

CHARTER TOWNSHIP  
OF YPSILANTI  
PLANNING COMMISSION

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

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**July 28, 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

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### **REGULAR MEETING AGENDA**

**TUESDAY, JULY 28, 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](http://www.ytown.org).

To provide input or ask questions regarding business that will be considered at the meeting, please email [planning@ytown.org](mailto: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](mailto:planning@ytown.org) or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE TUESDAY, JULY 14, 2020 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
  - A. **SCOTT CHATFIELD – 2002 EAST MICHIGAN AVENUE AND SUBJECT PARCELS – SPECIAL USE PERMIT** - TO CONSIDER THE SPECIAL USE PERMIT FOR MINI-WAREHOUSES AND STORAGE BUILDINGS FOR LEASE TO THE PUBLIC LOCATED AT 2002 EAST MICHIGAN AVENUE, PARCEL K-11-02-432-004 AND SUBJECT PARCELS.
  - B. **SCOTT CHATFIELD – 2002 EAST MICHIGAN AVENUE AND SUBJECT PARCELS – PRELIMINARY SITE PLAN** - TO CONSIDER THE PRELIMINARY SITE PLAN FOR TWO DRIVE IN RESTAURANTS, MINI-WAREHOUSES, AND STORAGE BUILDINGS FOR LEASE TO THE PUBLIC LOCATED AT 2002 EAST MICHIGAN AVENUE, PARCEL K-11-02-432-004 AND SUBJECT PARCELS.
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

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

**THERE IS NO WORK SESSION**

# **CALL TO ORDER AND ROLL CALL**

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

# **APPROVAL OF AGENDA**

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1. Commissioners approve current agenda

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE JULY 14, 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; and Charlotte Wilson, Planning and Development Coordinator

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE MAY 26, 2020 REGULAR MEETING MINUTES**

**A motion was made by Commissioner Peterson supported by Commissioner Eldridge to approve the minutes of the May 26, 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. 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.**

Charlotte Wilson, Planning and Development Coordinator, said La Fontaine owns a number of dealerships in the state and this site will be home to a Kia dealership. She said the site is located south of I-94, east of the existing Fairfield Inn and Buffalo Wild Wings, west of Bank Supplies, and north of the future Hampton Inn. She said the site was previously an automobile dealership prior to the Girl Scout office. She said the site is zoned B-3, General Business, and requires a special use permit. She said the applicant is not proposing site changes other than repairing and repaving the parking lot, bringing the landscaping into compliance, and rehabilitating the façade. She said the existing building complies with all B-3, General Business, width, area, height, and setback requirements. She said the site includes 183 parking spaces and 2 barrier free spaces and is in compliance with the Zoning Ordinance. She said in addition to the special use standards, automobile dealerships must meet additional conditions in Section 1826 of the Zoning Ordinance. She stated the site does meet the conditions. She said the applicant added a note on the site plan stating that they will add security cameras and provide access to law enforcement. She said the landscaping is **being** brought into compliance with 116 trees, 4 ornamental trees, and 223 shrubs. She said at the time of the review, there was no lighting plan; however between the last review and the Planning Commission meeting, the Planning Department received a photometric plan. She said the plan showed no additional light fixtures on the site. She said the applicant indicated the existing light fixtures will have their lamp heads replaced. She said the photometric plan is under review. She said the existing building is brick and storefront glass and the new proposed façade changes are in compliance and include new paint, new metal panels, and new storefront glass. She said the automobile dealership meets the special use standards in Zoning Ordinance Section 2119. She said the dealership would be harmonious with the intent of the ordinance. She said the site is surrounded by a variety

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of commercial, office and light industrial uses. She said the site is Master Planned Township Core, where the surrounding area is meant to host a variety of uses from multiple family residential, commercial, and light industrial and the reuse of the facility as an automobile dealership is consistent with the Master Plan. She stated the Ypsilanti Township Fire Department and the Ypsilanti Community Utilities Authority both granted preliminary site plan approval.

Elliot Smith, OHM, said the applicant addressed all their preliminary site plan engineering comments.

Commissioner Krieg asked about the requirement for a Traffic Impact Study from the Washtenaw County Road Commission

Jason Longhurst, Nowak and Fraus Engineering, engineer for La Fontaine, said the requirement was based on initial review of the project. He said they are not proposing any work within the right-of-way and will not need a permit. He said after further discussion with the Washtenaw County Road Commission that will not be required.

Trevor Ladd, La Fontaine, said on behalf of La Fontaine they are looking forward to being a part of the Ypsilanti Township community.

**The public hearing opened at 6:41pm**

No persons wished to speak.

**The public hearing closed at 6:42pm**

**A motion was made by Commissioner Eldridge, supported by Commissioner Sinkule 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:**

**The lighting plan is approved by Township staff.**

**The applicant shall obtain applicable Washtenaw County Water Resources Commission and Washtenaw County Road Commission permits.**

**The motion carried as follows:**

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

**El-Assadi: Yes Peterson: Yes**

**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.**

**A motion was made by Commissioner Tawakkul, supported by Commissioner Krieg to approve 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, with the following conditions:**

**The applicant will provide any proposed improvements to site lighting for review by the Planning Department.**

**The applicant shall obtain applicable Washtenaw County Water Resources Commission and Washtenaw County Road Commission permits.**

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**

Commissioner Sinkule asked about the status of Gault Village.

Dennis McLain, Township Attorney, said nothing new has happened. Mr. Robert Hall is in Kentucky.

Dennis McLain said he has communicated with Mr. Robert Hall's legal counsel to make repairs to temporary fences and state they are in violation of the court order about installing a fire suppression system in the old Measurement Inc. building. He said the last correspondence was yesterday. He is considering asking the court to reinstate the receivership for the remaining tenants. He said, due to only a few tenants left, there probably is not enough rent to make the necessary repairs.

**C. MEMBERS OF THE AUDIENCE**

None

**9. TOWNSHIP BOARD REPRESENTATIVE REPORT**

None

**10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None

**11. TOWNSHIP ATTORNEY REPORT**

None

**12. PLANNING DEPARTMENT REPORT**

Charlotte Wilson said the Planning Commission will see a proposed site plan and special use permit request for two drive-in restaurants and a self-storage facility along East Michigan Avenue at the next meeting. She said the Planning Department was tasked by the Township Board of Trustees to revisit the backyard chickens ordinance and they are researching ordinances from surrounding municipalities and the Right to Farm Act.

**13. OTHER BUSINESS**

None

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

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The meeting was adjourned at approximately 6:53 pm

Respectfully submitted,  
Charlotte Wilson  
Planning and Development Coordinator

# **PUBLIC HEARINGS AND SITE PLAN REVIEW**

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# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

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### **Staff Report Drive In and Self-Storage 2002 East Michigan Avenue Preliminary Site Plan and Special Land Use Review**

July 22, 2020

#### *CASE LOCATION AND SUMMARY*

The Office of Community Standards is in receipt of a preliminary site plan and special land use application from Scott Chatfield to construct two drive in restaurants, mini-warehouses, and storage buildings for lease to the public located at 2002 East Michigan Avenue, K-11-02-432-004 and subject parcels.

#### *APPLICANT*

Scott Chatfield  
8445 Crestshire Drive  
Ypsilanti, MI 48197

#### *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 23, 2020 and recommended that the applicant address the following items:

1. Consider additional design features for outdoor space.
2. Confirm if any building mounted lighting is proposed for the drive-in buildings.
3. Confirm ability and willingness to turn off lights at night.
4. Indicate dumpster enclosure screening on the plans
5. Resubmit with color elevations and additional architectural details.
6. Obtain outside agency approvals.

**Engineering Consultants (OHM):** The Township Engineer recommended approval for this stage of the process in their June 30, 2020 review letter. Engineer Matt Parks also offers minor comments relating to detailed engineering.

**Ypsilanti Community Utilities Authority:** YCUA reviewing agent Scott Westover denied the plans in a letter dated July 2, 2020.

**Ypsilanti Township Fire Department:** YTFD reviewing agent Dan Kimball recommended approval in a letter dated July 1, 2020.

**Washtenaw County Water Resources Commission:** WCWRC reviewing agent Theresa Marsik offered comments in a letter dated June 23, 2020.

**Washtenaw County Road Commission:** WCRC reviewing agent Gary Streight offered comments in an email dated July 9, 2020.

**Michigan Department of Transportation:** MDOT reviewing agent George Seif offered comments in a letter dated July 1, 2020.

**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 mini-warehouses and storage buildings for lease to the public located at 2002 East Michigan Avenue, K-11-02-432-004 and subject parcels, 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 mini-warehouses and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, with the following conditions:*

- 1. Applicant shall address remaining review comments from consultants, agencies, and departments.*
- 2. All proposed lot combinations shall be approved by the Township Assessor.*
- 3. Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.*
- 4. Applicant shall obtain all applicable agency permits.*
- 5. \_\_\_\_\_”*

**Motion to deny:**

*“I move to deny the request for **special land use permit** approval for mini-warehouses and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, 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 two drive in restaurants, mini-warehouses, and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, 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 two drive in restaurants, mini-warehouses, and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, with the following conditions:*

- 1. Applicant shall address the remaining review comments from consultants, agencies, and departments.*
- 2. All proposed lot combinations shall be approved by the Township Assessor.*
- 3. Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.*
- 4. Applicant shall obtain all applicable agency permits.*
- 5. \_\_\_\_\_”*

### Motion to deny:

*“I move to deny the request for **preliminary site plan** approval for two drive in restaurants, mini-warehouses, and storage buildings for lease to the public located at 2002 East Michigan Avenue, parcel K-11-02-432-004 and subject parcels, 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 #<br><input type="checkbox"/> Sketch Preliminary Site Plan Review #<br><input type="checkbox"/> Administrative Preliminary Site Plan Review #<br><input type="checkbox"/> Detailed Engineering/Final Site Plan Review #<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning<br><input type="checkbox"/> Tentative Preliminary Plat<br><input type="checkbox"/> Final Preliminary Plat<br><input type="checkbox"/> Final Plat Process<br><input type="checkbox"/> Planned Development Stage I<br><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 22, 2020

**Preliminary Site Plan and Conditional Rezoning Review  
For  
Ypsilanti Charter Township, Michigan**

**GENERAL INFORMATION**

<b>Applicant:</b>	Scott Chatfield
<b>Project Name:</b>	Chatfield Drive-In / Self Storage
<b>Plan Date:</b>	June 15, 2020
<b>Location:</b>	Michigan Avenue, Broadmoor Street, and Lakewood Avenue 13 parcels
<b>Zoning:</b>	I-1, Light Industrial and B-3, General Business
<b>Action Requested:</b>	Preliminary Site Plan, Special Use, and Rezoning from RM-2, Multiple Family to I-1, Light Industrial

**PROJECT SUMMARY**

An application has been submitted to consolidate and develop 13 parcels for a site on Michigan Avenue, Broadmoor Street, and Lakewood Avenue. The total site area is approximately 2.6 acres in area. The applicant proposes to development the front of the site adjacent to Michigan Avenue as two drive-in restaurants, and the back of the site as a self-storage facility. The site has different zoning designations: The four (4) parcels fronting on Michigan Avenue is zoned B-3, General Business. The nine (9) parcels in the back of the sites are zoned I-1, Light Industrial. Restaurants are a permitted use in the B-3, General Business district and self-storage is a special use in the I-1, Light Industrial district.

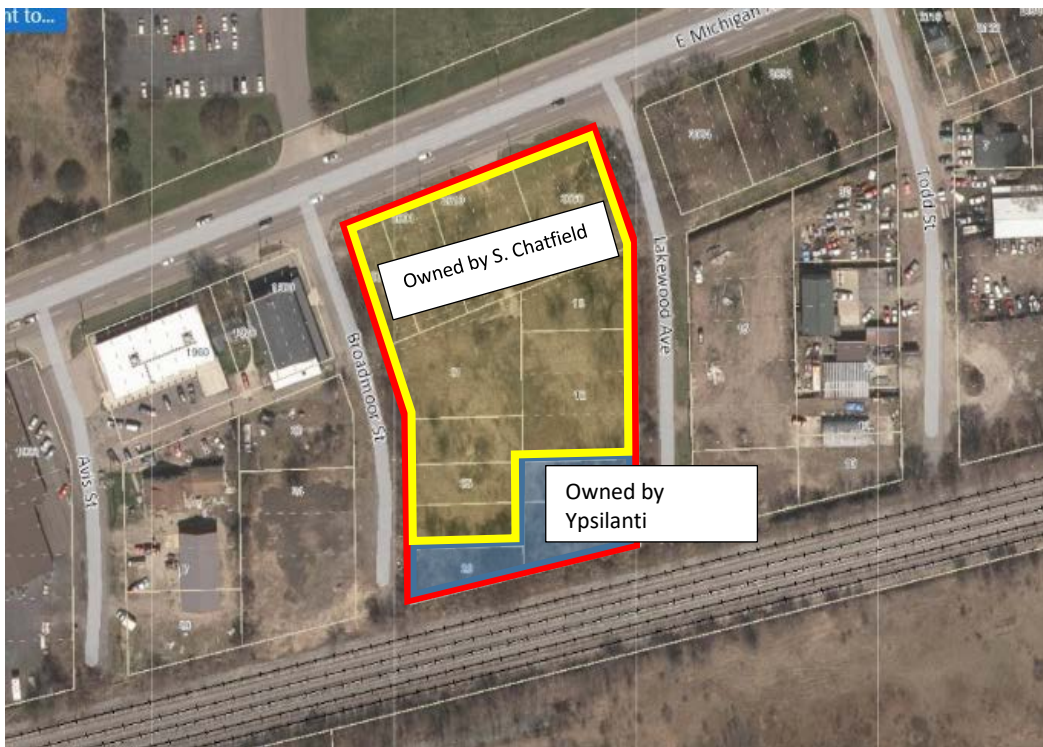
The two (2) drive-in restaurants are approximately 875 square feet. Each will have a small counter eat in area; however the intent is mostly for walk up and take out. In addition, the applicant is proposing a landscape/outdoor picnic eating area between the two drive-in buildings.

The self-storage use includes two buildings, with six units each. Access to each unit is at-grade, served with an overhead door. The rear of the site also includes the sites stormwater detention facility.

Drive-in / Self Storage  
June 22, 2020

Three (3) of the thirteen (13) parcels are owned by Ypsilanti Township. In conversations between the applicant and the Township, the Township expressed interest in selling the parcels to the developer, if the development was approved. Any approval of the development would be contingent upon the Township Board agreeing to sell the parcels.

**Location of Subject Property:**



**Surrounding Property Details:**

Direction	Zoning	Use
North	I-1, Light Industrial	Light Industrial, Warehouse
South	Railroad	Railroad
East	I-1, Light Industrial and B-3, General Business	Vacant and Outdoor Storage
West	I-1, Light Industrial and B-3, General Business	Warehousing

**Size of Site:**

+/- 2.6 acres

**Current Use of Site:**

The site is currently vacant.

**MASTER PLAN**

The E. Michigan Avenue Placemaking Plan strongly spoke to encourage and incentivize redevelopment opportunities:

*Ecorse Road and E. Michigan Avenue will require unique zoning strategies to best ensure existing undesirable land uses can be contained and desired uses can be stimulated. Current zoning permits a number of uses and development that does not reflect the desired corridor vision. To promote redevelopment and stimulate reinvestment along the corridor, the zoning should be amended to provide flexibility to create a system of development incentives that entice transformative development. The development flexibility must provide a benefit to the developer and the community.*

Taking a vacant site and developing as a viable commercial use is consistent with the Master Plan.

***Items to be Addressed:*** None.

**NATURAL RESOURCES & UTILITIES**

**Topography:** The subject parcel relatively flat.

**Woodlands:** Per Section 24.67 (4):

The removal or relocation of trees or shrubs shall be limited to those instances:

- a. When necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing undue hardship;

- b. The tree is dead, diseased, injured and in danger of falling, is too close to proposed or existing structures, interferes with existing utility services, interferes with safe vision clearances, or conflicts with other ordinances or regulations.

Replacement of trees as provided in Section 24-68 shall not apply to removals permitted under this paragraph. This exemption shall not be construed by affected property owners as an exemption from providing new plantings on the development site as a part of a landscaping plan which may be required by the planning commission in order to address the loss of trees or other vegetation due to construction activity.

Replacement trees when required shall be provided as follows:

1. Tree replacement at 100 percent of trees removed will be required except in instances where the location of buildings, structures or grading are necessary to allow the development of the site and replacement of the trees cannot be accommodated on the site.
2. In instances where 100 percent tree replacement, is not feasible as provided in this section, the planning commission may allow reduction of the replacement trees to not less than 30 percent for industrial and business properties and not less than 50 percent replacement for residential properties.
3. Tree replacement as required shall be on the site in question; or, in lieu thereof, monies may be placed in escrow with the township at a fee established by the township for tree purchase and planting on public properties within the township.
4. Street trees required for subdivision may serve as a credit of 50 percent toward the number of replacement trees required.

The applicant has provided a full tree survey of the subject parcel. Per a note provided on Sheet T-1.2 and 1.3, the applicant notes one (1) forty-two inch landmark tree will be removed. The applicant has provided the required mitigation.

**Wetlands:** The subject site does not have any wetlands.

**Items to be Addressed:** None

## BUILDING AND SITE ARRANGEMENT

The two (2) drive-in restaurants are approximately 875 square feet. Each will have a small counter eat in area; however the intent is mostly for walk up and take out. In addition, the applicant is proposing an landscape/outdoor picnic eating area between the two drive-in buildings. Though not part of zoning, and perfectly acceptable as submitted, we wonder if the outdoor space as proposed is underutilized. As shown the space only includes two (2) picnic tables and decorative landscaping. The applicant may consider additional amenities such as:

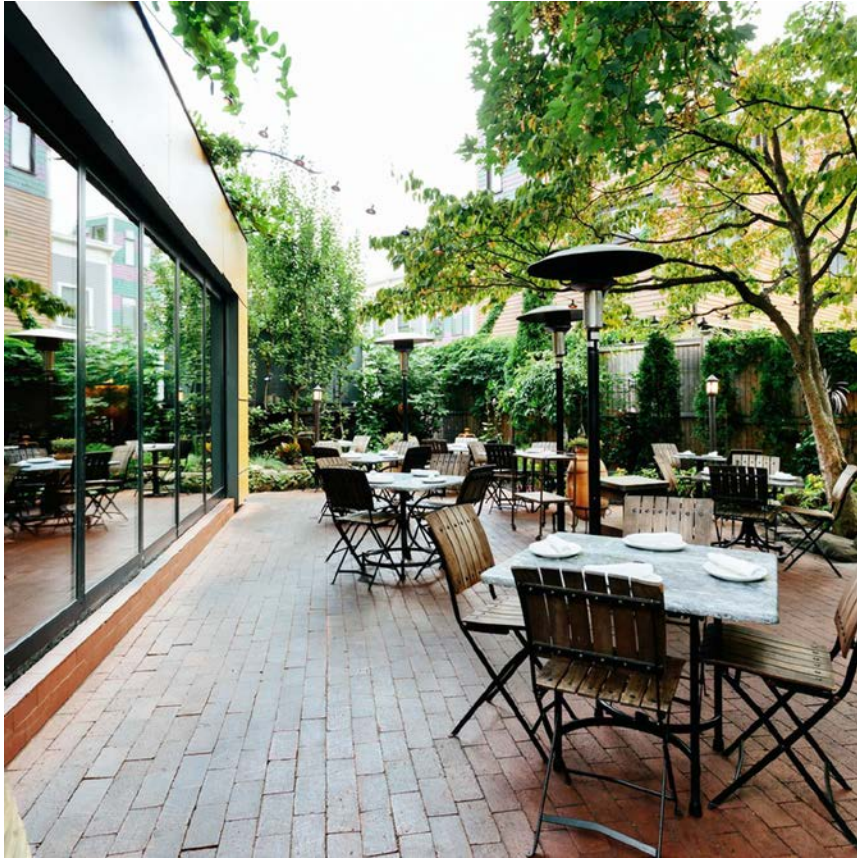
- Decorative lighting
- Pavers, or decorative paving
- Decorative covering

- More and flexible seating arrangements

**Photo Examples to Consider:**



Drive-in / Self Storage  
June 22, 2020



The examples shown are not township requirements, and we only suggest these features to assist the applicant in considering the space.

The self-storage use includes two buildings, with six units each. Access to each unit is at grade served with an overhead door. The rear of the site also includes the sites stormwater detention facility.

Access to the site will be via one access on Broadmoor and one of Lakewood. The drive-in and self-storage uses of the site will share these two access points.

**Items to be Addressed:** Consider additional design features for outdoor space.

**HEIGHT, BULK, DENSITY AND AREA**

We find the structure and design layout the meets the height, bulk, density and area zoning ordinance requirements. We’ve reviewed the site with both applicable zoning requirements:

<b>B3, General Business</b>				
	<b>Required / Allowed</b>	<b>Provided</b>	<b>Complies with Ordinance</b>	
<b>Lot Area</b>	N/A	2.6 Acres	Complies	
<b>Lot Width</b>	N/A	+290 Feet	Complies	
<b>Setback</b>	Front (north)	20 feet	20 Feet	Complies
	Front (east)	20 Feet	+20 Feet	Complies
	Front (west)	20 Feet	+20 Feet	Complies
	Rear	NA	NA	Complies
<b>Building Height (Feet)</b>	2 stories, 25 Feet	19 Feet	Complies	

<b>I-1, Light Industrial</b>				
	<b>Required / Allowed</b>	<b>Provided</b>	<b>Complies with Ordinance</b>	
<b>Lot Area</b>	N/A	2.6 Acres	Complies	
<b>Lot Width</b>	N/A	+290 Feet	Complies	
<b>Setback</b>	Front (north)	NA	NA	Complies
	Front (east)	40 Feet	+40 Feet	Complies
	Front (west)	40 Feet	40 Feet	Complies
	Rear	40 Feet	40 Feet	Complies
<b>Building Height (Feet)</b>	40 feet	19 feet , 9 inches	Complies	

The applicant has met all bulk requirements.

**Items to be Addressed:** None

**SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS**

Primary site access will be shared between an access point on Broadmoor Street and one on Lakewood Avenue. Access to the self-storage portion of the site will be limited by a fence. The applicant has applied a truck turning template and fire protection plan. The Township Fire Marshall will need to confirm if site circulation is sufficient. MDOT will determine if a traffic study and any potential improvements are necessary.

**Items to be Addressed:** None

**PARKING**

Per Section 2104 2.d.(1) the parking requirement is as follows:

Parking Requirements	Number of Spaces Required	Number of Spaces Provided
Drive-in Restaurant:  One for each employee and one for each 25 square feet of usable floor area.	4 employees + 1,200 sf / 25 =  52 spaces	52 spaces
Self-Storage or Mini Warehouse: 0  One for each 20 storage units plus two for manager's residence	3 spaces	5 spaces
Barrier-Free Spaces	6 spaces	6 spaces
<b>Total Number of Spaces</b>	<b>55 spaces</b>	<b>57 spaces</b>

Parking is sufficient.

**Items to be Addressed:** None.

**EXTERIOR LIGHTING**

The applicant is adding four (4) double fixture pole mounted lights and nine (9) single building mounted lights. The building mounted lights are all for the self-storage buildings. The applicant has not indicated any building lighting for the drive-in buildings. Pole height and photometric levels have been met.

The ordinance requires that all exterior lighting fixtures in non-residential districts shall be turned off between the hours of 11:00 p.m. and sunrise, except where used for security purposes or where the use of the property continues after 11:00 p.m. The applicant should confirm the ability and willingness to turn off lights at night.

**Items to be Addressed:** 1). Confirm if any building mounted lighting is proposed for the drive-in buildings; and 2). Confirm ability and willingness to turn off lights at night.

**LANDSCAPE STANDARDS AND REQUIREMENTS**

Landscape requirements are set forth in Section 2108:

	Landscaping Required	Landscaping Provided
<b>General Landscaping:</b> 1 tree per 1,000 sq.ft 1 shrub per 500 sq.ft	$43,067 / 1,000 = 43$ trees  $43,067 / 500 = 87$ shrubs	98 trees, 11 ornamental trees, and 255 shrubs
<b>Street Yard Landscaping:</b> 1 tree per 40 L.F. 1 ornamental tree per 100 L.F. 1 shrub per 10 L.F.	Michigan + Lakewood + Broadmoor total 1,082 liner feet, requiring:  27 trees 11 ornamental 108 shrubs	
<b>Parking Lot Landscaping:</b> 1 tree per 3,000 sq.ft.	$39,337 / 3,000 = 13$ trees	
<b>Detention Pond</b>  1 tree per 50 L.F. 1 shrub per 10 L.F.	6 trees and 60 shrubs	
<b>Mitigation</b>	Requesting 30% removed at 42-inch DBH, requires $13' / 2.5 = 6$ replacement trees	
<b>Total Required</b>	98 trees, 11 ornamental trees, and 255 shrubs	

As allowed in Sec 24-67, the Planning Commission may reduce the mitigation requirements to no less than 30% for industrial and business zoned sites. If the Planning Commission approves the reduction in tree mitigation, the applicant has provided the required landscaping.

**Items to be Addressed:** *Planning Commission to consider the reduction in tree mitigation.*

**BUILDING ELEVATIONS AND FLOOR PLAN**

The applicant has submitted basic black and white elevations. The elevations do not show any detail such as material use. The applicant should resubmit with color elevations and additional architectural details.

**Items to be Addressed:** *Resubmit with color elevations and additional architectural details.*

## DUMPSTER ENCLOSURE

Screening of the dumpster enclosure is not indicated on the plans.

**Items to be Addressed:** *Indicate dumpster enclosure screening on the plans.*

## 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 is vacant. Taking a vacant site and developing as a viable commercial use is consistent with the Master Plan.
2. The site is located in proximity to a varied number of uses including commercial, office, light industrial, and outdoor storage. The development of a drive-in and self-storage facility will be compatible with surrounding land uses.
3. The applicant is greatly improving the site by developing it.
4. The site is served by adequate public services.

**Items to be Addressed:** *None*

## AGENCY APPROVALS

The applicant will need to obtain the following preliminary approvals from the following agencies:

- (1) YCUA
- (2) MDEQ
- (3) Washtenaw County Water Resources Commission
- (4) MDOT/Washtenaw County Road Commission (if applicable)

**Items to be Addressed:** *None*

## SUMMARY

We applaud the applicant in the proposed investment in the site. However, prior to the Planning Commission consideration of the preliminary site plan and special use approval we recommend that the applicant address the following items:

1. Consider additional design features for outdoor space.
2. Confirm if any building mounted lighting is proposed for the drive-in buildings.
3. Confirm ability and willingness to turn off lights at night.
4. Indicate dumpster enclosure screening on the plans
5. Resubmit with color elevations and additional architectural details.
6. Obtain outside agency approvals.

---



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

June 30, 2020

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

RE: Drive-In/Self Storage – 2002 E. Michigan Ave.  
Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first site plan review of the plans dated June 15, 2020 and stamped received by OHM Advisors on June 18, 2020.

At this time, the plans are recommended for approval for the Planning Commission's consideration, contingent on the following comments 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 (Sections 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 to develop the vacant lot at 2002 E. Michigan Ave into a multi-building development. This development would consist of two (2) 875 square feet drive-in restaurant buildings and two (2) self-storage buildings of 4,500 square feet and 4,900 square feet, respectively. In addition to the associated parking and utility improvements, part of Lakewood Avenue is proposed for reconstruction in order to accommodate an additional entrance into the proposed development.

Sanitary sewer services from the existing 10-inch sanitary main along Michigan Ave. are proposed to the two drive in buildings as well as water services from the existing 12-inch water main under Michigan Ave. A new hydrant is proposed on the west side of the site in the Broadmoor Street right-of-way. For stormwater management, an onsite detention basin is proposed to handle all runoff from the site. Additionally, the applicant is proposing a vegetated filter strip, instead of traditional curb and gutter, for the southern portion of the site to assist in conveying stormwater to the proposed detention basin.

#### **B. SITE PLAN COMMENTS:**

##### **General**

1. It currently appears that the provided truck turning template (Sheet 15) is in conflict with sections of proposed curb. The applicant shall revise accordingly.



## **Paving and Grading**

2. The applicant shall delineate if the proposed concrete sidewalk surrounding the proposed buildings will be flush with the parking lot or if it is proposed to be separated by curb. If no curb is proposed, the applicant shall provide bumper blocks at the proposed 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.

1. The applicant shall verify that the proposed Michigan Avenue Bituminous Pavement Detail (Sheet 15) is consistent with the existing Michigan Avenue cross-section.
2. The applicant shall provide proposed parking calculations within the plan set.
3. The applicant shall provide stormwater conveyance calculations for the proposed onsite storm sewer.
4. The applicant shall review and revise the calculated pre-development flow in Worksheet 3, Item D (Sheet 12). All other corresponding calculations shall also be revised accordingly.
5. The applicant shall provide a cross-section detail for the proposed vegetated filter strip surrounding the proposed detention pond.
6. The applicant shall provide spot elevations at the following locations:
  - a. All four (4) corners of all proposed barrier-free parking spaces and access aisles and on both sides of all proposed sidewalk. The applicant shall note the cross-slope of the barrier-free parking spaces, access aisles, and sidewalks shall not exceed 2% per ADA Standards.
  - b. All four (4) corners of the landings, adjacent to all proposed ramps. The applicant shall note that the cross-slope of all level landings shall not exceed 2% in any direction per ADA Standards.
  - c. Throughout the proposed parking lot and at each catch basin to ensure proper drainage requirements are met. The minimum allowable slope for drainage is 1%.
7. The applicant shall include profiles of all proposed utilities (water, sanitary, storm) including length, diameter, invert/rim elevations, slope, material, and utility crossings. The stormwater profiles shall also include the hydraulic grade line.
8. The applicant shall provide a ramp and level landing at all proposed sidewalks entering into the proposed parking lot area.
9. It appears that there are existing sidewalk ramps on the east and west ends of the site within the Michigan Ave. right-of-way. The applicant shall verify these ramps are ADA compliant. If these ramps are not compliant, the applicant shall reconstruct the ramps to ADA standards.
10. The applicant shall include ADA compliant details for the proposed sidewalk and ramps (i.e. current MDOT R-28-J Series) on the plans.
11. The applicant shall provide a detail for the proposed Fire Department Access Gate. Additionally, elevations shall be provided between the proposed gate and proposed sidewalk to ensure no conflict arises when accessing the hydrant.



12. The applicant shall provide a description for Soil Erosion Control Measure-13, as it currently appears to be missing from the SESC plans (Sheet 10). The measure is approximate to the northeast corner of the proposed detention basin.
13. The applicant shall provide a copy of all proposed easement sketches and legal descriptions (water, sanitary, etc.) to this office, as well as the Township, for review and approval prior to construction commencing. The applicant shall also provide a copy of all existing easement documentation to this office for the project file.
14. Applicable Ypsilanti Township Standard Detail Sheets, including SESC, shall be included in the plan set. The applicant shall verify any details provided on the plan set do not conflict with the Ypsilanti Township Standard Detail Sheets. If so, the Ypsilanti Township Standard Detail Sheets shall govern.

#### **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](mailto: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):** Will require review and approval for the proposed hydrant lead, water services and sanitary services.
- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval is required.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval is required.
- ▶ **Michigan Department of Transportation (MDOT):** An MDOT permit will be required for all work proposed to take place within the Michigan Avenue right-of-way.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- ▶ The Township's Planner will inspect the landscaping for this site.
- ▶ If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT, WCWRC's Office, or the WCRC.
- ▶ Record plans shall be provided to the Township Engineer following the completion of construction.

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/abd

cc: Charlotte Wilson, Township Planning & Development Coordinator  
Mike Radzik, Township Community Standards Director



Doug Winters, Township Attorney  
Dan Kimball, Township Fire Marshall  
Scott Westover, P.E., YCUA  
Gary Streight, P.E., WCRC  
Andrew Hodges, MDOT ([hodgesa@michigan.gov](mailto:hodgesa@michigan.gov))  
Theresa Marsik, P.E., WCWRC  
File

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# CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

## BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



July 1, 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: Chatfield Drive-In/Self-Storage  
Project Location: 2002 E. Michigan  
Plan Date: 6/15/2020  
Project Number: 20024  
Applicable Codes: IFC 2018  
Engineer: Midwestern Consulting, LLC  
Engineer Address: 8445 Crestshire Dr. Ypsilanti, MI 48197

### Status of Review

**Status of review:** Approved as Submitted

Pages 1 through 17 and A-100 through A-102 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



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD  
YPSILANTI, MICHIGAN 48198-9112  
TELEPHONE: 734-484-4600  
WEBSITE: [www.ycua.org](http://www.ycua.org)

July 2, 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  
**East Michigan Avenue Drive-In and Self Storage**  
Charter Township of Ypsilanti (Plan Date: 06-15-2020)

Dear Mr. Iacoangeli:

In response to the memorandum from your office dated June 18, 2020, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are not acceptable to the Authority.

1. During the preapplication meeting, the Authority requested either a cooperative project to replace the existing wastewater pump station within the Broadmoor right-of-way or easement rights on the site adjacent to the existing wastewater pump station for future replacement of the facility. Replacement or defining space for future replacement will likely require revision to the proposed water main alignment.
2. The proposed water main is identified as both a 'fire lead' and a 'hydrant lead' on the plans. The proposed water main will be constructed as a public facility and dedicated to the Authority for operation and maintenance purposes.
3. Water service to the proposed west drive-in building could be extended from the proposed 8" diameter water main parallel to Broadmoor. Water service to the proposed east drive-in building could be connected to the existing 12" diameter water main near the northeast corner of the site. Revising these connections would minimize excavation within the existing pavement on Michigan Avenue.

As noted during the preapplication meeting, connection fees will apply to the proposed development. Please note that the total cash price for connection fees, **\$16,644.00 plus the construction phase escrow deposit, Authority administration fee, and record plan guarantee**, must be paid to the Authority by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. 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,



SDW Digital Signature

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

Mr. Jason Iacoangeli  
CHARTER TOWNSHIP OF YPSILANTI  
July 2, 2020  
Page 2

Enclosures as noted

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. Scott Chatfield, Applicant  
Mr. Ted Hirsch, P.E., Applicant's design engineer

G:\CDproj\YpsiTwp\2020 - 2002 E Michigan Drive-In\PNRSP Rev#1.docx



**EVAN N. PRATT, P.E.**

WATER RESOURCES COMMISSIONER  
705 North Zeeb Road  
P.O. Box 8645  
Ann Arbor, MI 48107-8645

email: [drains@ewashtenaw.org](mailto:drains@ewashtenaw.org)  
<http://drain.ewashtenaw.org>

HARRY SHEEHAN  
Chief Deputy Water Resources Commissioner

SCOTT A. MILLER, P.E.  
Deputy Water Resources Commissioner

Telephone 734.222.6860  
Fax 734.222.6803

June 23, 2020

Mr. Ted Hirsch, P.E.  
Midwestern Consulting, LLC  
3815 Plaza Drive  
Ann Arbor, Michigan 48108

RE: Chatfield Drive-In Self Storage  
Ypsilanti Township, Michigan  
WCWRC Project No. 6457

Dear Mr. Hirsch:

This office has reviewed the site plans for the above-referenced project, to be located in Ypsilanti Township. These plans have a job number of 20024, a date of June 15, 2020, and were received on June 16, 2020. As a result of our review, we would like to offer the following comments:

1. The infiltration testing report, signed and sealed by a licensed geotechnical engineer, should be submitted to our office for review.
2. Based on available site information, portions of the site are covered by hydrologic soil types A and D/A. The curve numbers and runoff coefficients used on Worksheet W1 should be revised to reflect the proposed impervious and pervious areas that are underlain by hydrologic soil group A and hydrologic soil group D/A.
3. The curve number used on Worksheet W3 corresponds to hydrologic group A soils, rather than a weighted average based on those portions of the drainage area that are underlain by group A and group D/A soils. This directly affects the required infiltration volume determined on Worksheet W9 and should be corrected.
4. There appears to be an error in the calculations on Worksheet W3, which resulted in a volume of zero.
5. The long-term storm water maintenance plan appears to be for a different project, as the owner responsible for long-term maintenance is listed as WCPRC and the plan includes tasks related to below-grade systems.
6. Inspection of the infiltration BMP following storms of 1 inch or more should be added to the long-term maintenance plan.

7. A note should be added to the maintenance plan to indicate that mowing is only allowed twice per year.
8. Within areas above the infiltration storage elevation of the proposed infiltration basin, seeding and/or live plantings are allowed. Only native seeds (as defined by Michigan Flora, michiganflora.net) are allowed for permanent soil stabilization. Annual seeds are allowed in an amount necessary to temporarily stabilize the limits of disturbance. Include the species list and quantity for the Native Grass seed mix.
9. Below the infiltration storage elevation within the proposed infiltration basin, live plantings must cover the entire area. The elevation corresponding to the surface storage volume used on Worksheet W11 should be noted on the details. Native plants are preferred. Cultivars and non-native perennials are allowable if approved by WCWRC. Plants listed on the WCWRC Rain Garden Plant List are acceptable. Invasive species are not allowed (see the City of Ann Arbor's invasive species list).
10. Plantings should be locally adapted and appropriate to the hydric conditions proposed. For more information on individual species, see "Plants for Stormwater Design: Species Selection for the Upper Midwest" by Daniel Shaw & Rusty Schmidt.
11. Plantings should be spaced according to each species size and growth potential to allow for sufficient coverage as required by the soil erosion permit.
12. As requested, the invoice is being submitted directly to Scott Chatfield. Please see the attached invoice for the current fees and remit these fees upon receipt of the accompanying invoice.

At your convenience please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,



Theresa M. Marsik, P.E.  
Storm Water Engineer  
(approval\Chatfield Drive-In Self Storage rev1)

cc: Scott Chatfield  
Charlotte Wilson, Ypsilanti Township Office of Community Standards  
Michael Radzik, Ypsilanti Township Office of Community Standards  
Jason Iacoangeli, Ypsilanti Township Planning Director  
Doug Winters, McLain and Winters

US-12 Drive-in/Self Storage  
Permit #70396  
07/01/20

1. Include MDOT Standard plans in full, R-28-J, R-29-I and R-30-G. In addition, add a note that all work within MDOT ROW must be performed in accordance with the 2012 Standard Specification for Construction.
2. Dimension pavement removal limits for all utility work. Sheet #4 shows two removals, but sheet #5 shows three patched being constructed on US-12. Also permit summery states five utility connections, please clarify.
3. Construct all driveway approaches per MDOT Standard Plan R-29-I.
4. Construct all curb and Gutter per MDOT Standard Plan R-30-G.
5. Construct all ADA ramps per MDOT Standard Plan R-28-J. All Sidewalk constructed in MDOT ROW must be a minimum of 5' wide and all ramps must have detectable warning surface across Lakewood Ave, and Broadmore St.
6. The pavement cross section within MDOT ROW including driveway approaches and utility cuts must match the thickness of the existing HMA (a minimum of 7" in three lifts of 2"- 3") or match existing composite section of HMA and Concrete. Any material used must be on top of compacted 8" aggregate.
7. Any lane closures on US-12 (Michigan Ave.) will only be allowed when there is active work. Prior to approval as stated below, a Lane closure request form need to be submitted for review and approval.
8. At the end of each workday if there is a drop-off next to the travel lane, a 1 on 4 slope is to be placed.
9. Need to include and use the following maintenance of traffic typicals for proposed work:
  - M0020a, L, D, and B Values
  - M0400a, 1-Lane Closure (Maintaining 2 Thru Lanes ea Direction)
10. No lane closures or work during any designed state holiday as defined by the Engineer. Lane closures on US-12 will only be permitted from 9:00 am to 3:00 pm, weekdays or 7A-7P on Saturday and Sunday unless otherwise approved by the Engineer.
11. The following traffic notes must be followed and stated in plans:

Need to submit a lane closure request form a minimum of 5 business days in advance of the proposed closure to the MDOT Brighton TSC Operations/Traffic and Safety unit **by e-mail** for review and approval. Submit to: [SeifG@michigan.gov](mailto:SeifG@michigan.gov) and [Hodgesa@michigan.gov](mailto:Hodgesa@michigan.gov) . See attached form.

During the lane closures access for emergency vehicles (fire, ambulance, police) must be maintained to adjacent homes, businesses and subdivisions at all times.

All existing pavement markings that are removed for traffic control or obliterated during construction operations must be replaced with Waterborne for the longitudinal, lane lines.

All existing permanent MDOT signs damaged or lost by the Contractor must be replaced in kind on new supports at the Contractor's expense.

All sign materials and supports must meet NCHRP-350 crash worthy or MASH requirements.

Any MDOT signs impacted during construction must be replaced in kind on new supports per MDOT standards.

Temporary warning, regulatory, and guide signs not required for a particular lane or shoulder closure must be removed, covered or laid down with the legs removed.

Along with making any needed changes per the comments above, please address each comment with the action that was performed. For questions feel free to email or call me.

George N. Seif  
MDOT Brighton TSC  
Assistant Operations Engineer  
313-575-5412  
seifg@michigan.gov

## Review Summary

Review	Reviewer	Status	Review Comments
Utilities - Permits	Pascal Bui	Revisions Required	Please see attached (R028I, R029I, and PA-01 for matching existing HMA). Need to sawcut a min. of 1' beyond curb & gutter to set form.
Operations	George Seif	Pending	

Zimbra

cwilson@ytown.org

---

**Re: Drive-In & Self Storage - 2002 E. Michigan Avenue - Preliminary Site Plan Information**

---

**From :** Brian McCleery <bmcclery@ytown.org>  
**Subject :** Re: Drive-In & Self Storage - 2002 E. Michigan Avenue - Preliminary Site Plan Information  
**To :** Ted P. Hirsch <TPH@midwesternconsulting.com>  
**Cc :** Charlotte Wilson <cwilson@ytown.org>, Jason Iacoangeli <jiacangeli@ytown.org>

Thu, Jun 04, 2020 08:13 AM

8 attachments

Ted,

Attached are the Application, Tax Certificate application and the Address Assignment form. As the property is comprised of platted lots, combining them will only require the one page application. There is no fee or survey required. I will use the site plan as the required drawing. The Tax Certificate is a new law and requires the Washtenaw County Treasurer and other tax authorities to sign off that there are no back taxes. Last of all, the address assignment will finalize the addresses for the two new parcels. Administratively, the combination will take effect for next years taxes, so the 2020 July and December tax bills will be for the old parcels. Let me know if you have any questions.

As a note, the Washtenaw County Treasurer's Office is currently closed. You can contact their office by e-mailing [taxes@washtenaw.org](mailto:taxes@washtenaw.org).

Brian

Brian McCleery  
Deputy Assessor  
Ypsilanti Township  
734-487-4927 phone  
734-484-5159 fax

Due to the COVID-19 pandemic, the Township Civic Center and other facilities are now closed to the general public until further notice. Property Transfer Affidavits and Principal Residence Exemption documents may be mailed, emailed, faxed or placed in the drop-box in front of the Stumbo Civic Center. We sincerely apologize for the inconvenience.

---

**From:** "Jason Iacoangeli" <jiacangeli@ytown.org>  
**To:** "Ted P. Hirsch" <TPH@midwesternconsulting.com>  
**Cc:** "Charlotte Wilson" <cwilson@ytown.org>, "Brian McCleery" <bmcclery@ytown.org>  
**Sent:** Thursday, June 4, 2020 7:54:17 AM  
**Subject:** Re: Drive-In & Self Storage - 2002 E. Michigan Avenue - Preliminary Site Plan Information

Ted,

From past experience I think we can get going on the site plan approval without actually having the combinations in place. You will want to depict the project as the end ownership arrangement with all of the final parcel lines and descriptions and we will make the combination a condition of the approval. I would hold off on the application for the combinations until the ownership is all in one.

Thanks, Jason I.

Jason Iacoangeli, AICP  
Planning Director

---

**From:** "Ted P. Hirsch" <TPH@midwesternconsulting.com>  
**To:** "Charlotte Wilson" <cwilson@ytown.org>  
**Cc:** "Jason Iacoangeli" <jiacangeli@ytown.org>, "Brian McCleery" <bmcclery@ytown.org>  
**Sent:** Wednesday, June 3, 2020 4:45:22 PM  
**Subject:** RE: Drive-In & Self Storage - 2002 E. Michigan Avenue - Preliminary Site Plan Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

-----  
Does this mean we should just apply for the combinations as if everything is currently owned by the developer?

Ted Hirsch, P.E. | *Senior Project Engineer*  
Direct | 734.332.5303  
Cell | 248.342.6696  
**MIDWESTERN CONSULTING**  
3815 Plaza Drive | Ann Arbor, MI 48108 | 734.995.0200

---

**From:** Charlotte Wilson [mailto:cwilson@ytown.org]  
**Sent:** Monday, June 1, 2020 2:20 PM  
**To:** Ted P. Hirsch <TPH@midwesternconsulting.com>  
**Cc:** jiacangeli <jiacangeli@ytown.org>; Brian McCleery <bmcclery@ytown.org>  
**Subject:** Re: Drive-In & Self Storage - 2002 E. Michigan Avenue - Preliminary Site Plan Information

Hi Ted,

**WCRC App. 16858 - Chatfield Self Storage**

**From :** Streight, Gary <streightg@wcroads.org>

Thu, Jul 09, 2020 10:57 AM

**Subject :** WCRC App. 16858 - Chatfield Self Storage

2 attachments

**To :** Ted P. Hirsch <TPH@midwesternconsulting.com>

**Cc :** Jason Iacoangeli <jiacoangeli@ytown.org>, Charlotte Wilson (cwilson@ytown.org) <cwilson@ytown.org>, McCulloch, Mark <mccullochm@wcroads.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ted,

Attached is a marked up set of plans for the above site. In addition I offer the following for you to consider:

- The existing stub streets are a potential for dumping of unwanted material and do not appear to be utilized by any other property owners. Please give thought to placing barricades to eliminate the ability of unwanted vehicles utilizing the southern portions of the roads.
- Provide a cost estimate for all work within the right-of-way for approval.
- An inspection deposit equal to 3% of the estimate, \$500 minimum, and surety in the full amount of the estimate are required.
- Provide the name, contact info and certificate of insurance for the contractor performing the work.

Once you have addressed the plan comments please submit a set of plans digitally for review. If you have any questions feel free to contact me.

**Gary Streight, P.E.**  
Project Manager



Washtenaw County Road Commission  
555 N. Zeeb Road, Ann Arbor, Michigan

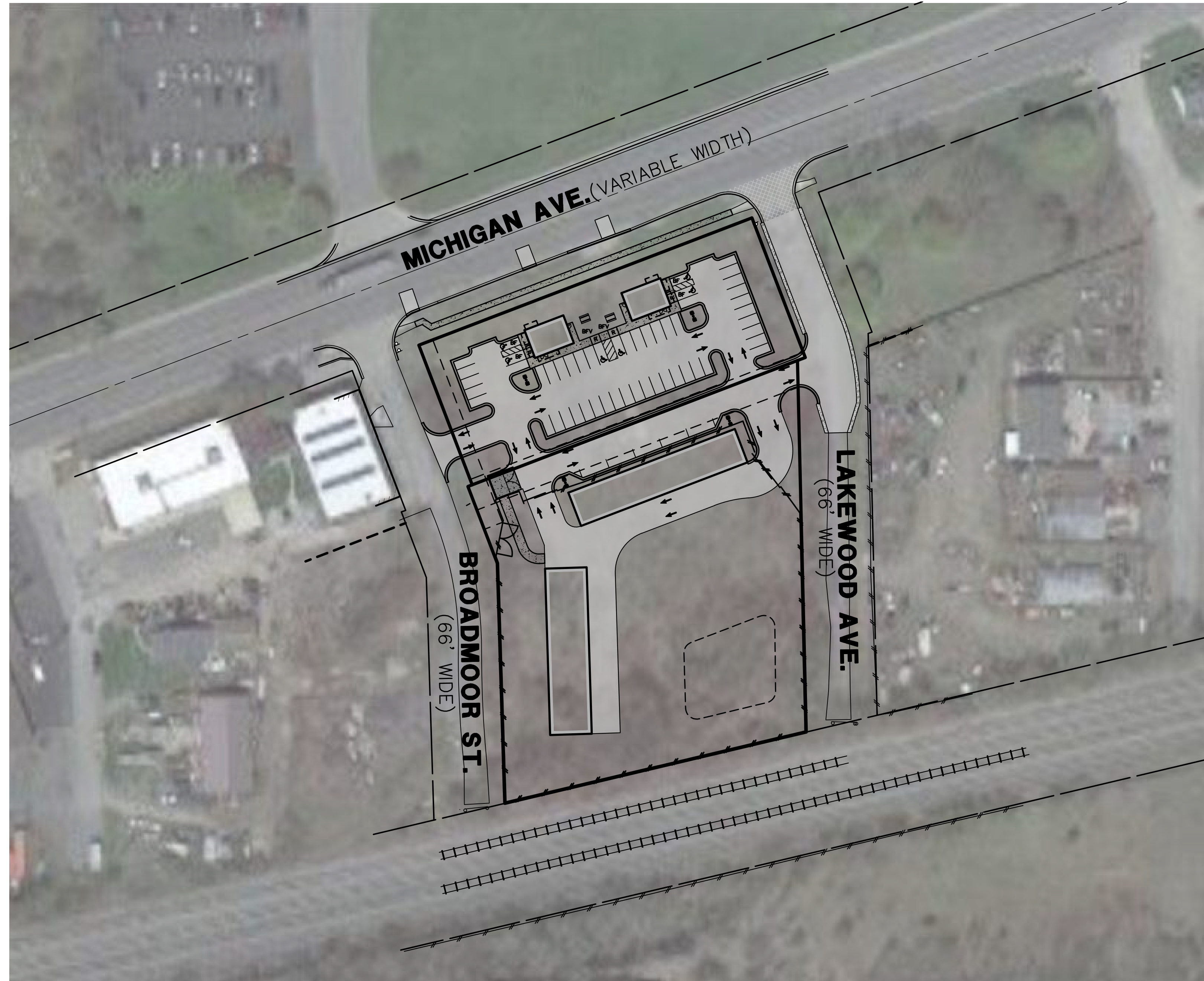
Direct: (734) 327-6692 | Main: (734) 761-1500  
[wcroads.org](http://wcroads.org) | [Follow us on Facebook](#)

**Plan review markups 7-8-20.pdf**  
8 MB

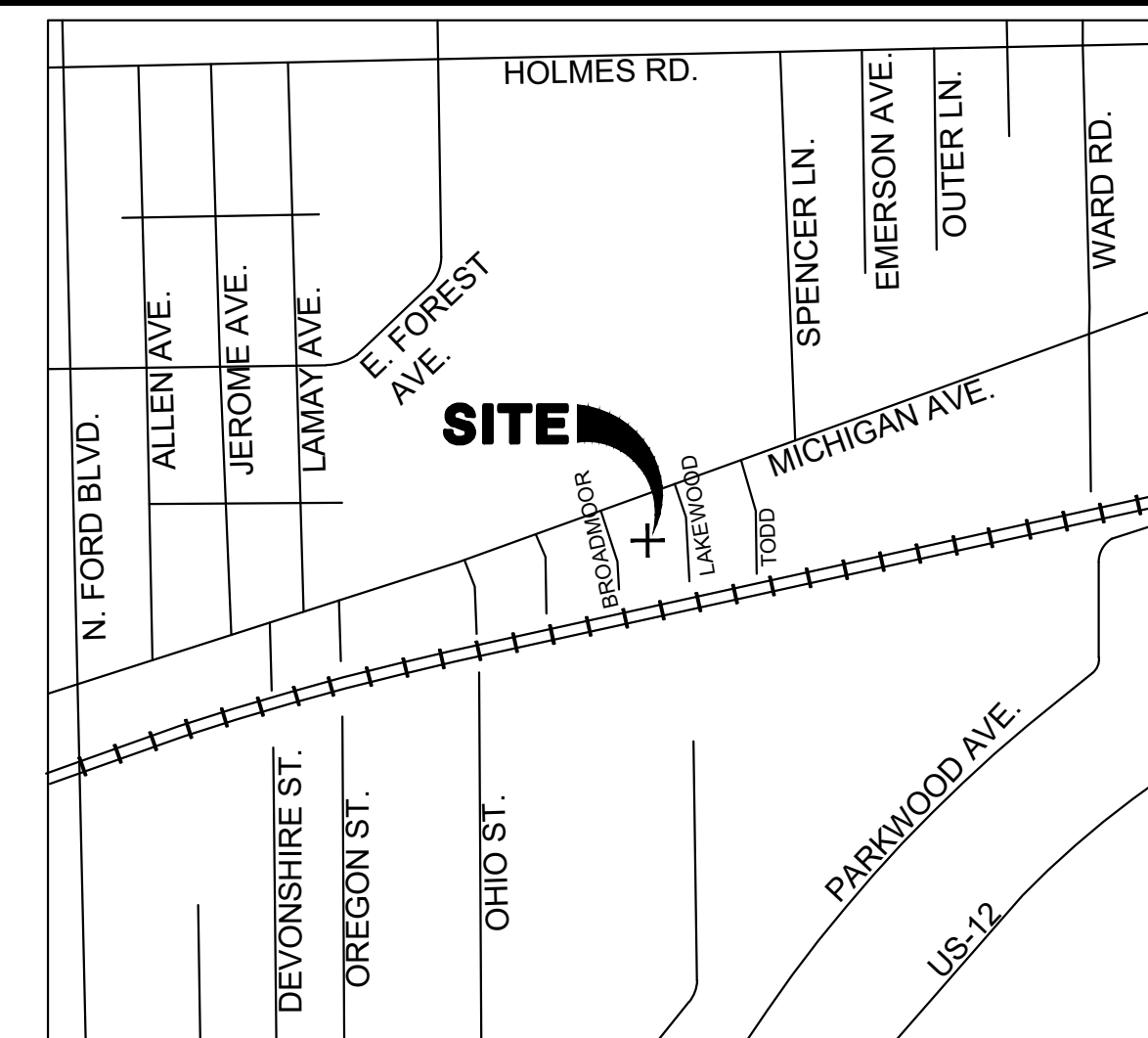
# DRIVE-IN / SELF STORAGE

## YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

### PRELIMINARY SITE PLAN



**SITE MAP**  
SCALE: 1"=80'



**VICINITY SKETCH**  
SCALE: 1"=2000'

**Sheet Index**

#	SHEET TITLE
01	COVER SHEET
02	AREA PLAN
03	EXISTING CONDITIONS
04	DEMOLITION AND REMOVALS PLAN
05	DIMENSIONAL SITE PLAN
06	GRADING PLAN
07	DETAILED DRIVEWAY PLAN
08	UTILITY PLAN
09	FIRE PROTECTION PLAN
10	SOIL EROSION CONTROL PLAN
11	LANDSCAPE PLAN
12	STORMWATER MANAGEMENT PLAN
13	STORMWATER MANAGEMENT DETAILS
14	LANDSCAPE PLAN NOTES AND DETAILS
15	MISCELLANEOUS NOTES AND DETAILS
16	PHOTOMETRIC PLAN
17	SOIL BORINGS
A-100 PLANS & ELEVATIONS	
A-101 PLANS & ELEVATIONS	
A-102 PLANS & ELEVATIONS	

- NOTES:**
- THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT YPSILANTI TOWNSHIP STANDARD SPECIFICATIONS AND DETAILS.
  - SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SIDEWALK AND CURB RAMP GRADES WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTALS.
  - PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED. REPLACEMENT DURING CONSTRUCTION MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
  - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS.
  - SIGN RE-USE OR RELOCATION INCLUDES THE INSTALLATION OF EXISTING SIGN ON A NEW POST.

