

CHARTER TOWNSHIP
OF YPSILANTI
PLANNING COMMISSION

**SALLY RICHIE
BILL SINKULE
LAURENCE KRIEG
ELIZABETH EL-ASSADI
STAN ELDRIDGE
GLORIA PETERSON
MUDDASAR TAWAKKUL**

July 14, 2020

Regular Meeting – 6:30 p.m.

**Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197**

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

TUESDAY, JULY 14, 2020

6:30 P.M.

Due to the COVID-19 pandemic, Ypsilanti Township will be conducting this public meeting virtually in order to comply with Executive Order 2020-15 (COVID-19) issued by Governor Whitmer. To view and/or participate in the public meeting, please visit www.ytown.org.

To provide input or ask questions regarding business that will be considered at the meeting, please email planning@ytown.org or call 734-485-3943. If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE TUESDAY, MAY 26, 2020 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
 - A. **LA FONTAINE DEALERSHIP – 444 & 550 JAMES L. HART PARKWAY – SPECIAL USE PERMIT** - TO CONSIDER THE SPECIAL USE PERMIT FOR A DEALERSHIP FOR SALE OF NEW AND USED AUTOMOBILES LOCATED AT 444 & 550 JAMES L. HART PARKWAY, PARCELS K-11-17-361-003 & K-11-17-361-022.
 - B. **LA FONTAINE DEALERSHIP – 444 & 550 JAMES L. HART PARKWAY – PRELIMINARY SITE PLAN** - TO CONSIDER THE PRELIMINARY SITE PLAN FOR A DEALERSHIP FOR SALE OF NEW AND USED AUTOMOBILES LOCATED AT 444 & 550 JAMES L. HART PARKWAY, PARCELS K-11-17-361-003 & K-11-17-361-022.
6. OLD BUSINESS
7. NEW BUSINESS
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

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11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

THERE IS NO WORK SESSION

CALL TO ORDER AND ROLL CALL

1. The meeting is called to order by the Planning Commission chair and roll call is taken.

APPROVAL OF AGENDA

1. Commissioners approve current agenda

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE MAY 26, 2020 REGULAR MEETING**

Chair Sally Richie called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, Muddassar Tawakkul, Gloria Peterson and Stan Eldridge

Commissioners Absent: None

Others in Attendance: Denny McLain, Township Attorney; Megan Masson-Minock, Carlisle-Wortman; Elliot Smith, OHM; Jason Iacoangeli, Planning Director and Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE APRIL 28, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the minutes of the April 28, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Eldridge supported by Commissioner Sinkule to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARINGS AND PLAN REVIEW

A. ZONING ORDINANCE AMENDMENTS – TO CONSIDER RECOMMENDING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROPOSED AMENDMENTS TO UPDATE THE ZONING ORDINANCE IN ACCORDANCE WITH THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

The public hearing opened at 6:38pm

Lamar Weir, representative of Congresswoman Dingell spoke.

The public hearing closed at 6:41pm

A motion was made by Commissioner Tawakkul, supported by Commissioner Eldridge to recommend to the Township Board of Trustees the proposed amendments to update the zoning ordinance in accordance with the Religious Land Use and Institutionalized Persons Act.

The motion carried as follows:

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes Peterson: Yes

B. EARTH BALANCING AND EXCAVATION PERMIT EXTENSION – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL ROAD – TO CONSIDER EXTENDING THE EARTH BALANCING AND EXCAVATION PERMIT GRANTED ON MAY 28, 2019 FOR AN ADDITIONAL YEAR TO MOVE, AND THEN GRADE, APPROXIMATELY 10,000 CUBIC YARDS OF FILL MATERIAL FROM TRENCH AND BASEMENT EXCAVATIONS AT LOMBARDO PROJECTS MAJESTIC LAKES ESTATE (CHARTER TOWNSHIP OF

YPSILANTI), THE VILLAGE AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), THE PONDS AT MAJESTIC LAKES (CHARTER TOWNSHIP OF YPSILANTI), AND ARBOR RIDGE (CHARTER TOWNSHIP OF PITTSFIELD) TO THE NORTHEAST CORNER OF THE CREEKSIDE VILLAGE NORTH DEVELOPMENT LOCATED AT 6601 TUTTLE HILL ROAD, PARCEL K-11-26-300-009.

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve an extension of the earth balancing permit to SE Michigan Land Holdings LLC to transport, place and grade approximately 10,000 cubic yards of fill material on the designated area of Parcel K-11-26-300-009 known as 6601 Tuttle Hill Road subject to the following conditions:

The permit authorizes the placement and grading of fill materials, no excavation has been requested or approved for the location.

The origin and type of fill material shall be documented and the reports provided to the Office of Community Standards.

The fill material originating from outside of Ypsilanti Township may require testing upon request of the Township and based on conditions set forth by Township Engineer.

The fill material delivered to the site shall be graded within two (2) weeks of placement.

Dust control measures shall be implemented and maintained at all times.

The trucking and grading activity shall be restricted to the hours of 8am to 5pm with no activity on Sundays or legal holidays.

The designated trucking routes shall be noted and used.

That an escrow in the amount of \$2,500 be maintained.

That a surety in the amount of \$30,000 shall be maintained.

Sinkule: Yes Eldridge: Yes Krieg: Yes Tawakkul: Yes Richie: Yes

El-Assadi: Yes Peterson: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. TOWNSHIP BOARD REPRESENTATIVE REPORT

Commissioner Eldridge spoke about Covid testing in the Township.

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None

11. TOWNSHIP ATTORNEY REPORT

None

12. PLANNING DEPARTMENT REPORT

Jason Iacoangeli gave an update.

13. OTHER BUSINESS

None

A motion was made by a Commissioner Peterson, supported by Commissioner Eldridge to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 7:15 pm

Respectfully submitted,
Laura Gough
OCS Clerk

PUBLIC HEARINGS AND SITE PLAN REVIEW

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
La Fontaine - Dealership
444 & 550 James L. Hart Parkway
Preliminary Site Plan and Special Land Use Review

July 9, 2020

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a preliminary site plan and special land use application from La Fontaine for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022.

APPLICANT

LAG Development
4000 W. Highland Road
Highland, MI 48357

CROSS REFERENCES

Zoning Ordinance citations:

- Article XI, Section 1100, B-3 General Business District
- Article XXI, Section 2115, Site Plan Review
- Article XXI, Section 2119, Special Land Uses

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our procedures.

Planning Consultants (Carlisle/Wortman Associates): CWA reviewed the preliminary site plan and special land use permit in their letter dated June 8, 2020 and recommend approval provided that the applicant confirms any proposed improvements to site lighting.

Engineering Consultants (OHM): The Township Engineer recommended conditional approval for this stage of the process in their June 19, 2020 review letter. Engineer Matt Parks also offers minor comments relating to detailed engineering.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover recommended approval at this stage in a letter dated June 19, 2020.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball recommended approval in a letter dated June 18, 2020.

Washtenaw County Water Resources Commission: N/A

Washtenaw County Road Commission: WCRC requested a traffic assessment study.

Michigan Department of Transportation: N/A

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Special Land Use Permit

Motion to table:

*“I move to table the request for **special land use permit** approval of a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, to consider the comments presented by the Planning Commission during discussion of the project”*

Motion to approve:

*“I move to approve the request for a **special land use permit** for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, with the following conditions:*

1. _____
2. _____”

Motion to deny:

*“I move to deny the request for **special land use permit** approval for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, due to the following reasons:*

1. _____
2. _____”

Preliminary Site Plan

Motion to table:

“I move to table the request for **preliminary site plan** approval for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, to consider the comments presented by the Planning Commission during discussion of the project”

Motion to approve:

“I move to approve the request for a **preliminary site plan** for a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, with the following conditions:

1. Applicant will provide confirms any proposed improvements to site lighting
2. Applicant shall obtain applicable Washtenaw County Water Resources Commission and Washtenaw County Road Commission permits.
3. _____”

Motion to deny:

“I move to deny the request for **preliminary site plan** approval a dealership for sale of new and used automobiles located at 444 & 550 James L. Hart Parkway, parcels K-11-17-361-003 & K-11-17-361-022, due to the following reasons:

1. _____
2. _____”

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

Planning Director's Report

Project Name:

Location:

Date:

- | | |
|--|---|
| <input type="checkbox"/> Full Preliminary Site Plan Review #
<input type="checkbox"/> Sketch Preliminary Site Plan Review #
<input type="checkbox"/> Administrative Preliminary Site Plan Review #
<input type="checkbox"/> Detailed Engineering/Final Site Plan Review #
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Final Plat Process
<input type="checkbox"/> Planned Development Stage I
<input type="checkbox"/> Planned Development Stage II |
|--|---|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department					
Carlisle/Wortman Associates	Planning Consultant					
OHM / Stantec	Engineering Consultant					
Dan Kimball, Fire Marshal	Township Fire Department					
Dave Bellers, Building Official	Township Building Department					
Brian McCleery, Deputy Assessor	Township Assessing Department					
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority					
Gary Streight, Project Manager	Washtenaw County Road Commission					
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission					
James Drury, Permit Agent	Michigan Department of Transportation					

Planning Director's Recommended Action:



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 8, 2020

Special Use and Preliminary Site Plan Review For Ypsilanti Township, Michigan

Applicant:	LaFontaine Automotive Group
Project Name:	444 James L Hart Parkway
Plan Date:	May 28, 2020
Location:	444 James L Hart Parkway, Ypsilanti, MI. K -11-17-361-003
Zoning:	B-3, General Business and I-1, Light Industrial
Action Requested:	Special Use and Preliminary Site Plan Approval.
Required Information:	As noted below.

PROJECT AND SITE DESCRIPTION

The LaFontaine Group has submitted a Conditional Use and Site Plan application to open a new automobile dealership at 444 James L Hart Parkway. The LaFontaine Group owns a number of dealerships in the state. The site will be home to a new Kia dealership.

The site is two parcels with split zoning. The parcel with the building is the former home of the Girl Scouts, and zoned B-3, General Business. The second parcel is a shared detention pond, and zoned I-1, Light Industrial.

The use of the site previous to the Girl Scouts was an automobile dealership. In the B-3, General Business district, automobile dealerships require a special use. The applicant is not proposing site changes other than repairing and repaving parking lot, and bringing landscaping into compliance. The

applicant is not making any building changes, other than a complete façade rehab. Details of landscaping and building façade are listed below.



SURROUNDING ZONING AND LAND USE

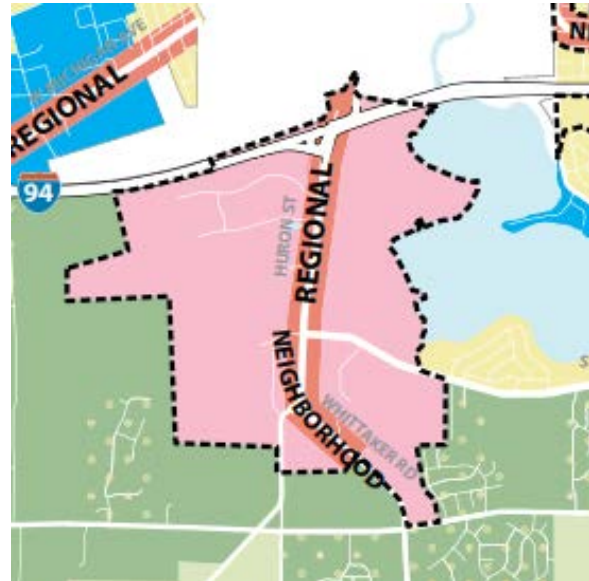
Direction	Zoning	Use
North	I-94 and City of Ypsilanti	I-94
South	T-C 1, Town Center	Future Hotel
East	B-3, General Business	Future Hotel
West	I-1, Light Industrial	Parking/Future Home of Bank Supply

MASTER PLAN

The site is Master Planned as part of the Township Core. The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

TOWNSHIP CORE:

The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.



The site is located outside of the governmental center of the core, but in the surrounding area. The reuse of the facility as an automobile dealership is consistent with the Master Plan.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The applicant is not proposing site changes other than repairing and repaving parking lot and bringing landscaping into compliance. The applicant is not making any building changes, other than a complete façade rehab. The existing building complies with all B-3, General Business area, width, height, and setback requirements.

Items to be Addressed: None.

PARKING

	No. of Spaces Required	No. of Spaces Provided	Complaint
Motor vehicle sales and service establishments: One for each 400 square feet of usable floor area of sales room and one for each one auto service stall in the service room.	4,688 / 40 = 12 + 14 service stalls = 26 required spaces	183 Spaces	Complaint
Barrier Free	2	2	Complaint

The site includes 183 spaces. The number of spaces is sufficient for employee, customer, and for-sale car parking. The existing parking lot will be repaired and paved.

Items to be Addressed: None

SPECIFIC USE REQUIREMENTS

Dealership have specific use standards that are outlined in Sec. 1826. - Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles:

1. *Outdoor sales space for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles, all subject to the following:*
 - a. *The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.*
 - b. *Access to the outdoor sales area shall be at least 60 feet from the intersection of any two streets*
 - c. *No major repair or major refinishing shall be done on the lot.*
 - d. *All lighting shall be shielded from adjacent residential districts.*

The proposed reuse of the building and site as an automobile dealership meets all special use requirements outline in Section 1826. In addition the applicant has added a note to the site plan stating that they will install security camaras and provide access to the law enforcement.

Items to be Addressed: None.

LANDSCAPING

Landscape requirements are set forth in Section 2108:

	Landscaping Required	Landscaping Provided
General Landscaping: 1 tree per 1,000 sq.ft 1 shrub per 500 sq.ft	$93,539 / 1,000 =$ 69 trees $93,539 / 500 =$ 187 shrubs	116 trees, 4 ornamental trees, and 223 shrubs
Street Yard Landscaping: 1 tree per 40 L.F. 1 ornamental tree per 100 L.F 1 shrub per 10 L.F	$361 / 40 =$ 9 trees $361 / 100 =$ 4 ornamental trees $361 / 10 =$ 36 shrubs	
Parking Lot Landscaping: 1 tree per 3,000 sq.ft	$181,786 / 3,000 =$ 61 trees	
Total Required	116 trees, 4 ornamental trees, and 223 shrubs	

The applicant has provided the required landscaping.

Items to be Addressed: None

LIGHTING

In conversations with the applicant they note that they were planning on replacing some site lighting. However, the application doesn't indicate any site or building lighting. The applicant should confirm.

Items to be Addressed: Confirm site lighting.

SIGNS

Applicable signs will be reviewed by a separate sign permit.

Items to be Addressed: None

FLOOR PLAN AND ELEVATIONS

The existing building is primarily brick and storefront glass. The applicant proposes a major façade improvement. Improvements include new paint, new metal panel, and new storefront glass.

The building improvements comply with building material requirements set forth in Section 2125.

