CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

HEATHER JARRELL ROE

Treasurer

STAN ELDRIDGE

Trustees

JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON, JR.

October 19, 2021

Work Session – 4:30pm
Regular Meeting – 7:00 p.m.

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

DEPARTMENTAL REPORTS

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard, Ypsilanti, MI 48198

MONTHLY REPORT FOR SEPTEMBER 2021

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	19 Fire Fighters
1 Fire Marshal	3 Shift Lieutenants	1 Clerk III/Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to 586 requests for assistance. Of those requests, 357 were medical emergency service calls, with the remaining 229 incidents classified as non-medical and/or fire related.

Department activities for the month of September 2021:

1) The Public Education Department participated in the following events:

   a) Smoke Alarms: 6191 Schuss Crossing (2) 791 N Ford Blvd (2)
   b) Wiards Orchard Tour
   c) Berea City of Hope-1070 McCartney

2) Fire fighters received training in the following areas:
   a) Haz Mat Training
   b) Cargo Tank Specialist

The Fire Marshal had these activities / events for the month of September 2021:

1. Fire Investigations: 5
2. Building Inspections: 14
3. Plan Reviews: 6
4. Hood / Suppression Inspections: 1
5. Completed Covid 19 screenings for staff
6. Meetings: 1
7. Code Enforcements: 2
8. Alarm Inspections: 0
9. Public Education Demonstrations: 2
10. Flush Test
11. Attended the Michigan Fire Inspector Society Conference in Mt. Pleasant
12. Evidence Drop Off

The Fire Chief attended these meetings / events for the month of September 2021:

1. Covid 19 staff screenings
2. WAMAA
3. Bio Care Screening Testing
4. 2018 Surplus auction items donated to Upper Peninsula Fire Department thru Belfor
5. 9-11 Ceremony at the State House with Representative Ronnie Peterson
6. Traffic preemption discussion with County Commissioners
7. WCSD Emergency Management Virtual Exercise Meeting
8. Attended the Michigan Fire Inspector Society Conference in Mt. Pleasant
9. Disciplinary letter for Wellington Court incident.
10. Research for the Civil Service Meeting
11. Fuel Reports

There was 0 injuries and 0 deaths reported this month for civilians.

There was 0 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at ***$135,100.00.*** All occurred at the following locations:

	DATE OF LOSS	ADDRESS		ESTIMATED LOSS	
1)	9/03/2021	740 Eugene	$	0.00	(outside burn)
2)	9/03/2021	3098 W. Michigan	$	1,100.00	(vehicle)
3)	9/05/2021	712 Emmet	$	0.00	(mutual aid -City)
4)	9/06/2021	10150 Joy	$	0.00	(mutual aid- Superior)
5)	9/10/2021	3025 E. Michigan	$	6,000.00	(vehicle)
6)	9/12/2021	3855 Napier	$	0.00	(mutual aid- Superior)
7)	9/13/2021	207 N Prospect	$	0.00	(mutual aid-City)
8)	9/13/2021	1814 Smith Street	$	110,000.00	(building)
9)	9/15/2021	207 N Prospect	$	0.00	(mutual aid - City)
10)	9/17/2021	7650 Rawsonville	$	13,000.00	(vehicle trailer)
11)	9/20/2021	2277 S. Grove	$	500.00	(building)
12)	9/26/2021	826 Madison	$	0.00	(mutual aid - City)
13)	9/27/2001	1622 Wingate Blvd	$	4,500.00	(vehicle)

Respectfully submitted,

Maria Batianis, Clerical Support Staff
Charter Township of Ypsilanti Fire Department

Attachment: Image Trend Incident Type Report (Summary): 09/01/2021 – 09/30/2021

Ypsilanti Township - Incident Type Report (Summary)
monthly

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
Incident Type Category (FD1.21): 1 - Fire						
111 - Building fire	8	1.37%	80000.00	30000.00	110000.00	81.42%
113 - Cooking fire, confined to container	2	0.34%		500.00	500.00	0.37%
130 - Mobile property (vehicle) fire, other	1	0.17%		13000.00	13000.00	9.62%
131 - Passenger vehicle fire	3	0.51%	10500.00	1100.00	11600.00	8.59%
151 - Outside rubbish, trash or waste fire	3	0.51%	0.00	0.00	0.00	0.00%
154 - Dumpster or other outside trash receptacle fire	1	0.17%	0.00	0.00	0.00	0.00%
	Total: 18	**Total: 3.07%**	**Total: 90500.00**	**Total: 44600.00**	**Total: 135100.00**	**Total: 100.00%**
Incident Type Category (FD1.21): 2 - Overpressure Rupture, Explosion, Overheat (No Fire)						
200 - Overpressure rupture, explosion, overheat, other	1	0.17%				
	Total: 1	**Total: 0.17%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
300 - Rescue, EMS incident, other	31	5.29%				
311 - Medical assist, assist EMS crew	57	9.73%				
320 - Emergency medical service, other	42	7.17%				
321 - EMS call, excluding vehicle accident with injury	195	33.28%				
322 - Motor vehicle accident with injuries	13	2.22%				
323 - Motor vehicle/pedestrian accident (MV Ped)	5	0.85%				
324 - Motor vehicle accident with no injuries.	13	2.22%				
352 - Extrication of victim(s) from vehicle	1	0.17%				
	Total: 357	**Total: 60.92%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
400 - Hazardous condition, other	1	0.17%				
410 - Combustible/flammable gas/liquid condition, other	1	0.17%				
412 - Gas leak (natural gas or LPG)	6	1.02%				
413 - Oil or other combustible liquid spill	1	0.17%				
424 - Carbon monoxide incident	1	0.17%				
440 - Electrical wiring/equipment problem, other	1	0.17%				
445 - Arcing, shorted electrical equipment	3	0.51%				
	Total: 14	**Total: 2.39%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 5 - Service Call						
500 - Service call, other	7	1.19%				
510 - Person in distress, other	4	0.68%				
520 - Water problem, other	1	0.17%				
522 - Water or steam leak	2	0.34%				
531 - Smoke or odor removal	5	0.85%				
541 - Animal problem	1	0.17%				
542 - Animal rescue	1	0.17%				
550 - Public service assistance, other	4	0.68%				
552 - Police matter	2	0.34%				
553 - Public service	4	0.68%				
554 - Assist invalid	1	0.17%				
561 - Unauthorized burning	5	0.85%				
	Total: 37	**Total: 6.31%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 6 - Good Intent Call						
600 - Good intent call, other	3	0.51%				

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
611 - Dispatched and cancelled en route	104	17.75%				
622 - No incident found on arrival at dispatch address	7	1.19%				
650 - Steam, other gas mistaken for smoke, other	1	0.17%				
651 - Smoke scare, odor of smoke	1	0.17%				
	Total: 116	**Total: 19.80%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 7 - False Alarm & False Call						
700 - False alarm or false call, other	16	2.73%				
710 - Malicious, mischievous false call, other	3	0.51%				
730 - System malfunction, other	2	0.34%				
733 - Smoke detector activation due to malfunction	4	0.68%				
735 - Alarm system sounded due to malfunction	4	0.68%				
736 - CO detector activation due to malfunction	2	0.34%				
740 - Unintentional transmission of alarm, other	2	0.34%				
743 - Smoke detector activation, no fire - unintentional	2	0.34%				
744 - Detector activation, no fire - unintentional	1	0.17%				
745 - Alarm system activation, no fire - unintentional	2	0.34%				
746 - Carbon monoxide detector activation, no CO	3	0.51%				
	Total: 41	**Total: 7.00%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 9 - Special Incident Type						
900 - Special type of incident, other	1	0.17%				
911 - Citizen complaint	1	0.17%				
	Total: 2	**Total: 0.34%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
	Total: 586	**Total: 100.00%**	**Total: 90500.00**	**Total: 44600.00**	**Total: 135100.00**	**Total: 100.00%**

Supervisor
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Charter Township of Ypsilanti
Hydro Station

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544.3690
Fax: (734) 544.3626

www.ytown.org

Date: October 5, 2021
To: **Clerk's Office**
CC: **Brenda Stumbo, Supervisor**
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in September 2021)

Activities:

Ford Lake Dam

General Operation Summary:
The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Covid-19 has not impacted operations. Operators had 4 after hour call-ins for the month.

Average precipitation for the month of August is around 3.22", this year it was about 5.43".

Power generation for September was above average, but remains below average for the year.

Regulatory:

For 2021-

- update DSSMP, now planned for 2022
- DSSMR, **Complete**
- Owners Dam Safety Program Review – **Complete**
- EAP annual update and test-
- EAP Training- **Complete**
- Part 12 Inspection- **Plan and Schedule have been filed with FERC. Follow-up letter to FERC due by 12/31/2021**
- WQ Report – (Data collection begins June 1st and ends September 30th)
- Nuisance Plant Plan Report – **Complete**
- Wildlife Plan Report –
- Historical Activity Report – **Complete**
- Gate Certification – **Started**
- Security Review – **Complete**
- FERC Security Inspection- **Postponed (COVID)**
- FERC Annual Dam Safety Inspection – **Complete**
- Annual DEQ Lake Operation Monitoring Report- **Complete**
- Spillway Assessment Action Plan- **In process, (Due 12/31/2021)**

Projects:

Concrete Repairs- Planning put together bid documents to address spalling concrete on crest of the concrete spillway. Construction is planned for 2022. Field inspection was conducted on 5/6/21, an assessment report was provided by Barr. Report outlines areas that need repairs within 5 to 10 years.

Sluice Gate Repairs- Board approved replacing last 2 hydraulic panels later this fall. A Purchase Order was approved. Scheduled for October 2021- **Complete**

Bridge Deck Concrete Repairs- Complete Washtenaw County Road Commission is planning a project to preserve the bridge deck, restore the sidewalk that is deteriorating and other items. The sidewalk has been repaired with the remaining work later this summer.

Sluice Stress Analysis- the FERC has requested a detail study of gates. This is common industry request from FERC as they continuously look at safety involving dams. We are currently working with engineering to develop a procedure to complete this task. This task should be completed by 2024.

Powerhouse Service Power Upgrades- Replace the High voltage transformer to correct power issues. AF Smith has ordered the transformer. We hope to have complete by the end of November.

Operation Summary

2021	**September**	**YTD**	**5 Year Ave.**
Precipitation total (inches)[1]	5.43	29.36	41.3[1]
Days Online	30.0	241.9	359.2
Generation MWH (estimated)	645.624	6,257.984	10,696.5
Generation MWH **lost** (estimated)*	2.574	396.752	525.7
After Hour Call In			
Water levels	4	22	43
Mechanical/Electrical	0	8	5
Other	0	0	2
Totals	4	30	50

Recent History	**2016**	**2017**	**2018**	**2019**	**2020**
Precipitation total (inches)[2]	36.5	40.8	42.2	45.4	41.38
Days Online	359.5	362.0	364.2	350.6	359.7
Generation MWH (estimated)	8,803.4	10,744.9	10,635.0	12,576.7	10,722.7
Generation MWH **lost** (estimated)*	229.8	269.6	552.9	1,005.8	570.2
After Hour Call In					
Water levels	31	26	30	69	57
Mechanical/Electrical	4	5	3	4	7
Other	2	3	0	2	2
Totals	37	34	33	75	66

[1] Preliminary totals from NOAA for Detroit
*losses related to scheduled & unscheduled maintenance and water quality discharges.

Gate Spilling Summary:

Releasing water from the sluice gates is primary done to maintain lake level when flow exceeds the powerhouse. At certain times, we can use the gates to help keep the lake mixing to maintain oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake.

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires we pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer for improving the lake is not always possible.

Sluice Gate Usage Summary:

Current Year **2021**	Current Year Days Spilled	Current Year Lost KWh*	Current Year Lost $*	Prior Yr. Lost $*
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	1.3	0	0	0
May	11.0	93,311	$ 5,852	0
June	15.7	109,140	$ 6,624	$ 2,502
July	17.0	123,521	$ 6,147	$ 3,000
August	15.8	66,017	$ 3,067	0
September	4.1	0	0	0
October				0
November				0
December				
Totals	64.9	392,059	$ 21,690	$ 5,502

*estimated losses from diverting water away from generators for the **purpose improving WQ**.

Sargent Charles Dam

This dam continues to get routine safety inspections and appropriate maintenance.

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

2201 Hogback Road ◆ Ann Arbor, Michigan 48105-9732 ◆ **OFFICE** (734) 971-8400 ◆ **FAX** (734) 973-4624 ◆ **EMAIL** sheriffinfo@ewashtenaw.org

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Shane Peltier, Police Services Lieutenant
Cc: Ypsilanti Township Board
Keith Flores, WCSO Police Services Commander
Nancy Hansen, WCSO Police Services Captain
Date: October 14, 2021
Re: September 2021 Police Services Monthly Report

SUMMARY:
During the month of September 2021, there were 3,515 calls for service in Ypsilanti Township, a 4% increase in calls for service as compared to September 2020.

OPERATIONS
During September 2021, Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our citizen's quality of life.

The month of September showed an increase in home invasions of 71% (12 compared to 7 in 2020). In many of these incidents a domestic relationship and unauthorized entry were common. The best prevention methods for a typical residential home invasion are to keep all windows and doors locked (including vehicles in the driveway), including deadbolts, while away from home. External lighting and visual deterrents such as "Beware of Dog" or alarm signage also discourages criminals.

In September 2021 we took 1 report of a breaking and entering (non-residential building). Compared to September 2020 this was a 50% decrease (2 reports taken in September 2020). In the month of September 2021, we saw 7 robberies. In the month of September 2020, we saw a total of 5 robberies (40% increase). From a year-to-date perspective, we are at a 25% decrease in robberies (27 in 2021 YTD compared to 36 in 2020 YTD).

In September 2021 there were 13 reported UDAA's. This is the same number of UDAA's reported in September 2020. Many of these vehicle thefts occurred by the suspect gaining entry to an unlocked vehicle. Citizens are reminded to lock all vehicle doors and keep ignition keys in separate and secure areas to prevent such thefts. Valuables, if left in a vehicle, should be placed in a concealed location. The following website provides further information regarding the reduction of potential for theft of your vehicle, common vehicles targeted, and further information.

https://www.nhtsa.gov/road-safety/vehicle-theft-prevention

YOUTH INITIATIVE
The Sheriff's Office continues to partner with courts, probation, and social services to ensure that there is accountability beyond Sheriff's Office contact with the offenders that are consistently involved in crimes. From a year-to-date perspective, comparing 2021 to the same period in 2020, our juvenile offenses and complaints are up 24.50% (from 151 to 188) and our runaway complaints are up 11.11% (from 36 to 40).

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JERRY L. CLAYTON
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COMMUNITY ACTION TEAM

The purpose of the Community Action Team (CAT) is to respond to situations involving or with a nexus of drugs, guns, or violence. The team focuses on the timely assessment and response to tips they receive from our community and community problems identified through crime pattern analysis.

CAT collaboration with the Michigan Department of Corrections in reference to parole compliance contributes to effective monitoring and management of parolees who live in our community. Timely and efficient response to tips regarding parolee misconduct combined with regular unannounced home visits are expected by the parolees that reside in Ypsilanti Township and surrounding areas.

For any violent crime tips related to guns, gang activity or violence in general please call 734-661-9034.

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: https://www.washtenaw.org/1743/House-Watch

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: Creating public safety, providing quality service, and building strong and sustainable communities.

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: https://www.washtenaw.org/1124/Sheriff

We have rewarding career opportunities available for those seeking a profession with a greater purpose.

September 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

Search Criteria: (This report counts for offenses but excludes UCR status of 'Unfounded'.)	
Month:	September
Year:	2021
City:	Ypsilanti Twp-YPT

September 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2021	Sep/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Sep/2021	ADULT YTD	JUV Sep/2020	JUV YTD	Total Sep	Total YTD
09001	MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	0	0	0%	3	3	0%	0	3	0	0	0	3
09002	NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	1	0	0%	2	0	0%	0	2	0	0	0	2
10001	KIDNAPPING/ABDUCTION	0	0	0%	9	3	200%	0	1	0	0	0	1
10002	PARENTAL KIDNAPPING	0	0	0%	1	0	0%	0	0	0	0	0	0
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC lST DEGREE	3	3	0%	18	15	20%	0	4	0	0	0	4
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	1	2	-50%	6	4	50%	1	1	0	0	1	1
11003	SEXUAL PENETRATION ORAL/ANAL -CSC lST DEGREE	0	2	-100%	3	6	-50%	0	1	0	0	0	1
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	1	-100%	2	5	-60%	0	0	0	0	0	0
11006	SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%	0	1	-100%	0	0	0	0	0	0
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	2	1	100%	11	5	120%	0	1	0	0	0	1
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	2	0%	11	10	10%	0	1	0	0	0	1
12000	ROBBERY	7	5	40%	27	35	-22.8%	1	5	0	1	1	6
12001	ROBBERY	0	0	0%	2	2	0%	0	1	0	1	0	2
13001	NONAGGRAVATED ASSAULT	47	56	-16.0%	422	388	8.762%	10	142	0	1	10	143
13002	AGGRAVATED/FELONIOUS ASSAULT	22	37	-40.5%	265	279	-5.01%	11	133	0	2	11	135
13003	INTIMIDATION/STALKING	10	4	150%	53	40	32.5%	1	5	0	0	1	5
20000	ARSON	2	0	0%	4	6	-33.3%	0	0	0	0	0	0
21000	EXTORTION	0	1	-100%	1	2	-50%	0	0	0	0	0	0
22001	BURGLARY -FORCED ENTRY	10	8	25%	110	87	26.43%	2	15	0	1	2	16
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	3	1	200%	32	18	77.77%	0	4	0	1	0	5
23001	LARCENY -POCKETPICKING	0	0	0%	0	2	-100%	0	0	0	0	0	0
23002	LARCENY -PURSESNATCHING	0	0	0%	3	6	-50%	0	0	0	0	0	0

September 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2021	Sep/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Sep/2021	ADULT YTD	JUV Sep/2020	JUV YTD	Total Sep	Total YTD
23003	LARCENY -THEFT FROM BUILDING	17	11	54.54%	108	103	4.854%	1	3	0	0	1	3
23005	LARCENY -THEFT FROM MOTOR VEHICLE	47	22	113.6%	194	175	10.85%	0	1	0	0	0	1
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	4	1	300%	27	16	68.75%	0	1	0	0	0	1
23007	LARCENY -OTHER	18	10	80%	93	69	34.78%	0	1	0	0	0	1
24001	MOTOR VEHICLE THEFT	13	9	44.44%	130	88	47.72%	0	8	0	2	0	10
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	3	4	-25%	25	17	47.05%	1	9	1	8	2	17
24003	MOTOR VEHICLE FRAUD	0	0	0%	4	3	33.33%	0	1	0	0	0	1
25000	FORGERY/COUNTERFEITING	1	2	-50%	3	27	-88.8%	0	0	0	0	0	0
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	10	8	25%	81	66	22.72%	0	1	0	0	0	1
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	17	7	142.8%	77	60	28.33%	0	1	0	0	0	1
26004	FRAUD -WELFARE FRAUD	0	0	0%	0	1	-100%	0	0	0	0	0	0
26005	FRAUD -WIRE FRAUD	3	1	200%	20	12	66.66%	0	0	0	0	0	0
26007	FRAUD - IDENTITY THEFT	3	3	0%	49	47	4.255%	0	0	0	0	0	0
27000	EMBEZZLEMENT	1	1	0%	5	15	-66.6%	0	0	0	0	0	0
28000	STOLEN PROPERTY	2	1	100%	18	11	63.63%	0	3	0	2	0	5
29000	DAMAGE TO PROPERTY	37	28	32.14%	296	256	15.62%	1	18	0	2	1	20
30001	RETAIL FRAUD -MISREPRESENTATION	0	0	0%	1	11	-90.9%	0	0	0	0	0	0
30002	RETAIL FRAUD -THEFT	4	10	-60%	50	88	-43.1%	0	1	0	0	0	1
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%	1	0	0%	0	0	0	0	0	0
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	6	6	0%	52	64	-18.7%	3	26	0	0	3	26
35002	NARCOTIC EQUIPMENT VIOLATIONS	1	5	-80%	15	31	-51.6%	0	3	0	0	0	3
37000	OBSCENITY	0	1	-100%	3	5	-40%	0	0	0	0	0	0
52001	WEAPONS OFFENSE- CONCEALED	9	3	200%	50	39	28.20%	7	25	0	1	7	26
52003	WEAPONS OFFENSE -OTHER	8	9	-11.1%	35	37	-5.40%	0	4	0	0	0	4
72000	ANIMAL CRUELTY	0	0	0%	9	8	12.5%	0	0	0	0	0	0
	Group A Totals	**314**	**265**	**18.49%**	**2331**	**2166**	**7.617%**	**39**	**425**	**1**	**22**	**40**	**447**
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	0	1	-100%	2	4	-50%	0	0	0	0	0	0

September 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2021	Sep/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Sep/2021	ADULT YTD	JUV Sep/2020	JUV YTD	Total Sep	Total YTD
26006	FRAUD -BAD CHECKS	2	0	0%	6	9	-33.3%	0	0	0	0	0	0
36004	SEX OFFENSE -OTHER	1	0	0%	4	5	-20%	0	0	0	0	0	0
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	4	6	-33.3%	25	41	-39.0%	0	1	0	0	0	1
38003	FAMILY -OTHER	1	0	0%	2	1	100%	0	0	0	0	0	0
41002	LIQUOR VIOLATIONS -OTHER	4	1	300%	22	12	83.33%	0	0	0	0	0	0
42000	DRUNKENNESS	0	0	0%	0	1	-100%	0	0	0	0	0	0
48000	OBSTRUCTING POLICE	14	13	7.692%	136	95	43.15%	0	14	0	3	0	17
49000	ESCAPE/FLIGHT	0	1	-100%	1	3	-66.6%	0	0	0	0	0	0
50000	OBSTRUCTING JUSTICE	16	17	-5.88%	127	116	9.482%	5	27	0	0	5	27
53001	DISORDERLY CONDUCT	3	1	200%	21	19	10.52%	0	3	0	0	0	3
53002	PUBLIC PEACE -OTHER	4	0	0%	8	1	700%	0	0	0	0	0	0
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	0	0	0%	5	16	-68.7%	0	0	0	0	0	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	20	14	42.85%	144	122	18.03%	15	104	0	1	15	105
55000	HEALTH AND SAFETY	0	0	0%	6	10	-40%	0	0	0	0	0	0
57001	TRESPASS	2	1	100%	21	28	-25%	0	3	0	0	0	3
57002	INVASION OF PRIVACY -OTHER	0	0	0%	1	0	0%	0	0	0	0	0	0
58000	SMUGGLING	0	0	0%	6	2	200%	0	1	0	0	0	1
63000	VAGRANCY	0	0	0%	2	0	0%	0	0	0	0	0	0
70000	JUVENILE RUNAWAY	7	6	16.66%	40	36	11.11%	0	0	0	0	0	0
73000	MISCELLANEOUS CRIMINAL OFFENSE	2	3	-33.3%	17	16	6.25%	0	0	0	0	0	0
	Group B Totals	**80**	**64**	**25%**	**596**	**537**	**10.98%**	**20**	**153**	**0**	**4**	**20**	**157**
2800	JUVENILE OFFENSES AND COMPLAINTS	17	14	21.42%	188	151	24.50%	0	0	0	0	0	0
2900	TRAFFIC OFFENSES	34	24	41.66%	259	207	25.12%	2	7	0	0	2	7
3000	WARRANTS	40	35	14.28%	257	327	-21.4%	19	137	1	3	20	140
3100	TRAFFIC CRASHES	126	85	48.23%	873	775	12.64%	1	3	0	0	1	3
3200	SICK / INJURY COMPLAINT	193	159	21.38%	1532	1474	3.934%	0	0	0	0	0	0
3300	MISCELLANEOUS COMPLAINTS	853	780	9.358%	7052	6646	6.108%	0	0	0	0	0	0

September 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Sep/2021	Sep/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Sep/2021	ADULT YTD	JUV Sep/2020	JUV YTD	Total Sep	Total YTD
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	0	0	0%	5	5	0%	0	0	0	0	0	0
3500	NON - CRIMINAL COMPLAINTS	1019	871	16.99%	8593	8382	2.517%	0	2	0	7	0	9
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	714	918	-22.2%	5816	6024	-3.45%	1	1	0	0	1	1
3800	ANIMAL COMPLAINTS	58	53	9.433%	516	497	3.822%	0	0	0	0	0	0
3900	ALARMS	89	103	-13.5%	1013	1169	-13.3%	0	0	0	0	0	0
	Group C Totals	**3143**	**3042**	**3.320%**	**26104**	**25657**	**1.742%**	**23**	**150**	**1**	**10**	**24**	**160**
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	1	0%	5	10	-50%	0	0	0	0	0	0
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%	1	1	0%	0	0	0	0	0	0
4200	PARKING CITATIONS	1	0	0%	7	9	-22.2%	0	0	0	0	0	0
4300	LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%	3	7	-57.1%	0	0	0	0	0	0
4500	MISCELLANEOUS A THROUGH UUUU	25	8	212.5%	146	141	3.546%	0	0	0	0	0	0
4600	LIQUOR CITATIONS / SUMMONS	0	1	-100%	0	1	-100%	0	0	0	0	0	0
	Group D Totals	**27**	**10**	**170%**	**162**	**169**	**-4.14%**	**0**	**0**	**0**	**0**	**0**	**0**
5000	FIRE CLASSIFICATIONS	1	0	0%	2	4	-50%	0	0	0	0	0	0
5100	18A STATE CODE FIRE CLASSIFICATIONS	0	1	-100%	2	9	-77.7%	0	0	0	0	0	0
	Group E Totals	**1**	**1**	**0%**	**4**	**13**	**-69.2%**	**0**	**0**	**0**	**0**	**0**	**0**
6000	MISCELLANEOUS ACTIVITIES (6000)	31	30	3.333%	265	315	-15.8%	0	0	0	0	0	0
6100	MISCELLANEOUS ACTIVITIES (6100)	116	127	-8.66%	1117	1050	6.380%	0	0	0	0	0	0
6300	CANINE ACTIVITIES	5	4	25%	29	54	-46.2%	0	0	0	0	0	0
6500	CRIME PREVENTION ACTIVITIES	3	1	200%	48	50	-4%	0	0	0	0	0	0
6600	COURT / WARRANT ACTIVITIES	0	5	-100%	8	8	0%	0	0	0	0	0	0
6700	INVESTIGATIVE ACTIVITIES	56	30	86.66%	311	206	50.97%	0	0	0	0	0	0
	Group F Totals	**211**	**197**	**7.106%**	**1778**	**1683**	**5.644%**	**0**	**0**	**0**	**0**	**0**	**0**
	City : Ypsilanti Twp Totals	**3776**	**3579**	**5.504%**	**30975**	**30225**	**2.481%**	**82**	**728**	**2**	**36**	**84**	**764**

JERRY L. CLAYTON
SHERIFF

YPSILANTI TOWNSHIP MONTHLY POLICE SERVICES DATA
September 2021

Incidents	Month 2021	Month 2020	% Change	YTD 2021	YTD 2020	% Change
Traffic Stops	600	822	-27%	4523	5129	-12%
Citations	238	416	-43%	2179	3375	-35%
Drunk Driving (OWI)	16	11	45%	106	85	25%
Drugged Driving (OUID)	3	2	50%	32	26	23%
Calls for Service Total	3515	3364	4%	28992	28129	3%
Calls for Service *(Traffic stops and non-response medicals removed)*	2451	2203	11%	20790	19732	5%
Robberies	7	5	40%	27	36	-25%
Assaultive Crimes	77	103	-25%	730	699	4%
Home Invasions	12	7	71%	108	86	26%
Breaking and Entering's	1	2	-50%	34	19	79%
Larcenies	85	44	93%	424	370	15%
Vehicle Thefts	13	13	0%	138	104	33%
Traffic Crashes	94	71	32%	658	626	5%
Medical Assists	50	55	-9%	522	548	-5%
Animal Complaints *(ACO Response)*	19	26	-27%	193	171	13%

In/Out of Area Time	Month *(minutes)*	YTD *(minutes)*
Into Area Time	1409	11700
Out of Area Time	2686	26583
Investigative Ops (DB)	39095	306435
Secondary Road Patrol	400	8717
County Wide	555	4715

+ = Positive Change
- = Negative Change

	Hours Accum.	Hours Used	Balance
Banked Hours	604	1028.5	103

Out of Area Time

For: 09/01/2021 thru 09/30/2021

Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
YPSILANTI TWP	YPSILANTI CITY	WDRICHARDSONJ	W CROSS ST	BACKUP DISPATCHED CALLS	210060667	ASSISTED YPD W/ DV - SGT BYNUM	13:17:00	31	9/1/2021
YPSILANTI TWP	YPSILANTI CITY	WDGARLICKK	W CROSS ST	BACKUP DISPATCHED CALLS	210060667	Standby with Blackwell until he was secure with suspect in YPS DV case. Sgt Bynum	13:28:00	8	9/1/2021
YPSILANTI TWP	SUPERIOR TWP	WDBLANDC	STAMFORD RD/STEPHENS DR	BACK-UP TRAFFIC STOP	210060832	SUT unit requested for additional units on stop. Sgt. Pennington approval. SUT unit recovered 121.	23:20:00	30	9/1/2021
YPSILANTI TWP	SUPERIOR TWP	WDHILOBUKT	GLENDALE DR/MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210060841	BU BLAND PER SGT PENNINGTON NO OTHER SUT UNITS FOR DISORDERLY	00:30:00	12	9/2/2021
YPSILANTI TWP	SUPERIOR TWP	WDHILOBUKT	W AVONDALE CIR	BACKUP DISPATCHED CALLS	210060866	BU BLAND WITH WELFARE CHECK PER SGT PENNINGTON, NO OTHER SUT UNITS TO BACK	06:05:00	37	9/2/2021
YPSILANTI TWP	AUGUSTA TWP	WDMCQUEENC	TALLADAY RD	DISPATCHED CALLS	210060933	ATTEMPT WARRANT ARREST PER SGT BYNUM & LT HUNT	12:00:00	60	9/2/2021
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	W CROSS ST	BACKUP DISPATCHED CALLS	210061517	backed on shooting / approved by sgt thompson	03:25:00	10	9/4/2021
YPSILANTI TWP	YPSILANTI CITY	WDKORONAM	W CROSS ST	BACKUP DISPATCHED CALLS	210061517	ASSIST YPD WITH SHOOTING PER 624	03:28:00	30	9/4/2021
YPSILANTI TWP	YPSILANTI CITY	WDLUKEC	W CROSS ST	BACKUP DISPATCHED CALLS	210061517	ASSIST YPD WITH SHOOTING PER 624	03:28:00	30	9/4/2021
YPSILANTI TWP	YPSILANTI CITY	WDSHANKLANDC	W CROSS ST	BACKUP DISPATCHED CALLS	210061517	PER 624 SGT THOMPSON MULTIPLE CALLS OF SHOTS FIRED	03:30:00	30	9/4/2021
YPSILANTI TWP	YPSILANTI CITY	WDHILOBUKT	E MICHIGAN AVE/ECORSE RD	DISPATCHED CALLS	210061521	CFS - DEPUTY RIEBOLDT AND I ROLLED UP ON THIS DISORDERLY AS IT WAS OCCURRING AND HANDLED IT	03:54:00	6	9/4/2021
YPSILANTI TWP	YPSILANTI CITY	WDRIEBOLDTR	E MICHIGAN AVE/ECORSE RD	DISPATCHED CALLS	210061521	CFS - DEPUTY RIEBOLDT AND I ROLLED UP ON THIS DISORDERLY AS IT WAS OCCURRING AND HANDLED IT	03:54:00	6	9/4/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDYEER	WASHTENAW AVE/GLENCOE HILLS D	TRAFFIC STOP	210061978	VW PER SGT THOMPSON	21:45:00	5	9/5/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDBETTSI	SB US23/EB I94	BACKUP DISPATCHED CALLS	210062045	B/U 759 W/ SUSPICIOUS ON HIGHWAY REF PF UDAA - OK SGT THOMPSON	01:45:00	10	9/6/2021
YPSILANTI TWP	YPSILANTI CITY	WDMCQUEENC	N HURON ST/JARVIS ST	TRAFFIC STOP	210062094	UNAVOIDABLE EQUIPMENT STOP	10:45:00	5	9/6/2021
YPSILANTI TWP	SUPERIOR TWP	WDLEWISN	JOY RD	EVIDENCE TECH DETAIL		SCENE/ EVIDENCE PROCESSING POSSIBLE ARSON PER PENNINGTON	23:10:00	75	9/6/2021
YPSILANTI TWP	SUPERIOR TWP	WDWARDB	JOY RD	EVIDENCE TECH DETAIL		SCENE/ EVIDENCE PROCESSING POSSIBLE ARSON PER PENNINGTON	23:10:00	75	9/6/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDCORRIEP	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210062348	PER SGT PENNINGTON BACK SUPERIOR UNITS. FEMALE SCREAMING WE ARE ALL GOING TO DIE. UPON CONFIRMING SIMPLE ASSAULT RETURN TO TOWNSHIP	03:20:00	20	9/7/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDERBESJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210062348	ASSAULT IN PROGRESS PER SGT PENNINGTON	03:20:00	15	9/7/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDROYJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210062348	PER SGT PENNINGTON BACK SUPERIOR UNITS. FEMALE SCREAMING WE ARE ALL GOING TO DIE. UPON CONFIRMING SIMPLE ASSAULT RETURN TO TOWNSHIP	03:20:00	20	9/7/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDFARMERA	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210062348	BACK UP SUPERIOR ON DV. OK PER SGT PENNINGTON	03:30:00	5	9/7/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTROWBRIDGEM	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210062348	BACKUP OTHER UNIT ON DOMEST/C DISORDERLY SGT PENNINGTON APPROVAL	03:30:00	5	9/7/2021
YPSILANTI TWP	YPSILANTI CITY	WDSOYRING	W MICHIGAN AVE/N HURON ST	TRAFFIC STOP	210062749	RAN SIGNAL -- UNAVOIDABLE	12:45:00	15	9/8/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDWEBBB	WASHTENAW AVE/CARPENTER RD	DISPATCHED CALLS	210062785	PDC OCCURED IN FRONT OF ME/OK PER SGT FOX	15:00:00	20	9/8/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDWEBBB	PRIMARY RD: WASHTENAWINT. RD:	DETAIL	210062785		15:11:00	0	9/8/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDWEBBB	UPON WASHTENAW and AT/NEAR CA	CITATIONS	21-062785		15:13:00	0	9/8/2021
YPSILANTI TWP	YPSILANTI CITY	WDKORONAM	S HAMILTON ST/CATHERINE ST	TRAFFIC STOP	210062872	UNAVOIDABLE STOP - RAN RED LIGHT	21:15:00	10	9/8/2021
YPSILANTI TWP	YPSILANTI CITY	WDLUKEC	S HAMILTON ST/CATHERINE ST	TRAFFIC STOP	210062872	UNAVOIDABLE STOP - RAN RED LIGHT	21:15:00	10	9/8/2021
YPSILANTI TWP	COUNTY OWNED PROPERTY	WDHOGANM	STATION ONE	BACKUP DISPATCHED CALLS		ASSISTED OTHER UNITS MAN WITH GUN CALL STATION ONE	13:15:00	105	9/9/2021
YPSILANTI TWP	COUNTY OWNED PROPERTY	WDTRASKOSR	STATION ONE	BACKUP DISPATCHED CALLS		ASSISTED OTHER UNITS MAN WITH GUN CALL STATION ONE	13:15:00	105	9/9/2021
YPSILANTI TWP	SUPERIOR TWP	WDVANDUSSENK	NOTTINGHAM DR/E CLARK RD	BACK-UP TRAFFIC STOP	210063208	BU ON FELONY VEHICLE / APPROVED PER SGT THOMPSON	23:45:00	15	9/9/2021
YPSILANTI TWP	SUPERIOR TWP	WDKORONAM	SHEFFIELD DR	BACKUP DISPATCHED CALLS	210063216	ASSIST 761 WITH POSSIBLE UDAA IN PROGRESS PER SGT THOMPSON	00:24:00	21	9/10/2021
YPSILANTI TWP	SUPERIOR TWP	WDLUKEC	SHEFFIELD DR	BACKUP DISPATCHED CALLS	210063216	ASSIST 761 WITH POSSIBLE UDAA IN PROGRESS PER SGT THOMPSON	00:24:00	21	9/10/2021
YPSILANTI TWP	SUPERIOR TWP	WDVANDUSSENK	SHEFFIELD DR	BACKUP DISPATCHED CALLS	210063216	BACKED ON IN PROGRESS UDAA / APPROVED PER SGT THOMPSON	00:25:00	10	9/10/2021
YPSILANTI TWP	YPSILANTI CITY	WDROBERTSB	N HURON ST/W MICHIGAN AVE	TRAFFIC STOP	210063662	Improper Lane Use - Unavoidable	16:50:00	5	9/11/2021

Out of Area Time

For: 09/01/2021 thru 09/30/2021

YPSILANTI TWP	SUPERIOR TWP	WDLEWISN	DAWN AVE/E CLARK RD	BACKUP DISPATCHED CALLS	210063692	PER SGT BEEVER. BACK UP DEPUTIES. POSSIBLE UDAA	18:55:00	15	9/11/2021
YPSILANTI TWP	YPSILANTI CITY	WDGARLICKK	N HAMILTON ST/PEARL ST	TRAFFIC STOP	210063868	Sgt Beever-out of state driver turned off one-way	13:50:00	10	9/12/2021
YPSILANTI TWP	SUPERIOR TWP	WDKORONAM	STRATFORD CT	BACKUP DISPATCHED CALLS	210064274	ADVISED BY SGT BYNUM TO ASSIST WITH DOMESTIC	00:30:00	25	9/14/2021
YPSILANTI TWP	SUPERIOR TWP	WDLUKEC	STRATFORD CT	BACKUP DISPATCHED CALLS	210064274	ADVISED BY SGT BYNUM TO ASSIST WITH DOMESTIC	00:30:00	25	9/14/2021
YPSILANTI TWP	SUPERIOR TWP	WDFARMERA	STAMFORD RD/STEPHENS DR	BACK-UP TRAFFIC STOP	210064831	ASSISTED DEPUTY GOMBOS AND HOWARD ON TRAFFIC STOP WITH 121'S RECOVERED. OK PER SERGEANT WALLACE.	01:05:00	5	9/16/2021
YPSILANTI TWP	ANN ARBOR TWP	WDFARMERA	HICKORY HILL RD	DISPATCHED CALLS	210064832	SPOKE WITH HOMEOWNER BUILDING WAS SECURE, HE SET THE ALARM OFF BY ACCIDENT. POLICE ASSISTANCE NOT NECESSARY. OK PER SGT WALLACE, NO SUT/ANT UNITS AVAILABLE.	01:30:00	20	9/16/2021
YPSILANTI TWP	SUPERIOR TWP	WDMONTGOMERYJ	GEDDES RD/RIDGE RD	DISPATCHED CALLS	210064834	AREA CHECKED/ PER SGT WALLACE//ALL SUT UNIT AT JAIL	01:30:00	20	9/16/2021
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	E AINSWORTH ST/FERRIS ST	BACKUP DISPATCHED CALLS	210064969	ASSIST OTHER DEPT WITH FELONY STOP SGT FOX APPROVAL	16:25:00	15	9/16/2021
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	SPRING ST/S HURON ST	BACKUP DISPATCHED CALLS	210064998	BACK CITY WITH PDC SGT FOX APPROVAL	17:50:00	25	9/16/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDFARMERA	WASHTENAW AVE	BACKUP DISPATCHED CALLS	210065088	ASSISTED PITTSFIELD TWP WITH SHOOTING SCENE/ TRAFFIC. OK PER SGT PER SGT GEBAUER.	23:30:00	30	9/16/2021
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	WASHTENAW AVE	BACKUP DISPATCHED CALLS	210065088	ASSIST CITY WITH SHOOTING SGT PENNINGTON APPROVAL	23:30:00	30	9/16/2021
YPSILANTI TWP	SALINE CITY	WDWEBBB	N HARRIS ST	BACKUP DISPATCHED CALLS	210065286	DRE EVAUL OK BY SGT FOX	18:25:00	65	9/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDWEBBB	N HURON ST/EMMET ST	TRAFFIC STOP	210065562	CAR WENT THROUGH TWO RED LIGHTS ALMOST STRIKING ME. CITED HAND WIRTTEN TICKET DUE TO COMPUTER ISSUE	19:00:00	15	9/18/2021
YPSILANTI TWP	YPSILANTI CITY	WDCORRIEP	PERRY ST	BACKUP DISPATCHED CALLS	210065839	ASSIST YPD W/POSSIBLE ASSAULT IN PROGRESS, PER SGT FOX	18:47:00	13	9/19/2021
YPSILANTI TWP	SUPERIOR TWP	WDCORRIEP	E CLARK RD	BACKUP DISPATCHED CALLS	210065842	PER SGT BYNUM. CANCELLED/REROUTED.	19:00:00	4	9/19/2021
YPSILANTI TWP	SUPERIOR TWP	WDWILLIAMSS	E CLARK RD	DISPATCHED CALLS	210065842	PER SGT BYNUM FAMILY TROUBLE	19:05:00	10	9/19/2021
YPSILANTI TWP	YPSILANTI CITY	WDSHANKLANDC	S HAMILTON ST/WB I94 OFRP	BACKUP DISPATCHED CALLS	210065943	PER SGT BEEVER YPSILANTI ASKING FOR ANOTHER CAR ON A TRAFFIC STOP	09:00:00	10	9/20/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDPHILLIPSA	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210065976	FA UDAA JUST OCCURRED, CLEAR WITH 628, UTL	11:00:00	30	9/20/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDMCQUEENC	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210065976	FA AUTHORIZED BY SGT BEEVER	11:05:00	40	9/20/2021
YPSILANTI TWP	SUPERIOR TWP	WDKORONAM	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210066469	ASSIST SINGLE SUT DEPUTY ON FAMILY TROUBLE OK PER SGT PENNINGTON	06:40:00	50	9/22/2021
YPSILANTI TWP	SUPERIOR TWP	WDROYJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210066469	ASSIST SINGLE SUT DEPUTY ON FAMILY TROUBLE OK PER SGT PENNINGTON	06:40:00	50	9/22/2021
YPSILANTI TWP	SUPERIOR TWP	WDKORONAM	STEPHENS DR/STAMFORD RD	BACKUP DISPATCHED CALLS	210066695	ASSIST 768 PER SGT HOUK. ASSISTED IN PERIMETER FOR K9 TRACK	22:45:00	75	9/22/2021
YPSILANTI TWP	SUPERIOR TWP	WDLUKEC	STEPHENS DR/STAMFORD RD	BACKUP DISPATCHED CALLS	210066695	ASSIST 768 PER SGT HOUK. ASSISTED IN PERIMETER FOR K9 TRACK	22:45:00	75	9/22/2021
YPSILANTI TWP	YPSILANTI CITY	WDURBANS	HURON RIVER DR/LEFORGE RD	BACKUP DISPATCHED CALLS	210066716	SGT HOUK APPROVED/YPD SHOOTING GSW TO HEAD	01:10:00	15	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDKORONAM	HURON RIVER DR/LEFORGE RD	BACKUP DISPATCHED CALLS	210066716	ASSIST YPD WITH HOMICIDE SCENE SECURITY PER SGT HOUK	01:21:00	4	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDLUKEC	HURON RIVER DR/LEFORGE RD	BACKUP DISPATCHED CALLS	210066716	ASSIST YPD WITH HOMICIDE SCENE SECURITY PER SGT HOUK	01:21:00	4	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDKORONAM	W MICHIGAN AVE/W AINSWORTH BL'	BACKUP DISPATCHED CALLS	210066728	ASSIST YPD WITH HOMICIDE SCENE SECURITY/K9 TRACK PER SGT HOUK	03:11:00	51	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDLUKEC	W MICHIGAN AVE/W AINSWORTH BL'	BACKUP DISPATCHED CALLS	210066728	ASSIST YPD WITH HOMICIDE SCENE SECURITY/K9 TRACK PER SGT HOUK	03:11:00	51	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDURBANS	W MICHIGAN AVE/W AINSWORTH BL'	K9 DETAIL	210066730	CFS-TRACKING ASSIST WITH ARTICLES YPD SHOOTING SGT HOUK APPROVED	03:15:00	46	9/23/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDWILLIAMSS	MACARTHUR BLVD	DISPATCHED CALLS	210066872	ASSIST ON FIGHT IN PROGRESS PER SGT FOX	18:20:00	20	9/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDTRASKOSR	TOWNER	DETAIL		MASK PROTEST. REASSIGNED BY LT. ROBINSON	08:00:00	80	9/24/2021
YPSILANTI TWP	ST JOSEPH HOSPITAL	WDFARMERA	E HURON RIVER DR	BACKUP DISPATCHED CALLS	210067172	ASSISTED SUPERIOR TWP CAR WITH PDA AT SAINT JOE, OK PER SERGEANT PENNINGTON	22:25:00	30	9/24/2021
YPSILANTI TWP	ST JOSEPH HOSPITAL	WDFARMERA	E HURON RIVER DR	DISPATCHED CALLS	210067206	ATTEMPTED TO GIVE A RIDE TO SUBJECT FROM EARLIER EDP CALL.	00:40:00	15	9/25/2021
YPSILANTI TWP	OUT OF COUNTY	WDTRASKOSR	EMU	DETAIL		FOOTBALL ESCORT DETAIL	10:00:00	120	9/25/2021

Out of Area Time

For: 09/01/2021 thru 09/30/2021

YPSILANTI TWP	YORK TWP	WDRICHARDSONJ	STONY CREEK RD	BACKUP DISPATCHED CALLS	210067573	ASSISTED YONO AS HE HAD TO LEAVE FOR AN INJURY CRASH - I STOOD BY FOR MEI AND TRANSPORT FOR THE DEATH INVESTIGATION - SGT BEEVER	17:34:00	146	9/26/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDLEWISN	DEERING ST/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210067654	PER SGT. PENNINGTON, GUN IN CAR, DETAINING 3	21:35:00	5	9/26/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDTROWBRIDGEM	DEERING ST/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210067654	PER SGT. PENNINGTON, GUN IN CAR, DETAINING 3	21:35:00	5	9/26/2021
YPSILANTI TWP	SUPERIOR TWP	WDERBESJ	DEERING ST/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210067654	PER SGT PENNINGTON. BACK UP DEPUTIES	21:35:00	5	9/26/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDWEBBB	E HURON RIVER DR	DISPATCHED CALLS	210068155	DRE EVAUL FOR MSP @ ST JOES ER APPROVED BY SGT FOX	13:55:00	100	9/28/2021
YPSILANTI TWP	OUT OF COUNTY	WDCOUCKED	E. FOREST, DETROIT	COURT		21-62762 WITNESS, CASE DISMISSED	08:30:00	180	9/29/2021
YPSILANTI TWP	YPSILANTI CITY	WDLEWISN	MONROE ST/BROOKS ST	BACKUP DISPATCHED CALLS	210068446	PER SGT. FOX, ASSIST CITY SHOOTING	17:00:00	45	9/29/2021
YPSILANTI TWP	YPSILANTI CITY	WDPHILLIPSA	MONROE ST/BROOKS ST	DISPATCHED CALLS	210068446	ast city on shooting, cleared with sgt,fox	17:00:00	45	9/29/2021
YPSILANTI TWP	YPSILANTI CITY	WDMCQUEENC	MONROE ST/BROOKS ST	BACKUP DISPATCHED CALLS	210068446	ASSIST YPD W/SHOOTING PER SGT FOX	17:05:00	40	9/29/2021
YPSILANTI TWP	YPSILANTI CITY	WDTROWBRIDGEM	MONROE ST/BROOKS ST	BACKUP DISPATCHED CALLS	210068446	ASSIST YPSI CITY ON SHOOTING SGT FOX APPROVAL	17:05:00	40	9/29/2021
YPSILANTI TWP	YPSILANTI COMMUNITY SCHOOLS	WDCORRIEP	S HURON ST	DISPATCHED CALLS	210068532	assist citizen	00:15:00	45	9/30/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDERBESJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210068535	PER SGT ARTS. BACK UP OTHER DEPS. OUT WITH A EXCITED DELIRIUM	01:00:00	20	9/30/2021
YPSILANTI TWP	SUPERIOR TWP	WDLEWISN	SHEFFIELD DR/NORFOLK AVE	BACKUP DISPATCHED CALLS	210068538	PER SGT. ARTS. IN AREA WHEN CALL CAME IN, FLEE/ELUDE	01:55:00	15	9/30/2021
YPSILANTI TWP	SUPERIOR TWP	WDLEWISN	GEDDES RD/N DIXBORO RD	BACKUP DISPATCHED CALLS	210068720	PER 621, BACK UP CAR V BIKE	18:35:00	15	9/30/2021
YPSILANTI TWP	SUPERIOR TWP	WDERBESJ	E CLARK RD/WIARD BLVD	BACK-UP TRAFFIC STOP	210068760	SUSPECT RAN FROM DEPUTIES. PER SGT PENNINGTON	21:20:00	20	9/30/2021
YPSILANTI TWP	YPSILANTI CITY	WDLEWISN	WASHTENAW AVE/OAKWOOD ST	BACK-UP TRAFFIC STOP	210068803	BACK UP FARMER, SLOW TO STOP	01:30:00	5	10/1/2021
							Sum:	**2,686**	

Into Area Time

For: 09/01/2021 thru 09/30/2021

Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	ECORSE RD	BACKUP DISPATCHED CALLS	210061139	SUSPICIOUS // PER SGT. PENNINGTON YPSI TWP DEPS TIED UP ON B&E	22:45:00	10	9/2/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	ECORSE RD	BACKUP DISPATCHED CALLS	210061139	SUSPICIOUS // PER SGT. PENNINGTON YPSI TWP DEPS TIED UP ON B&E	22:45:00	10	9/2/2021
YORK TWP	YPSILANTI TWP	WDYONOJ	S HURON RIVER DR/CIVIC CENTER DR	BACKUP DISPATCHED CALLS	210061418	assist ypsi twp deps on OUID per Sgt Thompson	21:40:00	95	9/3/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	CANDLEWOOD LN/LEXINGTON PKWY	DISPATCHED CALLS	210061939	SHOTS HEARD / NO YPT UNITS AVAILABLE DUE TO SHOOTING IN VILLAGE GROVE / APPROVED BY SGT. THOMPSON	20:20:00	10	9/5/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	CANDLEWOOD LN/LEXINGTON PKWY	DISPATCHED CALLS	210061939	SHOTS HEARD / NO YPT UNITS AVAILABLE DUE TO SHOOTING IN VILLAGE GROVE / APPROVED BY SGT. THOMPSON	20:20:00	10	9/5/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	HUNTER AVE/HOLMES RD	BACK-UP TRAFFIC STOP	210061993	DISORDERLY PERSON ON YPT TRAFFIC STOP / CLOSE TO YPT UNIT AT THE TIME / APPROVED BY SGT. THOMPSON	22:35:00	20	9/5/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	HUNTER AVE/HOLMES RD	BACK-UP TRAFFIC STOP	210061993	DISORDERLY PERSON ON YPT TRAFFIC STOP / CLOSE TO YPT UNIT AT THE TIME / APPROVED BY SGT. THOMPSON	22:35:00	20	9/5/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKELLEYW	HUNTER AVE/HOLMES RD	BACK-UP TRAFFIC STOP	210061993	ASSIST DEP. VANDUESSEN WITH TRAFFIC STOP PER SGT THOMPSON	22:35:00	25	9/5/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBALLOUD	WASHTENAW AVE	BACKUP DISPATCHED CALLS	210062063	PER SGT THOMPSON. CHECK B&E SCENE FOR POSSIBLE EVIDENCE	05:20:00	35	9/6/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDMONTGOMERYJ	N HURON RIVER DR/SUPERIOR RD	DISPATCHED CALLS	210062816	ASSIST TO YPSI ON TRAFFIC CRASH PER SGT FOX	17:25:00	75	9/8/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	S HARRIS RD/GROVE RD	BACKUP DISPATCHED CALLS	210062941	assisted Ypsi Twp deputies with Flee and Elude incident. suspect veh crashed and fled on foot, assisted w/ perimeter for k9 track. Sgt Thompspn approval.	02:40:00	40	9/9/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	210063226	assisted Ypsi Twp with securing the seen of veh fire near fuel pumps. Sgt. thompson approval.	01:10:00	40	9/10/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	E CLARK RD/WARD BLVD	BACK-UP TRAFFIC STOP	210063613	BU SGT BEEVER ON TRAFFIC STOP... APPROVED BY SGT BEEVER FOR BACKUP	13:50:00	15	9/11/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	E CLARK RD/WARD BLVD	BACK-UP TRAFFIC STOP	210063613	BU SGT BEEVER ON TRAFFIC STOP... APPROVED BY SGT BEEVER FOR BACKUP	13:50:00	15	9/11/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	HOLMES RD	BACKUP DISPATCHED CALLS	210063776	BACK YPT UNIT ON POSSIABLE IN PROGRESS DV PER SGT PENNINGTON	00:40:00	25	9/12/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	HOLMES RD	BACKUP DISPATCHED CALLS	210063776	BACK YPT UNIT ON POSSIABLE IN PROGRESS DV PER SGT PENNINGTON	00:40:00	25	9/12/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDREXB	MELVIN ST	BACKUP DISPATCHED CALLS	210064910	DISP: ASSIST YPT UNITS W/ SUBJECT RUNNING ON FOOT W/MULTIPLE FELONY WARRANTS. PER SGT FOX	13:10:00	60	9/16/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	MELVIN ST	BACKUP DISPATCHED CALLS	210064910	ASSIST YPT UNITS / SUBJECT WITH FELONY WARRANTS FLED ON FOOT / APPROVED BY SGT. FOX	13:10:00	55	9/16/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	MELVIN ST	DISPATCHED CALLS	210064910	warrant p/u tracking S1/sgt fox/set parimeter	13:18:00	41	9/16/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDREXB	WASHTENAW AVE	BACKUP DISPATCHED CALLS	210064946	DISP: ASSIST YPT UNITS W/ARMED ROBBERY. PER SGT FOX	15:15:00	30	9/16/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	WASHTENAW AVE	DISPATCHED CALLS	210064946	armed robbery/sgt fox/set parimeter	15:23:00	21	9/16/2021
MANCHESTER-LODI COLLABORATION	YPSILANTI TWP	WDBETTSI	WB I94 & MICHIGAN AVE	BACKUP DISPATCHED CALLS		ASSIST MSP WITH EDP ENR TO WESTSIDE. WAS PASSING BY INCIDENT. - OK PER SGT WALLACE	20:01:00	14	9/18/2021
SCIO TWP	YPSILANTI TWP	WDYEER	RAWSONVILLE RD/TEXTILE RD	BACKUP DISPATCHED CALLS	210065648	ASSIST 7M5 PER LT MAROCCO	03:30:00	45	9/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	BEDFORD DR	BACKUP DISPATCHED CALLS	210065866	YPT FAMILY TROUBLE / SOUNDED LIKE FEMALE WAS BEING HELD AGAINST HER WILL... WAS RIGHT AROUND THE CORNER / APPROVED BY SGT BYNUM	21:35:00	30	9/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	BEDFORD DR	BACKUP DISPATCHED CALLS	210065866	YPT FAMILY TROUBLE / SOUNDED LIKE FEMALE WAS BEING HELD AGAINST HER WILL... WAS RIGHT AROUND THE CORNER / APPROVED BY SGT BYNUM	21:35:00	30	9/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	ECORSE RD	BACKUP DISPATCHED CALLS	210066224	ASSIST YPT WITH UDAA PURSUIT/SUSPECTS FLED ON FOOT; APPROVED BY SGT. BEEVER	09:05:00	20	9/21/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	ECORSE RD	BACKUP DISPATCHED CALLS	210066292	FA // PER SGT BEEVER // YPSI TWP TIED UP	13:40:00	25	9/21/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	ECORSE RD	BACKUP DISPATCHED CALLS	210066292	FA // PER SGT BEEVER // YPSI TWP TIED UP	13:40:00	25	9/21/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	210066457	backed up Ypsi Twp units for reported shooting. Sgt. Pennington Approval.	03:10:00	25	9/22/2021

Into Area Time

For: 09/01/2021 thru 09/30/2021

ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDLUKEC	MCCARTHY CT	BACKUP DISPATCHED CALLS	210066773	ASSIST 7F19 PER SGT FOX. DEP ROBERTS CHASED TYREECE PITTS WITH 2 FIREARMS. I ASSISTED WITH THE CROWD THT WAS HOSTILE TOWARDS DEPUTIES, ATTEMPTING TO LOCATE THE FIREARMS, AND ASSISTING DEP ROBERTS WITH IMPOUNDING A STOLEN VEHICLE DUE TO HIS TRAINER BEING SEPARATED	09:43:00	138	9/23/2021
SCIO TWP	YPSILANTI TWP	WDRICHARDSONJ	MCCARTHY CT	BACKUP DISPATCHED CALLS	210066773	ASSIST WION, SOYRING STEWART - DISORD, UDAA, R&O, CCW - SGT GEBAUER	09:46:00	21	9/23/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	S GROVE ST	DISPATCHED CALLS	210066796	CALL DISPATCHED TO CALLERS SUT ADDRESS / INCIDENT TOOK PLACE IN YPT / APPROVED BY SGT. FOX	11:50:00	45	9/23/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	MEADOWLARK LN	DISPATCHED CALLS	210067075	cancelled/rerouted on another call per dispatch /Lt robinson	14:56:00	10	9/24/2021
YORK TWP	YPSILANTI TWP	WDRISHAM	MEADOWLARK LN	DISPATCHED CALLS	210067075	RE-ROUTED TO ANOTHER DISODERLY PERSON. SGT. BEEVER ADVISED TO SEND OTHER AREA DEPUTIES BC OF INCIDENT IN YPSI TWP	14:56:00	9	9/24/2021
YORK TWP	YPSILANTI TWP	WDRISHAM	GROVE RD/S HARRIS RD	BACKUP DISPATCHED CALLS	210067076	MIDDLE SCHOOL CHILDREN FIGHTING ON THE BUS AND THEN AT THE BUS STOP. DEPUTY FARMER TOOK INFORMATION. SGT. BEEVER ADVISED TO SEND OTHER AREA DEPUTIES TO CALLS IN YPSI TWP BC OF ANOTHER INCIDENT	15:05:00	40	9/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	GROVE RD/S HARRIS RD	DISPATCHED CALLS	210067076	fight on bus b/w students / assault report	15:06:00	40	9/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	WHITTAKER RD	DISPATCHED CALLS	210067072	cancelled UTL/GOA	15:46:00	0	9/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	MONTROSE AVE/RIDGE RD	BACKUP DISPATCHED CALLS	210067174	BACK FARMER ON DV NO YPT UNIT AVAL FOR BACK PER SGT PENNINGTON	23:00:00	50	9/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	RIDGE RD	BACKUP DISPATCHED CALLS	210067203	active fight / Ypsi Twp units on other calls / Sgt. Pennington approval.	00:00:00	10	9/25/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	RIDGE RD	DISPATCHED CALLS	210067203	FIGHT IN PROGRESS NO YPT AVAL - HANDLE PER SGT PENNINGTON	00:00:00	20	9/25/2021
SCIO TWP	YPSILANTI TWP	WDYEER	SPINNAKER WAY	BACKUP DISPATCHED CALLS	210067497	ASSIST YPSI UNITS WITH PARTIAL CNT CALL OUT REFERENCE BARRICADED SUBJECT WITH KNIFE PER SGT KRINGS	11:00:00	60	9/26/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	W CLARK RD	DISPATCHED CALLS	210067510	PANIC ALARM / SGT. BEEVER YPSI TIED UP ON SW	11:55:00	20	9/26/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	HOLMES RD	TRAFFIC STOP	210068525	WHILE IN THE AREA OF CLARK AND FORD COULD HEAR MOTORCYCLES SPEEDING IN THE AREA, LOCATED AT HOLMES AND MIDWAY. CAUGHT UP TO THE MOTORCYCLE AND PULLED INTO 2500 HOLMES.	23:50:00	5	9/29/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	HOLMES RD	TRAFFIC STOP	210068525	WHILE IN THE AREA OF CLARK AND FORD COULD HEAR MOTORCYCLES SPEEDING IN THE AREA, LOCATED AT HOLMES AND MIDWAY. CAUGHT UP TO THE MOTORCYCLE AND PULLED INTO 2500 HOLMES.	23:50:00	5	9/29/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	UPON HOLMES and AT/NEAR MIDWAY	CITATIONS	210068525	CITATION ISSUED	23:55:00	5	9/29/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	UPON HOLMES and AT/NEAR MIDWAY	CITATIONS	210068525	CITATION ISSUED	23:55:00	5	9/29/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	WOODCREEK CT	BACKUP DISPATCHED CALLS	210068641	ASSIST YPT UNITS / APPROVED BY SGT. KRINGS	13:15:00	50	9/30/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	S FORD BLVD	BACKUP DISPATCHED CALLS	210068755	BACKUP YPT W. FIGHT DUE TO ONLY ONE YPT AVAILABLE / APPROVED BY SGT PENNINGTON	20:55:00	15	9/30/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	S FORD BLVD	BACKUP DISPATCHED CALLS	210068755	BACKUP YPT W. FIGHT DUE TO ONLY ONE YPT AVAILABLE / APPROVED BY SGT PENNINGTON	20:55:00	15	9/30/2021
							Sum:	**1,454**	

Charter Township of Ypsilanti
7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON • JIMMIE WILSON, JR.

WORK SESSION AGENDA
CHARTER TOWNSHIP OF YPSILANTI
TUESDAY, OCTOBER 19, 2021

4:30pm

1. BUDGET REVIEW……..…SUPERVISOR STUMBO
   …….ACCOUNTING DIRECTOR JAVONNA NEEL

   - FUND 206 – FIRE
   - FUND 216 – FIRE PENSION AND OPEB MILLAGE FUND
   - FUND 217 – FIRE SPECIAL MILLAGE CAPITAL FUND
   - FUND 226 – ENVIRONMENTAL FUND
   - FUND 252 – HYDRO STATION
   - FUND 661 – MOTORPOOL/REPAIRS FUND

2. ZONING ORDINANCE UPDATES……..…..JASON IACOANGELI, PLANNING DIRECTOR

3. AGENDA REVIEW ……..SUPERVISOR STUMBO

4. OTHER DISCUSSION ..... BOARD MEMBERS

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

Office of the Supervisor

7200 S. Huron River Drive
Ypsilanti, MI 48197

ytown.org

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Brenda Stumbo, Supervisor

CC: Clerk Heather Jarrell Roe
Lisa Stanfield, Deputy Clerk
Javonna Neel, Accounting Director
John Hines, Deputy Supervisor

Date: October 13, 2021

Request for work session discussion for October 19, 2021.

1. Draft Budget discussion for Fire Fund 206
2. Draft Budget discussion for Fire Pension and OPEB Millage Fund 216
3. Draft Budget discussion for Fire Special Millage Capital Fund 217
4. Draft Budget discussion for Environmental Fund 226
5. Draft Budget discussion for Hydro Station Fund 252
6. Draft Budget discussion for Motorpool/Repairs Fund 661

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND
2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
206-000-403.000 *	CURRENT PROPERTY TAXES	3,894,965	4,198,964	4,301,822	4,301,822	4,327,142	4,570,215
206-000-403.001 *	CURRENT TAXES FIRE PENSION	1,722,956	1,820,176	1,872,010			
206-000-403.002 *	CURRENT TAXES CAPITAL IMPROVEMENT	627,936	676,965	694,614			
206-000-404.000 *	ESA REIMBURSEMENT PEN	6,054	8,823	6,000			
206-000-404.001 *	ESA REIMBURSEMENT OP	15,605	13,934	10,000	10,000	13,960	13,900
206-000-404.002 *	ESA REIMBURSE CAPITAL IMPROV		2,250	2,000			
206-000-412.000 *	DELINQUENT PERS.PROPERTY TAX	2,653	7,256				3,000
206-000-412.005 *	DELQUENT PERS PROP-FIRE PENSI	1,167	3,181				
206-000-412.006 *	DELQUENT PPT-FIRE CAPITAL	428	1,187				
206-000-414.000 *	CUR PROPERTY TAX ADJUSTMENTS	(2,176)	(14,362)			(39)	
206-000-414.001 *	CUR PROP TAX ADJ - FIRE PENS	(1,132)	(6,604)				
206-000-414.011 *	CUR PROP TAX ADJ - CAPITAL	(809)	(3,255)				
206-000-432.000 *	IN LIEU OF TAXES - CLARK TOWERS	6,100	6,120	6,000	6,000	6,110	6,000
206-000-476.491 *	FIRE PROTECT PERMT	550	100	750	750	350	750
206-000-528.000 *	OTHER FEDERAL GRANTS		468,317			92,528	
206-000-607.011 *	FIRE PLAN REVIEW - CHG FOR SERVICE	1,395	900	1,000	1,000	900	1,000
206-000-607.012 *	ADDRESS ASSIGN - CHG FOR SERVICES		45	500	500	60	200
206-000-607.270 *	LIQUOR INSPECT - CHG FOR SERVICES			1,000	1,000		1,000
206-000-665.000 *	INTEREST EARNED	42,290	1,501	2,000	2,000	126	500
206-000-674.000	CONTRIBUTIONS & DONATIONS					50	
206-000-676.012 *	INSURANCE REIMBURSEMENTS	8,726	2,418			6,824	
206-000-683.000	OTHER INCOME-MISCELLANEOUS	1,880	2,085			641	
206-000-699.999	APPROPRIATED PRIOR YEAR BAL.				14,003		
TOTAL ESTIMATED REVENUES		6,328,588	7,190,001	6,897,696	4,337,075	4,448,652	4,596,565
NET OF REVENUES/APPROPRIATIONS - 000 -		6,328,588	7,190,001	6,897,696	4,337,075	4,448,652	4,596,565

* NOTES TO BUDGET: DEPARTMENT 000

403.000 CURRENT PROPERTY TAXES

Tax Revenue based on millage levy of 3.1250. The projected revenue is based on taxable value (TV) minus adjustments and renaissance zone TV. A 3.3% increase from prior year TV assumptions.

403.001 CURRENT TAXES FIRE PENSION

Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216

403.002 CURRENT TAXES CAPITAL IMPROVEMENT

Moved to separate capital improvement millage fund. See FIRE SPECIAL MILLAGE CAPITAL FUND 217

404.000 ESA REIMBURSEMENT PEN

Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216

404.001 ESA REIMBURSEMENT OP

State calculated reimbursement for personal property loss due to small business exemptions

404.002 ESA REIMBURSE CAPITAL IMPROV

Moved to separate capital improvement millage fund. See FIRE SPECIAL MILLAGE CAPITAL FUND 217

412.000 DELINQUENT PERS.PROPERTY TAX

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND
2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 000							
	Delinquent personal property revenue collected by the Treasurer.						
412.005	DELQUENT PERS PROP-FIRE PENSI						
	Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216						
412.006	DELQUENT PPT-FIRE CAPITAL						
	Moved to separate capital improvement millage fund. See FIRE SPECIAL MILLAGE CAPITAL FUND 217						
414.000	CUR PROPERTY TAX ADJUSTMENTS						
	Current year tax adjustments made by Board of Review						
414.001	CUR PROP TAX ADJ - FIRE PENS						
	Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216						
414.011	CUR PROP TAX ADJ - CAPITAL						
	Moved to separate capital improvement millage fund. See FIRE SPECIAL MILLAGE CAPITAL FUND 217						
432.000	IN LIEU OF TAXES - CLARK TOWERS						
	Revenues from PILOT for Clark East Towers						
476.491	FIRE PROTECT PERMT						
	Fees charged for non-business licenses for fire alarm/fire suppression systems inspections						
528.000	OTHER FEDERAL GRANTS						
	This line is for federal grant funds received in 2020 and 2021 for First Responder Hazard Pay Premiums Program (FRHPPP) and Publc Safety and Public Health Reimbursement Program (PSPHPR) - Federal Coronavirus Relief Funds. No additional funds anticipated for 2022						
607.011	FIRE PLAN REVIEW - CHG FOR SERVICES						
	Fees charged for plan reviews						
607.012	ADDRESS ASSIGN - CHG FOR SERVICES						
	Fees charged for an address assignment for a residence or business.						
607.270	LIQUOR INSPECT - CHG FOR SERVICES						
	Fees charged for business liquor license inspections.						
665.000	INTEREST EARNED						
	Interest earned on cash accounts.						
676.012	INSURANCE REIMBURSEMENTS						
	Some years we receive dividends back from MML Workers Comp and/or Insurance Liability.						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND

2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 269 - CIVIL SERVICE COMMISSION							
APPROPRIATIONS							
206-269-704.000 *	APPOINTED OFFICIALS	495	885	2,500	2,500		2,500
206-269-706.000 *	SALARY - PERMANENT WAGES	225		400	400		400
206-269-715.000 *	F.I.C.A./MEDICARE	27	39	150	150		42
206-269-718.000 *	MERS RETIREMENT	65	35	100	100		
206-269-718.002 *	DEFERRED COMPENSATION	6	6	50	50		38
206-269-801.000 *	PROFESSIONAL SERVICES	8,210	8,037	10,000	10,000	1,335	10,000
206-269-900.000 *	PUBLISHING			1,500	1,500		1,500
TOTAL APPROPRIATIONS		9,028	9,002	14,700	14,700	1,335	14,480
NET OF REVENUES/APPROPRIATIONS - 269 - CIVIL SERVICE		(9,028)	(9,002)	(14,700)	(14,700)	(1,335)	(14,480)

* NOTES TO BUDGET: DEPARTMENT 269 CIVIL SERVICE COMMISSION

704.000 APPOINTED OFFICIALS

Salaries of Civil Service Commission appointed officials

706.000 SALARY - PERMANENT WAGES

Salary of secretary to the Commission

715.000 F.I.C.A./MEDICARE

Social Security and Medicare taxes provided by the Accounting Director.

718.000 MERS RETIREMENT

Allocation of annual required contribution (ARC) provided by Accounting Director. Overall Township ARC increased 13.4%

718.002 DEFERRED COMPENSATION

Figures provided by Accounting Director based on 1.30% of payroll.

801.000 PROFESSIONAL SERVICES

This line is used for testing and legal service related to the Civil Service.

900.000 PUBLISHING

Cost to publish notifications.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
Dept 334 - PENSION & INSURANCE							
APPROPRIATIONS							
206-334-876.003 *	OPEB FUNDING- RETIREE HEALTH	767,327	753,617	700,000			
206-334-876.004 *	RETIREMENT-FIRE DEPT	998,711	1,508,393	1,172,010			
TOTAL APPROPRIATIONS		1,766,038	2,262,010	1,872,010			
NET OF REVENUES/APPROPRIATIONS - 334 - PENSION & INSU		(1,766,038)	(2,262,010)	(1,872,010)			

* NOTES TO BUDGET: DEPARTMENT 334 PENSION & INSURANCE

876.003 OPEB FUNDING- RETIREE HEALTH

Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216

876.004 RETIREMENT-FIRE DEPT

Moved to a separate fund for pension millage. See FIRE PENSION & OPEB MILLAGE FUND 216

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND

2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
APPROPRIATIONS							
206-336-705.000 *	SALARY - SUPERVISION	86,655	88,834	91,072	91,072	57,756	95,917
206-336-705.002 *	SALARIES OFFICERS	505,054	535,989	476,019	476,019	343,497	557,731
206-336-706.000 *	SALARY - PERMANENT WAGES	1,088,808	1,111,893	1,199,752	1,199,752	725,386	1,240,855
206-336-706.011 *	PERMANENT WAGES- FIRE CLERICA	50,902	52,404	52,416	52,416	34,058	53,705
206-336-706.016	FRHPPP - CARES GRANT		27,000				
206-336-706.100	NEGOTIATED CONTRACT ADJUSTMENT	15,306				962	
206-336-708.004 *	SALARIES PAY OUT-PTO&SICKTIME	48,766	43,642	57,026	57,026	43,536	57,556
206-336-708.005 *	SALARIES PAY OUT OF RETIREES	8,071	12,548	5,000	18,008		21,867
206-336-708.007 *	FIRE COMP TIME PAYOUT	21,730	47,035	116,328	116,328	22,728	132,006
206-336-708.008 *	RETIREE TIME PAYOUTS	24,159	45,131	9,174	9,174	22,265	160,058
206-336-708.010 *	HEALTH INS BUYOUT	9,000	9,000	9,000	9,000	9,000	9,000
206-336-708.200 *	FF CLOTHING ALLOWANCE	5,508	12,908	12,700	12,700		16,600
206-336-708.206 *	FF FOOD ALLOWANCE	27,101	25,990	24,700	24,700		25,350
206-336-709.000 *	REG OVERTIME	75,381	109,787	92,250	92,250	52,957	92,250
206-336-709.001 *	HOLIDAY OVERTIME	37,746	45,378	21,500	21,500	29,340	21,500
206-336-709.002 *	SALARY - CONTRACTUAL OVERTIME	126,714	132,169	132,996	132,996	85,752	144,123
206-336-715.000 *	F.I.C.A./MEDICARE	161,140	173,979	191,066	192,061	107,406	217,789
206-336-717.000 *	SALARIES HOLIDAY PAY	72,067	80,811	81,335	81,335	49,205	86,382
206-336-718.000 *	MERS RETIREMENT	14,921	14,994	21,375	21,375	14,366	28,536
206-336-718.001 *	RETIREMENT HEALTH CARE SAVINGS	25,750	46,800	46,800	46,800	32,580	63,960
206-336-718.003 *	OPEB - RETIREMENT HEALTH						16,011
206-336-719.000 *	HEALTH INSURANCE	456,641	486,901	476,388	476,388	368,083	467,436
206-336-719.003 *	EMPLOYEE PAID HEALTH CONTRA	(38,274)	(32,850)	(32,400)	(32,400)		(34,200)
206-336-719.005 *	HOSPITAL PHYSICALS	13,926	13,487	15,000	15,000		15,000
206-336-719.010 *	HEALTH CARE TAX		173	500	500	126	200
206-336-719.015 *	DENTAL BENEFITS	26,106	23,535	25,757	25,757	19,025	26,926
206-336-719.016 *	VISION BENEFITS	5,886	6,279	6,901	6,901	5,076	5,507
206-336-719.020 *	HEALTH CARE DEDUCTION	84,667	69,632	121,380	121,380	53,391	130,235
206-336-719.021 *	ADMIN FEE - HEALTH DEDUCTIBLE	2,094	2,024	2,160	2,160	1,421	2,000
206-336-719.022 *	DISABILITY INSURANCE	382	382	382	382	279	291
206-336-719.023 *	LIFE INSURANCE	13,275	13,109	14,477	14,477	9,690	14,742
206-336-719.030 *	WORKERS COMPENSATION	73,448	66,265	80,943	80,943	40,183	75,744
206-336-727.000 *	OFFICE SUPPLIES	1,766	2,367	2,000	2,000	949	2,000
206-336-727.300 *	COVID-19 SUPPLIES & EQUIP		31,374	60,000	60,000	23,651	30,000
206-336-730.000 *	POSTAGE	236	440	500	500	219	500
206-336-741.000 *	UNIFORMS - LAUNDRY & CLEANING	14,638	14,713	15,000	15,000	9,882	17,000
206-336-741.001 *	UNIFORMS-NEW AND BADGES	4,675	9,634	10,500	10,500	3,261	10,500
206-336-741.100 *	FIRE PROTECTIVE GEAR	19,074	14,404	10,000	10,000	4,617	10,000
206-336-741.200 *	FIRE/RESCUE GEN OP EQUIP	2,916	9,665	10,000	10,000	4,785	10,000
206-336-742.000 *	FIRE PREVENTION MATERIALS	3,332	2,774	3,500	3,500	1,951	3,500
206-336-757.000 *	OPERATING SUPPLIES	14,195	15,170	14,000	14,000	4,902	14,000
206-336-757.004 *	MEDICAL SUPPLIES	10,660	11,664	10,000	10,000	9,038	10,000
206-336-757.005 *	FIRE INVESTIGATION	667	11,364	2,000	2,000	890	2,000
206-336-757.006 *	OPERATING SUPPLIES/TOOLS	274	458	500	500		500
206-336-800.001 *	ADMINSTRATION FEES	74,295	74,406	82,125	82,125	49,611	83,289
206-336-801.000 *	PROFESSIONAL SERVICES	31,917		15,000	15,000		15,000
206-336-857.000 *	COMMUNICATIONS	6,176	7,068	8,000	8,000	3,872	8,000
206-336-857.001 *	COMMUNICATIONS - DISPATCH	77,368	80,588	83,600	83,600	57,931	89,000
206-336-867.000 *	GAS & OIL	29,784	19,718	30,000	30,000	18,945	34,500
206-336-900.000 *	PUBLISHING	96		1,000	1,000		1,000
206-336-920.004 *	UTILITIES HEAT	11,243	7,715	15,000	15,000	6,796	15,000
206-336-920.005 *	UTILITIES LIGHT	21,179	22,091	22,000	22,000	15,173	24,000
206-336-920.006 *	UTILITIES TELEPHONE	19,339	21,310	20,000	20,000	13,286	22,000
206-336-920.007 *	UTILITIES WATER AND SEWER	3,850	5,106	4,000	4,000	3,286	4,500
206-336-931.005 *	BLDG MAINTENANCE STATION #1	8,718	7,959	9,000	11,000	7,412	9,000
206-336-931.007 *	BLDG MAINTENANCE STATION #3	6,450	3,186	4,000	4,000	2,900	4,000

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND

2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
APPROPRIATIONS							
206-336-931.008 *	BLDG MAINTENANCE STATION #4	7,820	5,642	4,000	4,000	2,017	4,000
206-336-933.000 *	EQUIPMENT MAINTENANCE	1,105	2,962	3,000	3,000	537	3,000
206-336-933.001 *	MAINTENANCE CONTRACTS	18,904	9,772	10,000	10,000	6,237	10,000
206-336-935.001 *	AUTO & TRUCK MAIN STATION #1	91,441	67,549	60,000	58,000	13,794	60,000
206-336-935.003 *	AUTO & TRUCK MAIN STATION #3	20,788	17,951	22,000	22,000	4,780	20,000
206-336-935.004 *	AUTO & TRUCK MAIN STATION #4	24,322	29,244	22,000	22,000	12,474	20,000
206-336-939.040 *	FIRE HYDRANT CHARGE			2,700	2,700		3,000
206-336-943.000 *	MOTORPOOL INTERNAL	59,522	59,522	59,522	59,522	39,681	59,522
206-336-955.001 *	INSURANCE & BONDS FLEET	35,190	38,598	40,854	40,854	25,740	40,491
206-336-956.000	MISCELLANEOUS	209	420	500	500		500
206-336-956.010	TAX REFUND EXPENSE			500	500		500
206-336-958.000 *	MEMBERSHIP AND DUES	3,229	4,115	5,000	5,000	410	5,000
206-336-960.000 *	EDUCATION AND TRAINING	16,209	2,144	15,000	15,000	8,906	15,000
TOTAL APPROPRIATIONS		3,684,517	3,876,322	4,028,798	4,042,801	2,486,001	4,405,379
NET OF REVENUES/APPROPRIATIONS - 336 - FIRE		(3,684,517)	(3,876,322)	(4,028,798)	(4,042,801)	(2,486,001)	(4,405,379)

* NOTES TO BUDGET: DEPARTMENT 336 FIRE

705.000 SALARY - SUPERVISION

Salary of the Fire Chief is increased by 2.75% same as Fire union contract.

705.002 SALARIES OFFICERS

Salaries of the Fire Marshal, 3 Captains, & 3 Lieutenants. Increase of 2.75% per contract

706.000 SALARY - PERMANENT WAGES

Salaries of 19 career firefighters. Increase of 2.75% per contract.

706.011 PERMANENT WAGES- FIRE CLERICA

Salary of AFSCME clerical staff. No increase budgeted as contracts are in negotiation.

708.004 SALARIES PAY OUT-PTO&SICKTIME

Cost for payouts of PTO or sick time to firefighters who have over 2400 hours at 75%.

708.005 SALARIES PAY OUT OF RETIREES

Payouts to employees who are eligible for the Deferred Retirement Option Plan (DROP). Employees hired before 1/1/2014 may elect to freeze their retirement benefit in the traditional defined benefit plan and enter into the DROP upon attainment of regular service retirement eligibility of 25 years of credited service.

708.007 FIRE COMP TIME PAYOUT

Cost of banked comp time to firefighters can be paid out twice a year. The max hours to hold is 480 and this comp time is in lieu of overtime paid out at 100%.

708.008 RETIREE TIME PAYOUTS

Cost of payout of retiree or long term leave to firefighters.

708.010 HEALTH INS BUYOUT

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
	Health insurance buyout for employees who receive health insurance through another source.						
708.200	FF CLOTHING ALLOWANCE Annual clothing allowance for employees per union agreement. Increase of $100 per firefighter and fire marshal in 2022 per union contract. Provided by Human Resource.						
708.206	FF FOOD ALLOWANCE Annual cost of employee meals per union agreement. Provided by Human Resouce.						
709.000	REG OVERTIME Regular overtime costs for firefighters per union agreement. Provided by Human Resource.						
709.001	HOLIDAY OVERTIME Holiday overtime costs for employees per union agreement. Provided by Human Resource.						
709.002	SALARY - CONTRACTUAL OVERTIME Contractual Fair Labor Standards Act (FLSA overtime to firefighters. Provided by Human Resource.						
715.000	F.I.C.A./MEDICARE Social Security and Medicare taxes provided by the Accounting Director.						
717.000	SALARIES HOLIDAY PAY Annual cost of holiday pay for firefighters. Provided by Human Resource						
718.000	MERS RETIREMENT Allocation of annual required contribution (ARC) provided by Accounting Director. Overall Township ARC increased 13.4%. This is for the one (1) clerical position.						
718.001	RETIREMENT HEALTH CARE SAVINGS Amount placed into a health care savings account for future use in health care expense for employees hired after 1/1/2014. An annual increase of $650 per firefighter per contract.						
718.003	OPEB - RETIREMENT HEALTH Liability for the Other Post-Employment Benefits (OPEB) obligation of employees hired before 1/1/2014. Overall OPEB decrease from prior year is 3.8%. This is a new number in the department.						
719.000	HEALTH INSURANCE A decrease of 4.96 percent. Provided by HR						
719.003	EMPLOYEE PAID HEALTH CONTRA Amount employees pay toward their health care coverage.						
719.005	HOSPITAL PHYSICALS						

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
	Annual cost for employees respiratory testing and physicals.						
719.010	HEALTH CARE TAX Fees charged by health care providers for admin cost above the per employee per month cost and any federal taxes not included in the premium.						
719.015	DENTAL BENEFITS No change for 2022						
719.016	VISION BENEFITS A decrease of 24% due to switching to Standard Insurance with the same VSP coverage. Provided by HR						
719.020	HEALTH CARE DEDUCTION Cost to fund the Clarity Benefits card associated with the health insurance plan. Health care deductible accounts are budgeted at 70% of the total that could possibly be expended. Provided by Accounting Director.						
719.021	ADMIN FEE - HEALTH DEDUCTIBLE Cost to manage card used to pay the health care deductibles, administered by Clarity Benefits.						
719.022	DISABILITY INSURANCE A decrease of 24% due to switching to Standard Insurance. Provided by HR						
719.023	LIFE INSURANCE No change for 2022. Provided by H.R.						
719.030	WORKERS COMPENSATION Workers Compensation allocation based on type of work performed and number of employees in the department or fund. Provided by the Accounting Director						
727.000	OFFICE SUPPLIES Cost of office supplies for the department.						
727.300	COVID-19 SUPPLIES & EQUIP Cost of supplies, equipment, and logistics to support safety measures for staff.						
730.000	POSTAGE Cost of postage for the department.						
741.000	UNIFORMS - LAUNDRY & CLEANING Cost of cleaning of employee uniforms, bedding, sheets and towels.						
741.001	UNIFORMS-NEW AND BADGES Annual cost for purchasing dress uniforms, hats, badges, and accessories for employees.						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND
2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
741.100	FIRE PROTECTIVE GEAR Cost for purchasing firefighting protective equipment and gear.						
741.200	FIRE/RESCUE GEN OP EQUIP Cost of capital improvements made for confined rescue equipment.						
742.000	FIRE PREVENTION MATERIALS Cost of fire prevention/demonstration materials.						
757.000	OPERATING SUPPLIES Cost of departmental supplies.						
757.004	MEDICAL SUPPLIES Cost to replenish EMS supplies on fire vehicles.						
757.005	FIRE INVESTIGATION Cost of fire investigative manuals, equipment, supplies, smoke alarms and drone surveillance unit for investigative and research purposes.						
757.006	OPERATING SUPPLIES/TOOLS Cost of supplies and batteries necessary for firefighting equipment.						
800.001	ADMINSTRATION FEES Admin fees are paid to the General Fund for service provided by Human Resource, Accounting, Computer Tech, Auditing and other support personnel and shared expenses. Allocations are based on wages of the support and maintenance staff, floor space, staffing levels, computers, phones, etc. Provided by the Account Director.						
801.000	PROFESSIONAL SERVICES Cost of legal, professional and administrative services provided to the Department.						
857.000	COMMUNICATIONS Cost of maintenance and service of department radios (portable, mobile).						
857.001	COMMUNICATIONS - DISPATCH Cost of dispatching services contracted with Emergent Health (HVA).						
867.000	GAS & OIL Gas and oil for department vehicles. Increase due to price increases.						
900.000	PUBLISHING Cost of electronic and print publications for postings.						
920.004	UTILITIES HEAT						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND
2022 BUDGET REQUEST

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Dept 336 - FIRE							
	Heating of all department stations/facilities.						
920.005	UTILITIES LIGHT						
	Electricity for department stations/facilities.						
920.006	UTILITIES TELEPHONE						
	Telephone/internet service to department facilities.						
920.007	UTILITIES WATER AND SEWER						
	Water/sewer services to department facilities.						
931.005	BLDG MAINTENANCE STATION #1						
	Cost of building maintenance and repairs for Station #1.						
931.007	BLDG MAINTENANCE STATION #3						
	Cost of building maintenance and repairs for Station #3.						
931.008	BLDG MAINTENANCE STATION #4						
	Cost of building maintenance and repairs for Station #4.						
933.000	EQUIPMENT MAINTENANCE						
	Maintenance/testing costs for SCBA, JAWS & fire extinguishers.						
933.001	MAINTENANCE CONTRACTS						
	Maintenance contracts for copiers, sirens, generators, etc.						
935.001	AUTO & TRUCK MAIN STATION #1						
	Maintenance and repairs of autos and trucks at Station #1/Ford Blvd.						
935.003	AUTO & TRUCK MAIN STATION #3						
	Maintenance and repairs of autos and trucks at Station #3/Hewitt St.						
935.004	AUTO & TRUCK MAIN STATION #4						
	Maintenance and repairs of autos and trucks at Station #4/Textile Rd.						
939.040	FIRE HYDRANT CHARGE						
	YCUA charges for hydrant maintenance ($1 X 2700 hydrants).						
943.000	MOTORPOOL INTERNAL						
	Debt payment to Motor Pool for fire/rescue engine purchase in 2015. Annual payment of $59,522 with a balance at 12/31/2022 of $178,532						
955.001	INSURANCE & BONDS FLEET						
	Insurance for buildings, equipment, and vehicles. Provided by the Accounting Director.						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND
2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE							
958.000	MEMBERSHIP AND DUES Firefighter membership fees and dues (IAFC, IAAI, NFPA, MFIS, etc.).						
960.000	EDUCATION AND TRAINING Education and training of department personnel.						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 206 FIRE FUND

2022 BUDGET REQUEST

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 901 - CAPITAL OUTLAY							
APPROPRIATIONS							
206-901-971.008 *	CAPTL OUTLAY -IMPROVEMENT		63,842	325,000			
206-901-976.005	CAPITAL OUTLAY FIRE STATION	12,662		55,000			
206-901-979.000	CAPITAL OUTLAY FIRE APPARATUS	523,700	488,104	53,000			
206-901-980.001	COMPUTER/COMM/FURNISHING	7,000	10,193	67,000			
TOTAL APPROPRIATIONS		543,362	562,139	500,000			
NET OF REVENUES/APPROPRIATIONS - 901 - CAPITAL OUTLAY		(543,362)	(562,139)	(500,000)			

* NOTES TO BUDGET: DEPARTMENT 901 CAPITAL OUTLAY

971.008	CAPTL OUTLAY -IMPROVEMENT						
	Moved to separate capital improvement millage fund. See FIRE SPECIAL MILLAGE CAPITAL FUND 217						
ESTIMATED REVENUES - FUND 206		6,328,588	7,190,001	6,897,696	4,337,075	4,448,652	4,596,565
APPROPRIATIONS - FUND 206		6,002,945	6,709,473	6,415,508	4,057,501	2,487,336	4,419,859
NET OF REVENUES/APPROPRIATIONS - FUND 206		325,643	480,528	482,188	279,574	1,961,316	176,706

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 216 FIRE PENSION & OPEB MILLAGE FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
216-000-403.001 *	CURRENT TAXES FIRE PENSION				1,872,010	1,881,074	1,608,716
216-000-404.000 *	ESA REIMBURSEMENT PEN					8,716	8,800
216-000-414.001	CUR PROP TAX ADJ - FIRE PENSI					(17)	
216-000-665.000	INTEREST EARNED					45	
TOTAL ESTIMATED REVENUES					1,872,010	1,889,818	1,617,516
NET OF REVENUES/APPROPRIATIONS - 000 -					1,872,010	1,889,818	1,617,516

* NOTES TO BUDGET: DEPARTMENT 000

403.001 CURRENT TAXES FIRE PENSION

Tax Revenue based on millage reduction from 1.3300 to 1.1000. The projected revenue is based on taxable value (TV) minus adjustments and renaissance zone TV. A 3.3% increase from prior year TV assumptions.

404.000 ESA REIMBURSEMENT PEN

State calculated reimbursement for personal property loss due to small business exemptions.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 216 FIRE PENSION & OPEB MILLAGE FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2022 BUDGET REQUEST 2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 336 - FIRE DEPARTMENT							
APPROPRIATIONS							
216-336-876.003 *	OPEB FUNDING- RETIREE HEALTH				700,000	700,000	642,476
216-336-876.004 *	RETIREMENT-FIRE DEPT				1,172,010	1,191,035	975,040
TOTAL APPROPRIATIONS					1,872,010	1,891,035	1,617,516
NET OF REVENUES/APPROPRIATIONS - 336 - FIRE DEPARTMEN					(1,872,010)	(1,891,035)	(1,617,516)

* NOTES TO BUDGET: DEPARTMENT 336 FIRE DEPARTMENT

876.003 OPEB FUNDING- RETIREE HEALTH

Cost of retiree health care - OPEB funding for retiree hired before 1/1/2014. Figures provided by the Accounting Director.

876.004 RETIREMENT-FIRE DEPT

Cost for Township's portion of the Fire/Act 345 retirement. Figures provided by the Accounting Director.

ESTIMATED REVENUES - FUND 216				1,872,010	1,889,818	1,617,516
APPROPRIATIONS - FUND 216				1,872,010	1,891,035	1,617,516
NET OF REVENUES/APPROPRIATIONS - FUND 216					(1,217)	

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 217 FIRE SPECIAL MILLAGE CAPITAL FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
217-000-403.002 *	CURRENT TAXES CAPITAL IMPROVEMENT				500,000	697,646	713,831
217-000-404.002 *	ESA REIMBURSE CAPITAL IMPROV					2,254	2,250
217-000-414.011	CUR PROP TAX ADJ - CAPITAL					(10)	
217-000-665.000	INTEREST EARNED					27	
217-000-699.999 *	APPROPRIATED PRIOR YEAR BAL.						43,919
TOTAL ESTIMATED REVENUES					500,000	699,917	760,000
NET OF REVENUES/APPROPRIATIONS - 000 -					500,000	699,917	760,000

* NOTES TO BUDGET: DEPARTMENT 000

403.002 CURRENT TAXES CAPITAL IMPROVEMENT

Tax Revenue based on millage levy of .4881. The projected revenue is based on taxable value (TV) minus adjustments and renaissance zone TV. A 3.3% increase from prior year TV assumptions.

404.002 ESA REIMBURSE CAPITAL IMPROV

State calculated reimbursement for personal property loss due to small business exemptions.

699.999 APPROPRIATED PRIOR YEAR BAL.

This is the amount of funds needed from fund balance.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 217 FIRE SPECIAL MILLAGE CAPITAL FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 901 - CAPITAL OUTLAY							
APPROPRIATIONS							
217-901-971.008 *	CAPTL OUTLAY -IMPROVEMENT				325,000	14,434	80,000
217-901-976.005 *	CAPITAL OUTLAY FIRE STATION				55,000		130,000
217-901-979.000 *	CAPITAL OUTLAY FIRE APPARATUS				53,000	44,734	550,000
217-901-980.001	COMPUTER/COMM/FURNISHING				67,000	1,741	
TOTAL APPROPRIATIONS					500,000	60,909	760,000
NET OF REVENUES/APPROPRIATIONS - 901 - CAPITAL OUTLAY					(500,000)	(60,909)	(760,000)

* NOTES TO BUDGET: DEPARTMENT 901 CAPITAL OUTLAY

971.008 CAPTL OUTLAY -IMPROVEMENT

Station #4 parking lot repave (Asphalt) & ADA curb, sidewalks, entry door approach repairs in concrete.

976.005 CAPITAL OUTLAY FIRE STATION

#4: Roof replacement - $35K, carpet - $7K

979.000 CAPITAL OUTLAY FIRE APPARATUS

Purchase "stock" engine unit to remove 1999 LaFrance - Eng & Ladder (2) from fleet and move "Rosie" truck (75,000+ miles) to 2nd out staffing dependent.

ESTIMATED REVENUES - FUND 217				500,000	699,917	760,000
APPROPRIATIONS - FUND 217				500,000	60,909	760,000
NET OF REVENUES/APPROPRIATIONS - FUND 217					639,008	

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 226 ENVIRONMENTAL SERVICES FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2022 BUDGET REQUEST 2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
226-000-403.000 *	CURRENT PROPERTY TAXES	2,685,337	2,894,944	2,966,361	2,966,361	2,983,235	3,517,237
226-000-404.001 *	ESA REIMBURSEMENT OP	9,363	9,608			9,626	9,600
226-000-412.000 *	DELINQUENT PERS.PROPERTY TAXE	1,310	5,076				
226-000-414.000	CUR PROPERTY TAX ADJUSTMENTS	(1,825)	(10,462)			(28)	
226-000-642.000 *	SALE OF RECYCLING BINS	1,485	1,100	2,500	2,500	1,100	1,500
226-000-642.001	SALE OF TRASH PICKUP STICKERS	9,389	8,666				
226-000-642.002	SALE OF WHITE GOOD STICKERS	351					
226-000-665.000 *	INTEREST EARNED	23,053	3,249	2,000	2,000	735	1,000
226-000-676.012 *	INSURANCE REIMBURSEMENTS	1,042	2,013			814	
226-000-683.000 *	OTHER INCOME-MISCELLANEOUS	9,500	9,515			9,000	9,000
226-000-699.999	APPROPRIATED PRIOR YEAR BAL.			238,628	238,628		
TOTAL ESTIMATED REVENUES		2,739,005	2,923,709	3,209,489	3,209,489	3,004,482	3,538,337
NET OF REVENUES/APPROPRIATIONS - 000 -		2,739,005	2,923,709	3,209,489	3,209,489	3,004,482	3,538,337

* NOTES TO BUDGET: DEPARTMENT 000

403.000 CURRENT PROPERTY TAXES

Tax Revenue based on millage voter approved levy increased for Environmental Services. The levy went from 2.1550 to 2.4050 and resulted in a shift from Law Enforcement approved levy that decreased from 5.9500 to 5.7000. The projected revenue is based on taxable value (TV) minus adjustments and renaissance zone TV. A 3.3% increase from prior year TV assumptions.

404.001 ESA REIMBURSEMENT OP

State calculated reimbursement for personal property loss due to small business exemptions.
Revenue from the reimbursement for ESA (Essential Services Assessment) for personal property due to loss attributed to the small business tax payer exemption and eligible manufacturing personal property. The reimbursement is calculated by the State of Michigan and is received in February.

412.000 DELINQUENT PERS.PROPERTY TAXE

Delinquent personal property revenue collected by the Treasurer.

642.000 SALE OF RECYCLING BINS

Revenue from the sale of recycling bins.

665.000 INTEREST EARNED

Interest earned on bank accounts. Figures provided by the Accounting Director.

676.012 INSURANCE REIMBURSEMENTS

Some years we receive dividends back from MML Workers Comp and/or Insurance Liability.

683.000 OTHER INCOME-MISCELLANEOUS

Funds received from Washtenaw County Sheriff’s for reimbursement of the Helpful Handbook sent to the residents.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 226 ENVIRONMENTAL SERVICES FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 528 - ENVIRONMENTAL							
APPROPRIATIONS							
226-528-705.000 *	SALARY - SUPERVISION	20,673	86,488	87,075	87,075	58,488	48,372
226-528-706.000 *	SALARY - PERMANENT WAGES	135,418	115,823	100,360	100,360	63,737	102,862
226-528-707.000 *	SALARY - TEMPORARY/SEASONAL	23,355	14,896				
226-528-708.010 *	HEALTH INS BUYOUT	2,250	2,250	2,250	2,250	1,125	2,250
226-528-709.000 *	REG OVERTIME	961	1,236	2,000	2,000	135	2,000
226-528-715.000 *	F.I.C.A./MEDICARE	12,208	15,478	15,171	15,171	9,195	12,402
226-528-718.000 *	MERS RETIREMENT	17,254	20,169	22,366	22,366	14,948	25,488
226-528-718.001 *	RETIREMENT HEALTH CARE SAVINGS	1,938	2,405	2,925	2,925	1,270	2,275
226-528-718.002 *	DEFERRED COMPENSATION	304	194	455	455		455
226-528-718.003 *	OPEB - RETIREMENT HEALTH						12,008
226-528-719.000 *	HEALTH INSURANCE	33,480	51,242	42,413	42,413	31,809	28,095
226-528-719.003 *	EMPLOYEE PAID HEALTH CONTRA	(2,381)	(2,850)	(2,850)	(2,850)		(1,950)
226-528-719.015 *	DENTAL BENEFITS	2,369	3,025	2,442	2,442	1,831	1,801
226-528-719.016 *	VISION BENEFITS	775	899	707	707	640	415
226-528-719.020 *	HEALTH CARE DEDUCTION	3,234	3,021	9,634	9,634	2,176	8,147
226-528-719.021 *	ADMIN FEE - HEALTH DEDUCTIBLE	168	216	176	176	122	147
226-528-719.022 *	DISABILITY INSURANCE	1,241	1,273	1,105	1,105	836	755
226-528-719.023 *	LIFE INSURANCE	737	756	680	680	510	567
226-528-719.025 *	UNEMPLOYMENT EXPENSE			2,000	2,000		
226-528-719.030 *	WORKERS COMPENSATION	5,457	4,972	6,397	6,397	3,378	7,538
226-528-727.000 *	OFFICE SUPPLIES	788	469	1,000	1,000	167	1,000
226-528-727.008 *	RECYCLE BINS NEW HOMEOWNERS	523	608	1,500	1,500	1,412	1,500
226-528-727.009	STICKERS FOR TRASH PICK-UP	5,981	5,550				
226-528-730.000 *	POSTAGE	5,469	9,231	12,000	12,000	12,113	25,000
226-528-741.000 *	BOOT REIMB & UNIFORMS PURCHASE	880	294	1,000	1,000	126	500
226-528-757.000 *	OPERATING SUPPLIES	700	238	1,300	1,300		1,300
226-528-760.000	PPE & FIRST AID SUPPLIES			250	250		250
226-528-776.000	MAINTENANCE SUPPLIES	139		500	500		500
226-528-800.001 *	ADMINSTRATION FEES	21,659	21,491	22,405	22,405	14,317	21,348
226-528-804.000 *	CONTRACTUAL/ROLLOFF DISPOSAL	17,940	15,503	17,541	17,541	9,533	19,295
226-528-804.001 *	CONTRACTUAL/RUBBISH PICKUP	1,275,813	1,357,565	1,465,647	1,465,647	842,044	1,524,273
226-528-804.003 *	CONTRACTUAL/YARDWASTE PICKUP	376,966	383,299	403,053	403,053	235,709	419,175
226-528-804.004 *	TWP DISPOSAL FEE	197,239	213,667	169,950	169,950	113,701	200,000
226-528-804.006 *	RECYCLING DISPOSAL	9,395	10,297	12,000	12,000	9,046	14,000
226-528-804.007 *	RECYCLING PICK-UP CURBSIDE	369,742	423,739	486,656	486,656	305,394	543,022
226-528-804.008 *	CURBSIDE RECYCLING DISPOSAL	168,286	100,205	206,040	206,040	92,817	214,282
226-528-818.000 *	CONTRACTUAL SERVICES		32,910				40,000
226-528-818.017 *	SHREDDING - TIRES & PAPER	1,377	650	1,500	1,500	650	1,500
226-528-867.000 *	GAS & OIL	786	928	2,000	2,000	102	500
226-528-867.200 *	GAS & OIL - YCUA	7,161	1,212	5,500	5,500		500
226-528-867.300 *	FUEL SURCHARGE-CURBSIDE	17,177	(3,143)	20,000	20,000		20,000
226-528-876.003 *	OPEB FUNDING- RETIREE HEALTH	20,647	19,762	19,091	19,091	19,091	
226-528-900.000 *	PUBLISHING	22,374	23,410	25,000	25,000	24,562	35,000
226-528-920.005	UTILITIES LIGHT	731					
226-528-920.009	UTILITIES MAINTENANCE HEATING	1,335	357				
226-528-933.000 *	EQUIPMENT MAINTENANCE	3,874	287	6,000	6,000	1,660	3,000
226-528-935.000 *	MOTORPOOL-MISC REPAIR		1,577	2,500	2,500		2,500
226-528-939.000 *	AUTO MAINTENANCE	6,492	745	7,000	7,000		3,500
226-528-943.000 *	MOTORPOOL INTERNAL	10,284	10,979	6,685	6,685	7,361	6,685
226-528-955.001 *	INSURANCE & BONDS FLEET	6,517	7,147	7,565	7,565	4,766	7,498
226-528-956.000 *	MISCELLANEOUS	174	488	500	500	225	500
226-528-958.000	MEMBERSHIP AND DUES		205				
226-528-960.000 *	EDUCATION AND TRAINING	741	4,227	10,000	10,000	55	10,000
226-528-971.001	CAPITAL OUTLAY - OTHER	57,323					
226-528-977.000	EQUIPMENT	4,274					
TOTAL APPROPRIATIONS		2,872,228	2,965,390	3,209,489	3,209,489	1,885,051	3,370,255

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 226 ENVIRONMENTAL SERVICES FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
	2022 BUDGET REQUEST						
Dept 528 - ENVIRONMENTAL							
NET OF REVENUES/APPROPRIATIONS - 528 - ENVIRONMENTAL		(2,872,228)	(2,965,390)	(3,209,489)	(3,209,489)	(1,885,051)	(3,370,255)

* NOTES TO BUDGET: DEPARTMENT 528 ENVIRONMENTAL

705.000 SALARY - SUPERVISION

Salary for the Residential Services Director to be split 50% in General Fund 101-752-705.000 Residential Service: Administration and 50% in the Environmental Services Fund as Supervisor.

706.000 SALARY - PERMANENT WAGES

Salaries for 75% of two (2) Floater II/ Clerk III positions and 50% of a Mechanic, all AFSCME positions. Currently no increase is budgeted for 2022 due to contract negotiation.

707.000 SALARY - TEMPORARY/SEASONAL

No budget for seasonal employees used for chipping services. Service currently on hold due to injuries.

708.010 HEALTH INS BUYOUT

Health insurance buyout for employees who receive health insurance through another source.

709.000 REG OVERTIME

Overtime expenses for the department.

715.000 F.I.C.A./MEDICARE

Figures provided by the Accounting Director.

718.000 MERS RETIREMENT

Allocation of annual required contribution (ARC) provided by Accounting Director. Overall Township ARC increased 13.4%

718.001 RETIREMENT HEALTH CARE SAVINGS

Amount placed into a health care savings account for future use in health care expense for employees hired after 1/1/2014. The annual amount per employee per contract is $1,300

718.002 DEFERRED COMPENSATION

Figures provided by Accounting Director based on 1.30% of payroll.

718.003 OPEB - RETIREMENT HEALTH

Liability for the Other Post-Employment Benefits (OPEB) obligation of employees hired before 1/1/2014. Overall OPEB decrease from prior year is 3.8%. This is a new number this year, prior year expenditure was in ending number 876.003.

719.000 HEALTH INSURANCE

A decrease of 4.96 percent. Provided by HR

719.003 EMPLOYEE PAID HEALTH CONTRA

Amount employees pay toward their health care coverage.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 226 ENVIRONMENTAL SERVICES FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
	2022 BUDGET REQUEST						
Dept 528 - ENVIRONMENTAL							
719.015	DENTAL BENEFITS No change for 2022. Provided by H.R.						
719.016	VISION BENEFITS A decrease of 24% due to switching to Standard Insurance with the same VSP coverage. Provided by HR						
719.020	HEALTH CARE DEDUCTION Cost to fund the Clarity Benefits card associated with the health insurance plan. Health care deductible accounts are budgeted at 70% of the total that could possibly be expended. Provided by Accounting Director.						
719.021	ADMIN FEE - HEALTH DEDUCTIBLE Cost to manage card used to pay the health care deductibles, administered by Clarity Benefits. Provided by Accounting Director.						
719.022	DISABILITY INSURANCE A decrease of 24% due to switching to Standard Insurance. Provided by HR						
719.023	LIFE INSURANCE No change for 2022. Provided by H.R.						
719.025	UNEMPLOYMENT EXPENSE No unemployment expected for this fund because there are no longer seasonal employees.						
719.030	WORKERS COMPENSATION Workers Compensation allocation based on type of work performed and number of employees in the department or fund. Provided by the Accounting Director						
727.000	OFFICE SUPPLIES Office supplies for the department.						
727.008	RECYCLE BINS NEW HOMEOWNERS Cost to purchase recycling bins.						
730.000	POSTAGE Used for a portion of the cost of the annual mailing of the Helpful Handbook and magnets. Increase needed for educational mailing and Recreation & Community Guide.						
741.000	BOOT REIMB & UNIFORMS PURCHASE Cost for uniform purchase and cleaning, as well as boot reimbursement for employees within department.						
757.000	OPERATING SUPPLIES Was used to purchase safety supplies used for chipping.						
800.001	ADMINSTRATION FEES						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 226 ENVIRONMENTAL SERVICES FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
Dept 528 - ENVIRONMENTAL							
	Admin fees are paid to the General Fund for service provided by Human Resource, Accounting, Computer Tech, Auditing and other support personnel and shared expenses. Allocations are based on wages of the support and maintenance staff, floor space, staffing levels, computers, phones, etc. Provided by the Account Director.						
804.000	CONTRACTUAL/ROLLOFF DISPOSAL Cost of the trash dumpsters at the Civic Center, Ford Lake Park, Golf Course and the Community Center.						
804.001	CONTRACTUAL/RUBBISH PICKUP Covers the "per resident" fee of $8.32 for 9 months and $8.65 for 3 months paid to Waste Management for curbside pickup. 4% increase on fiscal year October 1st to September 30 per contract.						
804.003	CONTRACTUAL/YARDWASTE PICKUP Covers the "per resident" fee of $2.29 for 9 months and $2.38 for 3 months paid to Waste Management for yard waste pickup. 4% increase on fiscal year October 1st to September 30 per contract.						
804.004	TWP DISPOSAL FEE Dumping fees to the Compost Site for the amount that would be charged to anyone for dumping yard waste, wood chips and brush. This represents dumping from Township residents, Waste Management, the chipping crew and park maintenance. Waste Management is included as they would have to pay to dump elsewhere and bill us back.4% increase is budgeted.						
804.006	RECYCLING DISPOSAL Cost of hauling recycling containers from Compost Site to Great Lakes.						
804.007	RECYCLING PICK-UP CURBSIDE Covers the "per resident" fee of $2.96 for 9 months and $3.08 for 3 months paid to Waste Management for recycle pickup. 4% increase on fiscal year October 1st to September 30 per contract.						
804.008	CURBSIDE RECYCLING DISPOSAL Per ton fee paid for (or received from) recycling collected from residential homes. Amount is dependent on the market for recyclables and contamination of recycling materials.						
818.000	CONTRACTUAL SERVICES Potential cost of emergency chipping services.						
818.017	SHREDDING - TIRES & PAPER Cost to scrap tires that are dumped throughout the Township.						
867.000	GAS & OIL WEX/Fuelcloud; used for fuel in our equipment.						
867.200	GAS & OIL - YCUA Cost of fuel purchased from YCUA facility for our equipment						
867.300	FUEL SURCHARGE-CURBSIDE						

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
	2022 BUDGET REQUEST						
Dept 528 - ENVIRONMENTAL							
	Contractual charge from Waste Management for fuel costs.						
876.003	OPEB FUNDING- RETIREE HEALTH						
	Moved to 226-528-718.003						
900.000	PUBLISHING						
	Printing and mailing of the Helpful Handbook mailed annually to the residents. Increase needed for educational mailing and Recreation & Community Guide.The Washtenaw County Sheriff's reimburse the Township back approximately $9,000.						
933.000	EQUIPMENT MAINTENANCE						
	Cost to repair equipment.						
935.000	MOTORPOOL-MISC REPAIR						
	Covers miscellaneous vehicle repair. Provided by Accounting Director						
939.000	AUTO MAINTENANCE						
	Covers the cost of annual inspections and fees for trucks and chipping vehicles. - reduced 50% due to chippers no longer regulary operating.						
943.000	MOTORPOOL INTERNAL						
	Motorpool charges for the department. Figures provided by the Accounting Director.						
955.001	INSURANCE & BONDS FLEET						
	Insurance for buildings, equipment, and vehicles. Provided by the Accounting Director.						
956.000	MISCELLANEOUS						
	Miscellaneous expenditures for department.						
960.000	EDUCATION AND TRAINING						
	Education and training related to recycling or trash collection, wastewater, etc.						
ESTIMATED REVENUES - FUND 226		2,739,005	2,923,709	3,209,489	3,209,489	3,004,482	3,538,337
APPROPRIATIONS - FUND 226		2,872,228	2,965,390	3,209,489	3,209,489	1,885,051	3,370,255
NET OF REVENUES/APPROPRIATIONS - FUND 226		(133,223)	(41,681)			1,119,431	168,082

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 252 HYDRO STATION FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 000							
ESTIMATED REVENUES							
252-000-644.003 *	FORD LAKE HYDRO STATION	544,279	545,747	440,000	440,000	322,543	440,000
252-000-665.000 *	INTEREST EARNED	9,082	2,368			52	
252-000-676.012 *	INSURANCE REIMBURSEMENTS	324	154			245	
252-000-683.000	OTHER INCOME-MISCELLANEOUS	4,319				35	
252-000-699.101	CONTRIBUTION FROM GENERAL FUND	79,000	81,000				
252-000-699.999 *	APPROPRIATED PRIOR YEAR BAL.						378,289
TOTAL ESTIMATED REVENUES		637,004	629,269	440,000	440,000	322,875	818,289
NET OF REVENUES/APPROPRIATIONS - 000 -		637,004	629,269	440,000	440,000	322,875	818,289

* NOTES TO BUDGET: DEPARTMENT 000

644.003 FORD LAKE HYDRO STATION

Revenues from selling electricity from the Hydro Station to DTE Energy.

665.000 INTEREST EARNED

Interest earned on funds deposited in the bank.

676.012 INSURANCE REIMBURSEMENTS

Some years we receive dividends back from MML Workers Comp and/or Insurance Liability.

699.999 APPROPRIATED PRIOR YEAR BAL.

This reflects the funds needed from the fund balance in order to balance the budget. The reason for the shortfall is due to the budgeting of two needed capital projects totaling $395,000 for 2022.

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 252 HYDRO STATION FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 BUDGET REQUEST REQUESTED BUDGET
Dept 535 - HYDRO STATION: FORD LAKE							
APPROPRIATIONS							
252-535-705.000 *	SALARY - SUPERVISION	708	41,954	42,035	42,035	27,725	43,085
252-535-706.000 *	SALARY - PERMANENT WAGES	97,409	47,918	47,927	47,927	31,158	49,134
252-535-707.000 *	SALARY - TEMPORARY/SEASONAL	13,838	16,413	16,000	16,000	8,062	16,000
252-535-708.004 *	SALARIES PAY OUT-PTO&SICKTIME	2,984	6,149				
252-535-709.000	REG OVERTIME	4,279	76				
252-535-715.000 *	F.I.C.A./MEDICARE	8,923	8,319	7,007	7,007	4,956	7,180
252-535-718.000 *	MERS RETIREMENT	15,437	11,729	14,871	14,871	9,960	19,460
252-535-718.001 *	RETIREMENT HEALTH CARE SAVINGS	1,059	1,300	1,300	1,300	850	1,300
252-535-718.002 *	DEFERRED COMPENSATION			112	112		113
252-535-718.003 *	OPEB - RETIREMENT HEALTH						9,606
252-535-719.000 *	HEALTH INSURANCE	39,036	41,338	41,127	41,127	30,845	39,089
252-535-719.003 *	EMPLOYEE PAID HEALTH CONTRA	(3,000)	(3,600)	(2,880)	(2,880)		(2,880)
252-535-719.015 *	DENTAL BENEFITS	2,110	1,411	1,582	1,582	1,186	1,582
252-535-719.016 *	VISION BENEFITS	467	496	543	543	395	399
252-535-719.020 *	HEALTH CARE DEDUCTION	1,722	274	9,464	9,464	1,661	9,464
252-535-719.021 *	ADMIN FEE - HEALTH DEDUCTIBLE	127	147	125	125	84	135
252-535-719.022 *	DISABILITY INSURANCE	605	611	611	611	446	465
252-535-719.023 *	LIFE INSURANCE	359	363	363	363	272	363
252-535-719.030 *	WORKERS COMPENSATION	1,466	1,280	1,525	1,525	868	2,320
252-535-727.000 *	OFFICE SUPPLIES	347	487	350	350	174	350
252-535-730.000 *	POSTAGE	57	32	100	100	29	100
252-535-740.000 *	OPERATING SUPPLIES	273	154	300	300	63	300
252-535-741.000 *	BOOT REIMB & UNIFORMS PURCHASE	791	821	850	850	622	850
252-535-760.000 *	PPE & FIRST AID SUPPLIES			350	350	53	350
252-535-776.000 *	MAINTENANCE SUPPLIES	8,055	7,218	9,050	9,050	4,335	9,000
252-535-801.000 *	PROFESSIONAL SERVICES	62,413	66,954	75,000	75,000	36,393	75,000
252-535-818.013 *	CONTRACTUAL SERVICES/HYDRO ST	8,683	7,547	9,000	9,000	4,995	9,000
252-535-850.000 *	TELEPHONE	1,108	1,404	1,800	1,800	1,173	1,800
252-535-867.000 *	GAS & OIL	2,859	1,425	1,800	1,800	898	1,600
252-535-920.017 *	UTILITIES - HYDRO	1,222	842	2,400	2,400	654	1,800
252-535-930.000 *	REPAIRS MAINTENANCE-MACHINERY	3,810	24,896	22,000	17,500	12,293	12,000
252-535-930.001 *	REPAIRS/MAINT HYDRO INFRASTRU	24,459	31,698	50,000	54,500	3,719	20,000
252-535-931.013	REPAIRS & MAINT - OTHER DAMS	2,470		1,000	1,000		
252-535-935.000 *	MOTORPOOL-MISC REPAIR	1,189	192	2,500	2,500	169	2,500
252-535-943.000 *	MOTORPOOL INTERNAL	5,879	5,922	6,154	6,154	3,951	6,154
252-535-955.003 *	INSURANCE AND BONDS	2,234	2,451	2,594	2,594	1,633	2,570
252-535-956.000 *	MISCELLANEOUS	3,514	3,500	2,800	2,800	43	2,800
252-535-956.019 *	HYDRO-FISH STUDY-ESCROW EXPEN	9,524	8,136	8,500	8,500		8,500
252-535-956.025 *	LICENSES AND FEES/FERC	1,632	2,726	3,800	3,800	2,608	2,800
252-535-959.000 *	CITY SHARE/HYDRO STATION	54,428	54,575	44,000	44,000	32,254	44,000
252-535-971.001 *	CAPITAL OUTLAY - OTHER						270,000
252-535-971.200 *	CAPITAL OUTLAY - GRANT PROJECT						125,000
252-535-976.000	CAPITAL OUTLAY NEW EQUIPMENT	11,673	95,552				
252-535-977.000 *	EQUIPMENT		3,905				25,000
TOTAL APPROPRIATIONS		394,149	496,615	426,060	426,060	224,527	818,289
NET OF REVENUES/APPROPRIATIONS - 535 - HYDRO STATION:		(394,149)	(496,615)	(426,060)	(426,060)	(224,527)	(818,289)

* NOTES TO BUDGET: DEPARTMENT 535 HYDRO STATION: FORD LAKE

705.000 SALARY - SUPERVISION

60% of the salary for Operations Manager, the other 40% is budgeted in 101-270-706.015 - Human Resources for safety compliance.

706.000 SALARY - PERMANENT WAGES

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 252 HYDRO STATION FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
Dept 535 - HYDRO STATION: FORD LAKE							
	Wages for one full-time operator.						
707.000	SALARY - TEMPORARY/SEASONAL Wages for part-time Hydro Operator. This employee is responsible for days when full-time staff are not scheduled and assists in activities related to dam O&M requiring additional staff.						
708.004	SALARIES PAY OUT-PTO&SICKTIME Used for payout of PTO time for employees that have over 360 hours accumulated or request a payout due to an emergency. Amounts are paid at 75%.						
715.000	F.I.C.A./MEDICARE Figures provided by the Accounting Director.						
718.000	MERS RETIREMENT Allocation of annual required contribution (ARC) provided by Accounting Director. Overall Township ARC increased 13.4%						
718.001	RETIREMENT HEALTH CARE SAVINGS Amount placed into a health care savings account for future use in health care expenses. This is for employees in the department who were hired after 1/1/14.						
718.002	DEFERRED COMPENSATION Figures provided by Accounting Director based on 1.30% of payroll.						
718.003	OPEB - RETIREMENT HEALTH Liability for the Other Post-Employment Benefits (OPEB) obligation of employees hired before 1/1/2014. Overall OPEB decrease from prior year is 3.8%. This is a new number this year, prior year expenditure was in ending number 876.003.						
719.000	HEALTH INSURANCE A decrease of 4.96 percent. Provided by HR						
719.003	EMPLOYEE PAID HEALTH CONTRA Amount employees pay toward their health care coverage.						
719.015	DENTAL BENEFITS No change for 2022						
719.016	VISION BENEFITS A decrease of 24% due to switching to Standard Insurance with the same VSP coverage. Provided by HR						
719.020	HEALTH CARE DEDUCTION Cost to fund the Clarity Benefits card associated with the health insurance plan. Health care deductible accounts are budgeted at 70% of the total that could possibly be expended. Provided by Accounting Director.						
719.021	ADMIN FEE - HEALTH DEDUCTIBLE						

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 535 - HYDRO STATION: FORD LAKE							
	Cost to manage card used to pay the health care deductibles, administered by Clarity Benefits.						
719.022	DISABILITY INSURANCE						
	A decrease of 24% due to switching to Standard Insurance. Provided by HR						
719.023	LIFE INSURANCE						
	No change for 2022. Provided by H.R.						
719.030	WORKERS COMPENSATION						
	Workers Compensation allocation based on type of work performed and number of employees in the department or fund. Provided by the Accounting Director						
727.000	OFFICE SUPPLIES						
	Cost of supplies and material used in completing reports by the department.						
730.000	POSTAGE						
	Cost to mail business related material.						
740.000	OPERATING SUPPLIES						
	Cover cost in mailing business related material.						
741.000	BOOT REIMB & UNIFORMS PURCHASE						
	Cost to purchase operators uniforms and boot allowance.						
760.000	PPE & FIRST AID SUPPLIES						
	Covers all PPE, first aid supplies, and other supplies required by OSHA.						
776.000	MAINTENANCE SUPPLIES						
	Cost associated with maintaining Hydro Station including housekeeping, general maintenance supplies and hand tools.						
801.000	PROFESSIONAL SERVICES						
	Cost of an independent engineering firm to perform technical support related to dam safety and compliance for Ford Lake Dam. The Township does not have a professional engineer with dam experience on staff. The Part 12 Safety Inspection is due (it is due every 5 years) and the EAP reprint is scheduled.						
818.013	CONTRACTUAL SERVICES/HYDRO ST						
	Associated cost for services routinely used by the department for operations or maintenance activities. Onsite Confine Space Team, safety inspection for the crane and port-a-john rental costs associated to this line item.						
850.000	TELEPHONE						
	Communication lines for Hydro Station and cell service for water quality stations deployed as part of operation plan for the department.						
867.000	GAS & OIL						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 252 HYDRO STATION FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
Dept 535 - HYDRO STATION: FORD LAKE							
	Cost of fuel used by the department for equipment and vehicles.						
920.017	UTILITIES - HYDRO						
	Heating costs for the powerhouse in winter months. Also, accounting for an increase in usage due to a new natural gas standby generator.						
930.000	REPAIRS MAINTENANCE-MACHINERY						
	Cost of repairs and maintenance of equipment.						
930.001	REPAIRS/MAINT HYDRO INFRASTRU						
	Costs to maintain Hydro Station structure- powerhouse and dam. Activities include concrete repairs to spalling concrete and general repairs.						
935.000	MOTORPOOL-MISC REPAIR						
	Covers miscellaneous vehicle repair. Provided by Accounting Director						
943.000	MOTORPOOL INTERNAL						
	Figures provided by the Accounting Director.						
955.003	INSURANCE AND BONDS						
	Insurance for buildings, equipment, and vehicles. Provided by the Accounting Director.						
956.000	MISCELLANEOUS						
	Bank fees associated with DTE Escrow Fund and other small expenses.						
956.019	HYDRO-FISH STUDY-ESCROW EXPEN						
	Expected amount the Township will have to put into Fish Escrow for future fish enhancement. Required by the FERC License agreement.						
956.025	LICENSES AND FEES/FERC						
	Annual fee assessed by the Federal Energy Regulatory Commission. Cost varies each year.						
959.000	CITY SHARE/HYDRO STATION						
	Expected amount the Township will have to pay the City (10% gross of DTE revenue) from a judgment when JYRO was dissolved.						
971.001	CAPITAL OUTLAY - OTHER						
	Sluice Gate Stress Analysis - Determine the safety factor and an expected life of the cast iron spillway gates at the Hydro Station Repair Spalling Concrete - Address spalling concrete at the top of the arch dam to the abutment piers.						
971.200	CAPITAL OUTLAY - GRANT PROJECT						
	Ford Lake Park Shoreline stabilization - HRWC is submitting for a grant with EGLE, the Township would be the local funding match if approved by EGLE.						
977.000	EQUIPMENT						
	WQ Equipment - Lake buoy, replace failing equipment.						

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 252 HYDRO STATION FUND

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
ESTIMATED REVENUES - FUND 252		637,004	629,269	440,000	440,000	322,875	818,289
APPROPRIATIONS - FUND 252		394,149	496,615	426,060	426,060	224,527	818,289
NET OF REVENUES/APPROPRIATIONS - FUND 252		242,855	132,654	13,940	13,940	98,348	

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 661 MOTORPOOL / REPAIRS

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
				2022 BUDGET REQUEST			
Dept 000							
ESTIMATED REVENUES							
661-000-607.502 *	Flat Fee-Parks MotorpoolMnthl	1,200		1,200	1,200		
661-000-607.515 *	COMBINED LEASE/REPAIR REVENUE	227,297	203,650	201,686	201,686	134,573	181,218
661-000-607.520 *	FUEL AND FLUIDS REVENUE	35,822	21,642	36,000	36,000	21,091	21,000
661-000-665.000 *	INTEREST EARNED	3,849	778	200	200	21	
661-000-693.002	SALES OF FIXED ASSETS-EQUIP.	635					
661-000-699.999	APPROPRIATED PRIOR YEAR BAL.			38,698	38,698		
TOTAL ESTIMATED REVENUES		268,803	226,070	277,784	277,784	155,685	202,218
NET OF REVENUES/APPROPRIATIONS - 000 -		268,803	226,070	277,784	277,784	155,685	202,218

* NOTES TO BUDGET: DEPARTMENT 000

607.502	Flat Fee-Parks MotorpoolMnthl Monthly fee no longer charged to parks as they are now paying any extra expenses directly.
607.515	COMBINED LEASE/REPAIR REVENUE Lease revenue from other departments, now includes repair. Figures provided by the Accounting Director.
607.520	FUEL AND FLUIDS REVENUE Fuelcloud; fuel surcharge received from other departments.
665.000	INTEREST EARNED Interest earned on funds deposited at the bank

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 661 MOTORPOOL / REPAIRS

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
Dept 268 - MOTORPOOL							
APPROPRIATIONS							
661-268-706.000 *	SALARY - PERMANENT WAGES	11,388	11,748	11,809	11,809	7,629	12,105
661-268-715.000 *	F.I.C.A./MEDICARE	846	885	903	903	575	927
661-268-718.000 *	MERS RETIREMENT	586	608	504	504	327	577
661-268-718.001 *	RETIREMENT HEALTH CARE SAVINGS			325	325		325
661-268-719.000 *	HEALTH INSURANCE	2,084	2,153	2,143	2,143	1,607	2,036
661-268-719.003 *	EMPLOYEE PAID HEALTH CONTRA	(169)	(150)	(150)	(150)		(150)
661-268-719.015 *	DENTAL BENEFITS	93	82	89	89	67	90
661-268-719.016 *	VISION BENEFITS	25	26	28	28	21	24
661-268-719.020 *	HEALTH CARE DEDUCTION	498	313	744	744	31	744
661-268-719.021 *	ADMIN FEE - HEALTH DEDUCTIBLE	20	20	78	78	13	84
661-268-719.022 *	DISABILITY INSURANCE	96	96	95	95	70	96
661-268-719.023 *	LIFE INSURANCE	57	57	57	57	43	57
661-268-776.500 *	AUTO PARTS	179		3,000	3,000		3,000
661-268-776.550 *	SHOP SUPPLIES	1,188	814	2,000	2,000	254	1,500
661-268-818.000 *	CONTRACTUAL SERVICES	8,768	8,221	12,000	12,000	4,305	12,000
661-268-818.032 *	CONTRACT'L SRV-FUEL TANK REPA	295	7,888	15,000	15,000	1,639	15,000
661-268-818.033 *	CONTRACT'L SRV-AUTO/EQUIP MAI	25,756	14,572	10,000	10,000	6,664	10,500
661-268-867.000 *	GAS & OIL	34,109	26,639	35,000	35,000	22,871	35,000
661-268-935.000 *	MOTORPOOL-MISC REPAIR	3,935	518	2,500	2,500	250	2,500
661-268-968.000 *	DEPRECIATION EXPENSE	137,994	127,787	111,659	111,659		104,558
661-268-985.000	CAPITAL OUTLAY/VEHICLES	15	99	70,000	70,000		
TOTAL APPROPRIATIONS		227,763	202,376	277,784	277,784	46,366	200,973
NET OF REVENUES/APPROPRIATIONS - 268 - MOTORPOOL		(227,763)	(202,376)	(277,784)	(277,784)	(46,366)	(200,973)

* NOTES TO BUDGET: DEPARTMENT 268 MOTORPOOL

706.000 SALARY - PERMANENT WAGES

25% of salary for Floater II/Clerk III position. Currently no increase is budgeted for 2022 due to contract negotiation.

715.000 F.I.C.A./MEDICARE

Figures provided by the Accounting Director.

718.000 MERS RETIREMENT

Allocation of annual required contribution (ARC) provided by Accounting Director. Overall Township ARC increased 13.4%

718.001 RETIREMENT HEALTH CARE SAVINGS

Amount placed into a health care savings account for future use in health care expense for employees hired after 1/1/2014. The annual amount per employee per contract is $1,300

719.000 HEALTH INSURANCE

A decrease of 4.96 percent. Provided by HR

719.003 EMPLOYEE PAID HEALTH CONTRA

Amount employees pay toward their health care coverage.

719.015 DENTAL BENEFITS

No change for 2022

BUDGET REPORT FOR CHARTER TOWNSHIP OF YPSILANTI
Fund: 661 MOTORPOOL / REPAIRS

GL NUMBER	DESCRIPTION	2019 ACTIVITY	2020 ACTIVITY	2021 ORIGINAL BUDGET	2021 AMENDED BUDGET	2021 ACTIVITY THRU 08/31/21	2022 REQUESTED BUDGET
	2022 BUDGET REQUEST						
Dept 268 - MOTORPOOL							
719.016	VISION BENEFITS A decrease of 24% due to switching to Standard Insurance with the same VSP coverage. Provided by HR						
719.020	HEALTH CARE DEDUCTION Cost to fund the Clarity Benefits card associated with the health insurance plan. Health care deductible accounts are budgeted at 70% of the total that could possibly be expended. Provided by Accounting Director.						
719.021	ADMIN FEE - HEALTH DEDUCTIBLE Cost to manage card used to pay the health care deductibles, administered by Clarity Benefits.						
719.022	DISABILITY INSURANCE A decrease of 24% due to switching to Standard Insurance. Provided by HR						
719.023	LIFE INSURANCE No change for 2022. Provided by H.R.						
776.500	AUTO PARTS Used to purchase small items for automobiles.						
776.550	SHOP SUPPLIES Cost of rags and other small items.						
818.000	CONTRACTUAL SERVICES Cost of GPS Vehicle System.						
818.032	CONTRACT'L SRV-FUEL TANK REPA Used for Tank Repair and monitoring fuel tanks per State regulations.						
818.033	CONTRACT'L SRV-AUTO/EQUIP MAI Contractual service for Equipment Maintenance and work on vehicles (YCUA, Ed’s Garage, etc.).						
867.000	GAS & OIL Cost of fuel.						
935.000	MOTORPOOL-MISC REPAIR Covers miscellaneous vehicle repair. Provided by Accounting Director						
968.000	DEPRECIATION EXPENSE Cost of vehicle depreciation, figures provided by the Accounting Director.						
ESTIMATED REVENUES - FUND 661		268,803	226,070	277,784	277,784	155,685	202,218
APPROPRIATIONS - FUND 661		227,763	202,376	277,784	277,784	46,366	200,973
NET OF REVENUES/APPROPRIATIONS - FUND 661		41,040	23,694			109,319	1,245

ESTIMATED REVENUES - ALL FUNDS	34,335,940	36,415,848	32,573,601	36,442,739	30,922,488	41,853,201
APPROPRIATIONS - ALL FUNDS	33,025,351	33,990,442	31,980,329	35,849,467	20,727,872	41,170,837
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS	1,310,589	2,425,406	593,272	593,272	10,194,616	682,364

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To:	Brenda Stumbo, Township Supervisor Ypsilanti Township Board of Trustees
From:	Jason Iacoangeli AICP, Planning Director
Re:	**Draft Ypsilanti Township Zoning Ordinance Review**
Copy:	McLain & Winters, Township Attorneys
Date:	October 14, 2021

It is with a great deal of excitement and enthusiasm that I write you today asking for your consideration of the draft Ypsilanti Township Zoning Ordinance. This Zoning Ordinance has been an ongoing project since the adoption of the Township 2040 Master Plan in May of 2020. Many hours have been spent in drafting and reviewing the language that will lay the ground work for the realization of the Townships Master Plan and its future land use. Carlisle Wortman and Associates in conjunction with McLain and Winters and the Township's Staff have worked to put together an ordinance that is both user friendly and legally sound. This ordinance will be organized in such a manner that both our residence and the development community will be able to easily locate and identify answer to questions from locations for sheds on a property to what building materials are required for commercial buildings.

The draft Zoning Ordinance is now at a place where the Planning Department along with Carlisle Wortman would like to begin the process of meeting with you to discuss the Ordinance and its changes. We would propose to meet with you on two (2) occasions as a part of your work sessions held prior to your regular meetings. We will be prepared with a presentation laying out the Articles in the Ordinance for discuss and questions. **We would like to go over Articles 1 -7 at the October 19th Board Meeting and then Articles 8-19 on November 2nd.**

Included with this memo is the Power Point Presentation that will be used for the October 19th meeting for Articles 1-7. Also, each Board Member should have received a red-lined copy of the draft Ordinance. The Ordinance includes an executive summary prepared by Carlisle Wortman along with an 11 x 17 z-fold draft Zoning Map of the Township.

I look forward to meeting with you and Township Board on October 19th to review Articles 1-7 and answer any questions that you might have.

Kind Regards,

Jason Iacoangeli, AICP
Planning Director
Ypsilanti Township

YPSILANTI TOWNSHIP ZONING ORDINANCE UPDATE

TOWNSHIP BOARD WORK SESSION #1



PURPOSE

Working with Township elected and appointed officials, staff and counsel, the Zoning Ordinance was revised for the following reasons:

- Implement the Ypsilanti Township 2040 Master Plan,
- Make Township policies friendly to development and business with standards for the quality development envisioned for the Township, and
- Update the ordinance to comply with current state and federal law, as well as case law.

TIMELINE

This process started in 2019, with a series of workshops with the Planning Commission and the Development Team.

Using that input as a guide, drafting started but was interrupted by the pandemic.

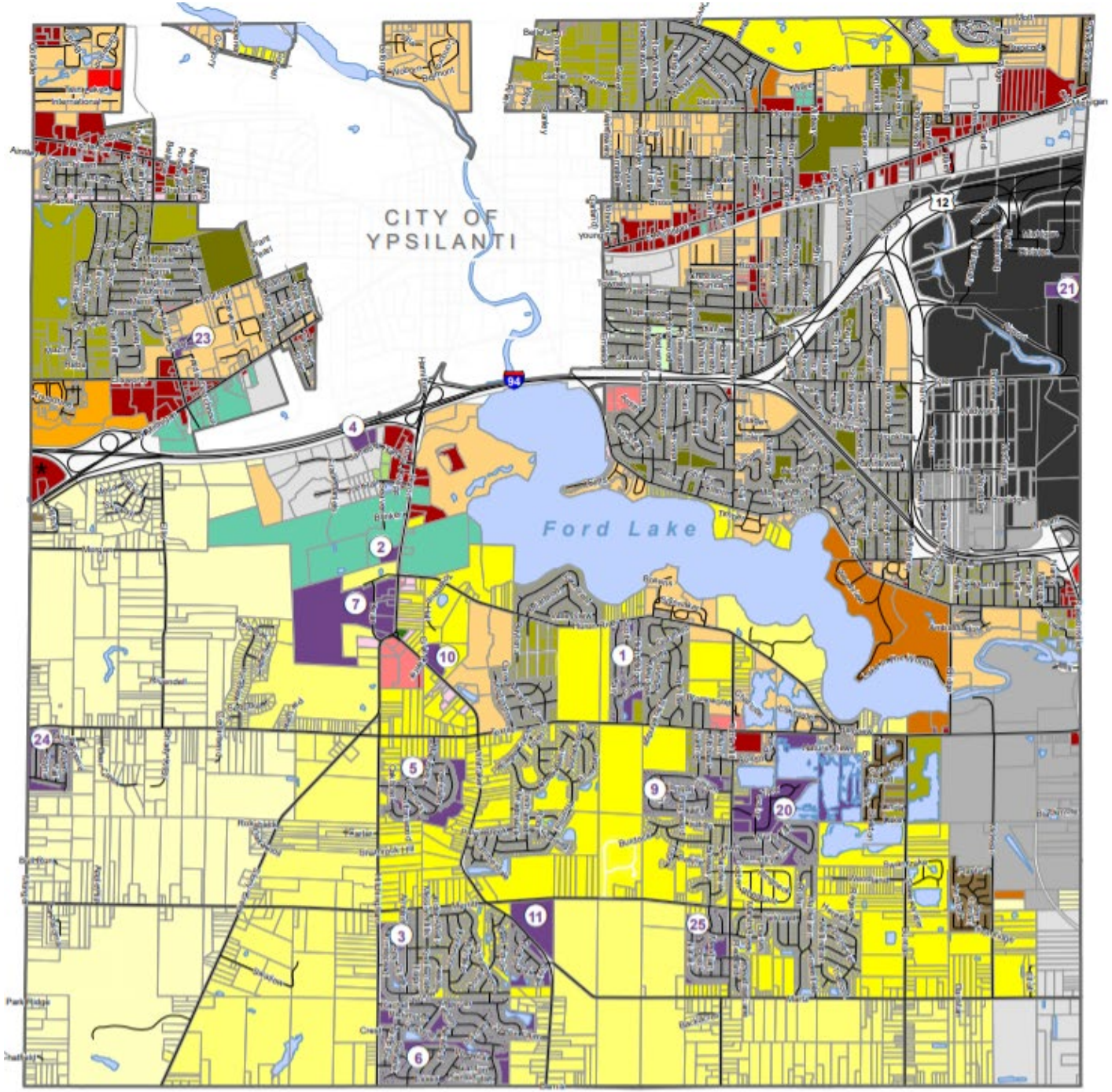
The project was rebooted in 2021, with intensive sessions between staff, counsel and consultants. Periodic updates were given to the Development Team.

Two work sessions have been conducted with the Planning Commission.

AGENDA

- Major Proposed Zoning Map Changes
  - Questions after review of all proposed changes
- Major Proposed Zoning Text Changes – Articles 1 – 7
  - Questions after review of each Article

Existing Zoning Map



Zoning Map
Charter Township of Ypsilanti

- R-1 One-Family Residential
- R-2 One-Family Residential
- R-3 One-Family Residential
- R-4 One-Family Residential
- R-5 One-Family Residential
- RM-2 Multiple-Family Residential
- RM-3 Multiple-Family Residential
- RM-4 Multiple-Family Residential
- MHP Mobile Home Park
- OS-1 Office Service
- B-1 Local Business
- B-2 Community Business
- B-3 General Business
- TC-1 Town Center
- TC-3 Town Center
- IRO Industrial Research Office
- I-1 Light Industrial
- I-2 General Industrial
- I-3 Heavy Industrial
- I-C Industrial and Commercial
- P-1 Vehicular Parking
- PD Planned Development
- Ecorse Road Form Based District
- ★ Conditional Rezoning
- Water

Planned Developments

1	Ford Lake Village	11	Whittaker Village Condominium
2	Post Office	12-19	N/A
3	Amberly Grove Condominium	20	Majestic Lakes
4	Burning Bush	21	Yankee Air Museum
5	Paint Creek Farms	22	Villas at McCalla Woods
6	Greene Farms	23	Latter Rain Ministries
7	Paint Creek Crossing	24	Aspen Ridge
8	N/A	25	Creekside South/Manors
9	Whispering Meadows	26	Forestview Estates
10	Library		

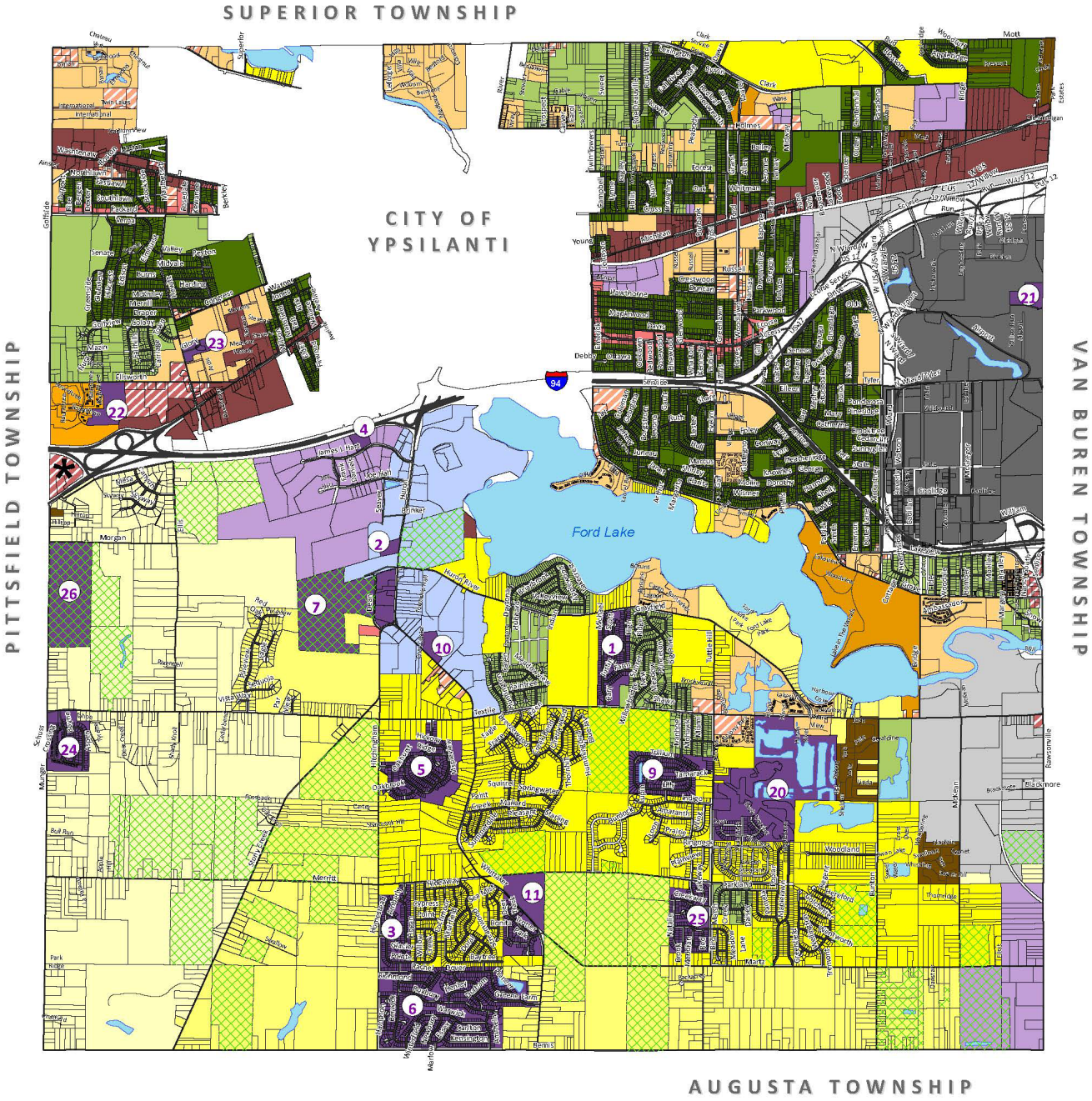
We hereby certify the above zoning map is the original adopted and made a part of Ordinance No. 74 the Zoning Ordinance of the Charter Township of Ypsilanti, by the Board of Trustees assembled at a special meeting held on February 14, 2000 and includes approved zoning amendments last updated on July 19, 2019.

N W E S

0 3,250 6,500 Feet

Sources: Charter Township of Ypsilanti, State of Michigan

Proposed Zoning Map



DRAFT Zoning Map: Version 1
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NC Neighborhood Business
- GC General Business
- NCR Neighborhood Corridor
- RC Regional Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- * Conditional Zoning

Planned Developments

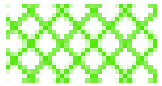
1	Ford Lake Village	11	Whittaker Village Condominium
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6	Greene Farms	23	Latter Rain Ministries
7	Paint Creek Crossing	24	Aspen Ridge
8	N/A	25	Creekside South/Manors
9	Whispering Meadows	26	Forestview Estates
10	Library		

N

0 0.5 1 2 Miles

Source: Ypsilanti Township, Washtenaw County
Prepared by Carlisle/Wortman Associates, Inc.
September 24, 2021

MAJOR ZONING MAP CHANGES PROPOSED

- Agricultural Overlay 
  - A rezoning would be required for any new farm outside of the overlay.
  - Allow farm operation of all kinds, but also agritourism (corn mazes, tasting rooms, events) and small-scale on-site processing as special land uses.

- Elimination and renaming of RM districts
  - Eliminate RM-1 and RM-5.
  - Rename RM-2, RM-3, and RM-4, to be low, medium and high-density multiple family.
  - No changes to bulk standards other than adding height limit to high-density.
  - No rezoning any properties to any RM district.

MAJOR ZONING MAP CHANGES PROPOSED

- Elimination of O-1 and B-1 and B-2 districts

  Now form-based districts.

- Eliminate P-1, Parking district

  Those areas currently zoned P-1 are proposed to be zoned like the adjacent properties.

MAJOR ZONING MAP CHANGES PROPOSED

- Reconsolidation and Renaming of I Districts
  - IRO and I-1 are proposed to be combined as Innovation and Technology (I-T), generally in the same location.
  - I-2 and I-3 are proposed to become Logistics and Manufacturing (L-M), generally in the same location.
  - I-C is proposed to keep the same name, but the district boundaries would slightly expand, and the allowed uses increase to allow a range of creative and marihuana businesses.

MAJOR ZONING MAP CHANGES PROPOSED

- Creation of Form-Based districts
  - Neighborhood: Packard
  - Regional: Washtenaw & Michigan Ave.
  - Town Center: Huron

NEIGHBORHOOD: PACKARD, ECORSE



Packard Regulating Plan

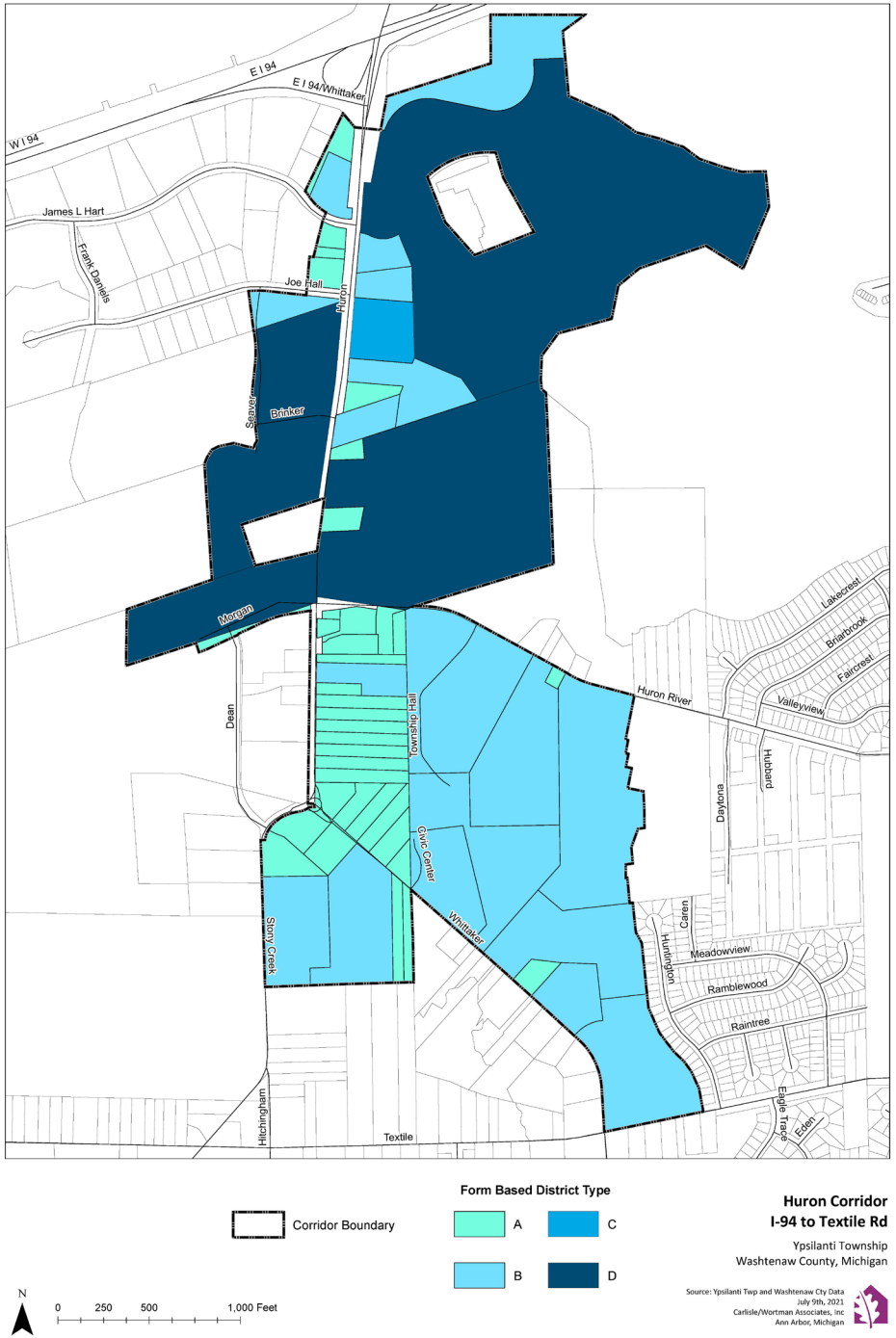
REGIONAL: WASHTENAW, MICHIGAN AVE.



Washtenaw Regulating Plan

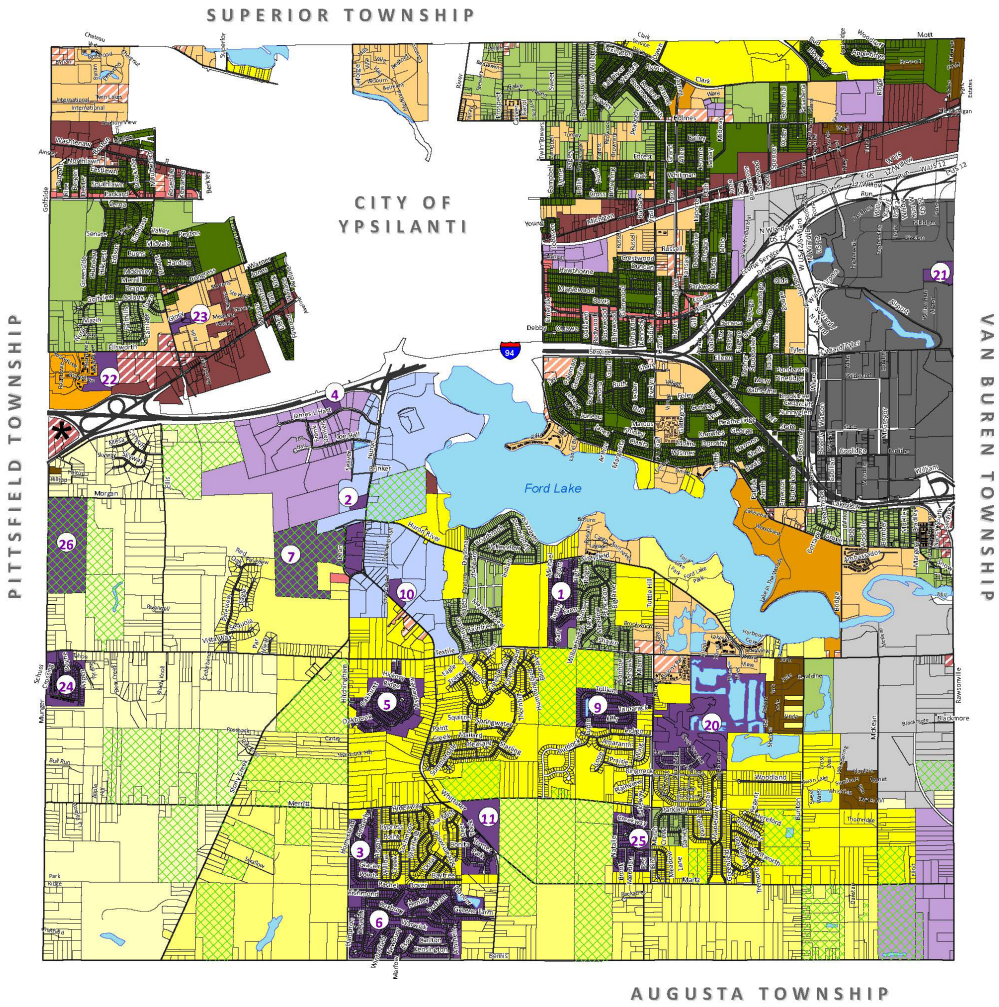
TOWN CENTER: HURON

Huron Regulating Plan



Questions

Proposed Zoning Map



DRAFT

DRAFT Zoning Map: Version 1
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
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- RM-LD Multiple Family (Low Density)
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- TC Town Center
- * Conditional Zoning

Planned Developments

1	Ford Lake Village	11	Whittaker Village Condominium
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8	N/A	25	Creekside South/Manors
9	Whispering Meadows	26	Forestview Estates
10	Library		

N

0 0.5 1 2 Miles

Source: Ypsilanti Township, Washtenaw County
Prepared by Carlisle/Wortman Associates, Inc.
September 24, 2021

ARTICLE I: SHORT TITLE

Purpose:
Set the legal stage for the Zoning Ordinance

Major Proposed Changes:
The text has been updated to meet best practices and cross-references have been updated.

Questions?

ARTICLE 2: DEFINITIONS

Purpose:
Provide definitions for terms used in the Zoning Ordinance

Major Proposed Changes:

- All definitions have been consolidated in this Article, except for adult regulated uses.
- Definitions have been updated or added to reflect current technologies and new uses.

Questions?

ARTICLE 3: ADMINISTRATION

Purpose:
Lays out who does what and how key procedures occur

Major Proposed Changes:

- The duties of the Zoning Administrator have been detailed to reflect current practices.
- Sections on the use of consultants and development agreements have been added.
- The Section on performance guarantees has been updated to reflect current practices.
- Additional detail has been added to the Section on public notices.

Questions?

ARTICLE 4: DISTRICT REGULATIONS

Purpose:
Establishes districts on Zoning Map. Lays out bulk, setback and use regulations for R1-R-5, RM-LD, RM-MD, RM-HD, MHP, NB, GB, I-T, L-M & I-C zoning districts

Major Proposed Changes:

- Consolidates intent and supplemental standards from stand-alone Articles for each district with dimensional requirements from current Schedule of Regulations.
- Makes a traditional subdivision a special land use and an open space development option a principal use in the R-1 through R-5 zoning districts.

Questions?

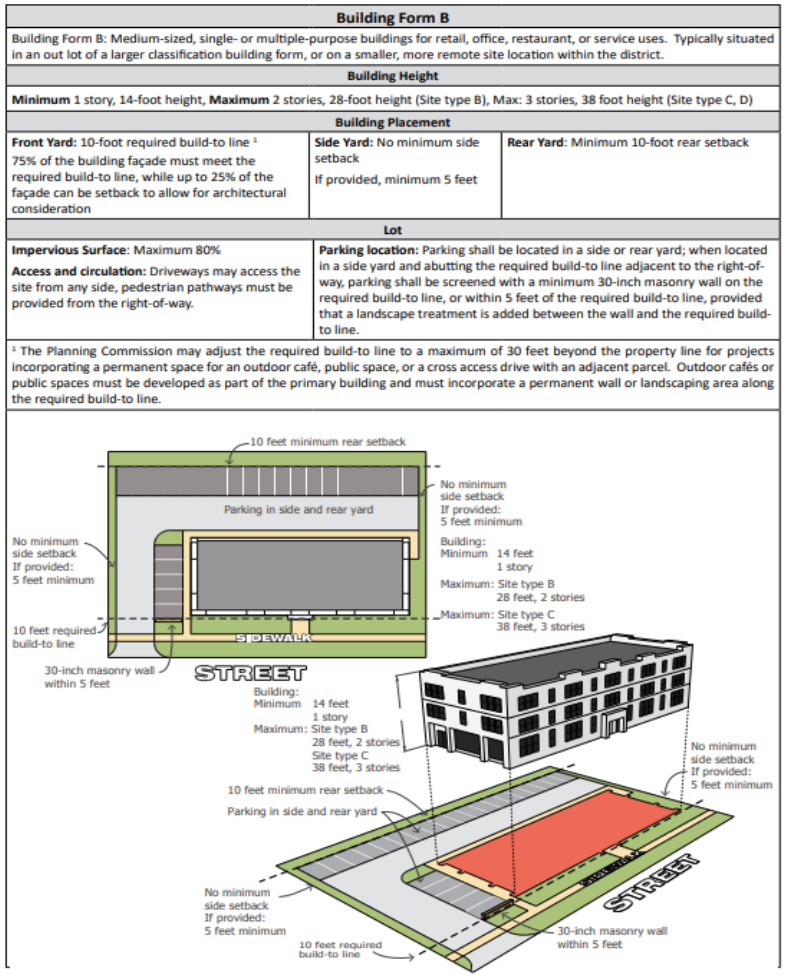
ARTICLE 5: FORM BASED

Purpose:
Lays out form-based and use regulations for NC, RC, and TC zoning districts

Major Proposed Changes:

- Buildings close to street
- Parking behind buildings
- Mixed use desired, less auto-oriented uses
- Architectural standards

Questions?



Building Form B
Building Form B: Medium-sized, single- or multiple-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.
Building Height
Minimum 1 story, 14-foot height, **Maximum** 2 stories, 28-foot height (Site type B), Max: 3 stories, 38 foot height (Site type C, D)
Building Placement

Front Yard: 10-foot required build-to line [1] 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration	**Side Yard:** No minimum side setback If provided, minimum 5 feet	**Rear Yard**: Minimum 10-foot rear setback

Lot	
Impervious Surface: Maximum 80% **Access and circulation:** Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	**Parking location:** Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.

[1] The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.

ARTICLE 6: PLANNED UNIT DEVELOPMENT

Purpose:
Lays out eligibility, process and standards for Planned Unit Developments

Major Proposed Changes:

- Changed eligibility requirements so that sites other than new single-family residential qualify.
- Updated per best practices.

Questions?

ARTICLE 7: DEVELOPMENT OPTIONS

Purpose:
Lays out different development options to divide land or residential development.

Major Proposed Changes:

- Site condominium regulations proposed to be moved to this Article and updated per current and best practices.
- An open space development option for residential communities is proposed. It is intended to be the vision of preferred, new residential development.

Questions?

THANK YOU & NEXT STEPS

- Township Board Work Session #2:
  - Questions on Proposed Zoning Map Changes
  - Questions on Proposed Zoning Text Changes: Articles 1 – 7
  - Review of Proposed Major Zoning Text Changes: Articles 8 - 19

- Planning Commission Public Hearing (November 23)

- 1st Reading by the Township Board (December 2021)
- 2nd Reading & Adoption by the Township Board (January 2022)

Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Ypsilanti Township Board of Trustees
Ypsilanti Township Planning Commission

FROM: Benjamin Carlisle, AICP
Megan Masson-Minock, AICP

DATE: August 17, 2021

RE: Draft Zoning Ordinance and Map

Please find attached a revised draft Zoning Ordinance and Zoning Map. Working with Township elected and appointed officials, staff and counsel, the Zoning Ordinance was revised for the following reasons:

- Implement the Ypsilanti Township 2040 Master Plan,
- Make Township policies friendly to development and business with standards for the quality development envisioned for the Township, and
- Update the ordinance to be in compliance with current state and federal law, as well as case law.

This process started in 2019, with a series of workshops with the Planning Commission and the Development Team. Using that input as a guide, drafting started but was interrupted by the pandemic. The project was rebooted in 2021, with intensive sessions between staff, counsel and consultants. Periodic updates were given to the Development Team.

The attached drafts have been vetted by both Township staff and attorneys. This memo documents the significant changes to both the Zoning Ordinance and the Zoning Map as well as the zoning districts in both.

Zoning Districts

The draft Zoning Ordinance and Map propose changes to business and industrial districts while keeping the location and regulation single-family residential districts mostly unchanged. Multiple family districts have been consolidated and updated, while form-based, mixed-use corridor zoning districts have been added. The table on the following page lays out the proposed changes by current zoning district.