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**ENGINEER/SURVEYOR/LANDSCAPE ARCH.**  
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3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: TED HIRSCH, PE  
734-995-0200

**ARCHITECT**  
CHRIS MONTNEY  
11670 BROWNELL AVENUE  
PLYMOUTH, MI 48170  
(619) 987-4551

**PROJECT NARRATIVE**

THE APPLICANT CURRENTLY OWNS FOUR CONTIGUOUS PARCELS LOCATED BETWEEN BROADMOOR STREET & LAKEWOOD AVENUE WITH FRONTAGE ON THE SOUTH SIDE OF MICHIGAN AVE. THESE FOUR PARCELS ARE PROPOSED TO BE COMBINED INTO ONE RESULTING PARCEL THAT IS TO BE DEVELOPED TO INCLUDE TWO SMALL DRIVE-IN STYLE RESTAURANTS WITH ASSOCIATED OFF-STREET PARKING. THE EXISTING ZONING FOR THESE PARCELS IS B-3 GENERAL BUSINESS, WHICH SUPPORTS THE PROPOSED USE.

DIRECTLY ADJACENT TO THE SOUTH SIDE OF THESE FOUR EXISTING PARCELS ARE NINE CONTIGUOUS PARCELS, SIX OF WHICH ARE CURRENTLY OWNED BY THE APPLICANT. THE REMAINING THREE PARCELS ARE CURRENTLY OWNED BY YPSILANTI CHARTER TOWNSHIP. THE APPLICANT IS IN THE PROCESS OF NEGOTIATING A PURCHASE OF THESE THREE PARCELS WITH THE INTENT TO COMBINE ALL NINE INTO ONE RESULTING PARCEL. THE APPLICANT IS PROPOSING TO CONSTRUCT TWO SELF-STORAGE BUILDINGS ON THE SOUTHERN PARCEL WITH A DETENTION BASIN WHICH WILL SERVE BOTH DEVELOPMENTS.

IN ADDITION TO SHARING A STORM WATER DETENTION BASIN, THE TWO DEVELOPMENTS WILL UTILIZE A SHARED ACCESS DRIVE WHICH WILL ALLOW USERS OF EITHER DEVELOPMENT TO ACCESS FROM EITHER BROADMOOR OR LAKEWOOD. ONE SHARED SOLID WASTE ENCLOSURE WILL BE LOCATED AT THE WEST END OF THE SHARED DRIVE TO SERVE BOTH DEVELOPMENTS.

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

### DRIVE IN / SELF STORAGE

JOB No.	<b>20024</b>	DATE:	06/15/20
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		CADD:	
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**01**

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SCALE: 1" = 60'  
 0 60 120 180

250' SITE OFFSET

OPPOSING DRIVEWAY

MICHIGAN AVE. (VARIABLE WIDTH)

BROADMOOR ST. (66' WIDE)

LAKEWOOD AVE.

YPSILANTI TOWNSHIP #07 DRAIN

YPSILANTI TOWNSHIP #07 DRAIN

SOUTH LINE SECTION 2, T3S, R7E

**SITE DATA**

Project Name: Drive-In Restaurants					
Date: June 15, 2020					
Zoning/Site Area	Existing		Allowed/Required		Proposed
	B-3 General Business	B-3 General Business	Restaurant		B-3 General Business
Land Use	Vacant		Restaurant		Drive-in restaurants
Site Area (Total)	39,014 sf	NA	sf min.	39,014 sf	
	0.90 Acres	NA	Acres Min.	0.90 Acres	
Site Area (Net)	37,752 sf	NA	sf min.	37,752 sf	
	0.87 Acres	NA	Acres Min.	0.87 Acres	
Lot Width	300 ft	NA	ft min.	300 ft	
Building	Floor Area (both bldgs combined)	NA	sf maximum	1,750	sq ft
	Floor Area Ratio	NA	% maximum	4.5%	
	Height	NA	ft max.	19	ft
	# of Stories	NA	stories max.	1	story
Setbacks	Front	NA	ft	20 ft min.	20 ft
	Side	NA	ft	NA	ft
	Rear	NA	ft	NA	ft
	Minimum Building Spacing	NA	ft	30 ft min.	NA
Front Greenbelt - Vehicle Use Areas	NA	ft	10	ft	20
Vehicular Parking	Required Parking				
	Drive In Restaurants	1 per	Employee	4 employees	= 4 spaces req.
		1 per	25 sf of UFA	1,200 sf useable FA	= 48 spaces req.
			total spaces required	52 spaces req.	52 provided
Landscape	Plantings	NA	Refer to "Landscape Requirements" table on Sheet 10		
	Outdoor refuse	NA	Shared trash & recycling dumpsters in enclosure. Grease bin in enclosure.		
Utilities	Sanitary	✓	Leads from existing 10" main along Michigan Ave.		
	Water	✓	Leads from existing 12" main along Michigan Ave.		
	Storm/Stormwater management	✓	Proposed detention basin @ SE corner. Will require drainage district.		
	Gas	✓	Leads from existing 6" main along Michigan Ave.		
	Electric	✓			
	Franchise	✓			

Project Name: Self Storage Buildings					
Date: June 15, 2020					
Zoning/Site Area	Existing		Allowed/Required		Proposed
	I-1 Light Industrial	I-1 Light Industrial	Mini Storage (SCU)		I-1 Light Industrial
Land Use	Vacant		Mini Storage (SCU)		Mini Storage Units; Outdoor Equipment Storage
Site Area (Total/Net)	76,148 sf	NA	sf min.	76,148 sf	
	1.75 Acres	NA	Acres Min.	1.75 Acres	
Min. Lot Width	297 ft	NA	ft	297 ft	
Building	Floor Area (combined)	NA	sf	NA	sf maximum
	Floor Area Ratio	NA	%	NA	% maximum
	Height	NA	ft	40	ft max.
	# of Stories	NA	stories	2	stories max.
Setbacks	Front	NA	ft	40	ft min.
	Side	NA	ft	NA	ft min.
	Rear	NA	ft	40	ft min.
	Minimum Building Spacing	NA	ft	30	ft min.
Front Greenbelt - Vehicle Use Areas	NA	ft	20	ft	NA
Vehicular Parking	Required Parking				
	Self Storage		2 for	Manager's residence	No on-site manager
			1 per	20 storage units	10 storage units
			0	total spaces required	No spaces required; 5 to be provided
Landscape	Plantings	NA	Refer to "Landscape Requirements" table on Sheet 10		
	Outdoor refuse	NA	Shared trash & recycling dumpsters in enclosure		
Utilities	Sanitary	NA			
	Water	✓	No service leads; hydrant coverage accomplished with new hydrant		
	Storm/Stormwater management	✓	Proposed detention basin @ SE corner. Will require drainage district.		
	Gas	NA			
	Electric	✓			
	Franchise	NA			

**ENVIRONMENTAL IMPACT ANALYSIS**

1. BLIGHT
  - a. THIS DEVELOPMENT WILL NOT RESULT IN VIOLATIONS OF THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE II. - BLIGHT, SEC. 26-28. - CAUSES OF BLIGHT OR BLIGHTING FACTORS ENUMERATED. NO ADDITIONAL ACTION IS REQUIRED.
2. NONOPERATING VEHICLES
  - a. THIS DEVELOPMENT WILL COMPLY WITH THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE III. - NONOPERATING VEHICLES. NO FURTHER ACTION IS REQUIRED.
3. NOISE
  - a. THIS DEVELOPMENT WILL COMPLY WITH THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE IV. - NOISE. NO FURTHER ACTION IS REQUIRED.

**NATURAL FEATURES IMPACT ANALYSIS**

1. SITE INVENTORY IDENTIFYING THE LOCATION OF EXISTING NATURAL FEATURES AND A WRITTEN DESCRIPTION OF THEIR QUALITY, CHARACTER AND HEALTH:
  - a. NATURAL FEATURES:
 

ONE (1) LANDMARK TREE (42" SILVER MAPLE WITH AN ASSESSED SCORE OF 50%) EXISTS ON-SITE. NO ADDITIONAL NATURAL FEATURES (INCLUDING LANDMARK TREES, STEEP SLOPES, WOODLANDS, WETLANDS, WATER COURSE OR FLOODPLAINS) EXIST ON-SITE OR WITHIN 50 FEET OF THE SITE.
  - b. NATURAL FEATURES PROTECTION PLAN IDENTIFYING NATURAL FEATURES TO BE PRESERVED:
 

N/A.
  - c. LANDMARK TREE INVENTORY AND ANALYSIS:
 

THE EXISTING LANDMARK TREE IS TO BE REMOVED AND WILL BE MITIGATED AS SHOWN ON SHEET 11.
2. ALTERNATIVES ANALYSIS FOR NATURAL FEATURES THAT ARE PROPOSED TO BE DISTURBED:
  - a. THE EXISTING LANDMARK TREE SITS WITHIN THE PROPOSED INTERSECTION OF THE DRIVEWAY OFF OF LAKEWOOD AVENUE AND THE NORTH/SOUTH DRIVES ACCESSING EACH PART OF THE PROPERTY. TO SAVE THE TREE, THE SITE CIRCULATION WOULD NEED TO BE ALTERED SIGNIFICANTLY, RESULTING IN FEWER PARKING SPACES AND THE DRIVEWAY OFF OF LAKEWOOD BEING SHIFTED SIGNIFICANTLY CLOSER TO MICHIGAN AVENUE.

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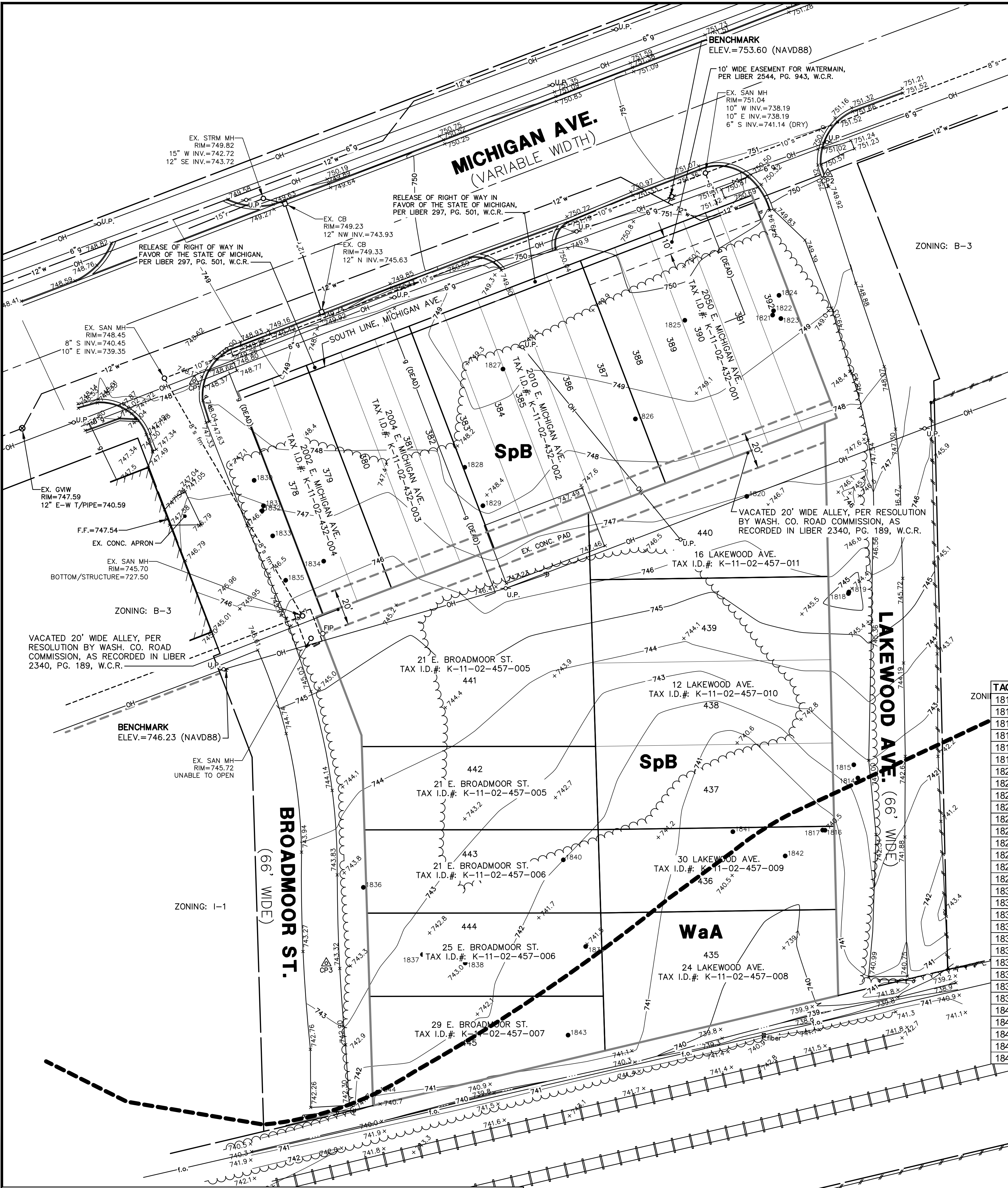
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DRIVE IN / SELF STORAGE  
 SITE PLAN  
 AREA PLAN

02

DATE: 06/15/20	REV. DATE:
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**LEGEND**

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- o- U.P. EXIST. UTILITY POLE
- OH EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- r EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- s EXIST. SANITARY SEWER
- sign SIGN
- tr TELEPHONE RISER
- catv CABLE TELEVISION RISER
- em ELECTRIC METER
- g GAS METER
- gfm GAS LINE MARKER
- fiber FIBER OPTIC MARKER
- POST
- fence FENCE
- guardrail GUARDRAIL
- tree TREE
- tree TREE OR BRUSH LIMIT
- o F FOUND IRON PIPE
- o F IR FOUND IRON ROD
- triangle CONTROL PT.
- W.C.R. WASHTENAW COUNTY RECORDS
- EXISTING SOIL BOUNDARY

**SOILS DESCRIPTION**

- SpB: SPINKS LOAMY SAND  
COVERS APPROX. 87% OF THE SITE.  
SLOPES ARE 0 TO 6 PERCENT.  
DEPTH TO WATER TABLE IS MORE THAN 80 INCHES.  
HYDROLOGIC SOIL GROUP: A
- WaA: WASEPI SANDY LOAM  
COVERS APPROX. 13% OF THE SITE.  
SLOPES ARE 0 TO 4 PERCENT.  
DEPTH TO WATER TABLE IS APPROX. 18 INCHES.  
HYDROLOGIC SOIL GROUP: A/D
- SOURCE: NRCS WEB SOIL SURVEY DATA  
SOIL SURVEY AREA: WASHTENAW COUNTY, MI  
ACCESSED MAY 8, 2020

**TREE LIST**

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	REM
1814	11"	Siberian Elm	Ulmus pumila				X	
1815	10"	Siberian Elm	Ulmus pumila				X	
1816	10"	Tree-of-heaven	Ailanthus altissima				X	X
1817	8"	Tree-of-heaven	Ailanthus altissima				X	X
1818	9"	Tree-of-heaven	Ailanthus altissima				X	
1819	8"	Tree-of-heaven	Ailanthus altissima				X	
1820	42"	Silver Maple	Acer saccharinum		50%	X		X
1821	19"	Siberian Elm	Ulmus pumila				X	
1822	18"	Siberian Elm	Ulmus pumila				X	
1823	28"	Siberian Elm	Ulmus pumila				X	
1824	26"	Siberian Elm	Ulmus pumila				X	
1825	8"	Siberian Elm	Ulmus pumila	triple			X	X
1826	14"	Silver Maple	Acer saccharinum	triple			X	
1827	7"	Silver Maple	Acer saccharinum	multi			X	
1828	17"	Silver Maple	Acer saccharinum	triple			X	
1829	16"	Silver Maple	Acer saccharinum	twin			X	
1830	8"	Tree-of-heaven	Ailanthus altissima				X	
1831	9"	Tree-of-heaven	Ailanthus altissima				X	
1832	11"	Tree-of-heaven	Ailanthus altissima				X	
1833	9"	Tree-of-heaven	Ailanthus altissima	twin			X	X
1834	8"	Black Walnut	Juglans nigra				X	
1835	10"	Box Elder	Acer negundo				X	
1836	8"	Tree-of-heaven	Ailanthus altissima				X	
1837	16"	Box Elder	Acer negundo				X	
1838	12"	Box Elder	Acer negundo				X	
1839	11"	Box Elder	Acer negundo	triple			X	
1840	8"	Tree-of-heaven	Ailanthus altissima				X	X
1841	8"	Box Elder	Acer negundo				X	
1842	12"	Cottonwood	Populus deltoides				X	
1843	24"	Siberian Elm	Ulmus pumila	twin			X	
1844	32"	Cottonwood	Populus deltoides				X	

**NOTES**

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MARCH 2020. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

**LEGAL DESCRIPTION OF SUBJECT PARCELS**  
**LEGAL DESCRIPTIONS OF PARCELS OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN**

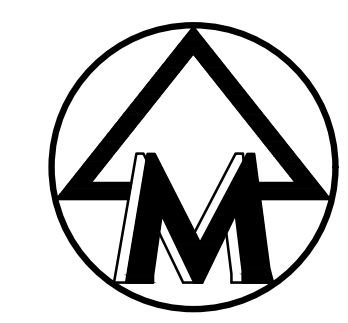
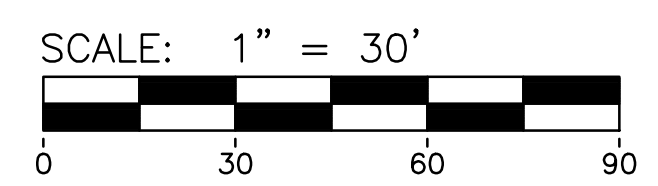
- K-11-02-432-001**  
Lots 388-392 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-002**  
Lots 383-387 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-003**  
Lots 378-379 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-004**  
Lots 378-379 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-457-005**  
Lots 441 & 442 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-006**  
Lots 443 & 444 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-007**  
Lots 445 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-008**  
Lots 435 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-009**  
Lots 436 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-010**  
Lots 437 & 439 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-011**  
Lots 440 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.

**BENCH MARK**

- BENCHMARK #1**  
Top of a spike set in the east face of a utility pole located on the west side of Broadmoor St., +/- 135' south of Michigan Ave.; +/- 169 feet north-northwest of control point #3; +/- 22 feet south of the southeast corner of a building;  
Elevation = 746.23 (NAVD88)
- BENCHMARK #2**  
Top of arrow on hydrant located along the south side of Michigan Ave.; +/- 22 feet southwest of a sanitary manhole; +/- 65 feet west of the centerline of Lakewood St.; +/- 87 feet west of control point #2;  
Elevation = 753.60 (NAVD88)



PAUL KOVACS, P.S. #62151  
 PREPARED BY:  
 MIDWESTERN CONSULTING, L.L.C.



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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 EXISTING CONDITIONS

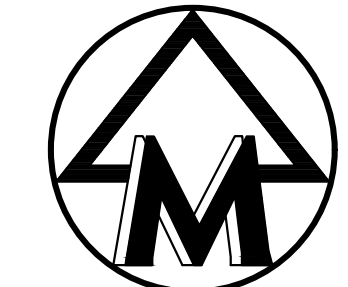
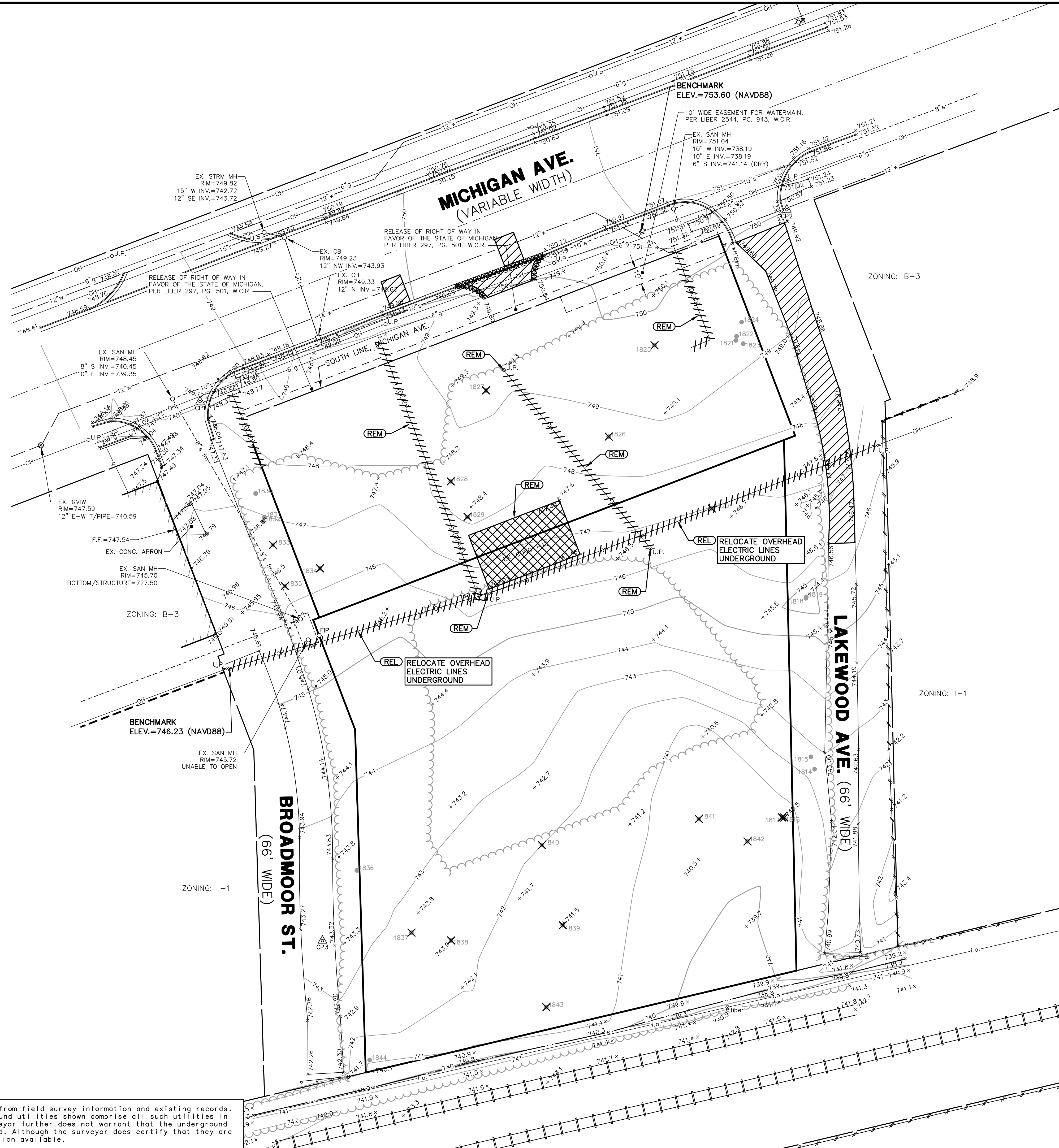
**03**

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PK. KEB	REV. DATE:
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**2024**

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SCALE: 1" = 30'  
0 30 60 90



- NOTES**
1. ALL EXISTING FRANCHISE UTILITIES ARE TO BE REMOVED BY OR PER THE PARTY HAVING JURISDICTION.
  2. ALL EXISTING ON-SITE EASEMENTS ARE TO BE VACATED OR RELOCATED AS INDICATED IN THESE PLANS.

- LEGEND**
- CONCRETE TO BE REMOVED
  - BITUMINOUS TO BE REMOVED
  - UTILITY TO BE ABANDONED OR REMOVED
  - CURB TO BE REMOVED
  - TREE TO BE REMOVED
  - ITEM TO BE RELOCATED
  - ITEM TO BE REMOVED

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

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**DRIVE IN / SELF STORAGE**  
SITE PLAN  
DEMOLITION AND REMOVALS PLAN

**04**

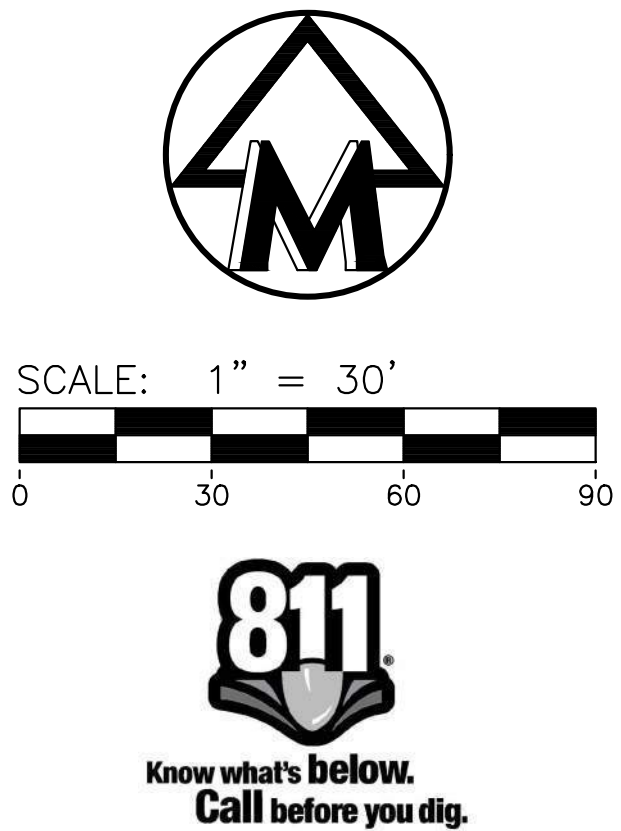
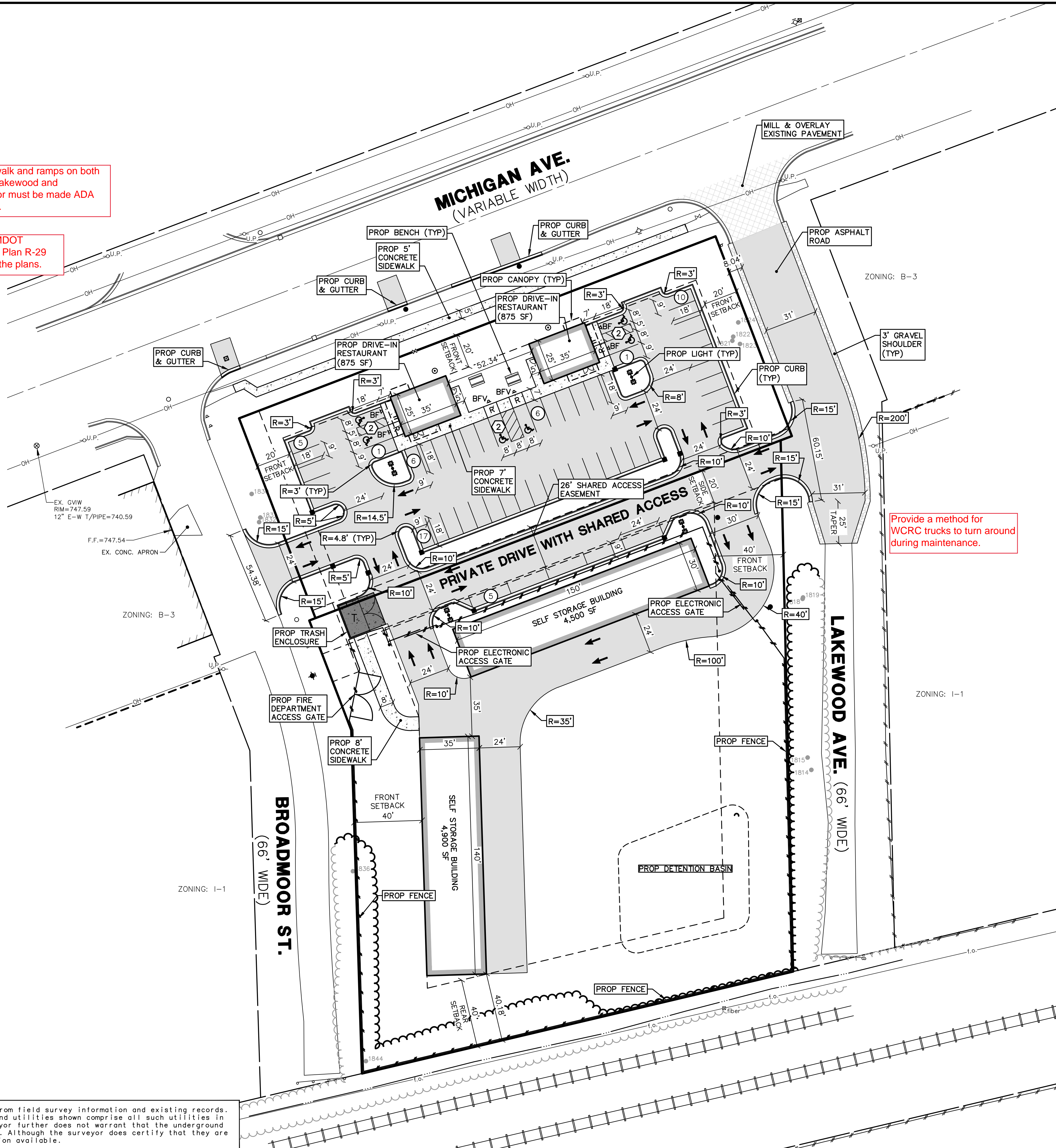
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The sidewalk and ramps on both sides of Lakewood and Broadmoor must be made ADA compliant.

Include MDOT Standard Plan R-29 series in the plans.

Provide a method for WCR trucks to turn around during maintenance.



**NOTES**  
 1. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

- LEGEND**
- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
  - ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
  - ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
  - BF BARRIER FREE PARKING SIGN
  - BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
  - R BARRIER FREE SIDEWALK RAMP
  - PROP. CURB & GUTTER
  - ▨ PROP. BITUMINOUS PAVEMENT
  - ▩ PROP. CONCRETE PAVEMENT
  - PROP. HEAVY DUTY CONCRETE
  - P SIGN
  - PROP. SINGLE LIGHT
  - PROP. DOUBLE LIGHT

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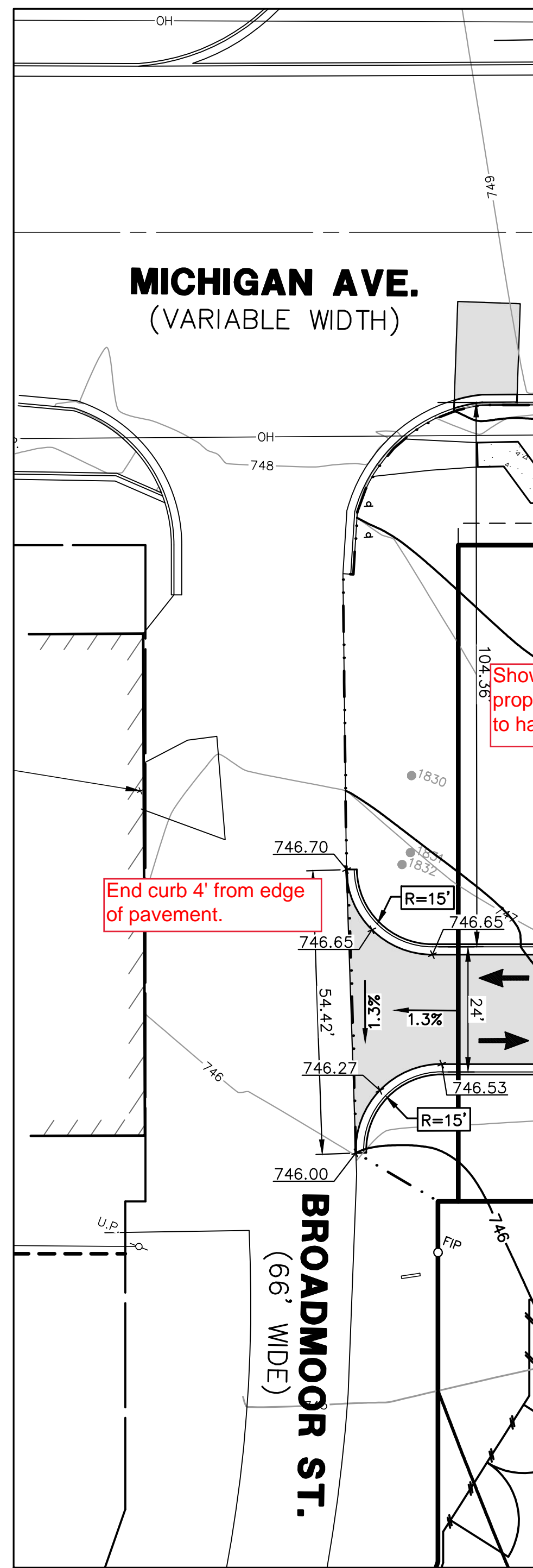
**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 DIMENSIONAL SITE PLAN

**05**

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/2024SP1	REV. DATE:

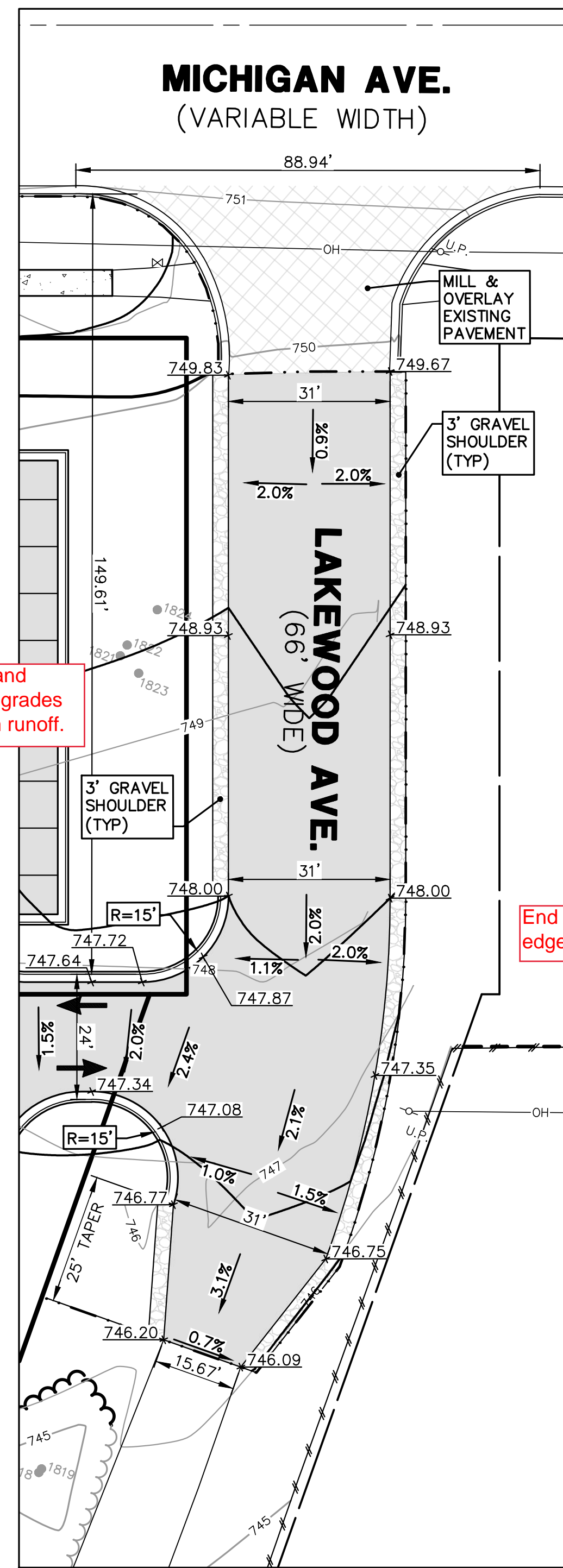
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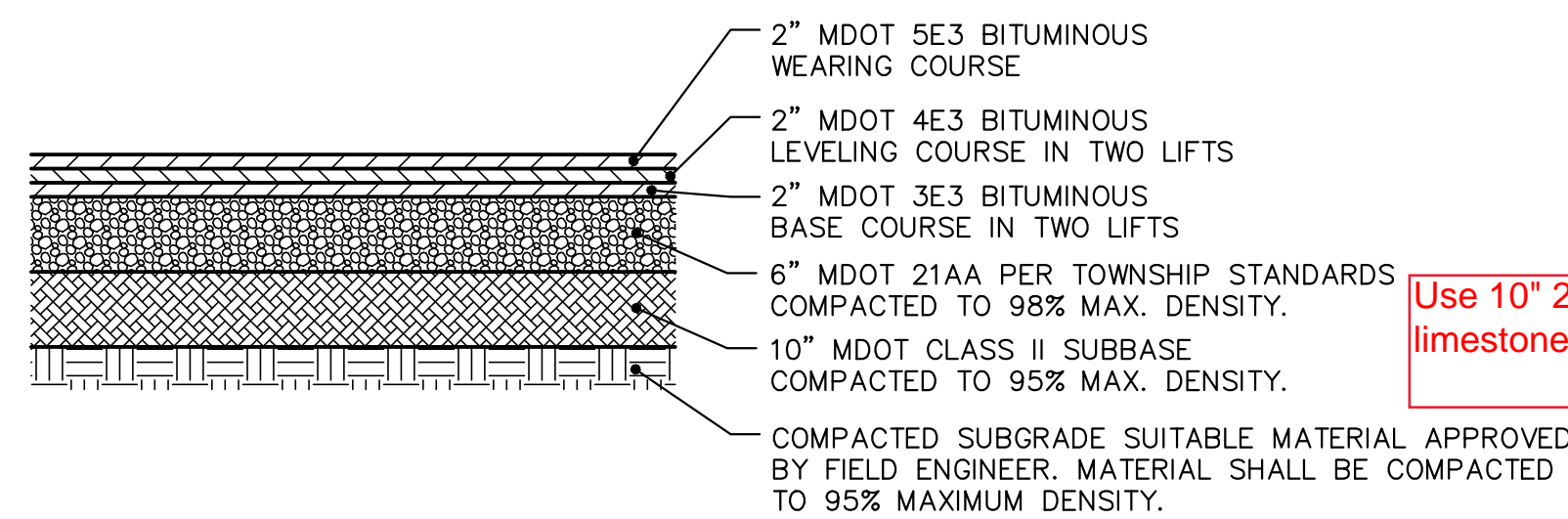
**BROADMOOR STREET DRIVEWAY**

SCALE: 1"=20'



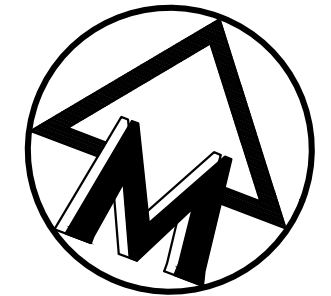
**LAKEWOOD AVENUE DRIVEWAY**

SCALE: 1"=20'



**BITUMINOUS PAVEMENT DETAIL  
 (FOR USE IN BROADMOOR/  
 LAKEVIEW R.O.W.)**

NOT TO SCALE



SCALE: 1" = 10'



Know what's below.  
 Call before you dig.

**NOTES**

1. PROPOSED CURB & GUTTER, PAVEMENT AND SIDEWALK TO MATCH EXISTING PAVEMENT/SIDEWALK GRADE AT REMOVAL LIMITS.
2. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SIDEWALK AND CURB RAMP GRADES WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTALS.

**LEGEND**

838	EXIST. CONTOUR
838	PROP. CONTOUR
836.2	EXIST. SPOT ELEVATION
836.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GUY	GUY WIRE
TRANS	ELEC. TRANSFORMER
AC	EXIST. AC UNIT
GEN	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
LP	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
TEL	EXIST. TELEPHONE LINE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS LINE
GV	EXIST. GAS VALVE
F.O.	EXIST. FIBER OPTIC LINE
W	EXIST. WATER MAIN
WM	PROP. WATER MAIN
H	EXIST. HYDRANT
PH	PROP. HYDRANT
GVB	EXIST. GATE VALVE IN BOX
PGVB	PROP. GATE VALVE IN BOX
GVI	EXIST. GATE VALVE IN WELL
PGVI	PROP. GATE VALVE IN WELL
CXB	EXIST. CURB STOP & BOX
PGCB	PROP. CURB STOP & BOX
R	REDUCER
BO	EXIST. BLOW-OFF
PBO	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
P.I.V.	POST INDICATOR VALVE
TB	THRUST BLOCK
KB	PROP. KNOXBOX
FDC	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
R	EXIST. STORM SEWER
PR	PROP. STORM SEWER
CBI	EXIST. CATCH BASIN OR INLET
PCBI	PROP. CATCH BASIN OR INLET
BI	EXIST. BEEHIVE INLET
PBI	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
ES	END SECTION
H	HEAD WALL
C	CULVERT
ps	EXIST. DOWNSPOUT
ps	PROP. DOWNSPOUT
SS	EXIST. SANITARY SEWER
SS	PROP. SANITARY SEWER
C	EXIST. CLEANOUT
C	PROP. CLEANOUT
C/L	C/L OF DITCH
DR	DRAINAGE DIRECTION
S	SIGN
T	SINGLE TREE
TL	TREE OR BRUSH LIMIT
F	FENCE
SL	SILT FENCE
LD	LIMITS OF DISTURBANCE
CF	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

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**DRIVE IN / SELF STORAGE**  
 CLIENT: SCOTT CHATFIELD  
 8445 CRESTSHIRE DR.  
 YPSILANTI, MI 48197  
 (734) 320-3240

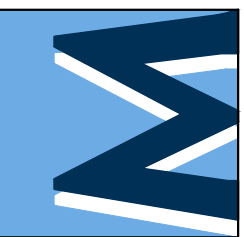
**07**  
 SITE PLAN  
 DETAILED DRIVEWAY PLAN

**07**

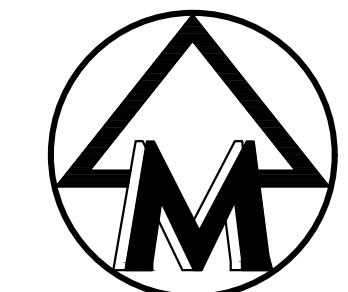
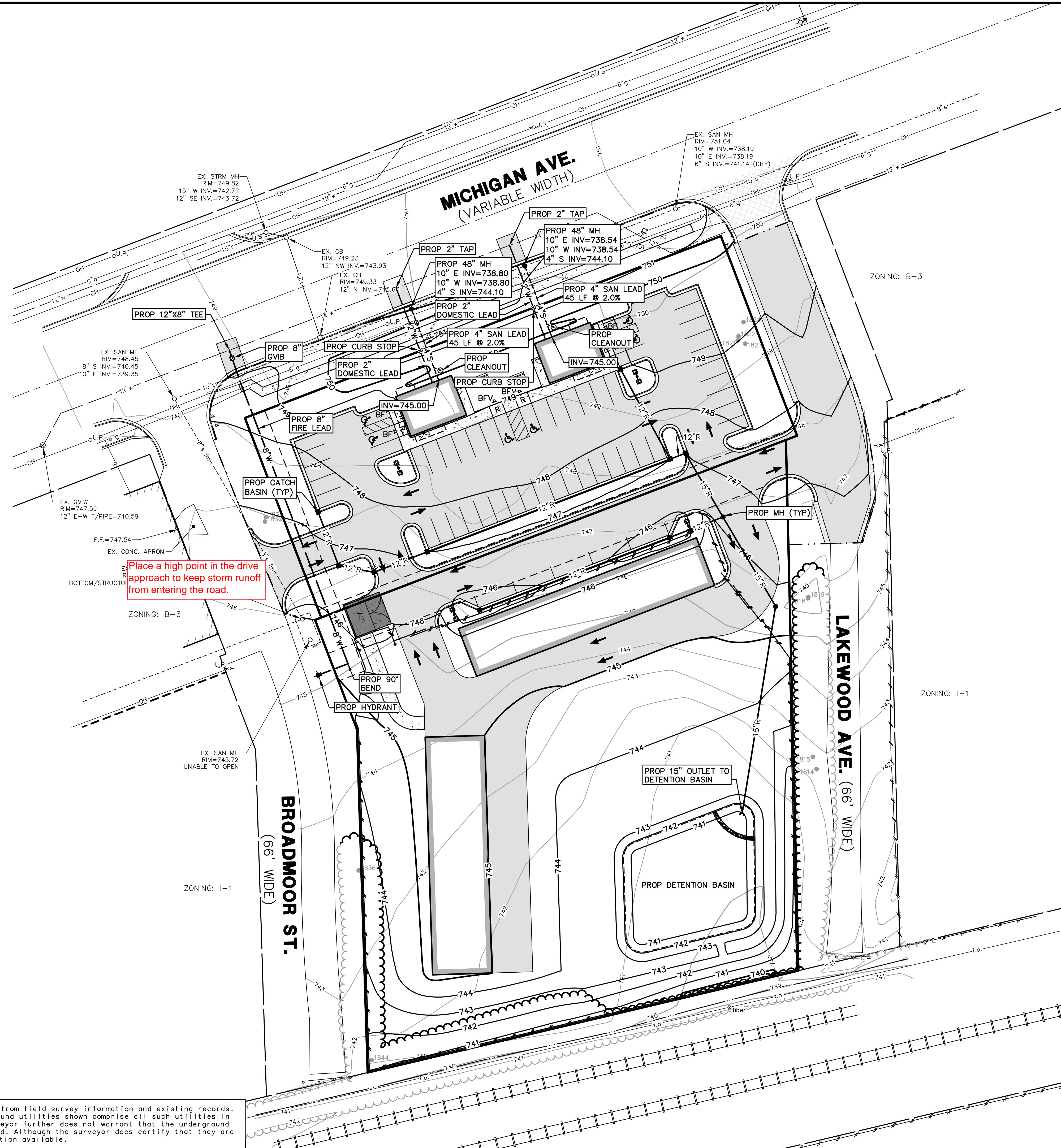
DATE: 06/15/20  
 SHEET 07 OF 17

2024  
 REVISIONS:

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SCALE: 1" = 30'  
0 30 60 90



**LEGEND**

- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GP EXIST. GUY POLE
- GUY WIRE
- TRANSFORMER EXIST. TRANSFORMER
- AC UNIT EXIST. AC UNIT
- GENERATOR EXIST. GENERATOR
- UTILITY LINE EXIST. OVERHEAD UTILITY LINE
- LIGHT POLE EXIST. LIGHT POLE
- BUILDING LIGHT PROP. BUILDING LIGHT
- TELEPHONE LINE EXIST. TELEPHONE LINE
- TELEPHONE LINE PROP. TELEPHONE LINE
- ELECTRIC LINE EXIST. ELECTRIC LINE
- ELECTRIC LINE PROP. ELECTRIC LINE
- GAS LINE EXIST. GAS LINE
- GAS LINE PROP. GAS LINE
- GAS VALVE EXIST. GAS VALVE
- FIBER OPTIC LINE EXIST. FIBER OPTIC LINE
- FIBER OPTIC LINE PROP. FIBER OPTIC LINE
- WATER MAIN EXIST. WATER MAIN
- WATER MAIN PROP. WATER MAIN
- HYDRANT EXIST. HYDRANT
- HYDRANT PROP. HYDRANT
- GATE VALVE IN BOX EXIST. GATE VALVE IN BOX
- GATE VALVE IN BOX PROP. GATE VALVE IN BOX
- GATE VALVE IN WELL EXIST. GATE VALVE IN WELL
- GATE VALVE IN WELL PROP. GATE VALVE IN WELL
- CURB STOP & BOX EXIST. CURB STOP & BOX
- CURB STOP & BOX PROP. CURB STOP & BOX
- REDUCER
- BLOW-OFF EXIST. BLOW-OFF
- BLOW-OFF PROP. BLOW-OFF
- POST INDICATOR VALVE EXIST. POST INDICATOR VALVE
- POST INDICATOR VALVE PROP. POST INDICATOR VALVE
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION EXIST. FIRE DEPARTMENT CONNECTION
- FIRE DEPARTMENT CONNECTION PROP. FIRE DEPARTMENT CONNECTION
- KNOXBOX PROP. KNOXBOX
- STORM SEWER EXIST. STORM SEWER
- STORM SEWER PROP. STORM SEWER
- CATCH BASIN OR INLET EXIST. CATCH BASIN OR INLET
- CATCH BASIN OR INLET PROP. CATCH BASIN OR INLET
- BEEHIVE INLET EXIST. BEEHIVE INLET
- BEEHIVE INLET PROP. BEEHIVE INLET
- ROOF DRAIN PROP. ROOF DRAIN
- END SECTION
- WALL
- CULVERT
- DOWNSPOUT EXIST. DOWNSPOUT
- DOWNSPOUT PROP. DOWNSPOUT
- SANITARY SEWER EXIST. SANITARY SEWER
- SANITARY SEWER PROP. SANITARY SEWER
- CLEANOUT EXIST. CLEANOUT
- CLEANOUT PROP. CLEANOUT
- TELEPHONE RISER
- CABLE TELEVISION RISER
- ELECTRIC METER
- WATER METER
- SPRINKLER CONTROL BOX
- GAS METER
- GAS LINE MARKER
- FIBER OPTIC MARKER
- PEDESTRIAN CROSSING SIGNAL
- TRAFFIC SIGNAL CONTROL BOX
- WELL
- SPRINKLER HEAD EXIST. SPRINKLER HEAD
- GAS FILLER CAP EXIST. GAS FILLER CAP
- VEHICLE CHARGING STATION EXIST. VEHICLE CHARGING STATION
- VEHICLE CHARGING STATION PROP. VEHICLE CHARGING STATION

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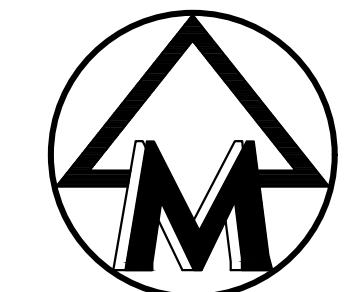
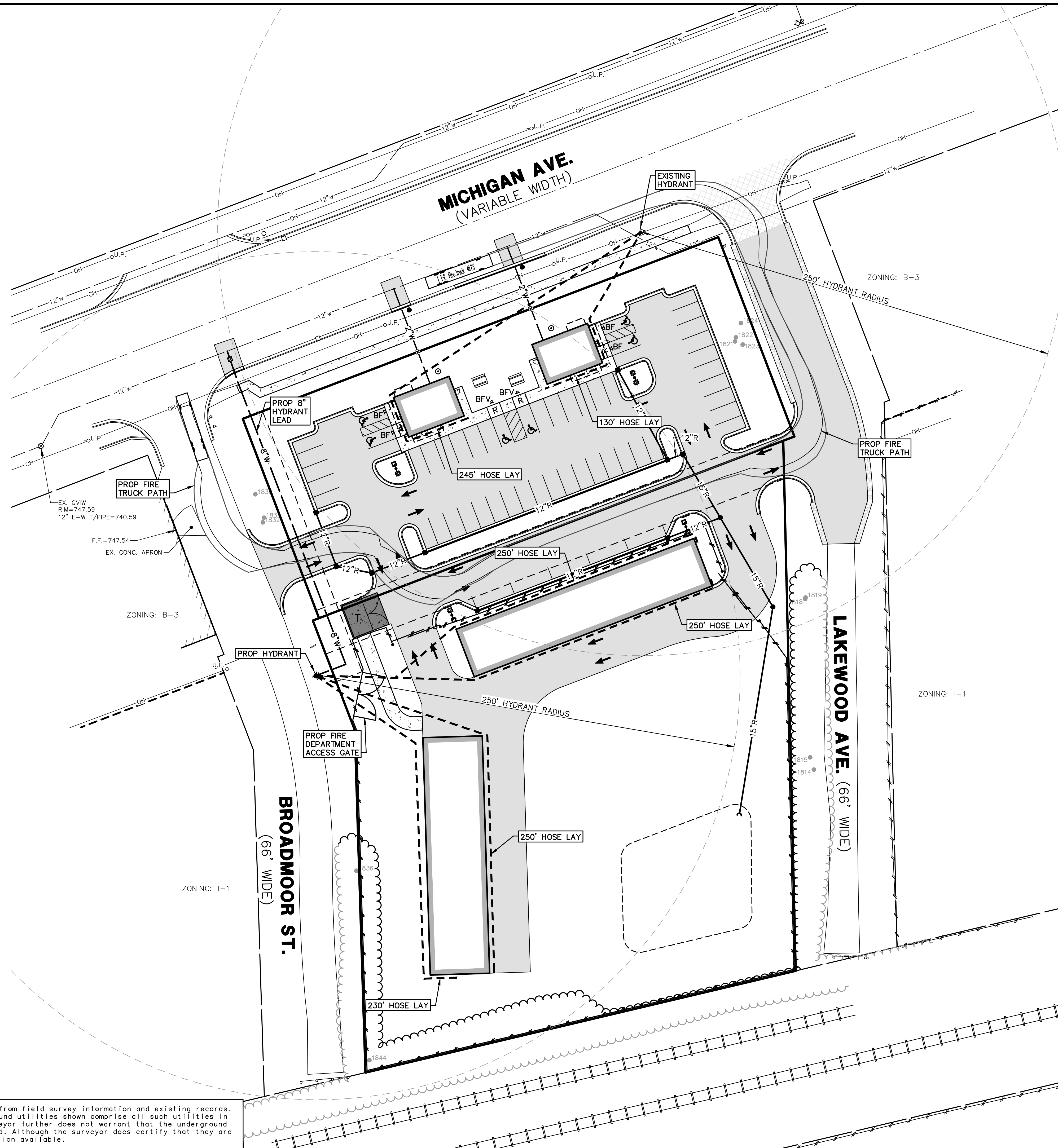
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YPSILANTI, MI 48197  
(734) 320-3240

**DRIVE IN / SELF STORAGE**  
SITE PLAN  
UTILITY PLAN

**08**

JOB No. <b>20024</b>	DATE: 06/15/20	REV. DATE:	SHEET 08 OF 17
REVISIONS:	CADD:	ENG. TPH	
		PM: KEB	
		TECH: KEB	
		/Z0024UP1	

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SCALE: 1" = 30'  
0 30 60 90



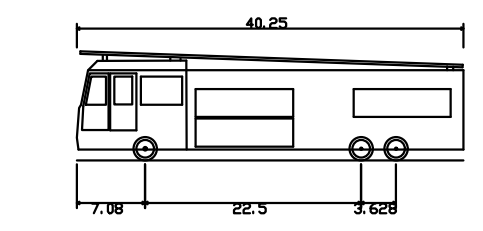
**NOTES**

1. ADDRESSING: NUMERICS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND CLEARLY VISIBLE WHEN APPROACHING THE BUILDING.
2. KNOX BOX EMERGENCY ACCESS SYSTEM WITH KEYS TO ACCESS THE SOUTHERN PARCEL.
3. THE KNOX BOX SHALL BE MOUNTED NO HIGHER THAN 6 FEET FROM GRADE IN AN APPROVED LOCATION ON THE EXTERIOR FOR EMERGENCY ACCESS.
4. CONSTRUCTION SEQUENCING:
  - a. HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
  - b. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENTS BEFORE THE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIALS ARE PLACED ON THE JOB SITE.
  - c. STORAGE AREAS FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
  - d. IF SITE ACCESS IS TO BE RESTRICTED DURING CONSTRUCTION, KNOX BOX LOCKS FOR GATES ARE TO BE PROVIDED.
5. NO FIREWALLS WILL BE CONSTRUCTED WITHIN THE BUILDING.