Items to be Addressed: None

SPECIAL USE STANDARDS

Section 2119 of the Zoning Ordinance outlines the standards under which the Planning Commission is to review the Special Use:

1. *Will be harmonious, and in accordance with the objectives, intent, and purpose of this ordinance; and*
2. *Will be compatible with a natural environment and existing and future land uses in the vicinity; and*
3. *Will be compatible with the township master plans; and*
4. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services; and*
5. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare; and*
6. *Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.*

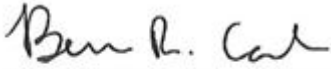
We find that the applicant has meet the Special Use standards:

1. The site was a former automobile dealership.
2. The site is located in proximity to a varied number of uses including commercial, office, and light industrial. The addition of an automobile dealership to the area will be compatible with surrounding land uses.
3. The site is Master Planned as Township Core, where the surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial. The reuse of the facility as an automobile dealership is consistent with the Master Plan.
4. The applicant is improving the site by repairing and repaving the parking lot and bringing landscaping into compliance.
5. The site is served by adequate public services.

Items to be Addressed: None

RECOMMENDATIONS

We recommend Special Use and Preliminary Site Plan approval provided that the applicant confirm any proposed improvements to site lighting.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



June 18, 2020

Jason Iacoangeli, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Preliminary (non-residential) Site Plan Review #1
Project Name: La Fontaine Automotive Group
Project Location: 444 James L. Hart Parkway
Plan Date: 4/6/2020
Revision Date: 5/28/2020
Project Number: L552
Applicable Codes: IFC 2018
Developer: Lafontaine Automotive Group
Developer Address: 4000 W. Highland Road Highland, Michigan 48357

Status of Review

Status of review: Approved as Submitted

Pages C 1 through C 4 were reviewed.

Site Coverage - Hydrants

Comments: Meets IFC 2018

Site Coverage - Access

Comments: Meets IFC 2018

Sincerely,

A handwritten signature in black ink that reads "Dan Kimball". The signature is written in a cursive style and is positioned above a horizontal line.

Dan Kimball, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI II, CFPE

June 19, 2020

Mr. Jason Iacoangeli
Township Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: **La Fontaine**
Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first site plan review of the plans dated May 28, 2020 and stamped received by OHM Advisors on June 9, 2020.

At this time, the plans are recommended for approval for the Planning Commission's consideration, contingent on the comments in Section B being addressed prior to the next plan submittal. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below (Section A), followed by our comments (Section B and C), and a list of anticipated required permits and approvals (Section D). Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a car dealership; utilizing the existing building and existing parking lot located at 444 James L. Hart Parkway. The applicant is proposing an asphalt mill and overlay for sections of existing deteriorated pavement and then proposes to seal coat the remainder of the lot. The applicant is also proposing a concrete vehicle display pad and site landscaping.

The proposed dealership will be serviced by existing water and sanitary services. Stormwater runoff is currently captured by a traditional underground stormwater management system. It appears no additional utility work is proposed at this time.

B. PRELIMINARY SITE PLAN COMMENTS:

1. The applicant shall note that proper access is not provided for the last proposed row of parking spaces in the northeast section of the proposed parking lot. In internal conversation with the Ypsilanti Township Planning Director, it was deemed that these proposed parking spaces will not be allowed and shall be revised to ensure proper access is provided to all proposed parking spaces. The applicant shall revise parking calculations accordingly.
2. The applicant shall revise the Site Data (Sheet C2) as it appears there is a discrepancy with the total parking spaces.



C. PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented in either the drawings or future agreements.

1. The applicant shall provide spot elevations at all four (4) corners of existing ADA parking spaces, sidewalk ramps and level landings, as well as at 50-foot intervals along both sides of all existing and proposed sidewalk. The applicant shall note that the cross slope for all existing and proposed sidewalk and ADA spaces shall not exceed 2% per ADA Standards. The applicant shall note that if the sidewalks are not compliant, the applicant will be required to remove and replace them.
2. Within the plan set, the applicant has noted 'COVID-19 Pandemic Conditions' yielded incomplete survey work. Prior to the Detailed Engineering submission, all existing utilities (water, sanitary, storm, gas, electric, etc.), including respective services and sizes, shall be depicted on the plans.
3. It appears that there is no existing or proposed curb and gutter along the Northwest and Northeast sections of the parking lot. This office defers to Washtenaw County Water Resources Commission (WCWRC) for recommendation for installation of curb and gutter in these locations. If curb and gutter is deemed not feasible in these locations, the applicant shall provide either BMP's or landscaping along the North and West perimeter of the parking lot to intercept stormwater flow.
4. The applicant shall note that if this proposed project expands to exceed the current restorative nature, Washtenaw County Water Resources Commission (WCWRC) may require an updated plan set for the site to meet the new rules and current WCWRC standards.
5. The applicant shall address the existing catch basin that is proposed to remain within the proposed concrete vehicle display area. It appears the stormwater tributary area to this catch basin will be interrupted by the elevated proposed concrete pad. Due to the nature of this catch basin, the applicant shall provide a drainage area map to ensure proper stormwater drainage in this area.
6. The applicant shall provide the previous stormwater management calculations for the existing detention basin from the original construction of this development on the plans for record keeping purposes.
7. The applicant shall provide a signed and sealed certificate of outlet for the existing stormwater system.
8. The applicant shall include a soil erosion and sedimentation control (SESC) plan sheet with the plans. The applicant shall also provide the Ypsilanti Township SESC Standard Detail Sheet within the plan set.
9. The applicant shall provide additional detail for the proposed concrete vehicle display that includes the proposed area and elevation of the display.

D. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: elliott.smith@ohm-advisors.com).

- ▶ **Ypsilanti Township Board of Trustees (BOT):** After approval of the site plan by the Township Planning Commission, detailed engineering drawings are required and approvals from all applicable agencies will be required for BOT approval.



- ▶ **Ypsilanti Community Utilities Authority (YCUA):** The Authority is interested in designing and installing water main between the hydrant southeast of the building and the hydrant northwest of the hotel building on the parcel east of the site. The water main would be completed ahead of the paving improvements and at no cost to the Applicant but would require an easement to be granted by the property owner. *YCUA sent approval letter dated June 19, 2020.*
- ▶ **Ypsilanti Township Fire Department:** Review and approval is required. *The Ypsilanti Township Fire Department sent approval letter dated June 18, 2020.*
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control (SESC) permit shall be secured from the Ypsilanti Township Office of Community Standards prior to construction commencing.
- ▶ **Washtenaw County Water Resources Commissioner (WCWRC):** Review and approval may be required for work exceeding proposed parking lot rehabilitation efforts.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval is required for any work within the James L. Hart Parkway Right-of-Way.
- ▶ **Ypsilanti Township Planner:** Review and approval is required.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith

MDP/ERS/ljm

cc: Charlotte Wilson, Township Planning & Development Coordinator
Mike Radzik, Township Community Standards Director
Tammie Keen, Township Community Standards Executive Coordinator
Doug Winters, Township Attorney
Dan Kimball, Township Fire Marshall
File

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YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

June 19, 2020

VIA ELECTRONIC MAIL

Mr. Jason Iacoangeli, Planning Director
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #1
LaFontaine
Charter Township of Ypsilanti (Plan Date: 05-28-2020)

Dear Mr. Iacoangeli:

In response to the memorandum from your office dated June 5, 2020, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to the Authority.

With the understanding that the existing parking surface will be improved, the Authority is interested in designing and installing the water main between the hydrant southeast of the building and the hydrant northwest of the hotel building on the parcel east of the site. The water main would be completed ahead of the paving improvements and at no cost to the Applicant but would require an easement to be granted by the property owner.

The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Sincerely,



SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File, YCUA
Mr. Mike Radzik, Ms. Charlotte Wilson, Charter Township of Ypsilanti
Mr. Eric Copeland, Mr. Dan Kimball, Township Fire Department
Mr. Matt Parks, P.E., Township Engineer
Mr. Gary Streight, P.E., WCRC
Mr. Gary Laundroche, Applicant
Mr. Jason Longhurst, P.E., Applicant's design engineer

Developer

LAFONTAINE AUTOMOTIVE GROUP
4000 W. HIGHLAND ROAD
HIGHLAND, MICHIGAN 48357
CONTACT:
MR. GARY LAUNDROCHE
PHONE: (248) 714-1502
EMAIL: glaundroche@lafountainemotors.com

Civil Engineer

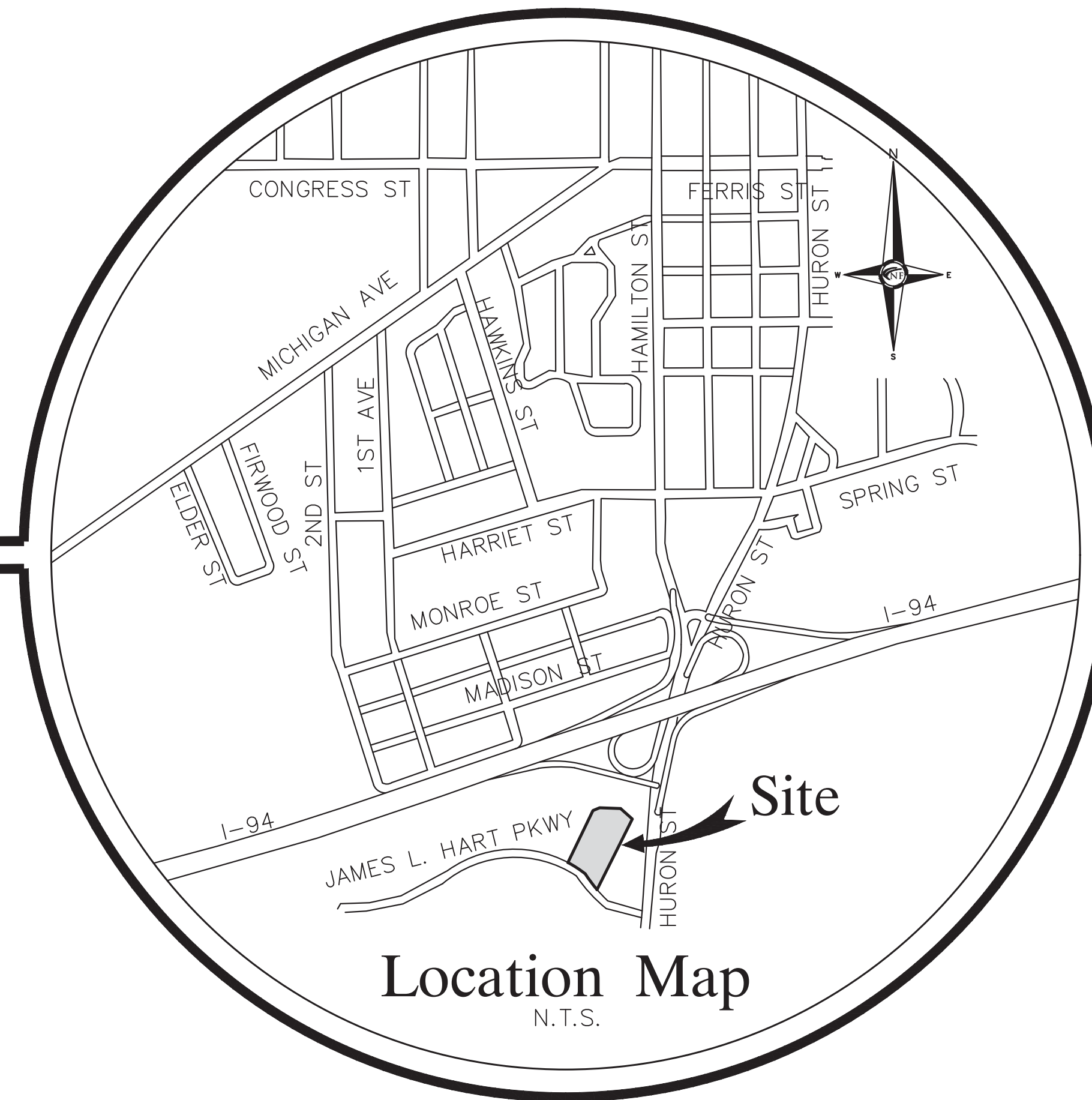
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. JASON R. LONGHURST P.E.
PHONE: (248) 332-7931
EMAIL: jlonghurst@nfe-engr.com

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, RLA, LEED AP
PHONE: (248) 332-7931
EMAIL: gostrowski@nfe-engr.com

Charter Township of Ypsilanti, Washtenaw County, Michigan SITE PLAN PACKAGE Prepared For LaFontaine Automotive Group

PART OF THE NE 1/4 OF SECTION 17, AND PART OF
THE NW 1/4 OF SECTION 16,
TOWN 3 SOUTH, RANGE 7 EAST
CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN



Location Map
N.T.S.

Project Name:

444 James L. Hart Parkway

REVISIONS:
2020-04-06 ISSUED FOR OWNER REVIEW
2020-04-29 ISSUED FOR SITE PLAN REVIEW
2020-05-28 REVISED PER SITE PLAN REVIEW

LEGAL DESCRIPTION

Land situated in the Township of Ypsilanti, County of Washtenaw, Michigan, more particularly described as:

PARCEL 1:
All of Lot 2, of Huron Center Commercial & Industrial Park, as recorded in Liber 26 of Plats, Pages 66 through 68, Washtenaw County Records.

AND

The Westerly portion of Lot 1, of Huron Center Commercial & Industrial Park, as recorded in Liber 26 of Plats, Pages 66 through 68, Washtenaw County Records, described as follows: Beginning at the Southeast corner of the above mentioned

Lot 2; thence North 15 degrees 49 minutes 18 seconds East 689.93 feet along the East line of Lot 2; thence South 89 degrees 12 minutes 50 seconds East 64.88 feet along the Southerly right-of-way line of I-94; thence South 74 degrees 14 minutes 00 seconds East 187.85 feet along the Southerly right-of-way line of I-94; thence South 25 degrees 58 minutes 54 seconds West 732.13 feet; thence Westerly 122.39 feet along the Northerly right-of-way line of Commerce Parkway in the arc of a circular curve concave to the South, radius 543.00 feet, delta 12 degrees 54 minutes 52 seconds, chord North 67 degrees 43 minutes 53 seconds West 122.13 feet to the Point of Beginning, being a part of French Claim 680, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan.

