastern stretch of parking lot, the curb-cuts on W Michigan and N Grove, street trees on N Grove St, etc. Some adjustments will be made to try to bring some of these existing site elements into better conformity with the zoning ordinance, and some more are recommended by staff. Some of the site improvements proposed are: increased landscaping, street trees on E Michigan, parking striping, new dumpster enclosure, and improved stormwater management design.

The marijuana retailer use shall comply with the standards set forth in Section 122-538 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 considered.

- (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 medical/retail in nature, and will exist in a new building. It draws all of its traffic, pedestrian or vehicular from E Michigan Ave, but there will be an additional ingress/egress drive off of N Grove St. Commercial, manufacturing, and parking lot uses surround the site except for to the east, which is a residence.

- (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 Michigan Ave, a road with land uses of varying types, and has adequate access for vehicles. There is a bus stop within 125 feet of the site near the northwest corner of E Michigan Ave and N Grove St. Unnecessary curb-cuts will be eliminated to ensure less traffic confusion.

- (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: The marijuana retailer use shall comply with the standards set forth in Section 122-538 of the zoning ordinance.

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."

Figure 4: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-538 USE-SPECIFIC	Marijuana Retailers: Site appears to comply with the use-specific requirements for provisioning centers/ marijuana retailers.		

The lot is zoned GC, and therefore this is a Walkable Urban District and the building shall follow the building type requirements. Based on the lot dimensions and the single-story nature of the building, the building is determined to be a Single-Story Commercial building type.

Because of the current building's demolition and significant site layout changes, this site prompts a full site plan review, and will need to undergo detailed engineering review after Planning Commission review.

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 lot is 13,068 square feet and the proposed building is 2,463 square feet. The building will be an entirely new building. In staff's opinion, because the existing building is being demolished, then the new building shall conform to all of the ordinance's standards or else will need to seek a variance. The reuse of some of the site elements and layout can be deemed nonconforming, but staff still recommends that some nonconformities be addressed.

Figure 5: Building Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-465	Building Type	Single-Story Commercial (SC)	Existing Building does not comply	Single-Story Commercial (SC)	
	Lot size	Minimum: 7,500 s.f. Maximum: 90,000 s.f.	13,068 sf	13,068 sf	
	Lot width	Minimum: 50' Maximum: 300'	99'	99'	
	Lot depth	Minimum: 100' Maximum: 300'	132'	132'	
	Lot coverage	Maximum: 60%	~9.0%	~19%	
	Street (front or street-side) setback	Minimum: 5' Maximum: 15'	69', 17' (to be demolished)	10' on front 5' on street-side	
	Side (interior) setback	Minimum: 0'	45' (to be demolished)	42'	
	Rear setback	Minimum: 15'	16' (to be demolished)	65.12'	
	Frontage buildout (%)	Minimum: 50% Maximum: 100%	0% (to be demolished)	50%	
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	N/A	N/A	N/A	
	Principal building height	Minimum: 1 stories Maximum: 1 stories	1 story (to be demolished)	1 story (both buildings)	
	Accessory structure height	N/A	N/A	N/A	
	Parking location	Permitted in the side, street side, and rear yards	Front, side (to be demolished)	Side & rear yards	First space shall be offset further from front building line extended.
122-485	Private frontage – Thoroughfare Commercial private frontage required				
	Distance between openings (ft)	Maximum: 5'	None	Two distances between openings are 5'4" and 5'10" on the N Grove St façade	
	Door recess	Maximum: 5'	None	Door flush with façade	
	Ground floor transparency	Minimum: 50%	None	50.1%	
	Height to bottom of window	Maximum: 3'	None	1'4"	

	Yard requirements	Must be landscaped/pervious with a path at least 6' wide connecting the entrance to the sidewalk	None	Complies	
	Optional Awning/gallery – setback from curb	Minimum: 2'	None	Complies	
	Optional Awning/gallery – clear depth (ft)	Minimum: 4' Maximum: 10'	None	2'3"	Shall be minimum 4'- Planning Commission may waive requirement.
	Optional Awning/gallery – clear height (ft)	Minimum: 8'	None	7'8"	Shall be 8' minimum- Planning Commission may waive requirement.

Figure 6: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-607	Building entrances	Building entrances must face street	(Building to be demolished)	Front door faces the street.	
	Existing easements	Building over easement requires authorization from easement holder.	N/A	No changes	
	Planned easements	All site plans must show a 50'-100' conservation and/or access easement along any Huron River frontage	N/A	No changes	
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	Existing dumpster, enclosure does not appear to comply.	Dumpster enclosure complies.	
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 area where lighting required.	Lighting levels not known.	Lighting proposed and appears to comply.	Fixtures shall be dark-sky compliant.

122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section...	N/A grade does not prompt "steep slope"	N/A no changes
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Items to be addressed:

- Elevation plan be revised to comply with Thoroughfare Commercial private frontage standards. Planning Commission waive the awning clear depth and awning height from grade requirements on E Michigan frontage but cannot waive any standards pertaining to the N Grove frontage.
- Lighting fixtures shall be dark-sky compliant, applicant shall submit revised lighting plan complying with recent site plan revision.

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

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

The site plan provides for adequate sidewalk and pedestrian access. The site plan proposes the reuse of the curb-cut on E Michigan Ave, and proposes a curb-cut in the similar location to the existing curb-cut on N Grove St. Two unnecessary curb-cuts will be closed.

Much of the long stretch of parking on the east side of the site is being retained, with the addition of a front parking lot island. Technically the site is "over-parked" in terms of parking maximums, but this stems from an existing nonconformity in terms of parking and abundance of parking lot surfacing. The applicant does provide additional green spaces, and four new parking end islands, so that is a benefit to the site. However, staff further recommends a parking lot island with a tree for canopy to be provided around the middle of the eastern stretch of parking, as this would improve the heat-island effect of so much impervious surface.

With the nature of marijuana retailer deliveries/pick-ups conducted by two-axle secure transporter vans, staff and the applicant do not think it is necessary to have a designated loading space, therefore applying for the waiver from the loading requirement per §122-695.

Figure 7: Existing E Michigan Ave Sidewalk (July 12, 2022)



Figure 8: Existing N Grove St Sidewalk (July 12, 2022)



Figure 9: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
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. The northern-most parking spaces at the east end might post an issue with the trash removal access, therefore staff recommends one space be removed there or truck turning details be provided.	Shall provide truck turning template or details.
122-672	Sidewalks	Sidewalks long front of site.	Existing sidewalk	Site will rebuild sidewalk exactly as is. Complies.	
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-cut is 22' wide. Complies.	
	Off-street parking for all other uses: access and maneuvering drives	All parking 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	Appears to comply.	
	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	N/A	Site utility plan and stormwater management plan provided. NOTE: C-3 sheet (Utility	Drainage provided and will be reviewed in detailed engineering.

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		surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		Plan) currently being revised to reflect current site plan dated 7/14/2022.	
	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 access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.	N/A	Parking spaces are located within 10' from east property line.	Staff recommends PC waive this requirement as it appears the parking lot will be graded to on-site catch basins and there is a current retaining wall and elevation change to the next property.
	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. Complies	
	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. Complies	
	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 lighting levels 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	N/A	Non-required islands are proposed. Appears to comply.	

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		- Islands: curbed or used for stormwater - Ends of all aisles and corners shall be curbed with a landscaped island.			
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 3 parking lot trees required	N/A	2 pink dogwood trees and 2 eastern redbud trees in parking lot islands. Complies.	
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. 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	Uses landscaping to screen from public street. Complies	
	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, but dimensions not known.	Dimensions of curbing to protect landscaping from overhang/encroachment on east parking area shall be provided.
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. Complies	

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	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	N/A- No small car spaces provided.	
	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. Complies.	
122-691	Parking space base calculation	Retail store: 1 space per 250 square feet of gross floor area. 2463 s.f./250 = minimum 10 spaces required	Approximately 17 existing parking spaces.	10 base requirement, 23 provided.	Nonconforming parking surfacing is being reduced by landscaping islands. Staff recommends the elimination of two further parking spaces: 1) near the dumpster enclosure to ensure dumpster enclosure access, and 2) around the middle of the eastern row of 12 parking spaces
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	None applied for.	
	Total parking after reductions		N/A	None applied for.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 5 bicycle spaces.	N/A	4 spaces provided (two bike hoops)	At least 5 bicycle parking spaces shall be provided.
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	One 10'x50' loading space 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.	N/A	None.	Staff recommends Planning Commission modify requirement that loading space not required due to type of loading/unloading taking place at this business.

Items to be addressed:

- Staff recommends the elimination of two further parking spaces: 1) near the dumpster enclosure to ensure dumpster enclosure access, and 2) around the middle of the eastern row of 12 parking spaces to provide for a parking lot landscaping island with a tree.
- Truck turning details or template shall be provided on site plans.
- At least five bicycle parking spaces shall be provided.
- Staff recommends PC waive this requirement as it appears the parking lot will be graded to on-site catch basins and there is a current retaining wall and elevation change to the next property.
- Dimensions of curbing and wheel stops shall be noted to protect vehicle overhang from encroaching landscaping areas.
- Staff recommends Planning Commission modify requirement that a loading space is not required due to nature of business.

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 new building's construction, stormwater management and utility improvements, landscaping, truck turning, etc.

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. Staff would like to double-check each plant species to ensure compliance with 122-632(a) and (e), and recommends that be done administratively during detailed engineering review.

Figure 10: East Side of Parking Lot and Retaining Wall (July 12, 2022)



Figure 11: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
122-632	Landscaping elements: quality, composition, quantity, berms, species.	Must be non-invasive, hardy to Washtenaw County, etc.	N/A	Various species proposed. Most appear to be hardy to Washtenaw County.	Staff recommends list be reviewed administratively.
122-634	Screening between conflicting land uses	6' high wall/fence/landscaping screen at >80% opacity shall be provided where a non-residential use abuts a property where a residential use occupies the first floor.	Retaining wall near property line. Thick vegetative screening for most of the length of property line.	Smaller plants in 2' wide planting bed before retaining wall. Not known if they will reach the height and opacity requirements.	Staff recommends PC waive this requirement per 122-641 with the finding that the topographic features of the site create difficult conditions that would create less effective screening, and that a thick vegetative

					screening already exists on the other side of the lot line.
122-635	Fences and walls		Current retaining wall at the east property line. Appears to be in adequate shape.	No changes.	
122-636	Street trees and tree species	1 per 30 feet of lineal frontage = 4 required on N Grove, 3 required on E Michigan	3 on N Grove to remain	3 additional trees on N Grove, 5 new trees on E Michigan. Complies.	
122-637	Foundation landscaping	Required, measured 4' from building edge, and 6 shrubs per every 30 linear feet.	N/A	Foundation landscaping proposed along east building line. Appears to comply.	
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Appears to comply.	

Items to be addressed:

- Staff recommends PC waive the conflicting land use screening requirement, per 122-641, with the finding that the topographic features of the site create difficult conditions that would create less effective screening, and that a thick vegetative screening already exists on the other side of the lot line.
- Staff recommends landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

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. Any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, to be permitted through Department of Public Services and MDOT.

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 local business in a convenient location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for marijuana retailer use at 401 E Michigan 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. Marijuana retailer shall comply with §122-538.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **approve** the site plan for 401 E Michigan Ave, dated July 15, 2022, with the following findings and conditions:

Findings:

1. The site plan substantially complies with §122-311 and the zoning ordinance.
2. Planning Commissioner waives the 10' parking setback requirement in §122-683 with the finding parking lot will be graded to on-site catch basins.
3. Planning Commission uses §122-641 to waive the conflicting land use screening requirement (§122-634) along the east lot line with the finding that the topographic features of the site create difficult conditions that would create less effective screening, and that a thick vegetative screening already exists on the other side of the lot line.
4. Planning Commission waives the loading space requirement, in accordance with §122-695, with the finding there will not be large semi-trucks conducting loading/unloading.

Conditions:

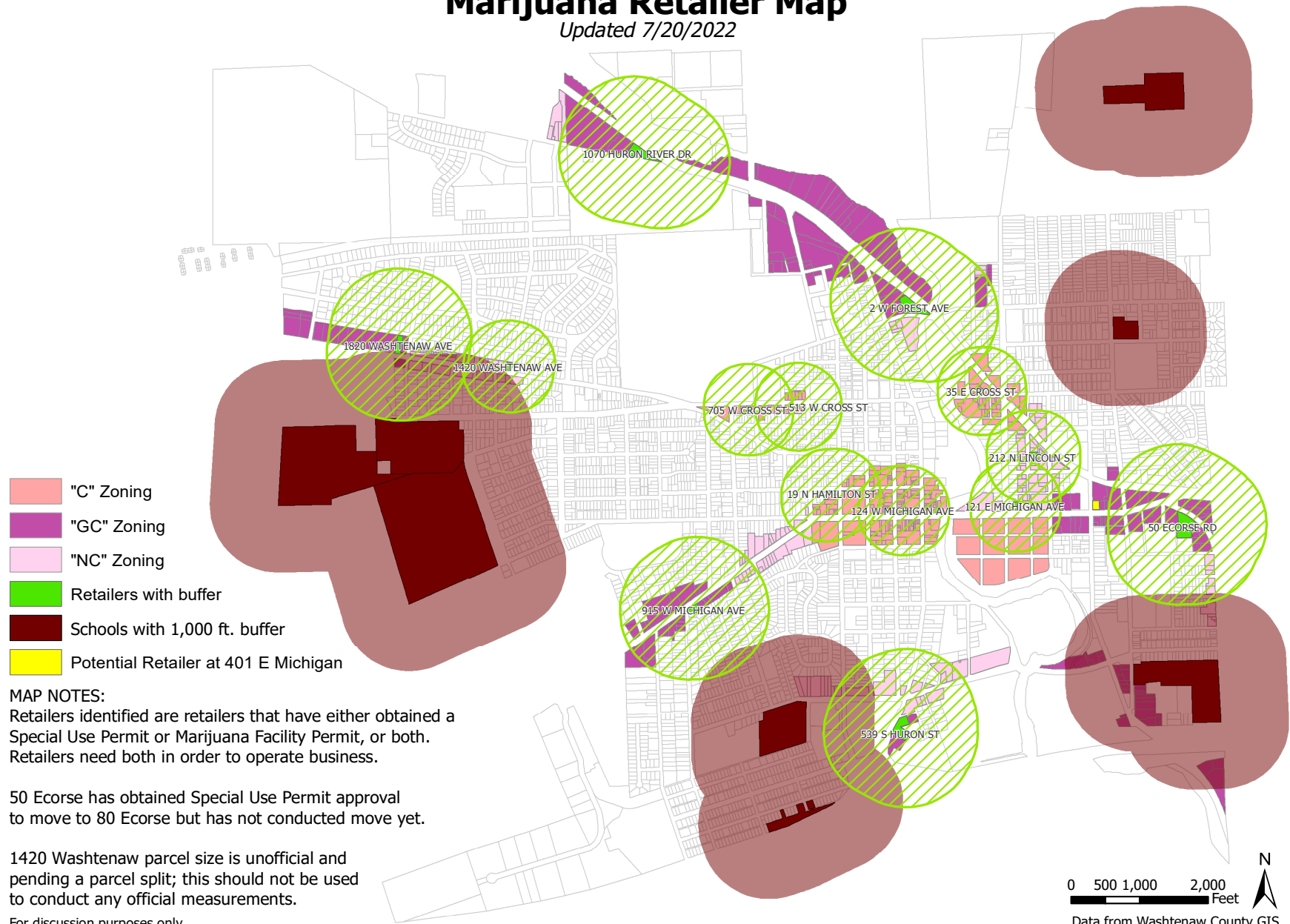
1. Elevation plan be revised to comply with Thoroughfare Commercial private frontage standards per §122-485, or Planning Commission waive the awning clear depth and awning height from grade requirements.
2. Site plans shall undergo detailed engineering review.
3. Lighting fixtures shall be dark-sky compliant.
4. A parking space near the dumpster enclosure be eliminated to ensure dumpster enclosure access. Also, an additional parking space in the middle of the eastern row of 12 parking spaces be eliminated to provide for a parking lot landscaping island with a tree.
5. Truck turning details or template shall be provided on site plans.
6. At least five bicycle parking spaces shall be provided.
7. Dimensions of curbing and wheel stops shall be noted to protect vehicle overhang from encroaching landscaping areas.
8. The 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

Marijuana Retailer Map

Updated 7/20/2022





ARCHITECTS. ENGINEERS. PLANNERS.

July 14, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 401 E Michigan Ave – Marihuana Facility
Site Plan Review No. 1
OHM Job No. 0094-22-1050

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed construction of a 2,464-sf building at 401 E Michigan Ave for a marihuana retail facility. The project consists of removing the existing structure and constructing a new building for the proposed use. The site work will include new asphalt pavement in parking areas, underground storm water management system, and new landscaping. We have reviewed the plans with a date of June 15, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The applicant shall include sign type callouts on the plan view. Additionally, details shall be added to the plans for all proposed signage.
2. The plan view shall show where detectible warning surfaces are proposed, if applicable. 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.
3. A detailed review of the grading will be completed under engineering review of the provided grading plan. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site.
4. The applicant shall provide the preliminary size and material of all proposed utilities on the plans. It should also be noted that City Ordinance allows for proposed HDPE pipe only in areas outside of the influence of pavement. During engineering review, the applicant shall furnish the load carrying design analysis for the HDPE pipe for the proposed depth condition for use within paved surface areas.
5. Storm sewer structures shall be located at all changes in alignment of storm sewer pipe.
6. A detailed review of the storm water management system will be completed under detailed engineering review. Stormwater management performance shall be brought up to the current Washtenaw County Water Resources Commissioner's (WCWRC) Standards for the site. Variances may be requested when it can be demonstrated that this standard cannot be feasibly accommodated. The applicant shall provide a preliminary stormwater narrative on the plans that include the increase in impervious area from existing site conditions to proposed. The narrative shall include a description of the proposed Best Management Practices (BMPs).
7. Details of the storm scepter rainwater treatment structure shall be provided with the engineering drawings.
8. Bike rack detail shall include information on how the steel rack is anchored to the pavement.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com

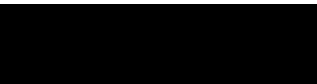


9. Applicant shall clarify where the Asphalt Pavement Rehabilitation detail on sheet C-6 is proposed in plan view. It is recommended the applicant consider other hot asphalt mixes for the wearing course.
10. All existing utilities shall be shown on the landscape plan. Plantings should have a minimum 5-foot clearance between underground utilities. It appears the proposed water and sanitary leads from the building have proposed plantings within 5-feet.
11. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site.
12. Proposed work within the Michigan Avenue Right-of-Way will require a permit from the Michigan Department of Transportation (MDOT).
13. Existing water and sanitary services should be shown on sheet C-2 Survey of Existing Conditions & Removal Plan. Review and approval for the water and sanitary work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant should coordinate with YCUA regarding the water and sanitary service(s).
14. Review and approval of the Soil Erosion and Sedimentation Control Plan will be required from the Washtenaw County Water Resources Commissioner's Office to obtain a soil erosion and sedimentation control permit.

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.

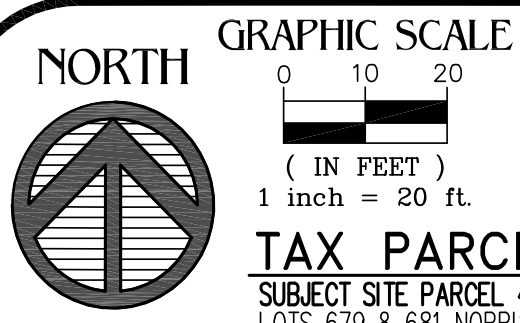
Sincerely,
OHM Advisors



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\0094221050_401_E_Michigan_Ave\Site Plan\401 E Michigan_SP01.docx



PROJECT NARRATIVE:

IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOUR, SMOKE, FUMES, NOISE, OR LIGHTS, THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

TAX PARCEL DESCRIPTION

SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198

LOTS 679 & 681 NORRIS EASTERN ADDITION, AS RECORDED IN LIBER 46 OF DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.