**LEGEND**

—○— U.P.	EXIST. UTILITY POLE
—○— U.P.	EXIST. UTILITY POLE W/ TRANS.
—○— GP	EXIST. GUY POLE
—○— W	EXIST. WATER MAIN
—○— H	EXIST. OVERHEAD UTILITY LINE
—○— L	EXIST. LIGHT POLE
—○— V	EXIST. VALVE
—○— FDC	EXIST. FIRE DEPARTMENT CONNECTION
—○— KB	EXIST. KNOXBOX
—○—	EXIST. TRANSFORMER
—○—	EXIST. AC UNIT
—○—	EXIST. GENERATOR
—○—	EXIST. GUY WIRE
—○—	EXIST. BLOW-OFF
—○—	EXIST. BLOW-OFF
—○—	POST INDICATOR VALVE
—○—	POST INDICATOR VALVE
—○—	THRUST BLOCK
—○—	EXIST. FIRE DEPARTMENT CONNECTION
—○—	PROP. FIRE DEPARTMENT CONNECTION
—○—	PROP. KNOXBOX

**FIRE TRUCK PROFILE**



T-2 Fire Truck	40.25'	40.250ft
Overall Length	7.00ft	7.000ft
Overall Width	11.364ft	11.364ft
Overall Body Height	6.144ft	6.144ft
Min Body Ground Clearance	6.50ft	6.500ft
Track Width	2.00s	2.000s
Lock-to-lock time	45.00°	45.000°
Max Steering Angle (Virtual)		

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**DRIVE IN / SELF STORAGE**  
SITE PLAN  
FIRE PROTECTION PLAN

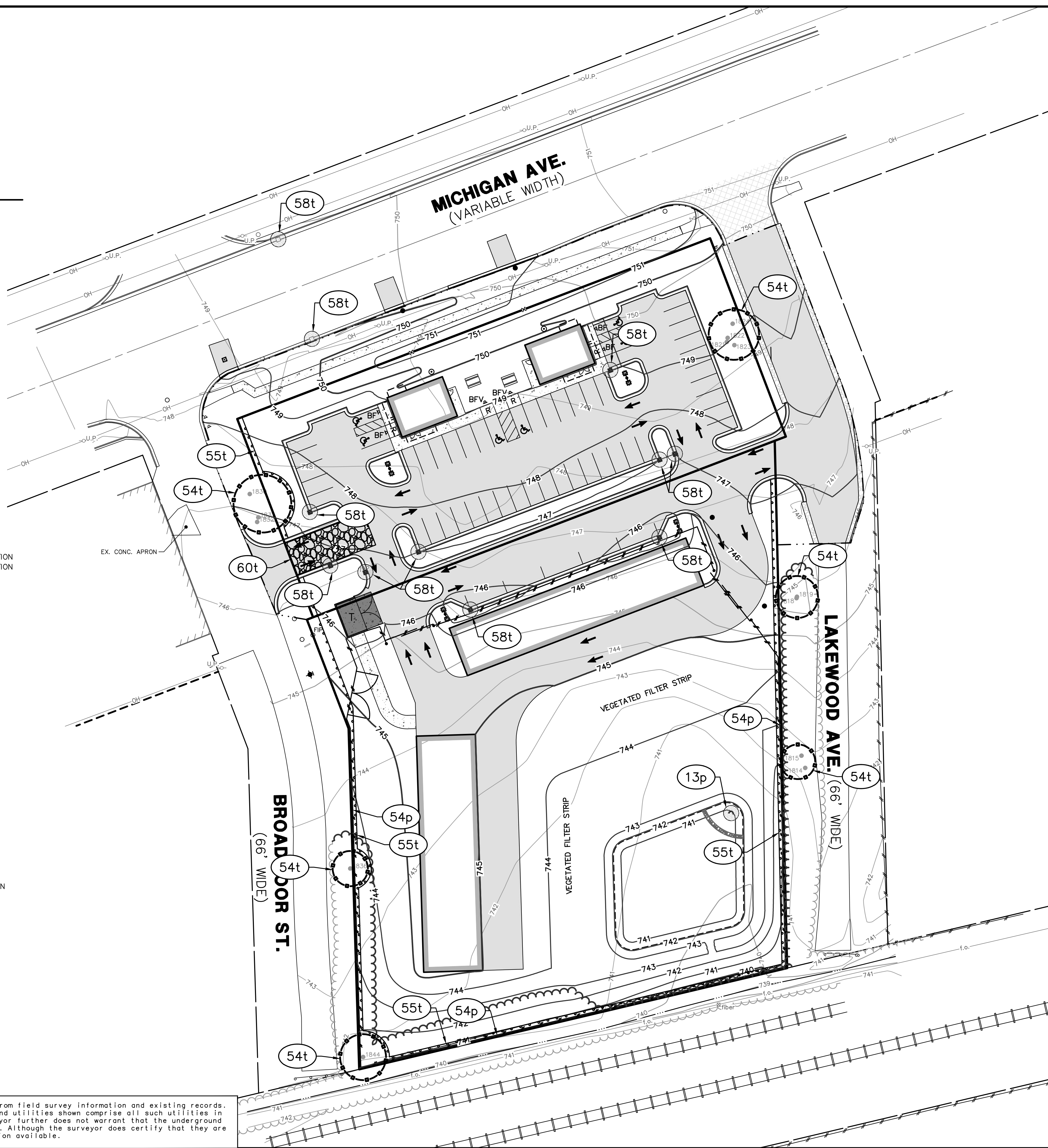
**09**

DATE:	2024	SHEET:	09	OF:	16
REV. DATE:		ENG.:	TPH	CHK.:	KEB
		DATE:		DATE:	
		DATE:		DATE:	

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**LEGEND**

- 838 ——— EXIST. CONTOUR
- 838 ——— PROP. CONTOUR
- ×536.2 EXIST. SPOT ELEVATION
- 36.60x PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ⊠ ELEC. TRANSFORMER
- ⊠ EXIST. AC UNIT
- ⊠ EXIST. GENERATOR
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- REDUCER
- EXIST. BLOW-OFF
- PROP. BLOW-OFF
- POST INDICATOR VALVE
- PROP. POST INDICATOR VALVE
- THRUST BLOCK
- PROP. KNOXBOX
- EXIST. FIRE DEPARTMENT CONNECTION
- PROP. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- RD PROP. ROOF DRAIN END SECTION
- HEAD WALL
- CULVERT
- ds EXIST. DOWNSPOUT
- ps PROP. DOWNSPOUT
- s EXIST. SANITARY SEWER
- s PROP. SANITARY SEWER
- S EXIST. CLEANOUT
- S PROP. CLEANOUT
- C/L OF DITCH
- DRAINAGE DIRECTION
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE
- SILTFENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- FF FINISH FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- BFF BASEMENT FINISH FLOOR ELEVATION



SCALE: 1" = 30'

**SOIL EROSION CONSTRUCTION NOTES**

1. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT YPSILANTI TOWNSHIP ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
2. PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY GRAVEL FILTER(S) SHOWN ON THE PLANS.
3. ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
4. THE ACTUAL LOCATION OF THE MUD TRACKING MATS AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
5. ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT AND BUILDINGS ARE PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.

**SOIL EROSION MAINTENANCE REQUIREMENTS**

1. ALL STRAW BALE AND/OR SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 6" OF THE TOP OF ANY STRAW BALE OR WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
3. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

**PROGRAM PROPOSAL**

THE PROPOSED DEVELOPMENT IS INTENDED FOR COMMERCIAL USE. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATIONS OF SAID MAINTENANCE WILL BE ADMINISTERED IN THE SAME MANNER AS OTHER MAINTENANCE NEEDS AS DETERMINED BY YPSILANTI TOWNSHIP.

CONSTRUCTION SEQUENCE	SOIL EROSION CONTROLS AND NATURAL FEATURES PROTECTION MEASURES
PRIOR TO CONSTRUCTION	<ul style="list-style-type: none"> <li>- IDENTIFY CONSTRUCTION LIMITS</li> <li>- INSTALL SILT FENCE</li> <li>- INSTALL CURB AND GUTTER INLET FILTERS</li> <li>- INSTALL TREE PROTECTION FENCE</li> </ul>
CONSTRUCT UTILITIES	<ul style="list-style-type: none"> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
FINE GRADE SITE	<ul style="list-style-type: none"> <li>- SEED AND MULCH (SOD SLOPES &gt; 3:1) DISTURBED AREAS</li> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
CLEAN UP SITE	<ul style="list-style-type: none"> <li>- RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN</li> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	<ul style="list-style-type: none"> <li>- REMOVE CURB AND GUTTER INLET FILTERS</li> <li>- CLEAN OUT INLET SUMPS</li> </ul>

**SOIL EROSION CONTROL MEASURES**

t = temporary    p = permanent

<b>5</b>		<b>58</b>	
<b>6</b>		<b>59</b>	
<b>54</b>		<b>60</b>	
<b>55</b>			

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DRIVE IN / SELF STORAGE

SITE PLAN

SOIL EROSION CONTROL PLAN

10

DATE: 06/15/20  
 SHEET 10 OF 17

REV. DATE

ADD:

ENG: TPH

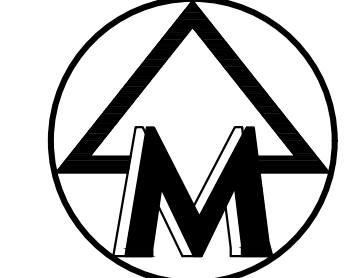
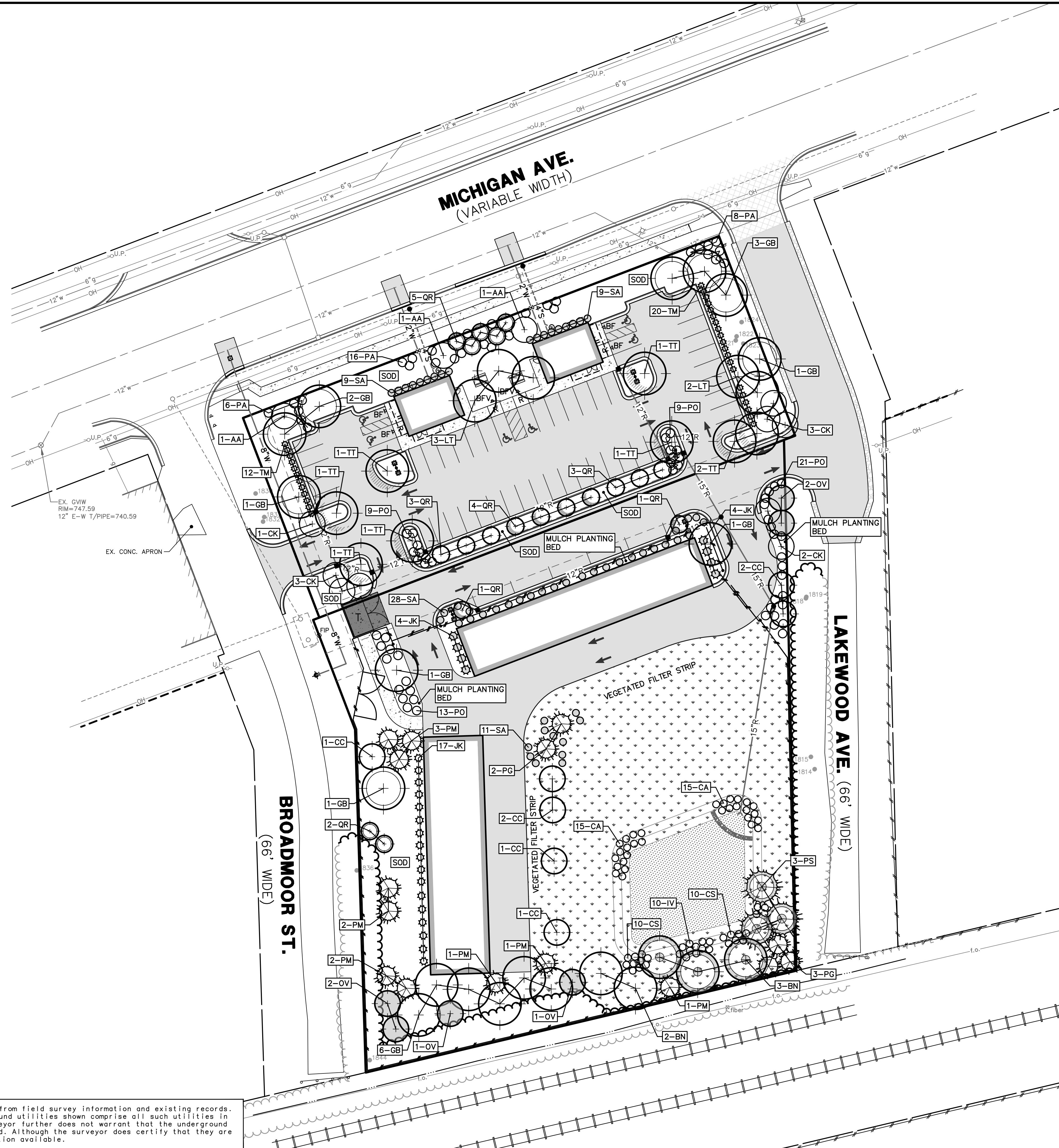
PM: KEB

TECH: /Z0245E1

JOB No. 20024

REVISIONS:

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SCALE: 1" = 30'  
0 30 60 90



**LANDSCAPE REQUIREMENTS**

	Allowed/Required	Proposed
General Landscaping		
Mixture of Evergreen/Deciduous	1 tree per 1,000 sf of lawn area 43,067 sf	15 evergreen trees 28 deciduous trees
Shrub	1 shrub per 500 sf of lawn area 43,067 sf	87 shrubs
Street Yard Landscaping		
Deciduous Tree	1/40 linear feet of frontage	
Ornamental Tree	1/100 linear feet of frontage	
Shrub	1/10 linear feet of frontage	
Michigan Ave	300 LF	8 Deciduous / 3 Ornamental / 30 Shrubs
Lakewood Ave	410 LF	3 prop trees 8 exist / 5 ornamental / 41 shrubs
Broadmoor Street	372 LF	4 prop trees 6 exist / 4 ornamental / 38 shrubs
Detention Pond Landscaping		
Shade or Evergreen Tree	1 tree per 50 LF	3 evergreen+ 3 shade = 6 trees
Shrubs	10 shrubs per 50 LF	60 shrubs
280 LF		
Parking Lot Landscaping		
1 large deciduous tree per 3000 sf of paved driveway and parking surface w/ 1 tree per island		39,337sf / 3000 = 14 trees
Conflicting Land Use buffer	NA	NA
Tree Mitigation	NA	NA
Requesting 30% removed 42" DBH - 13'7/2.5" cal = 6 replacement trees (LM #1820)		

**LANDSCAPE LEGEND**

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED CANOPY TREE (PARKING)
- PROPOSED CANOPY TREE (STREET YARD)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED CANOPY TREE (DETENTION)
- PROPOSED EVERGREEN TREE (DETENTION)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- WET MESIC PRAIRIE MIX
- NATIVE GRASS SEED MIX
- PROPOSED EDGING

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

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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 LANDSCAPE PLAN

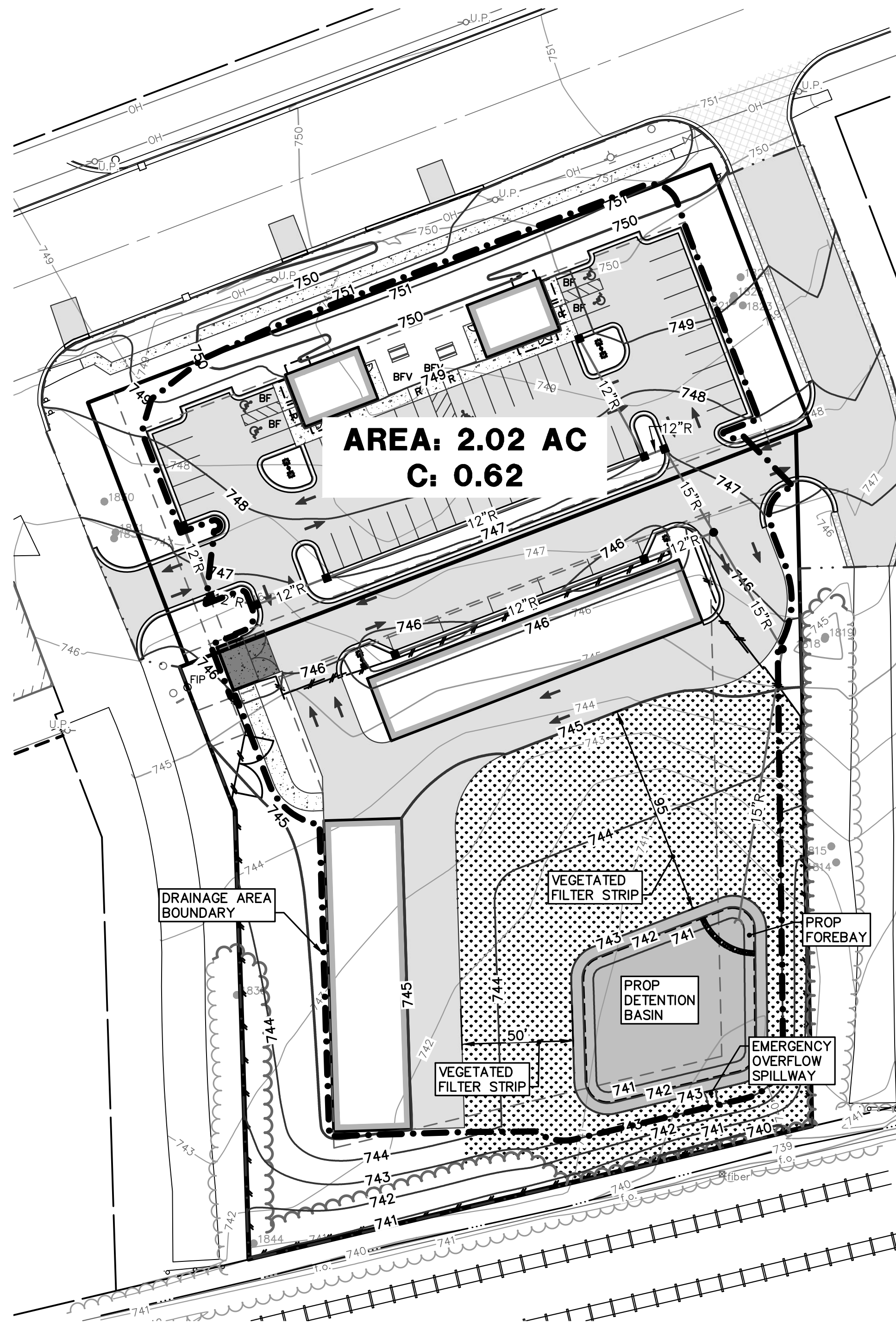
**11**

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/Z0024LP1	

**2024**

JOB No.

REVISIONS:



**NOTES**

THE PROPOSED STORMWATER MANAGEMENT SYSTEM CONSISTS OF A SINGLE DETENTION BASIN IN THE SOUTHEAST CORNER OF THE SITE. THIS BASIN WILL SERVICE BOTH THE NORTHERN AND SOUTHERN PARCELS. INFILTRATION TESTING PROVIDED AN AVERAGE DESIGN INFILTRATION RATE OF 7.87 IN/HR THAT IS USED IN THESE CALCULATIONS.

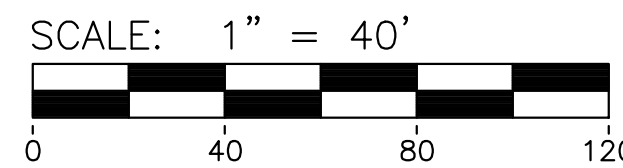
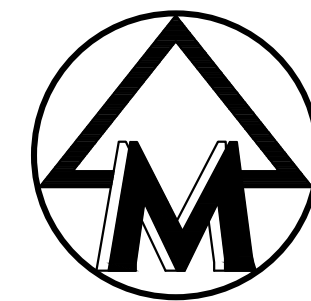
RUNOFF FROM THE NORTHERN PARCEL WILL BE COLLECTED INTO THE PROPOSED STORM SEWER SYSTEM AND WILL OUTLET AT THE NORTHEAST CORNER OF THE DETENTION BASIN. RUNOFF FROM THE SOUTHERN PARCEL WILL SHEETFLOW ACROSS A VEGETATED FILTER STRIP AND THEN INTO THE PROPOSED DETENTION BASIN.

THE DETENTION BASIN WILL FULLY DRAIN THROUGH INFILTRATION. HOWEVER, AN EMERGENCY OVERFLOW SPILLWAY IS PROPOSED ON THE SOUTH SIDE OF THE BASIN. EMERGENCY DISCHARGE WOULD FLOW INTO THE EXISTING SWALE ADJACENT TO THE SOUTH OF THE PROPERTY.

**LEGEND**

- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- PROP. ROOF DRAIN
- EXIST. CLEANOUT
- PROP. CLEANOUT
- PROP. DRAINAGE AREA BOUNDARY
- PROP. DRAINAGE AREA LABEL

**1.17 AC**



**Southeast Basin Stormwater Calculations**

**W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients**

**Rational Method Variables**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		51,962	1.19	0.95	1.13
Grass	A	36,063	0.83	0.15	0.12
<b>Total</b>		<b>88,025</b>	<b>2.02</b>		<b>1.26</b>

Weighted C = (Sum(C)x(Area))/(Area Total) = 0.62

**NCRS Variables (Pervious)**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	36,063	0.83	49	0.41
<b>Total</b>		<b>36,063</b>	<b>0.83</b>		<b>0.41</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 49

**NCRS Variables (Impervious)**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		51,962	1.19	98	1.17
Water Surface		0	0.00	98	0.00
<b>Total</b>		<b>51,962</b>	<b>1.19</b>		<b>1.17</b>

Weighted CN = (Sum(CN)x(Area))/(Area Total) = 98

**W2 - W2 - First Flush Runoff Calculations (Vff)**

A.  $V_{ff} = 1" \times 1/12" \times 43560 \text{ sq ft/ac} \times A \times C$  where A = 2.02 and where C = 0.62

$V_{ff} = 1" \times 1/12" \times 43560 \text{ sq ft/ac} \times 2.02 \times 0.62 = 4,548 \text{ cft}$

**W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)**

A. 2 year / 24 hour storm event: P = 2.35 in

B. Pre-Development CN: CN = 32

C. Good Cover Woods, Type A Soils: S = 21,250 in

D.  $S = (1000 / CN) - 10$ : S = 21,250 in

E.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.000 in

F. Total Site Area excluding "Self-Crediting" BMPs: 88,025 sq ft

G.  $V_{bf-pre} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-pre} = 0 \text{ cft}$

**W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)**

A. 2 year / 24 hour storm event: P = 2.35 in

B. Pervious Cover CN From Worksheet 1: CN = 49

C.  $S = (1000 / CN) - 10$ : S = 10,408 in

D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.007 in

E. Pervious Cover Area from Worksheet 1: 36,063 sq ft

F.  $V_{bf-per-post} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-per-post} = 20 \text{ cft}$

**W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)**

A. 2 year / 24 hour storm event: P = 2.35 in

B. Impervious Cover CN From Worksheet 1: CN = 98

C.  $S = (1000 / CN) - 10$ : S = 0.204 in

D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 2.122 in

E. Impervious Cover Area from Worksheet 1: 51,962 sq ft

F.  $V_{bf-imp-post} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-imp-post} = 9,187 \text{ cft}$

**W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)**

A. 100 year / 24 hour storm event: P = 5.11 in

B. Pervious Cover CN From Worksheet 1: CN = 49

C.  $S = (1000 / CN) - 10$ : S = 10,408 in

D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.683 in

E. Pervious Cover Area from Worksheet 1: 36,063 sq ft

F.  $V_{100-per-post} = Q \times (1/12) \times \text{Area}$ :  $V_{100-per-post} = 2,051 \text{ cft}$

**W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)**

A. 2 year / 24 hour storm event: P = 5.11 in

B. Impervious Cover CN From Worksheet 1: CN = 98

C.  $S = (1000 / CN) - 10$ : S = 0.204 in

D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 4.873 in

E. Impervious Cover Area from Worksheet 1: 51,962 sq ft

F.  $V_{100-imp-post} = Q \times (1/12) \times \text{Area}$ :  $V_{100-imp-post} = 21,101 \text{ cft}$

**W8 - Time of Concentration (Tc-hrs)**

A. Assume 15-minute minimum time of concentration:  $T_c = 0.25 \text{ hr}$

**W9 - Runoff Summary & On-Site Infiltration Requirement**

A. Summary from Previous Worksheets

First Flush Volume (Vff)	4,548 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)	0 cft
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)	20 cft
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)	9,187 cft
<b>Total BF Volume (Vbf-post)</b>	<b>9,207 cft</b>
Pervious Cover Post-Development 100-Year Volume (V100-per-post)	2,051 cft
Impervious Cover Post-Development 100-Year Volume (V100-imp-post)	21,101 cft
<b>Total 100-Year Volume (V100)</b>	<b>23,152 cft</b>

B. Determine On-Site Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume

Total Post-Development Bankfull Volume (Vbf-post)	9,207 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)	0 cft
<b>Bankfull Volume Difference</b>	<b>9,207 cft</b>
<b>Infiltration Requirement (Vin)</b>	<b>9,207 cft</b>

**W10 - Detention/Retention Requirement**

A.  $Q_p = 238.6 T_c^{0.82}$ : 743.63 cfs/(in x sq. mi)

B. Total Site Area excluding "Self-Crediting" BMPs: 2.02 ac

C.  $Q_{100} = Q_{100-per} + Q_{100-imp}$ : 5.556 in

(from W6 and W7, respectively)

D. Peak Flow (PF) =  $Q_p \times Q_{100} \times \text{Area} / 640$ : 13.04 cfs

E. Delta =  $PF - 0.15 \times \text{Area (ac)}$ : 12.74 cfs

$[0.15 \times \text{Area (ac)}]$ : 0.30 cfs

F.  $V_{det} = \text{Delta} / PF \times V_{100}$ : 22,614 cft

Required Detention not including infiltration credit or penalty: 1,158 cft

Sediment Forebay Volume Required (5% of V100): 1,158 cft

**Retention**

A.  $V_{ret} = 2 \times V_{100}$ : 46,304 cft

**W11 - Determine Applicable BMPs and Associated Volume Credits**

Infiltration testing was completed and on-site soils appear to be mostly sand. A design infiltration rate of 7.87 in/hr will be used based on the geotechnical engineer's recommendation.

	Area (sq ft)	Storage Volume (cft)		Design Infil. Rate (in/hr)	Infil. Volume in 6-hr Drawdown (cft)	Total Volume Reduction (cft)
		Surface	In Soil			
Proposed BMP	4,682	4,120	0	7.87	18,424	22,544
Infiltration Basin						22,544
<b>Total Volume Reduction Credit by Proposed Structural BMPs (cft)</b>						<b>22,544</b>
<b>Runoff Volume Infiltration Requirement (Vin) from W9 (cft)</b>						<b>9,207</b>
<b>Runoff Volume Credit (cft)</b>						<b>13,336</b>

**W12 - Natural Features Inventory**

There are no natural features located on this site.

**W13 - Site Summary of Infiltration & Detention**

**A. Stormwater Management Summary**

Min Infiltration Requirement (Vin)	9,207 cft
Designed/Provided Infiltration Volume	22,544 cft
% Minimum Required Infiltration Provided	245 %
Total Calculated Detention Volume, Vdet	22,614 cft
Net Required Detention Volume	70 cft
(Vdet - Designed/Provided Infiltration Volume)	

**B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.**

% Required Infiltration NOT Provided	0.0 %
(100% - % Minimum Required Infiltration Provided)	
Net % Penalty (20% x % Required Infiltration NOT Provided)	0.0 %
<b>Total Required Detention Volume, including penalty</b>	<b>22,614 cft</b>
[(100% + Net % Penalty) x Net Required Detention Volume]	

**Detention Outlet Calculations**

**A. Required Detention Volumes (Reduced by 6-hour infiltration)**

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	4,548 cft	-	18,424 cft	=	(13,876) cft
Bankfull	9,207 cft	-	18,424 cft	=	(9,216) cft
100-year	22,614 cft	-	18,424 cft	=	4,190 cft
100-year + Req'd Penalty	22,614 cft	-	18,424 cft	=	4,190 cft
Forebay Volume Required (5% of 100-yr)				=	210 cft

**B. Detention Volumes Provided**

Elevation	Area (sq ft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
741.0	4,096	0.0	0	0
742.0	5,437	1.0	4,751	4,751
743.0	6,936	1.0	6,171	10,922
<b>Total Volume =</b>				<b>10,922</b>

**Storage Elevation Calculation**

100-Year Elevation (X100) =	742.0	-	741.0	=	X100	-	741.0	X100 =	741.88 ft
	4,751	-	0	=	4,190	-	0		

**C. Full Infiltration Design**

Total Storage Volume	22,614 cft
Infiltration Area	4682 sq ft
Infiltration Rate, Average	7.87 in/hr
Infiltration Flow Rate	3070.61 cft/hr
Time to Fully Drain	7.4 hr

This is less than 48 hours max, so the basin complies with the drawdown requirement.

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### STORMWATER MANAGEMENT SYSTEM MAINTENANCE

#### STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN

1. Responsibility for Maintenance:
  - a. During construction, it is the contractor's responsibility to perform the maintenance.
  - b. Following construction, it will be the responsibility of the Washtenaw County Parks Department to perform the maintenance.
2. Maintenance Tasks and Schedule:
  - a. See the chart on this sheet. The chart describes maintenance tasks to be performed by the Parks staff.
  - b. Immediately following construction, the developer will have the stormwater management system inspected by an engineer to verify grades of the rain garden and infiltration areas to make recommendations for any necessary sediment removal.

\*\*Note: No chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator\*\*

#### PERMANENT STORMWATER MAINTENANCE TASKS AND SCHEDULE

	Components			Schedule
	Underground Detention Chamber	Infiltration Areas	Rain Garden	
Inspect for sediment accumulation	X	X	X	Annually and following storms of 1 inch or more
Removal of sediment accumulation	X	X	X	Annually
Inspect for floatables and debris	X	X	X	Annually and after major storms
Cleaning of floatables and debris	X	X	X	Annually and after major storms
Inspect System for erosion		X	X	Annually and after major storms
Re-Establish Permanent Vegetation on Eroded Areas		X	X	As needed

#### MAINTENANCE PLAN BUDGET

Inspection of system for sediment accumulation	\$350.00
Removal of sediment accumulation	\$800.00
Inspect for floatables and debris	\$350.00
Removal of floatables and debris	\$800.00
Inspect system for erosion	\$350.00
Re-establish permanent vegetation, as needed	\$1,000.00
<b>Total Annual Budget</b>	<b>\$3,650.00</b>

JOB No. **20024**

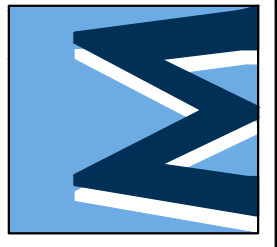
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 SHEET 13 OF 17

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 PM: KEB  
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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 STORMWATER MANAGEMENT DETAILS

**13**

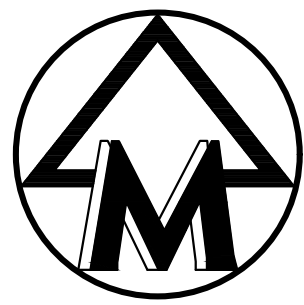
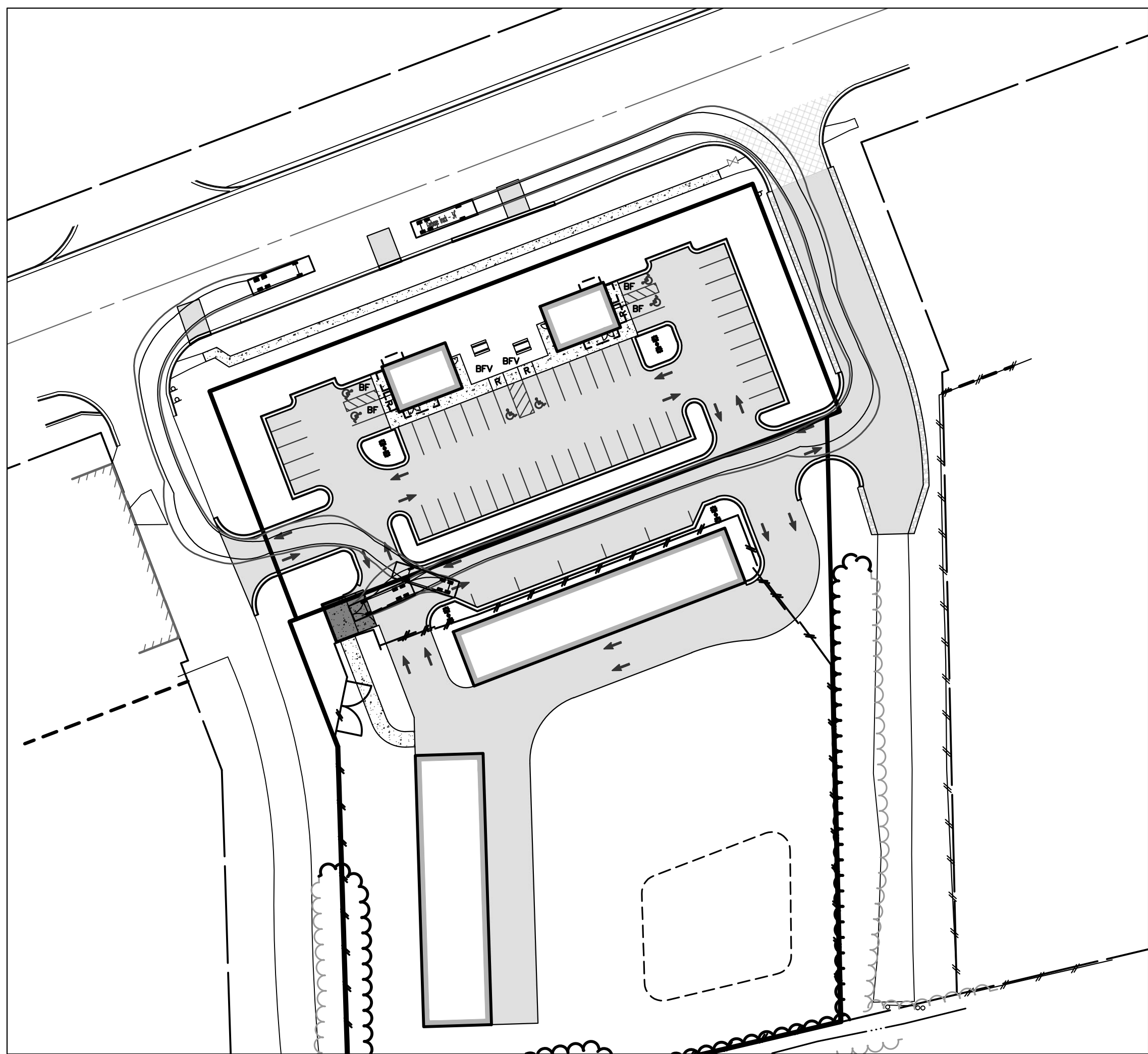
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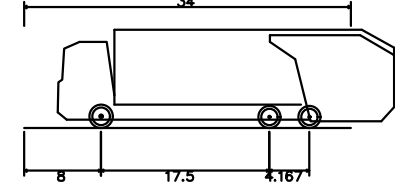


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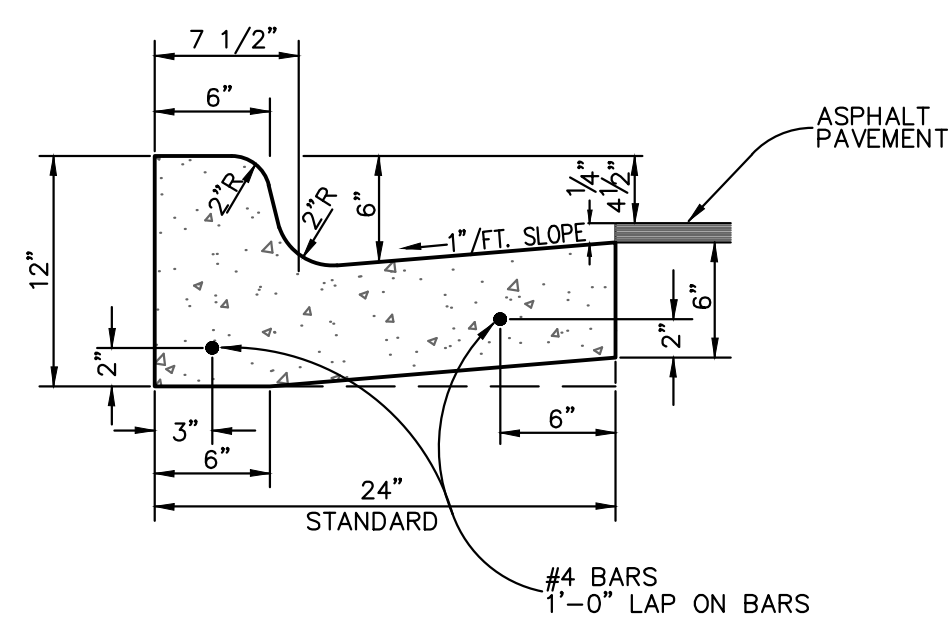


**TRASH TRUCK TURNING TEMPLATE**

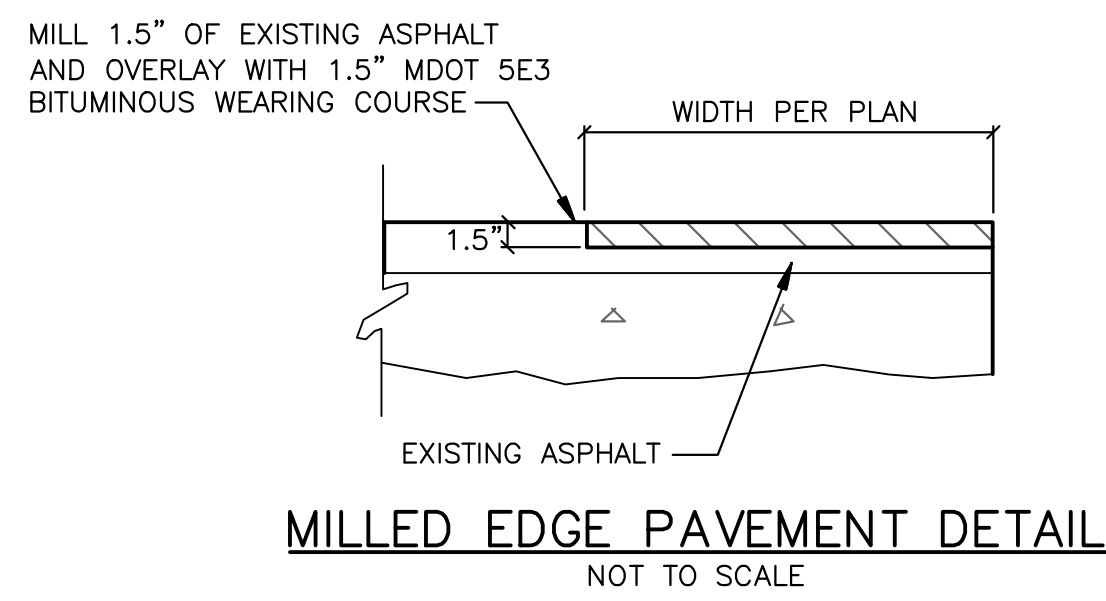
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 SCALE: 1" = 50'



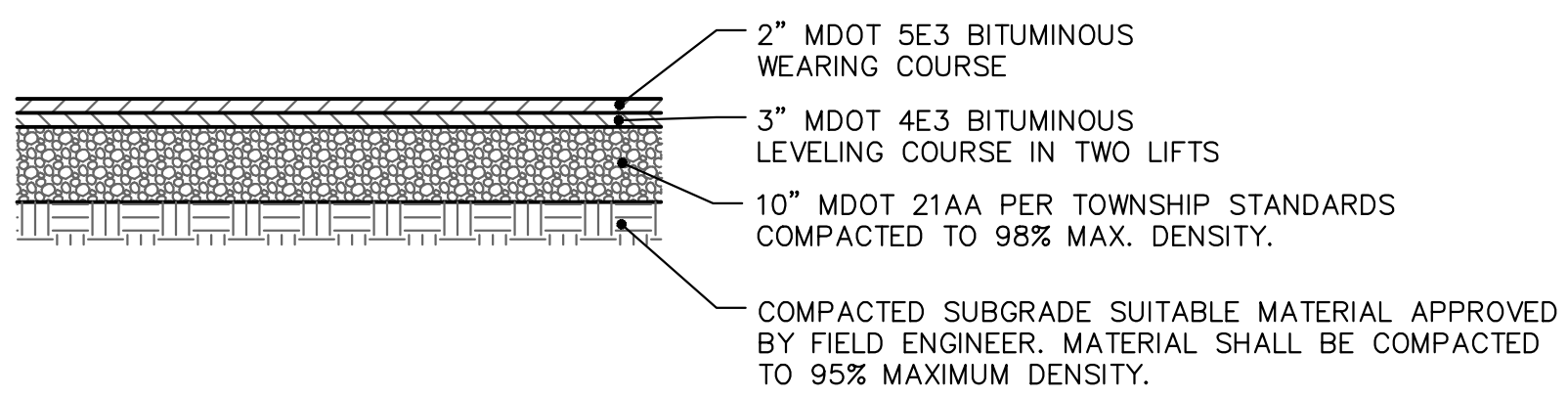
Garbage Truck - 34'  
 Overall Length 34.000ft  
 Overall Body Height 10.247ft  
 Min Body Ground Clearance 9.21ft  
 Max Track Width 7.000ft  
 Lock-to-lock time 8.00s  
 Max Steering Angle (Virtual) 40.00°



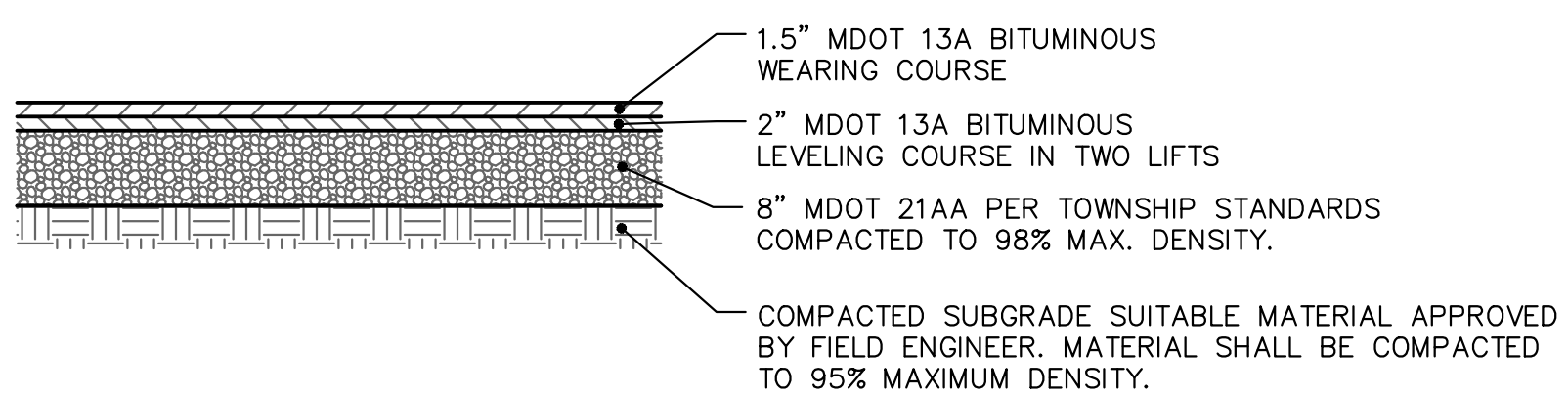
**CURB AND GUTTER DETAIL**  
 NOT TO SCALE



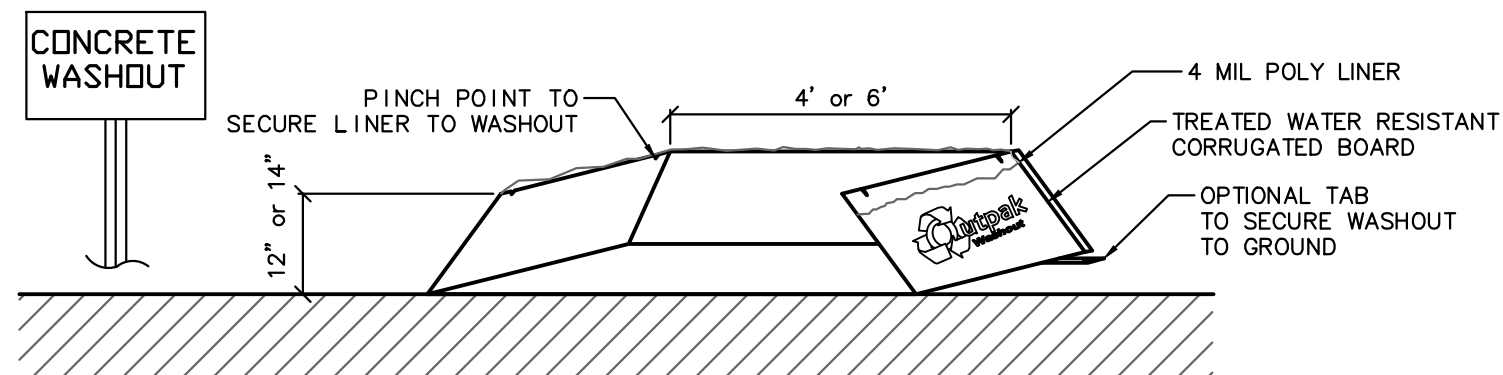
**MILLED EDGE PAVEMENT DETAIL**  
 NOT TO SCALE