(For informational purposes only)
Commonly Known As: 444 James L Hart Parkway
Tax Parcel ID: K-11-17-361-003

PARCEL 2:
As Recorded: Commencing at the Northwest corner of Lot 3 of Huron Center Commercial and Industrial Park, as recorded in Liber 26 of Plats, Page 66, Washtenaw County Records; thence 71 degrees 06 minutes 30 seconds East 317.97 feet along the North line of said Lot 3 and South line of I-94 Freeway for a Place of Beginning; thence continuing the following two courses along the North line of said Lot 3 and the South line of I-94 Freeway: North 71 degrees 06 minutes 30 seconds East 166.27 feet and North 83 degrees 42 minutes 40 seconds East 90.00 feet; thence South 02 degrees 44 minutes 15 seconds West 584.13 feet along the East line of said Lot 3; thence 193.76 feet along the arc of a 770.00-foot radius nontangential circular curve to the left, chord bearing North 85 degrees 45 minutes 11 seconds West 193.25 feet along the South line of said Lot 3 and the North line of James L Hart Parkway (recorded as Commerce Parkway) (86 feet wide); thence North 02 degrees 57 minutes 43 seconds West 506.14 feet to the Place of Beginning, being a part of Lot 3 of said Huron Center Commercial and Industrial Park in French Claim 680, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan.

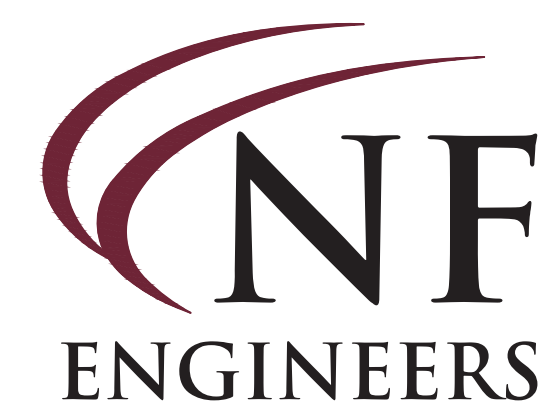
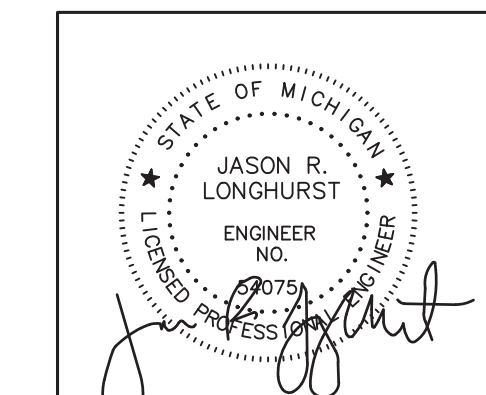
As Assessed: COMMENCING AT THE NW CORNER OF LOT 3 HURON CENTER COMMERCIAL AND INDUSTRIAL PARK, TH N 71-6-30 E 317.97 FT FOR A POB, TH N 71-6-30 E 166.27 AND N 83-42-40 E 90 FT, TH S 2-44-15 W 584.13 FT, TH 193.76 FT ALONG THE ARC OF A 770 FT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE LEFT CHORD BEARING N 85- 45-11 W 193.25 FT, TH N 2-57-43 W 506.14 FT TO THE POB.

(For informational purposes only)
Commonly Known As: 550 James L Hart Parkway
Tax Parcel ID: K-11-17-361-022

SHEET INDEX

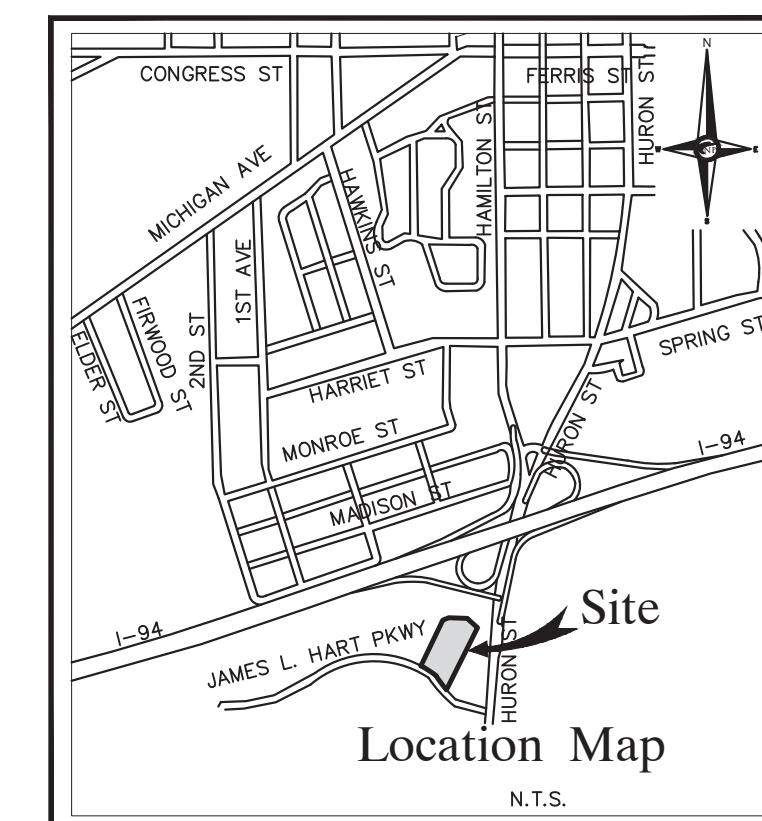
- C0 Cover Sheet
- C1 ALTA / NSPS Land Title Survey, Topographic, and Tree Survey
- C2 ALTA / NSPS Land Title Survey, Topographic, and Tree Survey
- C3 Site Site Aerial
- L1 Landscape Plan
- L2 Landscape Notes and Details

NFE JOB # L552



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX. (248) 332-8257



LEGAL DESCRIPTION
Land situated in the Township of Ypsilanti, County of Washtenaw, Michigan, more particularly described as:

PARCEL 1, 2, of Huron Center Commercial & Industrial Park, as recorded in Liber 26 of Plats, Pages 66 through 68, Washtenaw County Records.

AND
The Western portion of Lot 1, of Huron Center Commercial & Industrial Park, as recorded in Liber 26 of Plats, Pages 66 through 68, Washtenaw County Records, described as follows: Beginning at the Southeast corner of the above mentioned Lot 2; thence North 15 degrees 49 minutes 18 seconds East 689.93 feet along the East line of Lot 2; thence South 89 degrees 12 minutes 50 seconds East 64.88 feet along the Southern right-of-way line of I-94; thence South 74 degrees 14 minutes 00 seconds East 187.85 feet along the Southern right-of-way line of I-94; thence South 25 degrees 58 minutes 54 seconds West 732.13 feet; thence West 122.39 feet along the Northern right-of-way line of Commerce Parkway in the arc of a circular curve concave to the South, radius 543.00 feet, delta 12 degrees 54 minutes 52 seconds, chord North 67 degrees 43 minutes 53 seconds West 122.13 feet to the Point of Beginning, being a part of French Claim 680, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan.

(For informational purposes only)
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As Assessed: COMMENCING AT THE NW CORNER OF LOT 3 HURON CENTER COMMERCIAL AND INDUSTRIAL PARK, TH N 71-06-30 E 317.97 FT FOR A P.O.B., TH N 71-06-30 E 90 FT AND N 83-42-40 E 90 FT, TH S 2-44-15 W 584.13 FT, TH 193.76 FT ALONG THE ARC OF A 770 FT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE LEFT CHORD BEARING N 85-45-11 W 193.25 FT, TH N 2-57-43 W 506.14 FT TO THE P.O.B.

(For informational purposes only)
Commonly Known As: 550 James L Hart Parkway
Tax Parcel ID: K-11-17-361-022

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B00310847, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND UTILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON MARCH 19, 2020. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISHED PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

MISS DIG / UTILITY DISCLAIMER NOTE

THE LOCATION OF THE UTILITIES SHOWN ON THE RECORDS PROVIDED BY A/E/C COULD NOT BE ACCURATELY PLOTTED DUE TO A LACK OF DIMENSIONS AND/OR SCALE. CLIENT SHALL CONTACT A/E/C TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITY.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES. AN NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

SNOW NOTE

SURVEY COMPLETED UNDER SNOW CONDITIONS, AND EXACT LOCATION OF PAVEMENT, CURBS, AND SURFACE STRUCTURES CANNOT BE GUARANTEED.

LEGEND

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES. HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES ONLY. IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.



SEAL



PROJECT
444 James L. Hart Parkway

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland MI, 48357

Contact: Gary Laundroche
Phone: (248) 714-1502
Email: glaundroche@lafontaineautomotors.com

PROJECT LOCATION
Part of the NE 1/4 of Section 17 and the NW 1/4 of Section 16 T. 3 S., R. 7 E. Ypsilanti Charter Township, Washtenaw, Michigan

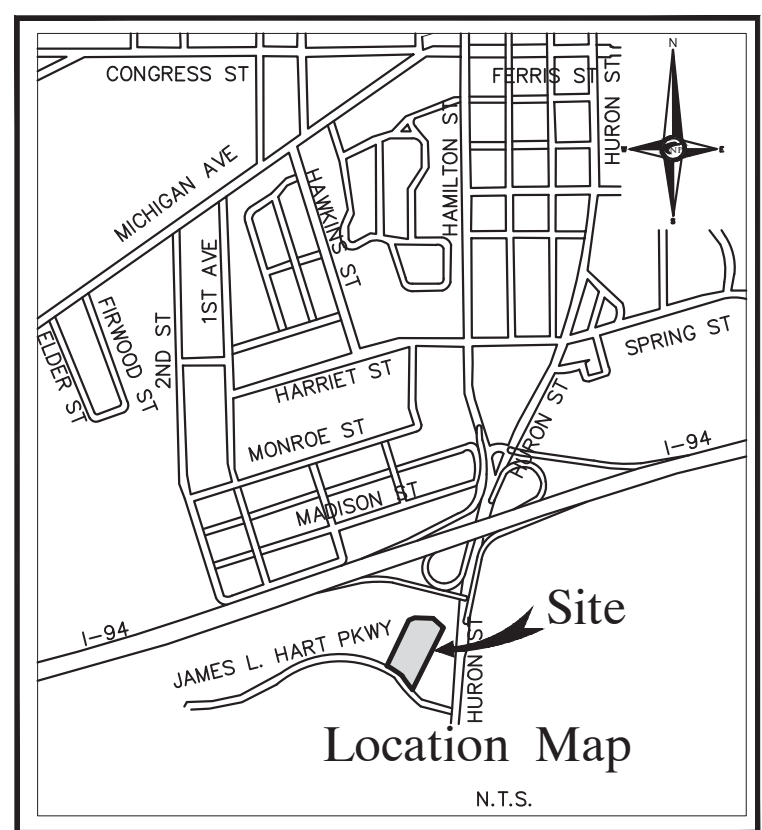
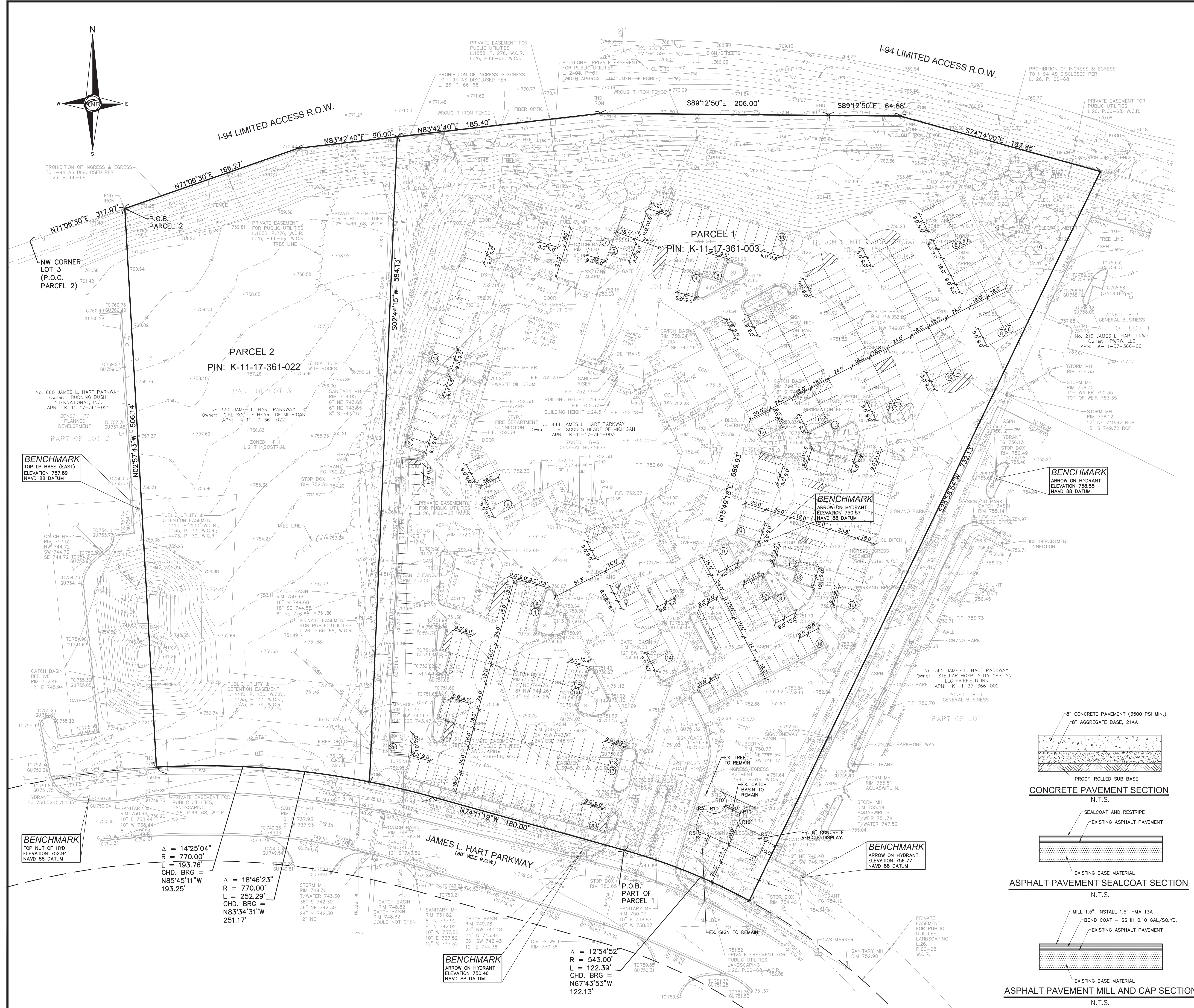
SHEET
ALTA / NSPS
Land Title Survey,
Topographic and Tree Survey



DATE	ISSUED/REVIEWED
2020-04-06	ISSUED FOR OWNER REVIEW
2020-04-29	ISSUED FOR SITE PLAN REVIEW
2020-05-28	REVISED PER SITE PLAN REVIEW

DATE	APPROVED BY
April 6, 2020	J. Huhta

DRAWN BY:
C. Herron
DESIGNED BY:
-
APPROVED BY:
J. Huhta
DATE:
April 6, 2020
SCALE: 1" = 40'
40 20 0 20 40 60
NFE JOB NO. SHEET NO.
L552 C1



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
444 James L. Hart Parkway

COVID-19 PANDEMIC CONDITION
DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

SECURITY CAMERA NOTE
SECURITY CAMERAS WILL BE INSTALLED. THE RECORDINGS WILL BE STORED FOR 45 DAYS AND MADE AVAILABLE TO LAW ENFORCEMENT IF NECESSARY.

