

1. City Council Regular Meeting Agenda

Documents:

[1-7-14 FINAL AGENDA.PDF](#)

2. Thompson Block Site Plan

Documents:

[THOMPSON BLOCK SITE PLAN.PDF](#)

3. Water Street Plan

Documents:

[WATER STREET PRELIMINARY LAYOUT.PDF](#)



**CITY OF YPSILANTI
COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, JANUARY 7, 2014
7:00 p.m.**

I. CALL TO ORDER –

II. ROLL CALL –

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

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

"I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."

V. INTRODUCTIONS –

VI. AGENDA APPROVAL –

VII. PRESENTATION –

Water Street Infrastructure Plan – Teresa Gillotti, City Planner and Scott Betzold, Midwestern Consulting

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. MINUTES –

Resolution No. 2014-001, approving the minutes of December 10 and December 17, 2013

XI. CONSENT AGENDA –

Resolution No. 2014-002

1. Resolution No. 2014-003, approving Ordinance No. 1208, an extension of conditional rezoning for used car sales at 311 S. Grove Street. ***(Second Reading)***
2. Resolution No. 2014-004, appointing Dan DuChene as Assistant City Attorney and Jennifer Healy as Deputy Freedom of Information Act Coordinator.

3. Resolution No. 2014-005, approving Worker's Compensation Reimbursement Agreement with the Friends of Rutherford Pool.
4. Resolution No. 2014-006, approving appointment to Boards and Commissions.
5. Resolution No. 2014-007, adopting 2014 City Council goals.
6. Resolution No. 2014-008, approving CDBG allocation adjustments for previous projects through Washtenaw Urban County.

XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2014-012, approving revised infrastructure plan for Water Street Redevelopment Area.
2. Resolution No. 2013-269, approving Ordinance No. 1205 entitled "Thompson Block Redevelopment Project", to rezone from B3 (Central Business District), right-of-way, R1, single family residential and Historic Overlay (HO) to a Planned Unit Development (PUD) for the development of the former Thompson Block building (400 N. River St.), a portion of the public alley to the east, and 107 E. Cross St. ***(Second Reading) First Reading and public hearing held 11/19/13***
3. Resolution No. 2014-009, approving Thompson Block PUD agreement.
4. Resolution No. 2014-010, approving Ordinance No. 1206, an ordinance to amend mid-year budget appropriations by department and major organizational unit for FY 2013-2014. ***(Second Reading)***
5. Resolution No. 2014-011, approving Ordinance No. 1207, an ordinance to amend Chapter 10, Article VI of the Ypsilanti Code of Ordinances to update provisions related to special events. ***(Second Reading) First Reading and public hearing held 12/17/13.***
6. Resolution No. 2013-253, approving Ordinance No. 1201, an ordinance to repeal Ordinances No. 965 and 1054, that amended the provisions of the city of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for retirement and post retirement pension improvements to retirees who have retired from the position of Police or Fire Chief. ***(Second Reading) First Reading and public hearing held on 12/3/13***

XIII. LIASON REPORTS –

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Washtenaw Metro Alliance
- D. Urban County
- E. Freight House

XIV. COUNCIL PROPOSED BUSINESS –

XV. COMMUNICATIONS FROM THE MAYOR –

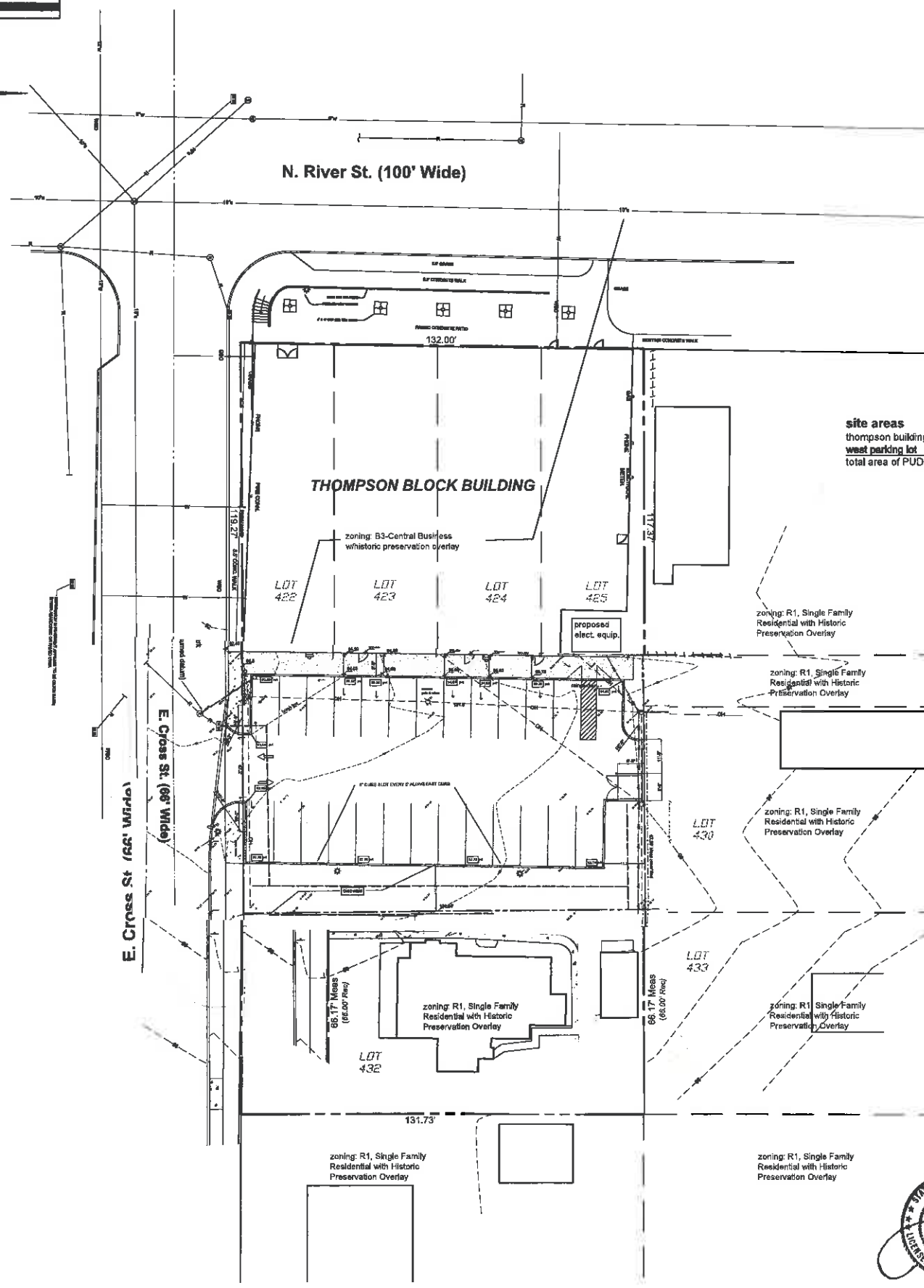
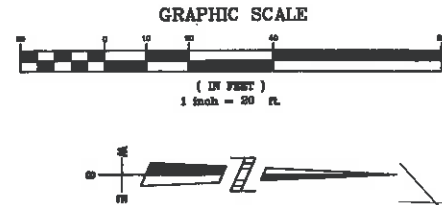
XVI. COMMUNICATIONS FROM THE CITY MANAGER –

XVII. AUDIENCE PARTICIPATION -

XVIII. REMARKS FROM THE MAYOR -

XIX. ADJOURNMENT –

Resolution No. 2014-013, adjourning the City Council meeting.



site areas

thompson building (including alley to be vacated):	15,537.42 sq. ft.	0.36 acres
west parking lot	8,948.58 sq. ft.	0.20 acres
total area of PUD	24,386.00 sq. ft.	0.56 acres

Sec. 122-394. Area regulations.

No building or structure nor any encroachment thereof in a B3 central business district shall be erected except in conformance with the following lot area, yard, and building coverage requirements.

- (1) **Lot area and width.** The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.
- (2) **Front yard.** Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than five feet.
- (3) **Side yards.** No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.

pavement legend

	PROPOSED NEW PAVEMENT
	PROPOSED NEW PAVEMENT

exemptions requested

setbacks:	required	exemption	result
rear yard:	25'	25'	0'
abutting residential:	25'	22'	3'

Landscaping: None
Parking: None
Screenwalls: yes not installed no walls

parking requirement

4 units of 2 bedrm apts:	2 space/unit	= 8 spaces
12 units of 1 bedrm apts:	1-1/2 space/unit	= 18 spaces
total required		26 spaces
total provided		26 spaces



PUD notes:

The existing Thompson Block Building and proposed parking lot (Lots 422-425, Lot 431 and the adjoining alley to be vacated) comprise the proposed PUD. The existing apartment building to the east is not part of the PUD application and is shown here for context purposes.

A mutual easement for ingress and egress will be granted between the 2 parking lots.

The base underlying zoning for this PUD application is B-3, Central Business.

Minimum Size -Sec.122-573(2): 1/2 acre if the proposal involves a historically significant structure.

(4) **Street side yard.** In the B3 central business district the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section.

(5) **Courtyards.** Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.

(6) **Rear yards.** There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the outerline of an alley, provided no wall or fence is constructed along the rear property line.

(7) **Abutting a residential district.** Notwithstanding the above, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as per section 122-703.

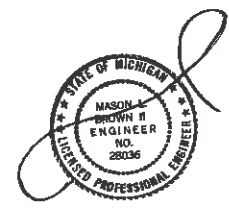
Sec. 122-395. Height regulations.

No building or structure in a B3 central business district shall exceed six stories or 75 feet in height, whichever is less. See section 122-640 for height exceptions.