SITE PLAN LAYOUT & COVER SHEET FOR:

401 E MICHIGAN AVENUE

YPSILANTI, MI 48198

PART OF THE NORTHEAST 1/4, SECTION 9,
T3S-R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

SANITARY SEWER BASIS OF DESIGN:

WATER USAGE = 100 GALLONS PER DAY (GPD) PER EMPLOYEE AND 100 CUSTOMERS PER DAY AT 10 GPD PER PERSON

TOTAL EMPLOYEES PER DAY = 5 EMPLOYEES AT 100 GPD/PERSON PLUS TOTAL CUSTOMERS PER DAY = 250 CUSTOMERS PER DAY AT 10 GPD/PERSON

DAILY SEWAGE FLOW = $5 \times 100 = 500 \text{ GPD} + 250 \times 10 = 2,500 \text{ GPD} = 500 + 2,500 = 3,000 \text{ GPD TOTAL}$

TOTAL DAILY PEAK FLOW = $3,000 \text{ GPD} \times 1.1 \times 4 = 13,200 \text{ GPD}$

$13,200 \text{ GPD} / 1 \text{ DAY} / 24 \text{ HR} / 1 \text{ HR} / 60 \text{ MIN} = 9.17 \text{ GPM or } 0.0024 \text{ CFS (PEAK)}$

TOTAL AVG DAILY FLOW = $3,000 \times 1.1 = 3,300 / 24 / 60 = 2.29 \text{ GPM or } 0.0051 \text{ CFS}$

NOTES

1. NO GREASE TRAP/SEPARATOR IS PROPOSED. NO WASTE OR CHEMICAL BYPRODUCTS, OTHER THAN THE NORMAL HUMAN WASTE WILL BE PUT IN THE WASTEWATER SYSTEM.

2. THE PROPOSED AIR FILTER WILL NOT HAVE ANY EFFLUENT DISCHARGE TO THE WASTEWATER SYSTEM.

LEGEND

	FOUND MONUMENTATION		EX BUILDING AREA
	EX ROAD SIGN		EX ASPHALT AREAS
	EX UTILITY POLE W/21/2 WIRE		EX CONCRETE AREAS
	EX OVERHEAD POWERLINES		EX CONCRETE WALLS
	EX STREET LIGHT POLE		PROP PARKING SPACE NO.
	EX PEDESTAL		PROP BARRIER FREE (ADA) PARKING
	EX SITE LIGHT POLE		PROP PAINTED TRAFFIC FLOW ARROW
	EX BUILDING LINE		PROP REGULATORY TRAFFIC SIGN
	EX STORM SEWER		PROP REGULATORY TRAFFIC SIGN SYM
	EX STORM MANHOLE		PROP LIGHT POLE
	EX STORM CATCHBASINS		PROP WALL PACK LIGHT
	EX SANITARY MANHOLE		PROP CONCRETE CURB
	EX WATERMAIN		PROP CONCRETE AREAS
	EX FIRE HYDRANT		PROP NEW ASPHALT PAVEMENT
	EX WATER MANHOLE		PROP ASPHALT SURFACE COURSE
	EX GATE VALVE BOX		PROP LANDSCAPE AREAS
	EX GAS LINE		PROP NEW BUILDING LINE
	EX GAS LINE MARKER		PROP NEW BUILDING AREA
	EX CHAIN LINK FENCE		PROP PVC ROOF DRAIN (RD)
	EX WOOD PRIVACY FENCE		PROP UG STORM SEWER PIPE
	EX TREE & SIZE		PROP STORM CATCHBASIN/MANHOLE
			PROP SANITARY CLEANOUT & LEAD
			PROP OVERHEAD ELEC LINE
			PROP GAS METER & BURIED LINE



REGULATORY SIGN LEGEND:

STOP SIGN (18"x18")

NO PARKING FIRE LANE (12"x18")

BARRIER FREE PARKING (12"x18")

TAX PARCEL DESCRIPTION

SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198

LOTS 679 & 681 NORRIS EASTERN ADDITION, AS RECORDED IN LIBER 46 OF DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.

ZONING INFORMATION:

ACCORDING TO THE CURRENT CITY OF YPSILANTI ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED GC (GENERAL CORRIDOR DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 7,500 SFT
- 2) MINIMUM LOT WIDTH = 50 FEET
- 3) MINIMUM LOT DEPTH = 100 FEET
- 4) FRONT SETBACK = 5-15 FEET
- 5) SIDE SETBACK = 0 FEET, PER BUILDING CODE
- 6) REAR SETBACK = 15 FEET
- 7) MAXIMUM BUILDING COVERAGE = 60%
- 8) MAXIMUM BUILDING HEIGHT = 1 STORY
- 9) PARKING PERMITTED = SIDE, STREET SIDE & REAR YARDS

SANITARY & WATER NOTE:

THE EXISTING BUILDING HAS ACCESS TO AN EXISTING PUBLIC WATERMAIN AND AN EXISTING PUBLIC SANITARY SEWER SYSTEM.

FLOOD PLAIN NOTE:

THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (100 YEAR) FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 261610426E WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2012.

WETLAND NOTE:

ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE NO WETLAND AREAS ON THIS PROPERTY.

TRAFFIC IMPACT:

A TRAFFIC STUDY WAS NOT CONDUCTED BY THIS FIRM FOR THIS PROJECT.

SURVEY NOTES:

1. DATE OF LAST FIELD WORK: APRIL 11, 2022.
2. THE DESCRIPTION WAS PROVIDED BY THE CLIENT.
3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
4. THE CURRENT ZONING AS EVIDENCED BY CITY OF YPSILANTI IS GC, GENERAL CORRIDOR DISTRICT.
5. PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: STORM SEWER, PUBLIC SANITARY SEWER, PUBLIC WATERMAIN, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.
6. TOTAL PROPERTY AREA = 13,068 SFT or 0.30 ACRES
7. NO TITLE POLICY WAS PROVIDED BY THE CLIENT IN ORDER TO DETERMINE IF ANY EASEMENTS OR RESTRICTIONS AFFECT THE PROPERTY.
8. THE UTILITIES ARE SHOWN TO THE BEST OF OUR ABILITY, NO PLANS OR AS-BUILTS WERE PROVIDED AT THE TIME OF THE SURVEY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



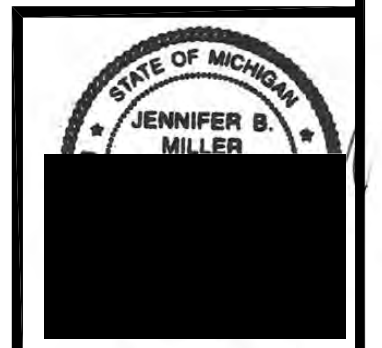
BIKE RACK DETAIL:

- SITE DATA:**
- 1) SITE ZONING = GC (GENERAL CORRIDOR DISTRICT)
 - 2) ADJACENT ZONING = GC (ALL ADJACENT)
 - 3) TOTAL GROSS OVERALL AREA = 13,068 SFT or 0.30 ACRES
 - 4) TOTAL GROSS BUILDING AREA: PROPOSED TOTAL FLOOR AREA = 2,463 SFT
 - 5) MAXIMUM BUILDING HEIGHT ALLOWED = 1 STORY PROPOSED BUILDING HEIGHT = 16 FEET
 - 6) MAXIMUM BUILDING LOT COVERAGE ALLOWED = 60% TOTAL BUILDING SITE COVERAGE = $2463 / 3068 = 0.18847$ or 19%
 - 7) MAXIMUM IMPERVIOUS COVERAGE ALLOWED = NONE SPECIFIED TOTAL IMPERVIOUS SITE COVERAGE = $11,483 / 13,068 = 0.8787$ or 87.8%
 - 8) PARKING SPACE & LANE SIZE REQUIREMENTS:
 - a) REGULAR PARKING SPACE = 9×18 (Min) AT 90°
 - b) BARRIER FREE SPACE = 9×18 W/5' AISLE
 - c) DRIVE LANE WIDTH = 22' (Min) AT 90° PARKING & TWO-WAY DRIVE
 - 9) PARKING REQUIRED (RETAIL OTHER SERVICES): ONE (1) SPACE FOR EVERY ONE HUNDRED AND FIFTY (150) SQUARE FEET OF GROSS FLOOR AREA = $2,463 \text{ SFT} / 150 \text{ SFT} = 16.42$ or 17 PARKING SPACES REQUIRED
 - 10) SITE PARKING REQUIRED & PROVIDED: TOTAL PARKING REQUIRED = 17 SPACES TOTAL PARKING PROVIDED = 23 SPACES
 - 11) BARRIER FREE PARKING REQUIRED & PROVIDED: BARRIER FREE PARKING REQUIRED = 1, PROVIDED = 2
 - 12) BICYCLE PARKING REQUIRED & PROVIDED: REQUIRED = 1 SPACE PER EVERY 5 VEHICLE SPACES = 17 SPACES / 5 SPACES = 3.4 or 4 BICYCLE SPACES PROVIDED = 2 BICYCLE RACKS or 4 BICYCLE SPACES
 - 13) LOADING SPACES REQUIRED = 0, PROVIDED = 0
 - 14) EXISTING LAND USE = KLUCKS DRIVE-UP FAST FOOD
 - 15) PROPOSED LAND USE = MARIJUANA RETAILER
 - 16) PROPOSED SITE ADDRESS = 401 E MICHIGAN AVENUE

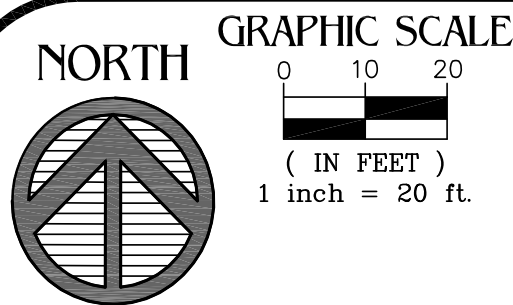
- STANDARD NOTES FOR SITE PLANS:**
- *A. EXTENSION OF PUBLIC UTILITIES: ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY CITY OF THREE RIVERS. THIS IS NECESSARY FOR PLAN APPROVAL. FOR WATER SERVICE OF 1" OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED.
 - *B. WATERMAIN LOOPING: ALL PUBLIC WATERMANS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY CITY OF YPSILANTI.
 - C. INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NONTRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT.
 - D. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER.
 - *E. FLOOD PLAIN OR WETLAND CONSTRUCTION: THE DEVELOPER SHALL APPLY TO THE MICHIGAN ENVIRONMENT, GREAT LAKES & ENERGY FOR A PERMIT FOR THE ALTERATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF YPSILANTI AND/OR WASHTENAW COUNTY DRAIN COMMISSIONER.
 - *F. NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM EGLE AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH WASHTENAW COUNTY DRAIN COMMISSIONER AND/OR CITY OF YPSILANTI WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL EGLE FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY CITY OF YPSILANTI. LESS THAN 5 ACRES WILL BE DISTURBED IN CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.
 - *G. CITY OF YPSILANTI PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE CITY APPROVAL, A S-PERMIT ISSUED, AND APPROVAL FROM THE EGLE PRIOR TO BEGINNING CONSTRUCTION.
 - H. YPSILANTI & MDOT RIGHT-OF-WAY PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF YPSILANTI AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) TO PERFORM WORK WITHIN THE COUNTY/STATE ROAD PUBLIC RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCE ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - I. CITY OR COUNTY PERMITS: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATERMAIN PERMIT FROM THE LOCAL MUNICIPALITY (CITY OF YPSILANTI DPW), IF AUTHORIZED.
 - *J. STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN ENVIRONMENT, GREAT LAKES, & ENERGY SHALL BE SUBMITTED TO THE EGLE AFTER APPROVAL OF THE CITY OF YPSILANTI. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.
 - *NOT APPLICABLE TO THIS PROJECT

SHEET INDEX

SITE PLAN & COVER SHEET	C-1
EXISTING CONDITIONS/REMOVAL PLAN	C-2
GRADING, DRAINAGE, PAVING & UTILITY PLAN	C-3
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STANDARD CONSTRUCTION DETAILS & NOTES	C-6
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PROP BUILDING FLOOR PLAN	A-1
PROP BUILDING ELEVATIONS	A-2

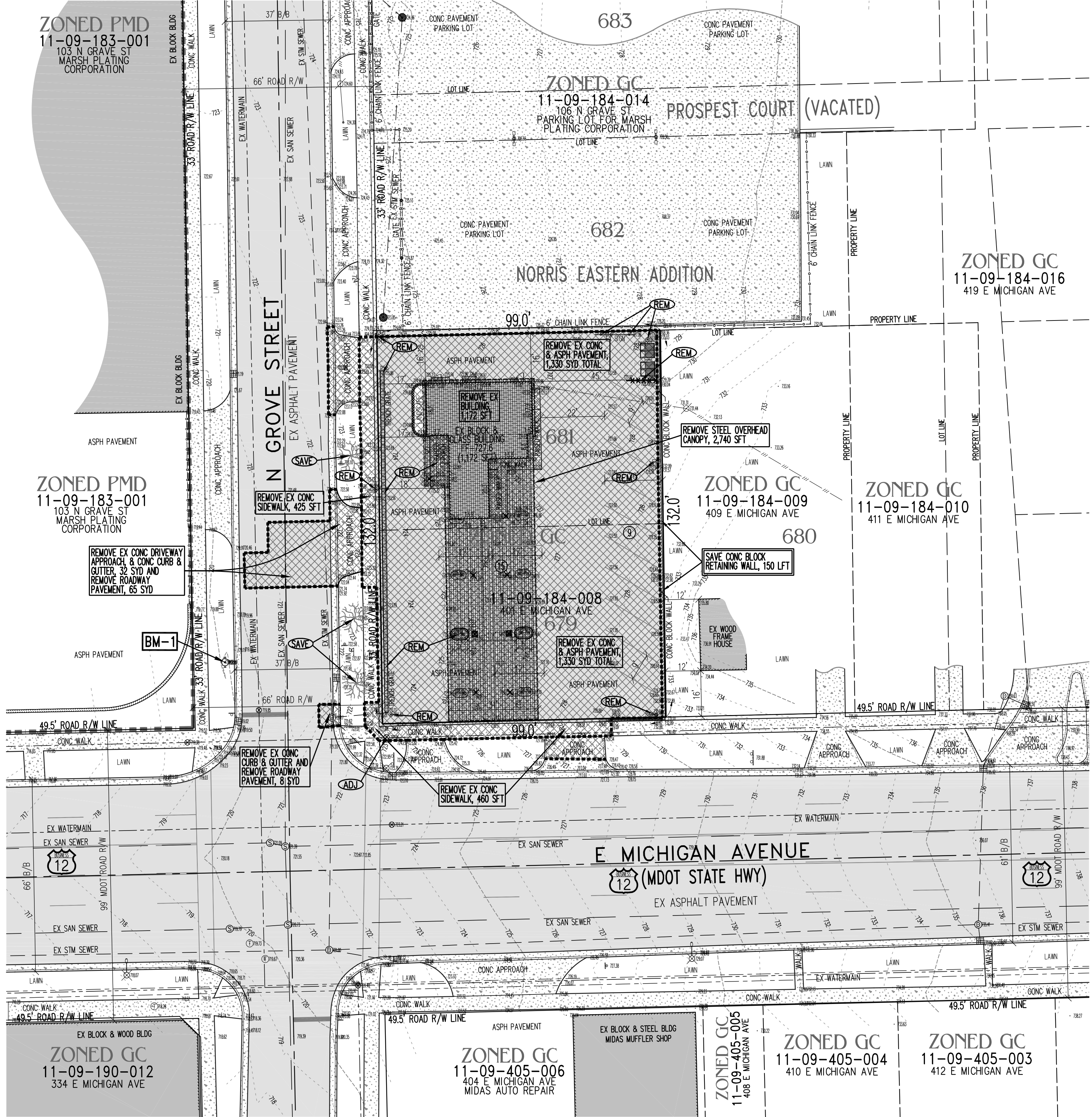


SCALE: 1"=20'	OWNER/DEVELOPER: LEONI WELLNESS, LLC	PART OF THE NORTHEAST 1/4, SECTION 9, T3S-R7E CITY OF YPSILANTI, WASHTENAW CO, MI		Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	SITE PLAN LAYOUT & COVER SHEET FOR: PROPOSED MARIJUANA FACILITY/CENTER 401 E MICHIGAN AVE, YPSILANTI, MI 48198	REVISIONS	DRN. BY: J.R.B. 07.15.2022	SHEET NO: C-1
JOB NO. 22-211							DSN BY: J.R.B. "	
							CHK'D BY: J.P.W. "	
							APPR BY: J.B.M. "	



SURVEY OF EXISTING CONDITIONS & REMOVAL PLAN FOR:
401 E MICHIGAN AVENUE
YPSILANTI, MI 48198
PART OF THE NORTHEAST 1/4, SECTION 9,
T3S-R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

LEGEND			
	FOUND MONUMENTATION		EX SURFACE ELEVATION
	EX ROAD SIGNS		EX CONTOUR ELEVATION
	EX UTILITY POLE W/GUY WIRE		EX DRAINAGE FLOW
	EX OVERHEAD POWERLINES		EX TREE
	EX STREET LIGHT POLE		EX BACK TO BACK
	EX PEDESTAL		EX EXISTING
	EX LIGHT POLE		EX BUILDING AREA
	EX BUILDING LINE		EX CANOPY AREA
	EX STORM SEWER		EX ASPHALT AREAS
	EX STORM MANHOLE		EX CONCRETE AREAS
	EX STORM CATCHBASINS		BUILDING DEMOLITION/REMOVAL
	EX SANITARY SEWER		CONC & ASPH PAVEMENT
	EX SANITARY MANHOLE		REMOVE FENCE or BLOCKS
	EX SANITARY CLEANOUT		SAW-CUT PAVEMENT
	EX WATERMAIN		REMOVE ITEM(S)
	EX FIRE HYDRANT		ADJUST ITEM(S)
	EX WATER MANHOLE		SAVE ITEM(S)
	EX GATE VALVE		
	EX GAS LINE		
	EX GAS/ELEC METER		
	EX CHAIN LINK FENCE		
	EX WOOD PRIVACY FENCE		



TAX PARCEL DESCRIPTION
SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198
LOTS 679 & 681 NORRIS' EASTERN ADDITION, AS RECORDED IN LIBER 46 OF
DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF
MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.

ZONING INFORMATION:
ACCORDING TO THE CURRENT CITY OF YPSILANTI ZONING ORDINANCE
THIS PROPERTY IS CURRENTLY ZONED GC (GENERAL CORRIDOR
DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = 7,500 SFT
- 2) MINIMUM LOT WIDTH = 50 FEET
- 3) MINIMUM LOT DEPTH = 100 FEET
- 4) FRONT SETBACK = 5-15 FEET
- 5) SIDE SETBACK = 0 FEET, PER BUILDING CODE
- 6) REAR SETBACK = 15 FEET
- 7) MAXIMUM BUILDING COVERAGE = 60%
- 8) MAXIMUM BUILDING HEIGHT = 1 STORY
- 9) PARKING PERMITTED = SIDE, STREET SIDE & REAR YARDS

SANITARY & WATER NOTE:
THE EXISTING BUILDING HAS ACCESS TO AN EXISTING PUBLIC WATERMAIN AND A
EXISTING PUBLIC SANITARY SEWER SYSTEM

FLOOD PLAIN NOTE:
THIS PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE
(100 YEAR) FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY
PANEL NO. 2616100426E WHICH BEARS AN EFFECTIVE DATE OF MAY 3, 2012.