LANDSCAPE NOTE
A THREE FOOT RADIUS AROUND ALL FIRE HYDRANTS IS TO BE PROVIDED FREE OF LANDSCAPING.

PAVEMENT REPAIR NOTE
AREAS OF EXISTING PAVEMENT THAT IS DETERMINED TO BE DETERIORATED AS DIRECTED BY THE OWNER, WILL BE MILLED 1.5" FROM THE EXISTING SURFACE, BOND COAT AND INSTALL 1.5" OF NEW HMA 13A.

SITE DATA
PROPOSED USE: CAR DEALERSHIP UTILIZING EXISTING BUILDING AND PARKING LOT. INSTALLATION OF LANDSCAPING REQUIRED BY ORDINANCE AND VEHICLE DISPLAY PAD.
PARKING REQUIRED: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS REQUIRED: ONE FOR EACH 400 SQUARE FEET OF USABLE FLOOR AREA OF SALES ROOM AND ONE FOR EACH AUTO SERVICE STALL IN THE SERVICE ROOM.

PROPOSED USE: CAR DEALERSHIP UTILIZING EXISTING BUILDING AND PARKING LOT. INSTALLATION OF LANDSCAPING REQUIRED BY ORDINANCE AND VEHICLE DISPLAY PAD.
PARKING REQUIRED: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS REQUIRED: ONE FOR EACH 400 SQUARE FEET OF USABLE FLOOR AREA OF SALES ROOM AND ONE FOR EACH AUTO SERVICE STALL IN THE SERVICE ROOM.

4,688 SF SALES ROOM AREA / 400 SF = 11.72
14 SERVICE STALLS * 1 STALL EACH = 14

TOTAL: 26
PROVIDED: 2
INCLUDES 2 HANDICAP STALLS

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATER MAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		LIGHT POLE
	C.O.		SIGN
	HYDRANT		EXISTING GAS MAIN
	INLET		PR. SANITARY SEWER
	C.B.		PR. WATER MAIN
	MANHOLE		PR. STORM SEWER
	PROPOSED LIGHT POLE		PR. R. Y. CATCH BASIN
	TC 600.00		PROPOSED LIGHT POLE
	GU 600.00		PR. TOP OF CURB ELEVATION
	TW 600.00		PR. GUTTER ELEVATION
	FP 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF PVMT. ELEVATION
			FINISH GRADE ELEVATION

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland MI, 48357

Contact: Gary Laundroche
Phone: (248) 714-1502
Email: glaundroche@lafontaineautomotors.com

PROJECT LOCATION
Part of the NE 1/4 of Section 17 and the NW 1/4 of Section 16 T. 3 S., R. 7 E. Ypsilanti Charter Township, Washtenaw, Michigan

SHEET
Site Plan

811
Know what's below
Call before you dig.

DATE ISSUED/REVISED
2020-04-06 ISSUED FOR OWNER REVIEW
2020-04-29 ISSUED FOR SITE PLAN REVIEW
2020-05-28 REVISED PER SITE PLAN REVIEW

DRAWN BY:
T. Wood

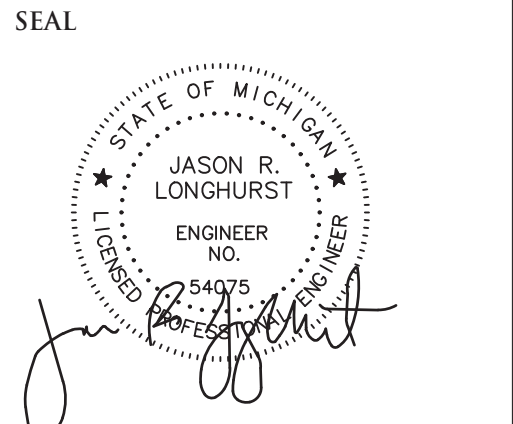
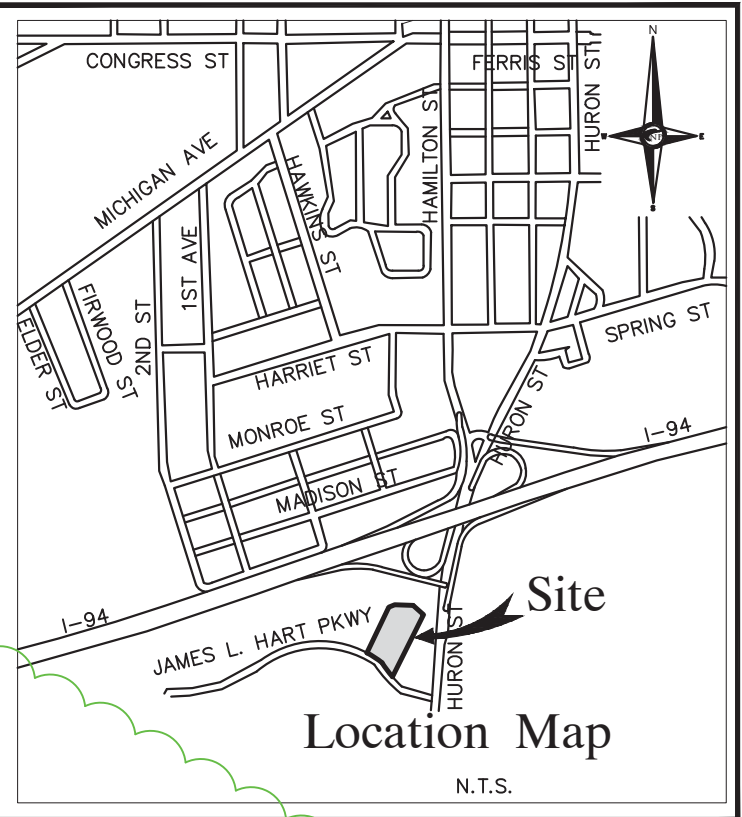
DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
April 6, 2020

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. SHEET NO.
L552 C3



PROJECT
 444 James L. Hart Parkway

CLIENT
 LaFontaine Automotive
 Group
 4000 W. Highland Rd.
 Highland MI, 48357

Contact: Gary Laundroche
 Phone: (248) 714-1502
 Email: glaundroche@lafontaineautomotors.com

PROJECT LOCATION
 Part of the NE 1/4 of Section 17
 and the NW 1/4 of Section 16
 T. 3 S., R. 7 E.
 Ypsilanti Charter Township,
 Washtenaw, Michigan

SHEET
 Site Aerial



DATE ISSUED/REVISED
 2020-04-06 ISSUED FOR OWNER REVIEW
 2020-04-29 ISSUED FOR SITE PLAN REVIEW
 2020-05-28 REVISED PER SITE PLAN REVIEW

**ENVIRONMENTAL FEATURES
 NOTES / STATEMENT**

PROPERTY DOES NOT CONTAIN WOODLANDS, WETLANDS,
 GROUNDWATER RECHARGE AREAS, DRAINS, CREEKS,
 SEVERE CHANGES IN TOPOGRAPHY, ERODIBLE SOILS OR
 FLOODPLAINS

DRAWN BY:
 T. Wood
 DESIGNED BY:
 T. Wood
 APPROVED BY:
 J. Longhurst
 DATE:
 April 6, 2020
 SCALE: 1" = 40'

 NFE JOB NO. SHEET NO.
L552 C4

SEAL



PROJECT
444 James L. Hart Parkway

CLIENT
LaFontaine Automotive Group
4000 W. Highland Rd.
Highland MI, 48357

Contact: Gary Laundroche
Phone: (248) 714-1502

PROJECT LOCATION
Part of the NE 1/4 of Section 17
and the NW 1/4 of Section 16
T. 3 S., R. 7 E.
Ypsilanti Township,
Washtenaw, Michigan

SHEET
Landscape Plan



DATE ISSUED/REVISED
2020-04-06 ISSUED FOR OWNER REVIEW
2020-04-29 ISSUED FOR SITE PLAN REVIEW
2020-05-28 REVISED PER SITE PLAN REVIEW

DRAWN BY:
G. Ostrowski

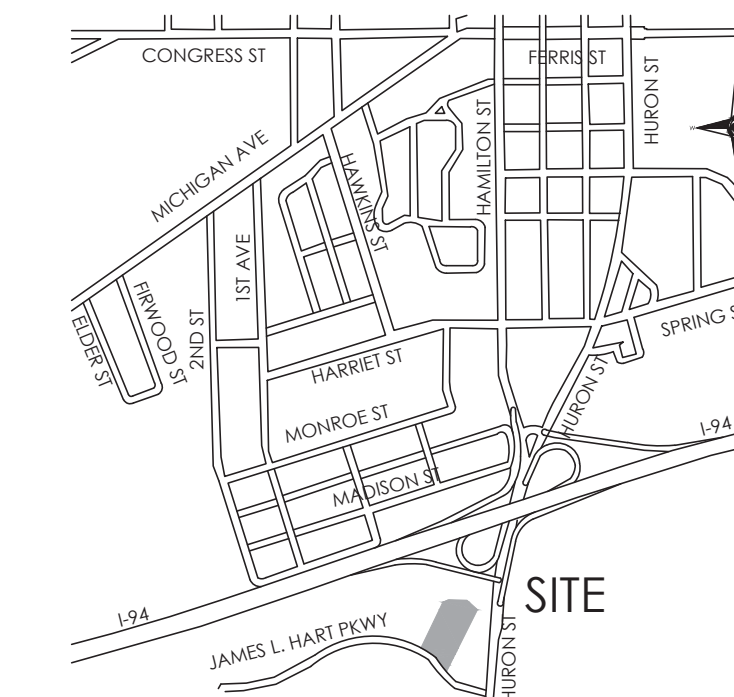
DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
April 6, 2020

SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
L552 LI



LOCATION MAP
N.T.S.

LANDSCAPE CALCULATIONS

GENERAL SITE LANDSCAPE
1 TREE PER 1,000 S.F. FOR AREA NOT COVERED BY BUILDING OR PARKING
1 SHRUB PER 500 S.F. FOR AREA NOT COVERED BY BUILDING OR PARKING
93,539 S.F. / 1,000 = 94 TREES - 25 EXISTING TREES = 69 TREES
93,539 S.F. / 500 = 187 SHRUBS

STREET YARD LANDSCAPING
1 TREE PER 40 L.F. OF FRONTAGE
1 ORNAMENTAL TREE PER 100 L.F. OF FRONTAGE
1 SHRUB PER 10 L.F. OF FRONTAGE
360.93 L.F. / 40 = 9 TREES - 8 EXISTING = 1 TREE
360.93 L.F. / 100 = 3.6 OR 4 ORNAMENTAL TREES
360.93 L.F. / 10 = 36 SHRUBS

PARKING LOT LANDSCAPE
1 TREE PER 3,000 S.F. OF PAVED AREA
181,786.39 S.F. OF PAVED AREA / 3,000 = 60.6 OR 61 TREES - 15 EXISTING = 46 TREES REQUIRED
TOTAL NEW LANDSCAPE REQUIRED: 116 TREES, 4 ORNAMENTAL TREES AND 223 SHRUBS
TOTAL NEW LANDSCAPE PROPOSED: 116 TREES, 4 ORNAMENTAL TREES AND 223 SHRUBS

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HEREFOR PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND DISCART AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- CONTRACTOR WILL SUPPLY FRESH GRADE AND DISCART AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT BEDS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DIRTY DIRT" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUND COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

PLANT SCHEDULE

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	23	Acer rubrum 'Armstrong' Armstrong Red Maple	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CK	4	Cornus kousa chinensis Flowering Dogwood	2' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GB	19	Ginkgo biloba 'Golden Columnade' Gold Columnade Ginkgo	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LT	14	Liliodendron tulipifera Tulip Tree	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	16	Picea glauca 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
PO	13	Picea amarika Serbian Spruce	8' HT	SEE PLAN	B&B	FULL TO GROUND
TA	13	Tilia americana 'MackSentry' American Serrill Linden	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	18	Tsuga canadensis Eastern Hemlock	8' HT	SEE PLAN	B&B	FULL TO GROUND
SHRUBS						
IG	156	Ilex glabra 'Germ Box' Germ Box Holly	30' HT	30' OC	B&B	MAINTAIN AS HEDGE
TH	16	Taxus x Hicksii Hick's Yew	30' HT	36' OC	B&B	MAINTAIN AS HEDGE
TO	12	Thuja occidentalis 'Techny' Mission Arborvitae	5' HT	4' OC	B&B	
VC	25	Viburnum carlesii Koreanance Viburnum	36' HT	5' OC	B&B	



ALL PROPOSED LAWN TREES SHALL HAVE 4" DIA MULCH RING W/ 3" DEPTH SHREDED HARDWOOD BARK MULCH, TYPICAL

ALL DISTURBED AREAS SHALL BE RESTORED W/ HYDROSEED AND MULCH, TYPICAL

PROPOSED TREE PROTECTION FENCINGS, 4' HT ORANGE SNOW FENCE, PLACED MIN. 1' OUTSIDE DRILLPIPE OF TREES TO REMAIN, STAKED PER DETAIL ON SHEET L2

I-94 LIMITED ACCESS R.O.W.