**BITUMINOUS PAVEMENT DETAIL (FOR USE IN MICHIGAN AVENUE)**  
 NOT TO SCALE



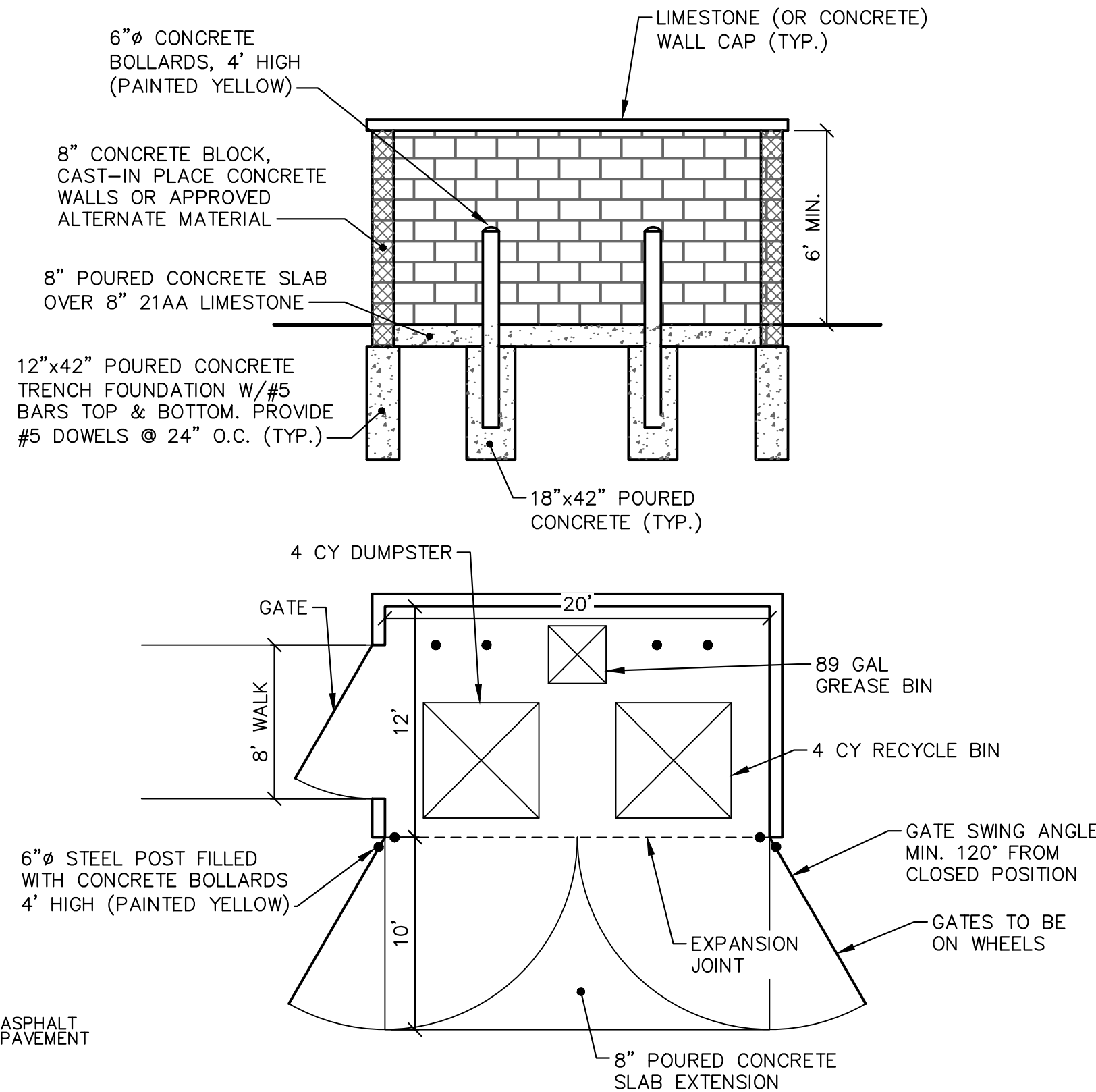
**BITUMINOUS PAVEMENT DETAIL (FOR ON-SITE PAVEMENT)**  
 NOT TO SCALE



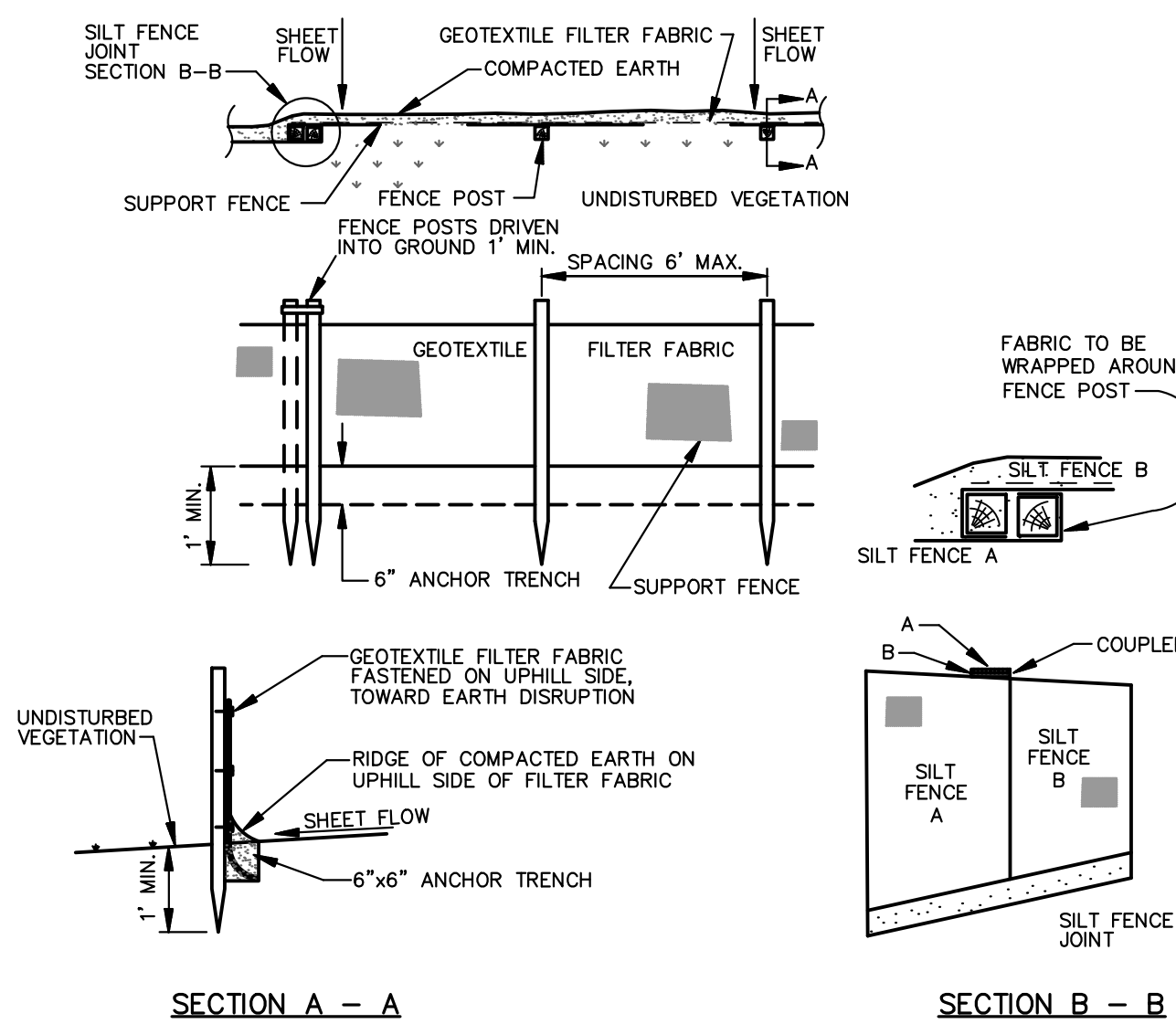
**NOTES:**

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

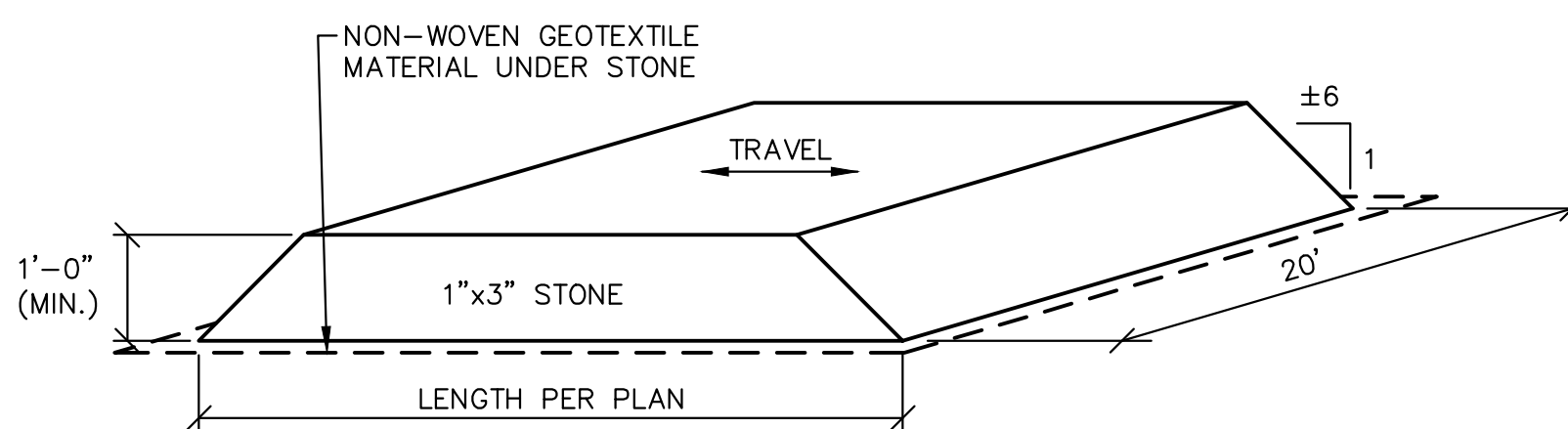
**CONCRETE WASHOUT SYSTEM**  
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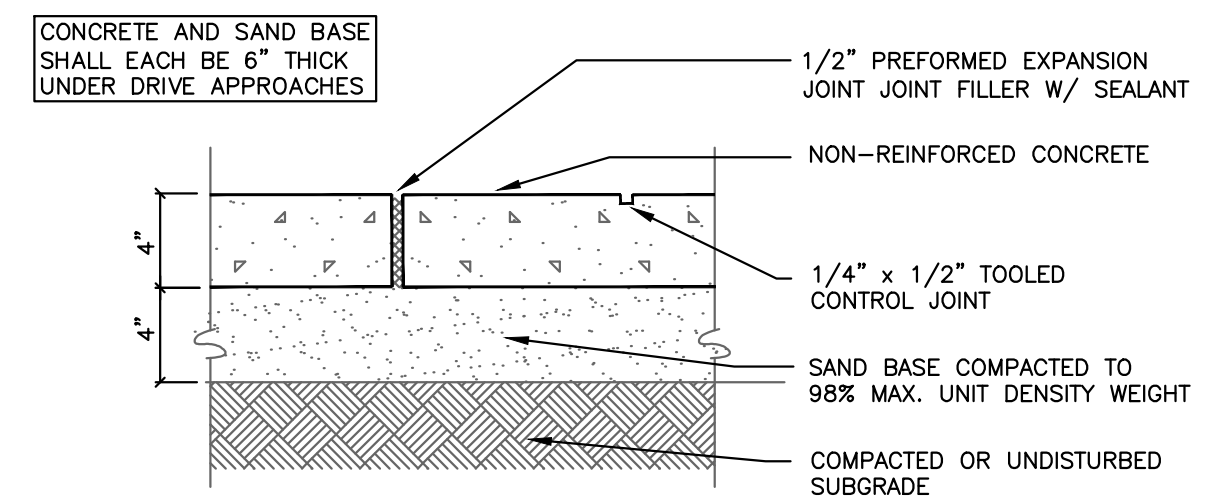
**TRASH/RECYCLE ENCLOSURE DETAIL**  
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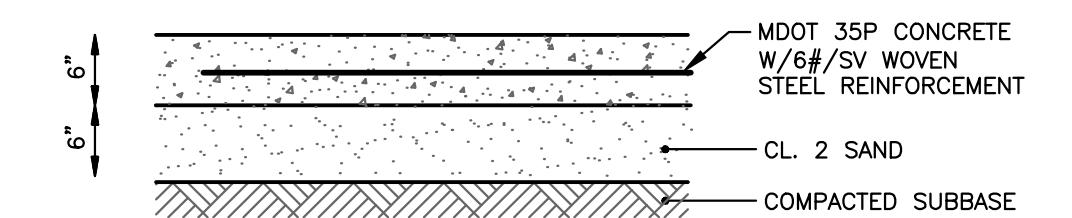
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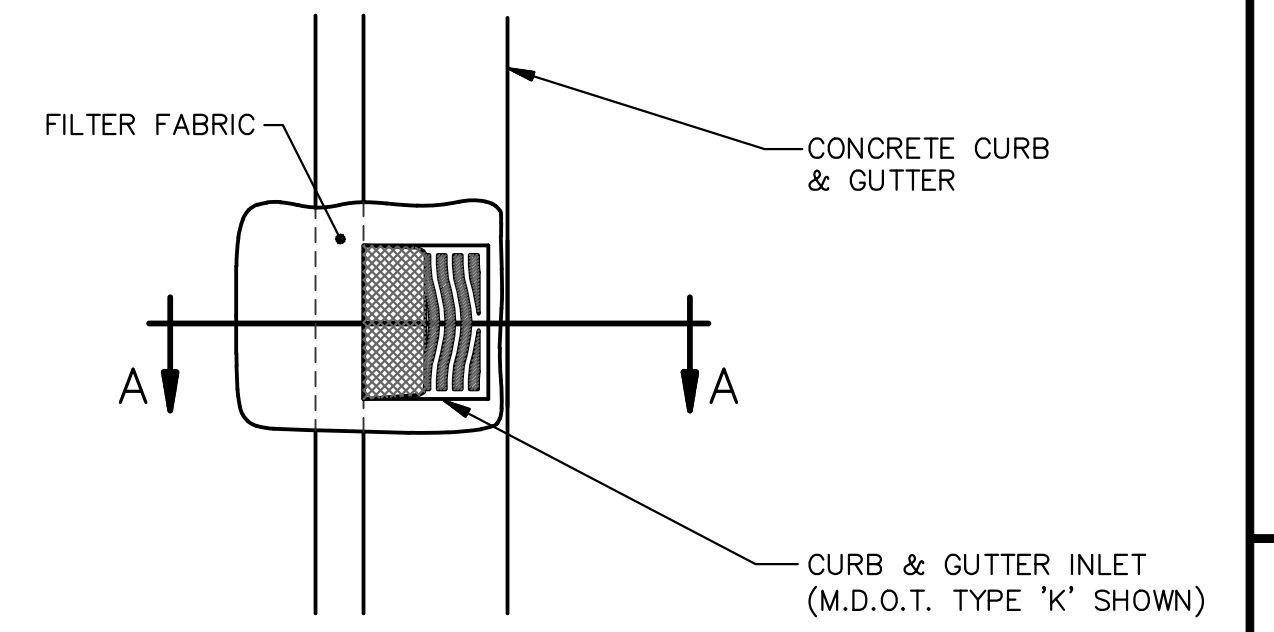
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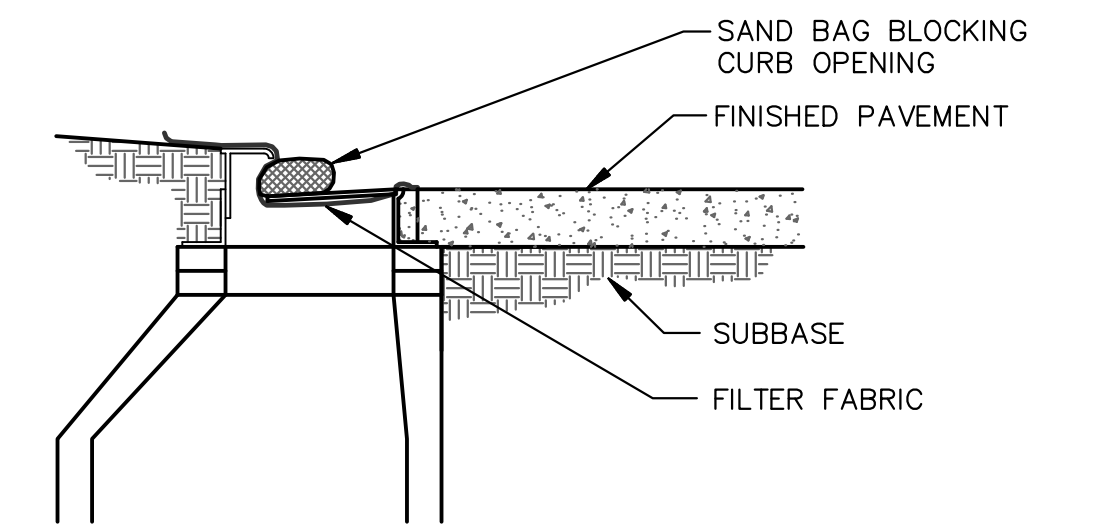
**CONCRETE WALK DETAIL**  
 NO SCALE



**HEAVY DUTY CONCRETE**  
 NO SCALE

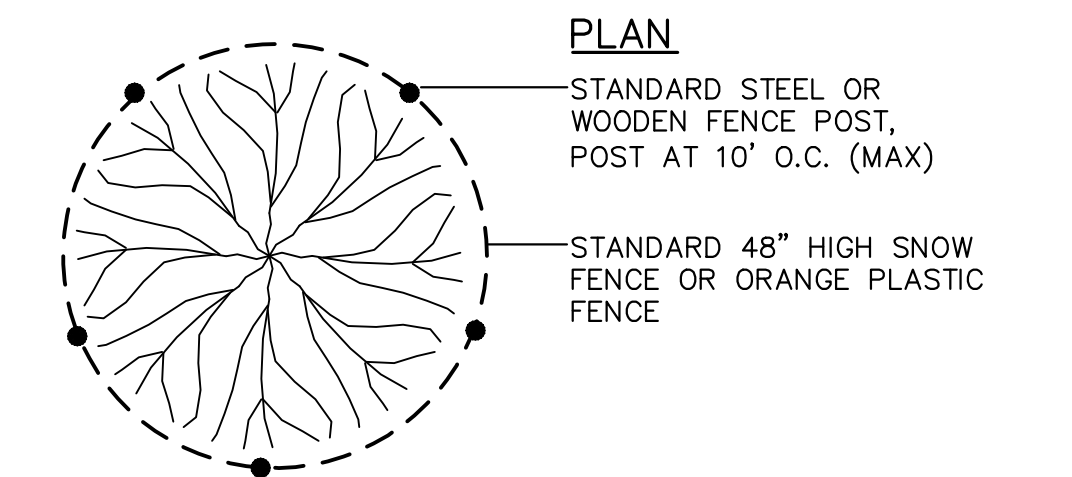


**PLAN VIEW**



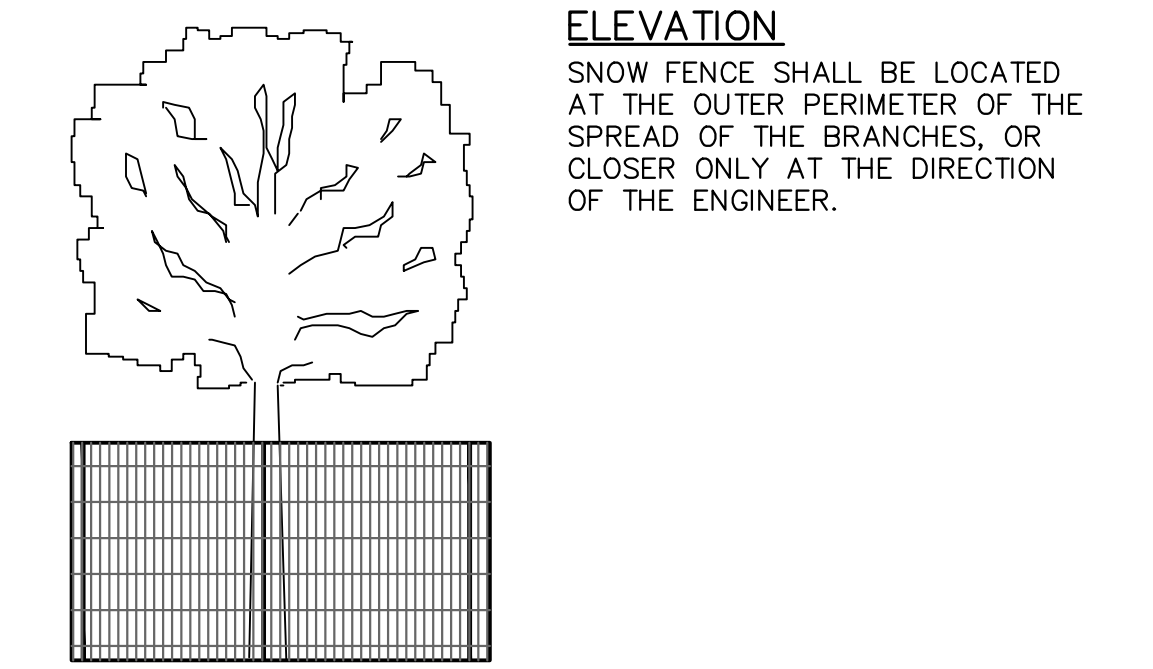
**SECTION A-A**

**CURB & GUTTER INLET FILTER (58t)**  
 (AT EXISTING INLETS AND AT PROPOSED INLETS AFTER PAVING)  
 NOT TO SCALE



**PLAN**

STANDARD STEEL OR WOODEN FENCE POST, POST AT 10' O.C. (MAX)  
 STANDARD 48" HIGH SNOW FENCE OR ORANGE PLASTIC FENCE



**ELEVATION**

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.

**TREE PROTECTION DETAIL (54t)**  
 NOT TO SCALE

**DRIVE IN / SELF STORAGE**

**SITE PLAN**

**15**

DATE: 06/15/20  
 SHEET 15 OF 17

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MISCELLANEOUS NOTES AND DETAILS

### D-Series Size 1 LED Wall Luminaire



**Specifications Luminaire**

Width:	13.3/4" (341mm)	Weight:	12 lbs (5.4kg)
Depth:	10" (254mm)	Height:	6.3/8" (162mm)

**Back Box (BBW, ELCW)**

Width:	13.3/4" (341mm)	Weight:	5 lbs (2.3kg)
Depth:	4" (102mm)	Height:	10 lbs (4.5kg)

**Introduction**

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

With an expected service life of over 20 years of nighttime use and up to 78% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

#### Ordering Information

**EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTKD**

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKW1	20C	4000K	30°	T3M	1000	DTL

#### Ordering Information


**EXAMPLE: DSKX0 LED P6 40K T3M MVOLT SPA DDBTKD**

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKX0	LED	4000K	30°	T3M	1000	DTL

**Accessories**

1. See schedule for accessories information.  
 2. See schedule for accessories information.  
 3. See schedule for accessories information.  
 4. See schedule for accessories information.  
 5. See schedule for accessories information.  
 6. See schedule for accessories information.  
 7. See schedule for accessories information.  
 8. See schedule for accessories information.  
 9. See schedule for accessories information.  
 10. See schedule for accessories information.

### D-Series Size 0 LED Area Luminaire



**Specifications**

EPA:	0.95 ft (291mm)
Length:	26" (660mm)
Width:	13" (330mm)
Height:	7" (178mm)
Weight (max):	16 lbs (7.3kg)

**Capable Luminaire**

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photometric interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit [www.acuitybrands.com/a-plus](http://www.acuitybrands.com/a-plus).

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roaming Link to DTL DLL.

#### Ordering Information

**EXAMPLE: DSKX0 LED P6 40K T3M MVOLT SPA DDBTKD**

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKX0	LED	4000K	30°	T3M	1000	DTL

#### Ordering Information

**EXAMPLE: DSKX0 LED P6 40K T3M MVOLT SPA DDBTKD**

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKX0	LED	4000K	30°	T3M	1000	DTL

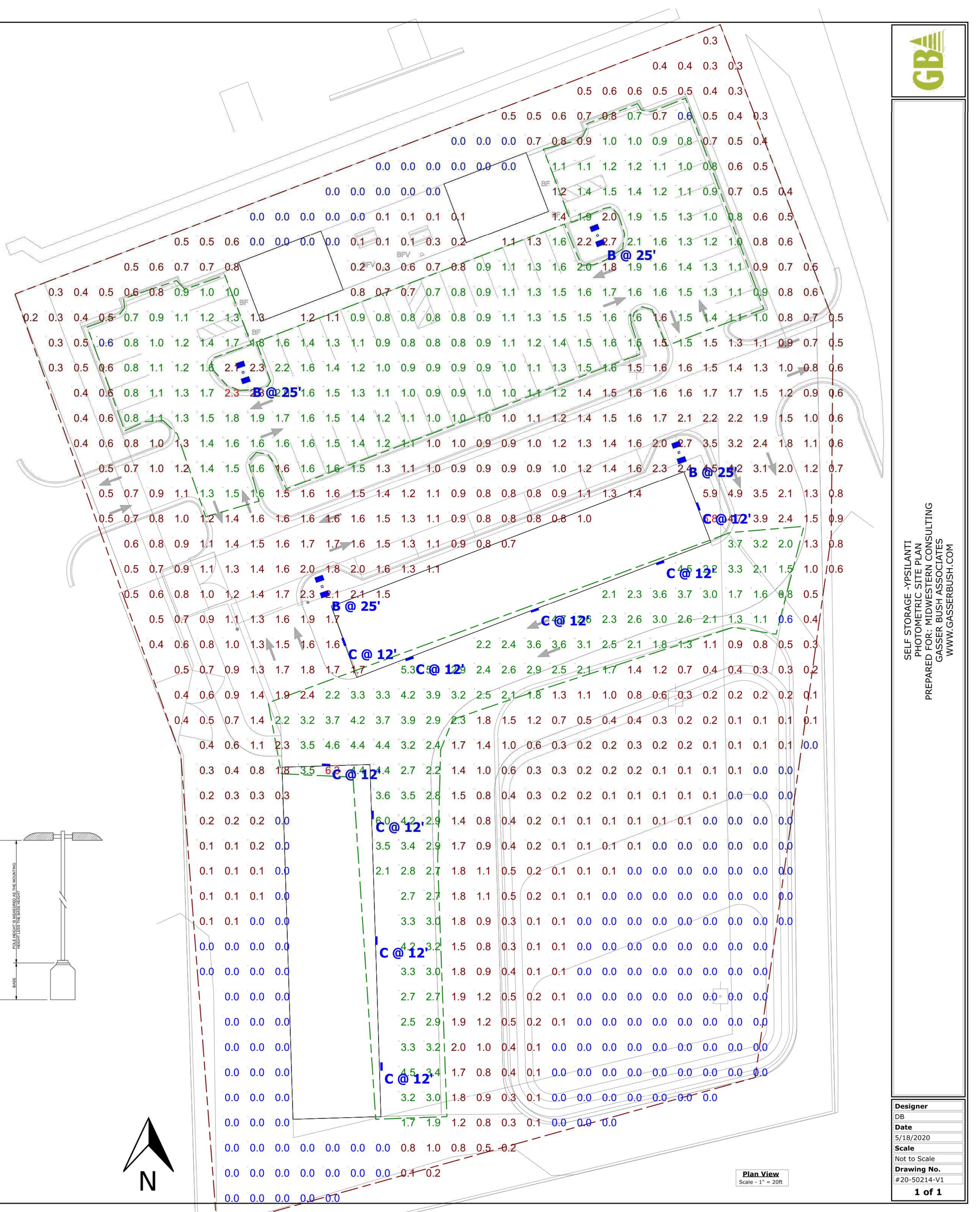
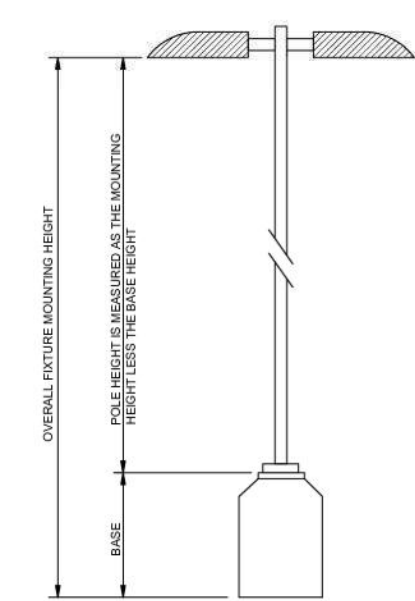
**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

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 SPA CONTROL GROUP AT [SPACONTROL@ACUITYBRANDS.COM](mailto:SPACONTROL@ACUITYBRANDS.COM) OR 734.366.6385



#### Drawing Note

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

#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	1.0 fc	6.8 fc	0.0 fc	N/A	N/A	0.1:1
Restaurant Parking	X	1.3 fc	2.3 fc	0.6 fc	3.8:1	2.2:1	0.6:1
Self Storage	X	3.0 fc	6.3 fc	0.6 fc	10.5:1	5.0:1	0.5:1

#### Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
B	B	4	Lithonia Lighting	DSKX0 LED P6 40K T3M MVOLT	DSKX0 LED P6 40K T3M MVOLT	LED	1	DSKX0_LED_P6_40K_T3M_MVOLT.ies	10889	0.9	184
C	C	9	Lithonia Lighting	DSKW1 LED 20C 1000 40K T3M MVOLT	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	1	DSKW1_LED_20C_1000_40K_T3M_MVOLT.ies	7711	0.9	73.2

DATE: 06/15/20  
 SHEET 16 OF 17  
 REV. DATE: \_\_\_\_\_  
 CADD: \_\_\_\_\_  
 ENG: TPH  
 PM: KEB  
 TECH: \_\_\_\_\_  
 /2024071

DESIGNER  
 DB  
 DATE  
 5/18/2020  
 SCALE  
 Not to Scale  
 DRAWING NO.  
 #20-50214-V1  
 1 of 1

# 16

JOB No. 20024

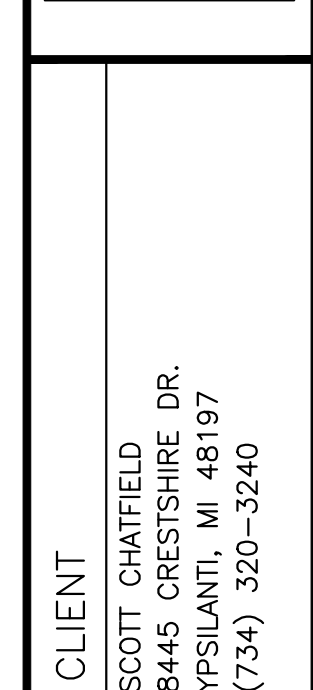
DRIVE IN / SELF STORAGE

SITE PLAN  
 PHOTOMETRIC PLAN

CLIENT  
 SCOTT CHAFFIELD  
 8445 CRESTSHIRE DR.  
 YPSILANTI, MI 48197  
 (734) 320-3240

PREPARED FOR: MIDWESTERN CONSULTING  
 GASSER BUSH ASSOCIATES  
 WWW.GASSERBUSH.COM

**MIDWESTERN CONSULTING**  
 3845 Plaza Drive Ann Arbor, Michigan 48108  
 (734) 995-0200 • www.midwesternconsulting.com  
 Land Development • Land Survey • Institutional • Municipal  
 Wireless Communications • Transportation • Landfill Services



**GBA**  
 GBA CONSULTING  
 3845 Plaza Drive Ann Arbor, Michigan 48108  
 (734) 995-0200 • www.midwesternconsulting.com  
 Land Development • Land Survey • Institutional • Municipal  
 Wireless Communications • Transportation • Landfill Services

THIS SHEET INTENTIONALLY LEFT BLANK. SOIL BORING LOGS WILL BE ADDED ONCE THEY ARE AVAILABLE.

JOB No. **20024**

REV.	DATE

DATE: 06/15/20  
SHEET 17 OF 17

ADD.	ENG.	TPH

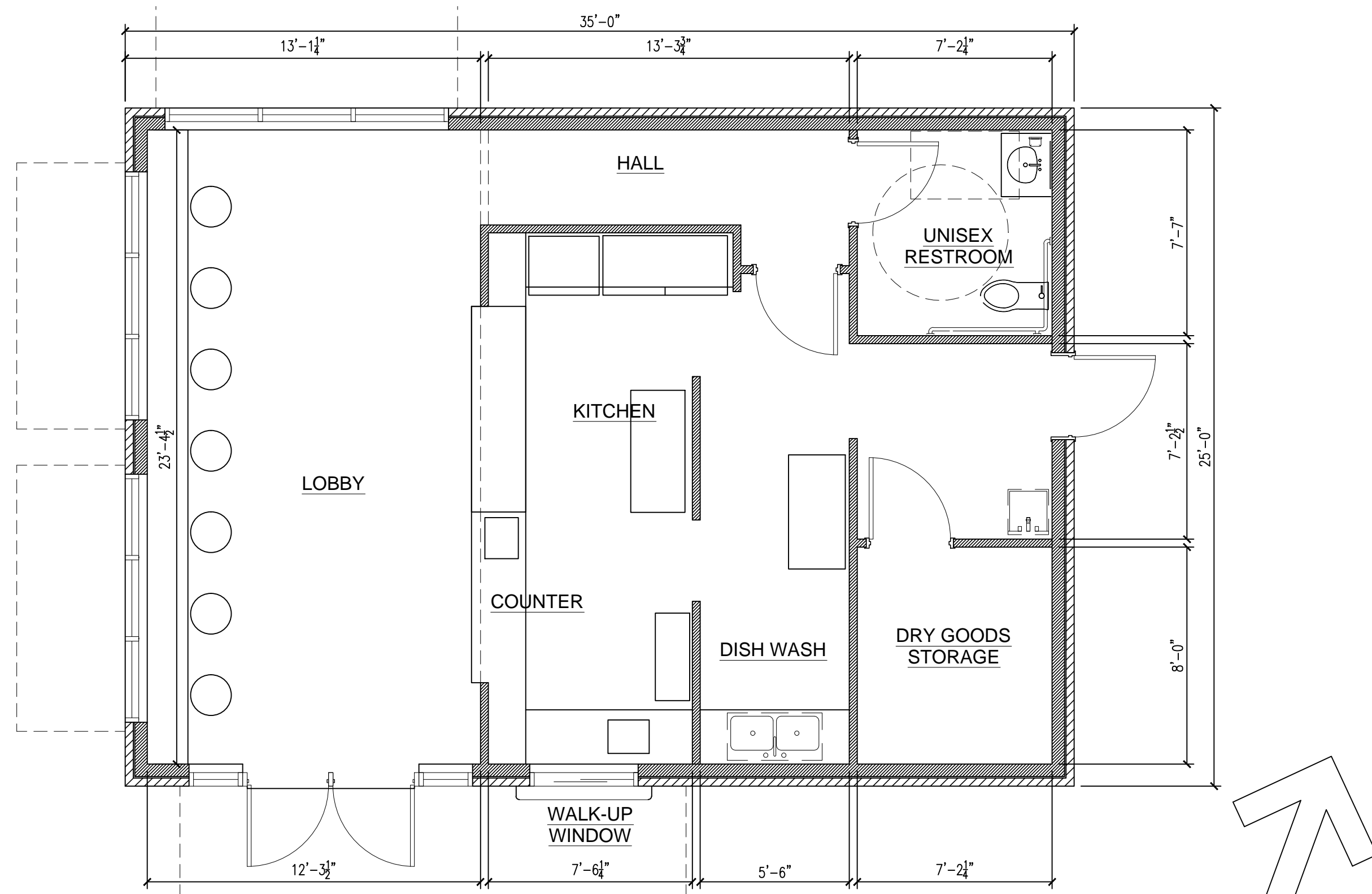
**17**

**DRIVE IN / SELF STORAGE**  
SITE PLAN  
SOIL BORINGS

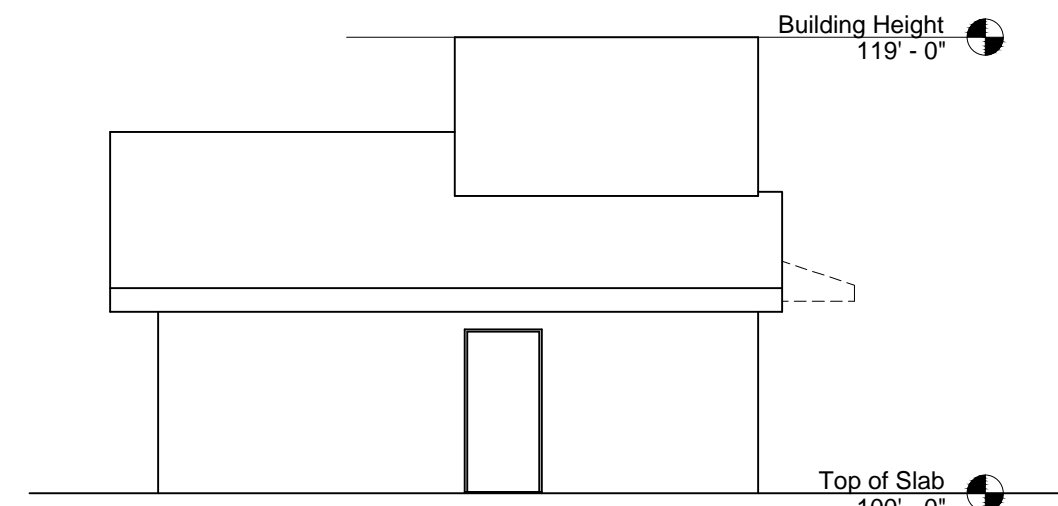
CLIENT  
SCOTT CHATFIELD  
8445 CRESTSHIRE DR.  
YPSILANTI, MI 48197  
(734) 320-3240



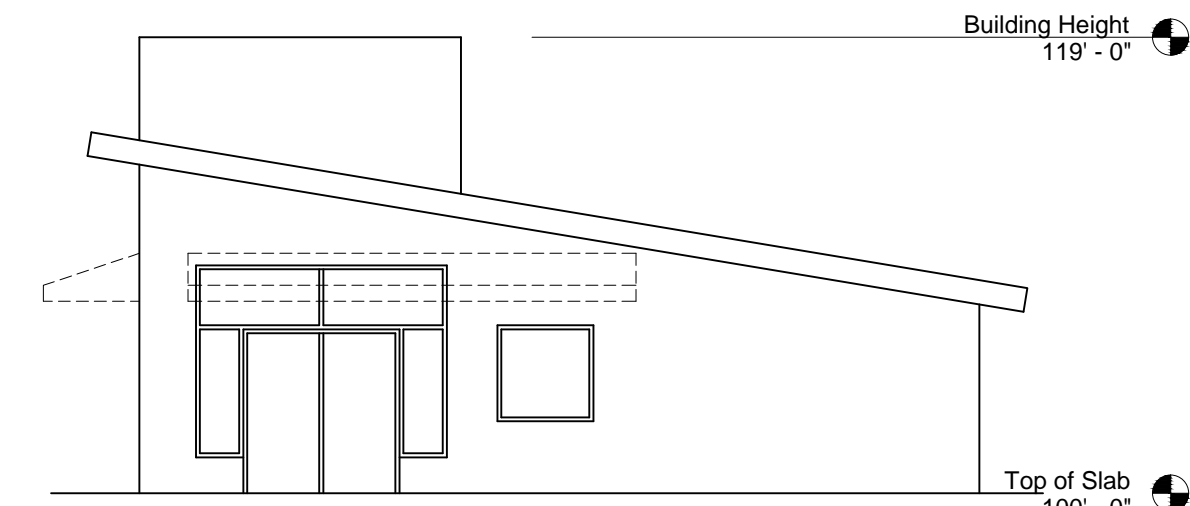
**MIDWESTERN  
CONSULTING**  
3835 Plaza Drive Ann Arbor, Michigan 48108  
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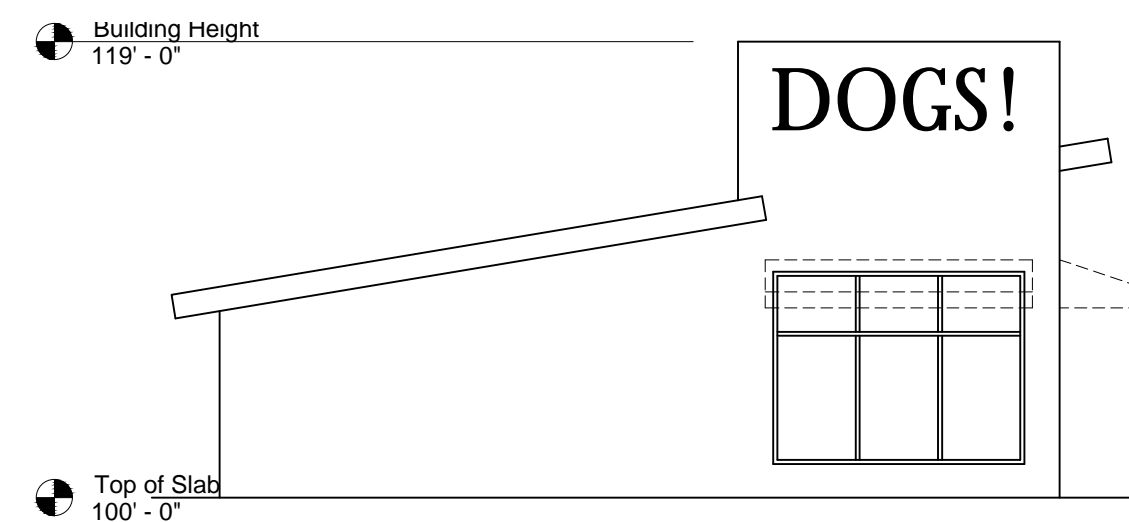
**1 FLOOR PLAN**  
A-100 SCALE: 1/4" = 1'-0"



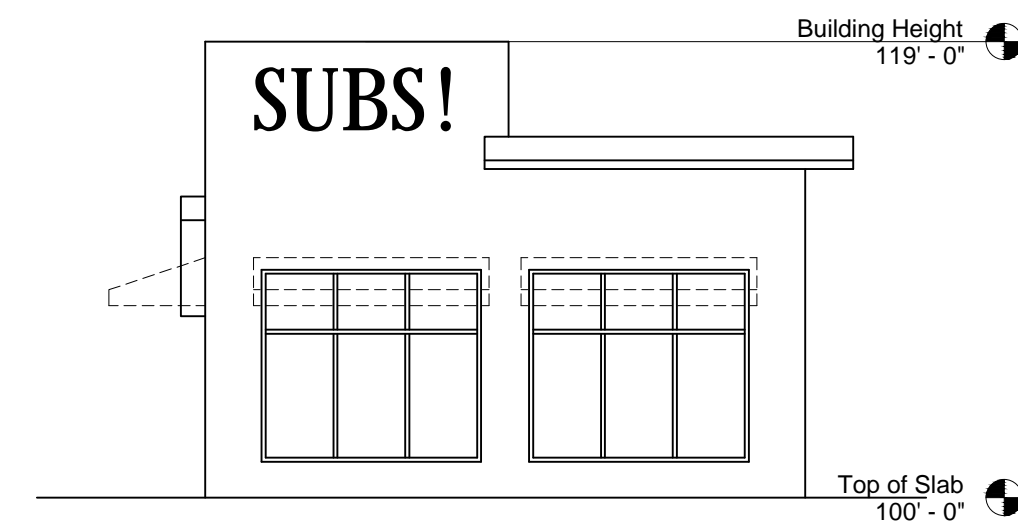
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



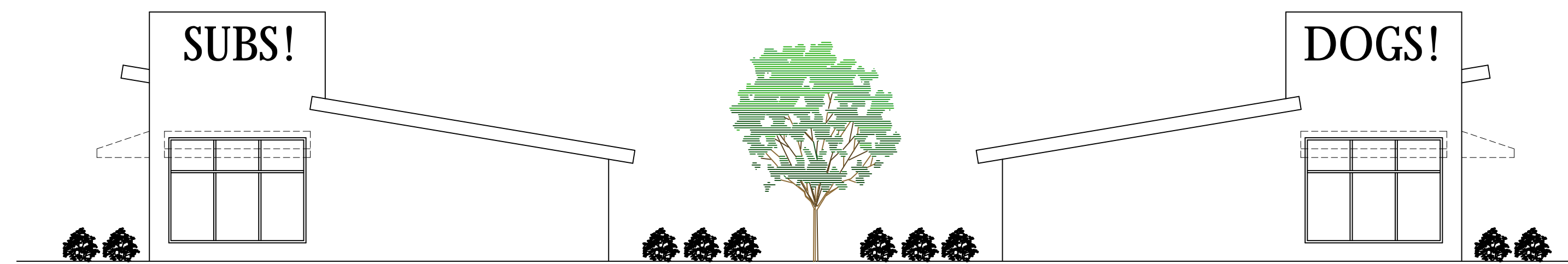
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



**NORTH ELEVATION**  
(VIEW FROM MICHIGAN AVENUE)

**PLYMOUTH ARCHITECTS' GUILD**  
11670 BROWNELL AVE., PLYMOUTH, MI 48170  
T: (619) 787-4551 E-mail: PlymouthArchitectsGuild@gmail.com

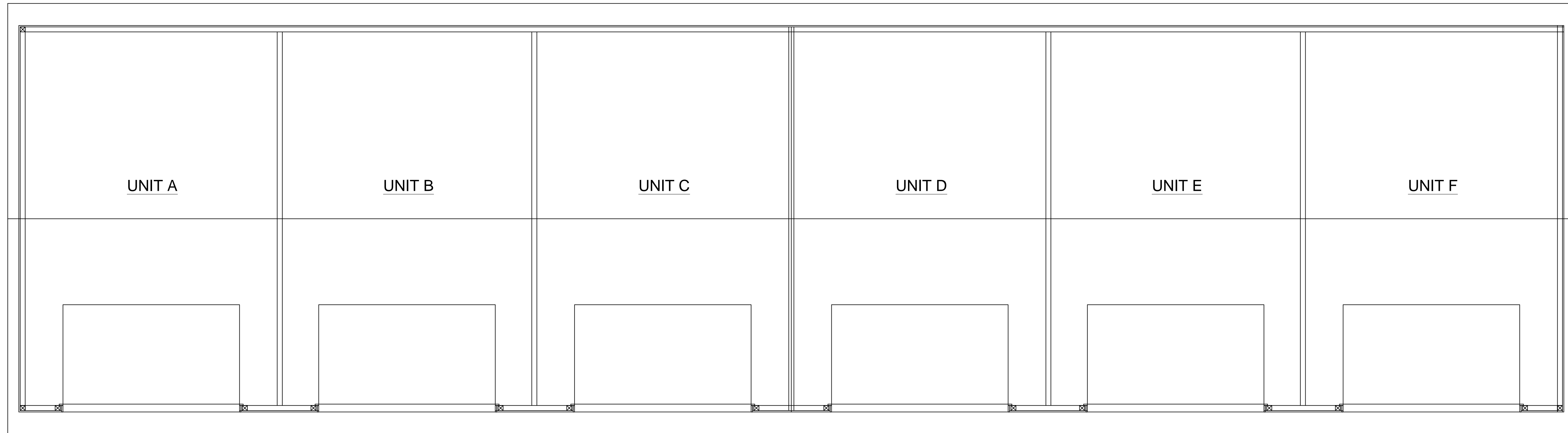


NO.	REVISIONS	DATE

PROPOSED DRIVE-IN RESTAURANT(S):  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

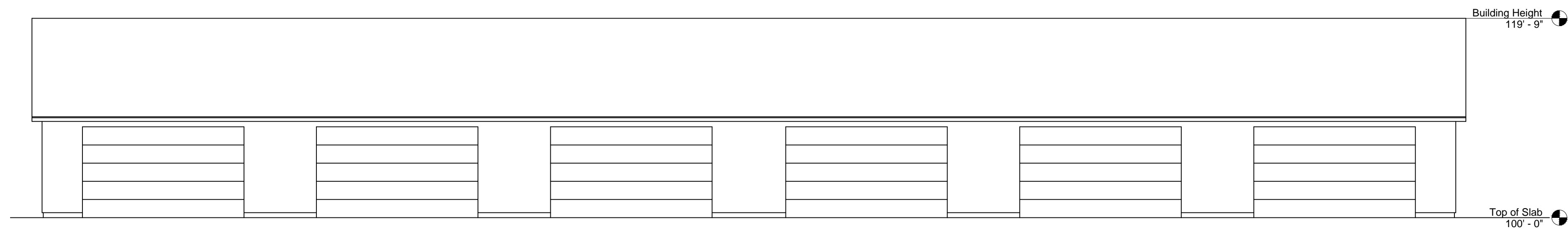
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Drawn By: CM

**A-100**  
PLANS & ELEVATIONS

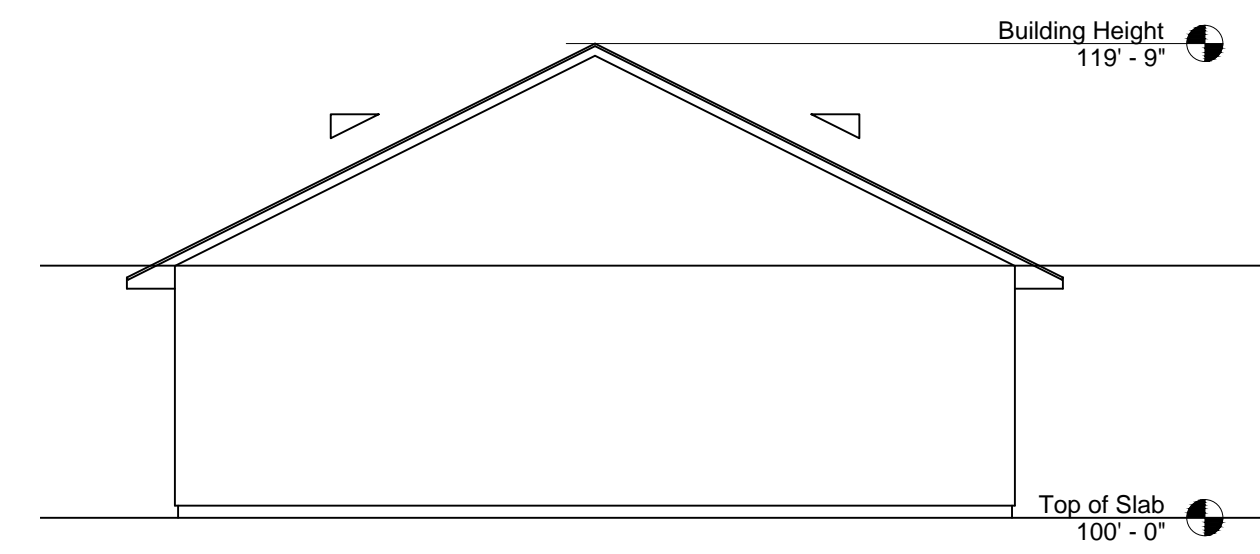


**1 FLOOR PLAN**  
A-101 SCALE:  $\frac{3}{16}'' = 1'-0''$

140' x 35' POLE BARN



**3 FRONT ELEVATION**  
A-101 SCALE:  $\frac{1}{2}'' = 1'-0''$



**2 SIDE ELEVATION**  
A-101 SCALE:  $\frac{1}{2}'' = 1'-0''$

**PLYMOUTH ARCHITECTS' GUILD**  
11670 BROWNELL AVE., PLYMOUTH, MI 48170  
T: (619) 987-4551 E-mail: PlymouthArchitectsGuild@gmail.com

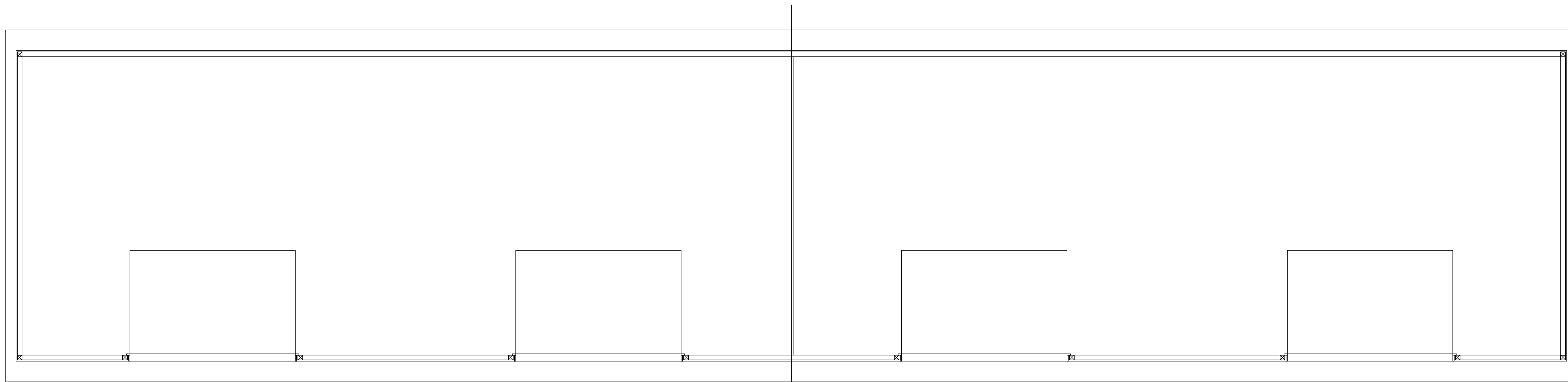


NO.	REVISIONS	DATE

PROPOSED STORAGE BUILDING:  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

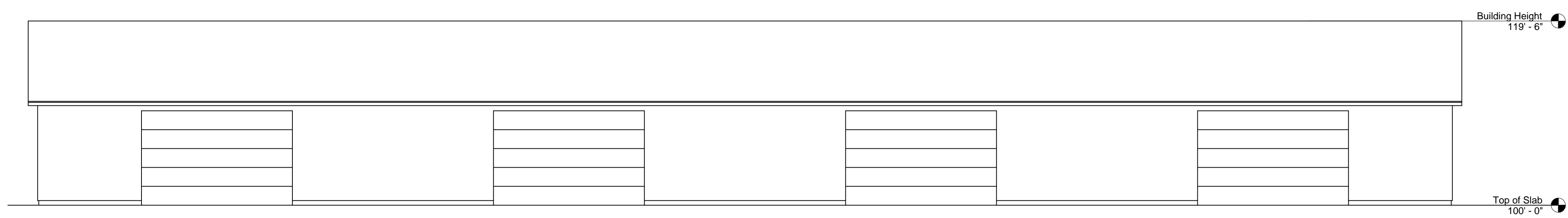
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**A-101**  
PLANS & ELEVATIONS

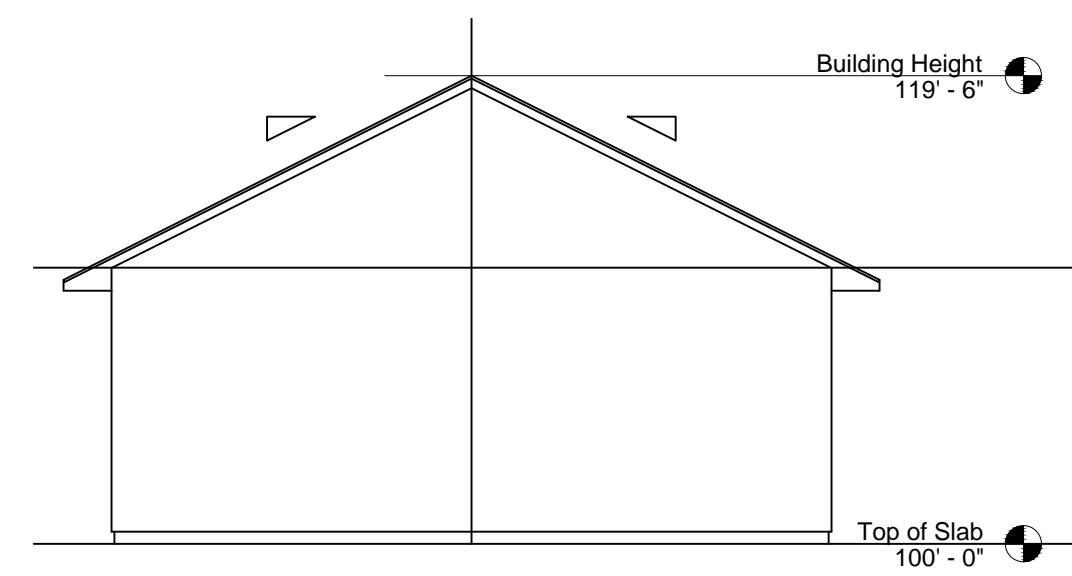


**1 FLOOR PLAN**  
A-102

150' x 30' POLE BARN



**3 FRONT ELEVATION**  
A-102 SCALE: 1/8" = 1'-0"



**2 SIDE ELEVATION**  
A-102 SCALE: 1/8" = 1'-0"

**PLYMOUTH ARCHITECTS' GUILD**  
11670 BROWNELL AVE., PLYMOUTH, MI 48170  
T: (619) 987-4551 E-mail: PlymouthArchitectsGuild@gmail.com



NO.	REVISIONS	DATE

PROPOSED STORAGE BUILDING:  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

Date: 06/12/20  
Scale: AS NOTED  
Drawn By: CM

**A-102**  
PLANS & ELEVATIONS

# 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)

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## II. PROJECT LOCATION

Address: 2002 E. Michigan Avenue City: Ypsilanti Township State: MI Zip: 48198

Parcel ID #: K-11- [See attached survey] Zoning B-3 & I-1

Lot Number: [See survey] Subdivision: [See attached survey]

Property dimensions: 300'X125'; 312'X260' Acreage: 0.87 AC; 1.75 AC

Name of project/Proposed development: Chatfield Drive-In / Self Storage (Official name TBD)

Legal description of Property:

See attached survey.