WETLAND NOTE:
ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE
NO WETLAND AREAS ON THIS PROPERTY.

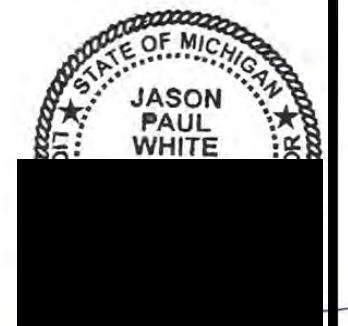
DEMOLITION/REMOVAL NOTES:

- A. PRIOR TO BEGINNING ANY OF THIS WORK, THE CONTRACTOR SHALL NOTIFY THE CITY OF YPSILANTI AND FILL OUT THE NECESSARY FORMS OR PERMITS.
- B. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MICHIGAN REGULATIONS
INsofar AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
- C. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE
ENGINEER.
- D. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE
BURNING WILL BE ALLOWED WITHOUT PROPER PERMISSION. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE
CONTRACTOR.
- E. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND
FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED, IF APPLICABLE. UTILITY LEAD WORK SHALL BE COORDINATED
WITH THE APPROPRIATE UTILITY COMPANY.
- F. BEGIN THE CONSTRUCTION WORK BY REMOVING THE ASPHALT AND CONCRETE PAVEMENT, AND SOUTHERLY PART OF THE EXISTING BUILDING AS SHOWN, THEN
CONSTRUCT THE NEW BUILDING ADDITION, THE NEW ASPHALT AND CONCRETE PAVEMENT AREAS, ALONG WITH THE CLEANOUT OF THE EXISTING CONCRETE BOX
TRENCH DRAIN AND MAKE MINOR REPAIRS. PLACE 4" TOPSOIL, FERTILIZER, SEED AND MULCH BLANKET TO ESTABLISH ALL NEW TURF AREAS.
- G. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- H. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION. ALL PROTECTIVE DEVICES AND
BARRIERS SHALL BE REMOVED.
- I. THE CONTRACTOR MIGHT WANT TO VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS.
- J. THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY CITY OF YPSILANTI AND IN
ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED, AND
SECTION 812 OF THE 2012 MDO STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED
ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- K. ALL TRAFFIC SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS
AMENDED, AND SECTION 810 OF THE 2012 MDO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- L. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM
LOCAL FIRE DEPARTMENT.
- M. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVEMENT. THE CONTRACTOR MUST PROPERLY REPAIR ANY DAMAGE
CAUSED BY THEIR OPERATIONS AT THEIR COST AS REQUIRED BY THE CITY, COUNTY, OWNER AND/OR ENGINEER.

BENCHMARK NO. 1
ARROW ON TOP OF FIRE HYDRANT, WEST
SIDE OF GROVE STREET, BY THE
SOUTHEAST PROPERTY CORNER, AS SHOWN
ELEVATION=772.00 (NAVD88)

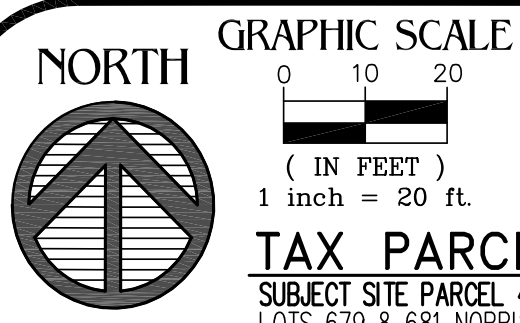


SURVEYORS CERTIFICATE:
I, JASON P. WHITE, HEREBY CERTIFY THAT THIS
SURVEY WAS PREPARED UNDER MY DIRECT
SUPERVISION, AND THAT THE TOPOGRAPHY
SHOWN ON THIS DRAWING WAS COMPILED OF A
GROUND SURVEY. THE LAST DATE OF FIELD
WORK WAS MAY 23, 2022.



FILE: J085-01-350-01/216-222 N BATES EX TOP SURVEY-REMOVE - C-2

SCALE: 1"=20'	OWNER/DEVELOPER: LEONI WELLNESS, LLC	PART OF THE NORTHEAST 1/4, SECTION 9, T3S-R7E CITY OF YPSILANTI, WASHTENAW CO, MI	F&E Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	SURVEY OF EX CONDITIONS & REMOVAL PLAN FOR: PROPOSED MARIHUANA FACILITY/CENTER 401 E MICHIGAN AVE, YPSILANTI, MI 48198	REVISIONS	DRN. BY: J.R.B.	J.R.B.	07.14.2022	SHEET NO: C-2
JOB NO. 22-211					DSN BY: J.R.B.	J.R.B.			
					CHK'D BY: J.B.M.	J.B.M.			
					APPR BY: J.P.W.	J.P.W.			



PROJECT NARRATIVE:

IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOUR, SMOKE, FUMES, NOISE, OR LIGHTS, THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 90.

TAX PARCEL DESCRIPTION

SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198
LOTS 679 & 681 NORRIS EASTERN ADDITION, AS RECORDED IN LIBER 46 OF
DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF
MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.

SEWER & WATER NOTE:

THE EXISTING SITE CURRENTLY HAS ACCESS TO THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC WATER SYSTEM. CONTACT THE CITY OF YPSILANTI, YPSILANTI COMMUNITY UTILITIES AUTHORITY (YCUA) WATER & WASTEWATER UTILITIES DEPARTMENT. CONTACT PERSONNEL AT MAIN PHONE 734.484.4600, EXT 123. THE 6" SANITARY SEWER TAP COST IS \$2,100, AND THE 2" WATER SEWER COST IS \$3,400.

GRADING, DRAINAGE, PAVING & UTILITY PLAN

CONSTRUCTION NOTES:

1. PROPOSED SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE. SEE SHEET C-6 FOR MISCELLANEOUS CONSTRUCTION DETAILS TO CALCULATE THE TOP OF WALK OR TOP OF CURB ELEVATIONS.
2. ALL PROPOSED STORM SEWER SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL ROOF DRAIN PIPE SHALL BE 6" OR 8" SCH-40 PVC PIPE, BENDS, AND WELDS, OR APPROVED EQUAL. ALL FRAMES AND COVERS FOR THE ROOF DRAIN CLEANOUTS SHALL BE EAST JORDAN IRON WORKS FRAME NO. 363921, PRODUCT NO. 003639125, AND COVER TYPE 363941 (STORM). PRODUCT NO. 00363927, OR APPROVED EQUAL. ALL SANITARY CLEANOUTS WITHIN THE PAVEMENT AREAS SHALL HAVE A METAL COVER, FOR THOSE OUTSIDE OF PAVEMENT AREAS, A PVC COVER/OP.
3. ALL NEW UTILITIES PIPES UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH CLASS II SAND COMPACTED TO A MINIMUM 95% OF MAXIMUM UNIT WEIGHT BY MODIFIED PROCTOR FOR THE FULL DEPTH OF THE TRENCH.
4. SEE SHEET C-8 FOR SANITARY SEWER DETAILS & SHEETS C-9 THRU C-11 FOR WATER LEAD CONSTRUCTION DETAILS. SEE SHEETS C-12 & C-13 FOR DRAINAGE STRUCTURE, AND STORM SEWER DETAILS & NOTES.
5. A PERMIT FROM MDOT WILL BE REQUIRED FOR THE REMOVAL AND/OR REPLACEMENT OF THE EXISTING DRIVEWAY, AND CONCRETE SIDEWALK ALONG MICHIGAN AVENUE. A PERMIT FROM THE CITY OF YPSILANTI WILL BE REQUIRED FOR THE REMOVAL AND/OR REPLACEMENT OF THE EXISTING DRIVEWAY AND CONCRETE SIDEWALK ALONG GROVE STREET.
6. SEE SHEET C-6 FOR DETAILS ON THE PROPOSED STORMSECTOR RAINWATER RUNOFF TREATMENT MANHOLE.

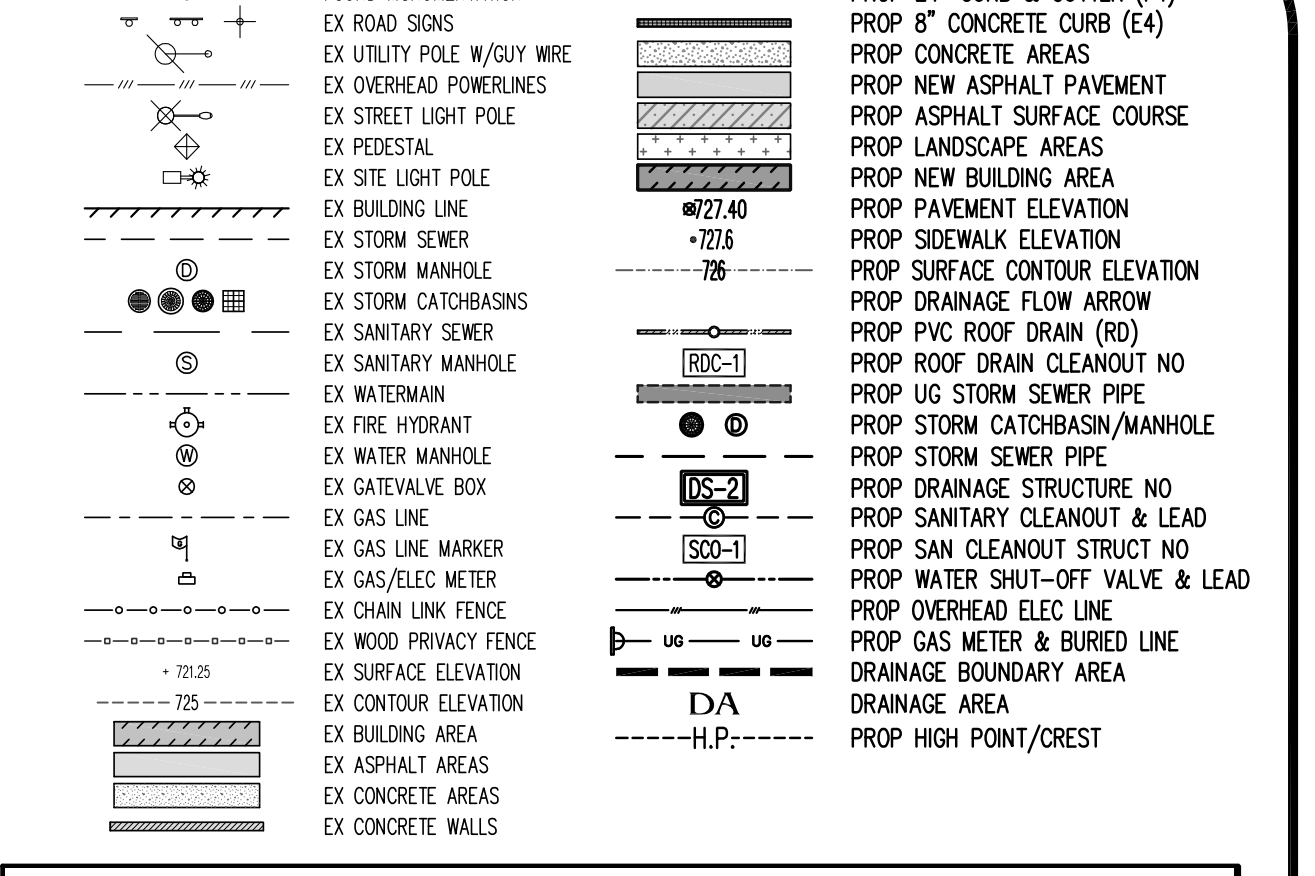
ROOF DRAIN (RD) STRUCTURE SCHEDULE

ROOF DRAIN C/O NO 1 (RDC-1) CONST 6" CLEANOUT RISER PROP RIM -727.60 PROP 6" INV E-724.20	ROOF DRAIN C/O NO 3 (RDC-3) CONST 6" CLEANOUT RISER PROP RIM -727.60 PROP 6" INV W-725.15
ROOF DRAIN C/O NO 2 (RDC-2) CONST 6" CLEANOUT RISER PROP RIM -727.60 PROP 6" INV WNE-723.30	ROOF DRAIN C/O NO 4 (RDC-4) CONST 6" CLEANOUT RISER PROP RIM -727.60 PROP 6" INV E-N-723.22

DRAINAGE STRUCTURE SCHEDULE

DRAINAGE STRUCT NO 1 (DS-1) EX STM MH-6 EX RIM ELEV-721.17 EX 6" IE-718.17 EX 18" IE-N-715.67 EX 24" IE-S-715.42 RECONST DS RIM-721.20 REPLACE MDOT COVER B PROP RIM-724.00 PROP 12" PVC INV E-716.18	DRAINAGE STRUCT NO 4 (DS-4) CONST 24" DIA CATCH BASIN W/2" DEEP SUMP W/2" DEEP SUMP PROP RIM-723.50 12" INV S-722.50 12" INV E-716.75 (48" STORM INV-716.70)
DRAINAGE STRUCT NO 2 (DS-2) CONST 60" DIA STORMSECTOR STC 900 (OR OTHER APPROVED EQUAL/BRAND) PLACE MDOT COVER B PROP RIM-724.00 PROP 12" INV W-716.26 12" INV E-716.36	DRAINAGE STRUCT NO 5 (DS-5) CONST 24" DIA CATCH BASIN W/2" DEEP SUMP W/2" DEEP SUMP PROP RIM-726.00 12" INV E-716.80 (48" STORM INV-716.66)
DRAINAGE STRUCT NO 3 (DS-3) CONST 24" DIA CATCH BASIN W/2" DEEP SUMP W/2" DEEP SUMP PROP RIM-726.50 12" INV W-723.50 12" INV E-716.70 (48" STORM INV-716.55)	DRAINAGE STRUCT NO 6 (DS-6) CONST 24" DIA CATCH BASIN W/2" DEEP SUMP W/2" DEEP SUMP PROP RIM-723.80 12" INV E-723.80 (48" STORM INV-716.74)

LEGEND



401 E MICHIGAN AVENUE - PROPOSED DISPENSARY - DRAINAGE AREA

Site Drainage Area =		12.041	Sft	0.280	Acres
Weighted Runoff Coefficient					
On-site Type of Surfaces	Total Sft	Multiply	Runoff Coeff	Value	
Lawn Area	770	X	0.25	193	
Gravel Area	0	X	0.30	0	
Pavement Area	8,642	X	0.90	7,778	
Roof Area	2,629	X	0.95	2,498	
Totals	12,041			10,468	
Weighted "C": Formula = 10.468 / 12.041 = 0.869					
Site Weighted "C" Factor =			0.870		
Q Allowable (Per Washtenaw County Drain Commissioner)					
Q Allowable (Qa)			=	0.15	cfs/acre
Total Site Qa	0.28 x 0.15 =		0.042		cfs
Total Site Allowable Outflow (Qo)					
Qo = Qa(AxC) = 0.045(0.30 x 0.83) =	Qo =		0.17		Cfs/Acre imperv
Storage Time (T) (In Minutes that Maximum Storage will Occur)					
T = -25+SQRT(10312.5/Qo) = -25+SQRT(10312.5/0.17) =	T =		219.57		Minutes
Maximum Volume of Storage per acre of Imperviousness (Vs)					
Vs = 16500xT/(1+25+(40xQoT)) = 16500x219.57/(219.57+25+40x0.17x219.57) =	Vs =		13299.09		Cft/Acre imperv
Total Volume of Storage Required (Vt)					
Vt = Vs x A x C = 13299.09x0.28x0.87 =	Vt =		3,240		Cft
100 Year Highwater Elevation =	Elevation =		720.80		
Detention Basin Outlet Invert Elevation =	Elevation =		716.36		
Bankfull Flood Storage Volume					
Bankfull Volume = 8349xAxC = 8349 x 0.30 x 0.83 =	Volume =		2,034		Cft
Bankfull Flood Elevation =	Elevation =		718.80		
First Flush Storage Volume (First 1" of Rain)					
First Flush Volume = 3630xAxC = 3630 x 0.30 x 0.83 =	Volume =		884		Cft
First Flush Elevation =	Elevation =		717.48		
Outlet Pipe Flow Design (Restrictor Pipe)					
Qtotal Formula = 0.62A x (Zgh) ^{0.5}					
Acceleration due to Gravity	g =		32.2		feet/s ²
Head on Pipe	H =		4.40		Ft
Diameter of Pipe	D =		0.86		Inch
Cross-section area of pipe	A =		0.004		Sft
Discharge	Q =		0.042		cfs
Total Site Q Allowable	Qa =		0.042		cfs

GENERAL NOTES:

1. FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE WASHTENAW COUNTY DRAIN COMMISSIONER AND/OR CITY OF YPSILANTI FOR ALL CONSTRUCTION WORK INVOLVING COUNTY DRAINS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS FOR WORK AT THE SITE.
4. THE CONTRACTOR SHALL CONTROL NOISE CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT(S).
5. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF YPSILANTI CODES AND ORDINANCES.
6. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE WASHTENAW COUNTY DRAIN COMMISSIONER AND/OR CITY OF YPSILANTI FOR ALL WORK INVOLVING SANITARY SEWERS OR WATERMANS PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE WASHTENAW COUNTY DRAIN COMMISSIONER AND/OR CITY OF YPSILANTI FOR ALL CONSTRUCTION WORK INVOLVING COUNTY DRAINS.
8. IF ANY UTILITY POLES ARE IMPACTED BY CONSTRUCTION THEY SHALL BE PROTECTED AND SUPPORTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
9. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REASONABLE ACCESS TO AND FROM THE DRIVE LINES AND DRIVE OPENINGS DURING CONSTRUCTION. ALL WORK SHALL BE INCLUDED IN THE PRICE OF THE CONTRACT WORK.
10. THE CONTRACTOR SHALL FURNISH PLACE AND MAINTAIN PLASTIC DRAIN BARRICADES AS REQUIRED TO PROTECT THE TRAVELING PUBLIC DURING CONSTRUCTION OPERATIONS ON THIS PROJECT.
11. ALL LAWN OR TURF AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" TOPSOIL SURFACE, SEED, FERTILIZER, MULCH AND MULCH BLANKET IN ACCORDANCE WITH SECTION 816 OF THE MDOT, 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
12. PUBLIC UTILITIES WHERE SHOWN ARE BASED ON INFORMATION PROVIDED BY THE UTILITY OWNERS. NEITHER THE OWNER NOR THE ENGINEER ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
13. ALL PUBLIC UTILITIES WHICH ARE NOT TO BE MOVED SHALL BE PROTECTED AND SUPPORTED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
14. ALL SAWCUTTING REQUIRED FOR THE REMOVAL OF PAVEMENT, SIDEWALK AND/OR CURB AND GUTTER SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE OWNER AND/OR ENGINEER.
15. THE CONTRACTOR MUST COORDINATE ALL PAVING OPERATIONS WITH THE OWNER AND/OR ENGINEER PRIOR TO ANY REMOVALS. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER AND/OR ENGINEER PRIOR TO PROCEEDING WITH ANY PAVEMENT REMOVAL AND/OR COLD MILLING. HMA SURFACE WORK, THE EXISTING PAVEMENT AT THE DRIVEWAY ENTRANCE AND DRIVE LINES MUST REMAIN IN PLACE AS LONG AS POSSIBLE AS REQUIRED BY THE OWNER AND/OR ENGINEER TO SUPPORT CONSTRUCTION TRAFFIC AND TO MAINTAIN THE EXISTING PAVEMENT FROM DAMAGE.
16. AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR MUST CLEAN AND REMOVE ALL DIRT AND DEBRIS FROM ALL SIDEWALKS, PAVEMENT AND THE GUTTER PAN OF ALL CURB & GUTTER AS REQUIRED BY THE OWNER AND/OR ENGINEER.