PARCEL 2
PIN: K-11-17-361-022

No. 660 JAMES L. HART PARKWAY
Owner: BURNING BUSH INTERNATIONAL, INC.
APN: K-11-17-361-021
ZONED: PD PLANNED DEVELOPMENT

No. 550 JAMES L. HART PARKWAY
Owner: GIRL SCOUTS HEART OF MICHIGAN
APN: K-11-17-361-022

ALL PROPOSED LAWN TREES SHALL HAVE 4" DIA MULCH RING W/ 3" DEPTH SHREDED HARDWOOD BARK MULCH, TYPICAL

ALL PROPOSED LAWN TREES SHALL HAVE 4" DIA MULCH RING W/ 3" DEPTH SHREDED HARDWOOD BARK MULCH, TYPICAL

No. 362 JAMES L. HART PARKWAY
Owner: STELLAR HOSPITALITY YPSILANTI, LLC FAIRFIELD INN
APN: K-11-37-368-002
ZONED: B-3 GENERAL BUSINESS

PART OF LOT 1

PROPOSED CONCRETE VEHICLE DISPLAY PAD

CONTRACTOR SHALL EXERCISE CAUTION WHERE PLANTING PROPOSED HEDGE IN PROXIMITY TO EXISTING TREES. FLEXIBILITY IN PLANTING SCHEME IS PREFERRED TO DAMAGING EXISTING TREES, TYPICAL

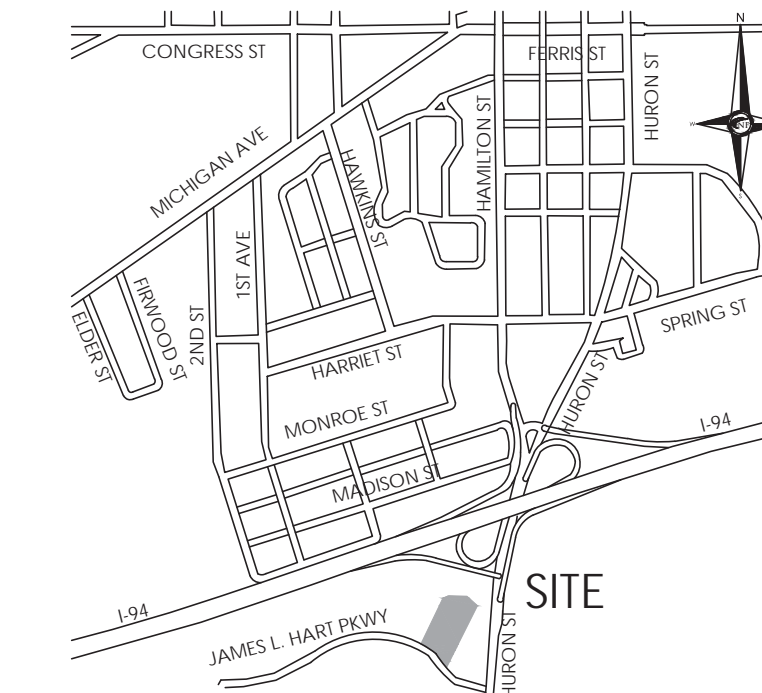
Δ = 14'25"04"
R = 770.00'
L = 193.76'
CHD. BRG = N85°45'11"W 193.25'

Δ = 18°46'23"
R = 770.00'
L = 252.29'
CHD. BRG = N83°34'31"W 251.17'

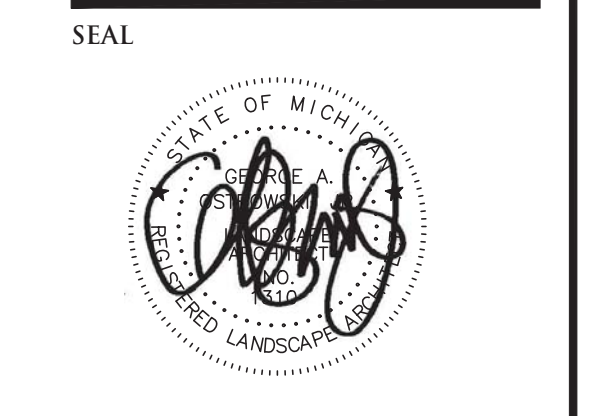
ALL PROPOSED PLANT BEDS TO BE FINISHED W/ 3" DEPTH SHREDED HARDWOOD BARK MULCH, TYPICAL

EXISTING TREES TO BE LIMBED UP TO MIN 6' HT. PRUNED AND SHAPED BY A CERTIFIED ARBORIST AS NEEDED, TYPICAL

Δ = 12°54'52"
R = 543.00'
L = 122.39'
CHD. BRG = N67°43'53"W 122.13'



LOCATION MAP N.T.S.



PROJECT
 444 James L. Hart Parkway

CLIENT
 LaFontaine Automotive Group
 4000 W. Highland Rd.
 Highland MI, 48357

Contact: Gary Laundroche
 Phone: (248) 714-1502

PROJECT LOCATION
 Part of the NE 1/4 of Section 17
 and the NW 1/4 of Section 16
 T. 3 S., R. 7 E.
 Ypsilanti Township,
 Washtenaw, Michigan

SHEET
 Landscape Notes and
 Details



DATE	ISSUED/REvised
2020-04-06	ISSUED FOR OWNER REVIEW
2020-04-29	ISSUED FOR SITE PLAN REVIEW
2020-05-28	REVISED PER SITE PLAN REVIEW

DRAWN BY:
G. Ostrowski

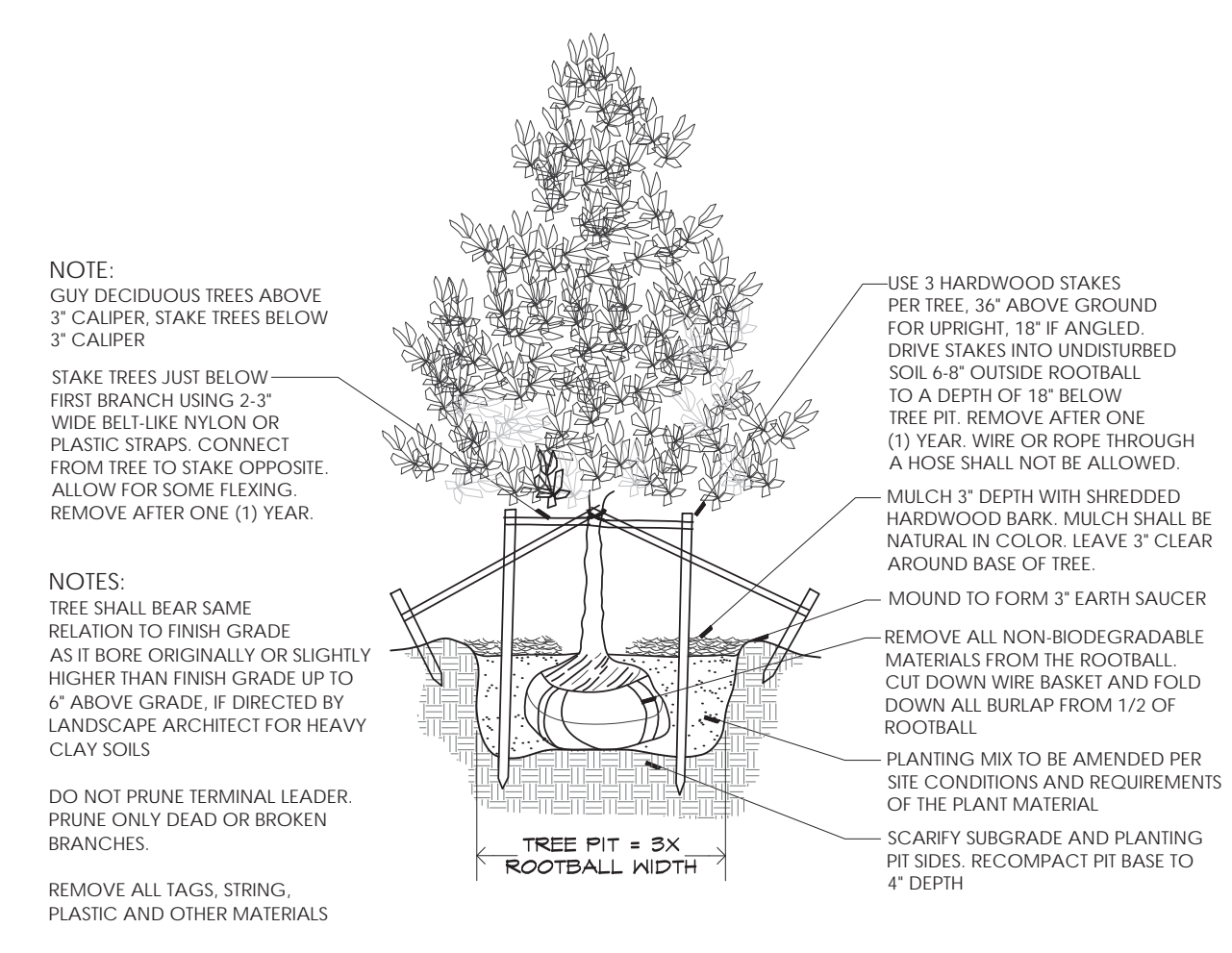
DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
April 6, 2020

SCALE: 1" = 40'

NFE JOB NO. **L552** SHEET NO. **L2**



NOTE:
 GUY DECIDUOUS TREES ABOVE 3" CALIPER. STAKE TREES BELOW 3" CALIPER.

STAKE TREES JUST BELOW FIRST BRANCH USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRIPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.

NOTES:
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

USE 3 HARDWOOD STAKES PER TREE, 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE ROOTBALL TO A DEPTH OF 18" BELOW TREE PIT. REMOVE AFTER ONE (1) YEAR. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE ALLOWED.

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE.

MOUND TO FORM 3" EARTH SAUCER.

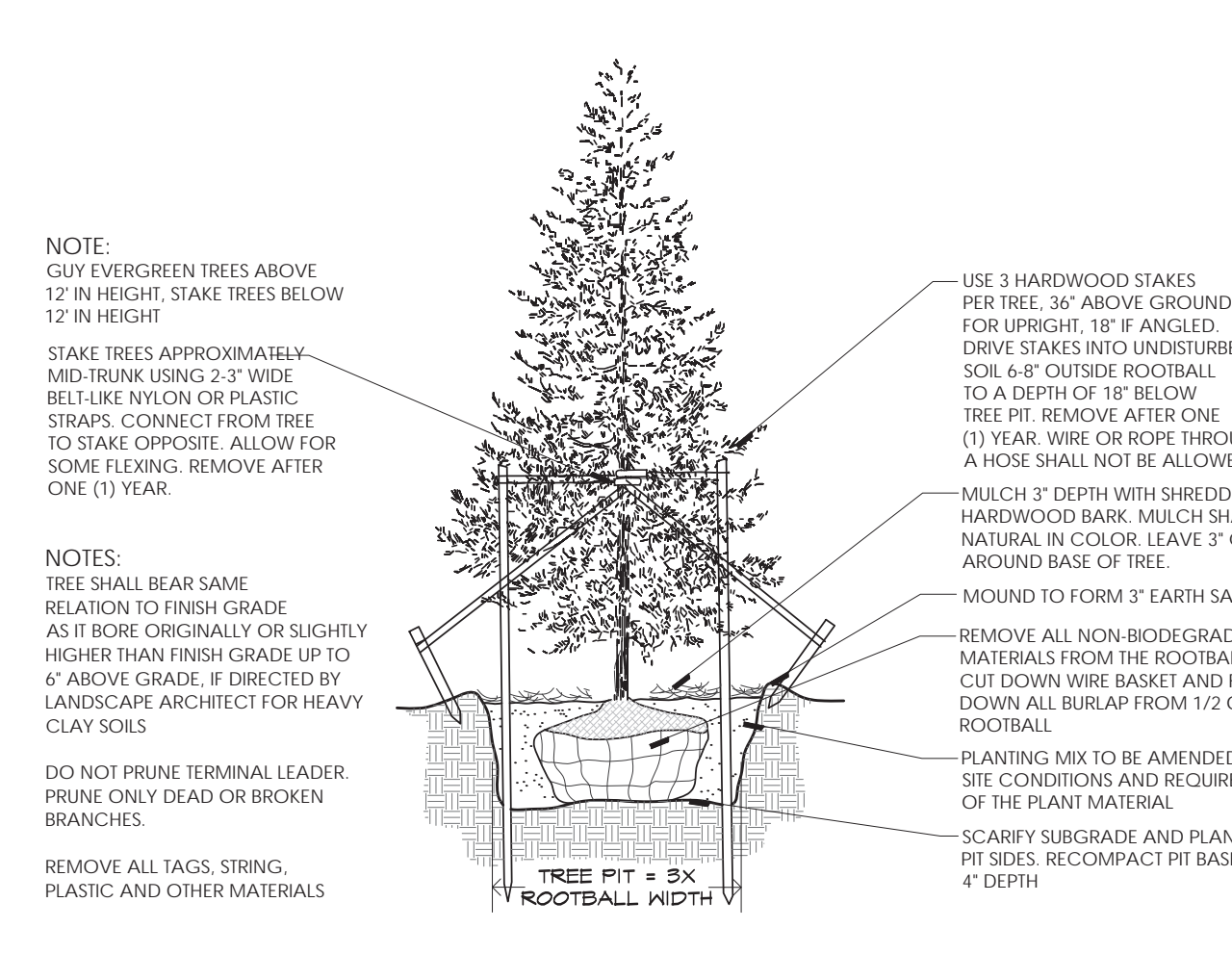
REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM 1/2 OF ROOTBALL.

PLANTING MIX TO BE AMENDED PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT PIT BASE TO 4" DEPTH.

TREE PIT = 8X ROOTBALL WIDTH

DECIDUOUS TREE PLANTING DETAIL N.T.S.



NOTE:
 GUY EVERGREEN TREES ABOVE 12" IN HEIGHT. STAKE TREES BELOW 12" IN HEIGHT.

STAKE TREES APPROXIMATELY MID-TRUNK USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRIPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.

NOTES:
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

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USE 3 HARDWOOD STAKES PER TREE, 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE ROOTBALL TO A DEPTH OF 18" BELOW TREE PIT. REMOVE AFTER ONE (1) YEAR. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE ALLOWED.

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE.

MOUND TO FORM 3" EARTH SAUCER.

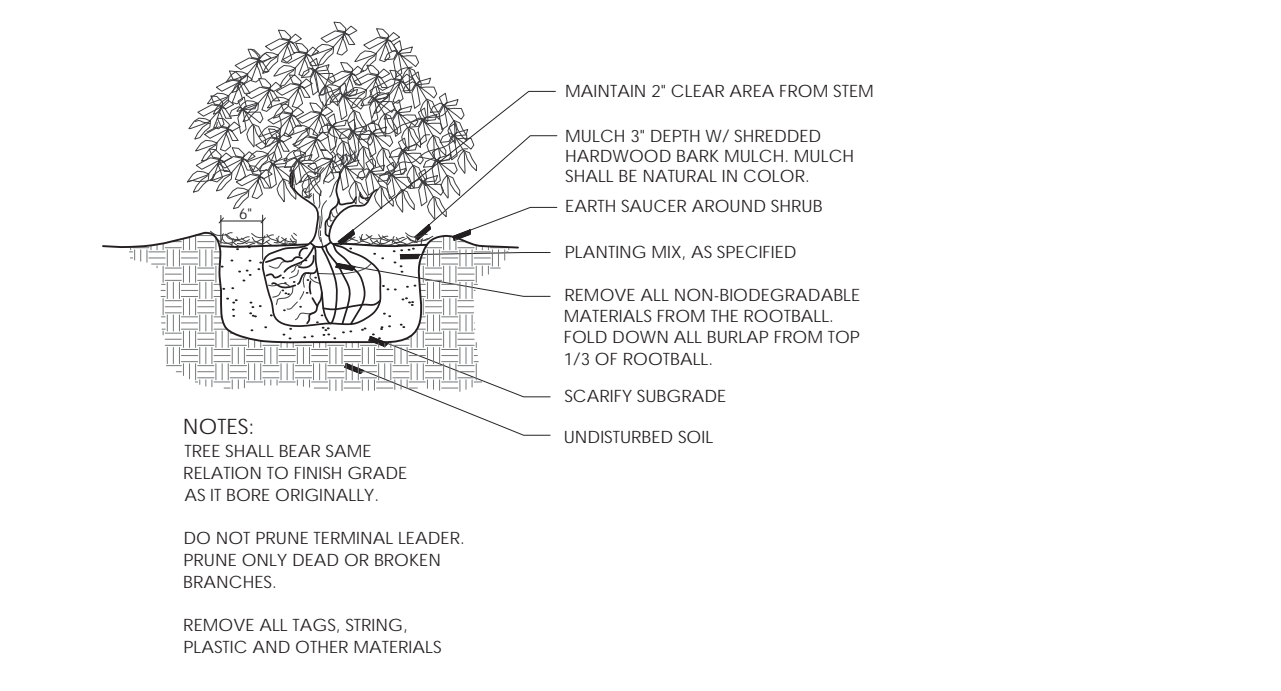
REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM 1/2 OF ROOTBALL.