District	Proposed Zoning Ordinance and Map
R-1 – R-5, One-family residential district	Locations remain the same. For new residential development, Open Space Communities are a permitted use and a traditional subdivision is a special land use. An Agricultural Overlay is proposed in some of these districts, applied to parcels identified as active farms in the existing land use survey during the Master Plan. A rezoning would be required for any new farm outside of the overlay. The overlay district would allow farm operation of all kinds, but also agritourism (corn mazes, tasting rooms, events) and small-scale on-site processing as special land uses.
RM-1 , Multiple-family residential district	Proposed for elimination, since never placed on the Zoning Map previously.
RM-2 , Multiple-family residential district	RM-2 becomes RM-Low Density, with the same locations except for one property. The regulations would remain the same.
RM-3, Multiple-family residential district	RM-3 becomes RM-Medium Density. This designation would apply to Roundtree Apartments, currently the only area zoned RM-3.
RM-4 , Multiple-family residential district	RM-4 becomes RM-High Density (areas fronting Ford Lake, Clark East Tower apartments and Township owned land on Ford Boulevard), with one exception. A maximum height of eight stories has been added. Currently, there is no height limit.
RM-5, Townhouse residential district	Proposed for elimination, since never placed on the Zoning Map previously. Townhouses are proposed in the multiple-family districts and form-based, mixed-use districts. Townhouses not in the form-based districts would need to meet the proposed standards in Section 1163.
MHP, Mobile home park district	Locations and regulations are not proposed to change.

District	Proposed Zoning Ordinance and Map
OS-1 , Office service district	This district is proposed for elimination. The areas currently zoned OS-1 would be either a form-based, mixed-use corridor, or Neighborhood Business, depending on the location.
B-1 , Local business district B-2 , Community business district	B-1 and B-2 are proposed to be either a form-based, mixed-use corridor, or Neighborhood Business, depending on the location.
B-3, General business district	B-3 zoned properties are proposed to be either a form-based, mixed-use corridor, or General Business, depending on the location.
IRO, Industrial research office district I-1, Light industrial district	IRO and I-1 are proposed to be combined as Innovation and Technology (I-T), generally in the same location.
I-2, General industrial district I-3, Heavy industrial district	I-2 and I-3 are proposed to become Logistics and Manufacturing (L-M), generally in the same location.
I-CR, Industrial and commercial revitalization districts	Newly named I-CR would be primarily in the existing I-C area but would slightly expand. In addition, the allowed uses increase to allow a range of creative high tech, green tech and infrastructure, logistics, and marihuana businesses.
P-1 , Vehicular parking district	Proposed for elimination. Those areas currently zoned P-1 are proposed to be zoned like the adjacent properties.
PD , Planned development district	Locations remain the same. Regulations are proposed to change to allow more types of properties to be eligible for PD and to streamline the process.

Zoning Ordinance

The text of the Zoning Ordinance is proposed to change in almost every Article. The table below summarizes proposed changes by each article of the final draft attached.

Draft Article	Major Changes
Article 1 Short Title	The text has been updated to meet best practices and cross-references have been updated.
Article 2 Definitions	All definitions have been consolidated in this Article, except for adult regulated uses. Definitions have been updated or added to reflect current technologies and new uses.
Article 3 Administration	The duties of the Zoning Administrator have been detailed to reflect current practices. Sections on the use of consultants and development agreements have been added. The Section on performance guarantees has been updated to reflect current practices. Additional detail has been added to the Section on public notices.
Article 4 District Regulations	The zoning districts, as proposed above, have been added or consolidated, with updated district names. The dimensional requirements for each zoning district have been added to the corresponding section. The schedule of uses has been updated in terms of new uses, use names matching those elsewhere in the Zoning Ordinance and cross references.
Article 5 Form Based Districts	New Article – see more information in the Zoning Map section.
Article 6 Planned Development	This article has been updated based on best practices and tools to implement the Master Plan.
Article 7 Development Options	Site condominium regulations are proposed to be moved to this article and updated per current and best practices. An open space development option for residential communities has been added to comply with state law and to provide a clear vision of preferred, new residential development.
Article 8 General Provisions	With many of the current sections in the General Provisions proposed to move to their own article (site plan review) or section in a different

Draft Article	Major Changes
Article 8 General Provisions	article (landscaping or parking), this article proposed to be much slimmer. A section on recreational vehicles is proposed. The sections on temporary uses and essential services have been rewritten to reflect current and best practices. To implement the Township's commitment to healthy and sustainable places, sections on solar energy systems and geothermal have been added in addition to the unchanged section on wind energy. A section requiring security cameras for all non-residential properties has been added.
Article 9 Site Plan Review	Site plan review regulations are proposed as a separate article. Preliminary site plan is proposed as a less intense application, without requiring approvals from outside agencies. Final site plan approval has been amended to be an administrative function, unless the approving body – either the Township Board or Planning Commission – requests the final approval to come back to them.
Article 10 Special Land Use	Special land use regulations are proposed as a separate article. Conditional land uses are proposed to become special land uses requiring Township Board approval. Sections on procedures; conditions of approval; effectiveness; amendments, expansions, or change in use; inspection; and revocation have been added based on current and best practices.
Article 11 Specific Provisions	Sections on uses no longer listed, such as arcades, are proposed for deletion. Sections on home occupations, golf courses, bed and breakfasts, commercial greenhouses, cemeteries, nursing homes, drive-through facilities, open air businesses, garden centers, vehicle fueling stations, temporary sales, vehicle washes, outdoor recreation, smoking lounges, self-storage facilities, massage therapy regulations, farms with agricultural commercial and tourism, child and adult care facilities, contractor's yards, and commercial kennels have been updated based on best practices, in consultation with staff and counsel. Sections on sexually oriented businesses and extraction of natural resources have been updated to directly cite the most recent court cases in those areas and to match the processes and regulations that can most protect the Township within current state, federal and case law.

Draft Article	Major Changes
Article 11 Specific Provisions	Sections on townhouses and mobile home parks are proposed to move to this Article. Regulations on common household gardening have been moved to a section here from the definition for that term. Standards and conditions for approval of wireless communication facilities have been updated. Sections for the following new uses have been added: community-supported agriculture, hotels and extended stay hotels, food trucks, incidental sales and services, garage sales, artisan food and beverage production, and senior and assisted living.
Article 12 Access, Parking & Loading	Sections on access management and driveway standards, and parking requirements are proposed to be updated based on best practices, in consultation with staff and counsel. A section on bicycle and pedestrian accommodations is proposed.
Article 13 Site Design Standards	Landscape requirements are proposed to be updated with an intent section; changes to the parking lot landscaping to be consistent with other landscaping requirements; standards for raingardens and bioswales; standards for installation, maintenance and completion based on current practices and Township expectations; a prohibited species list; allowances for public art; and updated tables for screening between uses, and minimum size and space of landscaping. Sections on trash and recycling receptacles, exterior lighting are proposed to be updated based on best practices and the latest technology, in consultation with staff and counsel. In the building design section, the current standards are proposed for industrial and business parks with new design requirements for the Neighborhood and General Business districts proposed.
Article 14 Environmental Standards	Performance standards are proposed to be updated. A natural features impact statement as part of site plan review where a site has water, wetlands, tree stands and steep slopes is proposed. The natural features setback is proposed to be in its own section with additional rules and clarifications. The following sections are proposed: protections of water quality and quantity, flood hazard regulations, and steep slope protection.
Article 15 Signs	Due to a U.S. Supreme Court case, the sign regulations have been updated and revamped to be content-neutral. Sign illumination standards are also proposed.

Draft Article	Major Changes
Article 16 Nonconformities	A few text changes are proposed, mainly for clarification.
Article 17 Zoning Board of Appeals	The text proposed to change is mainly to codify current practices. The Zoning Board of Appeals is proposed to be the deciding body for a variance from the Private Road Ordinance. If this change goes forward, the Private Road Ordinance would need to be amended as well. For site plans requiring variances, the following process is proposed: review of the site plan but no decision by the Planning Commission, action by the Zoning Board of Appeals on the variance and then, a decision by the Planning Commission on the site plan. A clarification that the Zoning Board of Appeals cannot rule on a variance for a special use permit or within a PD is proposed, with the exception for an individual lot or unit owners for variances from other sections of the Zoning Ordinance following final approval of a Planned Unit Development if the variances do not affect the terms or conditions of the original approval..
Article 18 Amendments	The text proposed to change is to codify current practices. A section for conditional rezoning is proposed.
Article 19 Enforcement	The Article and section numbers are proposed to change.

Zoning Map

The main proposed change to the Zoning Map is the addition of mixed use, form-based corridor zoning districts.

The regional mixed-use corridors are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto-oriented uses that draw customers both regionally and locally. Regional mixed-use corridors include:

- Washtenaw
- Michigan Avenue (east and west)

Proposed uses in the regional mixed-use corridors:

- National, regional, and specialized big-box retailers.
- Auto-oriented commercial such as gas stations, auto-repair, and car dealerships.
- Drive-through uses.

- Day-to-day retail and services such as grocery stores, convenience stores, dry cleaners, pharmacies and beauty services.
- Restaurants, cafes and bars that offer various food options.
- Professional and medical office.
- Higher density multiple-family residential.
- Mixed-use that includes uses noted above.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers

Neighborhood mixed-use corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas. Buildings are set close the street with parking in back. Generally, the sites and buildings are of a smaller scale that can be accessed by pedestrians with as much ease as vehicles. Neighborhood mixed-use corridors include:

- Packard
- Huron
- Ecorse

Proposed uses in the neighborhood mixed-use corridors:

- Day-to-day neighborhood scale retail and services such as grocery and convenience stores, dry cleaners, pharmacies, banks, and beauty services.
- Restaurants, cafes and bars that offer various food options.
- No drive-through uses.
- Professional and medical office.
- Medium density multiple-family residential.
- Mixed-use that includes uses noted above.
- Public parks and recreational areas.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers, which support the surrounding residential properties.

We appreciate you time and contributions to the update of the Zoning Ordinance!

Yours Truly,

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

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Planner

Attachments: Draft Zoning Ordinance
Draft Zoning Map

APPENDIX A - ZONING[1]

~~ORDINANCE NO. 74~~ _____

An ordinance enacted under Act No. ~~184~~ 110 of the Public Acts of Michigan of ~~1943 (MCL 125.351 et seq.)~~2006 (MCL 125.3101 et seq.), as amended, governing the unincorporated portions of the Charter Township of Ypsilanti, Washtenaw County, Michigan, to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and for public and semipublic or other specified uses; and to regulate and limit the height and bulk of buildings, and other structures; to regulate and to determine the size of yards, courts, and open spaces; to regulate and limit the density of population; and for said purposes to divide the Township into districts and establish the boundaries thereof; to provide for changes in the regulations, restrictions and boundaries of such districts; to define certain terms used herein; to provide for enforcement; to establish a board of appeals and to impose penalties for the violation of this ordinance.

ARTICLE I. - SHORT TITLE

Sec. 100. - Short title:

This Ordinance shall be known and may be cited as the Charter Township of Ypsilanti zoning ordinance.

Sec. 101. - Preamble:

1. The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L. 125.3101 et seq.) establishes the right to adopt comprehensive zoning regulations and empowers the Township to enact a zoning ordinance and provides for its administration, enforcement, and amendment.
2. The Township deems it necessary to enact said regulations for the purpose of promoting and protecting the health, safety, comfort, convenience, and general welfare of its residents.
3. The Township has prepared and adopted a Master Plan designed to guide growth in a logical and orderly fashion; to lessen congestion on the public streets; to minimize the burden on public services and utilities; to protect and preserve energy and natural resources, and to ensure a well-balanced community considering its present and potential physical, economic, cultural, and environmental assets.
4. The Township has identified districts and prepared regulations pertaining to such districts in accordance with the Master Plan and in consideration of the character of the districts and their unique suitability for particular uses, with a view towards conserving property values and encouraging the most appropriate use of land throughout the Township.

Sec. 102. - Purpose:

The purpose of this ordinance is to promote and safeguard the public health, safety, and welfare, implement the Master Plan, and achieve the following purposes:

1. Promote and regulate growth of the Township to obtain orderly and beneficial development with a balanced mix of uses that will support economic vitality and sustainability.
2. Protect the character and stability of residential neighborhoods.
3. Regulate the intensity and form of land development to ensure compatibility among land uses and, where applicable, provide transitions between land uses to reduce potential negative impacts.
4. Promote the wise use and conservation of energy and vital natural resources.
5. Improve the appearance and design quality of development.
6. Prevent an unreasonable burden on public facilities and services.
7. Lessen and avoid congestion on highways and streets and provide safe and convenient access for property.
8. Conserve the taxable value of land, buildings, and structures of the Township.

Sec. 103. - Validity And Severability:

1. If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provisions of this Ordinance not specifically included in said ruling.
2. If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular parcel, lot, use, building, or structure, such ruling shall not affect the application of said provision to any other parcel, lot, use, building, or structure not specifically included in said ruling.

Sec. 104. - Scope And Construction Of Regulations:

1. This Ordinance shall be liberally construed in such manner as to best effectuate its purpose. In the interpretation and application of this Ordinance, these provisions are the minimum requirements adopted for the promotion of public health, safety, convenience, comfort, prosperity, and general welfare. Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions, or limitations than are imposed or required by any other law, rule, regulation, or permit, then the provisions of this Ordinance shall control. Whenever any provision of this Ordinance imposes less stringent requirements, regulations, restrictions, or limitations than are imposed or required by any other law, rule, regulation, or permit, then the provisions of the other law, rule, regulation, or permit shall control.
2. No building or structure, or part thereof, shall be erected, constructed, reconstructed, or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except as permitted by and in conformity with the provisions of this Ordinance.

Sec. 105. - Conflict With Other Laws:

1. Except as otherwise provided under the Michigan Zoning Enabling Act (PA 110 of 2006, as amended, M.C.L. 125.3101 et seq.), this Ordinance shall be controlling in the case of any inconsistencies between this Ordinance and an ordinance adopted under any other law.
2. This Ordinance is not intended to prevent compliance with any Federal, State, or local law, ordinance, or regulation, provided that where this Ordinance is more restrictive or imposes a higher standard, the provisions of this Ordinance shall prevail.
3. This Ordinance is not intended to abrogate or annul any easement, covenant, or other private agreement. However, where any provision of this Ordinance is more restrictive or imposes a higher standard or requirement than such easement, covenant or other private agreement, the provision of this Ordinance shall govern.
4. Nothing within this Ordinance shall be construed to prevent compliance with an order by the appropriate authority to correct, improve, strengthen, or restore to a safe or health condition, any part of a building or premises declared unsafe or unhealthy.

Sec. 106. - Repeal Of Ordinance:

The Charter Township of Ypsilanti Zoning Ordinance, and all amendments thereto, and all prior zoning ordinances of the Township, are hereby repealed effective coincident with the effective date of this Ordinance.~~Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting, and protecting the public health, safety, peace, morals, comfort, convenience, and general welfare of the inhabitants of the~~

~~ARTICLE I. SHORT TITLE~~

~~Sec. 100. Short title:~~

~~This ordinance shall be known and may be cited as the Charter Township of Ypsilanti zoning ordinance.~~

ARTICLE II. - CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Sec. 200. - Construction of language:

The following rules of construction apply to the text of this Ordinance:

1. The particular shall control the general.
2. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. A "building" or "structure" includes any part thereof.
6. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for" or "occupied for."
7. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either…or," the conjunction shall be interpreted as follows:
   A. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
   B. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
   C. "Either…or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
9. Terms not herein defined shall have the meaning customarily assigned to them.

Sec. 201. - Definitions:

Abut: To touch, to lie immediately next to, to share a common wall or lot line, or to be separated by only a street, alley, or right-of-way.

Access Property: A property, parcel, or lot abutting Ford Lake, either natural or man-made, and used or intended to be used for providing access to Ford Lake by pedestrian or vehicular traffic to and from offshore land regardless of whether said access to the water is gained by easement, common fee ownership, single fee ownership, lease, license, gift, business invitation or any other form or dedication or conveyance.

Accessory Use, or Accessory: A use, which is clearly incidental to, customarily found in connection with, and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

1. Residential accommodations for servants and/or caretakers.
2. Outdoor swimming pools, hot tubs, and saunas for the use of the occupants of a residence, or their guests.
3. Domestic storage in a barn, shed, toolroom or similar accessory building or other structure.
4. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
5. Storage of merchandise normally carried in stock in connection with a business or industrial use. Such storage maybe excluded in the applicable district regulations.
6. Storage of goods used in or produced by industrial uses or related activities. Such storage maybe excluded in the applicable district regulations.
7. Accessory off-street parking spaces, open or enclosed. Accessory off-street parking spaces are subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
8. Uses clearly incidental to a main use such as but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
9. Accessory off-street loading. Accessory off-street parking is subject to the off-street loading regulations for the district in which the zoning lot is located.
10. Accessory signs. Accessory signs are subject to the sign regulations for the district in which the zoning lot is located.
11. Solar panels, wind generators, television reception antenna and air conditioning units.
12. Common household gardening in a residential district. For purposes of this Ordinance, common household gardening shall include the growing of fruits and vegetables for consumption solely by members of the family residing in the dwelling unit located on the same zoning lot.

Active Solar Energy Structure: A structure which utilizes mechanically operating solar collectors to collect, transfer, or store solar energy.

Adjoining: Touching or contiguous, as distinguished from lying near or adjacent.

Adult Day Care Center: A center other than a private residence, in which more than six (6) adults are supervised and receive group care for periods of time not to exceed sixteen (16) hours in a twenty-four (24) hour period.

Adult Day Care Home: A private residence, in which six (6) adults or less are given care and supervision for periods of time not to exceed sixteen (16) hours in a twenty-four (24) hour period.

Adult care facility, state licensed: A governmental or non-governmental establishment that provides foster care to adults. It included facilities and foster care family homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision or an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation centers, residential centers for

persons released from or assigned to a correctional, facility, or any other facilities which have been exempted from the definition of adult foster care facility by the Adult Foster Care Facility Licensing Act, 218 of 1979, MCL 400.701, as amended. The types of licensed adult foster care facilities include the following:~~Any structure constructed for residential purposes that is licensed by the State of Michigan pursuant to Public Act 287 of 1972, Public Act 116 of 1973, or Public Act 218 of 1979. These acts provide for the following types of residential structures:~~

1. *Adult foster care facility.* A residential structure that is licensed to provide room, board, and supervised care, but not continuous nursing care, for unrelated adults over the age of seventeen (17), in accordance with Public Act 218 of 1979, as amended, and the Adult Foster Care Administrative Rules as administered by the Michigan Department of Social Services. The following four (4) types of adult foster care homes are provided for by these rules:
    a. *Adult foster care family home.* A residence for six (6) or fewer adults. Licensee must live in the home; and local zoning approval is not required prior to issuance of a license.
    b. *Adult foster care small group home.* Residence for twelve (12) or fewer adults. Licensee is not required to live in the home. Local zoning approval is required prior to issuance of a license only if seven (7) or more residents will live in the house.
    c. *Adult foster care large group home.* Residence for thirteen (13) to twenty (20) adults. Licensee is not required to live in the home. Local zoning approval is required prior to issuance of a license.
    d. *Congregate facility.* Residence for more than twenty (20) adults.

Agricultural Commercial And Tourism: A business venture on a working farm, ranch or agricultural enterprise that offers educational and recreational experiences for visitors while generating supplemental income for the owner. Examples include but are not limited to u-pick operations, corn mazes, farm stands, or cider mills.

~~*Adult entertainment facilities:*~~

~~1. *Adult bookstore.* An establishment having as a substantial or significant portion of its stock in trade, magazines and other periodicals with an emphasis on matter depicting, describing, or relating to "specified sexual areas" or "specified anatomical areas" (as defined below), or an establishment with a segment or section devoted to the sale or display of such material and which excludes minors by virtue of age.~~

~~2. *Adult motion picture theater.* An enclosed building, with a capacity of 50 or more persons, used for presenting material with an emphasis on matters depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" (as defined below), for observation by patrons therein and which excludes minors by virtue of age.~~

~~3. *Adult mini-motion picture theater.* An enclosed building with a capacity for less than 50 persons, used for presenting material with an emphasis on matters depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" (as defined below), for observation by patrons therein and which excludes minors by virtue of age.~~

~~4. *Adult cabaret.* An establishment in which alcoholic beverages are not served and which provides dancers or other live entertainers who display or describe "specified sexual activities" or~~

~~"specified anatomical areas" (as defined herein), for observation by patrons therein and which excludes minors by virtue of age.~~

Alley: Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation. A street shall not be considered an alley.

Alterations: Any change, addition or modification in construction or type of occupancy, or in the structural members of a building such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed."

Ambient: Ambient is defined as the sound pressure level exceeded ninety percent (90%) of the time or L90.

Ambient Noise: Regularly occurring background noise not produced by the object or device in question.

ANSI: American National Standards Institute.

Antique Goods: Personal property purchased or made more than fifty (50) years ago.

Antenna: Any device or array that transmits and/or receives electromagnetic signals for voice, data or video communications purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone, and similar forms of communications.

~~*Apartment, efficiency:* A dwelling unit consisting of not more than one room in addition to kitchen, dining and necessary sanitary facilities.~~

~~*Apartments:* A suite of rooms in a multiple family building arranged and intended for a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.~~

~~*Arcade:* A building or structure, or any part thereof, which is devoted to the commercial use of amusement devices, pinball machines, electronic tables featuring pool, billiards, bowling, basketball, football, or the like, or electronic games of skill or dexterity utilizing videotapes or video screen or TV adaptations, etc., automatic sport devices or tables or similar activities for hire, or for amusement.~~

Architectural features: Steps, windowsills, belt courses, brick and/or wrought iron wing walls, chimneys, architraves, pediments.

Artisan Food And Beverage Production: A facility typically operated by a single business entity for the production of small-scale, hand-crafted, specialty food and beverage products for on- and/or off-site sales and consumption. The facility may include wholesale and/or retail sales.

Awning: A roof-like mechanism, which projects from the wall of a building for the purpose of affording weather protection to doorways and windows. Often, awnings provide identity for a business and provide shade for display areas.

Basement: That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.

Bed and Breakfast Operations: A use which is subordinate to the principal use of a dwelling unit as a single-family dwelling unit and a use in which transient guests are provided room and board in return for payment.

Berm: An earthen mound of definite height and location to serve as an obscuring device in carrying out the requirements of this Ordinance.

Best Management Practices: Structural and non-structural practices and techniques that mitigate the adverse impacts caused by land development on water quality and quantity.

~~**BUILDING HEIGHT**~~

Block: The property abutting one (1) side of a street and lying between the two (2) nearest intersecting streets (crossing or terminating), or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river, or live stream; or between any of the foregoing and any other barrier to the continuity of development, or corporate boundary lines of the Township.

Boarding House: A private house that provides accommodations and meals for paying guests.

Body-piercing: The perforation of human tissue other than an ear for a non-medical purpose.

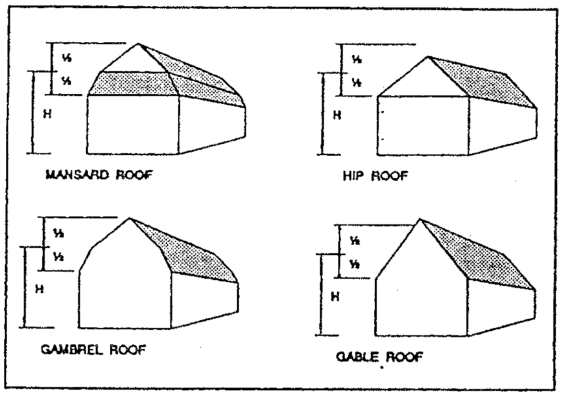
Branding: A permanent mark made on human tissue by burning with a hot iron or other instrument.

Buffer: Landscaping (other than solely grass on flat terrain), or the use of landscaping along with berms, walls, or decorative fences, that at least partially and periodically obstruct the view from the street, in a continuous manner, of vehicular use areas; parking lots and their parked cars; detention and retention ponds; different land uses; cellular tower facilities; and other similar uses.

Building: Any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building height: The vertical measured distance from the established grade to the highest point of the roof surface for flat roofs, to the deck line for mansard roofs, and the average height between eaves and the ridge for gable, hip, and gambrel roofs. Any extension of a mansard, gambrel, hip, or gable roof below a wall shall require building height measurement to take place at the average height between the top of the building wall and the ridge line and the established building grade. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

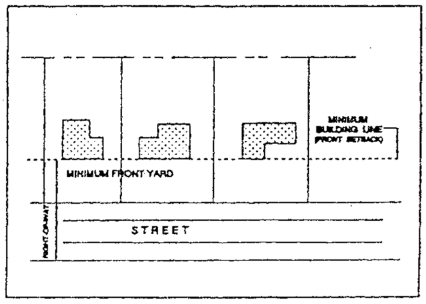
BUILDING HEIGHT



Building, Main or Principal: A building in which is conducted the principal use of the lot on which it is situated.

Building Line: The minimum distance which any building must be located from a street right-of-way or high-water line.

BUILDING LINE



Building, Temporary: Any building not designed to be permanently located at the place where it is, or where it is intended to be, temporarily placed, or affixed.

Building Footprint Area: The area enclosed by the perimeter of a structure as viewed from above, including any overhang or attached structure.

Caliper: The method by which nursery tree stock is measured. Caliper is the diameter of the trunk of a tree measured in inches at a point six (6) inches above ground line if caliper measurement is four (4) inches or less; if caliper measurement is larger, then the measurement is taken twelve (12) inches above the ground.

Cemetery: Grounds and facilities including any one (1) or a combination of more than one (1) of the following: a burial ground for earth interment; a mausoleum for crypt entombment; a crematory for the cremation of human remains; and a columbarium for the deposit of cremated remains.

Cessation: To terminate, abandon or discontinue a use of land for a period of time that, under the provisions of this ordinance, would prevent the use from being resumed.

Child Care Organization, State Licensed: A facility for the care of children under eighteen (18) years of age, as licensed and regulated by the State under Act No. 116 of the Public Acts of 1973 and Act No. 218 of the Public Acts of 1979 and the associated rules promulgated by the Michigan Department of Licensing and Regulatory Affairs. Definitions for various care organizations are listed below:

1. *Child Care Center or Day Care Center.* A facility other than a private residence, receiving more than six (6) children for group day care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day.

   The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious institution or a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.

2. *Child Caring Institution.* A child care facility which is organized for the purpose of receiving children for care, maintenance, and supervision, usually on a twenty-four (24) hour basis, in a building maintained for that purpose, and operates throughout the year. It includes a maternity home for the care of unmarried mothers who are minors, an agency group home, and institutions for mentally retarded or emotionally disturbed children. It does not include hospitals, nursing homes, boarding schools, or an adult foster care facility in which a child has been placed.

3. *Foster Family Home.* A private home in which at least one (1) but not more than four (4) children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for twenty-four (24) hours a day, for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

4. *Foster Family Group Home.* A private home in which more than four (4) but less than seven (7) children, who are not related to an adult member of the household by blood, marriage, or adoption, are provided care for twenty-four (24) hours a day, for four (4) or more days a week, for two (2) or more consecutive weeks, unattended by a parent or legal guardian.

5. *Family Day Care Home.* A private home in which at least one (1) but less than seven (7) children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

6. *Group Day Care Home.* A private home in which more than six (6) but not more than twelve (12) children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian except children related to an adult member of the family

by blood, marriage, or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks during a calendar year.

Class A nonconforming designation: A nonconforming structure or use of land that has been designated by the Planning Commission to be allowed to be perpetuated and improved in accordance with the provisions of this article and an approved site plan.

Class B nonconforming status: Nonconforming structures or uses of land, other than those designated as Class A, are considered to be Class B and are allowed to continue within the restricted provisions of this ordinance.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, ~~not operated for profit~~with state and national not for profit tax status. ~~.~~

Commercial Vehicle. Any of the following shall be considered a commercial vehicle:

1. All motor vehicles used for the transportation of passengers for hire, or constructed or used for transportation of goods, wares, or merchandise, and/or all motor vehicles designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn;
2. A bus, school bus, or motor vehicle, except a motor home, having a gross vehicle weight rating of 26,001 or more pounds, a motor vehicle towing a vehicle with a gross vehicle weight rating of more than 10,000 pounds, or a motor vehicle carrying hazardous material on which is required to be posted a placard as defined and required under Title 49 of the U.S. Code of Federal Regulations, parts 100 to 199. A commercial motor vehicle does not include a vehicle used exclusively to transport personal possessions or family members for nonbusiness purposes;
3. Truck tractor;
4. Semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures.
5. Vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply or delivery trucks. This category shall include vehicles of a similar nature which are also of a type commonly used by electrical, plumbing, heating, and cooling, and other construction-oriented contractors;
6. Tow trucks;
7. Commercial hauling trucks;
8. Vehicle repair service trucks;
9. Snow plowing trucks (subject to listed exclusions below);
10. Any vehicle exceeding twelve (12) feet in height or thirty-five (35) feet in length;

A. *Vehicles excluded from definition of commercial vehicle.*

Pickup trucks and passenger vehicles, with or without snowplows, are specifically excluded from the above definition of commercial vehicle for the purposes of this Section.

Community Supported Agriculture (CSA): An area of land managed by an individual or group of individuals to grow and harvest food and/or farm products for shareholder consumption or for sale or donation.

Composting: The process of biologically decomposing organic matter.

Condominium: A place or project consisting of not less than two (2) condominium units established in conformance with the condominium act, Public Act 59 of 1978 (MCL 559.101 et seq.), as amended, and this Ordinance. The following additional definitions shall apply in the application of the regulations of this Ordinance:

1. *Condominium Documents:* The master deed recorded pursuant to the condominium act, and any other instrument referred to in the master deed or bylaws that affects the rights and obligations of a co-owner in the condominium.
2. *Condominium Unit:* The portion of a condominium project designed and intended for separate ownership and use, as described in the master deed.
3. *General Common Elements:* The common elements other than the limited common elements.
4. *Limited Common Elements:* A portion of the common elements reserved in the master deed for the exclusive use of less than all of the co-owners.
5. *Master Deed:* The condominium document recording the condominium project to which are attached as exhibits and incorporated by reference the bylaws for the project and the condominium subdivision plan for the project and all other information required by Section 8 of the Condominium Act, Public Act 59 of 1978, as amended (MCL 559.108 et. seq.). See "Site Condominium definitions" for definitions specific to site condominiums, also referred to as condominium subdivisions.

Conservation Easement: Conservation easement means an interest in land that provides limitation on the use of land or a body of water or requires or prohibits certain acts on or with respect to the land or body of water, whether or not the interest is stated in the form of a restriction, easement, covenant, or condition in a deed, will, or other instrument executed by or on behalf of the owner of the land or body of water or in an order of taking, which interest is appropriate to retaining or maintaining the land or body of water, including improvements on the land or body of water, predominantly in its natural, scenic, or open condition, or in an agricultural, farming, open space, or forest use, or similar use or condition.

Crematorium: An enclosed facility wherein human remains are cremated in a cremation retort.

dB(A): The sound pressure level in decibels. Refers to the "a" weighted scale defined by ANSI. A method of weighting the frequency spectrum to mimic the human ear.

D.B.H. (Diameter At Breast Height): A measurement of the diameter of a tree trunk taken on the outside bark at breast height. Breast height is defined as four and one-half (4.5) feet from the uphill side of the tree.

Debilitating Medical Condition: One (1) or more of the following:

1. Cancer, glaucoma, positive status for human immunodeficiency virus, acquired immune deficiency syndrome, hepatitis C, amyotrophic lateral sclerosis, Crohn's disease, agitation of Alzheimer's disease, nail-patella syndrome (NPS), or the treatment of these conditions.
2. A chronic or debilitating disease or medical condition that produces one or more of the following: Cachexia or wasting syndrome; severe and chronic pain; severe nausea; seizures, including but not limited to those characteristic of epilepsy; or severe and persistent muscle spasm, including but not limited to those characteristic of multiple sclerosis.

3. Any other medical condition or its treatment approved by the department, as provided for in Section 5 of the Michigan Medical Marihuana Act (MCL 333.26425).

Decibel: The unit of measure used to express the magnitude of sound pressure and sound intensity.

Deck Line: The intersection of two (2) roof surfaces of a mansard or gambrel roof forming the highest horizontal line of the steeper roof slope.

Dedicated Open Space: Open land that is permanently set aside by the owner for retention in a generally undeveloped state which preserves natural features, scenic or wooded conditions, agricultural uses, open space, or similar conditions.

Development: The construction of a new building or other structure on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use.

Dirt Tract: An earth track on which motorized recreational vehicles such as motorcycles, mopeds, all-terrain vehicles, and similar vehicles are operated.

District: A portion of the incorporated area of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

Dripline: The area directly located under the outer circumference of the tree branches.

Drive-Through: An establishment so developed that some portion of its retail or service character is dependent upon providing a driveway approach and staging area specifically designed for motor vehicles so as to serve patrons while in their motor vehicles, rather than within a building or structure, for carrying out and consumption or use after the vehicle is removed from the premises.

Drug Paraphernalia: All equipment, products and materials of any kind, which is used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance as defined in Section 7104 of the Michigan Public Health Code (Act No. 368 of the MI Public Acts of 1978 as amended) in violation of the laws of the State of Michigan.

Dry Cleaning And Laundry Establishment: A commercial establishment providing dry cleaning and laundry services on-site for businesses and residents.

Dry Cleaning Plant: A facility used or intended to be used for cleaning fabrics, textiles, clothing, laundry, or other similar Articles by immersion and/or agitation in solvents or other processes.

Durable Medical Supplies: Sales of medical equipment used in the home to aid in a better quality of living.

Dwelling: Any building, or part thereof, containing sleeping, kitchen, and bathroom facilities designed for and occupied by one family. In no case shall a travel trailer, motor home, automobile, tent, or other portable building not defined as a recreational vehicle be considered a dwelling. In the case of mixed occupancy where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purposes of the zoning Ordinance.

1. *Manufacture Dwelling Unit.* A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.

2. *Site Built Dwelling.* A dwelling unit which is substantially built, constructed assembled, and finished on the premises upon which it is intended to serve as its final location. Site built dwelling units shall include dwelling units constructed of precut materials, and panelized wall roof and floor Sections when such Sections require substantial assembly and finishing on the premises upon which it is intended to serve as its final location.
3. *One-Family or Single-Family Detached Dwelling.* An independent, detached residential dwelling designed for and used or held ready for use by one (1) family only.
4. *Two-Family or Duplex Dwelling.* A detached building, designed exclusively for and occupied by two (2) families living independently of each other, with separate housekeeping, cooking, and bathroom facilities for each.
5. *Single-Family Attached Dwelling.* A self-contained single-family dwelling unit attached to a similar single-family attached dwelling unit with party or common walls, designed as part of a series of three or more dwelling units, each with:
   A. A separate entryway with direct access to the outdoors at ground level;
   B. Each dwelling shall comprise of a single unit from the lowest floor to the highest floor of the structure between the common walls (i.e., units shall not be stacked on top of each other);
   C. A separate basement, if applicable;
   D. A separate utility connection and;
   E. Defined front and rear yards.

   Single-family attached dwelling units may also be known as townhouses, row houses, or clustered single-family dwellings. Any three (3) or more attached dwellings not meeting the above criteria shall be considered a multiple-family dwelling.
6. *Multiple-Family Dwelling.* A building designed for and occupied by three (3) or more families living independently, with separate housekeeping, cooking, and bathroom facilities for each.
7. *Apartment Dwelling.* An apartment is an attached dwelling unit with party or common walls, contained in a building with other dwelling units or sharing the occupancy of a building with other than a residential use. Apartments are commonly accessed by a common stair landing or walkway. Apartments are typically rented by the occupants. Apartment buildings often may have a central heating system and other central utility connections. Apartments typically do not have their own yard space. Apartments are also commonly known as garden apartments or flats.

Engineering Standards: The Engineering Standards of Ypsilanti Charter Township, as they may be amended from time to time, adopted by resolution of the Township Board, upon recommendation of the Planning Commission, to serve as the minimum standard for evaluating development plans and developing property.

Erected: Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction, excavation, fill, drainage, and the like shall be considered a part of erection.

Essential Services: The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communication, supply or disposal systems, including

poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police callboxes, traffic signals and hydrants in connection therewith that are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety and welfare. Wireless communication towers or antennas, utility buildings and other associated structures shall not be considered essential services under this Article.

Excavation: Any breaking of ground, except common household gardening and ground care.

Excavation Of Gravel, Sand, Topsoil, Or Earth: Premises from which any rock, gravel, sand topsoil, or earth in excess of fifty (50) cubic yards in any calendar year is excavated or removed from the purpose of disposition away from the premises except excavation in connection with the construction of a building or within public highway rights-of-way.

Extraction: The process of removing stone, rock, aggregate, sand, gravel, earth, clay, or similar materials from an open excavation but not including extraction by underground methods.

Extractive Operations: Any pit, excavation, or mining operation for the purpose of searching for, or removing for commercial use, any earth, sand, gravel, clay, stone, slate, marble, or other nonmetallic mineral in excess of fifty (50) cubic yards in any calendar year but shall not include an oil well or excavation preparatory to the construction of a building or structure.

Family: Means either of the following:

1. A domestic family, that is, one (1) or more persons living together and related by the bonds of consanguinity, marriage, or adoption, together with servants of the principal occupants and not more than one (1) additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling.
2. The functional equivalent of the domestic family, that is, persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family, with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie organization or group whose association is temporary or seasonal in character or nature. For the purposes of enforcement, it is presumed [that a functional equivalent of a domestic family is limited to six (6) or fewer persons].

Farm: ~~The carrying on of any agricultural activity or the raising of livestock, small animals or poultry not including household gardening.~~ The land, plants, animals, buildings, structures including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

Farm Operation: Operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, and includes, but is not limited to:

1. Marketing produce at roadside stands or farmers markets.
2. The generation of noise, odors, dust, fumes, and other associated conditions.
3. The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the movement of

vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations on the roadway as authorized by the Michigan Vehicle Code.

4. Field preparation and ground and aerial seeding and spraying.
5. The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides.
6. Use of alternative pest management techniques.
7. The fencing, feeding, watering, sheltering, transportation, treatment, use, handling, and care of farm animals.
8. The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes.
9. The conversion from a farm operation activity to other farm operation activities.
10. The employment and use of labor.

Farm Product: Those plants and animals useful to human beings produced by agriculture and includes, but is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry (ex. chicken) and poultry products, Cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms, and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur, as determined by the Michigan commission of agriculture. *Farm Stand or Roadside Stand*: See Farm Operation.

Farmers Market: A public market at which farmers, ranchers, artisans, or agricultural businesses sell local and regional foods, farm products, or similar added-value products they have grown, raised, produced, or created. Farmers markets may be seasonal or occur year-round.

Financial Institution: A bank, savings and loan, credit union, mortgage office, or similar institution, including branch offices and automated teller machines.

Finished Ground Floor: The finished surface of the floor level above the basement or cellar of a structure or building, or the upper surface of the floor of the ground story of a structure or building.

Finished Ground Floor Height: The vertical distance from the grade elevation at the top of the curb to the top of the finished ground floor.

Fence: The following definitions are related to fences: ~~see Section 2114~~.

1. *Chain-link fence* - A fence constructed of galvanized steel or similar materials as approved by the building official for the purpose of enclosing or securing an area. Chain-link fences shall not include wire fences or fences of similar construction.
2. *Construction fence* - A fence erected for the purpose of securing a construction site against unauthorized access. The building official may require such fences as part of an approved permit.
3. *Damaged fence or wall* - A fence or wall that is not properly secured, in danger of collapse or has otherwise been found by the building official to be in a damaged condition.
4. *Decorative wall* - A masonry wall consisting of brick, stone or similar materials as approved by the building official and constructed with a design that includes specific pattern elements or ornamentation.

5. *Illegal fence or wall* - A fence that was illegally erected or installed, or a fence that is not in compliance with the provisions of this article and does not meet the definition of a legal nonconforming fence.
6. *Industrial fence* - A chain-link or ornamental fence constructed of materials approved by the building official for the purpose of enclosing or securing an industrial use.
7. *Legal nonconforming fence or wall* - A fence or wall which was legally erected or installed but is no longer in compliance with the provisions of this article. Such fences or walls must be located outside of any existing right-of-way and wholly upon the parcel to which they are associated.
8. *Living fence* - A continuous hedgerow of living plant material planted and maintained for the purpose of enclosing an area.
9. *Obscuring wall* - A masonry wall consisting of brick, stone or similar materials as approved by the building official and constructed for the purpose of enclosing, obscuring or screening an area from view.
10. *Ornamental fence* - A fence consisting of wrought iron, galvanized steel, aluminum, vinyl, wood or similar materials fabricated into a design with specific pattern elements or ornamentation. All spaces in the fence shall be open and unobstructed and the fence shall not block vision to an extent greater than 40 percent. Ornamental fences shall not include chain-link or wire fences or fences of similar construction.
11. *Privacy fence* - A fence constructed of wood, vinyl or similar materials that blocks vision to an extent greater than 40 percent for the purpose of obscuring or screening an area from public view.
12. *Rail fence* - A fence constructed of wood, vinyl or similar materials and consisting of one to four horizontal rails connecting to vertical posts spaced a minimum of six feet apart. All spaces in such fences shall be open and unobstructed and such fences shall not block vision to an extent greater than 40 percent.
13. *Special events fence* - A fence erected for the purposes of public safety at a special event. Such fences shall not be erected across public rights-of-way except as authorized by the and the Washtenaw County Road Commission for special community events only.
14. *Temporary fence* - A fence constructed of canvas, plastic, chain-link, wood or similar material as approved by the building official for the purpose of enclosing or securing an area for a limited period of time.

Firearm Retail Sales: An establishment, or part thereof, devoted to the sale, lease, or purchase of firearms or ammunition.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by and unusually high-water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which result in flooding.

Flood, Base: The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Flood Hazard Area: Land which, on the basis of available floodplain information, is subject to a one percent (1%) or greater change of flooding in any given year.

Flood Insurance Rate Map (Firm): The official map of Ypsilanti Charter Township prepared by the Federal Emergency Management Agency, delineating both the areas of special flood hazard and the risk premium zones applicable to Ypsilanti Charter Township.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, the water surface elevation of the base flood, and may include a Flood Boundary-Floodway Map.

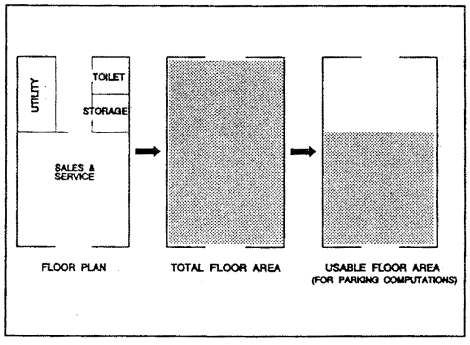
Floodplain: Any land area susceptible to be inundated by water from any source (see definition of base flood).

Floodway: The channel of a river or other watercourse and the adjacent land areas which must be reserved in order to discharge the base flood.

Floor Area, Residential: For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) dwellings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

Floor Area, Usable (for the purposes of computing parking): That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways or for utilities or sanitary facilities, shall be excluded from this computation of "usable floor area." Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

USABLE FLOOR AREA



Food Processing: A commercial establishment operated under license or permit of an appropriate regulatory authority where food is manufactured or packaged for human consumption at another establishment or place.

Freeway: A divided highway of not less than two (2) lanes in each direction to which owners or occupants of abutting property or the public have no right of ingress or egress to, from or across the highway, except at points determined by, or as otherwise provided, by the authorities responsible, therefore.

Garage, private: An accessory building or portion of a main building designed or used solely for the storage of motor-driven vehicles, boats and similar vehicles and such other lawn and home care equipment owned and used by the occupant of the building to which it is accessory.

Garage Sale: Any sale of personal effects, jewelry, or household items, furnishings and equipment belonging to the owner or occupant of the property held in any district by the owner, occupant, or his personal representative.

Garage, Service: Any premises used for the storage or care of motor-driven vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

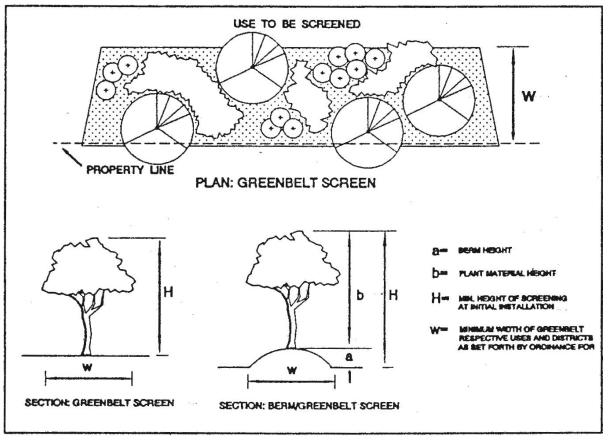
Generally Accepted Agricultural And Management Practices: Those practices as defined by the Michigan Commission of Agriculture pursuant to the Michigan Right to Farm Act (MCL 286.471 et seq.).

Golf Course: A tract of land laid out for at least nine (9) holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse, driving range, pro shop, shelter, and related accessory uses.

Grade: The ground elevation established for the purpose of regulating the number of stories and the height of buildings. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

Greenbelt: A planting of trees and shrubs to serve as a screening device between abutting land uses.

GREENBELT PLANTING SCREEN ILLUSTRATIONS



Greenhouse, Commercial: A building that is used for wholesale commercial purposes, constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material, and is used to grow plants.

Ground Story Activation: The incorporation of specific design characteristics intended to allow the ground story interior of a building to interact with the public realm immediately outdoors.

Guarantee: A cash deposit, certified check, irrevocable bank letter of credit, or such other instrument acceptable to the city.

~~*Hardship:* Situations created by circumstances unique to an individual property that do not generally occur to land or buildings in the neighborhood or zoning district of the property in question and which circumstances make the use of such property in question infeasible under conditions imposed by the zoning ordinance. Hardship shall not include personal or financial hardship or economic disadvantage nor shall it constitute circumstances that are self-created.~~

Health Club/Athletic Clubs: A building or portion of a building designed and equipped for the conduct of sports, exercise, leisure time activities, or other customary or usual recreational activities, operated for profit or not-for-profit and which can be open only to members and guests of the organization or open to the public for a fee.

Home Occupation: An occupation carried on by an occupant of a dwelling unit as a secondary use which is clearly subservient to the use of the dwelling for residential purposes.

Hotel: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and in which one (1) or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms. This definition does not include apartments.

Hydraulic Fracturing (Fracking): Fluid-driven fracturing of rock for the purpose of stimulating natural gas or oil production.

Illegal structure: A structure or portion thereof, which is not a conforming or a nonconforming structure, or is not in compliance with all applicable federal, state, county and township laws, ordinances, regulations and codes.

Illegal use of land: A use that occupies one or more contiguous parcels of land, or structures and land in combination, which is not a conforming or a nonconforming use, or is not in compliance with all applicable federal, state, county and township laws, ordinances, regulations and codes.

Impervious Material: Any material that substantially reduces or prevents the infiltration of water.

Impervious Surface: A surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces are those constructed of Portland cement, bituminous asphalt, paving brick, composed stone or gravel, or any other surface that allows no water penetration.

Impervious Surface Ratio: The percentage of lot area covered by all building, pavement, driveways, parking lots, and all other structures (area of all structures, pavement, and parking lots divided by the gross lot area).

Improvements: Those features, and actions associated with a project which are considered necessary by the Township to protect natural resources or the health, safety, and welfare of the residents of the Township, and future users or inhabitants of the proposed project or project area, including parking areas,

landscaping, roadways, lighting, utilities, sidewalks, screening, and drainage. Improvements do not include the entire project which is the subject of zoning approval.

Indoor Commercial Recreation Facility: An enterprise conducted entirely within a building, which receives a fee in return for the provision of some recreational activity or facility. Such activities and facilities include, but are not limited to: racquetball, tennis courts, gymnasiums, swimming pools, skating rinks, performance studios, indoor skateboard parks, climbing facilities, indoor driving ranges, batting cages, firing ranges, basketball courts, indoor soccer fields and similar activities or facilities. Such facilities may provide ancillary accessory uses such as pro shops or snack bars.

Industrial Park: A group of two (2) or more lots or parcels devoted to industrial, research, warehousing, or business park uses, developed according to an overall plan for the park, sharing a common public or private street system, and usually identified by a name for the park.

Interstate Highway: A highway officially designated as a part of the national system of interstate and defense highways by the Department of Transportation and approved by the appropriate authority of the Federal government.

~~*Institutional farm:* A farm utilized as a working and learning environment where resident patients reside on the premises for short periods of time not exceeding nine consecutive months.~~

Junkyard: An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including but not limited to: scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk but does not include uses established entirely within enclosed buildings. A junkyard shall also include any premises upon which two (2) or more motor vehicles, which cannot be operated under their own power, are kept, or stored for a period of fifteen (15) days or more.

Kennel, Commercial: Any lot or premises on which three (3) or more dogs, cats or other household pets are either permanently or temporarily boarded or bred and raised for remuneration.

Lighting: The following definitions are related to lighting:

1. *Candela*~~:~~ A unit of luminance or brightness for electronic message signs. A common candle emits light with a luminous intensity of roughly one (1) candela.

~~1.~~2. *Canopy Structure* - Any overhead protective structure that is constructed in such a manner to allow pedestrians and/or vehicles to pass under.

~~2.~~3. *Flood or Spotlight* - Any light fixture or lamp that incorporates a reflector or refractor to concentrate the light output into a directed beam in a particular direction.

~~3.~~4. *Footcandle* - A unit of illuminance, which is the quantity of light, or luminous flux, arriving at a surface divided by the area of the illuminated surface, amounting to one lumen per square foot.

~~4.~~5. *Glare* - Directed light emitted by a lamp, luminous tube lighting or other light source.

~~5.~~6. *Light Fixture* - The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. A light fixture also includes the assembly for luminous tube and fluorescent lighting.

~~6.~~7. *Light Pollution* - Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties.

~~7.~~8. *Light Trespass* - The shining of light produced by a luminaire beyond the boundaries of property in which it is located.

9. *Lumen* ~~:~~ Unit of luminous flux; the flux emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela. One (1) foot-candle is one (1) lumen per square foot. One (1) lux is one (1) lumen per square meter. One (1) foot-candle equals 10.8 lumen per square meter.

~~8.~~10. *Luminaire* - The complete lighting system including the lamp and light fixture.

~~9.~~11. *Luminaire Cut-Off Angle* - The angle, measured up from the lowest level or nadir, between the vertical axis and the first line of sight at which the bare source is not visible.

~~10.~~12. *Luminaire, Fully Shielded* - A luminaire constructed or shielded in such a manner that all light emitted by the luminaire, either directly from the lamp or indirectly from the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part as determined by photometric test or certified by the manufacturer.

13. *Luminance:* At a point and in a given direction, the luminous intensity in the given direction produced by an element of the surface surrounding the point divided by the area of the projection of the element on a plane perpendicular to the given direction. Units: candelas per unit area. The luminance is the perceived brightness that we see, the visual effect of the illuminance, reflected, emitted, or transmitted from a surface.

~~11.~~14. *Luminous Tube Lighting* - Gas filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

15. *Photometric Plan* – A plan which illustrates the intensity of light on a site measured in footcandles.

~~12.~~16. *Outdoor Light Fixtures* - Outdoor artificial illuminating devices, outdoor fixtures, lamps, and other similar devices, permanently installed or portable, used for flood lighting, general illumination, or advertisement.

~~13.~~17. *Shielded Fixture* - Outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, i.e., "shoe-box type" fixtures. A luminaire mounted in a recessed fashion under a canopy or other structure such that the surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this Ordinance.

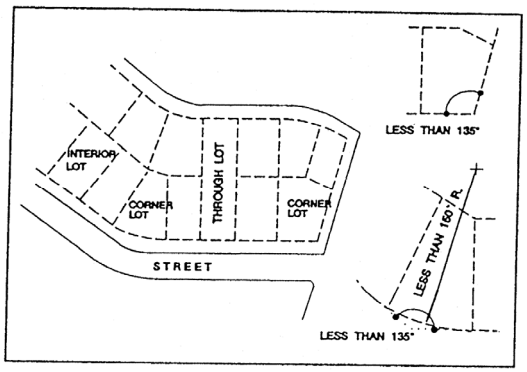
Livestock: Means and includes horses, stallions, colts, geldings, mares, sheep, rams, lambs, bulls, bullocks, steers, heifers, cows, calves, mules, jacks, jennets, burros, goats, kids, swine, poultry, and fur-bearing animals being raised in captivity.

Loading Space: An off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

~~*Lot:* A parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this ordinance. A lot may or may not be specifically designated as such on public records. Lot shall mean the same as homesite and condominium unit in site condominium developments.~~

INTERIOR, THROUGH AND CORNER LOTS

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Lot: A parcel of land, excluding any portion in a street or other right-of-way, of at least sufficient size to meet minimum requirements for lot area, and to provide such yards and other open spaces as herein required. In no case of division or combination shall any lot or parcel created, including residuals, be less than that required by this Ordinance. Such lot shall have frontage on a public street, or on an approved private street, and may consist of:

1. A single lot of record.
2. A portion of a lot of record.
3. Any combination of complete and/or portions of lots of record.
4. A parcel of land described by metes and bounds.

Lot Area (Gross): The area contained within the lot lines.

Lot Area (Net): The area contained within the lot lines, less the total area of that portion encumbered by road or street easements, rights-of-way, required access easements, and all portions covered by wetlands, bodies of water (including streams, ponds, and lakes), or pre-existing County Drain easements multiplied by 0.90.

~~*Lot area:* The total horizontal area within the lot lines of the lot.~~

Lot, Corner: A lot located at the intersection of two (2) or more streets.~~A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this ordinance if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than 135 degrees.~~

Lot Coverage: The part or percent of the lot occupied by buildings including accessory buildings and including but not limited to: patios, decks, pools, and similar structures.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

Lot, Interior: Any lot other than a corner lot.

Lot Lines: The lines bounding a lot as defined herein:

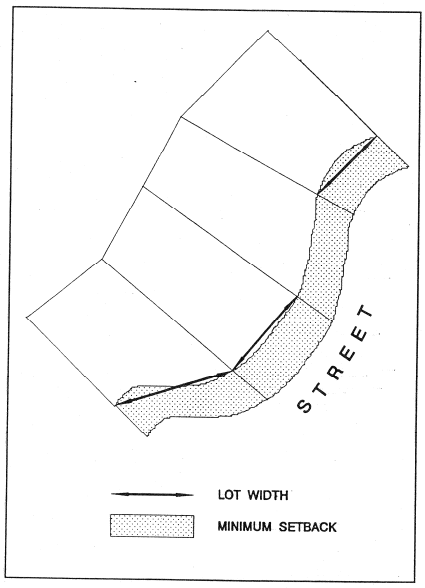
1. *Front Lot Line.* In the case of an interior lot, is that line separating said lot from the street. In the case of a through lot, is that line separating said lot from each street.
2. *Rear Lot Line.* That lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot. On a corner lot the rear yard shall be that yard opposite the front facade of the main building.
3. *Side lot Line.* Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot, or lots is an interior side lot line.

Lot of Record: A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by municipal or county officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

Lot, Through: Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.

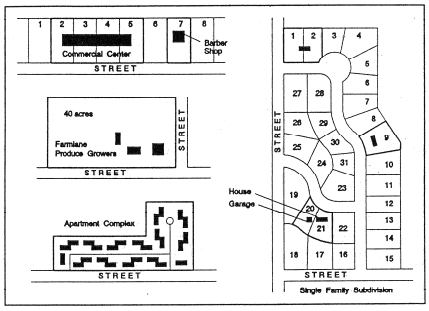
Lot width: The horizontal straight-line distance between the side lot lines, measured between the two (2) points where the required front setback line intersects the side lot lines.

LOT WIDTH



Lot, Zoning: A single tract of land, located within a single block which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record.

EXAMPLES OF ZONING LOTS



Lot of Record: A lot which is part of a subdivision and is shown on a map thereof which has been recorded in the Office of the Register of Deeds of Washtenaw County, or a lot described by metes and bounds, the deed to which has been recorded in said office.

Main Building: A building in which is conducted the principal use of the lot upon which it is situated.

Main Use: The principal use to which the premises are devoted and the principal purpose for which the premises exist.

Manufacturing: The process of making products by hand, by machinery, or by other agency, often with the provision of labor and the use of machinery.

Manufacturing, Compounding, or Processing: An enclosed establishment engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, usually in a continuous and regular action or succession of actions.

Manufactured Home: A housing structure that is transportable in one (1) or more Sections.

Marihuana: Means t~~T~~hat term as defined in Section 7106 of the Public Health Code, (Public Act 368 of 1978, as amended, MCL 333.7106 and MCL 333.27102).

Marina: A privately owned commercial facility which extends into or over Ford Lake and offers service to the general public or members of the marina for launching, docking, loading or other servicing of watercraft.

~~*Massage:* A method of treating external parts of the body for remedial or hygienic purposes, consisting of rubbing, stroking, kneading, adjusting or tapping with the hand or any instruments, electric, magnetic or otherwise, with or without supplementary aids.~~

Massage Therapist: Any person who is engaged in the business or profession of massage therapy, and who receives compensation for his or her services.

Massage Therapy: The act of massage offered or performed by a massage therapist in conjunction with a beauty salon, spa, health club, athletic club, medical office, or physical therapy clinic which is operating legally under this Ordinance.

Massage Therapy Establishment: Any establishment or business wherein massage is practiced, including establishments commonly known as health clubs, physical culture studios, massage studios, massage parlors, or similar establishments by whatever name designated.

Materials Recovering Facility: A specialized plant that receives, separates, and prepares recyclable materials for marketing to end-user manufacturers.

Major thoroughfare: An arterial street which is intended to serve as a large volume trafficway for both the immediate municipal area and the region beyond, and is designated as an interstate, freeway, major or minor arterial by the National Functional Classification Map published by the Michigan Department of Transportation.

Master Deed: The condominium document recording the condominium project as approved by the Township to which is attached as exhibits and incorporated by reference the bylaws for the project and the condominium subdivision plan for the project and all other information required by Section 8 of the Condominium Act, (Public Act 59 of 1978 (MCL 559.101 et seq.), as amended.

Master Plan: The comprehensive community plan including graphic and written proposals indicating the general location for streets, parks, schools, public buildings, and all physical development of the Township, and includes any unit or part of such plan, and any amendment to such plan or parts thereof.

Medical Clinic: ~~A place for the care, diagnosis, and treatment of sick or injured persons and those in need of medical or minor surgical attention. A clinic may incorporate laboratories and pharmacies, but may not include facilities for in-patient care or major surgery.~~ Facilities for medical, dental, or psychiatric diagnosis and treatment, exclusive of major surgical procedures, for sick, ailing, and injured persons who are not kept overnight on the premises.

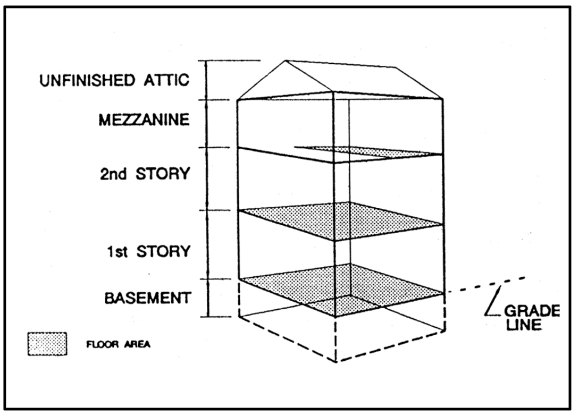
Medical Marihuana Dispensary: Any structure used for dispensing marihuana by a primary caregiver or caregivers to one (1) or more qualifying patient(s). A medical marihuana dispensary does not include a qualifying patient's residence if the marihuana transferred is exclusively for the qualifying patient's use.

Medical Marihuana Nursery: Any structure which is used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, producing, processing, preparing, packaging, repackaging, or storing medical marihuana for one or more qualifying patients. A medical marihuana nursery does not include a qualifying patient's residence if the marihuana is exclusively for the qualifying patient's use.

Medical Office: The place of work for physicians, dentists, or similar professionals where persons are examined or treated on an outpatient basis only. An office may not include facilities for outpatient surgery, laboratories, pharmacies, or facilities for in-patient care.

Mezzanine: An intermediate floor in any story occupying not less than one-third (1/3) of the floor area of such story.

BASIC STRUCTURAL TERMS



Mixed-Use Development: A development of a tract of land, building, or structure with a variety of complementary and integrated uses as permitted by the applicable zoning district, in a compact form that promotes multiple forms of transportation and supports public gathering spaces.

Mobile Home: Any building or structure, transportable in one (1) or more Sections, which is built on a chassis and designed to be sold as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in the structure. Mobile home does not include recreational equipment.

Mobile Home Park: A parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home and which is not intended for use as a temporary trailer park. ~~*Mobile home park:* Any plot of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes, are located.~~

Mortuary/Funeral Home: An establishment in which the dead are prepared for burial or cremation, and in which wakes, and funerals may be held.

Motel: A series of attached, semidetached or detached rental units containing a bedroom, bathroom, and closet space. Units shall provide for overnight lodging, have separate entrances and are offered to the public for compensation. This definition does not include apartments.

Multiple Dwelling, High-Rise: A multiple-family dwelling of over four (4) stories in height.

Multiple Dwelling, Mid-Rise: A multiple-family dwelling of two to four (2 to 4) stories in height.

Municipality: The Charter Township of Ypsilanti.

Native Plant Species: A native plant species is one (1) that has naturally evolved over thousands of years under certain soil, hydrologic, and other site conditions. Where "native plant species" is used in the text, this means a straight species, not a cultivar of a species.

~~*Nonconforming lots, structures, sites or uses of land:* See Article 22 (XXII).~~

New Construction: Structures for which start of construction commenced on or after the effective date of this Ordinance.

Nonconforming Building Or Structure: Any building or structure lawfully established which does not comply with all the regulations of this Ordinance or of any amendment thereto governing bulk of the district in which such building or structure is located.

Nonconforming Use: Any use thereof or the use of land that does not conform with the regulations of this comprehensive amendment or any amendments thereto governing use of the district in which it is located but conformed with all of the codes, Ordinances, and other legal requirements applicable at the time such building or structure was erected, enlarged, or altered, and the use thereof or the use of land was established.

Nonconforming lot: A platted or unplatted parcel of land lawfully existing at the effective date of this ordinance or amendments thereto that does not conform to ordinance provisions for the district in which it is located.

Nonconforming site: A parcel of land that was developed or improved with structures and other site improvements prior to the date of adoption of current zoning ordinance provisions for site design, landscaping, pedestrian access, exterior lighting, paving and other site elements.

Nuisance Factors: An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things, such as, but not limited to: (a) noise, (b) dust, (c) smoke, (d) odor, (e) glare, (f) fumes, (g) flashes, (h) vibration, (i) shock waves, (j) heat, (k) electronic or atomic radiation, (l) objectionable effluent, (m) noise of congregation of people, particularly at night, (n) passenger traffic, (o) invasion of nonabutting street frontage by traffic, (p) a burned structure, (q) a condemned structure.

Nursery, Plant Materials: A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables, or Christmas trees.

Obscene Material: Any "material" as defined in Section2 of the Obscene Material Act (Public Act 343 of 1984, as amended, MCL 752.362.2(4), et. seq.) and found to be "obscene" as also defined in that same Act (MCL 752.362.2(5) et. seq.).

Office Park: A group of two (2) or more buildings, on individual lots, or one (1) undivided parcel, with a common street or driveway system, developed according to an overall plan for the park, and identified by a name for the park.

Off-Grid Energy System: An energy production facility or device that is not connected to the available public utility.

Off-Street Parking Lot: A facility providing off-street vehicular parking spaces and drives or aisles for the parking of more than three vehicles.

On-Grid Energy System: A supplemental energy production facility or device that is connected to the available public utility.

On-Site Use Wind Energy Systems: An on-site use wind energy system is intended to primarily serve the needs of the property owner and/or occupant.

Open Air Businesses: Sales and/or display of retail merchandise or services outside of a permanent structure.

Outdoor Commercial Recreation: An enterprise conducted primarily outdoors, which receives a fee in return for the provision of some recreational activity or facility. Such activities and facilities include, but are not limited to soccer, baseball, football, or other athletic fields, outdoor miniature golf courses and driving ranges, tennis, basketball or other athletic courts, and other similar facilities or activities.

Outdoor Storage: The keeping of personal or business property or motor vehicles in a required open parking space or any other area outside of a building for a period exceeding seventy-two (72) consecutive hours.

Open Front Store: A business establishment so developed that service to the patrons may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "open front store" shall not include automobile repair or gasoline service stations.

Open Space: A parcel or area of land that is intended to provide light and air, and is designed for resource protection, aesthetic, or recreational purposes. Open space uses may include, but are not limited to lawns, decorative plantings, walkways, active and passive recreation areas, land use buffers, playgrounds, fountains, woodlands, wetlands, and bio-retention facilities. Open space shall not include streets, driveways, parking lots, or other surfaces designed or intended for vehicular traffic.

Open Space, Common: Open space within or related to a development, not in individually owned lots, which is designed for and dedicated to the common use or enjoyment of the residents of the development or general public.

Open Storage: The storage of any materials or objects outside the confines of a building.

Parking Garage: A building or portion thereof designed or used exclusively for storage of motor vehicles, and in which motor fuels and oils are not sold, and motor vehicles are not equipped, repaired, hired, or sold.

Parking Space: An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

Parole and/or Probation Offices: A facility for the offices of parole supervisory officials or probation supervisory officials, as further described below:

1. *Parole:* A term of community supervision afforded by the parole board to a prisoner who has served the minimum portion of his or her sentence, less good time or disciplinary credits if applicable. While on parole, a parolee is supervised by an agent who is an employee of the Department of Corrections. At the successful completion of the parole period, the offender is "discharged" from his or her sentence. If a parolee violates the parole terms, he or she can be sent back to prison. The parole board retains jurisdiction until the maximum-sentence is served in prison or the offender discharges from parole.

2. *Probation:* A term of supervision afforded either a convicted felon or a convicted misdemeanant by a court as an alternative to prison or jail, although some judges may sentence offenders to a combination of both probation and jail or boot camp. The Michigan Department of Corrections supervises convicted felons who are serving probation sentences under the jurisdiction of the sentencing court.

Passive Solar Energy Structure: A structure which uses natural and architectural components to collect and store solar energy without using external mechanical energy.

Pawnbroker: Any person, corporation, or member of a co-partnership or firm who loans money on deposit or pledge of personal property, or other valuable thing, other than securities or printed evidence of indebtedness, or who deals in the purchasing of personal property or other valuable thing on condition of selling the same back again at a stipulated price.

Performance Standard: A criterion established to control smoke and particulate matter, noise, odor, toxic or noxious matter, vibration, fire and explosion hazards, glare or heat, or radiation hazards generated by or inherent in uses of land or buildings.

Physician: An individual licensed as a physician under Part 170 of the Public Heath Code, Public Act 368 of 1978, as amended, (MCL 333.17001 to 333.17084, et. seq.) or an osteopathic physician under Part 175 of the Public Health Code, Public Act 368 of 1978, as amended, (MCL 333.17501 to 333.17556, et. seq.).

Places of Worship: A site used for or intended for the regular assembly of persons for the conducting of religious services and accessory uses therewith.

Planned Unit Development (PUD): A development consisting of a combination of land uses in which the specific development configuration and use allocation is based upon a comprehensive physical plan meeting the requirements of this Ordinance.

Planning Commission: The Planning Commission of the Ypsilanti Township.

Primary Caregiver: A person who has agreed to assist with a patient's medical use of marihuana and has a valid registry identification card issued ~~by~~ under the Michigan ~~Department of Community Health~~Marijuana Act.

Principal Building: A building or structure in which is conducted the principal use of the lot on which it is situated. May be referred to as the "main building".

Principal Use: The principal use to which the premises are devoted and the principal purpose for which the premises exist. Commonly referred to as "main use".

Public Access Launch Site: A publicly owned facility which extends into or over Ford Lake and offers to the general public a site for launching, docking, loading or other servicing of recreational watercraft or parking of watercraft trailers.

Public Service Building And Facilities: Building or facility used for a public service or purpose.

Public Utilities: A person, firm, corporation, municipal department, board, or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations or franchise agreements to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation, or water. Wireless communications towers or antennas shall not be considered public or private utilities under this Section.

Qualifying Patient: A person who has been diagnosed by a physician as having a debilitating medical condition and has a valid registry identification card issued ~~by the Michigan Department of Community Health~~ under the Michigan Marijuana Act.

Recreational Equipment: Travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats, and boat trailers, snowmobiles, horse trailers, dune buggies, and other similar equipment and conveyances.

Registry Identification Card: A document issued by the Michigan Department of Community Health that identifies a person as a registered qualifying patient or registered primary caregiver.

Regulating Plan: A plan which dictates building forms and uses allowed on every property within an area regulated by a form-based code.

Resident Patient: A person under treatment for substance abuse but not including persons under the jurisdiction of the Department of Corrections.

Restaurant: Any establishment whose principal business is the sale of food and beverages to the customer in a ready-to-consume state, and whose method of operation is characteristic of a fast food, standard restaurant, bar/lounge, or combination thereof, as defined below:

1. *Restaurant, Drive-In:* A restaurant whose method of operation involves delivery of prepared food so as to allow its consumption in a motor vehicle or elsewhere on the premises, but primarily outside of an enclosed building.
2. *Restaurant, Fast Food:* A restaurant in which the method of operation involves minimum waiting for delivery of ready-to-consume food to the customer for consumption on the premises either inside or outside of the structure, or for consumption off the premises, but not intended to be consumed in a motor vehicle at the site.
3. *Restaurant, Standard:* A restaurant in which the method of operation involves either: 1) The delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building; or 2) The preparation of food to be delivered to customers at a cafeteria line and subsequently consumed by the customers at tables within a completely enclosed building.
4. *Bar/Lounge:* A type of restaurant which is operated primarily for the dispensing of alcoholic beverages with the ancillary sale of prepared food or snacks. If a bar or lounge is part of a larger dining facility, it shall be defined as that part of the structure so designated or operated.

Retail Establishment: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. A retail establishment does not include establishments whose principal business is that of a pawnbroker, secondhand dealer, or junk dealer.

Retail Sales, Large Scale: A retail establishment, commonly referred to as a "big box" store, which exceeds fifty thousand (50,000) square feet in gross floor area.

Ridgeline: The intersection of two (2) roof surfaces forming the highest horizontal line of the roof.

Right-Of-Way: A strip of land occupied or intended to be occupied by a street or related facilities, public path or trail, railroad, electric line, oil or gas pipeline, water main, sanitary or storm sewer, communication line, or for other special uses.

Roof: The outside top covering of a building.

Room: For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one-, two- or three-bedroom units and including a "den," "library" or other extra room shall count such extra room as a bedroom for the purpose of computing density.

Rooming House: A residential building where rooms or suites of rooms are rented, for compensation whether under a written lease or not, by arrangement for definite periods, where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include hotels, motels, apartment houses, tourist homes, one-family dwellings, two- and multi-family dwellings or fraternity and sorority houses.

Rotor: An element of a wind energy system that acts as a multi-bladed airfoil assembly, thereby extracting through rotation, kinetic energy directly from the wind.

Satellite Earth Station: A structure designed, intended, or used to receive communications or other signals from geostationary, communications satellites or other extraterrestrial sources.

School: A building operated and maintained for educational purposes and such other community uses as deemed necessary and desirable. The term" school" shall include all educational functions, the building or structure required to house them, and all accessory uses normally incidental to a school, including but not restricted to, athletic fields, field houses, gymnasiums, parking lots, greenhouses, playgrounds, stadiums, and open space.

Secondhand Apparel: Personal property designed to be worn as clothing which has been previously worn by another person.

Secondhand Dealer or *Junk Dealer:* Any person, corporation, or member of a co-partnership or firm whose principal business is that of purchasing storing, selling, exchanging and/or receiving secondhand personal property of any kind or description. A secondhand dealer or junk dealer does not include any person, corporation, or member of a co-partnership or firm whose principal business is antique goods or secondhand apparel.

Self-Storage Facility: A building or group of buildings containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Senior Housing: An institution other than a hospital or hotel, which provides housing or room and board to non-transient persons primarily sixty (60) years of age or older. Housing for seniors may include:

1. *Independent Living:* A multiple-family housing form with full facilities for self-sufficiency in each individual dwelling unit.
2. *Congregate Care:* A dependent elderly housing facility with cooking facilities within the unit, but with a central dining service option. Limited medical care is available.
3. *Assisted Living:* A dependent elderly housing facility without cooking facilities in individual rooms and with and only central dining service. Limited medical care, including memory care, may be provided.
4. *Convalescent Home:* A state licensed medical establishment providing accommodation and care for aged or infirmed persons, or for those who are bedfast or needing considerable nursing care,

but not including facilities for the treatment of sickness or injuries or facilities for surgical care. Commonly referred to as "nursing home".

Setback: The distance required to obtain minimum front, side, or rear yard open space provisions of this Ordinance. Setbacks for a public street shall be measured from existing or proposed right-of-way lines, whichever is greater. Setbacks for buildings shall be measured from the foundation wall.

Sidewalk Sales Area: A paved sidewalk surface abutting a principal building on a zoning lot for display and sales of merchandise.

~~*Sign definitions:* See section 2109.~~

Single Housekeeping Unit: All of the associated rooms in a dwelling unit available to and occupied by all of the occupants with a single set of cooking facilities also available to and utilized by all of the occupants of the dwelling unit.

Site Condominium Definitions:

1. *Condominium Unit.* Means that portion of a condominium project designed and intended for separate ownership and use, as described in the master deed and is a parcel of land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records. Lot shall mean the same as homesite and condominium unit in site condominium developments.
2. *Site Condominium (condominium subdivision).* A method of subdivision where the sale and ownership of sites is regulated by the Condominium Act, Public Act 59 of 1978 as amended, (MCL 559.101 et. seq.) as opposed to the Subdivision Control Act of 1967 (Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101 et seq.), as amended. Condominium subdivision shall be equivalent to the term "subdivision" as used in this zoning Ordinance and the Township subdivision regulations Ordinance.
3. *Site Condominium Subdivision Plan.* Means the site, survey, and utility plans; floor plans; and Sections, as appropriate, showing the existing and proposed structures and improvements including the location thereof on the land.

Shopping Center: A group of commercial establishments, primarily retail uses, that are compatible with each other and are mutually supportive, in one (1) or more buildings, on a site that is planned, developed, and managed as one (1) operating unit, with common driveways, parking areas, identification signs and other common facilities and services.

Smoking Lounge: An establishment that allows smoking of tobacco products or non-tobacco products or substances on the premises. The term "smoking lounge" includes but is not limited to facilities commonly described as cigar bars and lounges, hookah bars, cafes and lounges, tobacco bars and lounges, tobacco clubs or zero percent nicotine establishments.

Solar Energy Collector: A panel or panels and/or other devices or equipment, or any combination thereof, that collect, store, distribute and/or transform solar, radiant energy into electrical, thermal or chemical energy for the purpose of generating electric power or other form of generated energy for use in or associated with a principal land use on the parcel of land on which the solar energy collector is located and, if permitted, for the sale and distribution of excess available electricity to an authorized public utility for distribution to other lands.

1. *Building-Mounted Solar Energy Collector:* A solar energy collector attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. *Ground-Mounted Solar Energy Collector:* A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.
3. *Commercial Solar Energy System:* A utility-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.

Sound Pressure: Average rate at which sound energy is transmitted through a unit area in a specified direction. The pressure of the sound measured at a receiver.

Sound Pressure Level: The sound pressure mapped to a logarithmic scale and reported in decibels (dB).

Specified Anatomical Areas:

1. Less than completely and opaquely covered:
   A. Human genitals, pubic region,
   B. Buttock, and
   C. Female breast below a point immediately above the top of the areola; and
2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.

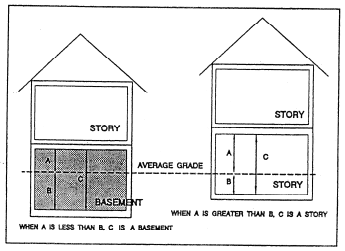
Specified Sexual Activities:

1. Human genitals in a state of sexual stimulation or arousal
2. Acts of human masturbation, sexual intercourse, or sodomy.
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast.

Story: That part of a building, except a mezzanine as defined herein, included between the surface of one (1) floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty percent (50%), by cubic content, is below the height level of the adjoining ground.

Story, Half: An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet in area with a clear height of seven (7) feet six (6) inches. For the purposes of this Ordinance, the usable floor area is only that area having at least four (4) feet clear height between floor and ceiling.

BASEMENT AND STORY



Street: That portion of a public or private right-of-way that affords a primary means of vehicular access to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane, or throughway or however otherwise designated, but not including driveways to buildings. An alley shall not be considered a street.~~A public dedicated right-of-way, other than an alley, which affords the principal means of access to abutting property.~~

Street Frontage: All of the property fronting on one side of a street, measured along such street between an intersecting or intercepting street and another intersecting or intercepting street, a right-of-way in excess of thirty (30) feet, an end of a dead-end street, or a municipal boundary.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees, and open spaces, etc., that combine to form the street's character.

Street Line: The dividing line between the street right-of-way and the lot. When such right-of-way is not definable, a line shall be defined as thirty-three (33) feet on either side of the center of the street.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Subdivision: The partitioning or dividing of a parcel or tract of land by the proprietor thereof or by his heirs, executors, administrators, legal representatives, successors or assigns for the purpose of sale, or lease of more than one (1) year, or of building development, where the act of division creates five (5) or more parcels of land, each of which is ten (10) acres or less in area; or five (5) or more parcels of land, each of which is ten (10) acres or less in area are created by successive divisions within a period of ten (10) years.

Substantial Construction: Work of a substantial character done by way of preparing the site for actual use, which includes obtaining all necessary approvals and building permits, and actual physical placement of building materials in their permanent position. Clearing trees, ground, and other preparatory work does not constitute substantial construction.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceed fifty percent (50%) of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "Substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structures. The term does not, however include any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions.

Tattoo: One (1) or more of the following:

1. An indelible mark made upon the body of another individual by the insertion of a pigment under the skin;
2. An indelible design made upon the body of another individual by production of scars other than by branding.

Tattoo Parlor: A structure or building at which one (1) or more of the following procedures is done for compensation:

1. Tattooing;

2. Branding;
3. Body-Piercing.

Temporary Use or Building: A use or building permitted to exist during a specified period of time.

Tent Sale: A temporary structure of demountable construction in which merchandise is displayed and sold.

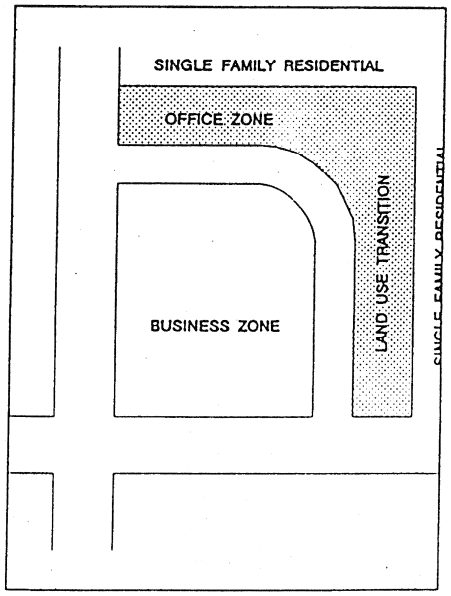
Township Board: The Board of Trustees of the Charter Township of Ypsilanti, also referred to as the Board of Trustees.

Trade Contractor: A building or portion thereof where building and construction trade services are provided to the public. "Trade Contractor" shall include, but will not be limited to, contractor offices, including landscaper's showrooms, construction supplies and storage including plumbing, heating, air conditioning, and building equipment and materials, and other uses similar in nature and impact.

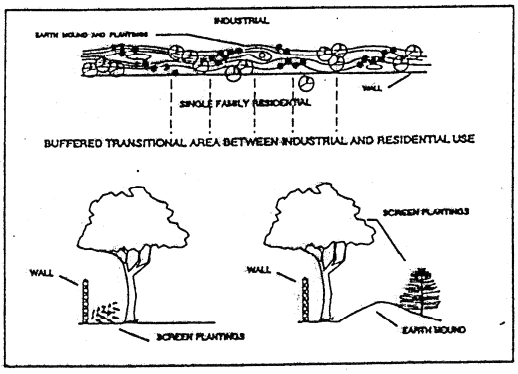
Transition: For the purposes of this Ordinance, the word "transition" or "transitional" shall mean one (1) or more of the following:

1. A zoning district which may serve as a district of transition, i.e., a buffer zone between various land use districts or land use types.
2. A residential rear or side yard lot or land parcel arrangement abutting a land use of more intense development character.
3. A device such as an earth berm, wall, screening fence, heavy shrub and tree planting or a combination of such devices providing a buffer between land use types.

LAND USE TRANSITION THROUGH ZONING DISTRICT



TRANSITION DETAILS



Trash Enclosure Or Recycling Enclosure: An area, screened in accordance with requirements of this Ordinance, designed for the storage of garbage dumpsters and other trash receptacles.

Usable Marihuana: The dried leaves and flowers of the marihuana plant, and any mixture or preparation thereof, but does not include the seeds, stalks, and roots of the plant.

Use: The principal purpose for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied.

USGS: United States Geological Survey

Variance: The term 'variance' shall mean a modification of the literal physical provisions of the Zoning Ordinance, which may be granted by the Zoning Board of Appeals in accordance with the authority bestowed upon that Board by the provisions of this Ordinance.

Vehicle Filling/Multi-Use Station: A building or premises used primarily for the dispensing, sale, or offering for sale of motor fuels directly to users of motor vehicles; together with the sale of minor accessories and services for motor vehicles such as filling tires with air, checking fluid levels, adding water to batteries or radiators, and similar activities but not including major vehicle repair; as well as selling convenience foods and other such items through a convenience store.

Vehicle Repair, Major: The general repair, engine rebuilding, rebuilding, or reconditioning of motor vehicles; collision service, such as body, frame or fender straightening and repair; and painting of automobiles and any repair of a major component part as defined by the administrative rules promulgated pursuant to the State of Michigan Motor Vehicle Service and Repair Act (MCL 257.1302).

Vehicle Repair, Minor: Repairs other than major repair including but not limited to lubrication; oil changes; installing, changing, or otherwise servicing the antifreeze or other coolant; and the replacement, adjustment, repair, or servicing of tires, batteries, fuel pumps, gaskets, brakes and other parts and assemblies listed as minor repair services by the administrative rules promulgated pursuant to in State of Michigan Motor Vehicle Service and Repair Act (MCL 257.1302).

Vehicle Wash: A building, or portion thereof, the primary purpose of which is that of washing vehicles either by automatic or self-service means.

Veterinary Hospital: A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases and injuries.

Visiting Qualifying Patient: A patient who is not a resident of this state or who has been a resident of this state for less than thirty (30) days.

Wall, Obscuring: A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.

Watercraft: A contrivance used or designed for navigation on water, including a vessel, boat, motor vessel, steam vessel, vessel operated by machinery either permanently or temporarily affixed, scow, or any marine equipment or device capable of carrying passengers.

Warehouse: A building or structure used principally for the storage of goods and merchandise.

Wholesale, Establishment: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to

other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wind Energy Conversion System (WECS): Any device such as a turbine, windmill or charger that converts wind energy to a usable form of energy. WECS shall fall within two (2) classifications: on-site or commercial and shall typically be defined as horizontal axis or vertical axis.

1. *On-Site Wind Energy Conversion:* A WECS, the energy from which is used only by the primary residence or residences in a cooperative effort, business or agricultural operation and not sold or transferred to the electrical grid for commercial profit. This does not exclude the sale of excess energy sold to a utility through net metering for on-site WECS when the WECS produces more energy than can be stored or used onsite.
2. *Commercial Wind Energy Conversion System:* Any WECS that is exclusively designed and built to provide electricity to the electric utility's power grid as an ongoing commercial enterprise or for commercial profit.
3. *Horizontal-Axis Wind Energy Conversion Systems:* Conventionally designed systems that have a main rotor shaft that is parallel to the ground and a series of "blades" that are perpendicular to the ground, as in a traditional agricultural windmill. Horizontal-axis wind energy conversion systems are traditionally mounted on a tower or pole and must be pointed into the wind.
4. *Vertical-Axis Wind Energy Conversion Systems:* Systems that have a main rotor shaft that is perpendicular to the ground and the system does not need to be pointed into the wind. These systems are more common in areas where wind direction is variable. These systems often resemble a drum, cylinder, or helix.

~~*Wind energy system:* A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator and includes the turbine, blades and tower as well as related electrical equipment. This does not include wiring to connect the wind energy system to the grid.~~

Wireless Communications Facilities: All structures and accessory facilities relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals. This may include, but shall not be limited to, radio towers, television towers, telephone devices and exchanges, micro-wave relay facilities, telephone transmission equipment building and commercial mobile radio service facilities. Not included within this definition are: citizen band radio facilities; short wave receiving facilities; amateur (ham) radio facilities; satellite dishes; and, governmental facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority. For purposes of this Ordinance, the following additional terms are defined:

1. *Wireless Communications Antenna (WCA):* Shall mean any antenna used for the transmission or reception of wireless communication signals excluding those used for dispatch communications by public emergency stations, ham radio antennas, and satellite antennas, those who receive video programming services via multi-point distribution services which are forty (40) inches or less in diameter and those which receive television broadcast signals. Antenna may be affixed to existing structures, such as existing buildings, towers, water tanks, utility poles, and the like. A wireless communication support structure proposed to be newly established shall not be included within this definition.
2. *Wireless Communication Support Structures:* Shall mean structures erected or modified to support wireless communication antennas. Support structures within this definition include, but

shall not be limited to, monopoles, lattice towers, light poles, wood poles and guyed towers, or other structures which appear to be something other than a mere support structure.

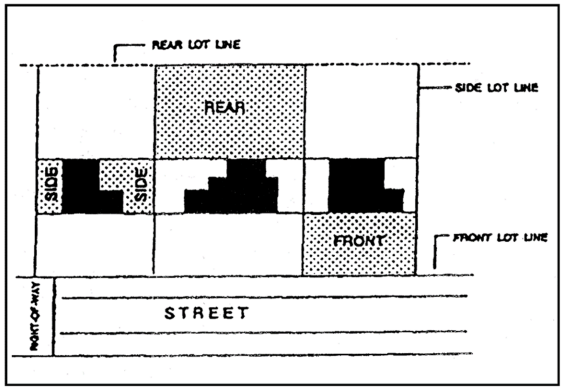
3. *Collocation:* Shall mean the location by two (2) or more wireless communication providers of wireless communication facilities on a common structure, tower, or building, with the view toward reducing the overall number of structures required to support wireless communications antennas within the community.

Written Certification: A document signed by a physician, stating the patient's debilitating medical condition, and stating that, in the physician's professional opinion, the patient is likely to receive therapeutic or palliative benefit from the medical use of marihuana to treat or alleviate the patient's debilitating medical condition or symptoms associated with the debilitating medical condition.

Yard: The open spaces on the same lot with the main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined in this Ordinance:

1. *Front Yard:* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.
2. *Rear Yard:* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building. In the case of a corner lot, one (1) of the non-front yards shall be considered a side yard; the other side shall be considered a rear yard. In the case of a corner lot, the rear yard shall not extend into the front yard.
3. *Side Yard:* An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building. In the case of a corner lot, one (1) of the non-front yards shall be considered a side yard; the other side shall be considered a rear yard.

YARDS



Zoning Administrator: The official of Ypsilanti Township charged with the administration of this Ordinance.

Zoning Board of Appeals: The Zoning Board of Appeals of the Charter Township of Ypsilanti.

Zoning District: An area or areas within the incorporated area of the Ypsilanti Township within which regulations and requirements governing use, lot area, lot size, and other provisions are uniform.

Zoning Enabling Act: The Michigan Zoning Enabling Act, as amended, MCL 125.3101 et. seq. as adopted by Public Act 110 of 2006.

~~*Yards:* The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this ordinance, and as defined herein:~~

~~1. *Front yard.* An open depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.~~

~~2. *Rear yard.* An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard shall be opposite the front building facade side of such lot.~~

~~3. *Side yard.* An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.~~

(Ord. No. 95-137, 10-17-95; Ord. No. 96-145, 3-5-96; Ord. No. 97-169, 6-17-97; Ord. No. 98-182, 2-17-98; Ord. No. 99-205, 3-16-99; Ord. No. 99-209, 5-4-99; Ord. No. 99-227, 11-16-99; Ord. No. 2000-238, 7-18-00; Ord. No. 2000-249, § 1, 10-3-00; Ord. No. 2000-260, § 1, 12-19-00; Ord. No. 2000-261, § 1, 12-19-00; Ord. No. 2001-266, § 1, 5-15-01; Ord. No. 2001-273, 8-21-01; Ord. No. 2001-289, § 1, 11-20-01; Ord. No. 2004-333, § 1, 4-20-04; Ord. No. 2004-334, § 1, 4-20-04; Ord. No. 2009-390, 4-7-09; Ord. No. 2010-402, § 1, 3-16-10; Ord. No. 2010-404, § I, 5-18-10; Ord. No. 2016-462 , § 1, 3-15-16; Ord. No. 2016-471 , §§ I—III, 12-6-16; Ord. No. 2018-476 , § 1, 2-20-18)

ARTICLE III. - ADMINISTRATION AND ENFORCEMENT

Sec. 300. - Enforcement:

The provisions of this Ordinance shall be administered and enforced by the ~~building official or by such deputies of his department as the building official may delegate to enforce the provisions of this ordinance.~~Zoning Administrator or any other employees, inspectors, and officials as designated by the Township Supervisor.

Sec. 301. - Duties of the Zoning Administrator:

The duties and responsibilities of the Zoning Administrator shall include the following:

1. Receive and review for completeness all applications for site plan review, special land uses, planned unit developments, or other matters that the Planning Commission is required to decide under this Ordinance and refer such applications to the Planning Commission, and where applicable, the Township Board for determination.
2. Receive and review for completeness all applications for appeals, variances, or other matters than the Zoning Board of Appeals is required to decide under this Ordinance and refer such applications to the Zoning Board of Appeals for determination.
3. Receive and review for completeness all applications for text or map (rezonings) amendments to this Ordinance and refer such applications to the Planning Commission and Township Board for determination.
4. Investigate complaints regarding violations of the Zoning Ordinance and make periodic site inspections to determine compliance with this Ordinance.
5. ~~1.~~ Implement the decisions of the Planning Commission, Zoning Board of Appeals, and Township Board.
6. Enforce and interpret the meaning and applicability of the requirements of the Zoning Ordinance.
7. Issue Certificates of Zoning Compliance.

Sec. 302. - Duties of Building Official:

1. The Building Official shall have the power to grant ~~zoning compliance and~~ occupancy permits, to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Official to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he or she has inspected such plans in detail and found them to conform with this Ordinance.

~~2. The building official shall record all nonconforming uses existing at the effective date of this ordinance for the purpose of carrying out the provisions of section 2102.~~

2. ~~3.~~ Under no circumstances is the Building Official permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his or her duties as Building Official.

4.3. The Building Official shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may occur upon the granting of said permit. ~~Sec. 2302. - Plot plan:~~

~~The building official shall require that all applications for building permits for uses not covered in section 2115 shall be accompanied by plans and specifications including a plot plan, in triplicate, drawn to scale, showing the following:~~

~~1. The actual shape, location, and dimensions of the lot.~~

~~2. The shape, size and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot.~~

~~3. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.~~

~~4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this ordinance are being observed.~~

~~Sec. 2303. - Permits:~~

~~The following shall apply in the issuance of any permit:~~

~~1. *Permits not to be issued:* No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this ordinance.~~

~~2. *Permits for new use of land:* No land heretofore vacant shall hereafter be used or an existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.~~

~~3. *Permits for new use of building:* No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.~~

~~4. *Permits required:* No building or structure, or part thereof, shall be hereafter erected, altered, moved, or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the Township of Ypsilanti building code, housing law or this ordinance, except for minor repairs or changes not involving any of the aforesaid features.~~

~~Sec. 2304. - Certificates:~~

~~No land, building, or part thereof, shall be occupied by or for any use unless and until a certificate of occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate:~~

~~1. *Certificates not to be issued:* No certificates of occupancy shall be issued for any building, structure or part thereof, or for the use of any land, which is not in accordance with all the provisions of this ordinance.~~

~~2. *Certificates required:* No building or structure, or parts thereof, which is hereafter erected, or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.~~

~~3. *Certificates including zoning:* Certificates of occupancy as required by the township building code for new buildings or structures, or parts thereof, or for alterations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this ordinance.~~

~~4. *Certificates for existing buildings:* Certificates of occupancy shall be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this ordinance.~~

~~5. *Record of certificates:* A record of all certificates issued shall be kept on file in the office of the building official, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.~~

~~6. *Certificates for dwelling accessory buildings:* Buildings or structures accessory to dwellings shall not require separate certificates of occupancy but may be included in the certificate of occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwellings.~~

~~7. *Application for certificates:* Application for certificates of occupancy shall be made in writing to the building official on forms furnished by that department, and such certificates shall be issued within five days after receipt of such application if it is found that the building or structure, or part thereof, or the use of land is in accordance with the provisions of this ordinance. If such certificate is refused for cause, the applicant therefor shall be notified of such refusal and cause thereof, within the aforesaid five-day period.~~

~~Sec. 2305. - Final inspection:~~

~~The holder of every building permit for the construction, erection, alteration, repair, or moving of any building, structure or part thereof, shall notify the building official immediately upon the completion of the work authorized by such permit, for a final inspection.~~

Sec. 303. - Fees:

Fees for zoning change review, site plan review for projects requiring review under ~~sec. 2115,~~ Section 903 Site plan review process, uses permitted subject to specific use provisions, special land use review, inspection and the issuance of permits or certificates or copies thereof required or issued under the provisions of this Ordinance may be collected by ~~the building official~~the Township in advance of issuance. The amount of such fees shall be established by resolution of the Township Board and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.

Sec. 304. - Use of Consultants

From time to time, at the cost of the applicant, the Township may employ planning, engineering, legal, traffic, or other special consultants to assist in the review of special use permits, site plans, rezoning applications, or other matters related to the planning and development of the Township.

Sec. 305. - ~~Security for completion of improvements~~Development Agreements:

1. ~~Approval of a preliminary plat or site condominium plan shall be conditioned upon the execution of a development agreement which secures the completion of improvements required on the plat or site condominium plan. Where the timing or nature of improvements require such security, the approval of a site plan may be conditioned upon the execution of a development agreement.~~*Development agreement requirement.* Prior to the issuance of permits for ~~approval of~~ a site plan, ~~conditional use,~~ or planned unit development, based on the determination of the Zoning Administrator or Township Attorney, ~~or conditional rezoning,~~an applicant ~~shall~~ may be required to execute a development agreement, in a form approved by the Township, specifying all the terms and understandings relative to the proposed development. All costs incurred by the Township, including attorney fees, in drafting and approving the development agreement shall be paid by the applicant. Unless designated as optional, all improvements shown on the site plan shall be completed prior to the issuance of a certificate of occupancy. However, where it would be impractical to delay occupancy prior to the completion of certain improvements, a certificate of occupancy can be issued upon the approval of the Building Official if an adequate guarantee as required in Section ~~2310~~08306 is presented to the Township to secure the improvements.

2. *Minimum terms.* The content of the agreement shall outline the specifics of the proposed development, but shall at a minimum provide the following terms:

   A. Legal description of subject property.

   B. A description of the ownership of the subject property.

   C. A land use description, including a specific description of the proposed uses, density, lot dimensions, setbacks, and other dimensional standards.

   D. Proposed method of dedication or mechanism to protect areas designated as common areas, open spaces, or conservation areas.

   E. Description of required improvements to common areas, recreational facilities, and non-motorized pathways.

   F. General description of any improvements to roads or utilities.

   G. Mechanisms to ensure the continued maintenance of common areas, including but not limited to roadways, sidewalks, lighting, landscaping, utilities, and other site improvements.

   H. Provisions assuring that open space areas shown on the plan for use by the public or residents of the development will be irrevocably committed for that purpose. The Township may require conveyances or other documents to be placed in escrow to accomplish this.

   I. Provisions for the future financing of any improvement shown on the plan as site improvements, open space areas, and common areas, which are to be included within the development, and that maintenance of such improvements is assured by means satisfactory to the Township.

   J. Provisions to ensure adequate protection of natural features.

   K. Financial assurances in accordance with Section ~~3~~306, Performance Guarantee, to guarantee the completion of all site improvements.

L. Requirements that the applicant maintain insurance coverage during development in amounts established by the Township, naming the Township as an additional insured, and further, required insurance provisions after the development is completed.

M. The site plan, special, planned unit development, or conditional rezoning shall be incorporated by reference and attached as an exhibit.

N. Description of the timing to complete the development of the project. If the project is to be developed in phases, a timeline to complete the construction of each phase.

~~An acknowledgement by the applicant that the terms and conditions of the approval are fair, reasonable, and equitable, and that the terms and conditions do not violate any constitutional rights, and that the applicant freely agrees to be bound by each and every condition and provision of the development agreement.~~

Sec. 306. - Performance Guarantee:

1. *Purpose and intent.* In the interest of insuring compliance with the Zoning Ordinance provisions, protecting the natural resources and the health, safety, and welfare of the residents of the Township and future users or inhabitants of an area for which a site plan for a proposed use has been submitted, the Township may require the applicant to deposit a performance guarantee for any or all site improvements required by this Ordinance.

   A. ~~Guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit or surety bond shall be provided in a form acceptable to the township.~~ The amount of such guarantee shall cover all improvements not normally covered in the building permit, i.e., berms, walls, landscaping, lighting, surfacing of drives, parking, service drives, acceleration/deceleration lanes, bypass lanes and other traffic control devices, etc. The guarantee shall include a schedule of costs assigned to the different improvements based upon an estimate submitted by the applicant and verified by the Township. The Township shall be authorized to employ the Township Engineer and/or other Township consultants to review cost estimates and conduct periodic inspection of the progress of improvements. Monies may be released to the applicant in proportion of work completed on the different elements after inspection of work and approval of the Building Official. ~~Any partial release of funds shall be less than ten percent which shall be retained by the township until all work has been completed and subsequently inspected and approved by the building official.~~

   B. If more than one ~~bond or~~ guarantee is involved in construction of the improvements required in this section, each such assurance shall be treated as a separate agreement and ~~and the ten-percent holdback~~ may be released upon satisfactory completion of such phase of construction and approval of the Building Official.

   C. In instances where all improvements, as required in this section, are not completed, and a temporary certificate of occupancy is requested, the estimated cost of such improvement shall be verified by the Building Official, particularly with respect to any delay to another construction season. In those instances where the estimated cost has changed, then a revised guarantee, acceptable to the Township, shall be filed with the ~~clerk~~ Ttownship covering such improvements.

2. *Procedure.*

A. When a performance guarantee is required, said performance guarantee shall be deposited with the Township prior to the issuance of a building permit for the development and use of the land. Upon the deposit of the performance guarantee, the Township shall issue the appropriate building permit, and the Township shall thereafter deposit the performance guarantee, in the form of a cash deposit or certified check.

B. At the time the performance guarantee is deposited with the Township and prior to the issuance of a building permit, the applicant shall enter into an agreement with the Township incorporating the performance guarantee provisions.

C. The agreement shall also prescribe the period of time within which the improvements for which the performance guarantee has been required are to be completed. The period will begin from the date of the issuance of the building permit.

D. In the event the performance guarantee deposited is a cash deposit or a certified check, the Township shall rebate to the applicant, upon request from the applicant, fifty percent (50%) of the deposited funds when the applicant has completed seventy-five percent (75%) of the required improvements as confirmed by the Township. The remaining fifty percent (50%) of the deposited funds shall be returned when the applicant has completed one hundred percent (100%) of the required improvements and is in compliance with the Ordinance as confirmed by the Township.

E. In the event the applicant defaults in making the improvements for which the performance guarantee was required within the time period established by the Township, the Township shall have the right to use the performance guarantee deposited and any interest earned thereon to complete the improvements through contract or otherwise, including specifically the right to enter upon the subject property to make the improvements.

F. If the performance guarantee is not sufficient to allow the Township to complete the improvements for which such guarantee was posted, the applicant shall be required to pay the Township the amount by which the cost of completing the improvements exceeds the amount of the performance guarantee, or a portion thereof, to complete the required improvements, any amounts remaining after said completion shall be applied first to the Township's administrative costs including, without limitation, attorney fees, planning consultant fees, and engineering consultant fees in completing the improvement with any balance remaining being refunded to the applicant.

3. *Guarantee with other agencies.* If the applicant has been required to post a performance guarantee or bond with another governmental agency other than the Township to ensure completion of an improvement associated with the site, the applicant shall not be required to deposit with the Township a performance guarantee for that same improvement.

4. *Site plan completion guarantee.*

   (1) Prior to the issuance of any building permit for any building, and prior to signing of the final plat by the Township Clerk in a platted subdivision, or prior to the issuance of any building permit for any building in a site condominium project, or prior to issuance of a certificate of occupancy for any development which requires site plan review under this Ordinance, the applicant for same shall provide to the Township the following:

a. A completion guarantee deposit to the Township. Said deposit shall guarantee completion of all site improvements shown on the approved final site plan or final preliminary plat. For the purpose of this section, completion shall mean inspection by the appropriate Township officials and/or other government agencies for compliance with the final site plan approved by the Planning Commission or preliminary plat finally approved by the Township Board, not less than six (6) months after all site plan or plat improvements have been installed.

i. The Township may require the guarantee deposit to cover one hundred twenty-five percent (125%) of landscaping cost and installation for up to one (1) year.

b. All site condominiums and subdivision plats shall comply with all of the rules and regulations for posting financial securities of the Township Subdivision Ordinance.

(2) Site improvements shall mean, but shall not be limited to, drives and streets, curbs and gutters, sidewalks, water and sanitary sewer systems, drainage facilities and retention/detention basins, final grading and swales, retaining walls, landscaping and parking lots.

(3) In the event the applicant fails to correct any deficiencies within thirty (30) days of written notice from the Township, the Township shall have the authority to use the guarantee to complete the site improvements, or repairs to said improvements, within a period of nine (9) months following the issuance of the last certificate of occupancy unless good cause can be shown by the applicant for the delay in completion. The Township may, at its sole discretion, agree in writing to a specific extension of the nine (9) month period. The Township may use the completion guarantee to hire sub-contractors to complete work, fund inspections and for the administration of the required work including legal fees.

(4) The guarantee, or portion thereof, shall be promptly released upon the inspection and approval of all improvements in compliance with the approved final site plan or special use permit and all applicable Township standards and specifications. Portions of the guarantee may be released, in not more than three (3) installments, provided:

a. The project or approved phase of a project has been completed for six (6) months and the improvements for which the release is requested have been inspected and approved in accordance with the above standards, and the remaining balance is sufficient to cover the remaining improvements, including administrative and contingency expenses.

~~(1)~~(5) *Types of completion guarantees.* The applicant may provide a guarantee in the form of a cash deposit or certified check, or in the form of a ~~surety bond or~~ letter of credit in a form acceptable to the Township. ~~Surety bonds and l~~Letters of credit shall be valid for a period of one (1) year past the anticipated request for the last certificate of occupancy for the entire project and shall contain language acceptable to the Township, that thirty (30) days prior to its expiration the ~~bond or~~ letter of credit shall automatically renew for one (1) year periods unless the issuer of the security sends by certified mail to the Township a notice of its intention to not ~~review~~ renew the financial security not less than (60) days prior to the expiration of the security.

Sec. 307. - Public Hearing Notice Requirements.

1. *When required.* Public hearings are required in those instances where public hearings are required by this Ordinance and the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L. 125.3101 et. seq.)

2. *Notice requirements.* Notice shall be given not less than fifteen (15) days before each public hearing at which an application will be considered. Notice shall be given by publication in a newspaper that circulates in Charter Township of Ypsilanti, and by personal delivery or mailing, where required, to the following:

   A. The applicant, and the owner(s) of the property, if the applicant is not the owner.

   B. All persons to whom real property is assessed within three hundred (300) feet of the boundary for the property for which the approval has been requested, as shown by the latest assessment roll, regardless of whether the owner and property is located within Ypsilanti Township.

   C. The occupants of any structures within three hundred (300) feet of the boundary for the property for which the approval has been requested, regardless of whether the owner and property is located within Ypsilanti Township, except as set forth below.

   D. Notification need not be given to more than one (1) occupant of a structure, except that if a structure contains more than one (1) dwelling unit or spatial area owned or leased by different persons, one (1) occupant of each unit or spatial area shall be given notice. If a single structure contains more than four (4) dwelling units or other distinct spatial areas owned or leased by different persons, notice may be given to the manager or owner of the structure, who shall be requested to post the notice at the primary entrance to the structure.

   E. The notice under this section is considered to be given when personally delivered or when deposited during normal business hours for delivery with the United States Postal Service or other public or private delivery service. If the name of the occupant is not known, the term "occupant" may be used for the intended recipient of the notice.

3. *Actions exempt from notification.*

   A. Requirements for individual notice to property owners shall not apply to Ordinance text amendments.

   B. For any group of adjacent properties numbering eleven (11) or more that is proposed for rezoning, the requirement for individual notice as set forth in ~~Section 3.09.B.3 and 4~~ sub-section 307.2 does not apply to that group of adjacent properties.

4. *Content of notice.* The notice shall include:

   A. The nature of the request.

   B. The property(ies) for which the request has been made.

   C. A listing of all existing street addresses within the property(ies) which is (are) the subject of the request. Street addresses do not need to be created and listed if no such addresses exist. If there are no street addresses, another means of identification may be used.

   D. The location where the application documents can be viewed and copied prior to the date the hearing.

E. The date, time, and location of when the hearing on the application will take place.

F. The address at which written comments should be directed prior to the hearing.

Sec. 308. - Establishment of a Planning Commission with zoning authority:

1. ~~1.~~ *Scope, purpose and intent.* The purpose of this Ordinance is to provide that the Township Board of Trustees shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., of the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321 et seq., to establish the appointments, terms, and membership of the Planning Commission; to identify the officers and the minimum number of meetings per year of the Planning Commission; and to prescribe the authority, powers and duties of the Planning Commission.

   This Ordinance is adopted pursuant to the authority granted the Charter Township of Ypsilanti Board (hereinafter Township Board) under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 et seq., to establish a Planning Commission with the powers, duties and limitations provided by those Acts and subject to the terms and conditions of this Ordinance and any future amendments to this Ordinance.

~~The purpose of this ordinance is to provide that the township board shall hereby confirm the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., of the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321 et seq., to establish the appointments, terms, and membership of the planning commission; to identify the officers and the minimum number of meetings per year of the planning commission; and to prescribe the authority, powers and duties of the planning commission.~~

2. ~~*Establishment*~~*Membership*. ~~The township board hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., of the Ypsilanti Township Planning Commission (hereinafter planning commission) formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321 et seq.~~ The Planning Commission shall have seven (7) members. Members of the Planning Commission as of the effective date of this Ordinance shall, except for an ex officio member whose remaining term on the Planning Commission shall be limited to his or her term on the Township Board, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for Planning Commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq.

3. *Appointments and terms.* Subject to approval by a majority vote of the elected and serving members of the Township Board, the Township Supervisor shall appoint all members of the Planning Commission, including one member of the Township Board who shall serve as an ex officio member with full voting rights. The Planning Commission members, other than the ex officio member, shall serve for terms of three (3) years each. The ex officio member's term shall expire with his or her term on the Township Board. A Planning Commission member shall hold office until his or her successor is appointed. A vacancy shall be filled by appointment to the

unexpired term in the same manner as the original appointment. Other than the ex officio member, no other elected officer or employee of the Township is eligible to be a member of the Planning Commission.

Planning commission members shall be qualified electors of the Township, except that one (1) Planning Commission member may be an individual who is not a qualified elector of the Township. The membership of the Planning Commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the Township, in accordance with the major interests as they exist in the Township, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the Township to the extent practicable.

4. *Removal.* The Township Board may remove a member of the Planning Commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

5. *Conflict of interest.* The Planning Commission shall in its bylaws provide rules regarding what constitutes a conflict of interest.

6. *Compensation.* The Planning Commission members may be compensated for their services as provided by Township Board resolution. The Planning Commission may adopt bylaws relative to compensation and expenses of its members for travel when engaged in the performance of activities authorized by the Township Board, including, but not limited to, attendance at conferences, workshops, educational and training programs and meetings.

7. *Officers and committees.* The Planning Commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. ~~An ex officio~~A member of the ~~planning commission~~Township Board is not eligible to serve as chairperson. The term of each office shall be one (1) year, with opportunity for reelection as specified in the Planning Commission bylaws.

   The Planning Commission may also appoint advisory committees whose members are not members of the Planning Commission.

8. *Bylaws, meetings and records.* The Planning Commission shall adopt bylaws for the transaction of business.

   The Planning Commission shall hold at least four (4) regular meetings each year and shall by resolution determine the time and place of the meetings.

   Unless otherwise provided in the Planning Commission's bylaws, a special meeting of the Planning Commission may be called by the chairperson or by two (2) other members, upon written request to the secretary. Unless the bylaws otherwise provide, the secretary shall send written notice of a special meeting to Planning Commission members at least forty-eight (48) hours before the meeting.

   The business that the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261 et seq.

   The Planning Commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by the Planning

Commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL 15.231 et seq.

9. *Annual report.* The Planning Commission shall make an annual written report to the Township Board concerning its operations and the status of the planning activities, including recommendations regarding actions by the Township Board related to planning and development.

10. *Authority to make master plan.* Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq., and other applicable planning statutes, the Planning Commission shall make a master plan as a guide for development within the Township's planning jurisdiction. The procedure for adoption or amendment of a master plan shall be as prescribed in Article III of the Act, MCL 125.3831 through 125.3851.

    Final authority to approve a master plan or any amendments thereto shall rest with the Township Board after recommendation of the Planning Commission in accordance with the Act. The Township Board shall pass a resolution in accordance with MCL 125.3843(3) asserting its right to approve or reject a master plan.

    Unless rescinded by the Township, any plan adopted or amended under the Township Planning Act, Public Act 168 of 1959, MCL 125.321 et seq., need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq.

11. *Zoning powers.* The Township Board hereby confirms the transfer of all powers, duties, and responsibilities provided for zoning boards or zoning commissions by the former Township Zoning Act, Public Act 184 of 1943, MCL 125.271 et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 et seq.; or other applicable zoning statutes to the Charter Township of Ypsilanti Planning Commission formerly established under the Township Planning Act, Public Act 168 of 1959, MCL 125.321 et seq.

    Any existing zoning ordinance shall remain in full force and effect except as otherwise amended or repealed by the Township Board.

12. *Subdivision and land division recommendations.* The Planning Commission may recommend to the Township Board provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the Planning Commission shall hold a public hearing on the proposed ordinance or rule. The Planning Commission shall give notice of the time and place of the public hearing not less than fifteen (15) days before the hearing by publication in a newspaper of general circulation within the Township.

    The Planning Commission shall review and make recommendation on a proposed plat before action thereon by the Township Board under the Land Division Act, Public Act 288 of 1967, MCL 560.101 et seq. The Planning Commission shall recommend approval, approval with conditions, or disapproval of a plat within sixty-three (63) days after the plat is submitted to the Planning Commission unless the plat proprietor waives this requirement and consents to an extension of the sixty-three (63) day period. Before making its recommendation, the Planning Commission shall hold a public hearing on the proposed plat. A plat submitted to the Planning Commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than fifteen (15) days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the Township. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.

ARTICLE IV. – DISTRICT REGULATIONS

Sec. ~~3~~4~~0~~0. - Districts established:

For the purpose of this Ordinance, the Charter Township of Ypsilanti is hereby divided into the following districts:

R-1	One-family residential district.
R-2	One-family residential district.
R-3	One-family residential district.
R-4	One-family residential district.
R-5	One-family residential district.
RM-LD	Multiple-family low density residential district.
RM-~~1~~ MD	Multiple-family medium density residential district.
RM-~~2~~HD	Multiple-family high density residential district.
~~RM-3~~	~~Multiple-family residential district~~
~~RM-4~~	~~Multiple-family residential district~~
~~RM-5~~	~~Townhouse residential district~~
MHP	Mobile home park district.
~~OS-1~~NB	~~Office service~~Neighborhood business district.
~~B-1~~GB	~~Local~~ General business district.
~~B-2~~NC	~~Community business~~Neighborhood corridor district.
~~B-3~~RC	~~General business~~Regional corridor district.
~~FS~~	~~Freeway service district~~
~~IRO~~	~~Industrial research office district~~
I-~~1~~T	~~Light industrial~~Innovation and technology district.
~~I-2~~L-M	~~General industrial~~Logistics and manufacturing district.
~~I-3~~	~~Heavy industrial district~~

I-C	Industrial and acommercial revitalization nd commercial districts.
P-1AG	Vehicular parkingAgricultural overlay district
PD	Planned development district.

(Ord. No. 99-224, § I, 8-3-99; Ord. No. 2001-284, 12-18-01; Ord. No. 2001-285, 12-18-01; Ord. No. 2001-286, 12-18-01; Ord. No. 2001-287, 12-18-01; Ord. No. 2018-476 , § 2, 2-20-18)

Sec. 3401. - District boundaries:

The boundaries of these districts are hereby established as shown on the zoning map for the Charter Township of Ypsilanti, which accompanies this Ordinance, and which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

Sec. 3402. - District boundaries interpreted:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1. through 5. above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the zoning map by patterns or lines which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Sec. 4303. - Text interpreted:

Where uncertainty exists with respect to uses permitted in any district, or any condition set forth in this Ordinance, the following rules shall apply:

1. No use of land shall be permitted in any use district except those uses specifically set forth in the district.
2. Uses or structures not specifically permitted in a zoning district shall be prohibited in such district.
3. Unless otherwise provided for in this appendix where uses of yard areas are indicated as being permitted, the use of any other yard area for such use shall be prohibited.

Sec. 3404. - Zoning of vacated areas:

Whenever any street, alley, or other public way, within the Township of Ypsilanti shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

Sec. 3405. - District requirements:

All buildings and uses in any district shall be subject to the provisions of Article 8XXI, General Provisions. and article XXII "General Exceptions"

Sec. 406. - R-1 to R-5 one-family residential districts:

1. *Intent:* The intent the R-1 to R-3 one-family residential districts is to preserve open space and natural features while providing for an environment of predominantly low-density, one-family dwellings along with other residentially related facilities which serve the residents in the district. The intent the R-4 and R-5 one-family residential districts is to preserve and maintain existing neighborhoods of one-family dwellings along with other residentially related facilities to serve the residents in the district, including maintenance of community assets and re-use and rehabilitation of non-residential buildings
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the R-1 to R-5 one-family residential districts.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the R-1 to R-5 one-family residential districts.

District	Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet				Min. ground floor area in sq. ft.
	Sq. Ft.	Width in feet		Stories	Feet	Front	Side		Rear	
							Least	Total		
R-1	32,500	100	30%	2	25	25	12	25	35	1,200
R-2	21,780	90					10	20		900
R-3	14,000	80					5	16		720

R-4	8,400	60								
R-5	5,400	50	35%			20				

4. *Corner Lots:* When a side yard is across a separating street from a front yard on the opposing lot, the side yard abutting a street must meet the minimum front yard setback of the district in which located. On all other corner lots, the street side yard shall be the larger required side yard. The lot width for corner lots shall be at least ten (10) feet wider than the minimum required for other lots to ensure lot area is adequate to accommodate homes which are similar in size to those which could be constructed on adjacent lots.

5. *Supplemental district standards:*

   A. In addition to those bulk regulations listed in Section 406.3, all development shall conform to supplemental bulk regulations listed in Section 419.

   ~~A.~~B. Non-residential uses permitted in the R-1 to R-5 one-family residential districts, the following dimensional requirement shall apply.

Min. Lot Size in acres	Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet		
			Front	Side	Rear
1	35 %	48	Equal to the height of the principal building		

Sec. 407. - Residential multiple-family: low density:

Commented [MM1]: RM-1 and RM-2 combined: RM-1 is not on the map so used RM-2 dimensions

1. *Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.

2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.

3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-LD residential district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	80	25%	3	35	30	30	60	30

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. Supplemental district standards:

A. In addition to those bulk regulations listed in Section 407.3, all development shall conform to supplemental bulk regulations listed in Section 419.

B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 408. - Residential multiple-family: medium density:

1. *Intent:* The intent is to provide sites for medium-density multiple-family dwelling structures, and related uses.

2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-MD residential district.

~~1.~~3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-MD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
						Side		
in acres	Width in feet		Stories	Feet	Front	Least	Total	Rear
1 or 3[1]	100	15%	4	45	40	40	80	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses.

4. Supplemental district standards:

A. In addition to those bulk regulations listed in Section 408.3, all development shall conform to supplemental bulk regulations listed in Section 419.

B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 409. - Residential multiple-family: high density:

1. *Intent:* The intent is to provide sites for high-density multiple-family dwelling structures, and related uses.

Commented [MM2]: RM-4 (Clark East Tower apts & Twp owned land across the street and then all lakefront – Lake Shore and Lake Pointe apartments.)

2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-HD residential district.

3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-HD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3[1]	150	15%	8	85	50	50	100	50

[1] Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

Commented [MM3]: Currently, no height restriction. We recommend having a maximum.

4. *Supplemental district standards:*

A. In addition to those bulk regulations listed in Section 409.3, all development shall conform to supplemental bulk regulations listed in Section 419.

B. The following minimum dwelling unit size requirements shall apply to the RM-H residential districts:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 410. - Mobile home park districts:

1. *Intent:* The intent is to provide for mobile home and manufactured housing communities.

2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the MHP district.

3. *Dimensional requirements:* The following dimensional requirements shall apply to the MHP districts.

Minimum Lot Area	Total Lot area for Mobile Home Park	5,500 sq. ft.
Maximum Height	Feet	25

4. *Supplemental district standards.* Refer to Section 1162, Mobile home parks.

Sec. 411. - Agricultural overlay district:

1. *Intent:* The intent is to preserve agricultural lands and prime agricultural soils for farming and provide stability for the farming economy. This overlay zoning district is intended only for existing

farm operations at the time of the adoption of this Zoning Ordinance or areas designated for farmland or open space preservation by the Master Plan.

2. *Use regulations:* The AG district is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the AG district. Section 420 sets forth permitted, accessory and special land uses within the AG district and the underlying zoning district.
3. *Dimensional requirements:* The dimensional requirements of the underlying zoning district shall apply in AG districts.
4. *Supplemental district standards:* In addition to those bulk regulations listed for the underlying zoning district, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 412. - Neighborhood business district:

1. *Intent:* The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the NB district.
3. *Dimensional requirements*: The following dimensional requirements shall apply to the NB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50[1]	20 or 50[1]

[1] If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 412.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 413. - General business district:

1. *Intent:* The intent is to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the neighborhood business district or neighborhood or regional corridor districts.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the GB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the GB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear

None	None	None	2	25	20	10 or 50[1]	20 or 50[1]

[1] If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 413.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 414. - Innovation and technology district:

1. *Intent:* The intent is to provide areas for technology, office, craft manufacturing and light industrial uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-T district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-T districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	40	20	20 or 50[1]	40 or 70[1]	20 or 50[1]

[1] If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*
   A. In addition to those bulk regulations listed in Section 414.3, all development shall conform to supplemental bulk regulations listed in Section 419.
   B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 415. - Logistics and manufacturing district:

1. *Intent:* The intent is to provide areas for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the L-M district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the L-M districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet			Front	Side	Rear

					Least	Total	
None	None	None	50	40	40 or 50[1]	80 or 90[1]	50

[1] If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

   A. In addition to those bulk regulations listed in Section 415.3, all development shall conform to supplemental bulk regulations listed in Section 419.

   B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 416. - Industrial and commercial district:

1. *Intent:* The intent is to revitalize the area and provide employment opportunities with a focus on high-tech industrial and manufacturing, distribution, and specific and targeted marihuana uses.

~~*The intent is to accommodate manufacturing, assembling and fabrication activities including business activities which are not well suited to locations in business districts due to their impact on abutting neighborhoods or due to their requirements for large site areas not available in the township's business and corridor districts.*~~

2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-C district.

~~1.~~3. *Dimensional requirements:* The following dimensional requirements shall apply to the ~~I-C~~I-C district~~s~~.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	50	20	40 or 50[1]	80 or 90[1]	50

[1] If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

   A. In addition to those bulk regulations listed in Section 416.3, all development shall conform to supplemental bulk regulations listed in Section 419.

   B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

5. *Marihuana regulations:*

A. Co-location shall be permitted in accordance with the Medical Marihuana Facilities Licensing Act.

B. Standards by type:

(1) Grower: Applicable standards for grower facilities:

a. All grower facilities and operations must be within an enclosed building.

b. A grower may hold more than one (1) class of grower license.

c. Class A grower and Class B grower only permitted.

d. A grower shall comply with all of the following:

i. No pesticides or insecticides which are prohibited by applicable law for fertilization or production of edible produce shall be used on any marihuana cultivated, produced, or distributed by an adult-use marihuana business.

ii. An adult marihuana business shall be ventilated so that the odor of marihuana cannot be detected by a person with a normal sense of smell at the exterior of the adult-use marihuana business or at any adjoining use or property.

(2) Processor: Applicable standards for processor facilities:

a. Only one (1) processor facility license permitted per parcel or lot.

b. All processing operations must be conducted within an enclosed building.

(3) Secure transporter: Applicable standards for secure transporter:

a. A secure transporter license authorizes the storage and transport of marihuana, marihuana-infused products and money associated with the purchase or sale of marihuana and marihuana-infused products between marihuana facilities at the request of a person with legal custody of the marihuana, marihuana-infused products, or money. It does not authorize transport to a registered qualifying patient or registered primary caregiver who is not a licensee.

(4) Dispensary: Applicable standards for dispensary:

a. Only one (1) dispensary license per parcel or lot.

b. All dispensary activities must be conducted within an enclosed building.

c. A dispensary license authorizes the provisioning center to transfer marihuana to or from a safety compliance facility for testing by means of a secure transporter.

(5) Safety compliance facility: Applicable standards for safety compliance:

a. All testing must be conducted within an enclosed building.

C. Regulations applicable to all districts:

(1) All other applicable state laws, rules, and regulations.

(2) No person shall establish or operate a medical marihuana commercial entity in the Township without first having obtained from the State a license for each such facility to be operated. License certificates shall be kept current and publicly displayed within the

facility. Failure to maintain or display a current license certificate shall be a violation of this Article subject to Section 1900, Violations, civil infractions.

(3) Applicant shall be fully licensed with the State of Michigan and any other required licensing body including compliance with all other applicable Township Ordinances.

(4) It shall be unlawful to operate or cause to be operated a marihuana facility or establishment within:

a. One thousand (1,000) feet of any of the following:

i. A place of worship.

ii. A school or childcare facility.

iii. Three hundred (300) feet of a public park.

(5) For the purpose of this Section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the structure used in conjunction with the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in i, ii, and iii above. If the marihuana retail sales operation is located in a multitenant structure, the distance shall be measured from the closest part of the tenant space occupied by the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in subsection i, ii, and iii above.

(6) A marihuana facility or establishment lawfully operating is not rendered a nonconforming use by the subsequent location of a place of worship, school, childcare facility, public park, residential district, or a residential lot within the distances specified in this Ordinance of the marihuana facility or establishment. However, if a marihuana facility or establishment ceases operation for a period of one hundred and eighty (180) days or more, regardless of any intent to resume operation, it may not recommence operation in that location unless it achieves conformity with the Township Ordinances.

(7) Co-Location shall be permitted in accordance with the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended (MCL 333.27951…333.27967 et. seq.)

(8) A marihuana facility or establishment shall be closed for business, and no sale or other distribution of marihuana in any form shall occur upon the premises or be delivered to or from the premises, between the hours of 9:00 p.m. and 7:00 a.m.

(9) Visibility of activities; control of emissions:

a. All activities of marihuana commercial entities, including, without limitation, the cultivating, growing, processing, displaying, manufacturing, and storage of marihuana and marihuana-infused products shall be conducted indoors and out of public view.

b. No medical marihuana or paraphernalia shall be displayed or kept in a business so as to be visible from outside the licensed premises.

c. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids, and other substances from exiting a marihuana commercial entity must be provided at all

times. In the event that any odors, debris, dust, fluids, or other substances exit a marihuana commercial entity, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items, and other substances in a safe, sanitary, and secure manner and in accordance with all applicable federal, state, and local laws and regulations.

(10) Odor control:

a. No person, tenant, occupant, or property owner shall permit the emission of any odor from any source to result in detectable odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property.

b. Whether or not an odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity.

c. A grower or a processor shall install and maintain in operable condition a system which precludes the emission of marihuana odor from the premises.

(11) Amount of marihuana: The amount of marihuana on the permitted property and under the control of the permit holder or owner or operator of the facility or establishment shall not exceed that amount permitted by the state license or applicable law.

(12) Use of marihuana: The sale, consumption or use of alcohol or tobacco products on the permitted premises is prohibited. Smoking or consumption of controlled substances, including marihuana, on the permitted premises is prohibited except as expressly allowed by state law.

(13) Indoor operation: All activities of commercial medical marihuana facilities and marihuana establishments, including without limitation distribution, growth, cultivation, or the sale of marihuana, and all other related activity permitted under the permit holder's license or permit, must occur indoors. The facility or establishment's operation and design shall minimize any impact to adjacent uses, including the control of any odor, by maintaining and operating an air filtration system so that no odor is detectable outside the permitted premises.

(14) Distribution: No person operating a facility or establishment shall provide or otherwise make available marihuana to any person who is not legally authorized to receive marihuana under state law.

(15) Permits: All necessary building, electrical, plumbing, and mechanical permits must be obtained for any part of the permitted premises in which electrical, wiring, lighting, or watering devices that support the cultivation, growing, and harvesting of marihuana are located.

(16) Waste disposal: The permit holder, owner and operator of the facility or establishment shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.

(17) An authorized person shall consent to the entry into a marihuana facility by the Building Official and Zoning Administrator for the purpose of inspection to determine compliance with this Section pursuant to a notice posted in a conspicuous place on the premises two (2) or more days before the date of the inspection or sent by first class mail to the address of the premises four (4) or more calendar days before the date of the inspection.

Sec. 417. - Neighborhood corridor and general corridor districts:

For intent, location, standards, and submittal requirements for the NC and GC Districts refer to Article 5.

Sec. 418. - PD districts:

For intent, location, standards, and submittal requirements for the PD Districts refer to Article 6.

Sec. 419. - Supplemental dimensional regulations applicable to all districts:

1. *Continued conformity with bulk regulations:* The maintenance of setback, height, lot coverage, open space, mobile home site, transition strip, lot area and lot area per dwelling unit required for one (1) use, lot, building or structure shall be a continuing obligation of the owner of such building, structure, or lot on which such use, building or structure exists. No setback, height, lot coverage, open space, mobile home site, transition strip, lot area per dwelling unit allocated to or required about or in connection with one (1) lot, use, building or structure may be allocated to any other lot, use, building, or structure.
2. *Setbacks and yard requirements*: The setback and yard requirements established by this Ordinance shall apply to every lot, principal building, or principal structure, except for the following structures, which may be located anywhere on any lot unless as specified below:
   A. Trees, plants, shrubs, gardens, and hedges.
   B. Window-mounted air conditioning units, access drives, arbors and trellises, open stairways without a roof, steps and stoops, antennas exempt from review under Section 1150, and little libraries.
   C. Awnings, canopies, and flag poles, except as regulated in Article 15.
   D. Bay windows, windowsills, belt courses, cornices, eaves, overhanging eaves and other architectural features may project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard, and may extend into any front or rear yard not more than twenty-four (24) inches.
   E. Terraces, decks, and porches: Open porches, decks and paved terraces may project into a side or rear yard but may not be located closer than five (5) feet from a side or rear property line.
3. *Minimum lot size:* The following regulations apply to the minimum lot size in all districts:
   A. All lots that are not served by either public sanitary sewer or public water, as defined by the Michigan Department of Public Health, (i.e., lots with both on-site well and septic) shall have a minimum lot area as required by the Washtenaw County Health Department.

4. *Lot depth to width ratio:* The maximum ratio of lot depth to lot width shall not exceed a depth of four (4) times the width.

5. *Height:* The height requirements established by this Ordinance shall apply to every building and structure with the following exceptions provided their location shall conform to the requirements of the Charter Township of Ypsilanti, the Federal Communications Commission, the Federal Aviation Administration, the Willow Run Airport Zoning Agency, and other public authorities having jurisdiction:

   A. Public utility towers, structures, transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; water towers; and wireless communication facilities where the aforementioned structures are permitted in the district therein located or are a special use in said district subject to the provisions of Article 10.

   B. The highest point of chimneys, spires, cupolas, domes, and towers may be erected to a height that does not exceed one hundred fifty percent (150%) of the maximum permitted building height in the district therein located.

   C. Rooftop structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits if the Planning Commission finds that the elevation plans illustrate the following conditions are met:

      (1) All rooftop equipment and apparatus shall be housed in a parapet wall or screening structure constructed of the same type of building material and same color used in the principal structure.

      (2) Structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two (2) times the height of such structure. The height of such structure shall in no instance exceed fifteen (15) feet.

      (3) Such structure shall not have a total floor area greater than fifteen percent (15%) of the total roof area of the building.

   D. Architectural details incorporated into the façade(s) of a commercial or industrial structure provided that the overall height of any wall area extending above the maximum permitted height for the district therein located shall not exceed one hundred twenty-five percent (125%) of the permitted building height and shall not involve more than fifteen percent (15%) of the width of the front façade.

~~1.~~6. *Setbacks and distances between buildings for multi-building developments:* In addition to the required setback lines provided elsewhere in this Ordinance, in multiple-family dwellings (including semi-detached and multiple dwellings), the following minimum distances shall be as required by the Maximum Distance Between Buildings Table.

Minimum Distance Between Buildings Table
Minimum Setback From

	Internal Drive	Building Side to Building Side	Building Side to Building Front or Building Rear	Building Front to Building Front or Building Rear Building Rear to Building Rear
Buildings thirty-five (35) feet in height or under	20 feet	20 feet	30 feet	40 feet
Buildings thirty-six (36) feet in height and higher	20 feet	30 feet	36 feet	50 feet

Sec. 3420~~06~~. - ~~Schedule of uses~~Residential use table:

1. In all districts, no building or land shall be used, and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a special use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 11.
2. The schedules of use regulations identifies uses as follows:
   A. P: Principal permitted uses. Uses permitted by right in the applicable zoning district, subject to compliance with all other applicable requirements of this zoning Ordinance.
   B. SL-PC: Special ~~conditional~~ land uses approved by the Planning Commission**.** Uses which may be permitted upon the granting of a permit for such use by the ~~p~~Planning ~~c~~Commission, subject to the compliance with all applicable requirements of this ~~z~~Zoning ~~o~~Ordinance, and subject further to such other reasonable conditions which in the opinion of the ~~p~~Planning ~~c~~Commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with ~~s~~Section ~~2309~~ 310, Public hearing requirements and further shall be reviewed as provided for in ~~section 2119~~Article 10.
   C. SL-TB: Special land uses approved by the Board of Trustees. Uses which may be permitted upon the granting of a permit for such use by the Board of Trustees, upon recommendation by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Board of Trustees are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
   ~~C.~~D. A: Accessory uses. Uses which may be permitted as an accessory use incidental to the principal use of the premises, subject to compliance with all other applicable requirements of this ~~z~~Zoning ~~o~~Ordinance.
   ~~D.~~E. ~~d~~—: Not permitted. Uses not permitted within the district.

~~3. Residential districts schedule of uses identifies the uses allowed in the following residential districts:~~

~~a. R-1 to R-5 one family residential districts: The intent is to provide for an environment of predominantly low-density, one-family dwellings along with other residentially related facilities which serve the residents in the district.~~

~~b. RM-1 and RM-2 multiple family residential districts: The intent is to provide sites for low- to moderate-density multiple-family dwelling structures, and related uses.~~

~~c. RM-3 and RM-4 multiple-family residential districts: The intent is to provide sites for high-density multiple-dwelling developments.~~

~~d. RM-5 townhouse residential districts: The intent is to provide for moderate-density infill housing.~~

~~e. MHP mobile home park districts: The intent is to provide for mobile home and manufactured housing communities.~~

Residential Districts Use Table	**R-1 to R-~~5~~3**	**R-4 to R-5**	**~~RM-1 and RM-2~~ RM-LD to RM-MD**	**RM-HDS~~3 and RM-4~~**	**~~RM-5~~ AG**	**MHP**	**Notes**
P = Permitted Use SL-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Residential Uses							
Detached single-family residential	P	P	P	P	—	—	Subject to regulations in Section 1101
Open Space Communities	P	P	—	—	—	—	Subject to regulations in Section 702.
Single-Family Residential Plat or Site Condominium	SL- TB	P	—	—	—	—	
Two-family residential	—	—	P	P	—	—	Must have with individual entrances and garages for each dwelling unit
Townhouses	-	-	P	P	-	-	Subject to regulations in Section 1163.
Multiple-family dwelling units	—	—	P	P	—	—	Subject to ~~design~~ regulations in underlying zoning district.

Residential Districts Use Table	**R-1 to R-~~5~~3**	**R-4 to R-5**	**~~RM-1 and RM-2~~ RM-LD to RM-MD**	**RM-HDS~~3 and RM-4~~**	**~~RM-5~~ AG**	**MHP**	**Notes**
P = Permitted Use SL-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Senior independent and assisted living	—	—	P	P	—	—	Subject to regulations in Section 1160.
Convalescent and nursing homes	—	—	SL-TB	SL-TB	—	—	Subject to conditions in Section 1114.~~1816~~
Mobile ~~H~~home P~~p~~arks~~/mobile homes~~	—	—	—	—	—	P	Subject to conditions in Section 1162.
Accessory Uses							
Accessory home occupations	A	A	A	A	A	A	Subject to conditions in Section~~1802~~ 1102.
~~Retail uses accessory to high-rise multiple-family dwelling~~	~~—~~	~~—~~	~~—~~	~~A~~	~~—~~	~~—~~	~~Subject to conditions in section 1817~~
Keeping of up to four (4) hens	A	A	—	—	—	—	Subject to conditions in Section 11~~8~~03
Garage and Yard Sales	A	A	-	-	-	-	Subject to conditions in Section 1158.
~~Keeping of more than four dogs~~	~~S~~		~~—~~	~~—~~	~~—~~	~~—~~	~~Subject to conditions in section 1815~~
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	A	A	A	A	
State-licensed residential child and adult care facilities							
Adult/child family day care homes	P	P	P	P	—	—	Subject to the conditions in Section 1155.~~section 1861~~

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Residential Districts Use Table	**R-1 to R-~~5~~3**	**R-4 to R-5**	**~~RM-1 and RM-2~~ RM-LD to RM-MD**	**RM-HDS~~3 and RM-4~~**	**~~RM-5~~ AG**	**MHP**	**Notes**
P = Permitted Use SL-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Adult/child group day care homes	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.~~section 1861~~
Adult/child day care center + preschools	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155. ~~section 1861.~~ Accessory to an allowed non-residential use in the R-1 to R-5 zoning districts
Adult and child foster care family home	P	P	P	P	—	—	Subject to the conditions in Section 1155. ~~section 1861~~
Adult foster care, small group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.~~section 1861~~
Adult foster care, large group home	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.~~section 1861~~
Adult foster care congregate facility	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in ~~section 1861~~Section 1155.
Child foster care family group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155. ~~section 1861~~
~~Senior Assisted and Independent Living~~	~~P~~	~~P~~	~~P~~	~~P~~	~~SL-PC~~	~~–~~	~~Subject to conditions in section 1160.~~
Agricultural							

Residential Districts Use Table	R-1 to R-53	R-4 to R-5	RM-1 and RM-2 RM-LD to RM-MD	RM-HDS3 and RM-4	RM-5 AG	MHP	Notes
P = Permitted Use SL-PC = Special Conditional Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Farm operation	—P	—	—	—	P	—	Five-acre minimum lot sizeSubject to conditions in section 1804
Community supported agriculture	-	-	-	-	P	-	Subject to conditions in Section 1112.
Seasonal sale of produce on farms	—	—	—	—	P	—	Subject to conditions in section 1813 Subject to Michigan Generally Accepted Agricultural Management Practices
Farms with agricultural commercial and tourismsales and entertainment facilities	—S	—	—	—	SL-TB—	—	Subject to conditions in Section 1149.855
Institutional farms	S		—	—	—	—	Subject to conditions in section 1814
Private stables	A	—	—	—	—A	—	Subject to conditions in section 1810Section 1109.
Public riding and/or boarding stables	—P	—	—	—	—P	—	Subject to conditions in Section 1108.section 1809
Commercial kennel/pet day care	-	-	-	-	SL-PC	-	Subject to conditions in Section 1161.
Greenhouse and plant material nursery (materials grown and sold on-site)	—S	—	—	—	P	—	Subject to conditions in section 1811Section 1110.
Artisan food and beverage production	-	-	-	-	SL-PC	-	Subject to conditions in Section 1159.

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Residential Districts Use Table	R-1 to R-~~5~~3	R-4 to R-5	~~RM-1 and RM-2~~ RM-LD to RM-MD	RM-HDS~~3 and RM-4~~	~~RM-5~~ AG	MHP	Notes
P = Permitted Use S~~L~~-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Tasting rooms for vineyards, distilleries, or micro-breweries on farm operations	—	—	—	—	SL-PC	—	Subject to conditions in ~~Section XX.XX~~Section 1149.
Farmers markets	—	—	—	—	SL-PC	—	
Large solar generation facility on a farm operation	—	—	—	—	SL-PC	—	Subject to conditions in Section 807, Solar energy systems.
Lodging							
Bed and breakfasts operations	S~~L~~-PC	SL-PC	—	—	—	—	Subject to conditions in ~~section 1808~~Section 1107
Civic/Institutional							
Publicly owned and operated libraries	SL-PC~~P~~	SL-PC	P	P	—	P	
Cemeteries	S~~L~~-PC	SL-PC	—	—	—	—	Subject to conditions in Section 1111.
Houses of worship	S~~L~~-PC	SL-PC	P	P	—	P	
~~Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.~~Primary schools	~~P~~SL-PC	SL-PC	—	—	—	—	
~~Public, parochial and private intermediate and/or s~~Secondary schools ~~offering courses in general education, not operated for profit.~~	S~~L~~-PC	SL-PC	P	P	—	—	A~~ccess must comply with regulations in section 2118~~

Residential Districts Use Table	**R-1 to R-~~5~~3**	**R-4 to R-5**	**~~RM-1 and RM-2~~ RM-LD to RM-MD**	**RM-HDS~~3 and RM-4~~**	**~~RM-5~~ AG**	**MHP**	**Notes**
P = Permitted Use S~~L~~-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Colleges, universities, and other such institutions of higher learning~~, public and private, offering courses in general, technical, or religious education and not operated for profit~~	S	S	S	S	—	—	Subject to conditions in Section 1106
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	S~~L~~-PC	SL-PC	S~~L~~-PC	S~~L~~-PC	S~~L~~-PC	S~~L~~-PC	
Recreation							
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	P	
~~Publicly owned and operated recreational facilities~~	~~P~~		~~P~~	~~P~~	~~—~~	~~P~~	
Golf courses	S~~L~~-PC	SL-PC	P	P	—	—	Subject to conditions in Section 1105~~ section 1806 and footnote 4 in the schedule of regulations~~
Institutional or community recreation centers and nonprofit swimming pool clubs	SL-PC~~P~~	SL-PC	P	P	P	P	Subject to conditions in ~~section 1805~~Section 1104
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—	—	—	—	—	P	

Residential Districts Use Table	R-1 to R-~~5~~3	R-4 to R-5	~~RM-1 and RM-2~~ RM-LD to RM-MD	RM-HDS~~3 and RM-4~~	~~RM-5~~ AG	MHP	Notes
P = Permitted Use SL-PC = Special ~~Conditional~~ Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Private or public recreation vehicle campgrounds	—	P*	—	—	—	—	*Principal use in R-4 only. ~~Subject to conditions in section 1852~~ Subject to conditions in Section 1146.
Other							
One office building to be used exclusively for conducting the business operation of the mobile home park	—	—	—	—	—	P	
Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants	—	—	—	—	—	P	
Storage of recreation vehicles	—	—	—	—	—	P	Subject to conditions in Section 1147. ~~section 1853~~
Incidental Sales and Services	-	-	A	A	-	-	Subject to conditions in Section 1132.
Keeping of more than four (4) dogs in one-family residential districts	P	P	-	-	P	-	Subject to conditions in Section 1113.
Wireless communication towers and antennas	See ~~section 1850~~Section 1144.						

4. ~~Office and business districts schedule of uses identifies the uses allowed in the following residential districts:~~

~~a. OS-1 office service districts: The intent is to accommodate uses such as offices, banks and personal services.~~

~~b. B-1 local business districts: The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.~~

~~c. B-2 community business districts: The intent is to cater to the needs of a larger consumer population than is served by the local business districts.~~

~~d. B-3 general business districts: The intent is to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the local business district or the community business distri~~

~~Office and~~ **Business Districts Use Table**	NB	GB	**Notes**
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Retail and Services			
Retail	P	P	
With drive-through or drive-in facilities	SL-PC~~P~~	SL-PC~~P~~	Subject to conditions in Section 1118.~~823~~
Antique businesses	P	P	Pawnbrokers, secondhand dealers and junk dealers are not included in this use
Secondhand apparel businesses	P	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Coin Laundry		P	
Commercial kennel/Pet Day Care	—	—	All activities are conducted within enclosed main building; all buildings are set back at least two hundred (200) feet from abutting residential districts on the same side of the street
~~Mortuary establishments~~Mortuaries/~~F~~funeral Homes	SL-PC	SL-PC	Subject to conditions in Section 1115.~~818~~
Personal service establishments	P	P	
	P	P	Up to 15,000 square feet in size
Adult/child day care center + preschools	P	P	Subject to the conditions in Section 1155.~~861~~

Office and Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Smoking lounges	P	SL-PC	Subject to the conditions in Section 1131.836
Veterinary clinics	P	SL-PCP	Subject to conditions in Section 1116.820
Veterinary hospitals	P	SL-PCP	Subject to conditions in Section 1117.821
Temporary sidewalk, outdoor and tent sales for principal use	A	A	Subject to conditions in Section 1128.832
Temporary sales unrelated to principal use	A	A	Temporary use subject to approval by the Zoning Board of Appeals. See Section 2404.3.fAppeals per Section 1704.4.B
Tattoo parlor		P	
Building material sales, garden center, and similar uses.Retail sales of plant material not grown on the site, lawn furniture, playground equipment and/or garden supplies.	S	SL-PC S	Subject to conditions in Section 1125.828
Open air businessOutdoor storage or display of merchandise, goods or items associated with a permitted use	S	SL-PC	Subject to conditions in Section 1119.1824
Banks, credit unions, savings and loan establishments and similar financial institutions	P	P	With no drive-through
	PSL-PC	PSL-PC	Up to two (2) drive-through teller windows or automated teller windows and stand-alone automatic bank teller machines, subject to conditions in Section 1118.823
	P SL-PC	PSL-PC	With drive-through, subject to conditions in Section 1118.823

~~Office and~~ Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Medical offices	P	P	Medical offices up to 15,000 square feet in size
	~~P~~ — SL-PC	~~P~~SL-PC	Medical offices over 15,000 square feet in size
Medical clinics	--	P	
Massage therapy		P	Subject to conditions in Section 1140
Urgent care facilities	--	P	
Office buildings and uses	P~~SL-PC~~	P~~SL-PCS~~	Offices up to 15,000 square feet in size
	--	~~P~~SL-PC	Offices over 15,000 square feet in size
Restaurants	P	P	~~SCU is subject to conditions in section 1822~~
Drive-through restaurants	~~P~~ — SL-PC	~~P~~SL-PC	Subject to conditions in Section 1118. ~~823~~
Outdoor or sidewalk cafes	A	A	Accessory use to existing restaurant, subject to conditions in Section 1120.~~825~~
Hotels	--	SL-PC~~SL-PC~~	Subject to conditions in Section 1123.
Extended Stay Hotels	--	SL-PC ~~SL-PC~~	Subject to conditions in Section 1124.
Motels	–	~~SL-PC~~ SL-PC	Subject to conditions in Section 1122.~~827~~
Civic/Institutional			

~~Office and~~ Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	~~S~~P	~~S~~P	
Public utility buildings, without storage yards; water and sewage	–	–	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	--	SL-PC	
Recreation			
~~Arcades and similar uses~~			~~Subject to conditions in section 1102.8~~
Theaters, public assembly halls, concert halls or similar places of public assembly	~~P~~	P~~P~~	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges and similar uses	~~S~~	~~SL-PCS~~	Subject to conditions in Section 1130.~~835~~
Outdoor children's amusement parks, miniature golf courses, golf driving ranges and similar uses	–	~~SL-PC~~	Subject to conditions in Section 1130.~~834~~
Health clubs, fitness centers, gyms and aerobic clubs, health and fitness center	~~P~~	~~P~~SL-PC	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	~~P~~	SL-PC	Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district
Automotive/Transportation			
~~Automobile car~~Vehicle wash, automatic or self-service	~~P~~	SL-PC	Subject to conditions in Section 1129.~~833~~
~~Bus passenger stations~~	~~A~~	~~A~~	

Office and Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Gasoline serviceVehicle fueling/multi-use station with or without minor repair and sale of incidental minor accessories or convenience items.	SL-PCP	SL-PCP	Subject to the conditions in Section 1126.829
Minor automotive repair businesses	SSL-PC	SSL-PC	Subject to conditions in [section] 1127.830
Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles	S	SL-PC	Subject to conditions in [Section] 1121826
Off-street parking lots as primary use	A	A	Subject to conditions in section 1202.
Railroad lines, rail spurs and similar rail transport access facilities	P–	P–	Subject to conditions in Section 1145.851
Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots	–	–	Subject to conditions in Section 1156.862
Accessory Uses			
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	
Incidental Sales and Services	–	A	Subject to conditions in Section 1132
Other			
Wireless communication towers and antennas	See Section 1144		

5. Town center districts: Schedule of uses identifies the uses allowed in the following residential districts:

a. TC-1 districts: The intents is for a non-residential zone with a mixture of commercial, office, research and development and recreational uses.

b. TC-2 districts: The intent is for a mixture of commercial, office, residential and recreational uses.

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c. TC-3 districts: The intent is for commercial and office uses that provide convenience goods and services to residents of the township.

d. TC-4 districts: The intent is for primarily residential uses.

e. TC-5 district: The intent is for this area to be the civic zone with governmental and civic uses including the township hall, district court, National Guard Armory and library.

Town Center Districts Use Table	TC-1	TC-2	TC-3	TC-4	TC-5	Notes
P = Permitted Use S = Special Conditional Use A = Accessory Use — = Not permitted						
Residential Uses						
Detached single-family residential		P	P	P		Subject to regulations in section 1801
Two-family residential with individual entrances and garages		P		P		
Attached single-family residential/townhouses with individual entrances and garages		P		P		
Residential dwellings on upper floors within mixed-use buildings		P	P			
Live/work units with a dwelling unit on the upper floor above a first floor space under the same ownership that can be used for a commercial use		P	P	S		
Senior assisted living		P	P	P		

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Nursing homes		P	P	S	P	
Accessory Uses						
Accessory home occupations		P	P	P		Subject to conditions in section 1802
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	A	A	
Retail and Services						
Retail establishments within an enclosed building	P	P	P			Floor area 30,000 sq. ft. or less
	S	S	S			Floor area above 30,000 sq. ft.
Drive thru service accessory to a retail use	S	S	S			
Child care centers, preschool and commercial day care	P	P	P			Subject to the conditions in section 1861
Dry cleaning drop-off stations	P	P	P			
Gasoline service stations and carwashes	S					

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Personal service establishments such as barber/beauty shops dry cleaning drop-off stations, shoe repair shops and tailoring	P	P	P			
Lodging and Restaurants						
Restaurants, taverns, bars, delicatessen, food carryout, and similar establishments serving food or beverages, including sidewalk cafes, but excluding drive-through	P	P	P			Sidewalk cafes are subject to conditions in section 1825
Drive-through restaurants	S					
Hotels	P	P	P			
Bed and breakfast inns	P	P	P	S		
Banquet halls	S	S	S	S	S	
Office and Financial						
Banks with up to three drive-through teller lanes	P	S	S			
Medical offices, clinics and hospitals	P	P	P			
Professional offices	P	P	P			
Real estate, insurance and investment brokers	P	P	P			

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Research and development, including laboratories, prototype development and testing facilities	S					
Veterinary hospital, small animal	S	S	S			
Recreation						
Assembly halls, recreational clubs, fraternal order halls, lodge halls or other similar places of assembly	P	P	P		P	
Golf courses	P	P	P	P	P	
Health clubs, fitness centers, gyms and aerobic clubs	P	P	P			
Indoor recreation such as bowling alleys, racket ball courts, skating rinks and swimming pools	P	P	P	S	P	
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	
Civic						
Houses of worship	P	P	P	S	P	
Public, private or parochial schools	P	P	P	S	P	
Public/government buildings such as; township/state/co	P	P	P		P	

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unty offices, public museums, libraries and community centers						
Essential public services	P	P	P	P	P	
Other						
Wireless communication towers and antennas	See section 1850					

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5. Industrial districts schedule of uses identifies the uses allowed in the following residential districts:

a. IRO industrial research office districts: The intent is to provide for a mixture of office, research and industrial facilities.

b. I-1 light industrial districts: The intent is to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects no manner affect in a detrimental way any of the surrounding districts.

c. I-2 general industrial districts: The intent is for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.

d. I-3 industrial districts: The intent is to provide locations for industrial uses which, due to the nature of activities conducted, are not well suited to locations within I-1 or I-2 districts and whose effects on abutting property as well as beyond the district may impair the use of such abutting property.

e. I-C industrial and commercial districts: The intent is to accommodate manufacturing, assembling and fabrication activities including business activities which are not well suited to locations in business districts due to their impact on abutting neighborhoods or due to their requirements for large site areas not available in the township's limited business distric

Industrial Districts Use Table	**I-T**	**L-M**	**ICR C**	**Notes**
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Industrial Uses				
Blast furnace, steel furnace, blooming or rolling mill		P	P	Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district

Industrial Districts Use Table	I-T	L-M	ICR-C	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium		S		Subject to conditions in Section 115
Garbage, refuse and rubbish transfer stations		P	P	Subject to conditions in Section 1152.1858
Heating and electric power generating plants, and all necessary uses		SL-PC	SL-PC	
Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant		P	P	Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling		P	P	Subject to conditions in Section 1842 1137 and Article V, Jjunkyards and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances Charter Township of Ypsilanti
Lumber and planing mills	SL-PC	SL-PC	SL-PC	Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district
Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.		P	P	Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small molded rubber products	SL-PCP	P		In IROI-T, must be in enclosed building

Industrial Districts Use Table	I-T	L-M	ICR-C	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas	SL-PC~~P~~	P		In ~~I~~-T~~IRO~~, must be in enclosed building
Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs	~~P~~ SL-PC	P		In I-T~~RO~~, must be in enclosed building
Manufacture, compounding, assembling or treatment of Articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.	SL-PC	P		In ~~IRO~~I-T, must be in enclosed building
Manufacture, compounding, processing, packaging, or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops	SL-PC	P		In ~~I~~-T~~IRO~~, must be in enclosed building
Metal plating, buffing, and polishing	SL-PC	SL-PC	~~SL-PC~~	Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances
~~Mini-warehouses~~Self-Storage Facilities and storage buildings for lease to the public	SL-PC	SL-PC		Subject to conditions in Section ~~1839~~ 1134.
Petroleum or other inflammable liquids, production, refining or storage		P		Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district

Industrial Districts Use Table	I-T	L-M	ICR-C	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Sand and gravel extraction		P		Subject to conditions in Section 1148. 854
Smelting of copper, iron or zinc ore		P		Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
Last mile logistics and distribution warehouses and uses.			P	
Large Scale Customer Fulfillment Centers			P	
Laboratories, experimental technology testing facilities.			P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.			P	
Green infrastructure and technology			P	
Data centers for the storage and warehousing of computer servers.			P	
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and suppliesOutdoor Storage and Contractors/Landscapers Yard	P	P		Subject to conditions in Section 1157863.
Open Air Business	SL-PC	PSL-PC	SL-PC	Subject to condition is Section 1119.
Warehouses and storage	P	P		

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Industrial Districts Use Table	I-T	L-M	ICR~~-G~~	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor boat, house trailer, automobile garage or agricultural implement sales	SL-PC	SL-PC	~~SL-PC~~	
Laboratories, experimental, film or testing	SL-PC~~P~~	P		In I-T ~~I-RO~~, must be in enclosed building
Medical laboratories	P	P		
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P		In I-T~~RO~~, must be in enclosed building
Agricultural				
Farm operation	P	P		
Greenhouse and plant material nursery (materials grown and sold on-site)	P	P	~~P~~	
Community Supported Agriculture	SL-PC	-	-	
Office and Financial				
Office buildings	P			
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P			
Retail and Services				
~~Adult entertainment facilities~~Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139~~844~~.
Adult/child day care center + preschools	SL-PC			

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Industrial Districts Use Table	I-T	L-M	ICR-C	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Commercial kennels/ pet day care	P	P		Subject to conditions in Section 1161
Massage therapyestablishment			SL-PC	Subject to conditions in Section 1140.845
Medical marihuana dispensaries and medical marihuana nurseries	SL-PC	SL-PC		Subject to conditions in Section .841
Pawnbroker, secondhand dealer, and junk dealer facilities			SL-PC	Subject to conditions in Section 1141.846
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Personal service establishments	A			Permitted as accessory use only in I-TIRO, subject to conditions in section 1837
Retail	SL-PC			Such uses shall comprise not more than 20 percent of the land area of an overall development., subject to conditions in section 1837
Tattoo facilities parlor			SL-PC	Subject to conditions in section 1847
Medical Marihuana				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)			P	
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	

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Industrial Districts Use Table	I-T	L-M	ICR~~-G~~	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
Recreational Marihuana				
Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
Lodging and Restaurants				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.~~837~~
Restaurants	SL-PC			~~Subject to conditions in Section 1822.b~~
Civic/Institutional				
Hospitals	P			

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Industrial Districts Use Table	I-T	L-M	ICR-~~C~~	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Trade or industrial schools	P	P		No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143. ~~849~~
Public/government buildings	P			
Public utility buildings, excluding wastewater treatment plants	P	P		
Transfer and electricity and gas service buildings and yards	P	P		
Wastewater treatment plants		P	SL-PC	Subject to conditions in Section 1154.~~860~~
Recreation				
Assembly halls, display halls, convention center, theater, or similar places of assembly	P			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	SL-PC	SL-PC		Permitted as accessory use only in ~~IRO~~ I-T
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T~~RO~~. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.~~859~~
Outdoor spat ball, simulated war games and similar activities		P		Subject to conditions in Section 1151. ~~857~~

Industrial Districts Use Table	I-T	L-M	ICR~~-C~~	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval **SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted**				
Outdoor theaters		SL-PC	~~SL-PC~~	Subject to conditions in Section 1138.~~843~~
Racetracks (including midget auto and karting tracks) and dirt tracks		P		Subject to conditions in Section 1150.~~856~~
Automotive/Transportation				
Airports	SL-PC	SL-PC		Subject to conditions in Section ~~1402.3~~1133.
Auto engine and body repair, and undercoating shops	SL-PC			When conducted in enclosed building
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.~~848~~
Freight terminals	P	P		
Railroad transfer and storage tracks, railroad rights-of-way	P	P		
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.~~851~~
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
Other				
Wireless communication towers and antennas	See Section 1144.			

(Ord. No. 2018-476 , § 2, 2-20-18)

ARTICLE V – FORM BASED DISTRICTS

Sec. 500. - Intent and Purpose:

1. *Intent:* The Master Plan identified development areas within the Township that place greater emphasis on regulating urban form and character of development. Within these development areas the Township encourages development with a mix of uses, including public open space, in order to provide transit-oriented development in a sustainable way. The Form-Based Mixed-Use Districts are intended to implement the vision, goals, and objectives of the Township Master Plan, the E. Michigan Avenue and Ecorse Road Placemaking Plan, and the Re-Imagine Washtenaw Plan.

   Located along Township corridors, the purpose is to transform the corridors into a vibrant, dynamic area through placemaking and the attraction of new investment. Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, and service uses. The redevelopment of corridors will help diversify the Township housing and commercial stock and incorporate architecturally interesting buildings.

2. *Purpose:* The general purpose of these regulations is as follows:

   A. Promote new investment opportunities by allowing a wide range of potential uses and techniques to expand the employment and economic base.

   B. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.

   C. Ensure that development is designed for all modes of transportation.

   D. Promote mixed-use development.

   E. Ensure reasonable transition between higher intensity development and adjacent neighborhoods.

   F. Improve mobility options and reduce the need for on-site parking by encouraging all modes of transportation, through shared parking, and through on-street parking.

   G. Provide predictable development approval process.

   H. Encourage lot consolidation to provide for larger developable sites.

Sec. 501. - Factors for Regulation:

These regulations are based on three (3) significant factors: corridor type as identified the Master Plan, site context, and building features.

1. The Township Master Plan has identified two (2) types of corridors:

   A. Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas; and

   B. Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic.

2. Site context is derived from existing and desired characteristics of an area and recognizes the inherent conditions of the areas where these regulations are applied. Regulated site types are organized by shape, size, orientation, and location.
3. Building feature addresses the manner in which buildings and structures relate to their lots, surrounding buildings, and street frontage. The shape of the building, the land area to volume ratio, and the orientation of the building has a significant impact upon the character of an area. Building form standards control height, placement, building configuration, parking location, and building transparency applicable to the site context.

Sec. 502. - Applicability and Organization:

1. Applicability:

A. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.

B. The requirements of this Article shall not apply to:

(1) Continuation of a permitted use within an existing structure.

(2) Changes of use within existing structures that do not require increased parking.

(3) Normal repair and maintenance of existing structures that do not increase its size or parking demand.

2. *Regulating plan*: The Form Based District shall be governed by a Regulating Plan that is specific to the area.

A. The Regulating plan based on the site type determines building form and allowable use for each property within a form-based district.

B. The Regulating plan is based on four (4) factors: Corridor Type, Site Type; Building Form; and Use Group.

(1) Corridor Type: Corridor types are identified as Neighborhood, Regional, or Town Center as determined by the Master Plan.

(2) Site Types: Site Types are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.

(3) Building Form Standards and Types: Building form standards and types establish the parameters for building form, height, and placement, and are specifically applied to each district based upon the regulating plan.

(4) Authorized Use Groups: Authorized land uses are organized by use groups. Authorized use groups are specifically applied to each District based upon the regulating plan.

C. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:

(1) Find the site in question on the regulating plan map.

(2) Identify the corridor type: Corridors will be classified Neighborhood, Regional, or Town Center.