UG BASIN PIPE VOLUME:

TOTAL LENGTH OF 48" PIPE = 302 FT
AREA OF 48" PIPE = 12.57 CFT/FT
302 x 12.57 = 3,796 CFT STORAGE
3,796 CFT PROVIDED > 3,240 CFT REQUIRED

THE CONTRACTOR MUST CONTACT CITY OF YPSILANTI (GROVE ST) AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) (MICHIGAN AVE), THEN SECURE THE REQUIRED PERMITS AND BONDS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR MUST FOLLOW ALL REQUIREMENTS IN THE PERMIT, UTILIZING MAINTAINING TRAFFIC TYPICALS M04040, M0250a AND OTHER APPROPRIATE AND PROPER CONSTRUCTION TRAFFIC SIGNAGE.

400 E MICHIGAN AVENUE - STORM SEWER SYSTEM DESIGN

Manning Equation: $Q = (1.486n) A (R^{2/3}) S^{1/2}$										$Q = C I A$		$I = \frac{175}{T + 25}$		By: JRB / JEM Date: July 31, 2022 Issued:					
10 YEAR STORM SEWER PIPE DESIGN																			
										INVERT ELEV.		STRUCTURE							
DRAINAGE AREA (A) (SQ INCHES)	INCREMENTAL DRAINAGE AREA (A) (SQ INCHES)	INCREMENTAL DRAINAGE AREA (A) (SQ INCHES)	TOTAL DRAINAGE AREA (A) (SQ INCHES)	RUNOFF COEFF. C	TIME T (MIN)	RAINFALL INTENSITY I (IN/HR)	FLOW Q (CFS)	PIPE CAPACITY FLOW (CFS)	PIPE DIAMETER (INCHES)	LENGTH OF PIPE TOWARD NEXT STRUCT (FEET)	SLOPE OF PIPE (FEET PER FOOT)	VELOCITY OF FLOW (FT/SEC)	TIME OF FLOW (MINUTES)	UPPER END PIPE INVERT ELEVATION (FEET)	LOWER END PIPE INVERT ELEVATION (FEET)	STRUCTURE RM ELEVATION (FEET)	STRUCTURE RM ELEVATION (FEET)	STRUCTURE DIAMETER (INCHES)	STRUCTURE COVER TYPE
DA-60S-6	840	0.02	0.02	0.85	20.00	3.89	0.06	0.06	53.66	48	78.0	0.10	4.27	0.30	716.74	716.66	723.80	24	M2
DA-50S-6	1,825	0.09	0.11	0.85	20.30	3.86	0.29	0.35	75.88	48	115.0	0.30	12.74	0.24	716.74	716.66	723.80	24	M2
POINT 'A'	3,610	0.08	0.19	0.85	20.35	3.86	0.27	0.62	53.66	48	160.0	0.42	34.74	0.34	716.63	716.55	N/A	N/A	N/A
DA-30S-3	3,765	0.09	0.28	0.85	20.68	3.83	0.28	0.91	53.66	48	56.0	0.10	4.27	0.22	716.55	716.49	726.50	24	M2
POINT 'B'	0	0.00	0.28	0.85	20.90	3.81	0.00	0.91	2.98	12	26.0	0.50	3.79	0.11	716.49	716.36	N/A	N/A	N/A
DS-2	0	0.00	0.28	0.85	21.01	3.80	0.00	0.91	2.98	12	17.0	0.50	3.79	0.07	716.26	716.18	724.00	60	B
DS-1	0	0.00	0.28	0.85	21.01	3.80	0.00	0.91	2.98	12	17.0	0.50	3.79	0.07	716.18	716.10	721.20	60	B
EXISTING STORM MANHOLE COVER B (TO BE RECONSTRUCTED)																			
DA-40S-4	3,610	0.08	0.08	0.85	20.00	3.84	0.27	0.27	49.18	48	68.0	0.10	3.92	0.29	716.70	716.63	723.50	24	M2
POINT 'A'	3,610	0.08	0.08	0.85	20.00	3.84	0.27	0.27	49.18	48	68.0	0.10	3.92	0.29	716.70	716.63	N/A	N/A	N/A



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCALE: 1"=20'

JOB NO. 22-211

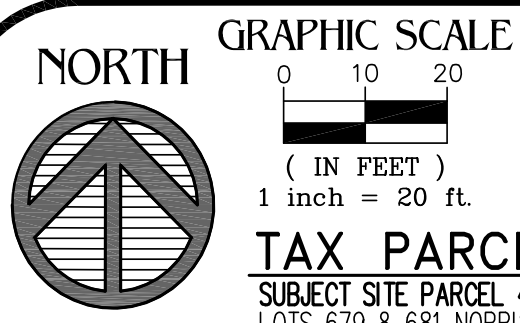
OWNER/DEVELOPER:
LEONI WELLNESS, LLC

PART OF THE NORTHEAST 1/4,
SECTION 9, T3S-R7E
CITY OF YPSILANTI, WASHTENAW CO, MI

Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

GRADING, DRAINAGE, PAVING & UTILITY PLAN FOR:
PROPOSED MARIHUANA FACILITY/CENTER
401 E MICHIGAN AVE, YPSILANTI, MI 48198

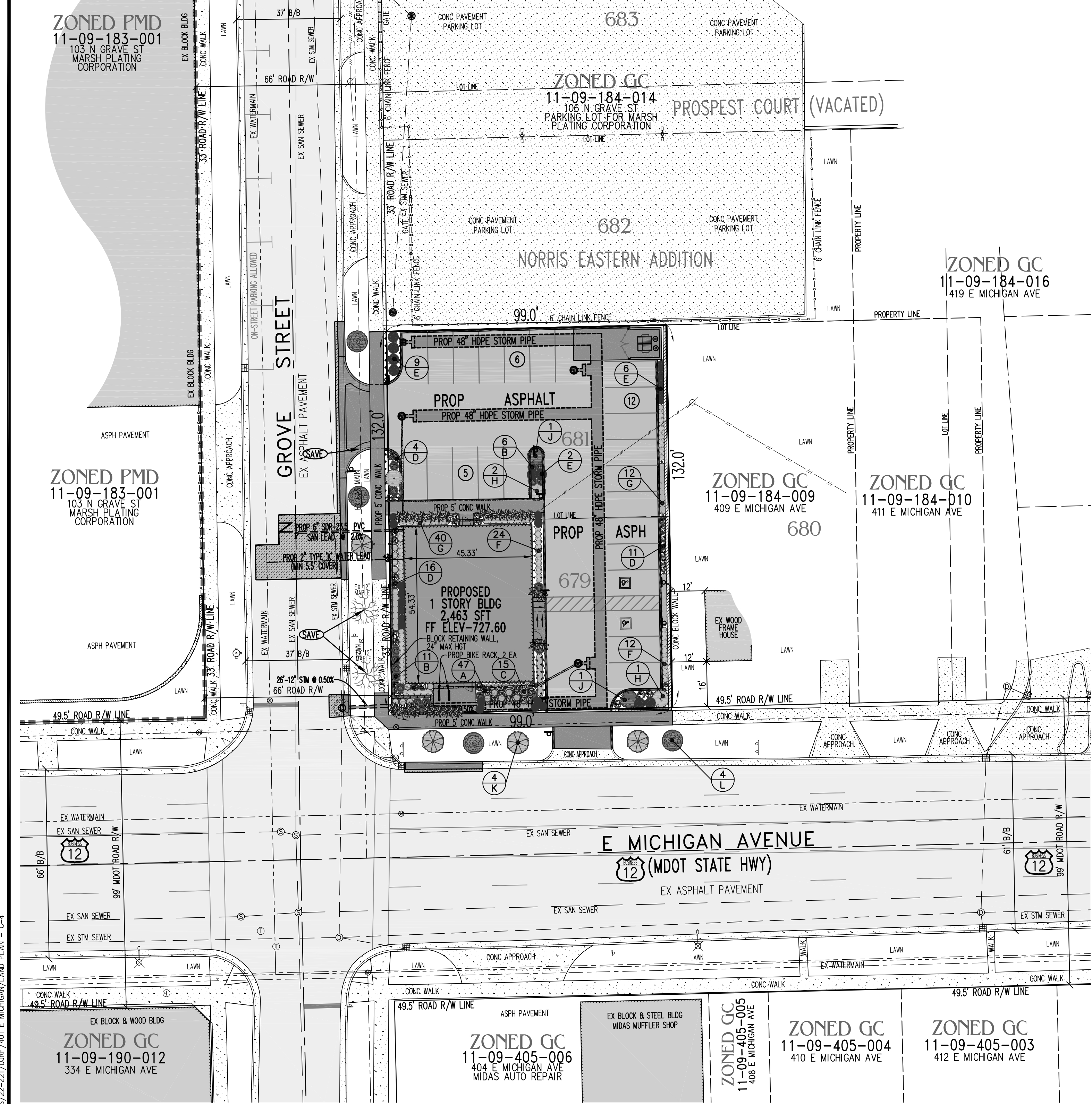
REVISIONS	DRN. BY:	J.R.B.	07.15.2022	SHEET NO:
	DSN BY:	J.R.B.	"	C-3
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	



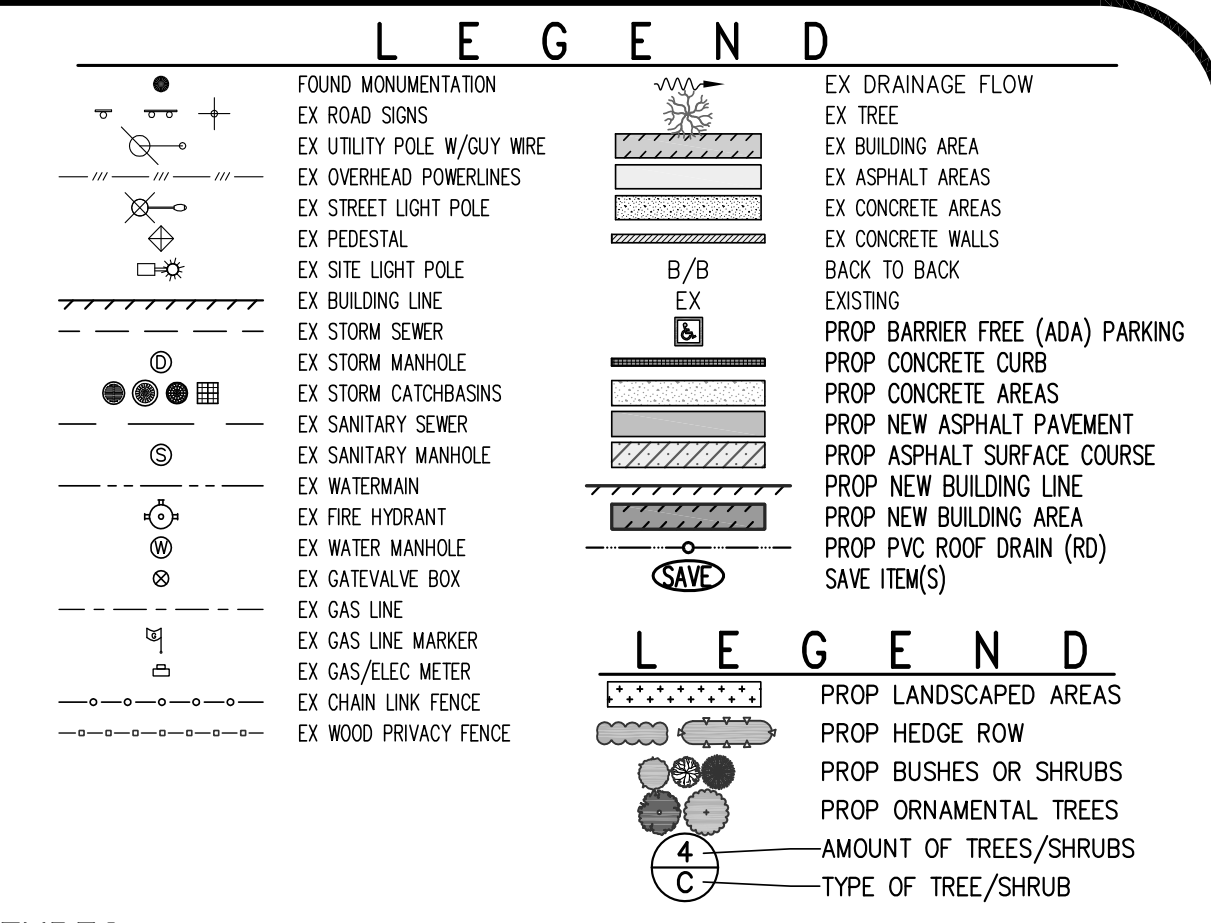
TAX PARCEL DESCRIPTION

SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198

LOTS 679 & 681 NORRIS EASTERN ADDITION, AS RECORDED IN LIBER 46 OF DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.



SITE LANDSCAPING PLAN & NOTES



DECIDUOUS, CONIFEROUS & ORNAMENTAL TREE TYPES:

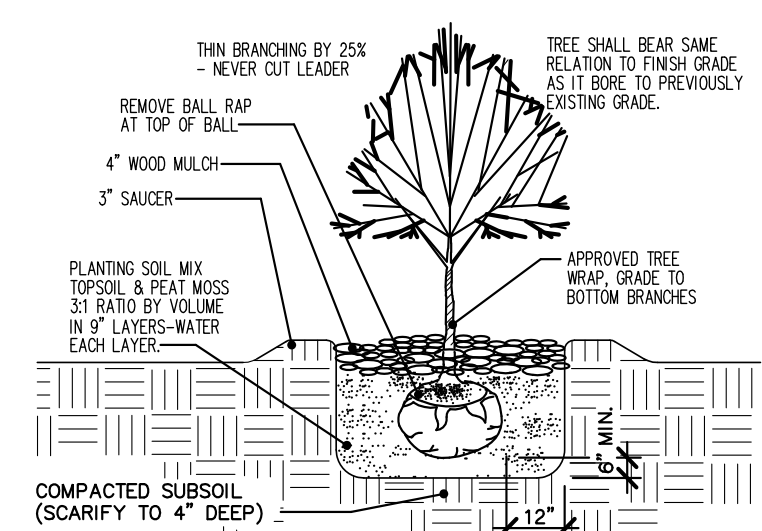


SHRUBS/BUSHES AND PERENNIAL PLANT TYPES:

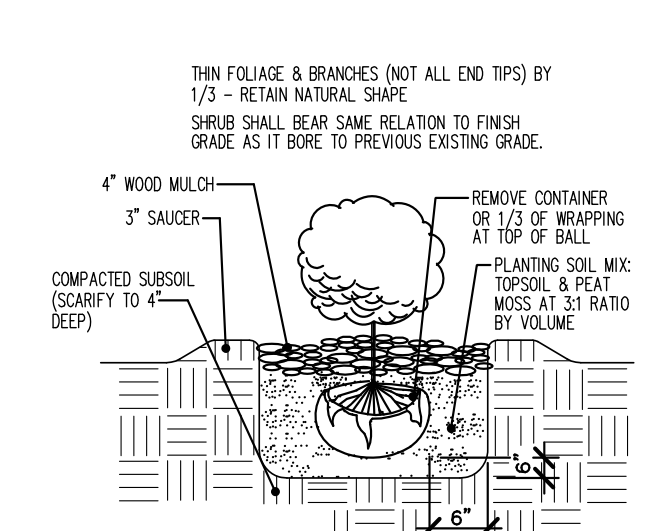


LANDSCAPE NOTES:

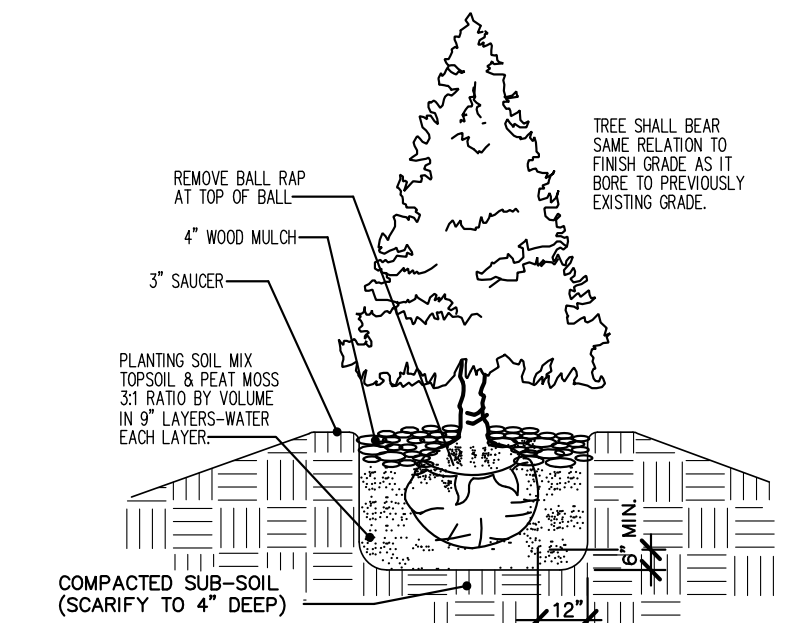
1. ALL CORNER LOT PLANT BEDS TO HAVE 4" OF WOOD MULCH BEDDING PLACED ON GEOTEXTILE WEED BLOCK FABRIC
2. ALL NEW LAWN TREES SHALL HAVE A 5' DIAMETER CIRCLE OF 4" WOOD MULCH BEDDING PLACED ON GEOTEXTILE WEED BLOCK FABRIC BOUNDED BY COMMERCIAL GRADE PLASTIC EDGING.
3. ALL LAWN AREAS SHALL BE ESTABLISHED WITH 4" TOPSOIL SURFACE, FERTILIZER, SEED AND MULCH. ALL LANDSCAPE BEDS SHALL HAVE A 18" DEEP BED OF A MIXTURE THAT CONSISTS OF TOPSOIL & COMPOST.
4. ALL UTILITY STRUCTURES AND TRANSFORMERS MUST BE SCREENED WITH LANDSCAPING.
5. ALL SHRUBS AND BUSHES SHALL BE TRIMMED AND HEIGHTS MAINTAINED TO NO MORE THAN 36-42 INCHES.
6. ALL WATER-SERVICE STOP BOXES, VALVE BOXES, METER PITS & SANITARY MANHOLES SHALL BE COORDINATED TO PROVIDE ACCESS AT ALL TIMES DURING THE PROJECT AND SHALL BE ADJUSTED TO FINISHED GRADE AS PART OF THE PROJECT.
7. SELECT A NATURAL MULCH SUCH AS AGED SHREDDED HARDWOOD BARK THAT WILL GRADUALLY DECOMPOSE, ADDING COMPOST (HUMUS) TO THE SOIL. APPLY THE MULCH TO A DEPTH OF 3 TO 4 INCHES AND REPLENISH, AS NEEDED WITH ALL PLANTS LOCATED ON THE PROPERTY.
8. ALL LANDSCAPING AREAS SHALL BE IRRIGATED.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN PLANTING DETAIL

PERENNIAL & BUSH/SHRUB LIST

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE
47	A	DAYLILLY	HEMEROCALLIS HAPPY RETURNS	BULBS
17	B	CREEPING RED SEDUM	SEDUM SPURIMUM	24" HGT
15	C	CRIMSON PYGMY BAYBERRY	ATROPURPUREA NANA	24" HGT
27	D	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	24" HGT
25	E	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM	24" HGT
36	F	WINTERGREEN BOXWOOD	BUXUS SINICA VAR	24" HGT
52	G	RHODODENDRON SHRUB	RHODODENDRON CATAWBIENSE	24" HGT

DECIDUOUS ORNAMENTAL TREE LIST

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE
3	H	EASTERN REDBUD	CERIS CANADENSIS	2.5" CALIPER
2	J	PINK DOGWOOD	CORNUS SPP.	2.5" CALIPER
4	K	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	2.5" CALIPER
4	L	RED OAK	QUERCUS RUBRA	2.5" CALIPER



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCALE: 1"=20'

JOB NO. 22-211

OWNER/DEVELOPER:
LEONI WELLNESS, LLC

PART OF THE NORTHEAST 1/4,
SECTION 9, T3S-R7E
CITY OF YPSILANTI, WASHTENAW CO, MI

F&E

Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

SITE LANDSCAPING PLAN & NOTES FOR:
PROPOSED MARIHUANA FACILITY/CENTER
401 E MICHIGAN AVE, YPSILANTI, MI 48198

REVISIONS	DRN. BY:	J.R.B.	07.14.2022	SHEET NO: C-4
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

NORTH

GRAPHIC SCALE

0 10 20

(IN FEET)

1 inch = 20 ft.