PLANTING MIX TO BE AMENDED PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT PIT BASE TO 4" DEPTH.

TREE PIT = 8X ROOTBALL WIDTH

EVERGREEN TREE PLANTING DETAIL N.T.S.



MAINTAIN 2" CLEAR AREA FROM STEM.

MULCH 3" DEPTH W/ SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR.

EARTH SAUCER AROUND SHRUB.

PLANTING MIX, AS SPECIFIED.

REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP FROM TOP 1/3 OF ROOTBALL.

SCARIFY SUBGRADE.

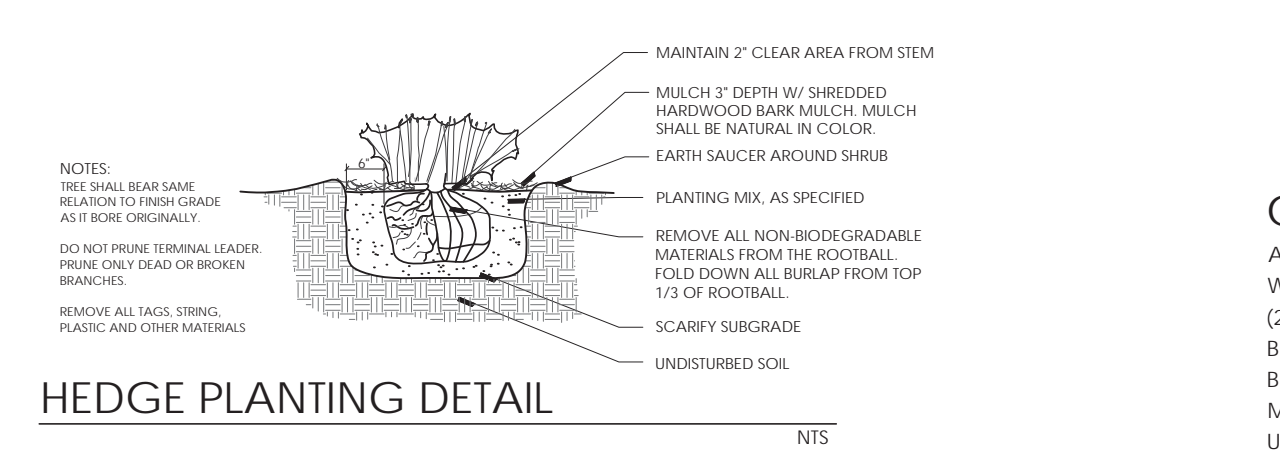
UNDISTURBED SOIL.

NOTES:
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

SHRUB PLANTING DETAIL DECIDUOUS SHRUB N.T.S.



MAINTAIN 2" CLEAR AREA FROM STEM.

MULCH 3" DEPTH W/ SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR.

EARTH SAUCER AROUND SHRUB.

PLANTING MIX, AS SPECIFIED.

REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP FROM TOP 1/3 OF ROOTBALL.

SCARIFY SUBGRADE.

UNDISTURBED SOIL.

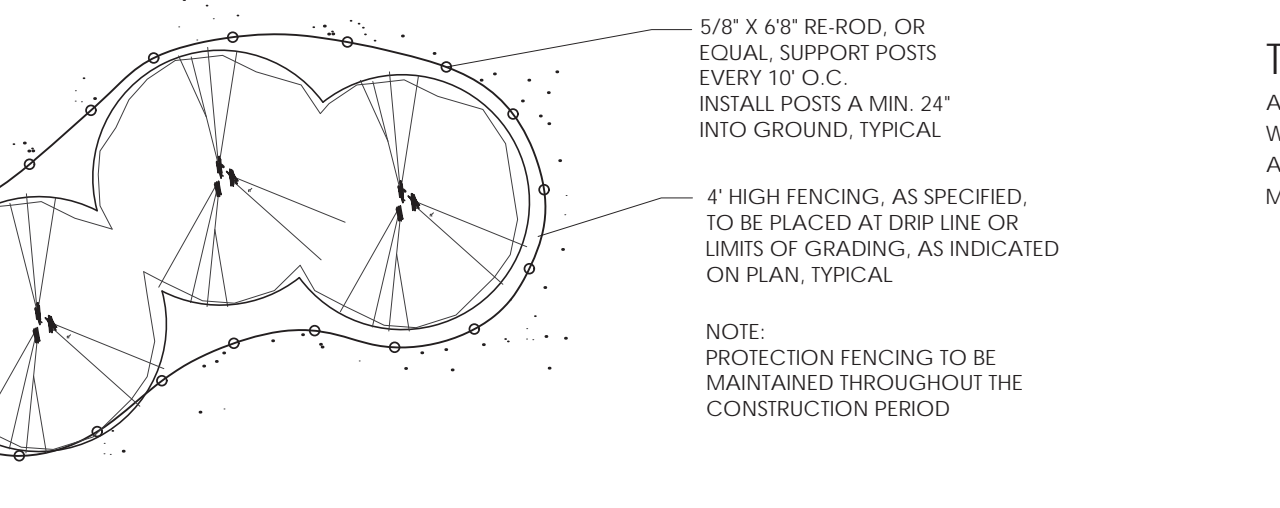
NOTES:
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

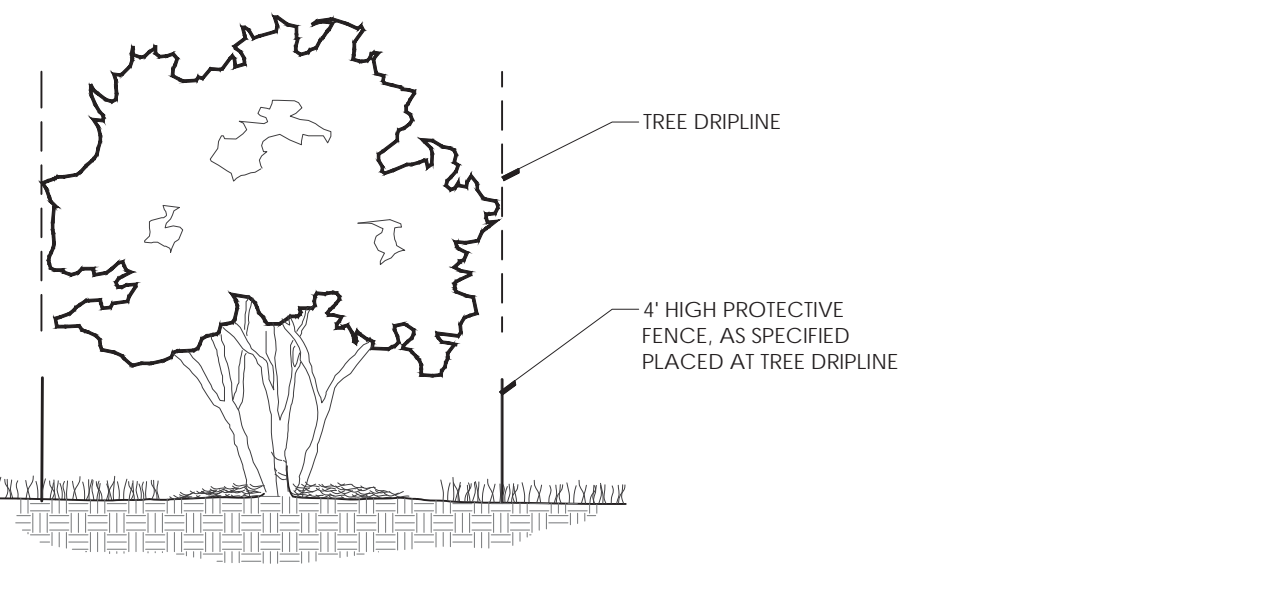
REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

HEDGE PLANTING DETAIL N.T.S.

- GENERAL TREE PROTECTION NOTES**
- APPROVED TREE PROTECTION SHALL BE ERRECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 - ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
 - NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
 - WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
 - DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
 - ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
 - SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
 - TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
 - ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
 - THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
 - THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
 - ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
 - THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
 - TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



TREE PROTECTION DETAIL-PLAN N.T.S.



TREE PROTECTION DETAIL-SECTION N.T.S.

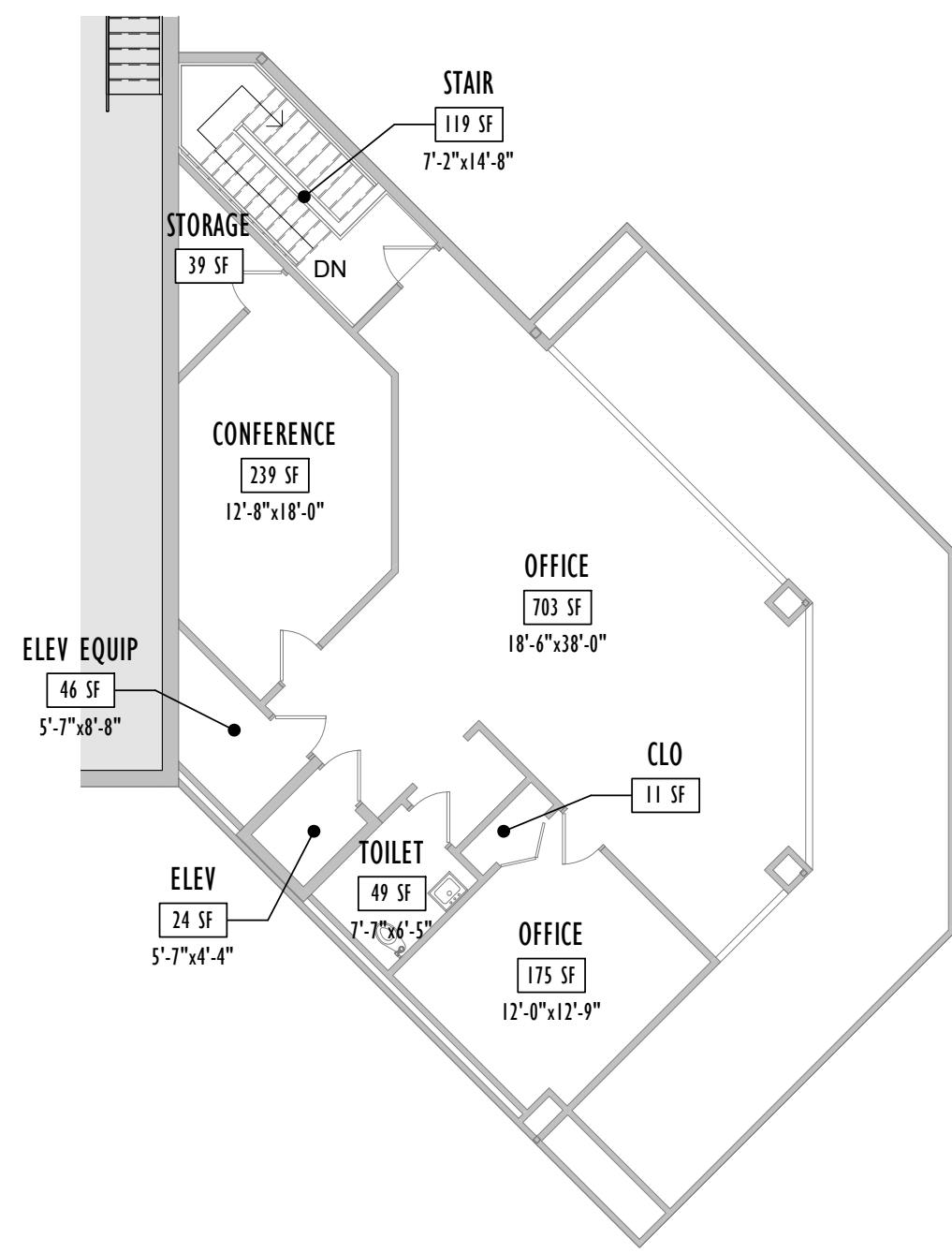
GENERAL SEED NOTE:
 ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.