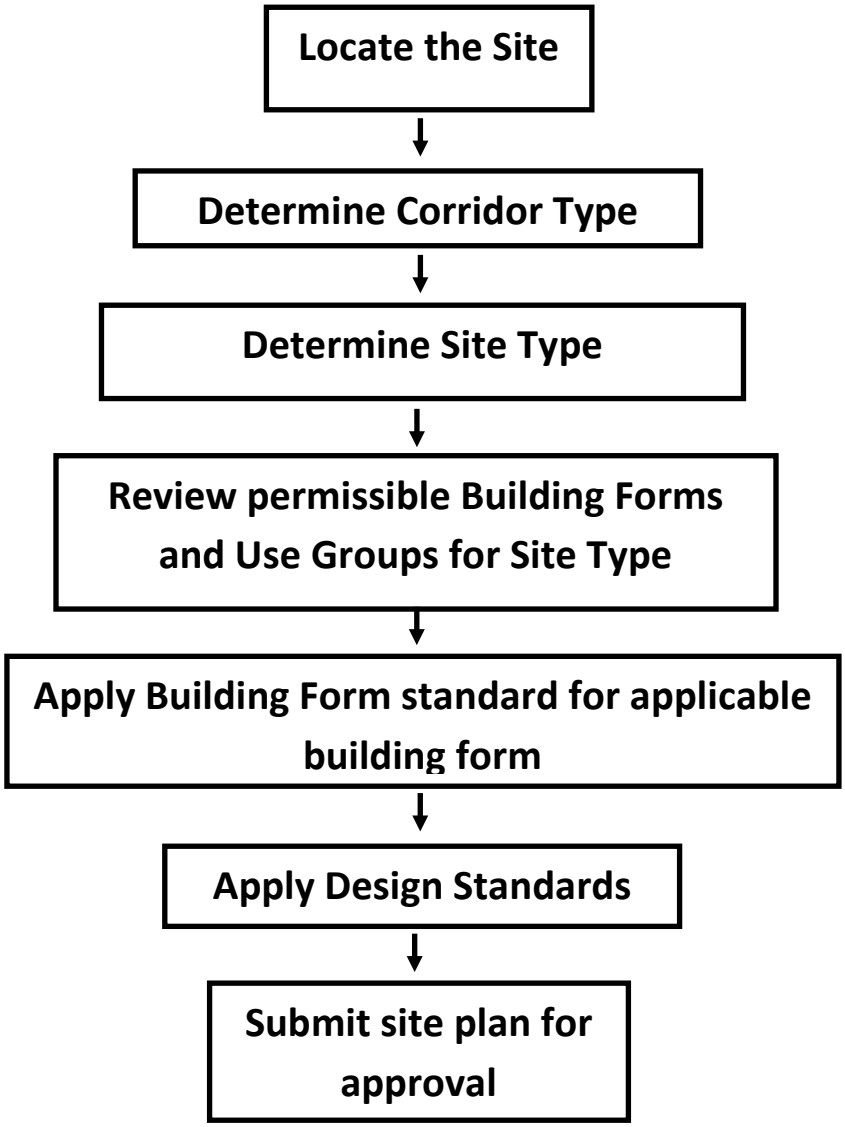
(3) Identify the site type for the site in question. Sites will be classified Site Type A, B, or C.

(4) Consult the Use Groups and Building Forms Permitted table in which the site is located. The table will identify if a use group or building form is permitted, permitted with conditions, or not permitted for the site type and street type combination of the site in question.

(5) Follow the regulations for the chosen building form when designing the development application.

(6) Follow the design standards as listed in Section 507.

(7) Obtain site plan approval or special use approval for the chosen building form and use, as appropriate.



3. Design standards: General design standards, set forth in Section 507, are supplementary to other requirements of the Ordinance. Generally, the design standards regulate building placement, parking orientation, landscaping, and other site design requirements.
4. Modification of district boundaries: Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of Article 18.
5. Modification of regulating plan: Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Article 18.

   The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

   A. The applicant's property cannot be used for the purpose permitted in the form-based district.
   B. Area has been added to or deleted from the subject property in question, requiring the modification.
   C. The proposed modification and resulting development will not alter the essential character of the area.
   D. The proposed modification meets the intent of the district.
   E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.
   F. Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.
6. Nonconformities: Nonconformities shall be regulated in accordance with Article 16 of this Ordinance.

Sec. 503. – Standards:

1. Corridor types:

A. Neighborhood: Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas. Buildings are set close the street with parking in back. Generally, the sites and buildings are of a smaller scale that can be accessed by pedestrians with as much ease as vehicles

B. Regional: Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto oriented uses that draw customers both regionally and locally. Compared to Neighborhood Mixed-Use Corridors areas they are high intensity and feature the largest scale of commercial development.

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

2. *Site types:*

Site types are determined by a number of factors including size, access, length of frontage, location, and context. Not all site types are located in every corridor.

A. Site Type A:

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the street and neighboring residential areas. Site Type A lots are typically mid-block and not located on a corner. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses. These sites are intended for small sized neighborhood residential, commercial/office, or mixed-use sites.

B. Site Type B:

Made up mostly of lots mostly between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for residential, commercial and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

C. Site Type C:

The sites in Site Type C are mostly larger than one (1) acre in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market. These sites are intended for community commercial/office, multiple family residential, and mixed-use sites.

D. Site Type D:

The sites in Site Type D are very large sites are generally two (2) acres or greater in area. Site Type D size and character may vary based on the unique characteristic of each parcel. This category is intended for light industrial, mixed-use sites, large scale retail, and campus style developments. Site Type D are large lots with the potential for out lots of smaller building types on same parcel.

3. *Building form standards:*

A. The form-based districts permit a series of building forms, dependent on the site context. The building forms are designated within the district location based on the regulating plan. Building forms are classified in the following manner:

(1) Permitted building forms: These building forms are permitted as of right in the locations specified.

(2) Prohibited building forms: Building forms that are not identified as permitted in the locations specified are prohibited.

(3) Exceptions: For all building forms in all locations, awnings, signs, other projections (architectural projections, bay windows, etc.) may project into the required building line by up to five (5) feet. Projections will be reviewed by the Township to ensure public safety.

B. The regulating plan dictates the site type for each individual property in the district. Building forms are identified within each district as permitted or not permitted based upon the site type.

C. Non-residential development shall follow the height, setback, and greenbelt provisions below when adjacent to any residentially zoned or used property:

(1) Setback and greenbelt:

a. Site Type A and B: The following setback and greenbelt shall be provided for any parcel zoned Site Type A or B that is adjacent to a residentially zoned or used parcel.

i. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening constructed alley or street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the building on the parcel zoned form-based.

ii. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum ten (10) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened with a solid fence or decorative wall up to six (6) feet in height erected parallel to any common lot line, with a ten (10) foot wide planting strip along the base of the wall or fence that consists of one (1) evergreen tree and one (1) canopy tree per thirty (30) lineal feet along the property line.

iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards as set forth in Section 503.c.2.a.

b. Site Type C and D: The following setback and greenbelt shall be provided for any parcel zoned Site Type C and D that is adjacent to a residentially zoned or used parcel.

i. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, the setback from the property line of the residentially zoned or used parcel shall be no less than one and half (1.5) times the height of the building on the non-residential parcel.

ii. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum twenty (20) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped in accordance with Section 1301.3.H.

iii. The Planning Commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in

the building form. In the review of the deviation, the Planning Commission shall consider the standards set forth in Section 503.c.2.a.

(2) Deviation Standards:

a. Height, setback, and greenbelt deviations may be granted by the Planning Commission if the following is found:

i. The deviation shall not adversely impact public health, safety, and welfare.

ii. The deviation shall maintain compatibility with adjacent uses.

iii. The deviation shall be compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.

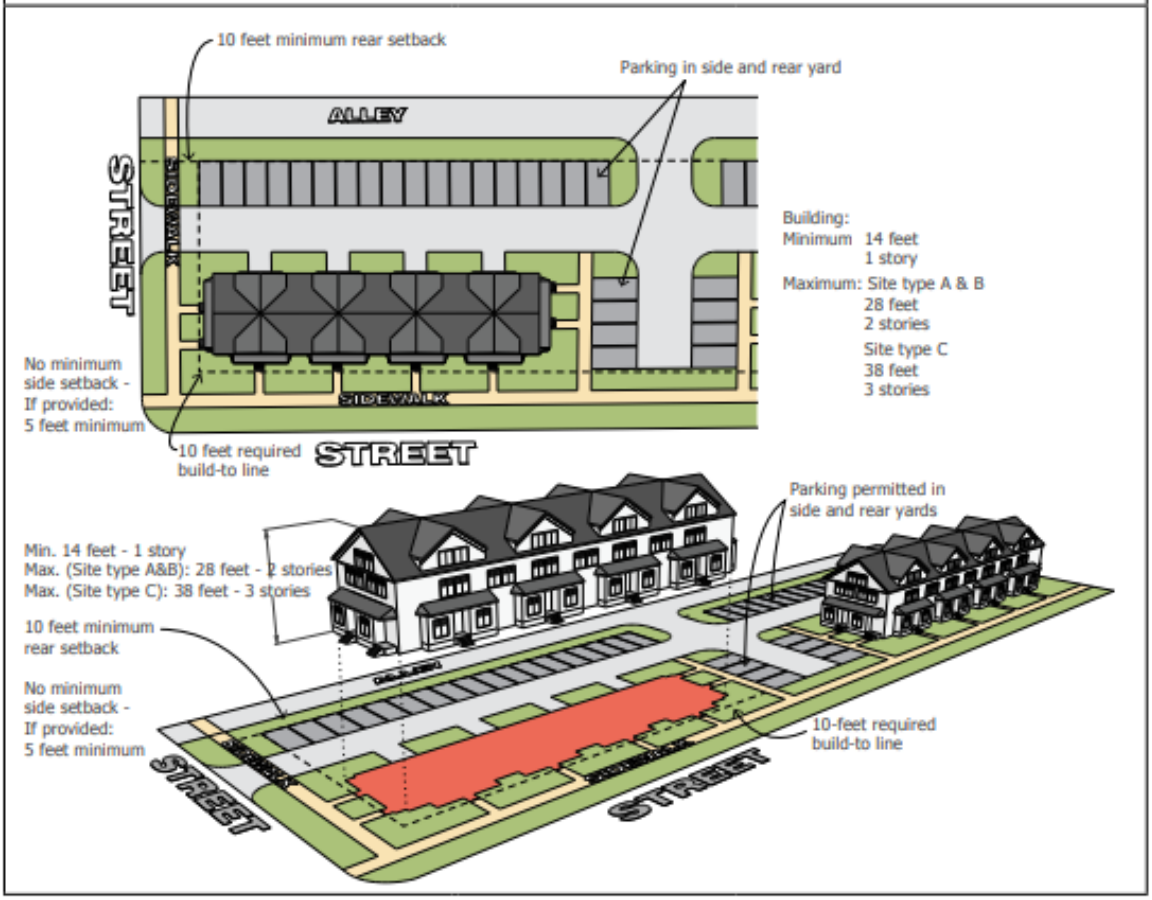
iv. The deviation shall not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.

v. The deviation shall be in compliance with all other standards in this Ordinance.

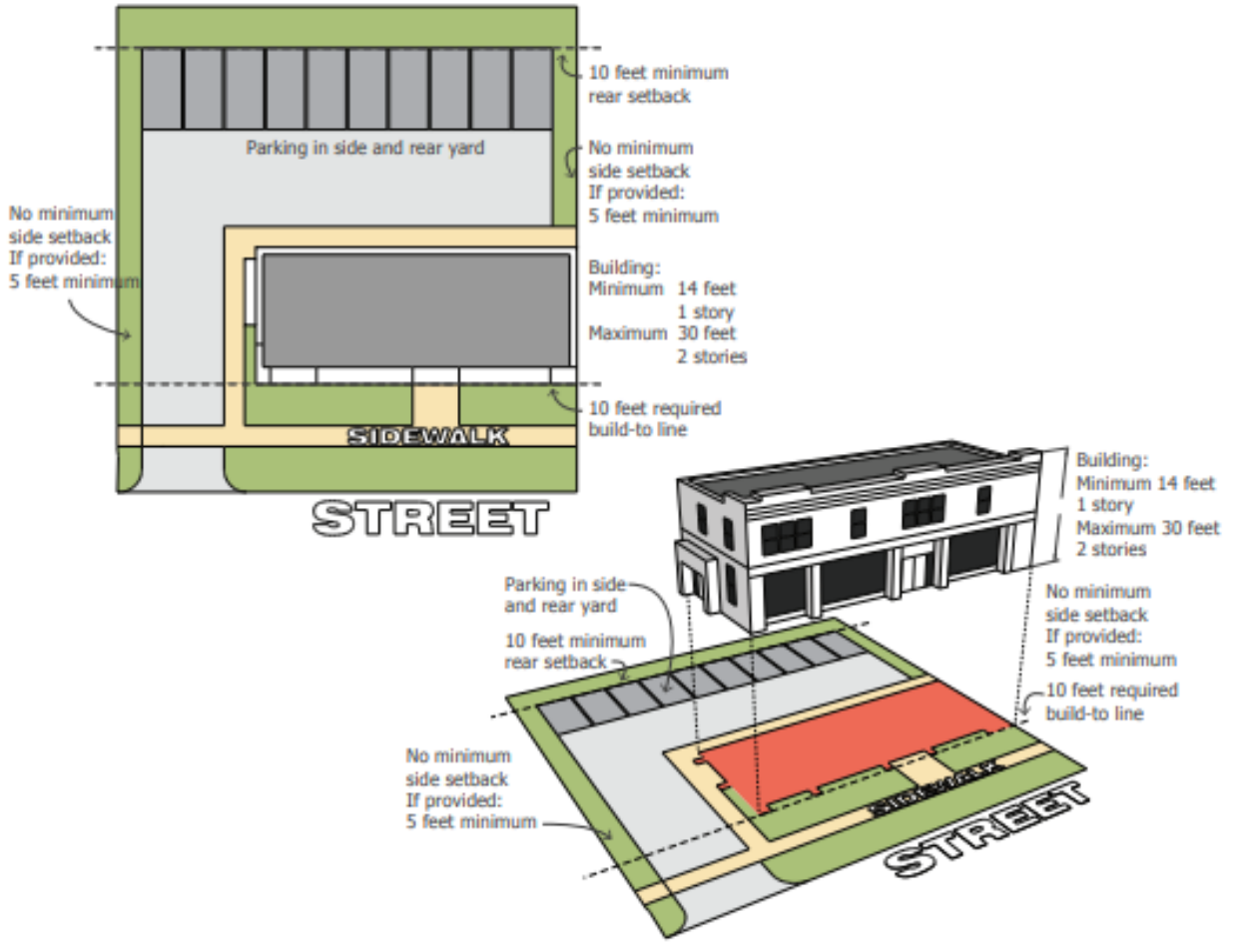
vi. The deviation shall not adversely impact any on-site or off-site natural features.

4. Building Form Types:

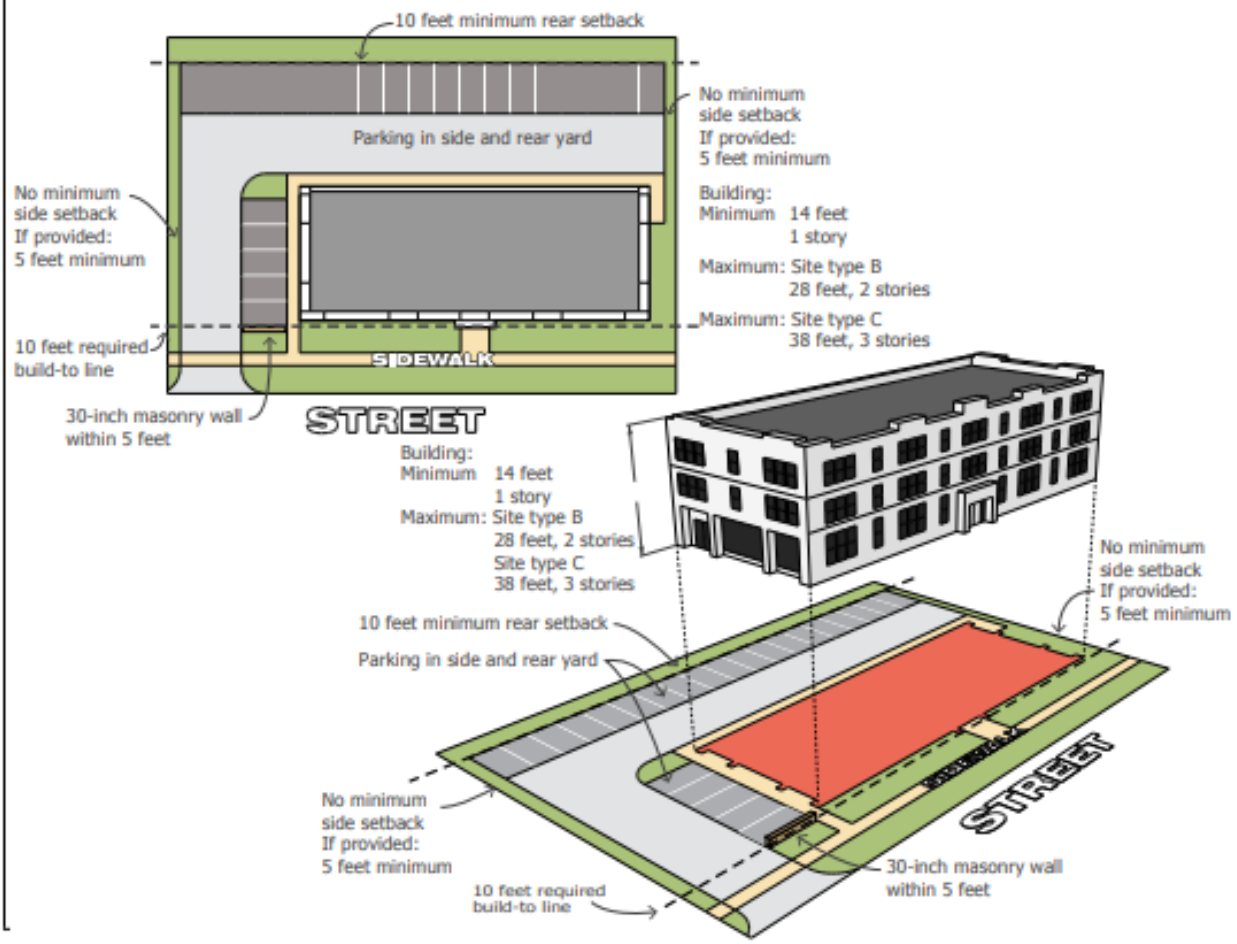
Building Form A.1		
Building Form A.1: Small, generally single-purpose buildings for residential. Typically situated on a smaller lot, adjacent to single family residential.		
Building Height		
Minimum 1 story, 14-foot height, **Max.:** 2 stories, 28-foot height (Site type A & B), **Max.:** 3 stories, 38-foot height (Site type C & D)		
Building Placement		
Front Yard: 10-foot required build-to line [1] 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration.	**Side Yard:** No minimum side setback **If provided**, minimum 5 feet. For corner lots, side street yard, minimum 5 feet.	**Rear Yard**: Minimum 10-foot rear setback
Lot		
Impervious Surface: Maximum 80% **Access and circulation:** Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	**Parking location:** Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
[1] The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



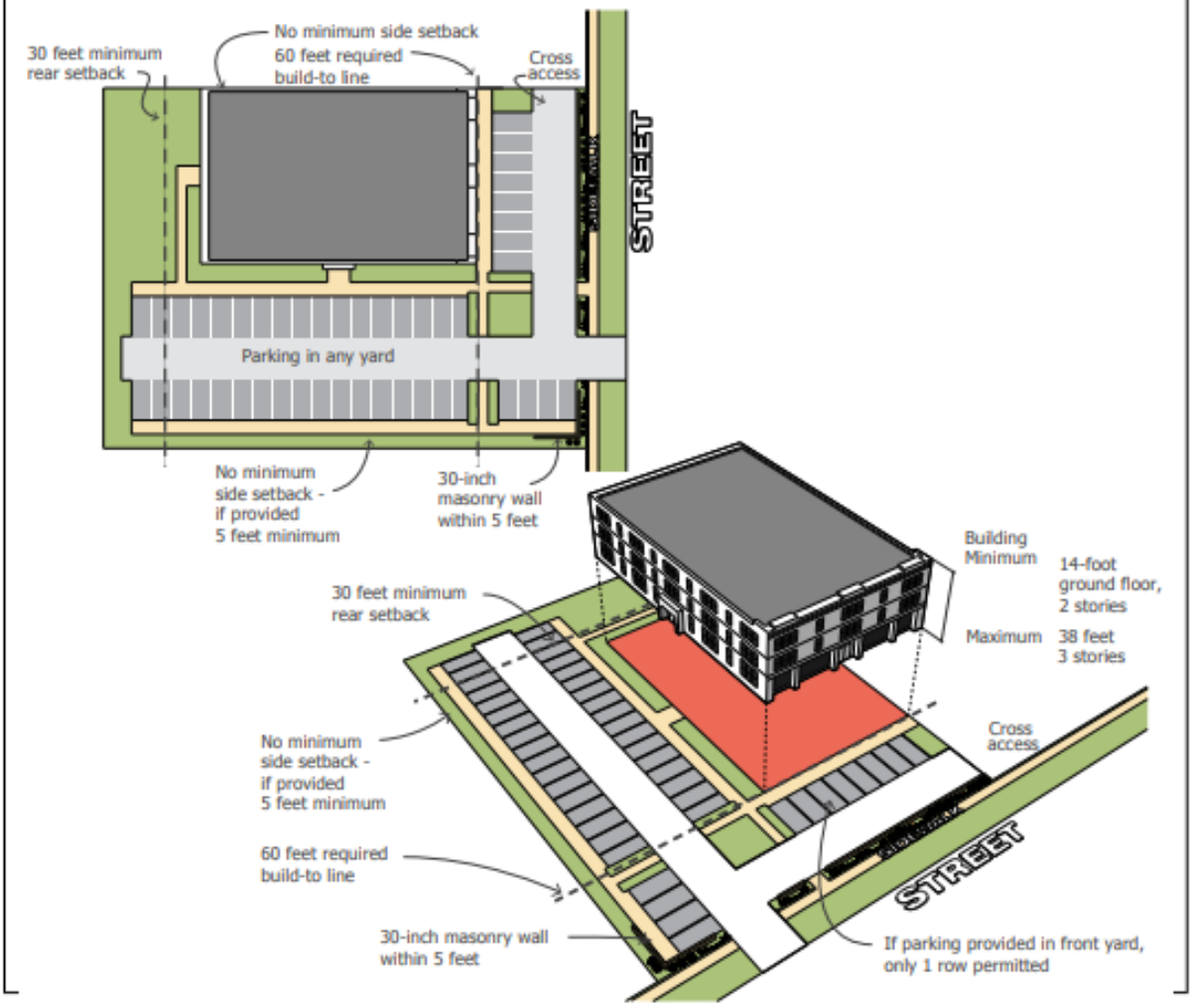
Building Form A.2		
Building Form A.2: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated on a smaller lot within the district. Adjacent to single-family residential.		
Building Height		
Minimum 1 story, 14-foot height, **Maximum** 2 stories, 30-foot height		
Building Placement		
Front Yard: 10-foot required build-to line [1] 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration	**Side Yard:** No minimum side setback If provided, minimum 5 feet For corner lots, side street yard, minimum 5 feet.	**Rear Yard**: Minimum 10-foot rear setback
Lot		
Impervious Surface: Maximum 80% **Access and circulation:** Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	**Parking location:** Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
[1] The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



Building Form B		
Building Form B: Medium-sized, single- or multiple-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.		
Building Height		
Minimum 1 story, 14-foot height, **Maximum** 2 stories, 28-foot height (Site type B), Max: 3 stories, 38 foot height (Site type C, D)		
Building Placement		
Front Yard: 10-foot required build-to line [1] 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration	**Side Yard:** No minimum side setback If provided, minimum 5 feet	**Rear Yard**: Minimum 10-foot rear setback
Lot		
Impervious Surface: Maximum 80% **Access and circulation:** Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	**Parking location:** Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
[1] The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



Building Form C		
Building Form C: Medium sized single- or multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant development, although it requires a second story to encourage a mix of use.		
Building Height		
Minimum 2 stories, Ground floor 14-foot minimum height, **Maximum** 3 stories, 38-foot height, Ground floor 14-foot min. height		
Building Placement		
Front Yard: Maximum 60-foot required build-to line.	**Side Yard:** No minimum side setback If provided, minimum 5 feet	**Rear Yard**: Minimum 30-foot rear setback
Lot		
Impervious Surface: Maximum 80% **Access and circulation:** Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	**Parking location:** Parking may be located in any yard; when located in a front or side yard adjacent to the primary building and abutting the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line; if parking is provided in the front yard only 1 row is permitted	



Building Form D

Building Form D: This category is primarily designed for attached residential, however, non-residential use may be included in the ground floor. Townhouses and urban-style residential developments that are compatible with the Master Plan identified higher-density and more urban character of this area.

Building Height

Minimum: 2 stories, no minimum height, **Maximum:** 4 stories, 45-foot height, **Ground floor:** No minimum height

Building Placement

Front Yard: 10-foot required build-to line [1]
75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration.

Side Yard: No minimum side setback
If provided, minimum 5 feet.

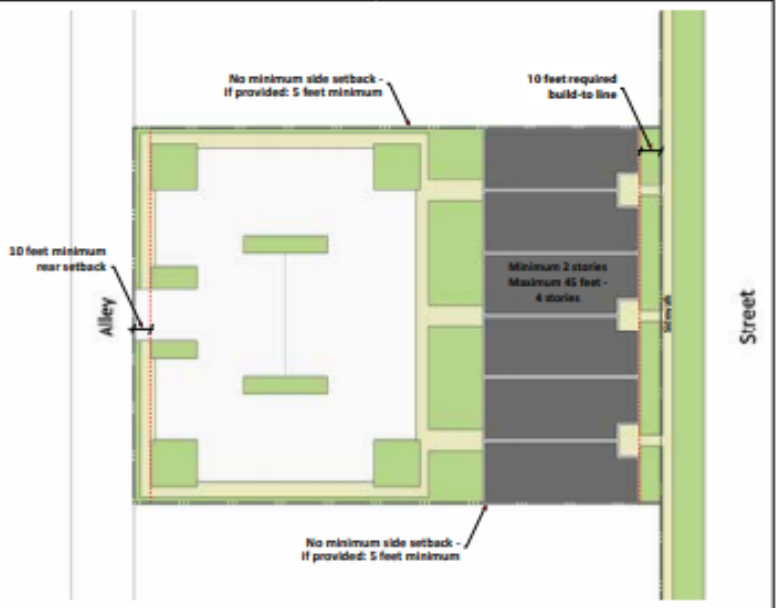
Rear Yard: Minimum 10-foot rear setback

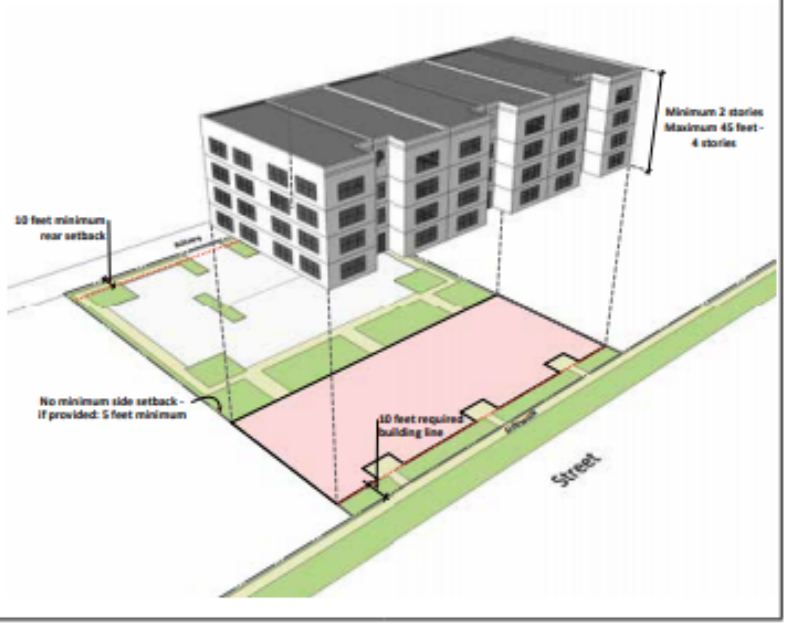
Lot

Impervious Surface: Maximum 60%

Access and circulation: Parking may be accessed from right-of-way (ROW) or alley; detached garages or multi-garage structures are permitted only in a rear yard, or behind primary buildings; pedestrian pathways shall be provided from the right-of way.

Parking location: Parking shall be located in a rear yard; parking may also be provided in integrated garages or detached garages; on-street parking within private roads in developments is highly encouraged





[1] The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.

Building Form E

Building Form E: This category provides an opportunity for large-format retail or entertainment uses within the district. They directly abut the right-of-way, provide parking in the rear or side yards, and contribute to the street atmosphere by providing a consistent street front with other, more pedestrian -oriented projects. They may be set back from the right-of-way, but only when they provide out-lots within the same project for category B, C, or D building forms on the same or on separate lots.

Building Height

Rear Building: Minimum 14-feet minimum ground floor; Maximum 38 feet, 3 stories

Front Buildings: Minimum 14-feet minimum ground floor; Maximum 30 feet, 2 stories

Building Placement

Front Yard: 10-foot required build-to line[1]

Side Yard: No minimum side setback; if provided, minimum 5 feet

Rear Yard: Minimum 10 feet rear setback

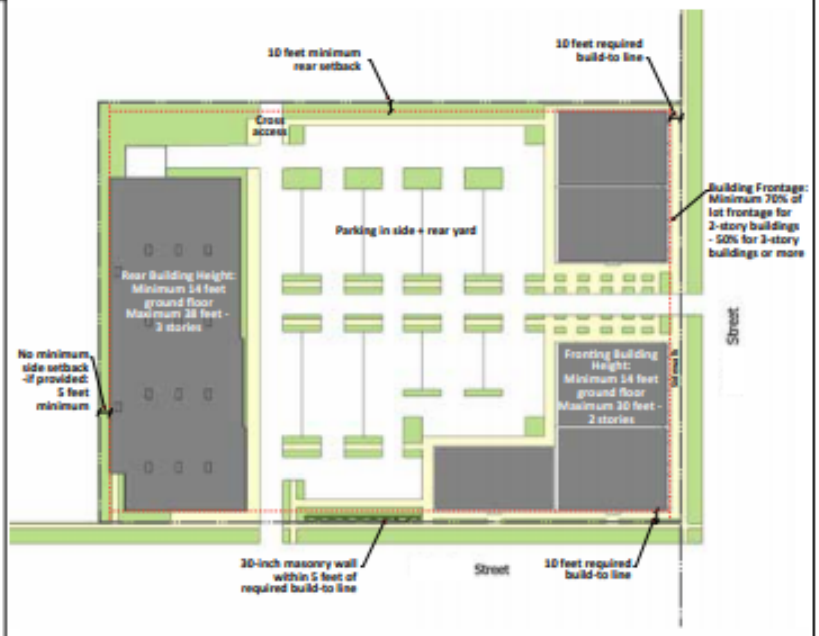
Lot

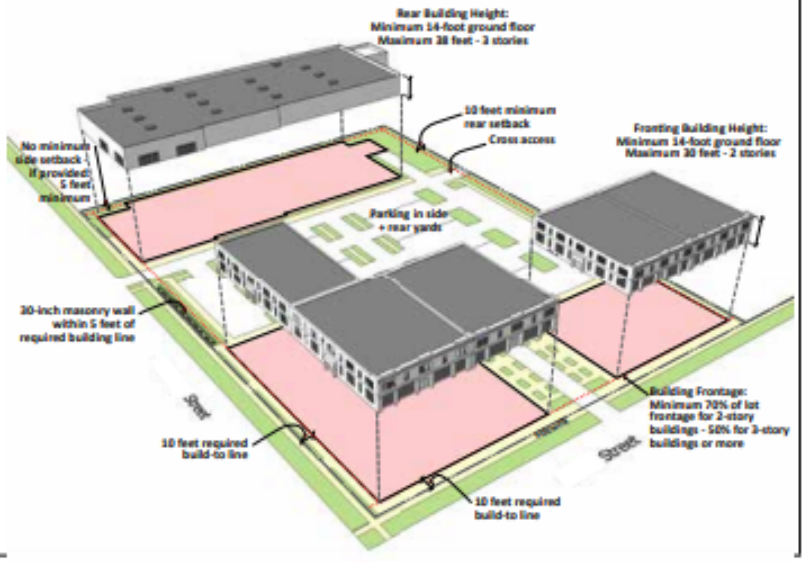
Building Frontage: Minimum 70% of lot frontage for 2-story buildings and 50% for 3-story buildings or more

Impervious Surface: Maximum 90%

Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way, and cross access shall be provided in instances where a development is within an out lot of a higher classified building form.

Parking location: Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent the primary building, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.





[1] The Planning Commission may eliminate the required build-to line for projects incorporating a permanent series of additional lots or smaller buildings in the A, B, C, or D building form categories, provided that those additional lots and/or buildings make up the entire frontage of the overall develoment along the required build-to line, with the exception of access drives. The required build-to line frontage minimum for the additional lots and/or other buildings forms along the required build-to line shall apply for each individual additional lot and/or building.

Sec. 504. – Neighborhood corridors:

1. *Authorized use groups:*

   A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.

   B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:

      (1) Permitted Use Groups. These use groups are permitted as of right in the locations specified.

      (2) Special Use Groups. These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.

      (3) Prohibited Use Groups. These use groups not indicated as permitted are prohibited in the locations specified.

      (4) Uses permitted in all locations include public parks and essential public services.

      (5) Similar Uses. If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

      The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use groups by category-neighborhood corridors:*

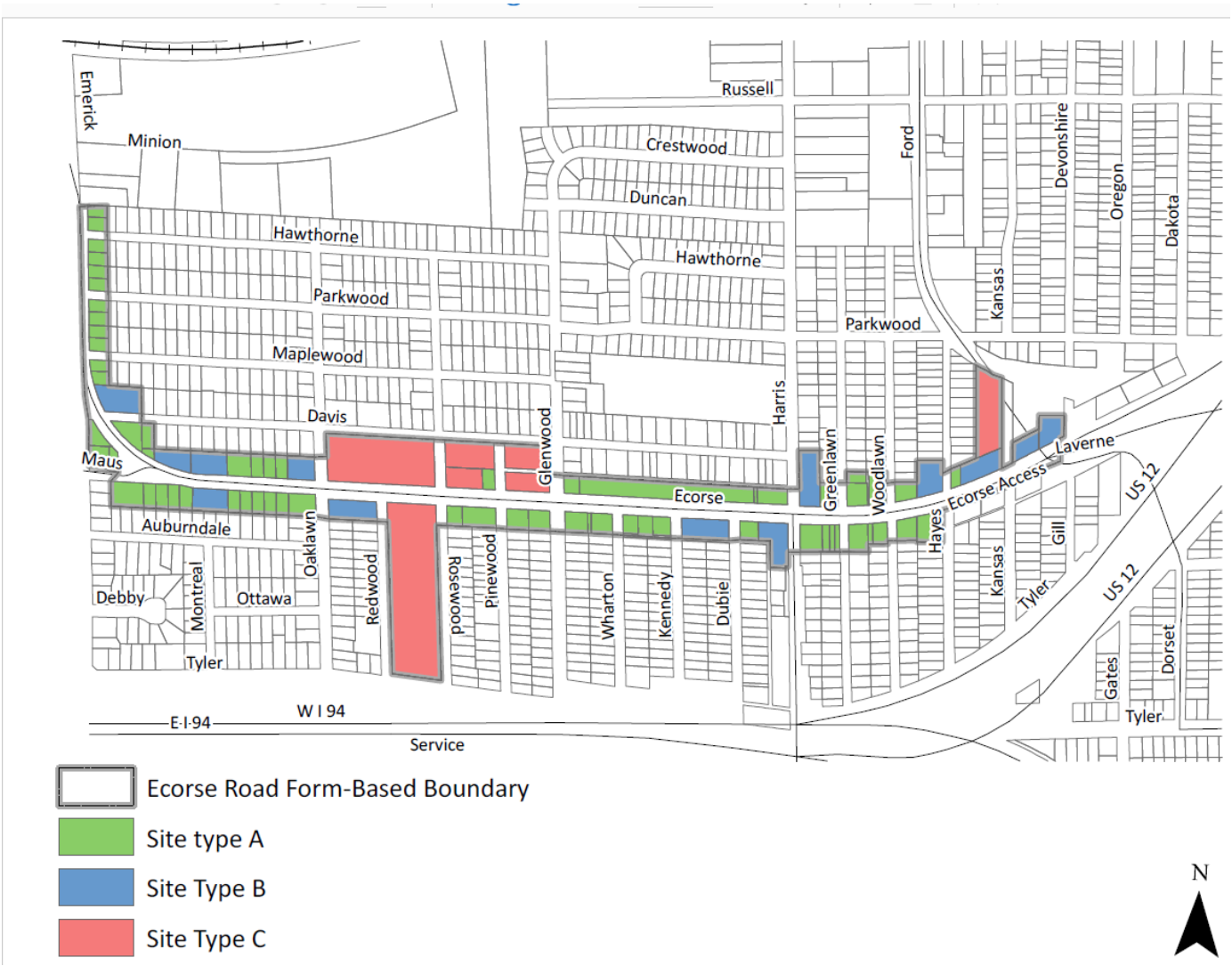
Neighborhood Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.

Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5 **Misc. Uses:**
Any single use building over ten thousand (10,000) sq/ft.
Veterinary clinics or hospitals, subject to regulations in Section 1116, or Section 1117.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Technology centers/office research/data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6 **Automotive Uses:**
Vehicle car wash, subject to regulations in Section 1129.
Financial Institution with drive-through, subject to regulations in Section 1118.
Vehicle fueling/multi-use station, subject to conditions in Section 1126.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

3. Ecorse Road:

A. Ecorse Road Form Based Code District Regulating Plan:



B. Ecorse Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

4. Packard Road:

A. Packard Road Form Based Code District Regulating Plan:



B. Packard Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	5
Site Type: C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 505. - Regional corridors:

1. *Authorized use groups:*

   A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.

   B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:

      (1) Permitted use groups: These use groups are permitted as of right in the locations specified.

      (2) Special use groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.

      (3) Prohibited use groups: These use groups not indicated as permitted are prohibited in the locations specified.

      (4) Uses permitted in all locations include public parks and essential public services.

      (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

      The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use groups by category-regional corridors:*

Regional Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5 **Misc. Uses:**
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6 **Automotive Uses:**
Vehicle wash, subject to regulations in Section 1129.
Vehicle fueling/multi-use station, subject to regulations in Section 1126.
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

3. *Washtenaw Avenue:*

A. Washtenaw Avenue Form Based Code District Regulating Plan:



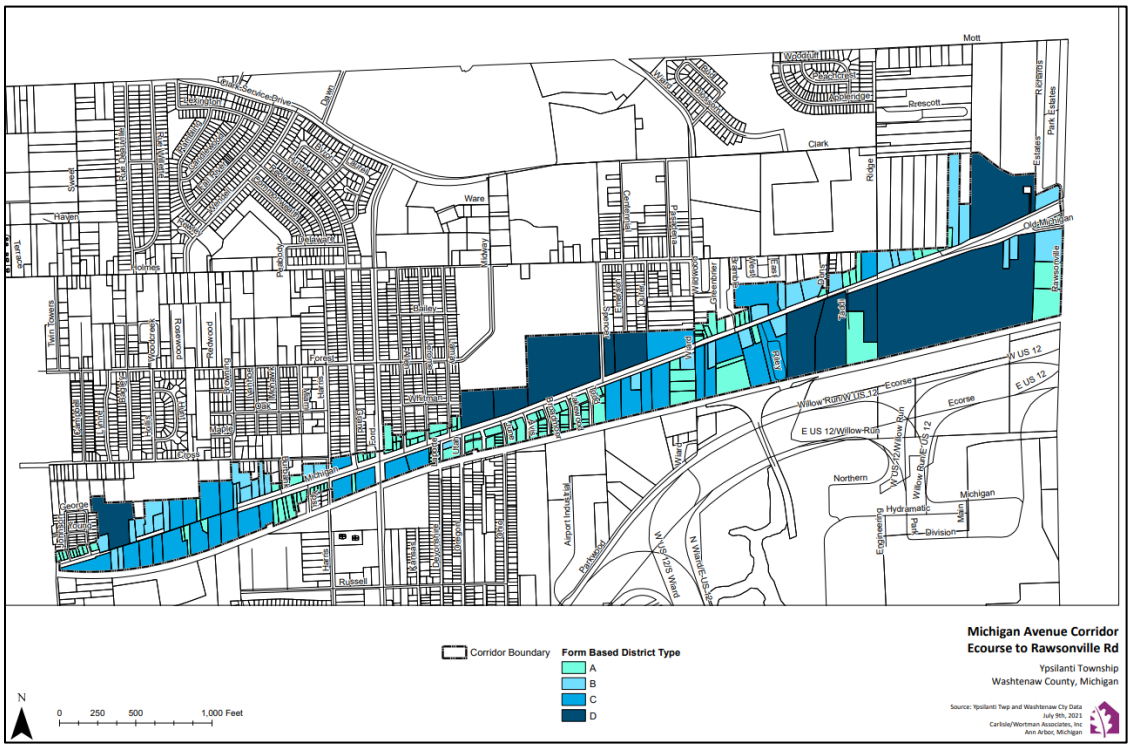
B. Washtenaw Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6
Site Type: D	Permitted Building Form	B, C, D. E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

4.

5. *Michigan Avenue:*

   A. Michigan Avenue Form Based Code District Regulating Plan:





B. Michigan Avenue Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6
Site Type: D	Permitted Building Form	B, C, D. E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 506. - Town Center:

1. Authorized Use Groups:

A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.

B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:

(1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.

(2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.

(3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.

(4) Uses permitted in all locations include public parks and essential public services.

(5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. Use Groups by Category-Town Center:

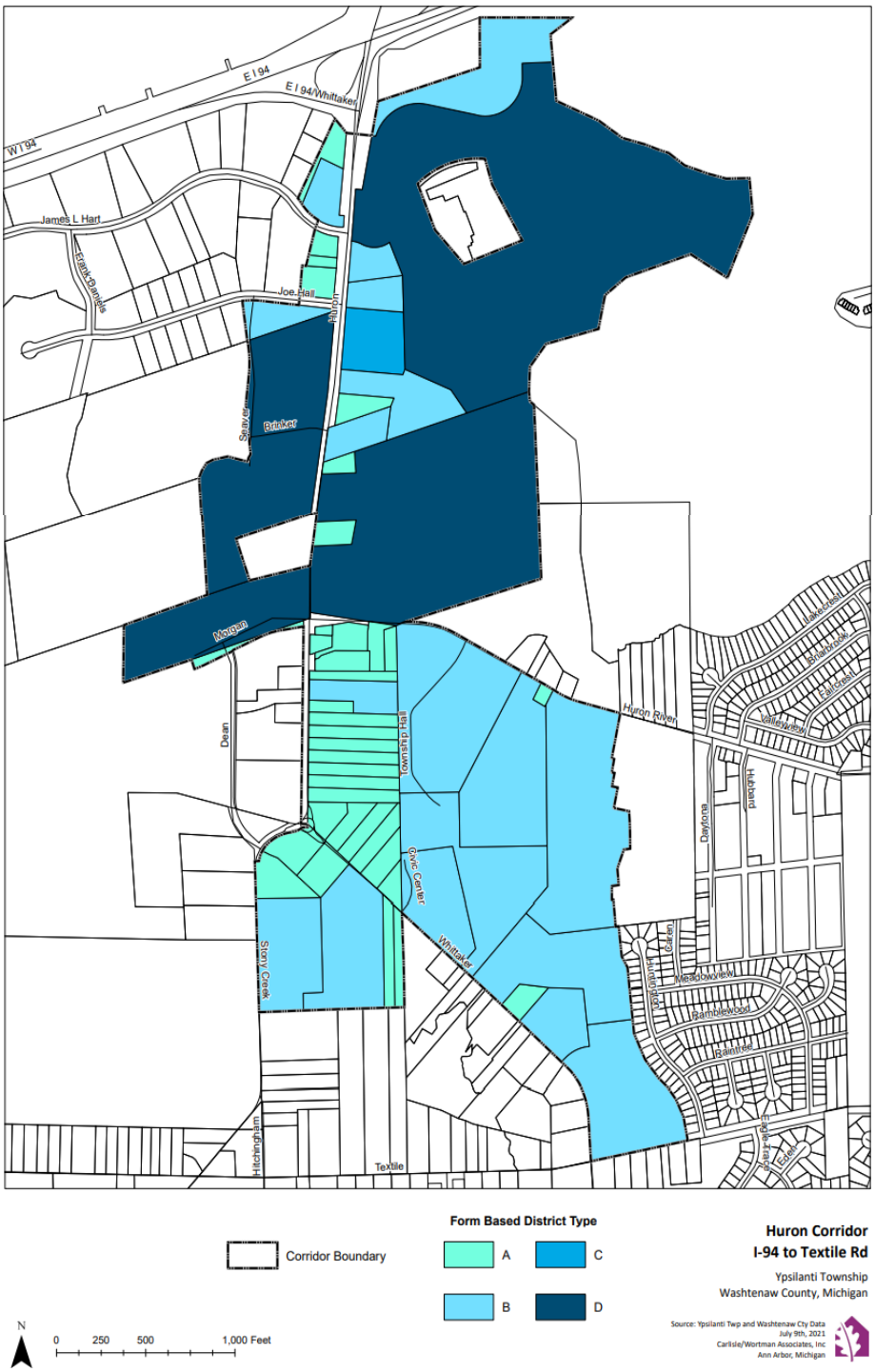
Town Center Corridors
Use Group 1 **Residential Uses:**
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2 **Misc. Residential/Related Uses:**
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizonal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3 **Office/Institutional:**
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4 **Retail, Entertainment, and Service Uses:**
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5 **Misc. Uses:**
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/data center.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.
Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6 **Automotive Uses:**
Drive-through Use, subject to regulations in Section 1118.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

3. Town Center:

A. Town Center Form Based Code District Regulating Plan:


E I 94
E I 94/Whittaker
W I 94
James L Hart
Frank Bangis
Joe Hall
Ajax
Ecorse
Ecorse
Ecorse

B. Town Center Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A,2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 507. - Design Standards:

1. *Design standards:* In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

   A. Pedestrian/non-motorized access:

      (1) Intent: To ensure that site layout and building design provides safe and convenient pedestrian and bicycle access both to and within a site and between adjacent sites.

      (2) Standards:

         a. A pedestrian connection shall provide a clear connection between the primary street upon which the building fronts and the building. Connection may include pavement striping.
         b. Pedestrian access shall be clearly identified from parking areas and all entrances to a building.
         c. Where appropriate, sidewalks fronting the public right-of-way should be designed to accommodate space for activities such as outdoor dining.
         d. All sites shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.

   B. Building placement and orientation:

      (1) Intent: To require building placement that provides a strong visual and functional relationship with its site, adjacent sites, and the primary street upon which the site is located. Ensure consistency within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.

      (2) Standards:

         a. Setbacks and building orientation shall reinforce a consistent pattern of siting.
         b. Primary building entrances shall be located so that they are easily identifiable with convenient public access.

c. Buildings should enhance street corners through the use of prominent architectural or site features.

C. Parking placement, orientation, and screening:

(1) Intent: To provide a circulation system that efficiently moves vehicles in a well-defined manner, while reducing the visual impact of parking areas and mitigating conflict between pedestrians, bicycles, and automobiles.

(2) Standards:

a. Required Parking: Off-street parking shall be provided for a principal use erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in Section 1205.

i. The Form Based districts are intended to encourage pedestrian and friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking and flexibility in application set forth in Section 1205.

ii. The placement and design of parking areas and structures shall foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking. Pedestrian access shall be provided between all parking areas and public building entrances.

b. Location:

i. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than twenty-five percent (25%) of the total site's linear feet along the required building line or sixty (60) feet, whichever is less, shall be occupied by parking.

ii. For a corner lot, no more than twenty-five percent (25%) of the site's cumulative linear feet along the required building lines or sixty (60) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection.

iii. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 1301.3.D.

D. Architectural design and building materials:

(1) Intent: To create a character for the form-based district that encourage the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.

(2) Building materials: Building material should be of high quality and durable, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.

(3) Architectural design standards:

a. Building massing and scale:

i. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur though step-backs as a building ascends upward

ii. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.

iii. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.

b. Façade variation:

i. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.

ii. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.

iii. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.

E. Transparency:

(1) Intent: The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.

(2) Transparency standards:

a. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective, or opaque glass do not meet the definition of façade transparency.

b. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty percent (30%) of the façade.

c. First-floor transparency is measured between two (2) and eight (8) feet above the first-floor elevation.

d. Nothing shall be placed on or inside window to reduce transparency less than the fifty percent (50%) requirement.

e. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.

F. Landscaping:

(1) Intent: To incorporate appropriate landscaping to enhance visual appearance, provide transitions between properties, and screen unsightly areas

(2) Landscaping standards:

a. In addition to the standards set forth in Section 1301, Landscaping requirements, the following standards shall be met.

b. Landscaping shall conform and incorporate existing landscape and topographic features.

c. Landscaping within courtyards, patios, and pedestrian realm may include hardscape and softscape materials.

d. Landscaping shall maintain adequate sight lines for visual safety, visibility, and efficient security.

e. Landscaped areas, including landscaped parking islands and medians, shall be separated from vehicular and pedestrian encroachment by curbs and raised planting areas.

G. Loading and storage areas:

(1) Intent: To ensure that loading, storage, and other building utility features are designed to be a part of the overall building as so to reduce the visual impact

(2) Standards:

a. Utilities and mechanical screening:

i. Utility structures located between the building and the public right-of-way shall be screened as set forth in Section 805, Essential services, and utilities. Screening may include walls, fencing, or landscaping that is consistent with the character and materials of the development.

ii. Trash enclosures shall be placed adjacent to the rear wall of corresponding buildings or shall be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements. Trash enclosures shall be screened as set forth in Section 11302, Trash, and recycling receptables with walls, fencing or landscaping that are consistent with the character and materials of the development.

b. Loading:

i. Service areas shall be designated by markings and/or signage to delineate them from pedestrian access and limit conflicts between service/delivery vehicles and patrons (e.g., pedestrians, bicyclists, and transit users).

ii. Loading and service areas shall be located on the sides or rears of the buildings.

iii. Loading and service areas shall be screened from the public right-of-way with the use of fencing, landscaping, or walls.

ARTICLE VI. - PD PLANNED DEVELOPMENT REGULATIONS

Sec. 600. ~~-~~ Intent and applicability:

1. The ~~p~~ Planned ~~d~~ Development (PD) district is intended to permit, with ~~township~~Township approval, ~~private or public~~ development or redevelopment of areas throughout the ~~township~~Township which shall be substantially in accord with the goals and objectives of the ~~master plan of future land use for the~~ Charter Township of Ypsilanti Master Plan. ~~The use patterns of the areas involved~~ A proposed Planned Development shall provide a desirable environment and shall be harmonious with the general surrounding uses while permitting flexibility in overall development ~~while~~ and ensuring the highest of safeguards and standards for public health, safety, convenience, and general welfare. Such PD district may embrace a mixture of one (1) or more distinct uses or zoning categories, in the vertical or horizontal plane. A PD district shall encourage the use of land in accordance with its character and adaptability; conserve natural and social/cultural resources and provide sustainable design and energy efficiency; encourage innovation in land use and community planning; and bring about a greater compatibility of design and use. It is the intent of this ~~article~~Article to offer an alternative to traditional development through the use of planned unit development legislation, as authorized by Section ~~16c~~ 503 of the ~~Township Zoning Act (Act No. 184 of the Public Acts of Michigan of 1943,~~ Michigan Zoning Enabling Act (Act No. 110 of the Public Acts of Michigan of 2006, as amended) for the purpose of:

   A. ~~(1)~~ Encourage~~ing~~ the use of land in accordance with its character and adaptability;

   B. ~~(2)~~ Allow~~ing~~ innovation and greater flexibility in design;

   C. ~~(3)~~ Assure~~ing~~ the permanent preservation of natural, social, cultural, and historic resources;

   D. ~~(4)~~ Provide~~ing~~ open space and recreational facilities within a reasonable distance of all residents of the development;

   E. ~~(5)~~ Provide ~~complete~~ non-motorized circulation to, from and within the development;

   F. ~~(6)~~ Provide convenient vehicular access throughout the development and minimize adverse traffic impacts;

   G. ~~(7)~~ ~~Facilitating~~ Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;

   H. ~~(8)~~ Provide better housing, employment, and shopping opportunities particularly suited to residents of the ~~township~~Township;

   I. ~~(9)~~ Ensure various land uses and buildings ~~bulk~~ located within the development will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, ~~with~~ and have no material adverse impact of one use on another;

   J. ~~(10)~~ ~~Ensuring~~ Ensure compatibility of design and use between neighboring properties;

   K. ~~(11)~~ Encourage the use and improvement of existing sites;

L. ~~(12)~~ Allow for infill development and redevelopment within older neighborhoods particularly in the northern portion of the ~~township~~Township that is compatible with established neighborhoods and consistent with traditional neighborhood design standards~~; and~~.

2. The use of this option shall not be for the sole purpose of avoiding ~~the~~ applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety, and welfare in the area affected.

~~2.~~3. The P~~U~~D shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the P~~U~~D application.

~~(13) Emphasize the provision of (social infrastructure (to foster the sense of community.~~

(Ord. No. 2003-328, 1-20-04)

State Law reference— Planned unit development, MCL 125.286c.

Sec. 601. - Eligibility criteria:

To be eligible for PD consideration, the applicant ~~must present a proposal for residential development that meets each of the following~~ shall demonstrate that the following criteria which are reasonably applicable to the site and are met:

1. ~~(1)~~ *Recognizable benefits:*~~.~~ A PD shall result in a recognizable and substantial benefit, both to the residents and/or users of the property and to the overall quality of life in the ~~township~~Township. The benefits can be provided through site design elements in excess of the requirements of this ~~ordinance~~Ordinance, such as ~~high quality~~high-quality architectural design, extensive landscaping, ~~provide~~ compatible transition ~~areas~~ from adjacent land uses, unique site design features, unified access, provision of social space, preservation of woodlands and open space, particularly along major thoroughfares, and buffering development from lakes, rivers, streams, and wetlands. This benefit should accrue, in spite of any foreseeable detriments of the proposed development.

2. ~~(2)~~ ~~*Uses p*~~*Proposed development:*~~.~~ The ~~uses~~ proposed development will have a beneficial effect, in terms of public health, safety, welfare or convenience or any combination thereof, on present and potential surrounding land uses. The ~~uses~~ proposed development will encourage a more efficient use of public utilities and services and lessen the burden on circulation systems, surrounding properties, and the environment. This development ~~beneficial effect for the township (not the developer)~~ shall be a development ~~one (1)~~ which could not be achieved under any other single zoning classification. The zoning is warranted by the design and amenities incorporated in the development proposal.

3. *Cohesive neighborhood:* The proposed development shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas, and common open space areas for passive or active recreation and resident interaction. All open space areas shall be equally available to all residents of the PD.

4. *Unified control:* The proposed development shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the

project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.

5. *Density impact:* The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this Ordinance and shall not place an unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. The Township may require that the applicant prepare an impact statement documenting the significance of any environmental, traffic or socio-economic impact resulting from the proposed PD. ~~An unreasonable impact shall be considered an unmitigateable, significant adverse effect on the quality of the surrounding community and the natural environment in comparison to the impacts associated with conventional development. The Township may require that the applicant prepare a quantitative comparison of the impacts of conventional development and the PD plan to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant problem relative to infrastructure demand or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PD.~~

~~6. *Public utilities.* All uses within the PD project shall be served by public water and sewer.~~

~~7.~~

~~(3) *Qualification requirements:* The proposed development shall provide meet at least one (1) or more of the following open space benefits criteria to be eligible for consideration as a Planned Development:~~

~~6. (a)~~ *Significant natural assets:* ~~.~~ The site contains significant natural assets such as woodlands, rolling topography with grades exceeding fifteen ~~15~~ percent (15%), significant views, natural drainage ways, water bodies, floodplains, regulated or non-regulated wetlands, or natural corridors that connect quality wildlife habitats which would be in the best interest of the ~~township~~Township to preserve and which might be negatively impacted by conventional ~~residential~~ development.

7. ~~(b)~~ *Recreation facilities:* ~~.~~ If the site lacks natural features, ~~it~~ a residential development can qualify if the development will preserve existing or provide new recreation facilities and open spaces to which all residents of the development shall have reasonable access. Such facilities include areas such as a neighborhood park, plazas, golf course, passive recreational facilities, soccer fields, ball fields, bike paths or similar facilities which provide a feature of community-wide significance and enhance residential development.

8. ~~(c)~~ *Mixed use:* ~~.~~ A site can qualify if the development will provide a complimentary and integrated mixture of uses, residential densities and housing types. A ~~mixed use~~mixed-use project shall be considered a project which proposes a combination of single-family detached and multiple-family housing or a mixture of compatible residential and commercial uses. Such mixture of uses shall be integrated into a cohesive, pedestrian scale neighborhood.

9. ~~(d)~~ *Infill development/redevelopment:* ~~.~~ Land located within the older ~~urbanized~~ neighborhoods, and areas of the ~~township~~Township ~~north of I-94 designated in the master plan for townhouse residential~~ may qualify for development as a PD where the site ~~design~~ standards of Article 13

and the design standards of the underlying zoning district ~~section~~Section ~~615~~ are met or exceeded.

~~(4) *Guarantee of open space.* Usable open space shall be provided, as required herein. The applicant shall guarantee to the satisfaction of the township~~Township that all open space portions of the development will be maintained in the manner approved. ~~Documents shall be presented that bind all successors and future owners in fee title to commitments made as a part of the proposal. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the township~~Township and the land uses and restrictions ~~continue as approved in the PD plan.~~

~~(5) *Cohesive neighborhood.* The proposed development shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas~~plazas, and ~~common open space areas for passive or active recreation and resident interaction. All open space areas shall be equally available to all residents of the PD.~~

~~(6) *Unified control.* The proposed development shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed.~~

~~(7) *Density impact.* The proposed type and density of use shall not result in an unreasonable increase in the need for or impact to public services, facilities, roads, and utilities in relation to the use or uses otherwise permitted by this ordinance~~Ordinance, and shall not place an ~~unreasonable impact to the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. The township~~Township may require that the ~~applicant prepare an impact statement documenting the significance of any environmental, traffic or socio-economic impact resulting from the proposed PD. An unreasonable impact shall be considered an unmitigateable, significant adverse effect on the quality of the surrounding community and the natural environment in comparison to the impacts associated with conventional development. The township~~Township may require that the applicant prepare a ~~quantitative comparison of the impacts of conventional development and the PD plan to assist in making this determination (such as an overlay of conceptual development plans, on a natural features map, illustrating other site development options to demonstrate the impacts have been minimized to the extent practical). If the cumulative impact creates or contributes to a significant problem relative to infrastructure demand or environmental degradation, mitigation shall be provided to alleviate the impacts associated with the PD.~~

~~(8) *Public utilities.* All uses within the PD project shall be served by public water and sewer.~~

~~(9) *Parking.* Off-street parking sufficient to meet the minimum required by section~~Section ~~2104 shall be provided and may, if deemed appropriate by the township~~Township, ~~require for planned developments more or less parking than that required by this ordinance~~Ordinance~~.~~

~~(10) *Landscaping.* Landscaping shall be provided so as to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. The township~~Township ~~may, if deemed appropriate, require for PDs more or less landscaping than that required by this ordinance~~Ordinance~~.~~

~~(11) *Circulation.* Vehicular and non-motorized (pedestrian) circulation, allowing safe, convenient, uncongesteduncongested, and well defined/understandable circulation within and to the district; shall be provided.~~

~~(12) *Master plan.* The proposed development shall be consistent with and further the implementation of the master plan of future land use for the townshipTownship.~~

~~(Ord. No. 2003-328, 1-20-04)~~

Sec. 602. - Permitted uses:

1. ~~(1)~~ *Single-family residential*:~~.~~ Detached single-family residential shall be permitted in any PD.

2. ~~(2)~~ *Multiple-family residential*:~~.~~ Multiple-family residential shall be permitted in any PD as follows:

A. ~~(a)~~ Where existing ~~(pre PD)~~ zoning is multiple-family residential, ~~multiple-family~~ any type of dwelling unit~~s~~ otherwise authorized in a multiple-family residential district shall be permitted meeting the density and design standards of this ~~ordinance~~Ordinance.

B. ~~(b)~~ Where existing ~~(pre PD)~~ zoning is single-family residential, up to forty ~~40~~ percent (40%) of the dwelling units may be two-family and/or attached single-family housing, provided the remaining dwelling units (at least sixty ~~60~~ percent (60%)) shall be detached single-family residential and provided further that at least an additional ten percent (10%) of the site will be preserved as open space, above the minimum requirement.

~~C. (c) Where existing (pre PD) zoning is multiple-family residential, senior housing may be permitted meeting the density and design standards of sectionSection 2002, Senior Housing Option~~.

3. ~~(3)~~ *Nonresidential*:~~.~~ Nonresidential uses shall be permitted in a PD as follows:

A. ~~(a)~~ Where existing ~~(pre PD)~~ district is zoned for nonresidential uses, all commercial business, services, professional offices and industrial uses listed as a permitted use in the existing (pre PD) zoning district shall be permitted.

B. ~~(b)~~ Where the existing ~~(pre PD)~~ zoning is residential, the ~~township board~~Township Board may permit a commercial land use component ~~in a PD with a gross area of 70 acres or more~~, provided the ~~township board~~Township Board determines the use will be compatible with the surrounding area and all of the following are met:

(1) ~~1.~~ The commercial component shall be located on a lot of sufficient size to contain all commercial structures, parking, and landscape buffering. ~~The total area occupied by the commercial land uses may not exceed five percent (5%) of the gross area of the PD or three (3) acres, whichever is less.~~

(2) ~~2.~~ All commercial uses shall be compatible with the residential area. The allowable commercial uses within such an area shall be limited to those permitted in the ~~B-1 local~~ NB Neighborhood ~~business b~~ Business district.

(3) ~~3.~~ The ~~township~~Township finds that the architectural design of the structures is compatible with the balance of the PD and surrounding development.

(4) ~~4.~~ All commercial structures are integrated and connected to a non-motorized (pedestrian and bicycle) access system servicing the PD.

(5) ~~5.~~ The ~~township~~Township makes the finding that the overall site layout and the vehicular circulation pattern will not have a detrimental effect on residential streets.

(6) ~~6.~~ The commercial land use is consistent with the land use designated in the master plan.

(7) ~~7.~~ The ~~township board~~Township Board may require that one (1) or more phases of residential be completed prior to approving the PD stage II final site plan for the commercial component.

~~(Ord. No. 2003-328, 1-20-04)~~

Sec. 603. - Dwelling density:

1. ~~(1)~~ *Single-family residential*~~:~~ Where the existing ~~(pre-PD)~~ zoning is single-family residential, the number of dwelling units allowable within a PD shall be determined through preparation of a "parallel plan."

   A. ~~(a)~~ The applicant shall prepare, and present to the ~~township~~Township for review, a concept plan of the property with a conventional layout, as described in Section 702.5.B ~~parallel plan~~ for ~~the project that is consistent with state, county and township~~Township requirements ~~and design criteria for a tentative preliminary plat. The parallel plan shall meet all standards for lot size, lot width and setbacks as normally required under article~~Article XX, Schedule of ~~Regulations, neighborhood open space requirements, public roadway improvements and contain an area which conceptually would provide sufficient area for storm water detention~~. Lots in the concept plan ~~parallel plan~~ shall provide sufficient building envelope size without impacting wetlands regulated by the ~~state~~ Michigan ~~d~~Department of ~~environmental quality~~Environment, Great Lakes, and Energy.

   B. ~~(b)~~ The ~~township~~Township shall review the design and determine the number of lots that could be feasibly constructed and be economically viable following the concept ~~parallel~~ plan. This number, as determined by the ~~township~~Township, shall be the maximum number of dwelling units allowable for the PD. The regulatory flexibility of a PD may be allowed to cluster the dwellings on smaller lots or mix housing types, provided the overall density shall not exceed that determined in the parallel plan, unless a density bonus is provided under sub~~section~~section (5) below.

2. ~~(2)~~ *Multiple-family residential*~~:~~ Where the existing ~~(pre-PD~~) zoning is multiple-family residential, the density shall be the maximum allowed by the existing ~~(pre-PD)~~ zoning district, unless a density bonus is provided under sub~~section~~section (5) below.

3. ~~(3)~~ *Nonresidential*~~:~~ Where the existing ~~(pre-PD)~~ zoning is ~~office or~~ business or form-based, mixed-use ~~(i.e. OS-1, B-1, B-2, B-3)~~ (i.e., NB, GB, NC, RC), residential use may be permitted at the

density permitted in RM-MD2. Such density shall be permitted in those portions of the PD proposed for residential use. Land areas of a PD proposed exclusively for nonresidential use shall not be counted towards the maximum allowable density. Residential dwelling units may be permitted on the same site as nonresidential uses, provided designated residential parking shall be provided in addition to parking requirements for commercial uses and the site and buildings shall be designed to allow a complementary mixture of uses on the site with minimal conflict, based upon the criteria of sectionSection 601.

4. (4) *Multiple More than one (1) existing (pre PD) zoning districts:* Where a PD is proposed for a land area that includes multiple more than one (1) existing (pre PD) zoning districts, density shall be determined separately for each respective zoning district then combined for a maximum permitted dwelling unit density for the overall project. Following the determination of density, residential dwelling unit types may be integrated within the overall design for the project and need not be segregated by the existing (pre PD) zoning districts. The location and distribution of dwellings within the PD shall be determined through design that meets the intent of this ordinanceOrdinance, preservation of natural features and compatibility with surrounding land uses.

5. (5) *Density bonus:* At the option of the applicant and with approval by the township boardTownship Board, a variable density bonus of up to twenty 20 percent (20%) may be allowed, based upon the general eligibility criteria of sectionSection 601, and in particular the density impact evaluation of sectionSection 601(7). Where a density bonus is granted, one (1) or more of the following shall be required by the township boardTownship Board:

A. (a) A high level of clustered development where a minimum of 40 percent of the PD is c Common open space shall be increased in an amount that is proportional to that increase in density as set forth in Section 605.2(2).

B. (b) Inclusion of a An integrated mixture of housing types.

C. (c) Providing r Recreation facilities, plazas, town squares or "commons" that are available to the public. The applicant has the option to provide the additional public spaces or recreational facilities (above and beyond the minimum open space requirements) at an off-site location approved by the township boardTownship Board.

D. (d) Providing s Streetscape and roadway improvements along abutting thoroughfares.

E. (e) Removal or renovation of blighted buildings or cleanup of site contamination as documented through a phase I and phase II environmental site assessment and a baseline environmental assessment.

F. (f) Other similar elements as determined by the township boardTownship Board, based upon a findings of the planning commissionPlanning Commission.

A PD proposed as senior housing shall not qualify for additional density, beyond that specified in sectionSection 2002, Senior Housing Option.

(6) *Townhouse residential.* Where a PD is proposed for a land area that is designated in the master plan for townhouse residential, residential shall be permitted at a density of up to ten dwelling units per acre. The 20 percent density bonus may be granted where the township boardTownship Board finds that the project will provide for a pedestrian-friendly traditional neighborhood with high-quality

~~architecture and open spaces used for active recreation, which is properly integrated within the surrounding neighborhoods.~~

(Ord. No. 2003-328, 1-20-04)

Sec. 604. - Area and bulk regulations:

1. ~~(1)~~ *Basic regulations*~~:~~ All regulations applicable to setbacks, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a permitted or special conditional use. The height, bulk, and area conditions set forth in ~~article~~Article 4, District Regulations and Article 5, Form Based Districts ~~XX, Schedule of Regulations~~, shall be used as guidelines for the use areas set forth in the PD plan. Within a single-family residential PD, lot sizes may be reduced below the minimum requirement of the existing ~~(pre-PD)~~ zoning district, provided that the open space within the PD equals or exceeds the total area of lot size reduction.

2. ~~(2)~~ *Regulatory flexibility*~~:~~ To encourage flexibility and creativity consistent with the intent of the PD regulations, the ~~township~~Township may permit specific departures from the requirements of this ~~the zoning~~ ~~ordinance~~Ordinance for yards and lots as a part of the approval process. Any regulatory modification shall be approved through a finding by the ~~township~~Township that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

~~A table shall be provided on the site plan which specifically d~~Details of all deviations from the established zoning area, height and setback regulations, off-street parking regulations, general provisions, or subdivision regulations which would otherwise be applicable to the uses and development proposed in the absence of ~~this~~ the proposed PD ~~article~~Article ~~shall be provided in the written PD Agreement~~. This specification should include ~~ordinance~~Ordinance provisions from which deviation are sought, and the reasons and mechanisms to be utilized for the protection of the public health, safety, and welfare in lieu of the regulations from which deviations are sought. Only those deviations consistent with the intent of this ~~ordinance~~Ordinance shall be considered.

(Ord. No. 2003-328, 1-20-04)

Sec. 605. - Open space requirements:

1. ~~(1)~~ *Common open space*~~:~~ Common open space, other common properties and facilities, individual properties, and all other elements of a PD district are so planned that they will achieve a unified open space, community green or plaza and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands. All land within a development that is not devoted to a residential unit, an accessory use, vehicle access, vehicle parking, a roadway, an approved land improvement or a commercial use, shall be set aside as common land for community use, recreation, or conservation. Grading in the open space shall be minimal, with the intent to preserve existing significant topographic features, where such resources exist.

2. ~~(2)~~ *Amount of open space*:~~.~~ A PD shall maintain a minimum of twenty ~~20~~ percent (20%) of the gross area of the site as dedicated open space held in common ownership. Projects proposed under ~~section~~Section 603.5.A ~~603(5)(a)~~ shall require ~~a minimum of forty~~ 40 percent ~~(40%)~~ an increase in open space that is proportional to the increase in density (i.e., an increase in density of twenty percent (20%) would require an increase in open space by twenty percent (20%). ~~Except as noted in section~~Section ~~605(4), any~~Any undeveloped land area within the boundaries of the site meeting the open space standards herein may be included as required open space for the purposes of this Article, except for the following land areas which shall not be included as dedicated open space:

A. Area proposed as single-family residential lots or site condominiums.

B. Area proposed to be occupied by multiple-family dwellings, including the minimum required setbacks around buildings.

C. Any portion of the project used for commercial or office purposes.

D. The area of any street right-of-way or equivalent private road easement.

E. Any submerged land area of a lake, river, stream or stormwater detention, or retention pond.

3. ~~(3)~~ *Recreational open space area*:~~.~~ At least ~~one-half (0.5)~~ fifty percent (50%) of the minimum required open space shall be usable, active recreational open space that is accessible to all residents of the PD and not include any part of a golf course. Such recreational open spaces shall be exclusive of any wetland, floodplain, stormwater detention/retention or landscape buffers. Recreational facilities such as playgrounds, athletic fields or picnic pavilions shall be provided.

~~4. (4) *Areas not considered open space*: The following land areas are not included as dedicated open space for the purposes of this article~~Article~~:~~

~~A. (a) Area proposed as single-family residential lots or site condominiums.~~

~~B. (b) Area proposed to be occupied by multiple-family dwellings, including the minimum required setbacks around buildings.~~

~~C. (c) Any portion of the project used for commercial or office purposes.~~

~~D. (d) The area of any street right-of-way or equivalent private road easement.~~

~~E. (e) Any submerged land area of a lake, river, stream or stormwater detention, or retention pond.~~

~~4.~~ ~~(5)~~ *Location of open space*:~~.~~ Common open space shall be planned in locations visible and accessible to all users in the PD (i.e., centrally located and not isolated corners of the development). The common open space may either be centrally located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces throughout the development. The open space along the exterior public roads shall generally have a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition. ~~This requirement shall not apply to townhouse residential PD developed under section~~Section 615, ~~which shall instead provide open space through parks, common greens, plazas~~plazas, ~~or buffers.~~

5. ~~(6)~~ *Open space corridors*:~~.~~ Connections with adjacent open space, public land or existing or planned pedestrian/bike paths may be required by the ~~township~~Township.

6. ~~(7)~~ *Protection of open space*:~~.~~

A. ~~(a)~~ The dedicated open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the ~~township~~Township, such as: recorded deed restrictions, covenants that run perpetually with the land, or conservation easements.

B. ~~(b)~~ Such conveyance shall assure that the open space will be protected from all forms of development, except as shown on an approved site plan, and shall never be changed to another use. Such conveyance shall:

(1) ~~1.~~ Indicate the proposed allowable use(s) of the dedicated open space. The ~~township~~Township may require the inclusion of open space restrictions that prohibit the following:

a. Dumping or storing of any material or refuse;

b. Activity that may cause risk of soil erosion or threaten any living plan material;

c. Cutting or removal of live plant material except for removal of dying or diseased vegetation;

d. Use of motorized off road vehicles;

e. Cutting, filling or removal of vegetation from wetland areas;

f. Use of pesticides, herbicides, or fertilizers within or adjacent to wetlands.

(2) ~~2.~~ Require that the dedicated open space be maintained by parties who have an ownership interest in the open space.

(3) ~~3.~~ Provide standards for scheduled maintenance of the open space.

C. ~~(c)~~ The dedicated open space shall forever remain open space, subject only to uses approved by the ~~township~~Township on the approved site plan. Further subdivision of open space land or its use for other than recreation, conservation, or agricultural purposes, except for easements for utilities and septic systems, shall be strictly prohibited. Open space may include golf course area, provided that it forever remains outdoor recreation or natural undeveloped land.

8. ~~(8)~~ *Allowable structures*:~~.~~ Any structure(s) or building(s) accessory to a recreation use may be erected within the dedicated open space, subject to the approved open space plan. These accessory structure(s) or building(s) shall not exceed, in the aggregate, one percent (1%) of the required open space area.

(Ord. No. 2003-328, 1-20-04)

Sec. 606. - Natural features:

1. ~~(1)~~ *Preservation of natural features*:~~.~~ The development shall be designed so as to preserve natural resources and natural features to the extent practical. Compliance with this requirement

shall be determined by the ~~township~~Township after review of a site analysis plan, prepared by the applicant, that inventories these features. The PD shall comply with the ~~township~~Township ~~w~~Woodlands ~~ordinance~~Ordinance, Article 3 of Chapter 24 of Charter Township of Ypsilanti Code of Ordinances. The limits of tree clearing and grading shall be clearly shown on the preliminary and final PD site plans.

2. ~~(2)~~ *Habitat*~~:~~ If animal or plant habitats of significant value exist on the site, the ~~township~~Township, as a condition of approval, may require that the PD plan preserve these areas in a natural state and adequately protect them as nature preserves or limited access areas.

3. ~~(3)~~ ~~*Open space*~~ *Natural feature setback*~~:~~ A minimum fifty (50) ~~-~~foot wide undisturbed ~~open space~~ setback shall be maintained from the ~~edge~~ ordinary hig-water mark of any, lake, pond, river, stream, or the edge of any county drain or wetland; provided that the ~~township~~Township may permit trails, boardwalks, observation platforms or other similar structures that enhance passive enjoyment of the site(s) natural amenities within the setback. ~~This requirement shall not apply to townhouse residential PD developed under section~~Section 615.

(Ord. No. 2003-328, 1-20-04)

Sec. 607. - Compatibility with adjacent uses:

1. ~~(1)~~ *Compatibility with adjacent uses*~~:~~ The proposed location of uses or structures that are of a significantly different scale intensity or character than the abutting residential districts, such as access drives, parking areas, solid waste pick-up points, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the boundary of the development or so as to negatively impact the residential use of adjacent lands.

2. ~~(2)~~ *Transition areas*~~:~~ Where the PD abuts a single-family residential district, the ~~township~~Township may require a transition area to ensure compatibility between uses. Grading within the transition area shall be minimal unless needed to provide effective buffering or accommodate drainage. ~~If the grade change adjacent to single-family residential is to be varied by more than three (3) feet, the site plan shall include cross sections~~sections ~~illustrating existing and proposed grades in relation to existing and proposed building heights. Perspective renderings from adjacent residential units are encouraged. The township~~Township ~~shall review the proposed transition area to ensure compatibility.~~ The ~~township~~Township may require that the transition area consist of one (1) or more of the following:

A. ~~(a)~~ A row of single-family lots or condominium sites similar to adjacent single-family development in terms of density, lot area, lot width, setbacks and building spacing.

B. ~~(b)~~ Woodlands, natural features, or a landscaped greenbelt sufficient to provide an obscuring effect.

C. ~~(c)~~ Open or recreation space.

D. ~~(d)~~ Significant changes in topography which provide an effective buffer.

E. Other measures that may provide an effective transition, as determined by the Township Board.

(Ord. No. 2003-328, 1-20-04)

Sec. 608. - Landscaping:

The following landscaping requirements shall be met in addition to other landscaping requirements contained in ~~the zoning~~ this ~~ordinance~~Ordinance, the ~~township~~Township ~~s~~Subdivision ~~r~~Regulations ~~ordinance~~Ordinance, Appendix C of the Charter Township of Ypsilanti Code of Ordinances, and other applicable ~~township~~Township ~~ordinance~~Ordinances.

1. ~~(1)~~ *Street trees*~~:~~: Both sides of all internal roads shall be landscaped with street trees. For road frontages of individual lots or condominium sites, a minimum of two (2) canopy trees shall be provided per dwelling. For ~~section~~sections of road that do not abut lots or condominium sites, one (1) canopy trees shall be provided on each side for every forty (40) feet or road. Existing trees to be preserved within five (5) feet of the road right-of-way or easement may be credited towards meeting this requirement.

2. ~~(2)~~ *Frontage greenbelt*~~:~~: The open space along the exterior public roads shall be landscaped with a minimum of one (1) evergreen tree or canopy tree for each twenty (20) feet of road frontage. Preservation of existing trees may be credited towards meeting the frontage landscaping requirement.

3. ~~(3)~~ *Buffering*~~:~~: Where nonresidential uses adjoin residentially zoned property, noise reduction and visual screening mechanisms such as landscape berms and/or decorative walls, shall be employed.

(Ord. No. 2003-328, 1-20-04)

Sec. 609. - Architectural and site design standards:

1. ~~(1)~~ *Residential architecture*~~:~~: Residential facades shall not be dominated by garages; at least forty percent (40%) ~~percent~~ of residential units shall have side entry garages or recessed garages where the front of the garage is at least five(5) feet behind the front line of the living portion of the principal dwelling. The intent of encouraging recessed or side entry garages is to enhance the aesthetic appearance of the development and minimize the aesthetic impact resulting from the close clustering of units allowed under these regulations.

2. ~~(2)~~ *Nonresidential architecture*~~:~~: Nonresidential buildings shall provide distinct and prominent architectural features that create a positive visual landmark. Walls facing the street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. Blank walls shall not face the street. Single story buildings shall have pitched roofs. Flat roofs shall be allowed on nonresidential ~~two-story~~two-story buildings, provided the roof is enclosed by parapets and a decorative cornice. The ~~exterior building wall~~ design standards of ~~section~~Section 1306, Building design requirements or the design standards of the underlaying form-based district ~~2121~~ shall be met.

3. ~~(3)~~ *Site elements*~~:~~: Signage, lighting, landscaping, building architecture and materials, and other features of the project, shall be designed to achieve an integrated and controlled development,

consistent with the character of the community, surrounding development or developments, and natural features of the area.

(Ord. No. 2003-328, 1-20-04)

Sec. 610. - ~~Parking lots—Multiple-family or mixed use project with commercial~~ Off-street parking:

1. ~~(1)~~ *Parking requirement*~~:~~: The number and dimensions of off-street parking shall be sufficient to meet the minimum required by ~~the~~ ~~ordinance~~Ordinances of the ~~township~~Township. However, where warranted by overlapping or shared parking arrangements, the ~~township~~Township may reduce the required number of parking spaces by up to twenty percent (20%) ~~percent~~.

2. ~~(2)~~ *Parking location*~~:~~: All parking and loading areas serving the commercial uses shall be to the rear or side of the structure and fully screened from view of any public roadway, except that the ~~township~~Township may allow up to twenty-five percent (25%) ~~percent~~ of the minimum number of required parking spaces in the front yard.

3. ~~(3)~~ *Parking lot screening*~~:~~:

   A. ~~(a)~~ All off street parking spaces or loading areas must be screened from view of any public road or pedestrian path, or private road/drive within the project by a street-wall or hedge along the frontage. Street-walls shall be between three (3) feet in height and made of brick or stone.

   B. ~~(b)~~ Where a nonresidential use or parking lot is adjacent to a residential use, a six (6) ~~–~~foot tall brick screening wall shall be required. The ~~township~~Township may substitute this requirement for a three (3) ~~–~~foot tall landscape berm with a row of evergreen trees spaced no more than ten (10) feet on-center.

4. ~~(4)~~ *Parking lot greenbelt*~~:~~: Off-street parking lots serving three (3) or more dwelling units shall provide a ten (10) ~~–~~foot wide open green space area around the perimeter of the parking lot.

5. ~~(5)~~ *Parking lot trees*~~:~~: Landscaping shall be provided within parking lot landscape islands or surrounding the parking lot at a rate of one deciduous tree for every ten (10) parking spaces.

(Ord. No. 2003-328, 1-20-04)

Sec. 611. - Lighting:

1. ~~(1)~~ *Limitations on intensity*~~:~~: Exterior lighting shall meet the standards set forth in Section 1303 and shall be restrained and excessive brightness avoided to help ensure compatibility with adjacent land uses. ~~All lighting shall be limited to 20 feet in height. The intensity of light fixtures shall be limited to 250 watts. Any lighting other than ornamental street lights shall be downward directed cut-off type fixtures. Floodlight type fixtures shall not be permitted except for building accent and sign lighting approved by the township~~Township.~~.~~

2. ~~(2)~~ *Ornamental lighting*:~~.~~ The ~~township~~Township may require a consistent type of pedestrian scale ornamental lighting along all streets, and sidewalks and within any ~~off-street~~off-street parking lots.

3. ~~(3)~~ *Lighting plan*:~~.~~ A lighting plan including illustration of a foot candles grid and details of lighting fixtures shall be provided for nonresidential parking lots and loading areas.

(Ord. No. 2003-328, 1-20-04)

Sec. 612. - Signs:

Residential entrance signs and commercial signs shall be approved as part of the final PD.

(Ord. No. 2003-328, 1-20-04)

Sec. 613. - Circulation:

1. ~~(1)~~ *Internal roads*:~~.~~ All streets within the PD shall meet the minimum construction and other requirements of ~~township~~Township ~~ordinance~~Ordinances, unless modified by ~~township board~~Township Board.

2. ~~(2)~~ *Pedestrian circulation*:~~.~~

A. ~~(a)~~ Sidewalks, a minimum of five (5) feet wide shall be provided on both sides of all streets within the PD.

B. ~~(b)~~ Sidewalks shall be at least eight (8) feet wide in commercial areas or in residential areas adjacent to parking spaces where the sidewalk is connected to the curb.

C. ~~(c)~~ Ten (10) ~~-~~foot wide bike paths shall be provided along major thoroughfares abutting the PD.

D. ~~(d)~~ Trails shall be provided within the open space. They may be constructed of asphalt, gravel, or other similar material.

(Ord. No. 2003-328, 1-20-04)

Sec. 614. - Infrastructure:

Drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served. There shall be underground installation of utilities, including cable, electricity, and telephone, as found necessary by the ~~township board~~Township Board, upon the recommendation of the ~~planning commission~~Planning Commission.

(Ord. No. 2003-328, 1-20-04)

Sec. 615. - Townhouse residential:

In addition to the above PD requirements, all PD's developed as townhouse residential ~~must~~ shall comply with the ~~following~~ design standards set forth in Section 1163.~~:~~

~~(1) *Uses.* The following uses shall be permitted where approved in the PD agreement.~~

~~(a) Single-family detached dwellings over one story in height.~~

~~(b) Single-family attached with a maximum of eight units attached in a single building.~~

~~(c) Publicly or privately owned and operated parks and recreation facilities.~~

~~(d) Home occupations.~~

~~(e) Accessory buildings and uses customarily incident to any of the above permitted uses.~~

~~(2) *Dimensional standards.* All principal buildings shall meet the following dimensional requirements:~~

~~Minimum front yard setback: 15 feet.~~

~~Minimum spacing between buildings: 15 feet.~~

~~Minimum rear yard setback: 20 feet.~~

~~Minimum setback from side and rear perimeter of site: 20 feet.~~

~~Minimum setback from adjacent single-family zoning district: 30 feet.~~

~~Maximum percent of lot area covered by buildings: 45 percent.~~

~~Maximum height of structures: Two stories and 25 feet.*~~

~~Minimum ground floor area per unit: 1,000 square feet.~~

~~* The township boardTownship Board may permit buildings up to three stories and 35 feet in height where the building is setback from existing adjacent single-family lots a distance equal to the height of the building and landscape screening is provided along the lot line adjoining an existing single-family residential use.~~

~~(3) *Building layout and architecture.* The following architectural standards shall be met for all structures.~~

~~(a) *Style.* Buildings shall have a traditional style of architecture characteristic of the mid-western United States. Design guidelines and typical building elevation drawings shall be presented with the PD stage I preliminary site plan and be reference in the PD agreement. Detailed architectural plans for each building will be included with the final PD stage II plans.~~

~~(b) *Street facade.* Buildings shall be oriented towards the street. The facade of buildings facing the public street shall include doors, porches, windowswindows, and other architectural detailing consistent with the front facade of a traditional dwelling. The front facade of all buildings shall be constructed of brick.~~

~~(c) *Porches.* All main entrances to the units shall have a porch or stoop at least 30 square feet in area facing the street.~~

(d) *Roofs.* All buildings shall have pitched roofs. The roofline may also include varying lines customary with gable or hip style roofing and dormer window features are encouraged. Permitted roofing materials include asphalt shingles, cedar shake and slate.

(e) *Garages.* All units shall provide garages accessed from the rear or side of the building. This may be accommodated by an attached rear-entry garage, a garage that is access via a rear service drive or a detached garage located in the rear yard. Garages facing towards the front lot line may be permitted where the front of the garage is located at least 20 feet behind the front wall of the dwelling.

(4) *Circulation.*

(a) *Road standards.* Roads may be public or private where approved by the township boardTownship Board. The township boardTownship Board may permit specific modifications to road standards where the modification will improve the traditional neighborhood character of the development, provided parking and emergency vehicle access are accommodated.

(b) *Street connections.* Street connections shall be encouraged where it will unify neighborhoods and provide more convenient access to businesses and community facilities such as schools and parks. Cul-de-sacs and other dead-end streets shall be discouraged. Where it is not possible or desirable to provide a through street, the planning commissionPlanning Commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least 20 feet wide, measured face to face of curb, and the central green shall be no less than 20 feet at its narrowest dimension and be landscaped.

(c) *Rear service drives.* Rear service drives or alleys may be provided to serve as access to rear yard garages within a minimum pavement width of at least 20 feet. In addition to a rear drive, all residential structures shall have frontage along a public street or private road, except the township boardTownship Board may allow dwellings to front onto a common green or pedestrian right-of-way, where the fire department determines that adequate emergency vehicle access is provided.

(d) *Pedestrian circulation.* Sidewalks shall be provided on both sides of streets through the development. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. Sidewalk and pathway connections may be required to adjacent uses and activity areas.

(5) *Parking.* All units shall be provided with individual garages. Guest parking spaces shall not be located in the front yard of the site and any off- street parking spaces must be screened from view of any public road or pedestrian path, by a streetwall or hedge along the frontage. Streetwalls shall be three feet in height and constructed of brick or stone.

(6) *Lighting.* A consistent type of pedestrian scale ornamental lighting shall be provided along all streets and sidewalks and within any off street parking lots. Such lighting shall be provided at a frequency and height to provided desired light levels.

(7) *Open space.* Open space meeting the requirements of sectionSection 605 shall be provided. Open space areas shall offer a source of passive and/or active recreation, in accordance with the intended character of the neighborhood. Passive recreational areas may include features

~~such as formal seating areas and open lawn area. Active recreational areas may include specific recreation elements such as playgrounds, tennis courts and swimming pools or less formal features such as open play fields and walking paths.~~

(Ord. No. 2003-328, 1-20-04)

Sec. 616. - PD site plan submittal requirements:

Application shall be made to the Township ~~community development department~~ for consideration under this PD district. The person applying shall be required to make a submittal of the following material for review by the ~~planning commission~~Planning Commission and recommendation to the ~~township board~~Township Board:

1. *Pre-conceptual conference:* The applicant shall attend a pre-conceptual conference with the Township officials, the Township community and economic development department, planning, and engineering consultants and regulatory, public service, and utility agencies. The applicant shall submit an application, review fee and pre-conceptual plan at least twenty (20) business days prior to the pre-conceptual conference and forward copies of the submittal to all reviewing agencies listed by the Township. The purpose of this meeting is to allow the applicant to introduce the site plan concept and receive comments or direction from the on the site plan or the need for additional material needed to evaluate the impacts of the use. No formal action shall be taken.

2.

~~(1)~~ *PD ~~stage I~~ preliminary site plan requirements:* ~~.~~ Following the completion of the pre-application meeting, the applicant is authorized to submit a preliminary PD site plan. The PD ~~stage I~~ preliminary site plan shall set forth the proposed uses to be developed in the PD and the following specific information on a site plan. The information on proposed improvements required by paragraph (g) below can be conceptual in nature, particularly for larger, mixed-use PD's that will be developed in phases. For a PD that contains a single type of use (e.g., a single-family subdivision) where the project will be developed in a single phase, the applicant has the option to include a complete site plan or preliminary subdivision plat for preliminary site plan or tentative preliminary plat approval, as applicable.

A. (a) A property area survey of the exact area being requested (scale: one (1) inch = one hundred (100) feet).

B. (b) A proof of ownership of land being requested for rezoning or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.

C. (c) A completed application form, supplied by the ~~township~~Township community and economic development department, and an application/review fee. A separate escrow deposit may be required for administrative charges to review the PD submittal.

D. (d) Cover sheet providing:

(1) ~~1.~~ The applicant's name;

(2) ~~2.~~ Name of the development;

(3) ~~3.~~ The preparer's name and professional seal of architect, engineer, surveyor, or landscape architect indicating license in the State of Michigan;

(4) ~~4.~~ Date of preparation and any revisions;

(5) ~~5.~~ North arrow;

(6) ~~6.~~ Property lines and dimensions;

(7) ~~7.~~ Complete and current legal description and size of property in acres;

(8) ~~8.~~ Small location sketch of the subject site and area within one-half (0.5) mile, and scale;

(9) ~~9.~~ Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PD site;

(10) ~~10.~~ Lot lines and all structures on the property and within one hundred (100) feet of the PD property lines;

(11) ~~11.~~ Location of any access points on both sides of the street within one hundred (100) feet of the PD site along streets where access to the PD is proposed.

E. ~~(e)~~ An aerial photograph of the site.

F. ~~(f)~~ A site analysis plan sheet indicating locations of significant natural, historical, and architectural features, including:

(1) ~~1.~~ Existing buildings;

(2) ~~2.~~ Drainage patterns;

(3) ~~3.~~ Surface water bodies;

(4) ~~4.~~ Floodplain areas;

(5) ~~5.~~ Wetlands with supporting documentation;

(6) ~~6.~~ Existing topography at five (5) ~~-~~foot contour intervals;

(7) ~~7.~~ Tree survey indicating the location and diameter (in inches, measured four (4) feet above grade) of "landmark" trees. Landmark trees will be designated as "areas not to be disturbed" and secured through installation of a snow fence or other fencing. The limits of tree clearing shall be clearly indicated.

G. ~~(g)~~ A plan sheet indicating:

(1) ~~1.~~ Existing and proposed topography at five (5) ~~-~~foot contour intervals and a general description of grades within one hundred (100) feet of the site, including the limits of grading and tree removal;

(2) ~~2.~~ Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths;

(3) ~~3.~~ Existing buildings, utility services, and any public or private easements, noting those which will remain, and which are to be removed;

(4) ~~4.~~ Layout and typical dimensions of proposed lots, footprints of proposed buildings; uses with the acreage allotted to each use. For developments with residential components: the number, type, and density of proposed housing units;

(5) ~~5.~~ Arrangement and area calculations for open space, including upland and wetland open space areas;

(6) ~~6.~~ General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained;

H. ~~(h)~~ A plan sheet illustrating open space areas and tabulating the amount of open space provided broken down by areas for active recreation, passive recreation, upland natural preservation areas, wetlands, utility easements and landscape buffers.

I. ~~(i)~~ If a ~~multi-phase~~multi-phase PD is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase.

J. ~~(j)~~ A traffic impact study meeting the requirements of Article 4, Traffic Impact Study of Chapter 24 of the Charter Township of Ypsilanti Code of ~~section~~Section ~~2115(6) of the zoning~~ ~~ordinance~~Ordinance.

K. (k) Any additional graphics or written materials requested by the ~~township~~Township to assist the ~~township~~Township in determining the appropriateness of the PD such as, but not limited to, aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers (ITE) for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the existing ~~(pre PD~~) district; preliminary architectural sketches; and estimated construction cost.

L. ~~(l)~~ A draft written PD development agreement specifying all the terms and understanding of the PD development.

~~(2) *Final PD stage II site plan requirements.* The final PD stage II site plan shall include a complete site plan meeting the requirements of section~~Section ~~1515, or a final preliminary plat meeting the requirements of the township~~Township ~~subdivision regulations ordinance~~Ordinance~~, as applicable.~~

~~(Ord. No. 2003-328, 1-20-04)~~

~~-~~3.

~~Sec. 617. -~~ Acceptance and approval of PD ~~stage I~~ preliminary site plan and rezoning:

In reviewing and approving the PD ~~stage I~~ preliminary site plan and rezoning, the following procedures and conditions shall be followed:

~~(1) *Pre-conceptual conference.* The applicant shall attend a pre-conceptual conference with the township~~Township ~~officials, the township~~Township ~~community and economic development department, planning, and engineering consultants and regulatory, public service, and utility agencies. The applicant shall submit an application, review fee and pre-conceptual plan at least~~

~~20 business days prior to the pre-conceptual conference and forward copies of the submittal to all reviewing agencies listed by the township~~Township. The purpose of this meeting is to allow the applicant to introduce the site plan concept and receive comments or direction from the on the site plan or the need for additional material needed to evaluate the impacts of the use. No formal action shall be taken.

~~A. (2)~~ *Technical (staff) reviews*~~:~~ Formal application shall be made to the ~~township~~Township ~~community and economic development department~~. The ~~township~~Township Zoning Administrator ~~community and economic development department~~ shall review the application. The ~~township~~Township planning consultant, department of public works, fire chief, police chief, ~~township~~Township ~~engineer~~Engineer, and building department manager~~, road committee and natural resources committee, if applicable~~, shall also review the application. The reviews shall be submitted to the ~~township~~Township Zoning Administrator ~~community and economic development department~~. The ~~township~~Township Zoning Administrator ~~community and economic development department~~ may schedule a conference with applicable consultants and departments which reviewed the submittal information. The technical reviews may be revised and resubmitted following the conference or submittal of a revised application. An application shall not be forwarded to the ~~planning commission~~Planning Commission until all required technical information is provided.

B. ~~(3)~~ *Public hearing for PD ~~stage I~~ rezoning*~~:~~ Following the technical review process, the ~~planning commission~~Planning Commission shall schedule and conduct a public hearing to review the request in accordance with the following procedures. The applicant is also encouraged to meet with neighborhood associations and land owners prior to the ~~planning commission~~Planning Commission public hearing on the proposed project.

(1) ~~(a)~~ The ~~township~~Township ~~community and economic development department~~ shall provide notice of public hearing on the request for PD rezoning in accordance with ~~section~~Section 307, Public hearing requirements. ~~2703.~~ Such notification shall be in accordance with Section 4 of the Township Zoning Act (Public Act 184 of 1943, as amended).

(2) ~~(b)~~ The ~~planning commission~~Planning Commission shall conduct the required public hearing. The purpose of the public hearing is for the ~~planning commission~~Planning Commission and the applicant to receive public comment on the PD. The ~~planning commission~~Planning Commission shall not take action at the same meeting when the public hearing is conducted unless there is a specific finding that all review standards are met and no conditions are necessary for the recommendation to the ~~township board~~Township Board.

(3) ~~(c)~~ Following the public hearing the applicant shall submit revised plans and a document which point-by-point addresses each issue, as directed by the ~~planning commission~~Planning Commission.

C. ~~(4)~~ *Planning commission recommendation*~~:~~ The ~~planning commission~~Planning Commission shall review the PD site plan in consideration of public hearing comments, technical reviews from ~~township~~Township staff and consultant's correspondence from applicable review agencies, and compliance with the standards of this ~~article~~Article and other applicable standards of this ~~ordinance~~Ordinance. The ~~planning commission~~Planning Commission shall make a recommendation to the ~~township board~~Township Board to approve, approve with

conditions or deny the request. The ~~planning commission~~Planning Commission recommendation shall be based on the following:

(1) ~~(a)~~ Whether the proposal meets the eligibility criteria for qualification of the PD and promotes the land use goals and objectives of the ~~township~~Township.

(2) ~~(b)~~ Whether all applicable provisions of this ~~section~~Section and this ~~ordinance~~Ordinance shall be met. If any provision of this ~~section~~Section shall be in conflict with the provisions of any other ~~section~~Section of this ~~ordinance~~Ordinance, the provisions of this ~~section~~Section shall apply to the lands embraced within a PD.

(3) ~~(c)~~ Whether there is, or will be at the time of development, adequate facilities to accommodate the sanitary sewage, storm water, solid waste, water supply needs and traffic generated by the proposed project.

D. ~~(5)~~ ~~*Township board*~~*Township Board approval of PD ~~stage I~~ preliminary site plan and rezoning*~~:~~ Following receipt of the ~~planning commission~~Planning Commission's recommendation, the PD ~~stage I~~ preliminary site plan and rezoning shall be considered by the ~~township board~~Township Board. The ~~township board~~Township Board shall take one (1) of the following actions on the request.

(1) ~~(a)~~ *Table*~~:~~ If the application is determined to be insufficient, does not fully respond to ~~planning commission~~Planning Commission issues or more information is required, then the request may be tabled. The ~~township board~~Township Board shall direct the applicant to prepare additional information, revise the PD ~~stage I~~ preliminary site plan or direct the ~~township~~Township staff to conduct additional analysis.

(2) ~~(b)~~ *Reconsideration*~~:~~ If the ~~township board~~Township Board believes there is new information which might modify the recommendation of the ~~planning commission~~Planning Commission, the ~~board~~ Board may return the application with the new information to the ~~planning commission~~Planning Commission for reconsideration. The ~~planning commission~~Planning Commission shall provide a recommendation within thirty (30) days.

(3) ~~(c)~~ *Approval*~~:~~ Upon determination that a PD ~~stage I~~ preliminary site plan is in compliance with the standards and requirements of this ~~ordinance~~Ordinance and other applicable ~~ordinance~~Ordinances and laws, the ~~township board~~Township Board shall approve the preliminary PD ~~stage I~~ preliminary site plan and rezoning by resolution. The PD rezoning shall be effective upon approval of the second reading of the resolution. The ~~township board~~Township Board may impose reasonable conditions with the approval of a PD. Conditions of any approval are attached to the land and will remain through subsequent owners. The applicant shall submit a revised PD ~~stage I~~ preliminary site plan that demonstrates compliance with the conditions for administrative approval by the ~~township~~Township Zoning Administrator. ~~community and economic development department.~~

(4) ~~(d)~~ *Denial*~~:~~ Upon determination that a PD ~~stage I~~ preliminary site plan does not comply with standards and regulations set forth in this ~~ordinance~~Ordinance~~,~~ or requires extensive revision in order to comply with said standards and regulations, the ~~township board~~Township Board shall deny the application. Resubmittal of an application which was denied shall be considered a new application.

E. ~~(6)~~ ~~*Stage I p*~~*Preliminary PD agreement.* The applicant shall submit an agreement stating the conditions upon which the PD is based, for review by the ~~township~~Township attorney. The agreement, after review by the ~~planning commission~~Planning Commission and approval by the ~~township board~~Township Board, shall be entered into between the ~~township~~Township and the applicant and be recorded in the office of the Washtenaw County Register of Deeds at the expense of the applicant. Approval shall be effective upon recording. The content of the agreement shall be based on the extent of the proposed development, but shall at a minimum provide the following:

(1) ~~(a)~~ A survey of the acreage comprising the proposed development.

(2) ~~(b)~~ The manner of ownership of the developed land.

(3) ~~(c)~~ The amount, manner of the ownership and proposed method of dedication or mechanism to protect any areas designated as common areas or open space.

(4) ~~(d)~~ Land use description including list of proposed uses, residential density, dwelling types, lot dimensions, setbacks, and other dimensional standards.

(5) ~~(e)~~ Description of improvements to common areas, recreational facilities, and non-motorized pathways.

(6) ~~(f)~~ General description of any improvements to roads or utilities.

(7) ~~(g)~~ Provisions to ensure adequate protection of natural features.

(8) ~~(h)~~ The preliminary PD plan shall be incorporated by reference and attached as an exhibit.

~~(Ord. No. 2003-328, 1-20-04)~~

4. ~~Sec. 618. -~~ Effect of PD ~~stage I~~ preliminary site plan and rezoning approval:

A. ~~(1)~~ Approval by the ~~township board~~Township Board of the PD ~~stage I~~ preliminary site plan and rezoning shall have the effect of rezoning the property. The site plan, preliminary development agreement, building elevations and other development proposals including the proposed uses, shall become an integral part of the zoning amendment to the PD district and, for purposes of recordation, shall be referred to as "Planned Development No." All approved plans shall be filed with the ~~township~~Township ~~c~~Clerk~~. and the community development department.~~

B. ~~(2)~~ Approval of the PD ~~stage I~~ preliminary site plan shall not constitute final site plan approval. It shall be deemed as approval of the land use plan submitted and shall serve as a guide in the preparation of the PD ~~stage II~~ final site plan. Rezoning procedures under this ~~article~~Article of the ~~ordinance~~Ordinance will rely on the plan submitted for both ~~stage I and stage II~~ preliminary and final and the supporting documentation and the plan, therefore, is basic to the rezoning.

C. ~~(3)~~ Once an area has been rezoned to a PD district, no development shall take place therein nor use made of any part thereof except in accordance with the PD ~~stage I~~ preliminary site plan as originally approved, or in accordance with an approved amendment thereto.

~~(4) The proposed PD district shall be of such area as to represent a sound carrying out of the master plan of land use, it not being the intention of this district that an unrelated parcel by parcel rezoning be effectuated.~~

D. ~~(5)~~ The Z~~z~~oning ~~ordinance~~Ordinance amendment, which effectuates the rezoning to the PD district, shall refer to and incorporate by reference the PD ~~stage I~~ site plan and such zoning amendment shall be carried out in accordance with rezoning procedures of this ~~ordinance~~Ordinance.

E. ~~(6)~~ PD stage II final site plans and subdivision plats, as applicable, shall be submitted shall be submitted for review and approval in accordance with ~~section~~Section 2115 Article 9 ~~IX~~, Site Plan Review, or the ~~township~~Township subdivision regulations ~~ordinance~~Ordinance, as applicable, for an area embraced in the PD.

F. ~~(7)~~ Approval of the PD ~~stage I~~ preliminary site plan by the ~~township board~~Township Board shall be effective for a period of two (2) years. If PD ~~stage II~~ final site plan or subdivision plat for at least the first phase of the project is not submitted and approved within two (2) years of the PD ~~stage I~~ approval, the right to develop under the approved PD ~~stage I~~ preliminary site plan shall terminate and a new application must then be filed and processed. The two (2) ~~-~~year period for PD ~~stage I~~ preliminary approval may be extended for one (1) year, if applied for by the petitioner prior to expiration and granted by the ~~township board~~Township Board, based upon a recommendation by the ~~planning commission~~Planning Commission. Following expiration of the PD ~~stage I~~ approval, the ~~township~~Township may initiate proceedings to rezoning the property back to the pre-PD zoning district.

~~(Ord. No. 2003-328, 1-20-04)~~

~~-~~

Sec. ~~619~~ 617. - PD ~~stage II~~ final site plan submittal and approval:

1. A presentation of the PD ~~stage II~~ final site plan shall be made to the ~~planning commission~~Planning Commission for review and recommendation to the ~~township board~~Township Board of the following:

A. ~~(1)~~ PD ~~stage II~~ final site plans shall be submitted for each phase of the development. ~~This plan shall be worked out in detail showing specific uses, building location, off-street parking, street alignments, open spaces and other physical plan details being proposed.~~ The final PD site plan shall include a complete site plan meeting the requirements of ~~Section~~ subsection 906.2. Supporting documentation in the form of building plans, and schedule of construction shall be submitted. The PD ~~stage II~~ final site plan shall conform to all site plan requirements and all site plan review requirements of this ~~ordinance~~Ordinance. In reviewing site plans and subdivision plans, the following standards shall apply:

(1) ~~(a)~~ Site plans or subdivision plans shall be in substantial conformance with the approved PD ~~stage I~~ preliminary site plan. The final plan shall reflect and adhere to those use patterns as approved in the preliminary plan. The ~~township board~~Township Board may approve a PD ~~stage II~~ final site plan that proposes minor deviations from the PD ~~stage I~~ preliminary layout only where the ~~township board~~Township Board finds such deviations conform to the requirements of this ~~ordinance~~Ordinance and will result in an equal or

higher quality development that the PD ~~stage I~~ preliminary site plan. Where major deviations are proposed from the PD ~~stage I~~ preliminary plan, the ~~township board~~Township Board may require resubmission of a new PD ~~stage I~~ preliminary site plan for a ~~planning commission~~Planning Commission public hearing and recommendation.

(2) ~~(b)~~ Each site plan or subdivision plat shall either individually or in combination with previously approved contiguous project areas, meet the standards of this ~~section~~Section and the approved preliminary PD ~~stage I~~ site plan regarding layout, density, open space, and land use.

(3) ~~(c)~~ Each plan submission shall include a map illustrating the site or phase in relation to previously approved plans and the overall PD ~~stage I~~ preliminary site plan.

(4) ~~(d)~~ A final PD agreement shall be submitted for review by the ~~township~~Township attorney and approved by the ~~township board~~Township Board.

B. ~~(2)~~ ~~Stage II f~~ Final PD agreement. As part of the application for PD ~~stage II~~ final site plan approval, the applicant shall submit an agreement stating the conditions upon which approval is based, for review by the ~~township~~Township attorney. The agreement, after review and approval by the ~~township board~~Township Board, shall be entered into between the ~~township~~Township and the applicant and be recorded in the office of the Washtenaw County Register of Deeds at the expense of the applicant. Approval shall be effective upon recording. Said agreement shall provide:

(1) ~~(a)~~ All items contained in the ~~stage I~~ preliminary PD agreement.

(2) ~~(b)~~ Provision assuring that those open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose. The ~~township~~Township may require conveyances or other documents to be placed in escrow to accomplish this.

(3) ~~(c)~~ Satisfactory provisions have been made to provide for the future financing of any improvements shown on the plan for site improvements, open space areas and common areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the ~~township board~~Township Board.

(4) ~~(d)~~ The cost of installing and maintaining all streets and the necessary utilities has been assured by a means satisfactory to the ~~township board~~Township Board.

(5) ~~(e)~~ The PD ~~stage II~~ final site plan shall be incorporated by reference and attached as an exhibit.

~~(Ord. No. 2003-328, 1-20-04)~~

~~2. Sec. 620. -~~ Effect of PD ~~stage II~~ final site plan approval:

A. ~~(1)~~ Approval of the PD ~~stage II~~ final site plan shall be effective for a period of ~~one~~ two (2) years. If construction has not commenced within this period, the approval shall expire and the right to develop under the approved PD ~~stage II~~ final site plan shall terminate and a new application for PD ~~stage II~~ final site plan must then be filed. The one (1) ~~-~~year period for PD ~~stage II~~ final site plan approval may be extended for one (1) year, if applied for by the

petitioner prior to the expiration and granted by the ~~township board~~Township Board, based upon a recommendation by the ~~planning commission~~Planning Commission. Once a building permit has been obtained, the PD ~~stage II~~ final site plan shall remain valid for as long as the building permit is current and construction is being diligently carried on towards completion.

B. ~~(2)~~ All dedications of public rights-of-way or planned public open spaces shall be made prior to any construction taking place on the site and shall be recorded by the developer.

C. ~~(3)~~ In residential use areas, any prorated open space shall be committed by dedication to an association of residents or to a land conservancy operating in Washtenaw County, either as rights-in-fee, easement, or in a master deed and retained as open space for park, recreation, and related uses. All lands dedicated in fee or easement shall meet the requirements set forth by the ~~township board~~Township Board. Provisions satisfactory to the ~~township board~~Township Board shall be made to provide for the financing of any improvements shown on the plan for open spaces and common use areas which are to be provided by the applicant~~,~~ and including maintenance of such improvements by a means satisfactory to the ~~township board~~Township Board. This may include a development agreement. Such documents shall be recorded with the county register of deeds.

D. ~~(4)~~ In those instances where a subdivision plat is being utilized as a planned development or a part of such development, the procedures and expiration dates of the Michigan Land Division Act, Public Act 288 of 1967, as amended ~~Plat Act (Act No. 288 of the Public Acts of Michigan of 1967~~ (MCL 560.101 et seq.), ~~as amended~~, shall govern.

~~(Ord. No. 2003-328, 1-20-04)~~

~~3.~~

~~Sec. 621. -~~ Required conditions:

A. Before approving the plan in either the PD ~~stage I~~ preliminary site plan or PD ~~stage II~~ final site plan submittal, the ~~planning commission~~Planning Commission and the ~~township board~~Township Board shall determine that:

(1) The cost of installing all streets, sidewalks, bike paths, streetlights, park areas and necessary utilities and maintenance thereof has been assured by a means satisfactory to the ~~township board~~Township Board. The ~~township board~~Township Board shall have the option of requiring suitable guarantee in a form suitable to the ~~township~~Township for the provision of any or all site improvements.

(2) The final plan of each project area of the approved plan is in conformity with the overall approved plan. Any changes or amendments requested shall terminate approval of the preliminary plan until such changes or amendments have been reviewed and approved as in the instance of the first submittal, it being the intent of this ~~section~~Section that no other administrative or board of appeals action shall constitute official approval of such changes or amendments to the preliminary plan. Denial by the ~~township board~~Township Board of any requested changes or amendments shall not void the originally approved plan.

~~(3) Proceeding with a planned development district shall only be permitted if it is mutually agreeable to the township board~~Township Board ~~and the developer.~~

~~(Ord. No. 2003-328, 1-20-04)~~

~~-~~

Sec. ~~622~~ 618. - Administrative revisions to approved PD ~~stage II~~ plans:

Approval of the PD ~~stage II~~ final site plan confers upon the ~~township~~Township Zoning Administrator ~~community and economic development department~~ the authority to approve certain minor deviations during the construction process when an applicant or land owner who was granted final site plan approval notifies the ~~township~~Township ~~community and economic development department~~ of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change. The request shall be received prior to initiation of any construction in conflict with the approved plan.

1. ~~(1)~~ *Procedure*~~:~~: Within fourteen (14) days of receipt of a request to amend the final site plan, the ~~township~~Township Zoning Administrator ~~community and economic development department~~ shall determine whether the change is major, warranting review by the ~~planning commission~~Planning Commission, or minor, allowing administrative approval, as noted below.

2. ~~(2)~~ *Minor changes*~~:~~: Minor changes to a previously approved planned development site plan may be approved without necessity of ~~planning commission~~Planning Commission or ~~township board~~Township Board action thereon if the coordinator of community development ~~certifies in writing~~ finds that the proposed revision constitutes a minor alteration and does not alter the basic design nor any specific conditions of the plan as agreed upon by ~~planning commission~~Planning Commission and ~~township board~~Township Board. The Zoning Administrator ~~community development coordinator~~ shall record all such changes on the original PD site plan and shall advise ~~planning commission~~Planning Commission and ~~township board~~Township Board of all said minor revisions within fifteen (15) days of said administrative approval. Minor alterations or revisions under this ~~section~~Section shall be limited to:

   A. ~~(a)~~ For residential buildings, the square footage of structures may be reduced by ~~three~~ five percent (5%); or increased by ~~three~~ five percent (5%), provided the overall density of units does not increase, the minimum square footage and parking requirements are met and the building(s) do not extend into any required open space or required setbacks.

   B. ~~(b)~~ Gross floor area of nonresidential buildings may be decreased; or increased by up to ~~three~~ five percent (5%) or two thousand (2,000) square feet, whichever is smaller, provided parking requirements are met and the building does not extend into any required setback or open space.

   ~~(c) Any decrease in building size or changes in bedroom counts per dwelling unit in no more than ten percent of the total number of units.~~

   C. ~~(d)~~ Floor plans ~~may be changed~~ changes if consistent with the character of the use.

   D. ~~(e)~~ Relocation of a building by up to five (5) feet, if consistent with required setbacks, open space, and other standards.

   E. ~~(f)~~ Shifting of building heights and elevations, providing such shifting does not exceed ten percent (10%) of the previously approved dimension and providing such shifting does not significantly alter the conceptual integrity of the plan.

F. ~~(g)~~ Construction of additional, or alteration of, approved sidewalks, provided that the full intent of pedestrian movement through and around the site is not inhibited thereby.

G. ~~(h)~~ Shifting of, additions to, changes in species of landscape materials, provided that such change does not reduce minimum landscape requirements.

~~(i) Plantings on the approved landscape plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any regulated trees lost during construction shall be replaced on a caliper-per-caliper basis on the site.~~

H. ~~(j)~~ Designated woodlands or areas not to be disturbed may be increased.

I. ~~(k)~~ Relocation of refuse collection stations.

J. ~~(l)~~ Improvements or slight relocation of site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing or pedestrian/bicycle paths, with documentation from Washtenaw County Road Commission or other road agencies, where appropriate.

K. ~~(m)~~ Internal rearrangement of parking lots and curb cut locations, not including the relocation of parking lots, provided such ~~fictional~~ rearrangement does not reduce the total number of parking spaces required, and further provided that the such rearrangement does not inhibit good traffic flow or circulation.

L. ~~(n)~~ Installation of recreational or maintenance facilities that do not require erection of a structure intended for human use or occupancy.

M. ~~(o)~~ Changes of building materials to another of higher quality, or a slight change in the color of the exterior material, as determined by the ~~township~~Township Zoning Administrator. ~~community and economic development department.~~

N. ~~(p)~~ Grade change of up to one (1) foot, reviewed by the ~~township~~Township ~~e~~ Engineer.

O. ~~(q)~~ Modification of entry design, sign placement or reduction in size of signage, which is consistent with the intent of this ~~section~~Section and the approved plan.

P. ~~(r)~~ Changes to the location of accessory buildings and structures only when the new location will be consistent with the building envelope identified on the approved plan.

Q. ~~(s)~~ Changes required or requested by the ~~township~~Township, county, or state for safety reasons.

3. ~~(3)~~ *Major changes:* ~~-~~ Where the ~~township~~Township Zoning Administrator ~~community and economic development department~~ determines a requested amendment to the approved site plan is major, resubmittal to the ~~planning commission~~Planning Commission and ~~township board~~Township Board shall be required. Should the ~~planning commission~~Planning Commission or ~~township board~~Township Board determine that the modifications are inconsistent with the approved final PD site plan, a revised final PD site plan shall be submitted according to the procedures outlined in this ~~article~~Article. In all cases, a change in use to a more intensive use than approved in the final PD plan shall be considered major and require resubmission of a final PD plan.

~~(Ord. No. 2003-328, 1-20-04)~~

Sec. ~~623~~ 619. - Existing planned developments:

1. ~~(1)~~ *Approved planned developments:* ~~-~~ Projects which received final PD ~~stage II~~ approval under the prior PD standards shall be considered conforming provided such projects conform to the site plan and conditions upon which they were approved, and the projects have either been completed or work is diligently being carried on within the time limits stipulated under this ~~ordinance~~Ordinance. Any expansion shall conform to the regulations of the particular zoning district; no expansion in area beyond the area approved as a PD shall be considered. Any modifications to the previously approved final PD site plans shall be reviewed under the current PD regulations.

~~(2) *Commencement and completion of construction:* Construction shall be commenced within one year following final approval of a PD, or within one year of any other necessary governmental approval for commencement of the project, whichever is later, provided all other necessary approvals have been actively pursued. Each phase of the project shall be commenced within one year of the schedule approved by the township~~Township~~. If construction is not commenced within such time, any approval of a site plan on the project shall expire and be null and void, provided, an extension for a specified period may be granted by the planning commission~~Planning Commission upon good cause shown if such request is made to the planning commission~~Planning Commission ~~prior to the expiration of the initial period.~~

2. ~~(3)~~ *PD ~~stage I~~ preliminary ~~–~~planned developments:* ~~-~~ Projects that have received a recommendation by the ~~planning commission~~Planning Commission to the ~~township board~~Township Board for PD ~~stage I~~ preliminary approval prior to the effective date of this amendment, but did not receive final PD ~~stage II~~ preliminary approval, shall be reviewed under the current PD regulations of this ~~ordinance~~Ordinance for final approval, subject to the following:

   A. ~~(a)~~ Where a density was established by the ~~township~~Township on a PD ~~stage I~~ preliminary site plan, subsequent final site plans submitted shall retain the following:

      (1) ~~1.~~ The density established at that time shall be the maximum allowable density for that site.

      (2) ~~2.~~ The final site plan shall include the same mixture of housing types, provided that the ~~township board~~Township Board may approve a reduction in the percent of non-single-family residential dwellings.

      (3) ~~3.~~ The final site plan shall contain as much or more open space as the preliminary PD plan.

   B. ~~(b)~~ Within two (2) years following receipt of the preliminary PD ~~stage I~~ approval, the applicant shall submit to the ~~township~~Township ~~planning commission~~Planning Commission a final PD ~~stage II~~ plan. If a final PD stage II plan has not been submitted within the two (2) years, then the original PD ~~stage I~~ preliminary approval shall be null-and-void and any subsequent submittal shall be required to comply with the current PD requirements of this ~~ordinance~~Ordinance. Time extension, beyond the two (2) ~~-~~year period, may be granted by the ~~township board~~Township Board. The request for extension must be received in writing and shall not be for more than one year.

~~(c) Final site plans must still exhibit the community benefits and natural features protection that qualified the project for development as a PD. The planning commission~~Planning Commission ~~shall make a finding that the final site plan is consistent with the intent and conditions of the preliminary PD approval.~~

~~(Ord. No. 2003-328, 1-20-04)~~

Sec. 620. – Commencement and completion of construction:

Construction shall be commenced within two (2) years following final approval of a PD, or within two (2) years of any other necessary governmental approval for commencement of the project, whichever is later, provided all other necessary approvals have been actively pursued. Each phase of the project shall be commenced within two (2) years of the schedule approved by the Township. If construction is not commenced within such time, any approval of a site plan on the project shall expire and be null and void, provided, an extension for a specified period may be granted by the Planning Commission upon good cause shown if such request is made to the Planning Commission prior to the expiration of the initial period.

Sec. ~~624~~ 621. - Limitations on variances from ZBA:

The decision to grant PD approval or any regulatory modifications are not subject to variance approval of the ~~zoning board of appeals~~Zoning Board of Appeals. No part of a PD may be appealed to the ~~zoning board of appeals~~Zoning Board of Appeals. This provision shall not preclude an individual lot owner from seeking a variance following final approval of the PD ~~stage II~~, provided such variance does not involve alterations to open space areas as shown on the approved PD site plan.

~~(Ord. No. 2003-328, 1-20-04) Sec. 625. - Fees:~~

~~Fees for legal, engineering and planning review of the site plans shall be as established by the township board~~Township Board~~.~~

~~(Ord. No. 2003-328, 1-20-04)~~

ARTICLE VII. – DEVELOPMENT OPTIONS

Sec. 701. - Site condominium review:

Pursuant to authority conferred by Section 141 of the Condominium Act, Public Act 59 of 1978, as amended (MCL 559.101 et seq., MSA 26.50(101) et seq.), all condominium subdivision plans shall be reviewed ~~and approved~~ by the Township Planning Commission and approved by the Township Board. In determining whether to approve a condominium subdivision plan, the Planning Commission and Township Board shall consult with the Township attorney, Township engineer, and Township planner regarding the adequacy of the master deed, deed restrictions, utility systems and streets, subdivision layout and design and compliance with all requirements of the Condominium Act. in accordance with the provisions set forth in Article 9.

1. ~~1.~~ *Site condominium—General requirements:*

   A. Each condominium lot shall be located within a zoning district that permits the proposed use.

   B. *Condominium lots:* For the purposes of this Section, each condominium lot shall be considered equivalent to a single lot and shall comply with all regulations of the zoning district in which located. In the case of a site condominium containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use.

   C. *Revision of condominium subdivision plan:* If the condominium subdivision plan is revised, the final site plan shall be revised accordingly and submitted for review and approval or denial by the Township Board, upon recommendation by the Planning Commission, before any building permit may be issued, where such permit is required.

   D. *Amendment of master deed or bylaws:* Any amendment to a master deed or bylaw that affects the approved preliminary or final site plan, or any conditions of approval of a preliminary or final site plan, shall be reviewed and approved by the Township Board, upon recommendation by the Planning Commission, before any building permit may be issued, where such permit is required. The Planning Commission or Township Board may require its review of an amended site plan if, in its opinion, such changes in the master deed or bylaws require corresponding changes in the approved site plan.

   E. *Development agreement:* The Township Board may require, as a condition of approval, that the applicant enter into a development agreement incompliance Section 305, Development agreements, incorporating therein the terms and conditions of final site plan approval.

   F. *Relocation of boundaries:* Relocation of boundaries between adjoining condominium lots, if permitted in the condominium documents, as provided in Section 48 of the Condominium Act, Public Act 59 of 1978, as amended (MCL 559.101 et seq., MSA 26.50(101) et seq.), shall comply with all regulations of the zoning district in which located and shall be approved by the Building Inspector. These requirements shall be made a part of the bylaws and recorded as part of the master deed.

   G. *Subdivision of lots:* Each condominium lot that results from a subdivision of another condominium lot, if such subdivision is permitted by the condominium documents, as provided in Section 49 of the Condominium Act, Public Act 59 of 1978, as amended (MCL 559.101 et seq., MSA 26.50(101) et seq.), shall comply with all regulations of the zoning

district in which located and shall be approved by the Building Inspector. These requirements shall be made a part of the condominium bylaws and recorded as part of the master deed.

H. ~~*Public* *S*~~*streets:* All site condominium developments shall utilize ~~internal~~ either approved public streets or private roads that conform to the ~~Tonwship~~Township engineering design standards ~~of the Township~~subdivision regulations ordinance, and other conditions set forth by the Township Board and Washtenaw County Road Commission.

I. *Road right-of-way:* Road right-of-way shall be parcels separate from individual condominium lots and shall be accurately delineated by bearings and distances on the condominium subdivision plan and the final site plan. The right-of-way shall be for roadway purposes and for the purposes of locating, installing, maintaining, and replacing of public utilities. The developer shall dedicate easements of the Township for all public water and sanitary sewer lines and appurtenances.

J. *Easement for utilities:* The site condominium subdivision plan shall include all necessary easements granted to the Township of Ypsilanti for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing and/or removing pipelines, mains, conduits and other installations of a similar character for the purpose of providing public utilities, including conveyance of sewage, water and stormwater runoff across, through and under the property subject to said easement, and excavating and refiling ditches and trenches necessary for the location of said structure.

K. *Monuments:* Monuments shall be set at all boundary corners and deflection points and at all road right-of-way intersection corners and deflection points. Lot irons shall be set at all condominium lot corners and deflection points of condominium lot lines.

The Township engineer may grant a delay in the setting of required monuments or irons for a reasonable time, but not to exceed one (1) year, on condition that the developer deposit with the Township a performance guarantee meeting the requirements of Section 306, Performance guarantee, in ~~an~~the estimated amount as determined ~~from time to time~~ by ~~resolution of~~ the Township ~~Board~~Engineer. Such guarantee shall be returned to the developer upon receipt of a certificate by a surveyor registered in the State of Michigan that the monuments and irons have been set as required within the time specified. If the developer defaults, the Township Board shall promptly require a registered surveyor to set the monuments and irons in the ground, as shown on the condominium site plans, at a cost to be borne by the developer. ~~not to exceed the amount of the security deposit.~~

L. *As-built drawings:* A dimensionally stable copy of the as-built drawings shall be submitted to the Township ~~clerk and a second dimensional stable copy shall be recorded with the Washtenaw County register of deeds~~.

2. *Site condominium—Plan requirements:*

A. The name, address, and telephone number of:

(1) All persons, firms, or corporation with an ownership interest in the land on which the condominium project will be located, together with a description of the nature of each entity's interest (for example, fee owner optionee or land contract vendee).

(2) All engineers, attorneys, architects, or registered land surveyors associated with the project.

(3) The developer or proprietor of the condominium project.

B. The legal description of the land on which the condominium project will be developed, together with appropriate tax identification numbers.

C. The acreage content of the land on which the condominium project will be developed.

D. The purpose of the project (for example, residential, commercial, industrial, etc.).

E. Number of site condominium units to be developed on the subject parcel.

F. A survey plan of the site condominium subdivision.

G. The site condominium subdivision plan shall show the size, location, area~~[~~, ~~]~~ vertical boundaries and volume for each unit composed of enclosed air space. A number shall be assigned to each condominium unit. The site condominium subdivision plan shall include the nature, location, and approximate size of common elements.

H. A utility plan showing all sanitary sewer, water, and storm sewer lines, and easements granted to the Township for installation, repair, and maintenance of all utilities.

I. A street construction, paving and maintenance plan for all streets within the proposed site condominium subdivision.

J. A storm drainage and stormwater management plan, including all lines, swales, drains, basins, and other facilities.

K. A detailed site grading plan of all site condominium subdivision units, common areas, road rights-of-way and all other land areas within the proposed development.

3. *Site condominium—Plan review:*

A. Preliminary site plan:

(1) A preliminary site plan shall be filed for review with the Township. Preliminary site plans shall be reviewed and approved or denied approval by the Township Planning Commission and the Township Board.

(2) The preliminary site plan shall include all land that the developer intends to include in the site condominium project.

(3) The preliminary site plan shall include all information required in Section 910, Submittal requirements, herein except that, in the case of a development that consists only of condominium lots and not buildings or other structures at the time of plan review, the location and dimensions of condominium lots rather than individual buildings, and other structures, and required yards, shall be shown on the preliminary site plan. ~~The preliminary site plan shall include all information required herein, except in the case of single-family detached dwelling units. Dwelling units and required yards shall be shown on the preliminary site plan. In those instances where dwelling unit plans are not known, the plan may show the building envelope, provided such building envelope meets all side, front and rear setback requirements of the zoning district~~

~~*(4) The approval of any preliminary site condominium plan shall expire one year after such date of approval unless such plan has received an extension by the Planning Commission or Township Board. Fees for review of expired site plans may be waived in those instances where no substantial change in conditions of the site condominium plan nor of abutting uses has taken place. In those instances where conditions have changed, the fee for review of expired site condominium plans for new site condominium plans shall be the same as for the initial submittal.*~~

B. Final site plan:

(1) A final site plan shall be filed for review for each phase of development shown on the approved preliminary site plan. Final site plans shall be reviewed and approved or denied by the Township Board, upon recommendation of the Planning Commission.

(2) A final site plan for any phase of development shall not be filed for review by the Planning Commission unless a preliminary site plan has been approved by the Planning Commission and Township Board and is in effect.

(3) A final site plan shall include all information required by Section 66 of the Condominium Act, Act No. 59 of the Public Acts of Michigan of 1978 (MCL 559.101 et seq.), as amended, and the master deed and bylaws. The final site plan shall also include all information required herein, except in the case of single-family detached dwelling units, the location and dimensions of condominium units shall be shown on the site plan.

(4) The applicant shall provide proof of approvals by all county and state agencies required to review the condominium subdivision plan. ~~, including, but not limited to, the county road commission, county drain commissioner, county health department and the Michigan department of natural resources.~~ The Township Planning Commission shall not approve a final site plan until all county and state agencies required to review the condominium subdivision plan have approved the site condominium ~~subdivision~~ plan.

4. Condominium subdivision design and approval:

A. *Relation to Subdivision Ordinance:* The provisions of Articles 4 and 5 of the Subdivision Ordinance of Ypsilanti Charter Township shall apply to site condominiums, and these provisions incorporated herein by reference. In applying the design and development standards of Article 4 and the improvement requirements of Article 5 of the Subdivision Ordinance, the standards and requirements that are intended to apply to lots in a subdivision shall apply instead to condominium lots. All other provisions of the Articles shall apply including the requirements for posting financial securities, completing improvements, inspection fees and condominium completion. The following terms as used in Articles 4 and 5 shall mean the following when applied to site condominiums: "subdivision" shall mean site condominium, "preliminary plat as finally approved by the Township Board" shall mean the "final site plan as approved by the Planning Commission including any conditions imposed by their approval," "before final plat" shall mean "before any building permit is issued" and "lot(s)" shall mean "unit(s)". Nothing in this Section shall be construed as requiring a site condominium to obtain plat approval under the Subdivision Ordinance or the Subdivision Control Act.

B. *Relation to setbacks required in Article 4:* Minimum yards for site condominiums as specified in Article 4 for the zoning district in which the site condominium is located shall be provided and be computed as follows:

(1) Minimum front yard setbacks shall be equal to the distance between the front yard area line and the condominium dwelling.

(2) Minimum rear yard setbacks shall be equal to the distance between the rear yard area line and the condominium dwelling. ~~For two back-to-back units, the separation shall equal two rear yard setbacks.~~

(3) Minimum side yard setbacks shall be equal to the distance between the side yard area line and the condominium dwelling. ~~For two side-to-side units, the separation shall equal two side yard setbacks.~~

~~A. All site condominium subdivision plans shall conform to the design, layout and improvements standards of Township subdivision regulations ordinance, as amended. The requirements for subdivision approval in the Township subdivisions regulations ordinance shall not apply to condominium subdivision plans, except that a deposit in the form of cash, certified check or irrevocable bank letter of credit acceptable to the Township Board shall be made with the Township of Ypsilanti to guarantee the installation and completion of any required public sanitary sewer, water supply, drainage facilities and street and walkway improvements within a length of time agreed upon from the date of final approval of the site condominium subdivision plan by the Planning Commission.~~

~~B. No permits for erosion control, building construction, grading, or installation of water or sanitary sewage facilities shall be issued for property in a site condominium development until a final site plan therefor has been approved by the Planning Commission and is in effect. This requirement shall include contractible, conversion, and expandable site condominiums, as defined in the Condominium Act, Act No. 59 of the Public Acts of Michigan of 1978 (MCL 559.101 et seq.), as amended.~~

~~C. The approval of any final site condominium plan under this provision shall expire one year after the date of such approval, unless actual construction and development has been commenced in accordance with said site plan prior thereto. If such construction and development is commenced within said two-year period, then such approval shall continue for a period of five years from the date thereof; provided, however, that a lapse of more than one year in continuous, substantial construction and development does not occur, in which event, said approval shall expire. The Township building official shall not issue a building permit for any type of construction on the basis of the approved site condominium plan after such approval has expired unless such plan has received an extension by the Planning Commission or Township Board. Fees for review of expired site plans may be waived in those instances where no substantial change in conditions of the site condominium plan nor of abutting uses has taken place. In those instances where conditions have changed, the fee for review of expired site condominium plans for new site condominium plans shall be the same as for the initial submittal.~~

~~D.~~C. All site improvements, including sanitary sewers, water mains, storm sewers, retention basins, site grading and street improvements, shall meet or exceed the minimum design standards of the Charter Township of Ypsilanti ~~and the Ypsilanti Community Utilities~~

~~Authority, as published in the "~~Engineering Standards and Design Specifications~~ for Site Improvements"~~ adopted by the Township Board o~~n October 6, 198~~n June 2020~~1~~, and any subsequent amendments thereto.

~~E. A final survey plan of the site condominium subdivision or phase thereof shall be submitted, together with a closure sheet of the external boundary and internal common areas, condominium land units, blocks of condominium units, street rights-of-way and all other land units, for review and approval by the Township engineer. The exact length and bearing of all external and internal boundaries shall be clearly shown on the plan. The bearing source of orientation of the survey plan shall conform with that of an existing adjacent recorded subdivision or other established survey.~~

5. Notice of proposed action: The notice required by Section 71, of the Condominium Act, Public Act 59 of 1978, as amended (MCL 559.101 et seq.), to be filed with Ypsilanti Township and other agencies.

Sec. 702. – Open space development option:

1. *Purpose*: This Section is intended to carry out the provisions of Section 506 of the Michigan Zoning Enabling Act, Public Act 110 of 2006 as amended (MCL 125.3506 et. seq.) to include an open space preservation development option in the Ypsilanti Township Zoning Ordinance. This Section proposes to accomplish this purpose by allowing the owner of certain parcels of land the option to develop that land in a manner that groups dwelling units on portions of the land that are most suitable for residential development while requiring the remaining portions of land most suitable for open space use to be perpetually preserved as undeveloped open space. The regulations in this Section are also intended to accomplish the following non-exclusive list of purposes.

   A. Preserve natural drainage systems, open space, farmlands, rural character, woodlands and wetlands, natural topography, and environmentally sensitive areas.

   B. Achieve a higher quality of residential development than could otherwise be achieved under conventional zoning.

   C. Permit development that is consistent with the Township's adopted Master Plan and any other applicable adopted plans.

   D. Preserve natural vegetation to the extent feasible.

   E. Preserve open space.

   F. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical, efficient, and environmentally friendly manner~~ to reduce capital costs of development~~.

   G. Limit soil erosion potential by reducing the amount of clearing and grading needed for development.

   H. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.

I. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other Township goals.

2. *Review Authority:* The Ypsilanti Township Planning Commission recommends, and Township Board shall have authority to approve or deny applications for an OSDO that is to be developed as a site condominium or a metes and bounds land division. The Township Board shall have authority to approve or deny an application for an OSDO that is to be developed as a subdivision, after recommendation by the Planning Commission. The Township Board shall have final authority to approve or reject the conservation easement and master deed or restrictive covenants for a development under this Section.

3. *Eligible property:*

A. A parcel of land, which parcel shall be the parent lot for the purposes of this Section, is eligible for an OSDO if all the following requirements are met.

(1) The parent lot is zoned R-1, R-2, R-3, R-4, or R-5.

(2) The parent lot has an area of at least three (3) acres of contiguous land, not divided by a road.

(3) The parent lot is under single ownership control such that a single person or entity has proprietary responsibility for completing and maintaining the development. An applicant applying for an OSPDO under this Section shall provide documentation of such ownership or control in the form of agreements, contracts, deeds, or other such evidence as is acceptable by the approving authority to assure that the applicant has sufficient ownership interest in the parcel to bind the land and assure that the development will be completed in its entirety as approved and that the land will continue to be in compliance and maintained in accordance with the final site plan, preliminary plat as finally approved, and the approved maintenance plan under this Section.

B. A OSPDO development shall maintain a minimum of thirty percent (35%) of the gross area of the site as dedicated open space held in common ownership.

C. Open space preservation developments achieving at least fifty percent (50%) dedicated open space and meeting the provisions of this Section shall be treated as a permitted land use. Open space preservation developments with between thirty percent (35%) and less than fifty percent (50%) dedicated open space but otherwise meeting the provisions of this Section shall be treated as a special land use.

4. *Permitted uses*. The following uses are permitted within an OSPDO:

A. All residential uses and types permitted in a R-1, R-2, R-3, R-4, and R-5 zoning districts, are permitted in an OSDO under this Section.

5. *Density regulations:* The number of lots or site condominium units permitted on a parcel of land under an OSDO shall be calculated as follows:

A. For sites not served by public utilities, the number of units shall not exceed the area of the parent lot, in acres, multiplied by:

(1) One point two-five (1.25).

(2) The minimum area of each lot or site condominium unit in an OSDO shall not be less than the minimum area required by Washtenaw County for well and septic tank/drain field permits.

B. For lots served by public utilities, the number of dwelling units permitted shall not exceed the number of dwelling units customarily developable in the zoning district in which the proposed development is located, developed with a conventional layout and all applicable Ordinances and laws observed. In order to calculate density with a conventional subdivision or site condominium layout, the applicant shall submit a concept site plan of the property with a conventional layout. The plan shall indicate the topography of the site at two (2) foot contour intervals and the limits of all floodplains, water bodies, wetlands, easements, and other areas which would be set aside and preserved due to impracticality, economic unfeasibility, contractual prohibition, or based upon applicable law or Ordinance. In addition, the concept plan with the conventional layout shall include the general street pattern and lot configurations. In general, the plan shall be drawn with sufficient detail to permit the Planning Commission to determine the density that would be achieved by conventional development.

C. The area of the parent lot shall be as defined in the definition of lot area in Article 2, herein.

D. To encourage the use of the OSDO, if all standards set forth in this Section are met, the underlying density established by item B may be increased by up to twenty percent (20%) at the discretion of the Planning Commission. Density bonuses shall be based upon a demonstration by the applicant of at least two (2) of the following:

(1) Preservation of Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the Township to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the Planning Commission, after review of a Natural Features Impact Statement, prepared by the applicant that meets the requirements for such a statement in Section 1403, Preservation of Environmental Quality; or

(2) Provision of Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which residents and non-residents of the development shall have reasonable access. Such recreation facilities include areas such as a non-motorized mobility improvement, neighborhood parks, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development; or

(3) Preservation of Agricultural Land. The determination of whether the site has significant agricultural features shall be made by the Planning Commission after review of a Site Plan, prepared by the applicant, which inventories these features; or

(4) Provision of Senior Housing. To provide housing opportunities for senior citizens in situations where such opportunities might not otherwise be provided; or

(5) Inclusion of Environmental Features. To advance the goals of the Township regarding environmental sustainability and stewardship. Environmental features may include:

a. Sustainable building construction including but not limited to LEED certification or practices, "solar ready" construction standards, "EV Ready" parking locations (this could be for each unit or at the community level); or

b. Development level or "Community" green features including but not limited to community compost facilities, community solar and/or geothermal energy harvesting capabilities (including these features in the open greenspace), green infrastructure, parking lot green infrastructure, rainwater management for irrigation of greenspaces, and "smart lighting" of sidewalks/community spaces.

6. *Minimum required yards.*

A. Each lot or site condominium unit in an OSDO shall provide the following minimum required yards in the Open Space Required Yards Table below. If property lines do not exist between houses, the setbacks shall be measured to an imaginary line of equal distance between the houses. A duplex shall be treated as a single-detached residence for the purpose of determining required setbacks.

Open Space Required Yards Table

R-1 District	Front	Twenty-five (25)
	Side	Twenty (20) feet
	Rear	~~Thirty-five~~T (35) feet
R-2 District	Front	Twenty-five (25) feet
	Side	Sixteen (16) feet
	Rear	Thirty (30) feet
R-3 ~~District~~	Front	Twenty-Five (25) feet
	Side	Ten (10) feet
	Rear	Thirty (30) feet
R-4 and R-5 District	Front	Twenty-Five (25) feet
	Side	Five (5) feet
	Rear	Twenty-five (25) feet

B. Perimeter setback: The perimeter setback for principal structures from all of the borders of the development shall be equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border. The required open space areas may be located partially or completely within the perimeter setback.

7. *Minimum lot width:* Each lot or site condominium unit in an OSDO shall have the following minimum widths, provided that the length to width ratio of any lot or unit shall not exceed four to one (4:1):

   A. R1: 80

   B. R2 and R3 60

   C. R4 and R5: 50

8. *Regulatory flexibility:* The Township Board, upon recommendation by Planning Commission, may waive the lot coverage; impervious surface percentage; floor area ratio; front, side, rear, perimeter setback; and minimum lot width requirements provided that the applicant has demonstrated innovative and creative site and building designs and solutions, and environmentally friendly practices which would otherwise be unfeasible or unlikely to be achieved absent this provision.

9. *Dedicated open space requirements*:

   A. An OSDO development shall maintain a minimum of thirty percent (35%) of the gross area of the site as dedicated open space held in common ownership.

   B. The open space area within a proposed OSDO shall be located so that it preserves significant natural resources and/or connects open spaces throughout the development and with adjacent open space.

   C. The open space shall be connected with existing or potential open space and/or adjacent public land where feasible.

   D. An accessory structure(s) for permitted uses may be erected in the open space in accordance with the approved site plan or plat.

   E. Except in ~~a~~cases where the applicant proposes agricultural use in the open space area that is independent from the proposed residential uses in the development, all owners of lots or site condominium units in an OSDO shall be permitted access to the dedicated open space. Use of dedicated open space may be restricted to property owners in the development. However, community gardens, where individual lots may be assigned, are permitted.

   F. The applicant shall submit an open space management plan for maintaining the dedicated open space with the application for the OSDO.

   G. An owner's association shall be created for a development under this Section which shall own and be responsible for maintaining the dedicated open space. Each property owner shall be a member of the association.

   H. Where a development under this Section is proposed in phases, the Township may require that all land to be dedicated as open space shall be included in the first phase of the development.

10. *Guarantee of dedicated open space:*

A. The applicant for an OSDO shall set aside the dedicated open space through an irrevocable conveyance that guarantees the dedicated open space will remain perpetually open and will be maintained in the manner approved by the Township Board. This conveyance shall be in the form of a permanent conservation easement.

B. The purpose of the conservation easement shall be to ensure that dedicated open space will be:

(1) Protected from all forms of development and limited to the uses and structures as approved;

(2) Shown on an approved site plan or plat; and

(3) Never changed to another use.

C. The conservation easement shall contain, at a minimum, the following provisions that:

(1) Describe the permitted use(s) within the dedicated open space.

(2) Prohibit the storing and/or dumping of refuse and any hazardous materials or refuse on the dedicated open space.

(3) Prohibit any activity that might cause risk of soil erosion on the dedicated open space except for accepted agricultural practices.

(4) Prohibit the use of motorized vehicles and or motorized watercraft on the dedicated open space.

(5) Prohibit all cutting, filling, or removal of vegetation from wetland or wooded areas in dedicated open space, except for invasive species and as otherwise needed for acceptable resource management practices.

(6) Prohibit the use of pesticides, herbicides, or fertilizers within or adjacent to wetlands in a dedicated open space.

(7) Require that the owner's association maintain the dedicated open space in accordance with the approved management plan.

(8) Provide for maintenance of the dedicated open space to be undertaken by the Township Board, and the costs thereof assessed against the person or entities responsible for maintaining the dedicated open space, if:

a. There is a failure to adequately maintain the open space in accordance with the approved maintenance plan; or

b. The Township Board determines that the dedicated open space is a public nuisance.

(9) Require that the conservation easement runs with and is binding upon the land and shall be recorded with the deeds to all parcels created and proposed as part of a development under this Section.

(10) Provide that, if the owners association, or any land trust or conservancy holding the conservation easement, ceases to exist, the easement shall revert to Ypsilanti Township.

D. At the option of the applicant and the approval of the Township Board, the conservation easement may be dedicated to and held by the Township or a recognized land trust or conservancy ~~approved by the Township Board~~. The easement shall be in a form acceptable to the Township and shall be duly recorded in the Washtenaw County Register of Deeds office. This provision does not prohibit a transfer of ownership or control, provided such transfer or control has prior approval of the Township Board and the property in the OSPDO continues in compliance with the Township's original approval.

11. *Review procedures:* An application for an OSDO shall be reviewed as follows:

A. *Subdivisions:* If an OSDO is for a subdivision, review of the preliminary and final plats shall proceed as provided in the Ypsilanti Township Subdivision Ordinance and the Charter Township of Ypsilanti Engineering and Design Specifications.

B. *Site condominiums:* If an OSDO is for a site condominium, review shall proceed as provided in Section 7~~-~~01 and Article 9 of the Zoning Ordinance and the Charter Township of Ypsilanti Engineering and Design Specifications.

12. *Review standards:* A proposed OSDO shall meet all the following standards for approval. The Planning Commission shall make the necessary findings for compliance with this Section upon its review of the final site plans for site condominiums and metes and bounds land divisions under this Section. It shall be the responsibility of the Township Board to make such findings for subdivisions developed under this Section after review and recommendation by the Planning Commission. All findings shall be in writing and shall be recorded in the minutes of the meeting at which the decision is made.

A. The proposed OSDO must be consistent with the Township's adopted Master Plan and any other applicable adopted plan.

B. The proposed OSDO must not adversely affect existing or future uses or the value of adjacent properties.

C. A site plan shall meet all requirements and standards for preliminary and final site plans as provided in Article 9 of this Ordinance Chapter 24 of the Charter Township of Ypsilanti Code of Ordinances, Development, and all requirements and standards of the Charter Township of Ypsilanti. A subdivision plat shall meet all requirements and standards for preliminary and final plats in the Township's Subdivision Control Ordinance and the Charter Township of Ypsilanti Engineering and Design Specifications.

D. The proposed OSPDO must meet all requirements and standards in this Section and all other applicable provisions of this Ordinance.

E. The proposed OSPDO must comply with all applicable federal, state, and local rules and regulations.

13. *Design standards:*

A. The OSDO shall be designed to promote preservation of natural features. Lots or site condominium units, roads, storm water management facilities, and other improvements shall be designed and situated to minimize alteration of or intrusion into the natural environment.

B. Lots or site condominium units not served by public utilities shall be located on soils that are most suitable for drain fields.

C. Dwelling units shall be located away from environmentally sensitive areas. They shall not be located in areas most suitable for open space. Dwelling units shall be located as far as possible from agricultural areas.

D. Placement of wells, septic tanks, and drain fields shall comply with all requirements of Washtenaw County.

E. Each lot or site condominium unit shall have access to and frontage on an approved street.

F. Pedestrian access shall be provided within a development between lots or site condominium units and non-agricultural open space, between open space areas, and to appropriate on and off-site uses.

G. The Township Board may require that structures of historic, cultural, or architectural significance on the site of an OSPDO be retained, if suitable for rehabilitation. Adaptive reuse for a permitted use may be permitted.

14. *Conditions of approval:* The Township Board~~, whichever applies,~~ may impose reasonable conditions for approval of an OSDO that will assure that the development and all elements of the proposed OSPDO will be consistent with the intent and purpose of requirements in this Section, the Zoning Ordinance, Subdivision Control Ordinance, and the Charter Township of Ypsilanti Engineering and Design Specifications.

15. *Recording of action:*

A. ~~Upon~~After approval of a final site plan or final approval of a preliminary plat by the ~~Planning Commission~~Township Board~~or final approval of a preliminary plat by the Township Board~~, the applicant shall record a development agreement, approved by the Township Attorney ~~a affidavit~~ with the Washtenaw County Register of Deeds that contains the full legal description of the property in the OSDO, specifies the date of Township approval, states the conditions the Planning Commission or Township Board imposed, and declares that all improvements will be carried out pursuant to the approved OSDO plan or plat, unless an amendment is endorsed by the or Township Board. The deed restrictions and conservation easement shall be duly filed with the Washtenaw County Register of Deeds. The applicant shall promptly submit copies of the recorded documents to the Township Clerk.

B. ~~Upon~~After approval of a final site plan or final approval of preliminary plat by the Township Board~~by the Planning Commission, or final approval of preliminary plat by the Township Board~~, the Township Zoning Administrator shall promptly record the approval of the OSDO on the Township's official zoning map, which entry shall be signed by the Township

16. *Time limits:*

A. An approved OSDO shall expire and be of no effect if construction does not commence within twelve (12) months after approval unless the ~~Planning Commission or~~ Township Board ~~, whichever gave the approval,~~ approves an extension. If the applicant does not comply with the conditions specified in the approval, the approving authority or the Zoning Administrator shall issue a stop work order and no further work shall be done until such time as the conditions are met to the satisfaction of the approving authority.

B. Each phase of a development shall be commenced within twelve (12) months of the schedule set forth in the approval. If construction of any phase is not timely commenced as provided herein, the approval of the OSDO shall become null and void and no further work may be conducted on the site until such time as adequate assurances to the satisfaction of the approving authority are made that the development will be completed as approved by a date certain as determined by the approving authority.

C. The applicant may apply in writing to the ~~approving body~~Township Board for an extension of time in which to commence and/or complete construction, prior to the expiration date of the approval. The application for extension must include an explanation of reasons justifying the requested extension. The body granting the original approval may grant a requested extension not exceeding twelve (12) months for good cause. ~~Not more than one extension may be approved.~~

17. *Continuing compliance:*

A. An applicant who fails to comply with the approved final site plan or the preliminary plat as finally approved, whichever applies, shall be deemed in violation of the Zoning Ordinance, and subject to enforcement and penalties as provided in Section 1900, Violations, civil infractions of the Zoning Ordinance.

B. A development agreement and performance guarantee shall be required as a condition of final site plan and preliminary plat approval. The guarantee and agreement shall be in a form approved by the Township Board and shall ensure completion of a proposed OSDO as approved.

ARTICLE VIII. - GENERAL PROVISIONS

~~Sec. 800. - Conflicting regulations:~~

~~Whenever any provision of this ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this ordinance, then the provisions of such ordinance shall govern.~~

~~Sec. 801. - Scope:~~

Sec. 801. - Number of buildings on a lot:

Not more than one (1) principal detached single-family dwelling unit shall be located on a lot, nor shall a principal detached single-family dwelling unit be located on the same lot with any other principal building or structure, except as otherwise permitted herein.

Sec. 802~~3~~. - Accessory buildings and accessory uses:

Accessory buildings and uses, except as otherwise permitted in this Ordinance shall be subject to the following regulations:

1. ~~1.~~ An accessory building attached to the principal building of a lot shall be made a structural part thereof and shall comply with the provisions of this Ordinance.
2. Accessory buildings, structures, and uses shall be supplemental or subordinate to the principal building on a parcel of land and shall be on the same parcel of land as the principal building, structure, or use they serve.
3. Construction, erection, installation, or placement of accessory buildings or structures shall be in accordance with the requirements of the applicable Building Code. Permits shall be required for buildings greater than thirty-six (36) square feet in area and/or greater than four (4) feet in height.
4. Accessory buildings, structures, and uses shall not be located within a dedicated easement or right-of-way.

~~1.~~5. A building or structure accessory to a residential building shall not be erected in any yard except a rear yard unless otherwise provided for herein.

~~2.~~6. An accessory building shall not occupy not more than twenty-five percent (25%) of a required rear yard, plus forty percent (40%) of any nonrequired rear yard provided that in no instance shall the accessory building exceed the ground floor area of the main building.

~~3.~~7. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line. A structure built of noncombustible product may be located closer than ten (10) feet to the main building at the discretion of the Building Official.

~~4.~~8. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.

~~5.~~9. Detached accessory buildings in all business, farm-based, and residential ~~in all one-family residential, multiple-family residential, office, B-1 and P-~~ districts shall not exceed one (1) story or fourteen (14) feet in height unless otherwise provided for herein.

~~6.~~10. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall an accessory building be located nearer than ten (10) feet to a street right-of-way line.

11. ~~One recreational vehicle owned by residents of the township and stored on their individual lots shall be stored only within the confines of the rear yard and shall further respect the requirements of this section applicable to accessory buildings, insofar as distances from principal structures, lot lines and easements are concerned. All recreational equipment parked or stored shall not be connected to sanitary facilities and shall not be occupied. In those instances where the rear yard is not accessible by means of a driveway or alley or has insufficient side yard clearance for the passage of a recreational vehicle, the building inspector may allow the parking or storage of such recreational vehicle in the side or front yard. In those instances where a recreational vehicle is to be parked or stored in a front yard, only the driveway portion of such yard shall be utilized and in no instance shall such recreational vehicle be parked or stored closer than ten feet to the front property line.~~Accessory buildings on farms shall be excluded from the requirements of this Section, provided such buildings are clearly an accessory use to farming activity being conducted on the site, provided further that all other requirements of this Ordinance are complied with.

12. On lots of one and one-half (1.5) acres or more in area located in areas zoned for residential use and having a frontage of not less than one hundred-fifty (150) feet, pole barns may be constructed as an accessory use provided the following conditions are met:

A. ~~9.~~ Setbacks from side or rear lot lines shall not be less than ten (10) feet.

B. The height of such building shall not be more than twenty (20) feet.

C. The accessory building shall only be erected in a rear yard and may exceed the ground floor area of the main building but shall not exceed other lot area coverage requirements of this Ordinance.

D. All building and construction codes of the Township shall be complied with.

E. Any such lot shall not be located in a platted subdivision.

13. A resident of a dwelling unit may have not more than one (1) motorized vehicle for sale on the site of such dwelling unit at any time and in no instance shall vacant residential lots or parcels be utilized for the sale of vehicles. A resident may repair vehicles of the resident on the property of the resident's dwelling unit; however, in no instance shall a resident repair the vehicle of other than a resident of the dwelling unit on said property. In no instance shall vehicles for sale be displayed in a front yard other than on the driveway portion of such yard. The sale of vehicles from a residential property shall not exceed two (2) vehicles in any one (1) year.

~~7. In all office, service and business districts, rooftop equipment and apparatus shall be screened from ground level by being housed in a penthouse or structure constructed of the same type of building materials used in the principal structure, or by building design.~~

(Ord. No. 96-144, 3-5-96; Ord. No. 98-180, 2-17-98; Ord. No. 99-224, § VI, 8-3-99; Ord. No. 2001-266, § 2, 5-15-01; Ord. No. 2002-306, 12-17-02; Ord. No. 2010-402, § 2, 3-16-10; Ord. No. 2018-476 , § 22, 2-20-18)

Sec. 805. – Recreational vehicles:

~~One recreational vehicle owned by residents of the township and stored on their individual lots shall be stored only within the confines of the rear yard and shall further respect the requirements of this section applicable to accessory buildings, insofar as distances from principal structures, lot lines and easements are concerned. All recreational equipment parked or stored shall not be connected to sanitary facilities and shall not be occupied. In those instances where the rear yard is not accessible by means of a driveway or alley or has insufficient side yard clearance for the passage of a recreational vehicle, the building inspector may allow the parking or storage of such recreational vehicle in the side or front yard. In those instances where a recreational vehicle is to be parked or stored in a front yard, only the driveway portion of such yard shall be utilized and in no instance shall such recreational vehicle be parked or stored closer than ten feet to the front property line.~~Parking of recreational vehicles in residential zones shall be limited to the following:

A. General provisions:

(1) No private recreational vehicle shall be stored on any public property.

(2) Parking of recreational vehicles of permitted in any enclosed structure when such structure conforms to the regulations of its zoning district.

(3) Recreation vehicles shall not be connected to electricity, gas, water, or sanitary sewer facilities, except a temporary electrical connection may be made for the purpose of recharging batteries.

(4) Recreational vehicles equipped with liquefied petroleum gas containers must ensure that such containers meet the current standards of the Interstate Commerce Commission, the United States Department of Transportation, or the American Society of Mechanical Engineers. Any valves must be closed at all times that the recreational vehicle is not in preparation for immediate use. Leaks in containers must be repaired immediately.

B. Outside storage of recreational vehicles:

(1) No recreational vehicle shall be stored on a private property driveway for greater than forty-eight (48) hours. When parked in a private driveway, such parking may not be in the public right-of-way or overhang into the public right-of-way including any sidewalk.

(2) For outdoor storage of recreational vehicles of more than forty-eight (48) hours, the recreational vehicle must be owned by and licensed to a full-time occupant of the zoning parcel upon which the vehicle will be stored.

(3) No recreational vehicle shall be stored outside unless in the rear yard or in an interior side yard behind the frontline of any primary building. The recreational vehicle must be stored at least six (6) feet from any property line and must be screened from any adjacent properties in accordance with Section 1301.3.H. or a fence.

(4) Only one (1) such vehicle and vehicle trailer per lot.

(5) Recreation vehicles must be operational and maintained in a clean, well-kept state.

Sec. 806. - Private pools and hot tubs:

1. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

   A. Swimming pools shall be permitted only in the rear or side yard, behind the frontline of the principal building

   ~~A.~~B. There shall be a minimum distance of not less than ten (10) feet between the adjoining property line, or alley right-of-way, and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten (10) feet.

   ~~B.~~C. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.

   ~~C. No swimming pool shall be located less than 35 feet from any front lot line.~~

   D. No swimming pool shall be located closer than one (1) foot from any recorded easement.

   E. For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a fence not less than four (4) feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Provided, however, that if the entire premise of the residence is enclosed, then this provision may be waived by the Building Inspector upon inspection and approval.

   F. All electrical installations or wiring in connection with swimming pools shall conform to the provision of the National Electrical Code. If service drop conductors of (or) other utility wires cross under or over a proposed pool area, the applicant shall make satisfactory arrangements with the utility involved for the relocation thereof before a permit shall be issued for the construction of a swimming pool. No portion of a swimming pool or associated structure shall be permitted to encroach upon any easement or right-of-way which has been granted for public utility use.

Sec. ~~2111~~805. - ~~Residential E~~entranceway:

1. *Location:* Entrance structures may be provided for residential areas, shopping centers, industrial parks, and similar developments. The structure(s) may consist of walls, columns, gates, and may be located within required yards. The location and design of an entrance structure shall not interfere with pedestrian, bicycle, or vehicular traffic movement; shall conform to the requirements of Section 1202. Corner clearance and shall not create a safety hazard.

2. *Building permit:* An entrance structure shall not be constructed until a building permit has been issued. The Planning Commission shall have approved the location, design, and maintenance provisions for an entrance structure before the building permit may be issued.

3. *Maintenance:* All entrance structures shall be regularly maintained in good and safe condition. A mechanism shall be established for assuring the required maintenance.

4. *Application requirements:* The application for approval shall provide the following information:

   A. Location of the structure.

   B. Plan and elevation drawings of the structure, including dimensions.

   C. Location of electrical wiring and fixtures, if applicable.

   D. Provisions to maintain the structure.

5. *Identification sign:* An identification sign permitted in the district in which the entrance structure is to be located may be mounted on an entrance structure or made a structural part thereof. Such signs shall conform to all sign regulations as set forth in Article 15, except setback requirements. No sign containing advertising material shall be mounted on, or made a structural part of, an entrance structure.

6. *Security columns and gates for single-family residential properties:*

   A. Location: Security column and gates must be:

      (1) Setback at least ten (10) feet from the road right-of-way or five (5) feet from any public sidewalk, whichever is greater.

   B. Dimensions:

      (1) Column may not exceed four (4) feet by four (4) feet in width.

      (2) Columns, including decorative features, cannot exceed a height of eight (8) feet above grade.

      (3) Gates cannot exceed a height of six (6) feet above grade.

      (4) Fencing or a wing wall on either side of gate may reach a height of six (6) feet above grade with a maximum length of eight (8) feet from each side of a column.

      (5) Any portion of the entrance structure that extends more than eight (8) feet from any side of the column must comply with the provisions as set forth in Section 13.05, Fences, and walls.

   C. Other:

      (1) Gates must swing inward to site.

      (2) Gates may not have spikes.

      (3) Fence and/or gate shall be of uniform design and well maintained

~~In all residential districts, so-called entranceway structures including but not limited to: walls, columns, and gates marking entrances to single-family subdivisions or multiple housing projects may be permitted and may be located in a required yard, except as provided in section 2112, "Corner Clearance," provided that such entranceway structures shall comply to all codes of the Township of Ypsilanti, and shall be approved by the building department and a permit issued.~~

~~Sec. 2118. - Access to major thoroughfares or collector street:~~

~~For uses making reference to this section 2118, vehicular access shall be provided only to an existing or planned major thoroughfare, freeway service drive, or collector street. Provided, however, that access driveways may be permitted to other than a major thoroughfare, freeway service drive, or collector street where such access is provided to a street where the property directly across the street from such driveway and the major thoroughfare, freeway service drive, or collector street is zoned for multiple-family use or any collector street is zoned for multiple-family use or any nonresidential uses, is developed with permanent uses other than single-family residences or is an area which, in the opinion of the planning commission, will be used for other than single-family purposes in the future. This exception shall only apply if the planning commission finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.~~

Sec. 805. - Temporary structures:

1. *Temporary dwelling:* A manufactured home may be used as a temporary dwelling by a family while repairing or replacing its single-family residence rendered uninhabitable by a disaster such as fire, flood, or windstorm. Such temporary dwelling shall be permitted only in R-1 through R-5 districts. Only a manufactured home may be used as a temporary dwelling; a camper, travel trailer, motor home, recreational vehicle, cabin, tent, basement, garage, or similar unit shall not be used as a temporary dwelling in any zoning district.

2. *Non-residential temporary structure:* A non-residential temporary structure may be permitted as follows:

   A. A non-residential temporary structure designed as a general sales office or financial institution may be used exclusively for such purposes during construction of a permanent. structure designed for any such purpose. Such temporary structure shall be permitted only in the NB, GB, I-T, L-M, and I-C districts, and only if such permanent structure and use is permitted in said zoning district. Said structure shall be removed no later than seven (7) days after the issuance of any occupancy certificate for the permanent structure.