TAX PARCEL DESCRIPTION

SUBJECT SITE PARCEL 401 E MICHIGAN AVENUE, YPSILANTI, MI 48198

LOTS 679 & 681 NORRIS EASTERN ADDITION, AS RECORDED IN LIBER 46 OF DEEDS, PAGE 431, WASHTENAW COUNTY RECORDS, BEING THE STATE OF MICHIGAN PLAT NO. 9469. THIS PARCEL CONTAINS 0.30 ACRES.

SITE LIGHTING & PHOTOMETRIC PLAN

LEGEND

- PROP 8' HIGH WALL PACK LIGHT (TYPE A)
- PROP 15' SINGLE LIGHT POLE (TYPE B)
- PROP BUILDING AREA
- PROP FC GRID POINT
- LIGHT FIXTURE TYPE



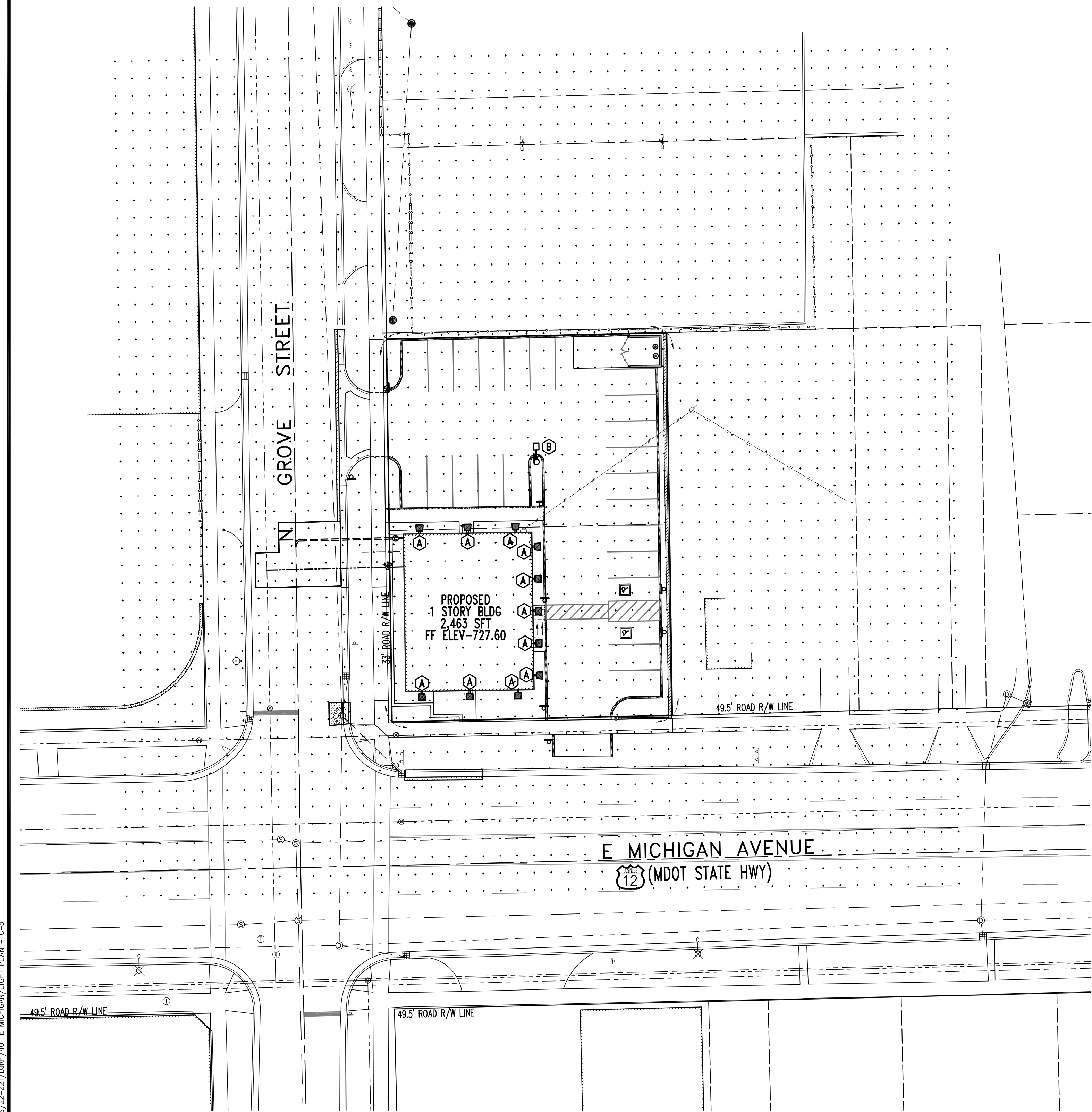
GSR LED OUTDOOR
LIGHT FIXTURE ON BUILDING
TYPE A - 8' FROM A.F.G.



MIRADA LARGE AREA LED
LIGHT FIXTURE ON POLE
TYPE B - 15' POLE

LEGEND

- FOUND MONUMENTATION
- EX ROAD SIGNS
- EX UTILITY POLE W/GUY WIRE
- EX OVERHEAD POWERLINES
- EX STREET LIGHT POLE
- EX PEDESTAL
- EX SITE LIGHT POLE
- EX BUILDING LINE
- EX STORM SEWER
- EX STORM MANHOLE
- EX STORM CATCHBASINS
- EX SANITARY SEWER
- EX SANITARY MANHOLE
- EX WATERMAIN
- EX FIRE HYDRANT
- EX WATER MANHOLE
- EX GATEVALVE BOX
- EX GAS LINE
- EX GAS LINE MARKER
- EX GAS/ELEC METER
- EX CHAIN LINK FENCE
- EX WOOD PRIVACY FENCE
- EX DRAINAGE FLOW
- EX TREE
- EX BUILDING AREA
- EX ASPHALT AREAS
- EX CONCRETE AREAS
- EX CONCRETE WALLS
- BACK TO BACK
- EXISTING
- PROP BARRIER FREE (ADA) PARKING
- PROP CONCRETE CURB
- PROP CONCRETE AREAS
- PROP NEW ASPHALT PAVEMENT
- PROP ASPHALT SURFACE COURSE
- PROP LIGHT POLE
- PROP WALL PACK LIGHT
- PROP NEW BUILDING LINE
- PROP NEW BUILDING AREA
- PROP PVC ROOF DRAIN (RD)
- SAVE ITEM(S)



SITE LIGHTING NOTES:

- ALL OUTDOOR LIGHTING IN ALL USE DISTRICTS OTHER THAN RESIDENTIAL DISTRICTS SHALL BE SHIELDED SO THE SURFACE OF THE SOURCE OF THE LIGHT SHALL NOT BE VISIBLE FROM ALL ADJACENT RESIDENTIAL DISTRICTS, ADJACENT RESIDENCES AND PUBLIC RIGHTS-OF-WAY.
- LIGHT FIXTURES WERE DESIGNED AND SHIELDED SO THAT LIGHT IS DIRECTED ONTO THE PARKING AREA AND DIRECTED AWAY FROM ADJACENT PROPERTY AND TRAFFIC.
- THE DESIGN AND STYLE OF FIXTURES (COLOR, SHAPE, STYLE, AND MATERIALS) SHALL MATCH OR COMPLEMENT THE STYLE AND MATERIALS OF THE BUILDINGS SERVED.
- ALL LIGHTING EXCEPT SECURITY LIGHTING SHALL BE ON A TIME-CLOCK OR PHOTO-SENSOR SYSTEM, AS APPROVED BY CITY OF YPSILANTI.
- PARKING LOTS SHALL BE ILLUMINATED WITH A LIGHT-EMITTING DIODE (LED) OR OTHER APPROVED LIGHTING SYSTEM. THE LIGHTING SYSTEM SHALL PROVIDE NOT LESS THAN 0.5 FOOTCANDLE OVERALL AVERAGE ILLUMINATION WITH A MINIMUM OF 0.3 FOOTCANDLES ON THE PARKING SURFACE, MEASURED AT 5' HIGH ACROSS THE ENTIRE AREA.
- LIGHTING STANDARDS IN PARKING LOTS IN AND ADJACENT TO RESIDENTIAL ZONES SHALL NOT EXCEED TWENTY FEET IN HEIGHT AS MEASURED FROM THE ADJACENT GRADE TO THE TOP OF THE LIGHT FIXTURE. THE TOTAL LIGHT CUTOFF ANGLE MAY BE NO GREATER THAN 90 DEGREES. ILLUMINATION SHALL NOT BE OF A FLASHING, MOVING OR INTERMITTENT TYPE. ALL ILLUMINATION SHALL BE CONSTANT IN INTENSITY AND COLOR AT ALL TIMES WHEN IN USE.
- PARKING LOT LIGHTS MUST BE FULL CUT OFF TYPE FIXTURES AND LAMPS MUST BE SHIELDED TO PREVENT LIGHT TRESPASS OR GLARE. A WHITE LIGHT SOURCE SHOULD BE USED FOR THE WALL MOUNTED LIGHTS, SUCH AS INCANDESCENT, METAL HALIDE, OR OTHER LAMPS WITH A COLOR RENDERING INDEX OF AT LEAST 70. MAXIMUM LIGHT LEVELS MUST BE LESS THAN OR EQUAL TO 0.5 FOOTCANDLE BEYOND A PROPERTY LINE, PER CITY ZONING ADJACENT TO ANY RESIDENTIAL PROPERTIES.
- ONLY LIGHTING NECESSARY FOR SITE SECURITY MAY BE LEFT ON BETWEEN MIDNIGHT AND 6:00 AM.
- THE BUILDING WALLPACK LIGHTS SHALL BE INSTALLED AT 8 OR 10 FEET ABOVE GRADE, AS NOTED. THE CONTRACTOR SHALL CONTACT MISS DIG 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY IF ANY UNDER GROUND UTILITIES WILL BE IN VICINITY OF THE WORK AREA.

LIGHTING STATEMENTS:

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

811

3 WORKING DAYS |
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

(CALL FIRST FOR THE LOCATION OF UNDERGROUND UTILITIES)

811

Know what's below.
Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FILE: JDS-22-221/DREF/401 E MICHIGAN/LIGHT PLAN - C-5

SCALE: 1"=20'	OWNER/DEVELOPER: LEONI WELLNESS, LLC	PART OF THE NORTHEAST 1/4, SECTION 9, T3S-R7E CITY OF YPSILANTI, WASHTENAW CO, MI	 Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL:INFO@FENTONLSE.COM	SITE LIGHTING & PHOTOMETRIC PLAN FOR: PROPOSED MARIHUANA FACILITY/CENTER 401 E MICHIGAN AVE, YPSILANTI, MI 48198	REVISIONS	DRN. BY:	J.R.B.	07.15.2022	SHEET NO: C-5
JOB NO. 22-211						DSN BY:	J.R.B.	"	
						CHK'D BY:	J.P.W.	"	
						APPR BY:	J.B.M.	"	

GENERAL CONSTRUCTION NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE LATEST MDOT STANDARD ROAD PLANS, AND THE LATEST CITY OF YPSILANTI ZONING ORDINANCE AND ENGINEERING DESIGN STANDARDS. COPIES OF ALL MDOT DOCUMENTS MAY BE OBTAINED FROM THEIR WEBSITE (WWW.MICHIGAN.GOV/MDOT)

2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO GRADE THE SITE TO THE GRADES SHOWN ON THE PLANS OR SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, EMBANKMENT, AND THE FURNISHING AND PLACING OF ALL BORROW MATERIAL REQUIRED TO OBTAIN THE SPECIFIED GRADES.

3. SUBGRADE PREPARATION: REMOVE ALL ROCKS, DEBRIS, VEGETATION AND TOPSOIL FROM THE AREA TO BE PAVED. SHAPE THE SUBGRADE TO PROPER ELEVATIONS FOR PLACEMENT OF THE PAVEMENT. COMPACT SUBGRADE TO NOT LESS THAN 95% OF MAXIMUM UNIT WEIGHT IN 9 INCH LIFTS IN ACCORDANCE WITH THE MODIFIED PROCTOR T-180 METHOD. THE CONTRACTOR SHALL UNDERCUT ANY UNSUITABLE SUBGRADE MATERIAL AND REPLACE IT WITH SUITABLE MATERIAL COMPACTED TO MINIMUM 95% OF MAX UNIT WEIGHT.

4. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF YPSILANTI & WASHTENAW COUNTY CODES AND ORDINANCES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE AND BONDS PRIOR TO CONSTRUCTION, INCLUDING THE PAYMENT OF ANY FEES, REQUIRED BY ANY FEDERAL, STATE, LOCAL, OR PRIVATE ORGANIZATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF SURPLUS OR WASTE MATERIAL.

7. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLAN, AND SHALL MEET THE APPROVAL OF THE WDCD-SESC AND/OR CITY OF YPSILANTI SOIL EROSION CONTROL DEPARTMENT. CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT FROM WDCD-SESC DEPARTMENT.

8. ALL LAWN OR TURF AREAS SHALL BE ESTABLISHED WITH TOPSOIL AND APPLICATION OF FERTILIZER, SEED AND MULCH IN ACCORDANCE WITH THE FOLLOWING RATIOS:

TOPSOIL SURFACE = MINIMUM 4 INCHES
CHEMICAL FERTILIZER NUTRIENT = 240 LBS/ACRE
CLASS A SEEDING = 120 LBS/ACRE
MULCH = 2 TONS/ACRE
ALL LANDSCAPE BEDS SHALL HAVE 18" OF TOPSOIL.

ALL MATERIAL SHALL COMPLY WITH MDOT STANDARD SPECIFICATIONS.

9. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.

10. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (1-800-482-7171) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS AT THE CONTRACTORS EXPENSE.

11. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION IN ORDER TO DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN THE EXISTING UTILITY AND THE PROPOSED CONSTRUCTION. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED AS BEING INCLUDED IN THE COST OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COST FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. PRIOR TO BIDDING THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE INCIDENTAL TO THE COST OF CONSTRUCTION.

13. ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPOSED INSTALLATION OF THE PROPOSED WORK. BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS BY THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS. ANY UNSTABLE LIMESTONE BASE OR ASPHALT PAVEMENT MUST BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR COST AS REQUIRED BY THE OWNER AND/OR ENGINEER.

14. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, TREES, BRUSH, FENCES, SLABS, DRIVEWAYS AND/OR SIDEWALKS THAT ARE AFFECTED BY THE PROPOSED WORK. VISIT SITE TO DETERMINE EXTENT OF REMOVAL WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.

15. THE FOLLOWING LATEST MDOT STANDARD ROAD PLANS SHALL APPLY TO THIS PROJECT UNLESS THEY ARE SUPERSEDED BY CITY OF YPSILANTI & WDCD STANDARD DETAILS:

PLAN NO.	TITLE
R-28-J	CURB RAMP AND DETECTABLE WARNING DETAILS
R-29-I	DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS
R-30-G	CONCRETE CURB AND CONCRETE CURB & GUTTER

THE CONTRACTOR SHALL OBTAIN COPIES OF THESE MDOT STANDARD PLANS AT THE MDOT WEBSITE (WWW.MICHIGAN.GOV/MDOT) AND MUST COMPLY WITH ALL REQUIREMENTS