SEEDING INSTALLATION SHALL OCCUR ONLY:
 SPRING: APRIL TO JUNE!
 FALL: AUGUST 15 TO OCTOBER 15

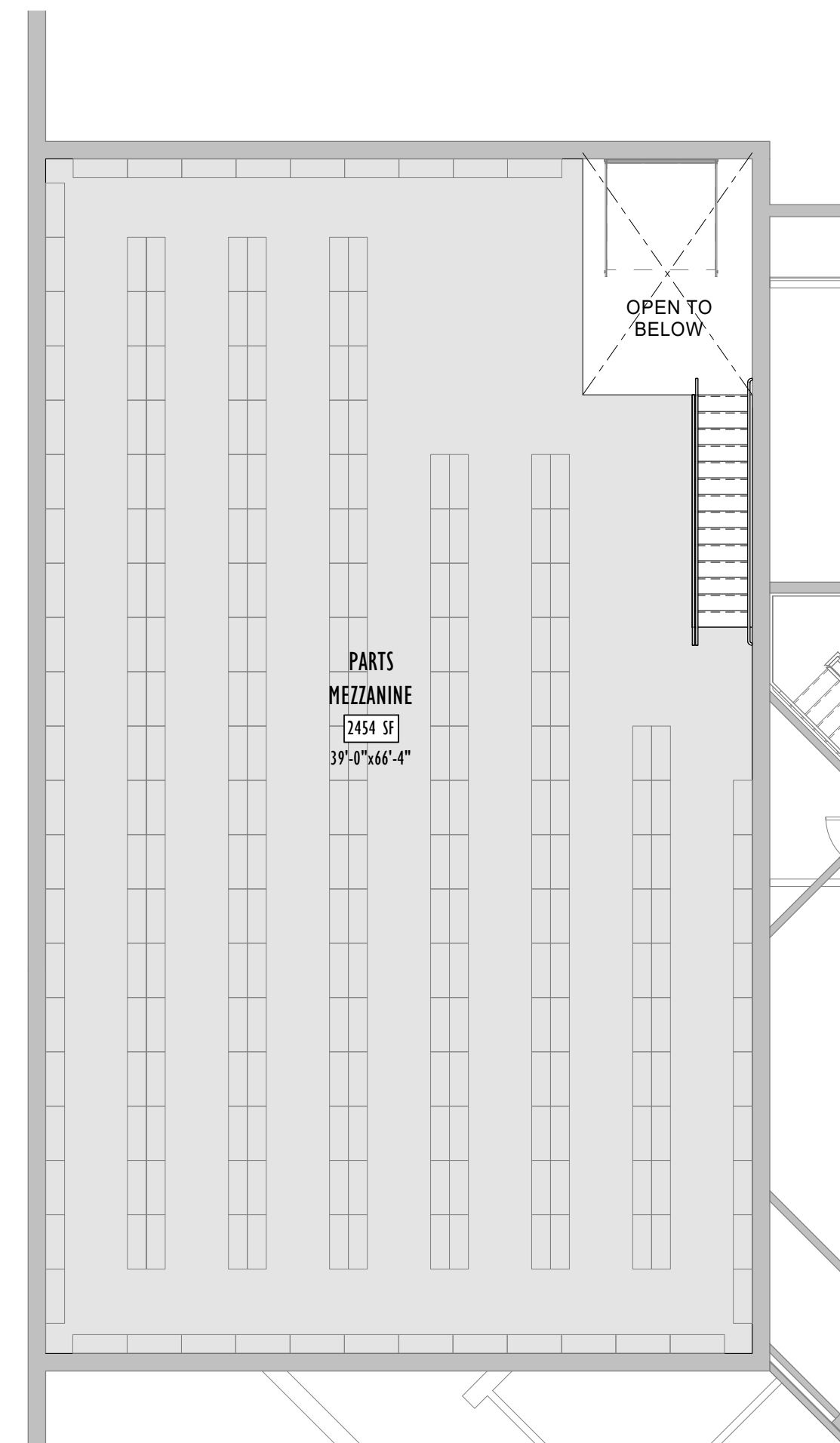
TYPICAL SEEDED LAWN MIX:
 ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 230 LBS PER ACRE.

MIX IS COMPRISED OF:

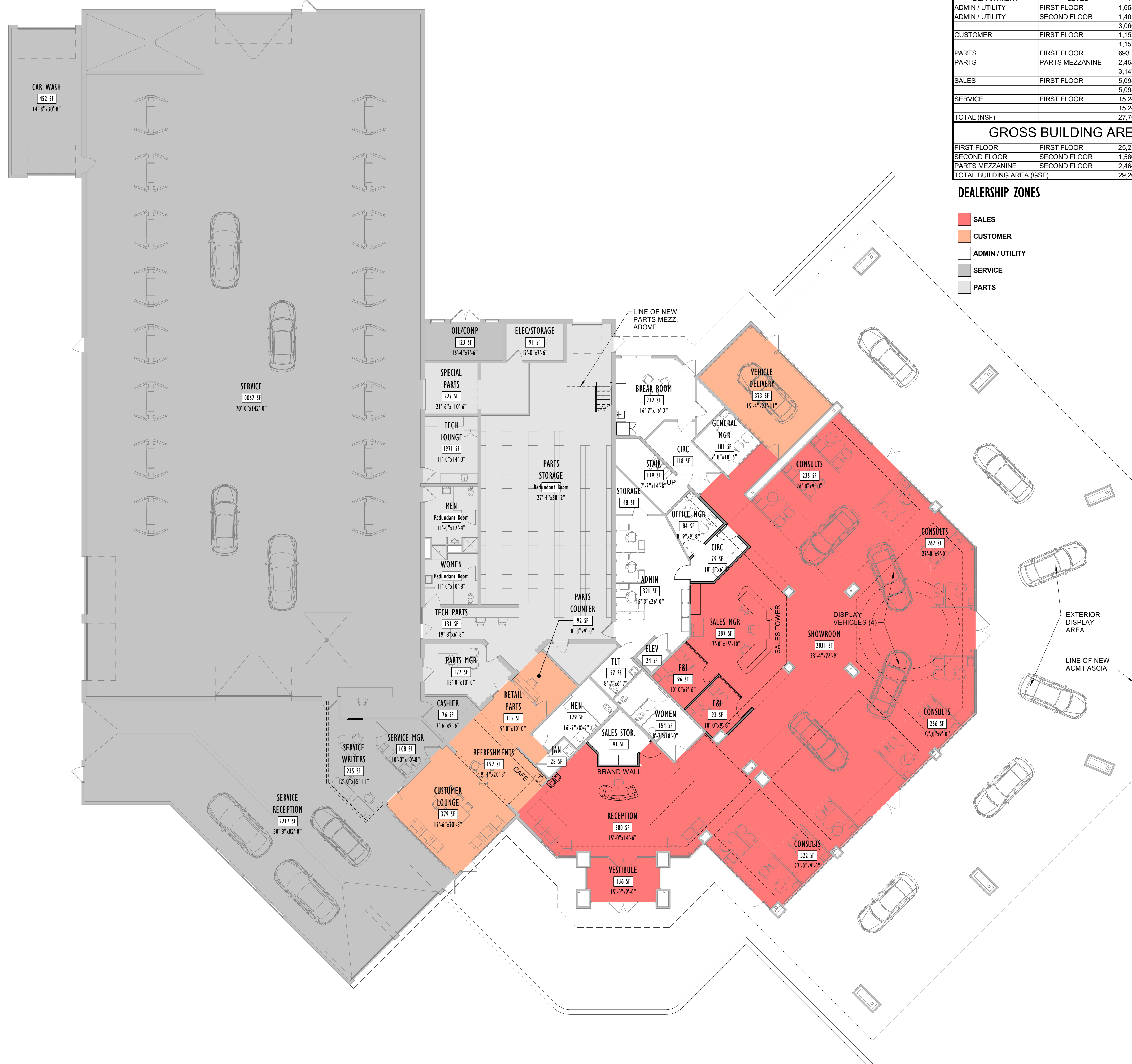
- 30% NITE HAWK PERENNIAL RYE
- 30% KENTUCKY BLUEGRASS
- 20% CREEPING RED FESCUE
- 10% MERIT KENTUCKY BLUEGRASS
- 10% NEWPORT KENTUCKY BLUEGRASS



SECOND FLOOR PLAN - COMPOSITE PLAN
3/32" = 1'-0"



PARTS MEZZANINE - COMPOSITE PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN - COMPOSITE PLAN
3/32" = 1'-0"

DEPARTMENT AREA BY FLOOR		
DEPARTMENT	LEVEL	AREA (NSF)
ADMIN / UTILITY	FIRST FLOOR	1,655 SF
ADMIN / UTILITY	SECOND FLOOR	1,405 SF
		3,060 SF
CUSTOMER	FIRST FLOOR	1,152 SF
PARTS	FIRST FLOOR	693 SF
PARTS	PARTS MEZZANINE	2,454 SF
		3,147 SF
SALES	FIRST FLOOR	5,098 SF
		5,098 SF
SERVICE	FIRST FLOOR	15,249 SF
		15,249 SF
TOTAL (NSF)		27,706 SF

GROSS BUILDING AREA		
FLOOR	FLOOR	AREA (GSF)
FIRST FLOOR	FIRST FLOOR	25,217 SF
SECOND FLOOR	SECOND FLOOR	1,586 SF
PARTS MEZZANINE	SECOND FLOOR	2,464 SF
TOTAL BUILDING AREA (GSF)		29,267 SF

- DEALERSHIP ZONES**
- SALES
 - CUSTOMER
 - ADMIN / UTILITY
 - SERVICE
 - PARTS

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DO NOT SCALE DRAWINGS

ISSUED	REVISION
04.30.20	SCHEMATIC REVIEW
05.08.20	REVISED PLAN

FILE	DATE
DRAWN	PNP
CHECKED	SMB
SEAL	

NOT FOR CONSTRUCTION

CLIENT
LAFONTAINE AUTOMOTIVE GROUP
CONTACT: GARY LAUROUCHE
4000 W. HIGHLAND RD
HIGHLAND, MI 48357

PROJECT
LAFONTAINE KIA
IMAGE RENOVATIONS
444 JAMES L. HART PARKWAY
YPSILANTI, MI 48197

JOB NO.
2026
SHEET
COMPOSITE PLAN

SHEET NO.
A1.0

EXTERIOR MATERIALS		
	MATERIAL	FINISH
EP-1	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - EXTERIOR READY MADE CHARCOAL SLATE
EP-2	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - #OC-61 WHITE DIAMOND
EP-3	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - #1461 STERLING SILVER
MP-1	METAL PANEL	ALUMINUM COMPOSITE MATERIAL; ALPOLIC - # 4MMSAW, SAW WHITE
MP-2	METAL PANEL	ALUMINUM COMPOSITE MATERIAL; ALPOLIC - # 4MMOPT, MICA PLATINUM
MP-3	METAL PANEL	ALUMINUM COMPOSITE MATERIAL; ALPOLIC - # 4MMRON, RON RED
SF-1 GL-4	STOREFRONT / EXTERIOR GLAZING	SOLARBAN 60, CLEAR GLASS WITH CLEAR ANODIZED ALUMINUM APPEARANCE FRAMING TO MATCH EXISTING
CF-1	PREFINISHED ALUMINUM	AS SELECTED TO MATCH ADJACENT SURFACE

**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

- 1 NEW ALUMINUM COMPOSITE MATERIAL (RAINSREEN w/ DRY JOINT) w/ 1/2" REVEAL
- 2 NEW BUILDING MOUNTED SIGNAGE
- 3 NEW PREFINISHED METAL COPING
- 4 NEW OVERHEAD DOOR
- 5 EXISTING GLASS AND ALUMINUM STOREFRONT SYSTEM TO REMAIN
- 6 EXISTING OVERHEAD DOOR TO REMAIN
- 7 EXISTING SPLIT FACE CMU; PRIME AND PAINT
- 8 EXISTING EIFS; PRIME AND PAINT
- 9 EXISTING METAL COPING; PRIME AND PAINT
- 10 EXISTING SLOPED SKYLIGHT SYSTEM TO REMAIN

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DRAWN	PNP	
CHECKED	SMB	
SEAL		

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CONTACT: GARY LAUNDROCHE
4000 W. HIGHLAND RD
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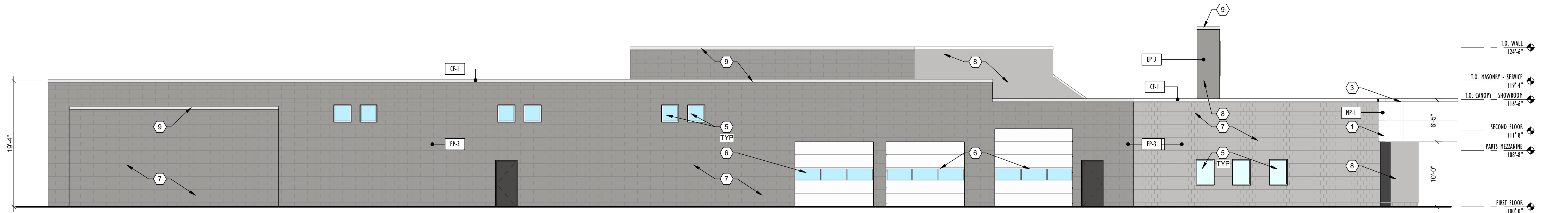
JOB NO.
2026

SHEET
EXTERIOR ELEVATIONS

SHEET NO.
A2.1



2 SOUTH ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

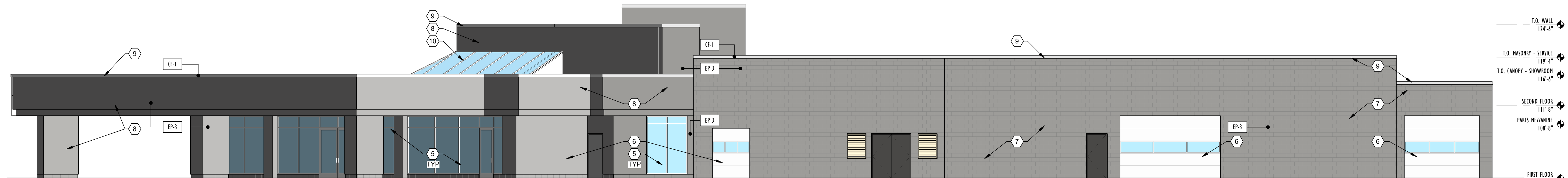


1 WEST ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

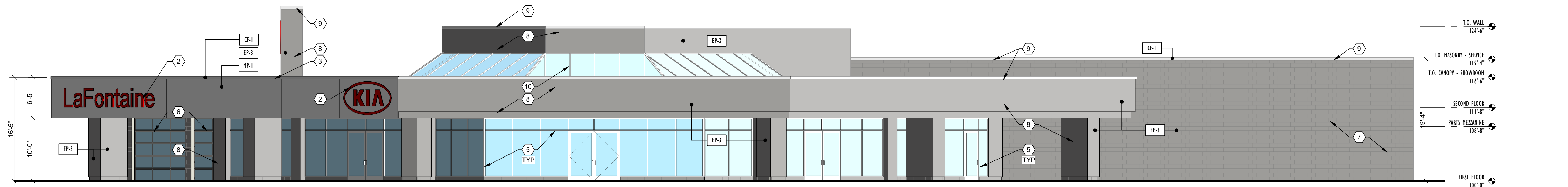
EXTERIOR MATERIALS		
	MATERIAL	FINISH
EP-1	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - EXTERIOR READY MADE CHARCOAL SLATE
EP-2	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - #OC-61 WHITE DIAMOND
EP-3	EXTERIOR PAINT	PAINT; BENJAMIN MOORE - #1461 STERLING SILVER
MP-1	METAL PANEL	ALUMINUM COMPOSITE MATERIAL; ALPOLIC - # 4MMSAW, SAW WHITE
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**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

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- 4 NEW OVERHEAD DOOR
- 5 EXISTING GLASS AND ALUMINUM STOREFRONT SYSTEM TO REMAIN
- 6 EXISTING OVERHEAD DOOR TO REMAIN
- 7 EXISTING SPLIT FACE CMU; PRIME AND PAINT
- 8 EXISTING EIFS; PRIME AND PAINT
- 9 EXISTING METAL COPING; PRIME AND PAINT
- 10 EXISTING SLOPED SKYLIGHT SYSTEM TO REMAIN