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

The proposed project consists of a northern and a southern parcel. On the northern parcel two (2) 700 SF drive-in restaurants are proposed for a total of 1,400 SF plus associated parking. On the southern parcel two (2) self storage buildings are proposed for a total of 9,400 SF. The southern parcel will contain a detention basin that will be adequately sized to capture and detain runoff from both parcels.

## III. APPLICANT INFORMATION

Applicant: Scott Chatfield Phone: (734) 320-3240

Address: 8445 Crestshire Drive City: Ypsilanti State: MI Zip: 48197

Fax: \_\_\_\_\_ Email: chatfield2024@gmail.com

Property owner (if different than applicant): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: Midwestern Consulting, LLC (Ted Hirsch, PE) Phone: (734) 332-5303

Address: 3815 Plaza Drive City: Ann Arbor State: MI Zip: 48108

Fax: \_\_\_\_\_ Email: tp@midwesternconsulting.com

**SITE PLAN REVIEW  
 APPLICATION**

**VI. SCHEDULE OF FEES**

Preliminary Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$2,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Final Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres

**\$ 4,500.00 FEE TOTAL**

**V. APPLICANT SIGNATURE**

  
 Applicant Signature

Scott Chatfield  
 Print Name

5-29-2020  
 Date

**Charter Township of Ypsilanti**

**Office of Community Standards**

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**SITE PLAN REVIEW  
APPLICATION**

Site Plan Review applications	
<input type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.	<input type="checkbox"/> Proposed Plans
<input type="checkbox"/> Fees	<input type="checkbox"/> Eight (8) signed and sealed copies (24"x36") of the proposed plan
<input type="checkbox"/> Check made out to Ypsilanti Township with appropriate fees. <i>Please note: The same preliminary site plan review fee will be charged for each subsequent submittal</i>	<input type="checkbox"/> Two (2) signed and sealed copies (24" x 36") shall be provided to the Washtenaw County Road Commission and Water Resources Commissioner's Office for Review. The applicant is responsible for delivery of the plans, application, and applicable review fees to these agencies. The Township will complete distribution to Ypsilanti Community Utility Authority (YUCA), but separate payment is required.
<input type="checkbox"/> Fees paid separately to Ypsilanti Community Utilities Authority	<input type="checkbox"/> One (1) copy (11"x17") of the proposed plan
<input type="checkbox"/> Fees paid separately to Washtenaw County Road Commission and Water Resources Commissioner's Office	<input type="checkbox"/> One (1) PDF digital copy of the proposed plan
<input type="checkbox"/> Additional Documents:	<input type="checkbox"/> All contents detailed on the next pages for administrative, sketch, and full site plans.
<input type="checkbox"/> Woodland Protection application or the No Tree Affidavit, if applicable	
<input type="checkbox"/> Traffic Impact Questionnaire	
<input type="checkbox"/> Appropriate application and plans submitted to the Washtenaw County Road Commission and Water Resources Commissioner's Office	

JUN 16 2020

YPSILANTI TOWNSHIP  
OCS

**Charter Township of Ypsilanti**  
**Office of Community Standards**  
7200 S. Huron Drive, Ypsilanti, MI 48197  
Phone: (734) 485-3943  
Website: <https://ytown.org>

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

**I. PROJECT LOCATION**

Address: 2002 E. Michigan Avenue Parcel ID #: K-11- [See attached survey] Zoning I-1  
Lot Number: [See attached survey] Subdivision: [See attached survey]

Describe proposed use: The proposed project consists of a northern and a southern parcel. On the northern parcel two (2) 700 SF drive-in restaurants are proposed for a total of 1,400 SF plus associated parking. On the southern parcel two (2) self storage buildings are proposed for a total of 9,400 SF. The self-storage buildings on the southern parcel are the proposed special conditional use.

**II. APPLICANT/PROPERTY OWNER**

Applicant: Scott Chatfield Phone: (734) 320-3240  
Address: 8445 Crestshire Drive City: Ypsilanti State: MI Zip: 48197  
Property Owner (if different than applicant): \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**III. FEES**

Total: \$ 2,000 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): Sec. 306 - Schedule of Uses, Industrial Districts Use Table
- [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.

[Signature]  
Applicant Signature

Scott Chatfield  
Print Name

5-29-2020  
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.*

**Charter Township of Ypsilanti**

**Office of Community Standards**

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**OFFICE USE ONLY**

**All special conditional use applications**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.</li><li><input type="checkbox"/> Name(s) and address(es) of all record owner(s) and proof of ownership. If the applicant is not the property owner, written and signed permission from the property owner is required</li><li><input type="checkbox"/> A detailed description of the proposed use.</li><li><input type="checkbox"/> A site plan, if requested by the planning commission</li><li><input type="checkbox"/> Fees</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Scaled and accurate survey drawing, correlated with a legal description and showing:<ul style="list-style-type: none"><li><input type="checkbox"/> All property lines and dimensions</li><li><input type="checkbox"/> All existing and proposed structures and dimensions</li><li><input type="checkbox"/> Locations of drives, sidewalks, and other paved areas on the property and on the adjacent streets</li><li><input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties</li><li><input type="checkbox"/> Easements and dimensions, if applicable</li></ul></li></ul> |
|---|--|

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JUN 16 2020

**Charter Township of Ypsilanti**  
**Office of Community Standards**  
7200 S. Huron Drive, Ypsilanti, MI 48197  
Phone: (734) 485-3943  
Website: <https://ytown.org>

**WOODLANDS PROTECTION  
USE APPLICATION**

**I. PROJECT LOCATION**

Address: 2002 East Michigan Avenue City: Ypsilanti Township State: MI Zip: 48198

Parcel ID #: K-11-02-432-001 thru 004 Zoning B-3 and I-1

Name of Project/Proposed Development: Chatfield Drive-In / Self Storage

Project description: For the drive-in restaurant development, the applicant proposes to combine 4 parcels into one. For the self storage development, the applicant proposes to combine 9 parcels in to one, 6 of which are owned by the applicant and the other 3 currently owned by the Township. Two drive in style restaurants are proposed and located on Michigan Avenue. Two self storage buildings are proposed on the resulting parcel to the south. The uses will share an access drive, storm water detention basin, and solid waste collection enclosure.

Statement of purpose: The applicant intends to remove one landmark tree that has an assessed score of 50%. A number of other trees on-site are being saved where possible with tree protection fencing provided. The replacement of 30% (due to 50% assessment score) of the 42" Landmark Tree has been provided in the site plans submitted with this application. A total of 6 trees have been proposed for mitigation.

**II. APPLICANT INFORMATION**

Applicant: Scott Chatfield Phone: (734)320-3240

Address: 8445 Crestshire Drive City: Ypsilanti State: MI Zip: 48197

Fax: \_\_\_\_\_ Email: chatfield2024@gmail.com

Property Owner (if different than applicant): Ypsilanti Charter Township Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer/Architect: Firm: Midwestern Consulting, LLC Individual: Ted Hirsch

Address: 3815 Plaza Drive City: Ann Arbor State: MI Zip: 48108

Phone: (734) 332-5303 Fax: \_\_\_\_\_ Email: TPH@midwesternconsulting.com

**III. FEES**

Total: \$ 1,100

**Breakdown of fee:**

Non-refundable Fee: \$100

Refundable Deposit: \$1,000

**IV. APPLICANT SIGNATURE**

**Woodlands Protection Use Application Checklist:**

- The applicant has read Article III: Woodlands Protection Ordinance (attached)
- Name(s) and address(es) of all record owner(s) and proof of ownership are included. 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.
- Description/Statement of purpose included.

  
Applicant Signature

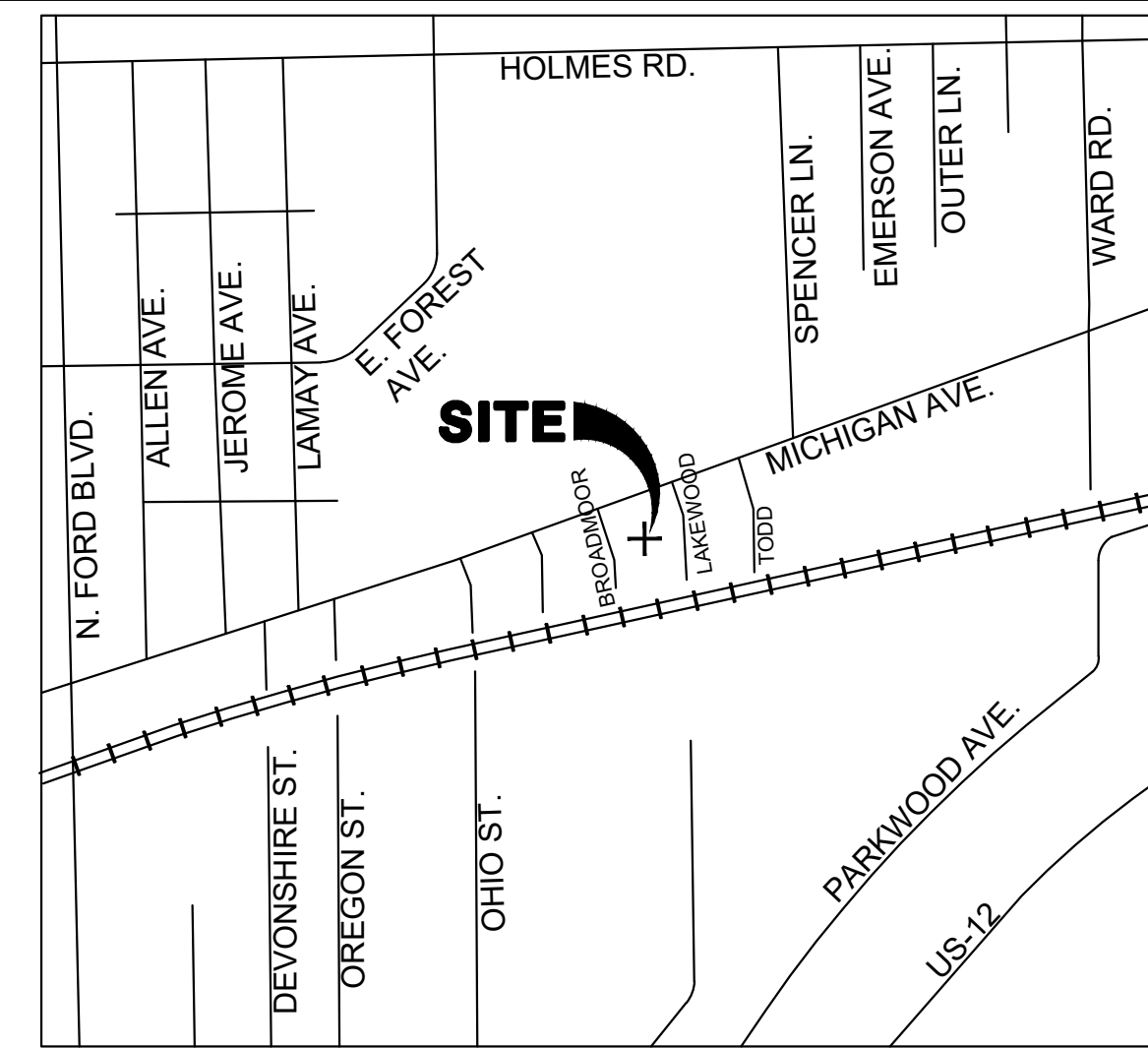
Scott Chatfield  
Print Name

5-29-2020  
Date

# DRIVE-IN / SELF STORAGE

## YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

### PRELIMINARY SITE PLAN



**VICINITY SKETCH**  
SCALE: 1"=2000'

**Sheet Index**

#	SHEET TITLE
01	COVER SHEET
02	AREA PLAN
03	EXISTING CONDITIONS
04	DEMOLITION AND REMOVALS PLAN
05	DIMENSIONAL SITE PLAN
06	GRADING PLAN
07	DETAILED DRIVEWAY PLAN
08	UTILITY PLAN
09	FIRE PROTECTION PLAN
10	SOIL EROSION CONTROL PLAN
11	LANDSCAPE PLAN
12	STORMWATER MANAGEMENT PLAN
13	STORMWATER MANAGEMENT DETAILS
14	LANDSCAPE PLAN NOTES AND DETAILS
15	MISCELLANEOUS NOTES AND DETAILS
16	PHOTOMETRIC PLAN
17	SOIL BORINGS
A-100 PLANS & ELEVATIONS	
A-101 PLANS & ELEVATIONS	
A-102 PLANS & ELEVATIONS	

- NOTES:**
- THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT YPSILANTI TOWNSHIP STANDARD SPECIFICATIONS AND DETAILS.
  - SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SIDEWALK AND CURB RAMP GRADES WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTALS.
  - PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED. REPLACEMENT DURING CONSTRUCTION MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
  - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS.
  - SIGN RE-USE OR RELOCATION INCLUDES THE INSTALLATION OF EXISTING SIGN ON A NEW POST.



**SITE MAP**  
SCALE: 1"=80'

**OWNER/APPLICANT**  
SCOTT CHATFIELD  
8445 CRESTSHIRE DR.  
YPSILANTI, MI 48197  
(734) 320-3240

**ENGINEER/SURVEYOR/LANDSCAPE ARCH.**  
MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
CONTACT: TED HIRSCH, PE  
734-995-0200

**ARCHITECT**  
CHRIS MONTNEY  
11670 BROWNELL AVENUE  
PLYMOUTH, MI 48170  
(619) 987-4551

**PROJECT NARRATIVE**

THE APPLICANT CURRENTLY OWNS FOUR CONTIGUOUS PARCELS LOCATED BETWEEN BROADMOOR STREET & LAKEWOOD AVENUE WITH FRONTAGE ON THE SOUTH SIDE OF MICHIGAN AVE. THESE FOUR PARCELS ARE PROPOSED TO BE COMBINED INTO ONE RESULTING PARCEL THAT IS TO BE DEVELOPED TO INCLUDE TWO SMALL DRIVE-IN STYLE RESTAURANTS WITH ASSOCIATED OFF-STREET PARKING. THE EXISTING ZONING FOR THESE PARCELS IS B-3 GENERAL BUSINESS, WHICH SUPPORTS THE PROPOSED USE.

DIRECTLY ADJACENT TO THE SOUTH SIDE OF THESE FOUR EXISTING PARCELS ARE NINE CONTIGUOUS PARCELS, SIX OF WHICH ARE CURRENTLY OWNED BY THE APPLICANT. THE REMAINING THREE PARCELS ARE CURRENTLY OWNED BY YPSILANTI CHARTER TOWNSHIP. THE APPLICANT IS IN THE PROCESS OF NEGOTIATING A PURCHASE OF THESE THREE PARCELS WITH THE INTENT TO COMBINE ALL NINE INTO ONE RESULTING PARCEL. THE APPLICANT IS PROPOSING TO CONSTRUCT TWO SELF-STORAGE BUILDINGS ON THE SOUTHERN PARCEL WITH A DETENTION BASIN WHICH WILL SERVE BOTH DEVELOPMENTS.

IN ADDITION TO SHARING A STORM WATER DETENTION BASIN, THE TWO DEVELOPMENTS WILL UTILIZE A SHARED ACCESS DRIVE WHICH WILL ALLOW USERS OF EITHER DEVELOPMENT TO ACCESS FROM EITHER BROADMOOR OR LAKEWOOD. ONE SHARED SOLID WASTE ENCLOSURE WILL BE LOCATED AT THE WEST END OF THE SHARED DRIVE TO SERVE BOTH DEVELOPMENTS.

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

### DRIVE IN / SELF STORAGE

JOB No. <b>20024</b>	DATE: 06/15/20	<b>01</b>
REVISIONS:	SHEET 01 OF 17	
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	PM: KEB	
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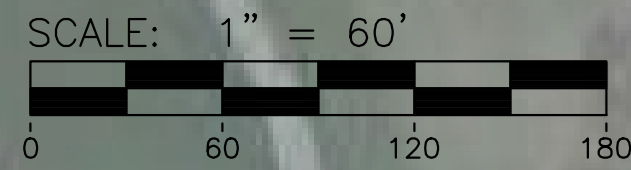
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*Theodore Hirsch*  
P.E. #

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### SITE DATA

Project Name: Drive-In Restaurants				
Date: June 15, 2020				
		Existing	Allowed/Required	Proposed
Zoning	B-3 General Business	B-3 General Business	Restaurant	B-3 General Business
Land Use	Vacant	Vacant	Restaurant	Drive-in restaurants
Site Area (Total)	39,014 sf	NA	sf min.	39,014 sf
	0.90 Acres	NA	Acres Min.	0.90 Acres
Site Area (Net)	37,752 sf	NA	sf min.	37,752 sf
	0.87 Acres	NA	Acres Min.	0.87 Acres
Lot Width	300 ft	NA	ft min.	300 ft
<b>Building</b>				
Floor Area (both bldgs combined)	NA	NA	sf maximum	1,750 sq ft
Floor Area Ratio	NA	NA	% maximum	4.5%
Height	NA	NA	ft max.	19 ft
# of Stories	NA	NA	stories max.	1 story
<b>Setbacks</b>				
Front	NA	NA	ft min.	20 ft
Side	NA	NA	ft min.	NA
Rear	NA	NA	ft min.	NA
Minimum Building Spacing	NA	NA	ft min.	52.3 ft
Front Greenbelt - Vehicle Use Areas	NA	NA	ft	20 ft
<b>Vehicle Parking</b>				
Required Parking				
Drive In Restaurants	1 per	Employee	4 employees	= 4 spaces req.
	1 per	25 sf of UFA	1,200 sf useable FA	= 48 spaces req.
			52 spaces req.	52 spaces req.
<b>Landscape</b>				
Plantings	NA	Refer to "Landscape Requirements" table on Sheet 10		
Outdoor refuse	NA	Shared trash & recycling dumpsters in enclosure. Grease bin in enclosure.		
<b>Utilities</b>				
Sanitary	✓	Leads from existing 10" main along Michigan Ave.		
Water	✓	Leads from existing 12" main along Michigan Ave.		
Storm/Stormwater management	✓	Proposed detention basin @ SE corner. Will require drainage district.		
Gas	✓	Leads from existing 6" main along Michigan Ave.		
Electric	✓			
Franchise	✓			

Project Name: Self Storage Buildings				
Date: June 15, 2020				
		Existing	Allowed/Required	Proposed
Zoning	I-1 Light Industrial	I-1 Light Industrial	Mini Storage (SCU)	I-1 Light Industrial
Land Use	Vacant	Vacant	Mini Storage Units; Outdoor Equipment Storage	Mini Storage Units; Outdoor Equipment Storage
Site Area (Total/Net)	76,148 sf	NA	sf min.	76,148 sf
	1.75 Acres	NA	Acres Min.	1.75 Acres
Min. Lot Width	297 ft	NA	ft	297 ft
<b>Building</b>				
Floor Area (combined)	NA	NA	sf maximum	9,400 sf
Floor Area Ratio	NA	NA	% maximum	12%
Height	NA	NA	ft max.	19.75 ft
# of Stories	NA	NA	stories max.	1 story
<b>Setbacks</b>				
Front	NA	NA	ft min.	40 ft min.
Side	NA	NA	ft min.	NA
Rear	NA	NA	ft min.	40 ft min.
Minimum Building Spacing	NA	NA	ft min.	35 ft
Front Greenbelt - Vehicle Use Areas	NA	NA	ft	NA
<b>Vehicle Parking</b>				
Required Parking				
Self Storage		2 for	Manager's residence	No on-site manager
		1 per	20 storage units	10 storage units
		0	total spaces required	No spaces required; 5 to be provided
<b>Landscape</b>				
Plantings	NA	Refer to "Landscape Requirements" table on Sheet 10		
Outdoor refuse	NA	Shared trash & recycling dumpsters in enclosure		
<b>Utilities</b>				
Sanitary	NA			
Water	✓	No service leads; hydrant coverage accomplished with new hydrant		
Storm/Stormwater management	✓	Proposed detention basin @ SE corner. Will require drainage district.		
Gas	NA			
Electric	✓			
Franchise	NA			

### ENVIRONMENTAL IMPACT ANALYSIS

1. BLIGHT
  - a. THIS DEVELOPMENT WILL NOT RESULT IN VIOLATIONS OF THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE II. - BLIGHT, SEC. 26-28. - CAUSES OF BLIGHT OR BLIGHTING FACTORS ENUMERATED. NO ADDITIONAL ACTION IS REQUIRED.
2. NONOPERATING VEHICLES
  - a. THIS DEVELOPMENT WILL COMPLY WITH THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE III. - NONOPERATING VEHICLES. NO FURTHER ACTION IS REQUIRED.
3. NOISE
  - a. THIS DEVELOPMENT WILL COMPLY WITH THE MUNICIPAL CODE, CHAPTER 26 ENVIRONMENT, ARTICLE IV. - NOISE. NO FURTHER ACTION IS REQUIRED.

### NATURAL FEATURES IMPACT ANALYSIS

1. SITE INVENTORY IDENTIFYING THE LOCATION OF EXISTING NATURAL FEATURES AND A WRITTEN DESCRIPTION OF THEIR QUALITY, CHARACTER AND HEALTH:
  - a. NATURAL FEATURES:
 

ONE (1) LANDMARK TREE (42" SILVER MAPLE WITH AN ASSESSED SCORE OF 50%) EXISTS ON-SITE. NO ADDITIONAL NATURAL FEATURES (INCLUDING LANDMARK TREES, STEEP SLOPES, WOODLANDS, WETLANDS, WATER COURSE OR FLOODPLAINS) EXIST ON-SITE OR WITHIN 50 FEET OF THE SITE.
  - b. NATURAL FEATURES PROTECTION PLAN IDENTIFYING NATURAL FEATURES TO BE PRESERVED:
 

N/A.
  - c. LANDMARK TREE INVENTORY AND ANALYSIS:
 

THE EXISTING LANDMARK TREE IS TO BE REMOVED AND WILL BE MITIGATED AS SHOWN ON SHEET 11.
2. ALTERNATIVES ANALYSIS FOR NATURAL FEATURES THAT ARE PROPOSED TO BE DISTURBED:
  - a. THE EXISTING LANDMARK TREE SITS WITHIN THE PROPOSED INTERSECTION OF THE DRIVEWAY OFF OF LAKEWOOD AVENUE AND THE NORTH/SOUTH DRIVES ACCESSING EACH PART OF THE PROPERTY. TO SAVE THE TREE, THE SITE CIRCULATION WOULD NEED TO BE ALTERED SIGNIFICANTLY, RESULTING IN FEWER PARKING SPACES AND THE DRIVEWAY OFF OF LAKEWOOD BEING SHIFTED SIGNIFICANTLY CLOSER TO MICHIGAN AVENUE.

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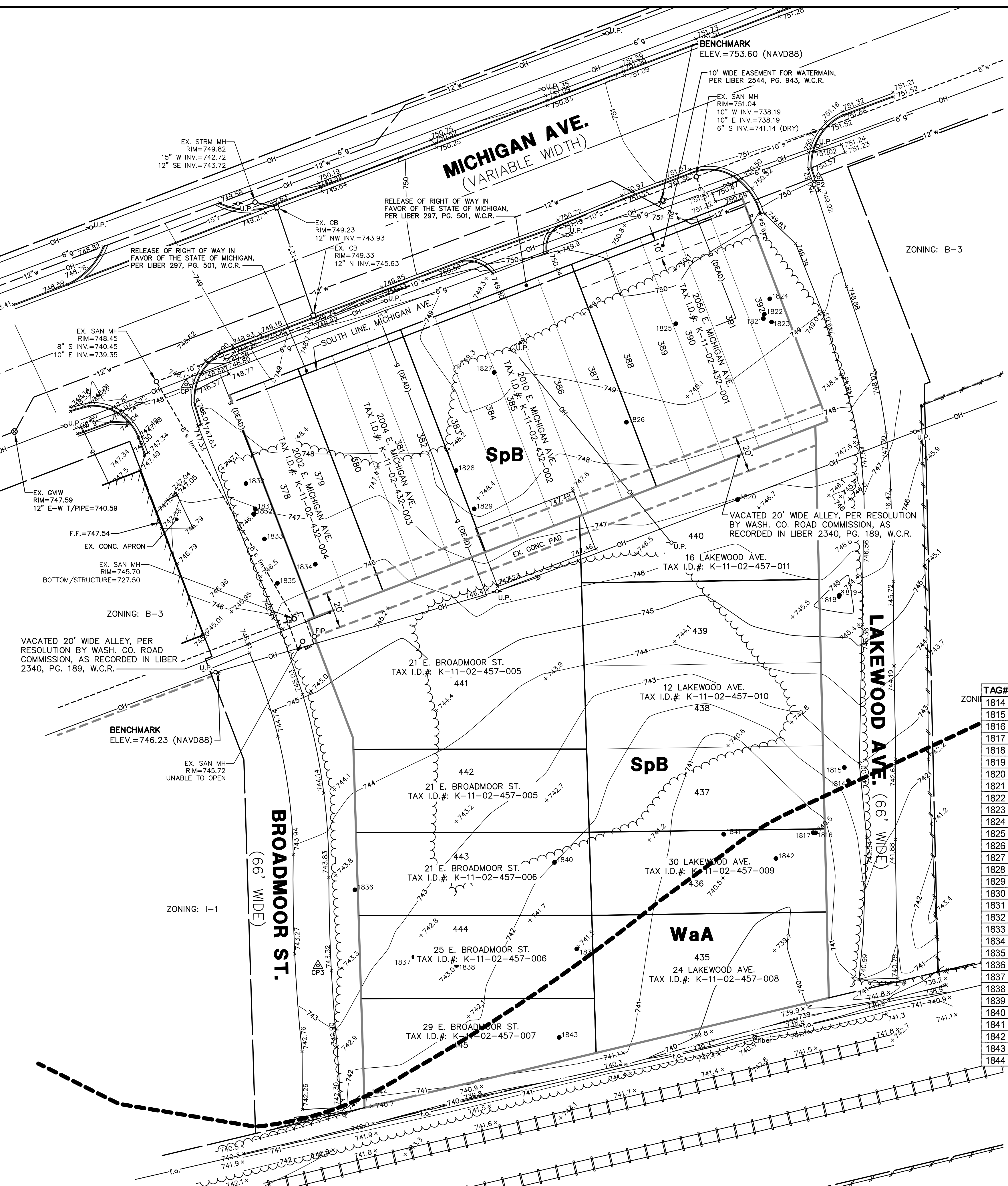
DRIVE IN / SELF STORAGE  
SITE PLAN  
AREA PLAN

02

DATE: 06/15/20	SHEET 02 OF 17
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JOB No. 20024

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**LEGEND**

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- g EXIST. GAS VALVE
- f.o. EXIST. FIBER OPTIC LINE
- w EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- r EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- s EXIST. SANITARY SEWER
- POST SIGN
- t TELEPHONE RISER
- catv CABLE TELEVISION RISER
- g ELECTRIC METER
- g GAS METER
- g GAS LINE MARKER
- g FIBER OPTIC MARKER
- POST
- FENCE
- GUARDRAIL
- SINGLE TREE
- TREE OR BRUSH LIMIT
- o F FOUND IRON PIPE
- o F IR FOUND IRON ROD
- o CONTROL PT.
- W.C.R. WASHTENAW COUNTY RECORDS
- EXISTING SOIL BOUNDARY

**SOILS DESCRIPTION**

- SpB: SPINKS LOAMY SAND  
COVERS APPROX. 87% OF THE SITE.  
SLOPES ARE 0 TO 6 PERCENT.  
DEPTH TO WATER TABLE IS MORE THAN 80 INCHES.  
HYDROLOGIC SOIL GROUP: A
- WaA: WASEPI SANDY LOAM  
COVERS APPROX. 13% OF THE SITE.  
SLOPES ARE 0 TO 4 PERCENT.  
DEPTH TO WATER TABLE IS APPROX. 18 INCHES.  
HYDROLOGIC SOIL GROUP: A/D
- SOURCE: NRCS WEB SOIL SURVEY DATA  
SOIL SURVEY AREA: WASHTENAW COUNTY, MI  
ACCESSED MAY 8, 2020

**TREE LIST**

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	LM	INV	REM
1814	11"	Siberian Elm	Ulmus pumila				X	
1815	10"	Siberian Elm	Ulmus pumila				X	
1816	10"	Tree-of-heaven	Ailanthus altissima				X	X
1817	8"	Tree-of-heaven	Ailanthus altissima				X	X
1818	9"	Tree-of-heaven	Ailanthus altissima				X	
1819	8"	Tree-of-heaven	Ailanthus altissima				X	
1820	42"	Silver Maple	Acer saccharinum		50%	X	X	X
1821	19"	Siberian Elm	Ulmus pumila				X	
1822	18"	Siberian Elm	Ulmus pumila				X	
1823	28"	Siberian Elm	Ulmus pumila				X	
1824	26"	Siberian Elm	Ulmus pumila				X	
1825	8"	Siberian Elm	Ulmus pumila	triple			X	X
1826	14"	Silver Maple	Acer saccharinum	triple			X	
1827	7"	Silver Maple	Acer saccharinum	multi			X	
1828	17"	Silver Maple	Acer saccharinum	triple			X	
1829	16"	Silver Maple	Acer saccharinum	twin			X	
1830	8"	Tree-of-heaven	Ailanthus altissima				X	
1831	9"	Tree-of-heaven	Ailanthus altissima				X	
1832	11"	Tree-of-heaven	Ailanthus altissima				X	
1833	9"	Tree-of-heaven	Ailanthus altissima	twin			X	X
1834	8"	Black Walnut	Juglans nigra				X	
1835	10"	Box Elder	Acer negundo				X	
1836	8"	Tree-of-heaven	Ailanthus altissima				X	
1837	16"	Box Elder	Acer negundo				X	
1838	12"	Box Elder	Acer negundo				X	
1839	11"	Box Elder	Acer negundo	triple			X	
1840	8"	Tree-of-heaven	Ailanthus altissima				X	X
1841	8"	Box Elder	Acer negundo				X	
1842	12"	Cottonwood	Populus deltoides				X	
1843	24"	Siberian Elm	Ulmus pumila	twin			X	
1844	32"	Cottonwood	Populus deltoides				X	

**NOTES**

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MARCH 2020. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

**LEGAL DESCRIPTION OF SUBJECT PARCELS**  
 LEGAL DESCRIPTIONS OF PARCELS OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

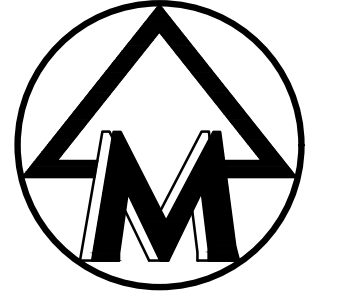
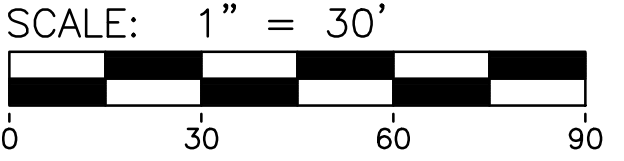
- K-11-02-432-001**  
Lots 388-392 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-002**  
Lots 383-387 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-003**  
Lots 380-382 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-432-004**  
Lots 378-379 inclusive, of Devonshire Subdivision #3, as recorded in Liber 8 of Plats, Page 4, Washtenaw County Records.
- K-11-02-457-005**  
Lots 441 & 442 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-006**  
Lots 443 & 444 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-007**  
Lots 445 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-008**  
Lots 435 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-009**  
Lots 436 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-010**  
Lots 437 & 439 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.
- K-11-02-457-011**  
Lots 440 of Devonshire Subdivision #4, as recorded in Liber 8 of Plats, Page 23, Washtenaw County Records.

**BENCH MARK**

- BENCHMARK #1**  
Top of a spike set in the east face of a utility pole located on the west side of Broadmoor St., +/- 135' south of Michigan Ave.; +/- 169 feet north-northwest of control point #3; +/- 22 feet south of the southeast corner of a building;  
Elevation = 746.23 (NAVD88)
- BENCHMARK #2**  
Top of arrow on hydrant located along the south side of Michigan Ave.; +/- 22 feet southwest of a sanitary manhole; +/- 65 feet west of the centerline of Lakewood St.; +/- 87 feet west of control point #2;  
Elevation = 753.60 (NAVD88)



PAUL KOVACS, P.S. #62151  
 PREPARED BY:  
 MIDWESTERN CONSULTING, L.L.C.



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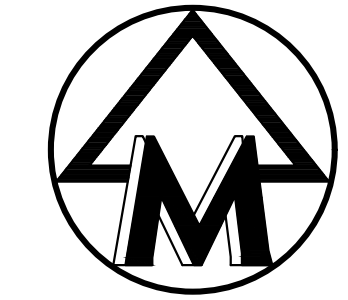
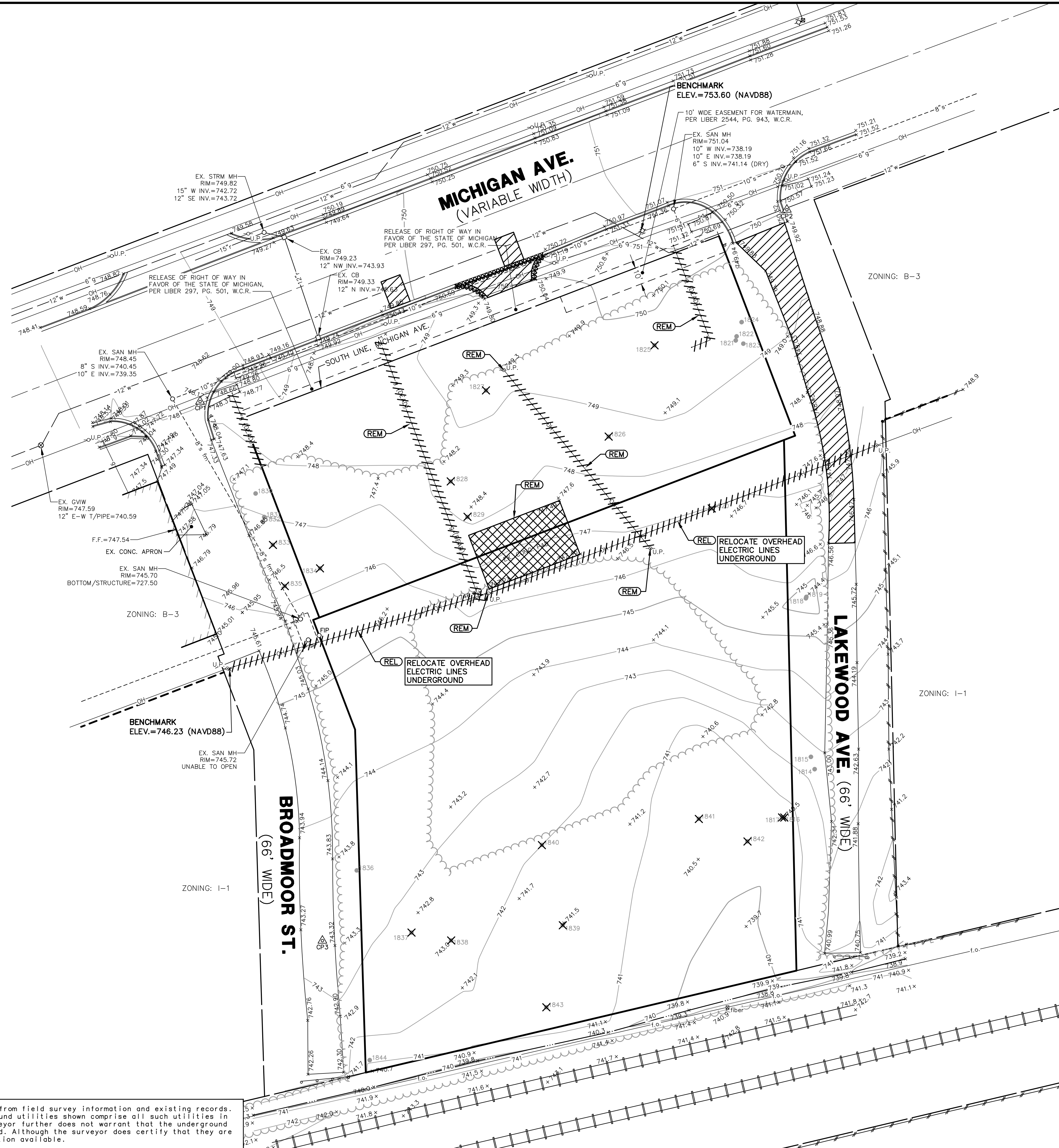
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 8445 CRESTSHIRE DR.  
 YPSILANTI, MI 48197  
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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 EXISTING CONDITIONS

**03**

DATE: 06/15/20	SHEET 03 OF 17	ENG: TKH	PK: KEB	TECH: JZ024EXT
REV. DATE	REV. DATE	REV. DATE	REV. DATE	REV. DATE
JOB No. <b>20024</b>	REVISIONS:			

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SCALE: 1" = 30'  
 0 30 60 90



**NOTES**

1. ALL EXISTING FRANCHISE UTILITIES ARE TO BE REMOVED BY OR PER THE PARTY HAVING JURISDICTION.
2. ALL EXISTING ON-SITE EASEMENTS ARE TO BE VACATED OR RELOCATED AS INDICATED IN THESE PLANS.

**LEGEND**

- CONCRETE TO BE REMOVED
- BITUMINOUS TO BE REMOVED
- UTILITY TO BE ABANDONED OR REMOVED
- CURB TO BE REMOVED
- TREE TO BE REMOVED
- ITEM TO BE RELOCATED
- ITEM TO BE REMOVED

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

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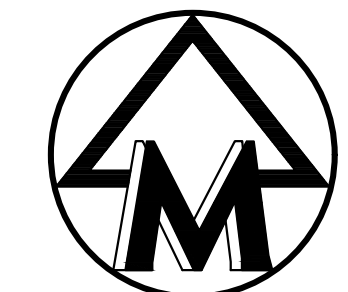
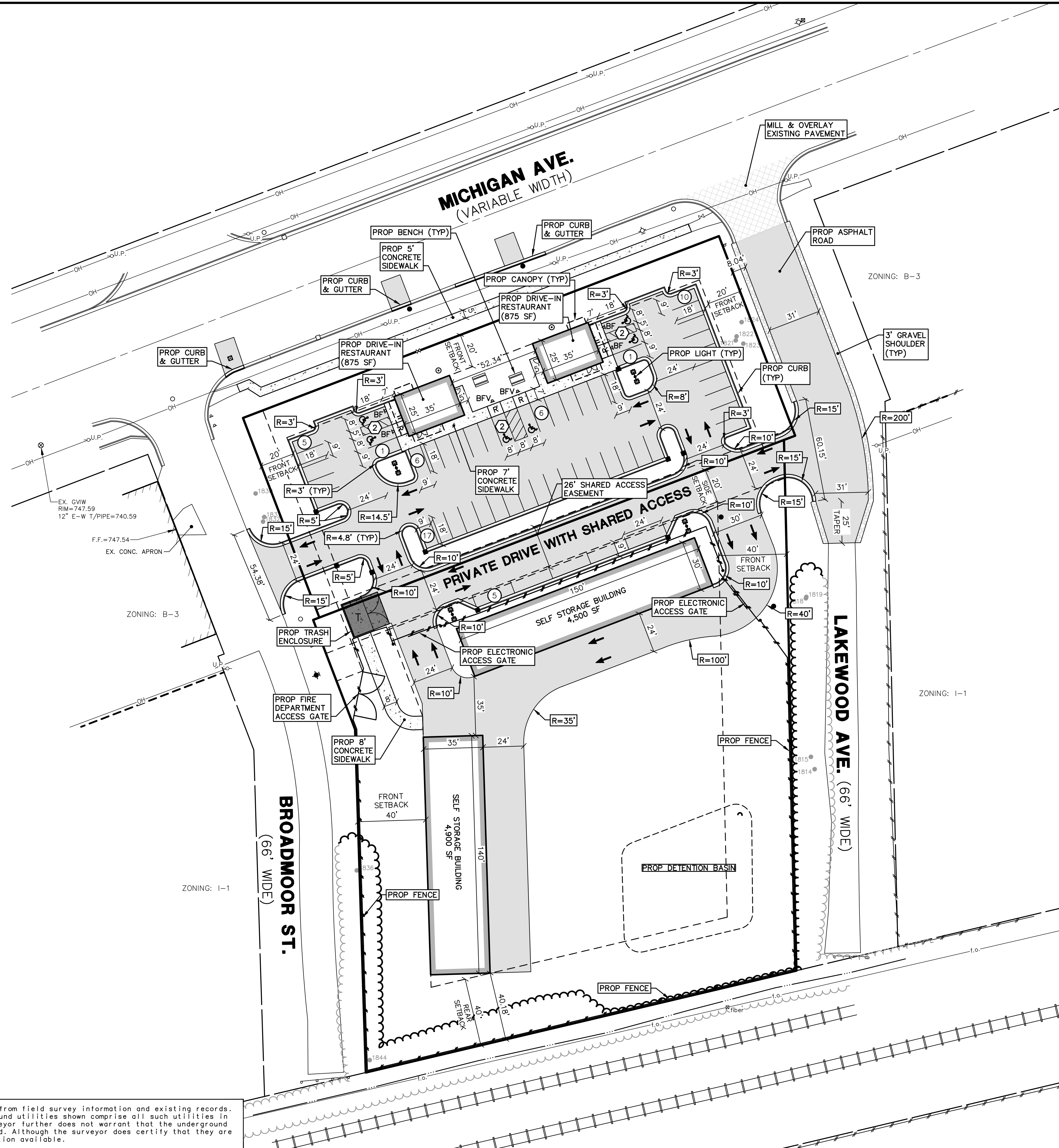
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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 DEMOLITION AND REMOVALS PLAN

**04**

JOB No. <b>20024</b>	DATE: 06/15/20	SHEET 04 OF 17	REV. DATE
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	PM: KEB	TECH: KEB	
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SCALE: 1" = 30'  
0 30 60 90



**NOTES**

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**LEGEND**

- ⊙ NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊠ NUMBER OF SMALL CAR PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF BARRIER FREE PARKING SIGN
- BFV VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- R BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- ▒ PROP. BITUMINOUS PAVEMENT
- ▒ PROP. CONCRETE PAVEMENT
- ▒ PROP. HEAVY DUTY CONCRETE
- P SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT

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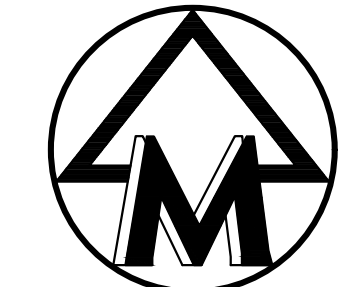
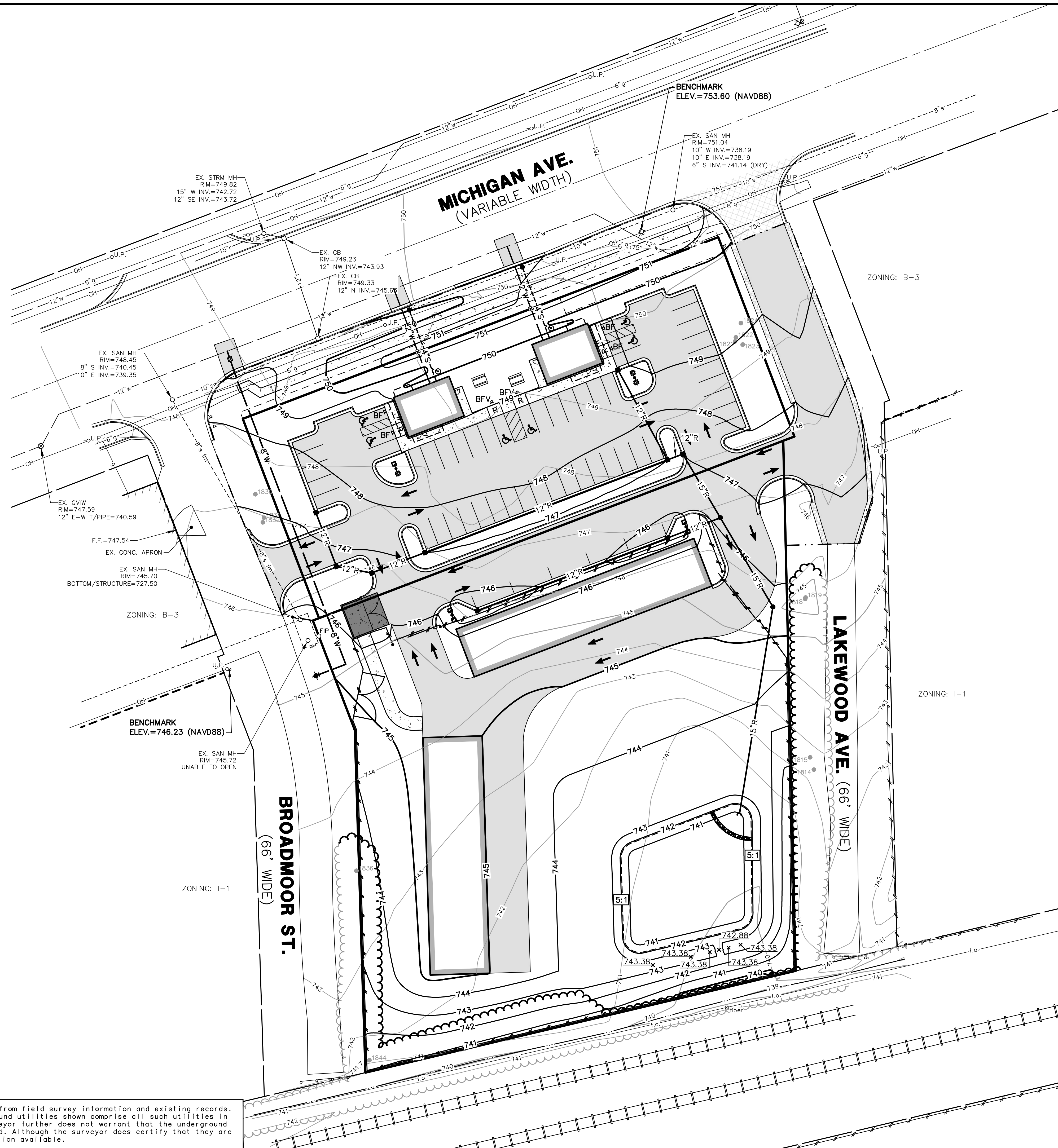
**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 DIMENSIONAL SITE PLAN

**05**

<b>JOB No.</b>	<b>20024</b>
<b>REVISIONS:</b>	
<b>DATE:</b>	06/15/20
<b>SHEET</b>	05 OF 17
<b>CADD:</b>	
<b>ENG:</b>	TPH
<b>PM:</b>	KEB
<b>TECH:</b>	
<b>DATE:</b>	7/20/24

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SCALE: 1" = 30'



**NOTES**

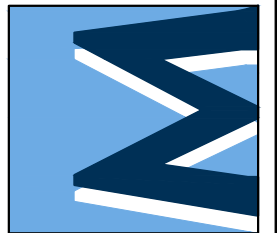
- PROPOSED CURB & GUTTER, PAVEMENT AND SIDEWALK TO MATCH EXISTING PAVEMENT/SIDEWALK GRADE AT REMOVAL LIMITS.
- SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SIDEWALK AND CURB RAMP GRADES WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTALS.