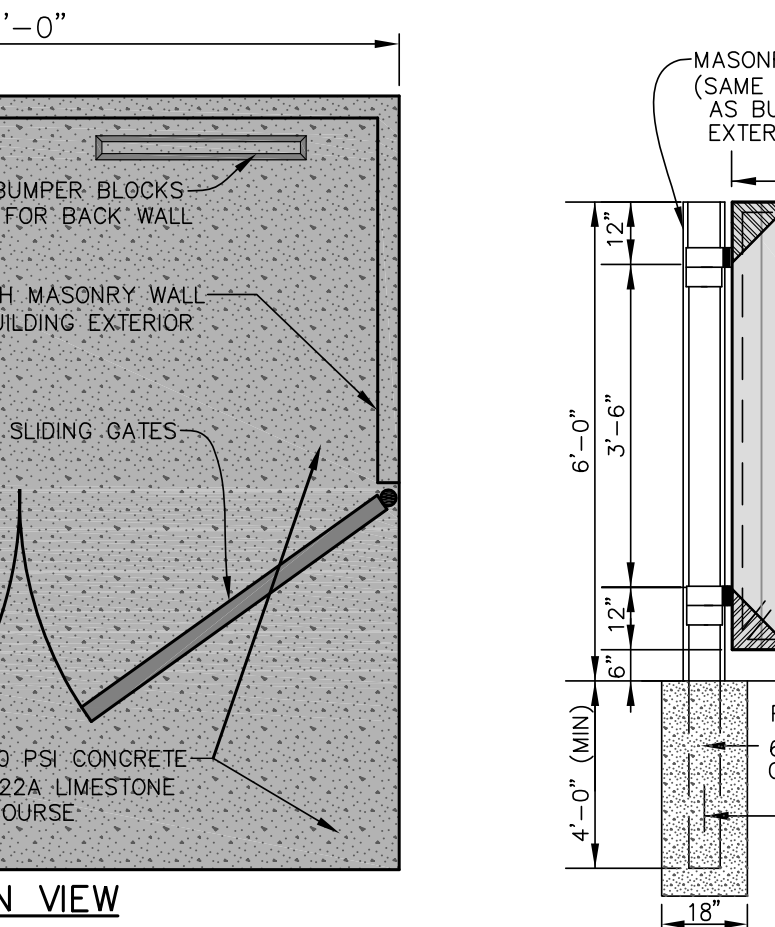
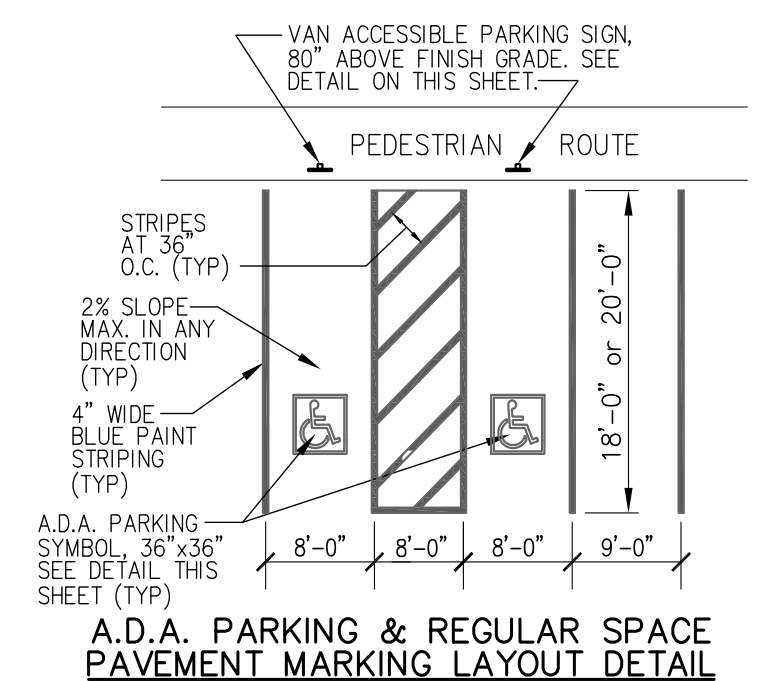
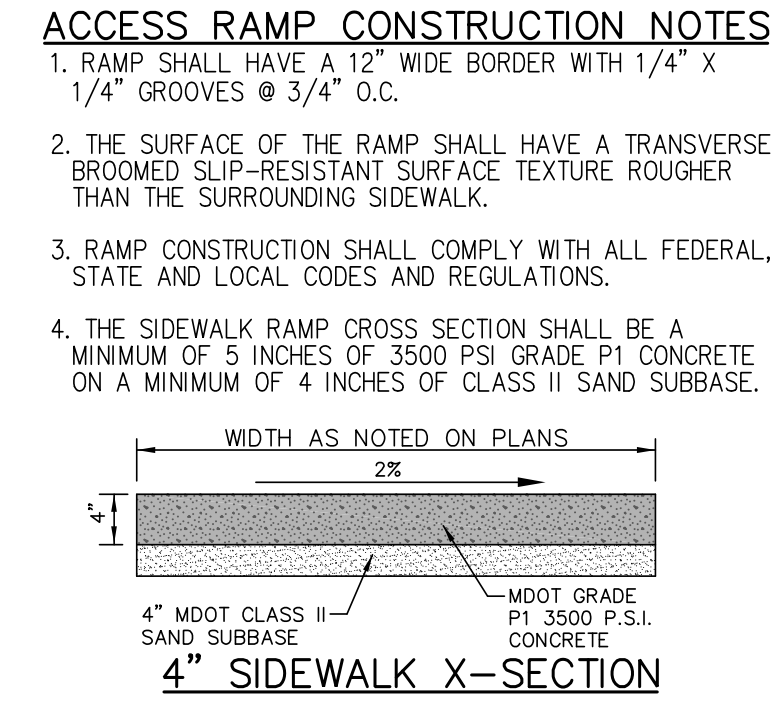
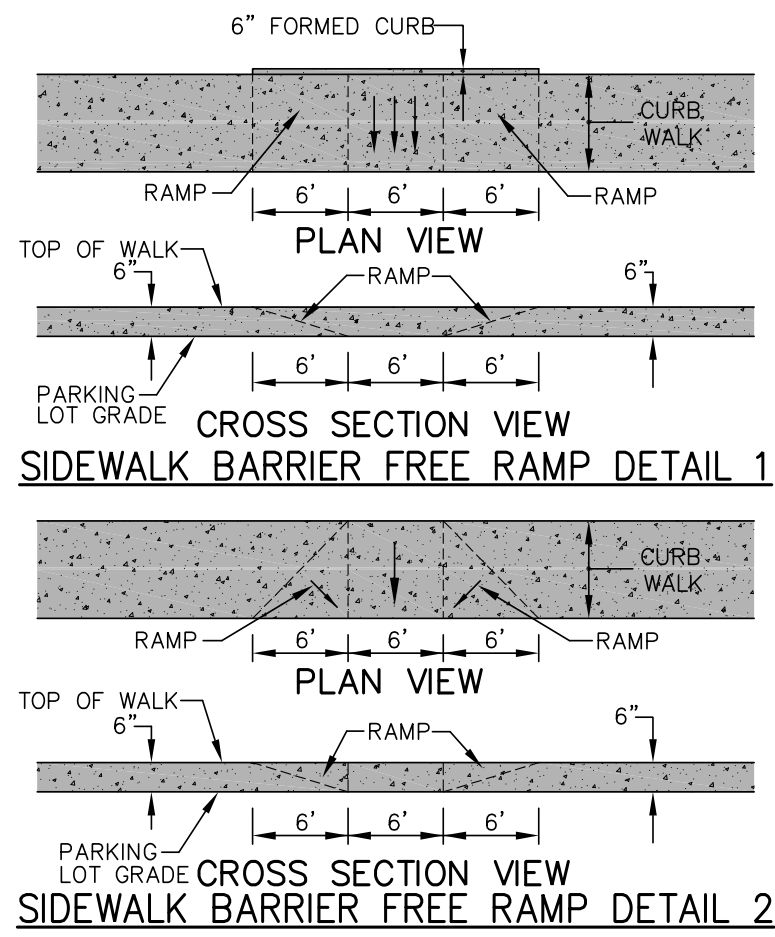
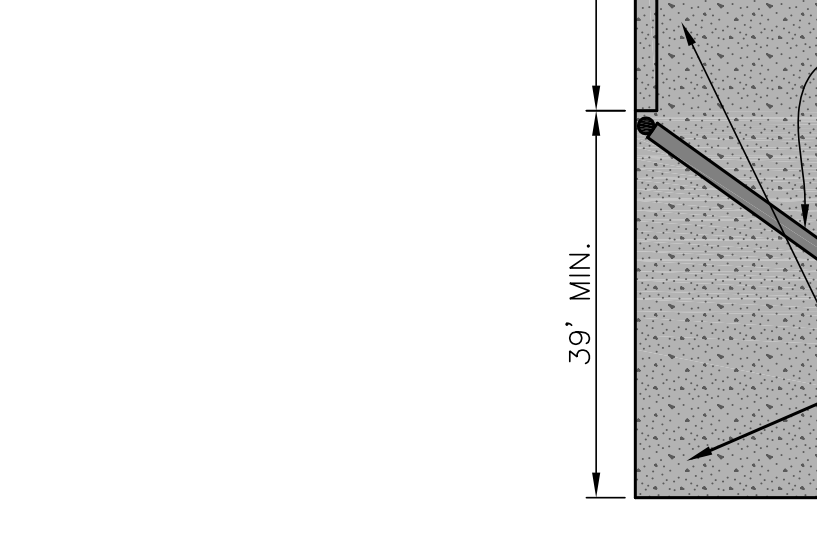
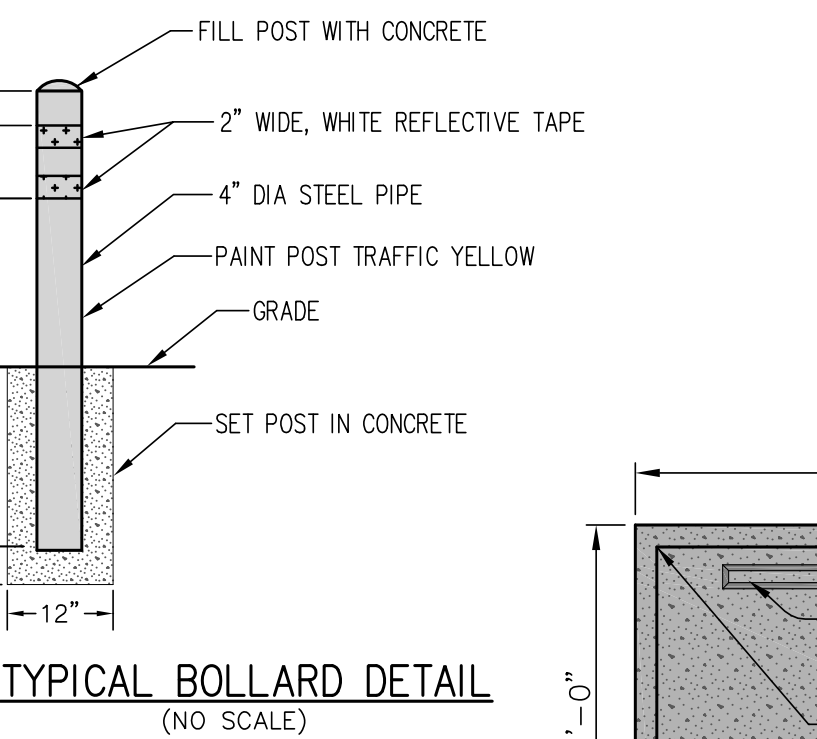
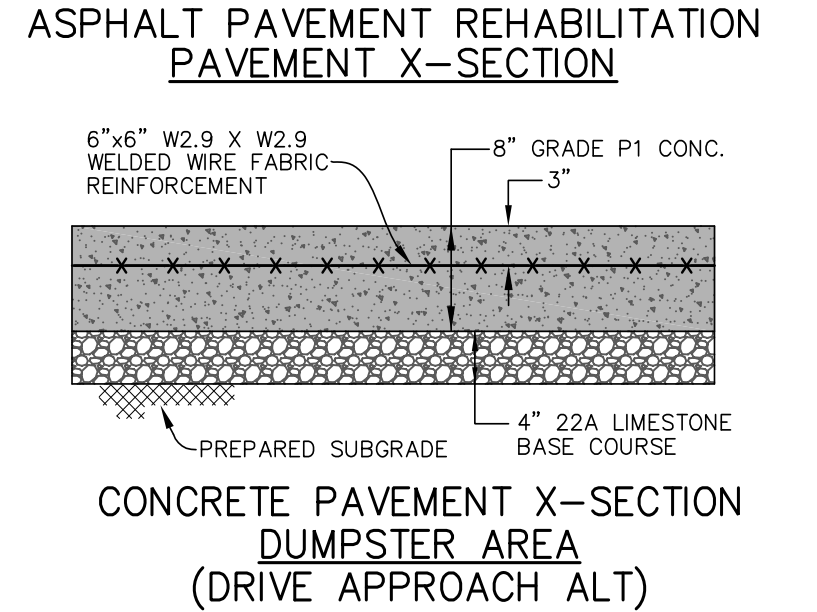
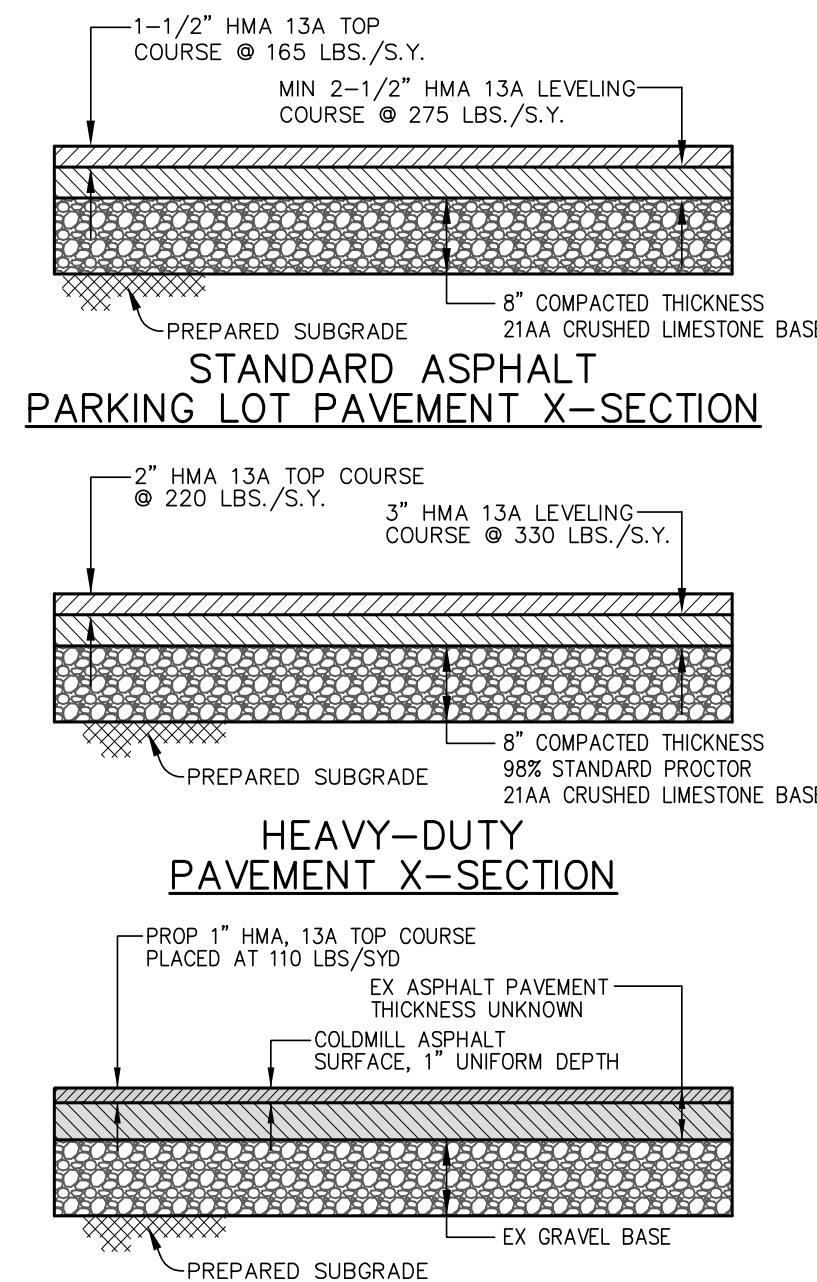
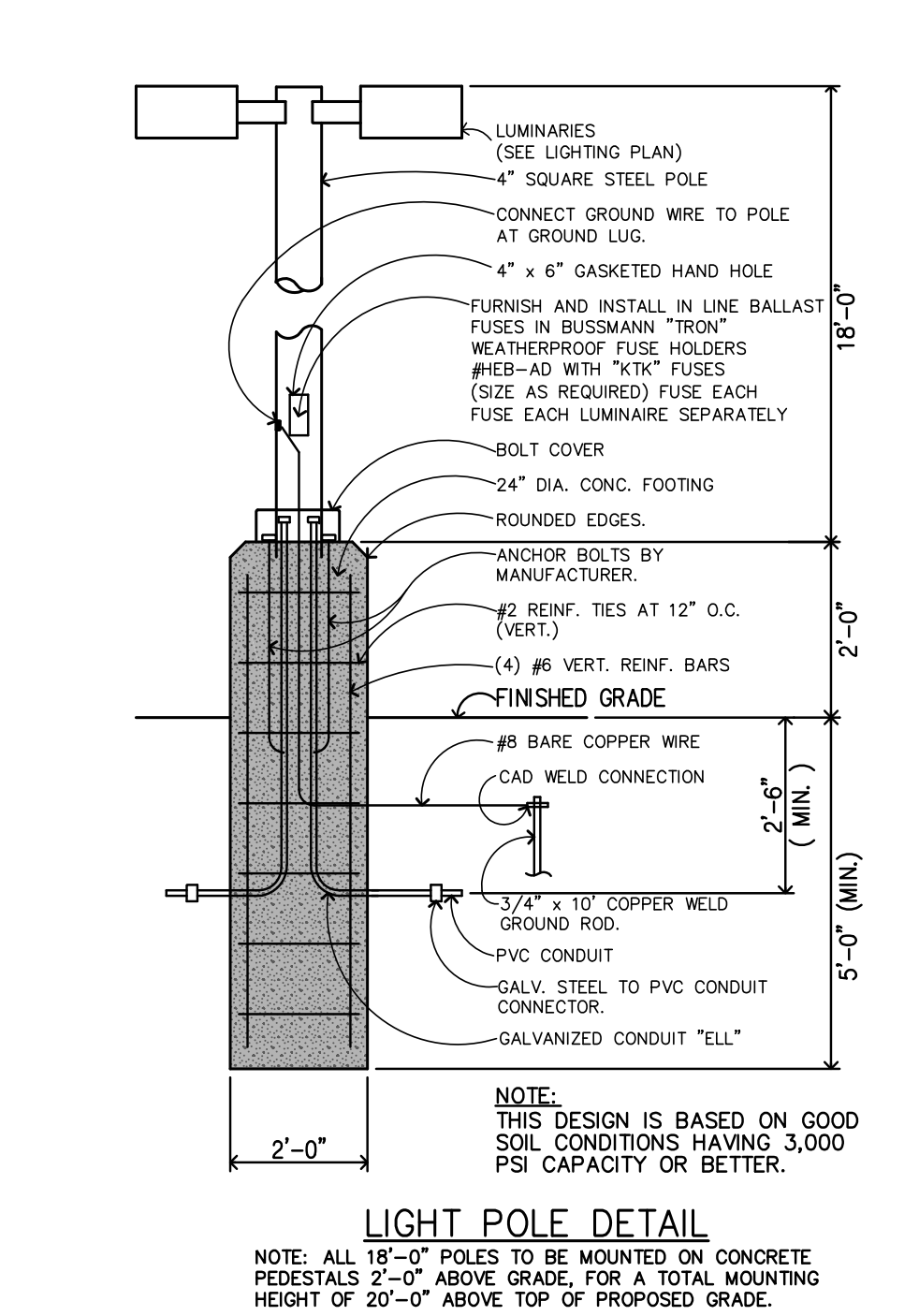
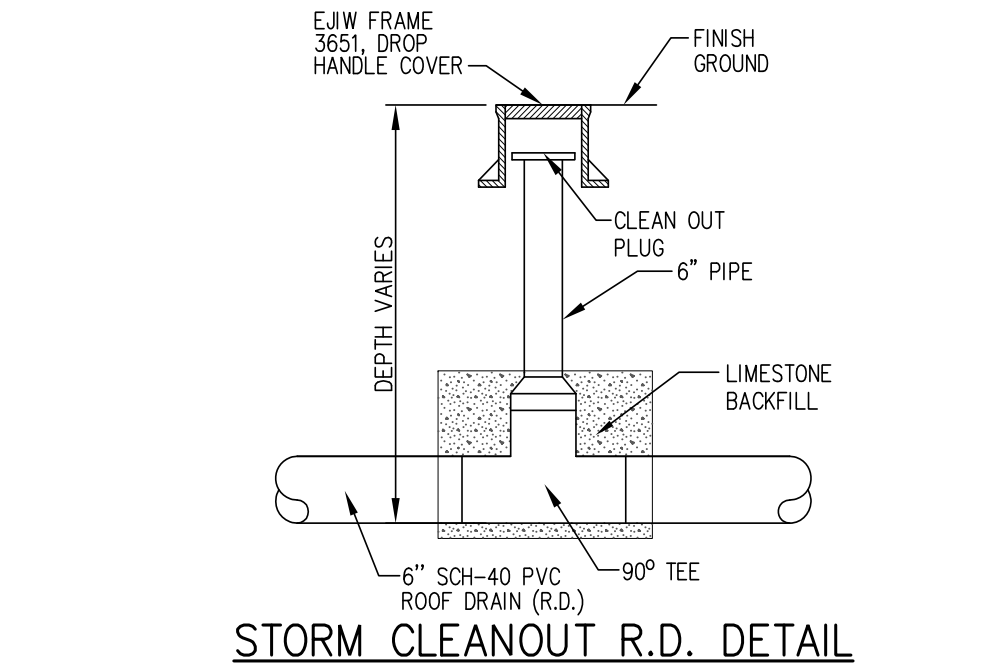
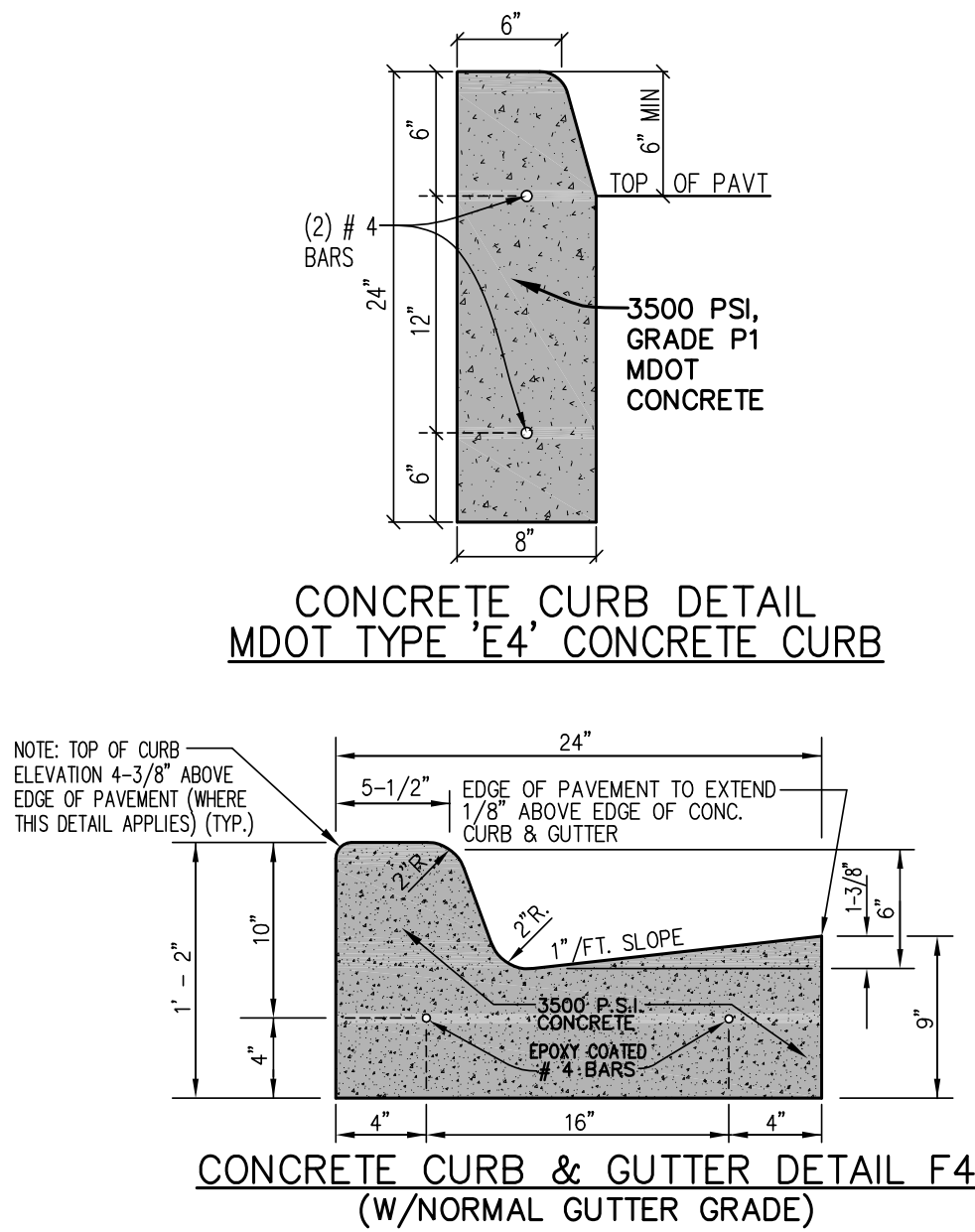
16. THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY CITY OF YPSILANTI AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED, AND SECTION 812 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.