2 NORTH ELEVATION
A1.1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A1.1 SCALE: 1/8" = 1'-0"

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ISSUED	REVISION
04.30.20	SCHEMATIC REVIEW
05.08.20	REVISED PLAN

FILE	DATE	BY
DRAWN	PMP	
CHECKED	SMB	
SEAL		

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HIGHLAND, MI 48357

PROJECT
LAFONTAINE KIA
IMAGE RENOVATIONS
444 JAMES L. HART PARKWAY
YPSILANTI, MI 48197

JOB NO.
2026

SHEET
EXTERIOR ELEVATIONS

SHEET NO.
A2.2



RSX2 LED Area Luminaire

Specifications

Size (ftxWxH): 0.69 ft (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

Weight (max): 39.0 lbs (17.7 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adapter, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information **EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DBXDB**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K	R2	MVOLT (120V-277V)	SPA
	P2	40K	R3	MVOLT (120V-277V)	RPA
	P3	50K	R4	MVOLT (120V-277V)	MA
	P4	50K	R5	MVOLT (120V-277V)	WAS
	P5	50K	R6	MVOLT (120V-277V)	WASAC
	P6	50K	R7	MVOLT (120V-277V)	AKSP
					AKSP
					AKMB
					AKMC

Options

Shipped Installed	Shipped Separately	Shipped Installed
HS: House-side drive	ES: External glare shield	DDSD: Dark Bronze
PE: Photometric fixture style	EGV: External glare shield (V)	DDLD: Dark Aluminum
PK: Photometric fixture style (adjustable)	EGV: External glare shield (V) (adjustable)	DDWD: White
PK2: Photometric fixture style (adjustable) (2)	EGV: External glare shield (V) (adjustable) (2)	DDSD2: Textured Dark Bronze
CE34: Conductivity 34" (87.6 cm)	EGV: External glare shield (V) (adjustable) (3)	DDLD2: Textured Dark Aluminum
CE37: Single-line 34" (87.6 cm)	EGV: External glare shield (V) (adjustable) (4)	DDWD2: Textured White
SE: Single-line 34" (87.6 cm)	EGV: External glare shield (V) (adjustable) (5)	
SPWZ: SPWZ surge pack (100V Standard)	EGV: External glare shield (V) (adjustable) (6)	
FMG: Field adjustable mast	EGV: External glare shield (V) (adjustable) (7)	
DMG: 6-10" diameter pole cut back (fitting for external control)	EGV: External glare shield (V) (adjustable) (8)	
DS: Dual switching	EGV: External glare shield (V) (adjustable) (9)	

LITHONIA LIGHTING One Lithonia Way • Conley, Georgia 30121 • Phone: 800.705.1238 • www.lithonia.com

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Mounting Height Note

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

Drawing Note

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

General Note

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

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

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

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

Ordering Note

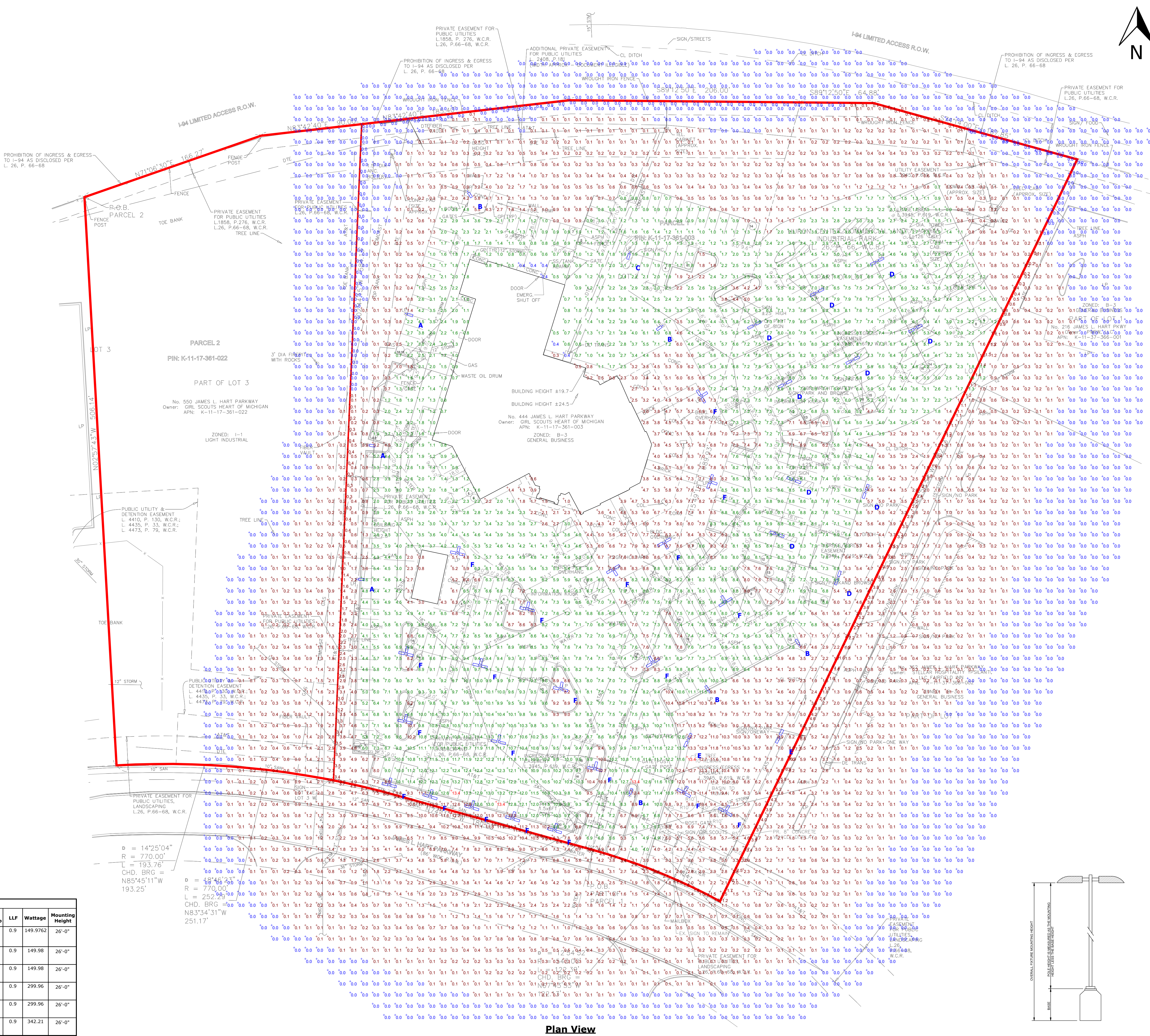
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Statistics

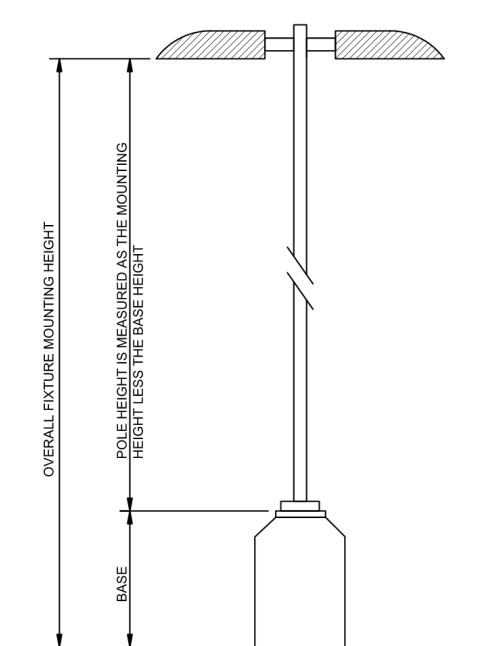
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	5.9 fc	13.4 fc	0.4 fc	33.5:1	14.8:1	0.4:1
PROPERTY LINE	+	2.1 fc	12.4 fc	0.0 fc	N/A	N/A	0.2:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
A		3	Lithonia Lighting	RSX2 LED P3 40K R3 HS	RSX Area Fixture Size 2 P3 Luminaire Package 4000K CCT Type R3 Distribution with HS Shield	LED	1	16032	0.9	149.9762	26'-0"
B		5	Lithonia Lighting	RSX2 LED P3 40K R4	RSX Area Fixture Size 2 P3 Luminaire Package 4000K CCT Type R4 Distribution	LED	1	22020	0.9	149.98	26'-0"
C		1	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Luminaire Package 4000K CCT Type R5 Distribution	LED	1	22316	0.9	149.98	26'-0"
D		10	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Luminaire Package 4000K CCT Type R5 Distribution	LED	1	22316	0.9	299.96	26'-0"
E		2	Lithonia Lighting	RSX2 LED P3 40K RSS	RSX Area Fixture Size 2 P3 Luminaire Package 4000K CCT Type RSS Distribution	LED	1	22908	0.9	299.96	26'-0"
F		21	Lithonia Lighting	RSX2 LED P2 40K RS	RSX Area Fixture Size 2 P2 Luminaire Package 4000K CCT Type RS Distribution	LED	1	17660	0.9	342.21	26'-0"



Plan View
Scale - 1" = 40ft



KIA - YSLANTI
 PHOTOMETRIC SITE PLAN
 PREPARED FOR: LAFONTAINE AUTO GROUP
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

**SPECIAL CONDITIONAL USE/
 USES SUBJECT TO SPECIAL
 CONDITIONS APPLICATION**

I. PROJECT LOCATION

Address: 444 James L Hart Parkway, Ypsilanti, MI 48197 Parcel ID #: K-11- 17-361-003,002 Zoning B-3 & I-1
 Lot Number: See Legal Description Subdivision: N/A
 Describe proposed use: Automotive sales & service, new & pre-owned vehicles. Renovations to existing buildings to incorporate KIA image requirements.

II. APPLICANT/PROPERTY OWNER

Applicant: LAG Development Phone: 248-714-1502
 Address: 4000 W. Highland Rd City: Highland State: MI Zip: 48357
 Property Owner (if different than applicant): N/A Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____


III. FEES

Total: \$ <u>2,000</u>	Breakdown of fee:	Non-refundable:	\$1,000
		Refundable:	\$1,000

IV. APPLICANT SIGNATURE

The following are attached to this application:

- Name(s) and address(es) of all record owner(s) and proof of ownership.
- If applicant is not the fee-simple owner, the owner's signed authorization for application must be attached to this application.
- Scaled and accurate survey drawing, correlated with a legal description and showing all existing buildings, drives and other improvements.
- Section of Zoning Ordinance involved in this request 2122.(1): N/A
- [Daycare only]
 Copy of State license.
 Copy of inspection reports.
 Drawing or pictures of the house layout, showing the rooms that you will utilize for the daycare.

 Gary Lauroche 06-02-2020
 Applicant Signature Print Name Date

- Approved
- Denied

 Zoning Administrator Signature Print Name Date

Please note: Application cannot be appealed to the Board of Appeals. If denied by the Planning Commission, re-application can be made to the Planning Commission after 365 days, after the date of this application, except on the grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

SITE PLAN REVIEW APPLICATION

I. APPLICATION/DEVELOPMENT TYPE

Development:

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

Application:

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

II. PROJECT LOCATION

Address: 444 James L. Hart Parkway City: Ypsilanti State: MI Zip: 48197
Parcel ID #: K-11- 17-361-003,002 Zoning B-3 & I-1
Lot Number: See Legal Description Subdivision: _____
Property dimensions: See Civil Acreage: 10.349
Name of project/Proposed development: 444 James L. Hart Parkway
Legal description of Property:
See attached exhibit A

Describe Proposed Project (including buildings/ structures/ # units):

Automotive, sales, service; new & pre-owned vehicles. Renovations to existing buildings to incorporate Kia image requirements

III. APPLICANT INFORMATION

Applicant: LAG Development Phone: 248-714-1502
Address: 4000 W. Highland Rd City: Highland State: MI Zip: 48357
Fax: 248-887-5293 Email: glandroche@lafontaine.com
Property owner (if different than applicant): LAG Ypsilanti LLC Phone: 248-714-1502
Address: 444 James L. Hart Parkway City: Ypsilanti State: MI Zip: 48197
Fax: -- Email: emcclain@lafontaine.com
Engineer: Nowak & Fraus Engineers Phone: 248-332-7931
Address: 46777 Woodward Avenue City: Pontiac State: MI Zip: 48342
Fax: -- Email: Jlonghurst@nfe-engr.com

OLD BUSINESS

A. NONE

NEW BUSINESS

A. NONE

OPEN DISCUSSION

A. NONE

PLANNING DEPARTMENT

REPORT

Jun-20

Project	Address	Planning Status
American Center for Mobility (ACM) Event Space	2390 Ecorse	PSP Amendment #1 - under review
Yankee Air Museum	1 Liberator Way	Waiting on PD Stage II
Round Haus Party Shoppe	5970 Bridge	Pre-construction
Sunco Quick Oil Change	2380 E Michigan	FSP approved. Pre-construction.
Hampton Inn	515 James L Hart	Construction
Comfort Inn	800 S Hewitt	Waiting on applicant to set up a meeting between DE #2 and DE #3.
Sauter/Bullock Road	6501 Munger	Approved conditionally by the Township Board
Kalitta Turbines	2850 Tyler	Construction
Holiday Inn Express	460/350 Joe Hall	Waiting on DE #1
Parking Lot Expansion	265 S Harris	Pre-construction
Willow Run Admin Building	830 Airport	Construction
R+L Carriers	43 Emerick	Waiting on PSP #2/Conditional Rezoning
Animal Clinic Expansion	5178 Whittaker	Pre-construction
Crystal Pond	6888 Sweet	Pre-construction
College Sunoco	2169 Washtenaw	Pre-construction
Tennis Facility	3160 W Michigan	Waiting on PSP #3
La Fontaine	444 James L Hart	PSP & SCU #1 Planning Commission July 14, 2020
Former Dunham's Façade	2850 Washtenaw	ASP #1 approved conditionally
Chatfield Drive-In and Self Storage	2002 E Michigan	PSP & SCU #1 Planning Commission July 28, 2020
Premier Sports Dome	2625 E Michigan	Waiting on PSP #1
Excavation and Earth Balancing Permit for Creekside Village North	6601 Tuttle Hill	Permit extended one year
Zoning Ordinance	N/A	In progress
Sign Ordinance	N/A	In progress
Woodlands Protection Ordinance	N/A	In progress
Washtenaw Avenue Sidewalks	Golfside to Boston	Construction
Pineview Estate Amended Site Plan	5399 Pineview	ASP #1 - under review
McDonald's Parking Lot Repaving	166 James L Hart	ASP #1 - under review

Legend:

- PSP = Preliminary site plan
- FSP = Final site plan
- DE = Detailed engineering
- PD = Planned development
- SCU = Special use permit
- ASP = Administrative site plan

TOWNSHIP BOARD REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP ATTORNEY REPORT

THERE IS NO WRITTEN REPORT

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

OTHER BUSINESS

1. Any other business that may come before the Planning Commission