   B. A non-residential temporary structure, designed as a sales office, may be used in a residential development, including a PUD, exclusively for the purpose of selling new dwelling units within said residential development. The temporary structure may be used only during the construction of a model home/sales office and shall be removed no later than seven (7) days after the issuance of any occupancy certificate for said model homes. In no case may a temporary sales office be used for more than a one (1) year period. The temporary office shall be the sole occupancy of, and located entirely within the buildable area of, a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code. Unless exempted by the Building Code, the temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and a septic or holding tank, in which case the applicant shall obtain a permit therefor from the Washtenaw County Health Department. Said temporary structure may not be occupied until an occupancy certificate has been issued. A temporary sales office permitted under this paragraph shall not be subject to the provisions of item C.

C. A non-residential temporary structure, not to exceed twelve (12) feet by forty (40) feet in size, designed as a construction office, may be used in a residential development, including a PUD. If the development has more than one (1) model home, the temporary structure may be used only during the construction of the model homes and shall be removed not later than seven (7) days after the issuance of any occupancy certificate for said model homes. In all cases the temporary construction office shall be removed when occupancy certificates have been issued for eighty percent (80%) of the proposed structures in the phase in which it is located. The temporary office shall be located entirely within the buildable area of a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code.

3. Regulations:

A. A temporary structure shall comply with all use, yard, and parking requirements of the zoning district in which located.

B. A temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and septic tank, in which case the applicant shall obtain a permit therefor from the Washtenaw County Health Department.

C. A temporary structure shall be permitted only on the same lot as the permanent structure, except that a temporary sales/rental office in a residential development may be located within the boundary lines of said residential development.

D. The term of the permit shall not exceed one (1) year, provided that, in the discretion of the Planning Commission, the term may be extended for one (1) period not exceeding six (6) months. Extension shall only be made on written application filed twenty (20) days or more prior to such expiration, setting forth facts showing due diligence in construction of the permanent structure. An extension shall not be approved unless construction of the permanent building has commenced within one hundred eighty days (180) days of the date of approval of the conditional use permit and is diligently pursued.

E. The use of a temporary structure shall be a permitted use in the district in which said structure is to be located, provided that the use of a non-residential temporary structure shall not be other than a general sales office, a sales/rental office, or a financial institution.

F. A soil erosion control permit shall be obtained from the Township Engineer.

G. If the temporary structure is on a public road, a driveway permit shall be obtained from the Washtenaw County Road Commission or the Michigan Department of State Highways and Transportation, whichever is applicable.

H. Driveway and parking areas shall be paved or constructed of compacted gravel or crushed limestone.

I. A performance guarantee in compliance with Section 306, Performance guarantee, shall be deposited with the Township in the amount estimated by the Township Engineer to be sufficient to assure that, upon expiration of the term of the permit, the temporary structure and all temporary site improvements will be removed, and the site restored to a stable, safe

and nuisance free condition. The guarantee shall provide that, in breach thereof, the Township shall be entitled to enter upon the site and complete such removal and restoration and defray the cost thereof out of said deposit.

J. The applicant shall cause the temporary structure to be removed within fourteen (14) days of the date of issuance of a certificate of occupancy for the permanent structure, or of the date of expiration of the temporary structure permit, whichever is the earlier.

K. A temporary structure permit and the certificate of occupancy issued thereon shall not be transferable to any other person, company, use, structure, or lot.

4. *Application:* An application for such a permit shall be filed with the Zoning Administrator. The application shall include the following information:

A. Name and address of the applicant and property owner.

B. Accurate legal description of the lot on which the temporary structure is to be located.

C. A preliminary site plan, including the location of all proposed permanent improvements on the site and the relationship of temporary improvements to said permanent improvements.

D. Information showing the necessity of use of the temporary structure in meeting the construction schedule of the permanent structure(s) on the lot.

E. Copies of any other permits and certificates required.

F. An estimate, with supporting information, of the reasonable cost of removal of the temporary structure and temporary site improvements, and of site cleanup, upon expiration of the permit.

5. *Approval:*

A. Planning Commission Action. Upon determining that an application conforms to all regulations of this Ordinance, the Planning Commission shall approve the permit. The Planning Commission may attach conditions to its approval which it deems necessary to protect the public health, safety, and welfare and to insure compliance with this Ordinance. The approved use shall be specifically stated on the use permit.

B. Certificate of Occupancy. A temporary structure shall not be occupied until a certificate of occupancy has been issued by the Zoning Administrator. The Zoning Administrator shall not issue a certificate of occupancy until the Planning Commission has approved a conditional use permit, and a performance guarantee has been deposited as required herein.

Sec. 8052126. - Essential services and utilities:

It is the intent of this Ordinance to regulate essential services and property owned, leased, or operated by public agencies, including local, state, federal, or any other public or governmental body or agency, as follows:

1. Essential services shall be permitted in any district.

2. Buildings constructed in conjunction with an essential service shall require site plan approval in accordance with the requirements set forth in Article 9.

3. Property owned, leased, or operated by the State of Michigan or the United States shall be exempted from the provisions of this Section, only to the extent that said property may not be constitutionally regulated by the Township.

4. All procedures, design, and construction of utilities shall be in conformance with the requirements of the supplying utility company.

5. Plans of all proposed utilities, whether or not in public easements, shall be submitted by the utility company to Ypsilanti Township for review. Ypsilanti Township will issue a construction permit to the utility company when its plans are approved.

6. All existing and proposed utility information, including lines, poles, and surface equipment shall be shown on the final site plan.

7. Every effort shall be made to install all proposed utilities underground for their full length. Specific approval by the Township Board or its authorized representative shall be required for the placement of above-ground utilities and shall be based on a showing of substantial hardship or practical difficulty with underground installation. Existing overhead utilities onsite shall be relocated underground.

8. Surface equipment shall be located so as not to interfere with traffic flow, parking, building access, fire hydrants, or Fire Department connections.

9. Surface transformers, pedestals, and similar equipment shall be screened from view, and the screening shall be shown on the landscape plan.

~~Essential services shall be permitted as authorized under any franchise in effect with the township, subject to regulations as provided in any law of the State of Michigan or in any ordinance of the township provided it is the intent of this section to ensure conformity of all structures and uses to the requirements of this zoning ordinance wherever such conformity shall be practicable and not in conflict with the specific requirements of such franchise, state legislation or township ordinance. In the absence of such conflict, the zoning ordinance shall prevail.~~

(Ord. No. 2001-273, 8-21-01)

Sec. 806~~212~~. - Voting place:

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

Sec. 807. - Solar energy systems:

1. *Purpose:* Ypsilanti Township promotes the effective and efficient use of solar energy collection systems. It is the intent of the Township to permit these systems by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy collectors. Building-mounted and ground-mounted solar energy collectors, as defined in this Ordinance, shall comply with the provisions of this Section.

2. *Criteria for the use of all solar energy equipment:*

A. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.

B. Solar energy equipment shall be repaired or replaced within three (3) months of becoming nonfunctional.

C. Each system shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

3. *Application for administrative review:* An applicant who seeks to install building-mounted solar energy equipment shall submit an application for Administrative Review, as provided by the Township. The application shall include the following:

A. Photographs of the property's existing conditions.

B. Renderings or catalogue cuts of the proposed solar energy equipment.

C. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.

D. Plot plan to indicate where the solar energy equipment is to be installed on the property.

E. Description of the screening to be provided for ground or wall mounted solar energy equipment.

4. Exclusions from administrative review:

A. The installation of one (1) solar panel with a total area of less than eight (8) square feet.

B. Repair and replacement of existing approved solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

5. *Building-mounted solar energy collector requirements:* A building-mounted solar energy collector shall be a permitted accessory use in all zoning districts, subject to the following requirements:

A. An Administrative Review is required of all building-mounted solar energy collectors permitted as an accessory use. (See exclusions in subsection 4. above)

B. Solar energy collectors that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.

C. Solar energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Building Official prior to installation; such proof shall be subject to the Building Official's approval.

D. Solar energy collectors that are wall-mounted shall not exceed the height of the building wall to which they are attached.

E. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent public right-of-way.

F. The exterior surfaces of solar energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.

G. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Township Building Official prior to installation. The Building Official may inspect the completed installation to verify compliance with the manufacturer's directions.

H. Solar energy collectors, and the installation and use thereof, shall comply with the Township construction code, the electrical code, and other applicable Township construction codes.

6. *Ground-mounted solar energy collector requirements:* A ground-mounted solar energy collector system shall subject to the approval of the Planning Commission under Article 9, and subject to the following requirements:

A. Ground-Mounted Commercial Solar Energy Systems and Fields are permitted as a special use in the- R-1 through R-4 Districts and any Industrial only.

B. Ground-Mounted Solar Energy Systems and Fields are a permitted accessory use in the following districts: R-1 through R-4, I-T, L-K, and I-C.

C. Ground-mounted solar energy collectors shall be located only as follows:

(1) They may be located in the rear yard and the side yard, but not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission in its approval of the site plan.

(2) They may be located in the front yard only if permitted by the Planning Commission in its approval of the site plan but, in any event, they shall not be located in the required front yard setback.

(3) Ground-mounted solar energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment.

(4) The total area of ground-mounted solar energy collectors shall be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.

(5) Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the conditional use application and shall be subject to the Planning Commission's approval.

(6) Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special use application. The site plan, if granted, may be subject to the Building Official's inspection to determine compliance with the manufacturer's directions.

(7) The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.

(8) Ground-mounted solar energy collectors, and the installation and use thereof, shall comply with the Township construction code, the electrical code and other applicable Township construction codes.

(9) The special use may include terms and conditions in addition to those stated in this subsection.

7. *Solar access requirements:* When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which:

A. Is located so as not to be shaded between the hours of 10:00 a.m. and 3:00 p.m. by a hypothetical twelve (12) foot obstruction located on the lot line; and

B. Has an area not greater than one-half (0.5) of the heated floor area of the structure, or the largest of the structures, to be served.

~~1.~~8. *Solar access exemptions:* Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this Ordinance, whichever is later, are exempt from subsection 7. above. Said solar access requirements described in subsection 7. above, controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.

Sec. 808. – Geothermal:

1. *Purpose:* While Ypsilanti Township promotes the effective and efficient use of renewable energy systems, an open loop geothermal system can deplete and pollute the Township's groundwater. A closed loop geothermal system can pollute the groundwater if not property constructed or maintained. These regulations are for the purpose of protecting the quality and quantity of the Township's groundwater from these potential dangers.

2. *General requirements:* Geothermal energy system components shall conform to applicable industry standards including those of the American National Standards Institute (ANSI).

3. *Open loop geothermal systems:* No person shall install or maintain an open loop geothermal system within the Township.

4. *Closed loop geothermal system:* A person may install and operate a closed loop geothermal system only in accordance with the requirements of this Section.

A. A permit must be approved and obtained from the appropriate governing agency of Washtenaw County.

B. A building permit must be approved and obtained from the Township Building Official. Applicant shall submit a certificate of compliance demonstrating that the proposed system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.

C. The systems shall be tested hydrostatically at one and one half (1.5) times the maximum system design pressure, but not less than one hundred (100) psi. The duration of each test shall not be less than fifteen (15) minutes. All geothermal systems must be pressure checked to the original standard by a licensed geothermal contractor every three (3) years from the certification system date. Results from the test shall be submitted to the Building Department. No person shall operate a system if a test reveals that it is likely to leak the heat transfer liquid.

D. All above-ground equipment shall comply with the setback requirements of the respective zoning district.

~~A.~~E. Equipment, piping, and all other devices shall not be located in any easement or right-of-way.

Sec. 809. - Wind energy systems:

~~—~~On-site use wind energy system may be located within a rear yard when the following conditions are adhered to:

~~1.~~ *Height*: The highest point of any portion of a tower and/or generator shall not exceed sixty-five (65) feet in height above the average grade of the parcel.

1.

~~2.~~ *Property setback:* The distance between a tower and the owner's property line shall be at least one and one-half (1.5) times the height of the tower including the top of the blade in its vertical position. No part of the wind energy system structure, including guy wires may be located within ten(10) feet of a property line.

2.

~~3.~~ *Sound pressure level:* On-site wind energy systems shall not exceed fifty-five (55) dB(A) at the property line closest to the wind energy system. This sound pressure level may be exceeded during short-term events such as utility outages and/or severe windstorms. If the ambient sound pressure level exceeds fifty-five (55) dB(A), the stand shall be ambient dB(A) plus five (5) dB(A).

3.

~~4.~~ *Construction codes, towers, and interconnection standards:* On-site use wind energy systems including towers shall comply with all applicable state construction and electrical codes and local building permit requirements. On-site use wind energy systems including towers shall comply with Federal Aviation Administration (FAA) requirements, the Michigan Airport Zoning Act (Public Act 23, 1950, MCL 259.431 et seq.) the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.), and local jurisdiction airport overlay zone regulations. An interconnected on-site use wind energy system shall comply with Michigan Public Service Commission and Federal Energy Regulatory Commission standards. Off-grid systems are exempt from this requirement.

4.

5. *Safety:* An on-site use wind energy system shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire anchors. The minimum vertical blade tip clearance from grade shall be twenty (20) feet for a wind energy system employing a horizontal axis rotor.

Sec. 810. - Security camaras:

For all non-residential properties, security cameras shall be installed, maintained and accessible to law enforcement upon request as required by law. All security cameras shall be high definition with a

minimum resolution of 1080p and night vision with at least one hundred-twenty (120) concurrent hours of digitally recorded documentation. The security cameras shall be in operation twenty-four (24) hours a day, seven (7) days a week, and shall be set to maintain the record of the prior one hundred-twenty (120) hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site.

ARTICLE IX. – SITE PLAN REVIEW

Sec. 901. – Intent:

The site plan review procedures and standards set forth herein provide a consistent and uniform method for review of proposed development plans, to ensure full compliance with the standards contained in this Section, other applicable local Ordinances, standard engineering practices, and county, state, and federal rules, and laws. The procedures set forth herein are further intended to:

1. Achieve efficient use of the land;
2. Protect natural resources;
3. Minimize adverse impacts on adjoining or nearby properties;
4. Encourage a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses;
5. Encourage innovative design solutions;
6. Achieve innovative storm water management solutions;
7. Provide a mechanism for review of new development and redevelopment or reuse of existing sites to ensure compliance with current standards; and,
8. Encourage cooperation and consultation between the Township and the applicant to facilitate development in accordance with the Township's land use objectives.

Sec. 902. - Site plan review applicability and type:

A building permit shall not be issued until a site plan or sketch plan is approved in accordance with the procedures and standards set forth herein and all necessary review, inspection, and permit fees have been fully paid. The extent of site plan review for various types of projects is classified into the five types below:

1. *Exempt:* Select projects, such as single-family homes on an individual lot, are exempt from site plan review given their relatively low level of impact on adjacent land uses and given that compliance with applicable building and fire code and zoning regulations can be addressed during the building permit review process.
2. *Site plan:* The most involved process for larger and more intense projects, including most new developments and major expansions.
3. *Sketch plan:* Smaller scale projects and expansions or changes in use to existing sites are permitted to provide less detailed information than a site plan review. The level of information is intended to be proportionate to the extent of the change and yet insure adequate review for compliance with applicable standards. Sketch plans shall still undergo a formal review by the Planning Commission.
4. *Administrative review:* Select smaller scale projects and expansions or changes in use to existing sites, which are required to provide a sketch plan, do not require review by the Planning

Commission ; but instead shall undergo a formal review for approval by the Township ~~township community and economic development department~~.

5. *Site condominiums and planned developments:* Site plans for site condominiums and planned developments shall follow the procedure as provided in ~~sections 2116 and 1903~~Section 701, Site Condominium Review and Article 6, respectively. Plats for subdivisions shall follow the procedures of the Township Subdivision Regulations Ordinance and the Michigan Land Division Act, Public Act 288 of 1967, as amended (MCL 560.293, et. seq.). Site condominiums shall be required to meet the same design standards as subdivision plats, in accordance with this Ordinance, subdivision regulations Ordinance and all other applicable Township regulations.
6. *Multiple-family and condominiums:* Site plans for multiple-family and condominium developments shall require the review and approval of both preliminary and final plans by the Township Board, upon recommendation by the Planning Commission.

Sec. 903. – Site plan review process:

1. The Township Zoning Administrator shall have the authority to determine the required review process based on the Table of Eligible Uses and Required Review Process. The Township Zoning Administrator may seek the review and comments of applicable Township staff and/or consultants and reserve the right to refer the matter to the Planning Commission if desired.

~~1.~~2. Table of Eligible Uses and Required Review Process.

	REQUIRED REVIEW			
SITUATION/USE	Site Plan~~1~~	Sketch Plan PC Rev.[1]	Admin. Review[2]	Exempt[3]
NEW DEVELOPMENT:				
Construction of one (1) single-family dwelling unit on one (1) lot in a residential zoning district.				✓
Construction of more than one (1) principal residential building on a single lot, such as site condominiums.	✓			
Construction of any multiple-family residential or non-residential principal building.	✓			
Any use or development for which the submission of a site plan is required by any provision of this Ordinance.	✓			
Any use in an RM, MH, PD, NB, GB, NC, RC, I-T, L-M, I-C, B, FS, IRO, I or P district.	✓			

	REQUIRED REVIEW			
SITUATION/USE	Site Plan[1]	Sketch Plan PC Rev.[1]	Admin. Review[2]	Exempt[3]
Establishment of special land uses in all zoning districts, except where specifically noted elsewhere in this table.	✓			
Construction of essential public service buildings and storage areas.	✓			
~~Golf courses and~~ P~~p~~ublic/private parks.		✓[4]		
Golf Courses.	✓			
Minor changes during construction such as changes in landscape species to a similar variety, realignment of a driveway or road due to an unanticipated and documented constraint during construction, or to improve safety or protect natural features as required by outside agencies.			✓	
Construction of cellular and similar communication towers~~[7]~~[6].	✓	~~✓~~		
Co-location of new antennas on an existing approved tower~~[7]~~[6].			✓	
Installation of new antennas on an existing building~~[7]~~[6], light poles, or other structures~~.~~		✓		
~~Installation of new antennas on light poles or other structures [7].~~		~~✓~~		
EXPANSIONS:				
Expansion of one (1) single-family dwelling unit on one (1) lot in a residential zoning district.				✓
An increase in the floor area up to one thousand (1,000) square feet or ten percent (10%) of the existing floor area, whichever is less, provided the site will not require any significant change to existing site improvement such as parking, landscaping, lighting, signs, or sidewalks, as determined by the Township. ~~based on the cumulative total of the proposed expansion and any expansion within the last five years, as determined by the township community and economic development department.~~		✓		
An increase in the floor area greater than that specified above.	✓			
An increase in parking or loading area of up to ten percent (10%) or six thousand (6,000) square feet of pavement area without any building changes.			✓~~[5]~~[4]	
An increase in parking or loading area over ten percent (10%) or six thousand (6,000) square feet of pavement area.		✓~~[5]~~[4]		

	REQUIRED REVIEW			
SITUATION/USE	Site Plan[1]	Sketch Plan PC Rev.[1]	Admin. Review[2]	Exempt[3]
Construction of any multiple-family residential or non-single-family residential accessory building, ~~–~~provided the site will not require any significant changes to the existing site improvements such as parking, landscaping, lighting, signs, or sidewalks.		~~✓~~	✓	
Changes to building height that do not add additional floor area nor exceed the maximum height requirements of the district.			✓	
CHANGES IN USE:				
Any change in the use of land or a building to a more intensive use, in terms of parking needs, noise, traffic volumes, and similar impacts, as determined by the T~~t~~ownship.	✓			
A change in use for a site that does not comply with current site design standards (such as landscaping, signage, lighting, or drainage). See Article 16 for regulations on nonconforming uses.		✓		
A change in use to a similar or less intense use provided the site shall not require any significant changes in the existing site facilities such as parking, landscaping, lighting, signs, bike paths or sidewalks.			✓	
~~Improvements~~ A change to an outdoor recreational use~~s~~ and par~~k~~k~~s~~ that are permitted uses.			✓	
Minor changes required by outside governmental agencies during construction as determined by the Zoning Administrator			✓	
A change from a nonconforming use, building or site, to a more conforming situation, ~~-~~provided the site shall not require any significant changes in the existing site facilities such as parking, landscaping, lighting, signs, bike paths or sidewalks. See Article 16 for regulations on nonconforming uses.		✓		
OTHER TYPES OF PROJECTS:				
Accessory open-air businesses.		✓		
Accessory buildings and structures constructed or erected accessory to a permitted single-family dwelling unit; and those up to one hundred (100) square feet in area in other districts.				✓ [4]
~~Accessory buildings and structures greater than 100 square feet associated with a non-single-family residential use in any zoning district.~~			~~✓~~	

	REQUIRED REVIEW			
SITUATION/USE	Site Plan[1]	Sketch Plan PC Rev.[1]	Admin. Review[2]	Exempt[3]
Accessory keeping of animals.				✓
Architectural changes to a non-single-family residential structure (an elevation plan describing changes and construction materials is required).			✓	
Bike path, pathway or sidewalk construction or relocation.			✓[4~~5~~]	
Construction of an entrance feature associated with a non-single-family residential use (walls, landscaping, etc.).		✓		
Fences associated with a non-single-family residential use, installed, or improved.			✓[4~~5~~]	
Grading, excavation, filling, soil removal, creation of ponds or clearing of trees within an area up to one hundred (100) square feet, provided such activity is normally and customarily incidental to single-family uses on the site.				✓[4,5~~6~~]
Grading, excavation, filling, soil removal, creation of ponds or clearing of trees other than that specified above.		✓[4, 5~~5, 6~~]		
Home occupation~~s~~. (see Section 1102, Home occupations)		~~✓~~	✓	
Internal construction or change in the floor plan that does not increase gross floor area, increase the intensity of use, or affect parking requirements on a site which meets all site design standards of the Ordinance.				✓
Landscape changes to similar species and that are consistent with the standards of this Ordinance.			✓	
Modifications to upgrade a non-single-family residential building to improve barrier-free design, or to comply with the Americans with Disabilities Act or other federal, state or county regulations.			✓	
Parking lot improvements provided the total number of spaces shall remain constant.			✓[5~~4~~]	
Residential care facilities licensed by the state that require special land use approval.		✓		
Sign relocation or replacement provided it meets the dimensional and location standards of this Ordinance.			~~✓~~	✓
Site improvements such as installation of walls, fences, lighting or curbing consistent with Ordinance standards.			✓	

	REQUIRED REVIEW			
SITUATION/USE	Site Plan[1]	Sketch Plan PC Rev.[1]	Admin. Review[2]	Exempt[3]
~~Temporary uses, sales and seasonal events.~~		~~✓~~		
Utility system improvements.				✓[4,5]
Building-mounted solar energy equipment.			✓	
Ground-mounted solar energy collector system.	✓			
Waste receptacle relocation to a more inconspicuous location or installation of screening around the waste receptacle.			✓	

Footnotes:

1. Requires review and approval by the Planning Commission.~~(see section 2115(3)).~~
2. The T~~t~~ownship ~~community and economic development department~~Zoning Administrator has authority for approval. ~~(see section 2115(4)).~~ If the modifications are not deemed minor, then normal site plan review by the Planning Commission shall be required. Planning Commission review shall be required for all site plans that involve a request for a variance, a special conditional use, or discretionary decisions.
3. A building permit, plot plan, grading and engineering review is still required.
4. ~~For a golf course, a general layout of holes, ball trajectory and natural features is required; full site plan review is required for buildings, structures and parking areas that illustrate the area around such facilities.~~
5. ~~5.~~4. Construction, grading, drainage, and erosion control plans must be approved by the Township engineer.
6. ~~6.~~5. See also the Earth Balancing and Excavation and Soil Erosion and Sedimentation Control Ordinances, Articles 2 and 6, respectively, Chapter 24 of the Charter Township of Ypsilanti Code of Ordinances.
7. ~~7.~~6. See Section ~~2107~~1144, Wireless communication towers and antennas.

Sec. 904. - Planning Commission site plan review procedures and requirements:

Site plans and sketch plans must be submitted in accordance with the following procedures and requirements. Plans are reviewed and approved following a process of pre-conceptual review, preliminary site plan review by the Planning ~~Commission and~~Commission and final site plan review by the ~~community development department~~Township, unless final site plan is specifically designated for review and approval by the Planning Commission or Township Board.

1. *Applicant attendance:* The application shall be submitted by the owner of an interest in the land for which site plan approval is sought, or the designated agent of said owner. The applicant or a designated representative must be present at all scheduled review meetings or consideration of the plan shall be tabled due to lack of representation. Absence at two (2) consecutive meetings

without prior notice to the Totownship ~~community and economic development department~~ shall result in denial of the application. The Ttownship ~~office of community standards~~ may recommend to the Planning Commission chairperson that the applicant's architect or engineer be required to be present at the meeting in order to address technical matters related to the application.

2. *Pre-application meeting:* The applicant ~~is encouraged may~~shall schedule a meeting with the Ttownship ~~office of community standards~~ to discuss the project, submittal requirements and review procedures. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine the appropriate type of review process based on ~~Table 2115.1~~Section 903, Site plan review process. If the project is determined to be eligible for administrative approval, the procedures of Section ~~2115(4~~ 908, Administrative plan review, shall be followed; in other cases, the process shall proceed as described in Sections 905, 906 and 907.

Sec. 905. - Preliminary site plan:

~~1. *Preliminary site plan or sketch plan submittal:*~~*Submittal:* The applicant shall submit ~~five paper copies and a single digital copy~~ the required number of plans as set forth on the Township application ~~of the following~~ to the ~~office of community standards~~Township no more than thirty (3~~2~~0) business days prior to the Planning Commission meeting that the site plan is tentatively scheduled for. Submittal requirements include:

1.

~~A.~~ A complete application ~~form~~ supplied by the Ttownship.

A.

~~B.~~ A complete site plan or sketch plan that includes the information listed in ~~section 2115(5)~~Section 910, Submittal requirements.

B.

~~C.~~ Any additional information the Zoning Administrator or Planning Commission finds necessary to make the determinations required herein.

C.

2. *Technical (staff) reviews:* The Ttownship ~~office of community standards~~ shall forward the application and site plan(s) to the Township planning, traffic and engineering consultants, and the fire chief~~, and police chief~~. All reviews shall be submitted back to the Ttownship. ~~office of community standards.~~

~~2.~~

3. *Planning Commission –consideration of preliminary site plan:* Following technical review and comment, and compliance with administrative procedures, the site plan shall be placed on the agenda of the Planning Commission~~.~~. The Planning ~~Commission shall~~Commission shall review the application for site plan approval, together with the reports and recommendations from staff, consultants, and other reviewing agencies, as appropriate. The Planning Commission –shall then make a determination based on the requirements and standards of this Section. The Planning Commission is authorized to postpone, grant approval, approval subject to revisions or denial as

follows:

A. Postpone: The application may be postponed if it is determined to be incomplete, the applicant has not fully responded to deficiencies identified in the technical review, or that revisions are necessary to bring the site plan into compliance with applicable standards and regulations. The application shall be postponed if an Ordinance interpretation or variance is needed from the Zoning Board of Appeals, until such time as the interpretation and variance has been granted by the Zoning Board of Appeals. The Planning Commission shall direct the applicant to prepare additional information, revise the site plan or direct the Tt~~t~~ownship staff to conduct additional analysis. The applicant shall be required to prepare revised plans accompanied by a complete list of all changes, certified as such by the applicant's design professional. Full sets of plans must be resubmitted. Amended plans or other material which show a diligent effort to address all reasons for tabling shall be placed on the agenda of the Planning Commission for further review and action.

B. Approval: Upon determination that all requirements for site plan approval, as set forth herein, are met and a recommendation for approval has been forwarded to the Planning Commission by all reviewing agencies of the Township, approval shall be granted subject to the applicant providing copies of all required outside agency approvals. In those instances where approval authority is vested with the Township Board, a recommendation shall be made by the Planning Commission to the Township Board.

C. Approval subject to revisions: Upon determination that a site plan is in compliance except for minor revisions, said revisions shall be identified and the applicant shall be given the opportunity to correct the site plan prior to applying for final site plan approval. The applicant shall submit with the final site plan a complete list of all changes, certified by the applicant's design professional, to the Zoning Administrator for final approval after said revisions have been completed. At its discretion, the Planning Commission may require the right to review the revised final site plan.

D. Denial of approval: Upon determination that a site plan does not comply with standards and regulations set forth in this Section, requires extensive revision in order to comply with said standards and regulations, or the applicant has not satisfactorily addressed all reasons for site plan ~~tabling~~postponement, site plan approval shall be denied. The applicant must revise the plans and resubmit if the applicant is still interested in pursuing the project. A re-submittal shall be considered a new site plan and be required to re-initiate the full site plan review process. ~~Any person aggrieved by the decision of the Planning Commission in denial of a site plan shall have the right to appeal the decision to the zoning board of appeals. A site plan, by request of the applicant, needs an official denial by the Planning Commission in order to gain access to the Zzoning Bboard of Aappeals.~~

4. *Variance requests:* When the applicant intends to seek a variance from the Zoning Board of Appeals for the subject request, the applicant shall first receive consideration of the preliminary site plan from the Planning Commission, then obtain the necessary variances, and then come back to the Planning Commission for site plan approval. Site plan approval can not be granted until any necessary variances have been granted by the Zoning Board of Appeals.

~~*5.1. Multiple family and condominiums preliminary approval: Site plans for multiple family and condominium developments shall require the review and approval of both preliminary and final*~~

~~*plans by the Planning Commission and Township Board. The Planning Commission shall make a recommendation to the Township Board to approve, approve with conditions or deny the preliminary site plan. Following receipt of the Planning Commission 's recommendation, the preliminary site plan shall be considered by the Township Board. The Township Board shall take action on the request following the same standards as subsection (f) above.*~~

5. *Effect of ~~p~~preliminary ~~s~~site ~~p~~plan r~~r~~eview a~~a~~ction:* Any preliminary site plan approved under this provision shall expire after one (1) year from the date of such approval. If ~~construction~~ the submission of a final site plan has not commenced within one (1) year of preliminary site plan or sketch plan approval by the Planning Commission or the T~~t~~ownship Board ~~office of community standards (as applicable)~~, preliminary site plan approval becomes null and void and a new application for site plan or sketch plan review shall be required. The applicant may request a one (1) year extension by the Planning Commission, provided a written request is received before the expiration date and the site plan complies with current standards (i.e.; any amendments to this Ordinance since the site plan was approved). This limitation shall not apply to preliminary PD site plans accompanying approved PD rezoning's.

Sec. 906. - Final site plans:

1. *Application and fee for a final site plan:* Following approval of the preliminary site plan, an application for final site plan review shall be filed with the Township Zoning Administrator, including the number of copies specified on the application of the proposed final site plan as well as other data, exhibits, and information hereinafter required. An application for final site plan review shall be accompanied by the required fees.

2. *Required data for a final site plan:* An application for approval of a final site plan shall provide the information required for a final site plan as set forth in Section 910, Submittal requirements, and include approval from: the Washtenaw County Road Commission or the Michigan Department of Transportation, whichever is applicable; Washtenaw County Water Resource Commissioner; Ypsilanti Community Utilities Authority; and the Michigan Department of Environmental Quality Land and Water Quality Division, ~~or~~and any other applicable local, state or federal agency.

~~1.~~3. *Final ~~s~~site ~~p~~plans (detailed construction and engineering plans):* Except where otherwise set forth in this Section, final site plan approval may be given administratively when all conditions set forth herein for final site plans are ~~complied~~met. The ~~with except the~~ Planning Commission may, at the time of preliminary site plan approval, require final site plan approval by the Planning ~~c~~Commission as well. The Township Zoning Administrator~~township office of community standards~~ shall grant final site plan approval where the following requirements are met:

   A. That all local, county and state requirements as may apply to the proposed use are met and all ~~. The applicant shall be required to obtain all other~~ necessary agency permits ~~from~~ are obtained. ~~the Michigan Department of Environmental Quality, the Washtenaw County Road Commission, Drain Commission and Health Department, and all applicable utility companies.~~ Copies of applications and approvals from all applicable outside agencies shall accompany submission of the application and final site plan to the Township.

   B. All applicable engineering requirements are met. Complete engineering plans shall be submitted for approval by the T~~t~~ownship E~~e~~ngineer.

C. The design shown on the final site plan ~~shall~~ remains unchanged from the approved preliminary site plan. ~~Upon~~ If the Zoning Administrator determines that ~~determination that~~ the final site plan does not comply with the conditions of preliminary site plan approval or that required engineering plan revisions alter the site plan configuration approved by the Planning Commission, the applicant shall be required to revise the site plan and engineering plans and resubmit the site plan to the body that approved the site plan for review and approval as an amended site plan.

~~2.1. *Multiple-family and condominiums: Final site plans for multiple-family and condominium developments shall require the review and approval by the Township Board based upon a review and recommendation by the Planning Commission.~~

~~3.~~4. *Final site approval:* Final site plan approval, except as specifically permitted in subsection~~s~~ A~~. and B.~~ below, shall not be given until all the above requirements are met. No work shall commence on any site, except as specifically permitted herein, or any buildings requiring site plan approval and no permits shall be issued until after final site plan approval is granted.

A. Upon request, the T~~t~~ownship may permit, when justifiable conditions are found to exist, and after preliminary site plan approval has been given, the movement of soil on the site, prior to final site plan approval, provided:

(1) A grading and soil erosion and sedimentation control plan, drawn to local specifications and when necessary to county specifications, has been reviewed and approved.

(2) A soil erosion permit, when required, has been secured.

~~B. Section 907 - Upon request, the township may permit, when justifiable conditions are found to exist, and after preliminary site plan approval has been given, the layout of footings and the construction of foundation walls prior to final site plan approval, provided:~~

~~(1) A grading and soil erosion and sedimentation control plan, drawn to local specifications and when necessary to county specifications, has been reviewed and approved.~~

~~(2) A soil erosion permit, when required, has been secured.~~

~~(3) Detailed engineering plans for all aboveground and belowground utilities shall be submitted for review and approval.~~

~~(4) Footing and foundation design plans have been approved by all applicable state, county, local departments and consultants.~~

~~(5) A resolution absolving the Township of Ypsilanti of any liability has been submitted by the applicant and approved by the township.~~

Sec. 907. - Completion of site design in accordance with approved final site plan:

~~1.~~ *Permits:* Following approval of the final site ~~site~~ plan or sketch plan and final approval of the engineering plans by the T~~t~~ownship E~~e~~ngineer and the ~~office of community standards~~Zoning Administrator, a building permit may be obtained. It shall be the responsibility of the applicant to

obtain all other applicable Township, utility, county, or state permits prior to issuance of a building permit.

~~2.~~1.

~~3.~~ *Expiration:* The approval of any final site plan under this provision, other than subdivisions (subdivision shall follow the procedures of the Land Division Act) shall expire one (1) year after the date of such approval, unless actual construction and development have been commenced in accordance with said site plan prior thereto. The applicant may request a one (1) year extension by the Planning Commission, provided a written request is received before the expiration date and the site plan complies with current standards (i.e., any amendments to this Ordinance since the site plan was approved). ~~-~~ If such construction and development is commenced within said one (1) year period, then such approval shall continue for a period of five (5) years from the date thereof~~; provided,~~ ~~h~~However, that a lapse of more than one (1) year in continuous substantial construction and development does not occur, in which event, said approval shall expire. The T~~t~~ownship B~~b~~uilding O~~o~~fficial shall not issue a building permit for any type of construction on the basis of the approved site plan after such approval has expired unless such plan has received an extension from the Planning Commission ~~-~~or Township Board. Fees for review of expired site plan may be waived or reduced in those instances where no substantial change in conditions of the site plan nor of abutting uses has taken place. In those instances where conditions have changed, the fee for review of expired site plans shall be the same as for the initial submittal. ~~Any preliminary site plan approved under this provision shall expire after one year from the date of such approval.~~

2.

~~4.~~ It shall be the responsibility of the owner of a property for which final site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis until the property is razed, or until new zoning regulations supersede the regulations upon which site approval was based, or until a new site design approval is sought. Such maintenance shall include all building and site elements depicted on the site plan including parking configuration, lighting, and landscaping. Any property owner who fails to maintain a site as approved shall be deemed in violation of the applicable use provisions of this Section and shall be subject to penalties.

3.

~~5.~~4. A development agreement with suitable guarantee may be required by the Township to assure compliance with an approved final site plan.

Sec. 908. - Administrative plan review:

For uses and projects eligible for administrative review, as identified in the Table of Eligible Uses and Required Review Process, the following procedure shall apply:

1. *Submittal requirements:* The applicant shall submit to the Township ~~five paper copies and a single digital copy~~ the required number of plans as set forth on the Township application that contains the information listed in Section 910, Submittal requirements.
2. *Review:* The Township shall review and either approve the sketch plan, approve the sketch plan

with a condition that certain revisions be made, or deny the sketch plan.

3. *Appeal:* Either the Township or the applicant shall have the option to request sketch plan review by the Planning Commission.
4. *Issuance of building permit:* A building permit shall be issued following review and approval of any engineering or construction plans by the Building Department and Township engineer, as appropriate.

Sec. 909. - Multiple-family and condominiums approval:

Site plans for multiple-family and condominium developments shall require the review and approval of both preliminary and final plans by the Township Board, upon recommendation by the Planning Commission. The Planning Commission shall make a recommendation to the Township Board to approve, approve with conditions or deny the preliminary site plan. Following receipt of the Planning Commission's recommendation, the preliminary site plan shall be considered by the Township Board. The Planning Commission shall make a recommendation to the Township Board to approve, approve with conditions or deny the final site plan. Following receipt of the Planning Commission's recommendation, the final site plan shall be considered by the Township Board. ~~The Township Board shall take action on the request following the same standards as subsection (f) above.~~

~~Multiple family and condominiums: Final site plans for multiple family and condominium developments shall require the review and approval by the Township Board based upon a review and recommendation by the Planning Commission .~~

Sec. 910. - Submittal requirements:

The following information shall be included with and as part of the site plan(s) or sketch plan(s) submitted for review. Each category of site plan items shall be included on a separate sheet. Applications considered to be incomplete by the Zoning Administrator may not be reviewed by the Planning Commission.

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
A. ~~(a)~~ *Application Form:*				
Name and address of the applicant and property owner;	✓	✓	✓	✓
Address and common description of property and complete legal description;	-	✓	✓	✓
Dimensions of land and total acreage;	✓	✓	✓	✓
Zoning on the site and all adjacent properties;	✓	✓	✓	✓

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable;	✓	✓	✓	✓
Name and address of firm or individual who prepared site plan; and	✓	✓	✓	✓
Proof of property ownership.	✓	✓	✓	✓
B. ~~(b)~~ *Site Plan Descriptive and Identification Data:*				
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than one (1) inch = fifty (50) feet for property less than three (3) acres, or one (1) inch = one hundred (100) feet for property three (3) acres or more in size. Sheet size shall be at least twenty-four (24) × thirty-six (36) inches. If a large development is shown in Sections on multiple sheets, then one (1) overall composite sheet shall be included;	✓	✓	✓	✓
Written project description, including proposed use, building(s) and site improvements;	-	✓	✓	✓
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year);	✓	✓	✓	✓
Scale and north-point;	✓	✓	✓	✓
Location map drawn to a separate scale with north-point, showing surrounding land, water features, zoning, and streets within a quarter mile;	✓	✓-	✓	✓
Legal and common description of property;	-	✓	✓	✓
Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared drawings;	-	-	✓	✓
Zoning classification of petitioner's parcel and all abutting parcels;	✓	✓	✓	✓
Proximity to Section corner and major thoroughfares; and	-	-	✓	✓
Net acreage (minus rights-of-way) and total acreage.	✓	✓	✓	✓
C. ~~(c)~~ *Site Analysis:*				
An aerial photograph of the entire development area with all environmental features labeled on the photo in a "bubbled" fashion to include woodlands, wetlands, groundwater recharge areas, drains, creeks, surface water, severe	✓			

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
changes in topography, erodible soils, and floodplains. Sheet size of the aerial photograph shall be at least twenty-four (24) × thirty-six (36) inches;				
Environmental impact analysis and natural features protection documentation meeting the requirements of Chapter 26 of the Municipal Code, Environment;	-	✓	✓	✓
Survey of existing lot lines, building lines, structures, parking areas and other improvements on the site and within one hundred (100) feet of the site;	-	✓	✓	✓
Survey of on parcels more than one (1) acre, topography on the site and within one hundred (100) feet of site at two (2)foot contour intervals, referenced to a U.S.G.S. benchmark;	-	-	✓	✓
Surrounding land uses and zoning;	-	-	✓	✓
Inventory of the location, sizes, and types of existing trees, hedgerows and landmark trees as required by the Township Woodlands Ordinance and the general location of all other existing plant materials;	-	✓	✓	✓
Location of existing drainage courses, floodplains, lakes and streams, and wetlands with elevations;	-	✓	✓	✓
Surface drainage flows including high points, low points, and swales;	-	✓	✓	✓
Soils and water table;	-	-	✓	✓
All existing easements;	-	✓	✓	✓
Existing roadways and driveways within two hundred-fifty (250) feet of the site;	-	✓	✓	✓
Existing sidewalks and nonmotorized pathways; and	-	✓	✓	✓
Cultural resources and indication of human activities, such as paths.	-	-	✓	✓
D. ~~(d)~~ *Site Plan:*				
Proposed lot lines, lot dimensions, property lines and setback dimensions;	✓	✓	✓	✓
Structures, and other improvements;	✓	✓	✓	✓
Proposed easements;	-	✓	✓	✓

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
Location of exterior lighting (site and building lighting) in accordance with Section 1303, Exterior lighting;	-	-	✓	✓
Location of trash and recycling receptacle(s) and transformer pad(s) and method of screening; and	-	✓	✓	✓
Extent of any outdoor sales or display area.	-	✓	✓	✓
E. ~~(e)~~ *Access and Circulation:*				
Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements;	-	✓		✓
Opposing driveways and intersections within two hundred-fifty (250) feet of site;	~~✓~~ -	~~✓~~ -	✓	✓
Location of proposed roads, driveways, parking lots, sidewalks, and non-motorized pathways;			✓	
Cross Section details of proposed roads, driveways, parking lots, sidewalks and nonmotorized paths illustrating materials and thickness;	-	-		✓
Dimensions of acceleration, deceleration, and passing lanes;	-	-		✓
Dimensions of parking spaces, islands, circulation aisles and loading zones;	-	✓	✓	✓
Calculations for required number of parking and loading spaces;	-	✓	✓	✓
Designation of fire lanes;	-	✓	✓	✓
Traffic regulatory signs and pavement markings;	-	-		✓
Location of existing and proposed sidewalks/pathways within the site or right-of-way; and	-	✓	✓	✓
Location, height, and outside dimensions of all storage areas and facilities.	-	✓	✓	✓
F. ~~(f)~~ *Landscape Plans:*				
Location, sizes, and types of existing trees as required by the Township Woodlands Ordinance, Article 3 of Chapter 24 of the Charter Township of Ypsilanti Code of Ordinances, and the general location of all other existing	-	✓	✓	✓

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
plant materials, with an identification of materials to be removed and preserved;				
Description of methods to preserve existing plant materials;	-	-	✓	✓
The location of existing and proposed lawns and landscaped areas;	✓	✓	✓	✓
Planting plan, including location and type of all proposed shrubs, trees, and other live plant material;	-	-	✓	✓
Planting list for proposed landscape materials with caliper size or height of material, method of installation, botanical and common names, and quantity;	-	-	✓	✓
Irrigation system plan for watering and draining landscape areas;				✓
Sections, elevations, plans, and details of landscape elements, such as berms, walls, ponds, retaining walls, and tree wells;				✓
Proposed means of protecting existing plant material during construction;				✓
Proposed dates of plant installation; and	-	-		✓
Landscape maintenance schedule.	-	-		✓
G. ~~(g)~~ *Building and Structure Details:*				
Location, height, and outside dimensions of all proposed buildings or structures;	-	✓	✓	✓
Building floor plans and total floor area;	-	-	✓	✓
Details on accessory structures and any screening;	-	-	✓	✓
Location, size, height, and lighting of all proposed site and wall signs;	-	✓	✓	✓
Location, size, height, and material of construction for all obscuring wall(s) or berm(s) with cross-Sections, where required;	-	✓	✓	✓
Building facade elevations for all sides, drawn at an appropriate scale; and	option	-	✓	✓
Description of exterior building materials and colors (samples may be required).	-	-	✓	✓

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
H. ~~(h)~~ *Drainage, Soil Erosion and Sedimentation Control:*				
Location ~~and size~~ of existing and proposed storm sewers;	-	✓	✓	✓
Size of existing and proposed storm sewers;		✓		✓
Stormwater retention and detention ponds, including grading, side slopes, depth, high water elevation, volume, and outfalls;	-	✓		✓
Stormwater drainage and retention/detention calculations;	-	✓	✓	✓
Indication of site grading, drainage patterns and stormwater management measures, including sediment control and temperature regulation; and	-	✓	✓	✓
Soil erosion and sedimentation control measures.	-	✓	✓	✓
I. ~~(i)~~ *Information Concerning Utilities:*				
Location of sanitary sewers and septic systems, existing and proposed;	-	-	✓	✓
Location and size of existing and proposed water mains, well sites, water service and fire hydrants;	-	-	✓	✓
Location of existing and proposed gas, electric and telephone lines, above and below ground;	-	-	✓	✓
Location of transformers and utility boxes; and	-	-	✓	✓
Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable.	-	-	✓	✓
J. ~~(j)~~ *Lighting Plan*				
Location of all freestanding, building-mounted and canopy light fixtures on the site plan and building elevations;	-	✓	✓	✓
Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in foot-candles);	-	-		✓
Specifications and details for the type of fixture being proposed including the total lumen output, type of lamp and method of shielding; and	-	✓	✓	✓
Use of the fixture proposed.	-	✓	✓	✓

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
K. ~~(k)~~ *Additional Information Required for Residential Development*				
The number and location of each type of residential unit (one (1) bedroom units, two (2) bedroom units, etc.);	✓	-	✓	✓
Density calculations by type of residential unit (dwelling units per acre);	✓	-	✓	✓
Garage and/or carport locations and details, if proposed;	-	-	✓	✓
Mailbox cluster location and design, if required by postmaster;	-	-		✓
Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable;	-	-	✓	✓
Swimming pool fencing detail, including height and type of fence, if applicable;	-	-	✓	✓
Location and size of recreation and open space areas;	-	-	✓	✓
Indication of type of recreation facilities proposed for recreation area; and	-	-	✓	✓
Where the site is located within five hundred (500) feet of the I-94 right-of-way, delineate that area of the site with sound levels of sixty-one (61) dBA or greater.	-	-	✓	✓
L. Outside Agency Reviews				
Preliminary Review; and	-	-	✓	-
Permits	-	-	-	✓
~~L.~~M. Additional Study (as required by the Zoning Administrator)~~(l) *Traffic Impact Study*~~				
Traffic impact study ~~as required by subsection (6) below.~~in compliance with Article 4, Traffic impact study of Chapter 24 of the Charter Township of Ypsilanti Code of Ordinances;	- - As required by Zoning Administrator after review of the standards set forth in Section 911			
Environmental assessment in compliance with Section 1403.3; Natural features impact statement;	As required by Zoning Administrator after review of the standards set forth in Section 911			

SITE PLAN DATA	Required for:			
	Pre-concept	Sketch Plan	Prelim. Site Plan	Final Site Plan
Noise study showing compliance with Section 1400.6;	As required by Zoning Administrator after review of the standards set forth in Section 911			
Additional study as required by Zoning Administrator	As required by Zoning Administrator after review of the standards set forth in Section 911			

Sec. 911. - Standards for site plan review:

1. *Compliance with all Regulations:* In reviewing the site plan, the ~~Township Planning Commission shall find that th~~Zoning Administrator shall not place an application on the Planning Commission agenda until they have determined that the proposed plan complies with all applicable regulations of this Ordinance.
2. *Standards:* ~~Further, i~~In consideration of each site plan, the Township Planning Commission shall ~~endeavor to assure the~~determine the following:
   A. The proposed use will not be injurious to the general health, safety, welfare, and character of the Township and surrounding neighborhood.
   B. The proposed development is consistent with the Township Master Plan.
   C. There is a proper relationship between public thoroughfares and proposed service drives, driveways, and parking areas.
   D. The proposed development provides for proper development of roads, easements, and public utilities.
   E. Building placement and orientation provides a strong visual and functional relationship with its site, adjacent sites, and nearby thoroughfares. Such placement and orientation are consistent within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.
   F. Site access and circulation shall be designed to ensure the safe and convenient movement of vehicles, bicycles, pedestrians, and transit, where applicable. Where possible, separation of pedestrian and vehicular traffic shall be provided to avoid conflicts and unsafe conditions.
   G. Internal circulation shall be arranged to provide a practical means of emergency personnel and vehicle access to all sides of a building.
   H. Site planning and design of specific improvements will accomplish the preservation and protection of existing natural resources and features such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees, and wooded areas, including understory trees.
   I. The proposed development will utilize the natural topography to the maximum extent

possible, minimizing the amount of cutting, filling, and grading required, and preventing soil erosion or sedimentation.

J. The design of storm sewers, stormwater facilities, roads, parking lots, driveways, water mains, sanitary sewers, and other site improvements meets the design and construction standards of the Township and other appropriate agencies.

K. A stormwater management system and facility will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or water course, or cause alterations which could increase flooding or water pollution on- or off-site. The Washtenaw County Water Resources Commissioner Rules shall be used for the review and approval of all stormwater management systems.

L. Wastewater treatment systems, including on-site septic systems, shall be located to minimize any potential degradation of surface water or ground water quality, and be designed in accordance with applicable Township, County, and/or State standards.

M. Sites which include storage of hazardous waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of pollution materials to the surface or the air, or to the ground, groundwater, or nearby water bodies, with a specific plan to achieve such objectives being incorporated as part of the site plan.

N. Landscaping, including grass, trees, shrubs, and other vegetation, is provided to maintain and improve the aesthetic quality of the site and area.

O. The site plan complies with all Township Ordinances and any other applicable laws.

Sec. 912. - Site plan completion guarantee:

1. Prior to the issuance of any building permit for any building, and prior to signing of the final plat by the Township Clerk in a platted subdivision, or prior to the issuance of any building permit for any building in a site condominium project, or prior to issuance of a certificate of occupancy for any other development which requires site plan review under this Ordinance, the applicant for same shall provide to the Township the completion guarantee, as set forth in Section 3.06, Performance guarantee.

Sec. 913. - Certification of compliance:

1. *Zoning Compliance Permit:* A zoning compliance permit, as set forth in Section 301, Duties of the Zoning Administrator, shall be required prior to issuance of a certificate of occupancy or building permit.

2. *Requirements:* When the appropriate permits are issued, the applicant may begin site work. In any development where individual lots do not front on an existing improved public or private street no building construction permit(s) shall be issued until the Zoning Administrator certifies the following minimum standards are met. Each phase of an approved project shall meet these requirements:

A. All interior public and private streets, including curb and gutter where applicable, shall be complete through the base course of pavement. Modifications to the requirement may be permitted by the Township Board based upon a recommendation by the Township Engineer when paving may not be possible due to weather.

B. All site mass grading and balancing shall be complete and certified by the developer's engineer and approved by the Township Engineer to be in compliance with the approved site plan.

C. All facilities for the detention and/or retention of stormwater shall be substantially complete in a state which is ready to be energized and placed online.

D. The installation of all franchised utilities shall be substantially complete, ready to be energized and placed online.

E. All underground water mains, sanitary and storm sewers shall have passed their certified acceptance tests. The water and wastewater system shall be certified as operational by the Ypsilanti Community Utilities Authority.

F. Each individual lot or building site shall have a sign clearly showing the lot number and address of the lot or building site. Temporary street name signs with contrasting letters at least six (6) inches high shall be erected at every intersection. All required traffic control signs shall be installed.

G. In single-family residential developments the applicant may apply for permission to erect a temporary sales trailer and/or construct up to three (3) model homes prior to completion of the above requirements. No occupancy of said models shall be permitted until the above conditions are met. Permits for models may be issued subject to the following conditions:

(1) The lots must be contiguous to each other, and one (1) lot must abut an existing public or private street. The first model shall be located on the lot abutting the street, and subsequent models shall abut a lot for which a permit has previously been issued under this Section.

(2) If the remaining two (2) lots do not abut an existing public or private street, they must be served by an access road of sufficient width and structure to accommodate fire apparatus. Such access road shall be within fifty (50) feet of each structure.

(3) The Fire Department shall approve the access and determine that a sufficient water supply exists to permit firefighting and rescue operations.

(4) Sales trailers shall meet all the requirements of Section 805, Temporary structures.

Sec. 914. - Revocation and abandonment:

1. *Revocation:* The Township Planning Commission may, upon hearing, revoke approval of a site plan if the Commission determines that any information on the approved site plan is in error or the site plan is not in compliance with approved plans. ~~.~~ Upon revocation, work on the affected part of the development, or on the entire development, as determined by the Township Planning Commission, shall cease. The Township Planning Commission may direct the Township Zoning Administrator to issue a stop work order to enforce its determination. Upon revocation, the

Township Planning Commission may require the applicant to amend the site plan in a manner appropriate to reflect the corrected information. Any work so suspended shall not be resumed until an amended site plan is approved by the Township Planning Commission.

2. *Abandonment:*

A. Abandonment of preliminary site plan: An approved preliminary site plan for which a final Site plan has not been submitted as required under Section 906, final site plans, within one (1) year from the date of preliminary site plan approval shall be considered abandoned, unless an extension of approval has not been requested within a one (1) year period from the date of a final site plan approval, shall be considered abandoned.

B. Abandonment of final site plan: An approved final site plan, upon which construction does not commence and an extension of approval has not been requested within a one (1) year period from the date of a final site plan approval, shall be considered abandoned.

Sec. 915. - Development agreement:

The Township Planning Commission may as a condition of final site plan approval, require the proprietor and/or developer to enter into a Development Agreement with the Township. Such agreement shall set forth and define the responsibilities of the proprietor and the Township, as set forth in Section 305, Development agreement.

ARTICLE X. – SPECIAL LAND USE REVIEW

Sec. ~~2119~~1000. ~~- Special land uses:~~Intent:

This Article is intended to regulate uses which may be compatible with uses in some, but not all, locations within a particular zoning district. The purpose of the Special Land Use standards of this Article is to accomplish the following:

1. Provide a mechanism for public input on decisions involving more intense land uses.
2. Establish criteria for both new development and infill/redevelopment consistent with the Township's land use goals and objectives as stated in the Township Master Plan.
3. Regulate the use of land on the basis of impact to the Township overall and adjacent properties in particular.
4. Promote a planned and orderly development pattern which can be served by public facilities and serviced in a cost-effective manner.
5. Ensure uses can be accommodated by the environmental capability of specific sites.
6. Provide site design standards to diminish negative impacts of potentially conflicting land uses.
7. Provide greater flexibility to integrate land uses within the Township.

Whenever a special land use is requested, the provisions and conditions of this Section shall apply in addition to the provisions and conditions of the other aforesaid Sections. Only those uses listed as special land uses in the Table of Uses in Article 4 of this Ordinance shall be considered for special land use permit review and approval.

Sec. 1001 – Special land use review applicability and type:

A special land use permit shall not be issued until an application is approved in accordance with the procedures and standards set forth herein and all necessary review, inspection, and permit fees have been fully paid. The extent of site plan review for various types of projects is classified into the types below:

1. Board of Trustees Approval: When designated in the Table of Uses in Article 4, the Board of Trustees, upon recommendation from the Planning Commission, shall have the authority to grant special land use permits and to attach conditions to a permit.
2. Planning Commission Approval: For all other special land uses, the Planning Commission shall have the authority to grant special land use permits and to attach conditions to a permit.

Sec. 1002 – Procedure:

1. Application for a special land use permit shall be made by filing the application form, required information, and required fee with the~~ building official~~ Township. ~~The fee shall be set by resolution by the township board, except that no fee shall be required for a special land use permit application for the construction of a single-family residence or of any governmental body or agency. No part of the fee shall be returnable to the applicant. The building official shall transmit a copy of the application and submitted information to the township planning commission.~~

2. An application for a special land use permit shall contain the following information:

   A. The applicant's name, address, and telephone number.

   B. The names and addresses of all record owners and proof of ownership.

   C. The applicant's interest in the property and if the applicant is not the fee-simple owner, the owner's signed authorization for the application.

   D. Legal description, address, and tax parcel number of the property.

   E. A scaled and accurate survey drawing correlated with a legal description and showing all existing buildings, drives, and other improvements.

   F. A detailed description of the proposed use.

   G. A site plan~~, if requested by the planning commission~~, which plan shall meet all the requirements of ~~section 2115~~Article 9 herein.

   H. A statement with regard to compliance with the criteria required for approval in Section 1003 and any specific standards required by the Ordinance for the requested use

   Failure to provide the required information and materials as part of the application for special land use approval shall render the application deficient and said application shall be held in abeyance until the petitioner submits all required items. The Zoning Administrator may waive the submission of a site plan where such information is not material to Planning Commission or Board of Trustees action, specifically where no physical changes to the site are proposed.

3. The Planning Commission shall hold a public hearing, or hearings, upon any application for special land use, notice of which shall be in the manner required by Section 301, Public hearing notice requirements.

4. *Planning Commission action:*

   A. The Planning Commission shall conduct the required public hearing. At the public hearing, the Planning Commission shall review the application for special land use approval in accordance with Section 1003 and any specific standards in Article 11.

   B. The Planning Commission shall approve, approve with conditions, or deny special land use permit application. The Planning Commission may table the application before reaching a decision. For special land uses that require Board of Trustees approval, the Planning Commission shall recommend that the Board of Trustees either approve, approve with conditions, or deny the special land use (based on findings outlined in Section 1003) and the accompanying site plan. The Planning commission's decision, the basis for their decisions, and all conditions imposed, shall be described in a written statement which shall be made a part of the record of the meeting.

5. *Board of Trustees action:*

   A. When required, the Special Land Use request and other pertinent information, together with the recommendation of the Planning Commission, shall be placed on the agenda of the next Board of Trustees meeting. The Board of Trustees shall either approve, approve with conditions, or reject the request. The Board of Trustees may table the application before reaching a decision.

B. The decision on a special land use required by the Board of Trustees shall be made a part of the public record and incorporated into a resolution that includes a statement of findings and conclusions relative to the special land use which specifies the basis for the decision and any condition imposed.

Sec. 1003 - Standards for special land uses:~~5.~~

The ~~p~~Planning ~~c~~Commission, and the Board of Trustees when required, shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The ~~p~~Planning ~~c~~Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

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 ~~t~~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.

~~6. The planning commission shall approve, approve with conditions, or deny special land use permit application. The planning commission's decision, the basis for their decisions, and all conditions imposed, shall be described in a written statement which shall be made a part of the record of the meeting.~~

Sec.1004 - Conditions of approval:

1. *Authority:* The Planning Commission or Board of Trustees, when applicable, may at its discretion impose additional conditions of approval, when it is determined that such increases in standards or additional conditions are required to achieve or assure compatibility with adjacent uses and/or structures.
2. *Scope:* Conditions that are imposed by the Planning Commission or Board of Trustees, when applicable, shall:
   A. Be related to and ensure the review considerations of Section 1003, Standards for special land uses, and the applicable specific regulations are met.

B. Special land use approval is applicable to a property, not property owners, so long as use remains in effect under terms set from the Section 1005, Effectiveness.

C. The conditions shall remain unchanged unless an amendment to the special land use permit is approved by the approving body of the special and use permit in that case.

3. Approval of a special land use, including conditions made part of the approval, is attached to the property described in the application and not to the owner of such property. A record of conditions imposed shall be made a part of the minutes of the Planning Commission and the Board of Trustees, as applicable.

4. A development agreement in accordance with Section 305, Development Agreements, shall be recorded.

5. A violation of a requirement, condition, or safeguard shall be considered a violation of this Ordinance and grounds for the approving body to revoke such special land use approval in accordance with Section 1008.

Sec. 1005 – Effectiveness:

1. *Remain in force.* Upon receipt of site plan approval, special land use approval shall continue in force so long as the particular use or activity continues to operate as approved on the approved site, unless otherwise specified in the approval.

2. *Expiration*: Any special land use approval granted shall expire unless a final site plan effectuating the special land use is submitted within one (1) year of the date of approval. If the submission of a site plan was waived, any special land use approval granted shall expire unless a building permit effectuating the special land use is submitted within one (1) year of the date of approval.

3. *Extension:* Upon written application filed prior to the termination of the one (1) year period as provided above, the approving body may authorize a single extension of the time limit for an additional one (1) year period. Such extension shall be granted based on evidence from the applicant that the development has a reasonable likelihood of commencing construction during the one (1) year extension period.

4. *Resubmittal:* No application for a special land use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Planning Commission or Board of Trustees. A resubmitted application shall be considered a new application.

5. The decision of the Planning Commission or Township Board with respect to a special land use permit shall not be appealable to the Board of Zoning Appeals.

Sec. 1006 - Amendments, expansions, or change in use:

The following provisions apply when there is an amendment or a proposed expansion to approved special land use or when there is a proposed change from one Special Land Use to another.

1. *Amendments:* Any person or agency who has been granted a special land use permit shall notify the Township of any proposed amendment to the approved special land use permit and

associated site plan. The Zoning Administrator shall determine whether the proposed amendment requires new special land use approval. New special land use approval may be required when such amendment is a departure from the operation or use described in the approved application or causes external impacts such as additional traffic, hours of operation, noise, additional outdoor storage, or display.

2. *Expansions:* The expansion, change in activity, reuse or redevelopment of any use requiring a special land use permit shall require resubmittal in manner described in this Article. A separate special land use permit shall be required for each use requiring special land use review on a lot, or for any expansions of a special land use, which has not previously received a special land use permit.

~~1.~~3. *Change in Use:* The applicant shall be responsible for informing the Zoning Administrator of any significant change in an approved use, operations, or activities prior to any such change. The Zoning Administrator shall determine if a new special land use approval is required. A significant change shall mean any departure from the operation or use described in the approved application or any change that may cause external impacts such as additional traffic, hours of operation, noise, additional outdoor storage, or display.

Sec. 1007 – Inspections:

The Township may make periodic investigations of developments authorized by special land use permits to determine continued compliance with all requirements imposed by the Planning Commission or Board of Trustees and this Ordinance. Noncompliance with the requirements and conditions approved for the special land use shall constitute grounds to terminate said approval following a public hearing.

Sec. 1008 – Revocation:

The revocation of a special land use may occur if its recipient fails to abide by its terms, conditions, or development agreement. The revocation procedure is as follows:

1. If the Township receives credible information that the special land use permit or conditions of approval have been violated, the Zoning Administrator shall prepare a report in writing specifying (i) the specific factual details of such violation(s); and (ii) any other information or recommendation relevant to a proper determination by the Planning Commission or the Township Board, whichever approved the special land use permit, as to the nature of such violation(s) and the appropriate action to be taken by the Township.

2. The Zoning Administrator, after the investigation and based on the facts discovered, shall determine if the case goes forward. If the case does not go forward, the Zoning Administrator shall give the approving body a written report as to the why that determination was made. If the case goes forward, the process in subsections 3-8 below shall be followed.

3. The Zoning Administrator shall file the original report prepared under subsection 1 above with the Township Board/Planning Commission and serve a copy of such report upon the owner of the property for which the special land use permit was granted or its authorized agent or employee, personally or by registered mail.

4. Within twenty (20) days from the date such report has been filed with the Township Board/Planning Commission, the Township Clerk/Zoning Administrator shall set a date for a hearing before the Township Board/Planning Commission on the alleged violation(s) for a determination by the Township Board/Planning Commission as to whether or not the Township Board/Planning Commission shall revoke the special land use permit. Notice of this hearing shall be served by the Township Clerk/Zoning Administrator upon the owner of the property for which the special land use permit was granted or its authorized agent or employee, personally or by registered mail, not less than ten (10) days before the scheduled hearing date, and such notice shall contain the following:

   A. Notice of proposed action;

   B. Reason for the proposed action;

   C. Date, time, and place of hearing;

   D. A statement that the property owner may present evidence and testimony and confront adverse witnesses;

   E. A statement that the property owner has the right to be represented by legal counsel at the hearing.

5. At all such hearings, the property owner shall have the legal right to defend against the allegations made by way of confronting any adverse witnesses, by being allowed to present live witnesses in its own behalf, by being allowed to present other evidence in its own behalf, and by being allowed to present arguments personally or through legal counsel in its own behalf.

6. The Township Board/Planning Commission shall prepare a written statement of its findings, which may be formal or informal in nature within a reasonable time, not to exceed sixty (60) days, after the conclusion of all such hearings. Such statement of findings may be embodied in a resolution adopted by the Township Board.

7. If the Township Board/Planning Commission determines after due notice and proper hearing that competent, material and substantial evidence exists that a violation of the special land use permit and the conditions of approval has been committed by a property owner or that, even if no violation has been demonstrated, nevertheless the interests of public health, safety or welfare warrant that the Township Board/Planning Commission revoke the special land use permit issued to the property, the Township Board/Planning Commission may revoke the special land use permit.

8. *Criteria for revocation:* The Township Board/Planning Commission may revoke the special land use permit upon a determination by the Township Board or Planning Commission that based upon competent material and substantial evidence presented at the public hearing, any of the following exists:

   A. Violation of the special land use permit, any of the conditions of the special land use and any provisions of a development agreement attached to the special land use permit

   B. Maintenance of a nuisance upon the premises, including, but not limited to, any of the following:

      (1) Existing violations of building, zoning, health, fire, or regulatory codes.

(2) A pattern of conduct on the property which violates the terms of the special land use permit.

(3) A pattern of conduct on the property which creates a public nuisance.

(4) Perjury or any material misrepresentation of information in any application required or hearing held pertaining to the grant, renewal, or revocation of any license or permit.

~~7. In granting a special land use permit, the planning commission shall impose any conditions it deems necessary to achieve the objective and standards of this ordinance, the standards of the Township Rural Zoning Act, Act No. 184 of the Public Acts of Michigan of 1943 (MCL 125.271 et seq.), as amended, and the public health, safety, and welfare of the township. Failure to comply with such conditions shall be considered a violation of the ordinance. An approved special land use permit, including all tax conditions, shall run with the parcel in the approval and shall remain unchanged except upon the consent of the planning commission. Any such changes shall be entered into township records and recorded in the minutes of the planning commission meeting at which the action occurred. The procedures required for an original application shall be followed with respect to any proposed changes.~~

~~8. An application for a special land use permit which has been denied wholly or in part by the planning commission should not be resubmitted for a period of 365 days from the date of denial, except on grounds of new evidence or proof of changed conditions found by the planning commission to be valid.~~

~~9. A special conditional use approval runs with the land until such time as the use designated in the "approval" is changed by the occupant. The land then reverts back to only the uses permitted in that specific zoning district.~~

~~10. The decision of the planning commission with respect to a special land use permit shall not be appealable to the board of appeals.~~

ARTICLE XI. - SPECIFIC USE PROVISIONS[7]

Sec. 1100. - Intent:

The intent of this ~~article~~Article is to provide standards for specific uses, whether regulated as a principal permitted use, accessory use, or a special use.

Sec. 1101. - Detached single-family dwelling units:

All detached single-family dwelling units shall be reviewed by the Building Official subject to the following conditions:

1. Dwelling units shall conform to all applicable Township ~~codes~~ Codes and ~~ordinance~~Ordinances. Any such local requirements are not intended to abridge applicable state or federal requirements with respect to the construction of the dwelling. Dwelling units shall be constructed to the requirements of the Michigan Construction Code Act of 1972, ~~(~~Public Act ~~No.~~ 230 of ~~the Public Acts of Michigan of~~ 1972, as amended ~~)~~ (MCL 1125.1501-125.1531 et. seq.) and the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
2. The setbacks, gross floor area and lot coverage of any proposed single-family dwelling unit shall comply with the standards for the zoning district where proposed set forth in ~~Section~~ ~~2000~~Article 4 or Article 5, as applicable by zoning district.
3. Dwelling units shall be permanently attached to a perimeter foundation. In instances where the applicant elects to set the dwelling on piers or other acceptable foundations which are not at the perimeter of the dwelling, then a perimeter wall shall also be constructed. Any such perimeter wall shall be constructed of durable materials and shall also meet all local requirements with respect to materials, construction, and necessary foundations below the frostline. Any such wall shall also provide an appearance which is compatible with the dwelling and other homes in the area.
4. Dwelling units shall be provided with exterior finish materials similar to the dwelling units on adjacent properties or in the surrounding residential neighborhood.
5. ~~Dwelling units shall have a roof with a minimum 4:12 pitch and minimum eight inch eave, and with a drainage system that will collect and concentrate the discharge of storm water or snow away from the sides of the dwelling. The roof shall have wood shake, asphalt or other acceptable shingles, and meet the snow load standards for southern Michigan.~~
6. ~~6.~~5. Dwelling units shall be oriented on the lot to be consistent with the configuration of dwelling units on adjacent properties and in the surrounding residential neighborhood. All dwelling units shall have width to depth and depth to width ratio that does not exceed three to one (3:1). All dwelling units shall have a minimum width dimension of twenty-four (24) feet.
7. ~~7.~~6. Dwelling units shall be oriented toward the public right-of-way such that the facade that faces the street is manifestly designed as a front facade containing a door, windows, and other architectural features customary of the front facade of a residence. There shall be a minimum of two exterior doors with one facing the street. All entrances shall be provided with steps, a stoop or porch that is permanently attached, on a frost depth foundation, ~~either to~~to the perimeter wall.

~~8. The dwelling shall contain storage capability in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to ten percent of the square footage of the dwelling or 100 square feet, whichever shall be less.~~

~~9.~~7. Any such home shall be anchored by an anchoring system approved by the Township.

~~10.~~8. The ~~zoning~~ Zoning ~~administrator~~ Administrator may request a review by the Planning Commission of any dwelling unit with respect to ~~items~~ subsections ~~d.~~4, ~~e.~~ and ~~f~~e.5, above. The Planning Commission shall review the proposed dwelling at a hearing where notice of such hearing shall be provided to all occupants of dwellings within three hundred (300) feet of the lot to contain the proposed dwelling. The ~~zoning~~ Zoning ~~administrator~~ Administrator or Planning Commission shall not seek to discourage architectural variation but shall seek to promote the reasonable compatibility of the character of dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the Township at large. In reviewing any such proposed dwelling unit, the ~~zoning administrator~~Zoning Administrator may require the applicant to furnish such plans, elevations, and similar documentation as the ~~zoning administrator~~Zoning Administrator deems necessary to permit a complete review and evaluation of the proposal. When comparing the proposed dwelling unit to similar types of dwelling areas, consideration shall be given to comparable types of homes within three hundred (300) feet. If the area within three hundred (300) feet does not contain any such homes, then the nearest twenty-five (25) similar type dwellings shall be considered.

~~11.~~9. The provisions of this ~~section~~Section shall not apply to manufactured homes situated in licensed manufactured housing communities.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1102. - Home occupations:

~~1. Home occupation subject to the following:~~

~~a. No home occupation shall be permitted that:~~

~~(1) Changes the outside appearance of the dwelling or is visible from the street.~~

~~(2) Generates traffic, parking, sewerage or water use in excess of what is normal in the residential neighborhood.~~

~~(3) Creates noise, vibration, glare, fumes, odors or results in electrical interference, or becomes a nuisance.~~

~~(4) Results in outside storage or display of anything including a sign.~~

~~(5) Requires the employment of anyone in the home other than one dwelling occupant.~~

~~(6) Requires exterior building alterations to accommodate the occupation.~~

~~(7) Occupies more than 20 percent of the ground floor area of the dwelling, or 50 percent of a detached garage.~~

~~(8) Requires parking for customers or visits for business purposes that cannot be accommodated on the site and/or not exceeding one parking space at curb side on the street.~~

~~(9) Requires the delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.~~

~~(10) Would generate 20 or more customers or visits for business purposes by persons per week.~~

~~b. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:~~

~~(1) Dressmaking, sewing and tailoring.~~

~~(2) Painting, sculpturing or writing.~~

~~(3) Telephone answering.~~

~~(4) Home crafts, such as model making, rug weaving and lapidary work.~~

~~(5) Tutoring, limited to four students at a time.~~

~~(6) Computer application not including sale of computers.~~

~~(7) Salesperson's office or home office of a professional person.~~

~~(8) Laundering and ironing.~~

~~(9) Repair of clocks, instruments or other small appliances which do not create a nuisance due to noise, vibration, glare, fumes, odors or result in electrical interference.~~

~~(10) Barbershops and beauty parlors; limited to one operator.~~

~~(11) Dance studios; limited to four students at a time.~~

~~c. The following are prohibited as home occupations:~~

~~(1) Private clubs.~~

~~(2) Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors or electrical interference.~~

~~(3) Restaurants.~~

~~(4) Stables or kennels.~~

~~(5) Tourist homes.~~

~~(6) Automobile repair or paint shops.~~

~~(7) Medical marihuana dispensaries.~~

~~(8) Medical marihuana nurseries.~~

1. Home occupations are limited to those who legally reside in the residence.
2. All home occupations/home offices, with the exception of agricultural operations, shall be in single-family residences subject to the following requirements:
   A. Incidental and Secondary. A home occupation/home office must be clearly incidental and secondary to the primary use of a dwelling unit and conducted by a resident of the dwelling.
   B. Outside Appearance. A home occupation/home office shall not change the character or appearance of the structure or the premises, or other visible evidence of conduct of such home occupation/home office. There shall be no external or internal alterations not customary in residential areas or structures. A home occupation/home office shall be conducted within the dwelling unit or within a building accessory thereto. There shall be no outside display of any kind, or other external or visible evidence of the conduct of a home occupation/home office, with the exception of a nameplate sign as set forth in Article 15.

C. Creation of Nuisance. A home occupation/home office use shall not create a nuisance or endanger the health, safety, welfare, or enjoyment of any other person in the area, by reason of noise, vibrations, glare, fumes, odor, electrical interferences, unsanitary or unsightly ~~c~~conditions, and/or fire hazards. Any electrical equipment processes that create visual or audible interferences with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited.

D. Percentage. The home occupation/home office shall utilize no more than twenty percent (20%) of the total floor area of any one (1) story of the residential structure therein located or ~~fifty~~up to two hundred (200) square feet of a ~~percent (50%) of a~~ detached ~~garage~~ structure.~~.~~ Said detached structure shall meet all required accessory structure provisions.

E. Number of Customers. No more than two (2) customers or clients shall be permitted to visit the site at any given time. Adequate off-street parking shall be provided for customers or clients.

F. Vehicular Traffic Creation. There shall be no vehicular traffic permitted for the home occupation/home office, other than as is normally generated for a single-family dwelling unit in a residential area, both as to volume and type of vehicles.

G. Employee. A home occupation shall be allowed up to one (1), non-family, employee provided that one (1) parking space is provided for the employee.

H. Parking. Parking for the home occupation/home office shall not exceed two (2) spaces. Such spaces shall be provided on the premises. Off street parking is subject to all regulations in ~~Article 12~~Section 1205, Parking Requirements. Parking spaces shall not be located in the required front yard.

I. Commodities. No ~~article~~Article shall be sold or offered for sale on the premises except as is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted therein.

J. Storage. The exterior storage of material, equipment, or refuse associated with or resulting from a home occupation/home office, shall be prohibited.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1103. - Keeping of chickens:

The keeping of up to four (4) hens on those parcels of land separately owned outside the boundaries of either a proprietary, supervisor's plat or site condominium and having an area of not less than one (1) acre; subject to the health and sanitation provisions of the Township of Ypsilanti subject to the following:

1. The principle uses of the property where the hens are to be kept is as a single-family dwelling as defined by ~~the Township zoning~~this ~~ordinance~~Ordinance.
2. Hens may only be kept by a person permanently residing at the subject residence.
3. The keeping of roosters shall be prohibited.
4. Chickens shall be provided with a secure, well-ventilated, roofed, and lockable structure (heretofore referred to as a "hen house") which shall not exceed twenty-five (25) square feet in area.

5. A covered enclosure or fenced enclosure, constructed in a workmanlike manner, shall be erected around the hen house to prevent the hens from leaving the enclosed area.
6. No enclosure shall be located closer than twenty (20) feet from a property line nor shall it be located closer than forty (40) feet to any adjacent residential structure.
7. Both the hen house and the fenced pen, run, or enclosure must be located in the rear yard.
8. All enclosures for the keeping of chickens shall be constructed or repaired to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
9. All food shall be stored indoor and within a rodent-proof container.
10. The slaughtering of hens shall be prohibited.
11. Waste materials (feed, manure, and litter) should be disposed of in an environmentally responsible manner. The materials can be composted or bagged and disposed of in the trash. It is not acceptable to pile waste materials on the property.

~~Sec. 1104. - Farm operations in one-family residential districts:~~

Sec. 1104~~5~~. - Institutional or community recreation centers and nonprofit swimming pool clubs:

Institutional or community recreation centers and nonprofit swimming pool clubs, all subject to the following conditions:

1. Front, side, and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
2. Off-street parking shall be provided so as to accommodate not less than one-half (1.5) of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, bylaws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases, wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of usage.
3. Whenever a swimming pool is constructed under this ~~ordinance~~Ordinance, said pool area shall be provided with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate.

Sec. 1105~~6~~. - Golf courses:

Golf courses, which may or may not be operated for profit, subject to the following conditions:

~~1. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways, and parking areas which will encourage pedestrian and vehicular traffic safety.~~

1. Accessory Uses and Buildings. Golf courses may also include accessory uses such as, but not limited to, clubhouses, restaurants, driving ranges, pro shops, and maintenance buildings. Any accessory uses and buildings associated with the golf course, and any buildings on the site shall conform to setback and dimensional requirements of the underlying zoning district.

2. Layout. The design and layout of a golf course shall be configured to prevent stray golf shots from traveling off the site and onto rights-of-way, neighboring properties or lands within the golf course development designed for uses other than the playing of golf.

3. Off-Street Parking. All off-street parking shall be in compliance with the standards set forth in Section 1205, Parking Requirements ~~of this Ordinance~~ to provide for adequate parking for golfers as well as for banquets, weddings, golf tournaments, conferences, and other activities.

4. Storage, Service, and Maintenance Areas. All storage, service, and maintenance areas shall be screened from view of residentially zoned or used property in accordance with the standards set forth in Section 1301.3.H.

~~2.~~5. In residential zoning districts where golf courses are allowed, development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. All principal or accessory buildings shall be not less than two hundred (200) feet from any property line abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.

~~3.~~6. Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate.

Sec. 1106~~7~~. - Colleges and universities:

Colleges, universities, and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:

1. Any use permitted herein shall be developed only on sites of at least forty (40) acres in area and shall not be permitted on any portion of a recorded subdivision plat.

2. No building shall be closer than eighty (80) feet to any property line.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1107~~8~~. - Bed and breakfasts operations:

~~Bed and breakfasts are subject to the following conditions:~~

~~a. Such dwelling units shall conform to all applicable township codes and ordinances.~~

~~b. Such dwellings shall be located only on major or secondary thoroughfares as designated on the township master plan and shall be located on lots or parcels of not less than 12,000 square feet area.~~

~~c. Not more than 49 percent of the total floor space of the dwelling unit may be used for leasable sleeping rooms.~~

~~d. The leasable sleeping rooms shall have a minimum size of 100 square feet for each two occupants with an additional 30 square feet for each additional occupant, not to exceed a maximum of four occupants per room.~~

~~e. Each leasable sleeping room must have a separate operating smoke detector alarm.~~

~~f. Lavatory and bathing facilities must be available to all persons using any leasable sleeping room.~~

~~g. There will be no separate cooking facilities available to persons using any leasable sleeping room.~~

~~h. There will be at least two exits from each level of the dwelling units.~~

~~i. The maximum length of stay for any person using any leasable sleeping room is 14 consecutive days.~~

~~j. Every operator of such dwelling unit must keep a list of the names and addresses of all persons staying at the dwelling unit. The guest register must be available for inspection by township officials at any time.~~

~~k. The operations of the dwelling unit will not be permitted to endanger, offend, or otherwise interfere with the safety or rights of others so as to constitute a public nuisance.~~

1. The proprietor shall reside at the Bed and Breakfast ~~establishment~~operation.
2. Guest stays shall not exceed fourteen (14) consecutive days nor more than thirty (30) days in one (1) year.
3. The rooms utilized for sleeping shall be a part of the primary residential use and not specifically constructed for rental purposes. Provided, however, that an accessory dwelling in ~~existence as of the effective date of this section, and~~~~section~~Section and located on the same parcel as a Bed and Breakfast may be utilized for sleeping rooms, in accordance with this Section.
4. The rental sleeping rooms shall have a minimum area of one hundred (100) square feet for one (1) or two (2) occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
5. Lavatory and bathing facilities must be available to all persons using any leasable sleeping room.
6. ~~g~~There will be no separate cooking facilities available to persons using any leasable sleeping room.

Sec. 1108~~9~~. - Public riding and/or boarding stables:

Public riding and/or boarding stables may be permitted in residential districts under the following conditions:

1. The location, size, and setbacks must comply with the currently adopted Michigan Department of Agriculture and Rural Development Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Facilities.
2. Manure management must comply with the currently adopted Michigan Department of Agriculture and Rural Development Generally Accepted Agricultural and Management Practices for Manure Management and Utilization.

3. Ingress and egress to the stable shall be solely through the parcel in question which shall abut a public right-of-way. Adequate off-street parking shall be provided on the site and shall be located at least one hundred (100) feet from the perimeter of the site.
4. Lighting for exterior illumination shall be directed away from and shall be shielded from adjacent residential districts.
5. A plot plan drawn to scale shall be submitted showing ingress and egress, parking, and lighting.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1109~~10~~. - Private stables:

Private stables may be permitted ~~in residential districts as an accessory use,~~ for not more than one (1) horse on a lot where said lot is not less than four (4) acres in area and provided further, that for each additional horse stabled thereon one (1) acre of land shall be provided. All confinement areas and/or stable buildings shall in all instances be located in the rear yard and shall not be less than one hundred (100) feet from any property line.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1110~~11~~. ~~–~~ Commercial Greenhouses and plant material nurseries in one (1) family residential districts:

Plant material nurseries and commercial greenhouses may be permitted in districts subject to the following conditions:

1. *Minimum size:* The minimum site size shall be five (5) acres and so located as to provide all ingress and egress directly onto a major thoroughfare.
2. *Required yards:* All required yards shall be not less than fifty (50) feet wide when abutting any residential district.
3. *Permanent s~~S~~ales ~~O~~office~~.~~:* If retail sales are permitted on site, a permanent sales and office building shall be located on site. The building or buildings may also include activities which are ancillary to the principal use, such as indoor storage of equipment and materials and equipment repair.
4. *Outdoor ~~S~~storage~~.~~:* Outdoor storage of equipment and materials shall be subject to the standards set forth in Section 1157 Outdoor Storage of Goods~~, Materials, and Equipment~~ and Contractors/Landscapers Yard.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1111~~2~~. - Cemeteries:

Cemeteries may be permitted subject to the following conditions:

1. Landscaping screening meeting the standards set forth in Section 1301.3.H shall be provided where a cemetery abuts a residential Zoning District or use.

2. The use shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly area shall be provided in addition to any required parking.

3. Points of ingress and egress for the site shall be designed so as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.

4. No building shall be located closer than fifty (50) feet from a property line that abuts any residentially used or zoned property.

~~a. The location of the cemetery shall be permitted in any quarter section of an R district when such quarter section does not have more than 51 percent of its land area in recorded plats.~~

~~b. All sides of the cemetery shall be adequately screened from any residential view.~~

~~c. Final approval shall be given contingent on a satisfactory drainage plan approved by the township engineer.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

~~Sec. 1113. Seasonal sale of produce on farm operations:~~

~~a. Off-street parking shall be provided with ingress and egress provided to minimize traffic hazards on public streets. Paving of parking areas as required in section 2105 shall not be required; however, parking areas shall be surfaced and maintained in a dustfree condition at all times.~~

~~b. Signs shall be limited to sizes and locations in keeping with section 2009. In addition to sign regulation provided in section 2009, not more than two temporary signs totaling not more than 12 square feet in the aggregate may be utilized.~~

~~c. Any buildings, or structures, to be erected and any produce to be sold in the open shall meet all setback requirements of the district in which it is located.~~

~~d. In those instances where produce is to be sold on a farm property with buildings already in existence on the site, sale of produce may be conducted within existing yards, provided setbacks meet the requirements of the district in which it is located.~~

~~e. All temporary buildings and structures shall be constructed, used, occupied and maintained in compliance with the provisions of the state construction code and all applicable ordinances by the township. Permits shall be issued for six-month periods.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1112~~13~~. – Community ~~Supported~~ supported ~~Agriculture~~agriculture:

1. Application of r~~R~~egulations:

A. Community supported agriculture or associated distribution/pickup center, u-pick operations, and ~~—~~farm markets occupying less than one thousand five hundred (1,500) square feet shall be reviewed ~~—~~administratively. The administrative review process shall be conducted as follows:

(1) A property survey, drawn to scale with dimensions, and showing property lines and all structures and other improvements shall be submitted to the Township with an application for ~~–~~zoning compliance.

(2) The Zoning Administrator shall review the application and supporting materials, using the standards of this ~~section~~Section and other applicable provisions of the Zoning Ordinance. The Zoning Administrator shall provide approval or denial within one hundred and thirty-five (135) days from the date the complete application was submitted. If the application is denied, the Zoning Official shall notify the applicant in writing of such action and reasons for such rejection.

~~A.~~ B. Community supported agriculture or associated distribution/pickup center, u-pick operations, and farm markets occupying one thousand five hundred (1,500) square feet or more shall require review and approval from the Planning Commission.

2. *Standards~~.~~:*

A. Locally/Regionally Grown Farm Products. Agriculture products distributed or sold at such facility shall be locally/regionally grown and obtained from Michigan farms within a radius of no more than one hundred (100) miles from the facility. For value-added products sold at any facility, at least fifty percent (50%) of the products' "namesake" ingredient must be produced by a Michigan farm within one hundred (100) miles of the facility.

B. Minimum Lot Area. Minimum lot area shall be two and one-half (2.5) acres.

C. Setbacks. Facilities or areas used for CSA or farm markets shall be setback a minimum of one hundred (100) feet from any adjacent residential structure.

D. Parking. Adequate parking for the maximum number of expected patrons must be provided on site and outside of any road right-of-way. Parking lot and maneuvering lane surfaces shall be adequate for the number and types of vehicles accessing the facility.

E. Hours of Operation. The facility shall operate any time between the hours of 7:00 a.m. to 7:00 p.m.

F. Lighting. Lighting used in the operation of the CSA and/or farm market shall be downward facing and shielded to minimize light trespass onto adjacent properties. Lights, other than those needed only for security, shall not be turned on when the CSA, or farm market facility is not in use.

G. Nuisances. The CSA or farm market facility shall not create nuisances for adjacent property owners. Such nuisances include, but are not limited to, amplified music or sounds, excessive dust or odors, and/or traffic that cannot be accommodated on site.

H. Other Permits. All other required permits shall be obtained.

~~1.~~ 3. *Other ~~M~~marketing ~~S~~strategies~~.~~:* Other marketing strategies, activities, and services designed to attract and entertain customers while they are at the CSA or farm market require additional review by the Township, the Planning Commission, and/or the Township Board.

(Ord. No. 2011-476 , § 20, 2-20-11)

~~Sec. 1114. - Institutional farms:~~

~~Institutional farms are subject to the following:~~

~~1. A site of not less than sixty (60) acres shall be required.~~

~~2. A frontage of not less than one hundred (100) feet on a public road shall be required.~~

~~3. Farming shall be a primary activity conducted on the premises. Not less than ninety-five percent (95%) of such site shall be utilized as open land for crop cultivation.~~

~~4. The site shall be located on a major thoroughfare as designated on the Township master plan and such thoroughfare shall have a paved surface.~~

~~5. Buildings shall be located no nearer than eighty (80) feet to any property line.~~

~~6. A landscaped screening area not less than forty (40) feet wide shall be provided on those sides of the property where homes exist on abutting properties.~~

~~7. Activities which create any of the following impacts beyond the property line of the farm shall be prohibited:~~

~~A. Activities which exceed noise levels of seventy (70) decibels at the property line.~~

~~B. Activities which generate vibration felt at the property line.~~

~~C. Activities which generate electronic interference beyond the property line.~~

~~D. Lighting of an intensity greater than for normal farming activities.~~

~~8. Farming activities that normally produce effects felt beyond the immediate farm property line that are consistent with those effects produced by other farms in the immediate area shall be permitted.~~

~~9. Parking areas shall be provided for all residents, caretakers, instructors, and administrative personnel. Visitor parking and parking for any event conducted on the premises shall be provided as off-street parking.~~

~~10. A site plan prepared in accordance with section 2115 shall be drawn to scale and submitted for review under this section.~~

~~11. Landscape screening, where required, shall be provided in accord with section 2108.~~

~~12. Not more than thirteen (13) resident patients per acre may reside on that portion of the farm occupied by buildings. The portion of the farm occupied by buildings shall not exceed five percent (5%) of the total farm property.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1113~~5~~. - Keeping of more than four (4) dogs in one-family residential districts:

The keeping of more than four (4) dogs owned by the resident of a property as pets not boarded for others subject to the following conditions:

1. All dogs shall be licensed per ~~chapter~~ Chapter 14, ~~article~~Article III of the Code of Ordinances of the Charter Township of Ypsilanti.
2. A nontransferable permit shall be required stating dog ownership and the number of dogs to be kept. The permit shall be required to be renewed annually. Such renewal may be given by the Building Official provided no increase in number of dogs or violation of any provision of this

~~ordinance~~Ordinance or other ~~ordinance~~Ordinances has occurred in the prior year or is evident at the time of renewal.

3. The yard area in which dogs are allowed to run shall be securely fenced and shall not be placed in such a location as to become a nuisance to abutting properties or the neighborhood.
4. Outdoor areas in which dogs are kept shall be kept free of dog droppings, decayed food, and odors. Noticeable odors or an excessive accumulation of insects shall be reason for revocation of the special permit.
5. A plot plan shall be submitted showing the location and fencing of the outdoor areas in which dogs are kept and showing the relationship to public streets, abutting properties and buildings on abutting properties.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1114~~6~~. - Convalescent homes and nursing homes:

Convalescent homes or nursing homes must meet following conditions:

~~a.~~

1. *Site ~~a~~Area~~.~~:* All such facilities shall be developed on sites having a minimum area of one (1) acre, or two thousand (2,000) square feet of site area for each one (1) bed in the facility, or for each person cared for in the facility, whichever is greater. Within this area, a minimum of five hundred (500) square feet of contiguous open space shall be provided, apart from areas required for vehicular uses, for each bed or for each person cared for within the capacity of the building.
2. *Ingress and e~~E~~gress~~.~~:* The proposed site shall have at least one (1) property line abutting and restricting all vehicular ingress and egress to a major thoroughfare .
3. *Yards~~.~~:* All yards shall be a minimum of forty (40) feet in width shall be kept free of parking and shall be landscaped.
4. *Loading and s~~S~~ervice a~~A~~reas~~.~~:* Delivery loading and service areas and parking areas shall be screened from view of residentially zoned or used property in accordance with the standards set forth in Section 1207, Off-street loading and unloading.
5. *Façade~~.~~:* The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets(projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.
6. *Facilities~~.~~:* Such facilities may include multi-purpose recreational rooms, kitchens, and meeting rooms. Such facilities may also include medical examination rooms and limited space for ancillary services for the residents of the facility, such as barber and beauty facilities.

~~The site shall be so developed as to create a land to building ratio on the lot or parcel whereby for each one bed in the convalescent home there shall be provided not less than 1,500 square feet of open space. The 1,500 square feet of land area per bed shall provide for landscape setting, off-street parking, service drives, loading space, yard requirements, employee facilities, and any space required for accessory uses. The 1,500 square foot requirement is over and above the building coverage area.~~

b. No building shall be closer than 40 feet to any property line.

c. Convalescent or nursing homes in the town center districts are not subject to the above regulations.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1117. - Retail uses accessory to high-rise multiple-family dwelling:

Business uses shall be permitted on a high-rise multiple-dwelling site when developed as retail and/or service uses clearly accessory to the main use, within the walls of the main structure, and totally obscured from any exterior view. No identifying sign for any such business and/or service use shall be visible from any exterior view. Such businesses and/or services shall be prohibited on all floors above the first floor or grade level.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11151. - Mortuaries and Mortuary establishmentsFfuneral Hhomes:

Mortuaries and Mortuary establishmentsFfuneral Hhomes must provide adequate assembly area off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the building of mortuary establishmentsin business and form-based districts. A crematorium shall only be permitted as an accessory use of a funeral home and shall only be approved a special conditional use.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1119. - Private clubs, fraternal organizations, and lodge halls in the OS-1 district:

Private clubs, fraternal organizations, and lodge halls in the OS-1 zoning district must meet the following conditions:

1. The site abuts a major thoroughfare, as currently classified, or as designated on the Township future land use plan.defined in Section 201 of this Ordinance.
2. Access to and from the site can be safely provided to the satisfaction of the Washtenaw county County road Road commissionCommission.
3. No building or parking area shall be located closer than fifty (50) feet to a property line.
4. All parking shall be screened from view of all abutting residential districts.
5. Outdoor lighting of a type and location which will not be a nuisance to abutting residential districts shall be provided and any outdoor lighting shall conform with the guidelines set forth in sectionSection 2110 of the zoning ordinance1303, Exterior lighting.
6. Private clubs are required to register with the Township.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11162. - Veterinary clinics:

1. Veterinary clinics when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside. All buildings are set back at least one hundred (100) feet from abutting residential district on the same side of the street.

~~1.~~2. All narcotics must be kept secure in a locked area.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 111721. - Veterinary hospitals:

All activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least one hundred (100) feet from abutting residential district on the same side of the street. All narcotics must be kept secure in a locked area.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

~~Sec. 1122. - Restaurants:~~

~~a. In the OS-1 and B-1 zoning districts, restaurants must meet the following conditions:~~

~~(1) Service is wholly within the building and no drive-in facilities are provided.~~

~~(2) When adjacent to a residential zoning district boundary, the building shall have a minimum setback of 20 feet from the residential zoning district boundary.~~

~~(3) Parking areas shall be screened from adjacent residential areas in accord with section 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.~~

~~(4) Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.~~

~~(5) All access to the site shall be in accordance with section 2111.~~

~~b. In the IRO zoning districts, restaurants or other places serving food and beverages are subject further to the following conditions:~~

~~(1) Drive-in, fast-food, carry-out or drive-through restaurants are not permitted.~~

~~(2) The use shall be located within an office structure, hotel or motel building or in a freestanding building within the IRO district directly adjacent to a permitted use in the IRO zoning district.~~

~~(3) The use is a part of an overall plan for development of not less than 30 acres and shall be part of a service establishment complex for such development.~~

~~(4) The use shall comprise not more than 20 percent of the land area of an overall development.~~

~~(5) The location of such uses shall be established at the time of site plan review and approval for the total development complex.~~

~~c. Drive-in and drive-through restaurants must meet the regulations in section 1123.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 11182~~3~~. - Drive-in and drive-through facilities:

1. *On-~~S~~site ~~S~~stacking*. Adequate on-site stacking space for vehicles shall be provided for each drive-in or drive-through window so that vehicles will not interfere with vehicular circulation or parking maneuvers on this site. Access to and egress from the site will not interfere with peak hour ~~———~~traffic flow on the street serving the property. On-site vehicle stacking for drive-in windows shall not interfere with access to, or egress from the site or cause standing of vehicles in a public right-of-way.

2. *Traffic ~~C~~control.* Projected peak hour traffic volumes which will be generated by the proposed drive-in or drive-through service shall not cause undue congestion during the peak hour of the street serving the site.

3. *Ingress and ~~E~~egress*. Ingress and egress to drive-through facilities shall be part of the internal circulation of the site and integrated with the overall site design. Clear identification and delineation between the drive-through facility and the parking lot shall be provided. Drive-through facilities shall be designed in a manner which promotes pedestrian and vehicular operation and safety.

   A. Drive-Through Locations. Single-lane drive-throughs may be located at the side of a building. Multiple-lane drive-throughs shall be located in a manner that will be the least visible from a public thoroughfare. Canopy design shall be compatible with the design of the principal building and incorporate similar materials and architectural elements.

   B. When abutting or adjacent to residential districts ~~zoned for R (residential)~~, a six (6) foot high, completely obscuring wall, fence or landscaping shall be provided. The Planning Commission may require screening for other uses. The height of the wall/landscaping/fence shall be measured from the surface of the ground. The wall/landscaping/fence shall extend only to the front yard setback line.

   C. Stacking Space Requirements. Each drive-through facility shall provide stacking space meeting the following standards:

      (1) Each stacking lane shall be one-way, and each stacking lane space shall be a minimum of twelve (12) feet in width and twenty (20) feet in length.

      (2) If proposed, an escape lane shall be a minimum of twelve (12) feet in width to allow other vehicles to pass those waiting to be served.

      (3) The number of stacking spaces per service lane shall be provided for the uses as listed in the Minimum Stacking Spaces Table. When a use is not specifically mentioned, the requirements for off-street stacking space for the use with similar needs, as determined at the discretion of the Zoning Administration, shall apply.

Minimum Stacking Spaces Table ~~XX~~a. ~~The sale of alcoholic beverages via drive-through service is not permitted. The planning commission may include other restrictions on products sold via the drive-through as applicable.~~

~~b. A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained.~~

~~c. Access points shall be located at least 60 feet from the intersection of any two streets.~~

~~d. All lighting shall be shielded from adjacent residential districts.~~

~~e. When abutting or adjacent to districts zoned for R (residential), a six-foot high, completely obscuring wall, fence or landscaping shall be provided. A four-foot six-inch high partially obscuring wall, fence or landscaping shall be required when abutting all other occupancies. The height of the wall/landscaping/fence shall be measured from the surface of the ground. The wall/landscaping/fence shall extend only to the front yard setback line.~~

~~f. The stacking lane for the drive-through shall be located where it does not conflict with on-site circulation or block access to the site and shall promote pedestrian safety.~~

~~g. A bypass lane for vehicles not utilizing drive-through facilities must be provided. Clear identification and delineation between the drive-through facility and the parking lot shall be provided.~~

Use	Stacking Spaces per Service Lane*
Banks, Pharmacy, Photo Service, and Dry Cleaning	4
Restaurants with Drive-Through	10
Vehicle Use Quick Oil Change	2
Auto Washes (Self-Service)	
Entry	2
Exit	1
Auto Washes (Automatic)	
Entry	8
Exit	2
*The Planning Commission, based on a recommendation from the Zoning Administrator, may require more stacking spaces for a specific user, if it is determined that said user, based on their specific operation requires additional stacking for a typical day.	

Sec. 11192~~4~~. ~~–~~ ~~Outdoor storage or display of merchandise, goods or items associated with a permitted use~~Open Air Business:

1. *Outdoor ~~D~~display and ~~S~~sales~~.~~:* Outdoor Display and Sales are subject to the following standards and conditions:

   A. Outdoor Display and Sales ~~that is the principal use of the property is permitted as a Special Use in the xx B-3 districts is are subject to the approval of the Planning Commission~~is not permitted as a principal use of a property.

B. An Outdoor Display and Sales that is as an accessory use to the principal use conducted on the premises is permitted within the GC ~~d~~District, and regional form-based corridors ~~B-3xx districts~~ after obtaining a Zoning Compliance Permit from the Zoning Administrator. In the administration of these provisions, the Zoning Administrator may refer a request to the Planning Commission for review and approval where site conditions may create difficulty in adherence to the standards contained herein.

C. The exterior of the premises shall be kept clean, orderly, and maintained.

D. The Township shall not be held liable or responsible for any type of damage, theft, or personal injury that may occur as a result of an outdoor display.

E. The location of the outdoor display shall meet all required setbacks and shall be approved by the Zoning Administrator.

F. An outdoor display shall not occupy or obstruct the use of any fire lane, roadway, drive aisle, drive entrance, storage area, off-street parking, or landscaped area required to meet the standards of this Ordinance.

G. Outdoor sale and display areas that abut residentially zoned or used property shall be screened in accordance with Section 1301.3.H.

H. Only those products that are sold or are similar to the products sold within the principal building on the same lot may be permitted to be sold or displayed outdoors.

2. *Seasonal ~~S~~sales~~.~~:* The outside sale of seasonal items such as Christmas trees, flowers and plants, pumpkins, and other such seasonal items that are grown shall require a permit from the Zoning Administrator subject to the following standards and conditions:

A. Seasonal sales may be located within any required side or rear yard and shall be no closer to a public road right-of-way than the required front yard setback or existing building, whichever is l~~–~~ess. Where outdoor displays abut residentially zoned property, landscape screening in accordance with Section 1301.3.H shall also be provided.

B. Seasonal sales shall not occupy or obstruct the use of any fire lane, required off-street parking, or landscaped area required to meet the requirements of this Ordinance.

C. Ingress and egress shall be provided in a manner so as not to create a traffic hazard or nuisance.

D. Such sales shall be permitted for a period not to exceed ninety (90) days.

~~A.~~E. Upon discontinuance of the seasonal use, any temporary structure shall be removed.

~~a. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use shall be permitted for storage under the subsection.~~

~~b. Location and size.~~

~~(1) The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure shall be indicated on a site plan.~~

~~(2) Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and to the right-of-way; in any required side or rear yard; or in any required transition strip.~~

~~(3) Such storage shall not be located in any required parking or loading space.~~

~~c. Screening. The area for such storage shall be screened from view on all sides. Screening shall be constructed of wood or masonry materials. Wire fences with inserted strips of metal, plastic and similar materials shall not be substituted for the required screening. The screen shall not be less than the maximum height of the product being stored.~~

~~d. The outdoor storage or display shall be located in the side or rear yards of the site. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.~~

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1120~~5~~. - Sidewalk and outdoor cafes:

Sidewalk or outdoor cafes may be permitted subject to the issuance of a revocable permit to operate a sidewalk cafe or an outdoor cafe as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. ~~The~~ A Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. ~~a.~~*Parking ~~L~~lot~~.~~:* Outdoor cafes may be permitted in parking lots provided that the following:
   A. No handicapped parking may be used or blocked
   B. Maintain safe traffic flow
   C. Maintain sufficient parking
   D. Provide a secure barrier from cars

~~1.~~2. *Permits:* Sidewalk or outdoor cafe permits may be issued if it is determined that the occupancy will not:

A. Interfere with the use of the street for pedestrian or vehicular travel.

B. Unreasonably interfere with the view of, access to or use of property adjacent to said street.

C. Reduce any sidewalk width to less than six (6) feet.

D. Interfere with street clearing or snow removal activities.

E. Cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located therein.

F. Cause a violation of any state or local laws.

G. Be principally used for off-premises advertising.

H. Be attached to or reduce the effectiveness of or access to any utility pole, sign, or other traffic control device.

I. Cause increased risk of theft or vandalism.

J. Be in or adjacent to property zoned exclusively for residential purposes.

2.3. All businesses selling food or beverages to be consumed in a public sidewalk area or outdoor area adjacent to the business shall enclose the area with a temporary structure approved by the building Building inspectorInspector. All construction shall conform with existing building codes and regulations of the Township. Such plans shall also include the location of adequate trash receptacles.

3.4. Prior to the issuance of a sidewalk or outdoor cafe permit, the applying business must provide the Township with a certificate of liability insurance in an amount to be determined solely by the Township. The certificate of insurance must be in effect for at least the period of the permit to be issued. In addition, the applying business shall, by written agreement with the Township, indemnify and hold harmless the Township from all claims or damages incident to the establishment and operation of a sidewalk cafe.

4.5. Prior to the issuance of a permit, a fee as specified from time to time by resolution of the Township Board, shall be paid by the requesting business for the period of the permit. The period of a sidewalk or outdoor cafe permit shall not exceed one hundred -ten (110) days. The dates and duration shall be specified on the permit. The permit shall be subject to immediate revocation for failure to properly maintain the area being used as a sidewalk or outdoor cafe, or for any other violation of this sectionSection or any other sectionSection.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11216. - Dealership for sale of new or used automobilesvehicles, boats, house trailers or rental of trailers and/or automobilesvehicles:

1. Outdoor sales space for sale of new or used automobilesvehicles, boats, house trailers or rental of trailers and/or automobilesvehicles, all subject to the following:

   A. The lot or area shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.

   B. B.Access to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.

   No majorMinor automobilevehicle repair or major refinishing shall be done on the lot shall be permitted as a conditionalspecial use. .

   C. All lighting shall be shielded from adjacent residential districts.

   C.D. Vehicle delivery shall be conducted on the premises and shall not interfere with vehicular traffic on a public road.

(-Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11227. - Motels:

Motels are subject to the following conditions:

1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
2. Each unit shall contain not less than two hundred-fifty (250) square feet of floor area.

3. No guest shall establish permanent residence at a motel for more than thirty (30) days within any calendar year.

4. Hourly rates are prohibited.

   A. No person owning, controlling, managing, or having charge of any motel within the Township shall allow or permit an hourly charge for any room within said establishment.

   B. No person owning, controlling, managing, or having charge of any motel within the Township shall allow or permit any room or rooms within said establishment to be rented more than twice in any twenty-four (24) hour period commencing at 12:01 a.m.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1123 – Hotels:

Hotels are subject to the following conditions:

1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.

2. Hourly rates are prohibited.

   A. No person owning, controlling, managing, or having charge of any hotel within the Township shall allow or permit an hourly charge for any room within said establishment.

   B. No person owning, controlling, managing, or having charge of any hotel within the Township shall allow or permit any room or rooms within said establishment to be rented more than twice in any twenty-four (24) hour period commencing at 12:01 a.m.

~~Hourly Rates are prohibited.~~

Sec. 1124 – Extended ~~s~~Stay ~~H~~hotels:

Extended ~~s~~Stay ~~H~~hotels are subject to the following conditions:

1. Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.

2. No occupant shall be permitted to stay in any unit of an extended stay hotel or extended stay motel in excess of six (6) months each calendar year.

3. Hourly rates are prohibited.

   A. No person owning, controlling, managing, or having charge of any extended stay hotel within the Township shall allow or permit an hourly charge for any room within said establishment.

   B. No person owning, controlling, managing, or having charge of any extended stay hotel within the Township shall allow or permit any room or rooms within said establishment to be rented more than twice in any twenty-four (24) hour period commencing at 12:01 a.m.

Sec. 11258. ~~–~~ ~~Retail sales of plant material not grown on the site, lawn furniture, playground equipment and/or garden supplies:~~Building m~~M~~aterial s~~S~~ales, ~~G~~garden ~~C~~centers, and ~~S~~similar ~~U~~uses:

Building material sales, garden centers, and similar uses which are characterized by outdoor storage and sales, unless otherwise specified herein, shall be subject to the following standards ~~set forth in this Section.~~:

1. ~~A. Permanent Sales Office.~~ A permanent sales and office building shall be located on site. The building or buildings may also include activities which are ancillary to the principal use, such as indoor storage of equipment and materials and equipment repair.
2. The exterior of the premises shall be kept clean, orderly, and maintained.
3. The Township shall not be held liable or responsible for any type of damage, theft, or personal injury that may occur as a result of an outdoor display.
4. The location of the outdoor display shall meet all required setbacks and ~~shall be~~be approved by the Zoning Administrator, if all requirements of this Ordinance are met.~~.~~
5. An outdoor display shall not occupy or obstruct the use of any fire lane, roadway, drive aisle, drive entrance, storage area, off-street parking, or landscaped area required to meet the standards of this Ordinance.
6. Outdoor sale and display areas that abut residentially zoned or used property shall be screened in accordance with Section 1301.3.H.

   ~~1.~~ Only those products that are sold or are similar to the products sold within the principal building on the same lot may be permitted to be sold or displayed outdoors.

7. ~~B. Outdoor Storage.~~ Outdoor storage of equipment and materials shall be subject to the standards set forth in Section 1157~~ Section 1163~~, Outdoor ~~S~~storage and ~~C~~contractors/~~L~~landscapers ~~Y~~yard.

8. ~~Seasonal Sales.~~ The outside sale of seasonal items such as Christmas trees, flowers and plants, pumpkins, and other such seasonal items that are grown shall require a permit from the Zoning Administrator subject to the following standards and conditions:
   A. Seasonal sales may be located within any required side or rear yard and shall be no closer to a public road right-of-way than the required front yard setback or existing building, whichever is less. Where outdoor displays abut residentially zoned property, landscape screening in accordance with Section 1301.3.H shall also be provided.
   B. Seasonal sales shall not occupy or obstruct the use of any fire lane, required off-street parking, or landscaped area required to meet the requirements of this ~~ordinance~~Ordinance.
   C. Ingress and egress shall be provided in a manner so as not to create a traffic hazard or nuisance.
   D. Such sales shall be permitted for a period not to exceed ninety (90) days.

~~A.~~E. Upon discontinuance of the seasonal use, any temporary structure shall be removed.

~~Plant materials nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:~~

~~a. The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.~~

~~b. All loading and parking shall be provided off-street.~~

~~c. The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.~~

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1126~~9~~. ~~--~~ Vehicle ~~F~~fueling/~~M~~multi-use ~~S~~station: ~~Gasoline service station:~~

~~Gasoline service station~~Vehicle fueling stations for the sale of gasoline, oil, and minor accessories only and where incidental repair work is done; provided, however, that other uses permitted and as regulated in the ~~B-3 general~~ business or form-based districts may be established in conjunction with such ~~gasoline service~~vehicle fueling station, subject to the following conditions:

1. ~~Gasoline service~~Vehicle fueling/multi-use stations shall directly abut a major thoroughfare ~~as designated in the Township's major thoroughfare plan~~.
2. The minimum lot area for ~~gasoline service~~vehicle fueling stations shall be fifteen thousand (15,000) square feet for stations having no more than two (2) service bays and no more than two (2) pump islands. There shall be added three thousand (3,000) square feet for each additional service bay and one thousand ~~-~~five hundred (1,500) square feet for each additional pump island. At least one (1) street lot line shall be at least one hundred ~~-~~fifty (150) feet in length along one (1) major thoroughfare. The lot shall be so shaped, and the station so arranged, as to provide ample space for vehicles which are required to wait.
3. The driveway or curb cuts for access to a ~~service~~ fueling station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be located no less than ten (10) feet from an adjoining property line, twenty-five (25) feet if adjacent to residential districts, as extended to the curb or pavement. Entrances shall also be no less than twenty-five (25) feet from an inter~~section~~section street right-of-way line extended to the curb or pavement.
4. *Setbacks~~.~~:* The following minimum setbacks shall apply to canopies and pump facilities constructed in conjunction with Fueling/Multi-Use:

Setback	Canopy Support	Pump Islands	Canopy Ede
Front	35 feet	30 feet	25 feet
Side	20 feet	20 feet	10 feet
Rear	30 feet	20 feet	20 feet

5. *Fueling ~~a~~Areas ~~S~~site ~~A~~arrangement~~.~~:* All fueling areas shall be arranged so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served.

6. *Canopy ~~s~~Structures~~.~~:* Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.

7. *Fire ~~P~~protection~~.~~:* Required fire protection devices under the canopy shall be architecturally screened so that the tanks are not directly visible from the street. The screens shall be compatible with the design and color of the canopy.

8. *Canopy ~~L~~lighting~~.~~:* Canopy lighting shall be recessed so that the light source is not visible from off site.

9. *Pedestrian and ~~V~~vehicular ~~S~~safety~~.~~:* Vehicle fueling ~~-~~/~~-~~multi-use stations shall be designed in a manner which promotes pedestrian and vehicular safety. The parking and circulation system within each development shall accommodate the safe movement of vehicles, bicycles, pedestrians and refueling activities throughout the proposed development and to and from surrounding areas in a safe and convenient manner.

10. *Repair and ~~s~~Services~~.~~:* All repair and maintenance activities shall conform with the standards set forth in Section 1127, Minor vehicle repair. Dismantled, wrecked, or immobile vehicles shall not be permitted to be stored on site.

11. *Accessory ~~V~~vehicle ~~W~~wash~~.~~:* If a vehicle wash is proposed, it must comply with the standards set forth in Section 1129, Automobile car wash, and stacking space requirements in Section 1118, Drive-in, and drive-through facilities.

12. A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 112730. - Minor ~~automotive~~ vehicle repair:

Minor ~~automotive~~ vehicle repair businesses are subject to the following conditions:

1. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.

2. Access to and from such use shall not be cause for traffic to utilize residential streets.

3. No storage of outdoor ~~Outdoor storage of~~ parts or materials shall be ~~prohibited unless such storage is within a fenced and obscured area which meets all setback requirements~~allowed.

4. Vehicles shall not be allowed to be stored outside the building for more than forty-eight (48) hours unless awaiting repair for which a "work order," signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.

5. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.

6. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing, shall be conducted within a building.

7. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.

~~7.~~8. A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.

~~h. A four-foot, six-inch obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.~~

~~i. A site plan shall be submitted to the planning commission for its review and approval prior to the issuance of a building permit.~~

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

~~Sec. 1131. - Arcades and similar uses:~~

~~Business whose primary activity is maintaining and operating three or more coin-operated amusement devices which are to provide facilities and space for patrons to engage in the playing of pinball games or similar electronic gaming devices, pool, billiard, cards or similar activities, shall only be permitted in the B-3 districts, subject further to the following requirements and conditions:~~

~~a. The site shall not be contiguous to a one-family residential district.~~

~~b. The site shall be so located as to abut a major thoroughfare right-of-way, and all ingress-egress to the site shall be directly from said major thoroughfare.~~

~~c. No such business shall be located within 1,500 feet of a similar business.~~

~~d. No such business shall be located within 200 feet distance from the front door of the business to the front door of any residence in a residential district.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 112832. - Temporary sidewalk, outdoor and tent sales for principal use:

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable Zoning Compliance permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. For all uses, the following conditions must be met:

   A. Signs shall be limited to sizes and locations in keeping with Article 15.

   B. All temporary buildings, tents and structures shall be constructed, used, occupied, and maintained in compliance with the provisions of the state construction code and all ~~ordinance~~Ordinances of the Township.

   C. Building and ~~f~~Fire ~~c~~Code requirements shall be complied with.

D. The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six (6) feet wide.

E. The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.

F. The sale shall not interfere with street clearing or snow removal activities.

G. The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located on the property.

H. Sales areas shall be located so as to provide adequate access for fire and safety vehicles.

I. A permit shall be required. The proprietor of the property shall provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.

J. Copies of permits required by any other agencies for the use must be included with the permit application.

2. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:

A. Permits may be issued for up to six (6) ~~-~~month periods.

B. Off-street parking shall be provided in keeping with standards of ~~section~~Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.

3. Sidewalk sales areas may be permitted subject to the following:

A. The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travel ~~way~~lane.

B. Sidewalk sales areas shall not be fenced or enclosed in any manner.

C. Sidewalk sales shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

4. Tent sales may be permitted subject to the following:

A. No more than three (3) tent sales shall be permitted for a business location within a single calendar year.

B. A tent sale shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.

C. Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than fifteen percent (15%).

D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.

E. Equipment and products used in the event do not pose a fire or other hazard.

Sec. 1129. – Food ~~T~~trucks:

1. Applicant must obtain a zoning compliance permit. The ~~P~~property owner of site of proposed food truck shall sign zoning compliance permit application.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 112933. ~~-~~ – ~~Automobile~~ Vehicle wash:

Vehicle~~Automobile car~~ wash operations are subject to the following:

1. All buildings shall have a front yard setback of not less than fifty (50) feet.
2. All washing facilities shall be within a completely enclosed building.
3. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard and shall not be closer than twenty-five (25) feet from any residential district.
4. All vehicles~~cars~~ required to wait for access to the facilities shall be provided space off the street right-of-way and parking shall be provided in accordance with Section ~~section~~1205, Parking Requirements, and Section 1118, Drive-in, and drive-through facilities~~s 2104 and 2105~~.

~~5. Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.~~

~~6.~~5. All off-street parking and ~~waiting areas~~stacking spaces shall be hard-surfaced and dust free.

6. All automatic ~~car~~vehicle wash facilities must provide a demonstrated means at the exit ramp for each wash bay to prevent pooling of water or freezing.
7. All lighting shall be shielded and directed away from adjacent residential districts.
8. A six (~~four-foot six-inch~~6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 113034. - Commercial outdoor recreational space for children's amusement parks, miniature golf courses, golf driving ranges, batting cages, archery ranges and similar activities ~~and similar uses~~:

Commercial outdoor recreational space for children's amusement parks, miniature golf courses, golf driving ranges and similar uses, subject to the following:

~~1. —~~*License required*: ~~a. All adjacent properties shall be zoned for other than residential or office use.~~

~~a. b. The use shall be fenced on all sides with a four-foot six-inch wall or fence.~~

~~b. c. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four-foot six-inch wall or fence where adjacent to the use.~~

~~c. d. All lighting shall be shielded and directed away from adjacent residential districts or dwellings in close proximity to the site.~~

~~d. f. A four-foot six-inch completely obscuring wall or fence must be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.~~

~~e. (Ord. No. 2011-476 , § 20, 2-20-11)~~

~~f. Sec. 1135. - Batting cages, archery ranges and similar activities:~~

~~g. Commercial outdoor recreation facilities such as batting cages, archery ranges and similar activities all subject to the following:~~

~~2.~~1. All activity, parking and buildings shall not be permitted within one hundred and fifty (150) feet of any residentially zoned property. ~~No such activity shall be permitted within 200 feet of any residential dwelling.~~

~~3.~~2. *Physical ~~B~~barriers and ~~S~~setbacks~~.~~:* Such facilities that include paintball, archery, golf driving ranges, shooting ranges or similar uses where projectiles are used shall employ effective physical barriers and isolation distances to assure that no projectile shall carry, or be perceptible, beyond the property limit. The Planning Commission may require setbacks or physical barriers in order to protect the safety of those on adjacent parcels.
The use shall be fenced on all sides with a four (4) ~~-~~foot wall or fence. A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission. ~~The lot or area utilized for recreation activity shall be provided with a durable and dustless surface.~~

~~1. 3.Off-street parking shall be provided in accord with section 1101 et seq. of this ordinance.~~

~~d. Lighting shall be shielded to be directed only on the activity on the site.~~

~~3~~4. Devices for transmission or broadcasting of voices or music shall be directed or muffled to prevent said sound or music from being audible beyond the property line of the site.

Noise levels shall not exceed seventy (70) decibels at the property line of the site.

~~4~~5. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.

~~g. The planning commission may require setbacks or fencing in order to protect the safety of those on adjacent parcels.~~

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 113~~1~~36. - Smoking lounges:

Smoking lounges subject to the following:

~~1. *License required*: a. No such business shall be located within 2,500 feet of a similar business.~~

~~2.~~1. ~~b.~~ A valid smoking lounge business license issued by the Township C~~c~~lerk for the premises.

~~*c. A minimum number of off-street parking calculated by utilizing the parking requirements for bars, lounges, taverns, and nightclubs.* =~~

2. *Off-street parking~~.~~:* Smoking lounges shall provide off-street parking per the standard for Restaurants & Cafes, Standard Restaurant in Section 1205, Parking requirements.

3. *Mechanical ventilation required.:* Mechanical ventilation shall be supplied in compliance with the Michigan Mechanical Code to ensure sufficient ventilation of the smoking lounge. The recirculation and the natural ventilation of air from the smoking lounge are prohibited. The air supplied to the smoking lounge shall be exhausted and discharged to an approved location in compliance with the Michigan Mechanical Code.

4. *Hours of operation; and outdoor activities prohibited.:*

   A. Businesses operating a licensed smoking lounge shall be closed between the hours of Midnight to 10:00 a.m.

   B. All smoking lounge business activities shall be conducted wholly indoors, unless otherwise approved by the Township Board.

5. *Notice on exterior.:* A clearly visible notice shall be posted by the entry door to the premises that:

   A. Indicates that it contains a smoking lounge;

   B. Indicates that it is a smoking lounge;

   C. Indicates that it is not a food service establishment;

   D. States that no loitering is permitted on the premises; and e.

   E. States that no minors are permitted on the premises.

6. *Setbacks.:* It shall be unlawful to operate a smoking lounge within five hundred (500) feet of any of the following: a. A place of worship. b. A school or childcare facility. c. A public park (not including public trails). d. Another smoking lounge.

7. *Alcoholic Bbeverages.:* No alcoholic beverages shall be sold or consumed on the premises.

8. *Minors.:* No persons under eighteen (18) years of age shall be permitted within the business.

9. The interior of the smoking lounge shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to persons with normal visual acuity.

10. No window coverings shall prevent visibility of the interior of the smoking lounge from outside the premises during operating hours. Any proposed window tint shall be approved in advance by the Sheriff's Office.

3.11. Smoking lounges may only be located on premises that are physically separated from any areas of the same or adjacent establishments in which smoking is prohibited by state law and where smoke does not infiltrate into those nonsmoking areas. "Physically separated" shall mean an area that is enclosed on all sides by any combination of solid walls, windows, or doors that extend from the floor to ceiling.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 113237. – Accessory retail uses in IRO zoning districtIncidental sSales and sServices:

1. *Within Wwholesale Eestablishments.:* Within wholesale establishments, retail sales of items that are the same or are related by use or design to such wholesale items that are sold on premises

shall be permitted, provided that the total amount of retail sales shall not exceed twenty-five percent (25%) of the annual wholesale sales on the premises. Retail sales shall be strictly incidental to wholesale sales.

2. ~~*Within Multi-Family Developments, Elderly Housing, Hospitals, and Convalescent Centers.*~~ *Within* ~~*M*~~*multi-family* ~~*D*~~*developments,* ~~*E*~~*elderly* ~~*H*~~*housing,* ~~*H*~~*hospitals, and c*~~*C*~~*onvalescent* ~~*C*~~*centers*~~,~~*:* ~~i~~Incidental services for convenience of the buildings' residents, such as newsstands, delicatessens, restaurants, personal service shops, and similar uses shall be permitted, provided the following standards are met:

   A. Not more than two percent (2%), including hallway space, of the total floor area devoted to dwelling units within the apartment building(s) shall be so used.

   B. All such incidental services shall be situated within the interior of a so that no part thereof shall be directly accessible from any street or other public or private way.

   C. No sign or window display shall be discernible or visible from a sidewalk, street, or other public or private way.

   D. Such incidental service shall not be located on any floor above the first or ground floor.

3. *Within* ~~*B*~~*business,* ~~*R*~~*research, and/or* ~~*I*~~*industrial* ~~*P*~~*park*~~.~~*:* Within Business, Research, and/or Industrial Park, incidental services allowed provided that:

   A. Such facilities shall be of the kinds needed to serve customers and employees of the business, research, and/or ~~(~~industrial ~~)~~park, such as but not limited to restaurants, but not including drive-ins, auto service stations, auto washes, gift shops, offices, and motels.

   B. Such facilities shall be concentrated in a center and the layout of the site shall be such that the center is clearly oriented to the business, research and/or ~~(~~industrial ~~)~~park and not to the general public.

~~Retail and service uses may be permitted as secondary uses to the principal permitted office uses in the IRO zoning district and are limited to the following uses:~~

~~a. Retail businesses or service establishments.~~

~~b. Personal service establishments, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barbershops, laundries or dry cleaners, printing or photographic reproduction, photographic, art or interior decorating studios.~~

~~c. Theaters, bowling alleys, billiard halls, health salons or similar forms of indoor recreation.~~

~~d. Restaurants or other places serving food and beverages, but not including drive-in, fast-food, carry-out or drive-through restaurants and subject further to the following conditions:~~

~~(1) Such uses shall be located within an office structure or motel building or shall be located in a freestanding building within the IRO district so as to be adjacent to a use designated as being allowed in section 1301, paragraphs 2, 3, 4, 5, 6, or 7.~~

~~(2) Such use shall be planned as a part of an overall plan for development of not less than 30 acres and shall be part of a service establishment complex for such development.~~

~~(3) The location of such uses shall be established at the time of site plan review and approval for the total development complex.~~

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 113338. - Airports:

Airports subject to all state and federal regulations and subject to all Township codes and ordinanceOrdinances and further subject to the following conditions:

1. An airport shall not be located at the edge of an industrial district which abuts land in the Township planned for residential use.
2. The use shall provide maximum compatibility to abutting uses and to the future land use plan for the immediate area.
3. Runway location and/or extension shall be reviewed relative to potentials for flight interference in runway approach zones.
4. Runway location and/or extension shall be reviewed relative to effects on residential areas.
5. Buildings and structures shall comply with all setback requirements of the I-IIL-M district District and shall be set back from all runways in accord with all Federal Aviation Agency regulations.
6. Traffic and parking for the proposed use shall be reviewed to ensure the adequacy of facilities. Parking locations for visitors will be required off the public right-of-way.

(-Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 113439. -– Mini-warehouses: Self-Storage Facilities:

1. *Incidental Uuses.:* Incidental accessory uses such as the sale of boxes, locks, and other supplies shall be permitted.
2. *Standards.:*
   A. The storage of any toxic, corrosive, flammable, or hazardous materials is prohibited.
   B. Other than the storage of recreation vehicles, all storage and accessory uses shall be contained within a building. All recreational vehicle storage shall be screened from the view of residentially zoned or used property and public roads in accordance with the standards set forth in Section XXSection 1301.3.H.
   C. Exterior walls of all storage units shall be of masonry construction.
   D. Adequate maneuvering space for fire safety vehicles shall be provided.

Mini-warehouses and storage buildings for lease to the public including the office and dwelling of a caretaker and subject to the following conditions:

(1) A front yard building setback of not less than forty (40) feet shall be provided, all of which, except for driveway access, shall be landscaped.

(2) Side and rear yard building setbacks of not less than forty (40) feet shall be provided. Ten (10) feet of width of such yard shall be planted materials sufficient to screen such yards from abutting uses. Side and rear yards may be reduced to thirty (30) feet of width in those instances

~~where a completely obscuring wall not less than six (6) feet in height is provided along the property line for the entire length of the side and rear yards in place of the ten (10) foot wide plant material screening.~~

~~(3) Building shall be spaced not less than thirty (30) feet apart.~~

~~(4) Outdoor storage of recreational equipment as an accessory use may be permitted provided that eighty-five percent (85%) of the site shall be occupied with storage buildings and required yards (setback areas) with not more than fifteen percent (15%) utilized for outdoor storage of recreational equipment. All outdoor storage areas shall be located only in the rear yard of the site and shall be screened with a completely obscuring masonry wall not less than six (6) feet in height located on the property line where such storage area abuts properties not a part of a mini-warehouse facility. Such outdoor storage area shall not be visible from a public street. All recreational equipment shall be in operable condition and appropriately licensed as may be required for such equipment.~~

~~(5) Adequate maneuvering space for fire safety vehicles shall be provided.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 113540. - Indoor recreational facility:

1. All recreational activities shall be conducted within an enclosed building.
2. Structures shall be set back one hundred (100) feet from any abutting residential district, except the Planning Commission may reduce the setback to fifty (50) feet where the adjacent residentially zoned property is a public park or recreation area.
3. The off-street parking, passenger loading/unloading and general size layout and its relationship to the surrounding land uses and roads shall be reviewed by the Planning Commission, who may impose reasonable restrictions or requirements to insure contiguous residential areas will be adequately protected.
4. A parking study shall be prepared to determine the required number of parking spaces. The study shall indicate to the maximum capacity of the facility, the maximum number of participants that can be involved in the events, with an overlap between two (2) consecutive events, and the maximum number of spectators. Such study shall utilize parking generation estimates based upon the Institute of Transportation Engineers Parking Generation Manual and also a comparison of three (3) similar facilities in the area.
5. The applicant shall provide documentation showing that the size of the site is adequate, using national facility standards.
6. Operational hours may be restricted by the Planning Commission in consideration of adjacent land uses and zoning. All outdoor activities, including floodlighting, public address systems, etc. must cease at 11:00 p.m.
7. All buildings shall be permanent structures. Inflated domes are not permitted.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

~~Sec. 113641. - Medical marihuana dispensaries and medical marihuana nurseries:~~

~~a. No medical marihuana dispensary or medical marihuana nursery shall be located within 1,000 feet of any other medical marihuana dispensary or medical marihuana nursery nor within 1,000 feet of any of the following uses:~~

~~(1) Any church, synagogue, mosque or any house of worship.~~

~~(2) Any school, public or private, having a curriculum including kindergarten or any one or more of the grades one through 12.~~

~~(3) Any child care organization.~~

~~(4) Any public library.~~

~~(5) Any residentially zoned district or residential use.~~

~~(6) Any community college, university or professional school.~~

~~b. All activity related to a medical marihuana dispensary or medical marihuana nursery including, but not limited to, growing shall be done indoors in a locked structure.~~

~~c. Medical marihuana dispensary and medical marihuana nurseries shall be operated in compliance with the provisions of the Michigan Department of Community Health and the Medical Marihuana Act, MCL 333.26421 et seq.~~

~~d. Smoking, inhalation, or consumption of medical marihuana shall not be allowed on the site of the medical marihuana dispensary or medical marihuana nursery.~~

~~e. No qualifying patients under the age of 11 shall be permitted in the medical marihuana dispensary or medical marihuana nursery at any time except in the presence of qualifying patient's parent or legal guardian or their primary caregiver.~~

~~f. No retail sales of drug paraphernalia are permitted at the medical marihuana dispensary or medical marihuana nursery, except to qualifying patients or their primary caregivers.~~

~~g. Each medical marihuana dispensary or medical marihuana nursery shall display in a manner legible and visible to its clientele:~~

~~(1) Notice that qualifying patients under the age of 11 are not allowed in the medical marihuana dispensary or medical marihuana nursery except in the presence of his/her parent or legal guardian;~~

~~(2) No consumption, inhalation or consumption of medical marihuana shall occur within the vicinity of the medical marihuana dispensary or medical marihuana nursery.~~

~~h. Only operators and their employees, qualifying patients, parents or guardians of qualifying patients under 11 years of age, and their primary caregiver may be permitted to enter a medical marihuana dispensary or medical marihuana nursery for the purpose of obtaining medical marihuana or other goods or products associated with its use.~~

~~i. Medical marihuana nurseries can grow a maximum of 72 marihuana plants.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 113742. - Junkyards:

Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling, subject to the following conditions:

1. All ~~ordinance~~Ordinances of the Township, county and state as applied to these activities are complied with.
2. No such use shall be allowed within two hundred (200) feet of a residential used or zoned property. ~~district.~~
3. ~~Open b~~Burning of materials or the ~~open~~ burning of junk cars shall be prohibited.

4. Storage areas shall be obscured from public view and the storage area shall be entirely enclosed by an eight-foot obscuring wall or fence.

~~5.~~ A site plan in full detail and drawn to scale shall be submitted in accordance with Section ~~2115~~ 910, Submittal requirements of the Township zoning ~~ordinance~~Ordinance.

~~6.~~5. ~~A plan shall be submitted showing proposed use of property as it relates to abutting properties where such property abuts a district other than an I-3 industrial distric~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 113843. - Outdoor theaters:

Outdoor theaters subject to the following conditions:

1. The proposed internal design shall receive approval from the Building Official and the Township engineer as to adequacy of drainage, lighting, and other technical aspects.
2. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
3. The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.
4. Outdoor theaters shall abut major thoroughfares and points of ingress and egress shall be available only from such major thoroughfare.
5. ~~4.~~ Use shall be screened from the view of residentially zoned or used property and public roads in accordance with the standards set forth Section 1301.3.H.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 113944. ~~–~~ ~~Adult entertainment facilities:~~Sexually o~~O~~riented ~~B~~businesses:

1. *Purpose and ~~P~~preliminary ~~S~~statements~~.~~:* Sexually oriented businesses require special supervision from the public safety agencies of the Township in order to protect and preserve the health, safety, and welfare of the patrons of such businesses as well as the citizens of the Township. There is convincing documented evidence that sexually oriented businesses, as a category of establishments, have deleterious secondary effects and are often associated with crime and adverse effects on surrounding properties. The Township Board ~~of Trustees~~ desires to minimize and control these adverse effects and thereby protect the health, safety, and welfare of the citizenry; protect the citizens from crime; preserve the quality of life; preserve the character of surrounding neighborhoods and deter the spread of urban blight.

   Certain sexually oriented products and services offered to the public are recognized as not inherently expressive and not protected by the First Amendment. See, e.g., Heideman v. South Salt Lake City, 348 F.3d 1182, 1195 (10th Cir. 2003) ("[T]he Ordinance applies to all 'sexually oriented businesses,' which include establishments such as 'adult motels' and 'adult novelty stores,' which are not engaged in expressive activity."); Sewell v. Georgia, 233 S.E.2d 187 (Ga. 1977) (upholding ban on commercial distribution of sexual devices), dismissed for want of a substantial federal question, 435 U.S. 982 (1978).

   Sexually oriented businesses have often manipulated their inventory or business practices to avoid regulation while retaining their "adult" nature. See, e.g., Z.J. Gifts D-4, L.L.C. v. City of

Littleton, No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001) (finding retail adult store's "argument that it is not an adult entertainment establishment" to be "frivolous at best"); People ex rel. Deters v. The Lion's Den, Case No. 04-CH-26, Modified Permanent In junction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005)(noting that adult store manager's testimony was "less than candid" and "suggested an intention to obscure the actual amount of sexually explicit material sold"); City of New York v. Hommes, 724 N.E.2d 368 (N.Y. 1999) (documenting manipulation of inventory to avoid regulation); Taylor v. State, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002) (noting that "the nonadult video selections appeared old and several of its display cases were covered with cobwebs"). The manner in which an establishment holds itself out to the public is a reasonable consideration in determining whether the establishment is a sexually oriented business. See, e.g., East Brooks Books, Inc. v. Shelby County, 588 F.3d 360, 365 (6th Cir. 2009) ("A prominent display advertising an establishment as an 'adult store,' moreover, is a more objective indicator that the store is of the kind the Act aims to regulate, than the mere share of its stock or trade comprised of adult materials."); FW/PBS, Inc. v. City of Dallas, 493 U.S. 215, 261 (1991) (Scalia, J., concurring in part and dissenting in part) ("[I]t is most implausible that any enterprise which has as its constant intentional objective the sale of such [sexual] material does not advertise or promote it as such."); Patterson v. City of Grand Forks, Case No. 18-2012-CV-00742 (Nov. 1, 2012) (upholding sex paraphernalia store location restriction which exempted stores in regional shopping malls because malls on are on large parcels that buffer sensitive land uses, have their own security personnel, and limit signage and hours of operation). The Township intends to regulate such businesses as sexually oriented businesses through a narrowly tailored ~~ordinance~~Ordinance designed to serve the Township's content-neutral substantial interest in preventing the negative secondary effects of sexually oriented businesses, and its regulations shall be narrowly construed to this end. The purpose and intent of this ~~section~~Section is to regulate sexually oriented businesses, in order to promote the health, safety, and general welfare of the citizens of the Township, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the Township. The provisions of this ~~ordinance~~Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this ~~ordinance~~Ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this ~~ordinance~~Ordinance to condone or legitimize the distribution of obscene material.

2. *Findings and ~~R~~Rationale:~~.~~* Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the Board of Trustees, and on findings, interpretations, and narrowing constructions incorporated in the cases of City of Littleton v. Z.J. Gifts D-4, L.L.C., 541 U.S. 774 (2004); City of Los Angeles v. Alameda Books, Inc., 535 U.S. 425 (2002); City of Erie v. Pap's A.M., 529 U.S. 277 (2000); City of Renton v. Playtime Theatres, Inc., 475 U.S. 41 (1986); Young v. American Mini Theatres, 427 U.S. 50 (1976); Barnes v. Glen Theatre, Inc., 501 U.S. 560 (1991); California v. LaRue, 409 U.S. 109 (1972); N.Y. State Liquor Authority v. Bellanca, 452 U.S. 714 (1981); Sewell v. Georgia, 435 U.S. 982 (1978); FW/PBS, Inc. v. City of Dallas, 493 U.S. 215 (1990); City of Dallas v. Stanglin, 490 U.S. 19 (1989); and Entm't Prods., Inc. v. Shelby County, 721 F.3d 729 (6th Cir. 2013); Lund v. City of Fall River, 714 F.3d 65 (1st Cir. 2013); Imaginary Images, Inc. v. Evans, 612 F.3d 736 (4th Cir. 2010); LLEH, Inc. v. Wichita County, 289

F.3d 358 (5th Cir. 2002); Ocello v. Koster, 354 S.W.3d 187 (Mo. 2011); 84 Video/Newsstand, Inc. v. Sartini, 2011 WL 3904097 (6th Cir. Sept. 7, 2011); Plaza Group Properties, LLC v. Spencer County Plan Commission, 877 N.E.2d 877 (Ind. Ct. App. 2007); Flanigan's Enters., Inc. v. Fulton County, 596 F.3d 1265 (11th Cir. 2010); East Brooks Books, Inc. v. Shelby County, 588 F.3d 360 (6th Cir. 2009); Entm't Prods., Inc. v. Shelby County, 588 F.3d 372 (6th Cir. 2009); Sensations, Inc. v. City of Grand Rapids, 526 F.3d 291 (6th Cir. 2008); World Wide Video of Washington, Inc. v. City of Spokane, 368 F.3d 1186 (9th Cir. 2004); Ben's Bar, Inc. v. Village of Somerset, 316 F.3d 702 (7th Cir. 2003); Peek-a-Boo Lounge v. Manatee County, 630 F.3d 1346 (11th Cir. 2011); Daytona Grand, Inc. v. City of Daytona Beach, 490 F.3d 860 (11th Cir. 2007); Heideman v. South Salt Lake City, 348 F.3d 1182 (10th Cir. 2003); Williams v. Morgan, 478 F.3d 1316 (11th Cir. 2007); Jacksonville Property Rights Ass'n, Inc. v. City of Jacksonville, 635 F.3d 1266 (11th Cir. 2011); H&A Land Corp. v. City of Kennedale, 480 F.3d 336 (5th Cir. 2007); Hang On, Inc. v. City of Arlington, 65 F.3d 1248 (5th Cir. 1995); Fantasy Ranch, Inc. v. City of Arlington, 459 F.3d 546 (5th Cir. 2006); Illinois One News, Inc. v. City of Marshall, 477 F.3d 461 (7th Cir. 2007); G.M. Enterprises, Inc. v. Town of St. Joseph, 350 F.3d 631 (7th Cir. 2003); Richland Bookmart, Inc. v. Knox County, 555 F.3d 512 (6th Cir. 2009); Bigg Wolf Discount Video Movie Sales, Inc. v. Montgomery County, 256 F. Supp. 2d 385 (D. Md. 2003); Richland Bookmart, Inc. v. Nichols, 137 F.3d 435 (6th Cir. 1998); Spokane Arcade, Inc. v. City of Spokane, 75 F.3d 663 (9th Cir. 1996); DCR, Inc. v. Pierce County, 964 P.2d 380 (Wash. Ct. App. 1998); City of New York v. Hommes, 724 N.E.2d 368 (N.Y. 1999); Fantasyland Video, Inc. v. County of San Diego, 505 F.3d 996 (9th Cir. 2007); Bronco's Entm't, Ltd. v. Charter Twp. of Van Buren, 421 F.3d 440 (6th Cir. 2005); Charter Twp. of Van Buren v. Garter Belt, Inc., 258 Mich. App. 594 (2003); Jott, Inc. v. Clinton Twp., 224 Mich. App. 513 (1997); Michigan ex rel. Wayne County Prosecutor v. Dizzy Duck, 449 Mich. 353 (1995); Gora v. City of Ferndale, 456 Mich. 704 (1998); Rental Property Owners Ass'n of Kent County v. City of Grand Rapids, 455 Mich. 246 (1996); 15192 Thirteen Mile Road, Inc. v. City of Warren, 626 F. Supp. 803 (E.D. Mich. 1985); City of Warren v. Executive Art Studio, Inc., No. 197353, 1998 WL 1993022 (Mich. App. Feb. 13, 1998); Tally v. City of Detroit, 54 Mich. App. 328 (1974); Z.J. Gifts D-2, L.L.C. v. City of Aurora, 136 F.3d 683 (10th Cir. 1998); ILQ Investments, Inc. v. City of Rochester, 25 F.3d 1413 (8th Cir. 1994); Enlightened Reading, Inc. v. Jackson County, 2009 WL 792492 (W.D. Mo. March 24, 2009); MJJG Restaurant, LLC v. Horry County, 2014 WL 1314445 (D.S.C. Mar. 28, 2014); Cricket Store 17, LLC v. City of Columbia, --- F.Supp.2d ---, 2014 WL 526339 (D.S.C. Feb. 10, 2014); Taylor v. State, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002); Gammoh v. City of La Habra, 395 F.3d 1114 (9th Cir. 2005); Z.J. Gifts D-4, L.L.C. v. City of Littleton, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001); People ex rel. Deters v. The Lion's Den, Inc., Case No. 04-CH-26, Modified Permanent Injunction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005); Reliable Consultants, Inc. v. City of Kennedale, No. 4:05-CV-166-A, Findings of Fact and Conclusions of Law (N.D. Tex. May 26, 2005); Warren Gifts, LLC v. City of Warren, No. 2:02-cv-70062, R. 26 (E.D. Mich. June 21, 2002) (denying motion for preliminary injunction); Patterson v. City of Grand Forks, Case No. 18-2012- CV-00742, Memorandum Decision and Order (Grand Forks Cnty. Dist. Ct. Nov. 1, 2012); and based upon reports concerning secondary effects occurring in and around sexually oriented businesses, including, but not limited to, "Correlates of Current Transactional Sex among a Sample of Female Exotic Dancers in Baltimore, MD," Journal of Urban Health (2011); "Does the Presence of Sexually Oriented Businesses Relate to Increased Levels of Crime?" Crime & Delinquency (2012) (Louisville, KY); Metropolis, Illinois – 2011-12; Manatee County, Florida – 2007; Hillsborough County, Florida – 2006; Clarksville, Indiana – 2009; El Paso, Texas – 2008; Memphis, Tennessee – 2006; New Albany, Indiana – 2009; Louisville, Kentucky –

2004; Fulton County, GA – 2001; Chattanooga, Tennessee – 1999-2003; Jackson County, Missouri – 2008; Ft. Worth, Texas – 2004; Kennedale, Texas – 2005; Greensboro, North Carolina – 2003; Dallas, Texas – 1997; Houston, Texas – 1997, 1983; Phoenix, Arizona – 1995-98, 1979; Tucson, Arizona – 1990; Spokane, Washington – 2001; St. Cloud, Minnesota – 1994; Austin, Texas – 1986; Indianapolis, Indiana – 1984, 2009; Garden Grove, California – 1991; Los Angeles, California – 1977; Whittier, California – 1978; Oklahoma City, Oklahoma – 1986; New York, New York Times Square – 1994; the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota); Dallas, Texas – 2007; "Rural Hotspots: The Case of Adult Businesses," 19 Criminal Justice Policy Review 153 (2008); "Strip clubs According to Strippers: Exposing Workplace Sexual Violence," by Kelly Holsopple, Program Director, Freedom and Justice Center for Prostitution Resources, Minneapolis, Minnesota; "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, Jan. 12, 2000; Sex Store Statistics and Articles; and Law Enforcement and Private Investigator Affidavits(Adult Cabarets in Forest Park, GA and Sandy Springs, GA), the Township Board ~~of Trustees~~ finds:

A. Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of adverse secondary effects.

B. Sexually oriented businesses should be separated from sensitive land uses to minimize the impact of their secondary effects upon such uses, and should be separated from other sexually oriented businesses, to minimize the secondary effects associated with such uses and to prevent an unnecessary concentration of sexually oriented businesses in one (1) area.

C. Each of the foregoing negative secondary effects constitutes a harm which the Township has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the Township's rationale for this ~~ordinance~~Ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the Township's interest in regulating sexually oriented businesses extends to preventing future secondary effects of either current or future sexually oriented businesses that may locate in the Township. The Township finds that the cases and documentation relied on in this ~~ordinance~~Ordinance are reasonably believed to be relevant to said secondary effects.

The Township hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of sexually oriented businesses, including the judicial opinions and reports related to such secondary effects.

3. *Definitions~~.~~:* For the purpose of this Ordinance, the following additional definitions shall apply:

A. ADULT BOOKSTORE OR ADULT VIDEO STORE: A commercial establishment which, as one (1) of its principal business activities, offers for sale or rental for any form of consideration any one (1) or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of

"specified sexual activities" or "specified anatomical areas." A "principal business activity" exists where the commercial establishment meets any one or more of the following criteria:

(1) At least thirty-five percent (35%) of the establishment's displayed merchandise consists of said items, or

(2) At least thirty-five percent (35%) of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of said items, or

(3) At least thirty-five percent (35%) of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items, or

(4) The establishment maintains at least thirty-five percent (35%) of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in floorspace" maintained for the display, sale, or rental of said items); or

(5) The establishment maintains at least five hundred square feet (500 sq. ft.) of its floor space for the display, sale, and/or rental of said items (aisles and walkways used to access said items, as well as cashier stations where said items are rented or sold, shall be included in "floor space" maintained for the display, sale, or rental of said items); or

(6) The establishment regularly offers for sale or rental at least two thousand (2,000) of said items; or

(7) The establishment maintains an "adult arcade," which means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five (5) or fewer persons per machine at any one (1) time, and where the images so displayed are characterized by their emphasis upon matter exhibiting "specified sexual activities" or "specified anatomical areas."

B. ADULT CABARET: A nightclub, club, bar, juice bar, restaurant, bottle club or similar commercial establishment that regularly features live conduct characterized by semi-nudity. No establishment shall avoid classification as an adult cabaret by offering or featuring nudity.

C. ADULT MOTION PICTURE THEATER: A commercial establishment where films, motion pictures, video cassettes, compact discs, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of "specified sexual activities" or "specified anatomical areas" are regularly shown to more than five persons for any form of consideration.

D. CHARACTERIZED BY: Describing the essential character or quality of an item. As applied in this ~~ordinance~~Ordinance, no business shall be classified as a sexually oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.

E. ESTABLISH OR ESTABLISHMENT: In regard to sexually oriented business, means and includes any of the following:

(1) The opening or commencement of any sexually oriented business as a new business;

(2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;

(3) The addition of sexually oriented business to any other existing sexually oriented business; or

(4) The relocation of a sexually oriented business.

F. FEATURE: To give special prominence to.

G. FLOOR SPACE: The floor area inside an establishment that is visible or accessible to patrons for any reason, excluding restrooms.

H. NUDITY: The showing of the human male or female genitals, pubic area, vulva, or anus with less than a fully opaque covering, or showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

I. PERSON: An individual, proprietorship, partnership, corporation, association, or other legal entity.

J. PREMISES: The real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the licensee, as described in the application for a sexually oriented business license.

K. REGIONAL SHOPPING MALL (ENCLOSED): A group of retail and other commercial establishments that is planned, developed, and managed as a single property, with on-site parking provided around the perimeter of the shopping center, and that is generally at least forty (40) acres in size and flanked by two (2) or more large "anchor" stores, such as department stores. The common walkway or "mall" is enclosed, climate-controlled and lighted, usually with an inward orientation of the stores facing the walkway.

L. REGULARLY: The consistent and repeated doing of an act on an ongoing basis.

M. SEMI-NUDE OR SEMI-NUDITY: The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. This definition shall include the lower portion of the human female breast but shall not include any portion of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

N. SEMI-NUDE MODEL STUDIO: A place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. This definition does not apply to any place where persons appearing in a state of semi-nudity did so in a class operated:

(1) By a college, junior college, or university supported entirely or partly by taxation;

(2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

(3) In a structure:

a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and

b. Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class.

O. SEXUAL DEVICE: means any three (3) dimensional objects designed for stimulation of the male or female human genitals, anus, buttocks, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

P. SEX PARAPHERNALIA STORE: A commercial establishment that regularly features sexual devices. This definition shall not be construed to include any:

(1) pharmacy, drug store, medical clinic, or any establishment or entity primarily dedicated to providing medical or healthcare products or services; or

(2) any establishment located within an enclosed regional shopping mall.

Q. SEXUALLY ORIENTED BUSINESS: An "adult bookstore or adult video store," an "adult cabaret," an "adult motion picture theater," a "semi-nude model studio," or a "sex paraphernalia store."

R. SPECIFIED ANATOMICAL AREAS:

(1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, and female breasts below a point immediately above the top of the areola; and/ or

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

S. SPECIFIED SEXUAL ACTIVITIES:

(1) Intercourse, oral copulation, masturbation, or sodomy; or

(2) Excretory functions as part of or in connection with any of the activities described in a.

4. Standards~~.~~:

A. It shall be unlawful to operate or cause to be operated a sexually oriented business within one thousand (1,000) feet of any of the following:

(1) A place of worship.

(2) A school or childcare facility.

(3) A public park (not including public trails).

(4) Any residential zoning district or any parcel used for residential purposes.

(5) It shall be unlawful to cause or permit the operation of a sexually oriented business within one thousand (1,000) feet of another sexually oriented business.

B. For the purpose of this ~~section~~Section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the structure used in conjunction with the sexually oriented business to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in sub~~section~~section ~~(1) and (2)~~4 above. If the sexually oriented business is located in a multitenant structure, the distance shall be measured from the closest part of the tenant space occupied by the sexually oriented business to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in sub~~section~~section ~~(1) and (2)~~4 above.

~~A.~~C. A sexually oriented business lawfully operating is not rendered a nonconforming use by the subsequent location of a place of worship, school, childcare facility, public park, residential district, or a residential lot within one thousand (1,000) feet of the sexually oriented business. However, if the sexually oriented business ceases operation for a period of one hundred and eighty (180) days or more, regardless of any intent to resume operation, it may not recommence operation in that location unless it achieves conformity with the Ypsilanti Township Ordinances.

~~Because minors are excluded from such facilities by virtue of age, the location of such activities shall be limited to I-C industrial commercial districts, subject to the following conditions:~~

~~a. No adult entertainment facility shall be permitted within 1,000 feet of a church or a public or private school property.~~

~~b. No adult entertainment facility shall be permitted within 1,000 feet of a district zoned for residential use.~~

~~c. All other requirements of the I-C district regarding height, area, setback, screening walls, signs, etc., shall be complied with.~~

~~d. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 114045. ~~–~~ ~~Massage establishments:~~Massage ~~T~~therapy ~~R~~regulations:

1. *Standards~~.~~:* A massage therapist must be licensed by the Department of Licensing and Regulatory Affairs, Bureau of Health Professions.

2. *Authorized ~~L~~locations~~.~~:* Massage Therapy may only be performed in and in conjunction with a beauty salon, health club, athletic club, medical office, or physical therapy clinic.

3. *Massage ~~T~~therapy in a ~~B~~beauty ~~S~~salon, ~~S~~spa, ~~H~~health ~~C~~club, or ~~A~~athletic ~~C~~club~~.~~:* Massage therapy performed in and in conjunction with a beauty salon, spa, health club, or athletic club is subject to the approval of a s~~S~~pecial use permit and the following conditions:

   A. Massage therapists must meet the qualifications established in this ~~section~~Section.

   B. Floor area for massage therapy shall not exceed twenty percent (20%) of the total floor area.

C. All licenses shall be prominently displayed on the premises. Upon request of any officer of the Township licenses shall be provided for review and verification.

D. Any additional conditions required by the Planning Commission such as hours of operation, and massage therapy workspace visibility.

~~1.~~4. *Massage ~~T~~therapy in a ~~M~~medical ~~O~~office or ~~P~~physical ~~T~~therapy ~~C~~clinic~~.~~:* Massage therapy performed in, and in conjunction with, a medical office or physical therapy clinic is exempt from the ~~S~~special use process, but the conditions of subsections 1 and 2 above apply.

~~Massage establishment subject to the following conditions:~~

~~a. No massage establishment shall be permitted within 1,000 feet of a church or a public or private school property.~~

~~b. No massage establishment shall be permitted within 1,000 feet of a district zoned for residential use.~~

~~c. All other requirements of the I-C district regarding height, area, setback, screening walls, signs, etc., shall be complied with.~~

~~d. The distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary line from which the proposed land use is to be separated.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 114~~14~~6. - Pawnbroker, secondhand dealer, and junk dealer:

Pawnbroker, secondhand dealer, and junk dealer facilities subject to the following conditions:

1. No pawnbroker, secondhand dealer or junk dealer business shall be permitted within one thousand (1,000) feet of a district zoned for residential purposes.
2. Storage of all pawned property, secondhand goods and junk shall be within an enclosed building or within a secured area located on the zoning lot of the principal building.
3. The distances provided in this ~~section~~Section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.
4. A license shall be required in keeping with Chapter 22, Article III of the Charter Township of Ypsilanti Code of Ordinances ~~No. 123 as amended—Pawnbrokers~~amended Pawnbrokers, ~~secondhand dealers, and~~ junk~~, dealer's regulation ordinance~~and secondhand dealers.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

~~Sec. 1147. - Tattoo facilities:~~

~~a. No tattoo facility shall be permitted within 1,000 feet of a district zoned for residential purposes;~~

~~b. The distances provided in this section shall be measured by the following: a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.~~

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 11424~~8~~. - Automobile mechanical component dismantling and recycling:

Automobile mechanical component dismantling and recycling subject to the following conditions:

1. Such operations shall be limited to the dismantling of vehicle mechanical components, such as engines and transmissions, for reuse. The receiving, storage, processing or dismantling of whole vehicles shall be prohibited. There shall be no storage, processing or dismantling of vehicle body parts, frames, or tires. There shall be no on-site retail sale of automobile parts.
2. All operations and storage shall be within an enclosed building and there shall be no outdoor storage.
3. The lot shall not be located within two hundred (200) feet of the boundary of a non-industrial zoning district.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 11439~~9~~. - Parole or probation offices:

Parole or probation offices subject to the following conditions:

1. No parole or probation supervisory office facilities shall be permitted within one thousand (1,000) feet of a church or a public or private school property.
2. No such office facility shall be permitted within one thousand (1,000) feet of a district zoned for residential use.
3. No parole or probation supervisory office facilities shall be permitted within one thousand (1,000) feet of a state licensed childcare facility.
4. All other requirements ~~of the I-C district~~ regarding height, area, setback, screening walls, signs, and similar mass and area requirements, shall be consistently maintained.
5. The distances provided in this ~~section~~Section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel line upon which the proposed use is to be located or the zoning district boundary, or major thoroughfare right-of-way line from which the proposed land use is to be separated.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 11445~~0~~. - Wireless communication towers and antennas:

Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification, they may be permitted by the Township Board under the conditions specified, and after public hearing by the Planning Commission held in accord with Section 310, Public hearing notice requirements, and further shall be reviewed as provided in ~~Section 2119~~Article 10 and after a recommendation has been received from the Planning Commission. In every case, the uses hereinafter referred to shall be specifically prohibited from any residential districts unless otherwise specified.

These uses require special consideration since they service an area larger than the Township, creating problems of control with reference to abutting use districts. Reference to those uses falling specifically within the intent of this ~~section~~Section is as follows:

1. *Wireless communication towers and antennas:*

A. Purpose: The purpose of this ~~section~~Section is to establish general guidelines for the location of wireless communications towers and antennas. The objectives of this ~~section~~Section are to encourage the co-location of multiple antennas on a single tower, to consider public health and safety in the location and operation of such towers and antennas, to protect residential areas and land uses from potential adverse impacts of towers and antennas, to limit visual impacts by promoting innovative design and screening of towers and to avoid potential damage to adjacent properties from tower failure by requiring careful engineering and proper location of tower structures.

B. Definitions:

(1) *Abandoned tower or antenna:* An antenna that is not operated for a continuous period of twelve (12) months, or a tower constructed or maintained without an operational antenna shall be considered abandoned.

(2) *Alternative tower structure:* Manmade trees, clock towers, bell steeples, utility poles, flagpoles and similar decorative structures that camouflage or conceal the presence of antennas or towers.

(3) *AM array:* One (1) or more tower units with a supporting ground system that functions as one (1) AM broadcasting antenna shall be considered as one (1) tower with a perimeter equaling the smallest rectangular figure that can encompass all elements associated with the array. Setbacks and other distances shall be measured from this perimeter. Additional tower units may be added within the perimeter of an approved array by right.

(4) *Antenna:* Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital or analog signals, radio frequencies (except radar) or other wireless communication signals.

(5) *Amateur radio communications antenna:* An antenna and associated support structure that is owned and operated by a federally licensed amateur radio station operator for personal use.

(6) *Backhaul network:* The lines that connect a provider's towers or antennas to one (1) or more switching offices, long-distance providers, or public-switched telephone network.

(7) *Satellite dish:* An antenna structure designed to receive from or transmit to orbiting satellites.

(8) *Tower:* A structure, and any support thereto, designed primarily for the purpose of supporting one (1) or more antennas for wireless communication purposes.

C. Required conditions:

(1) *Reviews and approvals:* Construction, installation, replacement, co-location or enlargement of wireless communication towers and antennas shall be reviewed and approved as indicated in ~~Table 1120.1.~~the Wireless Communication Towers and Antennas Required Review/Approval Table. Towers and antennas requiring Planning Commission review shall be subject to special land use approval in accordance with ~~Section 2119~~ Article 10, ~~(~~special land uses~~)~~. Applications, reviews and approvals for wireless communication towers and antennas shall be in accordance with the following:

a. The application is considered to be complete when the ~~planning and z~~Zoning ~~coordinator~~ Administrator or his or her designee makes that determination fourteen (14) business days after the ~~planning and zoning coordinator~~Zoning Administrator or his or her designee receives the application, whichever is first.

   If the ~~planning and~~ Zoning Administrator ~~zoning coordinator~~ or his or her designee notifies the applicant before the expiration of the fourteen (14) day period, that the application is not complete, specifying the information necessary to make the application complete, or notifies the applicant that a fee required to accompany the application has not been paid, specifying the amount due, the running of the fourteen (14) day period shall be tolled until the applicant submits to the ~~director of the office of community standards~~Zoning Administrator or his or her designee the specified information or fee amount due. The notice shall be given in writing or by electronic notification.

b. The Planning Commission shall approve or deny the application not more than sixty (60) days after the application is considered complete for wireless communication antennas co-located on an existing tower or ninety (90) days for a new wireless communication tower unless an extension in time is mutually agreed to between the applicant and the Planning Commission. If the Planning Commission fails to timely approve or deny the application, the application shall be considered approved.

c. A building permit shall not be issued until special ~~conditional~~ use approval and site plan approval have been granted by the Planning Commission. If no building permit is required, a certificate of occupancy or business license shall not be issued until special use approval and site plan approval have been granted by the Planning Commission.

d. The wireless communication tower or antenna shall not be authorized by the Township Board until special ~~conditional~~ use approval and site plan approval have been granted by the Planning Commission, if required.

e. After approval for a special use has been granted, no change in that use may be made, nor may any addition or change in the building or improvements on the property take place until a new request for approval has been filed with the Planning Commission and the Planning Commission has approved the request for change.

f. After approval of a special use has been granted by the Planning Commission, application for a building permit, or if no building permit is required, application for a certificate of occupancy or business license shall be filed with the building department within one hundred -twenty (120) days thereafter, or such approval shall automatically be revoked unless an extension is granted. The Planning Commission may grant an extension of the first approval for good causes for a period not to exceed six (6) months.

~~Table 1150.1~~ Wireless Communication Towers and Antennas

Required Review/Approval Table

Situation/Use	Township Board	Planning Commission	Administrative Permits	Exempt
Construction of cellular and similar communications towers.	X	X		
Co-location of antennas on an existing approved tower.			X	
Replacement or enlargement of an existing tower within allowance of The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L. 125.3101 et seq.).			X	
Enlargement, in excess of permitted in Act 110, The Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended, M.C.L. 125.3101 et seq.)	X	X		
Construction of an alternative tower structure.	X	X	X	
Installation of antennas on an existing building.	X	X	X	
Installation of satellite dish antennas with a diameter of less than one and half (1.5) ~~1.5~~ meters.				X
Installation of satellite dish antennas with a diameter of one and half (1.5) meters or larger.			X	
Installation of amateur radio communication antennas.			X	
Installation of new antennas or similar transmission devises on light poles and similar public utility structures in a manner visible from the public way.	X	X		
Construction of television, radio, microwave, or public utility transmission towers, antennas, or antenna arrays, unless exempt under applicable federal or state law.	X	X		

(2) State or federal requirements: Towers and antennas shall meet or exceed current standards of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other agency of the state or federal government with regulatory authority. Failure to maintain a tower or antenna in compliance with current state and federal standards, or failure to bring such towers or antennas into compliance with revised standards within six (6) months of their effective date, shall constitute grounds for removal of the tower or antenna at the owner's expense.