**LEGEND**

	EXIST. CONTOUR
	PROP. CONTOUR
	EXIST. SPOT ELEVATION
	PROP. SPOT ELEVATION
	EXIST. UTILITY POLE
	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	EXIST. TELEPHONE LINE
	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
	EXIST. GAS VALVE
	EXIST. FIBER OPTIC LINE
	EXIST. WATER MAIN
	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
	POST INDICATOR VALVE
	PROP. INDICATOR VALVE
	THRUST BLOCK
	PROP. KNOBBOX
	EXIST. FIRE DEPARTMENT CONNECTION
	PROP. FIRE DEPARTMENT CONNECTION
	EXIST. STORM SEWER
	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
	EXIST. DOWNSPOUT
	PROP. DOWNSPOUT
	EXIST. SANITARY SEWER
	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
	FF
	GF
	BFF

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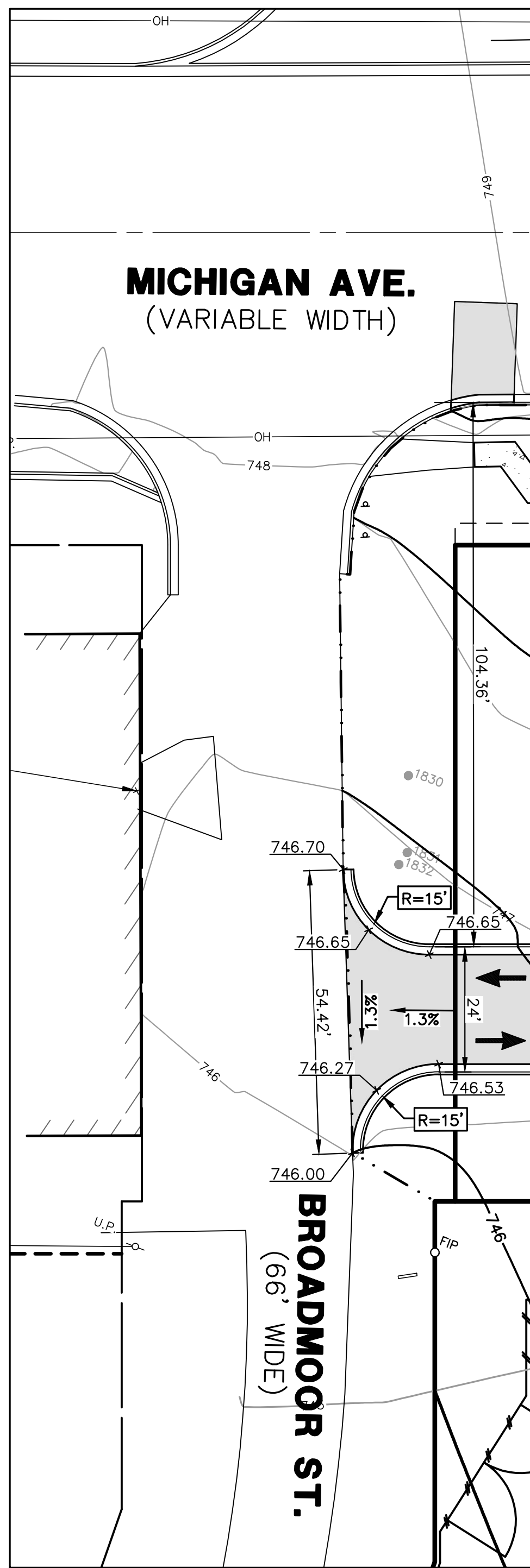
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 (734) 320-3240

**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 GRADING PLAN

**06**

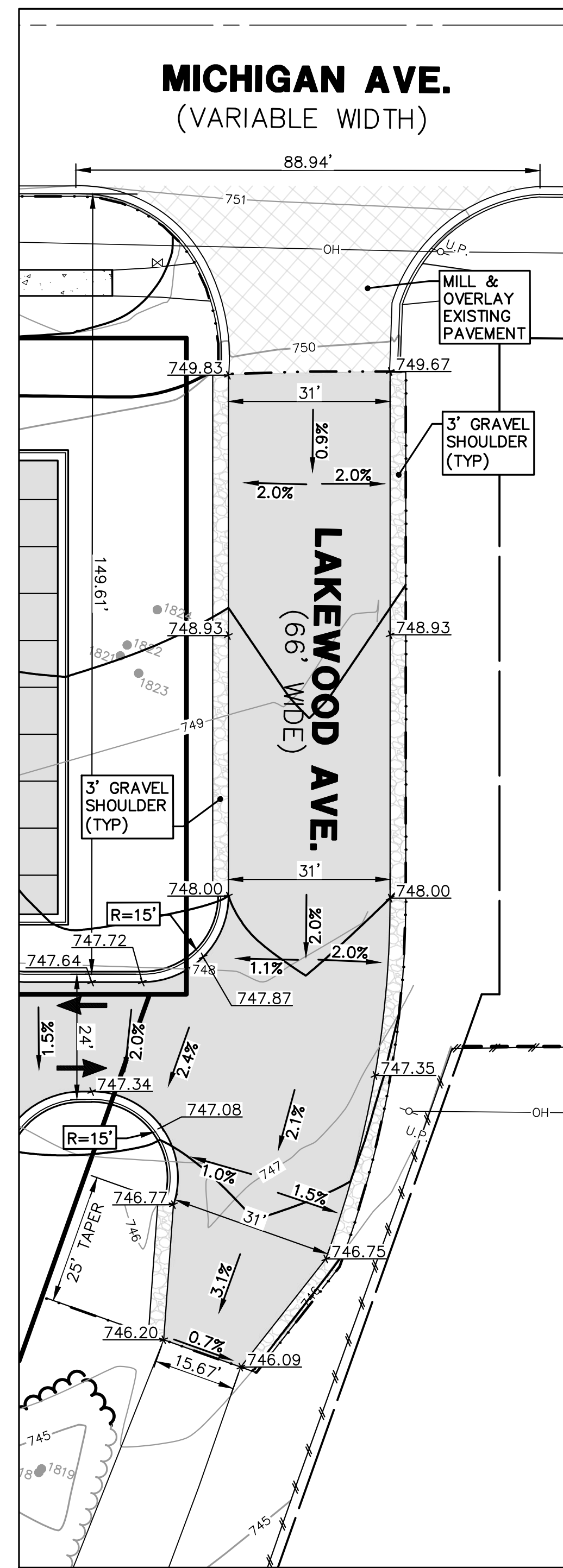
DATE: 06/15/20	REV. DATE:
SHEET 06 OF 17	REV. DATE:
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TECH: /	REV. DATE:
Z/20240601	REV. DATE:

**2024**



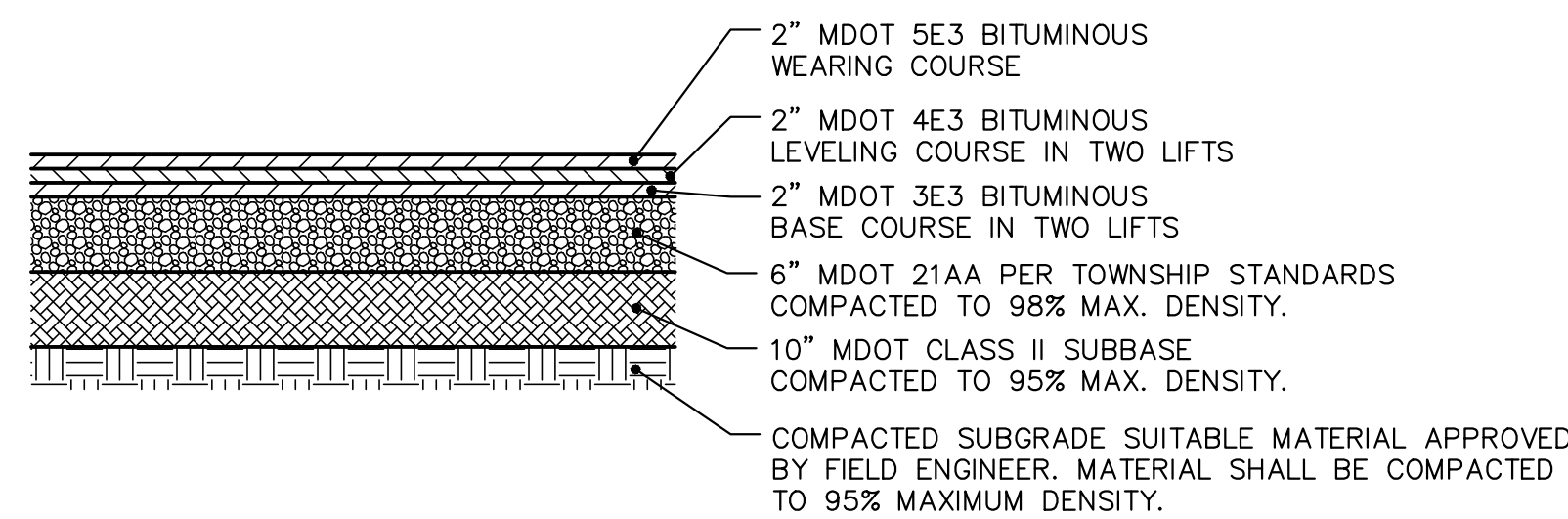
**BROADMOOR STREET DRIVEWAY**

SCALE: 1"=20'



**LAKEWOOD AVENUE DRIVEWAY**

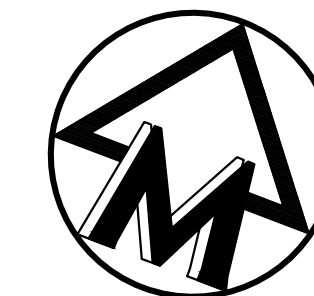
SCALE: 1"=20'



**BITUMINOUS PAVEMENT DETAIL  
 (FOR USE IN BROADMOOR/  
 LAKEVIEW R.O.W.)**

NOT TO SCALE

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SCALE: 1" = 10'  
 0 10 20 30



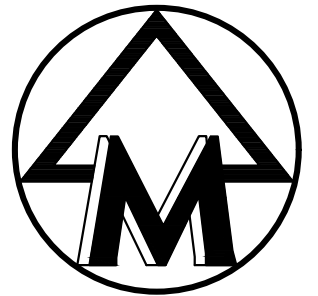
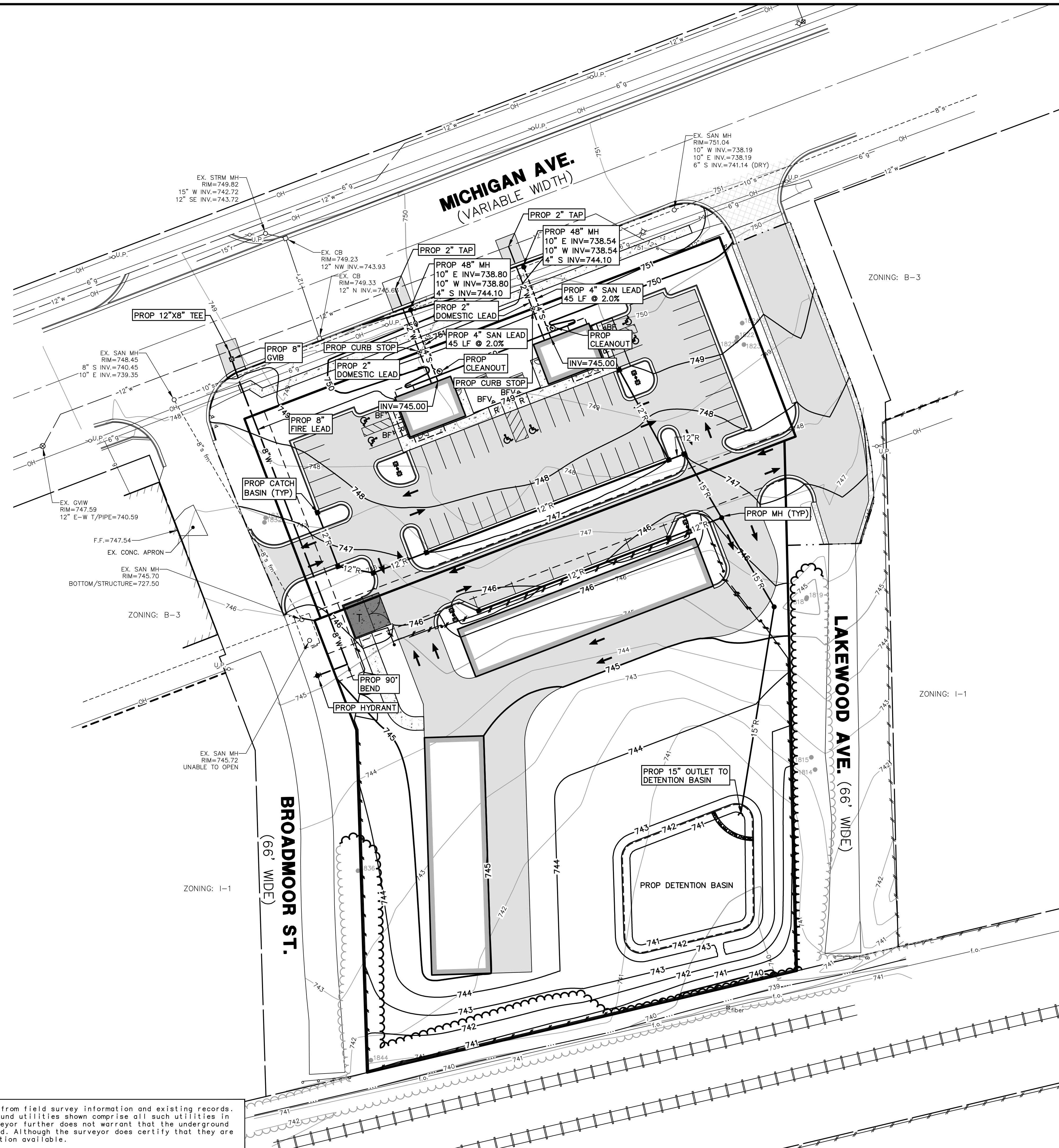
**NOTES**

1. PROPOSED CURB & GUTTER, PAVEMENT AND SIDEWALK TO MATCH EXISTING PAVEMENT/SIDEWALK GRADE AT REMOVAL LIMITS.
2. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SIDEWALK AND CURB RAMP GRADES WILL BE REVIEWED DURING CONSTRUCTION PLAN SUBMITTALS.

**LEGEND**

838	EXIST. CONTOUR
838	PROP. CONTOUR
x836.2	EXIST. SPOT ELEVATION
36.60x	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GUY WIRE	GUY WIRE
ELEC. TRANSFORMER	ELEC. TRANSFORMER
EXIST. AC UNIT	EXIST. AC UNIT
EXIST. GENERATOR	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
*	PROP. LIGHT POLE
TEL	EXIST. TELEPHONE LINE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS LINE
G	EXIST. GAS VALVE
F.O.	EXIST. FIBER OPTIC LINE
W	EXIST. WATER MAIN
W	PROP. WATER MAIN
H	EXIST. HYDRANT
H	PROP. HYDRANT
G.V.B	EXIST. GATE VALVE IN BOX
G.V.B	PROP. GATE VALVE IN BOX
G.V.W	EXIST. GATE VALVE IN WELL
G.V.W	PROP. GATE VALVE IN WELL
C.S.B	EXIST. CURB STOP & BOX
C.S.B	PROP. CURB STOP & BOX
R	REDUCER
B.O	EXIST. BLOW-OFF
B.O	PROP. BLOW-OFF
P.I.V	POST INDICATOR VALVE
P.I.V	PROP. INDICATOR VALVE
T.B	THRUST BLOCK
K.B	PROP. KNOXBOX
FDC	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
R	EXIST. STORM SEWER
R	PROP. STORM SEWER
C.B	EXIST. CATCH BASIN OR INLET
C.B	PROP. CATCH BASIN OR INLET
B.I	EXIST. BEEHIVE INLET
B.I	PROP. BEEHIVE INLET
R.D	PROP. ROOF DRAIN
END SECTION	END SECTION
H.W	HEAD WALL
C	CULVERT
D.S	EXIST. DOWNSPOUT
D.S	PROP. DOWNSPOUT
S.S	EXIST. SANITARY SEWER
S.S	PROP. SANITARY SEWER
C	EXIST. CLEANOUT
C	PROP. CLEANOUT
C/L	C/L OF DITCH
DR	DRAINAGE DIRECTION
SIGN	SIGN
T	SINGLE TREE
T	TREE OR BRUSH LIMIT
F	FENCE
S.F	SILT FENCE
L.D	LIMITS OF DISTURBANCE
C.F	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

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SCALE: 1" = 30'  
0 30 60 90



### LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
GW	GUY WIRE
TR	ELEC. TRANSFORMER
AC	EXIST. AC UNIT
GEN	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
LP	EXIST. LIGHT POLE
PL	PROP. LIGHT POLE
BL	PROP. BUILDING LIGHT
TL	EXIST. TELEPHONE LINE
PT	PROP. TELEPHONE LINE
EL	EXIST. ELECTRIC LINE
EP	PROP. ELECTRIC LINE
GL	EXIST. GAS LINE
GP	PROP. GAS LINE
GV	EXIST. GAS VALVE
FO	EXIST. FIBER OPTIC LINE
FO	PROP. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
WM	PROP. WATER MAIN
HY	EXIST. HYDRANT
HY	PROP. HYDRANT
GV	EXIST. GATE VALVE IN BOX
GV	PROP. GATE VALVE IN BOX
GV	EXIST. GATE VALVE IN WELL
GV	PROP. GATE VALVE IN WELL
CS	EXIST. CURB STOP & BOX
CS	PROP. CURB STOP & BOX
RED	REDUCER
BO	EXIST. BLOW-OFF
BO	PROP. BLOW-OFF
PIV	POST INDICATOR VALVE
PIV	PROP. POST INDICATOR VALVE
THR	THRUST BLOCK
FDC	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
KB	PROP. KNOXBOX
RS	EXIST. STORM SEWER
RS	PROP. STORM SEWER
CB	EXIST. CATCH BASIN OR INLET
CB	PROP. CATCH BASIN OR INLET
BI	EXIST. BEEHIVE INLET
BI	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
END	END SECTION
WALL	WALL
CULV	CULVERT
DS	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
SS	EXIST. SANITARY SEWER
SS	PROP. SANITARY SEWER
CN	EXIST. CLEANOUT
CN	PROP. CLEANOUT
TR	TELEPHONE RISER
CTV	CABLE TELEVISION RISER
EM	ELECTRIC METER
WM	WATER METER
SCB	SPRINKLER CONTROL BOX
GM	GAS METER
GLM	GAS LINE MARKER
FOM	FIBER OPTIC MARKER
PC	PEDESTRIAN CROSSING SIGNAL
TCS	TRAFFIC SIGNAL CONTROL BOX
WELL	WELL
SH	EXIST. SPRINKLER HEAD
FC	EXIST. GAS FILLER CAP
VCS	EXIST. VEHICLE CHARGING STATION
VCS	PROP. VEHICLE CHARGING STATION

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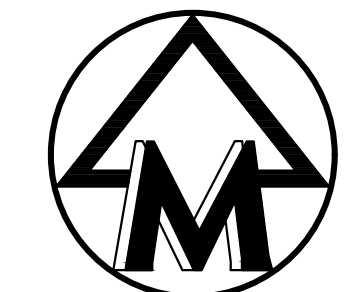
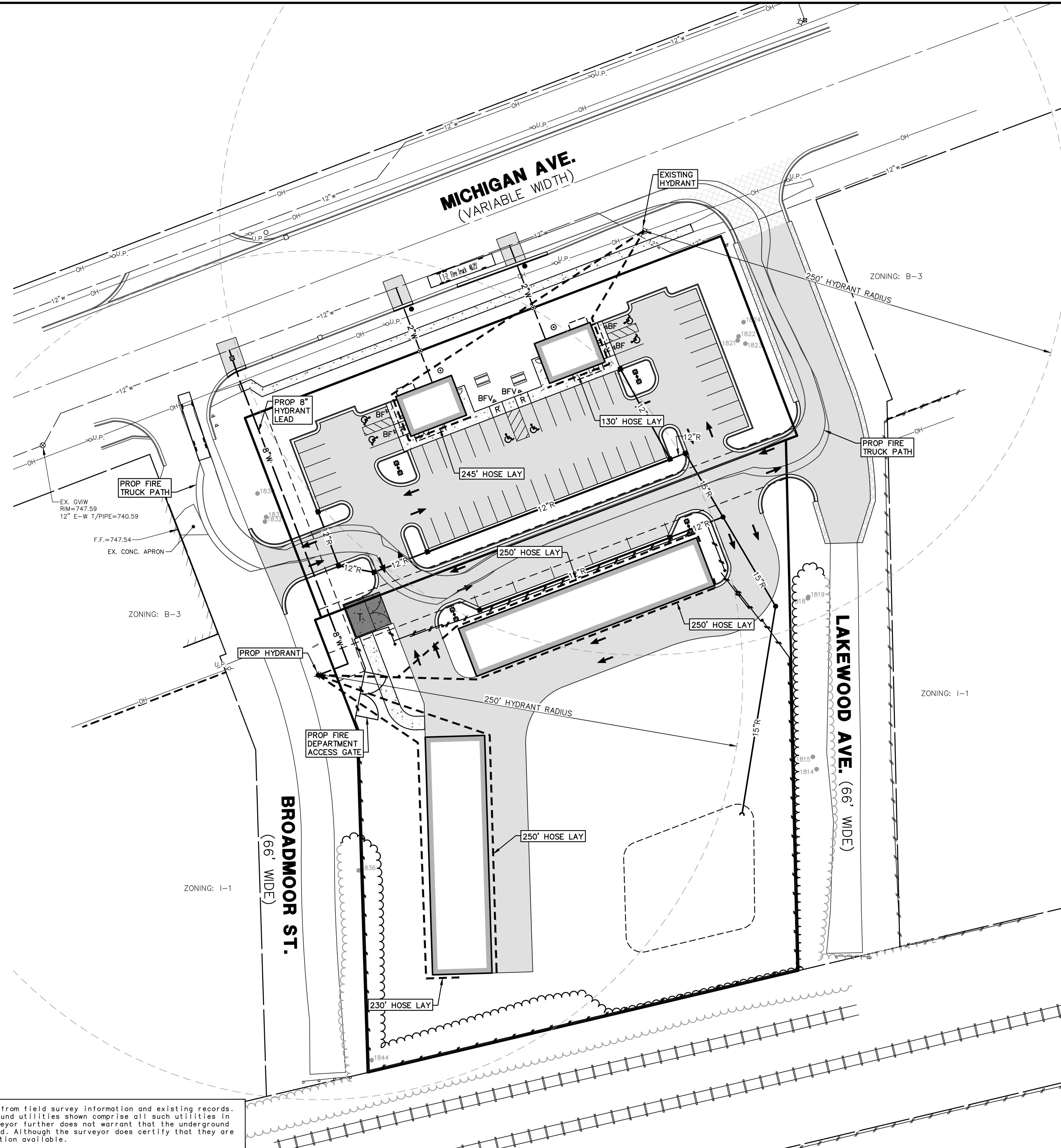
**DRIVE IN / SELF STORAGE**  
SITE PLAN  
UTILITY PLAN

**08**

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SHEET 08 OF 17	REV. DATE:
CADD:	REV. DATE:
ENG: TPH	REV. DATE:
PM: KEB	REV. DATE:
TECH: KEB	REV. DATE:
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JOB No. **20024**

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SCALE: 1" = 30'



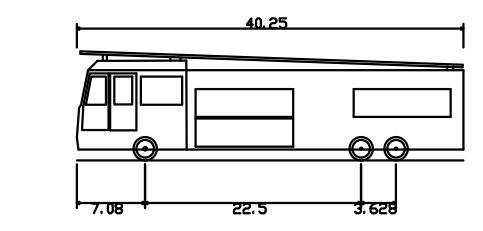
**NOTES**

1. ADDRESSING: NUMERICS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND CLEARLY VISIBLE WHEN APPROACHING THE BUILDING.
2. KNOX BOX EMERGENCY ACCESS SYSTEM WITH KEYS TO ACCESS THE SOUTHERN PARCEL.
3. THE KNOX BOX SHALL BE MOUNTED NO HIGHER THAN 6 FEET FROM GRADE IN AN APPROVED LOCATION ON THE EXTERIOR FOR EMERGENCY ACCESS.
4. CONSTRUCTION SEQUENCING:
  - a. HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
  - b. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENTS BEFORE THE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIALS ARE PLACED ON THE JOB SITE.
  - c. STORAGE AREAS FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
  - d. IF SITE ACCESS IS TO BE RESTRICTED DURING CONSTRUCTION, KNOX BOX LOCKS FOR GATES ARE TO BE PROVIDED.
5. NO FIREWALLS WILL BE CONSTRUCTED WITHIN THE BUILDING.

**LEGEND**

	EXIST. UTILITY POLE
	EXIST. UTILITY POLE W/ TRANS.
	EXIST. GUY POLE
	EXIST. GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BUILDING LIGHT
	EXIST. WATER MAIN
	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
	POST INDICATOR VALVE
	PROP. POST INDICATOR VALVE
	THRUST BLOCK
	EXIST. FIRE DEPARTMENT CONNECTION
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. KNOXBOX

**FIRE TRUCK PROFILE**



T-2 Fire Truck	40.25'
Overall Length	40.250ft
Overall Width	7.000ft
Overall Body Height	11.364ft
Min Body Ground Clearance	6.144ft
Track Width	6.500ft
Lock-to-lock time	2.06s
Max Steering Angle (Virtual)	45.00°

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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 FIRE PROTECTION PLAN

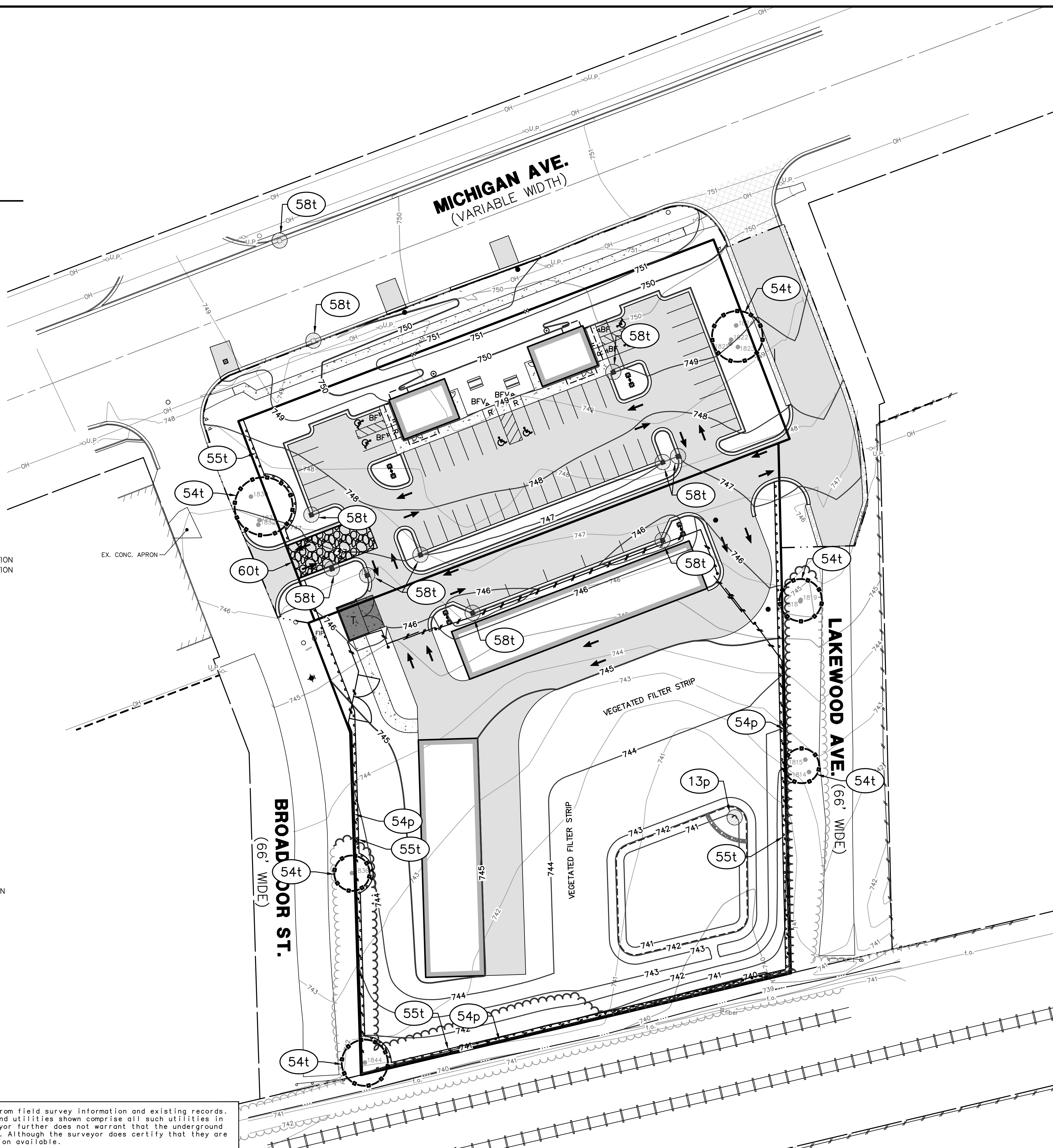
09

DATE:	2024
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TECH.:	
DATE:	7/20/24/F1

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**LEGEND**

- 83B ——— EXIST. CONTOUR
- 83B ——— PROP. CONTOUR
- ×536.2 EXIST. SPOT ELEVATION
- 36.60x PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- U.P. EXIST. UTILITY POLE W/ TRANS.
- GUY WIRE
- ⊠ ELEC. TRANSFORMER
- ⊠ EXIST. AC UNIT
- ⊠ EXIST. GENERATOR
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- REDUCER
- EXIST. BLOW-OFF
- PROP. BLOW-OFF
- POST INDICATOR VALVE
- PROP. POST INDICATOR VALVE
- THRUST BLOCK
- PROP. KNOXBOX
- EXIST. FIRE DEPARTMENT CONNECTION
- PROP. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- PROP. BEEHIVE INLET
- PROP. ROOF DRAIN
- END SECTION
- HEAD WALL
- CULVERT
- ds EXIST. DOWNSPOUT
- ps PROP. DOWNSPOUT
- s EXIST. SANITARY SEWER
- s PROP. SANITARY SEWER
- s EXIST. CLEANOUT
- s PROP. CLEANOUT
- C/L OF DITCH
- DRAINAGE DIRECTION
- SIGN
- SINGLE TREE
- TREE OR BRUSH LIMIT
- FENCE
- SILTFENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- FF FINISH FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- BFF BASEMENT FINISH FLOOR ELEVATION



SCALE: 1" = 30'

**SOIL EROSION CONSTRUCTION NOTES**

1. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT YPSILANTI TOWNSHIP ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
2. PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY GRAVEL FILTER(S) SHOWN ON THE PLANS.
3. ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
4. THE ACTUAL LOCATION OF THE MUD TRACKING MATS AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
5. ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT AND BUILDINGS ARE PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.

**SOIL EROSION MAINTENANCE REQUIREMENTS**

1. ALL STRAW BALE AND/OR SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 6" OF THE TOP OF ANY STRAW BALE OR WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
3. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

**PROGRAM PROPOSAL**

THE PROPOSED DEVELOPMENT IS INTENDED FOR COMMERCIAL USE. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT, IF NECESSARY, OF ANY AND ALL OF THE PERMANENT SOIL EROSION CONTROL FEATURES ASSOCIATED WITH SEDIMENT AND SOIL EROSION CONTROL WITHIN THE DEVELOPMENT. THE FINANCIAL IMPLICATIONS OF SAID MAINTENANCE WILL BE ADMINISTERED IN THE SAME MANNER AS OTHER MAINTENANCE NEEDS AS DETERMINED BY YPSILANTI TOWNSHIP.

CONSTRUCTION SEQUENCE	SOIL EROSION CONTROLS AND NATURAL FEATURES PROTECTION MEASURES
PRIOR TO CONSTRUCTION	<ul style="list-style-type: none"> <li>- IDENTIFY CONSTRUCTION LIMITS</li> <li>- INSTALL SILT FENCE</li> <li>- INSTALL CURB AND GUTTER INLET FILTERS</li> <li>- INSTALL TREE PROTECTION FENCE</li> </ul>
CONSTRUCT UTILITIES	<ul style="list-style-type: none"> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
FINE GRADE SITE	<ul style="list-style-type: none"> <li>- SEED AND MULCH (SOD SLOPES &gt; 3:1)</li> <li>- DISTURBED AREAS</li> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
CLEAN UP SITE	<ul style="list-style-type: none"> <li>- RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN</li> <li>- MAINTAIN EXISTING CONTROLS</li> </ul>
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	<ul style="list-style-type: none"> <li>- REMOVE CURB AND GUTTER INLET FILTERS</li> <li>- CLEAN OUT INLET SUMPS</li> </ul>

**SOIL EROSION CONTROL MEASURES**

t = temporary    p = permanent

<b>5</b>		<b>58</b>	
<b>6</b>		<b>59</b>	
<b>54</b>		<b>60</b>	
<b>55</b>			

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

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DRIVE IN / SELF STORAGE

SITE PLAN

SOIL EROSION CONTROL PLAN

10

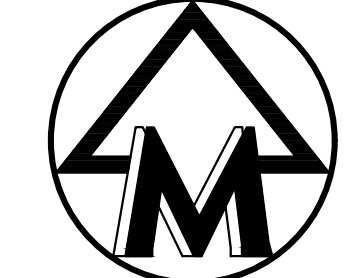
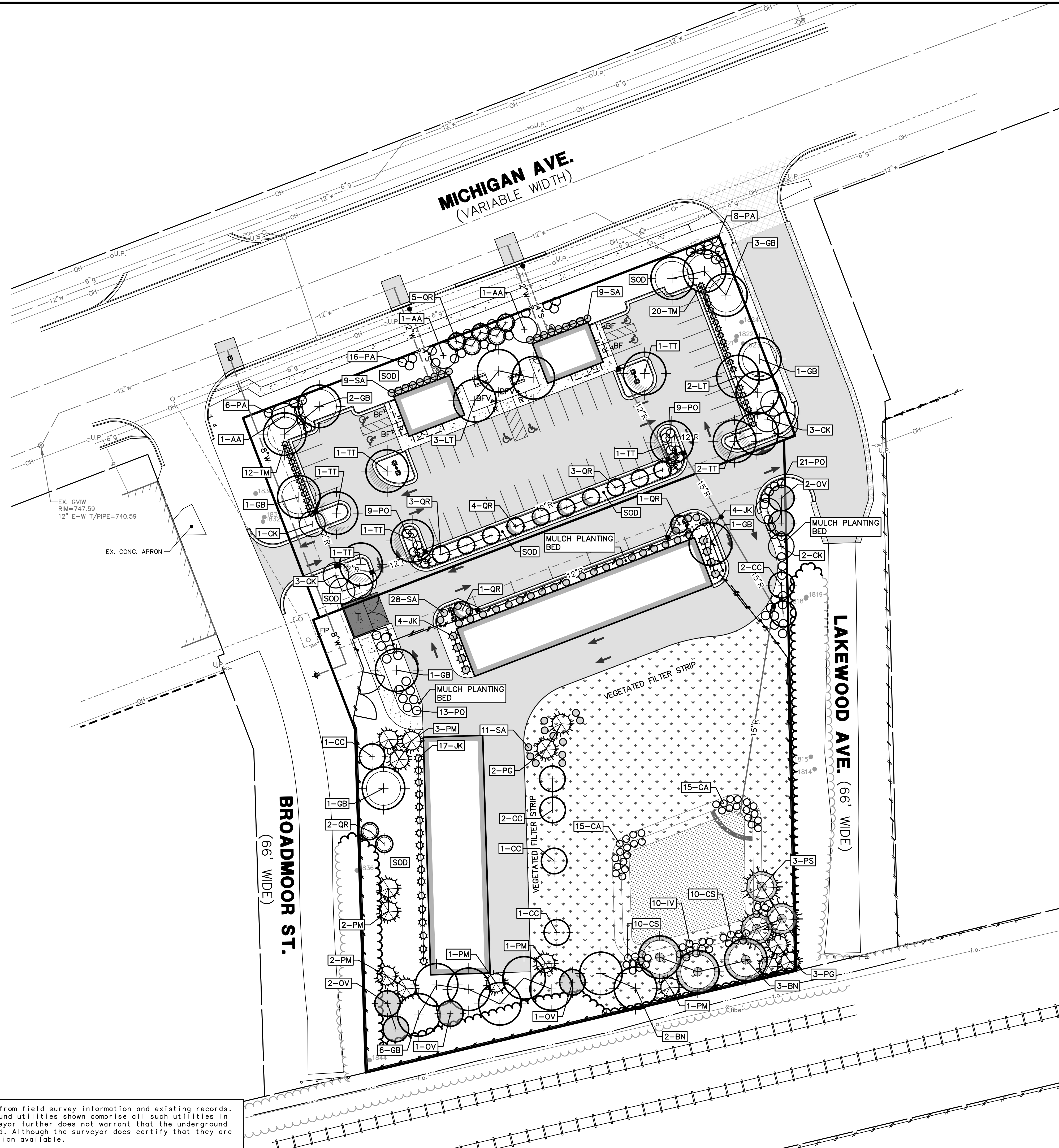
DATE: 06/15/20  
 SHEET 10 OF 17

REV. DATE

2024

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SCALE: 1" = 30'  
0 30 60 90



**LANDSCAPE REQUIREMENTS**

General Landscaping	Allowed/Required	Proposed
Mixture of Evergreen/Deciduous	1 tree per 1,000 sf of lawn area 43,067 sf	15 evergreen trees 28 deciduous trees
Shrub	1 shrub per 500 sf of lawn area 43,067 sf	87 shrubs
Street Yard Landscaping		
Deciduous Tree	1/40 linear feet of frontage	
Ornamental Tree	1/100 linear feet of frontage	
Shrub	1/10 linear feet of frontage	
Michigan Ave	300 LF	8 Deciduous / 3 Ornamental / 30 Shrubs
Lakewood Ave	410 LF	3 prop trees 8 exist / 5 ornamental / 41 shrubs
Broadmoor Street	372 LF	4 prop trees 6 exist / 4 ornamental / 38 shrubs
Detention Pond Landscaping		
Shade or Evergreen Tree	1 tree per 50 LF	3 evergreen + 3 shade = 6 trees
Shrubs	10 shrubs per 50 LF	60 shrubs
280 LF		
Parking Lot Landscaping		
1 large deciduous tree per 3000 sf of paved driveway and parking surface w/ 1 tree per island		39,337 sf / 3000 = 14 trees
Conflicting Land Use buffer	NA	NA
Tree Mitigation	NA	NA
Requesting 30% removed 42" DBH - 13' / 2.5" cal = 6 replacement trees (LM #1820)		

**LANDSCAPE LEGEND**

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED CANOPY TREE (PARKING)
- PROPOSED CANOPY TREE (STREET YARD)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED CANOPY TREE (DETENTION)
- PROPOSED EVERGREEN TREE (DETENTION)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- WET MESIC PRAIRIE MIX
- NATIVE GRASS SEED MIX
- PROPOSED EDGING

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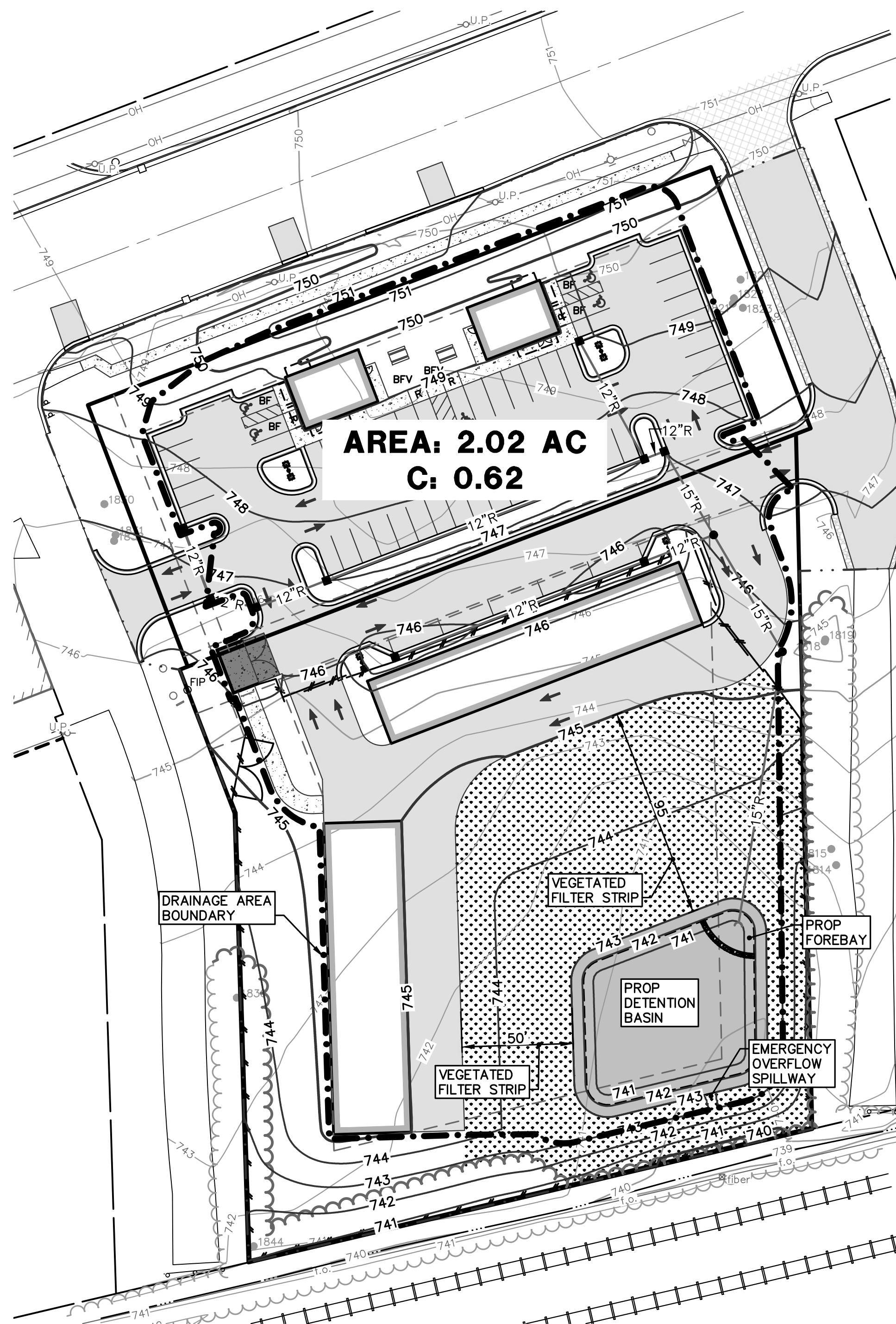
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**DRIVE IN / SELF STORAGE**  
SITE PLAN  
LANDSCAPE PLAN

**11**

DATE: 06/15/20	REV. DATE:
SHEET 11 OF 17	ADD:
ENG: TPH	PK: KEB
TECH: KEB	DATE: 7/20/24
2024	

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**NOTES**

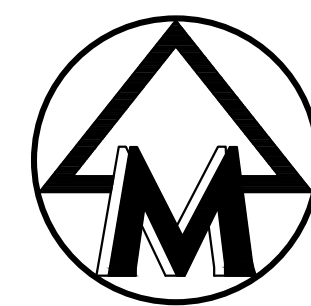
THE PROPOSED STORMWATER MANAGEMENT SYSTEM CONSISTS OF A SINGLE DETENTION BASIN IN THE SOUTHEAST CORNER OF THE SITE. THIS BASIN WILL SERVICE BOTH THE NORTHERN AND SOUTHERN PARCELS. INFILTRATION TESTING PROVIDED AN AVERAGE DESIGN INFILTRATION RATE OF 7.87 IN/HR THAT IS USED IN THESE CALCULATIONS.

RUNOFF FROM THE NORTHERN PARCEL WILL BE COLLECTED INTO THE PROPOSED STORM SEWER SYSTEM AND WILL OUTLET AT THE NORTHEAST CORNER OF THE DETENTION BASIN. RUNOFF FROM THE SOUTHERN PARCEL WILL SHEETFLOW ACROSS A VEGETATED FILTER STRIP AND THEN INTO THE PROPOSED DETENTION BASIN.

THE DETENTION BASIN WILL FULLY DRAIN THROUGH INFILTRATION. HOWEVER, AN EMERGENCY OVERFLOW SPILLWAY IS PROPOSED ON THE SOUTH SIDE OF THE BASIN. EMERGENCY DISCHARGE WOULD FLOW INTO THE EXISTING SWALE ADJACENT TO THE SOUTH OF THE PROPERTY.

**LEGEND**

- EXIST. STORM SEWER
- R— PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- RD --- PROP. ROOF DRAIN
- ⊙ EXIST. CLEANOUT
- ⊙ PROP. CLEANOUT
- PROP. DRAINAGE AREA BOUNDARY
- 1.17 AC PROP. DRAINAGE AREA LABEL



SCALE: 1" = 40'  
0 40 80 120



**Southeast Basin Stormwater Calculations**

**W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients**

**Rational Method Variables**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		51,962	1.19	0.95	1.13
Grass	A	36,063	0.83	0.15	0.12
<b>Total</b>		<b>88,025</b>	<b>2.02</b>		<b>1.26</b>

**NCRS Variables (Pervious)**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	36,063	0.83	49	0.41
<b>Total</b>		<b>36,063</b>	<b>0.83</b>		<b>0.41</b>

**NCRS Variables (Impervious)**

Cover Type	Soil Type	Area (sq ft)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		51,962	1.19	98	1.17
Water Surface		0	0.00	98	0.00
<b>Total</b>		<b>51,962</b>	<b>1.19</b>		<b>1.17</b>

**W2 - W2 - First Flush Runoff Calculations (Vff)**

A.  $V_{ff} = 1" \times 1/12" \times 43560 \text{ sq ft/ac} \times A \times C$  where A = 2.02 and where C = 0.62  
 $V_{ff} = 1" \times 1/12" \times 43560 \text{ sq ft/ac} \times 2.02 \times 0.62 = 4,548 \text{ cft}$

**W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)**

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Pre-Development CN: CN = 32
- C. Good Cover Woods, Type A Soils: S = 21,250 in
- D.  $S = (1000 / CN) - 10$ : S = 21,250 in
- E.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.000 in
- F. Total Site Area excluding "Self-Crediting" BMPs: 88,025 sq ft
- G.  $V_{bf-pre} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-pre} = 0 \text{ cft}$

**W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)**

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Pervious Cover CN From Worksheet 1: CN = 49
- C.  $S = (1000 / CN) - 10$ : S = 10,408 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.007 in
- E. Pervious Cover Area from Worksheet 1: 36,063 sq ft
- F.  $V_{bf-per-post} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-per-post} = 20 \text{ cft}$

**W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)**

- A. 2 year / 24 hour storm event: P = 2.35 in
- B. Impervious Cover CN From Worksheet 1: CN = 98
- C.  $S = (1000 / CN) - 10$ : S = 0.204 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 2.122 in
- E. Impervious Cover Area from Worksheet 1: 51,962 sq ft
- F.  $V_{bf-imp-post} = Q \times (1/12) \times \text{Area}$ :  $V_{bf-imp-post} = 9,187 \text{ cft}$

**W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)**

- A. 100 year / 24 hour storm event: P = 5.11 in
- B. Pervious Cover CN From Worksheet 1: CN = 49
- C.  $S = (1000 / CN) - 10$ : S = 10,408 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 0.683 in
- E. Pervious Cover Area from Worksheet 1: 36,063 sq ft
- F.  $V_{100-per-post} = Q \times (1/12) \times \text{Area}$ :  $V_{100-per-post} = 2,051 \text{ cft}$

**W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)**

- A. 2 year / 24 hour storm event: P = 5.11 in
- B. Impervious Cover CN From Worksheet 1: CN = 98
- C.  $S = (1000 / CN) - 10$ : S = 0.204 in
- D.  $Q = [(P-0.2S)^2] / [P+0.8S]$ : Q = 4.873 in
- E. Impervious Cover Area from Worksheet 1: 51,962 sq ft
- F.  $V_{100-imp-post} = Q \times (1/12) \times \text{Area}$ :  $V_{100-imp-post} = 21,101 \text{ cft}$

**W8 - Time of Concentration (Tc-hrs)**

- A. Assume 15-minute minimum time of concentration: Tc = 0.25 hr

**W9 - Runoff Summary & On-Site Infiltration Requirement**

Item	Volume (cft)
Summary from Previous Worksheets	
First Flush Volume (Vff)	4,548 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)	0 cft
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)	20 cft
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)	9,187 cft
<b>Total BF Volume (Vbf-post)</b>	<b>9,207 cft</b>
Pervious Cover Post-Development 100-Year Volume (V100-per-post)	2,051 cft
Impervious Cover Post-Development 100-Year Volume (V100-imp-post)	21,101 cft
<b>Total 100-Year Volume (V100)</b>	<b>23,152 cft</b>
Determine On-Site Infiltration Requirement	
Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume	
Total Post-Development Bankfull Volume (Vbf-post)	9,207 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)	0 cft
<b>Bankfull Volume Difference</b>	<b>9,207 cft</b>
<b>Infiltration Requirement (Vin)</b>	<b>9,207 cft</b>

**W10 - Detention/Retention Requirement**

- A.  $Q_p = 238.6 T_c^{0.82}$ : 743.63 cfs/(in x sq. mi)
- B. Total Site Area excluding "Self-Crediting" BMPs: 2.02 ac
- C.  $Q_{100} = Q_{100-per} + Q_{100-imp}$ : 5.556 in
- D. Peak Flow (PF) =  $Q_p \times Q_{100} \times \text{Area} / 640$ : 13.04 cfs
- E. Delta =  $PF - 0.15 \times \text{Area (ac)}$ : 12.74 cfs
- F.  $V_{det} = \text{Delta} / PF \times V_{100}$ : 0.30 cfs
- G. Required Detention not including infiltration credit or penalty: 22,614 cft
- H. Sediment Forebay Volume Required (5% of V100): 1,158 cft

**Retention**

A. $V_{ret} = 2 \times V_{100}$	46,304 cft
---------------------------------	------------

**W11 - Determine Applicable BMPs and Associated Volume Credits**

Infiltration testing was completed and on-site soils appear to be mostly sand. A design infiltration rate of 7.87 in/hr will be used based on the geotechnical engineer's recommendation.

Proposed BMP	Area (sq ft)	Storage Volume (cft)		Design Infil. Rate (in/hr)	Infil. Volume in 6-hr Drawdown (cft)	Total Volume Reduction (cft)
		Surface	In Soil			
Infiltration Basin	4,682	4,120	0	7.87	18,424	22,544
<b>Total Volume Reduction Credit by Proposed Structural BMPs (cft)</b>						<b>22,544</b>
<b>Runoff Volume Infiltration Requirement (Vin) from W9 (cft)</b>						<b>9,207</b>
<b>Runoff Volume Credit (cft)</b>						<b>13,336</b>

**W12 - Natural Features Inventory**

There are no natural features located on this site.

**W13 - Site Summary of Infiltration & Detention**

**A. Stormwater Management Summary**

Min Infiltration Requirement (Vin)	9,207 cft
Designed/Provided Infiltration Volume	22,544 cft
% Minimum Required Infiltration Provided	245 %
Total Calculated Detention Volume, Vdet	22,614 cft
Net Required Detention Volume	70 cft
(Vdet - Designed/Provided Infiltration Volume)	

**B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.**

% Required Infiltration NOT Provided	0.0 %
(100% - % Minimum Required Infiltration Provided)	
Net % Penalty (20% x % Required Infiltration NOT Provided)	0.0 %
<b>Total Required Detention Volume, including penalty</b>	<b>22,614 cft</b>
[(100% + Net % Penalty) x Net Required Detention Volume]	

**Detention Outlet Calculations**

**A. Required Detention Volumes (Reduced by 6-hour infiltration)**

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	4,548 cft	-	18,424 cft	=	(13,876) cft
Bankfull	9,207 cft	-	18,424 cft	=	(9,216) cft
100-year	22,614 cft	-	18,424 cft	=	4,190 cft
100-year + Req'd Penalty	22,614 cft	-	18,424 cft	=	4,190 cft
Forebay Volume Required (5% of 100-yr)				=	210 cft

**B. Detention Volumes Provided**

Elevation	Area (sq ft)	Depth (ft)	Volume (cft)	Cum. Volume (cft)
741.0	4,096	0.0	0	0
742.0	5,437	1.0	4,751	4,751
743.0	6,936	1.0	6,171	10,922
<b>Total Volume =</b>				<b>10,922</b>

**Storage Elevation Calculation**

100-Year Elevation (X100) =  $\frac{742.0 - 741.0}{4,751} = \frac{X_{100} - 741.0}{4,190}$  X100 = 741.88 ft

**C. Full Infiltration Design**

Total Storage Volume	22,614 cft
Infiltration Area	4682 sq ft
Infiltration Rate, Average	7.87 in/hr
Infiltration Flow Rate	3070.61 cft/hr
Time to Fully Drain	7.4 hr

This is less than 48 hours max, so the basin complies with the drawdown requirement.

**DRIVE IN / SELF STORAGE**

**12**

**2024**

JOB No. 2024

REVISIONS:

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SITE PLAN  
STORMWATER MANAGEMENT PLAN

DATE: 06/15/20  
SHEET 12 OF 17

REV. DATE  
CADD: ENG: TPH  
PK: KEB  
TECH: /2024SWI

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**STORMWATER MANAGEMENT SYSTEM MAINTENANCE**

**STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN**

1. Responsibility for Maintenance:
  - a. During construction, it is the contractor's responsibility to perform the maintenance.
  - b. Following construction, it will be the responsibility of the Washtenaw County Parks Department to perform the maintenance.
2. Maintenance Tasks and Schedule:
  - a. See the chart on this sheet. The chart describes maintenance tasks to be performed by the Parks staff.
  - b. Immediately following construction, the developer will have the stormwater management system inspected by an engineer to verify grades of the rain garden and infiltration areas to make recommendations for any necessary sediment removal.