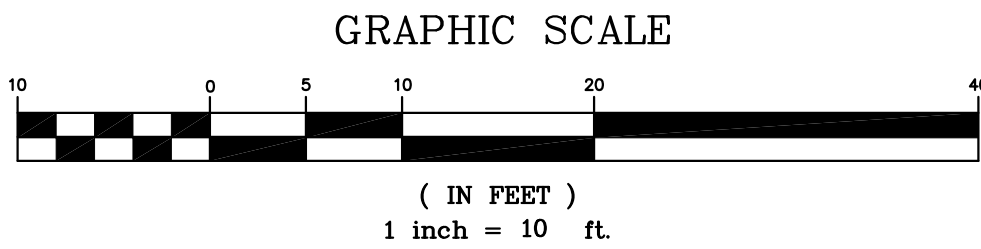
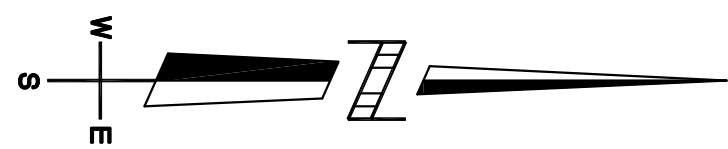
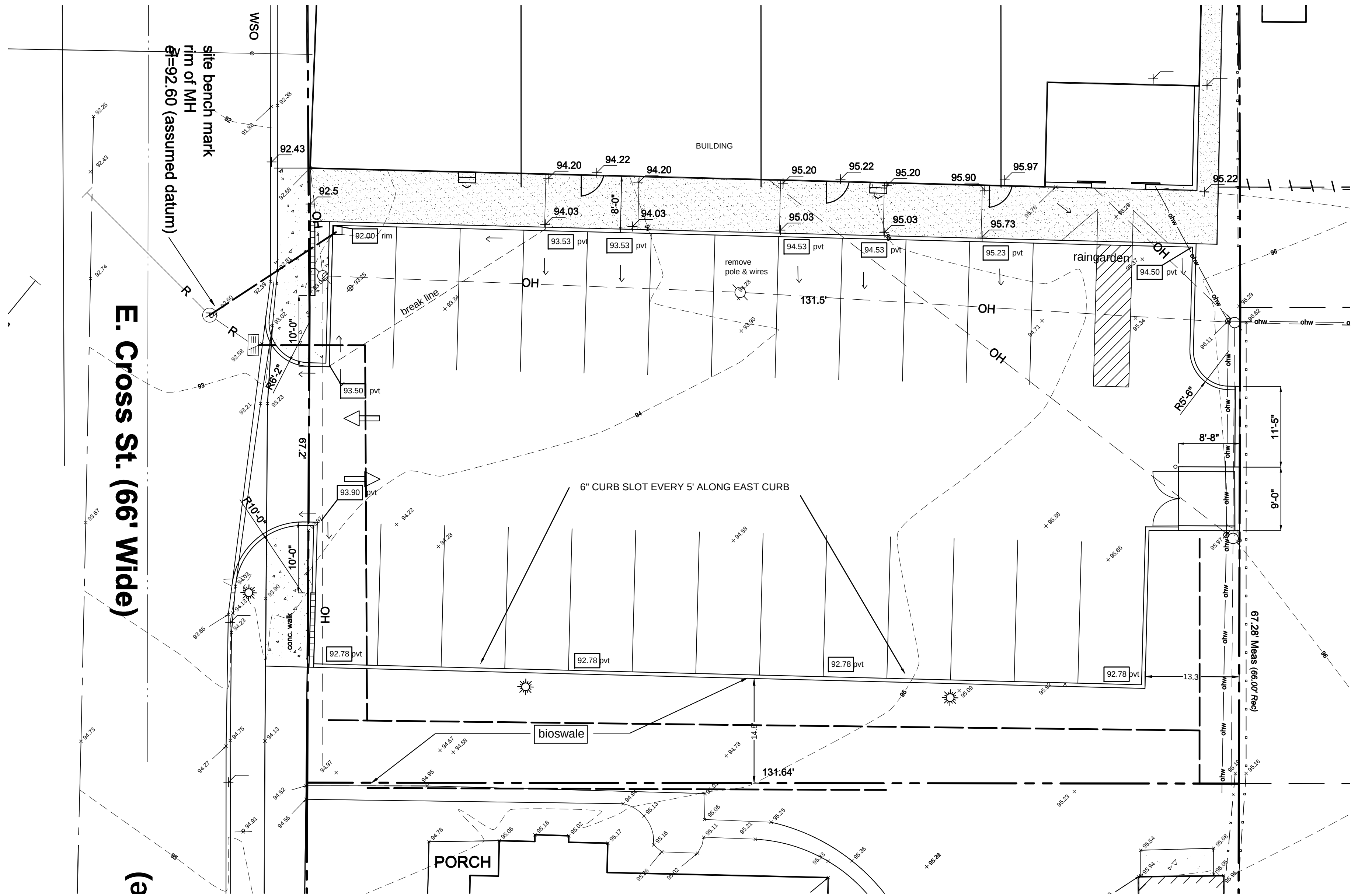
Sec. 122-396. Development standards.

(a) **Site plan review.** Site plan review and approval are required for uses in the B3 district in accordance with article IV of this chapter.

(b) **General standards.** Buildings and uses in the B3 district shall be subject to all applicable standards and requirements set forth in this chapter, including nonconformities, general provisions, off-street parking requirements, signs, and flood damage prevention.



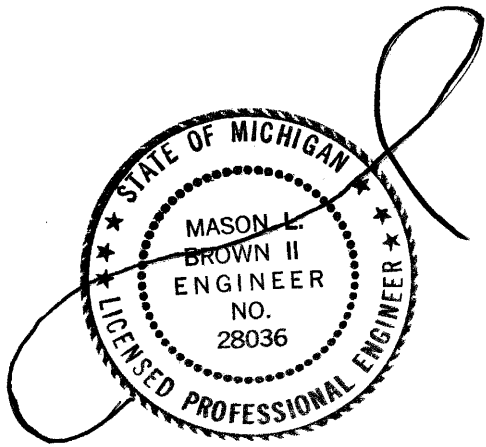
MASON BROWN ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS 2708 BRIDLE ROAD BLOOMFIELD HILLS, MICHIGAN 48304 (248) 425-9769 mason_brown@bgaonline.net			
THOMPSON BLOCK PARTNERS, LLC Lots 422-425 & 431, M. Norris Addition 221 Felch Street, Suite 6 Ann Arbor, MI 48103			
DESIGN: ---	REVISIONS	2013-07-16	2013-08-19
DRAWN: mb	PER CLIENT		
CHECKED: mb	PER CITY		
FIELD Ctr. net			
SCALE: as shown			
DATE: 07-15-13			
JOB NO. 13-014			
SHEET 1			



grading legend

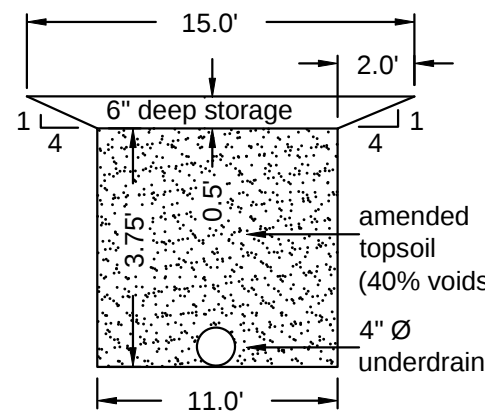
+100.00 EXISTING SPOT ELEVATION

100.00 PROPOSED FINISH GRADE



DETENTION CALCULATION				
PAVT AREA	=	0.255	acre	
ROOF AREA	=	0	acre	
WATER SURFACE AREA	=	0	acre	
SEMI-PERVIOUS AREA	=	0.06	acre	
TOTAL AREA	=	0.315	acre	
USE HYDROLOGIC SOIL GROUP B, SLOPE BETWEEN 1% AND 3%= 0.25				
C=(ROOF+PAVT)(0.95)+(WATER)(1.00)+(SEMI-PERVIOUS)(0.25)/SITE AREA				
Cdev	=	0.817		
Qa = (0.15 cfs/acre)(area)=		0.04725	CFS	
Qo =Qa/AC=		0.18	CFS/ACRE-IMP	
T =-25+SQRT(10312.5/Qo)=		211.95	MIN.	
Vs =(16500T/(T+25) -(40QoT)=		13,201.94	CF/ACRE-IMP	
Vt = VsxAxC=		3,396.20	CF	

detention provided



bioswale along east property line:

A=11 x 0.5+2 x 0.5 = 6.50

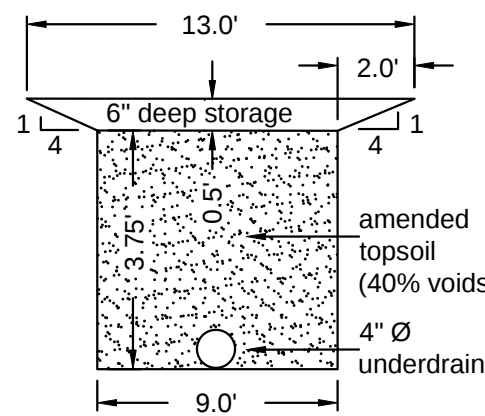
+11 x 3.75 x 40% = 16.50

+ 4'Ø = 0.09

Atotal =23.09 sf

length = 123 ft

V= 23.09 sf x 123 ft = **2,840 cf**



bioswale along north property line:

A=9 x 0.5+2 x 0.5 = 5.50

+9 x 3.5 x 40% = 12.60

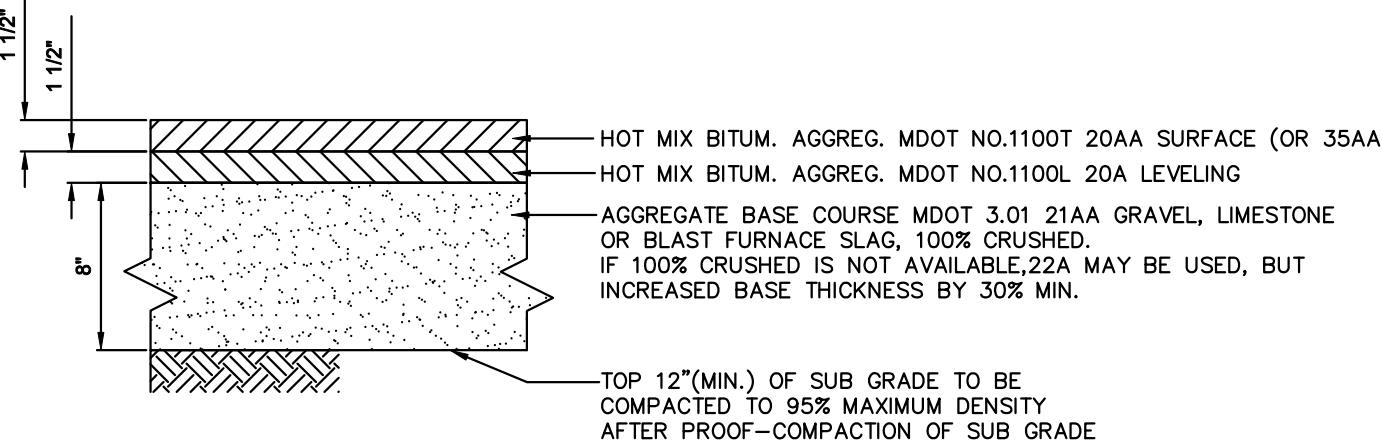
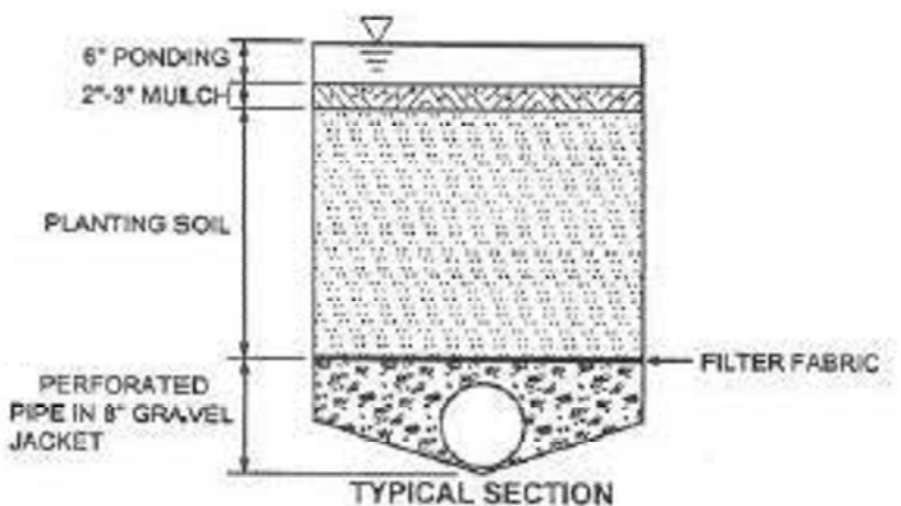
+ 4'Ø = 0.09