(3) Site requirements and setbacks for wireless communication towers: The following shall apply to all wireless communication towers, and to antennas located on such towers:

a. Permitted locations by district*:* Wireless communication towers shall be permitted in non-residential zoning districts. Such towers may be located in residential zoning districts only on parcels of land over twenty (20) acres in area occupied by an institutional or a public recreational use.

b. Height: The maximum height of the new or modified support structures and antenna shall be the minimum height demonstrated to be necessary for reasonable communication by the applicant and by other entities to collocate on the structures. However, no towers shall exceed one hundred-fifty (150) feet in height as measured from grade-level to the highest point of the tower. The accessory building ~~contemplated~~ to enclose such things as switching equipment shall be limited to the maximum height for accessory structures within the respective district.

c. ~~Towers shall not exceed 150 feet in height as measured from grade level to the highest point of the towe~~Lot boundaries: Towers shall be set back from all zoning lot boundaries not less than one hundred percent (100%) of the height of the tower or antenna. Anchoring cables and associated accessory structures shall satisfy minimum zoning district setback requirements with a minimum setback of twenty (20) feet. If located on the same zoning lot with another permitted use, such towers or structures shall not be located in a front yard or side yard abutting a street.

d. Residential dwellings: Towers shall be set back a minimum of three hundred (300) feet from the boundary of a parcel with an existing dwelling, except were separated by an interstate highway or otherwise provided for herein.

(4) Site requirements and setbacks for antennas located on buildings or similar structures:

a. The principal use is a conforming use in a multiple-family or non-residential zoning district and the building is a conforming structure in the district.

b. The height of the building or similar structure shall be a minimum of fifty (50) feet and the antenna and support structure shall not exceed the height of the building by more than ten (10) feet.

c. The antenna and support structure shall be set back from the outermost vertical wall or parapet of the building a minimum distance equal to one hundred fifty percent (150%) of the height of the antenna and support structure.

d. The antenna and support structure shall be securely mounted to the building in a permanent manner.

(5) Site requirements and setbacks for amateur radio communications antennas: The following shall apply to all amateur radio communications antennas:

a. One (1) such antenna, with a maximum height of sixty (60) feet and a minimum setback from all lot boundaries equal to one hundred percent (100%) of its height, shall be permitted per zoning lot.

b. Such antennas shall be accessory to a primary structure on the same zoning lot and shall be located in the rear yard of the zoning lot.

(6) Site requirements and setbacks for satellite dish antennas: The following shall apply to all satellite dish antennas:

a. One (1) such antenna, with a minimum setback from all lot boundaries equal to one hundred fifty percent (150%) of the height of the antenna and support structure, shall be permitted per zoning lot and shall be accessory to a primary structure on the lot.

b. Such antennas shall be located in the side or rear yard of the zoning lot or permanently installed upon the primary structure in a manner not visible from any public right-of-way.

D. Required information: The following information shall be provided with an application for a tower or antenna, in addition to that required for site plans by Section 910, Submittal requirements and for special land uses required by Section 1002.2:

(1) Site plan: The petitioner shall submit a site plan, and elevation drawings of all structures, for review in accordance with Section 910, Submittal requirements. For multiple locations, the plan shall show the location of all equipment, antennas or towers and shall provide a detail of typical site arrangements. Exterior treatments of all accessory structures shall comply with ~~ordinance~~Ordinance requirements for the zoning district in which it is located.

(2) Permission to locate: The petitioner shall submit copies of a signed lease or other proof, satisfactory to the Township attorney, of permission to locate a tower or antenna on the site.

(3) Co-location agreement: Towers shall be designed and operated in a manner that encourages the co-location of multiple antennas on a single tower. The petitioner for a new tower shall submit a written agreement, transferable to all successors and assigns, stating that the tower operator shall make space available on the tower for co-location. Proposed antenna locations shall be indicated on the site plan.

(4) Insurance certificate: The petitioner shall submit a valid certificate of insurance, to be renewed annually, listing the Charter Township of Ypsilanti as the certificate holder, and naming the Charter Township of Ypsilanti, its past, present and future elected officials, representatives, employees, boards, commissions, and agents as additional named insured. The certificate shall also state that if any of the described policies are to be canceled before the expiration date thereof, the issuing company will mail thirty (30) days' written notice to the Township as certificate holder. The petitioner shall supply a one thousand ($1,000.00) cash bond to the Township, which may be used to reimburse Township administrative expenses in the event the certificate is allowed to lapse.

(5) Removal agreement: The petitioner shall submit a signed removal agreement and a security bond or letter of credit, satisfactory to the Township attorney, for the removal of towers or antennas as applicable. The petitioner shall demonstrate that adequate funds will be available to the Township for the removal of such towers or antennas, restoration of the site and associated administrative costs incurred by the Township in the event that the petitioner, property owner or their successors fail to remove the tower or antenna in a timely manner as required by this ~~article~~Article.

(6) Tax-related information: The petitioner shall supply to the assessor all tax-related information as requested by the assessor's office for assessment purposes. The assessor's office shall provide notice to the community and economic development department that this condition has been satisfied.

(7) Engineering certification: Signed certification by a professional engineer, licensed by the State of Michigan, specifying the manner in which the tower or antenna structure will fall in the event of accident, damage or failure and verifying that the setback area provided would accommodate the structure and provide a reasonable buffer from adjacent parcels.

(8) Backhaul network information: The petitioner shall identify the entities providing the backhaul network for the towers or antennas described in the application and other sites owned or operated by the applicant in the Township.

E. Criteria for approval of new towers and antennas: The following criteria for approval shall be found to exist for all tower or antenna installations:

(1) Operating requirements: The petitioner shall demonstrate that operating requirements necessitate locating within the Township and the general area and shall provide evidence that existing towers, structures, or alternative technologies cannot accommodate these requirements.

(2) Engineering requirements: The petitioner shall demonstrate that existing towers or structures are not of sufficient height or structural strength to meet engineering requirements or are not located in a geographic area that meets these requirements.

(3) Impact on adjacent residences: Nearby residential districts and uses will not be negatively influenced by the location of the tower or antenna.

(4) Site characteristics: Topography, vegetation, surrounding land uses, zoning, adjacent existing structures, and other inherent site characteristics are compatible with the installation of towers or antennas on the site.

(5) Site design: Tower design, lighting, color, construction materials, landscaping, screening, and other design elements are in compliance with Township ~~ordinance~~Ordinances and established land use policies. Wireless communication towers and associated ground equipment shelter areas shall be designed, constructed, and maintained in a manner that accommodates the co-location of multiple antennas on a single tower.

(6) There shall be unobstructed access to the support structure for operation, maintenance, repair, and inspection purposes, which may be provided through or over an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic and circulation within the site; utilities needed to service the tower and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will be needed to access the site.

(7) The design and appearance of the support structure and all accessory buildings, shall be reviewed and approved so as to minimize distraction, reduce visibility, maximize aesthetic appearance, and ensure compatibility with surroundings. It shall be the responsibility of

the applicant to maintain the wireless communication facility in a neat and orderly condition.

(8) The requirements of the Federal Aviation Administration, Federal Communication Commission, and Michigan Aeronautics Commission shall be noted.

~~(5)~~(9) A maintenance plan, and any applicable maintenance agreement, shall be presented and approved as part of the site plan for the proposed facility. Such plan shall be designed to ensure the long term, continuous maintenance to a reasonably prudent standard.

F. Security: Wireless communication towers and associated ground equipment shelter areas shall be secured against unauthorized entry and shall be completely enclosed by an ornamental or industrial fence of not less than six (6) feet in height.

2. *Standards and ~~C~~conditions~~.~~:* Applications for wireless communication facilities, which may be approved as ~~conditional~~special land uses, and in addition to review requirements as set forth in Article 10, Special Land Uses~~(conditional use)~~, shall be reviewed, and if approved, constructed, and maintained, in accordance with the standards and conditions set forth herein.

A. The applicant shall demonstrate the need for the proposed facility to be located as proposed based upon the presence of one (1) or more of the following factors:

(1) Proximity to an interstate or major thoroughfare.

(2) Areas of population concentration.

(3) Concentration of commercial, industrial, and/or other business centers.

(4) Areas where signal interference has occurred due to tall buildings, masses of trees, or other obstructions.

(5) Topography of the proposed facility location in relation to other facilities with which the proposed facility is to operate.

(6) Other specifically identified reason creating need for the facility.

B. The proposal shall be reviewed in conformity with the collocation requirements of this ~~section~~Section.

3. Collocation~~.~~:

A. Feasibility of c~~C~~ollocation. Collocation shall be deemed to be "feasible" for purposes of this ~~section~~Section where all of the following are met:

(1) The wireless communication provider entity under consideration for collocation will undertake to pay market rent or other market compensation for collocation.

(2) The site on which collocation is being considered, taking into consideration reasonable modification or replacement of a facility, is able to provide structural support.

(3) The collocation being considered is technologically reasonable, e.g., the collocation will not result in unreasonable interference, given appropriate physical and other adjustment in relation to the structure, antennas, and the like.

(4) The height of the structure necessary for collocation will not be increased beyond a point deemed to be permissible by the Township, taking into consideration the several standards set forth herein.

B. Requirements for c~~C~~ollocation.

(1) An approval for the construction and use of a new wireless communication facility shall not be granted unless and until the applicant demonstrates that a feasible collocation is not available for the coverage area and capacity needs.

(2) All new and modified wireless communication facilities shall be designed and constructed so as to accommodate collocation.

4. *Tower address:* Each tower shall be designated with a specific and unique mailing address.

5. *Existing towers and antennas:* A tower or antenna for which a building permit has been properly issued prior to the effective date of this ~~ordinance~~Ordinance shall be allowed to continue to be used as it presently exists, provided that such towers or antennas are maintained in a structurally safe condition, in accordance with ~~Section 2107.1b(2) [~~state and federal requirements and in compliance with Township ~~ordinance~~Ordinances and conditions of approval in effect when the building permit was issued.

6. *Removal of abandoned towers and antennas:* Abandoned towers or antennas shall be removed by the owner within ninety (90) days of receipt of notice from the Township notifying the owner of such abandonment. Failure by the owner to remove abandoned towers or antennas shall be grounds for the Township to seek court approval for such removal at the owner's expense.

7. *Rescinding approval of a wireless communication tower or antenna:* Failure of the owner, operator or lease holder of an approved tower or antenna to renew or replace any required bonds or insurance certificates, to maintain and operate the tower or antenna in compliance with state and federal requirements, approved permits, site plans or conditions of special land use approval or to provide information to the Township about the tower or antenna as required by this ~~article~~Section or conditions of special land use approval shall be grounds for the Township Board to rescind any previous approval to construct or operate the tower or antenna. Such action shall be subject to the following:

A. Public hearing: Such action may be taken only after a public hearing has been held pursuant to reasonable advance notice, at which time the owner, operator or lease holder of the tower or antenna shall be given an opportunity to present evidence in opposition to rescission.

B. Subsequent to the hearing, the Township Board's decision with regard to the rescission shall be made and written notification provided to said owner, operator or lease holder of the tower or antenna.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 114~~5~~51. - Railroad lines, rail spurs and similar rail transport access facilities:

Railroad lines, rail spurs and similar rail transport access facilities may be permitted in any district subject to the following conditions:

1. The Planning Commission, after public hearing, shall recommend and the Township Board shall determine that operating requirements necessitate the locating of said facilities in the district in order to adequately service the Township.
2. The proposed design, location, drainage, and other technical aspects of such facility shall be approved by the Township engineer.
3. When such facilities are proposed to be located within any district, ~~other than an I-T, L-MI-1, I-2 district, I-3 or I-C district,~~ the Planning Commission shall review and ~~approve~~ recommend and the Township Board shall determine that such facilities ~~to~~ insure a satisfactory and harmonious relationship between such development and adjacent land uses, both ~~(~~existing and proposed~~)~~.
4. In reviewing such development and prior to approval, the ~~planning commission~~Township Board may require the development of such screening devices, access roads, and setbacks as will assure safe and convenient vehicular circulation and sound land use arrangements.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11465~~2~~. - Private or public recreation vehicle campgrounds:

Recreation vehicle campgrounds are intended to provide sites for persons seeking a temporary location for vacation or recreation purposes with recreational units such as, but not limited to: tents, travel trailers, camping trailers, motor homes, truck campers, slide-in campers, and chassis-mounted campers. It is recognized that there are areas contained in the community that were subjected to extensive mining operations formerly for sand and gravel with little or no concern given to its ultimate reclamation and reuse. Recreation vehicle campgrounds are considered to be an adaptable use for these areas that due to present grade elevations, drainage conditions, headwall slopes and the like that otherwise could not be developed soundly as a conventional residential subdivision. Therefore, it is the intent of this ~~ordinance~~Ordinance to permit recreation vehicle campgrounds to be located so as to allow reasonable use of these areas and provide a transition of use between extensive nonresidential areas, i.e., light, and heavy industrial uses and single-family residential areas. Recreation vehicle campgrounds shall further be subject to the following conditions:

1. *Locational requirements~~.~~:*
   A. A recreation vehicle campground shall not be bounded on more than three (3) sides by a single-family residential district, except that the Planning Commission and Township Board may waive this requirement where it can be shown that the abutting property will be developed for nonresidential purposes or for another recreation vehicle campground.
   B. The site shall have direct access to a major thoroughfare, ~~as designated on the major thoroughfare plan,~~ and with appropriate frontage thereon to provide for the design of entrances and exits.
2. *Site conditions~~.~~:* Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

3. *Uses permitted~~.~~:* Uses such as, but not limited to, campground sites, management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities, parking areas and other uses and structures customarily found incidental to this use, shall be permitted. Such uses shall be restricted in their use to occupants of the site, except that temporary storage of recreational vehicles may be permitted upon the site when it can be clearly demonstrated that such storage is ancillary to the recreation vehicle campgrounds and subject to the conditions set forth under ~~[~~sub~~section~~section 7, items E~~]~~ ~~g(5)~~ of this ~~section~~Section.

4. *Height and area requirements~~.~~:*

   A. No building or structure hereafter erected or altered in a recreation vehicle campground shall exceed a height of ~~one~~two~~-~~ (2) stor~~y~~ies or twenty-five (~~14~~25) ~~-~~feet.

   B. Recreation vehicle campgrounds shall be permitted only on parcels of twenty-five (~~14~~25) acres or more.

   C. Each campground site shall have a minimum forty (40) foot road frontage and a minimum area of at least two thousand four hundred (2,400) square feet.

5. *Yard and setback requirements~~.~~:*

   A. No campground site shall be located closer than two hundred (200) feet to the right-of-way line of a major thoroughfare and one hundred (100) feet to the campground boundary when it abuts or is adjacent to a residential district. Where the campground abuts or is adjacent to a nonresidential district, no campground site shall be located closer than thirty-five (35) feet.

   B. No service building or any other similar structure shall be located closer than two hundred fifty (250) feet to a major thoroughfare or campground boundary.

6. *Buffers and landscaping~~.~~:*

   A. A greenbelt twenty (20) feet in width and six (6) feet in height shall be located and continually maintained along all campground borders. Where the campground borders a residential district, this greenbelt will provide a total obscuring effect. This greenbelt shall consist of such materials as trees and shrubs to provide privacy to occupants of the site and to visually shield the ~~-~~recreation ~~-~~vehicle ~~-~~campgrounds ~~-ff~~rom ~~-~~surrounding property. ~~-~~Earthen ~~-~~berms are encouraged to be used to achieve this purpose.

   B. A chain-link fence of not less than four (4) nor more than six (6) feet in height shall be erected on the boundary line where any portion of the campgrounds abuts or is adjacent to a single-family residential district.

7. *Other conditions~~.~~:*

   A. All sanitary sewage and water facilities including connections provided to individual campground sites, shall meet the requirements of the Ypsilanti Township sewer and water departments and the Michigan State Health Department.

   B. Entrances and exits from county or state highways shall have the prior written approval of the highway authority having jurisdiction within the Township.

   C. The campgrounds shall be located on a well-drained site properly graded to insure rapid drainage and freedom from stagnant pools.

D. All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from abutting or adjacent properties.

E. Areas provided for the storage of recreational vehicles may be permitted subject to the following:

(1) The area shall be enclosed with a chain-link fence of not less than five (5) feet in height.

(2) A minimum setback distance of two hundred fifty (250) feet is maintained from any abutting or adjacent residential district.

(3) Any areas established for this purpose shall not be more than ten percent (10%) of the total campgrounds.

F. Occupants of any rented campground site shall not remain in the same recreation vehicle campground for more than fifteen (15) consecutive days within any calendar year.

G. The licensee shall provide a sufficient number of containers for the storage of garbage and other refuse, and provide for the transportation of garbage and refuse, not less than once each week at the licensee's own expense to a licensed sanitary landfill.

H. All recreational vehicle campground developments shall further comply with ~~Act No. 171 of the Public Acts of Michigan of 1970 (MCL 325.651 et seq., MSA 14.447(121) et seq.),~~Part 125 of the Michigan Public Health Code, Public Act 368 of 1978 as amended (MCL 333.12501…333.12563 et. seq.).

8. *Procedures, permits and occupancy*~~.~~ : To construct a recreation vehicle campground of facilities herein, a person shall:

A. Obtain a health permit from the Michigan State Health Department.

B. Present a plot plan to be approved by the Planning Commission and Township Board. No variance from this plan may be made without the approval of the Planning Commission and Township Board.

C. Obtain a ~~construction permit from the Michigan State Health Department in the manner prescribed by Act No. 171 of the Public Acts of Michigan of 1970~~campground construction permit from the Michigan Department of Environment, Great Lakes and Energy in the manner prescribed by Section 12505 of the Michigan Public Health Codes, Public Act 368 of 1978, (MCL 3~~25.651 et seq., MSA 14.447(121)~~ 33.12505et seq.), as amended ~~from time to time~~.

D. Obtain necessary building permit from Township ~~building~~ Building ~~inspector~~Inspector.

E. Obtain an annual license from the Michigan State Health Department in the manner prescribed by ~~Act No. 171 of the Public Acts of Michigan of 1970 (MCL 325.651 et seq., MSA 14.447(121)~~Section 12506 of the Michigan Health Code, Public Act of 368 of 1978 (MCL 333.12506 et seq.), as amended from time to time.

F. Obtain from the Township ~~building~~ Building ~~inspector~~ Inspector a certificate of occupancy and compliance as provided for in ~~article~~Section 302.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 1147~~53~~. - Storage of recreation vehicles:

1. *Locational requirements~~.~~:*

   A. Recreational vehicle storage may be allowed in the MH mobile home park district when such district abuts an established mobile home park. Such MH district utilized for recreational vehicles storage shall not be bounded on more than two (2) sides by any single-family residential district, except that the Planning Commission and Township Board may waive this requirement where it can be shown that the abutting property will be developed for nonresidential purposes or for a mobile home park.

   B. The site for recreational vehicle storage shall have direct access to a major thoroughfare~~, as designated on the major thoroughfare plan.~~

   C. Recreational vehicle storage shall not be permitted within a mobile home park.

2. *Uses permitted~~.~~:* The storage of unoccupied recreational vehicles shall be permitted.

3. *Height requirements~~.~~:* No building or structure shall hereafter be erected which shall exceed a height of one (1) ~~-~~story or ~~-~~fourteen (14) feet.

4. *Yard and setback requirements~~.~~:*

   A. No recreational vehicle storage shall be located closer than one hundred (100) feet to the right-of-way line of a major thoroughfare and one hundred (100) feet to the district boundary where it abuts or is adjacent to a residential district. Where the vehicle storage on the site abuts or is adjacent to a nonresidential district or to an MH district, no vehicle storage shall be located closer than twenty (20) feet.

   B. No service building or any other similar structure shall be located closer than one hundred (100) feet to a major thoroughfare or MH district boundary.

5. *Buffers and landscaping~~.~~:*

   A. A greenbelt twenty (20) feet in width and six (6) feet in height shall be located and continually maintained along all borders. Where the storage area borders a residential district, this greenbelt will provide a total obscuring effect. This greenbelt shall consist of such materials as trees and shrubs to visually screen the recreational vehicle storage area from surrounding property. Said greenbelt shall be located inside fences which enclose the storage area.

   B. A chain-link fence or other secure fence of not less than five (5) ~~[~~and~~]~~ no more than eight (8) feet in height shall be erected to completely enclose the recreational vehicle storage area.

6. *Other conditions~~.~~:*

   A. All sanitary sewage and water facilities shall meet the requirements of the Ypsilanti ~~Township~~ Community Utilities Authority, Ypsilanti Township ~~sewer and water departments~~ and the Michigan State Health Department.

   B. Entrances and exits from county or state highways shall have the prior written approval of the highway authority having jurisdiction within the Township.

   C. The recreational vehicle storage area shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools.

D. All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from abutting or adjacent properties.

E. The site plan shall receive the review and approval of the fire department for access lanes for firefighting equipment.

7. *Review and permit~~.~~:*

A. A site plan shall be submitted for review and approval of the Township, all in accord with Article 9 of this Ordinance.

B. A building permit and certificate of occupancy shall be required for a recreational vehicle storage area.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 114854. – Extraction of natural resources:

1. *General intent:*

This Section 5.12 of the Zoning Ordinance is intended to provide the procedure and standards for review and approval of applications seeking permission to conduct the land use of extracting natural resources in Ypsilanti Township in accordance with Michigan Zoning Enabling Act, Public Act 113 of 2011, as amended (MCL 125.3205(3), et seq. referred to as "Act 113" in this Section). As described and explained in this Section, approval of an application shall require special land use approval based on the ultimate determination of whether the proposed extraction operation would result in "very serious consequences" as that term is understood in Act 113. Therefore, the special standards in this Section shall apply rather than the usual standards in this Zoning Ordinance for the review of special land use applications.

In conformance with Act 113, the application and approval process under this Section shall be divided into two (2) parts:

A. First, a preliminary hearing will be held to determine the extent of need for and public interest in the natural resource(s) sought to be extracted on the applicant's property. This part of the process is required as explained by the Michigan Court of Appeals in order to determine the precise calibration for the standard of review under the "very serious consequences" test (as explained in greater detail below in this Section).

B. After the preliminary proceedings are completed, a public hearing and review shall be conducted at the request of an applicant to determine whether the special land use for the extraction of natural resources proposed in the application would result in "very serious consequences." The Planning Commission shall conduct the public hearing and make findings and a recommendation to the Township Board, and the Township Board shall make the final special land use determination.

2.~~-~~ *Findings by Township Board as a foundation for this ~~O~~ordinance ~~S~~section:*

The Township Board recognizes that, as ~~-~~the Michigan Supreme Court observed ~~-~~in *Kyser v Kasson Township*, 486 Mich 514, 518 (2010) ("*Kyser*"): the exercise of the zoning authority under MCL 125.3201(1) and (3) is an empowerment of the Township Board to plan and zone for a broad range of purposes. These provisions reveal the comprehensive nature of the Michigan Zoning Enabling

Act. It defines the fundamental structure of a zoning ~~ordinance~~Ordinance by requiring a zoning plan to take into account the interests of the entire community and to ensure that a broad range of land uses is permitted within that community. These provisions empower a ~~township~~Township to plan for and regulate a broad array of land uses, taking into consideration the full range of planning concerns that affect the public health, safety, and welfare of the community.

The provisions of Act 113 direct that:

> In sub~~section~~section (3), it is directed that an ~~ordinance~~Ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources. Natural resources shall be considered valuable for the purposes of this ~~section~~Section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.
>
> In sub~~section~~section (4), it is directed that a person challenging a zoning decision under sub~~section~~section (3) has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the person or in the market served by the person, and that no very serious consequences would result from the extraction, by mining, of the natural resources

Act 113 further specifies that the standards in *Silva v Ada Township*, 416 Mich. 153 (1982) ("*Silva*") shall be applied in reviewing an application to permit the extraction of natural resources.

Based on the authority provided to the Township Board in MCL 125.3202(1) to "provide by ~~ordinance~~Ordinance for the manner in which the regulations and boundaries of districts or zones shall be determined and enforced or amended," the Township Board finds that review and approval of a special land use for the extraction of natural resources would be most effective and efficient if based on the procedures and terms of this Section.

The Township Board finds that a careful review process, based on standards understood by the Planning Commission, Township Board, the applicant, and the general public, is critical to protecting the public health, safety, and welfare as intended in the Michigan Zoning Enabling Act.

3. *Preliminary review process to determine the extent of need for and public interest in the natural resources proposed to be extracted*:

   A. The purpose for having a preliminary hearing and review is founded on direction given by the Michigan Supreme Court and Michigan Court of Appeals with regard to the "very serious consequences" standard, which was codified as part of Act 113 in MCL 125.3205(4) with the specification that a showing of "Need" for the resources to be extracted is to be the *initial burden* that must be met by the applicant. While it might be argued that a showing of need is not required until a party challenges a zoning decision denying a proposed use, the Michigan Court of Appeals explains that the "n~~n~~eed" issue must be ascertained in advance in order to know how to apply the "very serious consequences" standard. In the adoption of the "no very serious consequences" standard in its *Silva v Ada Township* opinion, the Michigan Supreme Court discussed a *variable level of public interest*, that is, need for the resources proposed to be extracted: "[t]he public interest of the citizens of this state who do not reside in the community where natural resources are located in the development and use of natural resources requires closer scrutiny of local zoning regulations which prevent development."

416 Mich at 160. A more detailed explanation on this point was as provided by the Court of Appeals in -*American Aggregates Corp v Highland Township*, 151 Mich App. 37, 42-46 (1986), where it was clarified that the public interest, that is, the "Need" factor, is required to inform the ultimate decision on "no very serious consequences," noting that the entire foundation of the stricter "no very serious consequences" test (as compared to the standard that applies to nearly all other uses) rests on the important public interest involved in extracting and using natural resources. Therefore, the degree and extent of need and demand for the extraction of the specific natural resources located on the applicant's land is a relevant factor in reviewing the "no very serious consequences" issue. The Court referred to this as a sliding scale determination of whether "very serious consequences" exist in the landowner's specific situation. If the Need for a specific landowner's resource is very high, the consequences resulting from the extraction of the resource will not reach the level of "very serious" as readily as in the case where Need in the specific resource is relatively low. Accordingly, this Section makes provision for a preliminary determination on the extent of n~~n~~eed for the applicant's resources in order to inform the ultimate decision on whether the applicant's proposal would result in "very serious consequences."

B. This preliminary proceeding shall be commenced by the applicant filing an application for a determination with regard to the extent of Need for the Natural Resources proposed to be extracted on the property, including a determination on the duration of the need. Act 113 specifies that the "Need" for the natural resources shall be determined with regard to the need for the resources by the person or in the market served by the person. Need must be reviewed based on the extent that the particular natural resources proposed to be extracted from applicant's property can be reasonably supplied from other viable sources within the geographic area expected to be served by the property at issue, that is, within the geographic area in which there would be other extractive operations already providing a supply of the same natural resources. The geographic area for this analysis is to be determined by considering factors including, but not limited to the economic feasibility of transporting the natural resources to the locations of demand, as well as other factors relevant to feasibly providing a supply of the natural resources to the locations of demand.

C. The application form for the need analysis for the preliminary hearing and review shall be approved by resolution of the Township Board and shall require the applicant to provide sufficient information for use by the Township in reviewing the matter of need.

D. An application for special land use approval for the proposed operation, including haul route, shall include:

(1) A Use Plan, which shall provide a plan reflecting the intended location and use of the property which is the subject of the application.

(2) A plan showing the location of all proposed haul routes.

(3) A description of each type of natural resource proposed to be mined.

(4) A description of the names and locations of all places anticipated to create the need, that is the demand, for the natural resources from the property within the foreseeable future, including the type of use to be made by the resources, such as building construction, road building, and the like.

(5) A description of the names and locations of all properties and operations which exist, or have been approved, for the extraction of any of the natural resources proposed to be extracted on the property, along with a specification with regard to each property of the type of natural resource extracted, and an estimate of the remaining useful life for the particular natural resource on each of such other properties and operations.

(6) Calculations and facts leading to a conclusion on the extent of need which is not being met, and could not be met, from the existing sources for each type of natural resource proposed to be extracted on the property. This calculation must apply past experience and take into account that new properties and operations will likely to be approved in the foreseeable future on other properties within the market area.

(7) A fact-based estimate of the expected duration of the proposed extraction operation on the property.

(8) The average and maximum number of loaded trucks per day anticipated to leave the proposed operation on a full business day during the operating season.

E. For purposes of this preliminary administrative review process, the Planning Commission shall conduct a hearing on the application. Prior to the hearing, the Township shall review the application and documentation submitted in support of the application~~,~~ and report any deficiencies to the applicant within a reasonable time. The hearing shall not be noticed until the applicant has cured the deficiencies found to exist in the application.

F. This preliminary hearing shall begin with an introduction by the person designated by the Planning Commission chairperson. The applicant shall then be given the opportunity to present proofs on the need issue consistent with the application submitted. At the completion of the applicant's presentation the Township, through its representatives, may address and offer evidence or argument on these issues. Members of the public shall than have the opportunity to address and offer evidence or argument on these issues. If requested, the applicant shall be provided with an opportunity to rebut evidence and argument presented, but for efficiency purposes shall not be permitted to duplicate evidence on matters included in applicant's earlier presentation. Likewise, any new matters addressed by the applicant may be rebutted by representatives of the Township and members of the public. The hearing shall then be closed.

G. Following completion of the hearing, either at the same meeting at which the hearing was held, or at a later meeting, the Planning Commission shall, based on the record made, adopt findings and recommendations on the extent of need demonstrated by the applicant. Township representatives may assist the Planning Commission with the articulation of its findings and recommendations.

H. The Planning Commission shall forward its findings and recommendation on the degree of need for the applicant’s natural resources to the Township Board which shall, taking into consideration the evidence from the hearing and the Planning Commission's recommendation, then make its own findings and conclusions on the extent of need demonstrated. The Township Board may conduct a further hearing at its discretion.

I. Because the matter of the extent of need for the natural resources is relevant to the ultimate determination of "very serious consequences," the findings and conclusions made by the Township Board may be appealed by the applicant or other interested party to the circuit court prior to the next part of the process at which the Township must determine the issue of "very serious consequences."

4. *Determination of whether the proposed extraction of natural resources would result in very serious consequences:*

A. Once the Township Board has completed its decision making on the extent of need for the natural resources proposed to be extracted in accordance with sub~~section~~section 3, above, the applicant may apply for special land use approval under this sub~~section~~section 4.

B. The standards for determining whether the proposed extraction of natural resources would result in "very serious consequences" shall be the Silva standard, as articulated in Act 113.

(1) Act 113 specifies that the Township shall not prevent the extraction, by mining, of valuable natural resources from any property unless it would result in very serious consequences. The applicant shall have the initial burden of showing that no very serious consequences would result from the extraction, by mining, of the natural resources. In determining under this Section whether very serious consequences would result from the extraction, by mining, of natural resources, the standards set forth in *Silva v Ada Township*, 416 Mich 153 (1982), shall be applied, as directed in Act 113.

(2) The applicable standards are explained in the holdings in cases interpreting *Silva v Ada Township*, such as, *American Aggregates Corp. v. Highland Township*, 151 Mich App. 37 (1986).

(3) The standards provided in this sub~~section~~section 4 that are the standards in Act 113, with explanations to assist in the understanding of the applicable considerations by the Planning Commission, Township Board, the ~~applicant~~applicant, and the public, and shall guide interpretation and decision of "no very serious consequences" with regard to an application for special land use approval under this Section.

C. Act 113 Standards of Review: ~~-~~The following guiding standards are provided. These standards are based on the framework provided in Act 113, MCL 125.3205(5) (a)- (f) for the purpose of determining whether the applicant has proven that "no very serious consequences" would result from the applicant's proposed extractive operation and haul route. These standards are intended to assist the Township in reviewing an application under the Act 113~~,~~ and shall guide decision making on the ultimate decision on whether the applicant has proven that "no very serious consequences" would result from the applicant's proposed extractive use and haul route. The weight and relevance of each of these standards shall be determined by the Township Board, in its discretion, taking into consideration the extent of Need and public interest in the specific natural resources on applicant's property, as well as all other relevant facts and circumstances.

(1) Existing land uses:

a. The relationship and impact of applicant's proposed use and associated activities with and upon existing land uses anticipated to be impacted, particularly those properties in the vicinity of the property and along the haul route(s).

b. The impact upon the public health, safety, and welfare from the proposed use, including haul route(s), considering, among other things, the proposed design, location, layout, and operation in relation to existing land uses.

(2) Property values:

a. The impact of applicant's proposed use and associated activities on property values in the vicinity of the property and along the proposed haul route(s) serving the property.

b. The effect on the general demand for and ~~–~~value of properties in the Township anticipated to be caused by the proposed use, including use of the haul route(s).

c. The impacts considered in this sub~~section~~section ~~b~~b. may be taking into consideration: the number and type of vehicles proposed; machines and equipment to be used in the operation; location and height of buildings, equipment, stockpile, or structures; location, nature and height of walls, berms, fences, and landscaping; and all other aspects of the proposed use.

(3) Pedestrian and traffic safety:

a. The impact of the proposed use and associated activities on pedestrian and traffic safety in the vicinity of the property and along the proposed haul route(s) serving the property.

b. Consistency with and authorization of the proposed use ~~–~~and haul route(s) under state, county, and/or local regulations that have been established for roadways, including regulations applicable to the use of roads for proposed haul route(s).

c. The impact of the proposed use, including haul route(s), on vehicular and pedestrian traffic, particularly in relation to hazards reasonably expected in the district(s) impacted, taking into consideration the number, size, weight, noise, and fumes of vehicles, vehicular control, braking, and vehicular movements in relation to routes of traffic flow, proximity and relationship to inter~~section~~sections, adequacy of sight distances, location and driveways and other means of access, off-street parking and provisions for pedestrian traffic. Consideration shall be given to the interaction of heavy vehicles used for the use with children, the elderly and the handicapped.

d. Whether the proposed use and associated activities would result in a hazard to children attending schools or other activities within the Township.

e. Overall, the impact of the proposed use, including haul route(s), on children, older persons, and handicapped persons, with consideration to be given to the extent to which such persons shall be required to forego or alter their activities.

(4) Identifiable health, safety, and welfare interests:

a. If the property has been designated in the Master Plan as an appropriate site for heavy industrial use, this shall weigh in favor of the applicant under this provision, subject to consideration of the specific scope and impact of the operation and associated activities. Similarly, if the property has been designated in the Master Plan for non-industrial use, this shall weigh in favor of determining that the proposed Use would result in a very serious adverse consequence.

b. The impact of applicant's proposed use and associated activities on identifiable health, safety, and welfare interests in the Township.

c. The impact of the proposed use, including haul route(s), upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light, and/or vibration. In determining whether a proposed use amounts to a very serious consequence, the standards for the stated impacts contained within the Township's regulatory ~~ordinance~~Ordinance, as the same may be amended, will be considered, along with any one (1) or a combination of components proposed for the use that have unique qualities relating to these impacts (such as crusher noise and vibration).

d. The extent of impact of the proposed use, including haul route(s), on economic development and on the character and features that defines the community, or on development in other units of government that will be impacted by the use, including haul route(s).

e. The impacts of the proposed use on the planning, functioning and spirit of the community, factoring into such consideration whether the proposed use would be likely to render the applicable regulations in the ~~z~~Zoning ~~ordinance~~Ordinance on other properties in the area unreasonable. This review shall analyze whether the heavy industrial nature of the proposed use would undermine reciprocity of advantage by creating impacts and character that would raise a reasonable question whether residential zoning restrictions on area property would represent arbitrary limitations on the use and enjoyment of such area property.

f. The operation of the proposed use, including the haul route(s), shall be evaluated in light of the proposed location and height of buildings or structures and location, nature and height of stockpiles, walls, berms, fences and landscaping, and all other proposed aspects of the overall use, including whether such improvements would interfere with or discourage the appropriate development and use of adjacent land and buildings.

g. The extent to which the proposed use, including haul route(s), would be likely to cause limitations on the use and enjoyment of other property in the vicinity (zoning district or districts, as impacted) in which it is to be located and along the haul route(s), and the extent to which the proposed use would likely be detrimental to existing and/or other permitted land uses and future redevelopment in the manner specified in the Master Plan.

h. The extent to which the proposed use, including haul route(s), would likely be detrimental to the development of new land uses in the zoning districts impacted.

i. The burden from the proposed use, including haul route(s), on the capacity of public services, infrastructure, or facilities.

j. The burden of the proposed use, including haul route(s), on retail uses, arts and culture, equestrian activities, non-motorized vehicle travel or recreation, school use, parks, playgrounds, residential uses, and the likely creation of physical vulnerability or degradation of any uses and resources, including the creation of the need for added public or private expenditures for maintenance of buildings, structures, and infrastructure.

k. The extent to which the proposed use, including haul route(s), would cause diesel fumes, dust, truck noise or physical/mental health issues, including along the haul route(s).

l. The nature and extent of impact from the proposed use, including haul route(s), in relation to environmental resources in the Township, including air, ground water, surface water, soils, and wetlands. In determining impacts, the cumulative effect upon all environmental resources shall be evaluated.

(5) Overall public interest in the proposed extraction:

a. The overall public interest in the extraction of the specific natural resources on the property both in absolute terms and in relative terms in relation to the need for resources and the adverse consequences likely to occur.

b. Public interest in the proposed use, as measured against any inconsistencies with the interests of the public as are proposed to be protected in Master Plan for the area to be impacted by the use and haul route(s).

c. Public interest in the proposed extraction, as measured against any inconsistencies with regard to physical, historic, and economic interests in relation to the use and haul route(s).

d. Public interest in the proposed extraction, as measured against any likely creation of valid environmental concerns, including without limitation impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.

e. Public interest in the proposed extraction, as measured against public costs likely to be caused by the proposed use, including haul route(s), considering alternative supplies of natural resources.

D. Application for special land use approval:

(1) The applicant shall submit a separate application in the form approved by resolution of the Township Board for purposes of seeking review and approval to determine whether "very serious consequences" would result from the proposed use. The application shall address all of the Act 113 standards, as stated above in this Section 5.12.

(2) The application shall also include the following:

a. The name, address, and other contact information for the owner as well as the operator of the proposed site, along with a boundary survey of the property proposed to be mined, sealed by a registered land surveyor or engineer, and a general description of the materials, methods, and techniques that will be utilized for the mining operations.

b. A site plan, at a scale of at least one (1) inch per two hundred (200) feet, drawn on a topographic map with the same scale, showing the location of the perimeter of the site, buildings, equipment, processing area, parking for equipment, area for truck stacking and loading, stockpiles, roads, berms, or other features necessary to the mining operations. The site plan shall also include an aerial photograph showing the property in substantially the condition as on the date of the application, enlarged to a scale of one (1) inch equals two hundred (200) feet, from original photograph flown

at a negative scale no smaller than one (1) inch equals six hundred and sixty (660) feet. The date of the aerial photograph shall be shown~~,~~ and shall have been flown at such time as the foliage shall be off of on-site trees. The site plan shall show or demonstrate all of the following:

i. A setback of the mining area from the nearest public roadway or adjoining property line of not less than two hundred (200) feet.

ii. All of the following minimum setbacks of equipment used for screening and crushing:

a) Not less than three hundred (300) feet from the nearest public roadway.

b) Not less than two hundred (200) feet from the nearest adjoining non-residential property line, and four hundred (400) feet from the nearest residential property line.

c) Not less than five hundred (500) feet from the nearest residential dwelling on adjacent property as of the date of submittal of the plan for extraction.

iii. A setback of one hundred and fifty (150) feet from the perimeter of the site to internal roads, and three hundred (300) feet from the perimeter of the site to all stockpiles and processing equipment, including wash plant.

iv. A description of all proposed haul routes to be used to transport natural resources from the mining area to all freeways or state trunk line highways proposed to transport natural resources to destinations, other than for local deliveries. All extraction operations shall be located near an all-season primary road, and best efforts shall be made to minimize the increase in truck traffic through areas developed primarily for residential purposes. ~~-~~In this regard trucks used to transfer the natural resources shall follow a route that poses the least interference with other traffic, minimizes traffic through residential areas, and uses public streets constructed for high volumes of heavy truck traffic. Truck traffic shall comply with any truck route ~~ordinance~~Ordinances and all road commission regulations.

v. The maximum number of trucks leaving the extraction property on any one (1) day shall be certified by the applicant in the application.

c. Stockpiling is the component of a mining operation that allows the operator to have a ready supply of extracted material. No stockpile shall be higher than twenty-five (25) feet above the grade of the area situated between the stockpile and adjoining property; provided, the height of a stockpile and the nature of the materials stockpiled shall not result in materials recurrently blowing from a stockpile onto adjacent property.

d. Description and location of berms or other equivalent screening and buffering of the active mining area shall be established along the boundary lines of the premises where such lines abut a public highway, abut privately owned property which is improved for residential or commercial purposes, and at such places as are necessary to screen or buffer processing equipment from the view and impact of a person standing at ground level on any parcel of land improved for residential purposes located adjacent to or which fronts on any of the roads forming the boundaries of the mining site. When constructed

along public highways, the berm shall be of a sufficient height to screen processing equipment from the view of the general public using the highway.

e. A description of processing activities shall be provided, including, but shall not limited to, washing, screening, transporting, crushing, and blending of stone, sand, gravel, and other materials. In describing the wash plant, the design, and other specifications, including depth and water transportation facilities, and the amount, depth, and source of water to be utilized in processing, and the anticipated means and location of disbursement of such water following use.

f. A general description and location of each type of natural resources deposits proposed to be extracted.

g. The sequence of mining, including proposed phasing, if applicable.

h. Surface overburden removal and storage plans.

i. A description of the minimum and maximum depth from grade level from which ~~the eache~~each type of natural resource will be excavated, with each location and depth shown on the site plan referenced above.

j. The estimated and maximum period of time to complete operations, including reclamation, recognizing that market conditions will impact such estimate.

k. A plan for the post-mining reclamation of the property, including:

i. A detailed plan for reclamation, including:

a) A general plan shown on an aerial photograph;

b) A reclamation contour map; and

c) A description of reclamation methods and materials proposed for renewal of topsoil and replanting, including a proposed sequence of reclamation, indicating the time sequence within which each area to be mined will be reclaimed as mining operations progress.

ii. The general plan for reclamation shall be presented on a series of drawings showing the conditions before commencing operations and also showing the alterations to be made. The drawings shall have the same scale as the vertical aerial photograph (required in the application under Section 302, showing the acreage for each item shown:

a) Each phase of reclamation, reflecting the sequence of each phase in relation to all others;

b) Location and boundaries of all permanent water areas; and

c) Distances of all reclamation areas and water areas from property boundaries.

d) A restoration contour map shall be prepared to the same base as site plan required above to indicate the grade and slopes to which excavated areas shall be reclaimed, and a general indication of the distance of such reclaimed areas from the property boundaries. Such grade and slope designations shall be included with respect to areas proposed to be beneath the surface of permanent

water areas. Side slopes around the active extraction-area perimeter shall have a grade not exceeding one (1) vertical foot per three (3) horizontal feet. -The banks adjacent to any submerged areas shall have a grade not exceeding one (1) vertical foot per five (5) horizontal feet, out to a depth of five (5) feet.

e) A description of the methods and materials proposed for reclamation shall include topsoiling and the amount and type of plantings.

f) Reclamation shall be implemented in a manner that prevents washout and erosion, using appropriate grading, turf, vegetation, soil, overburden, shrubs, and trees, as necessary, and performed in accordance with the approved reclamation plan. -Topsoil shall not be removed from the site unless authorized in the permit.

E. Decision on Special Land Use Application:

(1) A decision on the special land use application shall be made based on the Act 113 standards, above.

(2) The decision may consist of an approval, an approval with conditions, or a denial.

(3) An approval, with or without conditions, shall be deemed to incorporate the site plan and associated specifications in the record approved by the Planning Commission, including the materials submitted in accordance with sub~~section~~section D, above (as modified in the approval), and all representations made by the applicant in the review proceedings.

(4) An approval shall state a termination date for the effect of the approval consistent with the application and proceedings conducted in response to the application.

(5) The decision shall include a statement of reasons why the applicant has been approved, or why it has failed to satisfy its burden of proof based on the standard of "no very serious consequences."

F. Review Process at the Planning Commission:

(1) Prior to conducting a public hearing on the application, the Township shall review the application and documentation submitted in support of the application and report any deficiencies to the applicant and the Planning Commission within a reasonable time. The public hearing on the application shall not be noticed until the applicant has cured the deficiencies found to exist in accordance with this procedure. The Planning Commission may request a preliminary presentation for informational purposes prior to conducting a public hearing.

(2) The Planning Commission shall conduct a public hearing on the application to determine whether the applicant can and does satisfy the applicant's burden of proof that "no very serious consequences" shall result from applicant's use of the property and haul route(s) based on the Act 113 standards above. The hearing shall begin with an introduction by the Planning Commission chairperson, or a person designated by the chairperson. The applicant shall then be given the opportunity to make the showings required in this ~~ordinance~~Ordinance. At the completion of the applicant's presentation, either at the same meeting or at a subsequent meeting if additional time is needed in order to thoroughly address the subject matter, the Township, through its representatives, may address and offer evidence or argument on the issues. Members of the public shall than have the opportunity to address and offer evidence or argument on the issues. If

requested, the applicant shall be provided with an opportunity to rebut evidence and argument presented, but for efficiency purposes shall not be permitted to duplicate evidence on matters included in applicant's earlier presentation. Likewise, any new matters addressed by the applicant may be rebutted by representatives of the Township and members of the public. The public hearing shall then be closed.

(3) After the public hearing has been closed, either at the same meeting at which the public hearing was completed, or at a later meeting held within a reasonable time, the Planning Commission shall, based on the evidence presented, adopt findings and recommendations on whether the applicant has made a sufficient showing on whether there would be "no very serious consequences" as a result of the proposed use, including haul route(s), applying the Act 113 standards, above, as interpreted in accordance with applicable principles and law. Township representatives may assist the Planning Commission with the articulation of such findings and recommendations.

(4) Following all of the hearing procedures and requirements specified above, the Planning Commission shall forward to the Township Board its findings and recommendations on whether the proposed special land use should be approved.

G. Review Process at the Township Board

(1) The Township Board shall, taking into consideration the evidence from the public hearing, the Planning Commission's recommendation, and any additional evidence presented to the Township Board, act on the application for special land use approval.

(2) The Board's action may consist of approval, approval with conditions, or denial, and the Board shall state the reasons for its decision, which shall be based on the evidence in the record.

(3) An approval shall also state in detail the specifications of the approval.

5. *Effect of approval:*

A. The approval under this Section shall expire following a period of two (2) years from the date of the minutes in which the approval is granted, unless:

(1) The period for securing the license, permits and commencing bona fide construction is extended by the Township Board for good cause within the effective period; or

(2) Approved bona fide development for the approved operation pursuant to building and other required permits and license issued by the Township under this Section and Township's ~~ordinance~~Ordinances, commences within such two (2) year period and proceeds diligently and in good faith as required by this Ordinance to completion.

B. In the event that bona fide development has not commenced within the permissible period of time calculated under sub-paragraph 2 above, the special land use shall be void and of no effect.

6. *Fees:*

The applicant for a special land use under this Section shall pay as a fee the Township's costs and expenses incurred in the review and evaluation of and action on the application. An escrow shall be established in an amount specified by Township Board resolution, and additional reasonable

amounts shall be contributed as required in order to complete the process of review and approval. Any unexpended amounts from su-ch escrow shall be returned to the applicant.

~~The removal of sand and/or gravel or similar materials by excavation, stripping, mining or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading, and sorting operations, may be carried on within the limits of I-2 districts provided all conditions herein required are met. All extraction from new pits begun subsequent to the effective date of this ordinance shall be washed, graded, and further processed and/or stored within the limits of the approved extraction area, and no natural resource extracted outside the limits of the approved extraction area shall be brought in for washing, grading or further processing. Resource-related industries including, but not limited to, concrete batching plants and asphalt mix plants shall not be permitted as a part of a plan for sand and gravel excavation.~~

~~1. *Filing of petition.* Petitions for the granting of permits for natural resources operations shall be filed with the Building Official by the owners and leaseholders, if any, of the land proposed for natural resources development. Petition shall be submitted on letter form, fully supplemented by data, maps and aerial photographs specified, and shall be accompanied by a fee as established by resolution of the Township Board. A permit for such use may be issued for a one (1) year period by the Township Board after recommendation by the Planning Commission. Unless the owner of the petition ignores and/or violates the restoration plan, the permit is automatically renewable for one (1) year periods. Petitions shall be accompanied by the following:~~

~~A. Vertical aerial photograph, enlarged to a scale equal to one (1) inch equals two hundred (200) feet, from an original photograph at a negative scale no smaller than one (1) inch equals one thousand (1,000) feet. Area covered by the vertical aerial photograph shall include:~~

~~(1) All land requested in the petition.~~

~~(2) All contiguous land which is, or has been, used by the owner or leaseholder applicant for any extraction, treatment and/or storage.~~

~~(3) All public roads which can provide first point of access.~~

~~(4) The boundaries of the above listed items (a) through (c) shall be delineated on the aerial photograph and clearly marked as to [items] (a), (b) and (c).~~

~~B. Identification survey, prepared by an engineer or surveyor certified by the State of Michigan to prepare such plats, drawn to a scale of one (1) inch equals two hundred (200) feet, shall be submitted in five (5) copies. This survey shall include:~~

~~(1) Boundary of entire tract by courses and distances.~~

~~(2) Boundary of exact area being petitioned for in permit.~~

~~(3) Means of vehicular access to the proposed operation.~~

~~C. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such. Data to be provided shall include:~~

~~(1) Hydrological data:~~

~~a. Groundwater levels;~~

~~b. Rainfall data;~~

~~c. Capacity of streams and rivers on or in close proximity to site.~~

~~(1) Lake level data. General engineering information related to pumping spillways, debris basins, irrigation systems.~~

~~(2) Soil erosion and sediment control plan construction in a manner consistent with the letter and spirit of Act No. 347 of the Public Acts of Michigan of 1972 (MCL 282.101 et seq., MSA 13.1120(1) et seq.), as amended, and any applicable local ordinances and requirements.~~

~~(3) General soils data:~~

~~a. Soil type;~~

~~b. Soil erodibility;~~

~~c. Stability of existing and proposed slopes.~~

~~(1) Contour map of the reclaimed site at two (2) foot intervals.~~

~~(2) Location of all stream flow points:~~

~~a. Inflow points;~~

~~b. Outflow points;~~

~~c. Catchment areas.~~

~~(3) A detailed plan for the extraction of the natural resource's deposits. Such plans shall include a timetable for various stages of the operation and shall be accompanied by a restoration plan indicating how the natural resources area will be reused in a manner compatible with the Township master plan for future and use. The restoration plan shall include:~~

~~a. Proposed use of restored natural resources area.~~

~~b. Proposed topography drawn as contours at an interval of two (2) feet and indicating water bodies or other major physical features.~~

~~c. Delineation of areas intended to be partitioned or subdivided, including the proposed layout.~~

~~d. All excavation shall be made either to a water-producing depth of at least ten (10) feet below the low water mark for at least eighty percent (80%) of the water area, or shall be graded or backfilled with noxious-free, noninflammable, and noncombustible materials to secure [insure]:~~

~~i. That the excavated area shall not collect and permit to remain therein stagnant water; or~~

~~ii. That the surface of such area which is not permanently submerged is graded or backfilled as necessary so as to reduce the peaks and depression thereof, and so as to produce a gently rolling surface that will minimize erosion due to rainfall and which will be in substantial conformity to the adjoining land area.~~

~~e. The banks of all sand and gravel excavations shall be sloped to the water line in a water-producing excavation, and to the pit floor in a dry operation, at a slope which shall not be less than five (5) feet horizontal to one (1) foot vertical and said banks shall be restored with vegetation in a manner set forth hereunder.~~

~~f. Vegetation shall be restored by the use of sufficient soil and overburden and by appropriate seeding of grasses or planting of shrubs or trees in all parts of said reclaimed mining area where such area is not to be submerged under water or within twenty-five (25) feet of the shoreline as hereinabove provided.~~

g. In the event filling of the mined area is necessary during rehabilitation, said fill material shall be nonorganic only.

h. Upon cessation of mining operations by abandonment or otherwise, the operator, within a reasonable period of time not exceeding twelve (12) months thereafter, shall remove all plant structures, buildings, stockpiles, and equipment, unless such building or structures can be lawfully used in the district in which the same are located.

2. *Review of permit application.*

A. The Building Official shall be responsible for receiving and processing all applications for permits. His office shall accept for filing only applications completely documented as herein required.

B. The Building Official shall be responsible for coordinating the several separate inspections as required herein.

C. The Township Board shall be authorized to approve the manner and order of restoration of proposed new excavation. So as to assure faithful restoration of the area, the petitioner shall deposit with the clerk cash, a certified check or irrevocable bank letter of credit, whichever the petitioner selects, or a surety bond acceptable to the Township Board; the amount of such deposit shall be established by the Township Board based upon an estimate by the Township engineer and shall be sufficient to finance restoration of the disturbed area.

This deposit shall be submitted by the petitioner prior to the issuance of any permit and shall be held in escrow by the Township until restoration is completed and has been approved by the Township Board.

So as to prevent undue hardship, the Township Board may, at its discretion, approve bonds for areas less than the total acreage applied for. However, at no time shall any excavation be undertaken unless and until sufficient bond has been deposited to ensure restoration of the area to be disturbed.

In the event of deviation from an approved extraction and/or restoration plan, the Building Official shall notify the permit holder of a violation. Failure to correct said violation within thirty (30) days shall automatically void any permits issued and/or prevent the issuance of new permits until such time as the deviation has been corrected in keeping with requirements set forth by the Township Board. Appeals from a decision of the Building Official shall, in regard to an alleged violation, be directed to the Township Board.

D. *Specific operating requirements.*

(1) *Setback.* Excavation, washing and stockpiling of extracted material shall not be conducted closer than seventy-five (75) feet to the outer boundary of the approved extraction area. Fifty (50) feet of the setback area shall not be used for any use in conjunction with a natural resources operation except public notice signs identifying occupation. Access roads may occupy twenty-five (25) feet of the outer boundary setback. Greenbelt plantings and landscaping shall be provided in the setback area as required by the Township Board. Said setback may be varied by the board of appeals when the outer boundary of the approved extraction area abuts a body of water. In granting said variance, the Board of Appeals shall establish a specific setback so as to secure public safety.

(2) *Building line for operation structures.* To reduce the effects of airborne dust, dirt and noise, all equipment for sorting, crushing, loading, weighing and other operations structures shall not be built closer than three hundred (300) feet from any public street right-of-way or from any adjoining residentially zoned district.

(3) *Frontage and access.*

a. Each tract of land for sand or gravel extraction shall have a minimum frontage on a major or secondary thoroughfare (a thoroughfare of at least eighty-six (86) feet of right-of-way, existing or proposed) of at least five hundred (500) feet, except that the Township Board may approve a lesser frontage minimum if written consent of owner in fee of adjoining property is first secured.

b. All means of access to and from the property shall be by way of class A roads as designated by the Washtenaw County road commission. Such road shall be designated as a major or secondary thoroughfare on the Township future land use plan.

E. *Fencing.* Any excavation which operation results in, or produces for a period of one (1) month, collections of water, or slopes as described below shall be subject to the following safety requirements:

(1) Where slopes steeper than thirty (30) degrees exist for a period of one (1) month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six (6) feet high, at least fifty (50) feet outside the edge of the excavation, with suitable gates controlling access to the excavation area.

(2) Where collections of water are one (1) foot or more in depth for any period of at least one (1) month and occupying an area of two hundred (200) square feet or more, access to such collections shall be similarly fenced, as required in subparagraph (a) above, for slopes.

(3) In those instances where the sand or gravel extraction area is situated in marginal land areas consisting of swampland or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the Township Board may determine as requiring fencing so as to secure safety. The Township Board may require the posting of signs "Keep Out - Danger" as needed.

F. *Access roads.* All private access roads shall be treated so as to create dust free surface for a distance of three hundred (300) feet from any public access road.

G. *Slopes.* Finished slopes of the banks of the excavation shall in no event exceed a minimum of five (5) feet to one (1) foot (five (5) feet horizontal to one (1) foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five (5) feet. Said slopes shall be met as the work in any one (1) section of the excavation proceeds, and the time for completion of said slopes shall not extend beyond one (1) year's time from the date of beginning; provided, that the Township Board may extend the above one (1) year period to such longer period as satisfactory under the circumstances.

Sufficient topsoil shall be stockpiled on the site so that the entire area, when excavation operations are completed, may be recovered with a minimum of six (6) inches of topsoil, and that such replacement of topsoil shall be made immediately following the termination of excavating operations. So as to prevent erosion of slopes, all replaced topsoil shall immediately be planted with grass or other plant material acceptable to the Township Board.

H. *Explosives.* The use of explosives shall be done in accordance with the Regulations for Storage and Handling of Explosives, as published by the Michigan State Police, Fire Marshal Division, East Lansing, Michigan.

I. *Site plan review.* All uses proposed for sand and gravel extraction areas shall be further subject to the requirements of Section 2115, site plan review of this ordinance, as applicable.

(Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11495**5**. - Farms with sales and entertainment facilities:

~~A~~agricultural ~~C~~commercial and ~~/T~~~~ourism~~tourism:

1. *Uses permitted:* The following ~~A~~agricultural c~~C~~ommercial ~~/~~and ~~T~~tourism ~~B~~businesses may be permitted after Special land use review:

   A. ~~1.~~ Cider mills or wineries selling product, in a tasting room, containing at least fifty percent ~~——~~(50%) of crops or produce grown on-site.

   B. ~~2.~~ Seasonal outdoor mazes of agricultural origin such as straw bales or corn.

   C. ~~3.~~ The processing storage and retail or wholesale marketing of agricultural products into a value-added agricultural product in a farming operation if at least fifty percent (50%) of the stored or processed, or merchandised products are produced by the farm operator.

   D. ~~4.~~ U-pick operations.

   E. ~~5.~~ Uses 1 through 4 listed above may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general agricultural character of the business is maintained and the income from these activities represents less than fifty percent (50%) of the gross receipts from the business.

      (1) Value-added agricultural products or activities such as education tours of processing facilities, etc.

      (2) Playgrounds or equipment typical of a school playground, such as slides, swings, etc. (not including motorized vehicles or rides).

      (3) Petting farms, animal display, and pony rides.

      (4) Wagon, sleigh, and hayrides.

      (5) Nature trails.

      (6) Open air or covered picnic area with restrooms.

      (7) Educational classes, lectures, seminars.

      (8) Historical agricultural exhibits.

      (9) Kitchen facilities, for the processing, cooking, and/or baking of goods containing at least fifty percent (50%) produce grown on site.

      (10) Gift shops for the sale of agricultural products and agriculturally related products. Gifts shops for the sale of non-agriculturally related products such as antiques or crafts, ~~————~~limited to twenty-five percent (25%) of gross sales.

   F. ~~6.~~ Other commercial/tourism business that are complementary and accessory to the primary agricultural land use of the subject property including but not limited to:

      (1) ~~s~~Small-scale entertainment (e.g., music concert, car show, art fair).~~;~~

      (2) ~~o~~Organized meeting space (e.g., for use by weddings, birthday parties, and corporate events.).~~;~~

      (3) ~~d~~Designated, permanent parking for more than twenty (20) vehicles.

2. *Standards:*

   A. Minimum lot area of ten (10) acres.

B. A two hundred (200) foot open buffer shall be provided on all sides of the property not abutting a roadway. Agricultural ~~C~~commercial and ~~/T~~tourism ~~B~~business activities shall not be allowed within this buffer area. Where possible crops, shall remain within this buffer area to help maintain the agricultural character of the site.

C. Buffer plantings shall be provided along the property line where there is an abutting residence. Greenbelt plantings are intended to screen views of the proposed operation from the adjacent home or property. Buffer plantings shall meet the standards of Section 13~~.02~~01.3.H.

D. Off-street parking must be provided to accommodate use as outlined in Article 12.

(1) Parking facilities may be located on a grass or gravel area for seasonal uses such as roadside stands, u-pick operations, and agricultural mazes. All parking areas shall be defined by either gravel, cut lawn, sand, or other visible marking.

(2) All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.

(3) Parking shall not be located in required setback or buffer areas. Paved parking areas must meet all design, and landscape screening requirements as set forth in this Zoning Ordinance.

E. The following additional operational information must also be provided as applicable:

(1) Ownership of the property.

(2) Months (season) of operation.

(3) Hours of operation.

(4) Anticipated number of customers.

(5) Maintenance plan for disposal, etc.

(6) Any proposed signs.

(7) Any proposed lighting.

(8) Maximum number of employees at any one time.

(9) Restroom facilities.

(10) Verification that all required permits have been granted, i.e., Federal, State, and local permits.

F. All areas of the property to be used including all structures on site must be clearly identified.

G. Noise levels shall not exceed sixty-five (65) decibels at the property line of the farm where adjacent property has a dwelling unit within two hundred (200) feet of the property line, nor shall it exceed a maximum of seventy-five (75) decibels at any other property line.

H. Hours of operation of any outdoor entertainment facilities may be limited by the Planning Commission.

~~Farms with sales and entertainment facilities utilized in promotion of on-site farm product sales may be permitted in residential R-1 districts subject to the following conditions:~~

~~a. Any sales and entertainment facilities shall have direct access to a major or secondary thoroughfare by means of drives or roads which directly service the facility from the major or secondary thoroughfare. Minor streets shall not be utilized for access to such facilities.~~

~~b. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval. Such plan shall show the intended use and location of all buildings and structures, growing areas, parking facilities, roads and drives to be utilized by the public, pedestrian circulation, location of service areas for various facilities and transition plantings and/or screening devices.~~

~~c. Crop growing areas of a depth of not less than 200 feet shall be provided on those sides of the property not abutting the major or secondary street servicing the farm.~~

~~d. Greenbelt tree plantings or other effective visual screening shall be provided where off-site abutting residential properties are occupied with dwelling structures within 200 feet of any area on the site occupied with sales or entertainment facilities.~~

~~e. All parking shall be provided off the street or road right-of-way.~~

~~f. Noise levels shall not exceed 65 decibels at the property line of the farm where adjacent property has a dwelling unit within 200 feet of the property line nor shall it exceed a maximum of 75 decibels at any other property line.~~

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 11505~~6~~. - Racetracks (including midget auto and karting tracks) and dirt tracks:

Because racetracks and dirt tracks develop a concentration of vehicular traffic in terms of ingress and egress from their parking area and cause noise levels which may project beyond the property so used, they may be permitted ~~in I-2 districts~~ when located adjacent to a major thoroughfare one hundred twenty (120) feet wide or greater and shall be located on a parcel of land which is abutting land zoned for industrial purposes on all sides of the parcel in question, and shall be subject further to the following conditions and such other controls as the Planning Commission deems necessary to promote health, safety and general welfare in the Township:

1. A site size of not less than twenty (20) acres shall be provided.
2. All parking shall be provided as off-street parking within the boundaries of the development.
3. All access to the parking areas shall be provided from roads which have a right-of-way of not less than one hundred twenty (120) feet in width.
4. All sides of the development not abutting a major thoroughfare one hundred twenty (120) foot right-of-way or greater shall be provided with a twenty (20) foot greenbelt planting and fence, wall, or earth berm so as to obscure from view all activities within the development. The planting shall be in accord with Section 1301.3.H.
5. A track shall not be located closer than five hundred (500) feet to any residence on property other than the site on which the tract is located.
6. Dust shall be controlled so as not to be noticeable beyond the property line of the property on which the track is located.
7. Noise levels shall comply with Section 1400, subsection 6, Noise of this ~~ordinance~~Ordinance.

8. The track area shall be fenced.
9. Grading on the site which involves one (1) or more acres shall require a building permit and shall comply with ~~State of Michigan Act 347 of 1972~~Part 91 Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act, ~~the Soil Erosion and Sedimentation Control Act of 1972,~~as amended (MCL 324.9101…324.9123a et. seq.) and with applicable ~~Charter~~ Ypsilanti Township ~~ordinance~~Ordinance.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 115~~7~~1. - Outdoor spat ball, simulated war games and similar activities:

Outdoor spat ball, simulated war games and similar activities may be permitted in I-2 industrial districts subject to the following conditions:

a. A minimum site size of not less than ten acres shall be provided.
b. The proposed use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding area.
c. A site plan, drawn to scale, showing all intended site uses, shall be submitted for review and approval in accord with section 2115. The site plan shall show the layout of the proposed use designating activity areas, location of all buildings and structured parking facilities, roads and drives to be utilized by the public, pedestrian circulation, location of service areas and transition plantings and/or screening devices.
d. The facility shall abut a major thoroughfare and shall provide all vehicle access to the facility from such abutting thoroughfare.
e. The property line of any such facility shall not be located within 200 feet of any residential dwelling or within 200 feet of any residential district.
f. A setback of 50 feet for all activity areas on the site shall be provided. Activities on the site shall in no way extend beyond the property line of the site.
g. Noise levels shall not exceed 65 decibels at any property line of the site.
h. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m.
i. Devices for the transmission of sound, voices or music shall be so directed as to prevent such sound from being audible beyond the property lines of the site.
j. The township board may impose such reasonable conditions as it deems necessary to protect the public health, safety and general welfare from excessive noise, traffic, obnoxious odors and any detrimental effects from the operation of the facility.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1152~~58~~. - Garbage, refuse and rubbish transfer stations:

Garbage, rubbish and refuse transfer stations may be permitted in ~~I-2 and I-3 industrial~~the L-M ~~districts~~district. The Township Board may grant a use permit under such conditions as it deems necessary for the protection of the public health, safety, and general welfare, including but not limited to the following:

1. The proposed use must be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood.
2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such

that traffic to and from the use and uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the Township Board shall consider amongst other things: convenient routes for traffic; the relationship of the proposed use to main traffic thoroughfares and to streets and road inter~~section~~sections; vehicular turning movements in relation to routes of traffic flow; location and access of off-street parking and the general character and intensity of the existing and potential development of the neighborhood. All driveways and parking areas on the site should be hard surfaced to specifications of engineering department.

3. The location and height of buildings or structures and the location, nature, and height of doors, walls and fences must be such that the proposed use will not have a detrimental effect upon the neighboring property or the neighboring area in general, nor impair the value of neighboring property, nor interfere with or discourage the appropriate development and use of adjacent land or buildings or unreasonably affect their value. Such building shall be completely enclosed.
4. The standards of density and required open spaces for the proposed use shall be at least equal to those required in the ~~I-2 z~~L-M zoning district or at least equal to those prescribed in the special requirements relating to the proposed use, whichever is the greater.
5. The location, size, intensity, site layout and periods of operation of any such proposed use must be designated to eliminate any possible nuisance likely to emanate therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration smoke or lights.
6. The proposed use must provide for proper yard space, parking facilities loading space, percentage of lot coverage, protective walls, size of buildings, lot area and width and other requirements of this ~~ordinance~~Ordinance.
7. The proposed use must be in accord with the spirit and purpose of this ~~ordinance~~Ordinance and not be inconsistent with or contrary to the objectives sought to be accomplished by this ~~ordinance~~Ordinance and principles of sound planning.
8. The following conditions shall be prohibited:
   A. Incineration or open burning in the building or on the site shall be prohibited.
   B. Overnight storage of any refuse material in the building shall be prohibited.
   C. Dumping or storage of any material on the site outside the building at any time shall be prohibited.
9. The Township Board may impose such reasonable conditions as it deems necessary to protect the public health, safety, and general welfare from excessive noises, excessive traffic patterns, obnoxious and unhealthy odors, and any detrimental effects from the general operation of such transfer station.
10. The Township Board may impose additional conditions and safeguards as it deems necessary to minimize the adverse effects of such an installation on the character of the surrounding area.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 1153~~9~~. - Lighted outdoor commercial sports centers:

Because lighted outdoor commercial sports centers, including baseball and other intense activities, possess the unique characteristic of often being used late into the night while attracting large numbers of spectators and attendant vehicular traffic in conjunction with ingress and egress to parking areas, these uses subject to the following conditions:

1. Lighted ~~O~~outdoor commercial sports centers ~~shall be~~are permitted only upon parcels of land which abut~~ting~~ a major thoroughfare of one hundred twenty (120) feet of right-of-way or greater.

~~2. Because it is of primary concern to the township to preserve large areas of industrial property for industrial uses, the township when considering approval of such a use shall take into account the compatibility of the lighted outdoor commercial sports center with existing and future industrial development.~~

~~3.~~2. In determining the number of parking spaces required to accommodate the lighted outdoor commercial sports center, the Township Board may take into account the hours of operation and types of activities conducted upon the site. The minimum parking requirements for baseball facilities shall be no fewer than seventy-five (75) spaces for each of the first four (4) baseball diamonds plus fifty (50) spaces for each additional baseball diamond.

~~4.~~3. The proposed internal site design of the facility shall meet all standards of the Township and other affected governmental agencies, including but not limited to those standards pertaining to proper drainage, lighting, hard surfacing, and other engineering standards.

~~5.~~4. Points of ingress and egress shall be available to the complex only from abutting major thoroughfares of one hundred twenty (120) feet of right-of-way or greater. The site shall comply with all standards of the Township and other affected governmental agencies relative to driveways, acceleration and deceleration lanes, and related items.

~~6.~~5. The use and parking area shall be screened from adjacent major thoroughfares with berms and other approved landscaping.

~~7.~~6. All lighting used to illuminate the area shall be installed so as to be confined within and directed upon the site.

~~8.~~7. Devices for the transmission of broadcasting of voices or music shall be so directed as to prevent said sound from being audible beyond the lot lines of the site.

~~9.~~8. Storage buildings, restroom facilities, facilities for the sale and consumption of food, beverages and refreshments and other similar accessory uses shall comply with all standards of the Township and other affected governmental agencies. Such accessory facilities shall operate only during the hours of operation of the principal use of the property.

~~(Ord. No. 2011-476 , § 20, 2-20-11)~~

Sec. 11546~~0~~. - Wastewater treatment plants:

~~Wastewater treatment plants may be permitted in the I-3 industrial district and the I-C industrial commercial district.~~ The ~~Township Board~~Planning Commission may grant a use permit for a wastewater treatment plant under such conditions as it deems necessary for the protection of the public health, safety, and general welfare, including but not limited to the following:

1. There shall be a demonstrated need in the community for such facility.
2. The proposed plant shall be designed and located within an area where the impacts shall be limited in terms of visual impacts, odors, and surrounding land use character.
3. The location, size, operation, and design shall utilize measures to eliminate any possible nuisance likely to emanate therefrom, which might be noxious to the occupants of any other nearby use, whether by reason of odors, fumes, or lights. Such measures shall include implementation of odor control measures.
4. Any such use shall conform to current standards established by the U.S. Environmental Protection Agency and the Michigan Department of ~~Environmental Quality~~Environment, Great Lakes, and Energy.
5. The ~~Township Board~~Planning Commission may impose such reasonable conditions as it deems necessary to protect the public health, safety and general welfare from obnoxious and unhealthy odors, visual impacts, and any detrimental effects to the character of the surrounding area.

Sec. 11556~~1~~. - State-licensed residential child and adult care facilities:

1. State-licensed child and adult care facilities, as defined in ~~article II~~Section 2.~~02~~01, ~~definitions~~Definitions, shall meet the following regulations:
   A. These facilities, except for adult/child family day care homes, shall be registered with ~~the~~ Ypsilanti Township ~~Community Development Department~~ and shall continually have on file with the Township documentation of a valid license as required by the state.
   B. Since the state law preempts in this area, these facilities shall be brought into compliance with all state building and fire codes pursuant to State Licensing Rules R400.1131—R400.1135. Documentation of such compliance with state requirements shall be provided.
   C. The site shall comply with the sign provisions of Section 2109.
   D. Off-street parking shall be provided for the number of employees on site at any one time.

~~If located in a single-family residential district, the building shall have an appearance which is nonintrusive and consistent in color, materials, roof-line and architecture, as determined by the planning commission.~~

~~Documentation of sufficient indoor classroom, crib or play area meeting state requirements shall be provided. Documentation of approved areas, as licensed by the state, shall be provided.~~

Site Development Regulations:

A. Adult foster care family homes serving six (6) persons or less. A state-licensed adult foster care home, foster family home, or foster family group home serving six (6) persons or less shall be considered a residential use of property and a permitted use in all residential districts.

B. Adult foster care small group homes serving between seven (7) and twelve (12) persons.

(1) A site plan, prepared in accordance with Article 9 shall be required to be submitted.

(2) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

(3) The property is maintained in a manner that is consistent with the character of the neighborhood.

(4) One (1) off-street parking space per employee and/or caregiver shall be provided.

(5) Appropriate licenses with the State of Michigan shall be maintained.

C. Adult foster care large group homes serving between thirteen (13) and twenty (20) persons.

(1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.

(2) A site plan, prepared in accordance with Article 9 shall be required to be submitted.

(3) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

(4) The property is maintained in a manner that is consistent with the character of the neighborhood.

(5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor be provided.

(6) Appropriate licenses with the State of Michigan shall be maintained.

D. Adult foster care congregate facilities serving more than twenty (20) persons.

(1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.

(2) A site plan, prepared in accordance with Article 9 shall be required.

(3) The subject parcel shall meet the minimum lot area requirements for the zoning in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.

(4) The property is maintained in a manner that is consistent with the character of the neighborhood.

(5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor shall be provided.

(6) Appropriate licenses with the State of Michigan shall be maintained.

(7) The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure

that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.

(8) Such facilities may include multi-purpose recreational rooms, kitchens, and meeting ~~_____~~rooms. Such facilities may also include medical examination rooms and limited space for ancillary services for the residents of the facility, such as barber and beauty facilities.

(~~-~~Ord. No. 2011-476 , § 20, 2-20-11)

Sec. 115662. - Towing services:

Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots, subject to the following:

1. All repair work on vehicles and equipment associated with the use shall be conducted completely within an enclosed building.
2. Outdoor storage of vehicles and equipment associated with the use is permitted, provided that the site includes a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.

Sec. 115763. ~~– Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies:~~Outdoor ~~s~~Storage and ~~C~~contractors/~~L~~landscapers ~~Y~~yard:

Outdoor storage of goods, materials, and equipment shall be prohibited unless otherwise specifically permitted in this ~~section~~Section. For those uses where the outdoor storage of goods, materials, and equipment is permitted either by right or through a ~~s~~Special land use, the following conditions shall apply:

1. General Regulations~~.~~:

A. Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use shall be permitted for storage under the sub~~section~~section.

B. Location and Size.

(1) The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height, and typical elevation of the enclosure shall be provided as part of the ~~s~~Special land use permit application and indicated on a site plan, as set forth in Article 10 and Article 9.

(2) Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and to the right-of-way; in any required side or rear yard; or in any required transition strip.

(3) Such storage shall not be located in any required parking or loading space.

C. Screening. The area for such storage shall be screened from view on all sides. Screening shall be constructed of wood or masonry materials. Wire fences with inserted strips of metal,

plastic and similar materials shall not be substituted for the required screening. The screen shall not be less than the maximum height of the product being stored.

2. *Contractors/~~L~~landscapers ~~Y~~yard~~.~~:*

   A. The contractor's office building shall be of permanent construction.

   B. Outdoor storage shall be accessory to the contractor's principal office use of the property. Such outdoor storage shall not be located within the front yard and shall be enclosed by an opaque fence up to eight (8) feet in height and/or landscape screening meeting the standards set forth in Section 1301.3.H.

   C. All travel surfaces shall be paved as a condition of approval.

   D. Cranes, booms or other extensions on equipment, trucks or other vehicles parked on site shall be stored in the lowest possible configuration.

~~Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential or business districts, and on any yard abutting a public thoroughfare. In any I-1 district, the extent of such fence or wall may be determined by the planning commission on the basis of usage. Such fence or wall shall not be less than five feet in height, and may, depending on land usage, be required to be eight feet in height. A chain link-type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence.~~

Sec. ~~Section~~ 1158. – Garage and y~~Y~~ard ~~S~~sales:

1. *Standards~~.~~:* The owner or occupant of any one-or two-family residence~~ts~~ may conduct up to six (6) garage, rummage, or yard sales per calendar year. Each sale may be for a period not to exceed seventy-two (72) hours. Signage for said sale(s) shall be as permitted in Article 15.

Sec.~~Section~~ 1159 – Artisan ~~F~~food and ~~B~~beverage p~~P~~roduction:

1. *Retail ~~S~~sales~~.~~:* Retail sales of the product produced on-site are allowed. If to be consumed off-site, the product must be in the original packaging. The product may also be sold and served on-site, and accessory retail sales of related items are permitted.

2. *Wholesale~~.~~:* No more than fifty percent (50%) of the product may be produced for sale to a wholesaler and at least fifty percent (50%) of the product must be sold for retail use, to be consumed either on- or off-site.

3. *Enclosed Buildings~~.~~:* All equipment used in the production and all products produced must be located within the principal building.

4. *Nuisance~~.~~:* The production process shall not produce odors, dust, vibration, noise, or other external impacts that are detectable beyond the property lines of the subject property

Sec.~~Section~~ 1160 – Senior ~~A~~assisted and ~~I~~independent ~~L~~living:

1. *Maximum ~~D~~density~~.~~:* The maximum allowable density varies by housing type, but shall not exceed the following:

   A. Dwellings may be provided for as single-family detached, two-family, or multiple-family units. When such dwellings contain kitchens, the minimum site area requirements for purposes of calculating density shall be as follows:

Dwelling Site	Site Area Required Per Unit
Efficiency/One (1) bedroom	Two thousand (2,000) square feet
Two (2) ~~bedroom~~bedrooms	Two thousand five hundred (2,500) square feet
Each additional bedroom	Five hundred (500) additional square feet per bedroom

   B. Where facilities do not contain kitchen facilities within individual dwelling units, the site area per bed shall be one thousand five hundred (1,500) square feet.

2. *Height, ~~L~~lot ~~C~~coverage, and s~~S~~etbacks~~.~~:* Height, lot coverage and setback requirements of the ~~MF~~RM-MD Districts as set forth in Section 408 shall apply.

3. *Parking~~.~~:* Parking is not allowed in any required front yard. Parking is permitted in the side and rear yards provided a minimum twenty (20) foot setback is observed.

4. *Façade~~.~~:* The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

5. *Drop-~~O~~off and ~~P~~pickup ~~A~~area~~.~~:* A separate drop-off and pickup area shall be required adjacent to the main building entrance, located in a manner that will not create congestion on the site or within a public roadway.

Sec.~~tion~~ 1161 – Commercial ~~K~~kennel ~~Regulations~~ /~~p~~Pet d~~D~~ay c~~C~~are ~~R~~regulations:

1. *Application of ~~R~~regulations~~.~~:*

   A. Special land use required.

      (1) Training classes shall be permitted only if specifically authorized in the s~~S~~pecial land ~~U~~use ~~P~~permit.

      (2) In districts other than AG, the kennel shall not be operated for breeding purposes, unless specifically authorized in the Special Use Permit.

   B. The ~~S~~special land ~~U~~use ~~P~~permit shall establish a limit on the number of animals that may be boarded at one (1) time.

   C. The special land use permit ~~Special Use Permit~~ may limit the specific species of animals that are permitted.

D. The special land use permit ~~Special Use Permit~~ may establish a limit on other measures of the intensity of use.

2. *Standards~~.~~:*

A. Kennel shall be subject to the permit and operational requirements of State and County regulatory agencies.

B. Pet grooming (including bathing, fur and nail trimming, brushing, flea and tick treatment, and similar treatment) shall be permitted for animals being boarded; for animals not being boarded, pet grooming shall be permitted if specifically authorized in the special land use permit~~Special Use Permit~~.

C. The sale of pet and veterinary products shall be incidental to the kennel unless specifically authorized in the special land use permit~~Special Use Permit~~.

D. Veterinary care shall be incidental to the kennel unless specifically authorized in the ~~S~~special land use permit~~pecial Use Permit~~.

E. Structures in which animals are kept, as well as animal runs and exercise areas, shall not be located in any required front or rear setback area and shall be located at least fifty (50) feet from any dwelling or building used by the public on adjacent land.

3. *Operations~~.~~:*

A. All animals shall be kept in an enclosed structure, except for walking and outdoor exercise when accompanied and controlled by an employee of the kennel. The special land use permit ~~Special Use Permit~~ may limit the time during which the animals are permitted out of the building.

B. An operations and maintenance plan shall be submitted that specifically addresses how noise will be attenuated and waste handled.

C. In districts other than ~~Agricultural~~AG Districts, facilities must be connected to public utilities where available.

D. Applicant shall include a waste management plan.

Sec.~~tion~~ 1162 – Mobile ~~H~~home ~~P~~parks:

1. *Locational ~~R~~requirements~~.~~:*

A. Access to any mobile home park shall be to a major thoroughfare ~~or secondary thoroughfare as designated on the master plan~~. The intent being to avoid higher density traffic movements through existing or planned single-family developments. An emergency means of ingress and egress to a mobile home park, not used for general access, may be permitted to other than a major thoroughfare.

B. Mobile home parks shall not be permitted on parcels of less than fifteen (15) acres in area.

2. *Area, ~~H~~height and ~~B~~bulk ~~R~~requirements:*

No mobile home shall be permitted to occupy any mobile home park site if the home and/or site fails to comply with the following requirements:

A. All mobile homes shall comply with ~~state mobile home commission~~the Michigan Manufactured Housing Commission requirements with respect to ~~—~~the space between homes and other facilities.

B. All mobile home sites shall contain at least five thousand five hundred (5,500) square feet of site area. This site area, however, may be reduced to not less than four thousand four hundred (4,400) square feet; provided, that for each square foot of reduction in site area, at least a corresponding amount of open space land be established for common use.

C. A setback of at least fifty (50) feet shall be provided between any mobile home and an office building, community center or service building and any abutting public thoroughfare right-of-way line. This area shall be maintained in an open landscaped area. A setback of at least twenty-five (25) feet, the computation of which shall include the ten (10) foot required distance established in rule 944(1) of the ~~mobile home commission~~Manufactured Housing Commission rules, shall be provided between any mobile home, office building, community center or service building and any other exterior property line. This latter setback area may be used as yard areas for permitted buildings. This area may also be used for parking subject to the screening requirements of ~~Sec. 2108.~~Section 1301.3.H. This area may also be part of the required open space when it is part of a functionally usable open space area.

3. *Required ~~C~~conditions:*

A. All mobile home park development shall further comply with ~~Act No. 419 of Public Acts~~the Mobile Home Commission Act, Public Act 96 of 1987, as amended ~~of Michigan of 1976~~ (MCL ~~125.1101~~2303 et. seq.~~, MSA 19.855(1) et seq.), as adopted~~.

B. Mobile home parks shall provide land for open space use by residents of the park. These areas shall be so located and arranged that they functionally serve the residents to be served and meet or exceed ~~mobile home~~the Manufacturing Housing ~~c~~Commission rules, as adopted.

C. The outside storage of household effects, other than normal patio furniture, etc., is prohibited. The storage of recreational vehicles, i.e., boats, campers, trailers, motor homes or snowmobiles, on mobile homes sites and/or required parking spaces for longer than forty-eight (48) hours is also prohibited.

The storage or parking of recreational vehicles, motor homes, boats, snowmobiles, or other vehicles or items ordinarily towed, driven or used for a special purpose, if storage or parking of such is permitted in the mobile home park, shall be in accordance herewith. The storage of the vehicles or items in the mobile home development is specifically prohibited except in the storage area. The storage area shall be screened by solid-type fence five (5) feet in height around its perimeter or by some other similar screening device.

D. All utility connections shall comply with state and local codes.

E. The proposed site plan for the mobile home park shall be submitted to the Planning Commission for their review and approval prior to any consideration. The suggestion of any changes or modifications shall be based on such reasonable requirements as are applied to the review and approval of all other uses in the Township. Any items determined to be undesirable or inadequate shall be made known to the applicant and a copy of such objections shall immediately be forwarded to the state Manufacturing Housing ~~mobile home c~~Commission for their consideration in reviewing the proposed mobile home park plans.

F. The Township engineer shall also review the proposed park plans with respect to drainage patterns to adjacent properties, water and sewage needs which would be generated and the Township's ability to accommodate such mobile home park needs. In addition, any connections to municipal facilities shall meet applicable Township engineering design requirements. A copy of any deficiencies noted shall be transmitted immediately, with the recommendations of the Planning Commission, to the state mobile home commission.

G. Each occupied mobile home shall be skirted and anchored with materials meeting Manufacturing Housing ~~mobile home c~~Commission specifications.

H. A mobile home, in a mobile home park, shall only be made available for human occupancy on a lot approved for such occupancy by the Charter Township of Ypsilanti and the Michigan Manufacturing Housing ~~Mobile Home~~ Commission, in accordance with the approved plans for the mobile home park. Every mobile home ~~–~~proposed, to be located on a lot in a mobile home park, shall be certified to comply with the requirements of the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development (HUD) under the provisions of 24 CFR 3280 as the same are from time to time amended. Additionally, all mobile homes shall meet or exceed all applicable roof, snow load, and strength requirements. Compliance with the mobile home construction and safety standards shall be shown by a HUD seal affixed to the mobile home and evidence of the existence of a HUD seal shall be presented to the Township ~~community and economic development~~Planning ~~d~~Department prior to the issuance of a land use permit for a mobile home.

I. The selling of new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied within the mobile home park may be sold by a licensed dealer and/or broker. This ~~section~~Section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home development, provided the development permits the sale.

Sec.~~tion~~ 1163 – Townhouses:

In form-based districts, townhouses shall meet the requirements for that district. For townhouse development outside of form-based zoning districts, all townhouse residential must comply with the following design standards:

1. *Dimensional ~~S~~standards~~.~~:* All principal buildings shall meet the following dimensional requirements:

   A. Minimum front yard setback: fifteen (15) feet.

   B. Minimum spacing between buildings: fifteen (15) feet.

   C. Minimum rear yard setback: twenty (20) feet.

   D. Minimum setback from side and rear perimeter of site: twenty (20) feet.

   E. Minimum setback from adjacent single-family zoning district: thirty (30) feet.

   F. Maximum percent of lot area covered by buildings: forty-five percent (45%).

G. Maximum height of structures: Two (2) stories and twenty-five (25) feet.*

H. Minimum ground floor area per unit: one thousand (1,000) square feet.

*The Township Board may permit buildings up to three (3) stories and thirty-five (35) feet in height where the building is setback from existing adjacent single-family lots a distance equal to the height of the building and landscape screening is provided along the lot line adjoining an existing single-family residential use.

2. *Building ~~L~~layout and ~~A~~architecture~~.~~:* The following architectural standards shall be met for all structures.

A. Style. Buildings shall have a traditional style of architecture characteristic of the mid-western United States. Design guidelines and typical building elevation drawings shall be presented with the ~~PD stage I~~ preliminary site plan and be referenced in the ~~PD~~development agreement. Detailed architectural plans for each building will be included with the final ~~PD stage II~~site plans.

B. Street Facade. Buildings shall be oriented towards the street. The facade of buildings facing the public street shall include doors, porches, windows, and other architectural detailing consistent with the front facade of a traditional dwelling. The front facade of all buildings shall be constructed of brick.

C. Porches. All main entrances to the units shall have a porch or stoop at least thirty (30) square feet in area facing the street.

D. Roofs. All buildings shall have pitched roofs. The roofline may also include varying lines customary with gable or hip style roofing and dormer window features are encouraged. Permitted roofing materials include asphalt shingles, cedar shake and slate.

E. Garages. All units shall provide garages accessed from the rear or side of the building. This may be accommodated by an attached rear-entry garage, a garage that is access via a rear service drive or a detached garage located in the rear yard. Garages facing towards the front lot line may be permitted where the front of the garage is located at least twenty (20) feet behind the front wall of the dwelling.

3. *Circulation~~.~~:*

A. Road standards. Roads may be public or private where approved by the Township Board. The Township Board may permit specific modifications to road standards where the modification will improve the traditional neighborhood character of the development, provided parking and emergency vehicle access are accommodated.

B. Street connections. Street connections shall be encouraged where it will unify neighborhoods and provide more convenient access to businesses and community facilities such as schools and parks. Cul-de-sacs and other dead-end streets shall be discouraged. Where it is not possible or desirable to provide a through street, the Planning Commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least twenty (20) feet wide, measured face to face of curb, and the central green shall be no less than twenty (20) feet at its narrowest dimension and be landscaped.

C. Rear service drives. Rear service drives or alleys may be provided to serve as access to rear yard garages within a minimum pavement width of at least twenty (20) feet. In addition to a

rear drive, all residential structures shall have frontage along a public street or private road, except the Township Board may allow dwellings to front onto a common green or pedestrian right-of-way, where the fire department determines that adequate emergency vehicle access is provided.

D. Pedestrian circulation. Sidewalks shall be provided on both sides of streets through the development. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. Sidewalk and pathway connections may be required to adjacent uses and activity areas.

4. *Parking~~.~~:* All units shall be provided with individual garages. Guest parking spaces shall not be located in the front yard of the site and any off-street parking spaces must be screened from view of any public road or pedestrian path, by a street wall or hedge along the frontage. Street walls shall be three (3) feet in height and constructed of brick or stone.

~~1.~~5. *Lighting~~.~~:* A consistent type of pedestrian scale ornamental lighting shall be provided along all streets and sidewalks and within any off-street parking lots. Such lighting shall be provided at a frequency and height to provided desired light levels.

6. *Open space~~.~~:* A minimum if twenty percent (20%) of the gross area of the site shall be dedicated open space held in common ownership. ~~Open space meeting the requirements of Section 1905 shall be provided.~~ Open space areas shall offer a source of passive and/or active recreation, in accordance with the intended character of the neighborhood. Passive recreational areas may include features such as formal seating areas and open lawn areas. Active recreational areas may include specific recreation elements such as playgrounds, tennis courts and swimming pools or less formal features such as open play fields and walking paths.

Sec. 1164 – Common household gardening:

Common household gardening, as defined in Section 201, Definitions under "Accessory Use" may only occur in the rear yard or nonrequired side yard in a residential district.

Sec. 1165. - Private clubs, fraternal organizations, and lodge halls:

Private clubs, fraternal organizations, and lodge halls must meet the following conditions:

1. The site abuts a major thoroughfare, as defined in Section 201 of this Ordinance.
2. Access to and from the site can be safely provided to the satisfaction of the Washtenaw County Road Commission.
3. No building or parking area shall be located closer than fifty (50) feet to a property line.
4. All parking shall be screened from view of all abutting residential districts.
5. Outdoor lighting of a type and location which will not be a nuisance to abutting residential districts shall be provided and any outdoor lighting shall conform with the guidelines set forth in Section 1303, Exterior lighting.
6. Private clubs are required to register with the Township.

ARTICLE XII. – ACCESS, PARKING & LOADING REQUIREMENTS

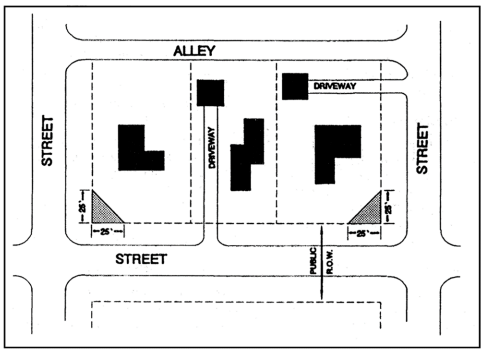
Sec. 12012117. - ~~Frontage on a public street~~ General access and road construction requirements:

~~No lot shall be used for any purpose permitted by this ordinance unless said lot abuts a public street, unless otherwise provided for in this ordinance or other ordinances of the Township.~~

1. ~~Right-of-Way Width~~ Frontage.
   A. Every use, building or structure established after the effective date of this Ordinance shall be on a lot or parcel which adjoins a public street or an approved private road. Such street right-of-way will comply with Washtenaw County Road Commission standards or shall adjoin a private road for which the design and construction have been approved per the Township Engineering Standards.
   B. A driveway may not serve more than one (1) lot or parcel, unless a private road is constructed for which the design and construction have been approved per the Township Engineering Standards.
2. Road Construction.
   A. All new public road construction and road improvements shall comply with the applicable. Washtenaw County Road Commission or Michigan Department of Transportation standards.
   B. All new private road construction and road improvements shall comply with the applicable Township Engineering standards and any other applicable Township policies.
3. Access Requirement for Permits. No building permits or land division permits shall be issued for any lot or parcel until access, as required under this Section, has been constructed and approved. The Zoning Administrator shall have the authority to approve the provision of required access.

Sec. ~~2112~~1202. - Corner clearance:

No fence, wall, shrubbery, sign, vegetation, structure, or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the



intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

Sec. ~~2123~~1203. - Access management and driveway standards.

1. *Purpose*. Access management regulations can alleviate some traffic congestion, help maximize road capacity and increase traffic safety. These regulations are based on considerable research in Michigan and nationally and were prepared concurrent with guidelines promoted by the Michigan Department of Transportation (MDOT).
2. *General*. Adequate ingress and egress to a parking facility shall be provided by clearly defined driveways. Access to public roads shall be controlled in the interest of public safety. Each building or group of buildings used for non-residential purposes, and its parking or service area, shall be physically separated from public roads by a greenbelt, curb, or other suitable barrier against unchanneled motor vehicle access or egress, except for access ways authorized herein. Driveway design and placement must be in harmony with internal circulation and parking design such that the entrance can absorb the maximum rate of inbound traffic during a normal peak traffic period. Parking lots shall be designed to prevent vehicles from backing into the street or requiring use of the street for maneuvering between parking rows.
3. *Number of access points*. The number of access points shall be limited to the minimum needed to provide reasonable access. Access points shall be designed and located to minimize conflicts with traffic operations along the street and be placed as far from intersections as practical. Land divisions shall not be permitted that may prevent compliance with the access location standards of this Section.
4. *Spacing of access points*. All spacing of access points shall comply with Township Engineering standards, other applicable policies, ~~WCRC~~Washtenaw County Road Commission (WCRC) standards Michigan Department of Transportation (MDOT) standards, or the standards of another appropriate body.
5. *Spacing from intersections*. Minimum spacing of access points from intersections, shall comply with Township Engineering standards, WCRC standards, MDOT standards, or the standards of another appropriate body.
6. *Complete streets*. Any project involving the construction, reconstruction, capacity enhancement, or preservation of a roadway, bridge, public parking facility, or other transportation right-of-way within the Township shall be subject to the provisions of the Washtenaw County, Michigan Department of Transportation, and Township Complete Streets ~~Ordinance~~policy ~~as outlinedset forth in {Insert section}~~.
7. *Adjoining lands*. Where the subject site adjoins land that may be developed or redeveloped in the future, including adjacent lands or potential outlots, the access shall be located to ensure the adjacent site(s) can also meet the access location standards in the future. Site development shall be done to provide for future cross access to adjacent lots. Planning Commission may require the establishment of a required cross access or cross access easement.
8. *Shared driveway, service drive, and frontage roads*. Where direct access consistent with the various standards above cannot be achieved, access should be via a shared driveway or service drive. In particular, the Planning Commission may require development of frontage roads, or rear

service drives where such facilities can provide access to signalized locations, where service drives may minimize the number of driveways, and as a means to ensure that traffic is able to more efficiently and safely ingress and egress. Frontage roads or service drives shall be constructed in accordance with the following standards:

A. Service drives and frontage roads shall be set back as far as reasonably possible from the intersection of the access driveway with the public street. A minimum distance that equals the required front yard (setback) or the major road setback, whichever is a greater distance from the right-of-way, shall be maintained between the public street right-of-way and the pavement of the frontage road, with a minimum fifty (50) feet of throat depth provided at the access point. The Planning Commission may extend throat length if modeled vehicle queues necessitate expansion.

B. The alignment of the service drive can be refined to meet the needs of the site and anticipated traffic conditions, provided the resulting terminus allows the drive to be extended through the adjacent site(s).

C. In cases where a shared access facility is recommended, but is not yet available, temporary direct access may be permitted, provided the plan is designed to accommodate the future service drive, and a written agreement is submitted that the temporary access will be removed by the property owner, when the alternative access system becomes available. The Planning Commission may require posting of a financial performance guarantee to ~~i~~ensure compliance.

D. A cross-access easement agreement shall be reviewed and approved by the Township Attorney.

9. *Safe sight distance*. Driveways shall be located to provide safe sight distance, as determined by the applicable road agency

10. *Street structures*. No driveway shall interfere with municipal facilities such as streetlights, traffic signal poles, signs, fire hydrants, cross walks, bus loading zones, utility poles, fire alarm supports, drainage structures, or other necessary street structures. The Zoning Administrator is authorized to order ~~and effect~~ the removal or reconstruction of any driveway which is constructed in conflict with street structures. The cost of reconstructing or relocating such driveways shall be at the expense of the adjoining property owner.

11. *More restrictive standards*. The appropriate road agency may require a more restrictive standard than contained herein.

~~Uses permitted in this section shall be subject to the following conditions:~~

~~(1) In those instances where the Planning Commission finds that an excessive number of ingress or egress points may occur with relation to major or secondary thoroughfares, thereby diminishing the carrying capacity of the thoroughfare, or where the Township Master Plan designates thoroughfares for the provision of marginal service roads, the commission may require the provision of marginal service roads and to assure adequate traffic circulation on the site, may require the development of parking so that contiguous lots on abutting properties will allow traffic circulation from one property to another without reentering the public thoroughfare.~~

~~(2) The pavement of the marginal service road shall be located 30 feet from the future right-of-way line of the thoroughfare and shall be at least 24 feet wide and shall be constructed in accord with "Engineering~~

~~Design Specifications for Site Improvements," section 6, unless otherwise provided herein. Such service road shall be an easement which will permit the use of the service road for traffic circulation from one property to another. Such easement shall be in a written form acceptable to the Township Board and approved by the Township Board prior to the issuance of a building permit. No permanent structures such as curbs shall be permitted within the easement. Each property owner shall be responsible for maintenance of the easement so that it remains usable as a means of getting from one property to another. The easement shall be recorded with the county register of deeds prior to the issuance of an occupancy permit.~~

~~(3) In reviewing the site plan, the Planning Commission may permit parking in the easement area, provided that the layout is such that parking can be removed at a later date when the marginal service road is needed for access to adjacent properties without disrupting the layout of the parking area. Temporary parking spaces permitted within the marginal service road easement shall not be included in computing the minimum off-street parking requirements under section 2104.~~

~~(4) Where marginal service roads are required, the Planning Commission shall recommend that the entire 24 foot area be paved up to the abutting properties. Backing from parking spaces onto the marginal service road shall not be permitted except on a temporary basis. The site plan shall indicate the proposed elevation of the marginal service road at the property line and the building inspector shall maintain a record of all marginal service road elevations so that their grades can be coordinated. Marginal service road elevations shall conform to elevations established by the Township or, if not so established be not more than one foot above or below the elevation of the adjoining property. Paving of the marginal service road shall meet construction specifications set by the Township.~~

~~(5) The 30 foot setback area between the future road right of way and the marginal service road shall be kept in grass and landscaped in accordance with plans approved by the Planning Commission. The maintenance of the grass and the landscaped area shall be the obligation of the abutting property owner.~~

~~(6) Temporary entrances and exits may be approved for individual sites provided money is placed in escrow to assure elimination of temporary entrances and exits. Occupancy permits shall not be issued until monies have been deposited with the Township. As a guideline, the national highway institute standards may be utilized by the Planning Commission in determining spacing for temporary entrances and exits.~~

~~Highway Speed (mph)~~	~~Minimum Spacing (feet)~~
~~20~~	~~85~~
~~25~~	~~105~~
~~30~~	~~125~~
~~35~~	~~150~~
~~40~~	~~185~~
~~45~~	~~230~~

~~50~~	~~275~~

~~(7) In determining which entrances and exits will be permanent and which shall be temporary, the Planning Commission shall generally be guided by a minimum distance of 600 feet between entrances and exits and by the location of existing or approved drives on the opposite side of the street.~~

~~(8) Before obtaining a building permit for a permitted use, the owners of all property shall submit to the Township a properly executed and witnessed license agreement which gives the Township Board the authority to open and dose marginal service roads and driveways whenever necessary in order to guarantee, to the satisfaction of the Township Board, a safe and efficient movement of traffic. The license may be recorded in the office of register of deeds of Washtenaw County, Michigan. Acceptance of this license shall in no way obligate the Township to build, repair, maintain or clear the marginal service roads and no public funds may be spent by the Township to build, repair, maintain or close the marginal service roads. The intent of this subsection is to require owners to construct a marginal service drive across the front of their property and to allow the Township to enforce its traffic ordinances movement of traffic. All necessary pavement markings, signs and signals will be provided in accord with acceptable traffic engineering standards by the adjacent property owners.~~

~~(9) For any residential subdivision or site condo development, cluster housing or multiple family development access shall be provided from a major or secondary thoroughfare by means of not less than two entrances (streets or drives) for properties of more than 700 feet in depth from such major or secondary thoroughfare or where a cluster housing or multiple family development will contain more than 70 dwelling units.~~

Sec. 1204. - Traffic impact analysis:

A traffic impact analysis as set forth in Chapter 24, Article 5 of the ~~General Code~~Charter Township of Ypsilanti Code of Ordinances ~~of the~~ may be required by the Zoning Administrator to analyze the effect of development upon existing street traffic. The traffic impact analysis shall be paid for by the applicant.

Sec. 1204~~5~~. - Parking requirements:

1. ~~1.~~ *General.* There shall be provided in all districts, at the time of erection or enlargement of any main building or structure, automobile off-street parking space, with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

   ~~a.~~ Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

   ~~b.~~ Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

2. ~~2.~~ *Minimum number of spaces required.* The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

Use	Number of minimum parking spaces per unit of measure

a.	*Residential*		
	(1)	Residential, one-family, and two-family	Two (2) for each dwelling unit.
	(2)	Residential, multiple-family	One (1) space per each efficiency dwelling unit; and Two (2) spaces per each dwelling unit with one (1) or more bedrooms + one (1) for each ten (10) dwelling units. ~~Two for each dwelling unit.~~
	~~(3)~~	~~Residential, multiple-family high-rise (over four stories)~~	~~One and three-quarters for each one dwelling, or one and one-half for each one dwelling unit provided that one-quarter space per unit is indicated as potential, future parking, to be initially developed as landscaped open space. The site plan shall show how the parking lot could be expanded to include the one-quarter space per dwelling unit if ever found necessary.~~
	(3)	Convalescent and Nursing Homes	One (1) space per each three (3) beds or two (2) rooms, whichever is less; plus, one (1) space for each employee on the largest typical shift.
	(4)	~~Housing for the elderly~~Senior Assisted or independent living	One (1) for each two (2) units and one (1) for each employee. Should units revert to general occupancy, then two (2) spaces per unit shall be provided.
	(5)	Mobile home park	Two (2) for each mobile home site and one (1) for each employee of the mobile home park.
	(6)	Bed and breakfast dwellings	Two (2) for the owner and or operator and one (1) for each leasable room.
b.	*Institutional*		
	(1)	~~Churches and temples~~Places of worship	One (1) for each ~~three~~three (3) seats or six (6) feet of pews in the main unit of worship.
	(2)	Hospitals	One~~Two for each one bed, plus~~ (1) space ~~per each 200 square feet of office of outpatient area.~~per three hundred (300) square feet gross floor area (Max. one (1) per one hundred-fifty (150) sq. ft.)
	(3)	Elementary and junior high schools	One (1) for each one (1) teacher, employee, or administrator in addition to the requirements for auditorium or stadium.
	(4)	Senior high schools	One (1) for each one (1) teacher, employee, or administrator, and one (1) for each ten (10) students, in addition to the requirements of the auditorium or stadium, whichever seats more.

	(5)	Private clubs, or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
	(6)	Fraternity or sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.
	(7)	Library, museum, or post office	One (1) for each one hundred-fifty (150) square feet of usable floor area.
c.	Child and adult care facilities		
	(1)	Family day care homes for up to six (6) adults	Two (2) for each unit plus one (1) for each caregiver.
	(2)	Group day care home for up to twelve (12) adults	One (~~Two for each dwelling unit plus one for each caregiver.~~1) space per six (6) clients; plus one (1) space per employee at time of peak shift.
	(3)	~~Group day care home for children~~Childcare or day care centers and preschools	One (1) space per six (6) clients; plus, one (1) space per employee at time of peak shift.~~Two for each dwelling unit plus one for each caregiver.~~
d.	*Offices*		
	(1)	Financial institution ~~Banks~~	One (1) for each two hundred (200) square feet of usable floor space, plus three (3) for each exterior non-drive-through ATM. Drive-up windows shall be provide~~d four (4)~~ stacking spaces per the requirements in Section 1118, Drive-in and drive-through facilities. ~~for the first window, plus three (3) spaces for each additional window.~~
	(2)	Business offices or professional offices except medical offices	One (~~One for each 250 square feet of usable floor space.~~1) per three hundred (300) square feet gross floor area (Max. one (1) per one hundred-fifty (150) sq. ft).
	(3)	Professional offices of doctors, dentists, or similar professions	One (1) for each two hundred-fifty (~~100~~250) square feet~~of usable floor area in waiting rooms, and~~ of gross floor area. (Max. one (1) per one hundred-fifty (150) sq. ft). One (1) for each examining room, dental chair, or similar use area.~~One for each 200 square feet of usable floor area.~~
e.	Retail Uses		
	(1)	Retail stores except as otherwise specified herein	One (~~One for each 250 square feet of usable floor space.~~1) per three hundred twenty-five (325) square feet gross floor area.
	(2)	Convenience Store	One (1) for each one hundred twenty-five (125) square feet of usable floor space.

	(3)	Shopping centers with multiple tenants	One (1) for each two hundred-fifty (~~100~~250) square feet of usable retail floor area for the first 50,000 square feet. One (1) for each two hundred seventy-five (~~100~~275) square feet for the next 50,000 to 450,000 square feet of usable retail floor area. One (1) for each three hundred (300) square feet for that area in excess of 450,000 square feet of usable retail floor area. Non-retail uses such as restaurants, bars and theaters shall be calculated separately based upon their respective requirements.
	(4)	Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair, and other similar uses	One (1) for each eight hundred (800) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein.)
	(5)	~~Gasoline service stations (full service)~~Vehicle fueling/multi-use station	One (1) space for each one hundred twenty-five (125) square feet of usable floor area; plus two (2) parking spaces per fueling station~~Two for each lubrication stall, rack or pit; and one for each service vehicle used by the service station, in addition to space provided at each fuel pump dispenser. Gasoline service stations providing carwash facilities, sale of food, beverages and other products shall provide additional off-street parking spaces based on the requirements for such uses.~~
	(6)	Major and minor ~~Gasoline filling stations (self-service)~~vehicle repair station	Two (2) spaces for each service bay; plus one (1) space for each tow truck, if applicable, plus adequate spaces for overnight parking; plus one (1) space per one (1) employee at peak shift ~~One for each employee plus one for each 100 square feet of floor area used for cashier, office or retail sale of food, beverages and other products in addition to space provided at each fuel pump dispenser. In no instance shall such facility provide fewer than three spaces for cashier's and office use. Gasoline service stations providing carwash facilities shall provide additional off street parking spaces based upon the requirements for such uses.~~
	(7)	Home improvement centers	One (1) per three hundred (300) square feet of useable floor area.
	(8)	Motor vehicle sales and accessory service establishments	One (1) for each four hundred (400) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room.
	(9)	Open air businesses	One (1) for each five hundred (500) square feet of land area being used for display, plus one (1) for each employee
f.	*Restaurants/food and beverage*		

	(1)	Bars/lounges (majority of sales consist of alcoholic beverages)	One (1) per each seventy (70) square feet of useable floor area or one (1) per two (2) seats, whichever is greater
	(2)	Drive-in Restaurant	One (1) for each employee and one (1) for each twenty-five (25) square feet of usable floor area.
	(3)	Drive-through Restaurant	~~One for each employee, one for each 75 square feet of dining area and five~~ ten ~~stack-up spaces for each drive-through window or station.~~0.7 per seat (alt. three (3) for every four (4) seats). Stacking spaces shall meet the requirements in requirements in Section 1118, Drive-in and drive-through facilities.
	(4)	Carry-out Restaurant (with no eating on premises)	Six (6) per service or counter station, plus one (1) for each employee.
	(5)	Open front Restaurants such as, but not limited to: dairy bars and fruit, and vegetable stands	Ten (10) plus one (1) per employee.
	(6)	Standard restaurants ~~without liquor license~~	~~One for each~~ 2 ~~seats based on maximum seating capacity, plus one space for every ten seats, as determined by the building code in effect in the Township.~~ 0.4 per seat (alt. two (2) for every five (5) seats) ~~100 square feet of usable floor area or one for each three persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is the great~~
	~~(7)~~	~~Standard sit-down restaurants with liquor license~~	~~One for each 75 square feet of usable floor area or one for each two persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is the greater.~~
g.	Service Uses		
	~~(1)~~	~~Automobile repair~~	~~Two for each service stall plus one for each employee.~~
	(1)	Vehicle quick oil change	Two (2)stacking spaces for each service stall, rack, or pit plus one (1) for each employee.
	(2)	Vehicle wash	One (1) for each one (1) employee ~~.~~ Stacking spaces shall meet the requirements in requirements in Section 1118, Drive-in and drive-through facilities.~~In addition, stacking spaces equal in number to five times the maximum capacity of the auto wash. Maximum capacity of the auto wash shall mean the greatest number of automobiles possible undergoing some phase of washing at the same time, which shall be determined by dividing the length in feet of each wash line by 24.~~

	(3)	Vehicle wash (self-service or coin operated)	~~Two (2) stacking spaces for each washing stall in addition to the stall itself plus o~~One (1) for each drying space. ~~Stacking spaces shall meet the requirements in requirements in Section 1118, Drive-in and drive-through facilities.~~
	(4)	Beauty parlor or barbershop	Two (2) for each beauty or barber chair plus one (1) for each employee.
	(5)	Dry Cleaning and laundry establishments	One (1) per five hundred (500) square feet of useable floor area
	(6)	Laundromats and coin-operated dry cleaners	One (1) for each two (2) washing and/or dry-cleaning machines.
	(7)	Funeral home	One (1) for each fifty (50) square feet of usable floor area.
	(8)	~~Motel, hotel or other commercial lodging establishments~~Place of lodging	One (1) for each one (1) occupancy unit plus one (1) for each employee plus spaces as required for accessory uses such as a bar, restaurant, meeting rooms, etc.
	(9)	Self-storage mini warehouse	One (1) parking space for every one hundred (100) storage units plus one (1) for each employee, with a minimum of five (5) parking spaces. Required parking spaces shall be located in order to serve the management office.
h.		Adult entertainment facility	
	(1)	Adult book/video store	One (1) for each seventy-five (75) square feet of usable floor space.
	(2)	Adult motion picture theater	One (1) for each two (2) seats plus one (1) for each theater employee.
	(3)	Adult mini-motion picture theater	One (1) for each one (1) seat or viewing station plus one (1) for each employee.
	(4)	Cabaret	One (1) for each seventy-vie (75) square feet of usable floor space.
	(5)	Massage establishment	One (1) for each massage table or station, plus one (1) for each twenty (20) square feet of waiting room, plus one (1) for each employee.
	(7)	Video Rental Establishments	One (1) per one hundred-fifty (150) square feet of useable floor area.
i.	*Recreation Uses*		
	(1)	Athletic clubs, exercise establishments, health studios, sauna	One (1) space for each two hundred (200) square feet of usable floor area~~One for each three persons allowed within the maximum occupancy load as established by local, county or~~

		baths, martial art schools and other similar uses	~~state fire, building or health codes plus one per employee. In those instances where memberships are provided for, not less than one per each five memberships shall be provided plus one per employee or one for each two clothing lockers plus one per employee whichever is the larger.~~
	(2)	Amusement arcade	One (1) for each one (1) game table and one (1) for each amusement device.
	(3)	Bowling alleys	Five (5) for each one (1) bowling lane plus spaces required for accessory uses such as a bar or restaurant.
	(4)	Commercial indoor and outdoor recreation facilities (such as archery ranges, batting cages, etc.)	One (1) space for each one thousand (1,000) square feet of enclosed recreational space; plus, one (1) space for each employee on the largest typical shift two (2) spaces for each court (tennis, racquetball, etc.); four (4) spaces for each hole of golf, and t~~T~~wo (2) for each batting cage, archery range or similar activity.
	(5)	Dancehalls, pool or billiard parlors, roller or skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes or one (1) for each two hundred (200) square feet of gross floor area, whichever is greater.
	(6)	Golf courses, open to the general public, except miniature or "par-three" courses	Six (6) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use such as a restaurant or bar.
	(7)	Golf driving range	Two (2) for each driving tee plus three (3) spaces for employees.
	(8)	Ice skating or roller rink	One (1) for each seat or six (6) feet of benches, or one (1) for each one hundred-fifty (150) square feet of skating area, whichever is the greater.
	(9)	Miniature or "par-three" golf courses	Two (2) for each one (1) hole plus one (1) for each one (1) employee.
	(10)	Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use such as a restaurant or bar.
	(11)	Stadium, sports arena, or similar place of outdoor assembly	One (1) for each four (4) seats or eight (8) feet of benches.
	(12)	Tennis club, paddle-ball club, racquetball club and other similar uses	Six (6) per court, plus such additional spaces as may be required herein for affiliated uses such as restaurants, plus one (1) per employee.
	(13)	Theaters and auditoriums	One (1) for each three (3) seats plus one (1) for each two (2) employees.

j.	*Industrial*		
	(1)	Industrial or research establishments and related accessory offices	Five (5) plus one (1) for every one and a half (1 ½) employees in the largest working shift, or one (1) for every five hundred-fifty (550) square feet of usable floor space, whichever is greater
	(2)~~(2)~~	~~Telephone exchange buildings~~Call Center	One (1) for every one (1)employee on the largest working shift.
	(3)	Warehouses and wholesale establishments and related accessory offices	Five (5) plus one (1) for every one (1) employee in the largest working shift, or five (5) plus one (1) for every one thousand-seven hundred (1,700) square feet of usable floor space, whichever is the greater.

3. Number of Spaces.

A. ~~a.~~ For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Zoning Administrator considers is similar in type.

~~A.~~B. For the purpose of computing the number of parking spaces required, the definition of "useable floor area" in Article II, "Definitions," Section 201 shall govern.

~~B.~~C. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (0.5) shall be disregarded and fractions over one-half (0.5) shall require one (1) parking space.

D. Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately, except as provided below.

~~C.~~

~~Shared Parking for Separate Zoning Lots~~

~~The developed parking for adjacent zoning lots may be shared provided a signed agreement is provided by the property owners, and the applicant can demonstrate that the peak usage will occur at different periods of the day.~~

~~To demonstrate shared parking compatibility, the applicant shall use a recognized industry standard such as the Urban Land Institute Shared Parking Report. Underlying parking space requirements for each use shall be based on Ypsilanti Township parking requirements noted herein or as otherwise modified by the provisions of this Article.~~

~~Side or rear parking lot setbacks may be reduced or waived where a shared access driveway, connected parking lots, and/or internal service drives are provided.~~

~~D.~~E. The Planning Commission may reduce the parking requirements based upon a finding that there will be a lower demand for parking due to one (1) or more of the following:

(1) Shared parking by multiple uses where there will be a high proportion of multipurpose visits or uses have peak parking demands during differing times of the day or days of the week. Pedestrian connections shall be maintained between the uses. Where uses are on separate lots, the lots shall be adjacent, pedestrian, and vehicular connections shall be maintained between the lots and shared parking agreements shall be filed with the County Register of Deeds and the Township.

(2) Expectation of walk-in trade due to sidewalk connections to adjacent residential neighborhoods or employment centers. The site design shall incorporate pedestrian connections to the site and on-site pedestrian circulation providing safe and convenient access to the building entrance.

(3) Availability of other forms of travel such as transit. The Planning Commission may require the site design incorporate transit stops, pedestrian connections to nearby transit stops or bicycle parking facilities.

F. The applicant shall provide a parking study with adequate detail and information to assist the Planning Commission to determine ~~of~~ the appropriateness of the request.

G. The Planning Commission may attach conditions to the approval of a deviation from the off-street parking requirements that bind such approval to the specific use in question.

~~E.~~H. Where the conditions of ~~subsection a.~~item E above are not met, but an applicant demonstrates that the parking requirements for a proposed use would be excessive, the Planning Commission may defer some of the parking, provided the site plan designates portions of the site for future construction of the required parking spaces. Areas reserved for future parking shall be maintained in a landscaped appearance and not used for building area, storage, or other accessory use. The deferred parking shall be required to meet ordinance requirements if constructed and may not occupy required greenbelts. Construction of the deferred parking area to add parking spaces may be initiated by the owner or required by the ~~community and economic development director~~Zoning Administrator, based on parking needs or observation, and shall require administrative approval of an amended site plan.

~~F.~~I. In order to minimize excessive areas of pavement which reduces aesthetic standards and contribute to high rates of storm water runoff, exceeding the minimum parking space requirements by more than twenty percent (20%) shall only be allowed with approval by the Planning Commission. In granting such additional space, the Planning Commission shall determine that such parking will be required, based on documented evidence, to accommodate the use on a typical day.

~~2.~~4. *Accessible Parking.* Accessible parking shall comply with the provisions of the American's With Disabilities Act (ADA). The number and layout of spaces required shall comply with ADA accessibility guidelines including the following:

Accessible Parking Spaces* (Required Minimum)			Accessible Spaces
1	to	25	1
26	to	50	2

51	to	75	3
76	to	100	4
101	to	150	5
151	to	200	6
201	to	300	7
301	to	400	8
401	to	500	9
501	to	1,000	2**
1,001	and	over	20***
*Accessible spaces are required to be eight (8) feet zero inches wide, with an adjacent access aisle five (5) feet zero inches wide. One (1) in every eight accessible spaces shall have an access aisle eight (8) feet eight inches wide (rather than five (5) feet) and shall be signed "van accessible."			
**Percent of total			
***Plus one (1) space for each one hundred (100) over one thousand (1,000)			

5. *Parking location.*

A. Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback, except in the office, business, and industrial districts (NB, GB, IT, LM, I-C). In the office, business and industrial districts, off-street parking may be permitted in the required front yard provided a minimum unobstructed and landscaped setback of twenty (20) feet is provided. The setback is measured from the nearest point of the off-street parking area, exclusive of access driveways, and the nearest right-of-way line as indicated on the thoroughfare plan of the Master Plan of future land use.

~~A.~~B. Off-street parking shall be set back a minimum of ten (10) feet from all lot lines in all zoning districts.

C. Off-street parking for uses in all districts shall be on the same lot as the use or building served by the parking~~,~~.

(1) The Planning Commission may grant shared parking for separate zoning lots, under the following conditions:

a. The developed parking for adjacent zoning lots may be shared provided a signed agreement is provided by the property owners, and the applicant can demonstrate that the peak usage will occur at different periods of the day.

b. To demonstrate shared parking compatibility, the applicant shall use a recognized industry standard such as the Urban Land Institute Shared Parking Report. Underlying parking space requirements for each use shall be based on Ypsilanti Township parking requirements noted herein or as otherwise modified by the provisions of this Article.

c. Side or rear parking lot setbacks may be reduced or waived where a shared access driveway, connected parking lots, and/or internal service drives are provided.

d. The Planning Commission may attach conditions to the approval of a deviation from the off-street parking requirements that bind such approval to the specific use in question.

e. A shared parking agreement between both parties shall be reviewed and approved by the Township Attorney.

~~B.~~D. ~~Off-street parking for other than residential use shall be either on the same lot or within 300 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.~~ Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.

E. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof, and shall be located on the premises they are intended to serve, and subject to the provisions of Section ~~2103~~802, Accessory Buildings and Accessory Uses. Front yard parking on other than a driveway or in an established apron between a curb and property line shall be prohibited. No parking shall be permitted between the rear property line and the rear building line of the residential structure unless on a driveway or improved surface.

6. *Off-street parking space layout, and construction*. Whenever the off-street parking requirements in this Section require the building of an off-street parking facility, ~~or where P-1 vehicular parking districts are provided,~~ such off-street parking lots shall be laid out, constructed, and maintained in accordance with the following standards and regulations:

~~C.~~A. No parking lot shall be constructed unless and until a permit therefore is issued by the Building Official. Applications for a permit shall be submitted to the Township in such form as may be determined by the ~~building official~~Zoning Administrator and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing the provisions of this Section will be fully complied with.

~~D.~~B. Notwithstanding the provisions of Section ~~2115~~ 903, in those instances where an existing building use has provided adequate parking under this Ordinance and a change of use is proposed wherein parking requirements for such proposed new use are equal to or lesser than those available on the site, site plan review by the Planning Commission shall not be required. Such parking lot shall be reviewed the ~~building official~~Zoning Administrator.

C. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

~~E.~~D. Parking lots shall meet the following dimensional requirements:

Parking pattern	Maneuvering lane width	Parking space width	Parking space length	Total width of one (1) tier of parking spaces plus maneuvering lane	Total width of two (2) tiers of spaces plus maneuvering lane
0° (parallel parking)	12 ft.	8 ft. 6 in.	24 ft.	20 ft.	28 ft.
30° to 53°	14 ft.	9 ft.	18 ft.	30 ft.	50 ft.
54° to 74°	17 ft.	9 ft.	18 ft.	34 ft. 6 in.	56 ft.
75° to 90°	24 ft.	9 ft.	18 ft.	42 ft.	60 ft.

~~c.~~

E. Where a parking space abuts a seven (7) foot wide sidewalk or ten (10) foot wide greenbelt, the parking space may be decreased by two (2) feet in length if curbing is provided.

F. All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree pattern may permit two-way movement.

~~F.~~G. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.

~~G.~~H. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty-five (25) feet distant from adjacent property located in any single-family residential district.

I. The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the Township Engineer. The parking area shall be surfaced prior to the issuance of a certificate of occupancy, or, in case of seasonal difficulties, a guarantee acceptable to the Township. In those instances where a parking area is nonconforming with respect to paving, the expansion of the use of land or structure shall require the paving of such parking area in conformity with this Section. The Planning Commission may approve alternative paving materials, such as permeable/grass pavers, for overflow, seasonal or low usage parking, based upon the review and recommendation of the Township Engineer.

~~H.~~J. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

K. Off-street parking shall be provided with concrete curbs, where necessary to protect landscaped areas, sidewalks, buildings, or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. Sidewalks abutting parking spaces shall be seven feet wide. Plantings shall be set back sufficient distance from curbs to allow for bumper overhang.

L. To facilitate movement and to help maintain an orderly parking arrangement, all parking spaces shall be clearly striped with paint. Except for parallel parking spaces, each stall shall be

delineated with four (4) inch wide double yellow lines twenty-four (24) inches apart. The width of the parking stall may be computed from the centers of the double striping.

~~7. Landscaping and screening.~~

~~The parking area shall be so designed as to provide a landscape plan in accord with section (insert) of this article.~~

~~2. When a front yard setback is required, all land between front building wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.~~

~~When a front yard setback is required, all land between front building wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.~~

~~Where an off-street parking area is located within a yard that adjoins a residential zoning district, the off-street parking area shall be provided with a continuous obscuring wall, fence, or landscaping on all sides facing the residential district as approved by the Planning Commission.~~

~~Wall~~

~~The wall shall be constructed of brick and be not less than four feet six inches in height measured from the surface of the parking area. The Planning Commission may approve alternative masonry materials that are compatible with the architecture of the building or wood privacy fencing where provisions are made to protect the fence from vehicle damage.~~

~~2. In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten feet from such alley line in order to permit a wider means of access to the parking area.~~

~~Fence. Solid opaque fence shall be no less than four feet six inches in height, with finished side facing residential property.~~

~~Landscape. Solid opaque landscape screen shall be no less than six feet in height.~~

~~The Planning Commission may modify the screening wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section or where the Planning Commission determines that an alternative landscape screening method would be more appropriate.~~

~~Where an off-street parking area is located within a front yard, a landscape berm or continuous hedge row shall be provided within the greenbelt between parking area and the road right of way.~~

~~3.~~ *Lighting.* All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only and meet the requirements of Section ~~2110~~1303, Exterior Lighting.

7.

~~A.~~8. *Maintenance and storage.*

Commented [BC1]: Covered in Landscape Section of Ordinance

(1) All parking areas shall be maintained in a safe condition by the property owner free of snow and ice. The parking lot design shall provide a location for snow storage that does not encroach into required parking spaces.

~~4.~~(2) The storage of merchandise, motor vehicles for sale, trucks, refuse the repair of vehicles is prohibited. The use of semi-trailers for storage purposes on the premises for five (5) or more consecutive days is prohibited.

(Ord. No. 2004-343, 9-21-04; Ord. No. 2018-476 , § 22, 2-20-18)

~~Sec. 2105. - Reserved.~~

Editor's note— Ord. No. 2004-343, adopted Sept. 21, 2004, repealed § 2105 in its entirety. Former § 21-5 pertained to off-street parking space layout, standards, construction, and maintenance and derived from Ord. No. 74, adopted May 17, 1994, and effective on May 18, 1994.

Sec. 12~~21~~06. ~~–~~ Bicycle and Pedestrian Accommodations

1. *Development plans*. Development plans shall include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include bike racks, drinking fountains, canopies, and benches. ~~However, a~~ All sites with parking of ten (10) spaces or greater shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.

2. *Walkways*.

   A. Walkways within the site shall directly connect points of pedestrian origin and destination. Walkways shall not be located based only on the outline of a parking lot if it does not provide direct pedestrian access. Walkways shall either be grade separated from parking lots or clearly delineated to avoid pedestrian/vehicular conflicts.

   B. Where it is necessary for the pedestrian access to cross maneuvering aisles or internal roadways, the crossings shall emphasize and place priority on pedestrian access and safety. The pedestrian crossings must be well-marked, using such measures as pavement treatments, signs, striping, signals, lighting, pedestrian safety islands, landscaping, and other traffic calming techniques.

   C. The Planning Commission may require additional walkways and pedestrian connections as part of the site plan review.

3. *Sidewalks, safety paths*:

   A. Concrete paved sidewalks not less than five (5) feet wide shall be required in all subdivisions and site condominium subdivisions.

   B. Concrete paved sidewalks not less than five (5) feet wide shall be required along all access drives in cluster housing and multiple-family developments.

   C. Concrete paved safety paths for bicycles and pedestrians not less than eight (8) feet wide shall be provided on both sides of all major thoroughfares defined in Section 24, Definitions.

   D. The Planning Commission may vary the width and location of safety paths in those instances where strict adherence to these provisions cannot be met due to conditions such as

restriction of space, improper soil conditions or other physical impairment to the location and construction of safety paths.

E. In lieu of provisions of construction of safety paths, the Planning Commission may permit funds to be placed in escrow for construction at a later date.

Sec 1207- Off-street loading and unloading:

~~*On the same premises with every building, structure or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights of way. Such space shall be provided as follows:*~~

~~*1. All spaces shall be provided in the rear yard in the ratio of at least ten square feet per front foot of building and shall be computed separately from the off street parking requirements. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley. In OS districts off-street loading may take place in undesignated places in parking lots provided such loading is of a short term nature.*~~

1. *Where Required*. In connection with every building or part thereof hereafter erected, except single- and two-family dwelling unit structures, there shall be provided on the same lot with such buildings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the Zoning Administrator for review in conjunction with a site plan, as set forth in Section 903 and Section 910.

2. *Off-Street Loading-Unloading Design Standards.*

A. Each off-street loading-unloading space shall meet the following standards for the district in which the site is located:

(1) In any residential district a loading-unloading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fourteen (14) feet in height.

(2) In any commercial or industrial district, a loading unloading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length and, if a roofed space, not less than fifteen (15) feet in height.

B. Subject to the limitations of the next paragraph, a loading-unloading space may occupy part of any required side or rear yard; except the side yard along a side street in the case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space.

C. Any loading-unloading space shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting not less than six (6) feet in height.

D. In the case of mixed uses on one (1) lot or parcel the total requirements for off-street loading/unloading facilities shall be the sum of the various uses computed separately.

E. All off-street loading-unloading facilities that make it necessary to back out directly into a public road shall be prohibited. All maneuvering of trucks, autos and other vehicles shall take place on the site and not within a public right-of-way.

F. It is the intent of this Ordinance to minimize excessive areas of pavement which reduces aesthetic standards and contributes to high rates of storm water runoff. The Planning Commission may grant a waiver in the loading space requirements set forth in this Section, if the applicant is able to demonstrate and the Planning Commission is able to determine that such loading space is not required, based on documented evidence, to accommodate the use on a typical day.

~~Sec. 2114.51208. - Sidewalks, safety paths:~~

~~1. Concrete paved sidewalks not less than five feet wide shall be required in all subdivisions and site condominium subdivisions.~~

~~2. Concrete paved sidewalks not less than five feet wide shall be required along all access drives in cluster housing and multiple-family developments.~~

~~3. Concrete paved safety paths for bicycles and pedestrians not less than eight feet wide shall be provided on both sides of all major and secondary thoroughfares as designated on the Master Plan of future land use.~~

~~4. The Planning Commission may vary the width and location of safety paths in those instances where strict adherence to these provisions cannot be met due to conditions such as restriction of space, improper soil conditions or other physical impairment to the location and construction of safety paths.~~

~~5. In lieu of provisions of construction of safety paths, the Planning Commission may permit funds may be required to be placed in escrow for construction at a later date.~~

~~6.~~

~~7. (c) (d) (e) (Ord. No. 97-166, 5-20-9~~

ARTICLE XIII. – SITE DESIGN STANDARDS

Sec. ~~2108~~1301. - Landscape requirements.

1. *Intent*. Landscaping is the organization of outdoor space and shall be treated as a design element as important as building placement and vehicular circulation. The landscape plan shall be designed to achieve the following purposes:

   A. To preserve and enhance the identity or character of the site.

   B. To screen or filter views, buffer incompatible land uses, and blend inharmonious land uses.

   C. To integrate and unify various parts of the site.

   D. To articulate outdoor and architectural spaces.

   E. To improve the local environment by controlling soil erosion, moderating harsh or unpleasant sounds, removing air pollutants, controlling light trespass and reflection, moderating winds, and the effects of climate, and promoting stormwater infiltration thereby helping to prevent flooding.

   F. To preserve and enhance existing environmental systems and wildlife habitat, including woodlands, wetlands, and grasslands.

~~1.~~2. *Where required*. A landscape plan shall be submitted for any proposed use or building which requires the submittal of a site plan or when otherwise required by this Ordinance. ~~In cases where a site plan is submitted for alterations or additions to an existing building, all of the standards set forth herein shall be met.~~ Landscape plans shall be approved by the Planning ~~Commission prior~~Commission prior to the issuance of a building permit.

3. ~~2.~~ *Landscaping design standards.*

A. Planting Specifications: A landscape plan shall be prepared in accordance with the following planting plan specifications:

   (1) Minimum scale of one (1) inch = fifty (50) feet.

   (2) Existing and proposed contours with contour interval not to exceed two (2) feet.

   (3) The planting plan shall indicate, to scale, the location, spacing and starting size for all proposed landscape material.

   (4) Typical straight cross section including slope, height and width of berms and type of ground cover or height and type of construction for all proposed walls, including footings.

   (5) Significant construction details to resolve specific site conditions, e.g., tree wells to preserve existing trees, culverts to maintain natural drainage patterns.

   (6) Planting and staking details in either text or drawing form to insure proper installation and establishment of proposed plant materials.

   (7) Landscape plans shall be prepared by a registered landscape architect.

General landscaping. Except for those areas occupied by buildings, loading areas, parking areas,

patios, ~~and~~ walkways, and landscaping, all areas of a site shall ~~remain in~~be ~~lawn~~be lawn areas. Unless specified otherwise in this Ordinance, within such areas the following minimum plant material shall be provided:

B.

~~i.~~ A mixture of evergreen and deciduous trees shall be planted at the rate of one (1) tree for each one thousand (1,000) square feet or fraction thereof of lawn area, plus

(1)

(2) One (1) shrub for every five hundred (500) square feet or fraction thereof of lawn area.

~~B.~~C.~~b.~~ Street yard landscaping. Whenever, in this Ordinance, a landscaped setback is required between a public or private street and a parking or building setback, all such yards shall be landscaped in accordance with the following:

(1) A minimum of one (1) large deciduous tree shall be planted for each forty (40) lineal feet of frontage, or portion thereof, plus

(2) A minimum of one (1) ornamental tree shall be planted for each one hundred (100) lineal feet of frontage or portion thereof, plus

(3) A minimum of one (1) shrub shall be planted for each ten (10) lineal feet of frontage, or portion thereof.

(4) Creative placement of the trees, such as staggering, clustering, and/or other methods, is encouraged in an effort to eventually achieve a canopy.

(5) Access drives from public rights-of-way through required greenbelts shall be permitted, but such drives shall not be subtracted from the lineal dimension used to determine the minimum number of trees.

~~C.~~D. Parking lot landscaping.

Commented [BC1]: Moved parking lot requirements in line with other planting requirement sections for consistency

(1) Interior requirements:

a. One (1) large deciduous tree shall be required for each two thousand ~~3,000~~(2,000) square feet of paved driveway and parking lot surface, provided that no less than two (2) trees are provided.

b. Trees shall be distributed evenly throughout the parking area. There shall be no more than twelve (12) spaces in a row without a landscape break.

c. ~~-~~Each tree shall be provided with an open land area of not less than one hundred-fifty (150) square feet to provide area for infiltration.

~~a.~~d. Parking lot landscaping islands shall be no less than five (5) feet in any single dimension.

e. Landscaped areas shall be protected with curbing, or other permanent means to prevent vehicular encroachment onto the landscaped areas.

f. Parking lot landscaping islands shall be arranged to improve the safety of pedestrian and vehicular traffic and guide traffic movement. Parking lot end islands shall be provided at the intersection of any parking aisles.

~~b.~~

~~c.~~g. The preservation of existing trees within or adjacent to a parking area can be used to fulfill the requirement for parking lot trees. In such cases every six (6) caliper inches of preserved tree shall be counted as one parking lot tree.

h. Parking lot lighting shall be located within landscaped areas including parking lot islands.

~~d.~~i. An equivalent amount of landscape plantings at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical due to the size of the parking lot, detrimental to safe and efficient traffic flow, or would create an unreasonable burden for maintenance and snowplowing, provided all other landscaping requirements are met.

(2) Perimeter

a. Canopy trees shall be provided along the perimeter of a parking lot at a minimum rate of one (1) tree per forty (40) feet of lot perimeter; however, trees need not be planted on forty (40) foot centers.

b. Parking lots that serve uses set forth in Section 1301.3.H shall meet the screening requirements set forth in Section 1301.3.H where such screening is needed to promote a compatible relationship with an adjacent use.

~~e. Parking lots shall be screened from view with a landscaped berm at least three (3) feet in height along the perimeter of those sides that are visible from a public road. The Planning Commission, at its discretion, may approve alternative landscape plantings or a solid wall in lieu of a landscape berm.~~

~~f.~~c. A minimum distance of three (3) feet from the backside of the curb and the proposed landscape plantings shall be provided. Where vehicles overhang a landscape island or strip, a minimum distance of five (5) feet from the backside of the curb and the proposed landscape plantings shall be provided.

d. Parking lots that front on a public roadway shall meet street yard landscaping requirements set forth in Section 1301.2.C.

~~g.~~e. Where an off-street parking area is located within a required front yard, a landscape berm or continuous minimum three (3) foot tall hedge row shall be provided within the greenbelt between parking area and the road right-of-way. The Planning Commission, at its discretion, may approve alternative landscape plantings or a solid wall in lieu of a landscape berm or hedges.

Commented [BC2]: Moved from parking section of Ordinance

~~D.~~E. Greenbelt buffer for residential developments. When a subdivision, site condominium, cluster housing or multiple family development borders a major thoroughfare, a landscaped greenbelt shall be provided directly adjacent, and parallel to, the future right-of-way of said thoroughfare for the entire length of the ~~subdivision~~residential development. The applicant has the option of either constructing a landscaped earth berm or a decorative wall with landscaping as described below.

Creativity is encouraged. Thus, required trees and shrubs may be planted at uniform intervals, at random, or in groupings, with the intent being to screen the subdivision from the major

thoroughfare, coordinate the landscaping treatment with adjoining properties, and provide a visually pleasing design.

For the purposes of calculating quantities of required plant material, greenbelt length shall be measured along the future right-of-way line. Existing plant material may be counted toward the fulfillment of the greenbelt planting requirements.

The planting of materials shall be done in a manner so as to provide adequate screening of the homes from the major thoroughfare within five years of construction.

(1) Landscaped earth berm. ~~A greenbelt of no less than 25 feet in width shall be provided. Berm shall meet sizing and landscape requirements as set forth in section (insert section).~~

(2) Decorative wall with landscaping. A greenbelt of no less than fifteen (15) feet in width shall be provided. A decorative wall four to six (6) feet in height shall be placed along the residential edge of the required greenbelt, with landscaping planted between said wall and the future right-of-way of the major thoroughfare shall be provided. The Planning Commission may entirely or partially waive the required wall or allow for it to be altered in order to retain existing natural features and preserve a natural appearance within the greenbelt.

(3) Lots within the proposed subdivision that abut the greenbelt may have their total lot area reduced by ten percent (10%) when a wall is provided. A detail of the wall and landscaping shall be submitted with the tentative preliminary plat or the preliminary plan

(4) All wall faces shall be brick or stone, or a combination thereof. The Planning Commission may allow the construction of a wood fence supported by brick or stone pillars.

(5) If a decorative wall exists adjacent to the proposed subdivision, the Planning Commission may require the proposed wall to be of a matching or complimentary design and building materials.

(6) The landscaping requirements between the wall and the future right-of-way shall meet the street yard landscaping as set forth in Section 13.1.3H.

~~E.~~F. Raingardens and Bioswales.

(1) The integration of vegetated stormwater control measures with sites, especially around buildings and within parking lots, is allowed and encouraged.

(2) Rain gardens and bioswales can meet stormwater requirements for new and redevelopment projects that manage less than five thousand (5,000) square feet of roof and paved areas. Site conditions will determine if this is a suitable method for managing stormwater onsite. Property line and building setbacks as well as surface grade and available landscaped areas for infiltration must be considered. Proposed downspout locations and roof/gutter alignments will impact the feasibility of this option, as well as slope, setback, and other site considerations.

(3) Any non-single-family residential site plan, in accordance with Washtenaw County Water Resource Commission regulations, shall incorporate rain gardens and bioswales, unless applicant can prove to the satisfaction of the Township Engineer where installation of bioswales or rain gardens is not practical. Applicant shall provide a narrative explaining incorporation of rain gardens and bioswales.

(4) Rain Garden and Bioswale plans shall be reviewed and approved by the Township Engineer.

G. Detention/retention pond landscaping.

Commented [BC3]: Moved detention/retention in line with other planting requirement sections for consistency

(1) Landscape plans shall be submitted for all detention/retention ponds. Stormwater management systems that replicate a natural design and appearance is required.

(2) Detention/retention ponds shall be landscaped to provide a natural setting in open space areas ~~which are removed from residential lots~~. Where possible, ponds or basins shall be "free form" following the natural shape of the land to the greatest practical extent.

(3) Side slopes shall not exceed one (1) foot vertical for every five (5) feet horizontal.

(4) Berms may be incorporated into the landscape but should be used to enhance the natural forms and not create artificial bumps and ridges.

(5) The minimum requirements for the landscaping of detention/retention ponds shall be as follows:

a. One (1) deciduous shade or evergreen tree and ten (10) shrubs shall be planted for every fifty (50) lineal feet of pond perimeter as measured along the top of the bank elevation.

b. The required trees and shrubs shall be planted in a random pattern or in groupings. The placement of required landscaping is not limited to the top of the pond bank.

(6) Detention and retention ponds in close proximity to residential, commercial, and industrial properties shall be landscaped in character with properties and shall be required to provide lawn areas, shrubs, and trees to accomplish a suitable appearance compatible with development on the property and on nearby properties. Landscaping shall be required on all areas disturbed by grading to establish detention/retention ponds.

(7) To assure that water quality is maintained, ponds shall be designed to continuously circulate either by surface water movement, ground water movement or some form of artificial aeration.

~~(8)~~ Maintenance of detention/retention ponds and the landscaping thereof shall be the responsibility of the property owner or of the development association whichever is appropriate and shall be conducted in a manner acceptable to the Township. Should maintenance not be carried out in an acceptable manner the Township may carry out such maintenance and assess the developer and/or property owners for such maintenance.

~~(9)~~

(8)

~~When a parking area abuts a single family residential district, a row of large deciduous trees shall be provided on the nonresidential side of a required wall or berm. Such trees shall be located in a lawn panel with a minimum width of ten feet as measured from the property line.~~

~~(10) Parking lot landscaping shall be located within parking areas or within ten feet of a parking area. Required landscaping elsewhere on the parcel shall not be~~

~~counted in meeting the parking lot landscaping requirements. Each parking lot island shall contain a minimum of one tree. Trees required under item (ii) above may be used to fulfill this requirement.~~

~~H. *Storefront pedestrian landscaping.* Between any building and any parking lot or circulation aisles, the following standards shall apply:~~

~~i. A minimum setback of 20 feet shall be provided between any building and any parking space or parking aisle.~~

~~ii. Large deciduous canopy trees 50 feet on center shall be planted within such space.~~

~~iii. Ornamental lighting at a spacing no greater than 100 feet between poles shall be provided.~~

~~iv. Seating nodes shall be provided every 100 feet.~~

~~v. Paving within storefront pedestrian areas shall include a minimum of ten percent decorative paving materials or surfaces.~~

~~vi. For shopping centers containing 100,000 square feet gross floor area or more, a minimum of one outdoor plaza shall be provided. Each outdoor plaza shall include one fountain or sculptural elements. Plaza space shall be provided at a rate of one square foot per 200 square feet of building.~~

H. Screening between land uses

(1) Screening Between Land Uses Table

		When Contiguous with These Land Uses				
		Single Family Residential	**Multiple Family Residential**	**Office / Retail / Institutional**	**Industrial**	**Automotive**
Subject Property	Single-Family Residential					
	Multiple Family Residential	Screen 1				
	Office/ Retail / Institutional / Service	Screen 2	Screen 2			
	Automotive	Screen 3	Screen 3	Screen 3		
	Industrial	Screen 3	Screen 3	Screen 3		

(2) Screening Requirement Table

Screen	Minimum Quality	Type
1	One 1 tree per three (3) lineal feet	Narrow Evergreen
2	One 1 tree per ten (10) lineal feet	Large Evergreen
3	One 1 tree per ten (10) lineal feet; and	Large Evergreen
	One 1 tree per three (3) lineal feet	Narrow Evergreen

~~(1)~~(3) Landscape buffers shall be located on the property line but no closer than four (4) feet from a fence and/or property line~~,~~ unless otherwise provided for in this Ordinance or by the Planning Commission.

~~(2)~~(4) Solid Wall or Fence. Where a land use activity creates noise, light, dust, or other similar nuisance that cannot be effectively screened by a landscape buffer, the Planning Commission may approve the installation of a solid wall or fence. Such wall or fence shall be a minimum of four (4) feet and a maximum of eight (8) feet in height as measured on the side of the proposed wall having the higher grade. A required wall shall be located on the lot line, except alternate locations may be approved where underground utilities interfere, where this Ordinance requires conformity with front yard setback requirements, or where an alternate location provides more effective screening. The construction materials of the wall or fence may include masonry, stone, or wood.

(5) Combinations. A combination of landscaping and a solid wall or fence may be approved by the Planning Commission where such a combination provides more effective screening.

~~c. *Landscape buffer.* A landscape buffer may be provided as a screening device at the discretion of the petitioner or as required by the. Where allowed or required, landscape buffers shall conform to the following standards:~~

~~H. i. A landscape buffer may be interrupted only to provide for roads or driveways for vehicular access.~~

~~I. ii. For the purpose of determining required plant material, landscape area length shall be measured along the exterior periphery of the landscape buffer area. Within the landscape buffer, plant material shall be provided as follows:~~

~~J. a) A minimum of one evergreen tree per 25 lineal feet or fraction thereof, plus~~

~~K. b) A minimum of one deciduous tree per 50 lineal feet or fraction thereof, plus~~

~~L. c) A minimum of one shrub per ten lineal feet or fraction thereof.~~

~~M. iii. Landscape buffers shall have a minimum width of not less than 20 feet.~~

~~N. iv. Landscape buffers shall be located on the property line, unless otherwise provided for in this ordinance or by the .~~

~~O. v. In the B-4, B-5 and B-6 districts, a landscape buffer may along any property line that abuts a residential district or existing residential use. This buffer shall consist of a solid fence or decorative wall up to six feet in height to be erected parallel to any common lot line, with a ten foot wide planting strip along the base of the wall or fence that consists of one evergreen tree and one canopy tree per 30 lineal feet along the property line.~~

~~P.~~I. ~~d.~~ Landscaped berms.

(1) Berms shall be at least three (3) feet above the grade elevation and shall be constructed with slopes no steeper than one (1) foot vertical for each three (3) feet horizontal with at least a two (2) foot flat area on the top. For the purposes of this provision, grade elevation shall be the ground elevation at the property line adjacent to the proposed berm. The height of the berm shall be measured from the surface of the parking area or land on the nonresidential side of the berm.

(2) The berm area shall be planted with grass or other suitable ground cover to ensure that it withstands wind and weather and retains its height and shape.

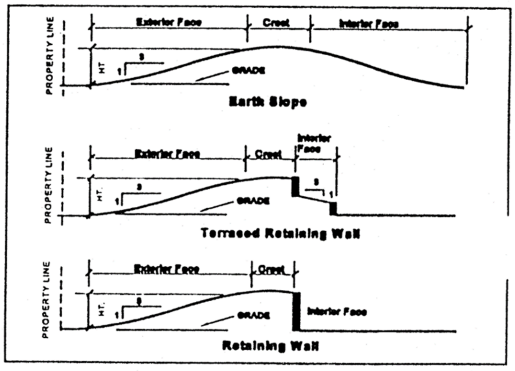
~~(2)~~

(3) Within a landscape berm, plant material shall be provided as follows:

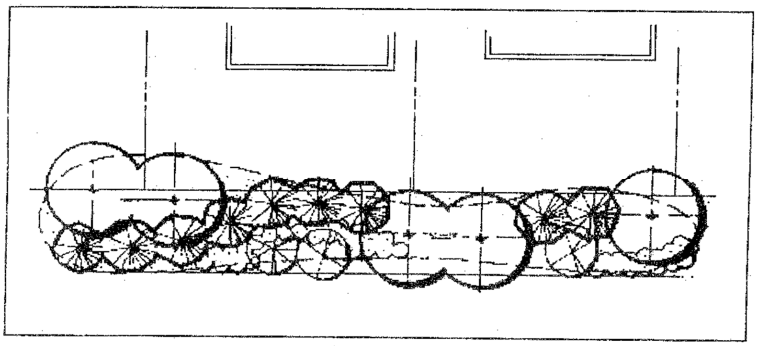
a. A minimum of one (1) evergreen tree per fifty (50) lineal feet or fraction thereof, plus

~~a.~~b. A minimum of one (1) deciduous tree per one hundred (100) lineal feet or fraction thereof, plus

c. A minimum of one (1) shrub per twenty (20) lineal feet or fraction thereof.

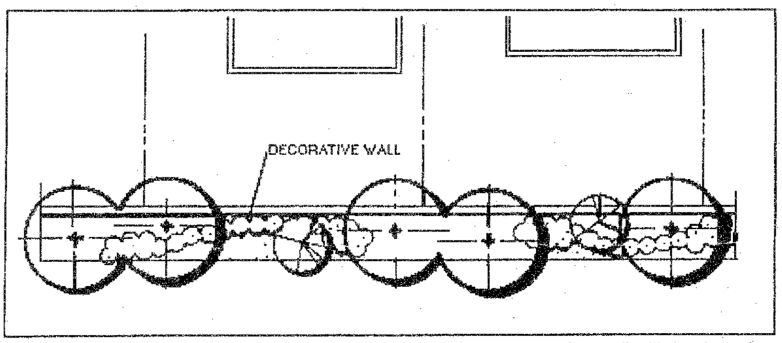


Berm Illustrations

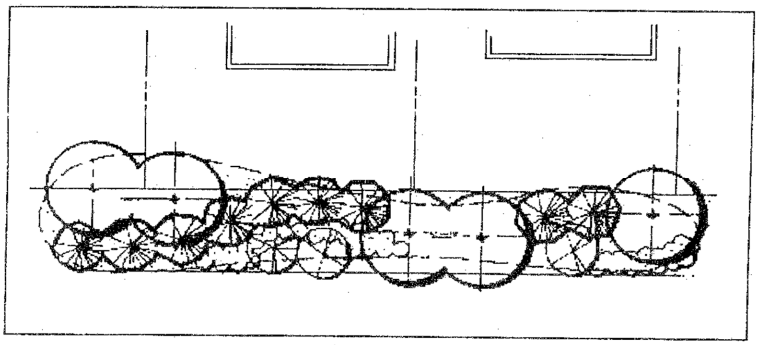


Landscaped earth berm.

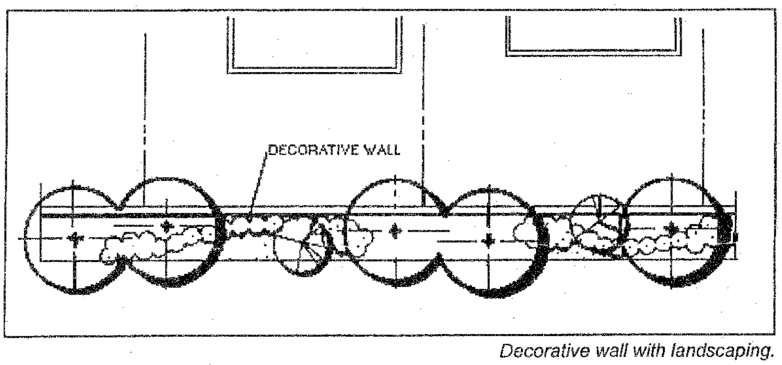
~~**BERM**~~



Decorative wall with landscaping.



Landscaped earth berm.



Decorative wall with landscaping.

J. ~~3.~~ Materials standards and specifications. Except as otherwise specified in the general requirements for each zoning district, all plant and non-plant material shall be installed in accordance with the following standards:

(1) ~~a.~~ Maintenance-free non-plant material. All non-plant site features shall be durable and as maintenance-free as reasonably possible.

~~(1)~~(2) ~~Irrigation. All required landscaped areas shall be irriga~~Plant quality. Plant materials used in compliance with provisions of this Ordinance shall be nursery grown, free of pests and diseases, hardy in Washtenaw County, in conformance with the standards of the American Association of Nurserymen and shall have passed any inspections required under state regulations.

~~(2)~~(3) Plastic plant material prohibited. Plastic and other nonorganic, nonliving plant materials shall be prohibited from use.

(4) Plant material size, location, and spacing. The following specifications shall apply to all plant material required by this section:

a. Plant materials shall not be placed closer than four (4) feet from a fence and/or property line.

b. Where plant materials are planted in two (2) or more rows for screening purposes, the rows shall be staggered.

(5) Minimum Plant Material Size at Time of Planting:

Minimum Size and Space of Landscape Planting												
	MINIMUM SIZE ALLOWABLE							MAXIMUM ON-CENTER SPACING**				
	Height				Caliper/ Spread			Feet				
	6'-7'	5'-6'	3' -4'	2.5' – 3'	2.5"	24 – 36"	2 gal.	25	10	6	3	1
Large Evergreen Trees	■								■			
Narrow Evergreen Trees		■									■	
Large Evergreen Shrubs				■							■	
Small Evergreen Shrubs						■						■
Vines							■				■	
Large Deciduous Trees					■			■				
Small Deciduous Trees (Ornamental)					■				■			
Ground Cover							■					■
Large Deciduous Shrubs			■							■		
Small Deciduous Shrubs				■							■	
** "Maximum on-center" spacing refers to the largest space allowed between *the centers* of plants of the same species/variety.												

~~(3)~~

~~(4)~~

~~(5) i.~~

~~(6) ii.~~

~~(7) iii. Evergreen trees shall have a starting size of at least six feet in height. When planted in informal groupings, they shall be spaced not more than 20 feet on center. When planted in rows, they shall be spaced not more than 15 feet on center.~~

~~(8) iv. Narrow evergreens shall have a starting size of at least five feet in height. When planted in informal groupings shall be spaced not more than ten feet on center. When planted in rows, they shall be spaced not more than five feet on center.~~

~~(9) v. Large deciduous trees shall have a minimum starting size of two and one-half caliper inches. They shall be planted not more than 30 feet on center when placed in informal groupings.~~

~~(10) vi. Small deciduous trees shall have a minimum starting size of at least two caliper inches. They shall not be spaced more than 15 feet on center when placed in informal groupings.~~

~~(11) vii. Large shrubs shall have a starting size of at least 30 inches in height. They shall be placed not more than six feet on center when placed in informal groupings and not more than four feet on center when planted in rows.~~

~~(12) viii. Small shrubs shall have a starting size of not less than 24 inches in height or spread and be planted not more than four feet on center.~~

~~(13)~~Hedges shall be planted and maintained so as to form a continuous, unbroken, visual screen within two (2) years after planting.

(6)

(7) Ground covers used in lieu of turf grasses in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one complete growing season.

~~(14)~~

~~(15) xi. Vines shall be a minimum of 30 inches in length after one growing season.~~

~~(16)~~Grass areas shall be planted in species normally grown as permanent lawns in Washtenaw County. Grass may be plugged, sprayed, seeded, or sodded, except that rolled sod, erosion reducing net or suitable mulch shall be used in swales or other areas subject to erosion. Grass, sod, and seed shall be clean and free of weeds, noxious pests, and diseases.

(8)

(9) Mulching material for planted trees, shrubs, and vines shall be a minimum of three (3) inches deep and installed in a manner as to present a finished appearance. Also, straw, or other mulch shall be used to protect newly seeded areas.

K. ~~f.~~ Installation, Maintenance, and Completion.

(1) Landscaped areas shall be protected from vehicular encroachment by use of wheel stops, curbing or other means.

(2) All landscaping required by this Ordinance shall be planted before obtaining a certificate of occupancy or the appropriate financial surety as required in Article 3, Administration and Enforcement.

(3) All landscaping and landscape elements shall be planted, and earth moving, or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.

(4) Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy or dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. For all commercial, industrial, or multiple-family developments, landscaped

areas shall be provided with irrigation or a readily available and acceptable water supply. As a measure to promote water conservation and reduce stormwater volumes, all required site irrigation systems shall include a rain sensor or similar measure to ensure that irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation.

(5) Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion and shall be redistributed on regraded surfaces to be landscaped and provide a minimum of four (4) inches even cover. Plants shall be mulched with shredded hardwood bark mulch at a depth of four (4) inches. Failure to install and maintain approved landscaping shall be a violation of this Ordinance.

~~Q. *Installation and maintenance.*~~

~~R. i. Landscaping shall be planted within six months from the date of completion of the building or improvement, and shall thereafter be reasonably maintained with permanent plant materials in accordance with an approved site plan. Final certificate of occupancy shall be withheld until landscaping has been installed as per an approved landscape plan. A temporary certificate of occupancy may be issued in the interim subject to the posting of a bond in accordance with the provisions set forth in this ordinance.~~

~~S. ii. Landscaped areas shall be protected from vehicular encroachment by use of wheel stops, curbing or other means.~~

~~T. iii. The owner of landscaping required by this ordinance shall maintain the landscaping in a healthy, neat, and orderly appearance, free from refuse and debris. All unhealthy and dead plant material shall be replaced immediately or in the next appropriate planting period.~~

L. Use of Native Plants in Landscaping and Prohibited Species

(1) Native plant species chosen for a development shall be based on the native species currently growing on the site, if any.

(2) The arrangement of native plant species may be designed in both "natural" arrangements and more conventional arrangements.

Natural arrangements emulate the arrangements found in nature and have a less manicured appearance. Natural arrangements shall incorporate a wide mix of species.

(3) This landscape style shall be used for landscaping open space, surface stormwater systems, street tree plantings, and/or parks. If natural arrangements are used, plant spacing requirements may be waived as long as the function the plants are to serve is accomplished.

(4) Conventional, more formal arrangements are generally used close to buildings or heavily used areas of a site. Native species may be used in these areas just as any other commercially available landscape material. As with any landscape design, the plant's ultimate size, soil and site requirements, and other characteristics shall be considered to ensure they do not overwhelm a space, encroach into walkways, or impede sight distance or visibility of motorists. In entryways, where aesthetics is of primary importance, cultivars of native plant species may be considered to ensure the plant's appearance.

(5) Plantings installed in areas used for stormwater management shall be planted with native

species that specifically perform the necessary runoff attenuation, filtration, water uptake, and purification functions needed in such areas. Both herbaceous and woody species shall be incorporated into the mix where the desired function dictates.

(6) The following species may not be included in any landscape plan:

Table {insert} **Prohibited Species**	
Trees	
Common Name	**Scientific Name**
Norway Maple	Acer plantanoides
Amur Maple	Acer ginnala
Silver Maple	Acer saccharinum
Box Elder	Acer negundo
Tree of Heaven	Alianthus altissima
European Alter	Alnus glutinosa
Northern Catalpa	Catalpa speciosa
White Ash*	Fraxinus americana
Green Ash*	Fraxinus pennsylvanica
Golden Rain Tree	Koelreuteria paniculata
Amur Cork Tree	Phellodendron amurense
Princess or Royal Empress Tree	Paulownia tomentosa
Poplar	Populus spp.
Black Locust**	Robinia pseudocacia
Willow (all)	Salix spp.
American Elm***	Ulmus americana
Norway Maple	Acer plantanoides
Amur Maple	Acer ginnala
Silver Maple	Acer saccharinum
Box Elder	Acer negundo
Tree of Heaven	Alianthus altissima
European Alter	Alnus glutinosa
Chinese Elm	Ulmus parvifolia
Siberian Elm	Ulmus pumila
* A native species but prohibited due to Emerald Ash Borer.	

** A native species but tends to be invasive. *** Except cultivars that are resistant to Dutch Elm Disease.	
Shrubs	
Common Name	**Scientific Name**
Porcelain Berry	Ampelopsis brevipendunculata
Japanese Barberry	Berberis thunbergii
Common Barberry	Berberis vulgaris
Oriental Bittersweet	Celastrus orbiculatus
Autumn Olive	Eleagnus umbellata
Russian Olive	Eleagnus angustifolia
Burning Bush	Euonymus alatus
Wintercreeper	Euonymus fortunei
English Ivy	Hedra helix
Eastern Red Cedar	Juniperus virginiana
Privet	Ligustrum vulgare
Honeysuckle (all)	Lonicera
Common Buckthorn	Rhamnus cathartica
Glossy Buckthorn	Rhamnus frangula
Multiflora Rose	Rosa multiflora
Guelder Rose	Viburnum opulus var. opulus
Grasses	
Common Name	**Scientific Name**
Chinese Silver Grass	Miscanthus sinensis
Giant Reed	Phragmites communis
Reed Canary Grass	Phalaris arundinacea
Flowers and Ground Cover	
Common Name	**Scientific Name**
Garlic Mustard	Alliaria officinalis
Spotted Knapweed	Centaurea maculosa
Crown Vetch	Coronilla varia
Queen Ann's Lace	Daucus carota
Foxglove	Digitalis purpurea
Japanese Knotweed	Fallopia japonica

Dame's Rocket	Hesperis matronalis
Purple Loosestrife	Lythrum salicaria

M. Public Art.

(1) The inclusion of public art may be approved as a replacement to the required greenbelt landscaping in any non-residential district or a PUD.