\*\*Note: No chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator\*\*

**PERMANENT STORMWATER MAINTENANCE TASKS AND SCHEDULE**

	Components			Schedule
	Underground Detention Chamber	Infiltration Areas	Rain Garden	
Inspect for sediment accumulation	X	X	X	Annually and following storms of 1 inch or more
Removal of sediment accumulation	X	X	X	Annually
Inspect for floatables and debris	X	X	X	Annually and after major storms
Cleaning of floatables and debris	X	X	X	Annually and after major storms
Inspect System for erosion		X	X	Annually and after major storms
Re-Establish Permanent Vegetation on Eroded Areas		X	X	As needed

**MAINTENANCE PLAN BUDGET**

Inspection of system for sediment accumulation	\$350.00
Removal of sediment accumulation	\$800.00
Inspect for floatables and debris	\$350.00
Removal of floatables and debris	\$800.00
Inspect system for erosion	\$350.00
Re-establish permanent vegetation, as needed	\$1,000.00
<b>Total Annual Budget</b>	<b>\$3,650.00</b>

JOB No. **20024**

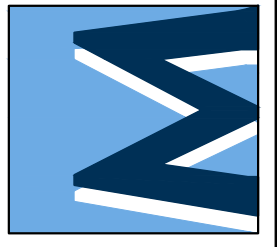
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 SHEET 13 OF 17

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**DRIVE IN / SELF STORAGE**  
 SITE PLAN  
 STORMWATER MANAGEMENT DETAILS

**13**

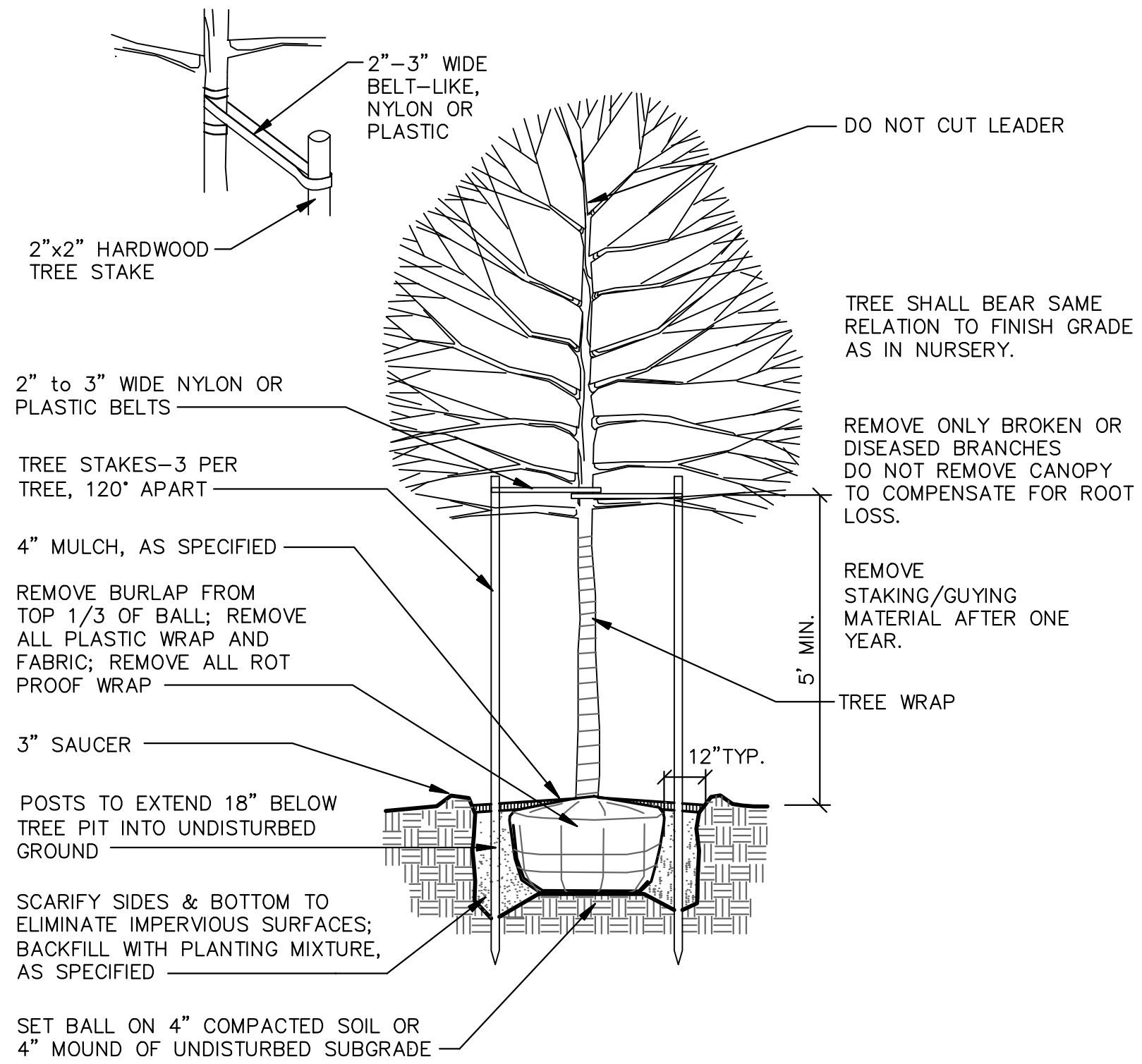
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NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



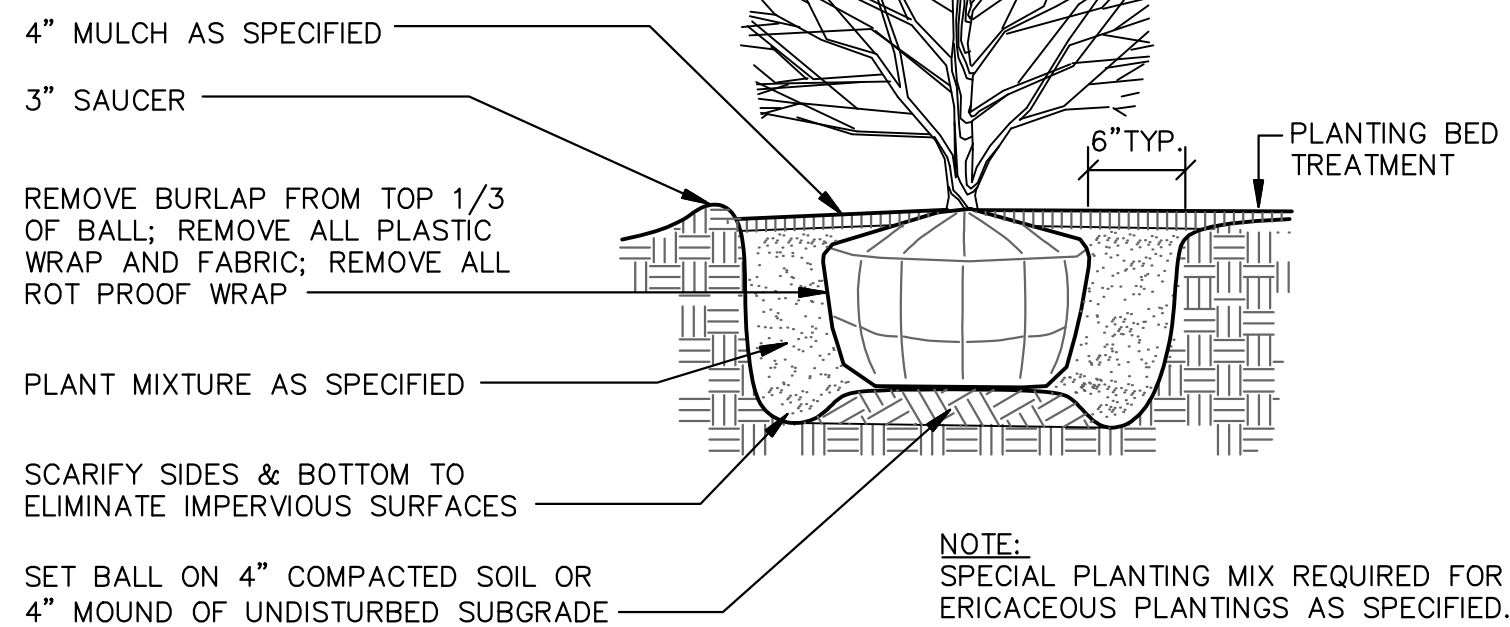
### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

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



### SHRUB PLANTING DETAIL

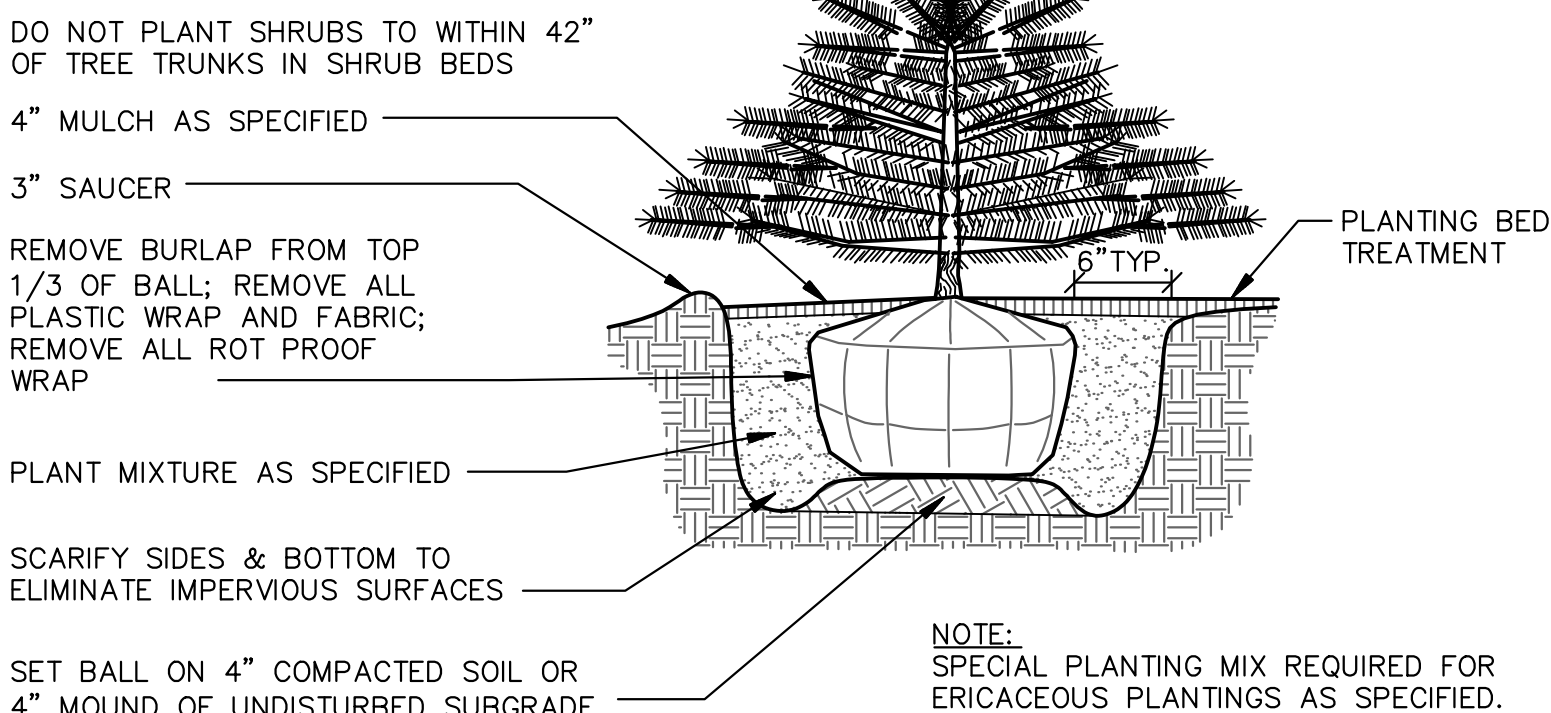
NOT TO SCALE

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

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

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

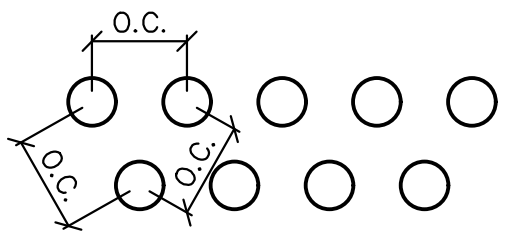


### EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

### PLANT PALETTE

Total	Mitigation	General Landscaping	Street Yard Michigan Ave	Street Yard Lakewood	Street Yard Broadmoor	Detention Basin	Parking Lot	Symbol	Botanical Name	Common Name	Size	Spacing	Root	Remarks
<b>Evergreen Trees</b>														
5		5						PG	<i>Picea glauca</i> 'Bonsai'	Black Hills Spruce	6-7' ht	15' o.c.	BBB	Full
3		10						PS	<i>Pinus strobus</i>	White Pine	6-7' ht	25' o.c.	BBB	Full
18		15						PAM	<i>Pinus moniana</i>	Black Spruce	6-7' ht	15' o.c.	BBB	Full
									Total					
<b>Deciduous Trees</b>														
3		7	3					AA	<i>Aronia arbutifolia</i>	Servicberry	2" cal	15' o.c.	BBB	Tree form
7		8						CC	<i>Cornus canadensis</i>	American Hornbeam	2.5" cal	15' o.c.	BBB	
16		8	3	3	2			GB	<i>Ginkgo biloba</i>	Ginkgo	2" cal	25' o.c.	BBB	Male
5		2				3		BN	<i>Betula nigra</i>	River Birch	2.5" cal	25' o.c.	BBB	Tree form
8							8	TT	<i>Tilia tomentosa</i>	Silver Linden	2" cal	25' o.c.	BBB	
19		6	5		2		6	QR	<i>Quercus robur</i> 'Kindred Spirit'	Kindred Spirit English Oak	2" cal	10' o.c.	BBB	
5		5						LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2" cal	25' o.c.	BBB	
6		6						OV	<i>Ostrya virginiana</i>	Hop Hornbeam	2.5" cal	15' o.c.	BBB	
9				5	4			CA	<i>Cornus kousa</i>	Kousa Dogwood	2" cal	15' o.c.	BBB	
78		6	28	11	8	8	3	14	Total					
<b>Shrubs</b>														
30							30	CA	<i>Clethra alnifolia</i>	Summersweet Clethra	2-3' ht	4' o.c.	#3 cont.	
20							20	CS	<i>Cornus sericea</i> 'Fevora'	Arctic Fir Red Twig Dogwood	3-4' ht	4' o.c.	#3 cont.	
10							10	IV	<i>Ilex virginica</i>	Little Henry Sweetgum	2-3' ht	4' o.c.	#3 cont.	
57		57						SA	<i>Spirea alba</i>	Meadowweet	2-3' ht	4' o.c.	#3 cont.	
52		18		21	13			PO	<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Ninebark	3-4' ht	5' o.c.	#3 cont.	
30			30					PA	<i>Physocarpus opulifolius</i> 'Amber Jubilee'	Amber Jubilee Ninebark	3-4' ht	5' o.c.	#3 cont.	
32				20	12			TM	<i>Taxus x media</i> 'Wardii'	Ward's Yew	2-3' ht	4' o.c.	#3 cont.	
25		12			13			JK	<i>Juniperus 'Keteleer'</i>	Keteleeri Juniper	2-3' ht	5' o.c.	#3 cont.	
256		87	30	41	38	60		Total						



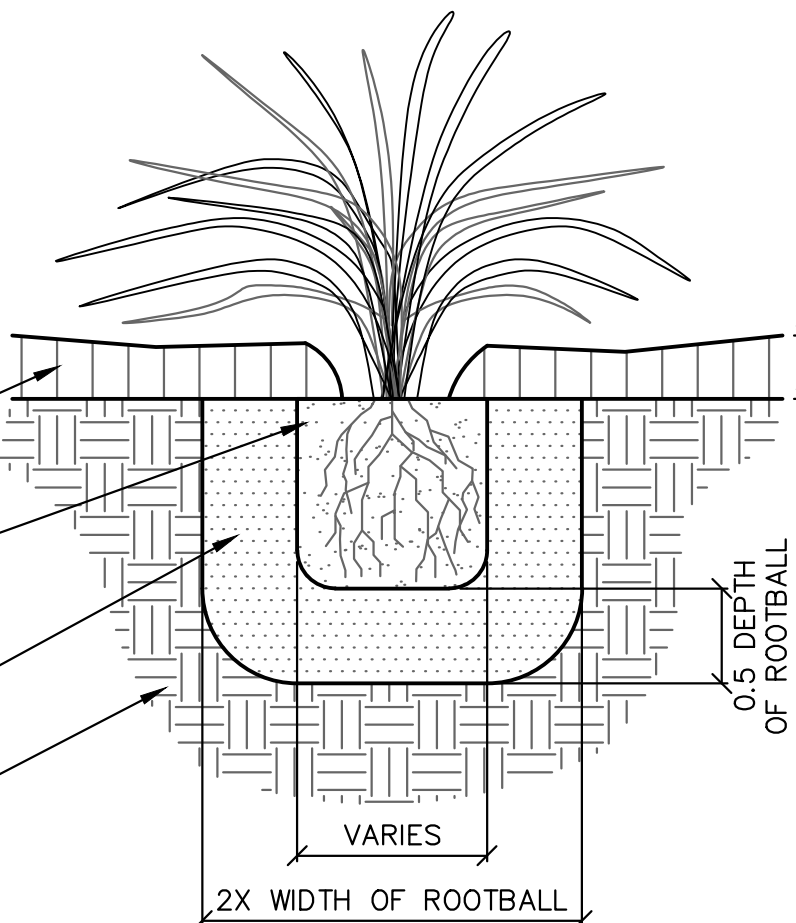
TRIANGULAR PLANT SPACING  
O.C. DISTANCE AS SPECIFIED  
PER SPECIES IN THE PLANT LIST.

DOUBLE SHREDDED HARDWOOD MULCH, LEAVE 1" SPACING FROM BASE OF PLANT

MAINTAIN ROOTBALL FROM CONTAINER - BREAK UP ROOTBOUND EDGES OF ROOTBALL

PLANTING MIXTURE OR NATIVE BACKFILL - AS SPECIFIED

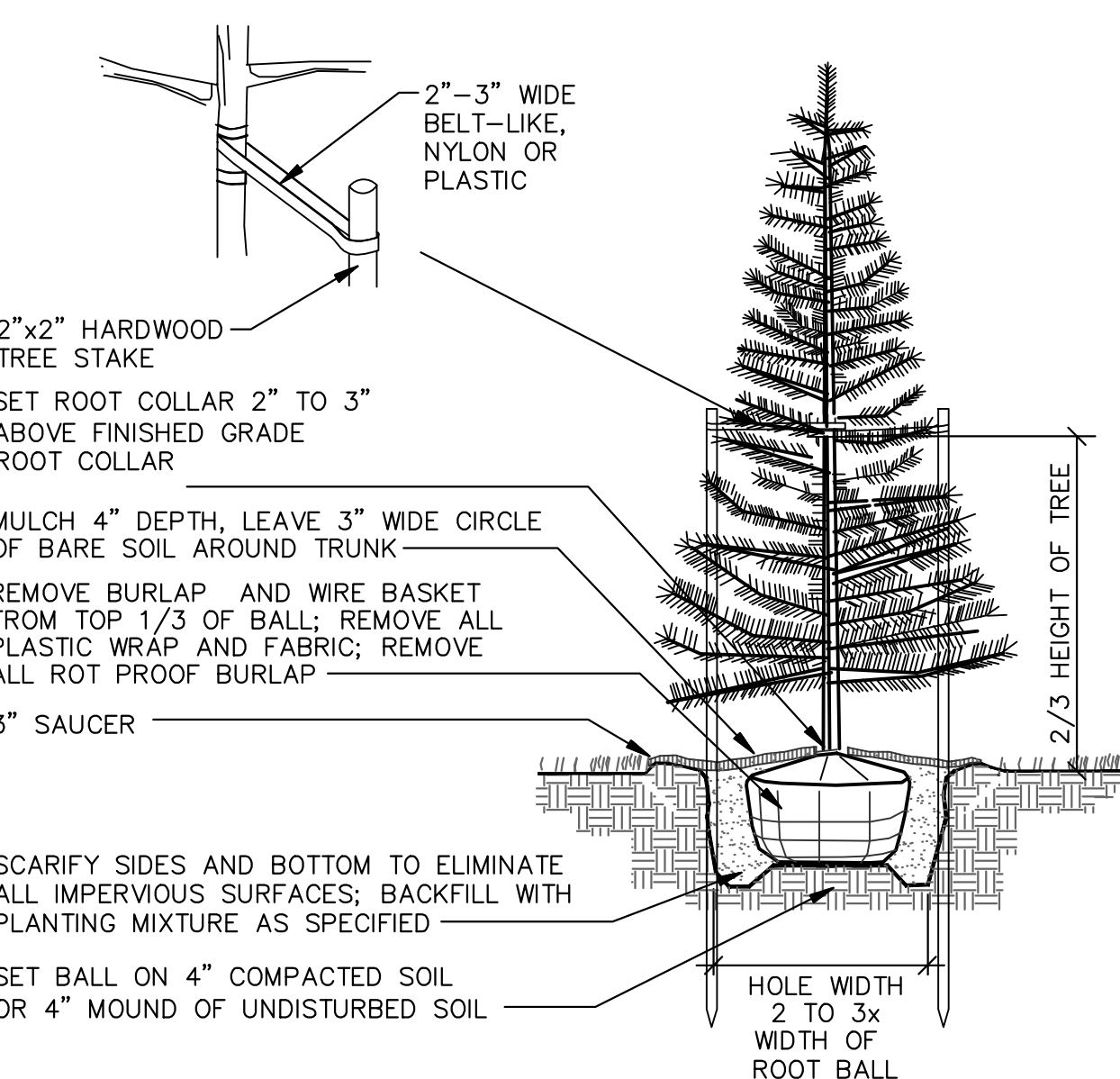
EXISTING SUBGRADE



### PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

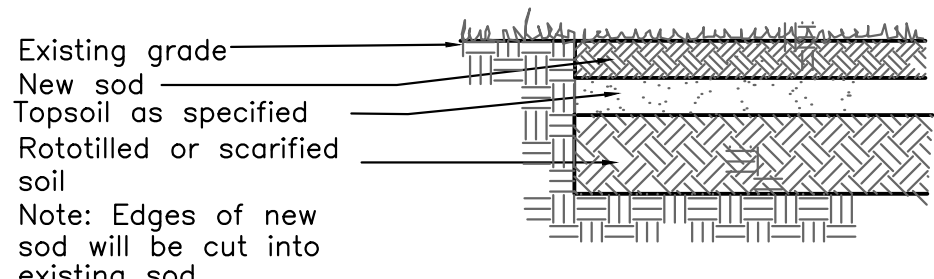
NOT TO SCALE

NOTE: A: STAKING IS ONLY REQUIRED IF THE SITE IS WINDY OR THE TREES ARE GREATER THAN 3" CALIPER. IF TREES MUST BE STAKED, THE STAKED SHALL BE REMOVED IN ONE YEAR.



### EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



### SOD JOINT DETAIL

NOT TO SCALE

NOTE: MATERIALS TO BE FLUSH WITH THE TOP OF EDGING

NON-WOVEN LANDSCAPE FABRIC

PROPOSED PLANTING BED

EXISTING LAWN

PROPOSED 1/8" THICK STEEL EDGING W/ 12-1/2" STAKES 4' ON CENTER

### STEEL EDGING DETAIL

NOT TO SCALE

### NOTES

- FOR ANY PLANT QUANTITY DISCREPANCIES BETWEEN THE PLAN VIEW AND THE PLANT SCHEDULES, THE PLANT SCHEDULE SHALL TAKE PRECEDENCE.
- PLANT MATERIALS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH STANDARDS ESTABLISHED BY YPSILANTI TOWNSHIP.
- IN-GROUND AUTOMATIC IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPED PLANTING BEDS. CONTRACTOR TO PROVIDE IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL. OR IN-GROUND AUTOMATIC IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS EXCEPT FOR THE DETENTION BASIN, OR WATER OUTLETS SHALL BE PROVIDED WITHIN 150 FEET OF ALL REQUIRED PLANTINGS.
- ALL DISEASED, DAMAGED OR DEAD MATERIAL SHOWN ON THE SITE PLAN AS PROPOSED PLANTINGS SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON.
- RESTORE DISTURBED AREAS WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL AND THEN SEED/SOD/FERTILIZE/MULCH AS NOTED ON PLANS.
- ALL DISTURBED AREAS NOT TO BE SEEDED WITH SEED MIXES IDENTIFIED ON THE LANDSCAPE PLAN SHALL BE LAWN AREAS. FERTILIZER FOR THE INITIAL INSTALLATION OF LAWNS SHALL PROVIDE NOT LESS THAN ONE (1) POUND OF ACTUAL NITROGEN PER 1,000 SQ FT OF LAWN AREA AND SHALL CONTAIN NOT LESS THAN TWO PERCENT (2%) POTASSIUM AND FOUR PERCENT (4%) PHOSPHORIC ACID.  
LAWN (TURFGRASS) SEED MIX SHALL CONSIST OF:  
15% RUGBY KENTUCKY BLUEGRASS  
10% PARK KENTUCKY BLUEGRASS  
40% RUBY CREEPING RED FESCUE  
25% PENNINFINE PERENNIAL RYEGRASS  
10% SCALDIS HARD FESCUE
- SEED SHALL BE APPLIED AT A RATE OF FIVE POUNDS (5 LBS) PER 1000 SQ FT. MULCH WITHIN 24 HOURS WITH TWO (2) TONS OF STRAW PER ACRE, OR 71 BALES OF EXCELSIOR MULCH PER ACRE. ANCHOR STRAW MULCH WITH SPRAY COATING OF ADHESIVE MATERIAL APPLIED AT THE RATE OF 150 GALS. / ACRE.
- AFTER THE FIRST GROWING SEASON, ONLY FERTILIZERS THAT CONTAIN NO PHOSPHORUS SHALL BE USED ON THE SITE.
- AREAS IDENTIFIED ON THE LANDSCAPE PLAN WITH SEED MIXES SHALL BE SEEDED WITH SPECIFIED SEED MIXES FROM CARDNO, OR EQUIVALENT AS APPROVED BY LANDSCAPE ARCHITECT. TEMPORARY COVER CROP SHALL BE INCLUDED WITH ALL SEED MIXES. SEEDING RATES AND INSTALLATION TECHNIQUES SHALL BE CONFIRMED WITH SUPPLIER.
- ALL SEEDED AREAS WITH SLOPES LESS THAN 1:3 (ONE VERTICAL FOOT FOR EVERY 3 HORIZONTAL FEET) SHALL BE MULCHED WITH STRAW MULCH AT THE RATE OF TWO (2) BALES PER 1,000 SQUARE FEET. ALL SEEDED AREAS WITH SLOPES GREATER THAN 1:3 SHALL BE SEEDED AND BIODEGRADABLE EROSION CONTROL BLANKET NORTH AMERICAN GREEN SC150, OR EQUIVALENT, SHALL BE APPLIED WITH BIODEGRADABLE STAKES.
- DECIDUOUS PLANTS SHALL BE PLANTED BETWEEN MARCH 1 AND MAY 15 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. EVERGREEN PLANTS SHALL BE PLANTED BETWEEN MARCH 1 AND JUNE 1 AND FROM AUGUST 15 TO SEPTEMBER 15.
- NATIVE SEEDING AREAS SHALL BE SEEDED AFTER MAY 1, (WHEN SOIL IS FREE OF FROST AND IN WORKABLE CONDITION), BUT BEFORE JUNE 15 OR AFTER OCTOBER 1, BUT BEFORE NOVEMBER 30 (OR PRIOR TO GROUND FREEZING) OR AS APPROVED BY LANDSCAPE ARCHITECT OR GUARANTEED BY THE SUPPLIER. IF SEEDING IS PERFORMED OUTSIDE PLANTING WINDOW, CONTRACTOR SHALL PERFORM REGULARLY SCHEDULED WATERING FOR INSTALLED SEED AND AS NEEDED BASED ON WEATHER CONDITIONS TO ENSURE GERMINATION AND ESTABLISHMENT OF SEED.
- ALL PLANTING BEDS ARE TO RECEIVE FOUR (4) INCHES OF SHREDDED HARDWOOD BARK MULCH. ALL TREES TO BE LOCATED A MINIMUM OF 10 FEET FROM PUBLIC UTILITIES.
- ALL SINGLE TRUNK, DECIDUOUS TREES SHALL HAVE A STRAIGHT AND A SYMMETRICAL CROWN WITH A CENTRAL LEADER. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE BRANCHED FULLY TO THE GROUND, SYMMETRICAL IN SHAPE AND HAVE NOT BEEN SHEARED IN THE LAST THREE (3) GROWING SEASONS.
- ALL COMPACTED SUBGRADE SOILS IN PROPOSED LANDSCAPE AREAS SHALL BE TILLED TO A MINIMUM 12-INCH DEPTH PRIOR TO PLACEMENT OF TOPSOIL, GEOTEXTILE FABRIC, OR OTHER PLANTING MEDIA AS SPECIFIED.
- PROPOSED TREES WILL BE PLANTED A MINIMUM OF 15 FEET APART.
- PLANTING SOIL: EXISTING, IN-PLACE OR STOCKPILED TOPSOIL. SUPPLEMENT WITH IMPORTED TOPSOIL AS NEEDED. VERIFY SUITABILITY OF EXISTING SURFACE SOIL TO PRODUCE VIABLE PLANTING SOIL. REMOVE STONES, ROOTS, PLANTS, SOD, CLODS, CLAY LUMPS, POCKETS OF COARSE SAND, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. MIX SURFACE SOIL WITH THE FOLLOWING SOIL AMENDMENTS TO PRODUCE PLANTING SOIL:  
a. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4.  
b. WEIGHT OF LIME PER 1000 SQ. FT.: AMEND WITH LIME ONLY ON RECOMMENDATION OF SOIL TEST TO ADJUST SOIL PH.  
c. WEIGHT OF SULFUR OR ALUMINUM SULFATE PER 1,000 SQ. FT.: AMEND WITH SULFUR OR ALUMINUM SULFATE ONLY ON RECOMMENDATION OF SOIL TEST TO ADJUST SOIL PH.  
d. VOLUME OF SAND: AMEND WITH SAND ONLY ON RECOMMENDATION OF LANDSCAPE ARCHITECT TO ADJUST SOIL TEXTURE.  
e. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1,000 SQ. FT.: AMEND WITH FERTILIZER ONLY ON RECOMMENDATION OF SOIL TEST TO ADJUST SOIL FERTILITY.
- DETENTION BASIN BOTTOM SHALL BE SEEDED WITH WET-MESIC PRAIRIE MIX FROM NATIVE CONNECTIONS, OR EQUIVALENT AS APPROVED BY LANDSCAPE ARCHITECT, AS NOTED ON LANDSCAPE PLAN. SEEDING RATES AND INSTALLATION TECHNIQUES SHALL BE CONFIRMED WITH SUPPLIER. DETENTION BASIN SIDE SLOPES AND PERIMETER OF BIO-RETENTION AREAS AS NOTED IN LANDSCAPE PLAN SHALL BE SEEDED WITH NATIVE GRASS SEED MIX BELOW.  
**NATIVE GRASS SEED MIX**

BOTANICAL NAME	COMMON NAME	APPLICATION
ANDROPOGON GERARDII	BIG BLUE -STEM	8 OZ/ACRE
CAREX VULPINOIDEA	FOX SEDGE	4 OZ/ACRE
ELYMUS CANADENSIS	CANADA WLD RICE	8 OZ/ACRE
KOELERIA CRISTATA	PRAIRIE JUNE GRASS	1 LBS/ACRE
PANICUM VIRGATUM	SWITCH GRASS	2 LBS/ACRE
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	1.5 LBS/ACRE
LOLIUM MULTIFLORUM	ANNUAL RYE	200 LBS/ACRE

A BI-ANNUAL, MOWABLE, SEMI-NATURAL, COOL-SEASON SEED MIX SUITED FOR BASIN BOTTOM AND SIDE SLOPES.
- NATIVE SEEDING INSTALLATION SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR WITH DOCUMENTED EXPERIENCE OF SUCCESSFUL ESTABLISHED NATIVE SEEDING. SEED SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION VIA HAND BROADCAST.

### MAINTENANCE:

- MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE-STABILIZATION DEVICES, RESETTling TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
- APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS, AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOISING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.
- CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL AND TREES TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS AND LIKE NEW CONDITION FOR THE SPECIFIED PERIOD FROM INSTALLATION TO SUBSTANTIAL COMPLETION. THE ENTIRE LANDSCAPING PROJECT, INCLUDING BUT NOT LIMITED TO: PLANTS (PERENNIALS), TREES, SHRUBS, MULCHES, SHRUBS, ETC ARE TO BE UNDER WARRANTY FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION DATE OF THE PROJECT. AT THE END OF THE SPECIFIED ONE YEAR WARRANTY PERIOD THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL FOR COMPLIANCE. CONTRACTOR SHALL REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS, TREES, SHRUBS, ETC OR AS DETERMINED BY THE OWNER'S REPRESENTATIVE, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANTS, TREES, AND SHRUBS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER, OR ANY OTHER INCIDENT BEYOND LANDSCAPE CONTRACTOR'S CONTROL.

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(734) 320-3240

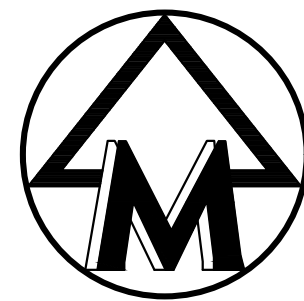
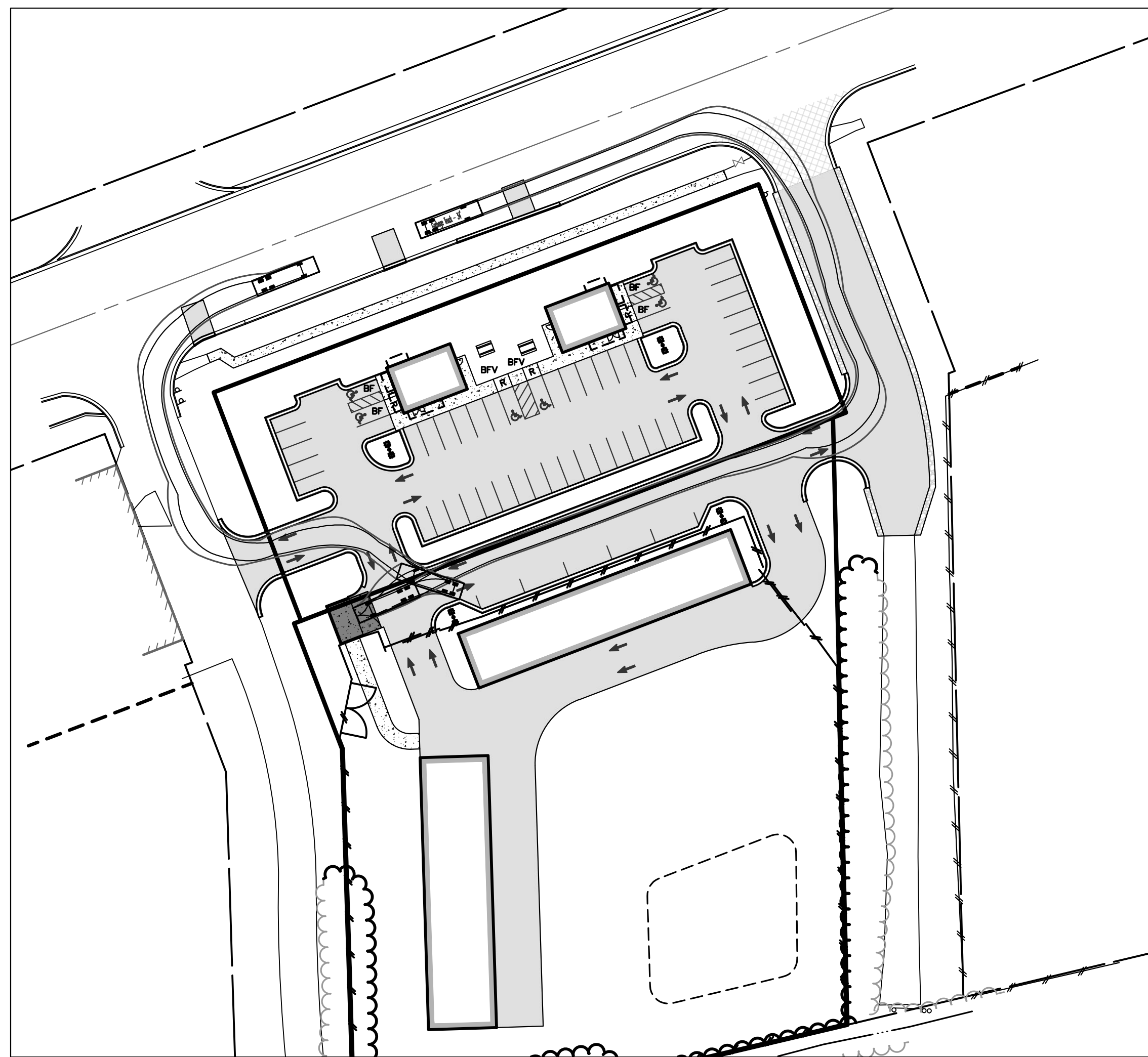
**DRIVE IN / SELF STORAGE** SITE PLAN  
LANDSCAPE PLAN NOTES AND DETAILS

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SHEET 14 OF 17  
REV. DATE  
ENG: TPH  
PK: KEB  
TECH: /Z020401

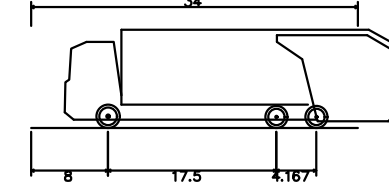
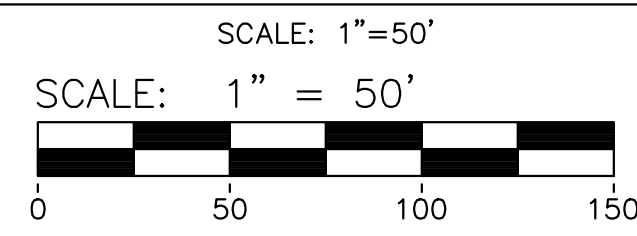
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REVISIONS:

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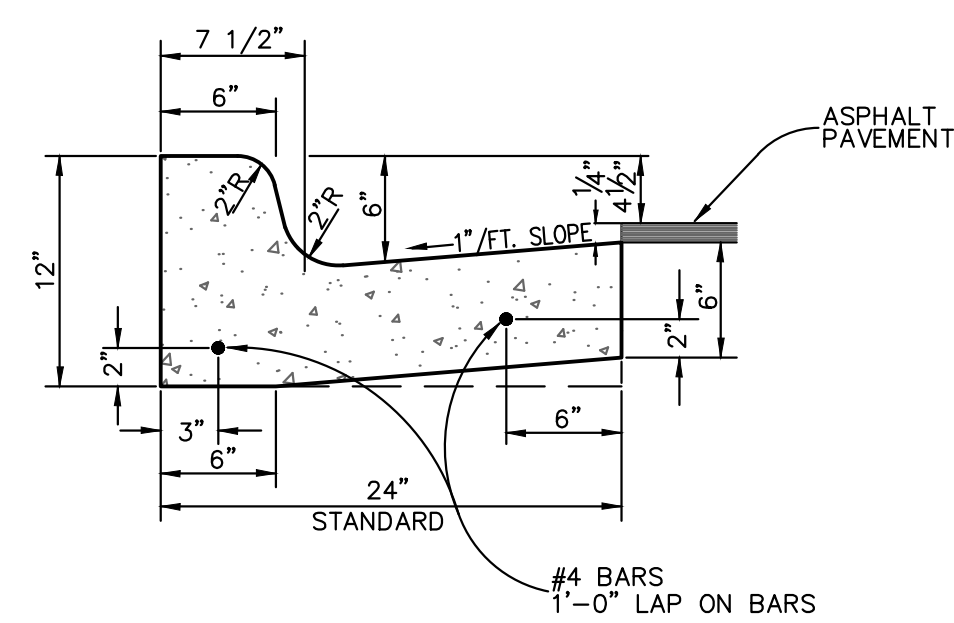
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**TRASH TRUCK TURNING TEMPLATE**

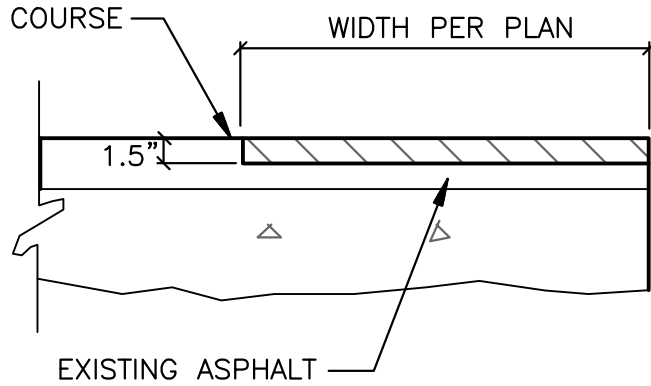


Garbage Truck - 34'  
 Overall Length 34.000ft  
 Overall Body Height 10.247ft  
 Min Body Ground Clearance 9.201ft  
 Max Track Width 7.000ft  
 Lock-to-lock time 8.00s  
 Max Steering Angle (Virtual) 40.00°

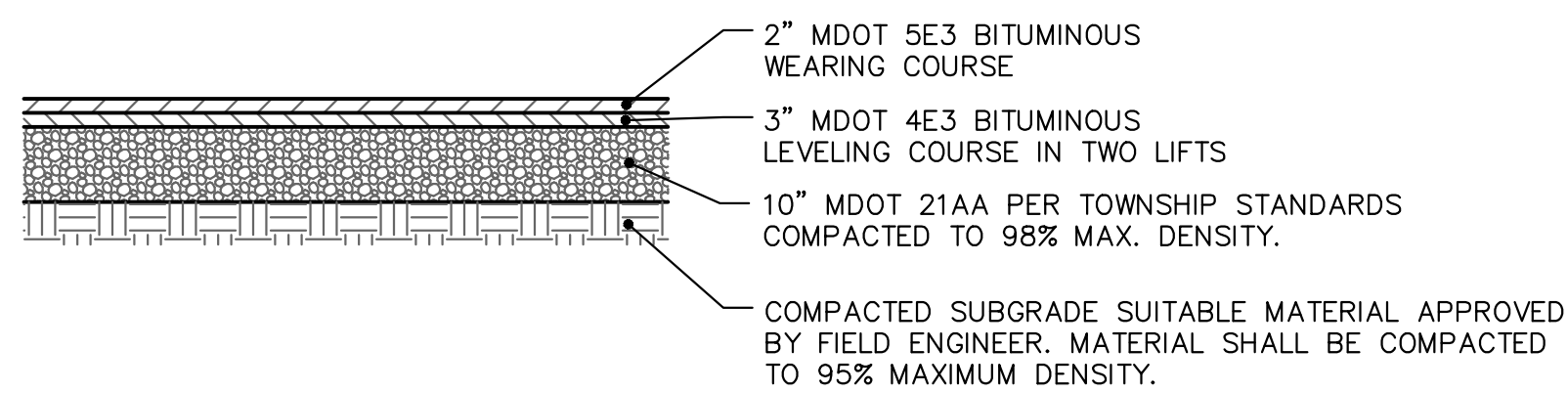


**CURB AND GUTTER DETAIL**  
NOT TO SCALE

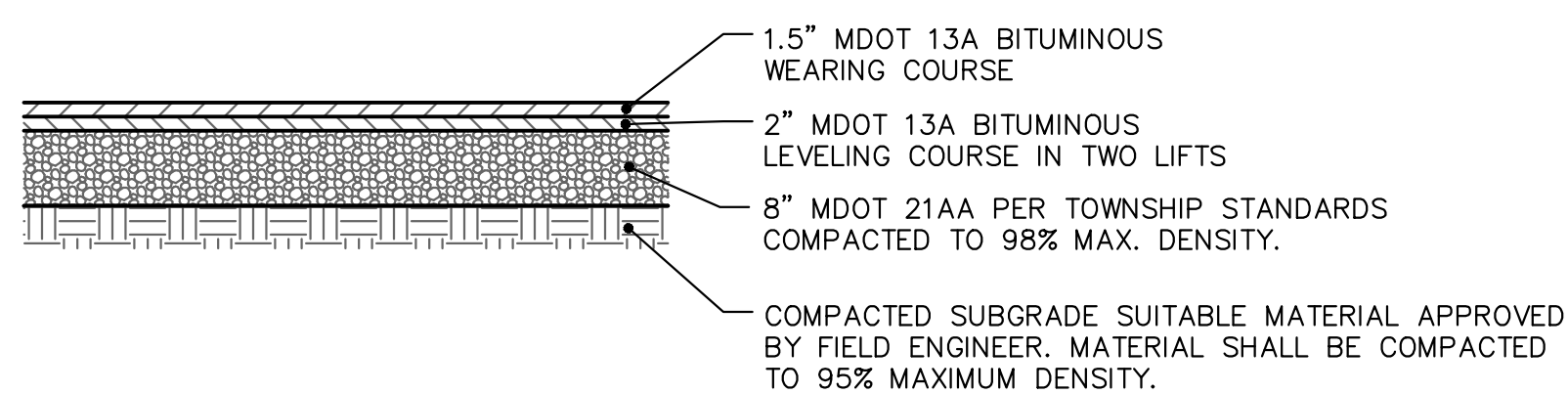
MILL 1.5" OF EXISTING ASPHALT AND OVERLAY WITH 1.5" MDOT 5E3 BITUMINOUS WEARING COURSE



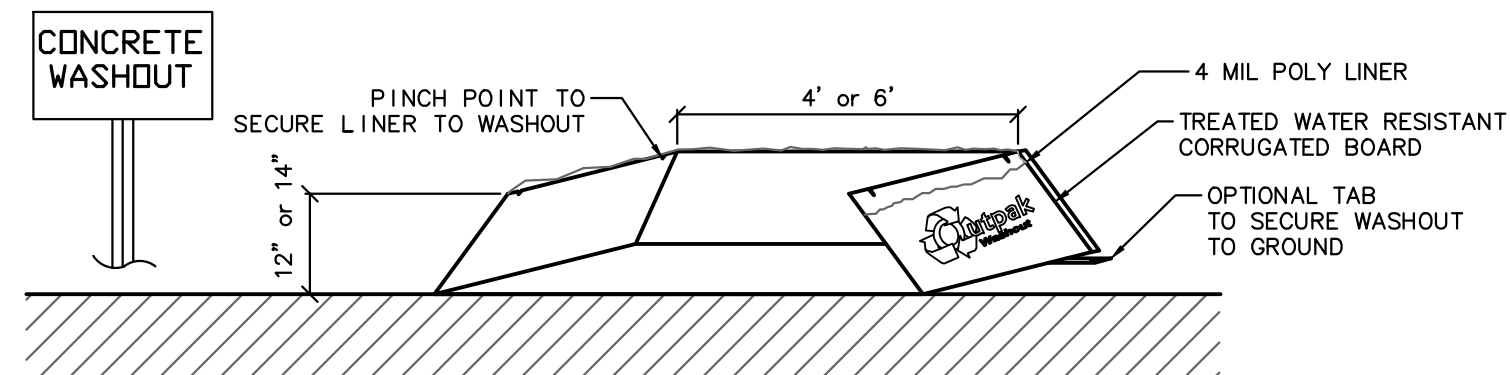
**MILLED EDGE PAVEMENT DETAIL**  
NOT TO SCALE



**BITUMINOUS PAVEMENT DETAIL (FOR USE IN MICHIGAN AVENUE)**  
NOT TO SCALE



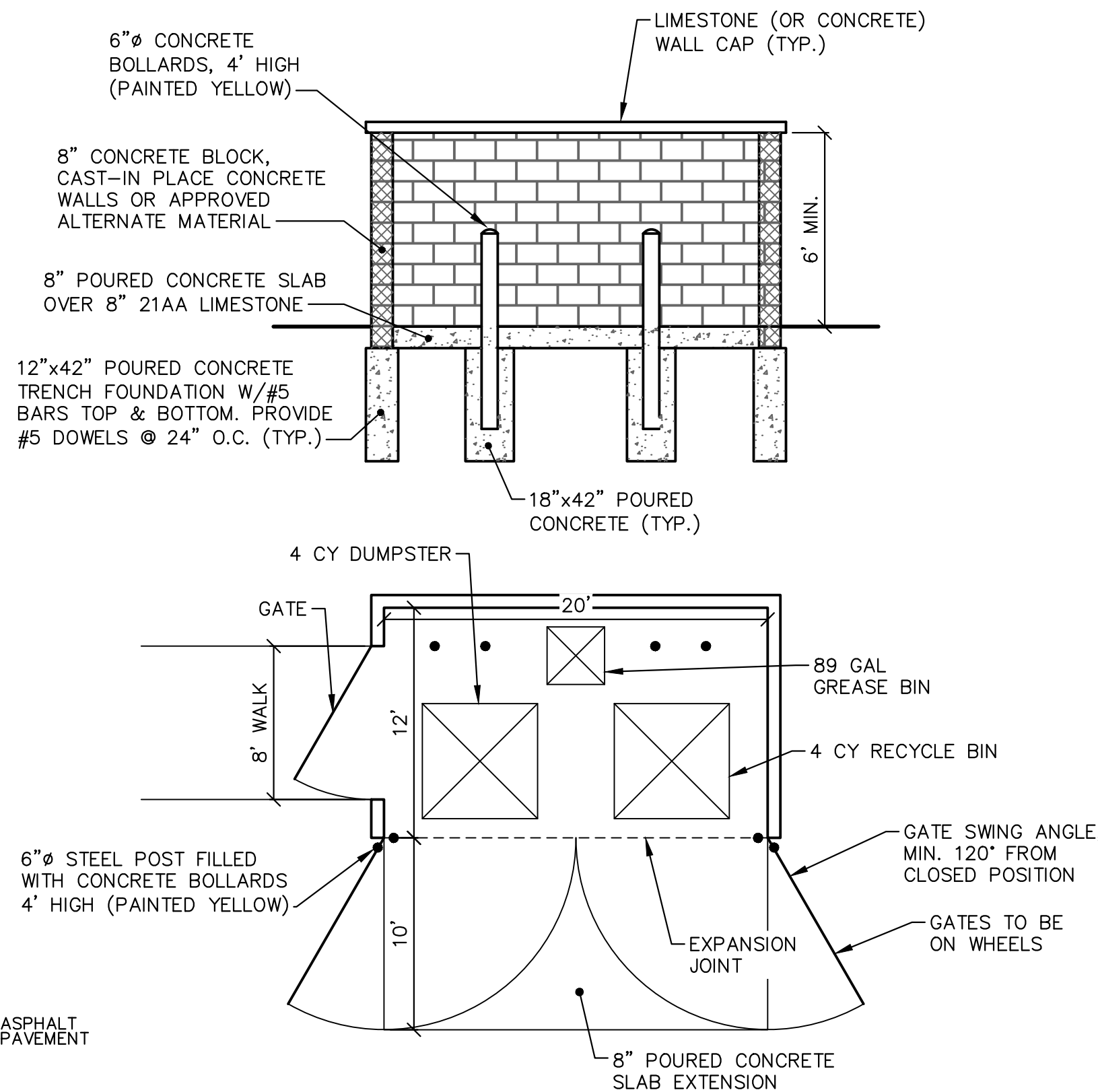
**BITUMINOUS PAVEMENT DETAIL (FOR ON-SITE PAVEMENT)**  
NOT TO SCALE