Atotal =18.19 sf

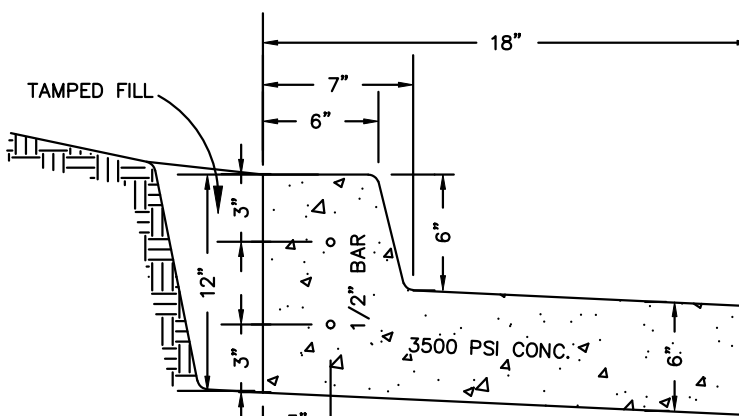
length = 35 ft

V= 18.19 sf x 35 ft = 637 cf

total storage =637+2840=3447 cf



ASPHALT PAVING DETAIL



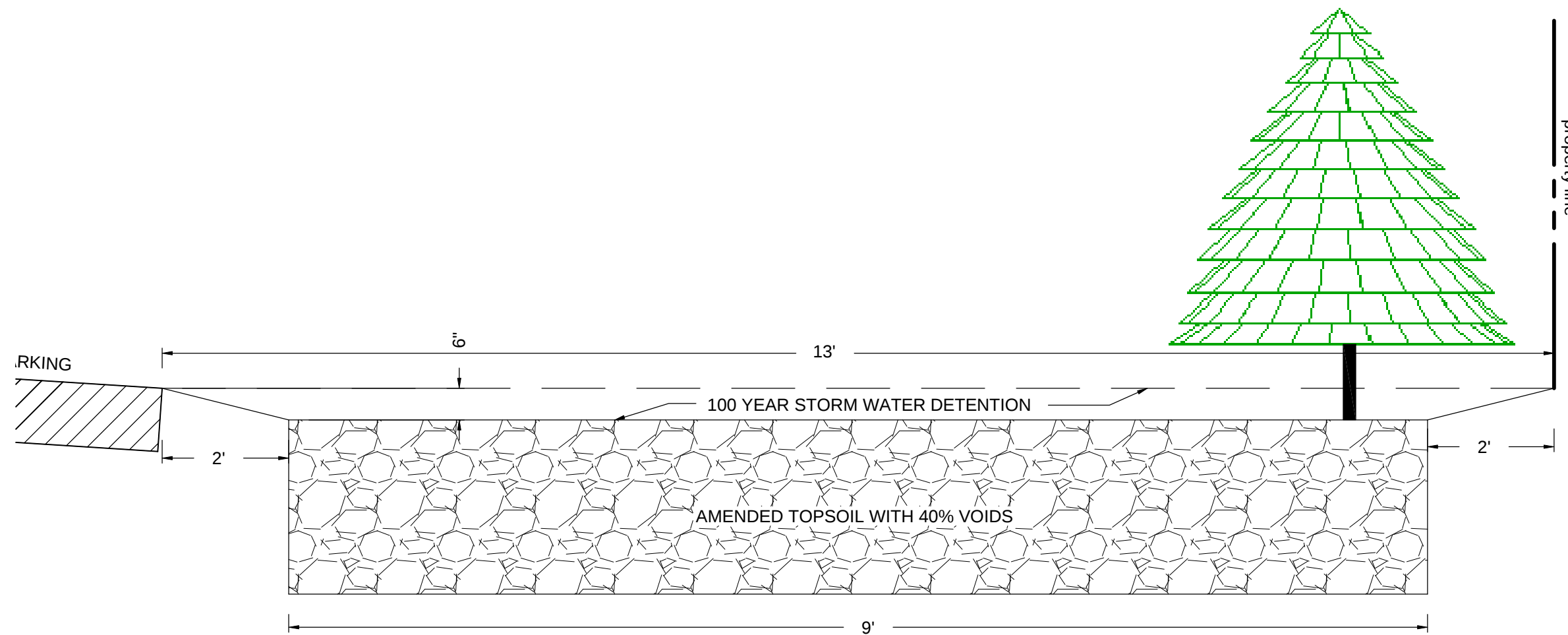
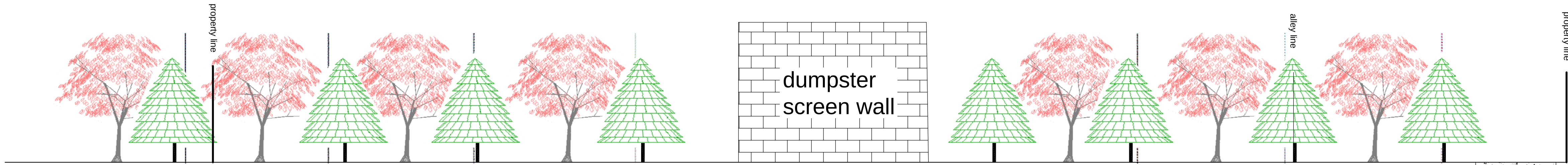
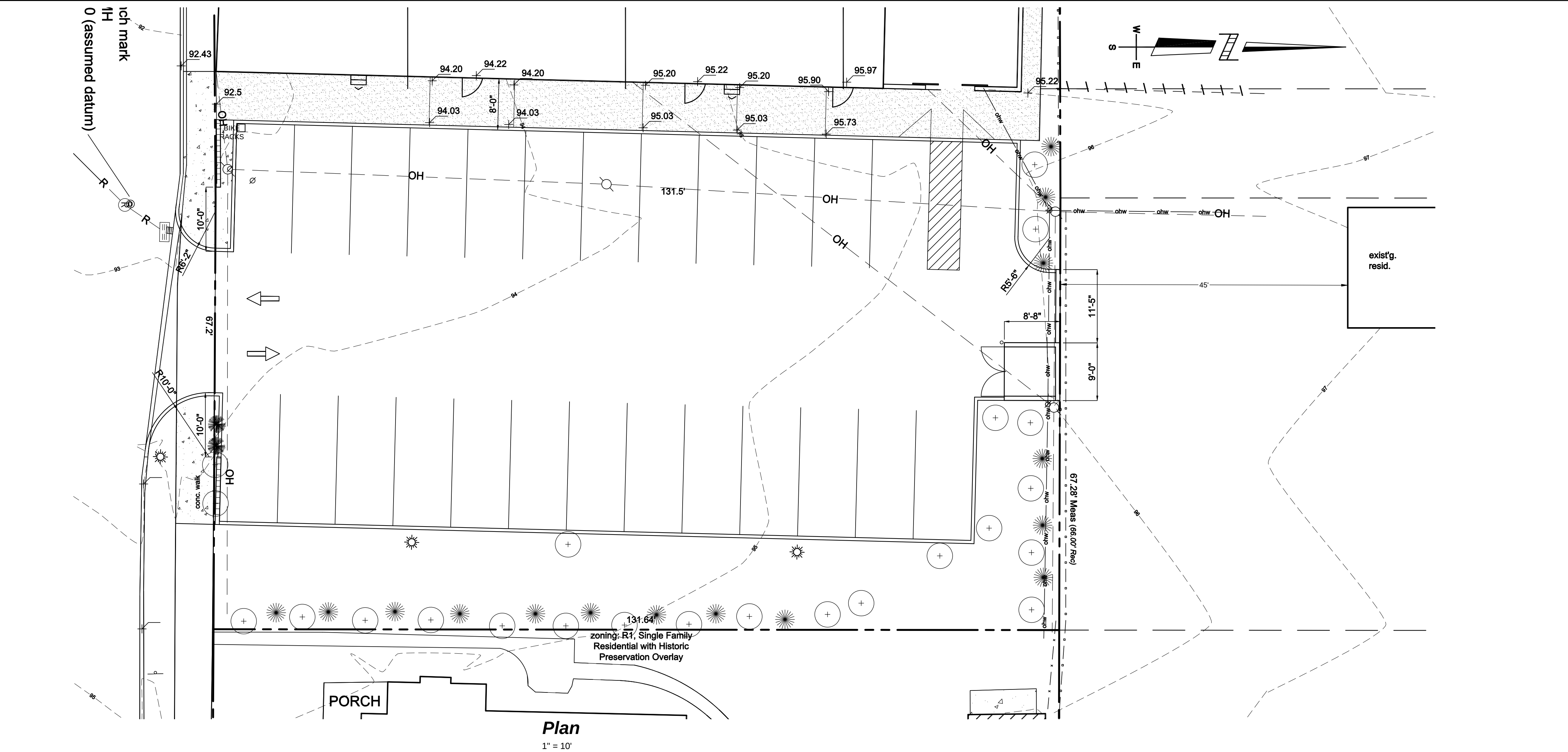
SPILL - OUT CURB & GUTTER

REVISIONS:	DESIGN: --	13-014.DWG
PER CLIENT	DRAWN: mb	2013-07-16
PER CITY	CHECKED: MB	2013-08-19
PER CITY & CLIENT	FIELD: Ck: ret	2013-09-13

SCALE:	as shown
DATE:	07-15-13
JOB NO.	13-014
SHEET	



Know what's below.
Call before you dig.



Elevation along North Bioretention Swale

1" = 4'

Section thru North Bioretention Swale

1" = 2'

LANDSCAPING:

ON SITE PARKING PROVIDED: 31 SPACES TOTAL

PARKING LOT TREES

1 TREE/8 SPACES x 26 SPACES = 3 REQUIRED
STREET FRONTAGE TREES: 1 TREE/30' x 67' = 2 REQUIRED
STREET ORNAMENTAL DECIDUOUS TREES: 1/20'x67' = 3 REQUIRED
TOTAL REQUIRED = 8
TOTAL FRONTAGE & PARKING LOT TREES PROVIDED= 8

SCREENING ALONG NORTH & EAST PROPERTY LINES

SINCE BIORETENTION IS PROPOSED IN THESE AREAS, NO SCREEN WALL IS PROPOSED. AN EXEMPTION WILL BE REQUESTED.

SCREENING PLANTS
A TOTAL OF 19 DECIDUOUS TREES AND 17 EVERGREEN TREES, ALL WATER TOLERANT ARE PROPOSED.

SEE PLAN FOR LOCATION AND LANDSCAPE LEGEND FOR SPECIES.

ALL LANDSCAPING TO COMPLY WITH CITY REQUIREMENTS.