(2) The proposed public art must be approved by the Planning Commission and must include a long-term maintenance plan for the public art.

~~(1)~~(3) Public art must be visible from the public right-of-way.~~g. *Suggested plant materials.*~~

~~U.~~N. Waivers. The Planning ~~Commission may~~Commission may waive or modify any of the standards of this Section in the following situations:

(1) Where a proposed modification cannot be reasonably accomplished in strict adherence to this section due to existing site or building constraints.

(2) Where a proposed building addition increases the gross building area by no greater than twenty percent (20%).

(3) Where a proposed parking lot expansion increases the number of parking spaces by no greater than twenty percent (20%).

(4) Where the addition of new landscape material would serve no good purpose due to its relation to existing plant material, changes in grade or other site characteristics.

(5) Where the intent of this Section can be met through reasonable alternatives.

~~i. *Evergreen trees* - Pines, Douglas fir, hemlock, spruce.~~

~~ii. *Narrow evergreens* - Red cedar, arborvitae, junipers.~~

~~iii. *Large deciduous trees* - Oaks, ginkgo (male), birch, linden, hard maples, beech, honey locust (seedless and thornless), ash (seedless).~~

~~iv. *Small deciduous trees* - Hornbeam, hawthorn, magnolia, mountain ash, redbud, flowering dogwood, flowering crabs (disease resistant varieties).~~

~~v. *Large shrubs:*~~

~~a) *Deciduous* - Honeysuckle, lilac, forsythia, border privet, buckthorn, sumac, pyracantha, barberry, flowering quince, sargent crabapple, dogwood (red osier, grey), cotoneaster (pekin, spreading).~~

~~b) *Evergreen* - Irish yew, Hicks yew, mugho pine, Pfitzer juniper, savin juniper.~~

~~vi. *Small shrubs:*~~

~~a) *Deciduous* - Regal privet, fragrant sumac, Japanese quince, potentilla, compact burning bush, cotoneaster (cranberry, rockspray).~~

~~b) *Evergreen* - Dwarf mugho pine, big leaf winter creeper, arborvitae, low spreading junipers (Andora, Hughes, tamarack, etc.), spreading yews (dense, Brown's, Ward, etc.).~~

~~vii. *Trees not suggested* - Box elder, willows, soft maples (red, silver), poplars, horse chestnut (nut bearing), tree of heaven, elms, catalpa, Russian olive.~~

~~(Amd. of 5-2-95; Ord. No. 98-183, 2-17-98; Ord. No. 2001-288, 12-18-01; Ord. No. 2018-476 , § 22, 2-20-18)~~

Sec. ~~2107~~1302. - Trash and recycling receptacles:

1. *Where Required*. The standards set forth in this Section shall apply to all uses that have refuse and recycling disposal service by collective trash and a recycling container. This does not include curbside pickup for single-family residential uses; however, all residential buildings of more than two (2) dwelling units and non-residential shall provide trash and recycle enclosures.

Requirements:~~*A space for the location of a separate trash and recycling receptacle, paved and with minimum dimensions of 16 feet wide and 12 feet deep, shall be provided for each zoning lot in the nonresidential districts (OS-1, B-1 through B-6, FS, IRO, I-1 through I-3, I-C, RM-1 through RM-5 and nonresidential uses proposed within a PD district) regardless of whether or not the use of a trash and recycling receptacle is intended, trash and recycling receptacles are permitted provided that:*~~

2.

A. Containers used to dispose of trash, grease, recyclables, and similar materials shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than six (6) feet in height, and shall be constructed of durable material, such as brick or finished concrete material, and construction which is compatible with the architectural materials used in the site development. Wire fencing or fencing with plastic, aluminum, or other filler strips shall not be used as enclosure walls or gates. Gates shall be constructed of treated aluminum or metal.

B. Containers shall be consolidated to minimize the number of collection sites, located in close proximity to the building they serve, and easily accessed by refuse vehicles without potential damage to parked vehicles.

~~A.~~C. Containers and enclosures shall be located in a side or rear yard but shall not be located in any required yard adjacent to a public or private street, or in a required transition strip. If located in a required side or rear yard, the enclosure shall be at least ten (10) feet from the property line. In no instance shall they be located within twenty (20) feet of any single-family residential property line or district.

D. Containers and enclosures shall be screened from public view whenever possible. Tree and shrub screening may be required around the enclosure to screen the enclosure from view, to provide shade and to reduce odors during summer months.

E. Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings, or users of adjacent streets or sidewalks.

F. Concrete pads and aprons of appropriate size and construction, a minimum of six (6) inches thick, shall be provided.

G. Installation of recycling containers may permit the removal of up to two (2) required parking spaces.

H. The location of trash and recycling receptacles shall be indicated on site plans and the location and screening shall be subject to the approval of the ~~community and economic development~~Zoning Administrator ~~director~~, or ~~of~~ the P~~p~~lanning C~~c~~ommission when the Pl~~p~~lanning C~~c~~ommission reviews the site plan.

~~B.~~I. Enclosures shall be secured or locked during non-business hours.

~~C. The trash and recycling receptacles are located in a rear yard or interior side yard and are clearly accessible to servicing vehicles.~~

~~D. Trash and recycling receptacles shall be screened from view on all sided. Such screening shall consist of walls constructed of a brick or finished concrete materials or earth mound either of which are less than six feet in height or at least one foot above the height of the enclosed trash and recycling receptacles whichever is greater. Gates providing access shall also provide screening and may consist of an approved treated wood material. When possible, trash and recycling receptacles screening should be constructed of the same material type as the main building facade.~~

~~(Ord. No. 2018-476 , § 22, 2-20-18)~~

~~**Editor's note—** Ord. No. 2018-476 , § 22, adopted Feb. 20, 2018, repealed § 2107 in its entirety and enacted new provisions to read as herein set out. Former § 2107 pertained to uses not otherwise included within a specific use district, and derived from Ord. No. 95-137, adopted Oct. 17, 1995; Ord. No. 2000-245, § II, adopted March 21, 2000; Ord. No. 2001-266, § 3, adopted May 15, 2001~~

Sec. ~~2110~~1303. - Exterior lighting:

1. *Intent*. The purpose and intent of this Section is to provide reasonable regulations to direct the location, design, illumination level, and use of outdoor lighting from both direct and indirect sources to minimize its undesirable effects. Lighting standards recognize that parking areas, walkways, driveways, building entryways, off-street parking and loading areas, other outdoor pedestrian ways, and building complexes with common areas need to be sufficiently illuminated to ensure the security of property and the safety of persons using such public or common areas. Lighting standards set forth herein are also intended to:

   A. Provide for and control lighting in outdoor public places where public health, safety, and welfare are potential concerns;

   B. Protect drivers and pedestrians from the glare of non-vehicular light sources;

   C. Protect neighbors, the environment, and the night sky from nuisance glare and light trespass from improperly selected, placed, aimed, applied, maintained, or shielded light sources;

   D. Promote energy efficient lighting design and operation; and

   E. Protect and retain the visual character of the Township.

2. *Applicability*. All outdoor lighting installed after the effective date of the amendment to the Zoning

Ordinance shall comply with the requirements of Section ~~(insert section)~~13.03. This includes, but is not limited to, new lighting equipment, light fixtures, replacement lighting, or any other outdoor lighting whether it is attached to structures, poles, buildings, or any other location.

3. *Light from direct sources*. Lighting from direct source shall be subject to the following standards:

   A. Shielding and Light Trespass. Lighting shall be placed, directed, and shielded so as to direct the light onto the site and away from adjoining properties through the use of full-cutoff luminaires. Lighting shall be shielded so that it does not cause glare for vehicles, bicycles, and pedestrians. Directional luminaires such as floodlights and wall mounted luminaires shall be shielded and aimed so they do not create glare when viewed from neighboring property. The use of floodlights and wall-mounted luminaires to light parking areas shall be prohibited, unless there is a finding by the Planning Commission that no other acceptable means of lighting is possible. Lighting under canopies shall be recessed or full cutoff luminaires aimed straight down.

   B. Maximum Illumination Levels. Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed a half (0.5) footcandles at ground level along common property lines. Lighting for uses adjacent to nonresidential properties shall be designed and maintained such that illumination levels do not exceed one (1.0) footcandle at ground level along common property lines. Maximum light levels shall not exceed twenty (20.0) footcandles in any given area measured at ground level.

   C. Maximum Height. Except as noted above, lighting fixtures shall not exceed a height of twenty-five (25) feet, including the base. In portions of a site adjacent to residential areas, lighting fixtures shall not exceed a height of eighteen (18) feet, including the base, and shall be located so as to result in the minimum interference with residential users.

   D. Minimum Illumination Levels. Parking area lighting shall provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets or public/private rights-of-way. At no point shall lighting of parking lots be less than 0.4 footcandles.

   E. Light Color Standard. Correlated color temperature of any outdoor light source shall not exceed three thousand-five hundred (3500) Kelvin unless introduced as part of a façade or landscape lighting scheme used exclusively for the decorative illumination through color of certain building façade or landscape features.

   ~~A.~~F. Lighting Plans.

      (1) All lighting, including ornamental lighting, shall be shown on site plans in sufficient detail to allow determination of the effects of such lighting upon adjacent properties and traffic safety.

      (2) The lighting plan shall include a photometric plan which plots illuminance in footcandles on ten feet by ten feet (10'x 10') horizontal grid over the entire site up to and including all property boundaries. The lighting plan shall include a layout of all proposed and existing luminaires, and a photometric analysis plotted in a manner that demonstrates that Ordinance requirements are met. The lighting plan shall also include luminaire details, glare reduction devices, mounting heights, and pole and pole foundation details.

      (3) Lighting plans shall be coordinated with landscape plans to minimize conflict between

landscaping and intended light distribution.

G. Reduction in Nighttime Lighting. All outdoor lighting shall be reduced to at least fifty percent (50%) of the light level at full illumination one (1) hour after closing. Lighting reductions shall not be required under the following circumstances:

(1) Where a business operates twenty-four (24) hours;

(2) Where lighting is intended to reduce real or perceived risk; and,

(3) Where lighting is intended to discourage intruders, vandals, or burglars, and to protect merchandise and property.

4. Light from Indirect Sources. Lighting from indirect sources shall be subject to the following standards:

A. Glare from any process (such as or similar to arc welding or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and so as not to create a public nuisance or hazard along lot lines;

B. The design and/or screening of the development shall ensure that glare from automobile and commercial or industrial vehicle headlights shall not be directed into any adjacent property, including residential property; and

C. Exterior doors shall be located, operated, and maintained so as to prevent any glare and light from creating a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses.

5. Exemptions. The following types of lighting are exempt from this Ordinance:

A. Luminaires used for public roadway illumination;

B. All temporary emergency lighting needed by the police, fire, or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this Ordinance;

C. All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this article, except that all such luminaires used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task;

D. Luminaires used primarily for signal illumination may be mounted at any height required to ensure roadway safety, regardless of lumen rating;

E. Seasonal holiday lighting and illumination of the American and state flags shall be exempt from the requirements of this Ordinance, providing that such lighting does not produce glare on roadways and neighboring residential properties; and

F. Installations existing prior to the enactment of this Ordinance are exempt from its requirements. However, any changes to an existing lighting system, fixture replacements, or any grandfathered lighting system that is moved must meet these standards.

6. Prohibited Lighting. The following types of outdoor lighting are specifically prohibited:

A. Lighting that could be confused for a traffic control device;

B. Lighting that is oriented upward, except as otherwise provided for in this Ordinance;

C. Searchlights, beacons, and laser source light fixtures;

D. Lights that blink, flash, move, revolve, flicker, change intensity, or change color;

E. Any lamp or bulb when not within a luminaire and which is visible from the property boundary line of the parcel on which it is located, except for landscape ornamental lighting;

F. Lighting inside of an awning when the awning material is translucent; and

G. Building or roof-mounted lighting intended to attract attention to the building and/ or use and not strictly designed for security purposes shall not be permitted.

H. Luminous tube and exposed bulb fluorescent lighting (visible from the property line) is prohibited unless approved by the Planning Commission as an element of the building façade.

7. Lamp or Fixture Substitution. No Substitution of any existing light fixture or lamp type is permitted without approval of the Zoning Administrator, who may require sufficient information to ensure compliance with the standards of this Ordinance.

~~2. Sign lighting~~

~~A. Canopy signs: Canopy signs shall be illuminated from above using a maximum 100-watt, fully shielded metal halide, tungsten halogen or incandescent light fixture. The zoning official may permit the canopy to be internally illuminated using one single tube fluorescent fixture, provided that the fixture is recessed and the canopy material is opaque except for any permitted sign copy area.~~

~~B. Wall and marquee signs: Wall and marquee signs shall be illuminated from above using a maximum 100-watt, fully shielded metal halide, tungsten halogen or incandescent light fixture that is directed downward. The zoning official may permit wall or marquee signs to be internally illuminated, provided that more than 50 percent of the sign face area is covered by semi-opaque colors and materials that have a color value and saturation of 50 percent or higher.~~

~~C. Ground signs: Ground signs shall be illuminated from above or below using a maximum 100-watt, fully shielded metal halide, tungsten halogen or incandescent light fixture that is directed downward. The zoning official may permit ground signs to be illuminated from below, provided that the light is tightly focused to prevent spillage of excess light beyond the edge of the sign face. The zoning official may permit ground signs to be internally illuminated, provided that a minimum of 50 percent of the sign face area is covered by semi-opaque colors and materials that have a color value and saturation of 50 percent or higher.~~

~~D. Billboard signs: Billboard signs shall be illuminated from above using light fixtures that are tightly focused to prevent spillage of excess light beyond the edge of the sign face and directed downward to prevent off-site glare and minimize light pollution.~~

~~It is the intent of this ordinance to preserve, protect, and enhance the lawful nighttime use and enjoyment of any and all property through the use of appropriate lighting practices and systems. Such individual fixtures and lighting systems are designed, constructed, and installed to control glare and light~~

~~trespass, minimize obtrusive light, conserve energy and resources while maintaining safety, security and productivity, and curtail the degradation of the nighttime visual environment.~~

Sec. ~~2114~~1305. - Fences and walls.

~~*(1) Chain link fence: A fence constructed of galvanized steel or similar materials as approved by the building official for the purpose of enclosing or securing an area. Chain link fences shall not include wire fences or fences of similar construction.*~~

~~*(2) Industrial fence: A chain-link or ornamental fence constructed of materials approved by the building official for the purpose of enclosing or securing an industrial use.*~~

~~*(3) Living fence: A continuous hedgerow of living plant material planted and maintained for the purpose of enclosing an area.*~~

~~*(4) Ornamental fence: A fence consisting of wrought iron, galvanized steel, aluminum, vinyl, wood or similar materials fabricated into a design with specific pattern elements or ornamentation. All spaces in the fence shall be open and unobstructed and the fence shall not block vision to an extent greater than 40 percent. Ornamental fences shall not include chain link or wire fences or fences of similar construction.*~~

~~*(5) Privacy fence: A fence constructed of wood, vinyl or similar materials that blocks vision to an extent greater than 40 percent for the purpose of obscuring or screening an area from public view.*~~

~~*(6) Rail fence: A fence constructed of wood, vinyl or similar materials and consisting of one to four horizontal rails connecting to vertical posts spaced a minimum of six feet apart. All spaces in such fences shall be open and unobstructed and such fences shall not block vision to an extent greater than 40 percent.*~~

~~*(7) Temporary fence: A fence constructed of canvas, plastic, chain link, wood or similar material as approved by the building official for the purpose of enclosing or securing an area for a limited period of time.*~~

~~*(a) Construction: A fence erected for the purpose of securing a construction site against unauthorized access. The building official may require such fences as part of an approved permit.*~~

~~*(b) Special events: A fence erected for the purposes of public safety at a special event. Such fences shall not be erected across public rights of way except as authorized by the and the Washtenaw County Road Commission for special community events only.*~~

~~*(8) Decorative wall: A masonry wall consisting of brick, stone or similar materials as approved by the building official and constructed with a design that includes specific pattern elements or ornamentation.*~~

~~*(9) Obscuring wall: A masonry wall consisting of brick, stone or similar materials as approved by the building official and constructed for the purpose of enclosing, obscuring or screening an area from view.*~~

~~*(10) Damaged fence or wall: A fence or wall that is not properly secured, in danger of collapse or has otherwise been found by the building official to be in a damaged condition.*~~

~~*(11) Illegal fence or wall: A fence that was illegally erected or installed, or a fence that is not in compliance with the provisions of this article and does not meet the definition of a legal nonconforming fence.*~~

~~*(12) Legal nonconforming fence or wall: A fence or wall which was legally erected or installed but is no longer in compliance with the provisions of this article. Such fences or walls must be located outside of any existing right-of-way and wholly upon the parcel to which they are associated.*~~

Commented [BC4]: Move to definitions

1. ~~2.~~ *General requirements for fences and walls:*

A. Construction and maintenance: Fences and walls shall be securely constructed in conformance with this article and all applicable building codes and shall consist of durable, weather-resistant materials as approved by the Building Official. Masonry piers may be used as part of a fence installation with the approval of the Building Official. Fences and walls shall be maintained in good order, painted, rustproofed, or otherwise protected against damage and decay so as to present an orderly appearance.

B. Hazards: Fences and walls shall not be erected in a manner that obstructs free and clear vision or would be a hazard to traffic or pedestrians. Fences and walls shall not be erected within public rights-of-way.

C. Orientation of finished side: Fences that have one (1) finished or decorative side shall be oriented with the finished or decorative side facing outward towards adjacent parcels and away from the interior of the lot to which the fence is associated. Masonry walls shall be finished in a similar manner on all sides.

D. Site drainage and utilities: Fences and walls shall not be erected in a manner that obstructs the free flow of surface water within or across the lot to which it is associated or the adjacent lots. Fences and walls shall not be erected in a manner that causes damage to underground utilities.

E. Fences and walls, including, but not limited to posts, foundations, and overhanging elements, shall be located completely within the limits of the lot to which they are associated. Adjoining property owners may jointly apply for a fence permit for the purpose of constructing a fence on the common property line.

~~a.~~

2. ~~3.~~ *Height and location requirements:*

A. Residential District.

(1) Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.

(2) Fences may be located in any required yard not adjoining a public or private street provided that they shall not exceed six (6) feet in height.

B. Commercial, Office, or Form-Based District. Fences shall not exceed six (6) feet in height. Fences in a front yard shall not be permitted in a commercial or office district except where permitted by the Planning Commission.

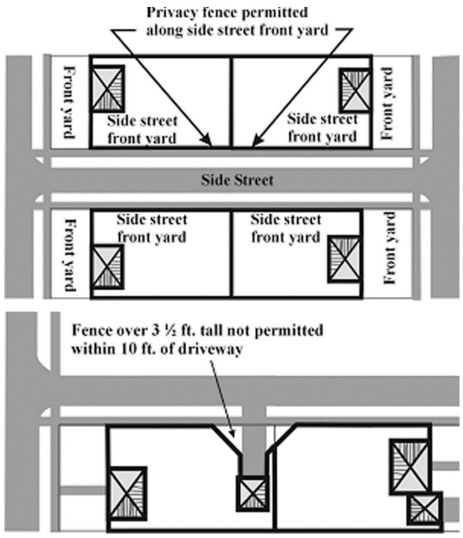
C. Business, Industrial, or Public Facility District. Fences shall not exceed eight (8) feet in height. Additional height may be permitted by the Planning Commission. Fences are not permitted in

the front yard unless approved by the Planning Commission. Fences when permitted in a front yard shall provide fifty percent (50%) opacity.

D. In determining the maximum height of a fence that separates two (2) adjoining lots and that is located within two (2) feet of the common lot line, the maximum height at any point shall be measured from the highest grade at that point within two (2) feet on either side of the common lot line.

~~(a) All required setbacks for fences and walls shall be measured from the property line or existing street right-of-way line. Height of such fences or walls shall be measured from the grade level to the highest point of the fence or wall.~~

~~(b) Fences and walls located within required side and rear yards may be erected on the property line with the submission of written consent from all adjacent property owners or a certified survey verifying the location of lot boundaries.~~



~~(c) Fences, and walls above three and one-half feet in height and all chin link fences, privacy fences, and obscuring walls are not permitted within the required front yard of any zoning lot except where otherwise specified herein. On residential corner lots, a chain link fence up to four feet in height or privacy fence up to six feet in height is permitted within a front yard of a side street provided the residences on the adjacent lot and opposing lot also do not front on such side street. Such chain link fence or privacy fence shall not extend beyond the front building line into the front yard of the street that the front of the dwelling faces. On nonresidential lots, a privacy fence or an obscuring wall up to six feet in height shall be permitted within a front yard only where necessary for buffering from adjacent uses and approved on a site plan by the.~~

~~*(d) On all lots, fences or walls over three and a half (3½) feet in height shall not be permitted within ten (10) feet of the intersection of a driveway with the road right-of-way. Such requirement shall apply to driveways on the same lot as the fence and driveways located on adjoining lots. On corner lots, fences and walls located within a front yard shall maintain the roadway corner clearance requirement of section 2112.*~~

3. *Vision clearance.* All fences shall comply with Section 12.02, Corner Clearance, herein. A fence that is located at the intersection of a driveway and a public sidewalk, or a sidewalk along a private street, shall not impede vision between the driveway and sidewalk.

~~2.~~4. *Prohibited fences and walls.* The following fences and walls are prohibited within the ~~T~~Township:

A. Barbed-wire, razor-wire, or electrified fences, except where, for the purpose of ensuring public safety, the Planning ~~Commission may~~Commission may approve such fences as part of an approved site plan.

B. Wire fences, except where such fences are located on parcels of not less than four (4) acres in size with a minimum road frontage of two hundred (200) feet.

C. Any fence or wall unlawfully installed, erected, or maintained.

5. *Retaining walls.* A retaining wall shall be regulated as a fence if the wall projects more than eighteen (18) inches above the grade of the ground being retained.

6. Public Utility Fences. Fences that enclose public utility installations shall not be located in any required yard where the lot is located in a residential zoning district. Such fences may be located in any required yard where the lot is located in any other zoning district. Such fences shall comply with all other provisions of this Ordinance.

7. *Permits required:* A fence permit shall be required for all work performed in association with the construction, alteration or relocation of a fence or wall, except where otherwise specified herein. A building permit shall also be required for any fence or wall over six (6) feet in height.

~~C.~~A. Fences and walls for which a fence permit is not required:

(1) Repairs: Repairs to an existing fence or wall with no structural changes.

(2) Replacement: Replacement of an existing fence with a new fence that is the same type, and height and in the same location as the existing fence; provided the replacement fence is otherwise in full compliance with this Ordinance and the Building Code.

(3) Gates: The installation of gates of up to eight (8) feet in width in an existing fence or wall with no structural changes.

(4) Short lengths of new fence: Construction of less than eight (8) feet of new fence, provided that such work is in compliance with the provisions of this article and all applicable building codes.

(5) Fences associated with active farms: Wire or wood fences associated with an active farm or single-family residential use on parcels of not less than four (4) acres in size with a minimum road frontage of two hundred (200) feet.

(6) Living fences: Planting of continuous hedgerows or similar landscape features.

B. Permit application: Applications for fence permits shall be made upon forms provided by the community development department. The following information shall be provided with the application:

(1) Plot plan and construction drawings: A plot plan or lot survey shall be provided that includes the location of all existing and proposed fences, walls, structures, easements, and setback dimensions. A detail of the proposed fence or wall with all appropriate dimensions shall also be provided.

~~(7)~~(2) Removal agreement: The B~~b~~uilding O~~o~~fficial or Z~~z~~oning A~~a~~dministrator may require a signed removal agreement for the removal of a fence and wall as deemed necessary. A bond or other acceptable surety to guarantee such removal may be required.

~~(8)~~(3) Written consent of all adjacent property owners, or a certified survey verifying the location of lot boundaries, if a fence or wall is proposed to be erected or installed on a property line.

~~D.~~C. Other information that the Zoning Administrator or B~~b~~uilding O~~o~~fficial may require to show full compliance with this and all other Township Ordinances.

~~*(1)*~~

~~3.~~8. *Legal nonconforming fences and walls:* All existing legal nonconforming fences or walls shall be permitted to continue as such until removed, extended, or altered, at which time such fences or walls shall be made to conform to the provisions of this article. ~~A legal nonconforming chain-link fence up to four feet in height, located within the required front yard of a platted lot in the R-5 (single-family residential) zoning district, may be extended with the approval of the zoning official.~~

Sec. ~~2125~~1306. ~~–~~ Building Design Requirements

1. *Industrial and business park e~~E~~xterior building wall design*.

The purpose of this section is to provide a set of exterior industrial and business park building wall material standards, the intent of which is to enhance the visual environment of the Township. Furthermore, the review of exterior building wall design and the consistent administration of standards can help to maintain the Township's sense of place by encouraging consistent quality and character when structures are built or redeveloped.

~~A. 1.~~ This section shall apply to all industrial and business park construction ~~, except single family residential structures,~~ for all exterior building walls and shall consist of those materials and combinations of materials as set forth in this section.

A.

~~B. 2.~~ The use of exterior wall materials shall be in compliance with the maximum percentages permitted in the "Schedule Regulating Exterior Building Wall Materials."

B.

~~C. 3.~~ The application of these standards should promote integration and mixture of materials

where more than one (1) material is used on a building. If only one (1) material is used, architectural detailing and articulation, massing, texture, and form must be introduced into the building's design. Building roof materials should be in harmony with the style and material used on the building walls.

C.

~~D. 4.~~ When building walls are one hundred (100) feet or greater in length, design variations must be applied to assure that the building is not monotonous in appearance. Such variations include but are not limited to the following:

D.

~~(1) a.~~ Recess and projections along the building facade. Variations in depth should be a minimum of ten (10) feet.

(1)

~~(2) b.~~ Architectural details or features.

(2)

~~(3) c.~~ Enhanced ornamentation around building entryways.

(3)

~~(4) d.~~ Landscaping.

(4)

~~(5) e.~~ Streetscape elements.

(5)

~~(6) f.~~ Variations in building height.

(6)

~~E. 5.~~ When a particular building design and the materials or combination of materials proposed to be used in exterior walls are found by the Planning Commission , after consultation and review by an appropriate design professional, to be in keeping with the intent and purpose of this section, but which may differ from the strict application of the schedule regulating material use of this Section (e.g., use of new materials not covered in the Building Wall Materials Schedule), the Planning Commission may waive the requirements of this Section pertaining to materials. When a waiver is requested under this subsection, the proposed building design and materials schedule shall be accompanied by a written design statement which shall describe how the selected wall materials and material combinations will be consistent with and enhance the building design.

E.

~~F. 6.~~ Where a new wall material is proposed for an existing building wall, only that portion of the building being altered shall be subject to the standards of this section. However, in considering the proposed alteration, the Planning Commission shall view it in context of the architecture of the entire building.

F.

~~G. 7.~~ Where an addition is proposed to an existing building, the Planning Commission may allow the use of existing wall materials for the addition provided that the design of the alteration is consistent with the existing building wall design.

G.

~~H. 8.~~ This section is not intended to regulate the quality, workmanship, and requirements for materials relative to strength, durability and endurance, maintenance, performance, load capacity, or fire resistance characteristics.

H.

I. Schedule Regulating Exterior Building Wall Materials

Building ~~Material~~Material	Percentage~~Industrial Districts~~		
	100	75	25
Masonry/Stone	•		
Face brick or ceramic	•		
Split face or ribbed block	•		
Stone	•		
Precast concrete	•		
Concrete formed in place		•	
Metal ~~3~~ 1		•	
~~Glass~~			
Tinted and reflective		•	
Glass block		•	
Finishes 2		•	
~~Wood (fire resistant only)~~			
Wood siding (beveled, lap, TEG, batten) 3			
~~Finishes~~ 4		▲	

~~(1) 2. All walls exposed to public view from adjacent residential, office, or business districts, or from a street, shall be constructed of not less than 75 percent masonry or stone, not to include unfinished concrete block. Metals, if utilized, shall be ribbed panels or other decorative finish in suitable colors.~~

~~(2) 3.~~ Flat sheets and seamed or ribbed panels include aluminum, porcelain, stainless steel, etc.

(1)

~~(3) 4.~~ Includes drivit, EIFS, cement, plaster, stucco, or similar materials. Such materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, or loading areas adjacent to building walls, unless such walls are adequately protected to prevent wall damage.

(2)

~~(4)~~(3) ~~5.~~ Not permitted.

2. *NC and GB Design Requirements:*

A. The maximum length of an uninterrupted building façade facing public streets and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

B. Ground Story Activation.

(1) The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than twenty-five percent (25%) windows and doors, and the minimum transparency for facades facing a side street, side yard, or parking area shall be no less than twenty percent (20%) of the façade. First-floor transparency is measured between two (2) and eight (8) feet above the first-floor elevation.

(2) For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.

(3) The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides which abut an alley.

(4) Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

(5) Visibility through the required transparency must portray the principal use of the operation and shall not portray secondary or "back of house" operation areas including, but not limited to, laundry, cleaning supply, stock, or storage areas.

C. Transitional Features.

(1) Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

(2) Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.

(3) Height and Mass. Building height and mass in the form of building step backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower intensity uses.

(4) Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

D. Schedule Regulating Exterior Building Wall Materials

Building Material	Percentage		
	100	75	25
Masonry/Stone	•		
Face brick or ceramic	•		
Stone	•		
Split face or ribbed block		•	
Precast concrete		•	
Metal [1]		•	
Tinted and reflective		•	
Concrete formed in place			•
Glass block			•
Finishes [2]			•
Wood siding (beveled, lap, TEG, batten) [3]			

(1) Flat sheets and seamed or ribbed panels include aluminum, porcelain, stainless steel, etc.

(2) Includes drivit, EIFS, cement, plaster, stucco, or similar materials. Such materials shall not be used where contact with vehicles may occur, such as parking areas, traffic ways, or loading areas adjacent to building walls, unless such walls are adequately protected to prevent wall damage.

(3) Not permitted.

ARTICLE XIV. – ENVIRONMENTAL STANDARDS

Sec. 1400. - Performance standards:

No parcel, lot, building, or structure in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element or condition so as to adversely affect the surrounding area or adjoining premises provided that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are employed to limit dangerous and objectionable elements to acceptable limits as established by the following performance requirements:

1. *Airborne emissions*:

   A. Smoke and air contaminants. It shall be unlawful for any person to permit the emission of any smoke or air contaminant from any source whatsoever to a density greater than that permitted by applicable Federal and State Clean Air Standards. There shall not be discharged from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, or nuisance to the public or which endanger comfort, repose, health, or safety of persons or which cause injury or damage to business or property.

   B. Odors. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped, or so modified as to remove the odor

   C. Gases. The escape or emission of any gas that is injurious, destructive, or harmful to persons or property or explosive shall be unlawful and shall be abated

   ~~*A. Smoke:*~~

   ~~*B. It shall be unlawful for any person, firm or corporation to permit the emission of any smoke from any source whatever to a density greater than that density described as no. 2 on the Ringelmann chart; provided that the following exceptions shall be permitted:*~~

   ~~*(1) Smoke, the shade or appearance of which is equal to but not darker than no. 3 on the Ringelmann chart for a period, or periods, aggregating four minutes in any 30 minutes.*~~

   ~~*(2) Smoke, the shade or appearance of which is equal to but not darker than no. 3 of the Ringelmann chart for a period or periods, aggregating three minutes in any 15 minutes, when building a new fire or when breakdown of equipment occurs such as to make it evident that the emission was not reasonably preventable.*~~

   ~~*C. Method of measurement: For the purposes of grading the density of smoke, the Ringelmann chart, as now published and used by the United States Bureau of Mines, which is hereby made a part of this ordinance, shall be the standard. However, the umbrascope readings of smoke densities may be used when correlated with Ringelmann's chart.*~~

2. *Dust, dirt, and fly ash:*

   A. No person, firm or corporation shall operate or cause to be operated, maintain or cause to be maintained, any process for any purpose, or furnace or combustion device for the burning of coal or other natural or synthetic fuels, without maintaining and operating while using said process or furnace or combustion device, recognized and approved equipment, means, method, device or contrivance to reduce the quantity of gas borne, or airborne solids of fumes emitted into the open air, which is operated in conjunction with said process, furnace, or combustion device so that the quantity of gas borne, or airborne solids shall not exceed 0.20 grains per cubic foot of the carrying medium at a temperature of five hundred (500) degrees Fahrenheit.

   B. Method of measurement: For the purpose of determining the adequacy of such devices these conditions are to be conformed to when the percentage of excess air in the stack does not exceed fifty percent (50%) at full load. The foregoing requirement shall be measured by the A.S.M.E. Test Code of dust-separating apparatus. All other forms of dust, dirt and fly ash shall be completely eliminated insofar as escape or emission into the open air is concerned. The building inspector may require such additional data as is deemed necessary to show that adequate and approved provisions for the prevention and elimination of dust, dirt and fly ash have been made.

3. *Glare, ~~and~~ r~~r~~adioactivity and electrical disturbance~~e materials~~:*

   A. Glare from any process (such as or similar to arc welding, or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not be seen from any point beyond the property line, and as not to create a public point beyond the property line, and as not to create a public nuisance or hazard along lot lines. Radioactive materials and wastes, and including electromagnetic radiation such as X-ray machine operation, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.

   B. No direct or reflected glare shall be permitted which is visible from any property or from any public street, road, or highway.

   C. Radioactivity or Electrical Disturbance. No activity shall emit dangerous radioactivity at any point, or unreasonable electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

4. *Fire and explosive hazards:*

   A. Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire suppression equipment in compliance with the applicable local, state, and federal code and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

~~*A. In the I-1 industrial district, the storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning, as determined by the fire marshal, is permitted, subject to compliance with all other performance standards above mentioned.*~~

~~*B. The storage, utilization, or manufacture of materials, goods, or products ranging from free to active burning to intense burning, as determined by the fire marshal is permitted subject to compliance with all other yard requirements and performance standards previously mentioned, and provided that the following conditions are met:*~~

~~*(1) Said materials or products shall be stored, utilized or produced within completely enclosed buildings or structures having combustible exterior walls, which meet the requirements of the building code.*~~

~~*(2) All such buildings or structures shall be set back at least 40 feet from lot lines, or in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system complying with installation standards prescribed by the National Fire Association.*~~

~~*(3) The storage and handling of flammable liquids, liquified petroleum gases, and explosives shall comply with the state rules and regulations as established by Public Act No. 207 of the Public Acts of Michigan of 1941 (MCL 29.1 et seq., MSA 4.559(1) et seq.), as amended.*~~

5. *Waste disposal:* All solid, liquid, and sanitary wastes shall be treated and disposed of in accordance with the standards of local, state, and any federal requirements. Treatment or disposal of waste shall not create a hazard or nuisance to neighboring uses.

~~*5.*~~*6. Noise:*

~~A. The emission of measurable noises from the premises shall not exceed 60 decibels as measured at the boundary property lines, except where normal street traffic noises exceed 60 decibels during such periods, the measurable noise emanating from such premises may equal, but not exceed, such traffic noises. This provision shall apply in all districts except as hereinafter specified for the IRO, I-1, I-2, I-3 and IC districts.~~

~~B. IRO, I-1, I-2, I-3 and IC districts: The measurable noise emanating from the premises used for activities permitted shall not exceed 75 decibels during the normal work periods of between the hours of 6:00 a.m. and 10:00 p.m. and shall not exceed 70 decibels during the sleeping hours of 10:00 p.m. and 6:00 a.m., as measured at the property lines. Noises shall be muffled so as not to become objectional due to intermittence, beat frequency or high frequency.~~

A. General Requirements. No use, operation or activity shall be carried on that causes or creates measurable noise levels that are unreasonably loud or that unreasonably interfere with the peace and comfort of others, or that exceed the maximum noise level limits prescribed in the Table of Maximum Noise Levels in subsection C below, as measured at any point on property adjacent or in close proximity to the lot, parcel, or other property on which the operation or activity is located.

B. Methods and Units of Measurement. The measuring equipment and measurement procedures shall conform to the latest American National Standards Institute (ANSI) specifications. The sound measuring equipment shall be properly calibrated before and after the measurements. Because sound waves having the same decibel (Db) level "sound" louder or softer to the human ear depending upon the frequency of the sound wave in cycles-per-second (that is, depending on whether the pitch of the sound is high or low) an A-weighted filter constructed in accordance with ANSI specifications shall be used on any sound level meter used to take measurements required in this Section. All measurements below are expressed in Db(A) to reflect the use of the A-weighted filter.

C. Table of Maximum Noise Levels. Except as otherwise provided in this Section, noise levels shall not exceed the limits set forth in the following table:

Maximum Noise Level Standards Table

Use	Time	Maximum Sound Level (A-Weighted) Decibels – Db(A)
Residential	7:00 a.m. to 7:00 p.m.	60
	7:00 p.m. to 10:00 a.m.	55
	10:00 a.m. to 7:00 a.m.	50
Commercial, Business, Office, and Mixed Uses	7:00 a.m. to 7:00 p.m.	65
	7:00 p.m. to 7:00 a.m.	50
Industrial Office and Research Office	Anytime	65

D. Background Noise. Where existing background noise exceeds the maximum permitted levels specified in the Table of Maximum Noise Levels in subsection C above, the noise caused or created by a specific operation or activity may exceed the levels specified in the Table, provided that the sound level on property adjacent or in close proximity to the lot or parcel on which the operation or activity is located does not exceed the background noise level. For purposes of this subsection, background noise shall mean noise being produced by permitted uses conducted in a legally accepted manner from all sources other than those occurring on the lot or parcel on which the operation or activity is located. Background noise levels shall be determined by measurement at substantially the same time and location as the noise levels caused or created by the complained-of operation or activity.

E. Intermittent or Other Unreasonable Sounds. Intermittent sounds or sounds characterized by pure tones might be a source of complaints, even though the measured sound level does not exceed the permitted level the in Table of Maximum Noise Level in subsection C above. Such sounds shall be prohibited when found to be unreasonably loud or to unreasonably interfere with the peace and comfort of others. In making such determination, the following shall be considered:

(1) The proximity of the sound to sleeping facilities;

(2) The nature of the use from which the sound emanates and the area where it is received or perceived;

(3) The time (day or night) the sound occurs; and

(4) The duration of the sound.

F. Exemptions. Noise resulting from the following activities shall be exempt from the maximum permitted sound levels provided such activity occurs in a legally accepted manner:

(1) Construction activity between the hours of 8:00 am and 7:00 pm;

~~(1)~~(2) Performance of emergency work, including snow removal;

(3) Warning devices necessary for public safety, such as police, fire, and ambulance sirens, tornado and civil defense warning devices, and train horns;

(4) Lawn care and yard maintenance that occurs between 8:00 am and 9:00 pm;

(5) Outdoor school and playground activities when conducted in accordance with the manner in which such spaces are generally used, including, but not limited to, school athletic and school entertainment events;

(6) The operation or use of any organ, bell, chimes, or other similar means of announcing religious services at a place of religious worship between the hours of 8:00 am and 9:00 pm, no more than five (5) times per day, and for a duration of no more than two (2) minutes each time; provided, however, the sound level does not exceed eighty (80) Db(A) at the property line of the religious facility;

(7) An un-amplified human voice; and

(8) Public works maintenance, repair, or improvement projects being conducted by or on behalf of public agencies.

G. I-94 Noise Provisions. Where a parcel that is within five hundred (500) feet of the I-94 right-of-way is proposed to be developed for residential purposes by means of a multiple-family development, condominium, subdivision plat or planned development, such site plan or plat shall delineate that area of the site with sound levels of sixty-one (61) dBA or greater. No dwelling units shall be located within this sixty-one (61) dBA or greater area unless one (1) of the following measures is taken:

(1) Sound walls or earth berming are installed to attenuate the noise level to less than sixty-one (61) dBA at the location of all dwellings and all yard areas within thirty-five (35) feet of all single-family dwellings.

(2) Sound attenuation measures incorporated into the design and construction of the dwellings, such as masonry construction and insulation resulting in interior noise levels less than fifty-two (52) dBA.

7. Use, Storage, and handling of hazardous substance; storage and disposal of solid, liquid, and sanitary wastes.

A. It shall be unlawful for any person, firm, corporation, or other legal entity to pollute, impair or destroy the air, water, soils, or other natural resources within the Township through the

use, storage, and handling of hazardous substances and/or wastes or the storage and disposal of solid, liquid, gaseous and/or sanitary wastes.

B. Any person, firm, corporation, or other legal entity operating a business or conducting an activity which uses, stores, or generates hazardous substances or sanitary wastes shall obtain the appropriate permits or approval from the Michigan Department of Environment, Great Lakes, and Energy or its successor; state fire marshal division, or other designated enforcing agencies.

C. Any person, firm, corporation, or other legal entity operating a business or conducting an activity which uses, stores, or generates hazardous substances shall complete and file a hazardous chemicals survey on a form supplied by the Township in conjunction with the following:

(1) Upon submission of a site plan;

(2) Upon any change of use or occupancy of a structure or premises; and

(3) Upon any change of the manner in which such substances are handled, and/or in the event of a change in the type of substances to be handled.

(4) The transportation of any hazardous substance in trucks, trailers, tankers, or rail cars shall be exempt from the provisions of this Ordinance provided the hazardous substances are fueling the transporting vehicle, or the transporting vehicle is in continuous transit, making a delivery, or is stopped for a period of time not to exceed twenty-four (24) hours.

(5) Sites at which hazardous substances are stored, used, or generated shall be designed to prevent spills and unpermitted discharges to air, surface of the ground, groundwater, lakes, streams, rivers, or wetlands.

(6) State and federal agency requirements for storage, spill prevention, record keeping, emergency response, transport, and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without applicable permits and approvals.

(7) Bulk storage of pesticides shall be in accordance with Regulation No. 640, Commercial Pesticide Bulk Storage, of Act 171 of the Public Acts of 1976, as amended, being Section 286.569 of the Michigan Compiled Laws.

D. All businesses and facilities, private and public, which use, store, or generate hazardous substances that require a manufacturer's material safety data sheet shall familiarize themselves with the sheet, and shall be familiar with procedures required to contain and clean up any releases of the hazardous substance. If hazardous substances are used, stored, or generated in quantities greater than one hundred (100) kilograms per month (equal to about twenty-five (25) gallons or two hundred and twenty (220) pounds) shall comply with the standards established in items "(1)" through "(6)" herein.

(1) Aboveground storage and use areas for hazardous substances.

a. Primary containment of hazardous substances shall be product tight.

b. Secondary containment of hazardous substances shall be provided for all facilities. Secondary containment shall be sufficient to store the substance for the maximum

anticipated period of time necessary for the recovery of any released substance. Products held in containers of ten (10) gallons or less packaged for retail use shall be exempt from this requirement.

c. Outdoor storage of hazardous substances is prohibited except in product tight containers that are protected from weather, leakage, accidental damage, and vandalism. Secondary containment shall be sufficient to store the substance for the maximum anticipated period of time necessary for the recovery of any released substance, including an allowance for the expected accumulation of precipitation.

d. At a minimum, state and federal agency requirements for storage, leak detection, recordkeeping, spill prevention, emergency response, transport, and disposal shall be met.

e. Out buildings, storage rooms, sheds, and pole barns which are utilized as secondary containment shall not have floor drains which outlet to soil, public sewer systems, groundwater, or nearby drains or natural water bodies unless a surface or groundwater discharge permit has been obtained pursuant to applicable requirements of the Michigan Natural Resource and Environmental Protection Act, Public Act 451 of 1994, as amended.

f. Areas and facilities for loading and unloading of hazardous substances, as well as areas where such materials are handled and stored, shall be designed, and constructed to prevent unpermitted discharges to floor drains, rivers, lakes, wetlands, groundwater, or soils.

(2) Underground storage.

a. Existing and new underground storage tanks shall be registered with the State of Michigan in accordance with applicable requirements of the U.S. Environmental Protection Agency.

b. Installation, operation, maintenance, closure, and removal of underground tanks shall be in accordance with applicable requirements of the Township fire department and the State of Michigan.

c. Out-of-service abandoned underground tanks shall be emptied and removed from the ground in accordance with the requirements of the Township fire department and the State of Michigan.

d. At a minimum, state, and federal agency requirements for corrosion protection, overfill protection, storage, leak detection, recordkeeping, spill prevention, emergency response, transport, and disposal shall be met. Records of monthly monitoring or inventory control must be retained and available for review by Township officials for five (5) years.

(3) Well abandonment. Out of service water wells shall be sealed and abandoned in accordance with applicable requirements of the Township, Washtenaw County, and the State of Michigan.

(4) Site with contaminated soils and/or groundwater. Site plans shall take into consideration the location and extent of any contaminated soils and/or groundwater on the site, and the need to protect public health and the environment.

(5) Construction standards.

a. Storage of hazardous substances at a construction site during the construction process shall be prohibited unless the provisions for storage and handling outlined in this Ordinance have been met.

b. If the contractor will be storing or handling hazardous substances that require a manufacturer's material safety data sheet, the contractor shall be familiar with the sheet, and shall be familiar with procedures required to contain and clear up any releases of the hazardous substance.

c. Upon completion of construction, all hazardous substances and containment systems no longer used, or not needed in the operation of the facility, shall be removed from the construction site by the responsible contractor, and shall be disposed of, recycled, or reused in a proper manner as prescribed by applicable State and Federal regulations.

(6) Maintenance. In areas where hazardous substances are handled, structural integrity of the building must be maintained to avoid inadvertent discharge of chemicals to soil, groundwater, and surface waters. Cracks and holes in floors, foundations, and walls must be repaired in areas where chemicals are handled or stored.

E. All site plans for businesses or facilities that use, store, or generate hazardous substances shall be reviewed by the Township fire department, the Township's engineer and any other appropriate experts determined necessary by the Planning Commission prior to approval by the Planning Commission.

8. *Vibration:* ~~*Machines or operations which cause vibration shall be permitted in industrial districts, but no operation shall cause a displacement exceeding 0.003 of one inch as measured at the property line.*~~ No vibration shall be permitted which is discernible without instruments on any adjoining lot or property.

A. No use shall generate any ground-transmitted vibration in excess of the limits set forth in the Maximum Vibration Standards Table in Section 1400.8.D. Vibration shall be measured at the nearest adjacent lot line.

B. The instrument used to measure vibrations shall be a three (3) compartment measuring system capable of simultaneous measurement of vibration in three (3) mutually perpendicular directions.

C. The vibration maximums set forth by the Maximum Vibration Standards Table are stated in terms of particle velocity, which may be measured directly with suitable instrumentation or computed on the basis of displacement and frequency. When computed, the following formula shall be used:

PV = 6.28 F x D

Where:

PV = Particle velocity, inches per second

F = Vibration frequency, cycles per second

D = Single amplitude displacement of the vibration, inches

D. The following is the table of maximum ground-transmitted vibration:

Maximum Vibration Standards Table

Particle Velocity (Inches per Second)	
Along Non-Residential District Boundaries	Along Residential District Boundaries
0.10	0.02
0.20	0.02

E. The values stated in the Maximum Vibration Standards Table may be multiplied by two (2) for impact vibrations, i.e.; non-cyclic vibration pulsations not exceeding one (1) second in duration and having a pause of at least two (2) seconds between pulses.

F. Vibrations resulting from temporary construction activity shall be exempt from the requirements of this subsection.

~~6.~~9. *Odors:* Creation of offensive odors shall be prohibited. Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped, or so modified as to remove the odor

Sec. 1401. - Ford Lake waterfront access

1. *Purpose:* It is the intent of this Section to promote the integrity of Ford Lake within any zoning district in the Township while preserving the quality of recreational use of the lake; to protect the quality of Ford Lake by discouraging excessive use; to promote the ecological health of Ford Lake and its wetlands by limiting incompatible land use of the wetlands associated with Ford Lake; and to maintain the beauty of Ford Lake by minimizing man-made adjustments to the current shorelines.

2. *Regulations:* In any zoning district where a parcel of land is contiguous to Ford Lake, such parcel of land may be used as access property or as common open space held in common by a subdivision, association or any similar agency; or held in common by virtue of the terms of a plat of record; or provided for common use under deed restrictions of record; or owned by two (2) or more dwelling units located away from the waterfront only if the following conditions are met:

   A. That said parcel of land shall contain at least seventy (70) lineal feet of property contiguous to Ford Lake and a lot depth of at least one hundred (100) feet for each dwelling unit or each single-family unit to which such privileges are extended or dedicated. Frontage shall be measured by a straight line which intersects each side lot line at the water's edge.

B. That in no event shall water frontage of such parcel of land consist of a ~~swamp, marsh or bog~~wetland as shown on the most recent U.S. geological survey maps, or as shown on the Michigan Resources Information System map (MIRIS); as shown by the National Wetlands Inventory; as determined to be wetland by the Michigan Department of Environment, Great Lakes and Energy; or as shown on the Washtenaw County Wetlands Coverage Map; and that in no event shall a ~~swamp, marsh, or bog~~ wetland be altered by the addition of earth or fill material or by the drainage of water for the purpose of increasing the water frontage required by this Ordinance.

C. That in no event shall such parcel of land abut a man-made canal or channel, and no canal or channel shall be excavated for the purpose of increasing the water frontage required by this Ordinance.

D. That access property, as provided for in and meeting the conditions of this Section, regardless of total area, shall not be used as a residential lot for the purpose of constructing a dwelling and/or accessory structure(s), or for any commercial or business use.

Sec. 1402. - Marina and public launch access:

~~*1. Short title. This section shall be known as the Marina and Public Access Launch Site Ordinance.*~~

~~2.~~1. *Purpose:* To promote the health, safety, and welfare of Township residents by regulating the development of marinas and public access launch sites on Ford Lake in Ypsilanti Township.

~~3.~~2. *Expansion of existing facilities*:

A. Approval of the Planning Commission shall be required for any increase in the number of watercrafts allowed to be docked or moored at an existing marina over and above that allowed by the Michigan Department of Environment, Great Lakes and Energy at the time of adoption of the Ordinance from which this Section is derived.

B. Approval of the Planning Commission shall be required for any increase in the size, capacity or utilization of an existing public access launch site, including the number of watercraft allowed to be launched from the site and the number of watercraft trailers allowed to be parked at the facility over and above the size, capacity and utilization of any such site allowed by the Michigan Department of Environment, Great Lakes and Energy at the time of adoption of the Ordinance from which this Section is derived.

~~4.~~3. *Approval required for new facilities:* Approval of the Planning Commission shall be required for the development and construction of all new marinas and public access launch sites on Ford Lake. The Planning Commission in giving such approval shall specify the maximum number of watercrafts that can be docked or moored at and launched from such facility and the maximum number of watercraft trailers that can be parked or stored on the site. New marinas must be approved by the State of Michigan.

~~5.~~4. *Application for permits and standards*: An application for a permit to develop and construct a new marina or public access launch on Ford Lake shall be filed with the Planning Commission.

An application for a permit to expand an existing marina or public access launch site on Ford Lake shall be filed with the Planning Commission.

The Planning Commission shall consider the environmental impact and recreational carrying of the proposed new marina, public access launch site, expansion of a marina or expansion of a public access launch site. The Planning Commission may refer an application to the Michigan Water Use Advisory Council for its recommendation on the proposed development. A permit shall not be granted if it is determined that:

A. The water quality of Ford Lake would be adversely impacted; or

B. The proposed addition or expansion of a marina or public access launch site would cause congested, unsafe conditions on the waters of Ford Lake due to the additional numbers of watercraft.

~~6.~~5. *Right of appeal:* Appeal may be taken as provided in Sections 1702 and 1704 to the Zoning Board of Appeals by any person, firm entity, or corporation or by any officer, department, board, or bureau affected by a decision of the Planning Commission with respect to the subject matter of this Section.

~~7.~~6. *Enforcement:*

A. All persons who violate any of the provisions of this Section whether as owner, lessee, licensee, agent servant, or employee shall be liable as principals.

B. In addition to, or in lieu of, seeking to enforce this Section by issuance of municipal civil infraction(s), the Township may institute an appropriate action in a court of competent jurisdiction seeking equitable relief including, but not limited to, an order to remove the structure.

C. Any persons who shall violate any provision or provisions of this Section shall be responsible for a municipal civil infraction which shall be punishable by a fine of five hundred ($500.00) dollars and provided further that each day's violation of this Section shall constitute a separate offense.

Sec. 1403. - Preservation of Environmental Quality

The preservation and enhancement of natural features is essential to maintaining Ypsilanti Township's character, ecological diversity and stability, economic wellbeing, and quality of life. For purposes of this Section, "natural features" shall include wetlands, watercourses, floodplains, woodlands and trees, steep slopes, threatened or endangered species habitats, and ground water recharge areas. When natural features exist on a site proposed to be developed, the applicant shall do the following:

1. *Federal, state, and local permits:* Development in or affecting natural features may be regulated by the Federal, State, County or Township governments, and require licenses, permits or approvals. Permits and approvals required by Ypsilanti Township shall not relieve a person from obtaining applicable permits or approvals from other relevant jurisdictions. Similarly, obtaining permits from the Federal, State, or County government does not relieve a person from obtaining the required permits from Ypsilanti Township.

2. *Site plan review required:* In any zoning district, none of the following natural features shall be obstructed, removed, altered, transformed, or otherwise impacted in any way at any time by any person except as provided in Article 9:

A. Area, water level, vegetation, edge, bank, shore or natural condition of a river, stream, watercourse, drainageway, lake, or pond, whether filled or partly filled with water or dry in certain seasons.

B. Area, water level, vegetation, or natural conditions of a marsh, swamp, or wetland.

C. Living tree(s) in any wooded lot, grove, bush, park, wooded area, or forested land.

D. Land having a slope of twelve percent (12%) or greater.

3. *Natural features impact statement:* Such person shall submit to the Township Planning Commission a site plan and a Natural Features Impact Statement, if required, with the information described in items A and B below. Any such alterations to natural features shall be made in conformance to applicable local, state, and federal requirements. As part of the Preliminary Site Plan Review process, as set forth in Section 905, the applicant is required to determine if natural features exist on the site, and in proximity to the site. If one (1) natural feature is determined to exist on a site, then the applicant shall submit a Natural Features Impact Statement containing the following information:

E. Site inventory map clearly showing locations and types of natural features both on-site and those within one hundred (100) feet beyond the property lines. The drawing shall delineate:

(1) Edges of woodlands, and description of plant community type.

(2) Heritage trees identified and labeled on the plans and in an accompanying table showing corresponding species, size, and condition data for individual trees.

(3) Edges of wetlands, watercourse stream banks, ordinary pond and high-water marks of water features, floodways, floodplains, areas of hydric soils, highly permeable soils, and groundwater recharge areas.

(4) Natural feature buffer areas.

(5) Steep slopes.

F. Written description that illustrates the quality, character, and health of the natural features.

4. *Natural features protection plan:* In addition to the Natural Features Impact Statement, when required, the applicant shall provide a Natural Features Protection Plan as part of the Preliminary Site Plan Review process, showing:

A. Natural features that are excluded from development.

B. Natural features that are to be retained as part of the development, and the measures taken to sustain the natural features.

~~A.~~C. See Section 24 – 69. Tree protection during construction of the Ypsilanti Township Code of Ordinances, Woodlands Protection regarding security for trees to be retained.

Sec. 1404. - Natural Feature Setbacks

1. *Where required:* A natural feature setback shall be maintained in relation to all areas defined in this Section as being a natural feature, unless and to the extent it is determined to be in the public

interest not to maintain such setback, in accordance with the standards set forth in subsection 4 below.

2. *Natural features for setback purposes:* The following are considered natural features for purposes of this Article: a wetland subject to regulation by the Michigan Department of Environment, Great Lakes, and Energy, or a watercourse, defined as any waterway including a river, stream, ditch, channel, canal, waterway, lake, pond, or any body of surface water having definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water.

3. *Regulated activities:* Within an established natural feature setback there shall be no:

   A. Construction.

   B. Deposit of any material, including structures.

   C. Removal of any soils or minerals.

   D. Clearing of any native vegetation.

   E. Dredging, filling, or land balancing.

   F. Constructing or undertaking seasonal or permanent operations.

4. *Setback Standards:* The following setbacks shall apply:

   A. A twenty-five (25) foot non-disturbance setback from the boundary or edge of a protected wetland or county drain.

   B. A ~~twenty five~~fifty (50) foot non-disturbance setback from the ordinary high-water mark of any lake, pond, river, or stream, including, but not limited to the Huron River, Paint Creek, and their tributaries.

   C. No building or construction shall occur within the greater of:

      (1) One hundred (100) feet from the high-water mark of any watercourse

      (2) Within the one hundred (100) year floodplain, according to the provisions of Chapter 34 of the Ypsilanti Township Code of Ordinances, Flooding.

   D. Such setbacks shall be measured from the top of the bank or other defined edge and shall not be subject to topography.

   ~~C.~~E. The Township may permit trails, boardwalks, observation platforms or similar structures that enhance passive enjoyment of a site's natural amenities within the setback as part of an approved site plan.

Sec. 1405. - Protection of Water Quality and Quantity

Efforts shall be made to preserve water features (including natural wetlands, watercourses, lakes, and ponds) in a natural state and to avoid stormwater and sedimentation discharge that may damage these features. The following standards are intended to protect existing water features from impacts of stormwater quality and quantity

1. *Existing features:* Existing water features shall be protected from damaging modifications and adverse changes in runoff quality and quantity associated with land development.

2. *Special significance:* Water features of special significance, such as forested wetlands, wetlands associated with watercourses, streams and rivers with intact native plant associations, and the like, shall be protected from development and/or the effects of development.

3. *Stormwater:* Stormwater discharge to existing water features must not modify the existing water levels or flows.

4. *Direct discharge:* Direct discharge of untreated stormwater into a wetland or watercourse is prohibited. All runoff from development will be pre-treated by sedimentation traps and/or basins, or other best management practices, to remove sedimentation and other pollutants prior to discharge.

5. *Construction:* Any proposed treatment facilities shall be constructed as early as possible.

6. *Impacts:* Any proposed impacts to water features must be permitted by and adhere to applicable regulations of the Michigan Department of Environment, Great Lakes, and Energy or the Washtenaw County Water Resources Commissioner.

Sec. 1406. - Flood Hazard Regulations

1. *Purpose:* The Federal Emergency Management Agency has identified flood hazard areas in Ypsilanti Charter Township. It is the purpose of this Section to reduce hazards to persons and damage to property in such areas and to comply with the National Flood Insurance Act of 1968, the Flood Disaster Protection Act of 1973, and subsequent regulations enacted by the Federal Emergency Management Agency.

   This Section is designed to achieve the following purposes:

   A. Protect human life, prevent, or minimize property losses, and reduce public costs of rescue and relief efforts from the effects of flood conditions.

   B. Restrict or prohibit uses which, when located in designated flood hazard areas, are dangerous to health, safety, and property in times of flooding, or causes excessive increases in flood heights or velocities.

   C. Require that uses and structures which are vulnerable to floods including public facilities, in designated flood hazard areas be protected against flood damage at the time of construction.

   D. Alert the public to lands which are unsuitable for certain uses and structures because of potential flood hazards.

   E. Permit reasonable use of property located within designated flood hazard areas.

2. *Application of regulations:*

   A. All designated flood hazard areas shall be subject to the provisions of this Section. The Flood Boundary and Floodway Map and the Flood Profiles which are contained in the Flood Insurance Study and the Flood Insurance Rate Maps, dated May 15, 1991, or any updated flood insurance rate map, are hereby made part of this Ordinance.

   B. The general location of the designated flood hazard areas shall be shown on the official zoning map but shall be shown only for the purpose of providing information. The precise location

of Floodway and flood hazard areas shall be determined from information as particularly specified on the Flood Boundary and Floodway Map, together with the Flood Profiles contained in the Flood Insurance Study, and by site surveys, and other base flood elevation data available from a federal, state, or other source, where applicable.

C. The requirements of this Section overlay existing zoning districts. Compliance with the provisions of this Section shall be in addition to compliance with the provisions of this Ordinance. Conflicts among provisions of this Ordinance or with provision of any other Ordinance shall be resolved in favor of the more stringent requirement.

D. No certificate of zoning compliance and no building permit shall be issued for any lot, use or structure subject, in whole or in part, to the provisions of this Section until all provisions of this Section, the underlying zoning district, and other applicable provision of the Zoning Ordinance have been met. The Zoning Administrator shall have the authority to determine whether a lot, use, or structure is subject to this Section.

3. *Information Required:* The following information shall be provided with an application for a certificate of zoning compliance for any lot, use, or structure located in whole or in part in a designated flood hazard area.

A. Elevation of the lowest habitable floor, including basement, of all structures. The elevation shall be referenced to USGS data.

B. If a structure is to be flood-proofed, the elevation to which flood proofing will be utilized shall be indicated. The elevation shall be referenced to USGS data. In such as a certificate of a professional engineer or architect registered in the State of Michigan shall be submitted indicating therein that the flood-proofing criteria of this Section will be met.

C. A description of alteration or relocation of any watercourse.

D. Proof of floodplain permit approval or letter of no authority from the Michigan Department of Environment, Great Lakes, and Energy, under the provisions of Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (formerly Public Act 245 of 1929, as amended, MCL 324.3101…324.3134 et. seq.).

E. Base flood elevation data for any lot subject to the Land Division Act, Public Act 288 of 1967, as amended Act (MCL 560.101 et seq).

F. Additional information reasonably necessary to determine compliance with this Section.

4. *General standards for flood hazard areas:* The following standards, and all applicable provision of the currently adopted version of the BOCA code as amended, shall apply to all land within a designated flood hazard area:

A. All new construction and substantial improvements including the placement of, or addition to or expansion of, prefabricated structures and mobile homes, shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structure; shall be constructed with materials and utility equipment resistant to flood damage; and shall be constructed by methods and practices that minimize flood damage to the smallest reasonable extents.

B. New and replacement water supply systems shall reduce to the smallest reasonable extent infiltration of flood waters into the systems.

C. New and replacement sanitary sewage systems shall reduce to the smallest reasonable extent infiltration of flood waters into the systems, and discharges from the system into flood waters. On-site disposal systems shall be located to avoid impairment to the system or contamination from the system during flooding.

D. Public utilities and facilities shall be designed, constructed, and located to reduce flood damage to such utilities and facilities to the smallest reasonable extent.

E. Adequate drainage shall be provided to reduce exposure to flood hazards. Positive drainage away from all structures shall be provided.

F. A watercourse within a designated flood hazard area shall not be relocated until approval has been obtained from the Michigan Department of Environment, Great Lakes, and Energy, the Washtenaw County Water Resources Commissioner, and Ypsilanti Township, whichever has jurisdiction. Evidence of the approval shall be submitted by the person relocating the watercourse to the Federal Emergency Management Agency.

5. *Specific standards for flood hazard areas, excluding floodways:* The following standards shall apply to all land located within a designated flood hazard area but outside a floodway:

A. All buildings or structures shall be elevated so that the lowest floor is located at or above the base flood elevation. All basement floor surfaces shall be located at or above the base flood elevation.

B. Exceptions shall be permitted in accordance with applicable provisions of the currently adopted version of the BOCA code, as amended.

6. *Specific standards for floodways:* The following standards shall apply to land located within the floodway portion of a designated flood hazard area:

A. Encroachments, including fill, new construction, substantial improvements, and other development, shall be prohibited in a floodway. Exceptions to this standard shall be made only upon certification by a professional engineer registered in the State of Michigan, or by the Michigan Department of Environment, Great Lakes, and Energy in cases in which the Department has jurisdiction, that the encroachment or other development will not result in any increase in flood levels during the discharge of base flood, and that the encroachment or other discharge complies with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (MCL 324.3101…324.3134 et. seq.).

B. The uses and structures permitted in an underlying district shall not be permitted within a floodway unless an exception is obtained as provided in this Section.

C. Construction within a floodway shall be done with the least amount of disturbance to the existing vegetation.

Sec. 1407. - Steep Slope Protection

1. *Purpose:* The purpose if this Section is to establish a means of protecting existing landforms constituting steep slopes, protecting beneficial vegetation on steep slopes, and minimizing erosion by limiting disturbance on such landforms. The primary objective is preservation of natural contours rather than alteration by mass grading.

2. *Where required:* The following areas of the Township shall be considered steep slopes and shall be protected to the extent of the standards outlined in this Section.

3. *Steep slopes:* A naturally occurring landform with a vertical change in elevation of six (6) feet or more, and a slope of twelve percent (12%) or greater, and a length of fifty (50) feet or more, measured parallel to the contour lines.

   A. Prohibitive Steep Slopes. Any naturally occurring landform with slopes of forty percent (40%) or greater.

   B. Precautionary Steep Slopes. Any naturally occurring landform with slopes between twenty and thirty-nine percent (20% - 39%).

   C. Moderate Steep Slopes. Any naturally occurring landform with slopes between twelve and nineteen percent (12% - 19%).

4. *Steep slope protection standards:*

   A. Prohibitive Steep Slopes. Slopes of forty percent (40%) or greater shall be protected as key scenic assets. No disturbance is allowed unless the Township determines it is in the public interest to do so. In that case, the standards of item B below, Precautionary Steep Slopes, shall apply.

   B. Precautionary Steep Slopes. Slopes of twenty to thirty-nine percent (20% - 39%) shall be disturbed to the least extent possible. The following standards will be used to evaluate alteration to Precautionary Steep Slopes:

      (1) Development permitted on steep slopes shall maintain or enhance the natural contours.

      (2) If any portion of a Precautionary Steep Slope must be disturbed as part of an approved project, the balance of the slope area must be protected from disturbance during construction, and it must be managed/restored as a natural area thereafter.

      (3) Native vegetation, as defined by this Ordinance, growing on the steep slope shall not be disturbed to the greatest extent possible.

      (4) All areas disturbed as part of an approved project must be re-vegetated to ensure slope stability by native vegetation of similar caliper on a 1:1 basis.

      (5) The built environment is to be of the lowest impact possible, minimizing the area of impervious surfaces. Underground utilities shall not be located in steep slopes.

      (6) If additional stormwater is generated by the built environment or landscape, such additional stormwater is to be managed on-site in such a way that erosion does not occur. Drainage shall be directed to inlet structures and not be permitted to flow down slopes during and after construction.

(7) Protection measures must be in place before landform or vegetation disturbance takes place. Any damage to waterways or off-site locations from erosion must be promptly repaired to the fullest extent practicable, using best management techniques.

C. Moderate Steep Slopes. Slopes of twelve to nineteen percent (12% - 19%) shall require special techniques to prevent soil erosion. The following standards will be used to evaluate alteration to Moderate Steep Slopes:

(1) Landscape work on these sites shall be conducted to restore native ecologies and promote slope stability.

(2) Stormwater runoff shall be reduced, and infiltration of stormwater enhanced through best management practices. Drainage shall be directed to inlet structures and not be permitted to flow down slopes during and after construction.

~~(1)~~(3) Natural linkages of native vegetation/habitat shall be maintained with native vegetation/habitat on contiguous properties.

ARTICLE XV. - SIGNS

Sec. ~~21~~15509. - Signs:

1. *Purpose, intent, and definitions.*

A. These regulations establish rules and standards for the construction, location, maintenance, and removal of all signs except those exempted from regulation by this Ordinance. Directional, emergency, or traffic-related signs owned by the Township, county, state, or federal government agencies are not regulated by this Section. The execution of these regulations recognizes that the purpose of this Chapter is to protect the interest of public health, safety, and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification and communication. The following municipal interests are considered by the Township to be compelling government interests. Each interest is intended to be achieved under this Article in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events is intended to promote an important government interest that would not be effectively achieved absent the regulations in this Section. Regulating the location, size, construction, and manner of display of signage in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding unsafe and nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; property identification for emergency response and wayfinding purposes; and unique character of areas of the Township. In order that such purposes can be achieved, the following objectives shall be applied for this Ordinance and any future additions, deletions, and amendments:

~~(1) *General.* Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.~~

~~(2) *Public safety.* Protect public safety by prohibiting signs that:~~

~~i. Are structurally unsafe or poorly maintained;~~

~~ii. Cause unsafe traffic conditions because they unreasonably distract motorists, have similarities to official traffic signs or hinder vision; and~~

~~iii. Impede safe movement of pedestrians or safe ingress and egress from buildings or sites.~~

~~(3) *Protect aesthetic quality of districts and neighborhoods.* Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views. Prevent proliferation of signs in residential areas and eliminate abandoned signs and sign structures on unused properties. Avoid glare and light trespass through selection of proper fixture type(s) and location, lighting technology, and control of light levels.~~

~~(4) *Free speech.* Ensure that the constitutionally guaranteed right of free speech is protected and allow signs as a means of communication.~~

~~(5) *Reduce conflict.* Reduce conflict among signs and light and between public and private information systems.~~

~~(6) *Business identification.* Allow for adequate signage for business identification and other commercial speech, non-commercial speech, and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.~~

(1) Public Safety. Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the Township, with particular emphasis on the safety of pedestrians. The safety path and sidewalk network provide facilities for pedestrians situated between vehicular roads and private properties throughout the Township in areas of the Township without sidewalks or safety paths, pedestrians typically travel along the edge of the roadways.

Since most signage on the private properties is intended and designed to attract the attention of operators of motor vehicles, thereby creating distractions that can jeopardize traffic and pedestrian safety, this Ordinance is intended to regulate signs so as to reduce such distractions and, in turn, reduce the risk of crashes, property damage, injuries, and fatalities, particularly considering the rate of speed at which the vehicles are travelling in the districts identified in this Section.

This Ordinance is also intended to protect public safety by requiring signs that are poorly maintained and/or structurally unsafe to be repaired or removed to protect against fallen signs or deteriorating sign debris from entering improved roadways, sidewalks and safety paths and causing dangerous conditions for vehicular traffic and pedestrians.

a. The Township encourages signage that will inform motorists and pedestrians of their desired destinations without conflicting with other structures and improvements. These interests are legitimately supported by limiting the maximum size of signage, providing setbacks, and specifying minimum-sized characters for efficient perception by motorists and pedestrians, while minimizing distractions that could put pedestrians at risk.

b. In some circumstances, adjusting the size, setback, and other regulations applicable to signage may be important to avoid confusion and promote clarity where vehicular speeds vary on commercial/business thoroughfares.

c. In multi-tenant buildings and centers, it is compelling and important to provide distinct treatment with a gradation of regulation for individual identification depending on base sign size, amount of road frontage, and the like, all intending to provide clarity to alleviate confusion and thus additional traffic maneuvers, provide a minimum size of characters to allow identification, and maintain maximum-sized overall signage to prevent line-of-sight issues.

d. Maximum size and minimum setback of signage is compelling and important to maintain clear views for both traffic and pedestrian purposes.

(2) Character and Quality of Life. Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the Township. This Article intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the Township's character and support neighborhood stability. Signs that contribute to the visual clutter, contribute to the potential conflict between vehicular and pedestrian traffic, and distract from scenic resources and views, will be prohibited in efforts to preserve the character, aesthetic qualities, and unique experience within the Township. It is also the intent of this Ordinance that signs will reflect the character of unique districts as may be established by the Township's Master Plan, other adopted plans, or this Article and other parts of the zoning Ordinance.

(3) Economic Development and Property Values. The establishment of the restrictions in this Article has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promoting business success. The application of the restrictions in this Article allows businesses to reasonably command attention to the content and substance of their messages while concurrently allowing the promotion of other visual assets, including (without limitation) landscaping and architecture, all of which contribute to economic development and property value enhancement.

(4) Avoidance of Nuisance-Like Conditions. Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the Township. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are important and necessary for the maintenance and well-being of positive conditions, good character, and quality of life in the Township. Ultimately, these regulations are compelling and important for the protection of all police power values.

a. An excessive number of signs in one location creates visual blight and clutter, as well as confusion of the public. Thus, limiting the number of signs on properties, establishing setbacks from property lines, and requiring reasonable spacing between signs are compelling interests that can be directed with minimum regulation.

b. Signs that are too large can lead to confusion, undermine the purposes of the signs, and ultimately lead to physical and visual clutter. Establishing maximum sizes can be the subject of clear and effective regulations that address this compelling and important interest.

c. Requiring maintenance specifications for signs can minimize the creation of blight and clutter due to the deterioration of signs that are not durable or otherwise well-constructed, and such regulations would be consistent with construction codes for other structures.

d. There is a compelling governmental interest that signs avoid glare, light trespass, safety, and skyglow. The selection of proper fixture type(s) and location, use of supportive lighting technology, and control of light levels in a reasonable fashion is consistent with regulations that are narrowly tailored to achieve the Township's interests.

(5) Property Identification for Emergency Response and Wayfinding Purposes. Locating a business or residence by police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property. Sign specifications for such wayfinding can be coordinated with property identification for such emergency and other purposes.

(6) Maintaining Unique Character of Areas of the Township. Acknowledge the unique character of certain areas and districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas/districts.

(7) Protection of the Right to Receive and Convey Messages. The important governmental interests and regulations contained in this Article are not intended to target the content of messages to be displayed on signs, but instead seek to achieve *non-speech* objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this Article is intended to prohibit the right to convey and receive messages, specifically noncommercial messages such as religious, political, economic, social, philosophical, or other types of speech protected by the First Amendment of the United States Constitution.

B. *Sign definitions:* The following definitions are related to signs:

(1) Sign: Any announcement, declaration, display, billboard, illustration, and insignia when designed and placed so as to ~~attract general public attention~~communicate a message. Such shall be a single sign whenever the proximity, design, ~~content~~ or continuity reasonably suggest a single unit, regardless of any physical separation between parts. Signs shall include banners, bulbs, other lighting devices, streamers, pennants, balloons, propellers, flags, or similar devices.

For purposes of this Ordinance, the following additional definitions shall apply:

a. *Abandoned sign:* A sign that is accessory to or associated with a legal use or building that has been discontinued or terminated.

b. *Billboard:* A non-accessory sign, other than an off-premises directional sign, which does not pertain to the principal use of the premises on which it is located.

c. *Canopy sign:* A sign which is painted on or attached to an awning or canopy. A canopy sign may be substituted for a wall sign.

d. *Damaged sign:* A sign or supporting structure, which is torn, damaged, defaced, destroyed or has otherwise been found to be in a damaged condition by the Township.

e. *Electronic Message Sign (EMS).* A sign or portion of a sign that displays an electronic image or video, which may or may not include text, introducing any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays.

f. *Entrance sign:* A sign located at the entrance to ~~M~~multiple-family residential, condominium, mobile home park and single-family residential developments. ~~subdivisions with more than 20 dwelling units or lots may erect signs bearing the name of the development. Such signs shall contain no advertising or information other than the name of the development, status of occupancy, management organization and contact information.~~

g. *Erect:* To build, construct, attach, hang, place, suspend, or affix.

h. *Ground sign:* A sign mounted directly on the ground by a structure on a foundation.~~Such signs shall have a maximum of seven feet and minimum of three feet clearance above ground level.~~

i. *Illegal sign:* A sign for which no valid permit was issued by the Township at the time such sign was erected, or a sign which is not in compliance with the current zoning Ordinance and does not meet the definition of a legal nonconforming sign.

j. *Legal nonconforming sign:* A sign for which the Township issued a permit at the time such sign was erected, but which is not in compliance with the current zoning Ordinance. Such signs must be located outside of any existing right-of-way, away from any public or private easement and wholly upon the parcel to which it is associated. Such signs must have all necessary structural and decorative parts, including, but not limited to supports, sign box or enclosure and electrical equipment. The sign face or sign copy area must be intact and illuminated signs must be capable of immediate illumination.

k. ~~*Nameplate*~~*Wall plate:* A wall sign ~~denoting the name of the occupant in~~ mounted on the wall of a residential dwelling unit. ~~or denoting only the name and profession of the occupants in a commercial, public or other institutional building.~~

l. *Noncombustible material:* Any material which will not ignite at or below a temperature of one thousand two hundred (1,200) degrees Fahrenheit and will not continue to burn or glow at that temperature.

m. *Off-premises directional sign:* A sign which provides direction to a location within the Township.

n. *Portable sign:* A sign and sign structure which is not attached to a building and is capable of being moved within the zoning lot on which it is located or from one (1) zoning lot to another.

o. *Projecting sign*: A sign which is attached to a building and projects by more than eighteen (18) inches in a manner perpendicular to the building.

p. *Roof sign:* A display sign which is erected, constructed, and maintained on or above the roof of the building.

q. *Sign area:* The gross surface area within a single continuous perimeter enclosing the extreme limits of a sign, and in no case passing through or between any adjacent elements of same. Such perimeter shall not include any structural or framing elements, lying outside the limits of such sign, and not forming an integral part of the display. For computing the area of any sign, the area shall be deemed to be the total of the combined area of the smallest rectangular figure which can encompass all letters and descriptive matter on the sign.

r. *Sign, accessory:* A sign which ~~pertains to the principal use of~~is located on the premises of a principal use.

s. *Sign, non-accessory:* A sign ~~which does not pertain to the principal use of the~~which is not located on the premises of a principal use.

t. *Temporary sign:* A display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display., ~~but not including decorative displays for holidays or public demonstration.~~

u. *Unsafe sign:* A sign that is not properly secured, is in danger of falling or has otherwise been found to be unsafe by the Building Official.

v. *Wall sign:* A display sign which is attached to a building wall, door, or related architectural feature and projecting not more than eighteen (18) inches from the wall.

w. *Window sign:* A sign affixed to the inside of a window or so as to be observable from the opposite side of the window to which such sign is located or affixed.

2. *General requirements for all signs:*

A. Construction: All signs shall be securely constructed and in conformance with applicable building and electrical codes and standards. ~~Wood products shall be of wolmanized or equal treatment. A lightning grounding device shall be provided where required. All letters, figures, characters or representation in cutout or irregular form, shall be safely and securely built or attached to the sign structure. All signs of a greater area than 24 square feet shall have a surface or facing of noncombustible material. All signs shall be attached by means of metal anchors, bolts or expansion screws. In no case shall any sign be secured with wire, strips of wood or nails.~~

B. Accessory to principal use: All signs which ~~direct attention to a business, entertainment, service or commodity must~~ communicate a message on the premise of a principal use are

considered to be accessory to the ~~business, entertainment, service or commodity offered, conducted or sold on~~ principal use of the premises on which the sign is located, except ~~real estate signs,~~ off-premises directional signs and non-accessory signs specifically allowed in specified districts.

~~c. Wind pressure and dead load requirements: Ground, projecting, wall and marquee signs shall be designed and constructed to withstand wind pressure and shall be constructed to receive dead loads as required in the township building code or other ordinances of the township.~~

C. ~~d~~Illumination: ~~Internally and externally lighted, reflectorized, glowing and other forms of illumination shall be permitted on all signs. All illumination shall be concentrated on the area of the sign to prevent glare upon the street or adjacent property. No sign shall be illuminated by other than electrical means or devices.~~ All illuminated signs must be in compliance with Section ~~2110 and shall not be of a flashing or intermittent flashing type~~~~21~~1509.~~6~~8.

D. ~~e~~Signs not to constitute a traffic hazard: No sign shall be erected in such a manner as to obstruct free and clear vision or constitute a traffic hazard. No sign shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. No sign shall make use of the words "stop," "look," "danger" or other word, phrase or symbol in a manner that is confusing or misleading.

~~D.~~E. Clear vision area: At street intersections, no signs other than municipal traffic control signs shall be located within eight (8) feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending for a distance of twenty-five (25) feet each way from the intersection of the right-of-way lines at the corner lot.

~~E.~~F. Face of sign shall be smooth: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.

~~F.~~G. Obscene matter prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter.

~~G.~~H. Public right-of-way: No sign shall be erected or placed within the public right-of-way. The owner of any sign which has been removed by the Township from the right-of-way due it is in violation of this provision, shall pay to the Township the sum of twenty-five ($25.00) dollars before recovering the sign. If any sign is not claimed within fourteen (14) days, said sign shall be disposed of.

~~i. *Sign setbacks:* All permitted ground and temporary signs shall be set back not less than 15 feet from all property lines and existing street right-of-way lines unless otherwise specified herein.~~

~~j. *Glass in signs:* Glass sheets used in any sign for which a permit is required, and in which wire mesh is not imbedded, shall not be less than three sixteenth inch thick and shall not exceed 100 square inches in area for any one piece. Provided, however, that pieces of glass not less than one eighth inch thick, covered with metal except for area cut in form letter, numerals, or~~

~~figures may be used, but the area of such piece of glass shall not exceed 340 square inches. Glass in sheets shall not exceed 720 square inches in area.~~

~~3. *Permitted accessory signs by use or type of sign:*~~

~~a. *Residential uses:*~~

~~Sign Type/Purpose~~	~~Ground Entrance~~	~~Wall Name Plate~~
~~Sign permit required~~	~~Yes~~	~~No~~
~~Maximum number of signs~~	~~Footnote 1~~	~~1~~
~~Maximum sign face area (sq. ft.)~~	~~24~~	~~2~~
~~Maximum number of sign faces per sign~~	~~1~~	~~1~~
~~Maximum sign height~~	~~6~~	~~—~~
~~Setback from property line/right-of-way (feet)~~	~~10~~	~~—~~
~~Setback from structures (feet)~~	~~50~~	~~—~~
~~May be illuminated (sec. 2110)~~	~~No~~	~~No~~
~~Maximum length of time for display (days)~~	~~—~~	~~—~~

~~Footnotes:~~

~~(1) One sign per entrance from a collector road or thoroughfare.~~

~~(2) One ground-mounted sign per side of lot with frontage on a public street and one building mounted sign per side of building with a public entrance.~~

3. *Permitted ground signs.*

A. General Requirements.

(1) All ground signs shall be permanent installations on a minimum twenty-four (24) inch high foundation or base.

(2) Within all districts, only one (1) ground sign shall be permitted per street frontage, except as noted in Section ~~21~~1509.3.a.(3) and (4).

(3) In all residential zoning districts, one (1) ground sign that does not exceed thirty-two (32) square feet per side and four (4) feet in height shall be permitted at the primary entrance of a subdivision, site condominium, multiple-family development, or mobile home park. One (1) additional ground sign that does not exceed thirty-two (32) square feet per side may be permitted at a secondary entrance to the site.

(4) In all districts, one (1) sign shall be permitted along the principal frontage of a non-residential use. One (1) additional ground sign that does not exceed fifty percent (50%) of the permissible sign area may be permitted along the frontage of the site where a secondary entrance is located.

~~A.~~B. Height, setback, and area requirements. In addition to the general requirements set forth in Section ~~21~~15 09.3.A, maximum height, maximum area, and minimum setback requirement for ground signs in each district are set forth in the table below.

Maximum Height, Maximum Area and Minimum Setback Requirements for Ground Signs Table

District	Minimum Setback (ft)	Maximum Area (sq. ft.) per side	Maximum Height (ft.)
R-1 through R-5 (non-residential uses)	10'	32	4'
RM-1 through RM-5 and MHP (non-residential and special uses)	10'	32	4'
OS-1, -B-1 and ERFB[1]	10'	32	6'
B-2~~,~~and B-3 [1]	10'	50	6'
IRO and I-1 through I-3[1]	15'	32	6'
I-C Industrial and Commercial [1]	15'	32	6'

4. *Building mounted signs:*

A. General Requirement.

(1) In the R-1 through R-5 districts, a single wall-mounted sign, or wall plate, that does not exceed two (2) square feet shall be permitted for a single-family residential dwelling.

(2) Wall and canopy signs shall not extend higher than the height of the face of the building upon which they are located.

~~A.~~B. Maximum number and area requirements. In addition to the general requirements set forth in Section ~~21~~15 09.4.A, the maximum number and area requirement for building mounted signs in each district are set forth in table below:

Maximum number and Area Requirement for Wall Signs Table

District	Maximum number	Area in Sq. Ft. per One (1) lineal foot of Building Frontage	Total Maximum Area in Sq. Ft.
R-1 through R-5 (non-residential uses)	1	1	120
RM-1 through RM-5	2	1	120
OS-1, B-1 and ERFB	2	1	120

B-2 and B-3[2]	3	1.5	180
IRO and I-1 through I-3	3	1.5	240
I-C Industrial and Commercial	3	1.5	240

~~c. *Non-residential ground signs:*~~

~~Maximum height (feet)~~	~~Minimum setback required (feet)~~	~~Maximum sign face area (sq. ft.) footnotes (2), (3)~~	~~Maximum number of signs~~
~~6.0~~	~~6.0~~	~~24.0~~	~~Footnote (1)~~
~~6.5~~	~~6.5~~	~~25.5~~	
~~7.0~~	~~7.0~~	~~27.0~~	
~~7.5~~	~~7.5~~	~~28.5~~	
~~8.0~~	~~8.0~~	~~30.0~~	
~~8.5~~	~~8.5~~	~~31.5~~	
~~9.0~~	~~9.0~~	~~33.0~~	
~~9.5~~	~~9.5~~	~~34.5~~	
~~10.0~~	~~10.0~~	~~36.0~~	

~~Footnotes:~~

~~(1) Not more than one ground sign may be erected accessory to any development parcel or zoning lot, except where otherwise provided for herein. A maximum of two ground signs may be permitted if the development parcel or zoning lot has a minimum of 500 feet of frontage on a collector road or thoroughfare, or a minimum of 700 feet of total frontage on two collector roads or thoroughfares, provided that all ground signs related to the use or uses of the development parcel or zoning lot are in compliance with this ordinance.~~

~~(2) The sign face area of one ground sign associated with a non-residential use may be increased to 150 percent of the maximum permitted by section 2109.3.c. if the sign abuts a collector road or thoroughfare with a road right-of-way width of 100 feet or more (or one-half right-of-way width of 50 feet or more).~~

~~(3) The sign face area of one ground sign associated with a development parcel or zoning lot that has been improved with a multiple-tenant non-residential building containing five or more separate tenants or uses may be increased to 150 percent of the maximum permitted by section 2109.3.c., provided that written permission from the property owner shall be supplied to the office of community standards for each tenant or use to install sign copy on this sign, and provided that all ground signs related to the use or uses of the development parcel or zoning lot are in compliance with this ordinance.~~

~~d~~5. *Temporary signs:*

A. General Requirements.

(1) The maximum display time of temporary signs is thirty (30) days up to maximum of two (2) times per calendar year unless additional time is granted under one of the following subsections 1509.5(2) of (3).

(2) When all or a portion of a building or land area on a zoning lot is listed for sale or lease, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses except residential uses shall be the duration the building, building unit or land is listed for sale or lease.

(3) In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of sixty (60) days prior to until three days after a Township-designated election day on which there is at least one (1) ballot item: the maximum allowable area of temporary freestanding signs shall be increased to sixty-four (64) square feet in all districts. The maximum area of an individual sign remains as stated in the table ~~above~~below during this period.

(4) Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.

(5) Temporary signs shall be subject to the maintenance standards of this Section.

B. Height and area requirements for temporary signs. In addition to the general requirements set forth in Section ~~21~~1509.5.A, maximum height and area requirements for temporary signs are set forth in the table below:

Maximum Size, Maximum Height, and Permitted Type of Temporary Signs Table				
Use	**Permitted Types**	**Maximum Area of All Temporary Signs**	**Maximum Area of Any Individual Signs**	**Maximum Height (Ground)**
Single-Family Residential	Ground	10 square feet	6 square feet	4 feet
	Wall	NA	NA	
Multiple Family Residential	Ground	32 square feet	16 square feet	6 feet
	Wall	4 square feet	2 square feet	
All Non-Residential Districts and Non-Residential Uses in Residential districts	Ground	64 square feet	20 square feet	6 feet
	Wall	64 square feet	32 square feet	

~~Sign Type/Purpose~~	~~Temporary Construction~~	~~Temporary Garage~~	~~Temporary Special~~	~~Temporary Real Estate~~	~~Temporary Sale of~~	~~Temporary~~	~~Temporary Political~~

		Sale	Event		Produce	Builder Directional	
Sign permit required	Yes	No	No	No	No	No	No
Maximum number of signs	Footnote 1	Footnote 2	Footnote 2	1	1	Footnote 5	—
Maximum sign face area (sq. ft.)	24	4	Footnote 4	4	16	3	16
Maximum number of sign faces per sign	2	2	2	2	2	2	2
Maximum sign height	6	—	—	6	6	3	—
Setback from property line/right-of-way (feet)	10	5	5	5	5	5	—
Setback from structures (feet)	50	—	—	—	—	25	—
May be illuminated? (sec. 211510)	No	No	No	No	No	No	No
Maximum length of time for display (days)	Footnote 3, 6	14 days/year Footnote 3, 6	30 days/year Footnote 3, 6	Footnote 3, 6	120 days/year Footnote 3, 6	Footnote 3, 6	—

Footnotes:

(1) One sign per entrance from a collector road or thoroughfare.

~~(2) One sign per side of lot with frontage on a public street and one sign per side of building with a public entrance.~~

~~(3) A removal agreement or security bond to guarantee removal of the sign may be required. The sign must be removed within three days after completion of the activity for which it was erected.~~

~~(4) Up to ten percent of the area of the front face of the building space occupied by the use associated with the sign.~~

~~(5) Temporary signs, if located on a building, shall not extend higher than the height of the front face of the building.~~

~~(6) Temporary signs shall be located so as to provide adequate traffic circulation and emergency vehicle access, and shall not reduce the number of off-street parking spaces by more than ten percent.~~

~~_____~~

~~4~~6. *Non-accessory signs:*

A. Not adjacent to Interstate 94 (I-94).

(1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than three hundred (300) square feet per sign face or of a greater overall height above ground than thirty-five (35) feet or the bottom surface of which extends to within less than three (3) feet above the ground surface.

(2) Location: Billboards may be erected only in I-2, I-3, I-C districts. No billboard may be erected within five hundred (500) feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library, or church, nor within fifty (50) feet of street right-of-way lines at any street intersection and shall have a minimum setback of twenty-five (25) feet from all property lines or shall meet the setback requirements of the district, whichever is greater. Billboards shall be located no closer to one another than one thousand (1,000) feet.

(3) Material required: All billboards shall be in conformance with applicable building, electrical and structural codes. ~~have a surface or facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.~~

(4) Limitations: No billboard shall be approved at any time when there are twenty (20) or more billboard sign faces in the Township except for that a new billboard structure may be granted approval only in exchange for the removal of four (4) nonconforming billboard faces.

B. Adjacent to Interstate 94 (I-94).

(1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than six hundred seventy-two (672) square feet per sign face or of greater overall height above ground than fifty (50) feet or the bottom surface of which extends to within less than three (3) feet above the ground surface.

(2) Location: Billboards may be erected only in I-1, I-2, I-3, or I-C zoning districts. No billboard may be erected within five hundred (500) feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library, or

church and shall have a minimum setback of twenty-five (25) feet from all property lines or shall meet the setback requirements of the district for which it is located, whichever is greater. Billboards shall be located no closer to one (1) another than one thousand (1,000) feet on the same side of the given thoroughfare.

(3) Material required: All billboards shall meet applicable building, electrical and structural codes. ~~have a surface of facing of noncombustible material. No wood products or other combustible materials shall be permitted to support such signs.~~

(4) Limitations: No billboard shall be approved at any time when there are twenty (20) or more billboard sign faces in the Township except for that a new billboard structure may be granted approval only in exchange for the removal of four nonconforming billboard faces.

7~~5~~. *Electronic changeable message signs:*

A. Electronic changeable message shall constitute no more than fifty percent (50%) of the allowable ground sign area.

B. Such signs shall contain static messages only and shall not have movement, scrolling words or images, or flashing on any part of the sign structure, design, or pictorial segments of the sign, nor shall such sign have varying light intensity during display of any single message.

C. Each display on an electronic changeable sign shall remain fixed for a minimum of thirty (30) seconds.

D. When a message on an electronic changeable sign is changed, said change shall be ~~accomplished immediately. No fading of the copy shall be permitted~~instantaneous without use of special effects like dissolve or fade.

E. No EMS message display shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal, or light or have the brilliance or intensity that will interfere with any official traffic sign, device, or signal.

~~E.~~F. ~~d~~No auditory message or mechanical sounds may be emitted from the sign.

~~F.~~G. ~~e~~Electronic changeable message signs ~~may not operate at brightness levels of more than 0.30 foot candles above ambient light level as measured at the following distances:~~ shall meet the standards for illumination set forth in Section ~~21~~1509.8.

~~Sign Square Feet~~	~~Distance (feet)~~
~~<300~~	~~150~~
~~301—378~~	~~200~~
~~379—672~~	~~250~~
~~>672~~	~~350~~

~~A.~~

H. No sign shall be permitted to operate unless it is equipped with all of the following:

(1) A default mechanism that will cause the sign to revert immediately to a black screen if the sign or any component thereof malfunctions;

(2) A non-glare panel covering the electronic changeable copy display or other equivalent method approved by the Township to substantially reduce glare;

(3) All permitted EMS shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions;

(4) A written certification from a sign manufacturer or other approved testing agency that the light intensity has been preset to conform to the brightness and display standards established in this Article and that the preset levels are protected from end user manipulation by password protected software or other method.

I. ~~f.~~ The owner or controller of said electronic changeable copy sign must adjust the sign to meet these brightness standards in accordance with this Article. The adjustment must be made within twelve (12) hours upon notice of non-compliance from the Township. The owner of said electronic changeable message sign shall provide certification of the foot-candles at the time of application showing compliance by a certified independent contractor and supply said certification to the Ypsilanti Township Office of Community Standards.

~~J. g. Each sign shall have a light sensing device that will adjust to the brightness of the display as the natural ambient light conditions change.~~

J. ~~h~~All electronic changeable message signs shall conform to all Michigan Department of Transportation rules and regulations.

8. *Sign illumination standards.*

A. General Standards.

(1) No sign shall be illuminated by other than electrical means.

(2) The source of illumination may be internal or external. The source of the illumination shall not be exposed except for lighting that is integral for the use of electronic message signs, which are regulated in this Article.

(3) All external lighting fixtures used to illuminate a sign shall be shielded to direct light towards the sign.

(4) No sign, whether externally or internally illuminated, shall display a brightness of such intensity or brilliance that impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or operator of a motor vehicle.

(5) No sign shall have illumination which creates blinking, flashing or movement.

~~A.~~B. Sign Illumination Standards - The illumination of all signs, including EMS, shall not exceed 0.3 footcandles above ambient light levels based upon illumination measurement criteria set forth in Sign Area Versus Measurement Distance Table and Section ~~2~~1509.6.C.

~~Table 12.09.6.b~~ Sign Area Versus Measurement Distance Table	
Area of Sign Sq. ft.	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
*For signs with an area in square feet other than those specifically listed in this table (e.g., twelve (12) sq. ft., four hundred (400) sq. ft., etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft. x 100}}$	

C. EMS Illumination Measurement Criteria - The illuminance of a sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two (2) decimals. Illuminance of an EMS shall be measured with the EMS off, and again with the EMS

displaying a white image for a full color-capable EMS, or a solid message for a single-color EMS. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the sign as set forth in Table 12.08 B-1 Sign Area of a Sign versus Measurement Distance.

9.

~~6~~*Prohibited signs:* The following signs are prohibited within the Township:

A. It shall be unlawful for any person to display upon any sign or other advertising structure any obscene material.

B. Portable signs, swinging signs, inflatable displays, blade or feather signs, or any signs which incorporate flashing or moving lights or animation.

C. String lights used in connection with business premises for commercial purposes other than holiday decorations.

D. Any sign unlawfully installed, erected, or maintained.

E. Signs on trees, utility poles or benches, whether located on public or private property.

F. Signs mounted on the roof of a building or extending above the height of the front face of the building upon which it is mounted.

G. Posting prohibited: No person shall post any placard, poster or other advertising matter on any post, tree, or other object within any street area or upon any public property, except legal notices which shall be posted on boards established at ~~three~~ places designated by the Township. No person, except an officer of the Township, shall post any notice on such boards or remove or mutilate any notice posted thereon.

~~7~~10. *Permits and fees:* It shall be unlawful for any person to erect, repair, alter or relocate a sign, repair a nonconforming sign damaged by winds, vandalism, fire, or an act of God unless the appropriate permits have first been obtained from the Building Official and the required permit fees have been paid to the Township according to the schedule established by resolution of the Township Board.

A. Signs for which a permit is not required:

(1) Repairs to an existing sign: Repair of a sign damaged by winds, vandalism, fire, or an act of God provided that the sign is in conformance with the current Zoning Ordinance standards, that the sign is restored to its original design and that all work is in compliance with necessary structural and electrical codes.

(2) Service on an existing sign: Painting, servicing, or cleaning of existing signs shall not require a sign permit unless a structural change or any change to the sign box or enclosure is made.

(3) ~~Nameplates, not exceeding two square feet in area.~~Temporary signs that are less than ten (10) square feet in size. When additional sign area is permitted during the time frame conditions specified in Section ~~21~~1509.5.A(3), a permit is not required.

~~(4) Memorial signs or tablets, building names and dates of construction when cut into any masonry surface or when constructed of bronze or aluminum.~~

(~~5~~4)Traffic or other municipal signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the Township.

~~(6) Gasoline price signs not exceeding six square feet on pump islands.~~

~~(7) Political campaign signs in conformance with section 2109.3.~~

(~~8~~5)~~Directional signs: Signs regulating on-site traffic and parking of not more than four square feet in area. One such sign for each public entrance from a collector or arterial street up to a maximum of two such signs per zoning lot or development parcel.~~ Directional signs that are erected for the sole and express purpose of directing traffic flow on public property, provided such signs do not exceed four (4) square feet in area and four (4) feet in height.

~~(9) Posting of no more than one "Private Property" or similar notice per side of a residential zoning lot with frontage on a public street, provided that the lot is greater than one acre in size. Such signs shall be no more than 1.5 square feet in area and located a minimum of five feet from any lot line or right-of-way line.~~

(~~10~~6) Flags bearing the official design of a nation, state, municipality, educational institution, or organization as approved by the Building Official.

~~(11) Barber poles when a minimum of seven feet above the pedestrian right-of-way.~~

(~~12~~7) Non-illuminated window signs on the inside of windows in non-residential districts that do not obstruct vision by more than twenty percent (20%).

~~A. (13) Menu boards at drive-through restaurants with a maximum size of 60 square feet.~~

B. Permits required:

(1) Sign permit: A sign permit shall be required for all signs except for those signs set forth in Section 15.09.10.A.

(2) Building permit: Required for all permanent building-mounted and ground signs, except such signs that are painted on an existing wall.

(3) Electrical permit: Required for all illuminated signs or signs in which electrical wiring will be used in connection with the structure.

C. Sign permit application: Applications for permits shall be made upon forms provided by the Zoning Administration and shall contain or have attached thereto the following information:

(1) Name, address, and telephone number of the applicant.

(2) A sign application shall include two (2) copies of a site plan ~~in compliance with Section 2115~~ that includes the lot survey, easements and setback dimensions, location of all buildings, other structures and all proposed and existing signs on the development parcel or zoning lot where such signs are to be erected. Elevation drawings of all buildings on the site shall be provided showing the location of all existing and proposed building-mounted signs.

(3) Construction drawings: Two (2) blueprints or drawings of the plans, specifications, methods of construction and installation, materials list and method and type of

illumination for each sign. All construction drawings or attachment details shall be signed and sealed by a licensed design professional.

~~(4) A photometric grid that is in conformance with section 2110 must be overlaid on the sketch plan showing the location of each proposed sign and the overall light intensity (in foot-candles) from all existing and proposed sources of illumination throughout the area affected by the proposed sign.~~

~~9~~11. *Legal nonconforming signs:* Nonconforming signs are those signs lawfully erected prior to the adoption of this Ordinance. All existing legal nonconforming signs shall be permitted to continue as such until removed or until changes other than painting or servicing are made, at which time they shall conform to the provisions of this Ordinance.

12. *Class A nonconforming sign designation:* Class A nonconforming signs shall be considered to be conforming signs for purposes of repair, service, or the changing of sign copy in a manner that does not require structural changes or any change to the sign box or enclosure. The Planning Commission may grant a Class A nonconforming sign designation in those instances where a determination is made after public hearing that the continuance of a nonconforming sign meets both the criteria found in Section ~~21~~1602.2 and the following:

    A. The granting of a continuance of the nonconforming sign will not create unfair advertising advantage over other properties in conformance with the sign provisions of this Article.

    B. A nonconforming use shall not be permitted to add additional signs to the building or premises. Existing signs accessory to nonconforming uses may be maintained.

13. *Enforcement:* It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, or move any sign or structure in the Township, or cause or permit the same to be done in violation of any of the provisions of this Article. Any sign unlawfully erected or altered may be removed by the Township at the expense of the sign owner. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

14. *Removal of abandoned, damaged, illegal, or unsafe signs:*

    A. Abandoned signs:

        (1) Any sign located on property in the Township that has ~~been~~ become vacant or upon which a building is unoccupied for more than one hundred eighty (1~~2~~80) days, ~~and any sign that pertains to a use or activity that no longer exists on property in the township,~~shall be presumed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one hundred eighty (180) days or more.

        (2) At such time as the Building Official shall become aware of the sign that is presumed to have been abandoned under subsection (1) of this Section, a notice of sign abandonment declaring that the sign is deemed abandoned, and directing the removal of the sign, shall be sent to the owner of the property.

        (3) If the owner of the property to whom such a notice has been sent claims that the sign has not been abandoned, such owner shall, within sixty (60) days from the date of the

notice, file a written response to the Building Official stating facts which rebut the presumption of abandonment and demonstrate the intent not to abandon the sign.

(4) At the end of such sixty (60) day period, if a written response stating facts to rebut the presumption of abandonment has not been submitted to the Building Official, the sign shall be deemed abandoned, and a notice to such effect shall be sent to the owner.

(5) If a written response stating facts to rebut the presumption of abandonment has been submitted to the Building Official, and if the response demonstrates in the discretion of the Building Official that the sign has not been abandoned, the sign shall be permitted to remain until further evidence of abandonment appears, or some other basis for removal arises. If the Building Official determines that the response fails to demonstrate that the sign has not been abandoned, the notice of sign abandonment, and the response from the owner, shall be placed upon the agenda of a meeting of the Zoning Board of Appeals, and notice of the time, place and date of the meeting shall be sent to the owner. After a review of the notice and response, and after affording an opportunity to be heard by the owner and the director, together with any and all other information and argument deemed appropriate by the Zoning Board of Appeals, the Zoning Board of Appeals shall make a final determination with respect to whether the sign has been abandoned.

(6) Any sign deemed abandoned under subsection (4) or found by the Zoning Board of Appeals to be abandoned under subsection (5) shall be removed within ten (10) days of such determination, and a failure to do so shall constitute a violation of this Section.

The Building Official may remove such signs or sign copy at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Building Official and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

B. Damaged signs: Damaged signs shall be repaired, replaced, or removed within ten (10) days of the damage by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. Such signs may be removed by the Building Official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Building Official and has not done so within ten (10) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

C. Illegal signs: Illegal signs may be removed by the Building Official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Building Official and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

D. Unsafe signs: Unsafe signs shall be immediately removed or made to conform to the provisions of this Article by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. If such action is not taken within twenty-four (24) hours, the unsafe signs may be removed by the Building Official at the expense of the sign owner. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

15. *Sign maintenance:* The Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this Article. Such signs may be removed by the Building Official at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Building Official and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

    A. Maintenance: All signs for which a permit is required, together with all their supports, braces, guys, and anchors, shall be maintained in good working order; and when not galvanized or constructed of approved corrosion-resistant, noncombustible materials, shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair, so as to present a neat and orderly appearance. All bulbs or component parts of the sign, including the electrical switches, boxes and wiring used in the illumination of the sign must be well maintained and in good repair.

    B. Housekeeping: It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary, and healthful condition.

ARTICLE XVI. - NONCONFORMITIES

Sec. 1601. - General provisions:

1. *Intent:* Nonconformities are lots, structures, sites, or uses of land that do not conform to one (1) or more provisions of this Ordinance, but which were lawfully established prior to the date of adoption or amendment of this Ordinance. Regulations are hereby established to govern the completion, restoration, reconstruction, extension, and substitution of nonconformities, and to specify the circumstances and conditions under which nonconformities shall be permitted to continue.

   The objectives of this Ordinance are as follows:

   A. To permit nonconforming structures and uses of land to remain until discontinued or removed.

   B. To encourage the upgrading of site improvements that were developed in compliance with the standards in force at the time of their construction, but which do not meet the site design standards of this Ordinance.

   C. To promote the combination of contiguous lots of record to create lots that conform to current standards for minimum lot width, lot area and street frontage.

   D. To eliminate nonconforming uses of land that are incompatible with and more intense than permitted uses in a particular zoning district, or to encourage their redevelopment into more compatible uses.

   E. To allow for the perpetuation of certain nonconforming structures or uses of land that do not significantly depress the value of nearby properties and are not contrary to the public health, safety, and welfare.

   F. To terminate and remove illegal structures or uses of land.

~~2.~~ ~~*Definitions:*~~

Commented [MM1]: Move to article 2 - Definitions

~~*Nonconforming structure:* A structure or portion thereof lawfully existing at the effective date of this ordinance or amendments thereto that does not conform to ordinance provisions for the district in which it is located, but is otherwise in compliance with all other applicable federal, state, county and township laws, ordinances, regulations and codes.~~

~~*Nonconforming use of land:* A use that lawfully occupied a parcel or contiguous parcels of land or structure and land in combination at the effective date of this ordinance or amendments thereto that does not conform to the use regulations of the district in which it is located, or does not have special land use approval in accordance with section 2119 (special land uses) where provisions of this ordinance require such approval, but is otherwise in compliance with all other applicable federal, state, county and township laws, ordinances, regulations and codes.~~

~~*Nonconforming lot:* A platted or unplatted parcel of land lawfully existing at the effective date of this ordinance or amendments thereto that does not conform to ordinance provisions for the district in which it is located.~~

~~*Nonconforming sign:* See section 2109 (signs).~~

~~*Nonconforming site:* A parcel of land that was developed or improved with structures and other site improvements prior to the date of adoption of current zoning ordinance provisions for site design, landscaping, pedestrian access, exterior lighting, paving and other site elements.~~

~~*Class A nonconforming designation:* A nonconforming structure or use of land that has been designated by the Planning Commission to be allowed to be perpetuated and improved in accordance with the provisions of this article and an approved site plan.~~

~~*Class B nonconforming status:* Nonconforming structures or uses of land, other than those designated as Class A, are considered to be Class B and are allowed to continue within the restricted provisions of this ordinance.~~

~~*Illegal structure:* A structure or portion thereof, which is not a conforming or a nonconforming structure, or is not in compliance with all applicable federal, state, county and township laws, ordinances, regulations and codes.~~

~~*Illegal use of land:* A use that occupies one or more contiguous parcels of land, or structures and land in combination, which is not a conforming or a nonconforming use, or is not in compliance with all applicable federal, state, county and township laws, ordinances, regulations and codes.~~

~~*Cessation:* To terminate, abandon or discontinue a use of land for a period of time that, under the provisions of this ordinance, would prevent the use from being resumed.~~

~~3. *Determinations:* The zoning official~~Zoning Administrator ~~shall determine the status of a structure, lot or use of land as conforming, nonconforming or illegal in accordance with the definitions and provisions of this ordinance.~~

~~4. *Change of tenancy or ownership:* There may be a change of tenancy, ownership or management of any existing nonconforming structure or use of land~~, ~~. provided there is no change in the nature or character of such nonconforming uses.~~

~~5. *Appeals:* All appeals of actions, orders, requirements, permits, decisions or refusals made by an administrative official~~ the Zoning Administrator ~~charged with enforcement of any of the provisions of this section shall be made to the Zoning Board of Appeals in accordance with Article 24 (XXIV)~~[insert section] ~~of this ordinance.~~

Sec. -1602. - Class A nonconforming designation:

1. *Public hearing:* Upon petition, the Planning Commission shall hold a public hearing for consideration of a Class A designation for a nonconforming structure or a use of land.
2. *Conditions for approval of a Class A designation:* ~~Subsequent~~ After holding a ~~to a~~ public hearing, the Planning Commission may grant a Class A designation upon finding that all of the following conditions exist:
   A. A determination that the structure or use of land is nonconforming as defined in this Ordinance.
   B. The nonconformity does not significantly depress the value of nearby properties.
   C. The nonconformity is not contrary to the public health, safety, and welfare.

D. No useful purpose would be served by the strict application of requirements for such a nonconformity under this Ordinance.

E. Signage: Signage associated with the use shall be in compliance with Article 15.

F. Plan for site improvements: A plan for site improvements has been submitted in accordance with ~~section 2115~~the preliminary site plan requirements in Section 910 that is satisfactory to the Planning Commission. The Planning Commission may require improvements to landscaping, site design and layout, pedestrian access, building materials, screening, off-street parking, exterior lighting, or other improvements as deemed necessary to protect surrounding uses.

G. Other conditions may be attached to the approval to assure that the structure or use of land does not become contrary to the public health, safety or welfare, or the spirit and purpose of this Ordinance.

3. *Effect of approval of a Class A designation:* Class A nonconforming uses of land shall be permitted to be perpetuated and expanded in accordance with an approved plan and under the provisions of this Ordinance. Class A nonconforming structures shall be permitted to be perpetuated, expanded, improved, or replaced if damaged or destroyed in accordance with an approved plan and under the provisions of this Ordinance.

4. *Effect of denial of a Class A designation:* An application for a Class A designation that has been denied wholly or in part by the Planning Commission may not be appealed to the Zoning Board of Appeals but may be resubmitted for Planning Commission consideration after a minimum of three hundred sixty-five (365) days have elapsed from the date of denial.

5. *Cessation or removal of Class A nonconforming structures or uses of land:* When a Class A nonconforming structure is permanently removed, or when a Class A nonconforming use of land is replaced by a conforming use, the designation shall be deemed removed. Any subsequent structure or use of land shall conform to Ordinance provisions for the district in which it is located.

6. *Rescinding approval of a Class A designation:* Failure of the property owner, or the owner, operator or person having beneficial use of land occupied by a Class A designated nonconforming structure or use of land to maintain or improve the site in accordance with this Ordinance, an approved site plan or any conditions of approval shall be grounds for the Planning Commission to rescind a previously approved Class A designation. Such action shall be subject to the following:

   A. Public hearing: Such action may be taken only after a public hearing has been held with notice in compliance with Section 307, Public Hearing Notice Requirements, at which time the property owner, or the owner, operator or person having beneficial use of land occupied by a Class A designated nonconforming structure or use of land shall be given an opportunity to present evidence in opposition to rescission.

   B. Subsequent to the hearing, the Planning Commission's decision with regard to the rescission shall be made and written notification provided to said property owner, or the owner, operator or person having beneficial use of land occupied by a Class A designated nonconforming structure or use of land.

7. *Class A designations for existing single-family residential dwellings:* Single-family residential dwellings, which are so used and so existing in non-residential zoning districts before the effective date of this Ordinance or amendments thereto, are hereby designated as Class A nonconforming

structures and Class A nonconforming uses of land. Such dwellings and accessory buildings may be repaired, expanded, or replaced if destroyed, subject to the following conditions:

A. The expansion of the dwelling or accessory structures shall conform with all applicable yard dimensions, setbacks, and other requirements for the ~~R-4~~most similar single-family residential zoning district.

B. If an existing structure is destroyed, the replacement dwelling or accessory structure shall conform with all applicable yard dimensions, setbacks, and other requirements for the ~~R-4~~most similar single-family residential zoning district.

~~C. The use of the dwelling and associated parcel of land shall conform with the use district provisions of the R-4 (single-family residential) zoning district.~~

C. The dwelling and accessory structures shall conform to all other applicable federal, state, county and Township laws, Ordinances, regulations, and codes.

D. The use of the dwelling and associated parcel of land shall remain single-family residential, unless an application and site plan in accordance with Article 9 is submitted that conforms to the Ordinance provisions for the district in which it is located

Sec. 1603. - Nonconforming lots:

1. *Division of nonconforming lots:* Parcels shall not be divided in a manner that increases nonconformity, causes an existing structure or site improvement to become nonconforming or creates one (1) or more nonconforming lots.
2. *Use of a nonconforming lot:* Any nonconforming lot shall only be used as permitted in the district in which it is located. A single nonconforming lot may be developed or improved with a principal building, and customary accessory structures, provided that the following conditions have been met:

   A. The structures and lot shall conform with all applicable yard dimensions, setbacks, and other requirements, other than minimum lot width and lot area, for the district in which the lot is located.

   ~~B. A lot of the same or smaller lot area and lot width, with frontage on the same street or a connecting street within 200 feet of the lot in question, has been lawfully developed with a principal building.~~

   ~~C.~~B. The lot is not under contiguous single ownership with other lots that could be combined into one or more conforming lots.

   ~~D.~~C. The lot and principal building shall be served by public water and public sanitary sewer.

3. *Use of contiguous nonconforming lots under the same ownership:* ~~-~~If two (2) or more lots or combinations of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Article, and if all or part of the lots do not meet the requirements for lot width and area as established by this Article, the lots or combination of lots involved shall be considered to be an undivided parcel for the purposes of this Article. No portion of said parcel shall be used or occupied in a manner which diminishes compliance with lot width and area requirements established by this Article, nor shall any division of the parcel be made which creates

a lot width or area below the requirements stated in this Article.~~Two or more contiguous, nonconforming lots under the same ownership shall be considered one parcel and may only be independently improved with principal buildings, and customary accessory structures under the following conditions:~~

~~A. A lot that has been developed with a principal building must meet the minimum ordinance requirements for its own lot to allow the independent development of the adjacent lots under the same ownership.~~

~~B. All lots shall conform with all applicable ordinance requirements, including minimum lot width and lot area, for the district in which the lot is located.~~

Sec. 1604. - Nonconforming structures:

1. *Class A nonconforming structures:* See Section 1602.
2. *Class B nonconforming structures:* No such structure may be enlarged or altered in a way that increases its nonconformity, except as provided for herein. Such structures may be enlarged or altered in a manner that does not increase its nonconformity.
3. *Normal repairs and maintenance:* Normal repair, maintenance or replacement of ~~interior non-bearing walls, fixtures, wiring, plumbing or heating and cooling systems in~~ Class B nonconforming structures may be permitted in accordance with applicable code requirements, provided that such improvements do not result in an enlargement of a nonconforming structure or an expansion of a nonconforming use of land, and provided that the cost of such improvements does not exceed the assessed value or, if higher, fifty percent (50%) of the ~~market value~~replacement cost of the ~~property~~structure.
4. *Buildings under construction:* Nothing in this Ordinance shall require a change in the plans, construction, or designated use of any building for which construction was lawfully begun prior to the effective date of this Ordinance or amendments thereto and diligently carried on until completion. Construction shall include the placement of materials in a permanent manner or demolition and removal of an existing structure preparatory to rebuilding in accordance with an approved site plan.
5. *Damaged or unsafe structures:* Class B nonconforming structures that are declared to be physically unsafe by the Building Official, or otherwise damaged or destroyed by any means to an extent greater than the assessed value or, if higher, fifty percent (50%) of the ~~market value~~replacement cost of the ~~property~~ structure shall not thereafter be restored, repaired or rebuilt except in conformity with the provisions of this Ordinance.
6. *Active farm operations:* Class B nonconforming structures used in active farm operations may be expanded if approved by the ~~zoning official~~Zoning Administrator, subject to the following requirements:
   A. ~~Farming~~ Agriculture is a ~~shall be a~~permitted use in the district in which it is located and ~~the~~ is the intended use of the structure ~~shall be a permitted use in the district in which it is located~~.

B. The expansion shall meet all requirements of the zoning district in which it is located. ~~The existing structure and the expansion shall not exceed the ground floor coverage or floor area ratio limits of the district in which they are located.~~

7. *Single-family dwellings:* See Section ~~1602.7~~1602.7.

~~(Ord. No. 2001-273, 8-21-01)~~

Sec. 1605. - Nonconforming uses of land:

1. *Class A nonconforming uses of land:* See Section 1602.
2. *Class B nonconforming uses of land:* Such uses may continue after the effective date of this Ordinance or amendments thereto, subject to the following conditions:
   A. The property owner, or the owner, operator or person having beneficial use of land occupied by a Class B nonconforming use of land shall demonstrate that the use is maintained in compliance with all other applicable federal, state, county and Township laws, Ordinances, regulations, and codes. Failure to do so, or failure to bring the use into compliance with revised laws, Ordinances, regulations, and codes within six (6) months of their effective date, shall constitute grounds for the Township to seek court approval to terminate or remove the use at the owner's expense.
   B. The use shall not be enlarged or increased, extended to occupy a greater area of land, or moved in whole or in part to any other portion of the parcel or structure. No additional signage shall be permitted.
   C. If the use ceases for a period of more than one hundred eighty (180) days, the use shall not be resumed, and subsequent uses of such land shall conform to Ordinance provisions for the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision.
   D. No additional structures may be constructed in association with the nonconforming use. If the structure associated with a nonconforming use is removed or destroyed, the nonconformity shall be deemed removed and subsequent uses of such land shall conform to Ordinance provisions for the district in which it is located.
   E. If the use is superseded by a permitted use, subsequent uses of such land shall conform to Ordinance provisions for the district in which it is located.
3. *Determination of status of a use of land as nonconforming:* A determination of the status of a use of land as nonconforming shall be made by the ~~zoning official~~Zoning Administrator only upon finding that the following conditions have been met:
   A. A finding that the use of land does not conform to the use regulations of the district in which it is located.
   B. A finding that the use of land is in compliance with all other applicable federal, state, county and Township laws, Ordinances, regulations, and codes.
   C. A finding that evidence from a minimum of three (3) of the following sources clearly demonstrates that the use of land was legally established as a conforming use prior to the date of adoption of this Ordinance or amendments thereto:

(1) Local and county government files or records: Such evidence may include, but shall not be limited to permits, inspection reports, dated photographs or notarized statements of Township officials, agents, representatives, or employees.

(2) The "R.L. Polk City Directory" or other dated telephone directories serving Washtenaw County.

(3) Utility records, including, but not limited to telecommunication service providers, Detroit Edison, Michigan Consolidated Gas Co., or the Ypsilanti Community Utilities Authority.

(4) Dated advertising or other information published in a newspaper or magazine serving Washtenaw County.

(5) Dated aerial photos from Washtenaw County governmental departments, the Southeastern Michigan Council of Governments (SEMCOG) or other sources as approved by the Zoning Official.

(6) Other relevant information, as may be accepted by the Zoning Official: Such evidence may include but shall not be limited to date-stamped photographs, diary or log entries, affidavits, or notarized statements.

4. *Determination of cessation of a nonconforming use of land:* ~~A determination that a Class B nonconforming use of land has ceased shall be made by the zoning official only upon finding that a minimum of three of the following statements are true:~~ A Class B nonconforming use that is determined to be abandoned shall not be reestablished, and any subsequent use shall conform to this Ordinance.

~~A. Local and county government files or records provide clear evidence that the nonconforming use of land has ceased. Such evidence may include, but shall not be limited to permits, inspection reports, dated photographs or notarized statements of township officials, agents, representatives or employees.~~

~~B. The "R.L. Polk City Directory" or other dated telephone directories serving Washtenaw County provide clear evidence that the nonconforming use has ceased. Such evidence may include, but shall not be limited to entries that show the address associated with the use as vacant or occupied by another use, or show the telephone number associated with the use as disconnected or in use at another location.~~

~~C. Utility records, including, but not limited to telecommunication service providers, Detroit Edison, Michigan Consolidated Gas Co. or the Ypsilanti Community Utilities Authority, provide clear evidence that the nonconforming use has ceased. Such evidence may include, but shall not be limited to records indicating that the address of the use is vacant or occupied by another use, the utility service associated with the use has been disconnected or the business, organization or individual associated with the use has moved to another location.~~

~~D. Dated advertising or other information published in a newspaper or magazine serving Washtenaw County provides clear evidence that the nonconforming use of land has ceased. Such evidence may include, but shall not be limited to a "going out of business sale," "moving sale," or "grand opening" event at a new location.~~

~~E. Dated aerial photos from Washtenaw County governmental departments, the Southeastern Michigan Council of Governments (SEMCOG) or other sources as approved by the zoning official provides discernible evidence that the nonconforming use of land has ceased.~~

~~F. Other relevant information, as may be accepted by the zoning official, provides clear evidence that the nonconforming use of land has ceased. Such evidence may include, but shall not be limited to date stamped photographs, diary or log entries, affidavits or notarized statements.~~

5. *Substitution of nonconforming uses of land:* Upon petition, the Planning Commission shall hold a public hearing for consideration of a request to substitute one (1) nonconforming use for another nonconforming use on the same parcel. Subsequent to a public hearing, the Planning Commission may grant approval of such a request upon finding that all of the following conditions exist:

   A. The proposed nonconforming use is equally appropriate or more appropriate to the district than the existing nonconforming use. Where a nonconforming use is changed to a more conforming use, it shall not thereafter be changed to a less conforming use.

   B. Signage: Signage associated with the proposed nonconforming use shall be in compliance with Article 15.

   C. Plan for site improvements: A plan for site improvements has been submitted in accordance with the preliminary site plan requirements in Section 910, that is satisfactory to the Planning Commission. The Planning Commission may require improvements to landscaping, site design and layout, pedestrian access, building materials, screening, off-street parking, exterior lighting, or other improvements as deemed necessary to protect surrounding uses.

   ~~D.~~ Other conditions may be attached to the approval to assure that the use of land does not become contrary to the public health, safety or welfare, or the spirit and purpose of this Ordinance.

   ~~(Ord. No. 2001-273, 8-21-01)~~

   D.

Sec. 1606. - Nonconforming sites:

The purpose of this section is to encourage improvements and minor modifications to nonconforming sites by establishing standards for prioritizing site improvements that are designed to gradually bring the site into compliance with the site design requirements of this Ordinance. Nonconforming sites shall not be improved or modified in a manner that increases noncompliance with this Ordinance. Nonconforming sites subject to review in accordance with Section ~~2115 (~~1602 and Article 9 may be improved or modified without a complete upgrade of all site elements under the following conditions:

1. The proposed site improvements shall include exterior lighting, landscaping, screening, and building improvements that are in reasonable proportion to the scale and construction cost of proposed building improvements, expansions, or other improvements.
2. The proposed site improvements resolve public safety deficiencies, including building and fire code violations, emergency access and pedestrian/vehicle conflicts.

3. The proposed site improvements include the installation, restoration or expansion of sidewalks and non-motorized paths within and through the site consistent with the provisions of this Ordinance.

4. A reasonable timeline for completion of site improvements may be approved as part of any site plan approval. Failure to complete improvements in accordance with an approved timeline shall be deemed a violation of the approved site plan.

Sec. 1606- Change in Tenant or Ownership

~~4.~~ There may be a change of tenancy, ownership, or management of an existing non-conforming use, building or structure, provided there is no change in the nature of character, extent, or intensity of such non-conforming use, building, or structure.

ARTICLE X~~XIV~~VII. - ~~BOARD OF ZONING APPEALS~~ ZONING BOARD OF APPEALS

Sec. ~~2400~~1700. - Creation and membership:

1. There is hereby established a Zoning Board of Appeals, which shall perform its duties and exercise its powers as provided in the Michigan Zoning Enabling Act Public Act 110 of 2006, as amended, MCL 125.3101, et seq., and in such a way that the objectives of this Ordinance shall be observed, public safety, and welfare secured, and substantial justice done.
2. The Zoning Board of Appeals shall be composed of five (5) members. The first regular member of the Zoning Board of Appeals shall be a member of the Planning Commission. The remaining members shall be selected from the electors of Ypsilanti Township ~~residing outside of the City~~. The members selected shall be representative of the population distribution and of the various interests present in the Township. One (1) regular member may be a member of the Township Board. An elected officer of the Township shall not serve as chairperson of the Zoning Board of Appeals. An employee or contractor of the Township Board may not serve as a member of the Zoning Board of Appeals.
3. The Township Board may appoint not more than two (2) alternate members for the same term as regular members to the Zoning Board of Appeals. An alternate member may be called upon as specified herein to sit as a regular member of the Zoning Board of Appeals in the absence of a regular member if a regular member is absent from or unable to attend one (1) or more consecutive meetings. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of interest. The alternate having been appointed shall serve in the case until a final decision has been made. While serving, the alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals.
4. Terms shall be for the three (3) years, except for members serving because of their membership on the Planning Commission, or Township Board, whose terms shall be limited to the time they are members of the Planning Commission, or Township Board, respectively, and the period stated in the resolution appointing them. A successor shall be appointed not more than one (1) month after the term of the preceding member has expired. Vacancies for unexpired terms shall be filled for the remainder of the term.
5. Members of the Zoning Board of Appeals shall be removable by the Township Board for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.
~~4.~~6. Conflict of Interest. A member shall disqualify himself or herself from a vote in which the member has a conflict of interest. Failure of a member to disqualify himself or herself constitutes malfeasance in office.

~~(Ord. No. 2008-385, 10-7-08)~~

Sec. ~~2401~~1701. - Meetings:

1. The Zoning Board of Appeals shall adopt rules and regulations to govern its procedures. The Zoning Board of Appeals shall elect a chairman, vice-chairman, and secretary from its membership.
2. A concurring vote of a majority of the members of the Zoning Board of Appeals shall be necessary for any decision. The Zoning Board of Appeals shall not conduct business unless a majority of its members is present.
3. Any person may appear on his or her behalf at a hearing or may be represented by an agent or attorney.
4. The Zoning Board of Appeals shall decide upon all matters within a reasonable time, not to exceed ninety (90) days from the filing date. The decision of the Zoning Board of Appeals shall be in the form of a resolution containing a full record of its findings and determinations in each case. The time limit may be extended by agreement between the applicant or appellant and the Zoning Board of Appeals.
5. Meetings of the Zoning Board of Appeals should be held at the call of the chairman and at such times as the Zoning Board of Appeals and its rules and regulations may specify. Minutes shall be kept of each meeting and the Zoning Board of Appeals shall record into the minutes all findings, conditions of approval, facts, and other relevant factors and all of its official actions. A vote of each member upon a question, or absence or abstention, shall be recorded into the minutes of the meeting. All meetings and records shall be open to the public. All minutes shall be filed in the office of the Township Clerk.

~~(Ord. No. 2008-385, 10-7-08)~~

Sec. ~~2402~~1702. - Appeals:

Appeals may be taken by the person, firm or corporation aggrieved or by any officer, department, board, agency, or bureau of the Township or, state governments. In addition, a variance in the Zoning Ordinance may be applied for and granted under Section 4 of the Uniform Condemnation Procedures Act, 1980 PA 87, MCL 213.54, and as provided under the Michigan Zoning Enabling Act, Public Act 110 of 2006, (MCL 125.3101, et seq). The Zoning Board of Appeals shall state the grounds of any determination made by the Board.

~~(Ord. No. 2008-385, 10-7-08)~~

Sec. ~~2403~~1703. - Fees:

The Township Board may from time to time prescribe and amend by resolution a reasonable schedule of fees to be charged to applicants for appeals to the Zoning Board of Appeals. A fee shall be paid to the Township Treasurer at the time of filing the appeal and shall be deposited in the Township's general fund.

~~(Ord. No. 2008-385, 10-7-08)~~

Sec. ~~2404~~1704. - Jurisdiction:

The Zoning Board of Appeals has the power to act on matters as provided in this Ordinance and the Michigan Zoning Enabling Act, Public Act 110, of 2006, as amended (MCL 125.3101 et. seq.). The specific powers of the Board are enumerated in the following Sections of this Article. The Zoning Board of Appeals shall not have the power to alter or change the zoning district classification of any property, nor to make any change in the terms of this Ordinance but does have power to act on those matters where this Ordinance provides for an administrative review, interpretation, exception or to authorize a variance as defined in this Section and laws of the State of Michigan. Said powers include:

1. *Administrative review:* To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by an administrative official or body charged with enforcement of any of the provisions of this Ordinance.

   Appeals shall be filed within sixty (60) days of the decision in question. The appeal shall be filed with the ~~township clerk~~Zoning Administrator~~-~~ and a copy shall be filed with the Zoning Board of Appeals, and a copy shall be filed with the person or body whose decision is appealed. The appellant shall submit a clear description of the order, requirement, decision, or determination for which the appeal is made and the grounds of the appeal. The appellant may be required by the Zoning Board of Appeals to submit additional information to clarify the appeal. The administrative person or body appealed from shall transmit to the Zoning Board of Appeals copies of all papers constituting the record upon which the action appealed from was taken.

2. *Variance:* To authorize, upon an appeal, a variance from the strict application of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or amendments to this Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. Undue hardships are situations created by circumstances unique to an individual property that do not generally occur to land or buildings in the neighborhood or zoning district of the property in question and which circumstances make the use of such property in question infeasible under conditions imposed by this Ordinance. Hardship shall not include personal or financial hardship or economic disadvantage, nor shall it constitute circumstances that are self-created.

   In granting a variance, the Zoning Board of Appeals may attach thereto such conditions regarding the location, character, and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance. A violation of any condition imposed shall be a violation of this Ordinance under Section ~~3100~~ 1900, Violations, civil infractions, herein and shall result in revocation of any variance granted. In granting a variance, the Zoning Board of Appeals shall state the grounds upon which it justifies the granting of a variance.

   A. An application for a variance shall be filed with the ~~Community and Economic Development Department~~Zoning Administrator by the record owner of the property in question or by a person authorized to act on the record owner's behalf. The application shall consist of a

Commented [MM1]: Language moved from definitions.

completed application form, fee, and the information required. The ~~Community and Economic Development Department~~Zoning Administrator shall transmit the application and information to the Zoning Board of Appeals and to the Township Clerk.

B. An application for a variance shall contain, at a minimum, the following information:

(1) Legal description, address, and tax parcel number of the subject property.

(2) An accurate scale drawing of the property, showing all property lines, dimensions, and bearings or angles correlated with the legal description; and all existing and proposed structures and uses on the property; and dimensions of structures and the dimensional locations; lot area calculations necessary to show compliance with the regulations of this Ordinance; and location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.

(3) Location and dimensions of the nearest structures on adjacent properties.

(4) Name and address of the applicant, property owner, and the interest of the applicant in the property.

C. The filing fee for a variance as determined by the Township Bboard shall be paid to the tTownship ~~treasurer~~ at the time of the filing of the application for variance and shall be deposited in the Township's general fund.

D. Findings. The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:

a. exceptional narrowness, shallowness, or shape of a specific property;

b. exceptional topographic conditions;

c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,

d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.

(2) That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity;

(3) That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest; ~~and~~

(4) The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors; and ~~.~~

(5) The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

E. Private Road Ordinance (Chapter 47 of the Township Code). When there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Article, such as topographical and other physical characteristics of a parcel, the Zoning Board of Appeals shall have the power to vary or modify the application of the provisions of Chapter 47 of the Township Code so that the intent and purpose of this Chapter shall be observed, public safety secured, and substantial justice done.

~~E.~~F. An application for variance which has been denied wholly or in part by the Zoning Board of Appeals shall not be resubmitted for a period of three hundred sixty-five (365) days from the date of denial, except on grounds of new evidence or changed conditions found by the Zoning Board of Appeals to be valid.

G. A variance granted shall not be the basis of a request for a further variance.

H. Violations. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance, and punishable under Section 1900, Violations, civil infractions.

I. Each variance granted under the provisions of this Ordinance shall become null and void unless: 1) The construction authorized by such variance or permit has been commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion; or 2) The occupancy of land or buildings authorized by such variance has taken place within one hundred eighty days (180) days after the granting of such variance. of this Ordinance.

3. ~~3.~~*Interpretation.*

A. The Zoning Board of Appeals shall hear and decide requests for interpretation of this Ordinance or the Zoning Map, taking into consideration the intent and purpose of the Ordinance and the Master Plan. In an interpretation of the Zoning Map, the Zoning Board of Appeals shall be governed by the Rules of Interpretation set forth in Section 402, District boundaries interpreted. The Zoning Board of Appeals shall not have the power to alter or change zoning district boundaries, except where uncertainty exists as to the location of a boundary, land use classifications of any property, or Zoning Ordinance text.

B. A record shall be kept by the Zoning Board of Appeals of all decisions for interpretation of this Ordinance or Zoning Map. The Zoning Board of Appeals may request the Planning Commission to initiate an Ordinance amendment that would correct or clarify the Ordinance.

~~2. *Exceptions and special approvals*~~*Delegated authority:* ~~When authority is delegated by this ordinance to the Zoning Board of Appeals for a decision or any other matter, the Zoning Board of Appeals may require~~ To hear and decide in accordance with the provisions of this ordinance, requests for exceptions, for interpretations of the zoning map, and for decisions on special approval situations on which this ordinance specifically authorizes the Zoning Board of Appeals to pass. Any exception decision or other matter on which this ordinance specifically authorizes the Zoning Board of Appeals to pass shall be subject to such conditions as the Zoning Board of Appeals

~~may require in order to preserve and promote the character of the zoninge district in question and otherwise promote the purpose of this ordinance, including the following:~~

~~3. a. Interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the zoning map fixing the use districts, accompanying and made part of this ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid.~~

~~4. b. Permit the erection and use of a building or use of premises for public utility purposes, upon recommendation of the planning commission.~~

~~5. c. Permit the modification of the automobile parking space or loading space requirements where, in the particular instance, such modification will not be inconsistent with the purpose and intent of such requirements.~~

~~6. d. Permit such modification of the height and area regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape, or so located with relation to surrounding development of physical characteristics, that it cannot otherwise be appropriately improved without such modification.~~

4. The Zoning Board of Appeals has the delegated authority to:

A. Permit temporary buildings ~~and uses~~ for periods not to exceed two (2) years in undeveloped sections of the Township and for periods not to exceed six (6) months in developed sections.

~~B.~~ Permit a ~~, upon proper application, the following character of~~ temporary use ~~, not otherwise permitted in any district,~~ not to exceed twelve (12) months with the granting of twelve (12) month extensions being permissible. ~~: Uses which do not require the erection of any capital improvement of a structural nature.~~

~~C.~~B. The Zoning Board of Appeals, in granting permits for the above temporary uses, shall do so under the following conditions:

(1) The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.

(2) The granting of the temporary use shall be granted in writing stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.

(3) All setbacks, land coverage, off-street parking, lighting, and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience, and general welfare of the inhabitants of the Charter Township of Ypsilanti, shall be made at the discretion of the Zoning Board of Appeals or Planning Commission as the case may be.

(4) In classifying uses as not requiring capital improvement, the Zoning Board of Appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.

(5) The use shall be in harmony with the general character of the district.

~~(6)~~

~~(7)~~(6) No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this Ordinance.

Sec. ~~2405~~1705. - Orders:

In exercising the above powers, the Zoning Board of Appeals may reverse or affirm wholly or partly, or may condition or modify the orders, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought be to be made, and to that end shall have all the powers of the administrative official or body from whom the appeal is taken.

~~(Ord. No. 2008-385, 10-7-08)~~

Sec. 1706. – Site Plan Requirements:

If an application to the Zoning Board of Appeals requires site plan approval by the Planning Commission pursuant to the provisions of Article 6, the applicant shall first apply for site plan approval as set forth in Article 9. The Planning Commission shall review the site plan, including site layout and other design features, but shall not grant Preliminary Site Plan approval nor make a recommendation on the variance. The Planning Commission shall then transmit the site plan and the minutes related to said site plan to the ~~Board of Zoning Appeals~~Zoning Board of Appeals. The ~~board of Zoning Appeals~~Zoning Board of Appeals shall transmit its decision related to the application to the Planning Commission. The Planning Commission shall then take action on the site plan.

Sec. ~~24~~1706~~7~~. - Miscellaneous:

~~1.~~ No order of the Zoning Board of Appeals permitting the erection of a building shall be valid for a period longer than one (1) year unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

1. Use variances as described in the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, (MCL 125.3101, et seq.), shall not be permitted in the Township. In the event an application is made for such a use variance, the Zoning Administrator ~~ning board of appeals~~shall deny the application and advise the applicant that use variances are prohibited in the Township by the Act.
2. Dimensional Variance in Special Use Approval and Planned Unit Developments.
   A. The Zoning Board of Appeals may grant dimensional or other site plan related variances (e.g., lot dimensions, setbacks, building height, lot coverage, parking, etc.) for special approval uses. The Zoning Board of Appeals shall not have the power to reverse or modify the Planning Commission's decision to approve or deny a special use permit, nor grant variances to any conditions placed on special use approval.

~~A.~~B. The Zoning Board of Appeals shall not have the authority to grant variances to any regulations or any requirement placed upon a project approved as a Planned Unit Development or conditional rezoning. However, the Zoning Board of Appeals shall have the authority to decide appeal requests by individual lot or unit owners for variances from other sections of the Zoning Ordinance following final approval of a Planned Unit Development, provided such variances do not affect the terms or conditions of the original approval.

(Ord. No. 2008-385, 10-7-08)

Sec. ~~24~~170~~78~~ - Notice:

Notice shall be provided for each variance, appeal of an administrative decision, exception, or special approval in advance of a Zoning Board of Appeals meeting in accordance with the provisions of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, MCL 125.3101, et. seq.

(Ord. No. 2008-385, 10-7-08)

ARTICLE ~~XXVII~~XVIII. - CHANGES AND AMENDMENTS[10]

~~Footnotes:~~

~~--- (10) ---~~

~~**Editor's note—** Ord. No. 2003-327, adopted Jan. 20, 2004, repealed the former § 2701 of art. XXVII and enacted new §§ 2701—2704 as set out herein. The former § 2701 pertained to changes and amendments and derived from the original zoning ordinance, Ord. No. 74, adopted May 17, 1994.~~

Sec. ~~2701~~1801. - Initiation of amendments:

The Township Board may from time to time, on recommendation from the Planning Commission~~-~~, amend, supplement, or change the district boundaries or the regulations herein, or subsequently established herein. Amendments to the provisions of this Ordinance (i.e., Ordinance text amendment) may be initiated by the Township Board , the Planning Commission or by petition from one (1) or more residents or property owners of the Township. An amendment to the Official Zoning Map (i.e., rezoning) may be initiated by the Township Board, the Planning Commission or by the owner or owners of the property that is the subject of the proposed amendment. All proposed amendments to the provisions of this Ordinance or the Official Zoning Map shall be referred to the Planning Commission for public hearing and recommendation to the Township Board , prior to consideration thereof by the Township Board~~pursuant to the authority and procedure established in Act No. 184 of the Public Acts of Michigan of 1943 (MCL 125.271 et seq.), as amended~~.

~~(Ord. No. 2003-327, 1-20-04)~~

Sec. ~~2702~~1802. - Application procedure:

An amendment to this Ordinance text or the Official Zoning Map shall be initiated by submission of a completed application on a form supplied by the ~~community and economic development director~~Zoning Administrator, including an application fee, which shall be established by resolution of the Township Board~~–~~. Amendments initiated by the Township Board or Planning Commission do not require an application or fee.

1. In the case of an amendment to the Official Zoning Map, the application shall be accompanied by the following, at a minimum:
   A. The name and address of the owner of the subject property and a statement of the applicant's interest in the subject property, if not the owner in fee simple title;
   B. A legal description and street address of the subject property;
   C. A written description of how the requested rezoning satisfies the requirements identified in Section ~~2703~~1804;
   D. A site analysis plan, the scale of which shall be no less than one (1) inch = two hundred (200) feet and includes the following information:
      (1) A title indicating the nature of the rezoning request, the applicant's name and the site address or general location;

(2) A legend indicating the owner of record, the engineer, surveyor, or drafter, as applicable, the date of submission, scale, and north arrow;

(3) A boundary survey of the subject property;

(4) The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels;

(5) The location, width, and names of existing streets and public or private easements adjacent to the site;

(6) The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements;

(7) The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board; and

(8) Existing and proposed zoning classification(s) of the site and adjacent parcels.

~~(Ord. No. 2003-327, 1-20-04)~~

Sec. ~~2703~~1803. - Amendment procedure—Public hearing and notice:

1. Upon certification by the ~~community and economic development department~~Zoning Administrator that the application for amendment is complete, the item shall be ~~scheduled before the Planning Commission to set a public hearing~~forwarded to the Planning Commission.
2. In all cases of a text amendment or rezoning of individual or multiple properties, the Planning Commission shall conduct a public hearing to present the request and to receive comments. Notice of the hearing shall be given in accordance with the requirements of Section 103 of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended. An affidavit of mailing shall be maintained.
3. If an individual property or several adjacent properties are proposed for rezoning, the Township shall give separate notice for each property for which approval is being considered. Such notice shall be consistent with the notice required by subsection 2 above.
4. A sign shall be placed on the subject property to inform the public that a request for rezoning has been filed, and to indicate ~~the location~~where additional ~~of~~ information ~~regarding the request~~may be obtained. The sign shall be placed in a conspicuous location where it is readable from the public road, not less than fifteen (15) days prior to the date the application will be considered for approval. The sign shall meet the following requirements:

   ~~.~~A. The sign shall be a minimum of three (3) feet by three (3) feet in area, ~~painted white~~with a white background ~~with~~and black lettering.

   ~~.~~B. The sign shall state "This property is petitioned ~~for rezoning from XX to XX~~ for rezoning. If you have any questions call the Charter Township of Ypsilanti Planning Department" with the most current telephone number ~~with~~entirely in four (4) inch tall block letters. ~~The sign shall also state "If you have any questions call the Charter Township of Ypsilanti Community~~

~~Development Department at 734-485-3943" and indicate the rezoning identification number assigned by the township with two-inch tall block letters~~

~~7.~~5. Following the public hearing, the Planning Commission shall identify and evaluate factors relevant to the petition and the criteria in this Article and shall make its recommendation to the Township Board.

~~8.~~6. The ~~community and economic development department~~Zoning Administrator shall forward a copy of the application, Planning Commission ~~-~~recommendation and minutes of the public hearing to the Township Board and request the T~~t~~ownship C~~c~~lerk ~~to~~ place the application on the agenda of a ~~the next~~ regularly scheduled meeting of the Township Board.

~~9.~~7. Following receipt of the findings and recommendation of the Planning Commission, the Township Board shall consider the proposed amendment. The Township Board shall conduct two (2) readings on the proposed amendment. The Township Board then shall approve or deny the amendment, based on the criteria contained in this Article.

~~(Ord. No. 2003-327, 1-20-04; Ord. No. 2008-386, 10-7-08)~~

Sec. ~~2704~~1804. - Criteria for amendment of the Official Zoning Map:

In considering any petition for an amendment to the Official Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations, and decision:

1. Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.
2. Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.

~~3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.~~

~~4.~~3. The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.

~~5.~~4. The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the ~~"~~health, safety, and welfare~~"~~ of the Township.

~~6.~~5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. ~~A traffic impact study in accordance with the requirements of the township traffic impact study ordinance shall be provided if the proposed rezoning district permits uses that could generate 100 or more directional trips during the peak hour, or at least 1,000 more trips per day than the majority of the uses that could be developed under the current zoning, as determined by the community and economic development department.~~

~~7.~~6. The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.

~~8.~~7. The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Article IV, schedule of regulations.

~~9.~~8. ~~If a rezoning is appropriate, t~~The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.

~~10.~~9. The requested rezoning will not create an isolated and unplanned spot zone.

~~11.~~10. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

~~12.~~11. Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Ypsilanti.

Sec. 1805. – Conditional Rezoning Procedures

1. *Authorization and l**imitations.* The Township Board shall have the authority to place conditions on a rezoning, provided the conditions have been voluntarily offered in writing by the applicant and are acceptable to the Township Board. In exercising its authority to consider a conditional rezoning, the Township is also authorized to impose the following limitations:

   A. An owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process as set forth below.

   B. The owner's offer of conditions may not authorize uses or developments not permitted in the requested new zoning district. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested.

   C. Any use or development proposed as part of an offer of conditions that would require special use approval under the terms of this Ordinance may only be commenced if special use approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.

   D. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this Ordinance.

   E. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the terms of this Ordinance.

2. *Amendment of conditions.* The offer of conditions may be amended during process of conditional rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner and confirmed in writing. An owner may withdraw in writing all or part of its offer of conditions any time prior to final rezoning action of the Township Board, provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing and recommendation ~~on~~of the original rezoning request, then the rezoning application shall be referred back to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

3. *Procedure.* The procedure for consideration of Conditional Rezoning request shall be the same as provided in Section ~~_____~~1804 for other rezoning requests and the requirements of said Sections shall be applicable to Conditional Rezoning Agreement shall include the following:

   A. A Conditional Rezoning request shall be initiated by the submission by the applicant of a proposed Conditional Rezoning Agreement. A Conditional Rezoning Agreement shall include the following:

      (1) A written statement prepared by the applicant that confirms the Conditional Rezoning Agreement was proposed by the applicant and entered into voluntarily.

      (2) A written statement prepared by the applicant that confirms that the property shall not be used or developed in a manner that is inconsistent with conditions placed on the rezoning.

      (3) A list of conditions proposed by the applicant.

      (4) A time frame for completing the proposed improvements.

      (5) A legal description of the land.

      (6) A Sketch Plan in sufficient detail to illustrate any specific conditions proposed by the applicant.

   B. The Notice of Public Hearing on a Conditional Rezoning request shall include a general description of the proposed agreement being considered. A review of the proposed agreement shall be conducted at the public hearing.

   C. A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

      (1) The conditions, proposed development, and/or proposed use of the land ~~are designed or proposed for~~ promote public health, safety, and welfare ~~purposes~~.

      (2) The conditions, proposed development, and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:

         a. A change in Township policy since the Master Plan was adopted.

         b. A change in conditions since the Master Plan was adopted.

         c. An error in the Master Plan.

(3) The conditions proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

(4) Public services ~~are~~or facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

(5) The conditions proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

4. *Amendment to zoning map.* Upon approval by the Township Board of a Conditional Rezoning request and a Conditional Rezoning Agreement, as provided by this Section, the Zoning Map shall be amended to reflect a new zoning classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement.

5. *Expiration.* A Conditional Rezoning Approval shall expire following a period of two (2) years from the effective date of the rezoning unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the Township.

   A. In the event the conditional rezoning expires, the rezoning and the Conditional Rezoning Agreement shall be void and of no effect.~~,~~

   B. If the Conditional Rezoning becomes void, no development shall be undertaken and no permits for development shall be issued until such time as a new zoning district classification of the property has become effective as a result of one (1) or both of the following actions that may be taken:

      (1) The property owner seeks a new rezoning classification for the property; and/or

      (2) The Township initiates a new rezoning request for the property to a reasonable district classification, in accordance with the conventional rezoning procedure.

6. *Recording.* A Conditional Rezoning Approval shall not become effective until the Conditional Rezoning Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

7. *Violation of conditional rezoning agreement.* If development and/or actions are undertaken on or with respect to the property in violation of the Conditional Rezoning Agreement, such development and/or actions shall constitute a violation of this Ordinance and deemed a nuisance per se. In such case, the Township may issue a stop work order relative to the property and seek any other lawful remedies. Until curative action is taken to bring the property into compliance with the Conditional Rezoning Agreement, the Township may withhold, or, following notice and an opportunity to be heard, revoke permits and certificates, in addition to or in lieu of such other lawful action to achieve compliance.

ARTICLE IXX~~XI~~. ENFORCEMENT, PENALTIES AND OTHER REMEDIES

Sec. ~~3~~19~~0~~0. Violations, civil infractions:

Any person, firm or corporation violating any provision of this ~~o~~Ordinance shall be responsible for a civil infraction and shall be subject to a fine as follows:

~~(1)~~1. The fine for any first violation shall be $100.00;

~~(2)~~2. The fine for any violation which the violator has, within the past two years, been found in violation of once before, shall be $250.00;

~~(3)~~3. The fine for any violation which the violator has, within the past two years, been found in violation of twice before, shall be $500.00.

Sec. ~~3~~19~~0~~1. Public nuisance per se:

Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changed subsequent to the time of passage of this ~~o~~Ordinance and in violation of any of the provisions thereof is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

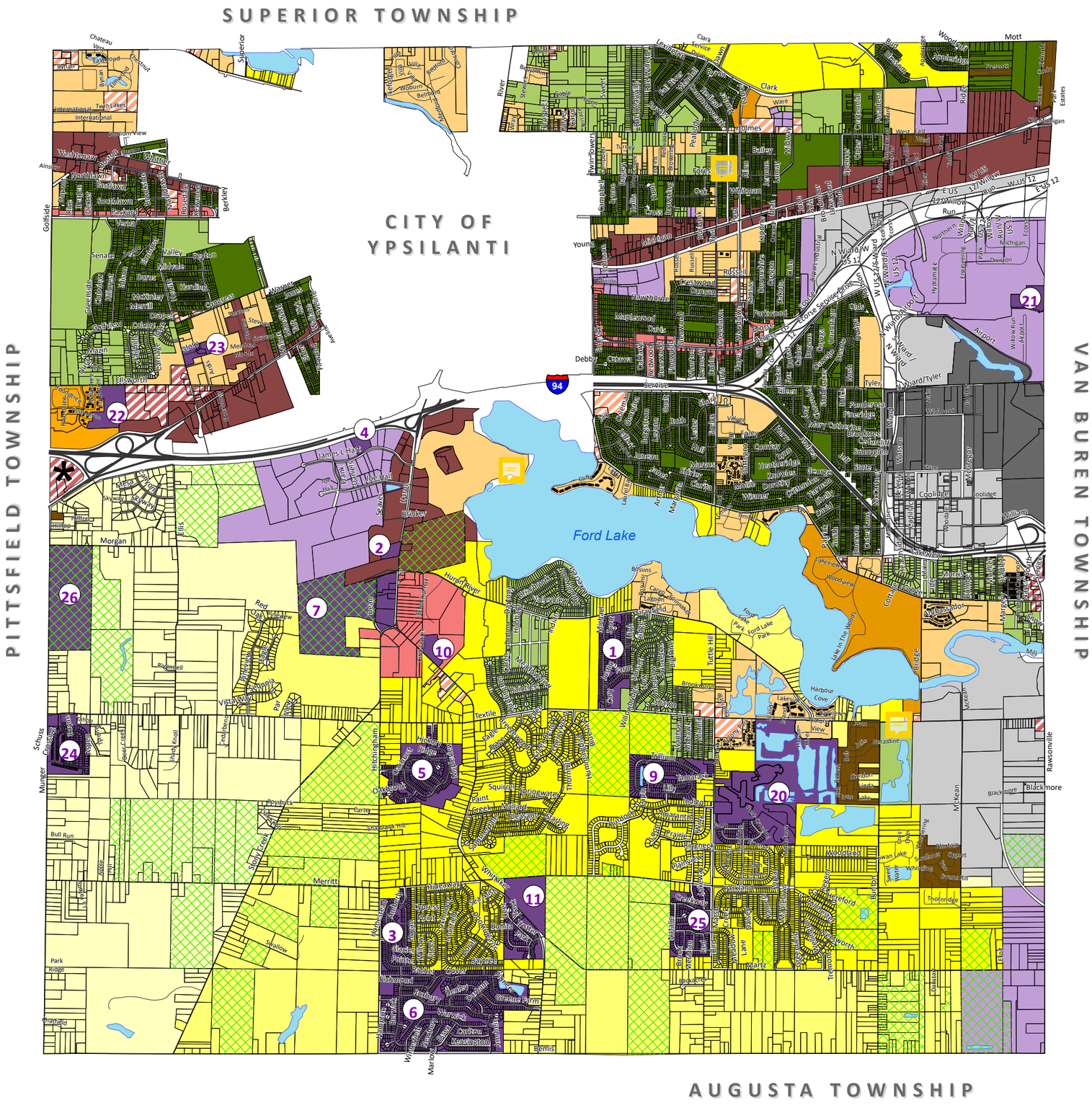
Sec. ~~3~~19~~0~~2. Owners knowingly assisting:

Any person, firm or corporation which owns a building, structure, or premise or part thereof, where any condition in violation of this ordinance shall exist or shall be created, and who has assisted knowingly in the commission of such violation, shall be responsible for a civil infraction and shall be subject to a fine as set forth in ~~s~~Section ~~3~~19~~0~~0~~(1), (2), and (3)~~.

Sec. ~~3~~19~~0~~3. Each day a separate civil infraction:

A separate civil infraction shall be deemed committed upon each day during or when a violation occurs or continues.

(Ord. No. 96-151, 6-18-96)



DRAFT Zoning Map: Version 1
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NC Neighborhood Business
- GC General Business
- NCR Neighborhood Corridor
- RC Regional Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- * Conditional Zoning

Planned Developments

1	Ford Lake Village
2	Post Office
3	Amberly Grove Condominium
4	Burning Bush
5	Paint Creek Farms
6	Greene Farms
7	Paint Creek Crossing
8	N/A
9	Whispering Meadows
10	Library
11	Whittaker Village Condominium
12-19	N/A
20	Majestic Lakes
21	Yankee Air Museum (YAM)
22	Villas at McCalla Woods
23	Latter Rain Ministries
24	Aspen Ridge
25	Creekside South/Manors
26	Forestview Estates

N

0 0.5 1 2 Miles

Source: Ypsilanti Township, Washtenaw County
Prepared by Carlisle/Wortman Associates, Inc.
May 10, 2021

REVIEW AGENDA

A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON • JIMMIE WILSON, JR.

REGULAR MEETING AGENDA

TUESDAY, OCTOBER 19, 2021
7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. PUBLIC COMMENTS

   - THREE MINUTES PER PERSON
   - ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR
   - PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM

4. CONSENT AGENDA

   A. MINUTES OF THE SEPTEMBER 21, 2021 WORK SESSION AND REGULAR MEETING AND MINUTES OF THE OCTOBER 5, 2021 WORK SESSION

   B. STATEMENTS AND CHECKS

      1. STATEMENTS AND CHECKS FOR OCTOBER 5, 2021 IN THE AMOUNT OF $418,532.66
      2. STATEMENTS AND CHECKS FOR OCTOBER 19, 2021 IN THE AMOUNT OF $487,811.69
      3. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR SEPTEMBER 2021 IN THE AMOUNT OF 20,440.38
      4. CLARITY HEALTHCARE ADMIN FEE FOR SEPTEMBER 2021 IN THE AMOUNT OF $1,243.02

   C. TREASURER'S REPORT SEPTEMBER 2021

5. ATTORNEY REPORT

   A. GENERAL LEGAL UPDATE

NEW BUSINESS

1. 1st READING OF RESOLUTION 2021-23, PROPOSED ORDINANCE 2021-497, AN ORDINANCE TO REZONE 1441 RUSSELL STREET, BEING PARCEL ID K-11-10-160-003, FROM ITS CURRENT RM-2 (MULTI FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) DISTRICT ZONING CLASSIFICATION WITH VOLUNTARY CONDITIONS IN WRITING BY THE APPLICANT

2. REQUEST TO APPROVE AGREEMENT WITH THE WASHTENAW COUNTY ROAD COMMISSION FOR THE INSTALLATION OF SPEED HUMPS ON NASH AVENUE IN THE AMOUNT OF $53,629.00 BUDGETED IN LINE ITEM #101-446-982-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

3. BUDGET AMENDMENT #12

AUTHORIZATIONS AND BIDS

1. REQUEST TO AWARD THE LOW BID FOR THE PURCHASE OF A FORD EXPLORER TO JACK DEMMER FORD IN THE AMOUNT OF $27,629.38 BUDGETED IN LINE ITEM #661-268-985-000

OTHER BUSINESS

BOARD MEMBER UPDATES

OTHER DISCUSSION

A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE SEPTEMBER 21, 2021 WORK SESSION

Supervisor Stumbo called the meeting to order at approximately 4:30PM. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: Gloria Peterson, Debbie Swanson, Jimmie Wilson and John Newman

Members Absent: none

Legal Counsel: Wm. Douglas Winters

1. 2022 DRAFT BUDGET REVIEW…….SUPERVISOR STUMBO ……JAVONNA NEEL

Supervisor Stumbo stated that the Budget is now being done in BS&A software and that Javonna Neel, Accounting Director and John Hines, Deputy Supervisor helped to prepare the draft budget that will be presented tonight.

- **FUND 249 – BUILDING**

Javonna Neel stated the ending fund balance for 2020 was $1,436,663.00. She said in 2021 when we did our budget, we needed to take $113,704.00 from the fund balance in order to make the operations budget balance. She said for the 2021 budget the expected fund balance will be $1,322,949.00. Ms. Neel stated as they are looking into the 2022 operating budget, it shows that we will need to take $177,575.00 from the fund balance. She said our projected ending fund balance for 2022 would be $1,145,374.00. Javonna Neel explained the revenues and expenditures.

Karen Wallin, Human Resources Director shared that our health care rate went down -4.96 for 2022.

Javonna Neel explained new positions that were added into the building fund.

- **FUND 266 – LAW ENFORCEMENT**

Javonna Neel stated the ending fund balance for 2020 was $3,992,154.00, the budgeted amount needed for 2021 was $27,597.00 which made the budgeted fund balance for 2021 out to be $3,964,557.00. She said going into 2022 we needed to ask for $80,544.00 which will make the budgeted fund balance ending in 2022, $3,884,013.00.

Supervisor Stumbo stated that in 2018 the Board authorized to hire three additional police service units and they have yet to be hired. She said that is why there is a large fund balance. She said we still budget for the extra police service units in hopes that they will be able to fill those position soon.

Javonna Neel reviewed the Ordinance Department budget. She said it includes the new position of Director of Community Compliance where 75% of their salary is paid through this department. She said 37.5% of the Executive Coordinators' salary is also paid through this department.

- **FUND 287- NUISANCE ABATEMENT**

Javonna Neel stated this is a fund where we have blight, noxious weeds, board ups within the Township and we hire contractors to take care of these problems. She said the fund balance for 2022 is projected at $24,683.00.

- **FUND 597- COMPOST**

Javonna Neel stated is fund is an enterprise fund because it does make a profit. She said the unrestricted fund balance for 2021 was $706,510.00. She said for 2022 we asked for $221,199.00 from the unrestricted fund balance leaving $485,311.00. She said as an enterprise fund this is doing very well and we track revenues and expenditures like a business.

- **FUND 250 – LDFA**

Javonna Neel states this is the Local Development Finance Authority Fund. She said this fund allows the use of a tax increment financing to fund the public infrastructure improvements. There is not enough revenue to pay for the bonds, therefore the general fund will have to pay the shortage.

- **FUND 398 – DEBT 2006 BOND**

Javonna Neel states this is our general obligation debt bond fund. She said the bond was purchased in 2006 for $3.2 million and it will mature in 2029.
She said at the end of 2020 the balance will be 1,695,000.00.

2. BARRIER BUSTERS PRESENTATION……MOONSON ENINSCHE

Moonson Eninsche, Washtenaw County Human Services Supervisor, stated that Barrier Busters is celebrating its' 20th anniversary with over 100 social services agencies committed to improving services for clients who need assistance in various areas such as food assistance or utility assistance. He explained all the assistance they provide. Mr. Eninsche stated they receive much of their funding through donations from agencies and municipalities. He said they receive some funding from the federal government.

Mr. Eninsche answered various questions from the Board.

Teresa Gillotti, Director of the Office of Community and Economic Development, stated they are shifting to a new human services partnership which will be focusing on addressing issues around poverty, racism and trauma. She said they will have three different funding areas
1) safety net support (emergency food assistance, child care and homelessness which will be contracts with service providers)
2) mini grants to help support new ideas and initiative from community groups or established providers
3) high impact fund where we are looking for some real change in condition that will be supporting changes in the lives of our residents.

She said the network that Barrier Busters is in would likely include those future grantees and many other community partners.

Board members discussed the inequalities for services in Ypsilanti Township as it relates to the other areas receiving services in Washtenaw County.

Ms. Gillotti stated they are dealing with decades of challenges. She said they have historical land use patterns that are racist and exclusionary with the current set up in Washtenaw County. She said they need to look at long range strategies to make changes in these decade old barriers so we can have positive outcomes. She said what they have talked about tonight all fit together but she understands it is not enough. She said Barrier Busters is about emergency assistance. Ms. Gillotti stated that the new human services that she talked about to replace coordinating funding, the amount of funding that was in there was about 4 or 5 million a year and still won't be enough to address all these problems we are talking about county wide even if we are looking at focusing much more on poverty, racism, and trauma. She said with the housing practices we are seeing some progress but people are now being priced out of the county completely. She said we lost over 900 units of affordable housing, county wide in the last four years. She said she appreciates the City of Ann Arbor passing the mileage for Affordable Housing so they are committed to have affordable housing and have money to do it. She said it takes between three to five years to establish an affordable housing development. Ms. Gillotti stated this will take time but if we are not making progress each year that would be a problem. She said we are thankful for the programs that provide rental assistance. She said we want to get the word out to as many people as possible about that rental assistance. Ms. Gillotti stated it can go for twelve to fifteen months of support for rent and will also help with some utility and internet costs. She said it can pay for back rent but it can also be paying forward which can help with housing stability over the next year or two.