17. ALL PARKING SPACE LINES, CROSSWALKS, STOP BARS, & PAINTED ISLANDS SHALL BE MARKED WITH 4" YELLOW REFLECTIVE PAINT. ALL HANDICAP PARKING SPACE LINES SHALL BE MARKED WITH 4" BLUE REFLECTIVE PAINT. HANDICAP SYMBOLS SHALL BE BLUE REFLECTIVE PAINT. ALL MATERIALS SHALL COMPLY WITH SECTION 811 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

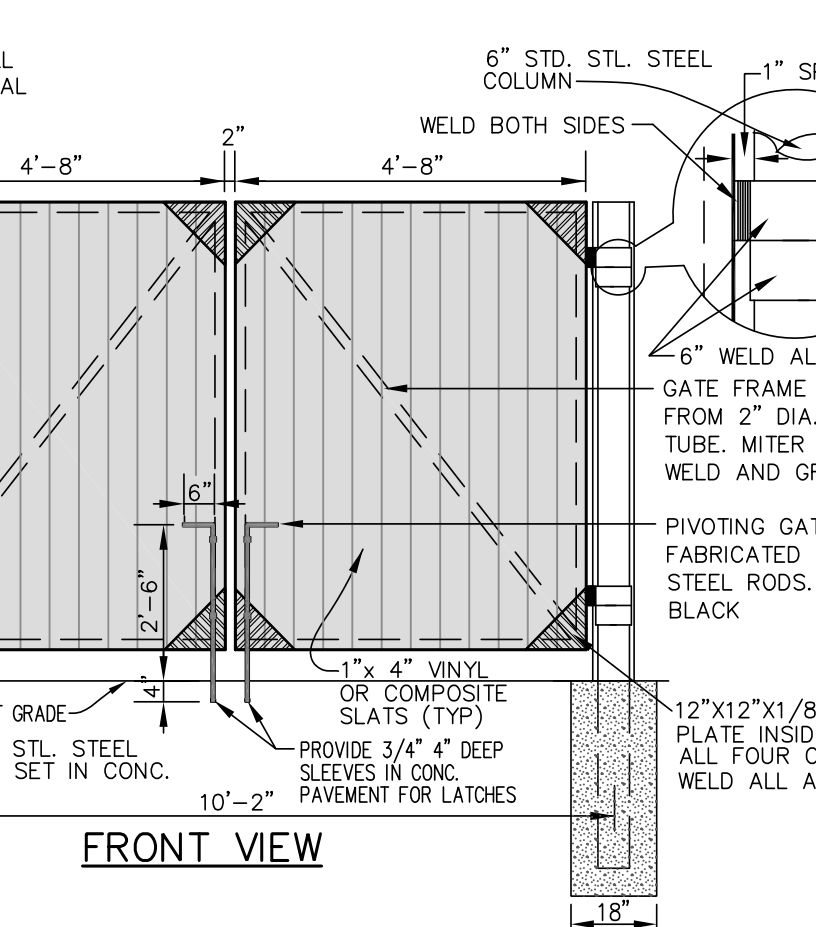
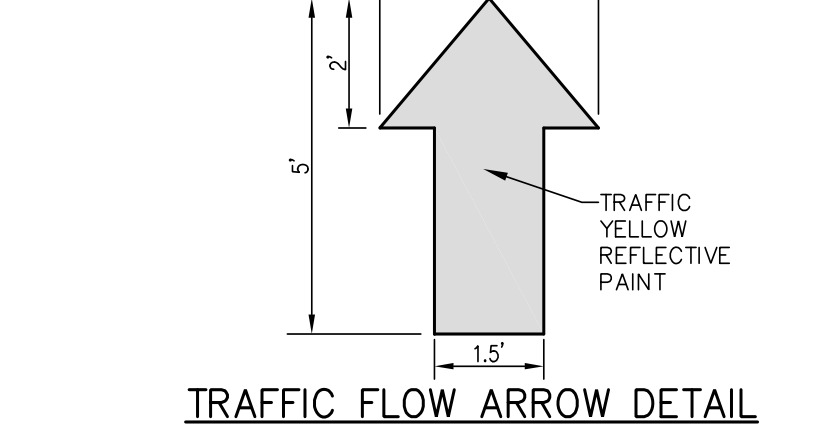
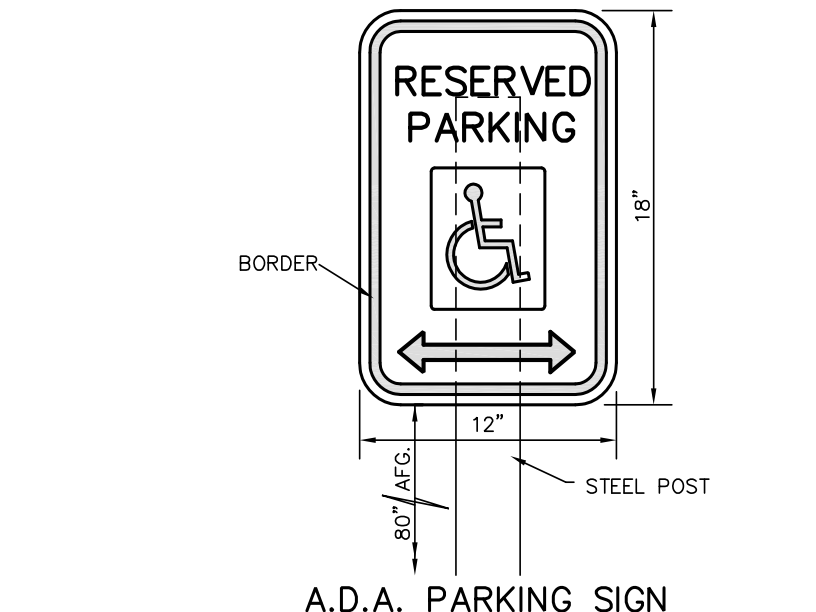
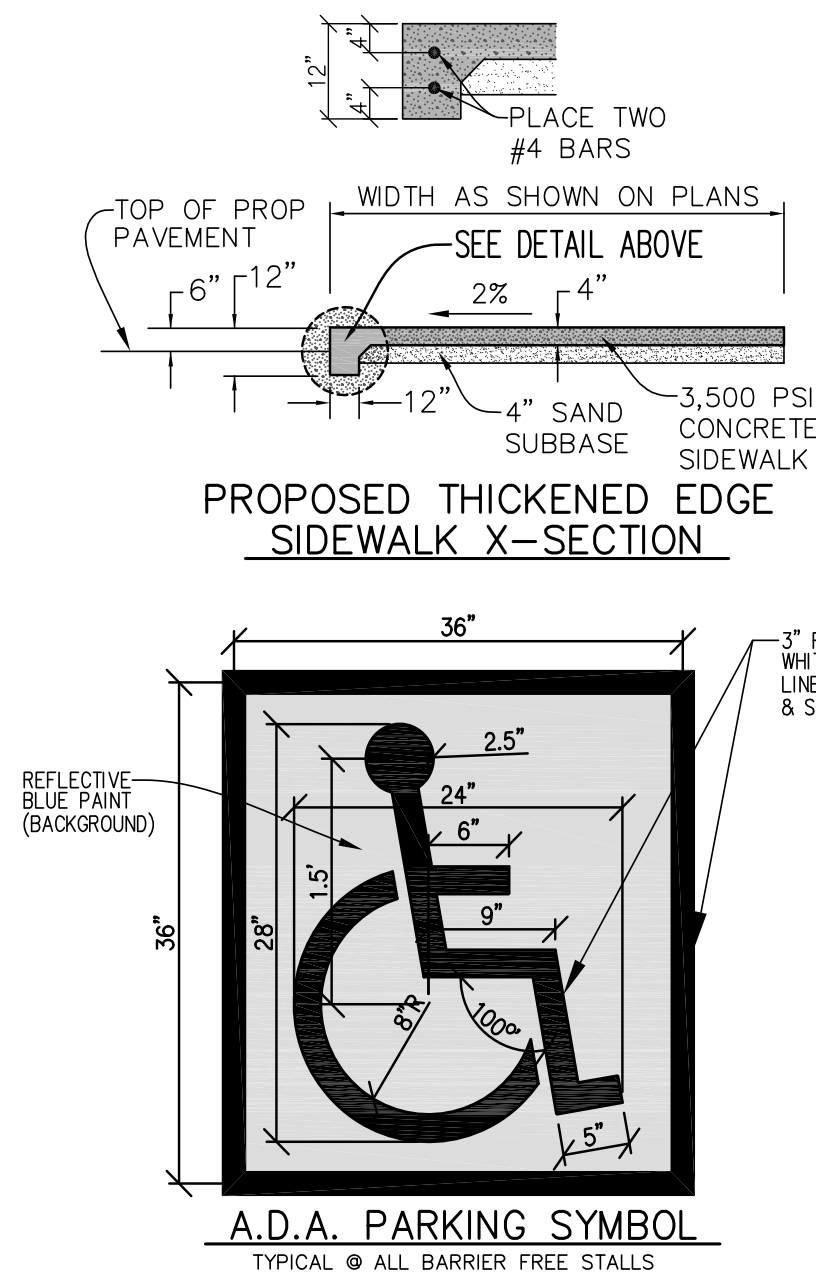
18. ALL TRAFFIC SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND SECTION 810 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

19. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVEMENT. THE CONTRACTOR MUST PROPERLY REPAIR ANY DAMAGE CAUSED BY THEIR OPERATIONS AT THEIR COST AS REQUIRED BY THE CITY, COUNTY, OWNER AND/OR ENGINEER.



DUMPSTER ENCLOSURE DETAIL

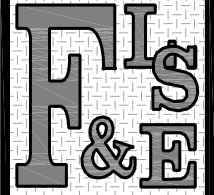


DUMPSTER ENCLOSURE DETAIL

FILE: JOBS/22-22/2017/401 E MICHIGAN SITE PLAN/CONST DETAILS - C-6

SCALE: NONE	OWNER/DEVELOPER: LEONI WELLNESS LLC
JOB NO. 22-211	

PART OF THE NORTHEAST 1/4,
SECTION 9, T3S-R7E
CITY OF YPSILANTI, WASHTENAW CO, MI



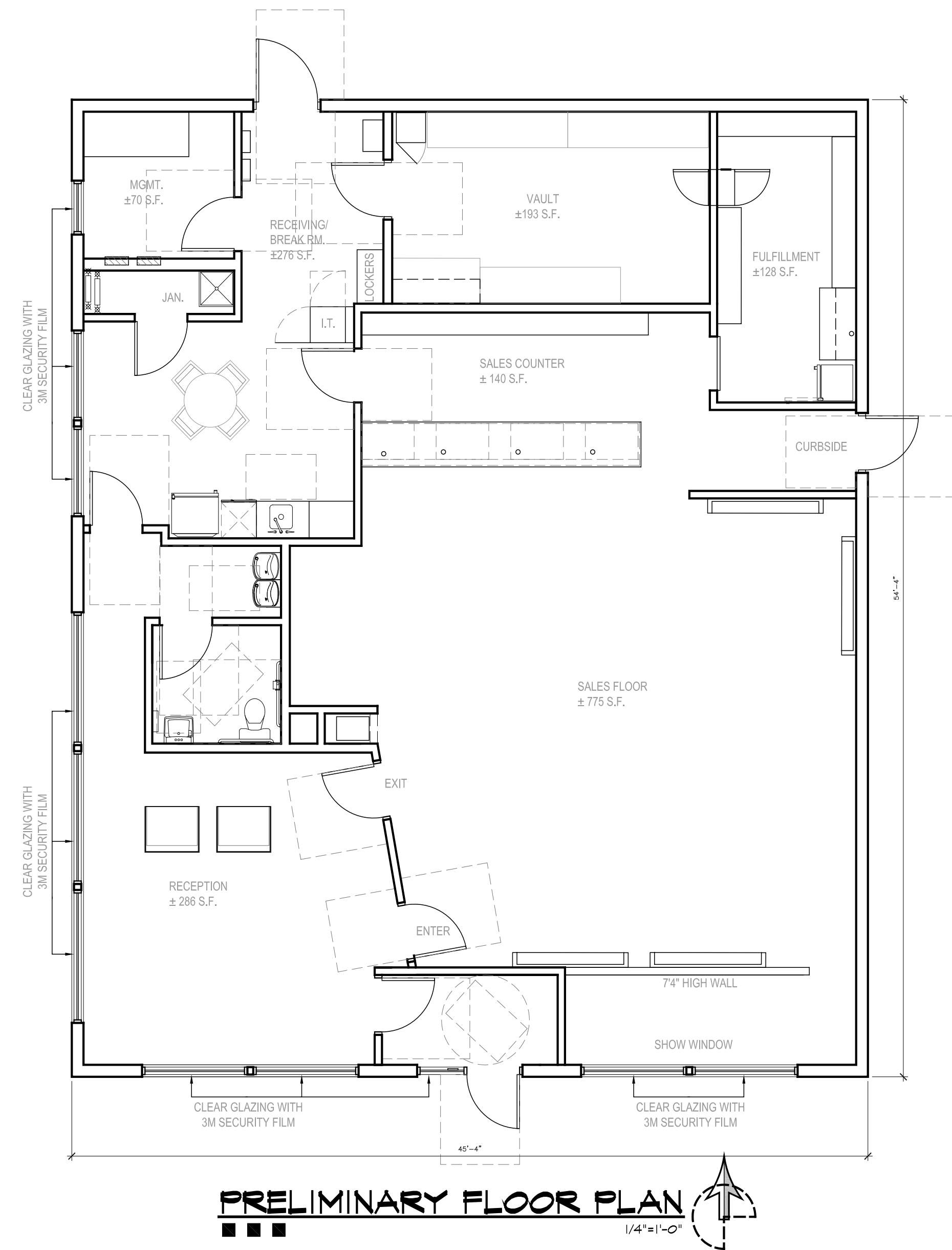
Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

CONSTRUCTION DETAILS & NOTES FOR:
PROPOSED MARIHUANA FACILITY/CENTER
401 E MICHIGAN AVE, YPSILANTI, MI 48198

REVISIONS	DRN. BY:	J.R.B.	07.15.2022	SHEET NO: C-6
	DSN BY:	J.R.B.	"	
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.B.M.	"	

SHEET NO:

C-6



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CONSTRUCTION

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SUP SUBMITTAL
07/20/22

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intrigue
ARCHITECTS

114 S. WASHINGTON AVE. • SUITE 100 • LANSING • MICHIGAN • 48201
57.272.2804 PHONE • 57.272.2805 FAX • WWW.STUDIOINTRIGUE.COM