LANDSCAPE AREAS

REQUIRED = 10% OF TOTAL AREA OF
= 10% x (24,384) = 2,438 SQ. FT
PROVIDED= 2,490 SQ. FT. = 10.2%

NUMBER

17 + Viburnum 2.5" min. caliper

15 Fuja Occidentalis (American Arborvitae) 6' min. height

2 Arborvitae 3' min. height

Stormwater Seed Mix as distributed by JF New (or approved equal).

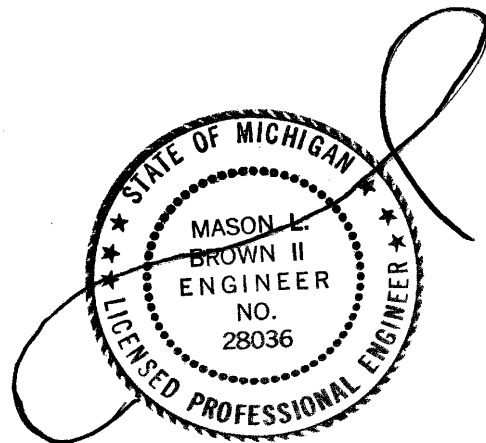
Sec. 122-712. Installation, maintenance, and completion.

- All landscaping required by this Ordinance shall be planted before obtaining a Certificate of Occupancy or the appropriate financial guarantee, as set forth in Section 122-133, shall be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed.
- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
- All plant material shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be trimmed or pruned in such a manner so as to not alter their natural growth potential.
- The owner of property required to be landscaped by this Ordinance shall maintain such landscaping in a strong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage insects, diseases, blight or other causes.

All materials used to satisfy the requirements of this Ordinance which become unhealthy or dead shall be replaced within six (6) months of damage or death or the next appropriate planting period, whichever comes first.

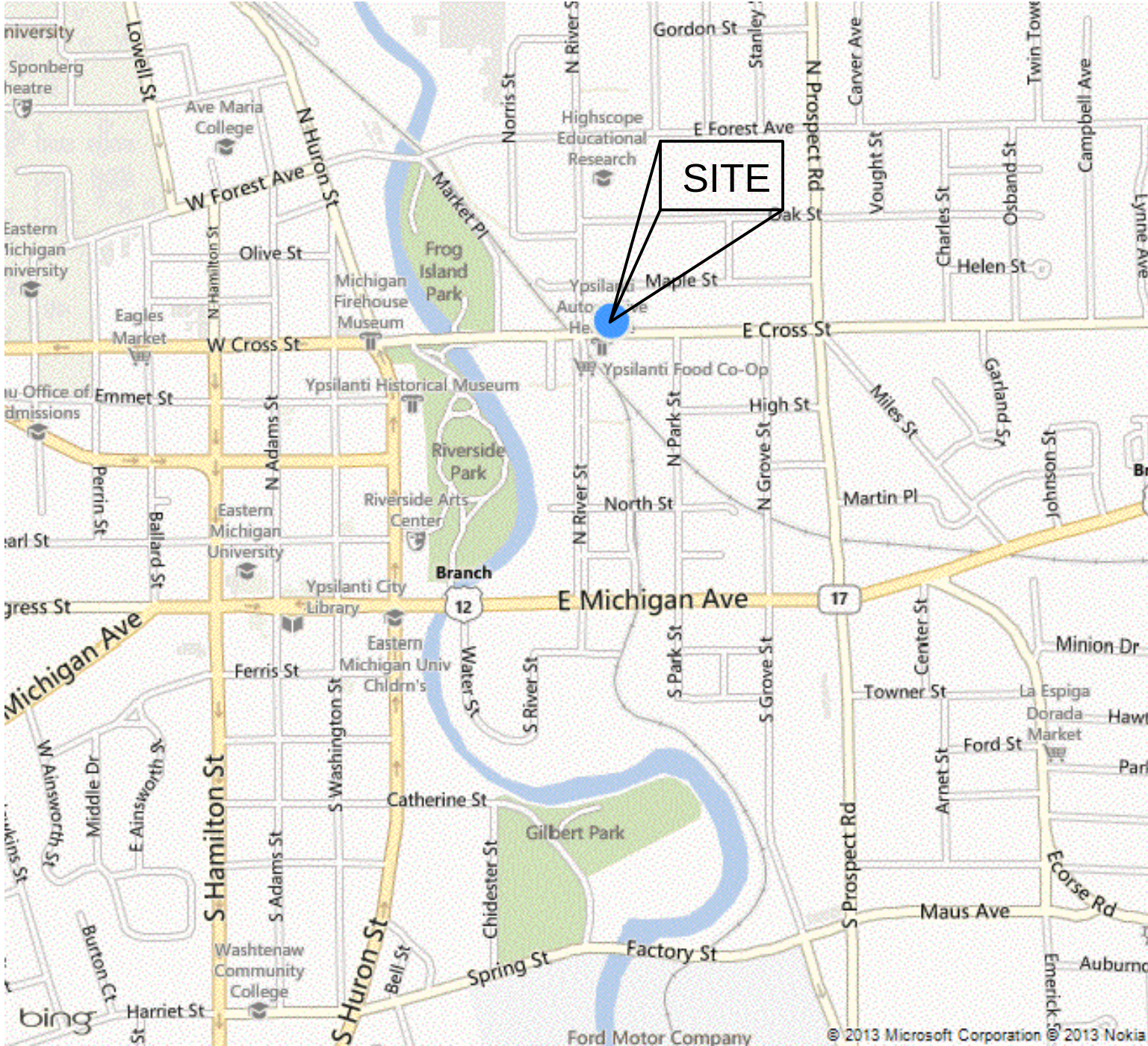
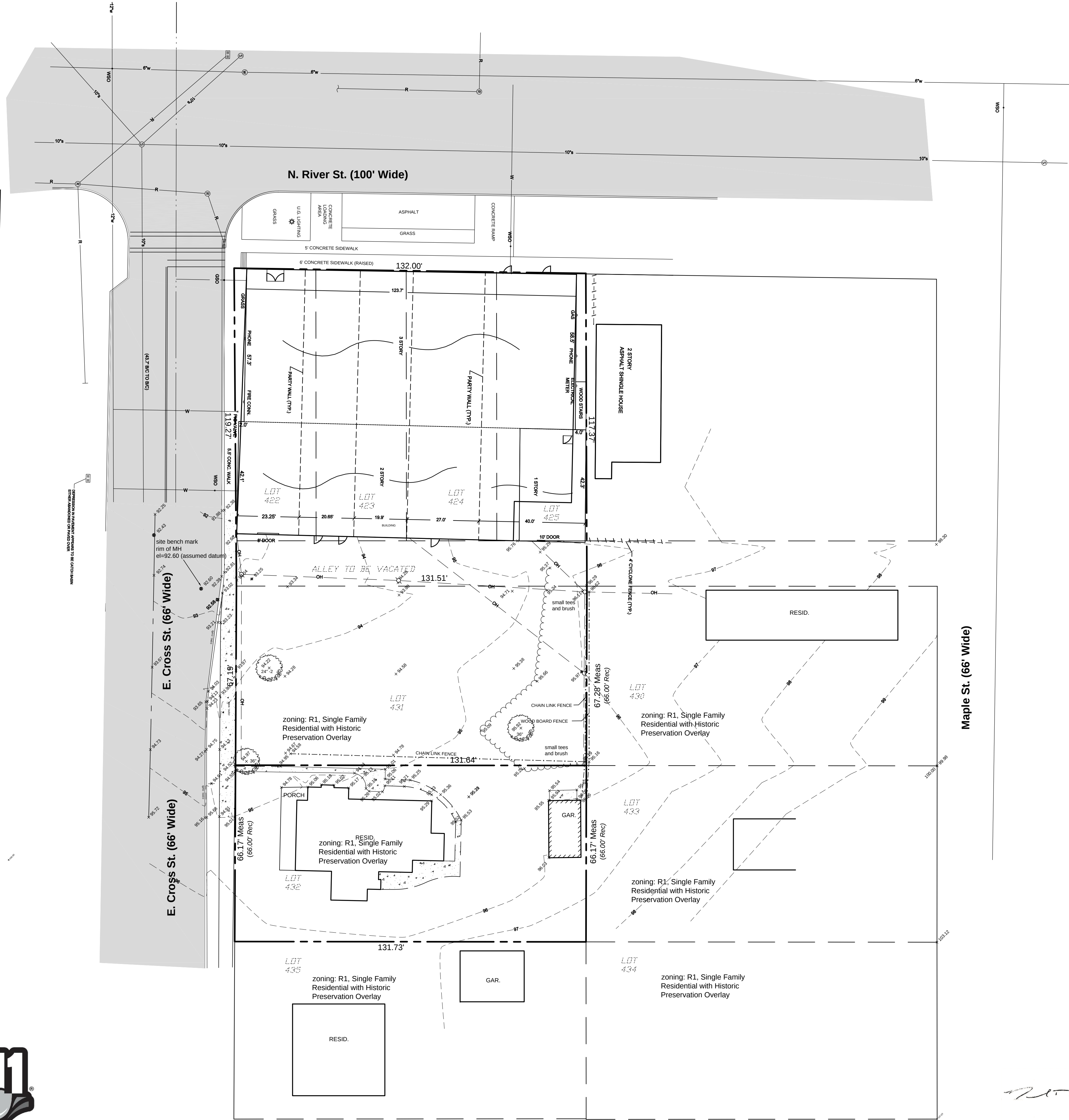
- All landscaped areas shall be provided with a readily available and acceptable water supply. Underground sprinkler systems shall be installed, utilized and maintained in order to insure the proper watering of all plant materials on the sites.