Supervisor Stumbo talked about the inequity that 48197 and 48198 has always felt in Washtenaw County. She said it is an embarrassment that Washtenaw County is the 8th most segregated County economically in the United States. She said just recently when Washtenaw County spent the first 15 million of the funds that were

used for broadband expansion was spent in the Western part of Washtenaw County. She said we know we need broadband but did the County look through the equity lens before they spent that 15 million dollars? She said Ypsilanti Township was not even considered in that discussion. She said that is an infrastructure change that will change the west side of the County. Supervisor Stumbo said that we need infrastructure investment on the eastern side of the County but that was never considered to do that for our residents. She said Barrier Busters is a good program and she is glad that our residents are receiving services through your program. She said she was told that regarding the broadband, 140 houses in Ypsilanti Township will get it. She said she is glad for the 140 houses but our residents deserve and need more.

Ms. Gillotti stated she would speak to Washtenaw County about the conversation tonight.

Trustee Swanson stated we are grateful for the emergency support because of Covid. She said because the inequity has been unearthed there is very pressing urgency on our part to try and stop how we have been treated in Washtenaw County. She said it is not that we don't want more people in need to live in Ypsilanti Township but we want to take care of the people who are currently living in Ypsilanti Township. She said when poverty is concentrated in a certain area that is why more services are needed are needed in that area. She said we want all our people to do well and have a high quality of life and it is needed now, not the next time. She said generations of our residents have been waiting for a long time and that is why the time is now to do something to change this history of repeating itself.

Clerk Jarrell Roe stated our residents are worthy to be treated equally throughout the County. She said as a lifelong resident of Ypsilanti Township she has felt this her whole life. She said it is very hurtful to be considered a burden to Washtenaw County. She said she has heard from many who have come before her of the constant struggle in Ypsilanti Township to get resources here that our residents need and deserve.

Ms. Gillotti stated she was sorry she couldn't speak on the bigger things that have been mentioned but she will pass it along to the County Officials. She said she encouraged the Board to meet with the County Commissioners to discuss what the Township would want moving forward for the residents in Ypsilanti Township.

Supervisor Stumbo said that Gault Village has been broken into again and asked the board of trustees to consider adding an item to the Agenda tonight in order to properly secure it. The board members all agreed to add it to the agenda.

Attorney Winters stated they will put all the costs that the Township has paid out for the constant cleaning up of the shopping center by putting a lien on the property. He said that by doing this, if the shopping center is sold, the Township could re-coup the money they have spent trying to keep it safe.

The Work Session meeting was adjourned at approximately 6:50 PM.

Respectfully Submitted,

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE SEPTEMBER 21, 2021 REGULAR BOARD MEETING

Supervisor Stumbo called the meeting to order at approximately 7:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: John Newman, Gloria Peterson, Debbie Swanson, and Jimmie Wilson, Jr.

Members Absent: none

Legal Counsel: Wm. Douglas Winters

Supervisor Stumbo stated that Attorney Winters would like to speak before the Public Hearing.

Attorney Winters stated he wanted to update the Board on something that happened on September 11, 2021 which is ironic since September 11, 2001 was the date that so many of our first responders in New York City responded to emergencies at the World Trade Center. He said that over the weekend he reviewed a police report about an incident that occurred at 1970 E. Michigan Ave. He said our Sheriff Officers were dispatched to that address for a possible overdose. He said the Officers went into the house which was so deplorable that the Office of Community Standards are now working with the property owner to address the concerns. He said our officers assisted a male who was unresponsive. He said as a result of their collective efforts, CPR was administered along with using naloxone and the individuals' life was saved. He said he wanted the officers to know that he along with the Board do not take their actions lightly. He said they would like to officially thank them for the work that they did in saving the persons life.

Lieutenant Shane Peltier thanked Attorney Winters for the kind words. He said they don't go out looking for thanks or recognition when they go to work, but to serve the community. He thanked the board for the recognition. Lieutenant Peltier read a declaration for the three Officers who responded to that 911 call.

PUBLIC HEARING FOR SPECIAL ASSESMENT DISTRICTS

Supervisor Stumbo declared the Public Hearing open at 7:13PM

There were no public comments.

Public Hearing was closed at 7:14PM.

A. **7:00PM – RESOLUTION 2021-20, 2021 SPECIAL ASSESSMENT LEVY (PUBLIC HEARING SET AT THE SEPTEMBER 21, 2021 REGULAR MEETING)**

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Resolution 2021-20 Special Assessment Levy (Public Hearing Set at the September 21, 2021 Regular Meeting) (see attached).

Swanson……..Yes Newman……Yes Peterson……..Yes
Jarrell Roe……..Yes Stumbo……..Yes Wilson……Yes

The motion carried unanimously.

1. **RESOLUTION 2021-21, CONFIRMING SPECIAL ASSESSMENT DISTRICT #221 VILLAGE GROVE STREETLIGHT**

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Resolution 2021-21, Confirming Special Assessment District #221 Village Grove Streetlight (see attached)

Swanson……..Yes Newman……Yes Peterson……Yes
Jarrell Roe……..Yes Stumbo……Yes Eldridge……..Yes
Wilson……Yes

The motion carried unanimously.

2. **RESOLUTION 2021-22, CONFIRMING SPECIAL ASSESSMENT DISTRICT #076 VILLAGE GROVE NEIGHBORHOOD SECURITY CAMERA**

Clerk Jarrell Roe read the resolution into the record.

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Resolution 2021-22, Confirming Special Assessment District #076 Village Grove Neighborhood Security Camera (see attached)

Swanson……..Yes Newman……..Yes Peterson……Yes
Jarrell Roe……Yes Stumbo……Yes Eldridge……..Yes
Wilson……Yes

The motion carried unanimously.

PUBLIC COMMENTS

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM**

Arloa Kaiser, Township Resident thanked the Police Officers for all their hard work. She said there are people in our community that hold a community needs event in St. Marks' Lutheran Church parking lot the 1st and 3rd Saturday of the month and everything is free to those who need it. She thanked her community for helping others in need.

Alyshia Dyer, Township Resident and Community Action Board Member. She said she is representing a community working group that was formed to start planning outreach for ARPA dollars. She said she sent the Board an email with a power point presentation that they had made. She said she and a group of residents created the power point so the Board would be aware on what the community as a whole would like to see the ARPA dollars used for in Ypsilanti Township. She said it shows ideas and priorities thus far. She said after the county showed how they were going to spend these dollars they decided they needed to have their voices heard on what was needed in Ypsilanti Township. She said that Sugarbrook has the highest number of children living in poverty in our community. She said West Willow has 40.7% of children living in poverty, Holmes/Clark Rd./Appleridge had 40.1 of children living in poverty, followed by Leforge Rd area, and then the Aspen Chase/Golfside Rd. She said Ypsilanti Township has low opportunity compared to others areas of the Washtenaw County but these neighborhoods have even a lower opportunity and need help. She said they would like to have a meeting with the Board so this can move forward.

Supervisor Stumbo stated she is looking forward to including the community in the decision making. She explained that the funds are somewhat restrictive in how they can be spent.

Tad Wysor, Township Resident stated that the more residents that are participating in these decisions the better. He said the past is past but moving forward we need to be on the same page in building up our community. He said WeROC will look forward with working with the community.

CONSENT AGENDA

A. MINUTES OF THE SEPTEMBER 7, 2021 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

1. **STATEMENTS AND CHECKS FOR SEPTEMBER 21, 2021 IN THE AMOUNT OF $1,259,469.33**
2. **CLARITY HEALTHCARE DEDUCTIBLE ACH EFT FOR AUGUST 2021 IN THE AMOUNT OF $42,377.69**

3. **CLARITY HEALTHCARE ADMIN FEE FOR AUGUST 2021 IN THE AMOUNT OF $1,239.35**

C. TREASURER'S REPORT AUGUST 2021

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Consent Agenda.

The motion carried unanimously.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated that there continues to be a lot of business to take care of before the end of the year. He said one is the labor negotiations with both the unions. AFSCME contract was supposed to expire last December but because of COVID it was extended for one more year. He said there are other pressing issues that we will be working on before the end of the year.

Dave Bellers, Chief Building Official and Attorney Dennis McLain has been dealing with the issues at Gault Village for many years. He said Gault Village is completely vacant and is deteriorating and needs to be secured. He said there is too much vandalism and the current owner is not stepping up to do anything about it. Dave Bellers is requesting that Belfor be authorized to make the repairs and secure this property in the amount of $9,645.00. He said we will be going to court requesting that this board up cost along with other costs that we've acquired over the years be added as a judgment lien and added to the property tax rolls. He said this should be done so at the time of the sale the Township could recoup these dollars. He said this is an emergency and Mr. Bellers is worried about the safety and welfare of the community.

A motion was made by Treasurer Eldridge, supported by Trustee Wilson to authorize the Board Up of Gault Village by Belfor in the Amount of $9,645.00.

The motion carried unanimously.

OLD BUSINESS

1. **2ND READING OF PROPOSED ORDINANCE 2021-496, AN ORDINANCE TO AMEND CHAPTER 62, ARTICLE IV, SECTION 62-77 OF THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF YPSILANTI, TO ADJUST SEWAGE DISPOSAL RATES** (FIRST READING HELD AT THE AUGUST 17, 2021 REGULAR MEETING)

A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve the 2nd Reading of Proposed Ordinance 2021-496, an Ordinance to Amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to Adjust Sewage Disposal Rates (see attached).

Supervisor Stumbo stated that Jeff Casto is retiring after 37 years at YCUA. She said he will be greatly missed. She thanked him for always helping our residents.

Jeff Casto, thanked Supervisor Stumbo for the kind words and stated that he will always be there to help and that he is only a phone call away.

Swanson……..Yes Newman……..Yes Peterson……Yes
Jarrell Roe……Yes Stumbo……Yes Eldridge…….Yes
Wilson……Yes

The motion carried unanimously.

NEW BUSINESS

1. **REQUEST TO WAIVE THE FINANCIAL POLICY AND APPROVE THE QUOTE FOR THE PURCHASE OF TWO (2) VACUUM CIRCUIT BREAKERS FOR THE HYDRO STATION IN THE AMOUNT OF $53,000.00 PLUS SHIPPING BUDGETED IN LINE ITEM #252-535-977-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Request to Waive the Financial Policy and Approve the Quote for the Purchase of Two (2) Vacuum Circuit Breakers for the Hydro Station in the Amount of $53,000.00 Plus Shipping Budgeted in Line Item #252-535-977-000 Contingent Upon Approval of the Budget Amendment.

Mike Saranen, Hydro Operation Manager explained why we need to purchase these new breakers.

The motion was carried unanimously.

2. **REQUEST APPROVAL OF AN AGREEMENT WITH WASHTENAW COMMUNITY COLLEGE FOR EXTENSION CENTER OFFERINGS**

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve an Agreement with Washtenaw Community College for Extension Center Offerings (see attached).

The motion carried unanimously.

3. **REQUEST TO APPROVE AN AMENDMENT TO THE SERVICE CONTRACT WITH WASHTENAW COUNTY FOR SENIOR NUTRITION**

A motion was made by Trustee Peterson, supported by Treasurer Eldridge to Approve an Amendment to the Service contract with Washtenaw County for Senior Nutrition (see attached).

The motion carried unanimously.

4. **REQUEST TO AUTHORIZE CIRCUIT COURT LITIGATION TO ABATE PUBLIC NUISANCES LOCATED AT 855 DESOTO, 1221 DESOTO AND 7402 RED BIRD BUDGETED IN LINE ITEM #101-729-801-023**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Request to Authorize Circuit Court Litigation to Abate Public Nuisances Located at 855 Desoto, 1221 Desoto and 7402 Red Bird Budgeted in Line Item #101-729-801-023.

Attorney Winters stated that Belinda Kingsley, Director of Community Compliance, Tom Greenwood, Ordinance Administer, Lindsey Mejia Ordinance Administer, and Dave Bellers, Chief Building Official has done a great job of keeping up on properties that pose a hazard for the Township.

The motion carried unanimously.

5. **REQUEST TO APPROVE A PURCHASE AGREEMENT WITH DTE FOR THE INSTALLATION OF ONE (1) STREETLIGHT TO BE LOCATED AT THE INTERSECTION OF MARTZ RD. AND MCKEAN RD. IN THE AMOUNT OF $1,087.59 BUDGETED IN LINE ITEM #101-901-972-200 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Treasurer Eldridge, supported by Trustee Peterson to Approve the Purchase Agreement with DTE for the Installation of One (1) Streetlight to be Located at the Intersection of Martz Rd., and McKean Rd., in the Amount of $1,087.59 Budgeted in Line Item #101-901-972-200 Contingent Upon Approval of the Budget Amendment (see attached).

The motion was approved unanimously.

6. **BUDGET AMENDMENT #11**

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Budget Amendment #11 (see attached).

The motion was approved unanimously.

AUTHORIZATION AND BIDS

1. **REQUEST TO SEEK SEALED BIDS FOR THE PURCHASE OF A FORD EXPLORER FOR THE OFFICE OF COMMUNITY STANDARDS**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Request to Seek Sealed Bids for the Purchase of a Ford Explorer for the Office of Community Standards.

The motion was approved unanimously.

2. **REQUEST TO AWARD THE BID AND APPROVE THE STATEMENT OF WORK AGREEMENT WITH M3 GROUP FOR GRAPHIC DESIGN AND BRANDING SERVICES IN THE AMOUNT OF $38,000.00 BUDGETED IN LINE ITEM #101-272-801-000 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Request to Award the Bid and Approve the Statement of Work Agreement with M3 Group for Graphic Design Services in the Amount of $38,000.00 Budgeted in Line Item #101-272-801-000 Contingent upon Approval of the Budget Amendment.

The motion was approved unanimously.

BOARD MEMBER UPDATES

Supervisor Stumbo stated she and a group met and emailed the County Road Commission to try and get traffic calming devices in an area where there is a high number of renters. Renters have not been allowed to sign these petitions because they are not the property owners. She said the County has now changed the policy that will allow 51% instead of 75% of home owners to sign the petition instead. This will help greatly in areas of high rental homes.

Supervisor Stumbo thanked Treasurer Eldridge with overseeing and giving updates for the US-12 project. She said he is making sure the contractors keep the construction site safe including lighting the project to help keep drivers safe during this construction.

Arloa Kaiser, Township Resident stated she is concerned with the speed on Grove Road. She said she knows the police cannot be there at all times but she has seen very erratic drivers on that road.

Supervisor Stumbo stated that Grove Road is a primary road and they cannot put traffic calming devices on primary roads. She said the traffic committee group is coming up with other ideas that will address this issue.

A motion was made by Trustee Wilson, supported by Trustee Peterson to Adjourn.

Motion carried unanimously.

The meeting was adjourned at approximately 8:12PM

Respectfully Submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION NO. 2021-20

SPECIAL ASSESSMENT LEVY

WHEREAS, the Charter Township of Ypsilanti Board of Trustees, on September 21, 2021 held a public hearing on the proposed special assessment roll prepared by the Deputy Assessor, a copy of which is on file in the Clerk's Office, after advertising the same in a newspaper of record in the Township, and;

WHEREAS, on September 21, 2021 the Ypsilanti Township Board heard comments on said proposed special assessment roll prepared by the Deputy Assessor.

NOW THEREFORE, BE IT RESOLVED that the proposed special assessment roll prepared by the Assistant Assessor for the Charter Township of Ypsilanti be adopted and the amounts set forth on the special assessment roll be levied on the 2021 Winter Tax Roll.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-20 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 21, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

PUBLIC ACT 188 OF 1954 PROCEEDINGS
CHARTER TOWNSHIP OF YPSILANTI
WASHTENAW COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING
ON SPECIAL ASSESSMENT ROLL

PLEASE TAKE NOTICE that the Supervisor and Assessing Officer of the Township has reported to the Township Board and filed in the Office of the Township Clerk for public examination a special assessment roll prepared by the Assessor covering all properties within the Special Assessment Districts benefited by the districts listed below.

PLEASE TAKE FURTHER NOTICE that the Assessing Officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

PLEASE TAKE FURTHER NOTICE that the Township Board will hold a public hearing at the *Ypsilanti Township Civic Center, 7200 S. Huron River Drive, Ypsilanti, MI* on **September 21, 2021**, for the purpose of reviewing said special assessment roll and hearing any objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours of regular business days until the time of said hearing and may further be examined at said hearing. Appearance and protest at the hearing held to confirm the special assessment roll is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal.

An owner, or partner in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance should not be required. (The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll.

THE FOLLOWING ARE THE PROPOSED SPECIAL ASSESSMENT ROLLS TO BE LEVIED ON THE 2021 WINTER TAX ROLL

SPECIAL ASSESSMENT	CODE
Sherman Oaks Water	051

SECURITY CAMERA SPECIAL ASSESSMENTS

DISTRICT	CODE
Sugarbrook	060
Thurston Area	062
Bud- Blossom Area	064
Huron Heights/ Huron Ridge	068
Manors at Creekside Village	070
Ponds at Lkwd- Maj Pond	072
Cliffs Condos	074
Village Grove Apartments	076

DISTRICT	CODE
West Willow	061
Apple Ridge Area	063
Holmes Rd Area	066
Creekside Village South	069
Lakewood- Majestic Lks	071
Redwood/ Nautica Pt Apts.	073
Crystal Ponds	075

STREET LIGHT SPECIAL ASSESSMENTS

DISTRICT	CODE
Shady Knoll 1-6	101
West Willow #1	104
Hickory Hill	107
Nancy Park #7	111
Onandaga Street	114
Washtenaw Concourse	117
Ivanhoe Area	120
Hunt/Hollis	123
Debby Court	126
Johnson Place	130
Washtenaw Clubview	133
Huron Commercial	136
Hayes Street	139
Streamwood 1-7	142
Bagley Street	148
Streamwood #8	151
Golf Estates	154
Russell St	157
Whispering Meadows #1	160
Partridge Creek 2&3	164
Preserves	167
Wash Clubview	170
Greene Farms #3	173
Tyler Rd	176
Tremont Park #1	179
Greene Farm 5	182
Greenfields 2 & 3	185
Huron Meadows	188
Gates Ave	193
Bradley Ave	197
Creekside East	201
Firwood Area	204
Lakeview #2	207
Creekside Village West #2	211
Lakewood- Majestic Lakes	214
Ponds at Lkwd/ Maj Pds-2	217
Village Grove Apartments	221

DISTRICT	CODE
Nancy Park 1-3	102
Ypsi Twp Area	105
Washtenaw Orchard	108
Rambling Road	112
West Willow Dist 3	115
Delaware Street	118
Oswego/Cayuga	121
Turtle Creek	124
Lynne Street	127
Huron Hearthside	131
Oakland Estates #3	134
Crestwood Sub	137
Ford Lake Village	140
Deauville Parrish	146
Partridge Creek #1	149
Smokler Textile	152
Ohio St 2000	155
Dakota	158
Amberly Grove	162
Partridge Creek North	165
S Ivanhoe St	168
Taft Ave	171
Greene Farms #4	174
Washtenaw Bus Park	177
Tremont Park #2	180
Greene Farm 6	183
Greene Farms #7	186
Rivergrove	189
Fairway Hills	194
Creekside West	198
Lakeview Area	202
Bradley St	205
Tremont Park Sub	208
Manors of Creekside Village	212
Ponds at Lkwd-Maj Ponds	215
Majestic Lks & Estates	218

DISTRICT	CODE
Nancy Park 5-6	103
West Willow #2	106
Washtenaw Ridge	109
Hickory Hill #1	113
S. Devonshire	116
Washtenaw CC #4	119
Hawthorne Street	122
Turtle Creek 2	125
West Willow 10&11	129
Oakland Estates	132
Brookside Street	135
Kansas St	138
Ford Lake Village #2	141
Spruce Falls	147
Georgetown Condos	150
Greene Farms #1 & #2	153
N. Kansas	156
Paint Creek Farms	159
Greenfields #1	163
Campbell St	166
Clubview Sub	169
Devonshire & Oregon	172
Raymond Meadows	175
Whittaker Village	178
Kirk St	181
Woodlawn St	184
Whispering Meadows	187
Aspen Ridge	191
Washtenaw Clubview	196
Creekside South	199
Majestic Lake	203
136- 177 Conversion	206
Turtle Creek #2	209
Creekside Village South #2	213
Redwood/ Nautica Pt Apts	216
Crystal Ponds	219

HEATHER JARRELL ROE, CLERK
Charter Township of Ypsilanti

The Ypsilanti Township Board will provide necessary reasonable auxiliary aids and services to individuals with disabilities requiring auxiliary aids or services. Individuals should contact the Ypsilanti Township Board by writing or calling the following: HEATHER JARRELL ROE, CLERK, 7200 S. Huron River Drive, Ypsilanti, MI 48197, PHONE: (734) 484-5156 or E-MAIL: hjarrellroe@ytown.org

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2021-21

Resolution Confirming Special Assessment District #221 for the Village Grove Streetlight

Whereas, the Township has given notice of the public hearing to consider the assessment roll prepared by the Assessor as required by law; and

Whereas, after hearing all persons interested therein and after carefully reviewing said special assessment roll, the Township Board deems said special assessment roll to be fair, just, and equitable and that each of the assessments contained thereon results in the special assessment being in accordance with the benefits to be derived by the parcel of land assessed.

Now Therefore, be it resolved, that

1. The special assessment roll as prepared by the assessor in the annual amount of $85.44 per parcel is hereby confirmed and shall be added to and also known as Village Grove Streetlight Special Assessment District #221.
2. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and the Township Clerk shall deliver said special assessment roll to said Treasurer with his/her warrant attached, commanding the Treasurer to collect such assessments in accordance with state law.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-21 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 21, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2021-22

Resolution Confirming Special Assessment District #076 for the Village Grove Neighborhood Security Camera

Whereas, the Township has given notice of the public hearing to consider the assessment roll prepared by the Assessor as required by law; and

Whereas, after hearing all persons interested therein and after carefully reviewing said special assessment roll, the Township Board deems said special assessment roll to be fair, just, and equitable and that each of the assessments contained thereon results in the special assessment being in accordance with the benefits to be derived by the parcel of land assessed.

Now Therefore, be it resolved, that

1. The special assessment roll as prepared by the assessor in the annual amount of $1,210.12 per parcel is hereby confirmed and shall be added to and also known as Village Grove Neighborhood Security Camera Special Assessment District #076.
2. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and the Township Clerk shall deliver said special assessment roll to said Treasurer with his/her warrant attached, commanding the Treasurer to collect such assessments in accordance with state law.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-22 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on September 21, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
Ordinance 2021-496

An ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to adjust sewage disposal rates.

BE IT ORDERED BY THE CHARTER TOWNSHIP OF YPSILANTI, that:

Section 62-77 of Chapter 62, Article IV of the Code of Ordinances be revised as follows:

For all billings rendered prior to October 1, 2021, existing sewage disposal service rates shall prevail. For all billings rendered on or after October 1, 2021, charges for sewage disposal services shall be as follows, for each bimonthly (two-month) period:

(1) **Readiness-to-serve rates based on size of meter:**

Meter Size (inch)	Sewage Rate
5/8-3/4	$ 16.80
1	$ 42.01
1-1/2	$ 84.00
2	$ 134.41
3	$ 420.03
4	$ 840.06
6	$ 1,680.11
8	$ 2,940.19
10	$ 4,620.30
12	$ 5,460.36

(2) **Commodity rate:** $2.76 per 100 cubic feet

* * * * * * * * * *

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2021-496 by the Charter Township of Ypsilanti Board of Trustees assembled at a Regular Meeting held on September 21, 2021 after first being introduced at a Regular Meeting held on August 17, 2021. The motion to approve was made by member Jarrell Roe and seconded by Peterson YES: Stumbo, Jarrell Roe, Eldridge, Newman, Swanson, Peterson and Wilson ABSENT: None NO: None ABSTAIN: None.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

Published: Thursday, September 30, 2021

WASHTENAW COMMUNITY COLLEGE & YPSILANTI TOWNSHIP COMMUNITY CENTER
AGREEMENT FOR EXTENSION CENTER OFFERINGS

This agreement is made by and between **Washtenaw Community College,** hereinafter called the **College** and the Charter Township of Ypsilanti Community Center, Ypsilanti, Michigan hereinafter called the **Center**.

The College and the Center desire to be partners in providing Adult Education ESL instructional program classes funded by the 2021-2022 Section 107, MI-State School Aid Act to the residents of the College service area, in particular, Ypsilanti Township, thereby giving added dimension to the programs and services already available to the people of the community, with input from the Center staff and other community leaders. The Center desires to make this program available to the people of the College service area and Ypsilanti Township area by providing facilities and support for said adult education ESL instructional programs; therefore, it is deemed advisable to establish certain rules, regulations, and financial determinations so that the respective roles of the College and the Center can be delineated for the accomplishment of these purposes.

Therefore, be it mutually agreed in considerations of the promises to each other as follows:

The College agrees:

- To adhere to safety protocols and procedures implemented by the Center to minimize spread of COVID-19.
- To provide all instructional personnel and direct administrative services necessary for conducting quality adult education ESL instructional program classes.
- To provide classroom and technical equipment necessary to conduct classes.
- To promote enrollment for the adult education ESL instructional program classes by providing appropriate publicity through local media and other means.
- To schedule the adult education ESL instructional program classes at those times, days and evenings, in compliance to a mutually agreed upon calendar. A calendar of orientation, PD, and class dates and times must be arranged through the Center's Director prior to the start of each new program session.
- To make adequate prior arrangements and communications for class time and date changes due to unforeseen circumstances.
- To follow reasonable practices relating to the proper use and care of the Center properties and facilities.
- To conclude all classes no later than 8:00 p.m.
- To adhere to the current applicable Center's Rules and Regulations as stated in the following:
    - The Community Center is a smoke free, alcohol free, and drug free facility.

- The use of open flames, such as lighted candles, are strictly prohibited.
- Any form of gambling or game of chance, unless expressively permitted by law and subject to the approval and issuance of special permits is prohibited on the premises.
- A Building Attendant and/or Custodian will be on duty during all hours of building operation and groups must guarantee responsiveness to the directives of all department staff. Accidents and damage, no matter how trivial must be reported to Department staff immediately.
- Property of the Community Center shall not be removed from the facility at any time.
- Groups shall not use, remove or disturb any supplies, bulletin boards or any other items in the Community Center. Some items may be moved or placed out of sight with advanced Department approval and must be returned to the original location at completion of use.
- Groups shall be restricted to the room(s) assigned, except for use of restrooms and common areas. Use of facilities outside the building is restricted to the parking facilities unless granted prior Department approval.
- Placement of posters, banners, decorations, etc. may be permitted upon prior Department approval.
- The Community Center is not responsible for equipment or supplies brought in by groups, but will work collaboratively with the College to ensure safety and security of the rented space.
- The Charter Township of Ypsilanti assumes no responsibility, financial or otherwise, for accidents or injuries sustained by individual or groups of individuals while using the facilities.
- The Charter Township of Ypsilanti assumes no responsibility for damage or theft of personal items.
- The Township & organization using township buildings shall refrain from using Styrofoam products for use in Township Building (Charter Township of Ypsilanti Resolution 89-16)

The Center agrees:

- To implement the State recommended safety protocols and guidelines to minimize the exposure and spread of COVID-19.

- To provide a designated classroom at the Center (Room 103) for exclusive use of adult education services and classes, Monday-Friday. On Monday, Tuesday, and Wednesday evenings starting in the fall 2020 semester, the Township will also provide use of (Room 301) for adult education services and classes.

- The College and the Township will mutually agree to a program calendar for the delivery of educational services and classes.

- To allow persons to register for adult education ESL instructional program classes in accordance with the College's non-discrimination, Open Door Policy.

- To provide an on-site employee for the purpose of opening and closing the buildings and classrooms where adult education instructional program classes are conducted.

- To provide custodial and maintenance services for the facilities and grounds used by the adult education instructional program classes.

- To make classrooms physically accessible to the students and to see that the classrooms are kept open for adult education instructional program classes in a timely manner.

- To provide security and safety arrangements for the adult education instructional program classes faculty and students similar to those provided to the employees and participants of the Center.

- In addition to the mutually agreed upon calendar that recognizes the Center's furloughs and planned closures, on certain school days, the Center may be closed due to inclement weather. On these days, adult education instructional program classes may not meet.

General Provisions:

- For the duration of this contract, this agreement covers the exclusive use of (Room 103) and the use of (Room 301) Monday, Tuesday & Wednesday evenings from 5-8 pm. Orientation, entry assessment, advising, counseling sessions, and staff professional development will generally be conducted between 9:00am-8:00pm, Monday-Friday based upon the mutually agreed calendar. In light of conditions created by the COVID-19 pandemic, the College may have to resort to remote and/or virtual program operations and delivery. In this case, the Township will continue the commitment to holding and maintaining the designated rooms for the adult education program noted in this agreement.

- It shall be the individual responsibility of each of the parties to carry and maintain its own insurance of public liability and property damage.

- The Center and the College further agree to negotiate any changes that may be deemed necessary as a result of changed circumstances and to amend the contract through mutual agreement at any time during the said contract period.

- The Center and the College agree to be bound by the provisions of this operating agreement for the period July 1, 2021 through June 30, 2022 for the total sum of $16,000.00 derived from the 2021-2022 Section 107, MI-State School Aid Act. The total rent sum covers the cost of providing Adult Educations services and will be paid in four equal installments of $4000 by October 29, 2021, January 10, 2022, March 14, 2022 & June 3, 2022. The check will be made payable to the Charter Township of Ypsilanti.

  Responsible College Administrator Bonnie Truhn, Adult Transitions Pathways Director

  College Area/Office Adult Basic Education FOAPAL: 24452-44450-7507-440-FC261.

Terry Barnes
VP & CFO

09/23/2021
Date

Brenda L. Stumbo
Township Supervisor/Designee
Charter Township of Ypsilanti

9-24-2021
Date

Heather Jarrell Roe, Clerk

9-24-2021
Date

Revised 7/28/21

DocuSign Envelope ID: 53AE5CB2-C82E-42A8-8F59-598807125850

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facebook.com/washtenawoced
www.opportunitywashtenaw.org

September 9, 2021

CONTRACT #53019.1

Brenda Stumbo, Supervisor,
Charter Township of Ypsilanti
2025 E. Clark
Ypsilanti, MI 48198

Dear Brenda,

Washtenaw County wishes to amend the contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Subaward Contract between Washtenaw County, Office of Community & Economic Development and ***Charter Township of Ypsilanti change to CR # 53019*** as follows:

Amend ARTICLE II - COMPENSATION

The County will pay the Contractor an amount not to exceed $ 13,375, (thirteen thousand, three hundred seventy-five dollars) annually.

Congregate Meals Limit	$12,375 (5,500 meals @ $2.25 per meal)
Supplies Limit	$1,000

Amend ARTICLE IV – TERM to extend the contract as follows:

"This contract shall be in full force and effect for the term of one (1) year commencing October 1, 2021 terminating on September 30, 2022"

All other terms and conditions remain the same as in the original contract, subsequent amendments and any applicable RFP/RFQ.

ATTEST:
DocuSigned by: Lawrence Kestenbaum 9/30/2021
D5605CA091E6421...
Lawrence Kestenbaum (DATE)
County Clerk/Register

WASHTENAW COUNTY
DocuSigned by: Gregory Dill 9/29/2021
9883009D1DA84F8...
Gregory Dill (DATE)
County Administrator

APPROVED FOR CONTENT:
DocuSigned by: Teresa M. Gillotti 9/29/2021
82BA6D37CA30412...
Teresa Gillotti, Director (DATE)
Office of Community & Economic Development

ACCEPTED BY:
DocuSigned by: Brenda Stumbo 10/5/2021
C07F838A35B84BF...
Brenda Stumbo, Supervisor (DATE)
DocuSigned by: Heather Jarrell Roe 10/5/2021
B013D06407C5494...
Heather Jarrell Roe, Ypsilanti Township (DATE)

Original: Clerk
Contractor
cc: Department
Purchasing

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of September 7, 2021 between DTE Electric Company ("Company") and Charter Township of Ypsilanti ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated May 7, 2018 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	62272066	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Martz @ McKean], as more fully described on the map attached hereto as Attachment 1.	
3. Total number of lights to be installed:	1	
4. Description of Equipment to be installed (the "Equipment"):	Install one (1) 136w LED with gray housing and one (1) 17' support arm on existing wood pole.	
5. Estimated Total Annual Lamp Charges	$268.92	
6. Estimated Total Annual Post Charges if selected	$0.00	
7. Computation of Contribution in aid of Construction ("CIAC Amount")	Total estimated construction cost, including labor, materials, and overhead:	$1,894.35
	Revenue credit:	$806.76
	CIAC Amount (cost minus revenue)	**$1,087.59**
	Credit for Post Charge, if selected	$0.00
8. Payment of CIAC Amount:	Due promptly upon execution of this Agreement **$1,087.59**	
9. Term of Agreement	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" ☐ is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party.	

10. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices Sign here _____ SIGN HERE
11. Customer Address for Notices:	Charter Township of Ypsilanti 7200 S. Huron River Dr. Ypsilanti, MI 48197

12. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐YES ☒NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least _0_ posts and _0_ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number:_____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

****

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:	Customer:
DTE Electric Company	Charter Township of Ypsilanti
By: _____	By: _____
Name: _____	Name: _____
Title:_____	Title:_____



CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #11

September 21, 2021

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $53,595.00

Request to increase budget for PTO payout request of 66 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$1,396.00**
		Net Revenues	**$1,396.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**101-191-708.004**	**$1,297.00**
	FICA	**101-191-715.000**	**$99.00**
		Net Expenditures	**$1,396.00**

Request to increase the budget for professional service of a graphic design firm to "rebrand the Township". This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$38,000.00**
		Net Revenues	**$38,000.00**
Expenditures:	**Professional Services**	**101-272-801.000**	**$38,000.00**
		Net Expenditures	**$38,000.00**

Request to increase budget for remainder of the Carlisle Wortman contract for work on the master plan approved at the June 19, 2018 board meeting. We did not budget for the final amount in 2021. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$13,111.00**
		Net Revenues	**$13,111.00**
Expenditures:	**Township projects -planner**	**101-703-801.003**	**$13,111.00**
		Net Expenditures	**$13,111.00**

Request to increase the budget for DTE to install a streetlight at Martz and McKean. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$1,088.00**
		Net Revenues	**$1,088.00**
Expenditures:	**Streetlight Construction**	**101-901-972.200**	**$1,088.00**
		Net Expenditures	**$1,088.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #11

September 21, 2021

252 - HYDRO STATION FUND **Total Increase** **$29,705.00**

Request to increase the budget for the purchase of a vacuum circuit breaker for the Hydro Station. This purchase will reduce need for downtime of the current breaker that was put into service in 1998. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**252-000-699.999**	**$29,705.00**
		Net Revenues	**$29,705.00**
Expenditures:	**Equipment**	**252-535-977.000**	**$29,705.00**
		Net Expenditures	**$29,705.00**

Motion to Amend the 2021 Budget (#11)

Move to increase the General Fund budget by $53,595 to $9,803,873 and approve the department line item changes as outlined.

Move to increase the Hydro Fund budget by $29,705 to $469,705 and approve the department line item changes as outlined.

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE OCTOBER 5, 2021 WORK SESSION

Supervisor Stumbo called the meeting to order at approximately 4:30PM. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: Gloria Peterson, Debbie Swanson, and John Newman

Members Absent: Trustee Wilson

Legal Counsel: Wm. Douglas Winters - Absent

1. 2022 DRAFT BUDGET REVIEW…….SUPERVISOR STUMBO ……JAVONNA NEEL

- **FUND 101 – GENERAL FUND**

Javonna Neel, Accounting Director stated the General Fund has the largest budget for Ypsilanti Township. She said the largest revenue in this fund comes from the State Shared Revenue. She said the Township receives revenue which is collected from property taxes. She said revenue in this fund also comes from rent that we receive from YCUA for our property and royalties from Michigan Bell (AT&T) and Comcast. Ms. Neel stated the Township receives an Administration Fee from taxes but those funds can only be used by the Assessing Department and Treasurers' Department. Ms. Neel explained the line by line for all the revenues in the General Fund and answered questions from board members.

Javonna Neel stated if there were no changes, the ending Fund balance will be $6,467,420.00. She said she anticipated the ending Fund balance for 2022 to be $6,254,206.00.

Javonna Neel explained to the Board each of the Departments' individual budget. Ms. Neel answered various questions from Board members.

A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to adjourn.

The Work Session meeting was adjourned at approximately 6:10PM.

Respectfully Submitted,

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

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Charter Township of Ypsilanti

Accounting Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-3702
Fax: (734) 484-5154

STATEMENTS AND CHECKS

OCTOBER 5, 2021 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	$	147,452.54
HAND CHECKS -	$	271,080.12
CREDIT CARDS PURCHASES -	$	0.00
GRAND TOTAL -	**$**	**418,532.66**

CHECK NUMBERS 188914 - 188931

HAND CHECKS

Check Date	Check	Vendor Name	Amount
Bank AP AP			
09/21/2021	188914	BLUE CROSS BLUE SHIELD OF MI	191,916.44
09/21/2021	188915	BLUE CROSS BLUE SHIELD OF MI	28,753.70
09/21/2021	188916	COMCAST CABLE	151.99
09/21/2021	188917	COMCAST CABLE	124.57
09/21/2021	188918	CONSTELLATION NEW ENERGY	465.04
09/21/2021	188919	DELTA DENTAL PLAN OF MICHIGAN	12,788.24
09/21/2021	188920	DTE ENERGY	17,341.39
09/21/2021	188921	GUARDIAN ALARM	1,684.74
09/21/2021	188922	GUARDIAN ALARM	179.82
09/21/2021	188923	VERIZON WIRELESS	438.85
09/21/2021	188924	YAMAHA MOTOR FINANCE CORPORATION	5,963.22
09/21/2021	188925	YPSILANTI COMMUNITY	2,751.25
09/21/2021	188926	LISA STANFIELD	90.89
09/27/2021	188927	GUARDIAN ALARM	2,424.39
09/27/2021	188928	GUARDIAN ALARM	1,058.43
09/27/2021	188929	STANDARD INSURANCE COMPANY	4,082.16
09/30/2021	188930	POSTMASTER	265.00
09/30/2021	188931	U.S. POSTAL SERVICE*	600.00

AP TOTALS:

Total of 18 Checks:	271,080.12
Less 0 Void Checks:	0.00
Total of 18 Disbursements:	271,080.12

CHECK NUMBERS 188932 - 189009

A/P Checks

Bank AP AP

Check Date	Check	Vendor Name	Amount
10/05/2021	188932	A DESIGN LINE	221.94
10/05/2021	188933	AAA AUTO PARTS & SERVICE	410.88
10/05/2021	188934	ABBEY DOOR	470.00
10/05/2021	188935	ACCUSHRED LLC	65.00
10/05/2021	188936	AMAZON CAPITAL SERVICES	1,964.53
10/05/2021	188937	ANN ARBOR CLEANING SUPPLY	80.78
10/05/2021	188938	ASCENTIS CORPORATION	3,950.00
10/05/2021	188939	BARR ENGINEERING COMPANY	12,552.50
10/05/2021	188940	BELFOR USA GROUP INC	311.30
10/05/2021	188941	BINDER PARK ZOO	289.75
10/05/2021	188942	BRANDON DRAKE	1,405.30
10/05/2021	188943	CARLISLE/WORTMAN ASSOCIATES	300.00
10/05/2021	188944	CDW GOVERNMENT INC	119.40
10/05/2021	188945	CHERYL ANN LOPEZ	600.00
10/05/2021	188946	COURT INNOVATIONS INC	540.00
10/05/2021	188947	CRYSTAL FLASH, INC.	4,860.21
10/05/2021	188948	CSI EMERGENCY APPARATUS, LLC	9,861.59
10/05/2021	188949	DEANGELIS HEATING & COOLING	174.75
10/05/2021	188950	EDWARD MICHOWSKI	120.00
10/05/2021	188951	EMERGENT HEALTH PARTNERS	7,208.56
10/05/2021	188952	ERIN MCCURTIS	160.00
10/05/2021	188953	FERAL FLORA	2,760.00
10/05/2021	188954	FIBER LINK	26.25
10/05/2021	188955	FUCHS CONSTRUCTION	610.00
10/05/2021	188956	GRAINGER	248.49
10/05/2021	188957	GREGORY HARRIS	12,746.00
10/05/2021	188958	GRIFFIN PEST SOLUTIONS	154.00
10/05/2021	188959	HARTFORD STEAM BOILER INSPECTION	184.00
10/05/2021	188960	HOME DEPOT	214.73
10/05/2021	188961	HOME DEPOT USA	82.50
10/05/2021	188962	IPS DRUG TESTING	40.00
10/05/2021	188963	JULIA MCLEAN	240.00
10/05/2021	188964	LOOKING GOOD LAWNS	11,373.50
10/05/2021	188965	LOWE'S	57.09
10/05/2021	188966	LOWER HURON SUPPLY	98.00
10/05/2021	188967	LOYALTY CAR CARE LLC	75.00
10/05/2021	188968	LUBRICATION ENGINEERS	398.08
10/05/2021	188969	MARIALANA BRANCH	120.00
10/05/2021	188970	MENARDS, INC.	1.88
10/05/2021	188971	MESSENGER PRINTING	203.50
10/05/2021	188972	METRO AIRPORT TRUCK	514.80
10/05/2021	188973	MICHIGAN CAT	454.49
10/05/2021	188974	MICHIGAN LINEN SERVICE, INC.	1,142.90
10/05/2021	188975	MIDWEST ENVIRO SOLUTIONS	3,000.00
10/05/2021	188976	MILTON ANDREWS	3,260.00
10/05/2021	188977	OAKLAND COUNTY	1,976.75
10/05/2021	188978	OFFICE EXPRESS	501.25
10/05/2021	188979	OKINAWAN KARATE CLUB	652.40
10/05/2021	188980	ORCHARD, HILTZ & MCCLIMENT INC	19,861.75
10/05/2021	188981	PEPSI BEVERAGES COMPANY	293.20
10/05/2021	188982	PETER POWER	1,540.00
10/05/2021	188983	PIONEER ATHLETICS	742.90
10/05/2021	188984	PLANNING & ZONING CENTER, INC.	56.00
10/05/2021	188985	PREFERRED TONER SOLUTIONS	419.90
10/05/2021	188986	PRIORITY ONE EMERGENCY	1,942.91
10/05/2021	188987	RENAISSANCE PHOENIX GLENDALE	567.00
10/05/2021	188988	RHETT REYES	2,351.25
10/05/2021	188989	ROTO-ROOTER	365.00
10/05/2021	188990	SAM'S CLUB DIRECT	290.56
10/05/2021	188991	STAPLES* - ACCOUNT #1026071	198.25
10/05/2021	188992	STATE BAR OF MICHIGAN	315.00
10/05/2021	188993	STERICYCLE INC	233.04
10/05/2021	188994	TERMINIX PROCESSING CENTER	68.00
10/05/2021	188995	THERESE FOOTE	261.80
10/05/2021	188996	THOMAS STAFFORD	810.00
10/05/2021	188997	U.S. BANK, N.A.	20,340.00
10/05/2021	188998	UNITED RENTALS	450.00
10/05/2021	188999	USA SOFTBALL OF MICHIGAN	282.00
10/05/2021	189000	UTILITIES INSTRUMENTATION SERV	1,400.00
10/05/2021	189001	VERIZON CONNECT NWF, INC.	679.98
10/05/2021	189002	VICTORY LANE	40.58
10/05/2021	189003	W.J. O'NEIL COMPANY	3,156.00
10/05/2021	189004	WASHTENAW COUNTY LEGAL NEWS	60.00
10/05/2021	189005	WASHTENAW COUNTY SHERIFF'S OFFICE	240.00
10/05/2021	189006	WEINGARTZ	528.00
10/05/2021	189007	YPSILANTI COMMUNITY	2,947.49
10/05/2021	189008	YPSILANTI TOWNSHIP PETTY CASH	20.00
10/05/2021	189009	ZEP SALES & SERVICE	189.83

Check Date	Check	Vendor Name	Amount

AP TOTALS:

Total of 78 Checks:	147,452.54
Less 0 Void Checks:	0.00
Total of 78 Disbursements:	147,452.54

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
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Fax: (734) 484-5154

STATEMENTS AND CHECKS

OCTOBER 19, 2021 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	$	471,297.74
HAND CHECKS -	$	12,893.46
CREDIT CARD PURCHASES-	$	3,620.49
GRAND TOTAL -	**$**	**487,811.69**

Clarity Health Care Deductible –

ACH EFT - $20,440.38 (SEPT)
ADMIN FEE - $1,243.02 (SEPT)

CHECK NUMBERS 189010 - 189046

HAND Checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
10/04/2021	189010	GSA PROPERTY TAX CONSULTANTS	4.76
10/04/2021	189011	STANDARD INSURANCE COMPANY	2,829.94
10/07/2021	189012	AT & T	39.40
10/07/2021	189013	AT & T	638.97
10/07/2021	189014	CLEAR RATE COMMUNICATIONS, INC	869.79
10/07/2021	189015	COMCAST BUSINESS	3,568.29
10/07/2021	189016	COMCAST CABLE	37.39
10/07/2021	189017	COMCAST CABLE	92.62
10/07/2021	189018	GRANITE TELECOMMUNICATIONS	391.42
10/07/2021	189019	VERIZON WIRELESS	2,519.16
10/07/2021	189020	VERIZON WIRELESS	877.52
10/07/2021	189021	YPSILANTI COMMUNITY	238.20
10/11/2021	189022	AARON WHITE	18.00
10/11/2021	189023	AHLON GAVINS	18.00
10/11/2021	189024	ALEXIS ANNE TUCKER	18.00
10/11/2021	189025	AMANDA FOX	18.00
10/11/2021	189026	BRENDA RICKMAN	66.00
10/11/2021	189027	CAITLYN WILCOX	18.00
10/11/2021	189028	CONOR GRAY	18.00
10/11/2021	189029	DANIEL REED	18.00
10/11/2021	189030	DEMETRICE PATTERSON	66.00
10/11/2021	189031	ERINE BOYD	18.00
10/11/2021	189032	ETHAN CONN	18.00
10/11/2021	189033	EVAN ELDRED	18.00
10/11/2021	189034	HAROLD COLEMAN	18.00
10/11/2021	189035	JACOB ROSNECK	66.00
10/11/2021	189036	JAMES GRAPP	66.00
10/11/2021	189037	LOUJAIN KOUIDER	18.00
10/11/2021	189038	MAISIE LEE GHOLSON	66.00
10/11/2021	189039	ROBBI TRUHN	18.00
10/11/2021	189040	SEAN THOMAS	66.00
10/11/2021	189041	SHANDA RENEE HOWES	18.00
10/11/2021	189042	STACIE MAE BLAKLEY	18.00
10/11/2021	189043	STEPHANIE CANADA	18.00
10/11/2021	189044	SUSAN MAY PASCHALL	66.00
10/11/2021	189045	TERI SARGENT	18.00
10/11/2021	189046	TRESA LEY	18.00

AP TOTALS:

Total of 37 Checks:	12,893.46
Less 0 Void Checks:	0.00
Total of 37 Disbursements:	12,893.46

CHECK NUMBERS 189047 - 189156

A/P Checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
10/19/2021	189047	AAA AUTO PARTS & SERVICE	537.98
10/19/2021	189048	AAATA	1,307.41
10/19/2021	189049	ALLGRAPHICS CORPORATION	2,169.60
10/19/2021	189050	ALLIE BROTHERS, INC.	600.00
10/19/2021	189051	AMAZON CAPITAL SERVICES	1,330.98
10/19/2021	189052	ANGELA VERGES	67.18
10/19/2021	189053	ANN ARBOR CLEANING SUPPLY	607.14
10/19/2021	189054	ANN ARBOR WELDING SUPPLY CO	49.20
10/19/2021	189055	AUTO VALUE YPSILANTI	270.45
10/19/2021	189056	BELFOR USA GROUP INC	400.87
10/19/2021	189057	BIO-CARE, INC.	12,268.60
10/19/2021	189058	BROTHERS DOING GUTTERS, LLC	880.00
10/19/2021	189059	CDW GOVERNMENT INC	18,646.80
10/19/2021	189060	CENTRON DATA SERVICES	1,153.25
10/19/2021	189061	CHERYL ANN LOPEZ	450.00
10/19/2021	189062	COFFEE TREE GROUP	32,100.00
10/19/2021	189063	COMPLETE BATTERY SOURCE	260.92
10/19/2021	189064	COURT INNOVATIONS INC	540.00
10/19/2021	189065	CRYSTAL FLASH, INC.	2,200.72
10/19/2021	189066	CSI EMERGENCY APPARATUS, LLC	11,967.53
10/19/2021	189067	DANCE WITH ELEGANCE	2,118.20
10/19/2021	189068	DAVID BELLERS	95.00
10/19/2021	189069	DAWN FARM	485.00
10/19/2021	189070	DEANGELIS HTG/CLG	165.00
10/19/2021	189071	DENISE LOGWOOD	100.00
10/19/2021	189072	DTE ENERGY COMPANY -	1,087.59
10/19/2021	189073	EDWARD MICHOWSKI	120.00
10/19/2021	189074	ERIC COPELAND	52.00
10/19/2021	189075	FEDERAL EXPRESS CORPORATION	41.54
10/19/2021	189076	FLODRAULIC GROUP, INC	31,528.00
10/19/2021	189077	GENERAL CODE CMS LLC	7,819.91
10/19/2021	189078	GOVERNMENTAL CONSULTANT SERVICES	3,206.50
10/19/2021	189079	GRAINGER	311.10
10/19/2021	189080	GUARDIAN ALARM	1,673.16
10/19/2021	189081	HOME DEPOT	1,379.49
10/19/2021	189082	HURON RIVER WATERSHED COUNCIL	2,505.67
10/19/2021	189083	INTERGRITY BUSINESS SOLUTIONS LLC	182.60
10/19/2021	189084	JULIA MCLEAN	120.00
10/19/2021	189085	JUMP-A-RAMA	2,011.80
10/19/2021	189086	JUNGA'S ACE HARDWARE	28.98
10/19/2021	189087	KETCHUM MFG. CO. INC	529.50
10/19/2021	189088	LAWRENCE HENDRICKS	40.00
10/19/2021	189089	LINCOLN SCHOOL DISTRICT	231.08
10/19/2021	189090	LOOKING GOOD LAWNS	3,150.00
10/19/2021	189091	LOWE'S	95.91
10/19/2021	189092	LOWER HURON SUPPLY	66.90
10/19/2021	189093	MARIALANA BRANCH	60.00
10/19/2021	189094	MAYNARDS AUTO SERVICE CENTER	12.00
10/19/2021	189095	MCLAIN AND WINTERS	133,131.62
10/19/2021	189096	MCMASTER-CARR	190.69
10/19/2021	189097	MENARDS, INC.	155.54
10/19/2021	189098	MESSENGER PRINTING	478.00
10/19/2021	189099	MICHAEL HOFFMEISTER	192.69
10/19/2021	189100	MICHIGAN ASSOC. OF PLANNING	345.00
10/19/2021	189101	MICHIGAN LINEN SERVICE, INC.	1,838.20
10/19/2021	189102	MICHIGAN POWER RODDING	325.00
10/19/2021	189103	MIDWEST ENVIRO SOLUTIONS	3,000.00
10/19/2021	189104	MILTON ANDREWS	3,290.00
10/19/2021	189105	MR. TUNES	509.95
10/19/2021	189106	NYE UNIFORM EAST	148.50
10/19/2021	189107	OFFICE EXPRESS	275.55
10/19/2021	189108	ORCHARD, HILTZ & MCCLIMENT INC	4,784.00
10/19/2021	189109	PARKWAY SERVICES, INC.	565.00
10/19/2021	189110	PAYTON COOK	324.80
10/19/2021	189111	PETER POWER	1,470.00
10/19/2021	189112	PIONEER ATHLETICS	693.00
10/19/2021	189113	PIONEER ATHLETICS	1,665.75
10/19/2021	189114	PREMIER SAFETY & SERVICE	427.67
10/19/2021	189115	RHETT REYES	2,294.25
10/19/2021	189116	SAM'S CLUB DIRECT	229.06
10/19/2021	189117	SCHOOLCRAFT COLLEGE	1,750.00
10/19/2021	189118	SHRADER TIRE & OIL	141.34
10/19/2021	189119	SITEONE LANDSCAPE SUPPLY, LLC	206.44
10/19/2021	189120	SPARTAN DISTRIBUTORS	1,952.20
10/19/2021	189121	STANDARD PRINTING	1,130.00
10/19/2021	189122	STANTEC	324.00
10/19/2021	189123	STAPLES* - ACCOUNT #1026071	208.03
10/19/2021	189124	STATE BAR OF MICHIGAN	315.00

Check Date	Check	Vendor Name	Amount
10/19/2021	189125	STERICYCLE INC	233.04
10/19/2021	189126	TARGET SPECIALTY PRODUCTS	6,228.85
10/19/2021	189127	TRACTOR SUPPLY COMPANY	38.94
10/19/2021	189128	TRAVIS ERBY	133.00
10/19/2021	189129	TRENDSET COMMUNICATIONS GROUP	2,407.84
10/19/2021	189130	ULINE	31.94
10/19/2021	189131	UNIFIRST CORPORATION	232.97
10/19/2021	189132	VAN BUREN SCHOOL DISTRICT	2,293.94
10/19/2021	189133	VERMEER OF MICHIGAN, INC.	1,667.84
10/19/2021	189134	VICTORY LANE	166.80
10/19/2021	189135	WASHTENAW COMMUNITY COLLEGE#	6,405.82
10/19/2021	189136	WASHTENAW COUNTY CLERK/REGISTER	592.57
10/19/2021	189137	WASHTENAW COUNTY HAZMAT AUTHORITY	1,000.00
10/19/2021	189138	WASHTENAW COUNTY ROAD COMMISSION	24,175.45
10/19/2021	189139	WASHTENAW COUNTY ROAD COMMISSION	9,622.92
10/19/2021	189140	WASHTENAW COUNTY ROAD COMMISSION	1,623.34
10/19/2021	189141	WASHTENAW COUNTY SHERIFF'S OFFICE	39.00
10/19/2021	189142	WASHTENAW COUNTY TREASURER	11,337.50
10/19/2021	189143	WASHTENAW COUNTY TREASURER	27,770.12
10/19/2021	189144	WASHTENAW COUNTY TREASURER#	1,740.94
10/19/2021	189145	WASHTENAW INTERMEDIATE	8,951.03
10/19/2021	189146	WASTE MANAGEMENT	5,631.45
10/19/2021	189147	WASTE MANAGEMENT	354.92
10/19/2021	189148	WASTE MANAGEMENT	239.30
10/19/2021	189149	WASTE MANAGEMENT	899.86
10/19/2021	189150	WAYNE ISD	1,324.32
10/19/2021	189151	YPSILANTI ACE HARDWARE	5.67
10/19/2021	189152	YPSILANTI COMMUNITY	3,220.00
10/19/2021	189153	YPSILANTI COMMUNITY SCHOOLS - WR	13,733.18
10/19/2021	189154	YPSILANTI COMMUNITY SCHOOLS - YP	16,070.99
10/19/2021	189155	YPSILANTI DISTRICT LIBRARY	7,501.36
10/19/2021	189156	ZOHO CORPORATION	6,236.00

AP TOTALS:

Total of 110 Checks:	471,297.74
Less 0 Void Checks:	0.00
Total of 110 Disbursements:	471,297.74

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 72 - 73

CREDIT CARD

Check Date	Check	Vendor Name	Description	Amount
Bank CARDS COMERICA COMMERICAL CARD				
10/19/2021	72(E)	COMERICA BANK	FEDEX INVOICE - WALLGREN	41.54
			FEDEX INVOICE - SARANEN	24.59
			OPERATING SUPPLIES AND FOOD FOR RESALE I	286.95
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	328.58
			PRIORITY MAIL FOR TREASURER'S OFFICE TO	8.70
			HUVACO RENEWAL FOR BUILDING INSPECTORS 2	190.00
			REGISTRATION FOR CONFERENCE FOR TOM GREE	600.00
			MAGIC PLAN REPORTING APP MONTHLY SUBSCRI	31.79
			PROFESSIONAL SUBSCRIPTION (RENEWAL)	75.73
			DEPARTMENT APPAREL FOR BELINDA KINGSLEY	183.74
			COATS FOR ALL ORDINANCE OFFICERS	462.90
			PLACESEVERAL FACEBOOK ADS FOR OUR REC PR	18.00
			LODGING (4) NIGHTS DURING MFIS CONFERENC	403.20
			LODGING (4) NIGHTS DURING MFIS CONFERENC	410.70
			HOSE BRACKETS	218.97
			MICHIGAN ASSOCIATION OF CODE ENFORCEMENT	40.00
			YTOWN.ORG DOMAIN RENEWAL	109.44
			COFFEE - SUPERVISOR	35.66
			MONTHLY SUBSCRIPTION FEE FOR TLO SERVICE	75.00
			MONTHLY SUBSCRIPTION FEE FOR TLO SERVICE	75.00
				3,620.49

CARDS TOTALS:

Total of 1 Checks:	3,620.49
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	3,620.49

OFFICE OF THE TREASURER
STAN ELDRIDGE



MONTHLY TREASURER'S REPORT
SEPTEMBER 1, 2021 THROUGH SEPTEMBER 30, 2021

Account Name	Beginning Balance	Cash Receipts	Cash Disbursements	Ending Balance
101 - General Fund	7,609,178.32	1,996,631.95	2,917,387.66	6,688,422.61
101 - Payroll	224,551.68	677,771.88	698,001.36	204,322.20
101 - Willow Run Escrow	145,381.75	1.19	0.00	145,382.94
206 - Fire Department	2,660,631.00	17,122.49	311,116.67	2,366,636.82
208 - Parks Fund	19,005.16	0.15	462.40	18,542.91
213 - Roads/Bike Path/Rec/General Fund	779,839.37	12,456.69	29,022.72	763,273.34
226 - Environmental Services	2,221,609.50	11,978.51	404,120.32	1,829,467.69
230 - Recreation	215,575.44	23,992.33	56,937.32	182,630.45
236 - 14-B District Court	(175,473.27)	331,799.46	106,262.91	50,063.28
244 - Economic Development	70,456.85	0.57	0.00	70,457.42
249 - Building Department Fund	1,579,803.37	65,616.53	60,863.11	1,584,556.79
250 - LDFA Tax	19,994.89	0.16	0.00	19,995.05
252 - Hydro Station Fund	793,481.19	54,672.62	19,663.62	828,490.19
266 - Law Enforcement Fund	8,288,347.79	36,397.97	1,042,770.79	7,281,974.97
287 - Nuisance Abatement Fund	73,629.48	1,417.55	7,028.22	68,018.81
398 - LDFA 2006 Bonds	22,427.48	0.18	0.00	22,427.66
584 - Green Oaks Golf Course	301,736.06	79,576.91	58,669.60	322,643.37
597 - Compost Site	842,922.74	27,624.07	32,681.88	837,864.93
661 - Motor Pool	374,584.53	45.34	6,176.39	368,453.48
702 - General Tax Collection	170,975.03	4,265.73	55,441.78	119,798.98
703 - Current Tax Collections	10,733,421.58	35,287,842.09	39,606,489.56	6,414,774.11
707 - Bonds & Escrow/GreenTop	1,460,127.84	16,460.43	20,783.00	1,455,805.27
708 - Fire Withholding Bonds	157,140.74	1.29	0.00	157,142.03
GRAND TOTAL	**38,589,348.52**	**38,645,676.09**	**45,433,879.31**	**31,801,145.30**

ATTORNEY REPORT

GENERAL LEGAL UPDATE

NEW BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2021-23
In Reference to Ordinance 2021-497

Rezoning of 1441 RUSSELL STREET (K -11-10-160-003)

Whereas, at is regularly scheduled meeting held October 27, 2020, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a voluntary conditional rezoning request pursuant to MCL125.3405 for a certain parcel of property comprising 8.24 acres, commonly identified as 1441 Russell Street, Parcel ID K -11-10-160-003, from the RM-2 (Multiple-Family Residential) zoning district to the I-1 (Light Industrial) zoning district with voluntary conditions in writing by the Applicant.

Whereas, the entire development includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Whereas, proposed Ordinance No. 2021-497 rezones 1441 Russel Street, Parcel ID K-11-10-160-003, from RM-2 District to I-1 District zoning classification with voluntary conditions of: *The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:*

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

Whereas, the Township Board of Trustees agrees that the rezoning is appropriate.
Now Therefore, Be it Resolved that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2021-497 attached hereto, by reference, in its entirety.

Charter Township of Ypsilanti
PROPOSED ORDINANCE 2021-497

An Ordinance Amending Ordinance 2021-497 Township Zoning Ordinance, So As To Rezone 1441 Russell Street, being Parcel ID K-11-10-160-003, From Its Current RM-2 (Multi-Family Residential) District Zoning Classification to I-1 (Light Industrial) District Zoning Classification with voluntary conditions in writing by the Applicant

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 8.24 acres of land located at 1441 Russell Street, also known as Parcel ID K-11-10-160-003, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current RM-2 (Multi-Family Residential) District zoning classification to the I-1 (Light Industrial) District zoning classification with voluntary conditions of:

The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its RM-2 District zoning classification to the I-1 District zoning classification.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

This Ordinance shall become effective upon:

1) Recording of a Deed Restriction, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003, setting forth voluntary conditions in writing by the Applicant; and
2) Recording of a Conditional Rezoning Agreement, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003; and
3) Publication of this ordinance in a newspaper of general circulation as required by law.

"ATTACHMENT A"

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K -11-10-280-019
COM AT CENT OF SEC 10, TH N 87-15- 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K -11-10-160-002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K -11-10-160-003
COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South - Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Heather Jerrell Roe, Clerk

From: Jason Iacoangeli, Planning Director

Re: Request to conditionally rezone a 8.24 acre parcel from RM-2 (Multiple-Family Residential to I-1 (Light Industrial) with conditions at 1441 Russell Street, Parcel ID K -11-10-160-003.

Date: October 13, 2021

R and L Carriers (Developer) is the owner of three (3) parcels off Emrick Street, and Minion Street. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Please be advised that the Planning Commission recommended approval of the request to conditionally rezone the 8.24 acre parcel (K-11-10-160-003) from RM-2 (Multiple-Family Residential to I-1 (Light Industrial), with voluntary conditions of:

> The Site will be developed as illustrated on the preliminary site plan drawings (dated 7-21-20), specifically:
>
> 1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.
> 2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.
> 3. A minimum pavement setback of 80’ is provided on the south side of the property (20’ minimum by ordinance)
> 4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.
> 5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.
> 6. Minion Drive will be improved to the Township Engineering Design Standards and the cost will be borne by the Developer.

The enclosed packet includes the following components:

1. Planning Commission meeting minutes and recommendation 10/27/2020 (extended via the Planning Commission (10/27/2022)
2. Carlisle |Wortman report 10/07/20
3. Planning Commission staff report 09/03/2020
4. Rezoning application 02/05/2019
5. Conditional Rezoning Agreement
6. Resolution 2021-23
7. Ordinance 2021-497

Please be further advised that the Planning Commission made the following recommendation to the Township Board on 10/27/2020 this approval and recommendation was then extended for one year 10/27/2022 at the 09/28/2021 Planning Commission Meeting :

A. R&L CARRIERS

A motion was made by Commissioner Krieg supported by Commissioner El-Assadi to approve the request to rezone the 8.24 acre parcel from RM-2 (Multiple-Family Residential) to I1 (Light Industrial) located at 1441 Russell Street, Parcel K-11-10-160-003 subject to the voluntary conditions offered. The motion was carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

B. R&L CARRIERS

A motion was made by Commissioner Sinkule, supported by Commissioner El-Assadi to approve the preliminary site plan for expansion of an existing Frieght Terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, Parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003. The motion carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

I respectfully request that you place this information packet and recommendation for approval on the October 19, 2021 Board of Trustees meeting agenda for its consideration. Please contact me with questions or concerns.

CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISION
MINUTES OF THE OCTOBER 27, 2020 REGULAR MEETING

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

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

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director; Mike Radzik, OCS Director; Jonathan Currey, PEA Group; Wendy Ripper, PEA Group; Neil Mullins, R&L Carriers; Stan Richards, R&L Carriers; Keith Pruitt, R&L Carriers; Craig Kohring, Township Resident.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE SEPTEMBER 8, 2020 REGULAR MEETING MINUTES**

A motion was made by Commissioner Krieg, supported by Commissioner Eldridge to approve the minutes of the September 8, 2020 Regular Meeting. The motion carried unanimously.

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve the agenda. The motion carried unanimously.

5. **PUBLIC HEARINGS AND PLAN REVIEW**
   None

6. **OLD BUSINESS**
   A. **R&L CARRIERS**
      Jason Iacoangeli, Planning Director said this is regarding the R&L Carriers Freight Terminal project on Emerick Street that was before The Commission last month. They are proposing an addition to an existing freight terminal. The property is currently zoned I1 and the applicant would like to utilize property they own, that is contiguous to their existing site a portion of which is zoned RM2. They would like to do a conditional rezoning to rezone that portion to I1 in order to utilize it for the freight terminal. The Planning Commission had tabled this matter in to get clarification on a number of issues that were sent to the Planning Department.

Those issues were put together and given back to PEA, is the design firm of engineers for R&L Carriers. They put together a response letter to the Planning Commission pointing out some of the issues raised by the Planning Commission and some of the neighbors nearby. He explained they have sent a letter along with a color rendering that did a pretty good job of illustrating the different types of screening and security, and the sound wall they're proposing to install as part of the sound study done for this project.

Chair Richie said that her concerns had been addressed.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to remove the item from the table.

Commissioner Eldridge said his concerns, were the same ones Chair Richie had and it appears they had been addressed. He thanked those from R&L for addressing them and stated that he was good with the project.

Chair Richie thanked R&L and the Township for working with the Commission. She said they wanted R&L in our community but wanted them to be compatible with residents.

Commissioner Krieg said all of his concerns were addressed and he appreciated it very much.

Commissioner Eldridge stated that he had a question for the representative from R&L. He asked what plywall is and what was the life span?

Jonathan Currey, PEA Group responded that it is basically a modular system of very heavy duty treated wood material. He referred to the exhibit we sent. He added that as far as life span from what I've read around most of those type products had a 20-25 year life span.

Commissioner Eldridge asked if R&L was open to the idea of a 8'cyclone fence instead of a 6' fence on that northeast section where the larger pond is located that butts up to the apartment complex.

Mr. Currey responded that they proposed 6ft with barbed wire on top and he would have to defer to R&L to see if they'd be willing to go 8ft if the Township prefer a higher fence on that side.

Discussion followed regarding the fence.

Chair Richie asked if they want to have 2 separate objects for motions.

A. **R&L CARRIERS**

A motion was made by Commissioner Krieg supported by Commissioner El-Assadi to approve the request to rezone the 8.24 acre parcel from RM-2 (Multiple-Family Residential) to I1 (Light Industrial) located at 1441 Russell Street, Parcel K-11-10-160-003 subject to the voluntary conditions offered. The motion was carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

B. **R&L CARRIERS**

A motion was made by Commissioner Sinkule, supported by Commissioner El-Assadi to approve the preliminary site plan for expansion of an existing Frieght Terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, Parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003. The motion carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

7. **NEW BUSINESS**
   None

8. **OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**
   A. **CORRESPONDENCE RECEIVED**
      None
   B. **PLANNING COMMISSION MEMBERS**
      None
   C. **MEMBERS OF THE AUDIENCE**
      None

9. **TOWNSHIP BOARD REPRESENTATIVE REPORT**
   None

10. **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**
    None

11. **TOWNSHIP ATTORNEY REPORT**
    None

12. **PLANNING DEPARTMENT REPORT**

Jason Iacoangeli said that they were continuing to review the Chatfield Project for final site plan and we're getting close to having a tennis facility on W Michigan Ave. to come before the Commission at the intersection of I-94 and US12.
He also explained that there is a provision in the ordinance that requires the Planning Department to bring before the Planning Commission any architecture in a residential district that doesn't fit in with the neighborhood. Someone is proposing a home where the architecture is totally different than any of the other houses in the neighborhood up toward Washtenaw that was built in the 1960's. The architecture there is the quintessential bi-level. And what is being proposed is definitely not that, it is very modern. He added if the applicants continue to move forward with their application for new construction, The Commission may have to make a determination on whether or not that type of architecture will fit in the neighborhood

Commissioner Tawakkul asked for an update on ACM?

Planning Director Iacoangeli responded that the event center was probably being put on hold due to the pandemic. It is his understanding that they were going to utilize that garage for research and development and for lease space, which was their original idea.

OCS Director Mike Radzik stated that, Mark Chaput ACM Chief Operating Officer, contacted The Township a couple of weeks ago on this very issue. Toyota leased significant space at the facility recently and COVID took the wind out of their sail. They've been struggling but Toyota is a new partner and is very interested in finishing the rest of that short term garage space. Instead of converting it to event space, they want to build it out strictly as garage space and were hoping to see plans come through pretty quickly.

13. OTHER BUSINESS

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

The meeting was adjourned at approximately 6:52pm

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 18, 2019
April 18, 2019
June 18, 2019
March 27, 2020
April 14, 2020
August 3, 2020

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

GENERAL INFORMATION

Applicant:	R + L Carriers
Project Name:	R + L Carriers Expansion
Plan Date:	July 21, 2020
Location:	43 Emerick Street (K-11-10-280-019)
Zoning:	I-1, Light Industrial and RM-2, Multiple Family Residential
Action Requested:	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 expand the existing R + L Carriers Facility at their 45-acre site at 43 Emerick Street. The applicant proposes two areas of expansion:

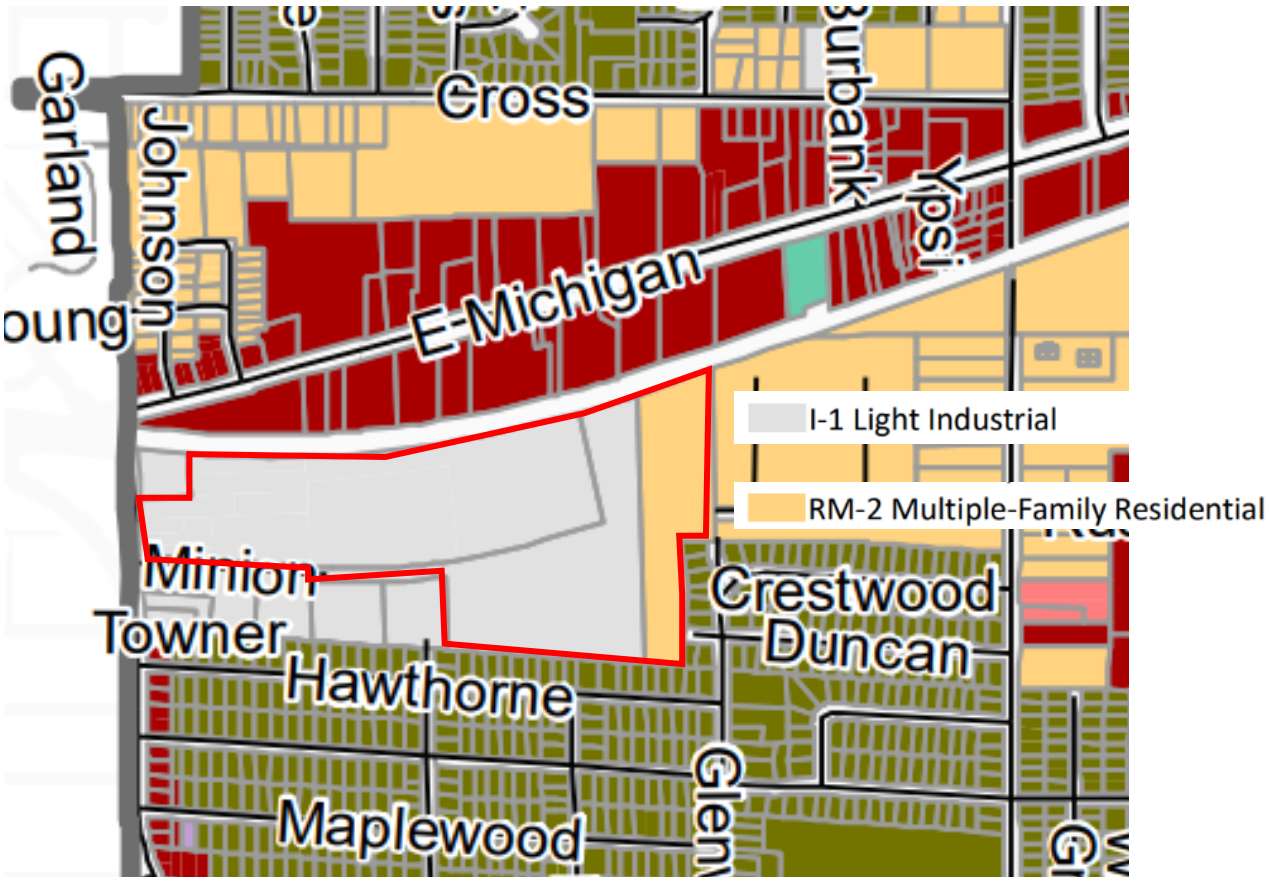
1). They propose to expand their existing building by 56,800 sq/ft. The addition requires the relocation and enlargement of the site's stormwater detention facility, relocation of the maintenance building, and relocation of the fuel station; and

2). They propose to develop the southern-most parcel in order to construct a new 23,500 sq/ft maintenance building, construct an 8,100 sq/ft truck wash, and relocate the existing onsite fuel station. This southern-most parcel is undeveloped and heavily wooded. They propose to maintain a wooded

"collar" of various depth along the southern and eastern property line of this parcel. The southern and eastern property line is adjacent to residential uses.

As a result of building expansion, the applicant proposes to utilize Minion Drive as the primary access point. Currently Minion Drive is an unimproved private road. The applicant notes that Minion Drive will be repaved in coordination with adjacent property owners.

The site includes three parcels, two of which are zone I-1, light industrial, and one parcel is zoned RM-2, multiple family residential. The relocated stormwater detention facility will be located along the eastern property line, which is currently zoned RM-2, Multiple Family Residential.



The applicant is seeking a conditional rezoning to rezone the RM-2, Multiple Family Residential to I-1, Light Industrial. In addition, the three parcels that will need to be combined. Please note that the parcel that is currently zoned RM-2, which the applicant seeks a rezoning, will not include any buildings. Rather it will be used for a detention basins.

We applaud the applicant in the proposed investment in the site and find that conceptually the expansion of the operations at this site is appropriate.

Location of Subject Property:



Proposed Development:



Surrounding Property Details:

Direction	Zoning	Use
North	B-3, General Business	Railroad
South	I-1, Light Industrial / R5, One Family Residential	Warehousing / Single Family Residential
East	RM-2, Multiple Family Residential / Single Family Residential	Multiple and Single Family Residential
West	City of Ypsilanti	Commercial

Size of Site:

+/- 45.7 acres

Current and Proposed Use of Site:

The site is currently used as a freight terminal and the parcel for expansion is vacant. Freight terminal is not a permitted use in the RM-2 District but is in the I-1 District. The applicant is seeking a conditional rezoning of the RM-2 parcel.

MASTER PLAN

The 2020 Master Plan identifies this area as neighborhood preservation. Though this area is identified as neighborhood preservation, the use is existing and surrounded to the north by a railroad and vacant commercial zoned area, to the west by commercial and industrial uses, and to the southwest by commercial and industrial uses. Due to proximity and adjacency to industrial used land the proposed extension is consistent with the Master Plan

However, a tenet of the Master Plan is land use transition and mitigation of impacts upon adjacent properties. The property abuts residential directly to the south of the proposed to-be developed vacant parcel and residential to the east. With the development of the southern parcel more activity (maintenance building, fuel station, truck wash, plus truck movements: breaking, backing up, etc), will be closer to residential uses. Issues such as hours of operation, noise, odor, and lighting can negatively impact adjacent properties, particularly residential ones.

To address our concerns the applicant has revised their application to better protect adjacent properties:

- The applicant is proposing to improve Minion Drive. Currently Minion is a substandard road that creates public safety issues with emergency vehicle access.
- The applicant is providing to preserve the existing woodland along the southern and portions of the eastern property line. The depth of collar varies, but in no case is less than 50-feet in depth.
- The applicant is proposing to construct a sound wall between the area of disturbance and the woodland collar. The fence varies in height from 12 to 18-feet depending on location. The wall shall have minimal vision impact upon adjacent properties as it is at least 50-feet from any property line, and obscured behind a 50-foot in depth area of existing dense woodlands.

- The applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

Our review below strongly considers potential impacts and considers considers additional mitigation techniques to reduce impacts upon adjacent properties. We find that the applicant has made substantial improvements to the site to reduce impacts upon adjacent properties.

Items to be Addressed: *None.*

OPERATIONS

According to accessor records the site includes approximately 125,000 sq/ft of building. The applicant is proposing to add an additional 56,000 sq/ft of warehousing use and 23,500 sq/ft for a mechanical garage, and an 8,160 sq/ft truck wash. In addition, there are expansions to areas where trucks will travel, which are closer to adjacent residential properties to the south and east.

Site operations are important to review, because the applicant is 1). expanding the operations of the site; 2). moving operations closer to residential uses; and 3). removing an existing woodland that provides a buffer to the residential use. Of particular importance is to confirm that minimal impact upon adjacent residential uses are proposed.

We had asked the following questions to the applicant, which they answered, for their previous submittal. However, that plan did not include the long-term development of the southern parcel and construction of the mechanical garage and truck wash. Based on the new plan, the applicant was asked to answer the following questions:

- **How many additional trucks will this facility handle?**
- **Is the site able to accommodate larger trucks as a result of the expansion?**
- **What are the existing hours of operation? Do the hours of operation change based upon the expansion? What are the hours of operation for the maintenance building, fuel station, and truck wash?**
- **Does the expansion increase site intensity other than ability to accommodate additional trucks?**
- **What is the noise/odors associated with the relocation of the fuel station? And the construction of the mechanical garage and truck wash?**
- **Has an acoustics study been complete to confirm noise impacts?**
- **What mitigation techniques have been/will be employed to reduce noise impacts?**
- **What additional landscaping/screening has been considered?**
- **With the development of the southern parcel more activity (maintenance building, fuel station, truck wash, plus truck movements: breaking, backing up, etc), will be closer to residential uses.**

Has the applicant considered additional site plan layout or other mitigation techniques to reduce impacts upon adjacent residential property and tree removal?

- **How will the adjacent residential uses, particularly to the south, be impacted with use of Minion Drive as the primary access point?**

- **How will the adjacent residential uses, particularly to the south, be impacted with development of the southern parcel for the maintenance building, fuel station, and truck wash?**

The applicant has answered them in a detailed narrative. See applicant's narrative for details.

Items to be Addressed: *None.*

SOUND STUDY

In order to understand noise impacts, we asked the applicant to provide a sound study. The sound study is provided for your review.

The study concludes:

> *The proposed expansion is expected to increase capacity by 40%. This alone is expected to increase the average sound levels from the R + L facility by 1.5 db. While this change in sound level is small and likely not detectable, it is the relocation of truck routes and service buildings to the south of the site that will have the greatest effect on the adjacent community.*
>
> *To reduce the impact of noise from the proposed R + L facility expansion, we recommend installing sound barrier walls along the south area of expansion that includes the maintenance building, truck wash and fuel station. This will help reduce noise from the activities and operations that are the closest to the residents.*

The sound wall will range in height from 12 to 18 feet. The material has not been indicated

Items to be Addressed: *Indicate material of sound wall.*

CONDITIONAL REZONING

The applicant has submitted a Conditional Zoning Statement. The following voluntary condition are offered:

> *The Site will be developed as illustrated on the preliminary site plan drawings, specifically:*
>
> 1. *The existing parcel zoned RM-2 will not contain any buildings or driveways.*
> 2. *Open detention basins and landscaping will occupy the existing parcel zoned RM-2.*
> 3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
> 4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*

5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*

If the site is rezoned, the conditional rezoning conditions will be formulized in a Conditional Rezoning Agreement.

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-1.3 and within the Landscape Calculations on Sheet L-1.0, the applicant is proposing to remove 1,047 trees. According to the applicant they state that of those 1,047 trees, all but 39 are exempt from replacement because there are either invasive species, or in poor quality, or "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." Applicant is providing 39 replacement trees.

Wetlands: The subject site includes five (5) wetlands. The wetlands vary in size from 0.03 acres to 0.38 acres in size. The applicant's wetland consultant's opinion is that these are not regulated wetlands. The applicant received confirmation from the MDEQ that these are not regulated wetlands.

Items to be Addressed: *None*

BUILDING AND SITE ARRANGEMENT

As noted, the applicant proposes two areas of expansion:

1). They propose to expand their existing building by 56,800 sq/ft. The majority of the expansion is a 45,900 sq/ft addition to the existing easternmost building. The addition requires the relocation and enlargement of the site's stormwater detention facility; and

2). They propose to develop the southern-most parcel in order to construct a 23,500 sq/ft maintenance building, construct a 8,100 sq/ft truck wash, and relocate the existing onsite fuel station. This southern-most parcel is undeveloped and heavily wooded. They propose to maintain a wooded "collar" of various depth along the southern and eastern property line of this parcel. The southern and eastern property line is adjacent residential uses.

As a result of building expansion, the applicant proposes to utilize Minion Drive as the primary access point. Currently Minion Drive is an unimproved private road. Significant repairs/improvement to Minion will be required.

Items to be Addressed: *None*

HEIGHT, BULK, DENSITY AND AREA

We find the structure and design layout the meets the height, bulk, density and area zoning ordinance requirements:

		Required / Allowed	Provided	Complies with Ordinance
Lot Area		N/A	45 Acres	Complies
Lot Width		N/A	+250 Feet	Complies
Setback	Front	40 feet	98 Feet	Complies
	Side (north)	20 Feet	240 Feet	Complies
	Side (south)	20 Feet	121 Feet	Complies
	Rear	40 Feet	580 Feet	Complies

Building Height (Feet)	40 Feet	30 feet	Complies

In addition to meeting all setback the applicant is maintaining a wooded "collar" of various depth along the southern and eastern property line of this parcel. The minimum depth of the collar is approximately 50 to 60-feet.

Items to be Addressed: *None*

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

Primary site access has been shifted Minion Drive. Currently Minion Drive is an unimproved private road. Significant repairs/improvement to Minion will be required. The applicant notes that Minion Drive will be repaved in coordination with adjacent property owners. Improvements to Minion Drive will be reviewed as part of the final engineering.

In addition is appears there will be a secondary point of access off Emerick Street. The applicant notes that improvements to Emerick Street will be made based upon City of Ypsilanti requirements. The applicant received a letter from City of Ypsilanti stating that though details need to be worked out, they will continue to work with the applicant and do not object to the Township granting preliminary site plan and conditional rezoning at this time.

The applicant has applied a truck turning template to confirm site circulation is sufficient.

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
Warehousing/Storage: Five plus one for every one employee in the largest working shift, or five plus one for every 1,700 square feet of usable floor space, whichever is the greater	5 spaces + 150 employees = 155 spaces or 5 spaces + (180,000/1,700) = 111 spaces. 155 is greater	199 spaces
Barrier-Free Spaces	9 space	9 space

The applicant is adding a 39-space parking lot in the northwest corner of the site and a 30-car space around the maintenance building. Parking is sufficient.

Items to be Addressed: *None.*

EXTERIOR LIGHTING

The applicant is adding thirty-nine (39) building/canopy lights and thirty-one (31) pole mounted lights. The lights meet the maximum 10 foot-candle maximum; however the lighting levels under the canopy are

19.5 foot-candles. The planning commission or zoning official may permit a maximum intensity of 20.0 foot-candles for lighting under a gas station pump island canopy. The Planning Commission is to consider this request.

As we requested, the applicant has reduced the height of the poles and tilted them into the site for those seven (7) poles along the south portion of the site. This will reduce the potential for a nuisance to the adjacent residential properties.

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 notes that this site has 24-hour operations.

Items to be Addressed: *The Planning Commission to consider allowance of a maximum of 19.5 foot-candles under the canopy*

LANDSCAPE STANDARDS AND REQUIREMENTS

Upon thorough review of the site plan landscape requirements, we have determined the landscape plan provided meets the general intent and minimum requirements of the zoning ordinance.

Along the southern property line, the applicant proposes to maintain the existing tree collar, with a minimum depth of 50-60-feet. In addition, the applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

The applicant is providing a dense landscape screen between the proposed detention pond and the multiple family residential use along the eastern property

Items to be Addressed: *None*

BUILDING ELEVATIONS AND FLOOR PLAN

The applicant has submitted colored elevations. The warehousing additions will match the existing metal siding and roof. As set forth Section 2125, where an addition is proposed to an existing building, the Planning Commission may allow the use of existing wall materials for the addition provided that the design of the alteration is consistent with the existing building wall design.

The maintenance building and truck wash are to match the existing metal seamed buildings on site. Though indenting to match the existing buildings on site, Section 2125 only permits new buildings to be a maximum of 75% metal. The other 25% must be a different material including masonry, stone, brick, precast concrete, or glass. Also as set forth in Section 2125, when a particular building design and the materials or combination of materials proposed to be used in exterior walls are found by the Planning Commission, after consultation and review by an appropriate design professional, to be in keeping with the intent and purpose of this section, but which may differ from the strict application of the schedule regulating material use of this section, the Planning Commission may waive the requirements of this section pertaining to materials.

The applicant has provided a written design statement that describes how the selected wall materials and material combinations will be consistent with and enhance the building design.

Items to be Addressed: *Planning Commission to consider written statement seeking relief from Section 2125 for building material use.*

DUMPSTER ENCLOSURE

The applicant is proposing a new dumpster adjacent to the maintenance building. The dumpster will be obscured with vegetation and the sound wall.

Items to be Addressed: *None*

REZONING STANDARDS

As set forth in Sec. 2704. - Criteria for amendment of the official zoning map, the Planning Commission shall consider the following standards:

a) *Consistency with the goals, policies and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

b) *Compatibility of the site's physical, geological, hydrological and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*

c) *Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.*

d) *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values compared to uses permitted under current zoning.*

e) *The capacity of township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the "health, safety and welfare" of the township.*

f) *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A traffic impact study in accordance with the requirements of the township traffic impact study ordinance shall be provided if the proposed rezoning district permits uses that could generate 100 or more directional trips during the peak hour, or at least 1,000 more trips per day than the majority of the uses that could be developed under the current zoning, as determined by the community and economic development department.*

g) *The apparent demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, in relation to the amount of land in the township, and surrounding area, currently zoned and available to accommodate the demand.*

h) The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in article XX, schedule of regulations.

i) If a rezoning is appropriate, the requested zoning district shall be more appropriate from the township's perspective than another zoning district.

j) The requested rezoning will not create an isolated and unplanned spot zone.

k) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.

l) Other criteria as determined by the planning commission or township board which would protect the health and safety of the public, protect public and private investment in the township, and enhance the overall quality of life in Charter Township of Ypsilanti.

We recommend the rezoning for the following reasons:

- The applicant significant investment in the site is consistent with Township goals and policies for site improvement, economic development, and job creation.
- The applicant is making significant improvements to Minion Drive, which will improve access for emergency vehicles.
- The proposed expansion of the site is consistent with the surrounding land uses including multiple family residential, light industrial, commercial, and warehousing.
- The applicant is greatly improving the site including stormwater management, site lighting, and site landscaping.
- The site can be accommodated with utilities and services.
- The applicant has made substantial improvements to the site to mitigate impacts upon adjacent properties.

Recommendation: *None.*

AGENCY APPROVALS

The applicant has obtained the following preliminary approvals from the following agencies:

(1) YCUA
(2) City of Ypsilanti (access to Emerick Street)
(3) MDEQ
(4) Washtenaw County Water Resources Commission
(5) MDOT/Washtenaw County Road Commission (if applicable)

Items to be Addressed: *None*

SUMMARY

We applaud the applicant in the proposed investment in the site and find that conceptually the expansion of the operations at this site is appropriate. To address our concerns the applicant has revised their application to better protect adjacent properties:

- The applicant is proposing to improve Minion Drive. Currently Minion is a substandard road that creates public safety issues with emergency vehicle access.
- The applicant is providing to preserve the existing woodland along the southern and portions of the eastern property line. The depth of collar varies, but in no case is less than 50-feet in depth.
- The applicant is proposing to construct a sound wall between the area of disturbance and the woodland collar. The fence varies in height from 12 to 18-feet depending on location. The wall shall have minimal vision impact upon adjacent properties as it is at least 50-feet from any property line, and obscured behind a 50-foot in depth area of existing dense woodlands.
- The applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

We find that the rezoning standards have been met. The Planning Commission is to consider the allowance of a maximum of 19.5 foot-candles under the canopy and relief from Section 2125 for building material use.

If the Planning Commission grants the requested waivers, we recommend that the Planning Commission recommend conditional rezoning and preliminary site plan approval, with condition that applicant submit an elevation of sound wall as part of the final site plan.

Ben R. Carl

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

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
R&L Carriers Expansion
43 Emerick Street, 960 Minion Street, and 1441 Russell Street
Preliminary Site Plan and Conditional Rezoning Review

September 3, 2020

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a conditional rezoning and preliminary site plan application from R&L Carriers for the rezoning of the 8.24 acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003 and for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, respectively.

APPLICANT

R&L Carriers
43 Emerick Street
Ypsilanti, MI 48198

CROSS REFERENCES

Zoning Ordinance citations:

- Article V, Section 500, RM-1 and RM-2 Multiple Family Residential Districts
- Article XIV, Section 1400, I-1 Light Industrial District
- Article XXI, Section 2115, Site Plan Review
- Article XXVII, Section 2700, Changes and Amendments

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 conditional rezoning request in their letter dated August 3, 2020 and recommended approval if the Planning Commission grants the allowance of a maximum of 19.5 foot-candles under the canopy and relief from Section 2125 for exterior building materials with the condition that the applicant shall submit an elevation of the proposed sound wall as a part of the final site plan.

Engineering Consultants (OHM): The Township Engineer recommended approval with the condition that the applicant shall submit a maintenance agreement for Minion Drive shall be submitted with the final site plan in their August 7, 2020 review letter. Engineer Matt Parks also offers comments relating to detailed engineering.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover found the plans acceptable in a letter dated August 11, 2020 and offered comments for detailed engineering.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball recommended approval in a letter dated August 6, 2020.

Washtenaw County Water Resources Commission: WCWRC reviewing agent Theresa Marsik found the plans technically correct in a letter dated June 10, 2020.

Washtenaw County Road Commission: N/A

Michigan Department of Transportation: N/A

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

Conditional Rezoning

Motion to table:

*"I move to table the request for **conditional rezoning** recommendation of approval to the Township Board of Trustees to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, to consider the comments presented by the Planning Commission during discussion of the project"*

Motion to approve:

*"I move to recommend approval to the Township Board of Trustees for the request for the **conditional rezoning** to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, with the following conditions:*

1. *_____"*

Motion to deny:

*"I move to recommend denial to the Township Board of Trustees for the request for **conditional rezoning** to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, 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 the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, 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 the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, with the following conditions:*

1. *The applicant shall submit an elevation of the proposed sound wall as a part of the final site plan.*
2. *The applicant shall submit a maintenance agreement for Minion Street as a part of the final site plan.*
3. *The Planning Commission grants the allowance of a maximum of 19.5 foot-candles under the canopy.*
4. *The Planning Commission grants relief from Section 2125 for exterior building materials.*
5. *_____"*

Motion to deny:

*"I move to deny the request for **preliminary site plan** approval for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, due to the following reasons:*

1._____

2._____"

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

RECEIVED
BY CW
FEB 05 2019
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

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

I. APPLICATION TYPE

- ☐ Rezoning*
- ☐ Ordinance Text Amendment
- ☒ Conditional Rezoning*
- ☐ Master Plan/Future Land Use Map Amendment

II. PROJECT LOCATION (if applicable)

Address: 1441 RUSSELL ST, Ypsilanti, MI, 48198
Parcel ID #: K-11- 10-160-003
Current Zoning: RM-2 Proposed Zoning (if rezoning): I-1
Lot Number: _____ Subdivision: _____

- ☐ Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: RLR INVESTMENTS Phone: 937-382-2248
Applicant address: 600 GILLIAM RD City: WILMINGTON State: OH Zip: 45177
Fax: — Email: SCOTT.ECCARD@RLCARRIERS.COM
Is applicant the property owner?

- ☒ YES
- ☐ NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

- ☐ Applicant has attached a letter of interest and written authorization

IV. FEES

Total: $3,000

Breakdown of fee:
Non-refundable: $1,500
Refundable: $1,500

V. APPLICANT SIGNATURE

Applicant Signature | SCOTT ECCARD (Print Name) | 1/15/2019 (Date)

***For rezoning applications only:**
Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Applicant Signature | SCOTT ECCARD (Print Name) | 1/15/2019 (Date)

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

Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

- ☐ The application is filled out in its entirety and includes the signature of the applicant
- ☐ A legal description of the property, including the street address and tax code numbers of the subject property
- ☐ A written description of how the requested rezoning satisfies the requirements identified in Section 2703
- ☐ Fees
- ☐ If applicant is not the property owner:
  - ☐ Attached statement of the applicant's interest in the subject property
  - ☐ Name and address of the record owners
  - ☐ Record owners' and other interested parties' signed consent to the petition
- ☐ A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
  - ☐ A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
  - ☐ A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
  - ☐ A boundary survey of the subject property
  - ☐ The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels
  - ☐ The location, width and names of existing streets and public or private easements adjacent to the site
  - ☐ The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
  - ☐ The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board
  - ☐ Existing and proposed zoning classification(s) of the site and adjacent parcels.

*Rezoning/ Conditional Rezoning Only (in addition to information above)

- ☐ If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 2705 for more details.
- ☐ Applicant has agreed to post signage for public notice, adhering to the following guidelines:
  - ☐ Sign will be 3' x 3'
  - ☐ Sign to be painted white
  - ☐ Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Community Development Department at 734 -485-3943"
  - ☐ Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.

R and L CARRIERS
1441 RUSSELL STREET

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement") is entered into between **RLR INVESTMENTS LLC,** a Ohio corporation, the address of which is 600 Gilliam Road, Wilmington Ohio 45177 ("Developer"), and **THE CHARTER TOWNSHIP OF YPSILANTI**, with its principal offices at 7200 S. Huron Drive, Ypsilanti, Michigan 48198 (the "Township").

R E C I T A L S :

A. Developer is the owner of certain real property located in the Township, Washtenaw County, Michigan as more particularly described on Exhibit A attached hereto (the "Property").

B. The Property includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2.

C. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

D. As part of voluntary condition of the rezoning which will result in parcel K-11-10-160-003 to be rezoned from RM-2, Multiple Family Residential to I-1, Light Industrial, the Developer has voluntarily offered the following:

The Property will be developed as illustrated on the preliminary site plan drawings (dated 7-21-20), specifically:

1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.
2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.
3. A minimum pavement setback of 80’ is provided on the south side of the property (20’ minimum by ordinance)
4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.
5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.

6. Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.

E. The Township requires the execution of a Conditional Zoning Agreement in connection with the approval of a rezoning for the Project. The proposed rezoning is submitted with a Developer's Site Plan. A copy of Developer's Site Plan is attached as Exhibit B hereto ("Site Plan").

F. Any conditions, representations or promises included in the Agreement have been voluntarily offered by the Developer to induce the Township to rezone the land to the proposed classification. The Developer and the Township agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq.

G. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property parcels shall become effective as set forth in Section 6.2 of this Agreement. Once this Agreement is approved by the Ypsilanti Charter Township Board of Trustees, it shall be binding upon the Township, the Developer, and their agents, successors and assigns. The Township Zoning Map shall be updated to reflect the amendment to within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by the Developer and entered into voluntarily by the Developer and the Township.

H. The Developer has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act.

I. This Conditional Rezoning Agreement is made by the Township pursuant to authority granted to the Township under MCLA §125.3405, as amended.

J. The Township's Planning Commission, at its October 27, 2020 meeting, recommending to the Township Board that the Developers, be granted.

K. The Township, by action of its Township Board at its meeting of (inset date) adopted a resolution and has accepted the offer of the Developer to enter into this Conditional Rezoning Agreement, which incorporates the conditions offered by the applicant.

NOW, THEREFORE, the Developer and the Township for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE I

GENERAL TERMS

1.1 Developer and the Township acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

1.2 The terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property and shall run with and bind the Property and shall bind and inure to the benefit of the successors and assigns of the parties to this Agreement.

ARTICLE 2
CONDITIONS FOR REZONING

2.1 **Representation.** The Developer represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.

2.2 **Expiration.** The Developer shall be subject to the expiration of the provisions of Section 6.2 of this Agreement.

ARTICLE 3
REZONING

3.1 **Resolution and Zoning Map Amendment.** Directly after the Township Board approval of this Conditional Rezoning Agreement, the Township Board shall pass a Resolution rezoning the Parcel K-11-10-160-003 from RM-2, Multiple Family Residential to I-1, Light Industrial zoning classification. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Township Clerk's office shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

ARTICLE 4
OBLIGATIONS AND PROPERTY RESTRICTIONS

4.1 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable Township Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable Township Ordinances and State law.

4.2 **Compliance with Township Ordinances.** The Developer shall comply with the Township Code of Ordinances, obtain any necessary approvals and permits for the development of the Property.

4.3 **Reconstruction of Minion Drive.** The Developer shall reconstruct Minion Drive per the approved Engineering Design Standards of the Charter Township of Ypsilanti. The cost of the reconstruction of Minion Drive will be the at the sole expense of the Developer. The Developer has provided the Township with a memorandum of understanding agreeing to this condition attached as Exhibit C to this agreement. The Developer shall provided a performance bond in the form of a surety bond for one hundred percent of the cost of construction as provided for in the construction cost estimate provided by the Developer. This bond shall be maintained until such time as the work has been inspected and approved by the Township.

4.4 **Maintenance of Minion Drive.** The Developer will share in the Private Road Maintenance for Minion Drive as set forth in the Private Road Maintenance Declaration dated July 13, 2021 Exhibit D. The Township shall reserve the right to inspect the condition of Minion Drive and require that the road be maintained in a manner consistent with the approved site plan for the development.

ARTICLE 5
THE TOWNSHIP'S RIGHTS AND OBLIGATIONS

5.1 **Police Powers.** The action of the Township in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the Township relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The Township is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

5.2 **Expiration.** The conditional rezoning shall be subject to Developer obtaining final site plan approval and commencing construction for phase one within two (2) years and fifteen (15) years from for phase two from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the Township. Phase one and two are outlined in Exhibit B. The Township shall have the sole discretion to determine if progress has been diligently pursued by the Developer. The Township, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

5.3 **Zoning if Expired.** If the Conditional Rezoning Agreement shall expire under its own terms and conditions as set forth in Section 5.2, the Township has the right to rezone the property following the amendment procedures set forth in Article 27 of the current Zoning Ordinance.

5.4 **Enforcement.** The Township may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the Township obtains any relief as a result of such litigation, the Developer shall pay all court costs and attorney fees incurred by the Township in connection with such suit.

5.5 **Non-Compliance.** If the Developer is developing the Property in non-compliance with the Conditional Rezoning Agreement, the Township may issue a stop work order as to any or all aspects of the Development; may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy; and may suspend further inspections of any or all aspects of the Development.

ARTICLE 6
GENERAL PROVISIONS

6.1 The **Township's Representations and Warranties.** The Township represents and warrants to the Developer as follows:

a. **Authority.** The Township has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The Township's authority shall be evidenced by appropriate resolutions.

b. **Transfer of Ownership.** The transfer of title of the Property from the Developer to an entity in which the principals of the Developer do not have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of Township Ordinances, including the Township Zoning Ordinance.

d. **Sole Authority.** The Township Board is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with the Developer.

e. **Use.** The intended land use for the Property is a permissible use under the Ypsilanti Township Zoning Ordinance.

f. **Validity of Use.** In the event that the Township Zoning Ordinance is amended such that the use provided for in this Conditional Rezoning Agreement for the Property is no longer a permitted use of right in the

I-1, Light Industrial, the use provided for in this Conditional Rezoning Agreement and continuation of that use shall be governed by the provisions of the Townships Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 22 of the Zoning Ordinance.

g. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Township's Charter, or any agreement to which the Township is a party or by which it is bound.

6.2 **The Developers Representations and Warranties.** The Developer represents and warrants to the Township as follows:

a. **Organization**. The Developer has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

b. **Authorization**. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by the Developer.

c. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.

d. **Disclosure**. No representation or warranty by the Developer, or any statement or certificate furnished to the Townships pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

e. **Litigation**. The Developer has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the Developer or its principals from carrying out the covenants and promises made herein.

f. **Financial**. The Developer is financially able to develop the Property.

g. **Compliance with Laws.** The Developer shall comply with all Laws and all Township ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

6.3 **Effective Date.** The effective date of this Conditional Rezoning Agreement is the date the Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

The parties hereto have executed this Agreement as of the year and date set forth above.

"DEVELOPER"

RLR INVESTMENTS LLC
a Ohio corporation

By:_____

Its:_____

"TOWNSHIP"

CHARTER TOWNSHIP OF YPSILANTI

By:_____
Brenda Stumbo, Supervisor

By:_____
Heather Jarrell Roe, Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, _____ of _____Corporation, on behalf of the corporation.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, Supervisor, and _____, Clerk of the Charter Township of Ypsilanti, on behalf of the Township.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

EXHIBIT A

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K -11-10-280-019
COM AT CENT OF SEC 10, TH N 87-15- 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K -11-10-160-002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K -11-10-160-003
COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

EXHIBIT B

PRELIMINARY SITE PLANS FOR

R+L CARRIERS EXPANSION

43 EMERICK STREET

YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

R+L CARRIERS
600 GILLAM ROAD
WILMINGTON, OHIO 45177
CONTACT: SCOTT ECCARD
PHONE: (937) 382-2248
EMAIL: SCOTT.ECCARD@RLCARRIERS.COM

ARCHITECT:

WAH YEE ASSOCIATES
42400 GRAND RIVER AVE. SUITE 200
NOVI, MI 48375
CONTACT: WILLIAM ELAND
PHONE: (248) 513-4391
EMAIL: WELAND@WAHYEEASSOC.COM

CIVIL ENGINEER:

PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JONATHAN CURRY
PHONE: (517) 546-8583 EXT. 232
FAX: (517) 546-8973
EMAIL: JCURRY@PEAINC.COM

LANDSCAPE ARCHITECT:

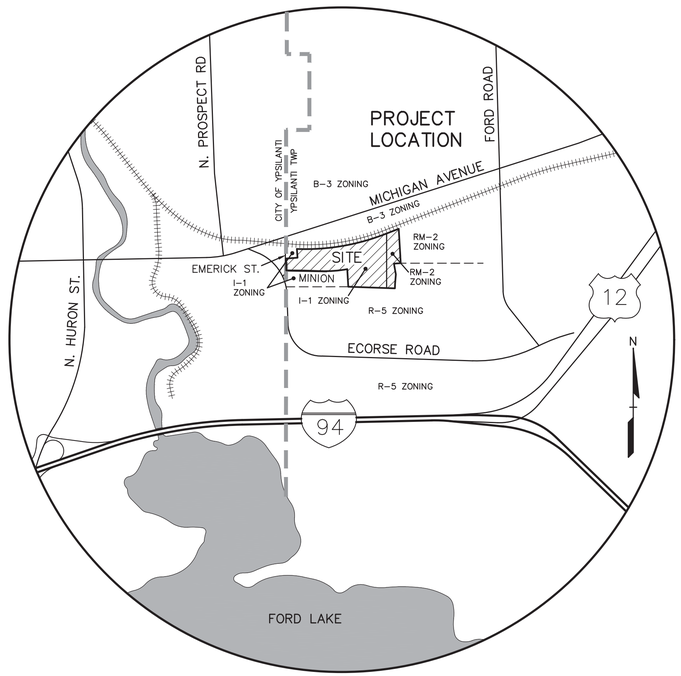
PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAINC.COM

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LOCATION MAP
NO SCALE

PROJECT NARRATIVE

R+L CARRIERS IS PROPOSING TO EXPAND THEIR EXISTING FACILITY LOCATED AT 43 EMRICK STREET, YPSILANTI MI. THE YPSILANTI TWP. R+L CARRIERS LOCATION IS A TRUCKING TERMINAL PROVIDING SHIPPING AND FREIGHT SERVICES. PROPOSED CONSTRUCTION WILL CONSIST OF A TOTAL BUILDING EXPANSION AND CONSTRUCTION OF 219,000 S.F. THE EXISTING TRUCK TERMINAL IS PROPOSED TO BE EXPANDED IN TWO LOCATIONS. AN EXISTING PORTION OF THE TERMINAL IS TO BE WIDENED PROVIDING AN ADDITIONAL 10,000 S.F. THE EAST PORTION OF THE TERMINAL IS PROPOSED TO BE EXTENDED PROVIDING AN EXPANSION OF 45,900 S.F. THE EASTERLY EXPANSION WILL PROVIDE FOR AN ADDITIONAL 80 TRUCK LOADING DOCKS. THE EXISTING FUEL STATION AND MAINTENANCE BUILDING OF 23,580 SF ARE PROPOSED TO BE DEMOLISHED AND RELOCATED TO THE SOUTH AREA OF THE SITE. A TRUCK WASH OF 8,160 IS ALSO PROPOSED TO BE LOCATED IN THIS VICINITY. TWO STORM WATER DETENTION BASINS ARE PROPOSED ON THE EASTERLY PORTION OF THE SITE. ON THE WEST PORTION OF THE SITE, EXISTING PAVEMENT WILL BE STRIPED TO PROVIDE OVERFLOW PARKING AND THE ENTRANCE GATE FOR TRUCK TRAFFIC WILL BE REMOVED. IN THE SITE'S PROPOSED CONDITION, TRUCK TRAFFIC WILL ENTER THE DRIVE FROM MINION DRIVE. IMPROVEMENTS TO MINION DRIVE ARE PROPOSED. THE SITE IS PRIMARILY ZONED I-1 AND THE CURRENT USE IS PERMITTED IN THIS ZONE. THE EAST PORTION OF THE SITE IS ZONED R-3 AND WILL REQUIRE RE-ZONING TO FACILITATE THIS USE.

INDEX OF DRAWINGS:

P-0.0 – COVER SHEET
P-1.0 – TOPOGRAPHIC SURVEY – WEST
P-1.1 – TOPOGRAPHIC SURVEY – CENTRAL
P-1.2 – TOPOGRAPHIC SURVEY – EAST
P-1.3 – TOPOGRAPHIC SURVEY – SOUTH
P-2.0 – OVERALL PLAN
P-3.0 – DIMENSION PLAN – WEST
P-3.1 – DIMENSION PLAN – CENTRAL
P-3.2 – DIMENSION PLAN – EAST
P-3.3 – DIMENSION PLAN – SOUTH
P-4.0 – GRADING PLAN – WEST
P-4.1 – GRADING PLAN – CENTRAL
P-4.2 – GRADING PLAN – EAST
P-4.3 – GRADING PLAN – SOUTH
P-5.0 – SOIL EROSION & SEDIMENTATION CONTROL PLAN–EAST
P-5.1 – SOIL EROSION & SEDIMENTATION CONTROL PLAN–WEST
P-6.0 – UTILITY PLAN – WEST
P-6.1 – UTILITY PLAN – CENTRAL
P-6.2 – UTILITY PLAN – EAST
P-6.3 – UTILITY PLAN – SOUTH
P-7.0 – STORMWATER MANAGEMENT PLAN
P-7.1 – STORMWATER NOTES & DETAILS
P-7.2 – WCWRC COMPUTATIONAL REQUIREMENTS–NORTH
P-7.3 – WCWRC COMPUTATIONAL REQUIREMENTS–SOUTH
P-7.4 – STORMWATER CALCULATIONS
P-8.0 – NOTES & DETAILS

SL-1.1 – SITE PHOTOMETRIC PLAN – WEST
SL-1.2 – SITE PHOTOMETRIC PLAN – EAST
SL-1.3 – SITE PHOTOMETRIC PLAN – SOUTH
SL-1.4 – SITE PHOTOMETRIC DETAILS

T-1.0 – TREE SURVEY PLAN – OVERALL
T-1.1 – TREE SURVEY PLAN – EAST
T-1.2 – TREE SURVEY PLAN – SOUTHEAST
T-1.3 – EXISTING TREE LIST
T-1.4 – EXISTING TREE LIST
T-1.5 – EXISTING TREE LIST

L-1.0 – PRELIM. LANDSCAPE PLAN – OVERALL
L-1.1 – PRELIM. LANDSCAPE PLAN – EAST
L-1.2 – PRELIM. LANDSCAPE PLAN – ENTRANCE
L-1.3 – PRELIM. LANDSCAPE PLAN – SOUTH

P-2.1 – ARCHITECTURAL FLOOR PLAN
P-2.2 – ARCHITECTURAL FLOOR PLAN
P-2.3 – ARCHITECTURAL FLOOR PLAN
P-2.4 – ARCHITECTURAL FLOOR PLAN

P-4.1 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.2 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.3 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.4 – ARCHITECTURAL BUILDING ELEVATIONS

STANDARD DETAIL SHEETS:

YCUA STANDARD WATER MAIN DETAILS (1 OF 2)
YCUA STANDARD WATER MAIN DETAILS (2 OF 2)
YCUA/YPSILANTI TWP STANDARD STORM SEWER DETAILS (1 OF 2)
YCUA/YPSILANTI TWP STANDARD STORM SEWER DETAILS (2 OF 2)
YPSILANTI TWP STANDARD SOIL EROSION CONTROL DETAILS (1 OF 1)

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	8-28-20

REVISIONS

STATE OF MICHIGAN
WENDY RIPPER
ENGINEER
NO. 42115
LICENSED PROFESSIONAL ENGINEER

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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f: 248.689.1044
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SP.dwg

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

COVER SHEET
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. WR | DN. WR | SUR. XXX | P.M. JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -JC\CIVIL\SITE PLANS\INDEX SHTS\P-0.0_COVER 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: N.T.S.

DRAWING NUMBER:
P-0.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

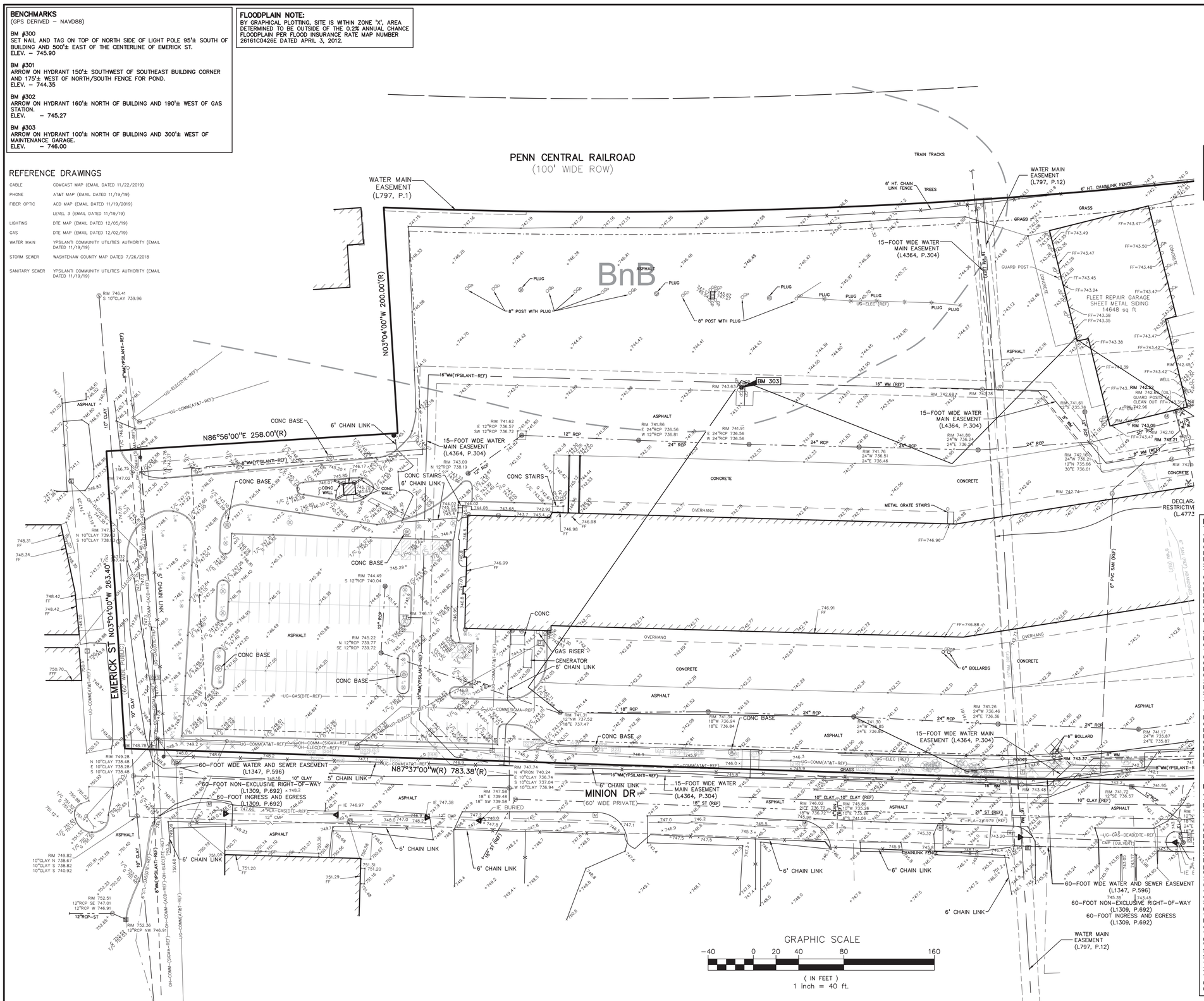
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

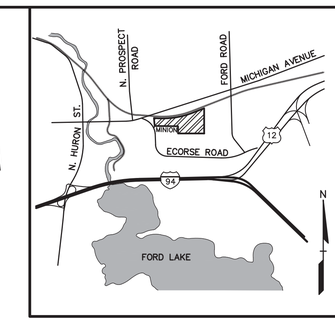
BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
WATER MAIN	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)
STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)





LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
OH-ELEC-W		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG-CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG-PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG-ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY / HEAVY DUTY / HEAVY DUTY ROW ONLY

STD DUTY / HEAVY DUTY / DEEP STRENGTH

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 10.25 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
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www.peainc.com

R.L.R. INVESTMENTS, LLC
800 GILLIAM ROAD
WILMINGTON OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - WEST
PART OF THE NW & NE 1/4 OF SECTION 10, T.03 S., R.07 E.
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN	IB	SLR	CB	P.M.	JC
–	–	–	–	–	–	–

S:\YPSILANTI\2018\2018-229_RL CARRIERS - YPSILANTI TOWNSHIP\P-1\DWG\18229-TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

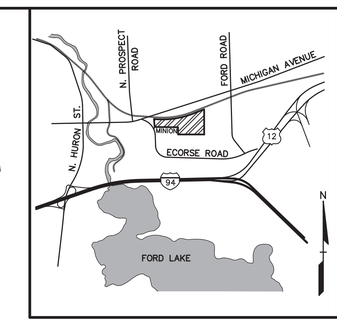
REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
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STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)

PENN CENTRAL RAILROAD
(100' WIDE ROW)

ARC = 2,053.08'
RADIUS = 4,961.15'(R)
DELTA = 23°42'39"
CHORD = 2,038.46'
CH. BRG. = N80°54'47"E

SpB



LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
OH–ELEC–W		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY | HEAVY DUTY | HEAVY DUTY R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
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Parcel Number: K –11–10–280–019
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59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE FOR THE SAME SOLE AND CONSTRUCTION PERIODICITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - CENTRAL
PART OF THE NW & NE 1/4 OF SECTION 10, T 3 S., R 07 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN	IB	SUR	CB	P.M.	JC
–	DN	IB	SUR	CB	P.M.	JC

S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPO BASE.dwg – R.L. CARRIERS – YPSILANTI TOWNSHIP – CONNELL\15XXX–TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

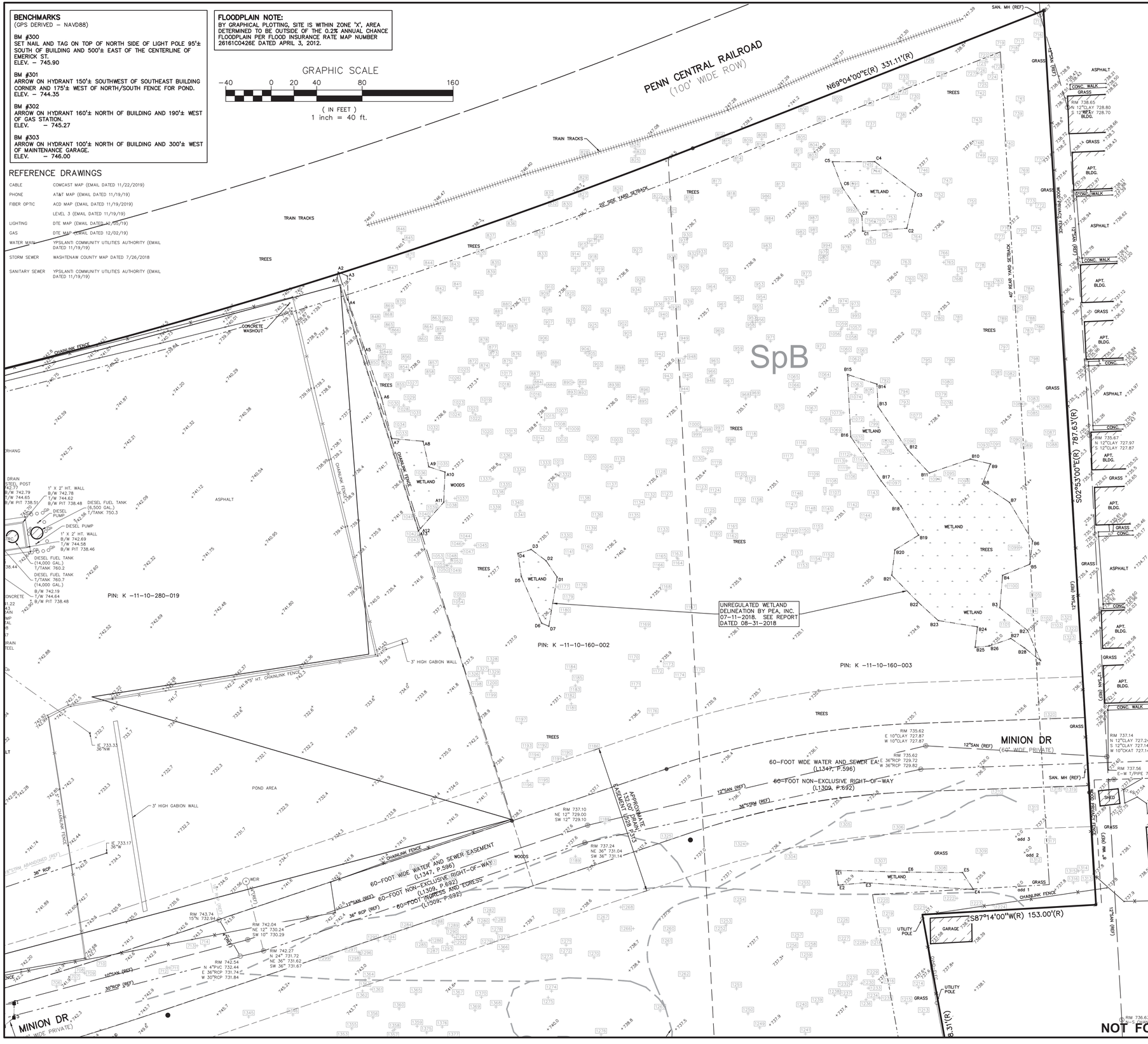
BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

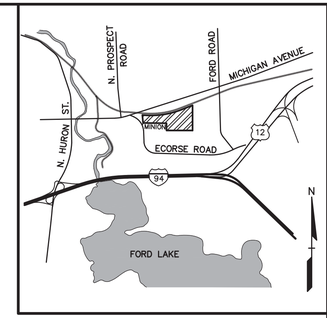
GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
WATER MAIN	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)
STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)


PENN CENTRAL RAILROAD
(100' WIDE ROW)
N69°04'00"E(R) 331.11'(R)
SAN. MH (REF)
TRAIN TRACKS
TRAIN TRACKS
TREES
TREES
TREES





LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
-OH-ELEC-	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K -11-10-280-019
COM AT CEN OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K -11-10-160-002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K -11-10-160-003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
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GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!
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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - SOUTHEAST
PART OF THE NW & NE 1/4 OF SECTION 10, T. 03 S., R. 07 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	--	DN.	IB	SUR.	CB	P.M.	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP --JC\DWG\18229-TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.3

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
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SITE ACCESSIBILITY NARRATIVE:

GENERAL TRUCK TRAFFIC PATTERNS ARE DESCRIBED AS FOLLOWS AND SCHEMATICALLY SHOWN ON THIS SHEET:

1. TRUCKS ENTER THE SITE FROM MINION DRIVE AND ACCESS THE TERMINAL THROUGH THE PROPOSED GATED CARD READER.
2. TRUCKS PASS THROUGH THE PROPOSED SAFETY INSPECTION BUILDING.
3. TRUCKS PROCEED TO THEIR DESIGNATED TRUCK BAY AND DROP OFF THEIR TRAILER.
4. CAB OF TRUCK PROCEEDS TO PROPOSED FUEL STATION FOR FUELING.
5. CAB PARKS NEAR HEATER BLOCKS AT FRONT OF SITE
6. CAB RECEIVES INSTRUCTION TO PICK UP TRAILER AT DESIGNATED TRUCK BAY
- 6A. TRUCK (WITH TRAILER) TAKES OPTIONAL PATH THROUGH TRUCK WASH
7. TRUCK (WITH TRAILER) PROCEEDS TO PROPOSED TRUCK SCALE AND EXITS THE TERMINAL THROUGH PROPOSED GATED ACCESS POINT.

EXISTING AND PROPOSED HOURS OF OPERATION:

FUEL STATION: 24 HOURS

TERMINAL: 24 HOURS

TYPICAL TRUCK VOLUMES:

EXISTING: 90–95 TRUCKS PER DAY

PROPOSED: 95–110 TRUCKS PER DAY

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST.
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB.
CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–
00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
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1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH
N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH
N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

SITE DATA TABLE:

SITE AREA: +/–45.7 ACRES

ZONING: I–1, LIGHT INDUSTRIAL

ADJACENT ZONING: R–1 ONE–FAMILY RESIDENTIAL (WEST)
R–M2 MULTI–FAMILY RESIDENTIAL (WEST)
I–1 LIGHT INDUSTRIAL (SOUTH AND EAST)

BUILDING SETBACKS

REQUIRED: FRONT: 40' MIN. FRONT YARD
REAR: 40' MIN. REAR YARD
SIDE: 20' MIN. SIDE YARD

PROVIDED: FRONT: 270' (WEST)
REAR: 591' (EAST)
SIDE: 259' (NORTH)
SIDE: 123' (SOUTH)

PARKING CALCULATIONS:

USE	PARKING REQUIREMENT
WAREHOUSES AND WHOLESALE ESTABLISHMENTS AND RELATED SPACES ACCESSORY OFFICES	5 SPACES PLUS 1 FOR EVERY EMPLOYEE IN THE LARGEST WORKING SHIFT OR FIVE PLUS 1 FOR EVERY 1,700 S.F. OF USEABLE FLOOR SPACE, WHICHEVER IS GREATER

REQUIRED PARKING:

BASED ON LARGEST SHIFT:
5 SPACES + 150 EMPLOYEES*1 SPACE/EMPLOYES = 155 SPACES

BASED ON BUILDING BUILDING AREA:
(EXISTING AND PROPOSED): 219,000 S.F.
5 SPACES + (1 SPACE)*(219,000 S.F./1,700 S.F.) =134 SPACES

TOTAL SPACES REQUIRED (GREATER OF TWO CALCS) = 155 SPACES

PROVIDED PARKING:

EXISTING PARKING:	130 SPACES (INCL. 7 ACCESSIBLE)
PROPOSED PARKING:	39 SPACES (EMPLOYEE OVERFLOW) 30 SPACES (MAINTENANCE AREA– PKG, INCL. 2 ACCESSIBLE)
TOTAL SPACES PROVIDED:	199 SPACES (INCL. 9 ACCESSIBLE)

MINION DRIVE PAVING NARRATIVE::

The scope of work for the proposed expansion of the RL Carriers site includes the rehabilitation of Minion Drive. Minion Drive is a private road that currently serves several industrial and commercial businesses located along its south side. The RL Carriers site abuts Minion Drive to the north and to the east but currently only uses the road for emergency access purposes. With the expansion of the RL Carriers site, Minion Drive will be used for general truck traffic to access their site and improvements will be made to the drive to facilitate this.

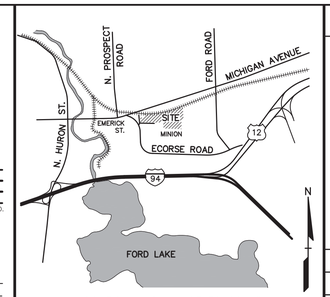
Drive rehabilitation will extend from Emerick Street west to the proposed RL Carriers gate access. Improvements will include demolishing and reconstructing approximately 1350' of roadway in accordance with Washtenaw County Road Commission standards. Drainage improvements related to the drive will also be addressed at the time of reconstruction. Improvements will be coordinated with all businesses adjacent to Minion Drive.

The re–construction of Minion Drive will occur after the RL Carriers site improvements are complete. Construction staging will be coordinated with the other properties access by the roadway. Minion Drive in its current state will be used to access the RL Carriers site during the proposed expansion.

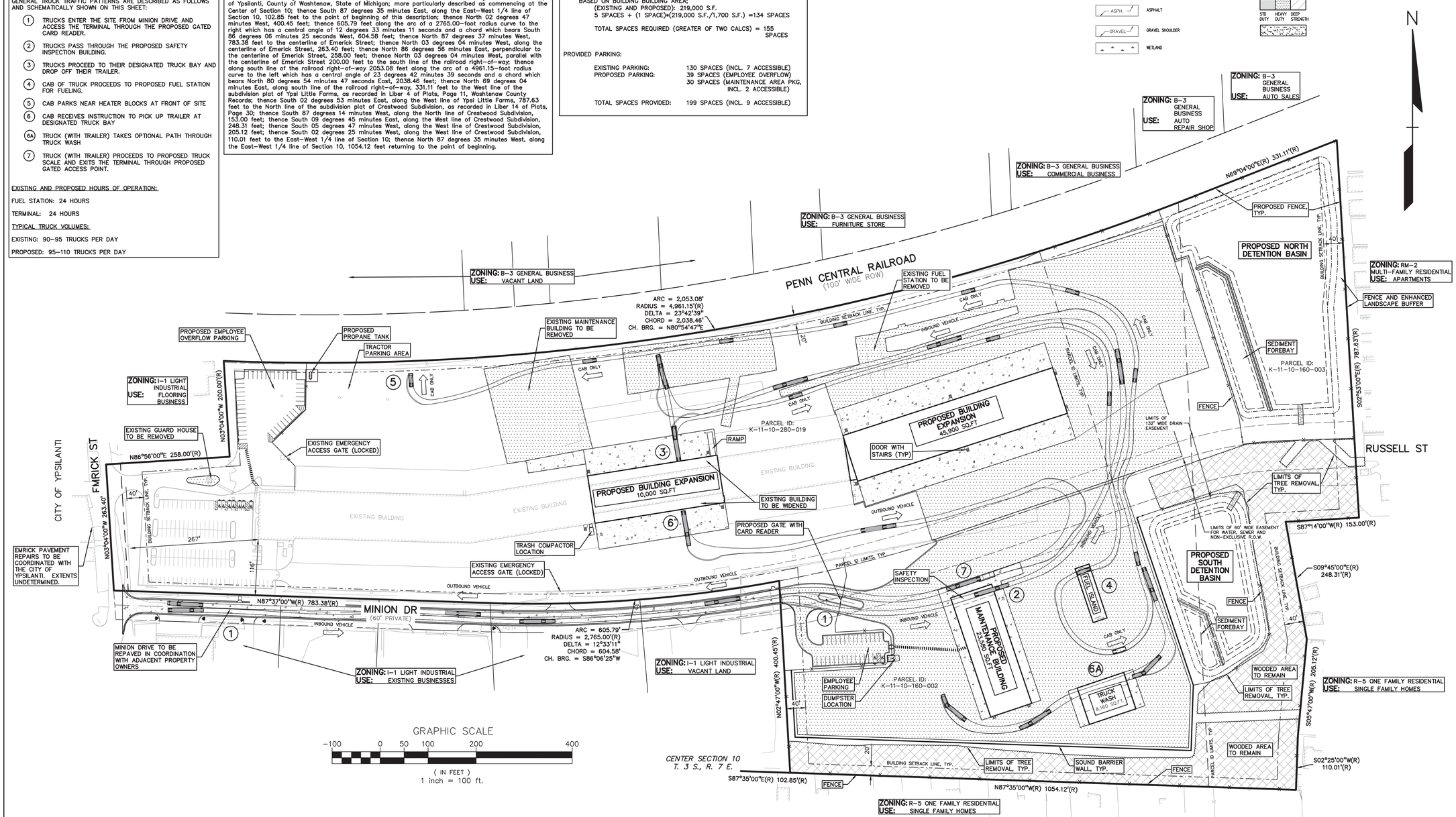
LEGEND

IRON FOUND, IRON SET, NAIL FOUND, NAIL & CAP SET, BRASS PLUG SET, MONUMENT FOUND, MONUMENT SET, SEC. CORNER FOUND
R RECORDED, M MEASURED, C CALCULATED

EXISTING	PROPOSED
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UNDERGROUND CABLE TV, CATV PEDESTAL	
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS MAIN, VALVE & GAS LINE MARKER	
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
SANITARY SEWER, CLEANOUT & MANHOLE	
STORM SEWER, CLEANOUT & MANHOLE	
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SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
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UNIDENTIFIED STRUCTURE	
816.06 SPOT ELEVATION	671.21
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CONC. CONCRETE	STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPH. ASPHALT	STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL GRAVEL SHOULDER	
WETLAND	



LOCATION MAP – NOT TO SCALE



GRAPHIC SCALE
–100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	PROV. PER MCWRC	7–25–20
2	WR	JC	REVISIONS	7–29–20

CAUTION!!
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OVERALL PLAN
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DR.	CHK.	APP.
WR	WR	XXX	P.M.

S:\PROJECTS\2018\2018–229\CAD\SITE PLAN\SITE PLAN\X–OVERALL 2018–229.DWG, 7–29–2020 9:37:44 AM, jcarr

ORIGINAL ISSUE DATE: MARCH 3, 2020

PEA JOB NO. 2018–229

SCALE: 1"=100'

DRAWING NUMBER: P–2.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
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ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

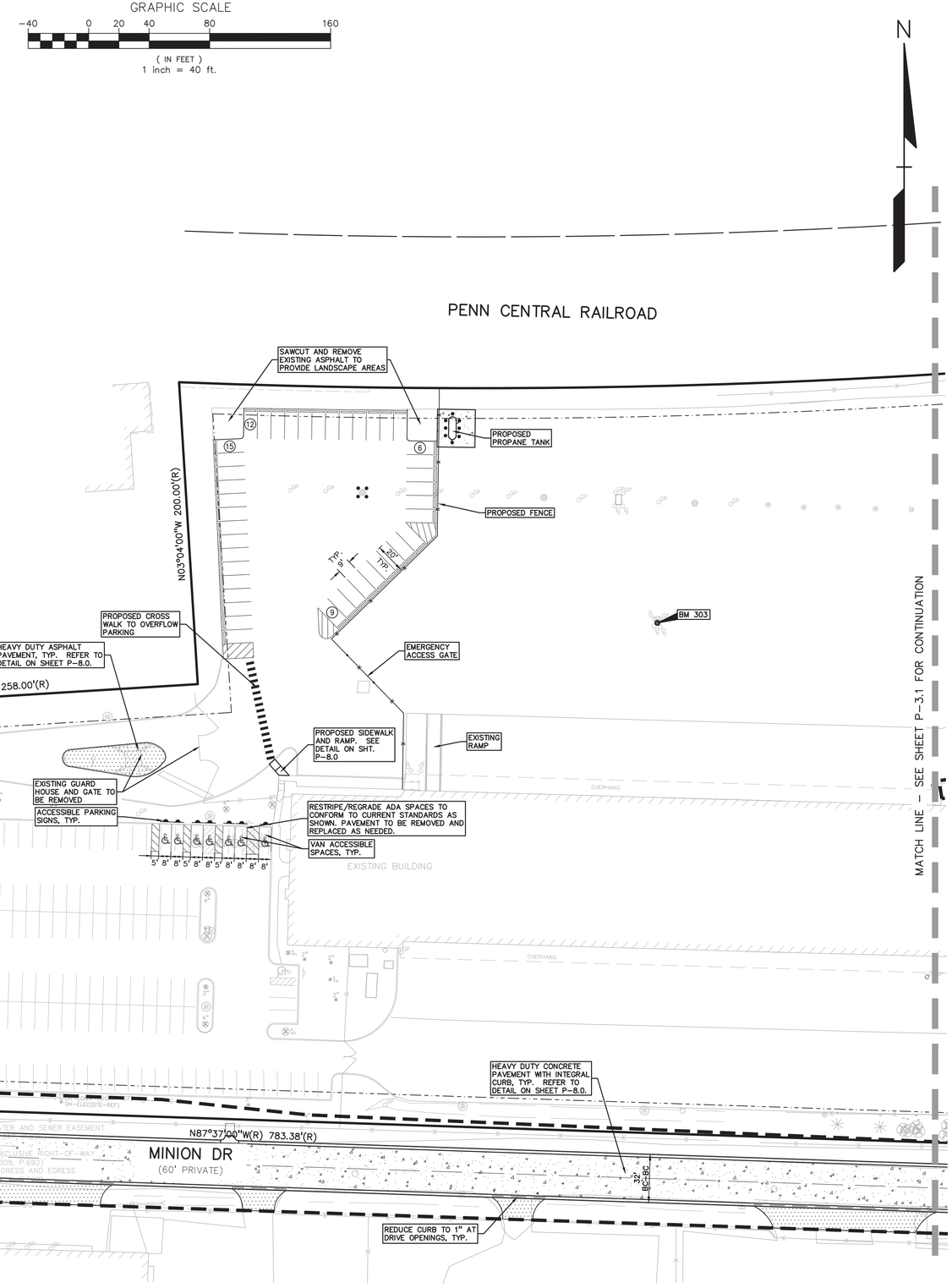
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

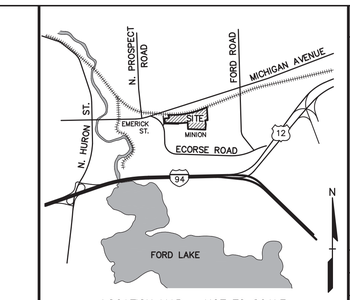
GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

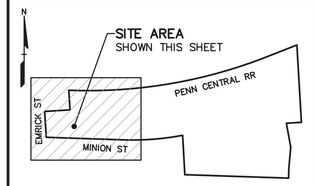
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO NOTES & DETAILS SHEET FOR ON–SITE PAVING DETAILS.
3. REFER TO NOTES & DETAILS SHEET FOR ON–SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE TWP. ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
8. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL TWP. INSPECTION FEES.
9. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
10. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, TWP. AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
13. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
14. PROVIDE EXPANSION JOINTS AND JOINT SEALANT AT TWO "END–OF–RADIUS" LOCATIONS (OPPOSITE SIDES AT EACH LONG END) OF CONCRETE CURB ISLANDS.
15. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
16. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
17. PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW:
    - 17.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
    - 17.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
    - 17.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
18. CONCRETE PAVEMENT JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
    - 18.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE PROVIDE A MINIMUM ½" EXPANSION JOINT WITH SEALANT, THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A ½INCH TO ALLOW FOR SEALING
    - 18.2. WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT) PROVIDE 5/8"DOWELS EVERY 30"CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
    - 18.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 18.4. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED CURBING PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 18.5. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS;
        - 18.5.1. 6–INCH THICK CONCRETE PAVEMENT: 12' X 12'
        - 18.5.2. 8–INCH THICK CONCRETE PAVEMENT: 15' X 15'
    - 18.6. IRREGULAR–SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
    - 18.7. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
19. CONCRETE CURBING JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION;
    - 19.1. WHERE PROPOSED CONCRETE CURBING ABUTS A STRUCTURE PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 19.2. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 19.3. WHERE PROPOSED CONCRETE ABUTS EXISTING CURBING PROVIDE A MINIMUM ½" EXPANSION JOINT WITH SEALANT
    - 19.4. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT)
        - 19.4.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
        - 19.4.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
    - 19.5. CONTROL JOINTS SHALL BE PLACED A MAXIMUM 10' CENTER TO CENTER AND AT ALL RADIUS RETURNS

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
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EXISTING		PROPOSED
–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
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	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
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	POST INDICATOR VALVE	
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M T T	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
–X–X–X–	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

REVISIONS

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DIMENSION PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – ACV\DWG\SITE PLAN\NOXV 3X17\[P–3.0 DIM 2018-229 ZONING

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
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(GPS DERIVED – NAVD88)

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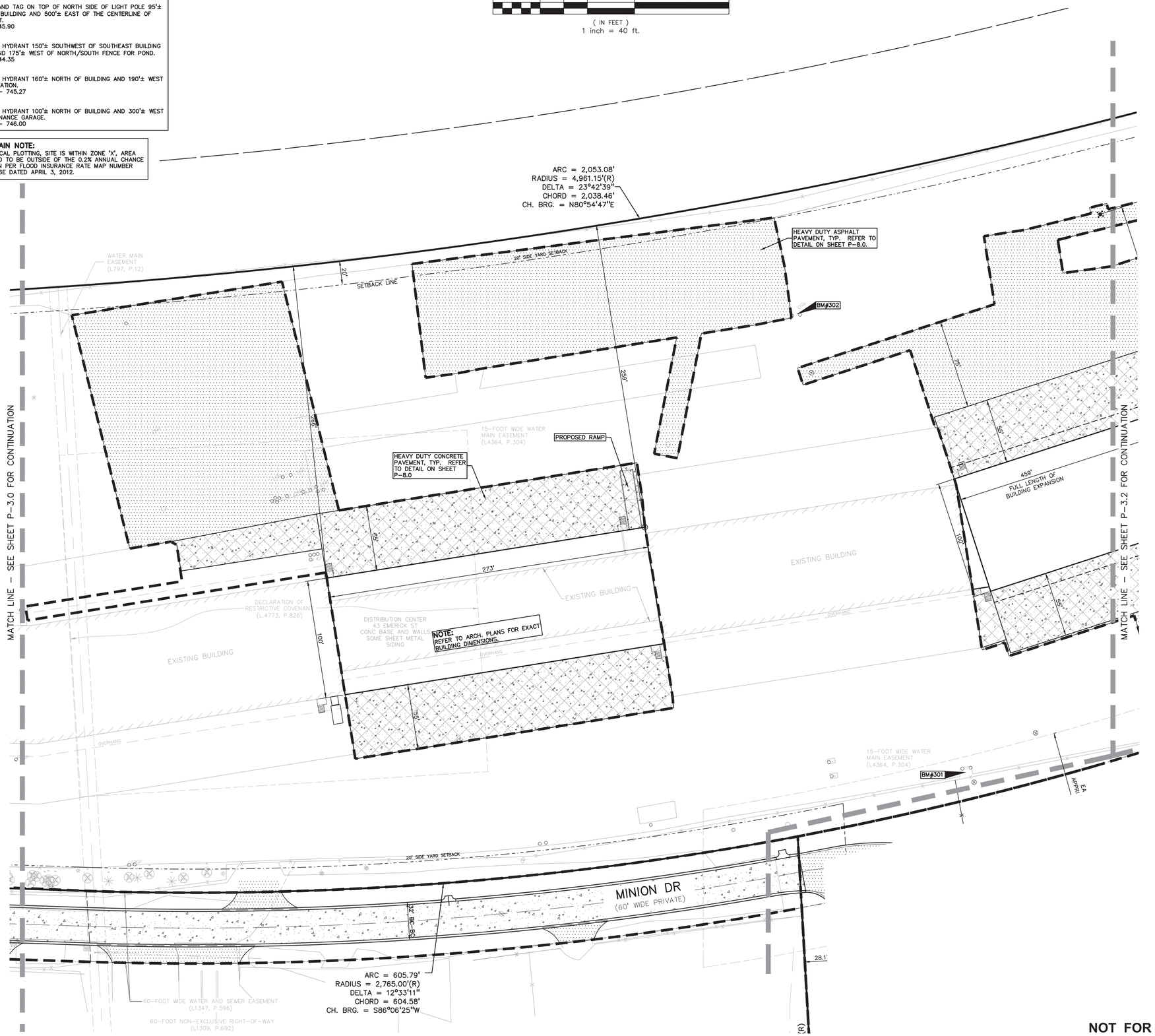
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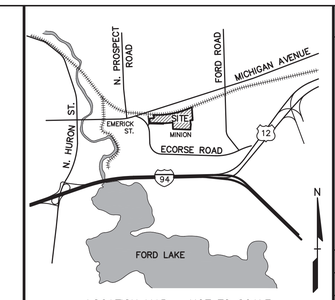
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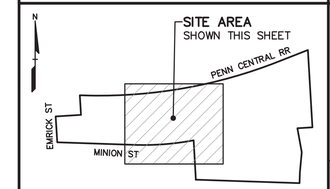
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N





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SITE MAP – NOT TO SCALE

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		WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

GENERAL NOTES:

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2. REFER TO SHEET P–8.0 FOR ON–SITE PAVING DETAILS.
3. REFER TO MDOT STANDARD PLANS FOR ON–SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH YPSILANTI TOWNSHIP CURRENT STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

NOT FOR CONSTRUCTION

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No.	BY	CHK	DESCRIPTION	DATE
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1	WR	JC	REV. PER WCWRC	9–28–20

REVISIONS

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DIMENSION PLAN - CENTRAL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 9\TS\P–3.0.DWG 2018–229

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

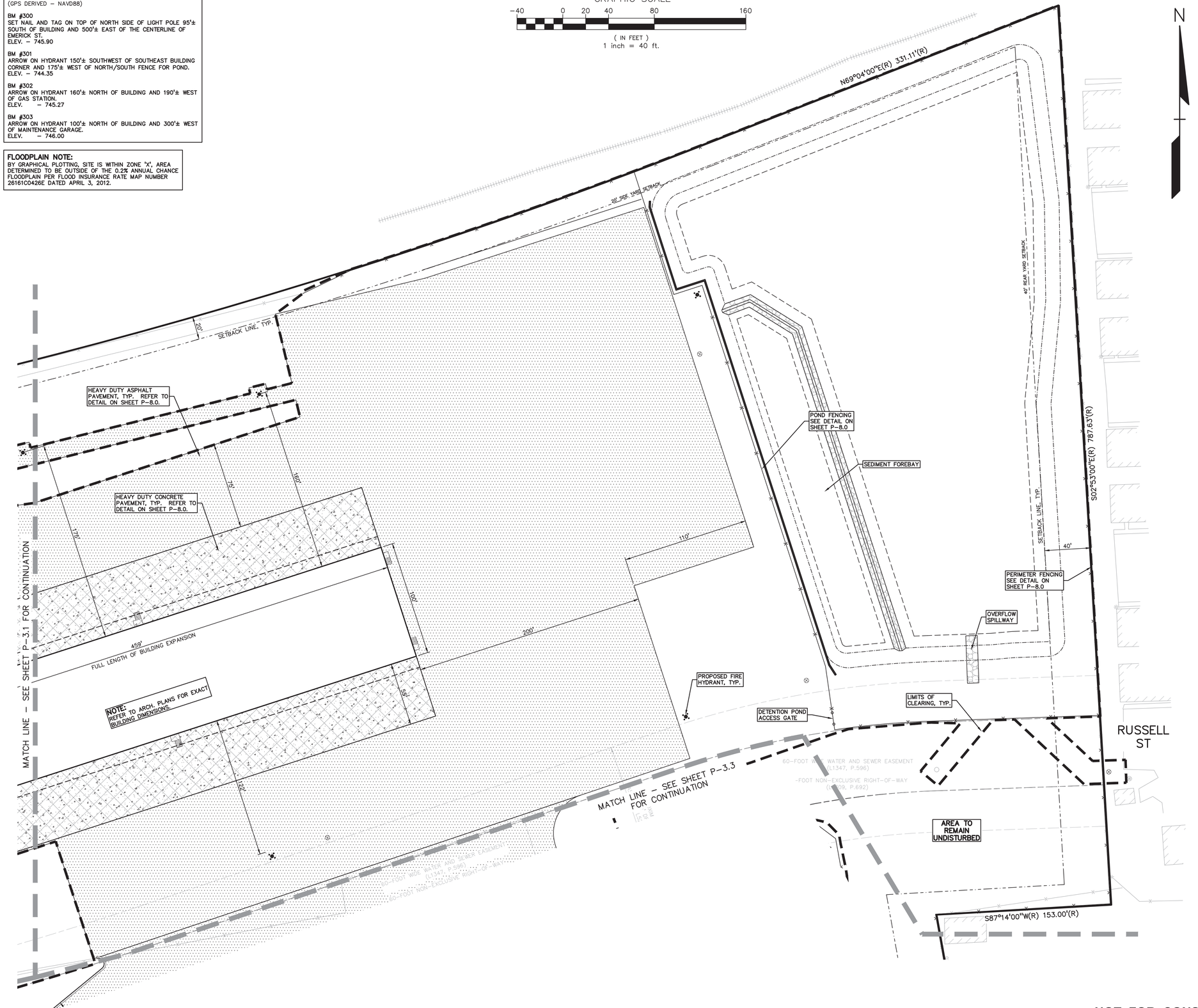
BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

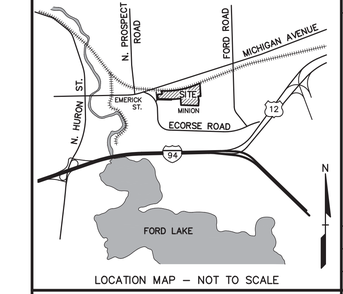
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

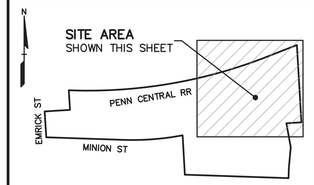
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
-OH-ELEC-		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-		UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC-		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY	HEAVY DUTY	R.O.W. ONLY
STD DUTY	HEAVY DUTY	DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	8-28-20

REVISIONS

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DIMENSION PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP –ACI\WC\SITE PLANS\NOV 3RTS\P-3.2 (SP 2018-229).dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
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LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
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SPOT ELEVATION
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STREET LIGHT
SIGN
CONCRETE
ASPHALT
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STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

MATCH LINE – SEE SHEET P–3.1 FOR CONTINUATION
MATCH LINE – SEE SHEET P–3.2 FOR CONTINUATION
GATE WITH CARD READER
EASEMENT APPROXIMATE L528 P213
TRUCK SCALE
DETENTION POND ACCESS GATE
SOUND BARRIER WALL, TYP. WALL TYPE TO BE DETERMINED
HEAVY DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET P–8.0.
LIMITS OF CLEARING, TYP.
OVERFLOW SPILLWAY
SEDIMENT FOREBAY
POND FENCING SEE DETAIL ON SHEET P–8.0
AREA TO REMAIN UNDISTURBED
PERIMETER FENCING SEE DETAIL ON SHEET P–8.0
TURNSTILE FOR EMPLOYEE ENTRY
PROPOSED CROSS WALK TO EMPLOYEE PARKING
DUMPSTER ENCLOSURE SEE DETAIL ON SHEET P–8.0
PARKING FOR MAINTENANCE BUILDING
PROPOSED FENCE, TYP.
HEAVY DUTY CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET P–8.0.
NOTE: REFER TO ARCH. PLANS FOR EXACT BUILDING DIMENSIONS, TYP.
SOUND BARRIER WALL, TYP. WALL TYPE TO BE DETERMINED
LOCATION OF WALL HEIGHT TRANSITION
WALL HT. 12'
WALL HT. 16'
WALL HT. 18'
40' FRONT YARD SETBACK
40' REAR YARD SETBACK
20' SIDE YARD SETBACK
60-FOOT WIDE WATER (L1347, P-586)
60-FOOT NON-EXCLUSIV. (L1309, P-643)
60-FOOT INGRESS AND EGRESS (L1309, P-687)
N02°47'00"W(R) 400.45'(R)
S87°14'00"W(R) 153.00'(R)
S09°45'00"E(R) 248.31'(R)
S05°47'00"W(R) 205.12'(R)
S02°25'00"W(R) 110.01'(R)
N87°35'00"W(R) 1054.12'(R)
0"E(R) 102.85'(R)

LOCATION MAP – NOT TO SCALE
N. HURON ST. · N. PROSPECT ROAD · FORD ROAD · MICHIGAN AVENUE · EMERICK ST. · SITE · MINION · ECORSE ROAD · 12 · 94 · FORD LAKE

SITE MAP – NOT TO SCALE
SITE AREA SHOWN THIS SHEET
EMRICK ST · PENN CENTRAL RR · MINION ST

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
2	WR	JC	REV. PER WCWRC	8-28-20

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DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLANS\NOV 3\P3\[P-3.0] DM 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.3

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

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(GPS DERIVED – NAVD88)

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ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

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GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.

2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.

4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE WCWRC PRIOR TO CONSTRUCTION.

5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.

6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.

7. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.

8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

10. ON–SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON–SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.

11. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.

12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.

13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.

14. ANY SUB–GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

SITE SOILS NOTE/LEGEND:

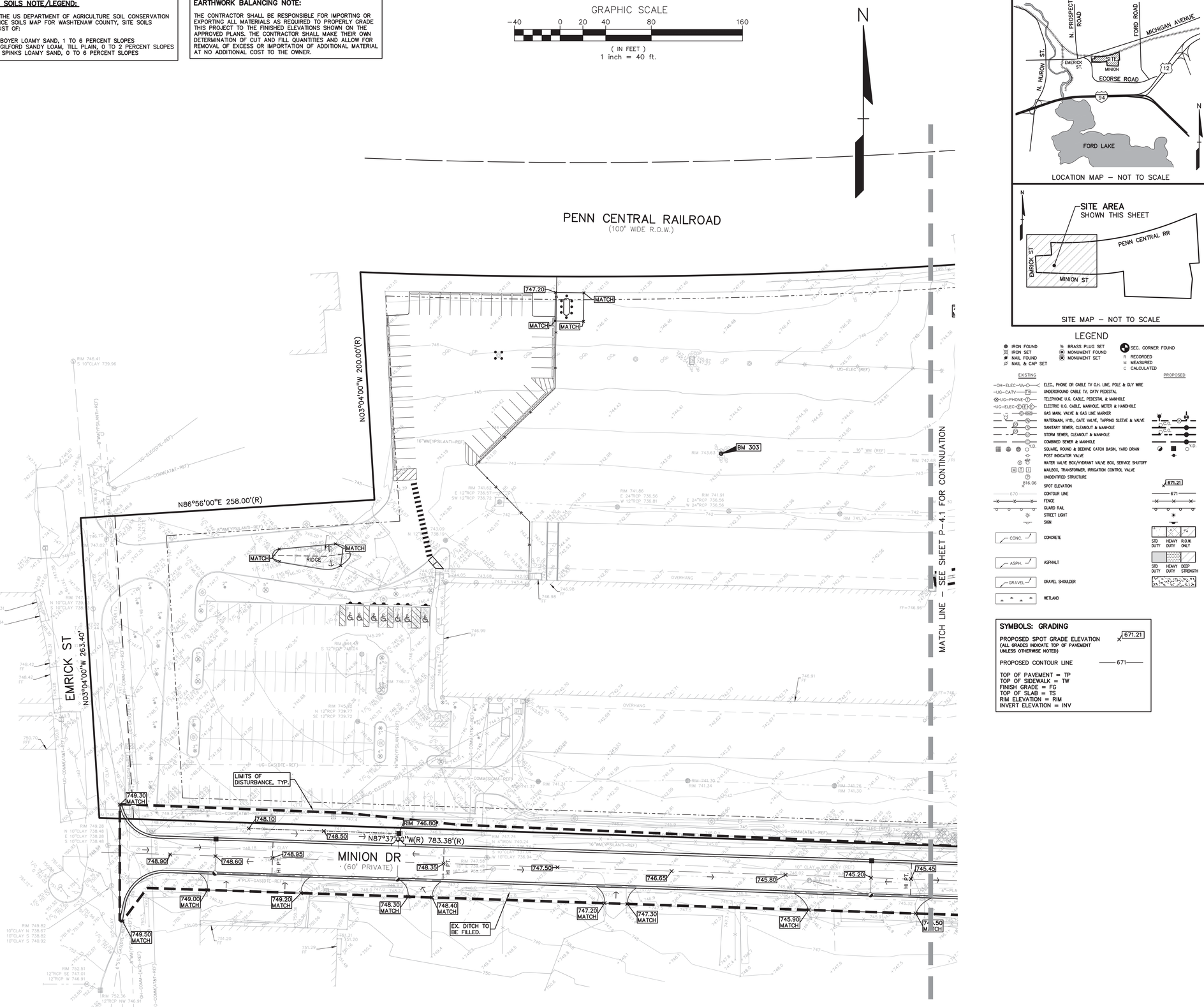
PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTENAW COUNTY, SITE SOILS CONSIST OF:

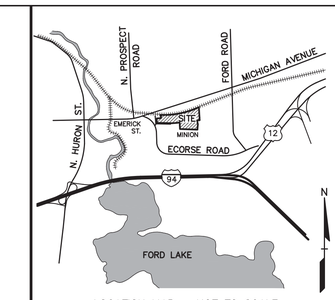
BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE

SITE MAP – NOT TO SCALE

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET
⊠ IRON SET	◉ MONUMENT FOUND
◤ NAIL FOUND	◉ MONUMENT SET
⊘ NAIL & CAP SET	✚ SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
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		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
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		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION (ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED) 671.21

PROPOSED CONTOUR LINE 671

TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
RIM ELEVATION = RIM
INVERT ELEVATION = INV

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

REVISIONS

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

GRADING PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLANS\NOV 9\P4.0_P-4.0 GRAD 2018-229.dwg

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: 1"=40'
DRAWING NUMBER: P-4.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SITE SOILS NOTE/LEGEND:

PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTENAW COUNTY, SITE SOILS CONSIST OF:

BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

PENN CENTRAL RAILROAD
(100' WIDE ROW)
ARC = 2,053.08'
RADIUS = 4,961.15'(R)
DELTA = 23°42'39"
CHORD = 2,038.46'
CH. BRG. = N80°54'47"E

MATCH LINE – SEE SHEET P–4.0 FOR CONTINUATION

MATCH LINE – SEE SHEET P–4.2 FOR CONTINUATION

20' SIDE YARD SETBACK

RIDGE

PROP. STORM SEWER (TYP)

PROP. W.M. (TYP)

LIMITS OF DISTURBANCE, TYP.

MATCH EXISTING GRADES WHERE NEW PAVEMENT ABUTS EXISTING, TYP.

50" HIGH TRUCK DOCK, TYP

PROPOSED BUILDING EXPANSION
27,365 SQ.FT.

DISTRIBUTION CENTER
43 EMERICK ST
CONC BASE AND WALLS
SOME SHEET METAL SIDING

20' EMERGENCY ENTRANCE GATE (NORMALLY LOCKED)

MINION DR
(60' PRIVATE)

ARC = 605.79'
RADIUS = 2,765.00'(R)
DELTA = 12°33'11"
CHORD = 604.58'
CH. BRG. = S86°06'25"W

LIMITS OF DISTURBANCE, TYP.

BM#301

BM#302

RIM 741.30

RIM 741.10

RIM 740.80

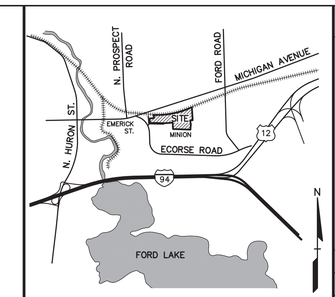
GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

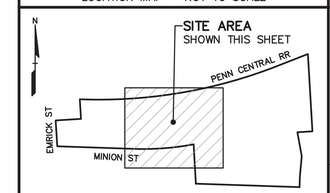
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT OR FINISH GRADE UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF YPSILANTI TOWNSHIP AND WASHTENAW COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE TOWNSHIP PRIOR TO CONSTRUCTION.
5. SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET P–8.0 REFER TO SHEETS P–5.0 AND P–5.1 FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
8. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED	
-OH-ELEC-		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-		UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC-		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21
671

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION 671.21
(ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED)

PROPOSED CONTOUR LINE 671

TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
RIM ELEVATION = RIM
INVERT ELEVATION = INV

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

REVISIONS

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GRADING PLAN - CENTRAL R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS\ YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 9\YTLV (P–4.0) GRAD 2018-229 SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
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GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S02°25'00"E(R) 787.63'(R)

S87°14'00"W(R) 153.00'(R)

RUSSELL S

MATCH LINE – SEE SHEET P–4.1 FOR CONTINUATION

MATCH LINE – SEE SHEET P–4.3 FOR CONTINUATION

PROPOSED NORTH DETENTION BASIN
HW ELEV 736.0
LW ELEV 731.7

GRADE DETENTION BASIN SLOPES USING A 1:3 SLOPE MAXIMUM, TYP. SEE TYPICAL POND CROSS SECTIONS ON SHEET P–7.1

DRAINAGE SWALE AT 1.0% MINIMUM.

SEDIMENT FOREBAY OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAIL

SEDIMENT FOREBAY SEE SHEET P–7.1 FOR DETAIL AND CROSS SECTION A–A

RETAINING WALL MAXIMUM HEIGHT 4.0'

PROPOSED WATER MAIN, TYP. REFER TO UTILITY PLAN.

OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAIL

MATCH EXISTING GRADES WHERE NEW PAVEMENT ABUTS EXISTING, TYP.

50" HIGH TRUCK DOCK, TYP

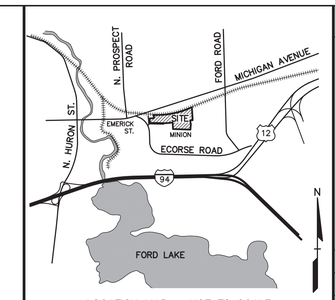
PROPOSED BUILDING EXPANSION
45,900 SQ.FT.

LIMITS OF DISTURBANCE, TYP.