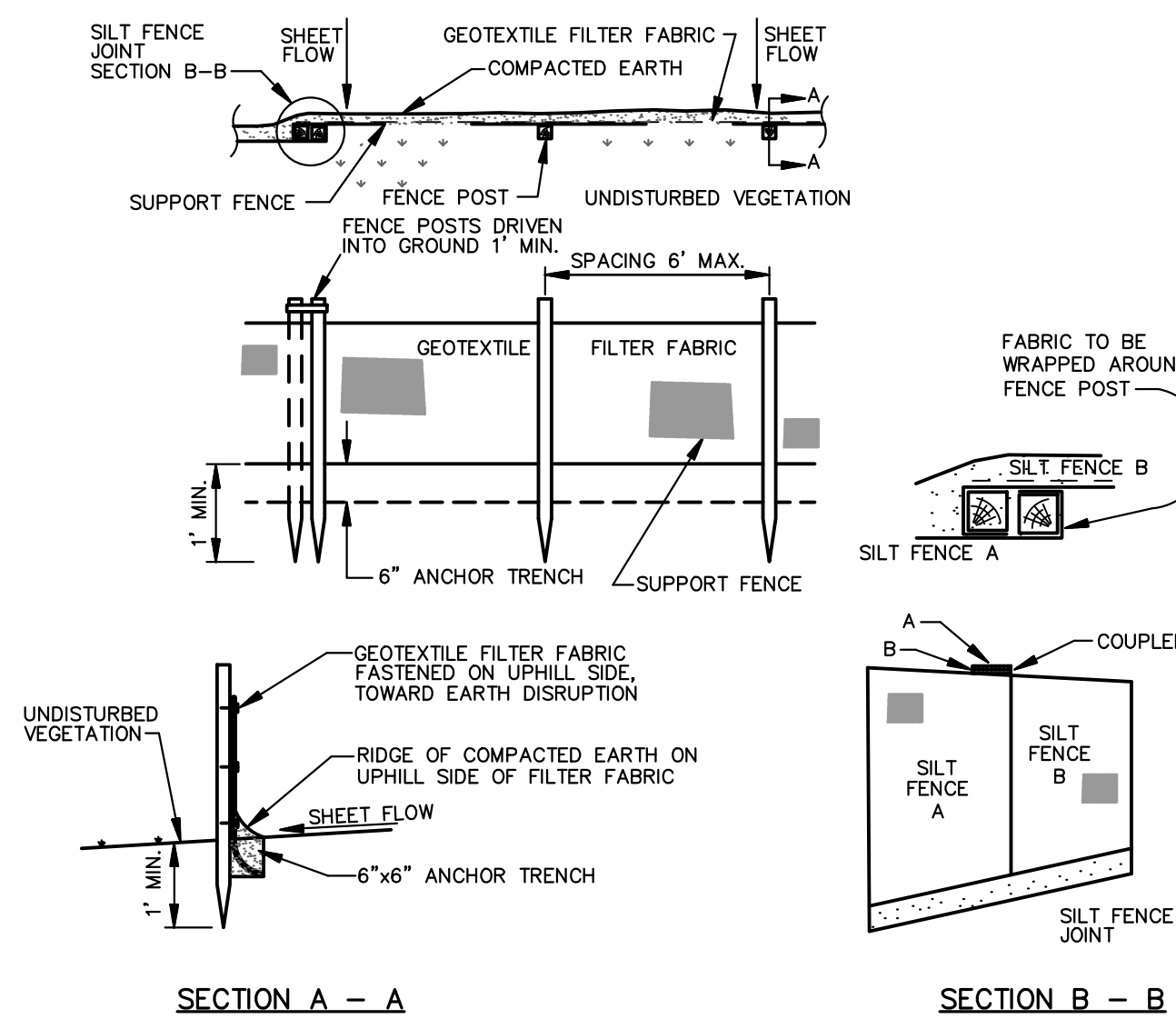
**NOTES:**

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
6. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
7. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
8. LOCATE WASHOUT AREA AT LEAST 50' (15 METERS) FROM STORM DRAINS, OPEN DITCHES, OR WATERBODIES.
9. WASH OUT WASTES INTO THE OUTPACK WASHOUT AS SHOWN WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

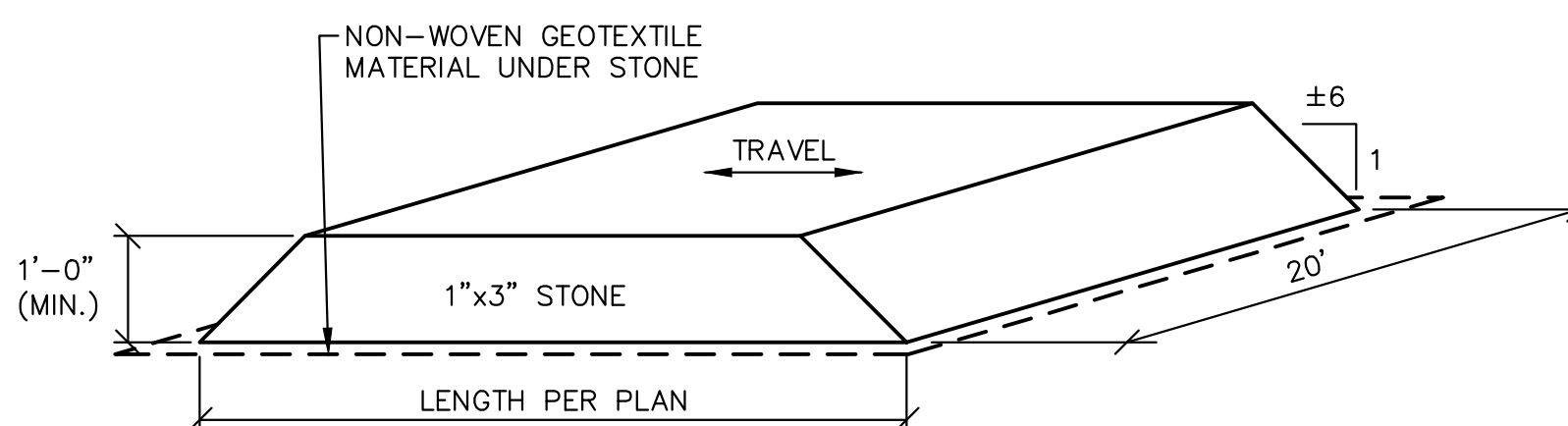
**CONCRETE WASHOUT SYSTEM**  
OR APPROVED EQUAL  
NOT TO SCALE



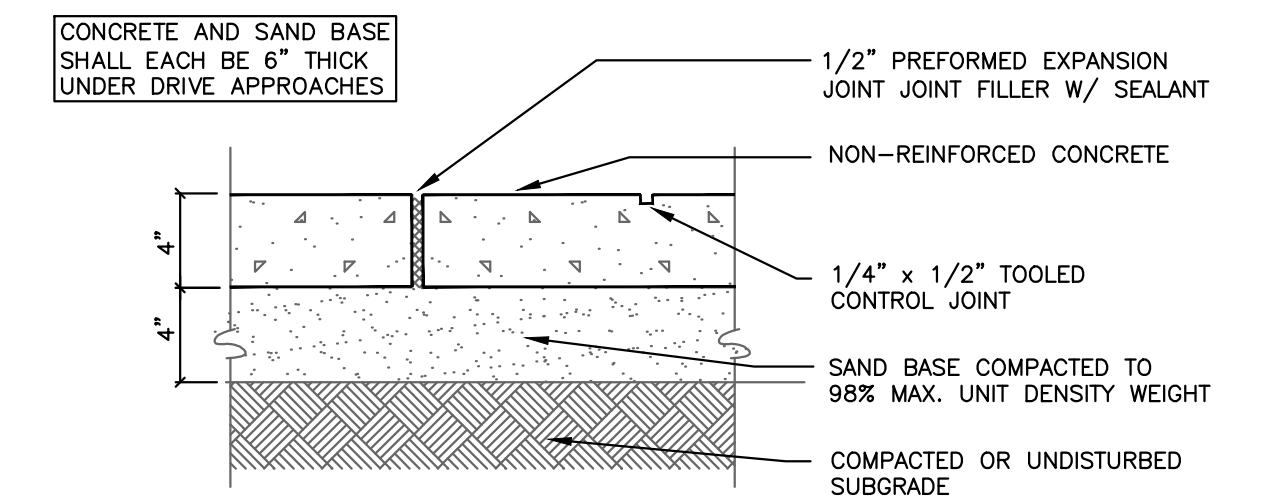
**TRASH/RECYCLE ENCLOSURE DETAIL**  
NOT TO SCALE



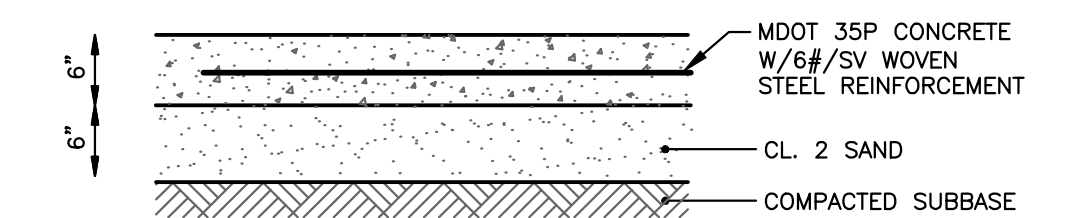
**SILT FENCE (55t)**  
NO SCALE



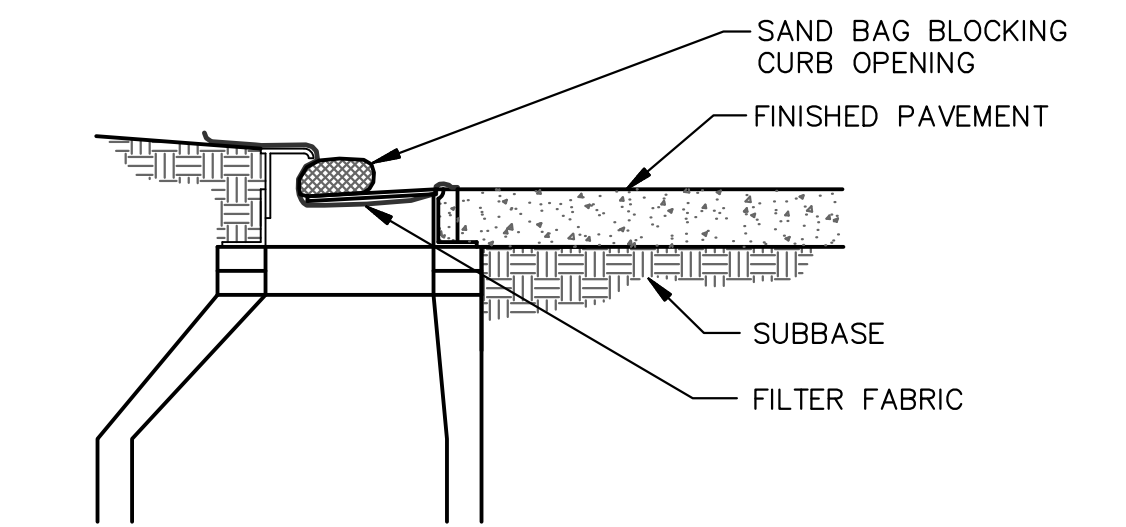
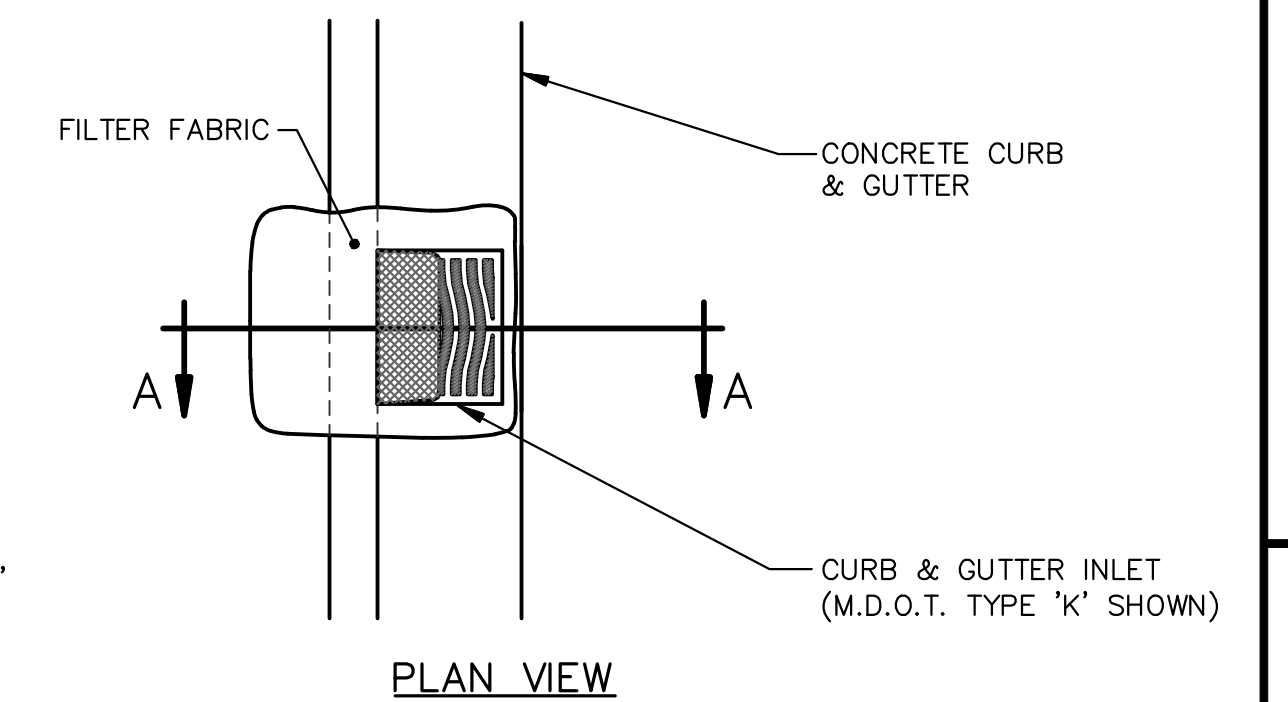
**GRAVEL MUD TRACKING MAT (60t)**  
NOT TO SCALE



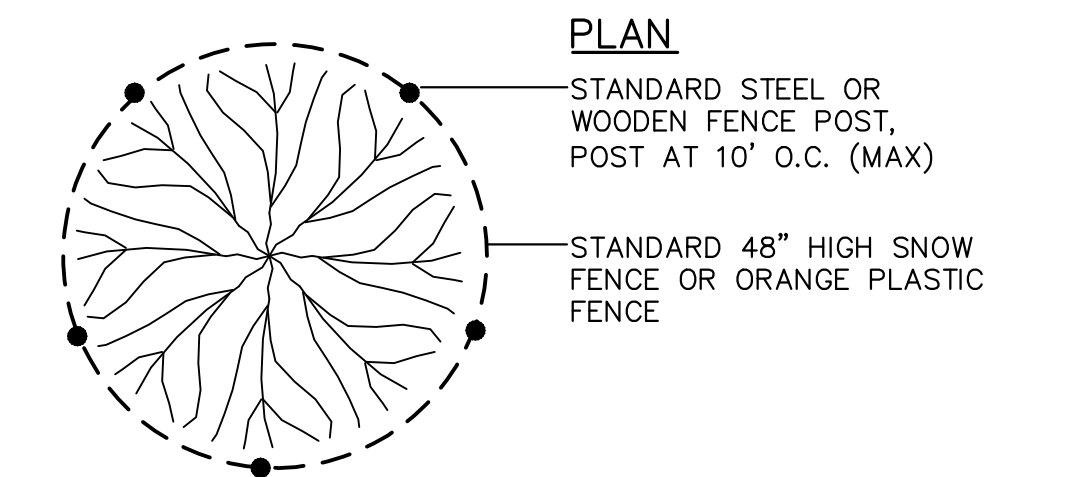
**CONCRETE WALK DETAIL**  
NO SCALE



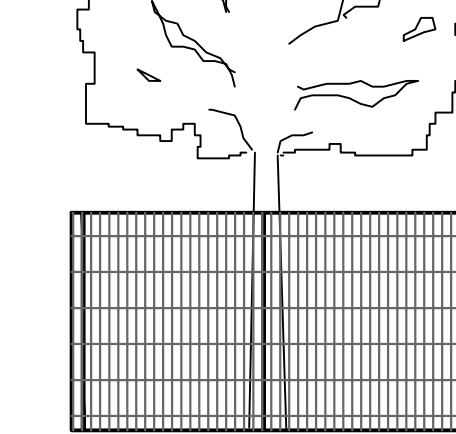
**HEAVY DUTY CONCRETE**  
NO SCALE



**CURB & GUTTER INLET FILTER (58t)**  
(AT EXISTING INLETS AND AT PROPOSED INLETS AFTER PAVING)  
NOT TO SCALE




**ELEVATION**  
SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.



**TREE PROTECTION DETAIL (54t)**  
NOT TO SCALE

### D-Series Size 1 LED Wall Luminaire



**Specifications Luminaire**

Width:	13.3/4"	Weight:	12 lbs
Depth:	10"	Height:	6.3/8"

**Back Box (BBW, ELCW)**

Width:	13.3/4"	Weight:	5 lbs
Depth:	4"	Height:	10 lbs

**Introduction**

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

With an expected service life of over 20 years of nighttime use and up to 78% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information** EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBTKD

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKW1	20C	4000K	120°	T3M	Spot Mount	DTL

**DSKW1 LED**


Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKW1	20C	4000K	120°	T3M	Spot Mount	DTL

**Accessories**

Part	Description	Part	Description
SP	Spot Mount	SP	Spot Mount
SP	Spot Mount	SP	Spot Mount

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### D-Series Size 0 LED Area Luminaire



**Specifications**

Length:	24"
Width:	13"
Height:	7"
Weight (max):	16 lbs

**Capable Luminaire**

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photometric interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

**Ordering Information** EXAMPLE: DSKD LED P6 40K T3M MVOLT SPA DDBKD

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKD	P6	4000K	120°	T3M	Spot Mount	DTL

**DSKD LED**

Series	LED	Color Temp	Beam Angle	Optics	Mounting	Control System
DSKD	P6	4000K	120°	T3M	Spot Mount	DTL

**Accessories**

Part	Description	Part	Description
SP	Spot Mount	SP	Spot Mount
SP	Spot Mount	SP	Spot Mount

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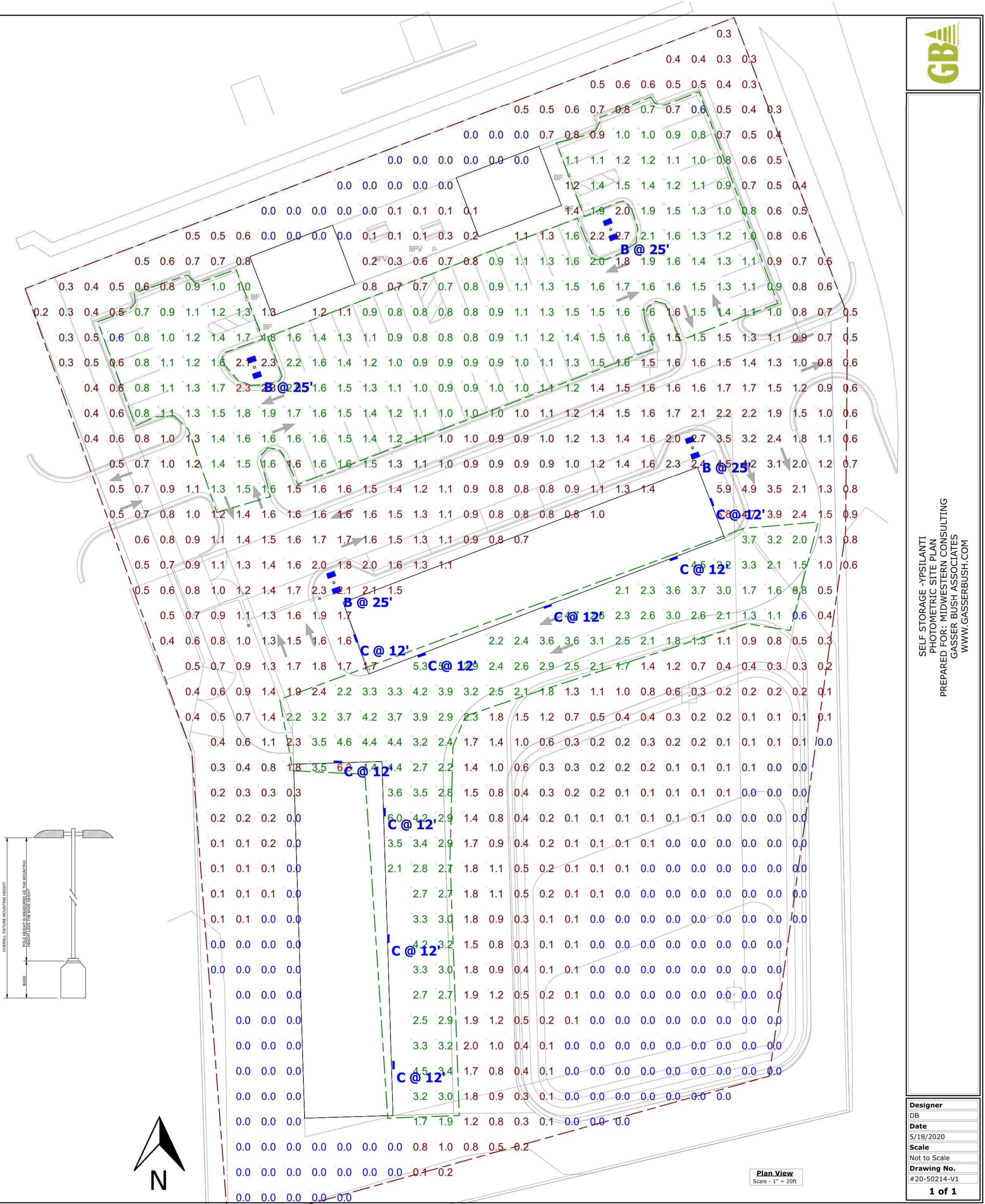
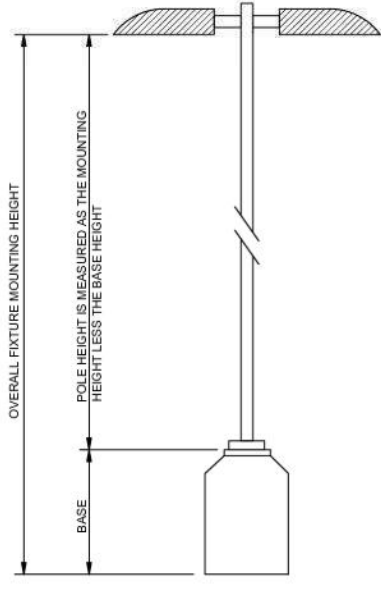
**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

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 CONSULTING GROUP, INC. 4800 WOODLAND AVENUE, SUITE 200, ANN ARBOR, MI 48106



**Drawing Note**

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

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	1.0 fc	6.8 fc	0.0 fc	N/A	N/A	0.1:1
Restaurant Parking	X	1.3 fc	2.3 fc	0.6 fc	3.8:1	2.2:1	0.6:1
Self Storage	X	3.0 fc	6.3 fc	0.6 fc	10.5:1	5.0:1	0.5:1

**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
□	B	4	Lithonia Lighting	DSKD LED P4 40K T3M MVOLT	DSKD LED P4 40K T3M MVOLT	LED	1	DSKD_LED_P4_40K_T3M_MVOLT.ies	10889	0.9	184
□	C	9	Lithonia Lighting	DSKW1 LED 20C 1000 40K T3M MVOLT	DSKW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	LED	1	DSKW1_LED_20C_1000_40K_T3M_MVOLT.ies	7711	0.9	73.2

THIS SHEET INTENTIONALLY LEFT BLANK. SOIL BORING LOGS WILL BE ADDED ONCE THEY ARE AVAILABLE.

JOB No. **20024**

REVISIONS:

REV.	DATE

DATE: 06/15/20

SHEET 17 OF 17

CADD:  
ENG: TPH  
PM: KEB  
TECH:  
/20024071

**17**

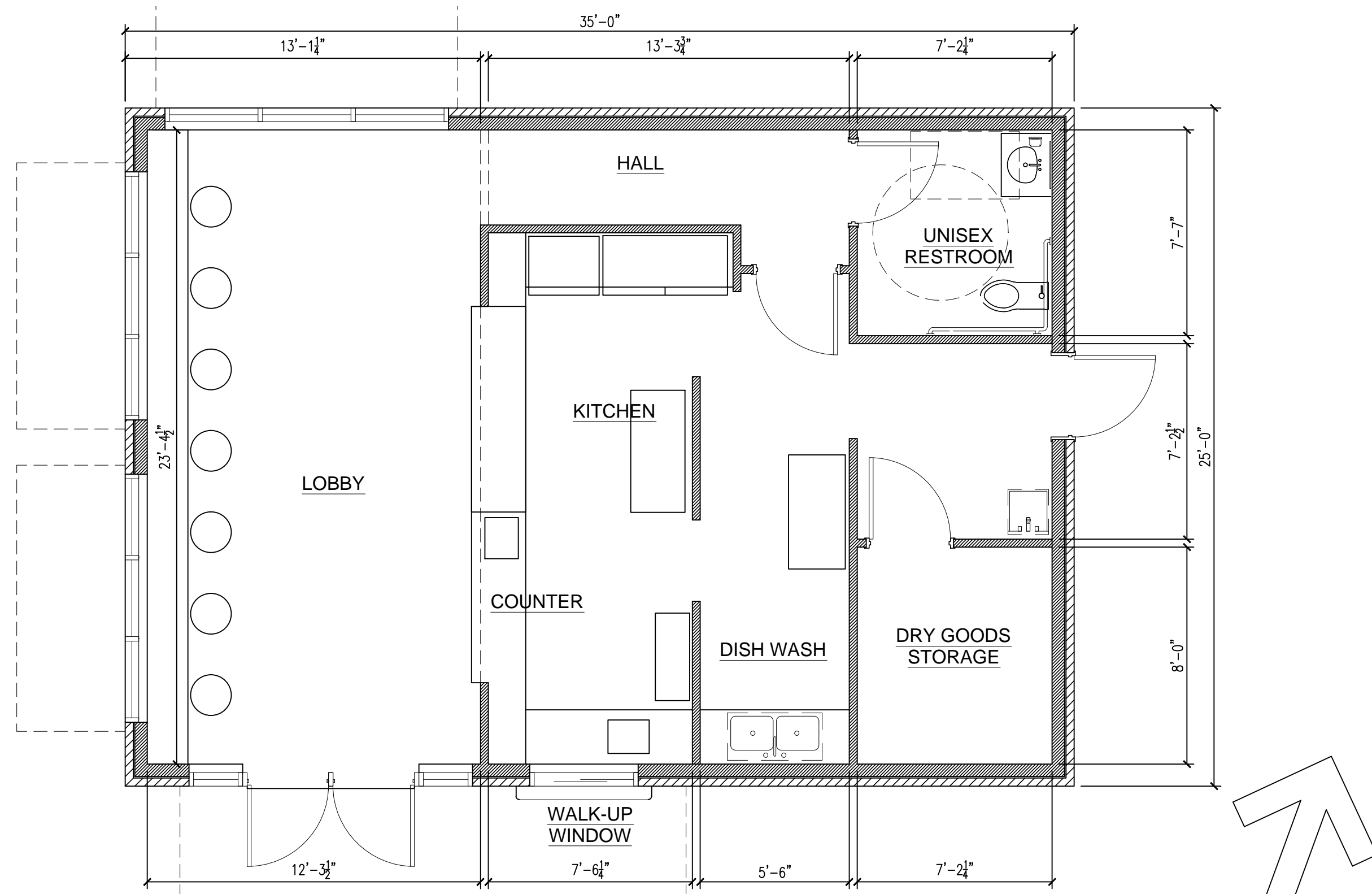
**DRIVE IN / SELF STORAGE**

SITE PLAN  
SOIL BORINGS

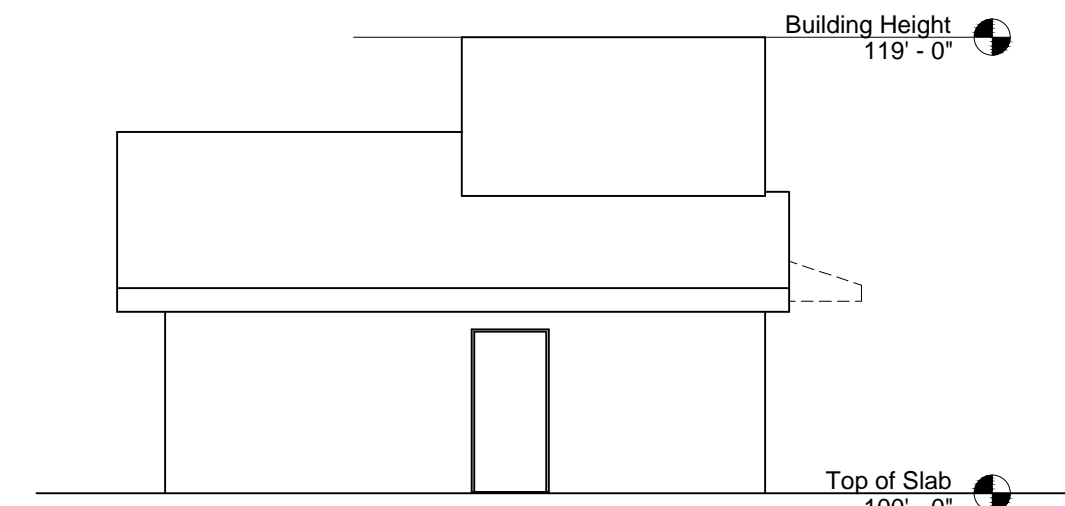
CLIENT  
SCOTT CHATFIELD  
8445 CRESTSHIRE DR.  
YPSILANTI, MI 48197  
(734) 320-3240



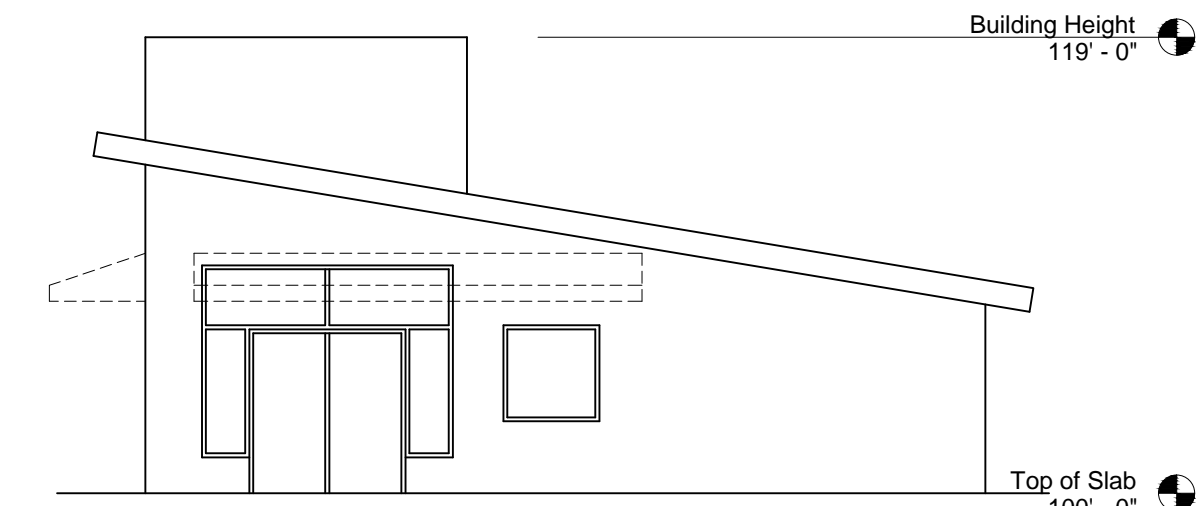
**M I D W E S T E R N**  
**C O N S U L T I N G**  
3835 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com  
Land Development • Land Survey • Institutional • Municipal  
Wireless Communications • Transportation • Landfill Services



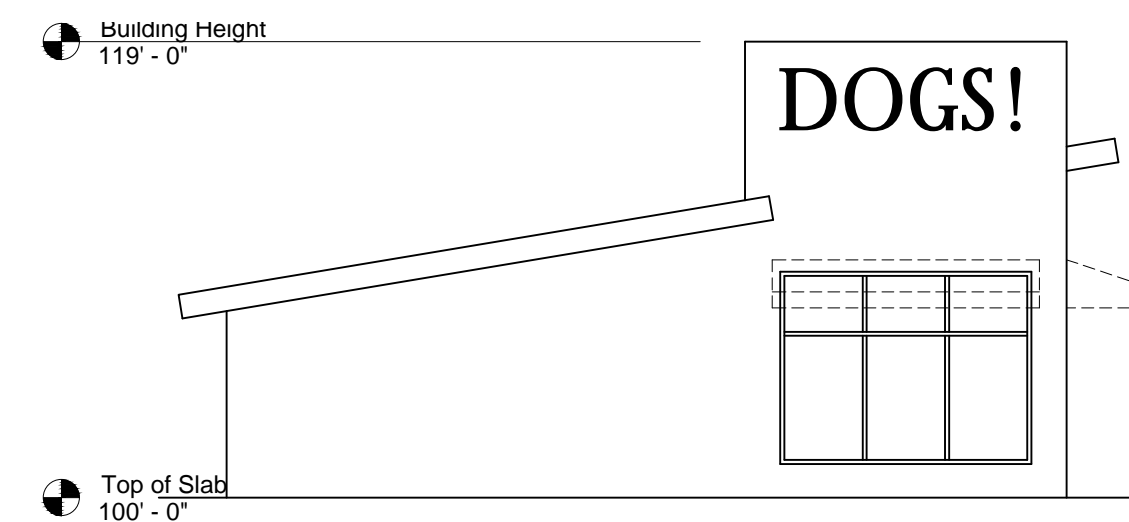
**1 FLOOR PLAN**  
A-100 SCALE: 1/4" = 1'-0"



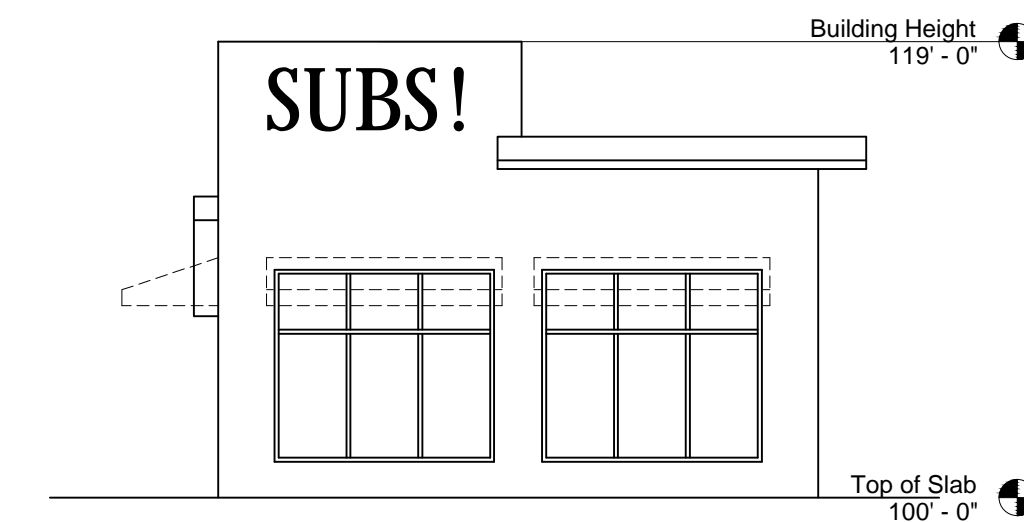
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



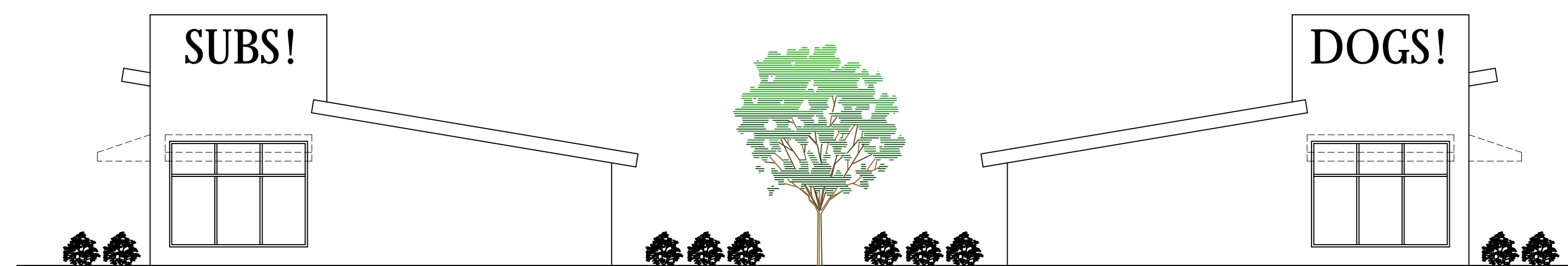
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



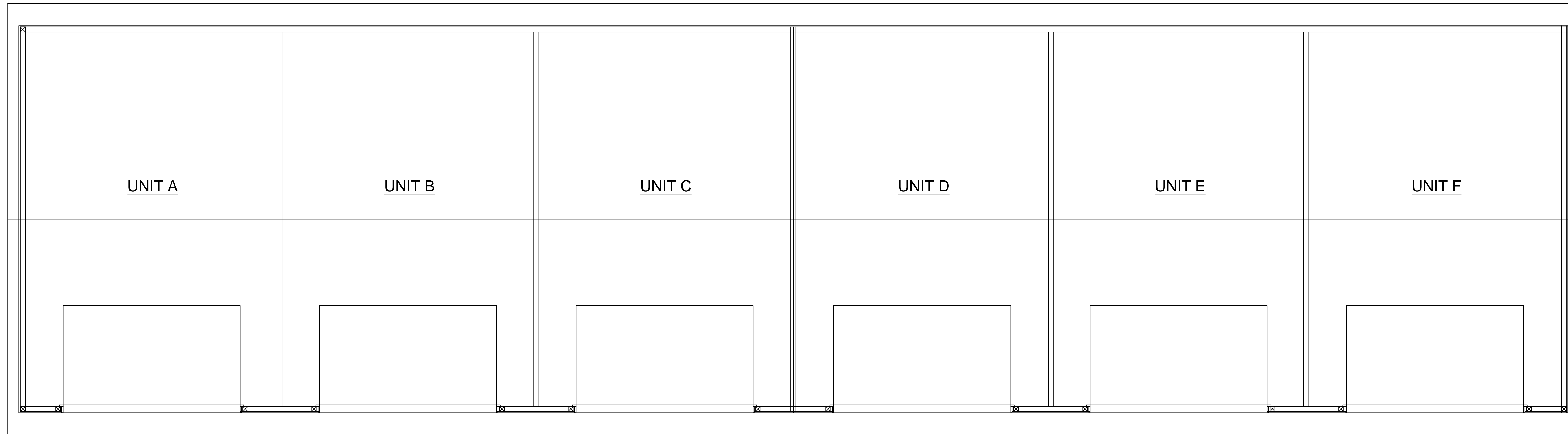
**NORTH ELEVATION**  
(VIEW FROM MICHIGAN AVENUE)



NO.	REVISIONS	DATE

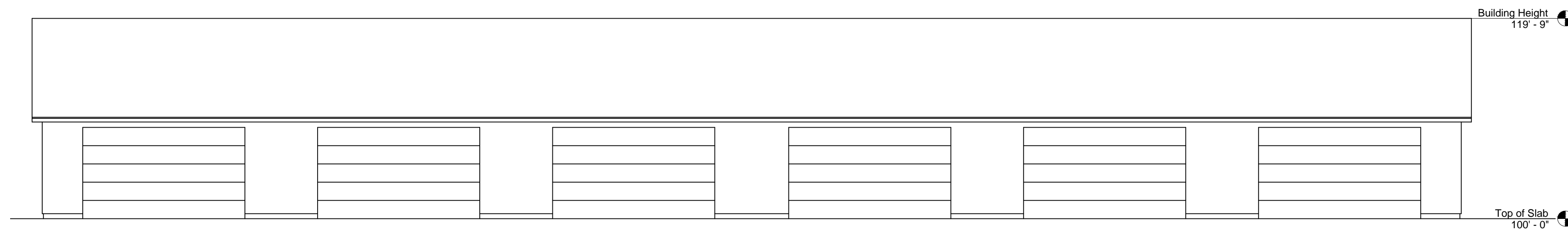
PROPOSED DRIVE-IN RESTAURANT(S):  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

Date: 04/13/20  
Scale: AS NOTED  
Drawn By: CM

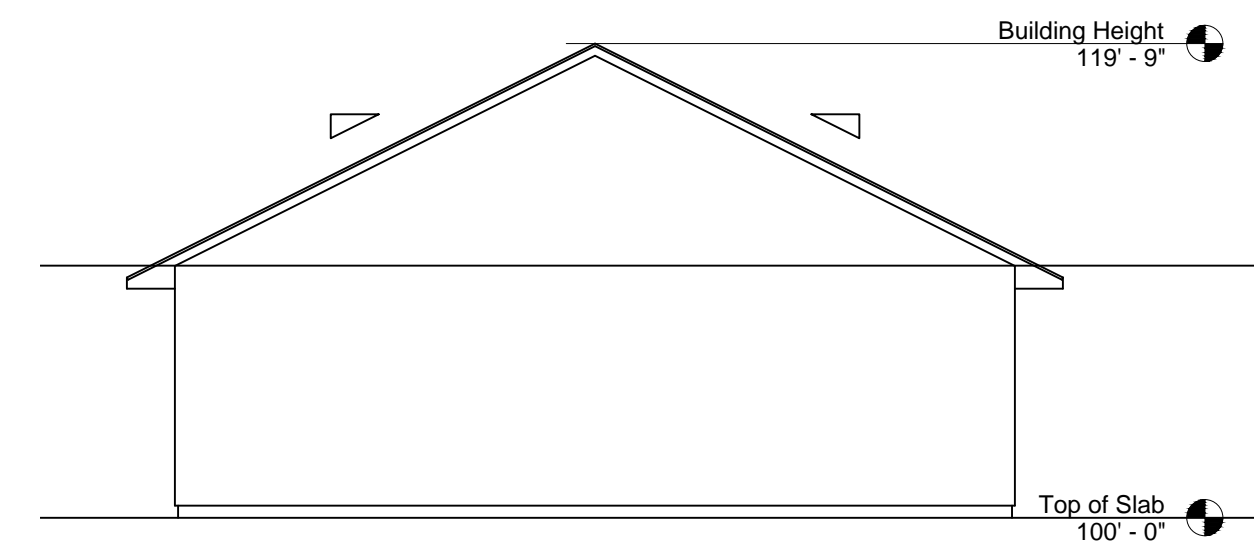


**1 FLOOR PLAN**  
A-101 SCALE:  $\frac{3}{16}" = 1'-0"$

140' x 35' POLE BARN



**3 FRONT ELEVATION**  
A-101 SCALE:  $\frac{1}{2}" = 1'-0"$



**2 SIDE ELEVATION**  
A-101 SCALE:  $\frac{1}{2}" = 1'-0"$

**PLYMOUTH ARCHITECTS' GUILD**  
11670 BROWNELL AVE., PLYMOUTH, MI 48170  
T: (619) 987-4551 E-mail: PlymouthArchitectsGuild@gmail.com

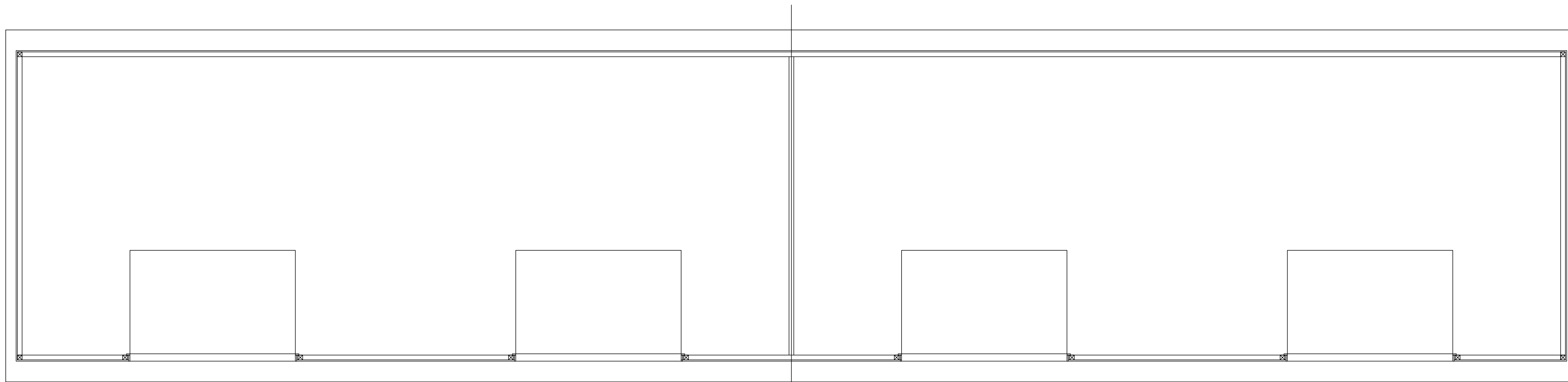


NO.	REVISIONS	DATE

PROPOSED STORAGE BUILDING:  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

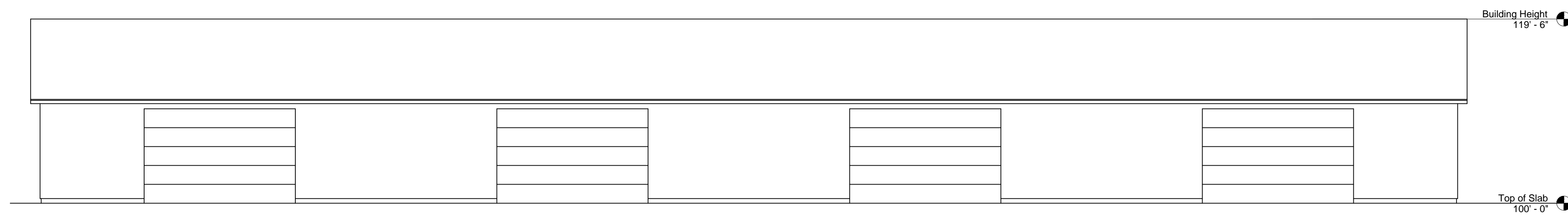
Date: 06/12/20  
Scale: AS NOTED  
Drawn By: CM

**A-101**  
PLANS & ELEVATIONS

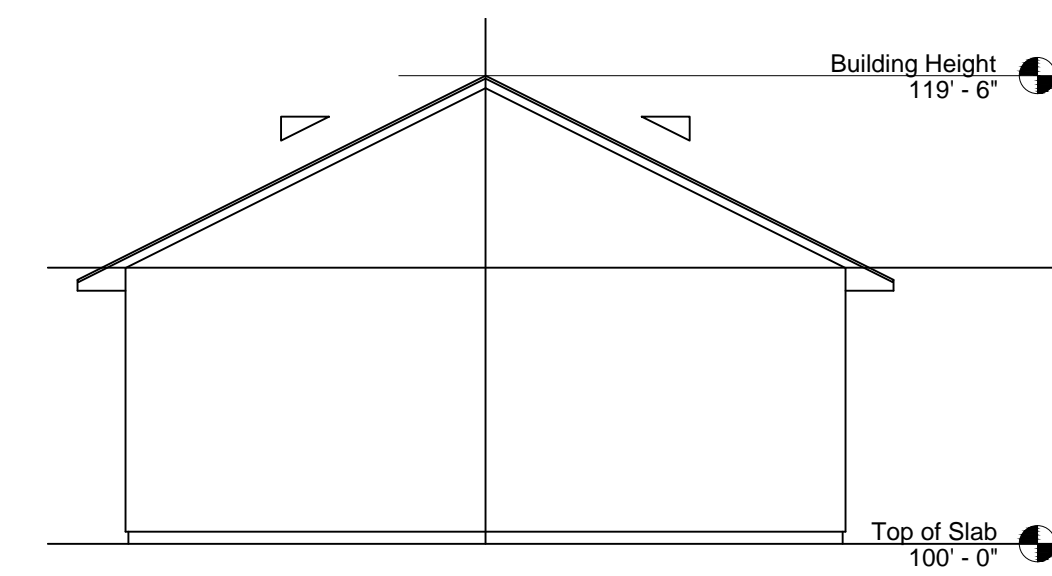


**1 FLOOR PLAN**  
A-102

150' x 30' POLE BARN



**3 FRONT ELEVATION**  
A-102 SCALE: 1/8" = 1'-0"



**2 SIDE ELEVATION**  
A-102 SCALE: 1/8" = 1'-0"

**PLYMOUTH ARCHITECTS' GUILD**  
11670 BROWNELL AVE., PLYMOUTH, MI 48170  
T: (619) 987-4551 E-mail: PlymouthArchitectsGuild@gmail.com



NO.	REVISIONS	DATE

PROPOSED STORAGE BUILDING:  
2002 E. MICHIGAN AVENUE  
YPSILANTI, MI 48198

Date: 06/12/20  
Scale: AS NOTED  
Drawn By: CM

**A-102**  
PLANS & ELEVATIONS

**CHARTER TOWNSHIP OF YPSILANTI  
OFFICE OF THE ASSESSOR  
7200 S. Huron River Drive, Ypsilanti, Michigan 48197**

**PARCEL DIVISION/COMBINE FOR PLATTED LOTS ONLY**

**AUTHORIZATION REQUEST**

When submitting an application, please provide the Assessor's Office with three (3) copies of the descriptions for the parcel. If the Applicant is not the Owner of record, legal ownership must be provided.

Home Phone: 734-320-3240    Tax ID #: See Attached

Work Phone: \_\_\_\_\_ Property Class: \_\_\_\_\_

Name: Scott Chatfield

Address: 8445 Crestshire Dr.

City/State/Zip: Ypsilanti, MI 48197

Proof of ownership or letter of authorization as agent

Proof that all taxes and/or special assessments are paid to current status

Township Board Approval

**Attach new legal description**

**Combine Process:**

1. All preliminary division/combines must be submitted to the Assessor's Office.
2. When dividing/combining lots in subdivision, you must provide three copies of a rough sketch to scale, and new legal descriptions.
3. The division/combine application will be processed for final approval/denial within forty- five (45) days of receipt.
4. To assure that a division/combine will appear on the following year's Assessment Roll, the Final paperwork must be submitted by December 31 of each year.
5. Division/combines received after that date would not have the assurance of appearing on the upcoming Assessment Roll.
6. There is no fee for the division/combine application of platted lots unless it involves the division/combine of a partial lot. Then a fee of \$25.00 for review and a fee of \$25.00 per lot will be charged.
7. Certificate from Washtenaw County Treasurer that all taxes and Special Assessments are paid for preceding 5 years.
8. **If there is a principle residence exemption on any of the parcels involved in the division/combination, a new principle residence exemption must be re-filed for the new parcel number assigned after the division/combination has been approved.**

**I/We hereby authorize/request the Assessor's Office to divide/combine the following Parcel Number(s) after Township Board approval:**

\_\_\_\_\_

---

\_\_\_\_\_  
Owner Signature(s) Date

\_\_\_\_\_  
Co-Owner Signature Date

**Land Division Tax Certification**

Pursuant to the Land Division Act 288 of 1967, MCL 560.109(1)(i), this certificate certifies that current and the preceding years of taxes on this date, >date of final certification<, have been paid for the following parcel(s):

**Parcel Number:**

____ - ____ - ____ - ____ - ____
----------------------------------

**Property Address:**

_____
_____, _____

**Legal Description:**

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**Owner Information:**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Street: \_\_\_\_\_ Email Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

**City/Township/Village Treasurer Certification:**

Sec. 135 Act 206, 1893 as Amended – (Sec. C.L. 1929)

Date:

I hereby certify that, pending subsequent decisions by the Board of Review, the Michigan Department of Treasury, the Michigan Tax Tribunal, or the State Tax Commission, current year's taxes issued to date have been paid:

Summer Bill: \_\_\_\_\_ Village Bill: \_\_\_\_\_ Winter Bill: \_\_\_\_\_

Signature / Initials: \_\_\_\_\_

Name & Title: \_\_\_\_\_

**Office of Water Resources Certification:**

Sec. 135 Act 206, 1893 as Amended – (Sec. C.L. 1929)

Date:

I hereby certify that all Drain charges issued to date have been paid:

Summer Bill: \_\_\_\_\_ Winter Bill: \_\_\_\_\_

Signature / Initials: \_\_\_\_\_

Name & Title: \_\_\_\_\_

**Washtenaw County Equalization Certification:**

I hereby certify that the legal descriptions of the parent parcel(s) and the new parcels are accurate and conform to all statutory regulations.

Signature / Initials: \_\_\_\_\_

Name & Title: \_\_\_\_\_

**Washtenaw County Treasurer Certification:**

Sec. 135 Act 206, 1893 as Amended – (Sec. C.L. 1929)

Date:

I hereby certify that there are no tax liens or titles held by the State of Michigan on lands described below, and that there are no tax liens or titles held by individuals on said lands for all years preceding the first day of March and that the taxes for said period are paid, pending subsequent decisions by the Board of Review, the Michigan Department of Treasury, the Michigan Tax Tribunal, or the State Tax Commission.

<p>Washtenaw County Treasurer</p> <p>Split Certificate Number: _____</p>
--

Statutory Fee of \$\_\_\_\_\_ collected:      Check: \_\_\_\_\_ Cash: \_\_\_\_\_ Credit/debit card: \_\_\_\_\_

# **OLD BUSINESS**

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A. NONE

# **NEW BUSINESS**

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A. NONE

# **OPEN DISCUSSION**

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A. NONE

# **PLANNING DEPARTMENT**

## REPORT

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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

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THERE IS NO WRITTEN REPORT

# TOWNSHIP ATTORNEY REPORT

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THERE IS NO WRITTEN REPORT

# ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

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THERE IS NO WRITTEN REPORT

# OTHER BUSINESS

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