Table 1		
Long-Term Maintenance Schedule		
Thompson Block, Ypsilanti, MI		
Maintenance Activities	System Component	
	Bioretention	Frequency
Monitoring/Inspection		
•Inspect for sediment accumulation*/clogging of stone filter	X	Annually
•Inspect for floatables, dead vegetation & debris	X	Annually & after major events
•Inspect for erosion & integrity of system	X	Annually & after major events
•Inspect all components during wet weather & compare to as-built plans	X	Annually
•Monitor plantings/vegetation	X	2 times per year
•Ensure means of access for maintenance remain clear/open	X	Annually
Preventative Maintenance		
•Remove accumulated sediment	X	As needed**
•Remove floatables, dead vegetation & debris	X	As needed
•Re-apply/Replace mulch layer	X	Reapply every 6 months. Replace every 2 years
•Replace subsurface components (e.g., soil, underdrain systems, etc.)	X	Every 5 years or as needed (e.g., when water ponds more than 6 hours)
•Remove invasive plant species	X	Annually
Remedial Actions		
•Repair/stabilize areas of erosion	X	As needed
•Replace dead plantings, bushes, trees	X	As needed
•Re-seed bare areas	X	As needed
•Structural repairs	X	As needed
•Make adjustments/repairs to ensure proper functioning	X	As needed

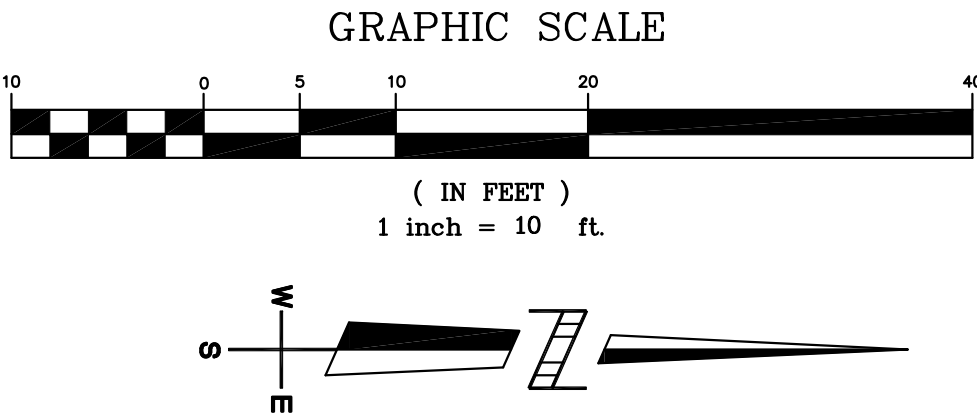




Know what's below.
Call before you dig.



location map



legal description

Los 422-425, Lot 431, & adjacent alley to be vacated, "Part of Ypsilanti being an Addition by Mark Norris", as recorded in Liber N, Page 162, Washtenaw County Records

GOVERNMENT CORNER

CONCRETE MONUMENT

SET STEEL STAKE

FOUND IRON ROD

BENCH MARK

CATCHBASIN

STORM MANHOLE

SANITARY MANHOLE

WATER SHUT OFF VALVE

WATER GATE VALVE & WELL

FIRE HYDRANT

GAS VALVE

ELECTRIC TRANSFORMER PAD

LIGHT POLE

POWER/TEL POLE

GUY ANCHOR

METAL POST

SIGN

DECIDUOUS TREE

CONIFEROUS TREE

PLANTING ROW

SANITARY SEWER

STORM SEWER

WATER MAIN

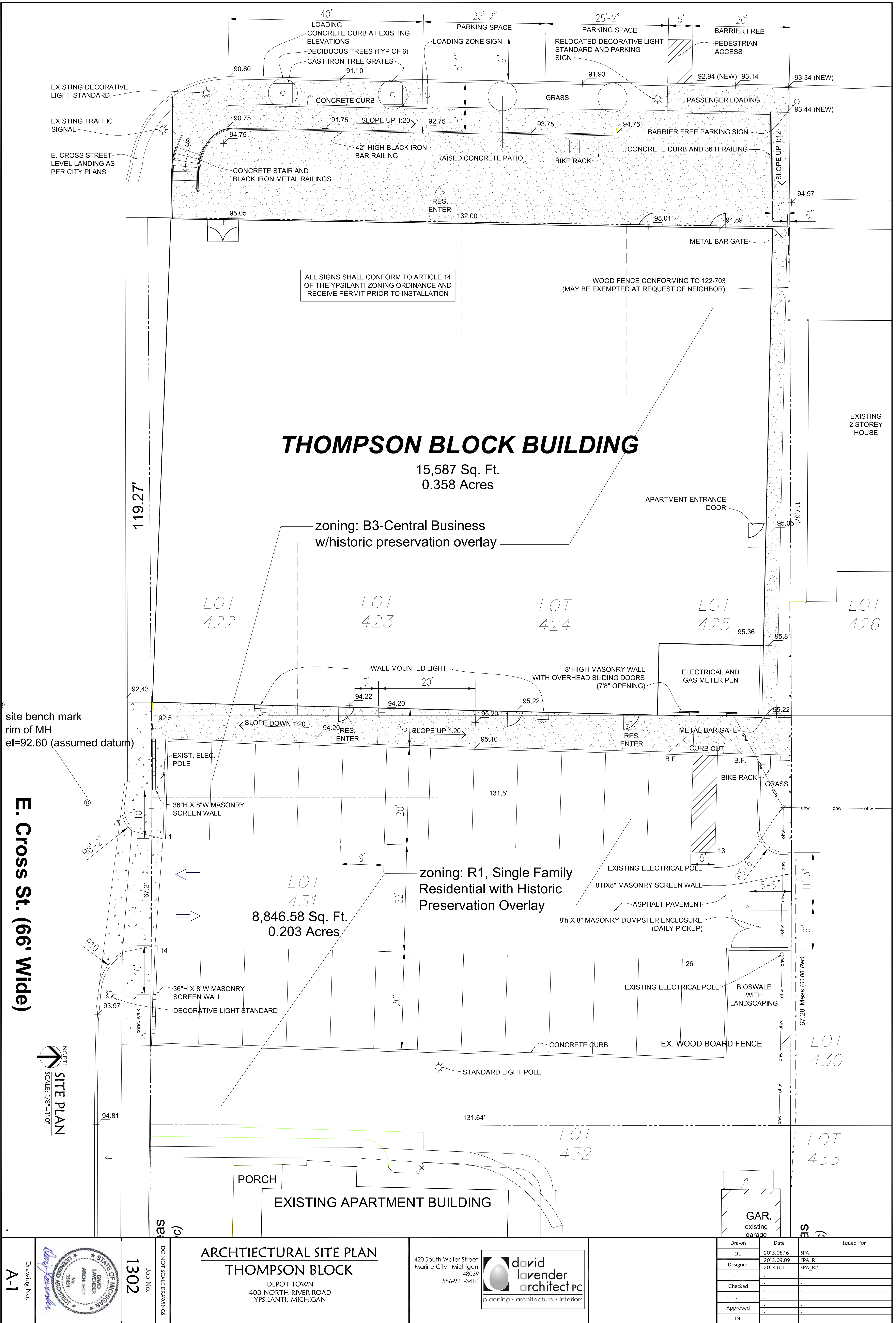
GAS MAIN

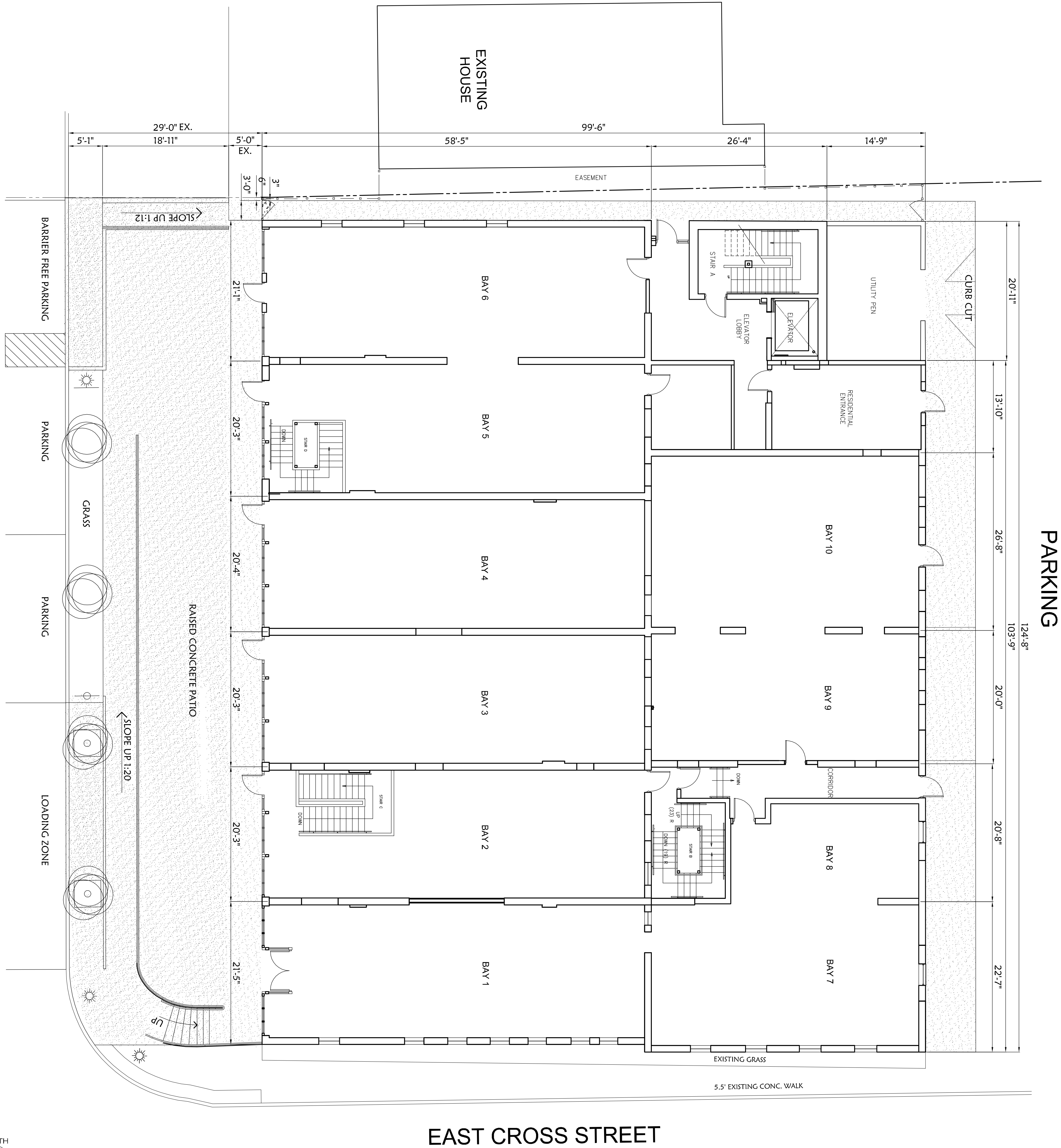
OVERHEAD WIRES

EXISTING CONC. PAVEMENT

Legend







N. RIVER STREET

EAST CROSS STREET

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

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	2013.11.11	SPA_R2
-	-	-
Checked	-	-
-	-	-
-	-	-
Approved	-	-
DL	-	-