Project Type
**INTERIOR
RENOVATION**

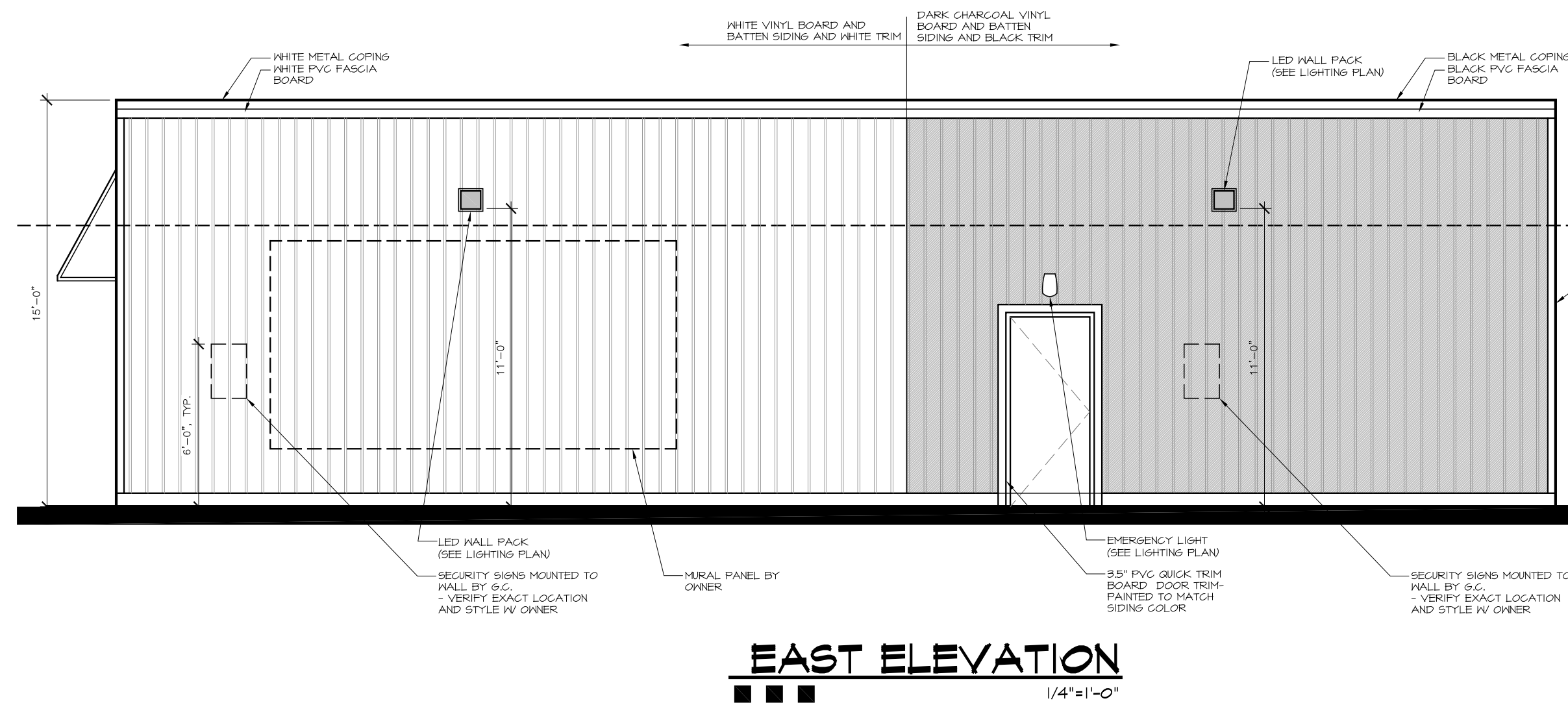
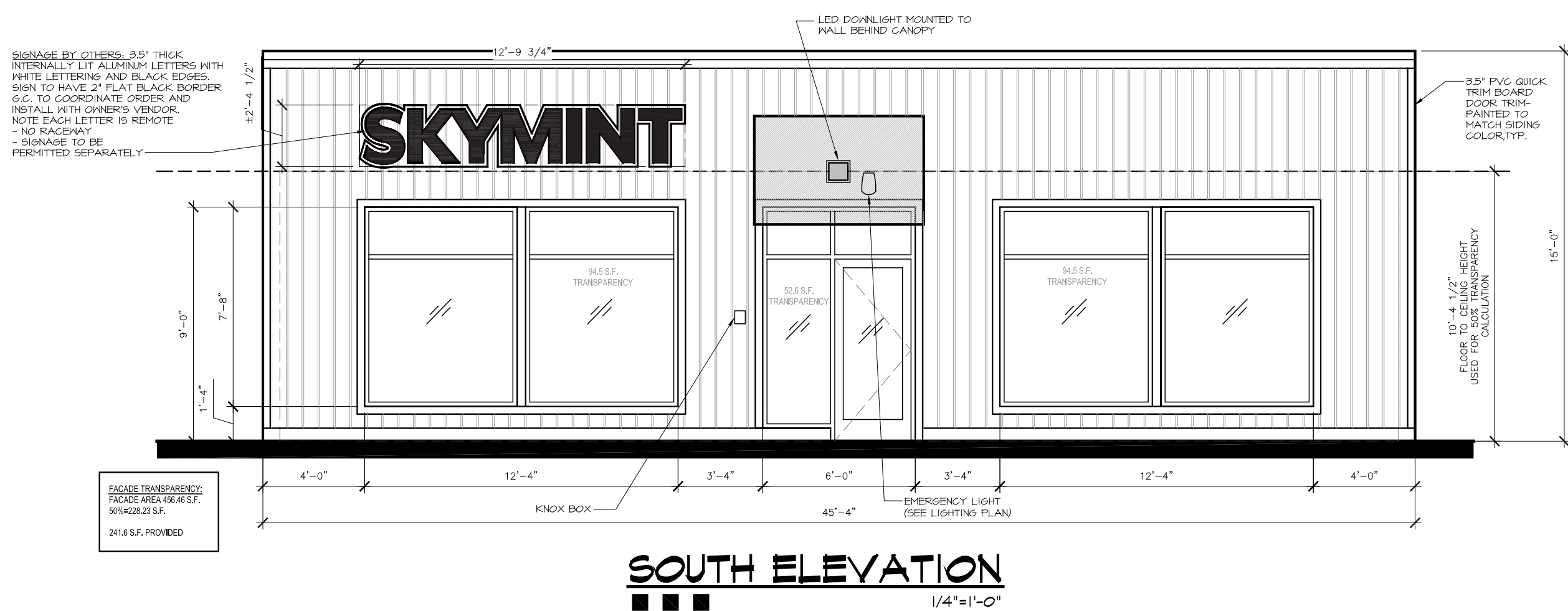
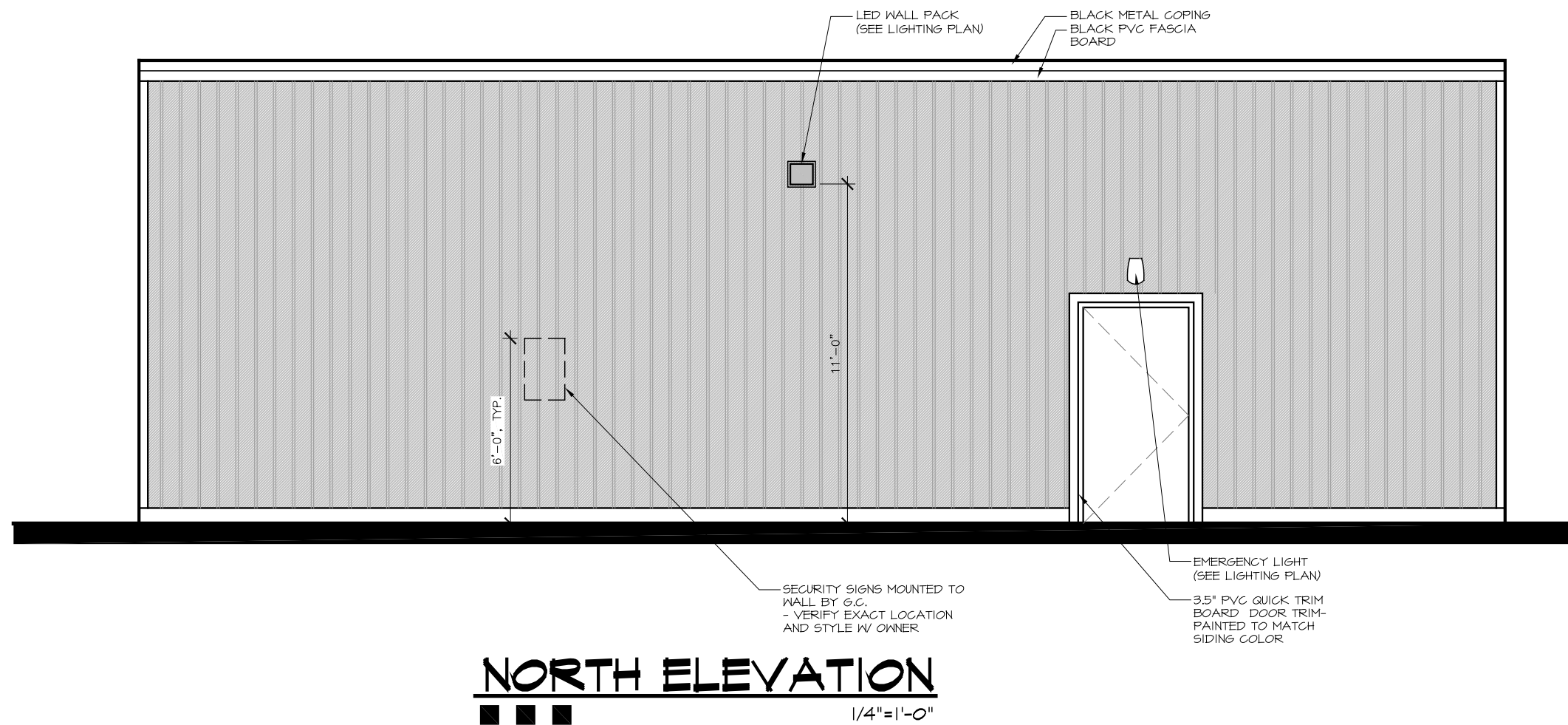
Project
**SKYMINT
PROVISIONING CENTER**

Client
**GREEN
PEAK
INNOV.**

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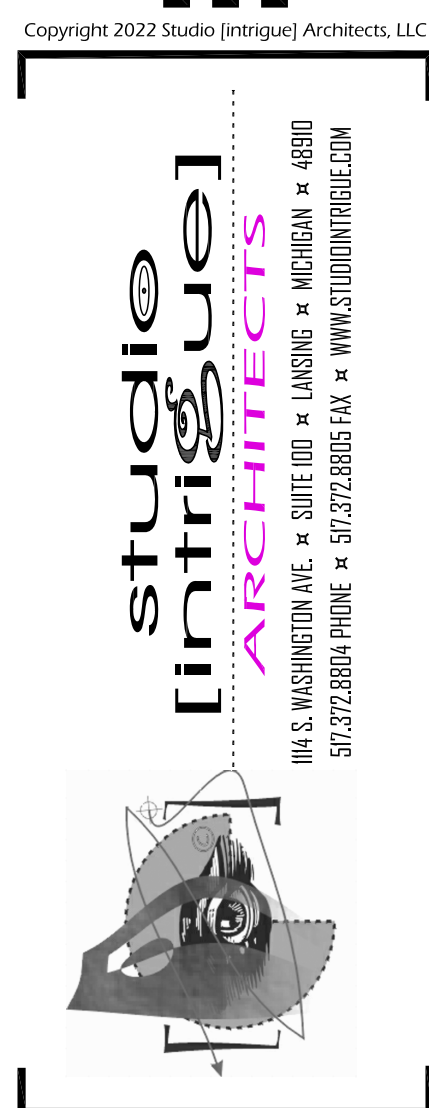
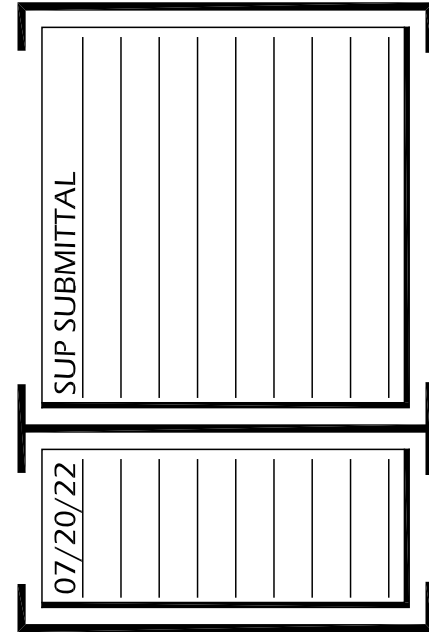
Project Number
22.015

Sheet
A-1



PRELIMINARY
NOT FOR
CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY
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Project Type
INTERIOR RENOVATION

Project
SKYMINT PROVISIONING CENTER

Client
GREEN PEAK INNOV.

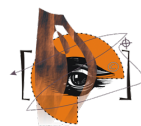
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Project Number
22.015

Sheet
A-3

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PREMIUM CANNABIS

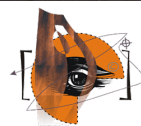


SKYMINT- YPSILANTI, MI

#22.089 07.19.22

SKYMINT™

PREMIUM CANNABIS



SKYMINT- YPSILANTI, MI

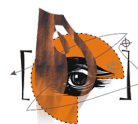
#22.089 07.19.22

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SKYMINT- YPSILANTI, MI

#22.089 07.19.22



**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 Leoni Wellness LLC	
Address [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

Property

Address 401 E Michigan Ave.	Parcel ID 11-09-184-008
Property owner* Joanna Chang	

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

Project

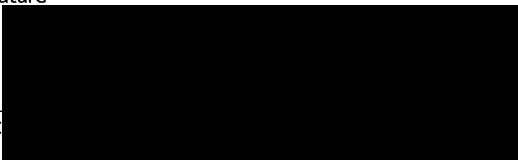
Name of project Leoni Wellness Michigan Ave
Current use Restaurant
Proposed use** Applicant is proposing a Medical and Adult Use Marijuana Retailer.

Rationale for request**
To allow a medical and adult use retailer located on the property at 401 E Michigan Avenue in the City of
Ypsilanti. The applicant is proposing to remove part of the existing building, remove the existing canopy,
remove the menu boards and add another 1,580 square feet of a building addition. The applicant also
proposes to resurface the parking lot and restripe the parking spaces. Other property improvements
include adding landscaping and replacing the light poles with new ones and installing building wall
pack lights.

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

Signature

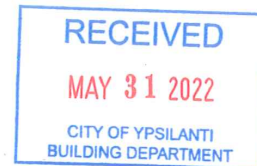
I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature	Date
	05/26/2022
Print	
Steven Jaboro	

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:		

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



Applicant

Name Leoni Wellness LLC		
Address [REDACTED]		
City [REDACTED]	State MI	Zip [REDACTED]
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Leoni Wellness Michigan Ave
Address 401 E Michigan Ave.
List all parcel identification numbers included in development 11-09-184-008
Property owner* Joanna Chang
Current use Restaurant
Proposed use Medical Provisioning Center and Adult Use Retailer
Current zoning GC
Legal description of property (may be attached) OLD SID-11 11-444-679-00 YP CITY 26E-1 LOTS 679 & 681 NORRIS EASTERN ADDITION

*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 application.	
Signature: [REDACTED]	Date: 05/26/2022
Print Steven Jaboro	

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 <i>Lot Split/Combination Application</i>
✓	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
✓	Any variances requested, and completed <i>Variance Application</i>
✓	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.
✓	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.
✓	Indicate all areas of this site that are located within floodplains.
✓	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: R.B.

**Leoni Wellness LLC
401 E Michigan Ave., Saline, MI**

- **Name of Project:**

Leoni Wellness Michigan Ave

- **Brief Description of Project:**

The applicant is proposing to change the use of the property from a restaurant to a medical and adult use marijuana retailer. The applicant is proposing to expand the building to total 2,220 square feet. The applicant is also proposing to add additional parking to total 22 parking spaces. The applicant is also proposing to add lighting and landscaping to the property.

- **Location Map:**

See Page C-7 of drawings

- **Site Owner Information:**

Joanna Chang -

- **Developer Information:**

Leoni Wellness LLC
J&F Properties LLC

- **Plan Designer Information:**

Fenton Land Surveying & Engineering, INC

Joanna Chang
401 E Michigan Ave.
Ypsilanti, MI

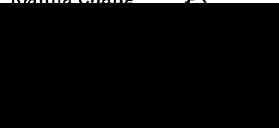
RE: Application for Special Land Use and Site Plan

To whom it may concern,

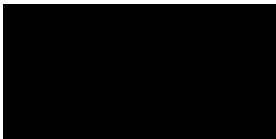
Joanna Chang is the property owner of 401 E Michigan Ave., Ypsilanti, MI.

Joanna Chang authorizes Leoni Wellness LLC to submit an application to the city of Ypsilanti for Special Land Use Review and Site Plan Review at the location of 401 E Michigan Ave., Ypsilanti, MI.

Respectfully,
Joanna Chang



Subscribed and Sworn to by Joanna Chang before me on 5/27/22.



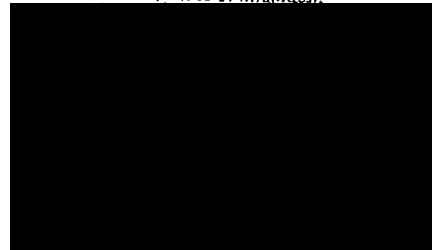
Darron Sistrunk
Notary Public Print Name

State of Michigan, County of Wayne Washtenaw Acting in the County

Of Washtenaw, State of Michigan

My Commission Expires: 10-07-2024

DARRON SISTRUNK
Notary Public, State of Michigan



NOTE: This is a preliminary staff review of the initial site plan submittal. Applicant then made revisions and updated site plan June 15, 2022, and most recently July 14, 2022 regarding a few remaining details.



City of Ypsilanti

Community & Economic Development Department

To: Leoni Wellness LLC

From: Andy Aamodt, City Planner

Date: June 9, 2022

Subject: Preliminary Site Plan Review Comments – 401 E Michigan Ave.

The purpose of this memo is to provide preliminary feedback regarding your site plan set for 401 E Michigan Ave, dated 05/24/2022. You may wish to revise the site plans in accordance to some, if not all, of the comments. Please submit revised plans to me by end of day Friday, June 17th if you wish to be placed on the July 20th Planning Commission agenda. Otherwise, please submit revised plans to me by Wednesday, July 20th to be placed on the August 17th Planning Commission agenda. This preliminary review is not an exhaustive review of every zoning ordinance standard, but rather broad and general themes. An exhaustive staff review will be conducted before the relevant Planning Commission meeting in preparation for the meeting packet.

Plans/Documents Needed:

- Please provide an elevation plan. At the minimum the elevation plan should show both street frontage elevations (E Michigan and N Grove). Elevations shall comply with the *Thoroughfare Commercial* (Section 122-485) private frontage type, including the following standards:
 - Maximum 5' between openings (windows/doors)
 - Maximum 5' door recess
 - Minimum 50% ground floor transparency (transparent windows/doors)
 - Minimum 6' path/sidewalk leading to the front door
 - Planning Commission may waive the above requirements upon request by the applicant, if the applicant demonstrates compliance with §122-485(I).
- Please specify if the block retaining wall is the subject property's responsibility or the neighbor's.
- Please correct references to other municipalities on a few of the sheets.

Recommended Revisions Based on Zoning Ordinance:

- **Building's Front Setback:** The front setback nonconformity is twofold. For one, front setback is nonconforming in terms of the literal setback dimension. Classifying this building as a *Single-Story Commercial (SC)* building type (§122-477), the front setback shall be minimum 5' and maximum 15' from the front lot line. Also, the frontage buildout percentage is nonconforming, at 0% as nothing is built-out within the required front setback dimension. Further, Planning Commission has the power to deny a special land use if efforts to bring nonconformities into compliance have not been made (§122-324(b)), so I recommend the building be moved up to within 5' to 15' front setback to avoid this possibility.

- **Parking in Front Yard:** Parking in front yard shall be eliminated. Parking is only allowed in side, street side, and rear yards for SC building type.
- **Traffic Patterns:** The curb cut on E Michigan Ave closest to N Grove St should be eliminated as no curb cut shall be closer to 50' from an intersection of two streets as measured along the ROW line (§122-683(b)). If this is eliminated, it might make sense to close the middle curb cut to N Grove and eliminate the southwest corner of the site's stretch of asphalt pavement to eliminate any confusing vehicle movements or conflicts with the sidewalk/pedestrians. Or, save this northwest area of pavement for loading (see below).
- **Landscaping:**
 - Trees shall comply with the City of Ypsilanti's tree list (§122-632). Chinese Wisteria is non-native and invasive and shall be removed and replaced with a more appropriate tree on the list. American Sycamore should also be removed as a street tree and replaced with a different species due to its sheer size and ability to damage the street/sidewalk. Planning Commission may waive tree requirements with the finding that the species is appropriate to the circumstance, therefore if you wish to keep a tree not on the list then please request this waiver.
 - Foundation landscaping is required for SC building type (§122-637). Foundation landscaping shall be provided along any side of the building which faces a public street or a parking area. Must be minimum four feet in distance from building (or larger if larger plantings), and must have at least 6 shrubs per 30 lineal feet of building.
- **Lighting:** Lighting levels shall not exceed 0.5 footcandles at lot line. This is especially important next to the house to the east. Building entrances/exits, parking surfaces, pedestrian walks, etc. shall all be lit by minimum 0.3 footcandles anywhere, with an average intensity of 0.5 footcandles measured at 5' high, across the entire area. Notes shall be corrected to reflect the standards of §122-609.
- Front door must face the street it is addressed to (§122-607(a)).
- Loading space may be waived if applicant can demonstrate lack of traditional loading activities, but a loading space shall not impede other vehicle circulation such as trash pickup. Is there potential to place the loading space on the northwest corner of the site in the north-south running 13' wide area of former drive aisle?
- Dumpster enclosure door shall be wooden (§122-608(f)).