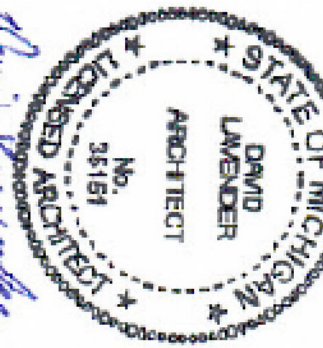


420 South Water Street
Marine City Michigan 48039
586-921-3410

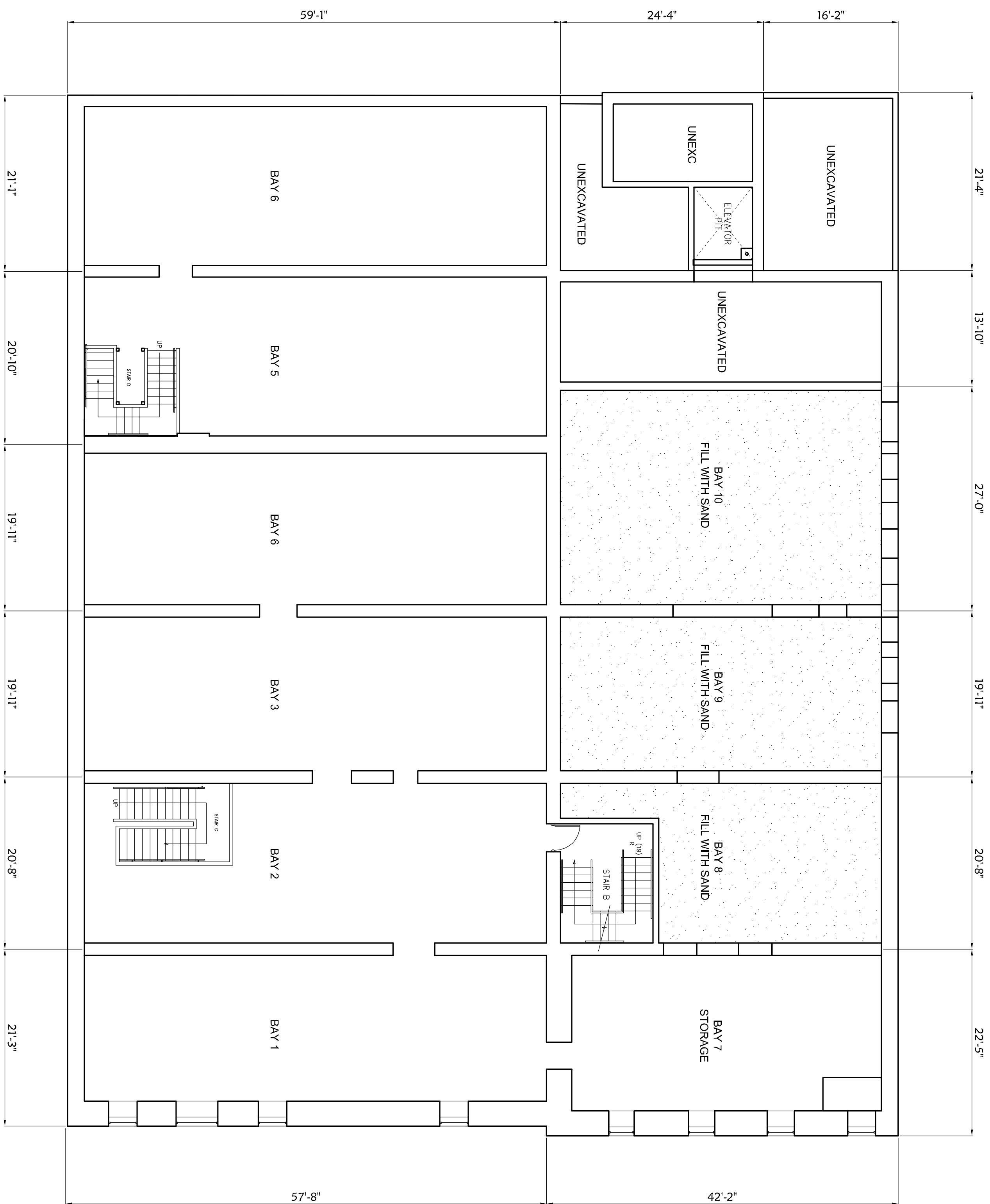
MAIN FLOOR PLAN
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302



Drawing No.
A-2



DUMPSTER ENCLOSURE

SCALE: NTS



BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA, RI
-	-	-
-	-	-
Checked	-	-
-	-	-
-	-	-
Approved	-	-
DL	-	-

420 South Water Street
Marine City Michigan
48039
586-921-3410



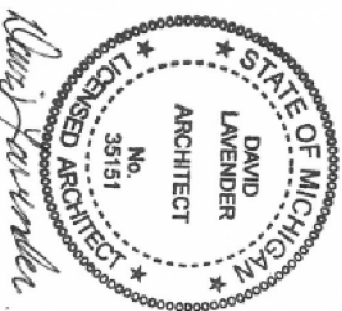
BASEMENT PLAN
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.

1302

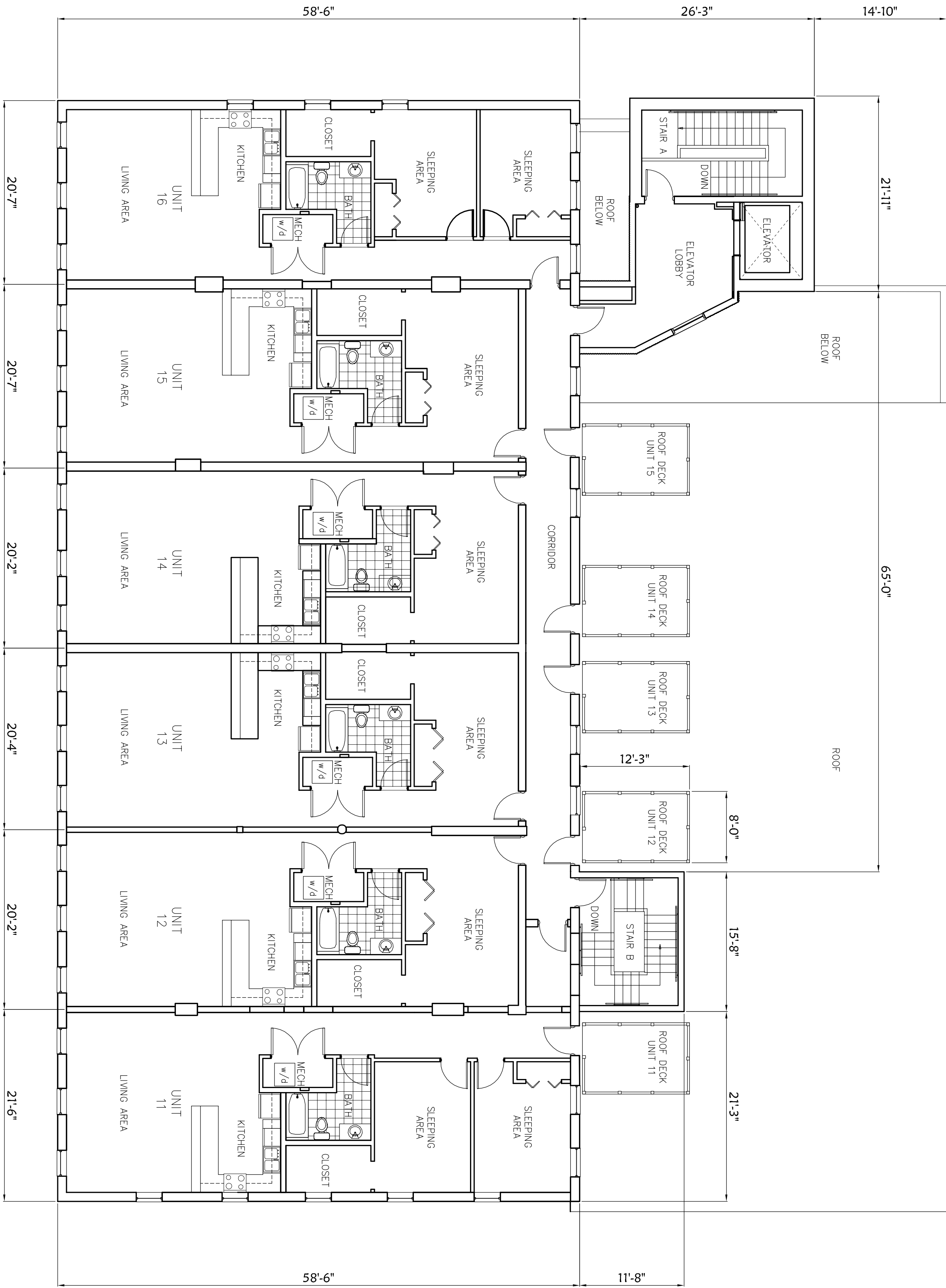


Drawing No.

A-3



NORTH
SCALE: 1/8"=1'-0"
SECOND FLOOR PLAN



NORTH
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

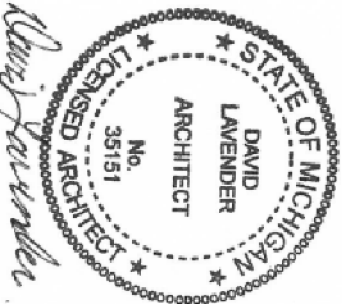


420 South Water Street
Marine City Michigan 48039
586-921-3410

THIRD FLOOR PLAN
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

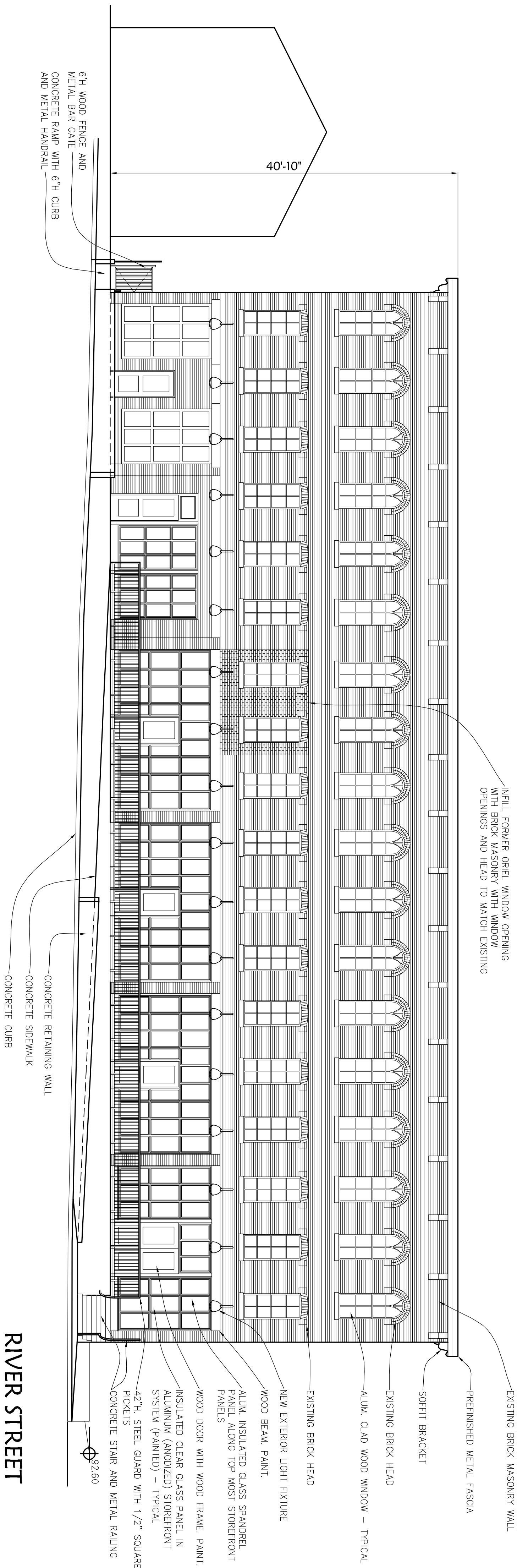
DO NOT SCALE DRAWINGS

Job No.
1302

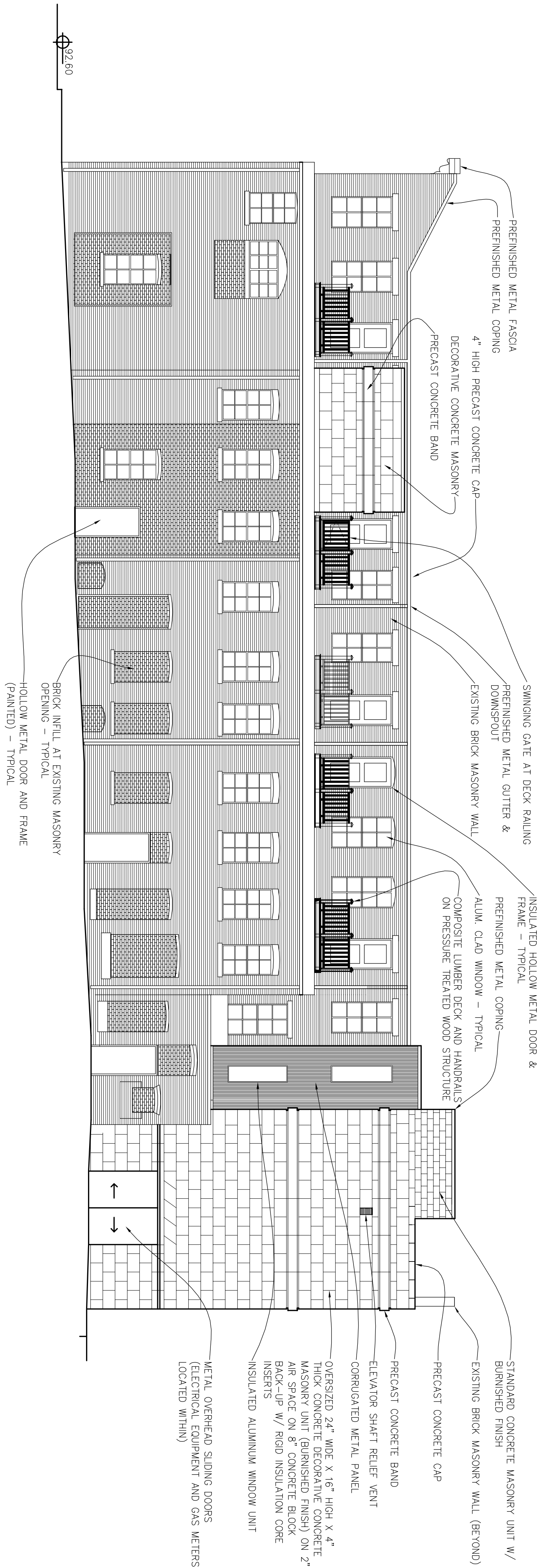


Drawing No.

A-5



RIVER STREET
WEST ELEVATION
SCALE: 1/8"=1'-0"



PARKING
EAST ELEVATION
SCALE: 1/8" = 1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	-	-
-	-	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

420 South Water Street
Marine City Michigan
48039
586-921-3410



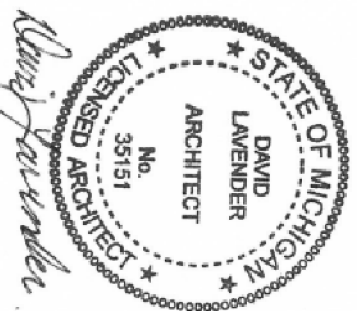
ELEVATIONS

THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

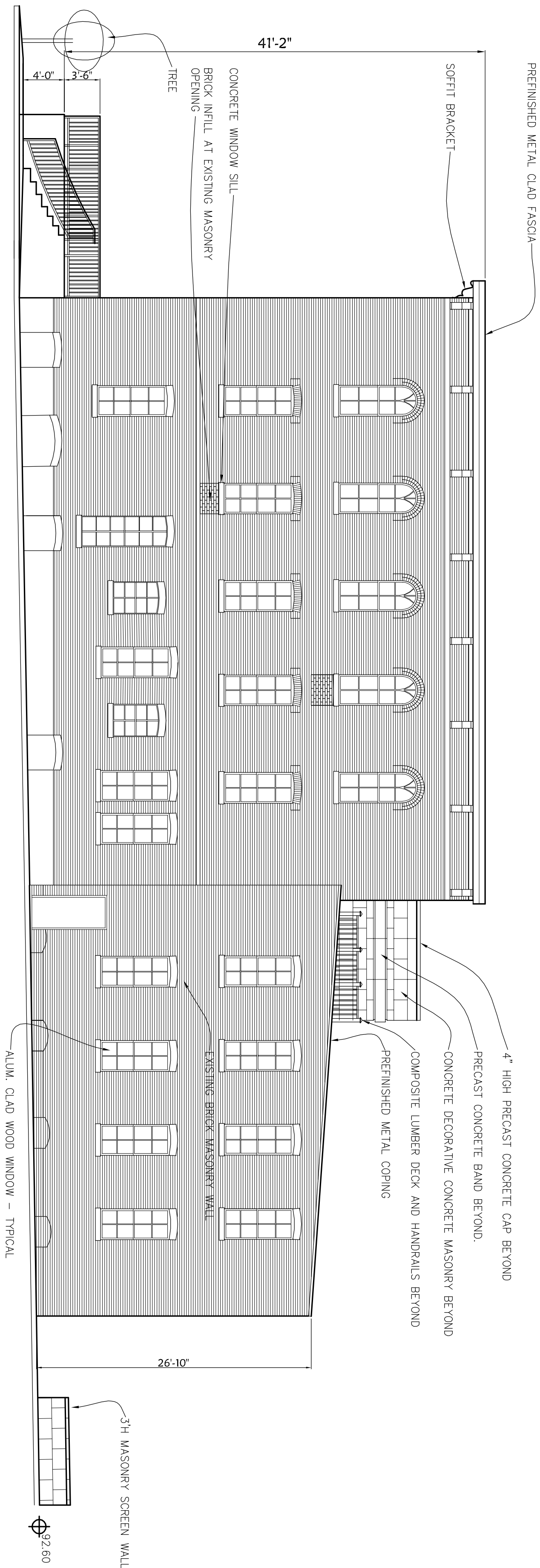
DO NOT SCALE DRAWINGS

Job No.
1302

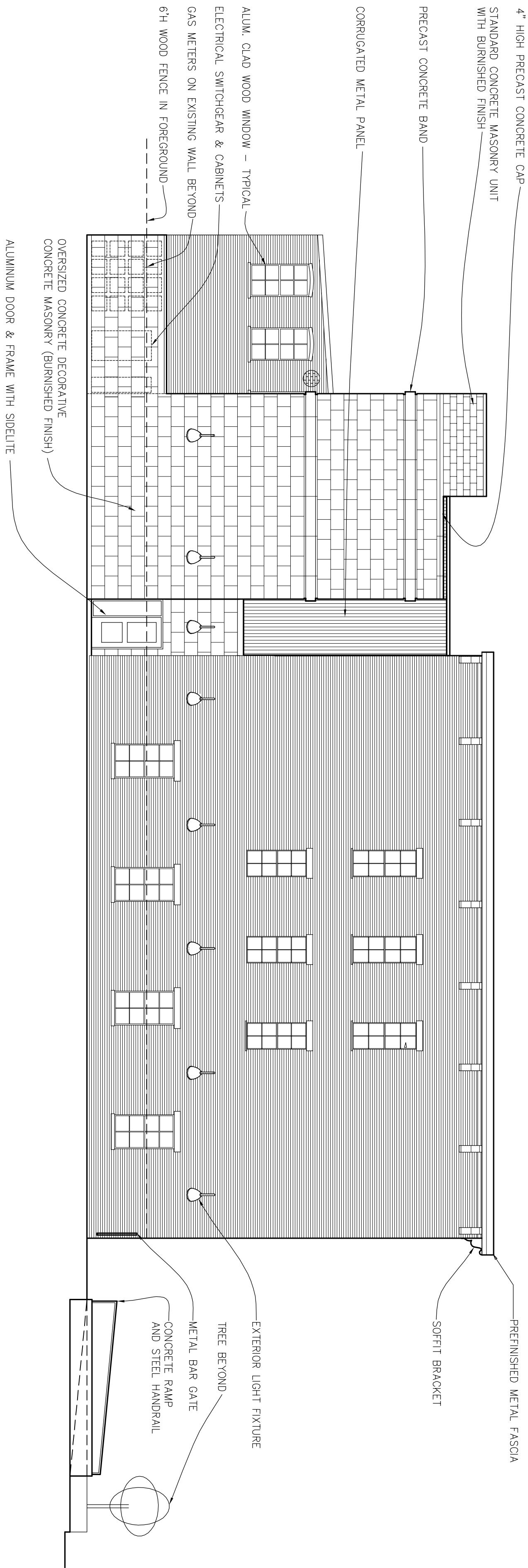


Drawing No.

A-6



EAST CROSS
WEST ELEVATION
SCALE: 1/8"=1'-0"



RESIDENTIAL
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	-	-
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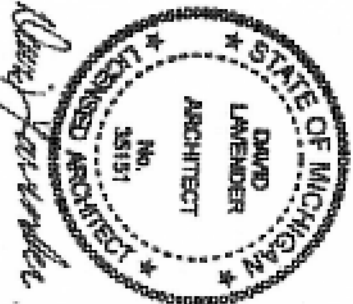


420 South Water Street
Marine City Michigan
48039
586-921-3410

ELEVATIONS
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302



Drawing No.

A-7

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	2	LITHONIA #DSX0 LED 20C 530 50K T3M MVOLT HS (SINGLE - 12' MTD HTG)	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 20C 530 50K T3M MVOLT HS.ies	Absolute	0.92	35
	LB	4	BEGA #2230LED	CAST ALUMINUM HOUSING, CLEAR LINEAR PRISMATIC GLASS LENS ABOVE CAST BLACK ENAMEL STEPPED BAFFLE FACE PLATE.	2 WHITE LEDS	2230LED.ies	Absolute	0.88	9.9
	LC	9	TMS LIGHTING #H136-LED15	H SERIES ASYMMETRICAL ANGLED WHITE REFLECTOR	15W LED	H136-LED15.ies	614	0.60	15.84
	WA	2	LITHONIA #DSXW2 LED 30C 1000 50K T3TMM MVOLT (WALL MTD)	DSXW2 LED WITH 3 LED ENGINES, 30 LED's, 1000MA DRIVER, 5000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	DSXW2_LED_30C_1000_50K_T3TMM_MVOL_T.ies	Absolute	0.92	109
	D/LA	3	HOLOPHANE - GRANDVILLE SERIES #GVE116ASX2NXX (SINGEL - 15' POLE HTG)	GRANVILLE LED CLASSIC	LED ARRAY	GVE116ASX2_NXX.ies	Absolute	0.90	122.8
	A	0	LITHONIA #WST LED 1 10A700/40K SR2 MVOLT	WST LED WITH 1 MODULE, 10 LED's, 700MA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08, LUMINAIRE OUTPUT: 1998 Lms.	WST_LED_1_10A700_40K_SR2_MVOL.ies	Absolute	0.88	24

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH 3' SIDEWALK	+	0.2 fc	1.2 fc	0.0 fc	N / A	N / A
OVERALL LTG VALUES AT GRADE	+	0.5 fc	8.7 fc	0.0 fc	N / A	N / A
PARKING LOT	✕	2.2 fc	8.7 fc	0.7 fc	12.4:1	3.1:1
PROPERTY LINE	■	0.2 fc	0.4 fc	0.0 fc	N / A	N / A

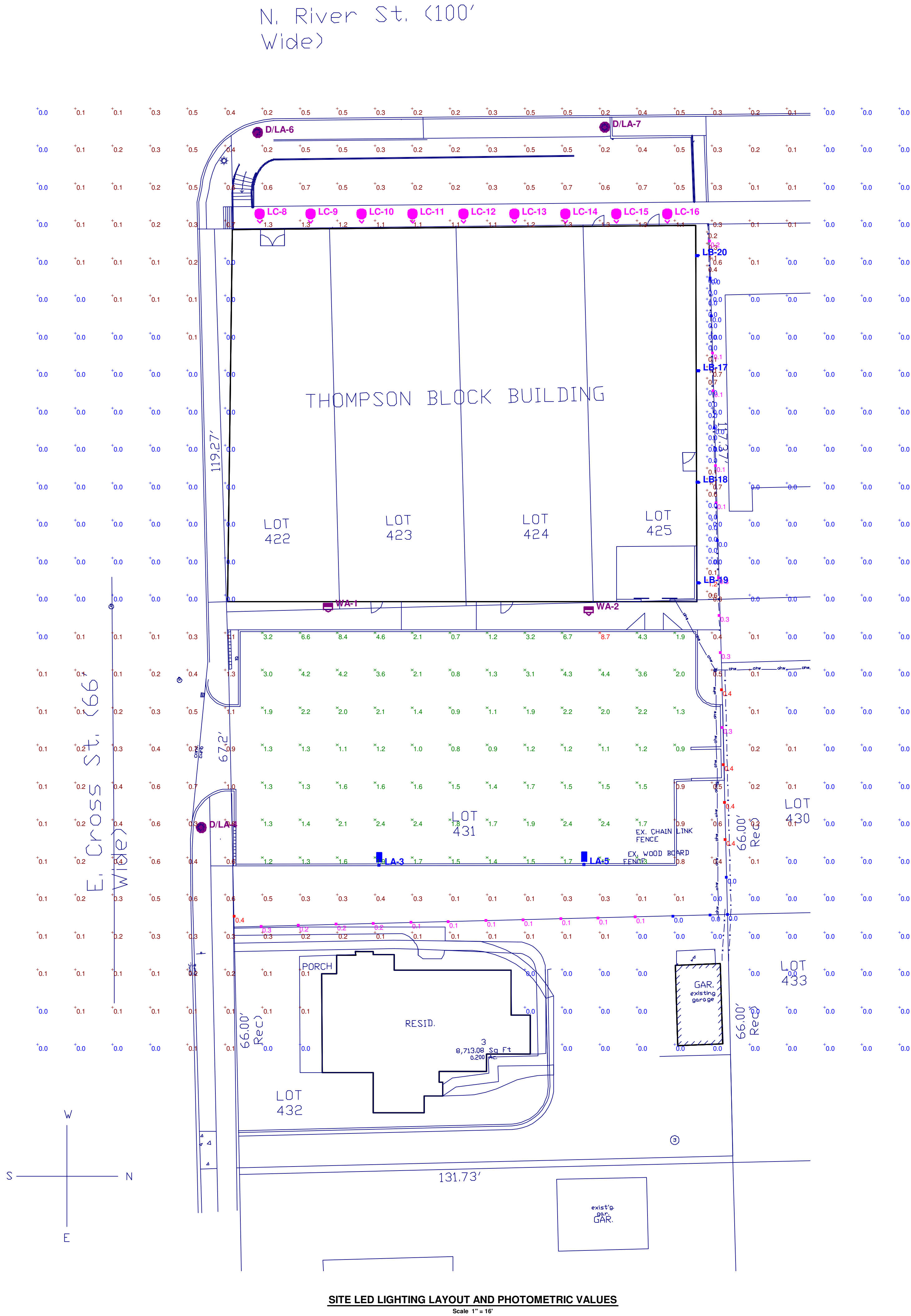
NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.

2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.

3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.
- THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

LUMINAIRE LOCATIONS						
No.	Label	Location X	Y	MH	Orientation	Tilt
1	WA	117.6	386.6	12.0	180.0	0.0
2	WA	187.2	385.7	12.0	180.0	0.0
3	LA	131.2	317.5	12.0	0.0	0.0
4	D/LA	83.7	327.5	15.0	180.0	0.0
5	LA	185.9	317.7	12.0	0.0	0.0
6	D/LA	98.7	513.2	15.0	180.0	0.0
7	D/LA	191.4	514.6	15.0	180.0	0.0
8	LC	99.3	491.2	12.0	180.0	30.0
9	LC	112.9	491.2	12.0	180.0	30.0
10	LC	126.5	491.2	12.0	180.0	30.0
11	LC	140.1	491.2	12.0	180.0	30.0
12	LC	153.7	491.2	12.0	180.0	30.0
13	LC	167.3	491.2	12.0	180.0	30.0
14	LC	180.9	491.2	12.0	180.0	30.0
15	LC	194.5	491.2	12.0	180.0	30.0
16	LC	208.1	491.2	12.0	180.0	30.0
17	LB	216.3	449.6	3.0	90.0	0.0
18	LB	216.1	419.7	3.0	90.0	0.0
19	LB	216.3	392.8	3.0	90.0	0.0
20	LB	216.0	480.3	3.0	90.0	0.0



THOMPSON BLOCK BLDG - YPSILANTI, MI

PARKING LOT LIGHTING VALUES AT GRADE

PREPARED FOR: BEAL PROPERTIES, LLC

GASSER BUSH ASSOCIATES

Designer

TD/KJS

Date

SEP 13 2013

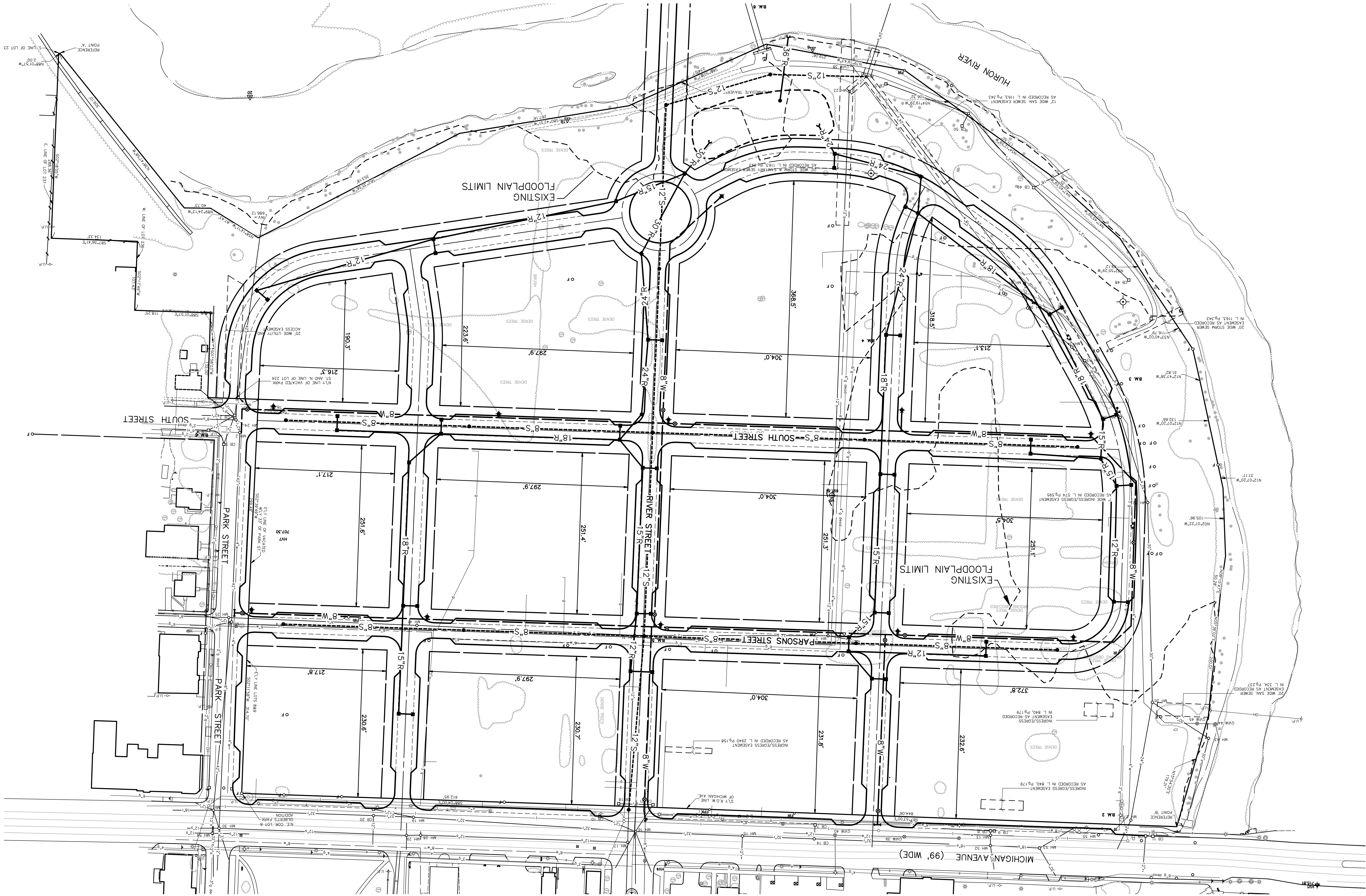
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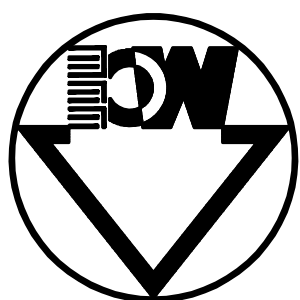
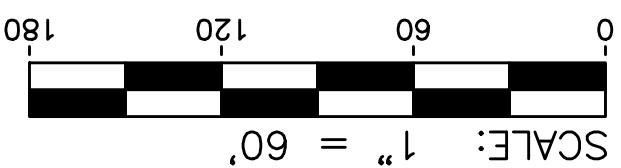
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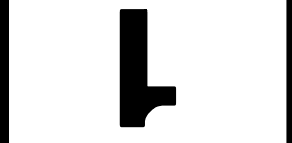
Midwestern Consulting, Inc. 3815 Plaza Drive, Ann Arbor, Michigan 48108
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown are correct or that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



DRAFT



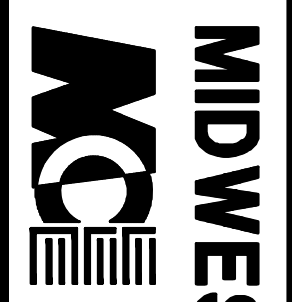
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WATER STREET RE-DEVELOPMENT

PRELIMINARY LAYOUT

CLIENT
CITY OF YPSILANTI
1 SOUTH HURON STREET
YPSILANTI, MI 48197



MIDWESTERN CONSULTING
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