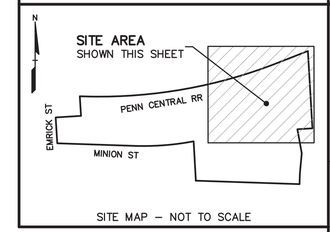
PROP. W.M. (TYP)

PROP. STORM SEWER (TYP)

40' REAR YARD SETBACK



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
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		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21
671

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION (ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED) — 671.21
PROPOSED CONTOUR LINE — 671
TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
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INVERT ELEVATION = INV

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BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

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GRADING PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\NEW 9-9\TS\2-4-0 2842 2018-229SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.2

BENCHMARKS
(GPS DERIVED – NAVD88)

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LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

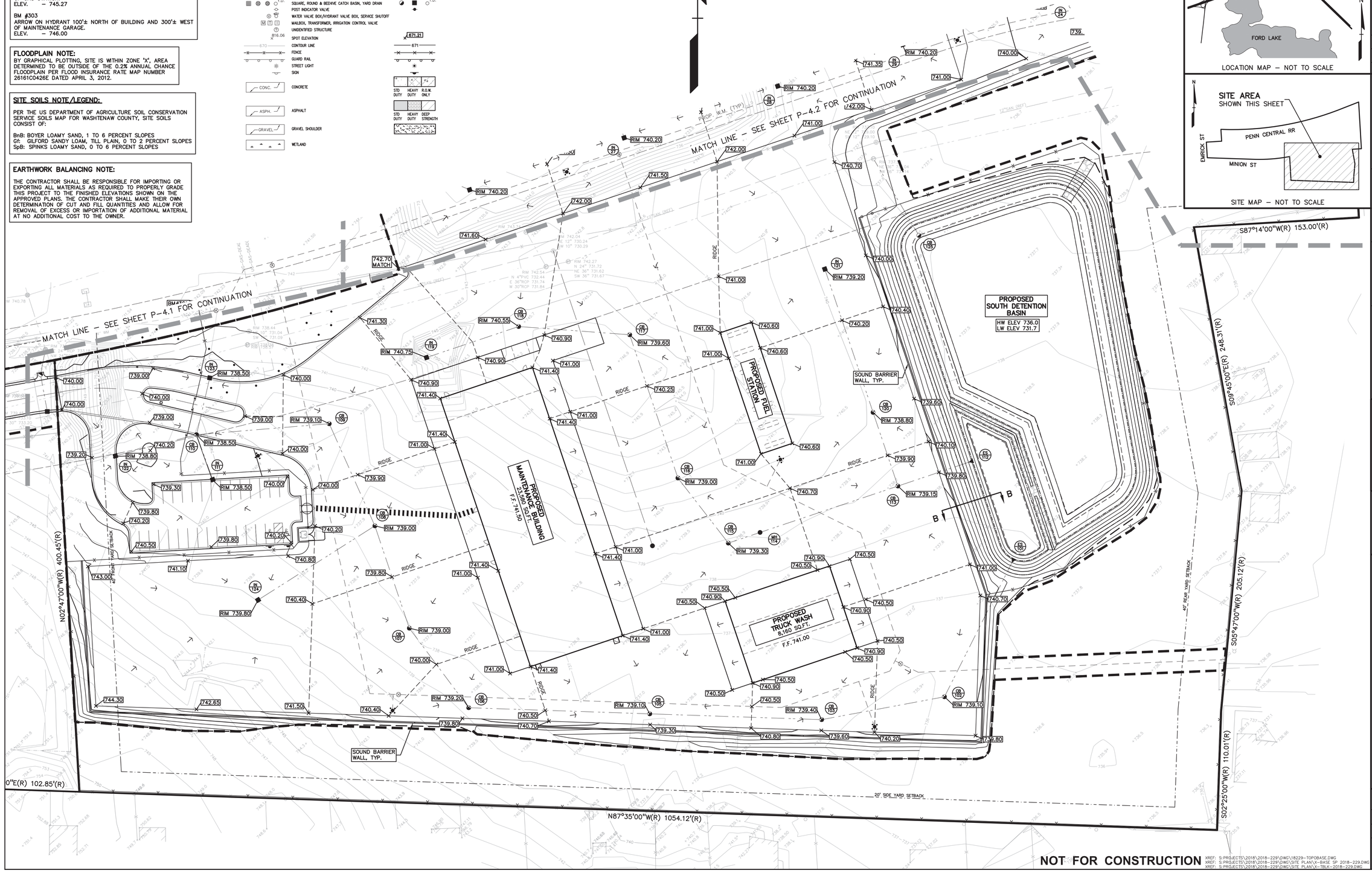
SYMBOLS: GRADING

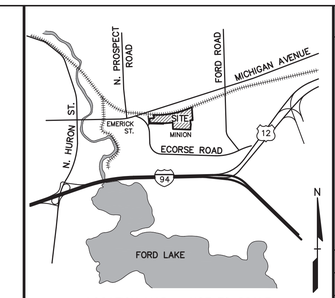
PROPOSED SPOT GRADE ELEVATION (ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED) — 671.21
PROPOSED CONTOUR LINE — 671

TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
RIM ELEVATION = RIM
INVERT ELEVATION = INV

N

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE

SITE MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	REV. PER YPSILANTI TWP.	REV. PER WCWRC	DATE
1	WR	JC				7-21-20
2	WR	JC				9-28-20

REVISIONS

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

GRADING PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

G:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLAN\NEW SHTS\P-4.0 GRAD 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.3

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS OCCURRED.
2. ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
3. ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
4. SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
5. INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
6. A WATER TRUCK SHALL BE AVAILABLE TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL..

SITE SOILS NOTE/LEGEND:

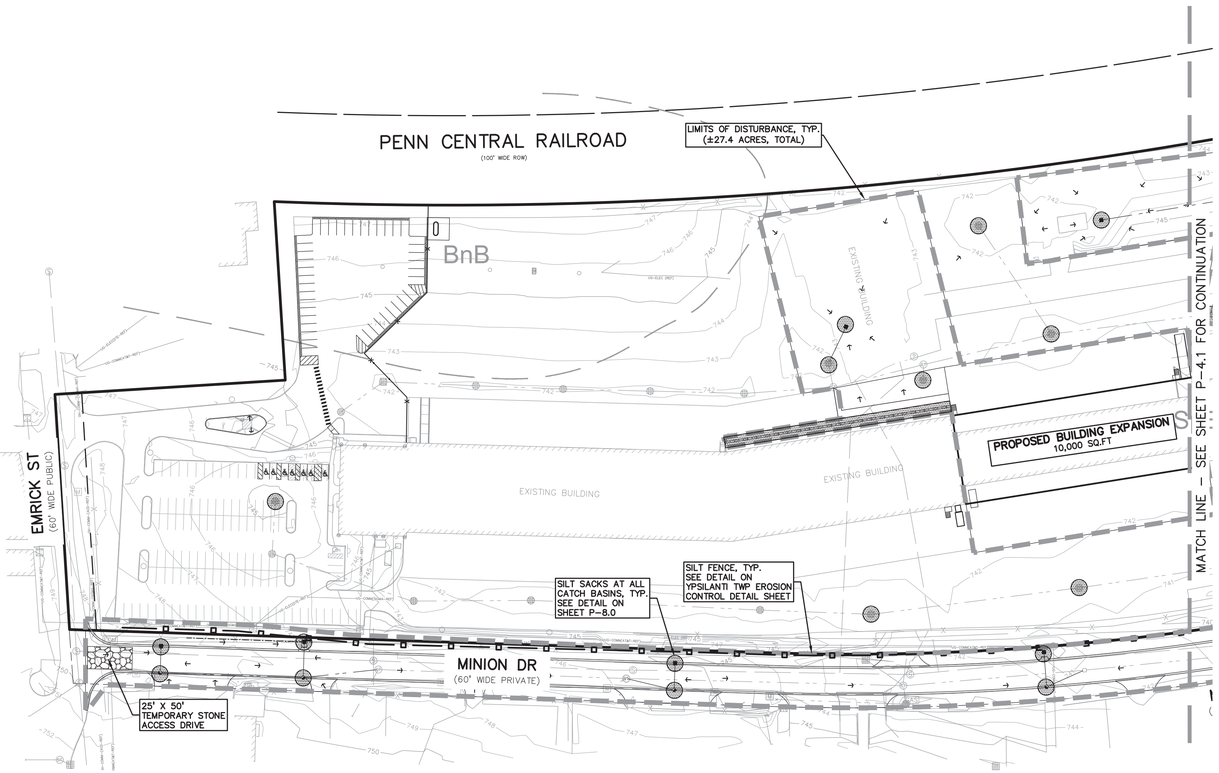
PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTENAW COUNTY, SITE SOILS CONSIST OF:

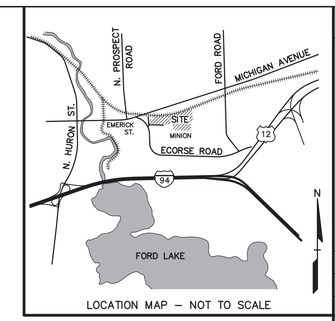
BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

NOTE:

SEE YPSILANTI TWP. STANDARD SOIL EROSION CONTROL DETAIL SHEETS FOR FURTHER NOTES AND DETAILS

GRAPHIC SCALE
–80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.





LOCATION MAP – NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
–OH–ELEC–W–O–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–TV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–T–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–E–E–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS	GAS MAIN, VALVE & GAS LINE MARKER	
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	U.G.D.
S	SANITARY SEWER, CLEANOUT & MANHOLE	U.G.D. C.O.
S	STORM SEWER, CLEANOUT & MANHOLE	C.O.
C	COMBINED SEWER & MANHOLE	U.D.
C.B. U.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
W	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T E	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06 ×	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	
WaA	SOIL TYPE	
	SOIL TYPE LIMITS	

SYMBOLS: EROSION CONTROL
- SILT FENCE, TYP.
- STORM SEWER INLET FILTER
- TEMPORARY CONSTRUCTION ACCESS DRIVE.

EROSION CONTROL STANDARDS:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AGENCY UNDER PART 91 OF ACT 451 OF 1994, AS AMENDED.
2. DAILY INSPECTIONS SHALL BE MADE BY CONTRACTOR WHILE WORKING TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY. ALL SOIL EROSION CONTROL PROVISIONS SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF– SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN–MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGE AREAS HAVE BEEN COMPLETED.
5. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
7. DUST SHALL BE CONTROLLED BY WATERING OR BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
9. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
10. ANY WORK OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REQUIRE A SEPARATE GRADING PERMIT.
11. FOLLOWING THE PLACEMENT OF 4" OF TOPSOIL AND HYDROSEED, STRAW MULCH BLANKET IS TO BE INSTALLED PERPENDICULAR ALONG THE PROPOSED SLOPES 1:4 OR STEEPER FROM TOP OF SLOPE TO TOE OF SLOPE, INCLUDING DITCH BOTTOMS, AND IT MUST BE PEGGED IN PLACE.
12. ALL MUD/DIRT TRACKED ONTO EXISTING COUNTY/CITY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
13. TEMPORARY STABILIZATION OF THE ENTIRE SITE SHALL BE COMPLETED AND APPROVAL OBTAINED FROM THE WASHTENAW COUNTY DRAIN COMMISSIONERS OFFICE PRIOR TO THE ISSUANCE OF ANY SINGLE FAMILY DWELLING PERMITS.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER WCWRC	9–28–20

REVISIONS

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SOIL EROSION & SEDIMENTATION CONTROL PLAN-EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 9\TS\P–5.0) SESC 2018–229.DWG

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=80'

DRAWING NUMBER:
P-5.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

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ELEV. – 745.27

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ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

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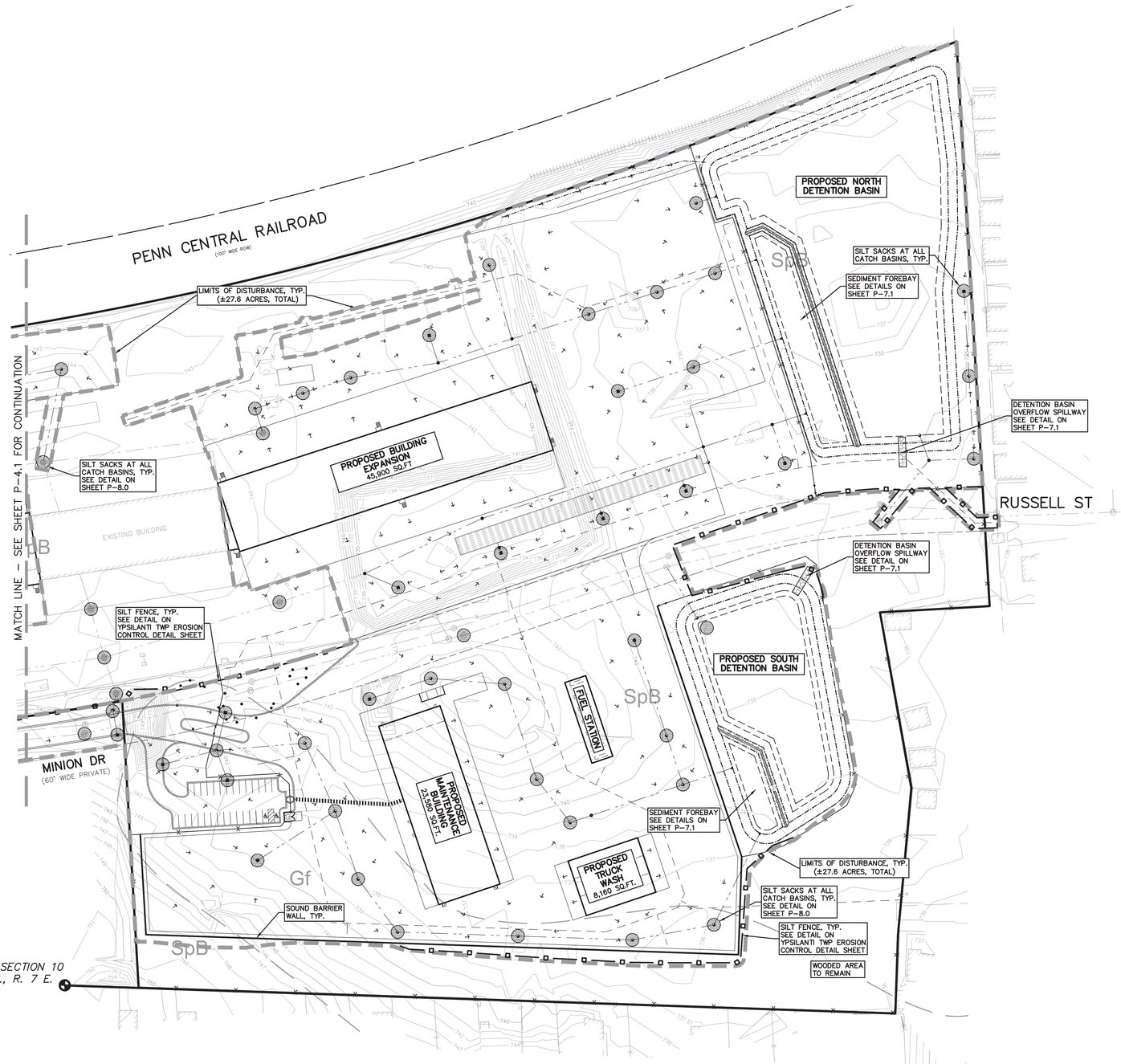
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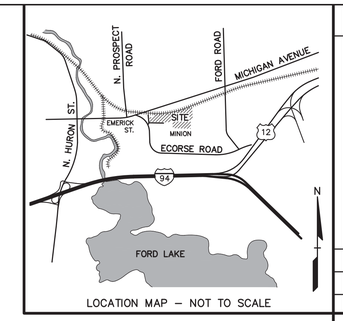
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NOTE:

SEE YPSILANTI TWP. STANDARD SOIL EROSION CONTROL DETAIL SHEETS FOR FURTHER NOTES AND DETAILS

GRAPHIC SCALE
–80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.





LOCATION MAP – NOT TO SCALE

N

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
-OH-ELEC-W-O-	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
-UG-CATV-TV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-T-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-E-E-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
-UG-GAS-GM-	GAS MAIN, VALVE & GAS LINE MARKER	
-W-W-	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
-S-S-	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
-S-S-	STORM SEWER, CLEANOUT & MANHOLE	C.O.
	COMBINED SEWER & MANHOLE	C.O.
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	C.B.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	
WaA	SOIL TYPE	
	SOIL TYPE LIMITS	

SYMBOLS: EROSION CONTROL
- SILT FENCE, TYP.
- STORM SEWER INLET FILTER
- TEMPORARY CONSTRUCTION ACCESS DRIVE.

NOT FOR CONSTRUCTION

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XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
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No.	BY	DESCRIPTION	DATE
1	WR	REV. PER YPSILANTI TWP.	7-21-20
1	WR	REV. PER WCWRC	5-28-20

REVISIONS

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PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – ACV\DWG\SITE PLAN\DWG\P-5.1 SESC 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=80'

DRAWING NUMBER:
P-5.1

BENCHMARKS
(GPS DERIVED – NAVD88)

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GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF YPSILANTI TOWNSHIP AND THE YPSILANTI COMMUNITY UTILITIES AUTHORITY (YCUA).
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
5. THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC., IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
7. YCUA STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE YCUA STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTE AND DETAILS.

STORM SEWER NOTES:

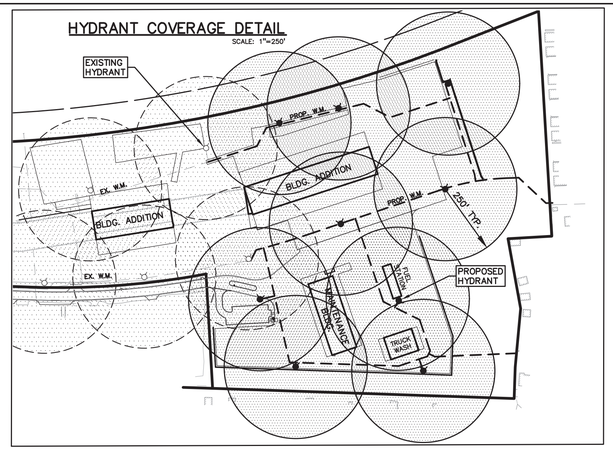
1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C–76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443).
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D–3212.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TWP AND YCUA.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER YCUA STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY YCUA.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF YCUA AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

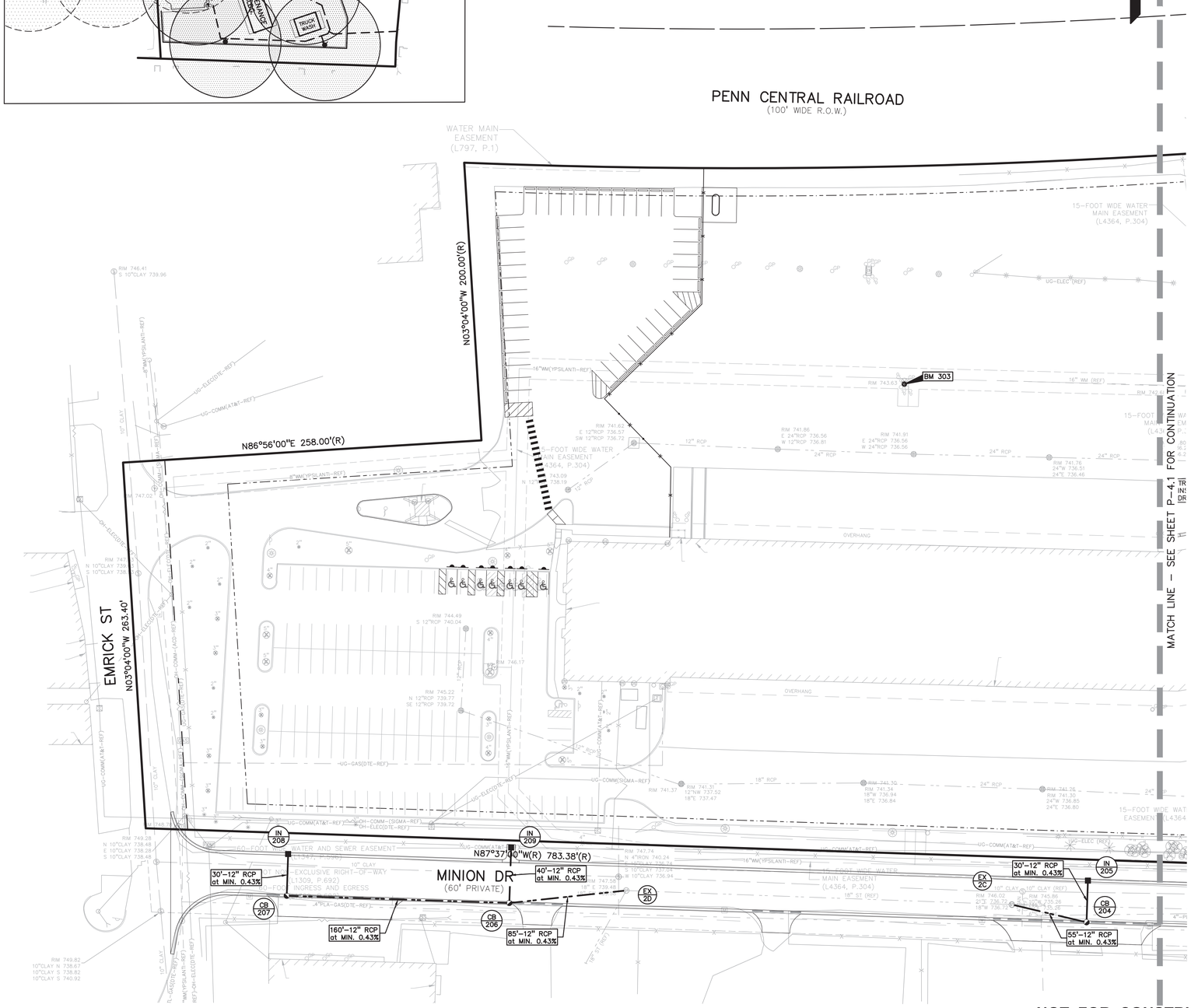
SANITARY SEWER NOTES:

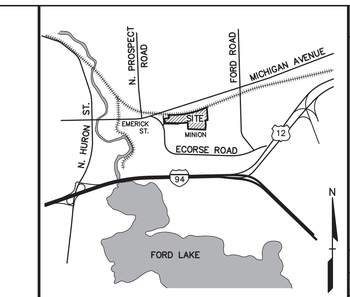
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



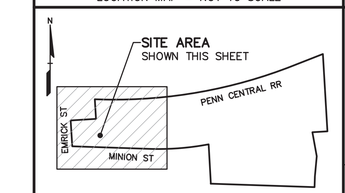
SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
		CONCRETE
		ASPHALT
		GRAVEL SHOULDER
		WETLAND

STD DUTY, HEAVY DUTY, R.O.W. ONLY
STD DUTY, HEAVY DUTY, DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER YCWRC	9–28–20

REVISIONS

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

UTILITY PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP —JC\DWG\SITE PLANS\NOV 9\TS\P–4.0 UTIL 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

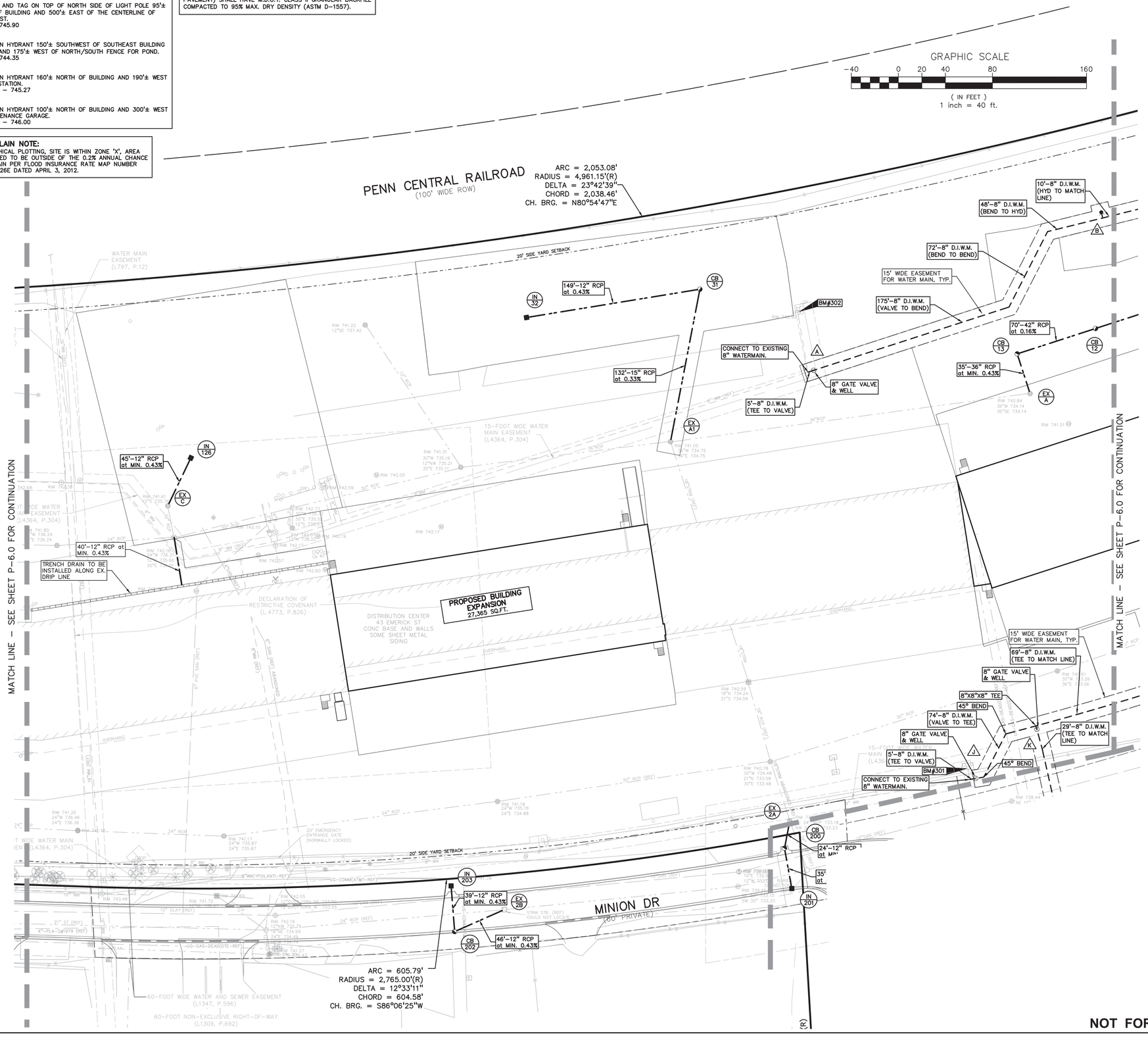
BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

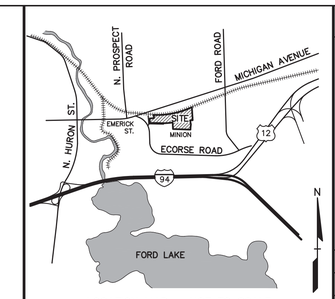
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

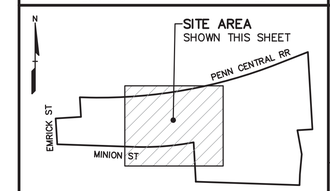
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SAND BACKFILL NOTE:
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LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
ASPH.		ASPHALT (STD DUTY, HEAVY DUTY, DEEP STRENGTH)
GRAVEL		GRAVEL SHOULDER
		WETLAND

GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF YPSILANTI TOWNSHIP AND THE YPSILANTI COMMUNITY UTILITIES AUTHORITY (Y.C.U.A.).
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TOWNSHIP AND YCUA.
3. REFER TO DETAIL SHEETS P–7.1 & P–8.0 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
4. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
5. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL BE PROVIDED WITH 5.5' OF COVER UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER Y.C.U.A. STANDARDS.
8. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
9. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE YCUA
10. ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
12. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 90 FEET (MIN.) AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
13. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C–76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443).
14. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
15. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
16. THE YCUA STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE YCUA STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER YCUA/WRC	8–28–20

REVISIONS

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UTILITY PLAN - CENTRAL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 3rd'20\P–6.0 UTIL 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S87°14'00"W(R) 153.00'(R)

MATCH LINE – SEE SHEET P–6.1 FOR CONTINUATION

MATCH LINE – SEE SHEET P–6.3 FOR CONTINUATION

PROPOSED BUILDING EXPANSION
45,900 SQ.FT.

PROPOSED NORTH DETENTION BASIN
HWL 736.0
LWL 731.7

STORMCEPTER STC 450i STORMWATER TREATMENT STRUCTURE. SEE DETAIL ON SHEET P–7.4

STORMCEPTER STC 450i STORMWATER TREATMENT STRUCTURE. SEE DETAIL ON SHEET P–7.4

INFILTRATION BED 360'X25' SEE SHEET P–7.1 FOR DETAILS

OUTLET CONTROL STRUCTURE FOR INFILTRATION BED SEE SHEET P–7.1 FOR DETAILS

OUTLET CONTROL STRUCTURE SEE SHEET P–7.1 FOR DETAILS

OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAILS

CONCEPTUAL RELOCATION OF PUBLIC SANITARY SEWER (BY YCUA)

RETAINING WALL

SEDIMENT FOREBAY

FENCE

15' WIDE EASEMENT FOR WATER MAIN, TYP.

60–FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)

60–FOOT NON–EXCLUSIVE RIGHT–OF–WAY (L1359, P.92)

RUSSELL ST

CONNECT TO EXISTING 8" WATERMAIN.

203'–8" D.I.W.M. (MATCH LINE TO HYDRANT)
89'–8" D.I.W.M. (HYDRANT TO BEND)
45° BEND
106'–8" D.I.W.M. (BEND TO BEND)
FIRE HYDRANT, TYP.
108'–18" RCP at 0.70%
112'–54" RCP at 0.07%
40'–12" RCP at 0.43%
124'–42" RCP at 0.16%
108'–54" RCP at 0.07%
70'–42" RCP at 0.16%
219'–8" D.I.W.M. (BEND TO TEE)
8" GATE VALVE & WELL
60'–8" D.I.W.M. (BEND TO TEE)
8"X6"X8" TEE
61'–60" RCP at 0.05%
85'–60" RCP at 0.05%
100'–60" RCP at 0.05%
301'–8" D.I.W.M. (BEND TO VALVE)
130'–12" RCP at 3.00%
110'–12" RCP at 0.43%
30'–12" RCP at 4.80%
118'–12" RCP at 0.43%
115'–12" RCP at 0.43%
37'–18" RCP at 0.25%
63'–15" RCP at 0.33%
109'–18" RCP at 0.25%
140'–8" D.I.W.M. (BEND TO BEND)
5'–8" D.I.W.M. (VALVE TO TEE)
45° BEND
7'–8" D.I.W.M. (BEND TO VALVE)
8" GATE VALVE & WELL
51'–54" RCP at 0.05%
101'–54" RCP at 0.05%
23'–15" RCP at 3.00%
57'–12" RCP at 0.43%
151'–8" D.I.W.M. (TEE TO BEND)
8" GATE VALVE & WELL
5'–8" D.I.W.M. (VALVE TO TEE)
8"X8"X8" TEE
113'–8" D.I.W.M. (HYDRANT TO TEE)
FIRE HYDRANT, TYP.
324'–36" RCP at 0.34%
8'–12" RCP at 0.43%
8'–12" RCP at 0.85%
382'–8" D.I.W.M. (HYDRANT TO HYDRANT)
181'–36" RCP at 0.34%
51'–15" RCP at 0.33%
215'–8" D.I.W.M. (MATCH LINE TO HYDRANT)
43'–8" D.I.W.M. (TEE TO MATCH LINE)
8"X8"X8" TEE
8" GATE VALVE & WELL
FIRE HYDRANT, TYP.

RIM 735.65
N 12"CLAY 728.80
S 12"CLAY 728.70

RIM 735.67
N 12"CLAY 727.97
S 12"CLAY 727.87

RIM 735.62
E 10"CLAY 727.87
W 10"CLAY 727.87

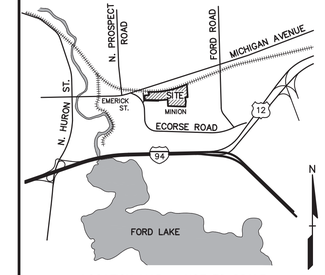
RIM 737.56
T/W T/PIPE 732.71 6" WM (REF)

RIM 737.14
12"CLAY 727.24
12"CLAY 727.14
W 10"CKAT 727.14

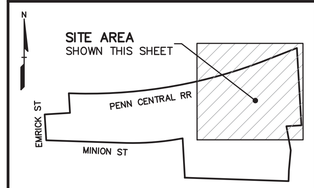
RIM 737.10
NE 12" 729.00
SW 12" 729.10

RIM 743.72
15"CLAY 731.72

RIM 742.04
NE 12" 730.24
SW 10" 731



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	IRON FOUND / IRON SET / NAIL FOUND / NAIL & CAP SET	BRASS PLUG SET / MONUMENT FOUND / MONUMENT SET / SEC. CORNER FOUND
	R RECORDED / M MEASURED / C CALCULATED	
–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
	SPOT ELEVATION	
	CONTOUR LINE	
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
	CONCRETE	
	ASPHALT	
	GRAVEL SHOULDER	
	WETLAND	

STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER YCWRC	9-28-20

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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WILMINGTON, OHIO 45177

UTILITY PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. WR | DN. WR | SUR. XXX | P.M. JC
S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – ACV\DWG\SITE PLAN\DWG\SITE PLAN_V1.DWG 3/17/\2018-4:0 LTRL 2018-229 P-6.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

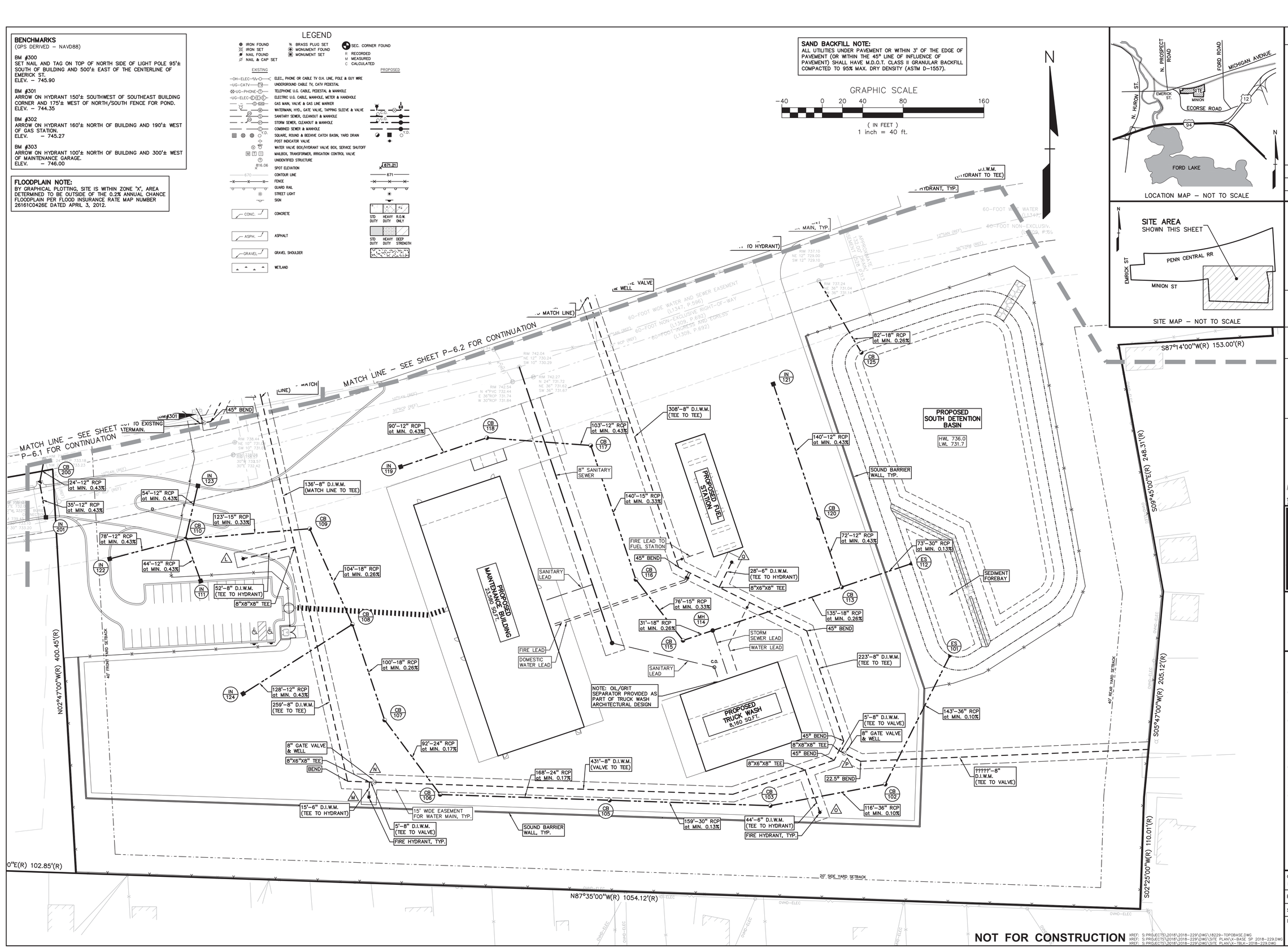
- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
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- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N


MATCH LINE – SEE SHEET P–6.2 FOR CONTINUATION
MATCH LINE – SEE SHEET P–6.1 FOR CONTINUATION
TO EXISTING TERMAIN.
45° BEND
90'–12" RCP at MIN. 0.43%
CB 118
103'–12" RCP at MIN. 0.43%
CB 117
308'–8" D.I.W.M. (TEE TO TEE)
IN 121
82'–18" RCP at MIN. 0.26%
CB 125
PROPOSED SOUTH DETENTION BASIN
HWL 736.0
LWL 731.7
140'–12" RCP at MIN. 0.43%
SOUND BARRIER WALL, TYP.
IN 119
8" SANITARY SEWER
136'–8" D.I.W.M. (MATCH LINE TO TEE)
24'–12" RCP at MIN. 0.43%
54'–12" RCP at MIN. 0.43%
35'–12" RCP at MIN. 0.43%
123'–15" RCP at MIN. 0.33%
CB 110
CB 109
78'–12" RCP at MIN. 0.43%
44'–12" RCP at MIN. 0.43%
104'–18" RCP at MIN. 0.26%
52'–8" D.I.W.M. (TEE TO HYDRANT)
8"X8"X8" TEE
CB 108
100'–18" RCP at MIN. 0.26%
128'–12" RCP at MIN. 0.43%
259'–8" D.I.W.M. (TEE TO TEE)
CB 107
92'–24" RCP at MIN. 0.17%
8" GATE VALVE & WELL
8"X6"X8" TEE
BEND
15'–6" D.I.W.M. (TEE TO HYDRANT)
CB 106
168'–24" RCP at MIN. 0.17%
431'–8" D.I.W.M. (VALVE TO TEE)
CB 105
15' WIDE EASEMENT FOR WATER MAIN, TYP.
5'–8" D.I.W.M. (TEE TO VALVE)
FIRE HYDRANT, TYP.
SOUND BARRIER WALL, TYP.
159'–30" RCP at MIN. 0.13%
PROPOSED MAINTENANCE BUILDING 23,598 SQ.FT.
PROPOSED FUEL STATION
FIRE LEAD TO FUEL STATION
45° BEND
28'–6" D.I.W.M. (TEE TO HYDRANT)
8"X6"X8" TEE
CB 116
76'–15" RCP at MIN. 0.33%
31'–18" RCP at MIN. 0.26%
MH 114
CB 115
SANITARY LEAD
FIRE LEAD
DOMESTIC WATER LEAD
STORM SEWER LEAD
WATER LEAD
NOTE: OIL/GRIT SEPARATOR PROVIDED AS PART OF TRUCK WASH ARCHITECTURAL DESIGN
PROPOSED TRUCK WASH 8,160 SQ.FT.
72'–12" RCP at MIN. 0.43%
CB 120
CB 113
135'–18" RCP at MIN. 0.26%
45° BEND
223'–8" D.I.W.M. (TEE TO TEE)
73'–30" RCP at MIN. 0.13%
ES 112
SEDIMENT FOREBAY
ES 101
143'–36" RCP at MIN. 0.10%
5'–8" D.I.W.M. (TEE TO VALVE)
8" GATE VALVE & WELL
45° BEND
8"X8"X8" TEE
45° BEND
8"X6"X8" TEE
22.5° BEND
CB 103
CB 102
116'–36" RCP at MIN. 0.10%
44'–6" D.I.W.M. (TEE TO HYDRANT)
FIRE HYDRANT, TYP.
?????'–8" D.I.W.M. (TEE TO VALVE)
60–FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)
60–FOOT NON–EXCLUSIVE RIGHT–OF–WAY (L1309, P.692)
60–FOOT INGRESS AND EGRESS (L1309, P.692)
APPROXIMATE LOCATION OF PROPOSED 12"x36" RCP
RIM 737.10 NE 12" 729.00 SW 12" 729.10
RIM 737.24 NE 36" 731.04 SW 36" 731.14
RIM 742.04 NE 12" 730.24 SW 10" 730.29
RIM 742.27 N 24" 731.72 NE 36" 731.62 SW 36" 731.67
RIM 742.24 N 4"PVC 732.44 E 36"RCP 731.74 W 30"RCP 731.84
RIM 738.44 NE 10" 731.04 SW 10" 731.09
RIM 738.09 30"N 733.57 30"E 732.42
RIM 733.18 NE 10" 733.23
RIM 733.20 NE 10" 733.25
RIM 733.10 NE 10" 733.15
RIM 733.10 NE 10" 733.15
RIM 733.10 NE 10" 733.15

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
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STORM SEWER CALCULATIONS – NORTH SYSTEM

I = B/(T+D)^E B = 175.0 D = 25.0 E = 1
C = varies
T = 15 (min.) Pipe 'n' Value = 0.013

FROM STR	TO STR	AREA (A) (Acres)	COEF. C	A x C	TOTAL AREA (AxC)	TOTAL AREA (Acres)	TIME t (min.)	INT. I (in/hr)	FLOW Q (cfs)	PIPE CAP. (cfs)	PIPE DIA. (in.)	PIPE LENGTH (ft.)	PIPE SLOPE (%)	MIN HG PER "Q"	VEL. FULL (ft./sec)	TIME FLOW (min.)	H.G.L. ELEV. UP STREAM	H.G.L. ELEV. DOWN STREAM	RIM ELEV. UP STREAM	RIM ELEV. DOWN STREAM	INVERT ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	PIPE COVER UP STREAM	PIPE COVER DOWN STREAM	HGL COVER UP STREAM	HGL COVER DOWN STREAM
A	13	9.34	0.84	7.89	7.89	9.34	20.00	3.69	30.67	42.18	36	35	0.40	0.21%	6.0	0.1	736.54	736.40	741.79	741.10	734.14	734.00	4.31	3.77	5.24	4.70
13	12	0.94	0.95	0.89	8.78	10.28	20.10	3.68	34.07	40.24	42	70	0.16	0.11%	4.2	0.3	736.40	736.29	741.10	741.05	733.60	733.49	3.63	3.69	4.70	4.76
12	11	0.28	0.95	0.27	9.05	10.56	20.40	3.65	34.87	40.24	42	70	0.16	0.12%	4.2	0.3	736.29	736.17	741.05	741.05	733.49	733.37	3.69	3.80	4.76	4.88
11	10	0.29	0.95	0.28	9.32	10.85	20.70	3.63	35.70	40.24	42	124	0.16	0.13%	4.2	0.5	736.17	735.98	741.05	741.60	733.37	733.18	3.80	4.55	4.88	5.62
10	9	0.00	0.00	0.00	9.74	11.30	21.20	3.79	36.91	52.03	54	108	0.07	0.04%	3.3	0.6	735.98	735.90	741.60	741.75	732.38	732.30	4.26	4.49	5.62	5.85
9	8	0.00	0.00	0.00	11.72	13.84	21.80	3.74	43.83	52.03	54	112	0.07	0.05%	3.3	0.6	735.90	735.82	741.75	741.00	732.30	732.22	4.49	3.82	5.85	5.18
8	7	0.40	0.95	0.38	12.10	14.24	22.40	3.69	44.68	58.23	60	100	0.05	0.03%	3.0	0.6	735.82	735.77	741.00	741.00	731.82	731.77	3.68	3.73	5.18	5.23
7	6A	0.29	0.95	0.28	12.38	14.53	23.00	3.65	45.13	58.23	60	85	0.05	0.03%	3.0	0.5	735.77	735.73	741.00	737.23	731.77	731.73	3.73	0.00	5.23	1.50
6A	6	0.15	0.95	0.15	12.52	14.68	23.50	3.61	45.19	58.23	60	61	0.05	0.03%	3.0	0.3	735.73	733.33	737.23	737.70	731.73	731.70	0.00	0.50	1.50	4.37
32	31	0.44	0.69	0.31	0.31	0.44	15.00	4.38	1.34	2.34	12	149	0.43	0.14%	3.0	0.8	738.08	737.44	741.30	741.30	737.28	736.64	2.86	3.50	3.22	3.86
31	A1	0.78	0.95	0.89	8.78	1.22	15.80	4.29	3.52	3.71	15	132	0.33	0.30%	3.0	0.7	737.44	737.00	741.30	741.79	736.44	736.00	3.43	4.35	3.86	4.79
15	10	0.44	0.95	0.42	0.42	0.44	15.00	4.38	1.84	2.34	12	40	0.43	0.27%	3.0	0.2	736.15	735.98	740.40	741.60	735.35	735.18	3.88	5.26	4.25	5.62
14	9	2.54	0.78	1.98	1.98	2.54	15.00	4.38	8.65	8.79	18	108	0.70	0.68%	5.0	0.4	736.63	735.90	739.00	741.75	733.06	732.30	4.24	7.74	2.37	5.85
18	17	0.36	0.95	0.34	0.34	0.36	15.00	4.38	1.48	2.34	12	110	0.43	0.17%	3.0	0.6	736.88	736.41	741.00	741.00	736.08	735.61	3.75	4.22	4.12	4.59
17	16	0.30	0.95	0.29	0.62	0.66	15.60	4.31	2.69	6.17	12	130	3.00	0.57%	7.9	0.3	736.41	733.33	741.00	732.90	735.61	731.70	4.22	0.03	4.59	-0.43
23	22	7.15	0.82	5.89	6.62	7.93	20.00	3.89	25.76	38.89	36	181	0.34	0.15%	5.5	0.5	736.13	735.85	740.61	741.81	733.49	732.88	3.79	5.60	4.48	5.95
22	21	0.00	0.00	0.00	6.62	7.93	20.50	3.85	25.76	38.89	36	324	0.34	0.15%	5.5	1.0	735.86	735.38	741.81	741.85	732.88	731.78	5.60	6.74	5.95	6.47
21	20	0.00	0.00	0.00	6.62	7.93	21.50	3.76	33.57	43.97	54	101	0.05	0.03%	2.8	0.6	735.38	735.33	741.85	741.20	731.78	731.73	5.12	4.52	6.47	5.87
20	19	4.61	0.95	4.38	11.37	12.92	22.10	3.72	42.23	43.97	54	51	0.05	0.05%	2.8	0.3	735.33	733.33	741.20	737.10	731.73	731.70	4.52	0.44	5.87	3.77
24	20	0.38	0.95	0.36	0.36	0.38	15.00	4.38	1.58	2.34	12	57	0.43	0.20%	3.0	0.3	736.57	735.33	739.00	741.20	734.77	734.53	3.06	5.51	3.43	5.87
30	23	0.78	0.95	0.74	0.74	0.78	15.00	4.38	3.23	3.71	15	51	0.33	0.25%	3.0	0.3	736.25	736.13	740.20	741.20	735.06	734.89	3.71	4.87	3.95	5.07
25	21	0.00	0.00	0.00	0.00	0.00	15.00	4.38	7.81	11.19	15	23	3.00	1.46%	9.1	0.0	738.51	737.83	741.66	741.85	737.51	736.83	2.71	3.58	3.15	4.02
4	3	0.17	0.30	0.05	0.05	0.17	15.00	4.38	0.23	2.34	12	118	0.43	0.00%	3.0	0.7	732.58	732.07	734.80	734.80	731.78	731.27	1.85	2.36	2.22	2.73
3	2	0.14	0.30	0.04	0.09	0.32	15.70	4.30	0.41	2.34	12	115	0.43	0.01%	3.0	0.6	732.07	731.78	734.80	736.00	731.27	730.78	2.36	4.05	2.73	4.22
2	1	0.05	0.30	0.02	0.11	0.37	16.30	4.24	0.47	3.71	15	63	0.33	0.01%	3.0	0.3	731.78	731.77	736.00	735.70	730.78	730.57	3.78	3.69	4.22	3.93
1	E	0.00	0.00	0.00	0.11	0.37	16.60	4.21	4.87	5.25	18	109	0.25	0.21%	3.0	0.6	731.77	731.50	735.70	735.54	730.57	730.30	3.42	3.53	3.93	4.04
27	26	0.73	0.95	0.70	0.70	0.73	15.00	4.38	3.05	3.28	12	8	0.85	0.73%	4.2	0.0	737.87	737.80	740.20	740.44	737.07	737.00	1.97	2.27	2.33	2.64
28	28A	0.78	0.95	0.74	0.74	0.78	15.00	4.38	3.23	3.28	12	8	0.85	0.82%	4.2	0.0	737.87	737.80	740.20	740.44	737.07	737.00	1.97	2.27	2.33	2.64
29	29A	0.47	0.74	0.35	0.35	0.47	15.00	4.38	1.53	2.34	12	8	0.43	0.18%	3.0	0.0	737.83	737.80	740.20	740.48	737.03	737.00	2.00	2.31	2.37	2.68
5	1	0.00	0.00	0.00	0.00	0.00	15.00	4.38	4.40	5.25	18	37	0.25	0.18%	3.0	0.2	731.86	731.77	736.00	735.70	730.66	730.57	3.63	3.42	4.14	3.93
34	33	0.46	0.95	0.44	0.44	0.46	15.00	4.38	1.91	7.81	12	30	4.80	0.29%	9.9	0.1	733.96	733.33	740.57	732.90	733.16	731.70	6.24	0.03	6.61	-0.43

PROPOSED & EXISTING RUNOFF TO SITE OUTLET

NORTH POND
EXISTING RUNOFF

EXISTING POND RELEASE:
A = 22.0 AC. (TRIBUTARY TO EX. POND)
ALLOWABLE RELEASE RATE = 0.15 CFS/ACRE
Q(ALLOWABLE) = 22.0 AC. X 0.15 CFS/ACRE = 3.30 CFS

RUNOFF FROM EXISTING UNDEVELOPED PORTION OF SITE + OFFSITE AREA AT ADJACENT RAILWAY:
A = 9.70 AC.
C = 0.15
TC = 15 MIN.

I(100-YEAR) = 275/(TC+25) = 275/(15+25) = 6.875 in/hr
Q(100-YEAR) = CIA = 0.15 X 6.875 X 9.70 = 10.00 CFS

TOTAL EXISTING RUNOFF = 3.30 CFS + 10.00 CFS = 13.30 CFS

PROPOSED RUNOFF (RESTRICTED FROM POND)
Q (BASIN) = 4.73 CFS (FROM CALCS ON SHEET P–7.4)

4.73 CFS (PROPOSED) < 13.30 CFS (EXISTING)

SOUTH POND
EXISTING RUNOFF

EXISTING UNDEVELOPED AREA TRIBUTARY TO PROPOSED POND:
A = 12.72 AC.
C = 0.15
TC = 15 MIN.

I(100-YEAR) = 275/(TC+25) = 275/(15+25) = 6.875 in/hr
Q(100-YEAR) = CIA = 0.15 X 6.875 X 12.72 = 13.12 CFS

PROPOSED RUNOFF (RESTRICTED FROM POND)
Q (BASIN) = 1.91 CFS (FROM CALCS ON SHEET P–7.4)

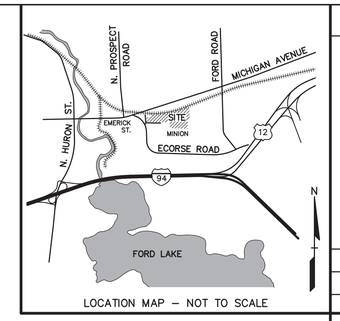
1.91 CFS (PROPOSED) < 13.12 CFS (EXISTING)

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

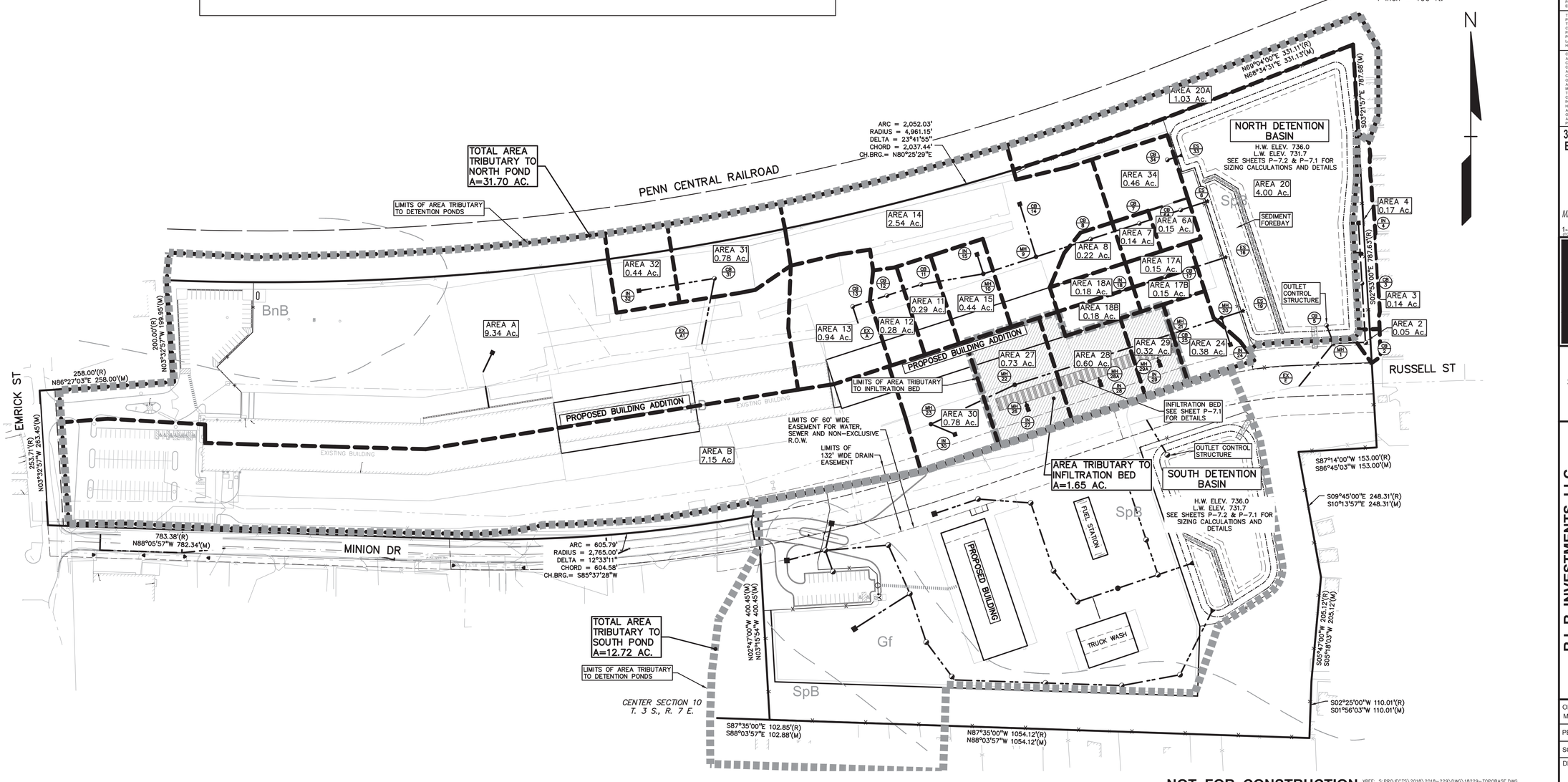
EXISTING	PROPOSED
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UNDERGROUND CABLE TV, CATV PEDESTAL	
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS MAIN, VALVE & GAS LINE MARKER	
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
SANITARY SEWER, CLEANOUT & MANHOLE	
STORM SEWER, CLEANOUT & MANHOLE	
COMBINED SEWER & MANHOLE	
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
POST INDICATOR VALVE	
WATER VALVE BOX,HYDRANT VALVE BOX, SERVICE SKUTOFF	
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
UNIDENTIFIED STRUCTURE	
SPOT ELEVATION	
CONTOUR LINE	
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
CONCRETE	
ASPHALT	
GRAVEL SHOULDER	
WETLAND	

STD DUTY 6" | HEAVY DUTY 9" | R.O.W. ONLY
STD DUTY 6" | HEAVY DUTY 9" | DEEP STRENGTH



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
–100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER WCWRC	8–28–20

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

STORMWATER MANAGEMENT PLAN
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLANS\NOV 3\P7S\[P–7.0 STORMWATER SP 2018–229.dwg]

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

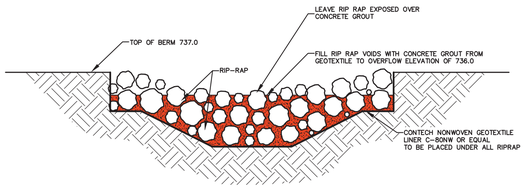
DRAWING NUMBER:
P-7.0

STORMWATER MAINENTENCE SCHEDULES

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION (RESPONSIBILITY OF DEVELOPER AND HIS CONTRACTOR) TASKS	COMPONENTS Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet castings	Channels & Ditches	Detention System and Sediment Basin	Outlet Control Structure	SCHEDULE
Install & maintain soil erosion control measures			X	X			Per plans or as required
Inspect for accumulated sediment	X	X	X	X	X	X	Weekly or after rain event
Removal of accumulated sediment > 1' deep	X	X		X	X		As required
Inspect for erosion				X	X	X	Weekly or after rain event
Re-establish permanent & temporary controls			X	X	X	X	As required
Inspect for floatables and debris	X	X		X	X	X	Weekly or after rain event
Remove floatables and debris	X	X		X	X	X	As required
Replace stone check dams				X			As required
Mowing				X			As required
Certified Stormwater Manager inspections	X	X	X	X	X	X	Weekly or after rain event
Professional engineer, reporting to developer, construction observations	X	X	X	X	X	X	As required
Modifications per engineering recommendation	X	X	X	X	X	X	Monthly
Certified Stormwater Manager maintenance and inspection records							Weekly
Street Sweeping							Weekly or as needed
Inspect storm water system and components during wet weather and compare to as-built plans (by professional engineer, reporting to maintenance financing company)	X	X	X	X	X	X	Annually
Make adjustments or replacements as determined by annual wet weather inspection.	X	X	X	X	X	X	As required

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE POST CONSTRUCTION (RESPONSIBILITY OF OWNER) TASKS	COMPONENTS Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet castings	Channels & Ditches	Detention System and Sediment Basin	Outlet Control Structure	SCHEDULE	ESTIMATED ANNUAL BUDGET 1st year	2nd year	3rd year	SESC TASKS
Inspect for accumulated sediment	X	X		X	X	X	Annually	$100	$100	$100	X
Removal of accumulated sediment > 1' deep	X	X		X	X	X	5 years or as required	$300	$100	$0	X
Inspection for erosion				X	X		Annually	$125	$100	$100	X
Inspection of infiltration basin					X		Following storms of >1"	$125	$100	$100	
Re-establish permanent controls, eroded areas				X	X		As required	$250	$100	$100	X
Inspect for floatables and debris	X	X	X	X	X	X	Annually	$75	$75	$100	
Remove floatables and debris	X	X	X	X	X	X	Annually	$150	$50	$0	
Replace stone check dams				X			As required	$150	$0	$300	X
Mowing				X	X		Twice Anually	$2,500	$1,750	$300	
Vegetation and animal control				X	X		Annually, or as required	$50	$50	$100	
Clean Streets							As required	$250	$250	$250	X
Inspect storm water system and components during wet weather and compare to as-built plans (by professional engineer, reporting to maintenance financing company)	X	X	X	X	X	X	Annually	$75	$75	$100	
Make adjustments or replacements as determined by annual wet weather inspection.	X	X	X	X	X	X	As required	$300	$300	$300	
Keep records of all inspections and maintenance activities and report to maintenance financing provider.							Annually	$0	$0	$0	
Keep records of all costs for inspections, maintenance and repairs. Report to maintenance financing provider.							Annually	$0	$0	$0	
Professional engineer, emergency observations							As required	$0	$250	$0	
							Total Budget:	$4,450	$3,300	$1,850	
							SESC Budget:	$1,175	$650	$850	X

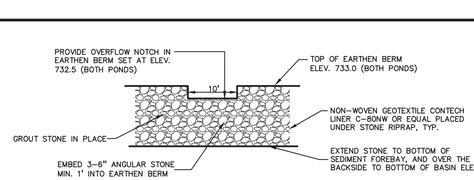
Note: No chemicals allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator.



DETENTION BASIN OVERFLOW SPILLWAY CROSS SECITON

NOT TO SCALE

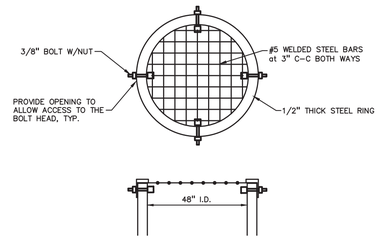
THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS



FOREBAY BERM CROSS-SECTION

NOT TO SCALE

THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS

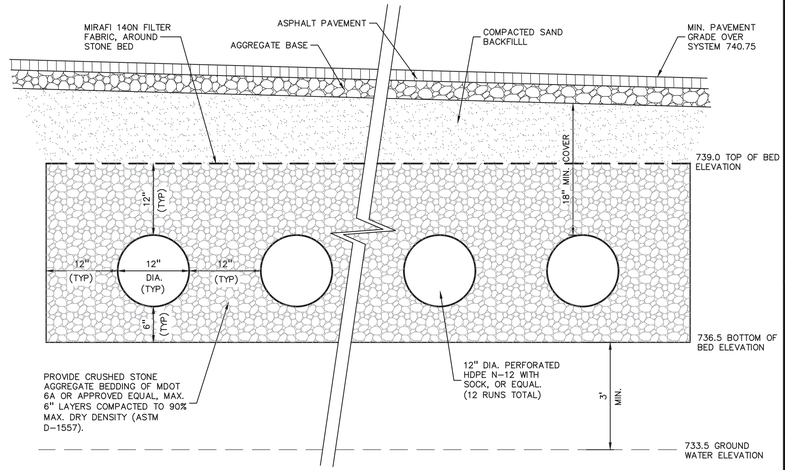


BAR GRATE FOR DETENTION BASIN RISERS

NOT TO SCALE

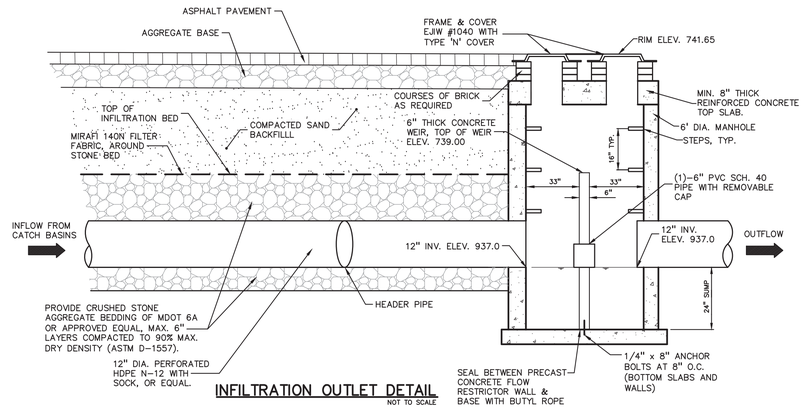
NOTE: BAR GRATE TO BE BOLTED TO STANDPIPE AS SHOWN

THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS



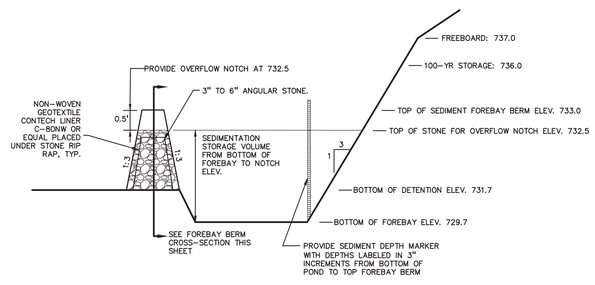
INFILTRATION BED CROSS SECTION

NOT TO SCALE



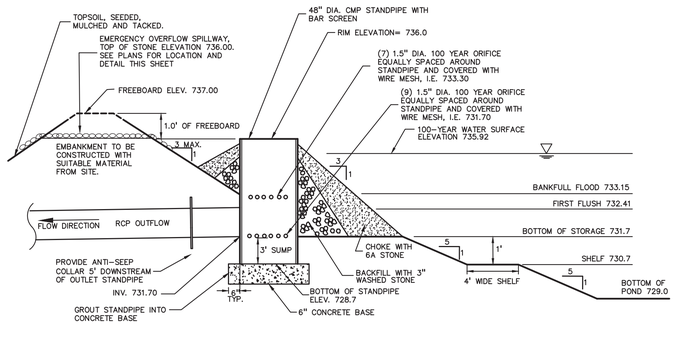
INFILTRATION OUTLET DETAIL

NOT TO SCALE



SEDIMENTATION BASIN-BOTH PONDS CROSS SECTIONS A-A & B-B

NOT TO SCALE

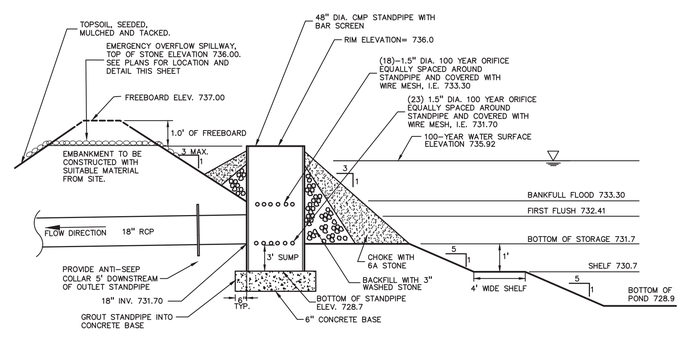


NOTE: HOLES IN STANDPIPE MUST BE KEPT CLEAR OF SEDIMENT DURING CONSTRUCTION

DETENTION OUTLET STRUCTURE

SOUTH DETENTION POND

NOT TO SCALE



NOTE: HOLES IN STANDPIPE MUST BE KEPT CLEAR OF SEDIMENT DURING CONSTRUCTION

DETENTION OUTLET STRUCTURE

NORTH DETENTION POND

NOT TO SCALE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

REVISIONS

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STORMWATER NOTES & DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -ACAD\CIVIL PLANS\NOV 9TH\(P-7.1) STORMWATER DETAILS 2018-229 SP.DWG

ORIGINAL ISSUE DATE: MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER: P-7.1

WCWRC COMPUTATIONAL REQUIREMENTS FOR DETENTION AREA NORTH OF MINION DRIVE

Part E.

STANDARD METHOD RUNOFF VOLUME WORK SHEETS

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

[a] Total Site Area = 31.70 ac
[a] Total Site Area Excluding "Self- Crediting" BMPs = 31.70 ac[a]

Rational Method Variables[b]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
PERVIOUS	A	197,283	4.53	0.15	29,592
PERVIOUS	B	38,774	0.89	0.25	9,694
PERVIOUS	C	0	0	0.40	0
PERVIOUS	D	0	0	0.45	0
IMPERVIOUS	A/B/C/D	1,031,307	23.68	0.95	979,742
IMPERVIOUS	POND BF	113,602	2.61	1.00	113,602

Total - ∑(C)(Area) = 1,132,630
Area Total - ∑ac or ∑sf = 1,380,996
Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.82

NRCS Variables[c]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
PERVIOUS	A	197,283	4.53	39	7,694,037
PERVIOUS	B	38,774	0.89	61	2,365,214
PERVIOUS	C	0	0	74	0
PERVIOUS	D	0	0	80	0

Total - ∑(CN)(Area) = 10,059,251
Area Total - ∑ac or ∑sf = 236,057
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 43

NRCS Variables[c]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
IMPERVIOUS	A/B/C/D	1,031,307	23.68	98	101,680,086
IMPERVIOUS	POND BF	113,603	2.61	98	11,133,094

Total - ∑(CN)(Area) = 112,201,180
Area Total - ∑ac or ∑sf = 1,144,909
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 98

[a] Use this area for the remainder of the runoff calculations
[b] Required for first flush runoff calculations
[c] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$V_{ff}=(1")\left(\frac{1ft}{12"}\right)\left(\frac{43560sf/ac}{1ac}\right)AC$ $\quad V_{ff}=(1")\left(\frac{1ft}{12"}\right)\left(\frac{43560sf/ac}{1ac}\right)31.7\ (ac)\ 0.82\ (_)$

$V_{ff}=\frac{94,386}{}\ ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
C= Weighted Runoff Coefficient from Worksheet 1

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations (V_{bfpre})

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

COMPOSITE (BF–PRE) CN= (32+1,266,679 SF)+(58+114,287 SF)+(72+0)+(79+0) / 1,380,966 SF = 34

B. The pre-development land cover will be **Good Cover Woods or Meadow.** Determine the associated soil hydrologic group for the entire site and choose the curve number. $CN = 34$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{34}\cdot 10$ $\quad S = 19.28\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{19.28\ ^2\ (2.35-(0.2\ (_)))}{(2.35+\ (0.8)\ (_))}$ $\quad 19.28$

$Q = 0.13\ in$

E. Total Site Area (sf) excluding "Self- Crediting" BMPs $Area = 1,380,966\ sf$

F. $V_{bf\ pre}=Q(1/12)Area$ $\quad V_{bf\ pre}=\frac{0.13}{\ }(_)(1/12)(_)\ 1,380,966$

$V_{bf\ pre}=14,688\ ft^3$

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\ per\text{-}post}$)

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

B. Pervious Cover CN From Worksheet 1 $CN = 43$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S_{PC}=\frac{1000}{43}\cdot 10$ $\quad S = 13.47\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{13.47\ ^2\ (2.35-(0.2\ (_)))}{(2.35+\ (0.8)\ (_))}$ $\quad 13.47$

$Q = 0.0090in$

E. Pervious Cover Area from Worksheet 1 $Area = 236,057\ sf$

F. $V_{bf\ per\text{-}post}=Q(1/12)Area$ $\quad V_{bf\ per\text{-}post}=\frac{0.0090}{\ }(_)(1/12)(_)\ 236,057$

$V_{bf\ per\text{-}post}=177\ ft^3$

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\ imp\text{-}post}$)

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

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

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{98}\cdot 10$ $\quad S = 0.20\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{0.20\ ^2\ (2.35-(0.2\ (_)))}{(2.35+\ (0.8)\ (_))}$ $\quad 0.20$

$Q = 2.12\ in$

E. Impervious Cover Area from Worksheet 1 $Area = 1,144,909\ sf$

F. $V_{bf\ imp\text{-}post}=Q(1/12)Area$ $\quad V_{bf\ imp\text{-}post}=\frac{2.12}{\ }(_)(1/12)(_)\ 1,144,909$

$V_{bf\ imp\text{-}post}=202,427\ ft^3$

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}per\text{-}post}$)

A. 100-year Storm Event $P = 5.11in$

B. Pervious Cover CN From Worksheet 1 $CN = 43$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{43}\cdot 10$ $\quad S = 13.47\ in$

D. $Q_{100\text{-}per}=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}per}=\frac{13.47\ ^2\ (5.11-(0.2\ (_)))}{(5.11+\ 0.8\ (_))}$ $\quad 13.47$

$Q_{100\text{-}per} = 0.37\ in$

E. Pervious Cover Area from Worksheet 1 $Area = 236,057\ sf$

F. $V_{100\text{-}per\text{-}post}=Q(1/12)Area$ $\quad V_{100\text{-}per\text{-}post}=\frac{0.37}{\ }(_)(1/12)(_)\ 236,057$

$V_{100\text{-}per\text{-}post}=7,233\ ft^3$

W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}imp\text{-}post}$)

A. 100-year Storm Event $P = 5.11in$

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

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{98}\cdot 10$ $\quad S = 0.20\ in$

D. $Q_{100\text{-}imp}=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}imp}=\frac{0.20\ ^2\ (5.11-(0.2\ (_)))}{(5.11+\ 0.8\ (_))}$ $\quad 0.20$

$Q_{100\text{-}imp} = 4.87\ in$

E. Impervious Cover CN From Worksheet 1 $Area = 1,144,909 sf$

F. $V_{100\text{-}imp\text{-}post}=Q(1/12)Area$ $\quad V_{100\text{-}imp\text{-}post}=\frac{4.87}{\ }(_)(1/12)(_)\ 1,144,909$

$V_{100\text{-}imp\text{-}post}=464,928\ ft^3$

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\ flow}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100%)	$S^{0.5}$	V=K*S^0.5	Tc=L/(V*3600)
Sheet Flow*	0.48						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

Total Time of Concentration ($T_{c\ flow}$) = 0.25

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff}) 94,386 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre}) 14,688 ft³
Pervious Cover Post-Development Bankfull Volume ($V_{bf\ per\text{-}post}$) 177 ft³
Impervious Cover Post-Development Bankfull Volume ($V_{bf\ imp\text{-}post}$) 202,427 ft³

Total BF Volume ($V_{bf\ per\text{-}post}$) 202,604 ft³

Pervious Cover Post-Development 100-year Volume ($V_{100\text{-}per\text{-}post}$) 7,233 ft³
Impervious Cover Post-Development 100-year Volume ($V_{100\text{-}imp\text{-}post}$) 464,928 ft³

Total 100-year Volume (V_{100}) 472,162 ft³

B. Determine Onsite Infiltration Requirement

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

Total Post-Development Bankfull Volume (V_{bfpost}) 202,604 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre}) 14,688 ft³
Bankfull Volume Difference 187,915 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The **greater** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{oir}) 187,915 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6T_c^{-0.61}$ $\quad Q_p = 238.6\left(\frac{0.25}{\ }\right)^{-0.61}$

Peak of the Unit Hydrograph $\quad Q_p = 744\ cfs/in-mi^2$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* $Area = 31.70\ ac$

C. $Q_{100} = Q_{100\text{-}per} + Q_{100\text{-}imp}$ $\quad Q_{100} = \frac{0.37}{\ } + \frac{4.87}{\ }$

Note: $Q_{100\text{-}per}$ and $Q_{100\text{-}imp}$ from W6 and W7, respectively $\quad Q_{100} = 5.24\ in$

D. $Peak\ Flow\ (PF) = \frac{Q\left(\frac{cfs}{in-mi^2}\right)P_{100\ (in)}Area(ac)}{640}$ $\quad pF = \frac{744}{\ }\ \frac{5.24}{\ }\ \frac{31.70}{\ }$

$PF = 193.05\ cfs$

E. Δ = PF (cfs) - 0.15 Area(ac) $\quad \Delta = 193.05 - 0.15\ (____)$

$\Delta = 188.29\ cfs$

F. $V_{det} = \frac{\Delta\ t\ (s)}{PF\ (cfs)} V_{100}\ (ft^3)$ $\quad V_{det} = \frac{188.29}{\ }\ 472,162$

$V_{det} = 193.05$

$V_{det} = 460,531\ ft^3$

V_{det} = Calculated Detention (ft^3), not including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention

A. $V_{ret} = 2(V_{100})$ $\quad V_{ret} = 2(\ \mathbf{N/A}\ )$

$V_{ret} = \mathbf{N/A}\ ft^3$

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP[a]	Area (ft²)	Storage Volume[b] (ft³) Surface| Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[c] (ft³)	Total Volume Reduction[d] (ft³)
Pervious Pavement w/Infiltration Bed					
Infiltration Basin					
Subsurface infiltration Bed	9,000 (BOTTOM BED)	5,730	0.35	1,575	10,704
Infiltration Trench					
Bioretention Systems					
Rain Gardens					
Dry Well					
Bioswale					
Vegetated Filter Strip					
Green Roof					

Total Volume Reduction Credit by Proposed Structural BMPs (ft³) = 10,704
Runoff Volume Infiltration Requirement (V_{oir}) from Worksheet 9 - 187,915
Runoff Volume Credit (ft³) = −177,211

NOTE: FURTHER VOLUME CALCULATIONS PROVIDED THIS SHEET

[a] Complete checklist from Section VI for each Structural BMP type
[b] Storage volume as defined in individual BMP write-ups
[c] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft³)
[d] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W12 Natural Features Inventory

1. Provide Natural Resources Map. This map should identify waterbodies, floodplains, riparian areas, wetlands, woodlands, natural drainage ways, steep slopes and other natural features.
2. Summarize the existing extent of each natural resource in the Existing Natural Resources Table.
3. Summarize total proposed Protected/Undisturbed Area.
4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once (include as either floodplain or wetland, not both).

Existing Natural Resources	Mapped (yes, no, n/a)	Total Area (ac)	Protected/Undisturbed Area (ac)
Waterbodies			
Floodplains			
Riparian Areas			
Wetlands			
Woodlands			
Natural Drainage Area			
Steep Slopes, 15%-25%			
Steep Slopes, over 25%			
Special Habitat Areas			
Other			
TOTAL EXISTING (ac)			

W13 Summary

Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{oir} 187,915 ft³
Designed/Provided Infiltration Volume 10,704 ft³
% Minimum Required Infiltration Provided 5.7 %
Total Calculated Detention Volume, V_{det} 460,531 ft³
Net Required Detention Volume (V_{det} - *Designed/Provided Infiltration Volume)* 449,826 ft³

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

% Required Infiltration NOT provided *(100% - % Minimum Required Infiltration Provided)* 94.3 %
Net % Penalty *(20% x % Required Infiltration NOT Provided)* 18.9 %
Total Required Detention Volume, including penalty *[(100% + Net % Penalty) x Net Required Detention Volume)]* 534,657 ft³

Acceptable Curve Numbers and Runoff Coefficients for Stormwater Calculations

Commonly Used Curve Numbers (from TR-55, AMC2)

Cover Description — Cover Type and Hydrologic Condition	Curve Numbers for Hydrologic Soil Group A	B	C	D
Fully developed urban areas (vegetation established)				
Open space (lawns, parks, golf course, cemeteries, etc.):				
Poor condition (grass cover <50%)	68	79	86	89
Fair conditions (grass cover 50% to 75%)	49	69	79	84
Good condition (grass cover >75%)	39	61	74	80
Impervious areas:				
Paved parking lots, roofs, driveways, etc. (excluding right-of-ways)	98	98	98	98
Streets and Roads:				
Paved; curbs and storm sewers (excluding right-of-way)	98	98	98	98
Paved; open ditches (including right-of-way)	83	89	92	93
Gravel (including right-of-way)	76	85	89	91
Pasture, grassland or range - continuous forage for grazing				
Poor	68	79	86	89
Fair	49	69	79	84
Good	39	61	74	80
Meadow**- continuous grass, protected from grazing and generally mowed for hay	30	58	71	78
Brush - brush-weed-grass mixture with brush the major element				
Poor	48	67	77	83
Fair	35	56	70	77
Good	30	48	65	73
Woods - grass combination (orchard or tree farm)				
Poor	57	73	82	86
Fair	43	65	76	82
Good**	32	58	72	79
Woods				
Poor	45	66	77	83
Fair	36	60	73	79
Good	30	55	70	77
Farmsteads- buildings, lanes, driveways and surrounding lots	59	74	82	86
Wetlands				
No standing water that contributes to runoff	78	78	78	78
With standing water	98	98	98	98

** Use Woods (good) or Meadow when estimating the pre-development bankfull runoff

Commonly Used Runoff Coefficients

Type of Surface	Runoff Coefficient
Water Surfaces	1.00
Roofs	0.95
Asphalt or concrete pavements	0.95
Gravel, brick or macadam surfaces	0.85

Semi-pervious: lawns, parks, playgrounds	Slope <4%	Slope 4-6%	Slope >6%
Hydrologic Soil Group A	0.15	0.20	0.25
Hydrologic Soil Group B	0.25	0.30	0.35
Hydrologic Soil Group C	0.30	0.35	0.45
Hydrologic Soil Group D	0.45	0.50	0.55

AVERAGE INFILTRATION RATE CALCULATION:

TEST PIT	FACTOR OF SAFETY INFILTRATION RATE (IN./HR.)	GRND WATER DEPTH (FT.)
TP–1A	HIGH GROUND WATER	2.8
TP–1B	0.20	6.7
TP–1C	0.15	6.0
TP–2A	0.35	6.3
TP–2B	0.15	4.5
TP–2C	HIGH GROUND WATER	3.0

DESIGN INFILTRATION RATE (IN./HR.)
USE TEST PIT 2A LOCATED IN VICINITY OF INFILTRATION BED
0.35 IN/HR

SEE PEA, INC. REPORT DATED 10–17–2018 FOR FURTHER DETAIL

CALCULATIONS ON THIS SHEET WERE APPROVED BY WCWRC 5–20–2019

SUB–SURFACE INFILTRATION BED CALCULATIONS:

WCWRC MIN. BED AREA REQUIREMENT = CONTRIBUTING IMPERVIOUS AREA/8

CONTRIBUTING IMPERVIOUS AREA = 1.65 AC. OR 72,003 S.F.

MIN. BED AREA REQUIRED = 72,003 S.F./8 = 9,000 S.F.
BED AREA PROVIDED = 360' X 25' = 9,000 S.F.

VOLUME PROVIDED:

Subsurface storage/ infiltration bed volume (CF)

Infiltration credit

Bed Bottom Area=	9,000	sf
Infiltration Design Rate=	0.35	in/hr
Infiltration period= (48 hours max)	6	hours
Storage volume= Bed Bott Area * infiltr. rate * infiltr. Pd. * 1/12	1,575	CF

Pipe Storage Volume:

Total L.F. of pipe:	4328	ft.
Pipe Dia.	12	in.
Storage Volume=Length of Pipe * Area of pipe=	3,399	CF

Stone Volume Storage:

Bed Bottom Area=	9,000	sf
Depth of Material=	2.5	ft.
Volume of Stone - Pipe Volume =	19,101	cf
Void Ratio=	30	%
Storage Volume=Stone Volume * Void Ratio=	5,730	CF

Total Volume Reduction Credit by Proposed Structural BMPS 10,704 CF

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\V–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER WCWRC	5–28–20
1	WR	JC	REV. PER WPSLANTI TWP.	7–21–20

REVISIONS

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WCWRC COMPUTATIONAL REQUIREMENTS-NORTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\V-NOV 9\P15\P–7-1) STORMWATER DTL 2018–229 SP.dwg

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: NO SCALE
DRAWING NUMBER: P-7.2

WCWRC COMPUTATIONAL REQUIREMENTS FOR DETENTION AREA SOUTH OF MINION DRIVE

Part E.
STANDARD METHOD RUNOFF VOLUME WORK SHEETS

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

[A] Total Site Area = 12.72 ac
[A] Total Site Area Excluding "Self- Crediting" BMPs = 12.72 ac[A]

Rational Method Variables[B]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
PERVIOUS	A	119,337	2.74	0.15	17,901
PERVIOUS	B	0	0	0.25	0
PERVIOUS	C	0	0	0.40	0
PERVIOUS	D	18,825	0.43	0.45	8,471
IMPERVIOUS	A/B/C/D	362,564	8.32	0.95	344,436
IMPERVIOUS	POND BF	53,165	1.22	1.00	53,165

Total - ∑(C)(Area) = 423,973
Area Total - ∑ac or ∑sf = 553,891
Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.76

NRCS Variables[C]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
PERVIOUS	A	119,337	2.74	39	4,654,143
PERVIOUS	B	0	0	61	0
PERVIOUS	C	0	0	74	0
PERVIOUS	D	18,825	0.43	80	1,506,000

Total - ∑(CN)(Area) = 6,160,143
Area Total - ∑ac or ∑sf = 138,162
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 45

NRCS Variables[C]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
IMPERVIOUS	A/B/C/D	362,564	8.32	98	35,531,272
IMPERVIOUS	POND BF	53,165	1.221	98	5,210,170

Total - ∑(CN)(Area) = 40,741,442
Area Total - ∑ac or ∑sf = 415,729
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 98

[A] Use this area for the remainder of the runoff calculations
[B] Required for first flush runoff calculations
[C] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$V_{ff} = (1")\left(\frac{1ft}{12"}\right)\left(\frac{43560 ft^2}{1ac}\right)AC$ $\quad V_{ff} = (1")\left(\frac{1ft}{12"}\right)\left(\frac{43560 ft}{1ac}\right)12.72(0.77)$

$V_{ff} = \frac{35,331}{} ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
C= Weighted Runoff Coefficient from Worksheet 1

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations (V_{bfpre})

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

B. The pre-development land cover will be **Good Cover Woods or Meadow.** Determine the associated soil hydrologic group for the entire site and choose the curve number. $CN = 44$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{44} \cdot 10$ $\quad S = 12.69\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{12.69}{(2.35-(0.2(_)))^2 / (2.35+(0.8)(_))}$ $\quad 12.69$ $\quad Q = 0.003\ in$

E. Total Site Area (sf) excluding "Self- Crediting" BMPs — $Area = 553,891\ sf$

F. $V_{bf\,pre} = Q(1/12)Area$ $\quad V_{bf\,pre} = \frac{0.003}{_}(1/12)\frac{553,891}{_}$ $\quad V_{bf\,pre} = 130\ ft^3$

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\,per\text{-}post}$)

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

B. Pervious Cover CN From Worksheet 1 — $CN = 45$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S_{PC} = \frac{1000}{45} \cdot 10$ $\quad S = 12.43\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{12.43^2}{(2.35-(0.2(_)))^2 / (2.35+(0.8)(_))}$ $\quad 12.43$ $\quad Q = 0.0015in$

E. Pervious Cover Area from Worksheet 1 — $Area = 138,162\ sf$

F. $V_{bf\,per\text{-}post} = Q(1/12)Area$ $\quad V_{bf\,per\text{-}post} = \frac{0.0015}{_}(1/12)\frac{138,162}{_}$ $\quad V_{bf\,per\text{-}post} = 17\ ft^3$

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\,imp\text{-}post}$)

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

B. Impervious Cover CN From Worksheet 1 — $CN = 98$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{98} \cdot 10$ $\quad S = 0.20\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{0.20^2}{(2.35-(0.2(_)))^2 / (2.35+(0.8)(_))}$ $\quad 0.20$ $\quad Q = 2.12\ in$

E. Impervious Cover Area from Worksheet 1 — $Area = 415,729\ sf$

F. $V_{bf\,imp\text{-}post} = Q(1/12)Area$ $\quad V_{bf\,imp\text{-}post} = \frac{2.12}{_}(1/12)\frac{415,729}{_}$ $\quad V_{bf\,imp\text{-}post} = 73,503\ ft^3$

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}per\text{-}post}$)

A. 100-year Storm Event — $P = 5.11in$

B. Pervious Cover CN From Worksheet 1 — $CN = 45$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{45} \cdot 10$ $\quad S = 12.43\ in$

D. $Q_{100\,per} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\,per} = \frac{12.43^2}{(5.11+0.8(_))}$ $\quad 12.43$ $\quad Q_{100\,per} = 0.46\ in$

E. Pervious Cover Area from Worksheet 1 — $Area = 138,162\ sf$

F. $V_{100\text{-}per\text{-}post} = Q(1/12)Area$ $\quad V_{100\text{-}per\text{-}post} = \frac{0.46}{_}(1/12)\frac{138,162}{_}$ $\quad V_{100\text{-}per\text{-}post} = 5,268\ ft^3$

W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}imp\text{-}post}$)

A. 100-year Storm Event — $P = 5.11in$

B. Impervious Cover CN From Worksheet 1 — $CN = 98$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{98} \cdot 10$ $\quad S = 0.20\ in$

D. $Q_{100\text{-}imp} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}imp} = \frac{0.20^2}{(5.11+0.8(_))}$ $\quad 0.20$ $\quad Q_{100\text{-}imp} = 4.87\ in$

E. Impervious Cover CN From Worksheet 1 — $Area = 415,729\ sf$

F. $V_{100\text{-}imp\text{-}post} = Q(1/12)Area$ $\quad V_{100\text{-}imp\text{-}post} = \frac{4.87}{_}(1/12)\frac{415,729}{_}$ $\quad V_{100\text{-}imp\text{-}post} = 168,821\ ft^3$

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\,flow}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100%)	$S^{1/2}$	V=K*S^1/2	Tc=L/(V*3600)
Sheet Flow*	0.48						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

Total Time of Concentration ($T_{c\,flow}$) = 0.25

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff}) = 35,331 ft³
Pre-Development Bankfull Runoff Volume ($V_{bf\,pre}$) = 130 ft³
Pervious Cover Post-Development Bankfull Volume ($V_{bf\,per\text{-}post}$) = 17 ft³
Impervious Cover Post-Development Bankfull Volume ($V_{bf\,imp\text{-}post}$) = 73,503 ft³

Total BF Volume ($V_{bf\,post}$) = 73,521 ft³

Pervious Cover Post-Development 100-year Volume ($V_{100\,per\text{-}post}$) = 5,268 ft³
Impervious Cover Post-Development 100-year Volume ($V_{100\,imp\text{-}post}$) = 168,821 ft³

Total 100-year Volume (V_{100}) = 174,088 ft³

B. Determine Onsite Infiltration Requirement

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

Total Post-Development Bankfull Volume ($V_{bf\,post}$) = 73,521 ft³
Pre-Development Bankfull Runoff Volume ($V_{bf\,pre}$) = 130 ft³
Bankfull Volume Difference = 73,391 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The **greater** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{oir}) = 73,391 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6T_c^{-0.61}$ $\quad Q_p = 238.6\left(\frac{0.25}{_}\right)^{-0.61}$ — Peak of the Unit Hydrograph $\quad Q_p = 744\ cfs/in-mi^2$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* — $Area = 12.72\ ac$

C. $Q_{100} = Q_{100\,per} + Q_{100\,imp}$ $\quad Q_{100} = 0.46 + 4.87$
Note: $Q_{100\,per}$ and $Q_{100\,imp}$ from W6 and W7, respectively $\quad Q_{100} = 5.53\ in$

D. Peak Flow (PF) = $\frac{Q\left(\frac{cfs}{in-mi^2}\right)V_{100}(in)Area(ac)}{640}$ $\quad PF = \frac{744 \cdot 5.53 \cdot 12.72}{640}$ $\quad PF = 78.76\ cfs$

E. Δ = PF (cfs) - 0.15 Area(ac) $\quad \Delta = 78.76 - 0.15(_)$ $\quad \Delta = 76.85\ cfs$

F. $V_{det} = \frac{\Delta(cfs)}{FF(cfs)}V_{100}(ft^3)$ $\quad V_{det} = \frac{76.85}{_}\frac{174,088}{_}$ $\quad V_{det} = 169,872\ ft^3$

V_{det} = Calculated Detention (ft³), not including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention

A. $V_{ret} = 2(V_{100})$ $\quad V_{ret} = 2(\underline{N/A}_)$ $\quad V_{ret} = \underline{N/A}\ ft^3$

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP[a]	Area (ft²)	Storage Volume[b] (ft³) Surface/ Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[c] (ft³)	Total Volume Reduction[d] (ft³)
Pervious Pavement w/Infiltration Bed					
Infiltration Basin					
Subsurface Infiltration Bed					
Infiltration Trench					
Bioretention Systems					
Rain Gardens					
Dry Well					
Bioswale					
Vegetated Filter Strip					
Green Roof					

Total Volume Reduction Credit by Proposed Structural BMPs (ft³) = 0
Runoff Volume Infiltration Requirement (V_{oir}) from Worksheet 9 = 73,391
Runoff Volume Credit (ft³) = −73,391

NOTE: FURTHER VOLUME CALCULATIONS PROVIDED THIS SHEET

[a] Complete checklist from Section VI for each Structural BMP type
[b] Storage volume as defined in individual BMP write-ups
[c] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft³)
[d] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W12 Natural Features Inventory

1. Provide Natural Resources Map. This map should identify waterbodies, floodplains, riparian areas, wetlands, woodlands, natural drainage ways, steep slopes and other natural features.
2. Summarize the existing extent of each natural resource in the Existing Natural Resources Table.
3. Summarize total proposed Protected/Undisturbed Area.
4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once (include as either floodplain or wetland, not both).

Existing Natural Resources	Mapped (yes, no, n/a)	Total Area (ac)	Protected/Undisturbed Area (ac)
Waterbodies			
Floodplains			
Riparian Areas			
Wetlands			
Woodlands			
Natural Drainage Area			
Steep Slopes, 15%-25%			
Steep Slopes, over 25%			
Special Habitat Areas			
Other			
TOTAL EXISTING (ac)			

W13 Summary

Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{oir} = 73,391 ft³
Designed/Provided Infiltration Volume = 0 ft³
% Minimum Required Infiltration Provided = 0 %
Total Calculated Detention Volume, V_{det} = 169,872 ft³
Net Required Detention Volume (V_{det} - *Designed/Provided Infiltration Volume)* = 169,872 ft³

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

% Required Infiltration NOT provided *(100% - % Minimum Required Infiltration Provided)* = 100.0 %
Net % Penalty *(20% x % Required Infiltration NOT Provided)* = 20.0 %
Total Required Detention Volume, including penalty *[(100% + Net % Penalty) x Net Required Detention Volume)]* = 203,847 ft³

Acceptable Curve Numbers and Runoff Coefficients for Stormwater Calculations

Commonly Used Curve Numbers (from TR-55, AMC2)

Cover Description — Cover Type and Hydrologic Condition	Curve Numbers for Hydrologic Soil Group A	B	C	D
Fully developed urban areas (vegetation established)				
Open space (lawns, parks, golf course, cemeteries, etc.):				
Poor condition (grass cover <50%)	68	79	86	89
Fair conditions (grass cover 50% to 75%)	49	69	79	84
Good condition (grass cover >75%)	39	61	74	80
Impervious areas:				
Paved parking lots, roofs, driveways, etc. (excluding right-of-ways)	98	98	98	98
Streets and Roads:				
Paved; curbs and storm sewers (excluding right-of-way)	98	98	98	98
Paved; open ditches (including right-of-way)	83	89	92	93
Gravel (including right-of-way)	76	85	89	91
Pasture, grassland or range - continuous forage for grazing				
Poor	68	79	86	89
Fair	49	69	79	84
Good	39	61	74	80
Meadow**- continuous grass, protected from grazing and generally mowed for hay	30	58	71	78
Brush - brush-weed-grass mixture with brush the major element				
Poor	48	67	77	83
Fair	35	56	70	77
Good	30	48	65	73
Woods - grass combination (orchard or tree farm)				
Poor	57	73	82	86
Fair	43	65	76	82
Good**	32	58	72	79
Woods				
Poor	45	66	77	83
Fair	36	60	73	79
Good	30	55	70	77
Farmsteads- buildings, lanes, driveways and surrounding lots	59	74	82	86
Wetlands				
No standing water that contributes to runoff	78	78	78	78
With standing water	98	98	98	98

** Use Woods (good) or Meadow when estimating the pre-development bankfull runoff

Commonly Used Runoff Coefficients

Type of Surface — Cover Description	Runoff Coefficient		
Water Surfaces	1.00		
Roofs	0.95		
Asphalt or concrete pavements	0.95		
Gravel, brick or macadam surfaces	0.85		
	Slope <4%	Slope 4-6%	Slope >6%
Semi-pervious: lawns, parks, playgrounds			
Hydrologic Soil Group A	0.15	0.20	0.25
Hydrologic Soil Group B	0.25	0.30	0.35
Hydrologic Soil Group C	0.30	0.35	0.45
Hydrologic Soil Group D	0.45	0.50	0.55

AVERAGE INFILTRATION RATE CALCULATION:

TEST PIT	FACTOR OF SAFETY INFILTRATION RATE (IN./HR.)
TP-3A	0.22
TP-3B	0.18
TP-3C	0.13
TP-3D	0.24

NO INFILTRATION PROVIDED DUE TO LOW INFILTRATION RATES. UNDERGROUND INFILTRATION BED DEEMED TO BE UNDESIRABLE NEAR TEST PIT TP-3D DUE TO CLOSE PROXIMITY OF FUEL STATION. ADDITIONAL DETENTION PROVIDED AS PENALTY.

SEE PEA, INC. REPORT DATED 10-29-2019 FOR FURTHER DETAIL

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	REV. PER YPSILANTI TWP.	REV. PER WCWRC	DATE
1	MR	JC				7-25-20
1	MR	JC				9-28-20

REVISIONS

CAUTION!!
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WCWRC COMPUTATIONAL REQUIREMENTS-SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 R+L CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLAN\NOV 3\YTS\P-7.1) STORMWATER DTL 2018-229 SP.DWG

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: NO SCALE
DRAWING NUMBER: P-7.3

STORM WATER NARRATIVE:

EXISTING CONDITIONS:

THE EXISTING PARCEL CONTAINS BOTH DEVELOPED AND UNDEVELOPED LAND AREAS. THE WESTERN PART OF THE SITE IS DEVELOPED WITH AN EXISTING TRUCK TERMINAL THAT INCLUDES STORM SEWER CONVEYANCE AND A DETENTION POND. THE EASTERN AND SOUTHERN PARTS OF THE SITE ARE UNDEVELOPED. RUNNING FROM WEST TO EAST THROUGH THE CENTRAL PART OF THE SITE IS AN ENCLOSED COUNTY DRAIN (BEYER RELIEF DRAIN).

EXISTING DEVELOPMENT: THE WESTERN PART OF THE PARCEL THAT IS CURRENTLY DEVELOPED, FLOWS FROM WEST TO EAST VIA STORM SEWER AND SHEET FLOW INTO AN EXISTING DETENTION POND. FROM THE TOPOGRAPHIC SURVEY, THE EXISTING POND APPEARS TO HAVE SEDIMENTATION BASINS AND A RELEASE STRUCTURE COMPROMISED OF A WEIR AND OUTLET PIPE THAT DIRECTLY CONNECTS TO THE PORTION OF THE BEYER DRAIN LOCATED IN THE VICINITY OF MINION DRIVE. THE SOUTHERN HALF OF THE PENN CENTRAL RAILROAD RIGHT OF WAY IS TRIBUTARY TO PART OF THE PARCEL.

EASTERN PORTION OF SITE (UNDEVELOPED): THE EASTERN PART OF THE PARCEL LOCATED NORTH OF MINION DRIVE IS UNDEVELOPED. RUNOFF FROM THIS AREA FLOWS OVERLAND BOTH TO THE EAST INTO THE EXISTING APARTMENT COMPLEX AS WELL AS SOUTH TO THE BEYER RELIEF DRAIN. THIS PORTION OF THE SITE CONTAINS 5 SMALL UNREGULATED WETLANDS. THE SOUTHERN HALF OF THE PENN CENTRAL RAILROAD RIGHT OF WAY FLOWS ONTO THE PARCEL IN THIS VICINITY. THE EASTERN PORTION OF THE SITE FLOWS UNDETAINED.

SOUTHERN PORTION OF THE SITE (UNDEVELOPED): THE PORTION OF THE SITE LOCATED SOUTH OF MINION DRIVE IS UNDEVELOPED. THE MAJORITY OF THIS AREA DRAINS FROM NORTHWEST TO SOUTHEAST VIA SHEET FLOW, FLOWING ONTO NEIGHBORING RESIDENTIAL PROPERTY IN THE SOUTHEAST CORNER OF THE SITE. IT APPEARS TO BE INTERCEPTED BY A PORTION OF THE ENCLOSED BEYER DRAIN THAT IS TRIBUTARY TO THE BRANCH OF THE BEYER DRAIN THAT RUNS SOUTH ALONG GLENWOOD AVENUE. THE AREA TRIBUTARY TO THIS POINT APPEARS TO ALSO CARRY OFFSITE FLOW FROM NEIGHBORING INDUSTRIAL AND RESIDENTIAL PROPERTIES LOCATED TO THE WEST AND SOUTH. THE NORTHEAST PART OF THE SITE LOCATED SOUTH OF MINION DRIVE DRAINS TO THE NORTHEAST AND IS TRIBUTARY TO THE BEYER RELIEF DRAIN LOCATED NEAR RUSSELL STREET. THE SOUTHERN PORTION OF THE SITE FLOWS UNDETAINED.

ALTHOUGH PORTIONS OF THE SITE ENTER THE BEYER RELIEF DRAIN AT DIFFERENT LOCATIONS, THE BEYER DRAIN IS ULTIMATELY TRIBUTARY TO THE TYLER DAM DRAIN TO THE SOUTHEAST NEAR AIRPORT ROAD.

PROPOSED CONDITIONS:

IN THE SITE'S PROPOSED CONDITION, THE EXISTING TRUCK TERMINAL WILL REMAIN AND BE EXPANDED TO THE EAST. THE EXISTING MAINTENANCE BUILDING WILL BE RELOCATED TO THE SOUTHER PORTION OF THE SITE ALONG WITH A NEW FUEL STATION AND TRUCK WASH. DUE TO RESTRICTIONS CAUSED BY THE EXISTING COUNTY DRAIN, LOCATED IN THE MINION/RUSSELL STREET CORRIDOR, THE PROPOSED DRAINAGE IMPROVEMENTS WILL OPERATE INDEPENDENTLY ON THE NORTH AND SOUTH PORTIONS OF THE SITE.

NORTH DETENTION AREA:
THE EXISTING DETENTION POND WILL BE RELOCATED TO THE FAR EAST PORTION OF THE SITE. THE EXISTING OUTFLOW TO THE BEYER RELIEF DRAIN FROM THE EXISTING POND WILL BE ABANDONED. THE NEW DETENTION POND WILL PROVIDE STORAGE AND SEDIMENTATION FOR THE PORTION OF THE SITE LOCATED NORTH OF THE MINION CORRIDOR, THE NEWLY DEVELOPED PART OF THE PARCEL AND THE SOUTH HALF OF THE R.R. R.O.W. THE PROPOSED POND WILL OUTFLOW TO A NEW CONNECTION TO THE BEYER RELIEF DRAIN. THE PROPOSED POND FOR THE NOTH PORTION OF THE SITE HAS BEEN DESIGNED PER CURRENT W.C.W.R.C. STANDARDS AND WAS APPROVED ON 5-20-2019 AS PART OF A PRIOR SUBMITTAL.

THE STORM SEWER SYSTEM LOCATED ON THE CURRENTLY DEVELOPED PORTION OF THE SITE WILL REMAIN IN USE AND IS PROPOSED TO BE EXTENDED TO THE EAST TO CONVEY STORMWATER RUNOFF FROM THE NEWLY DEVELOPED PORTION OF THE SITE ALSO. THIS STORM SEWER WILL CONVEY RUNOFF TO THE PROPOSED DETENTION POND. THE NEW STORM SEWER WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

INFILTRATION TESTING WAS PERFORMED BY PEA INC. ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (W.C.W.R.C.) RULES AND GUIDELINES AT 6 LOCATIONS ONSITE (SEE REPORT DATED 10-17-2018 BY PEA, INC).

INFILTRATION TESTS IN THE AREA OF THE PROPOSED POND SHOWED THIS AREA TO HAVE HIGH GROUND WATER AND BE UNSUITABLE FOR INFILTRATION BASED ON W.C.W.R.C. REQUIREMENTS. FOR THIS REASON, A SUBSURFACE INFILTRATION BED IS PROPOSED SOUTH OF THE BUILDING ADDITION. THIS INFILTRATION BED PROVIDES A PORTION OF THE REQUIRED INFILTRATION. THE FULL INFILTRATION VOLUME REQUIRED BY W.C.W.R.C. STANDARDS, CANNOT BE PROVIDED THEREFORE ADDITIONAL VOLUME WILL BE PROVIDED IN THE DETENTION POND.

SOUTH DETENTION AREA:
THE AREA SOUTH OF MINION AND INCLUDING THE MINION DRIVE CORRIDOR THROUGH THE SITE WILL BE DEVELOPED WITH A MAINTENANCE AREA, FUEL STATION AND TRUCK WASH BAY. DETENTION WILL BE PROVIDED FOR THIS AREA SEPARATELY FROM THE NORTH PART OF THE SITE SINCE ELEVATIONS OF THE EXISTING COUNTY DRAIN DO NOT ALLOW FOR A PIPE CROSSING. DEVELOPED PORTIONS OF THIS AREA WILL BE ROUTED TO A DETENTION POND LOCATED TO THE EAST. THIS DETENTION POND WILL HAVE OUTFLOW DIRECTED TO THE BEYER RELIEF DRAIN VIA A NEW CONNECTION. THE PROPOSED POND WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

STORM WATER RUNOFF WILL BE CONVEYED VIA A NEW STORM SEWER SYSTEM TO THE PROPOSED DETENTION POND. THE NEW STORM SEWER WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

INFILTRATION TESTING WAS SEPARATELY PERFORMED BY PEA INC. ON THE SOUTH PORTION OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (W.C.W.R.C.) RULES AND GUIDELINES AT 4 LOCATIONS IN THIS VICINITY (SEE REPORT DATED 10-29-2019 BY PEA, INC).

INFILTRATION TESTS IN THE AREA OF THE PROPOSED POND SHOWED THIS AREA TO BE UNSUITABLE FOR INFILTRATION BASED ON W.C.W.R.C. REQUIREMENTS, THEREFORE ADDITIONAL VOLUME WILL BE PROVIDED IN THE DETENTION POND.

REFER TO THE "PROPOSED AND EXISTING RUNOFF TO SITE OUTLET" CALCULATIONS ON SHEET P-7.0 AND THE OUTLET RELEASE RATES ON THIS SHEET.

STORMWATER DETENTION CALCULATIONS - NORTH POND

APPROVED BY WCWRC 5-20-2019

DETENTION POND:	Natural Detention Basin				
DESIGN STORM EVENT:	100 YEAR STORM				POND OUTLET: ORIFICE
ALLOWABLE OUTFLOW:	0.15 CFS / AC.				
Input Parameters					
	TOTAL DRAINAGE AREA:		1,380,966	SF	
A	TOTAL DRAINAGE AREA:		31.70 Ac.		
Impervious Areas					
	NET IMPERVIOUS AREA:	26.28 ac.	at 'C' = 0.95		
	PERVIOUS (A Soils) AREA:	4.53 ac.	at 'C' = 0.15		
	PERVIOUS (B Soils) AREA	.89 ac.	at 'C' = 0.30		
	PERVIOUS (C Soils) AREA	.00 ac.	at 'C' = 0.40		
	PERVIOUS (D Soils) AREA	.00 ac.	at 'C' = 0.45		
C	COMPOUND C:	0.82			
		31.70 ac.			
DETENTION CALCS					
	Q_o = OUTFLOW	(0.15 CFS/AC.) =	4.755	CFS	
	$Q_o = Q_o / (AREA \times C) =$		0.18	CFS/ACRE IMPERVIOUS	
NET REQUIRED DETENTION VOLUME					
	V_{NET} = (Per WCWRC Worksheets)		534,667	CF	
INFILTRATION VOLUME DURING STORM					
	V_{STORM} = (Per WCWRC Worksheets)		10,704	CF	
FIRST FLUSH VOLUME					
	$V_{F.F.}$ = (Per WCWRC Worksheets)		94,386	CF	
NET FIRST FLUSH VOLUME					
	$V_{F.F.\ (NET)} = V_{F.F.} - V_{STORM}$		83,681	CF	
BANK FULL VOLUME					
	$V_{BF\ POST}$ = (Per WCWRC Worksheets)		202,604	CF	
NET BANK FULL VOLUME					
	$V_{BF\ POST\ (NET)} = V_{BF\ POST} - V_{STORM}$		191,899	CF	
SEDIMENT FOREBAY VOLUME					
	$V_{SED.}$ = 5% of V_{BF}		26,733	CF	

BASIN SIZING

CONTOUR ELEV	DETENTION AREA	INCR. VOLUME	CUMUL. VOLUME
TOP OF DET.	736	136,251	134,610	545,350
	735	132,968	130,656	410,741
	734	128,343	125,706	280,085
	733	123,068	119,747	154,380
	732	116,426	34,633	34,633
BOT. OF DET.	731.7	114,460	-	-

SEDIMENT FOREBAY

CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
TOP OF SED.	732.5	16,508	12,515	37,901
	731.7	14,779	9,828	25,386
	731	13,301	12,275	15,558
	730	11,248	3,284	3,284
BOT. OF SED.	729.7	10,645	-	-
		37,901	>	26733

CONTOUR INTERPOLATION CALCS.

	100-YR HWL	NET BANK FULL	NET FIRST FLUSH
	534,667	191,899	83,681
	-	-	-
	735.92	-	-
	-	-	-
	-	**733.30**	-
	-	-	**732.41**
	-	-	-
	-	-	-

PERMANENT POOL VOLUME

		CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
Volume Required:					
First Flush Volume x 2.5					
First Flush Volume:			94,386	CF	
Required Permanent Pool Volume:			235,965	CF	
Volume Provided:					
	BOTTOM OF DET.	731.7	99,618	96,023	241,087
		730.7	92,427	-	145,064
		730.7	86,700	59,035	145,064
		730	81,912	86,029	86,029
	BOT. OF PERM. POOL	728.9	74,504	-	-
			235,965	>	241,087

OUTLET STRUCTURE SIZING

First Flush Calculations

Total First Flush Storage Volume, V(ff) =		83,681	CF	
Elevation of First Flush, X(ff-actual) =		732.41		
Outlet Sizing for First Flush:				
Q_{ave} = V(ff)/86,400 sec		0.969	CFS	
Average Head for Orifice Equation:				
Elevation Difference from X(ff) to Outlet Elevation		0.71	FT	
h_{ave}: 2/3 * (elev diff)		0.47	FT	
Orifice Area Required				
A = Q/(0.62*sqrt(2gh))		0.2830	SF	
Number of Orifice Holes Required				
Hole Diameter 1.50"	Hole Area =	0.0123	SF	
Holes = A/ 0123		23.06	HOLES	
	therefore, use	23	HOLES	
Actual Release Rate:				
A(ff) = # holes * (hole area)		0.2823	SF	
Q_{act} = 0.62*A*sqrt(2gh))		0.966	CFS	
Actual Holding Time				
$T_{act} = V/Q_{act}$		24.07	HR	
		(Tact> 24 OK!)		

Bank Full Calculations

Bank Full Storage Volume, V(bf) =		191,899	CF	
Elevation of Bank Full, X(bf-actual) =		733.30		
Average Head for Orifice Equation:				
Elevation Difference from X(bf) to Outlet Elevation		1.60	FT	
h_{ave} = 2/3 * (elev diff)		1.07	FT	
Release Rate thru Bottom of Det. Orifices:				
Q_i = 0.62*A(ff)*sqrt(2gh))		1.450	CFS	
Actual Holding Time				
$T_{act} = V/Q_{act}$		36.77	HR	
		(36 < Holding Time < 48)		
		(No additional holes required for Bankfull)		

100-Year Storm Calculations

100-yr Detention Volume, V(100) =		534,667	CF	
Elevation of 100 Year Storm, X(100-actual) =		735.92		
Design Rim Elevation for 100-Yr Storm, X(100) =		736.00		
Allowable Outflow Rate, Q(allow) = 0.15 cfs/acre =		4.755	CFS	
Actual Release Rate Provided by First Flush Orifices for 100-yr Storm:				
A(ff) =		0.2823	SF	
h_{ave} = X(100) - X(bottom)		4.30	FT	
Q(ff) = 0.62*A(ff)*sqrt(2gh))		2.91	CFS	
Q(max) = Q(allow) - Q(ff) =		1.843	CFS	
Maximum Head for Orifice Equation:				
Elevation Difference from X(100) to X (BF)		2.70	FT	
Orifice Area Required				
A = Q/(0.62*sqrt(2gh))		0.225	SF	
Number of Orifice Holes Required				
Hole Diameter 1.500"	Hole Area =	0.0123	SF	
Holes = A/ 0123		18.37	HOLES	
	therefore, use	18	HOLES	
Actual Release Rate:				
A(100) = # holes * (hole area)		0.2209	SF	
Q(100) = 0.62*A*sqrt(2gh))		1.81	CFS	
Q(out) = Q(100) + Q(ff)=		4.72	CFS	
Q(out) < Q(allow) 4.72 <= 4.76		OK!		
Discharge through the first flush orifices when the first flush and 100 year holes are contributing				
h(all ave)= (2/3)(X100- Xbf)+(Xbf - Xbot)		3.40	FT	
Q (all)= (0.62)*(# ff orif)*(A ff orif)*sqrt (2*g*have-all)		2.59	CFS	
Average Discharge Through the 100 yr orifices when the other orifices are contributing				
h(100-ave)= (2/3)*(X100-Xbf)		1.80	FT	
Q(100-ave)= (0.62)*(#100 orif)*(A 100 orif)* sqrt(2*32.2*(h100ave))		1.475	CFS	
Check the 100 yr storm volume is dicharged in less than 72 hrs				
Vrem= V100-Vbf		342,768	CFT	
T100= Tbf +(Vrem/(Qall+Q100ave))		60.20	HRS	
		(T100 < 72 OK!)		

STORMWATER DETENTION CALCULATIONS - SOUTH POND

DETENTION POND:	Natural Detention Basin				
DESIGN STORM EVENT:	100 YEAR STORM				POND OUTLET: ORIFICE
ALLOWABLE OUTFLOW:	0.15 CFS / AC.				
Input Parameters					
	TOTAL DRAINAGE AREA:		553,891	SF	
A	TOTAL DRAINAGE AREA:		12.72 Ac.		
Impervious Areas					
	NET IMPERVIOUS AREA:	9.54 ac.	at 'C' = 0.95		
	PERVIOUS (A Soils) AREA:	1.94 ac.	at 'C' = 0.15		
	PERVIOUS (B Soils) AREA	.00 ac.	at 'C' = 0.30		
	PERVIOUS (C Soils) AREA	.00 ac.	at 'C' = 0.40		
	PERVIOUS (D Soils) AREA	.41 ac.	at 'C' = 0.45		
C	COMPOUND C:	0.74			
		12.72 ac.			
DETENTION CALCS					
	Q_o = OUTFLOW	(0.15 CFS/AC.) =	1.907	CFS	
	$Q_o = Q_o / (AREA \times C) =$		0.20	CFS/ACRE IMPERVIOUS	
NET REQUIRED DETENTION VOLUME					
	V_{NET} = (Per WCWRC Worksheets)		203,847	CF	
INFILTRATION VOLUME DURING STORM					
	V_{STORM} = (Per WCWRC Worksheets)		-	CF	
FIRST FLUSH VOLUME					
	$V_{F.F.}$ = (Per WCWRC Worksheets)		35,331	CF	
NET FIRST FLUSH VOLUME					
	$V_{F.F.\ (NET)} = V_{F.F.} - V_{STORM}$		35,331	CF	
BANK FULL VOLUME					
	$V_{BF\ POST}$ = (Per WCWRC Worksheets)		73,521	CF	
NET BANK FULL VOLUME					
	$V_{BF\ POST\ (NET)} = V_{BF\ POST} - V_{STORM}$		73,521	CF	
SEDIMENT FOREBAY VOLUME					
	$V_{SED.}$ = 5% of V_{BF}		10,192	CF	

BASIN SIZING

CONTOUR ELEV	CONTOUR DETENTION AREA	INCR. VOLUME	CUMUL. VOLUME
736	61,605	60,185	236,871
735	58,764	57,282	176,687
734	55,800	54,209	119,405
733	52,617	50,718	65,196
732	48,818	14,479	14,479
731.7	47,707	-	-

SEDIMENT FOREBAY

CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
732.5	6,038	4,485	12,856
731.7	5,174	3,372	8,371
731	4,461	3,986	4,999
730	3,511	1,013	1,013
729.7	3,242	-	-
	12,856	>	10192

CONTOUR INTERPOLATION CALCS.

	100-YR HWL	NET BANK FULL	NET FIRST FLUSH
	203,847	73,521	35,331
	-	-	-
	735.45	-	-
	-	**733.15**	-
	-	-	**732.41**
	-	-	-
	-	-	-

PERMANENT POOL VOLUME

		CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
Volume Required:					
First Flush Volume x 2.5					
First Flush Volume:			35,331	CF	
Required Permanent Pool Volume:			88,328	CF	
Volume Provided:					
	BOTTOM OF DET.	731.7	42,533	40,381	94,003
		730.7	38,226		53,622
		730.7	34,915	23,454	53,622
		730	32,101	30,168	30,168
	BOT. OF PERM. POOL	729	28,235	-	-
			88,328	>	94,003

OUTLET STRUCTURE SIZING

First Flush Calculations

Total First Flush Storage Volume, V(ff) =		35,331	CF	
Elevation of First Flush, X(ff-actual) =		732.41		
Outlet Sizing for First Flush:				
Q_{ave} = V(ff)/86,400 sec		0.409	CFS	
Average Head for Orifice Equation:				
Elevation Difference from X(ff) to Outlet Elevation		0.71	FT	
h_{ave}: 2/3 * (elev diff)		0.47	FT	
Orifice Area Required				
A = Q/(0.62*sqrt(2gh))		0.1194	SF	
Number of Orifice Holes Required				
Hole Diameter 1.50"	Hole Area =	0.0123	SF	
Holes = A/ 0123		9.73	HOLES	
	therefore, use	9	HOLES	
Actual Release Rate:				
A(ff) = # holes * (hole area)		0.1104	SF	
Q_{act} = 0.62*A*sqrt(2gh))		0.378	CFS	
Actual Holding Time				
$T_{act} = V/Q_{act}$		25.94	HR	
		(Tact> 24 OK!)		

Bank Full Calculations

Bank Full Storage Volume, V(bf) =		73,521	CF	
Elevation of Bank Full, X(bf-actual) =		733.15		
Average Head for Orifice Equation:				
Elevation Difference from X(bf) to Outlet Elevation		1.45	FT	
h_{ave} = 2/3 * (elev diff)		0.97	FT	
Release Rate thru Bottom of Det. Orifices:				
Q_i = 0.62*A(ff)*sqrt(2gh))		0.541	CFS	
Actual Holding Time				
$T_{act} = V/Q_{act}$		37.75	HR	
		(36 < Holding Time < 48)		
		(No additional holes required for Bankfull)		

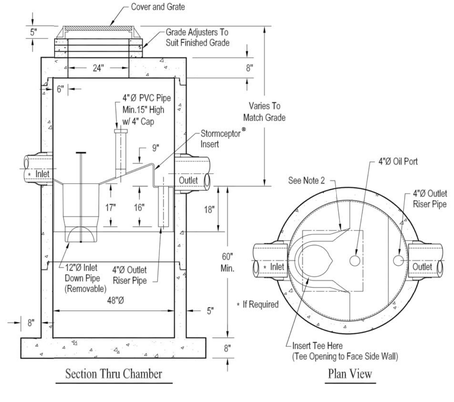
100-Year Storm Calculations

100-yr Detention Volume, V(100) =		203,847	CF	
Elevation of 100-Year Storm, X(100-actual) =		735.45		
Design Rim Elevation for 100-Yr Storm, X(100) =		736.00		
Allowable Outflow Rate, Q(allow) = 0.15 cfs/acre =		1.907	CFS	
Actual Release Rate Provided by First Flush Orifices for 100-yr Storm:				
A(ff) =		0.1104	SF	
h_{ave} = X(100) - X(bottom)		4.30	FT	
Q(ff) = 0.62*A(ff)*sqrt(2gh))		1.14	CFS	
Q(max) = Q(allow) - Q(ff) =		0.768	CFS	
Maximum Head for Orifice Equation:				
Elevation Difference from X(100) to X (BF)		2.85	FT	
Orifice Area Required				
A = Q/(0.62*sqrt(2gh))		0.091	SF	
Number of Orifice Holes Required				
Hole Diameter 1.500"	Hole Area =	0.0123	SF	
Holes = A/ 0123		7.45	HOLES	
	therefore, use	7	HOLES	
Actual Release Rate:				
A(100) = # holes * (hole area)		0.0859	SF	
Q(100) = 0.62*A*sqrt(2gh))		0.72	CFS	
Q(out) = Q(100) + Q(ff)=		1.86	CFS	
Q(out) < Q(allow) 1.86 <= 1.91		OK!		
Discharge through the first flush orifices when the first flush and 100 year holes are contributing				
h(all ave)= (2/3)(X100- Xbf)+(Xbf - Xbot)		3.35	FT	
Q (all)= (0.62)*(# ff orif)*(A ff orif)*sqrt (2*g*have-all)		1.01	CFS	
Average Discharge Through the 100 yr orifices when the other orifices are contributing				
h(100-ave)= (2/3)*(X100-Xbf)		1.90	FT	
Q(100-ave)= (0.62)*(#100 orif)*(A 100 orif)* sqrt(2*32.2*(h100ave))		0.589	CFS	
Check the 100 yr storm volume is dicharged in less than 72 hrs				
Vrem= V100-Vbf		130,326	CFT	
T100= Tbf +(Vrem/(Qall+Q100ave))		60.45	HRS	
		(T100 < 72 OK!)		

STORMWATER TREATMENT STRUCTURE

STRUCTURE 120
(IN VICINITY OF FUEL STATION)

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

NO.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
2	WR	JC	REV. PER WCWRC	9-28-20

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

STORMWATER CALCULATIONS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

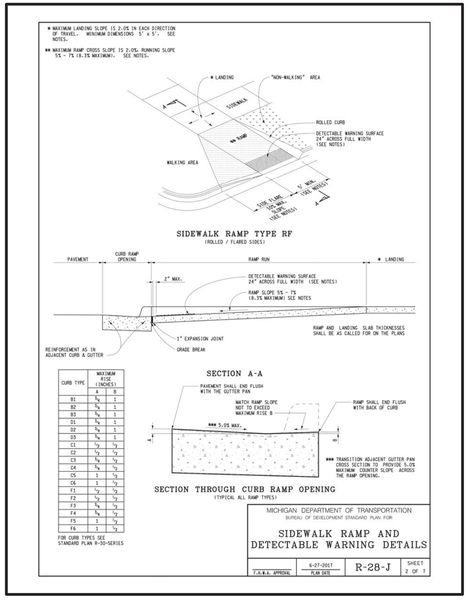
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ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

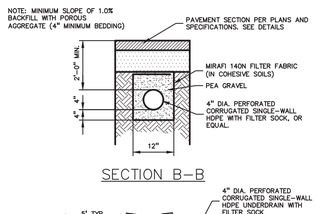
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DRAWING NUMBER:
P-7.4

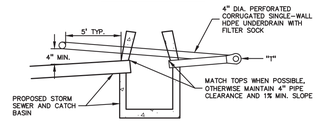


SIDEWALK RAMP TYPE RF
(ROLLED / FLARED SIDES)

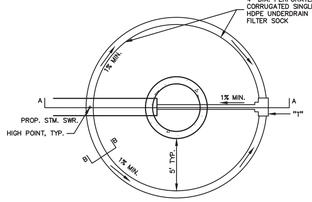
SIDEWALK RAMP DETAIL
NOT TO SCALE



SECTION B-B

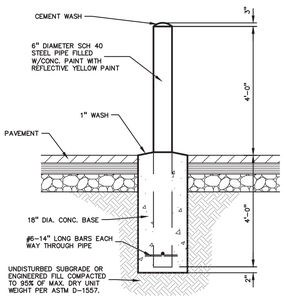


SECTION A-A

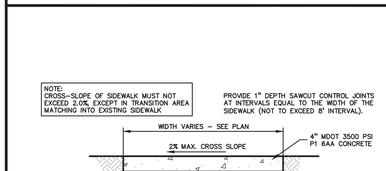


PLAN VIEW

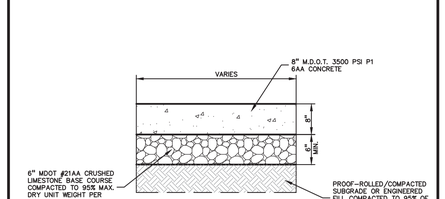
RADIAL UNDERDRAIN DETAIL
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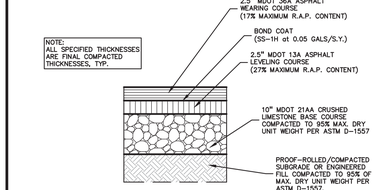
6" DIA. GUARD POST DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



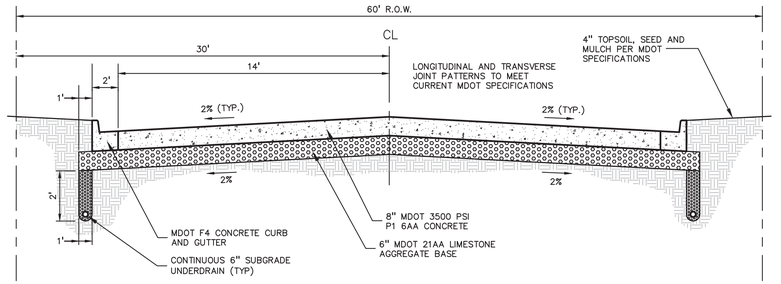
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



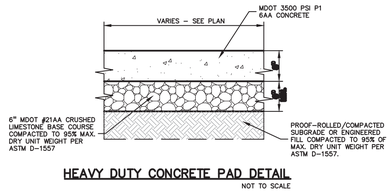
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA INC. WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA, INC. THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

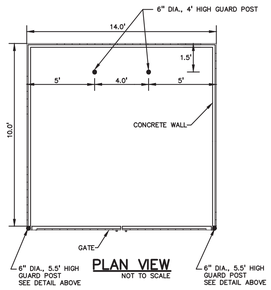
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG58-22. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA INC. FOR REVIEW PRIOR TO CONSTRUCTION



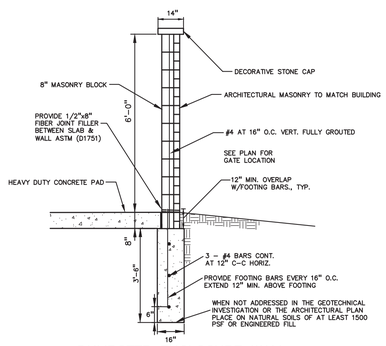
TYPICAL ROAD CROSS-SECTION
MINION DRIVE
NOT TO SCALE



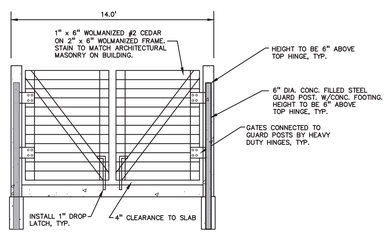
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

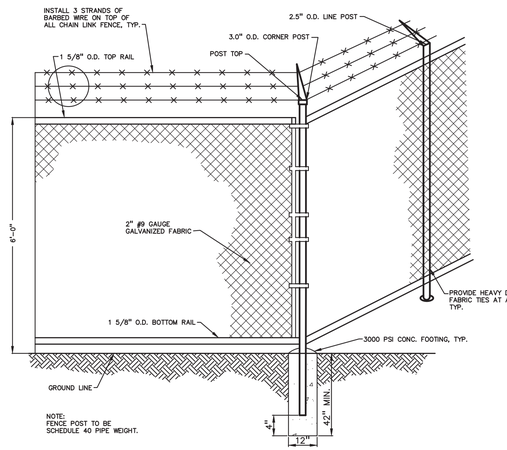


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



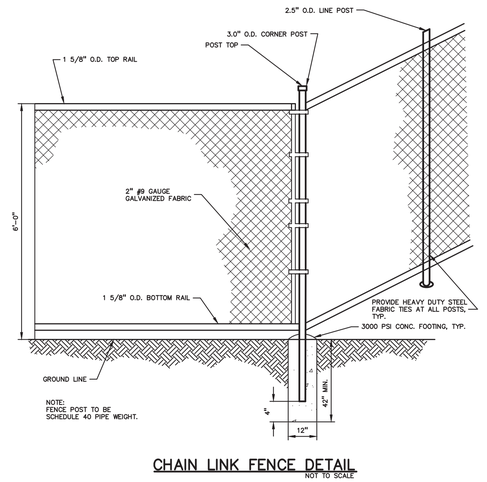
TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

SINGLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



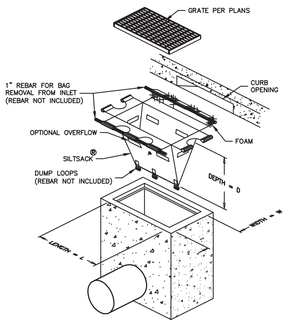
CHAIN LINK FENCE DETAIL
NOT TO SCALE

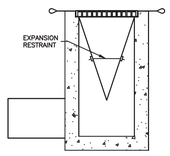
FOR USE AT PROPERTY PERIMETER



CHAIN LINK FENCE DETAIL
NOT TO SCALE

FOR USE ENCLOSING DETENTION BASINS





INSTALLATION DETAIL

'SILTSACK' DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

NO.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
2	WR	JC	REV. PER WCRC	8-28-20

REVISIONS

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NOTES & DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -JC\DWG\SITE PLAN\SHEETS\P-8.0 NOTES 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: N.T.S.

DRAWING NUMBER:
P-8.0

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

YP#10–10B COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39– 59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARKS

(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GENERAL SITE LIGHTING NOTES:

1. THE LIGHTING PATTERN 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.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL ON SHEET SL–1.1.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS AND 5 FEET FROM ANY UNDERGROUND UTILITIES. ALL POLES LOCATED ALONG SOUND WALL SHALL PLACED 2.5' OFF EDGE OF PAVEMENT.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
6. ALL AREA LIGHT FIXTURES ARE TO BE FULL CUTOFF.
7. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
8. COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
9. ALL CONDUCTORS SHALL BE IN CONDUIT.

YPSILANTI SITE LIGHTING NOTES:

1. ALL LIGHT POLES WITHIN 50' OF RESIDENTIAL PROPERTY LINE ARE TO BE NO MORE THAN 15' IN HEIGHT.
2. ALL LIGHT POLES WITHIN 300' BUT GREATER THAN 50' FROM ANY RESIDENTIAL PROPERTY LINE ARE TO BE NO MORE THAN 20' IN HEIGHT.
3. ALL LIGHT POLES GREATER THAN 300' FROM ANY RESIDENTIAL PROPERTY LINE CAN BE 25' IN HEIGHT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
1. MAX SITE FOOTCANDLE		
1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

Schedule

Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	25' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-PC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
**	P4	6	17'	Cireon	OL2-072-AJ-AL-AB-WH-SF-WS MODEL 4-7	CANOPY LIGHT		1	11,010	0.95	78

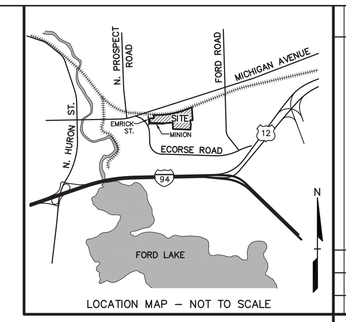
** IES FILES OF THIS LIGHT COULD NOT BE OBTAINED. CNY LED CANOPY LIGHTING FROM LITHONIA WAS USED TO MODEL THIS LIGHT.

ZONING: B–3 GENERAL BUSINESS
USE: VACANT LAND

LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND
IRON SET	MONUMENT FOUND	R RECORDED
NAIL FOUND	MONUMENT SET	M MEASURED
NAIL & CAP SET		C CALCULATED

EXISTING	PROPOSED	
OH–ELEC–W–O		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS		GAS MAIN, VALVE & GAS LINE MARKER
W		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S		SANITARY SEWER, CLEANOUT & MANHOLE
ST		STORM SEWER, CLEANOUT & MANHOLE
C		COMBINED SEWER & MANHOLE
C.O.	C.O.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
816.06		UNIDENTIFIED STRUCTURE
671.21	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND
	STD DUTY / HEAVY DUTY / R.O.W. ONLY	
	STD DUTY / HEAVY DUTY / DEEP STRENGTH	



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CITY OF YPSILANTI

EMRICK ST

ZONING: I–1 LIGHT INDUSTRIAL
USE: FLOORING BUSINESS

ZONING: I–1 LIGHT INDUSTRIAL
USE: EXISTING BUSINESSES

ZONING: I–1 LIGHT INDUSTRIAL
USE: VACANT LAND

MINION DR
(60' PRIVATE)

EXISTING BUILDING

PROPOSED BUILDING EXPANSION
10,000 SQ.FT

FIXTURE MOUNTING HEIGHT: 20'

P1 P2 P3

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP —JC\DWG\SITE PLANS\NOV SHTS\(SL-1.0) PHOTOMETRICS

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.1

2018-229 SP.dwg

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALONG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–06–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

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BENCHMARKS

(GPS DERIVED – NAVD88)

BM #300
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ELEV. – 745.90

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ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

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BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

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9. ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
1. MAX SITE FOOTCANDLE		
1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

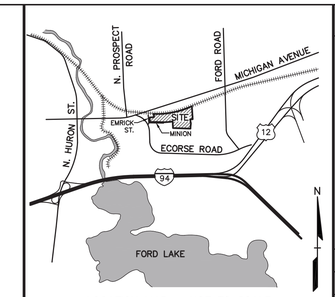
LEGEND

IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · BRASS PLUG SET · MONUMENT FOUND · MONUMENT SET · SEC. CORNER FOUND · RECORDED · MEASURED · CALCULATED

EXISTING	PROPOSED	
OH–ELEC–W–C		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS		GAS MAIN, VALVE & GAS LINE MARKER
W	W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S	S	SANITARY SEWER, CLEANOUT & MANHOLE
ST	ST	STORM SEWER, CLEANOUT & MANHOLE
C	C	COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T I		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21

STD DUTY · HEAVY DUTY · R.O.W. ONLY · STD DUTY · HEAVY DUTY · DEEP STRENGTH



LOCATION MAP – NOT TO SCALE

Schedule											
Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	20' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-IPC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
	P4	6	17'	LSI INDUSTRIES, INC	SCS-LED-15L-SC-40			1	15945	0.95	117.7

ZONING: B–3 GENERAL BUSINESS
USE: VARIOUS BUSINESSES

PENN CENTRAL RAILROAD

PROPOSED DETENTION BASIN

PROPOSED BUILDING EXPANSION
45,900 SQ.FT

FIXTURE MOUNTING HEIGHT: 20'

EXISTING BUILDING

EXISTING BUILDING TO BE DEMOLISHED AS PART OF THIS PROJECT

SEE SL–1.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER WCWRC	8–28–20

REVISIONS

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN:	WR	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018–229_RL CARRIERS\ YPSILANTI TOWNSHIP –JC\DWG\SITE PLAN\[NOV 3rd'19\SL–1.0] PHOTOMETRICS 2018–229 SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.2

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

YP#10–10B COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39– 59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARKS

(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GENERAL SITE LIGHTING NOTES:

1. THE LIGHTING PATTERN 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.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL ON SHEET SL–1.1.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS AND 5 FEET FROM ANY UNDERGROUND UTILITIES. ALL POLES LOCATED ALONG SOUND WALL SHALL PLACED 2.5' OFF EDGE OF PAVEMENT.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
6. ALL AREA LIGHT FIXTURES ARE TO BE FULL CUTOFF.
7. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
8. COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
9. ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
1. MAX SITE FOOTCANDLE		
1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND

EXISTING / PROPOSED

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED
- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

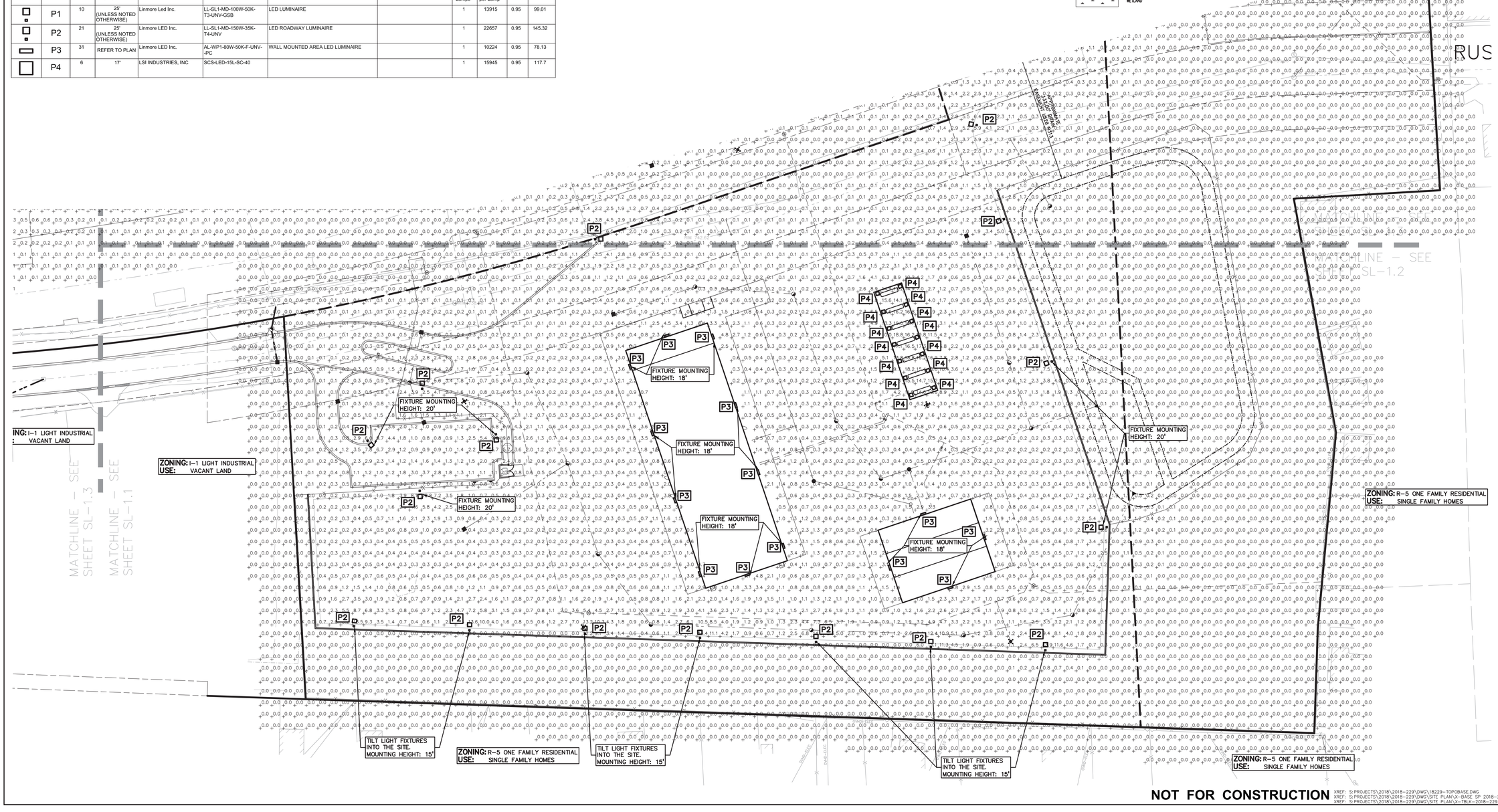
STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

LOCATION MAP – NOT TO SCALE
(MICHIGAN AVENUE, N. PROSPECT ROAD, FORD ROAD, N. HURON ST., EMERICK ST., SITE, MINION, ECORSE ROAD, 12, 94, FORD LAKE)

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
2	WR	JC	REV. PER WCMRC	8–28–20

REVISIONS

Schedule										
Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	25' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-PC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
	P4	6	17'	LSI INDUSTRIES, INC	SCS-LED-15L-SC-40			1	15945	0.95	117.7



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229\RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLANS\NOV 3\YP(3)L–10 PHOTOMETRICS 2018–229 3rd.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.3

LUMEN P1 & P2

SITE LIGHTER (SL1)

Specifications

Suitability	Wet Locations-IP65 Rated
Warranty	10 Years
Expected Life	L70- 150,000 Hours
System Wattages	50W, 75W, 100W, 125W, 150W, 200W & 300W, 400W
Color Rendering Index (CRI)	>70
Color Temperature	2200K, 3500K, 4000K & 5000K
Operating Temperature	-40F to +130F
Efficacy	(5000K) Up to 183 Lumens/Watt
Voltage	120-277V, 200-480V
Certifications	UL 1598, FCC CFR 47, Part 15, ROHS, CUL Canada, BAA/TAA Compliant, ANSI C136.31-2010 "ANS for Roadway and Area Lighting Equipment - Luminaire Vibration"
Design Lights Consortium	Yes

Ordering Information

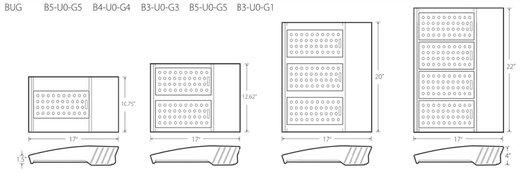
Model	Housing Size	Wattage	Kelvin	Optic	Volts	Housing Color	Mounting	Options
LL-SL1-	Small (SM)	50	2200K (22K)	Type 2 (T2)	120-277V (UNV)	Bronze (BRN)	Slip Fitter (SF)	FSP-201 (SN)
	Medium (MD)	75	3500K (35K)	Type 3 (T3)	200-480V (HV)	White (WHT)	Standard Arm (SA)	Photo Cell (PC)
	Large (LG)	100	4000K (40K)	Type 4 (T4)		Black (BLK)	Trunnion (TM)	
	Extra Large (XL)	125	5000K (50K)	Type 5 (T5)		Custom (CUS)*	Slip Fitter/	
		150		Flood (60)		* Special Order	Knuckle Adapter (SF)	
		200						
		300						
		400						

Example

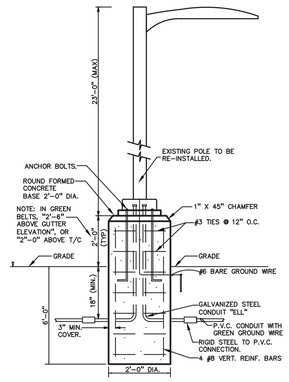
LL-SL1-SM-75WD-50K-T2-UNV-BRN-SF-SN

Lumen Packages

	T2	T3	T4	T5	60	Housing Type	Size (WxLxH)	Weight
50W	9897	9838	9611	9516	7000	Small	10.75 x 17 x 4 (taper to 1.5)	14
75W	13104	13026	12636	12558	10500	Small	10.75 x 17 x 4 (taper to 1.5)	14
100W	16224	16126	15600	16175	14000	Small	10.75 x 17 x 4 (taper to 1.5)	14
125W	21710	21493	20930	21645	17250	Medium	12.62 x 17 x 4 (taper to 1.5)	16
150W	25272	25019	24382	25196	20700	Medium	12.62 x 17 x 4 (taper to 1.5)	16
200W	30923	30745	32240	29648	26800	Medium	12.62 x 17 x 4 (taper to 1.5)	16
300W	47424	46950	45552	47282	40200	Large	20 x 17 x 4 (taper to 1.5)	24
400W	61000	61000	64000	59500	52000	Extra Large	22 x 17 x 4 (taper to 1.5)	37
BUG	B5-U0-G5	B4-U0-G4	B3-U0-G3	B5-U0-G5	B3-U0-G1			



Specifications are Subject to Change.



CONCRETE BASE DETAIL
NOT TO SCALE

ACE Wall Pack (WP1)

LUMEN P3

Efficacy

- Only high quality Philips™ LumiLED™ LEDs used to ensure maximum light output and longevity

Thermal Dissipation

- LED's are populated to an aluminum core board to maximize thermal dissipation

Lens

- Frosted

Mounting

Designed for wall mounting

Controls/Sensors

- Photo Cell-Standard

Specifications

Suitability	Wet Locations-IP65 Rated
Warranty	5 Years
Expected Life	>100,000
Driver	0-10v Compatible with most wireless controls
System Wattages	40W, 60W, 80W
Efficacy	>130 lm/w
Voltage	100-277V AC
Beam Angle	120°
Lens Options	Frosted
Color Rendering Indsx (CRI)	>70
Color Temperature	3500K, 4000K OR 5000K
Operating Temperature	-40F +122F
Power Factor	0.90
Total Harmonic Distortion	<10% (277V)
Certifications	DLC Standard*, ETL, RoHS

*Refer to the DLC QPL for current listings

Ordering Information

Model	Wattage	Kelvin	Lens	Voltage	Sensor
AL-WP1-	40	35C0K (35K)	Frosted	UNV	Photo Cell (PC)
	60	40C0K (40K)			
	80	50C0K (50K)			

Lumen Output

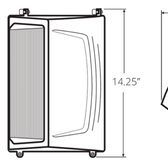
Wattage	Lumen
40	5200
60	7800
80	10400

Example

AL-WP1-XXW-XXK-F-UNV-PC

Quick Ship Options Available

Contact your sales representative for more information.



weight 5.20 lbs.

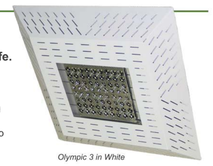
Specifications are Subject to Change.

LUMEN P4

Olympic Series

Canopy lighting the right way.

OVERVIEW



Olympic 3 in White



Extruded Heat Sinks Outperform Castings

Thermal Design determines product life.

The more dense the heat sink, the greater the thermal conductivity. Die cast heat sinks are porous and make poor thermal conductors. Using only extruded heat sinks and heavily ventilated plenum designs, the Olympic Series runs cooler to maintain output and color quality well beyond the life of die cast and especially enclosed designs.



Thermally Isolated and Heavily Ventilated Power Supplies

Thermally managing the Power Supply.

Cireon power supplies never sit above the heat sink or in the midst of the LED arrays. And since they generate their own heat, power supplies should never sit in enclosed spaces to bake in their own heat. The Olympic's thermal capacity is the product of thermal isolation and a plenum design that delivers a fresh air exchange to all six sides of the power supply.

As every 10°C drop doubles power supply life, the Alpine doubles to quadruples the power supply life of poorly located and enclosed driver designs.



Proprietary Optics Aluminum Boards

Proprietary Optics.

All Ontario optics have been designed specifically for high bay layouts. Diffused products can't compete in high bay mounting heights while the Ontario delivers the highest foot-candles im mounting heights to 100'.





Example Part Number: AL2-048-AJ-AH-AG-WH-SF-WS

Family	CCT[1][2]	Driver	Optics	Housing	Mount	Sensor
OL2-048 *48LEDs*	-AG *5700K*	-AH *(350mA, 120-277V)*	-AB *80°*	-SG *Steel Grey*	-CC *8' Cord*	-NS *No Sensor*
OL3-072 *72 LEDs*	-AH *4000K*	-AJ *(525mA, 120-277V)*	-AC *60°*	-WH *White*	-SF *Flush Mount, J-Box, Myers Hub*	
	-AJ *5000K*	-AK *(700mA, 120-277V)*	-AF *Type II*	-CU *Custom*		
	-CU *Custom*	-AL *(700mA, 347-480V)*	-AG *Type V*		-CU *Custom Mount*	
		-AM *(530mA, 347-480V)*	-AL *120°*			
		-AN *(350mA, 347-480V)*	-AN *Type III*			

For more information, contact:

No.	BY:	CHK	DESCRIPTION	REV. PER HPSILANTI TWP.	REV. PER HOWRC	DATE
1	WR	JC				7-21-20
1	WR	JC				5-28-20

REVISIONS

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2018-229 SP.dwg

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN:	SUR.	P.M.	JC
WR	WR	XXX		

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLAN\NOV 3HTS\CIL-1.0) PHOTOMETRICS

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: NO SCALE

DRAWING NUMBER:
SL-1.4

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN;INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES.

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

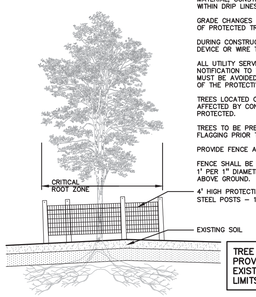
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.



TREE PROTECTIION FENCE MUST BE PROVIDED AT THE DRIP LINE OF ALL EXISTING TREES THAT FALL WITHIN THE LIMITS OD DISTURBANCE

TREE PROTECTION DETAIL

NOT TO SCALE

GRAPHIC SCALE

−100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

NOTES

NUMBER OF EXISTING TREES TO REMAIN ON SITE: 247
NUMBER OF EXISTING TREES TO BE REMOVED ON SITE: 1047
NUMBER OF EXISTING REGULATED TREES BE REMOVED/ AND REPLACED: 39

EXISTING REGULATED TREES DOES NOT INCLUDE TREES LOCATED WITHIN THE BUILDING ENVELOPE, PARKING LOT, AND DETENTION POND AREA AND DAMAGED, DISEASED OR DEAD TREES.

FOR REPLACEMENT CALCULATIONS SEE SHEET L–1.0

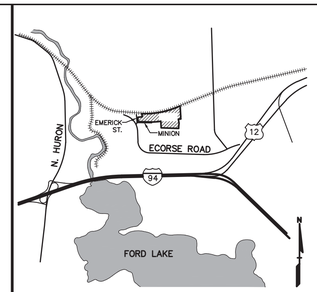
TREE REMOVAL NARRATIVE
TREE REMOVAL DOES NOT REQUIRE REPLACEMENT WHEN NECESSARY FOR THE LOCATION OF A STRUCTURE OR SITE IMPROVEMENT AND WHEN NO FEASIBLE ALTERNATIVE LOCATION FOR THE STRUCTURE OR IMPROVEMENTS CAN BE ACHIEVED WITHOUT CAUSING UNDUE HARDSHIP

KEY

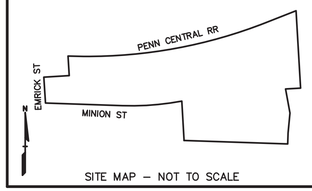
= EXISTING TREE/ TAG TO REMAIN

= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE



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XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\V–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

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R.L.R. INVESTMENTS, LLC
800 GILLIAM ROAD
WILMINGTON, OHIO 45177

TREE SURVEY PLAN - OVERALL
R+L CARRIERS

PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –ACWD\SITE PLANS\(1–1.0) TREE SURVEY PLAN 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER:
T-1.0

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S02°53'00"E(R) 787.63'(R)

S87°14'00"W(R) 153.00'(R)

20' SIDE YARD SETBACK

40' REAR YARD SETBACK

PIN: K -11-10-280-019

PIN: K -11-10-160-002

PIN: K -11-10-160-003

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO BE REMOVED TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

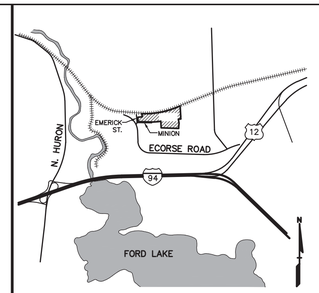
EXISTING TREE TO REMAIN TYP.

MINION DR
(60' WIDE PRIVATE)

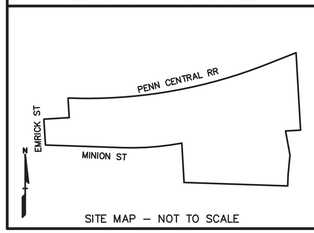
MATCH LINE - SEE SHEET T-1.2 FOR CONTINUATION

MATCH LINE - SEE SHEET T-1.2 FOR CONTINUATION

N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KEY

= EXISTING TREE/ TAG TO REMAIN

= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

TREE SURVEY PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -AC\DWG\SITE PLANS\[T-1.0] TREE SURVEY PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE_SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

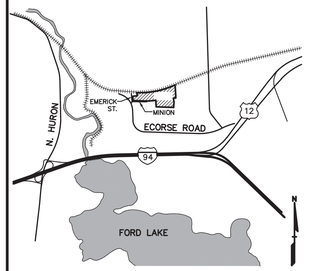
KEY

= EXISTING TREE/ TAG TO REMAIN

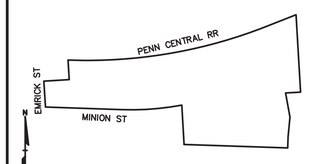
= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING

N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

MATCH LINE – SEE SHEET T-1.1 FOR CONTINUATION

MATCH LINE – SEE SHEET T-1.1 FOR CONTINUATION

MINION DR
(60' WIDE PRIVATE)

N02°47'00"W(R) 400.45'(R)

N87°35'00"W(R) 1054.12'(R)

S09°45'00"E(R) 248.31'(R)

S05°47'00"W(R) 205.12'(R)

S02°25'00"W(R) 110.01'(R)

R) 102.85'(R)

40' FRONT YARD SETBACK

40' REAR YARD SETBACK

20' SIDE YARD SETBACK

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREE TO BE REMOVED TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1762
REGISTERED LANDSCAPE ARCHITECT

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WILMINGTON, OHIO 45177

TREE SURVEY PLAN - SOUTHEAST R+L CARRIERS

PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -AC\DWG\SITE PLAN\(T-1.0) TREE SURVEY PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
T-1.2

TREE REMOVAL SUMMARY

331 Trees Removed (Excluding Poor Condition)
39 Non-Location-Exempt Trees Removed (Excluding Poor Condition)

247 Total Trees Saved
1047 Total Trees Removed

***LOC. EXEMPT:** trees to be removed for building and site improvements

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
1	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
2	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
3	E	10	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
4	EE	11	Siberian Elm	Ulmus pumila	Poor	x3	NOT-EXEMPT	R	-
5	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
6	MR	12	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
7	E	8	American Elm	Ulmus americana	Fair		NOT-EXEMPT	R	REPLACE
8	NM	8	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	REPLACE
9	EE	13	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
10	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
11	BX	11	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
12	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
13	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
14	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
15	EE	10	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
16	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
17	NM	10	Norway Maple	Acer platanoides	Good		EXEMPT	R	-
18	EE	11	Siberian Elm	Ulmus pumila	Fair	x3	EXEMPT	R	-
19	EE	11	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
20	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	R	-
21	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
22	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
23	E	8	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
24	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
25	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
26	CT	14	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
27	CT	14	Cottonwood	Populus-deltoides	Fair	x1	EXEMPT	R	-
28	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
29	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
30	EE	20	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
31	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
32	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
33	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
34	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
35	EE	11	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
36	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
37	EE	9	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
38	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
39	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
40	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
41	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
42	E	14	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
43	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
44	EE	8	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
45	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
46	NM	9	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	REPLACE
47	NM	14	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	REPLACE
48	BX	8	Box elder	Acer negundo	Very Poor	x2	NOT-EXEMPT	S	-
49	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
50	BX	11	Box elder	Acer negundo	Fair		NOT-EXEMPT	R	REPLACE
51	EE	8	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
52	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
53	BW	19	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
54	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
55	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
56	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
57	EE	14	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
58	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
59	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
60	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
61	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
62	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
63	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
64	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
65	E	9	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
66	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
67	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
68	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
69	MR	9	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
8	BX	7	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
71	AA	8	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
72	AA	11	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
73	AA	9	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	R	REPLACE
74	AA	13	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
75	MR	11	Red Mulberry	Morus rubra	Fair	x3	NOT-EXEMPT	S	-
76	MR	11	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
77	MR	12	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
78	MR	9	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
79	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
80	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
81	BW	13	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	S	-
82	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
83	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
84	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
86	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
85	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
87	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
88	BC	10	Wild Black Cherry	Prunus serotina	Poor	x3	EXEMPT	R	-
89	BC	22	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
90	BW	15	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
91	EE	11	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
92	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
93	MR	8	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
94	EE	19	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
95	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
96	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	R	-
97	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
98	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
99	NM	9	Norway Maple	Acer platanoides	Fair		EXEMPT	R	-
100	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
101	EE	9	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
102	EE	9	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
103	E	10	American Elm	Ulmus americana	Fair		EXEMPT	R	-
104	E	12	American Elm	Ulmus americana	Fair		EXEMPT	R	-
105	BX	12	Box elder	Acer negundo	Fair		EXEMPT	R	-
106	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
107	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
108	EE	13	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
109	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
110	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
111	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
112	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
113	EE	13	Siberian Elm	Ulmus pumila	Poor	5	NOT-EXEMPT	R	-
114	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
115	CT	13	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
116	CT	21	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
117	CT	17	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
118	CT	14	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
119	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
120	EE	13	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
121	EE	10	Siberian Elm	Ulmus pumila	Fair	x2	EXEMPT	R	-
122	EE	10	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
123	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
124	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
125	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
126	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
127	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
128	BX	12	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
129	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
130	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
131	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
132	HK	8	Hackberry	Celtis occidentalis	Fair		EXEMPT	R	-
133	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
134	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
135	EE	8	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
136	BX	9	Box elder	Acer negundo	Fair	x1	EXEMPT	R	-
137	EE	13	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
138	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
139	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
140	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
141	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
142	E	8	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
143	BW	14	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
144	MR	12	Red Mulberry	Morus rubra	Poor		EXEMPT	R	-
145	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
146	BW	19	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
147	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
148	BW	20	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
149	BW	13	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
150	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
151	BX	8	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
152	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
153	EE	11	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
154	EE	10	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
155	E	18	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	R	-
156	BX	11	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
157	BX	9	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
158	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
159	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
160	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
161	BW	23	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
162	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
163	CT	8	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
164	CT	8	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
165	CT	9	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
166	MR	16	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
167	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
168	BC	0	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
169	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
170	BX	9	Box elder	Acer negundo	Fair	x1	EXEMPT	R	-
171	BX	14	Box elder	Acer negundo	Fair		EXEMPT	R	-
172	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
173	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
174	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
175	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
176	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
177	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
178	BX	12	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
179	BW	14	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
180	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
181	EE	15	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
182	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
183	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
184	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
185	SM	19	Silver Maple	Acer saccharinum	Fair	x4	NOT-EXEMPT	S	-
186	EE	11	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	S	-
187	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
188	EE	10	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
189	MR	8	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
190	MR	8	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
191	MR	9	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
192	MR	9	Red Mulberry	Morus rubra	Fair	x2	NOT-EXEMPT	S	-
193	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
194	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
195	BX	10	Box elder	Acer negundo	Fair		NOT-EXEMPT	S	-
196	EE	12	Siberian Elm	Ulmus pumila	Fair	x1	NOT-EXEMPT	S	-
197	BL	33	Black Locust	Robinia pseudoacacia	Fair		NOT-EXEMPT	S	-
198	BL	34	Black Locust	Robinia pseudoacacia	Fair		NOT-EXEMPT	S	-
199	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
200	CT	36	Cottonwood	Populus-deltoides	Fair		NOT-EXEMPT	R	REPLACE
201	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
202	C	10	Catalpa	Catalpa speciosa	Poor	x2	NOT-EXEMPT	S	-
203	CT	26	Cottonwood	Populus-deltoides	Poor		NOT-EXEMPT	R	-
204	EE	13	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
205	BX	10	Box elder	Acer negundo	Very Poor	dead	NOT-EXEMPT	R	-
206	EE	10	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
207	HK	10	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
208	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
209	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
210	HK	9	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
211	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
212	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
213	NS	8	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
214	NS	10	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
215	NS	9	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
216	BW	14	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
217	BW	12	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
218	HK	10	Hackberry	Celtis occidentalis	Fair	x1	NOT-EXEMPT	S	-
219	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
220	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
220	BW	15	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
221	HK	8	Hackberry	Celtis occidentalis	Fair	x1	NOT-EXEMPT	S	-
222	BW	11	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
223	HK	15	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
224	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
225	BW	9	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
226	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
227	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
701	CT	9	Cottonwood	Populus-deltoides	Poor		NOT-EXEMPT	R	-
702	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
703	BX	15	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
704	BX	16	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
705	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
706	E	12	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
707	AS	14	Quaking Aspen	Populus tremuloides	Poor		NOT-EXEMPT	R	-
708	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
709	BX	8	Box elder	Acer negundo	Fair		NOT-EXEMPT	R	REPLACE
710	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
711	M	8	Musclewood	Carpinus-caroliniana	Poor		EXEMPT	R	-
712	M	8	Musclewood	Carpinus-caroliniana	Poor		EXEMPT	R	-
713	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
714	E	16	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
715	CT	33	Cottonwood	Populus-deltoides	Good		NOT-EXEMPT	R	REPLACE
716	E	21	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
717	SM	8	Silver Maple	Acer saccharinum	Fair		NOT-EXEMPT	R	REPLACE
718	SM	28	Silver Maple	Acer saccharinum	Good	x1	EXEMPT	R	-
719	SM	16	Silver Maple	Acer saccharinum	Good		NOT-EXEMPT	R	REPLACE
720	SM	26	Silver Maple	Acer saccharinum	Good		EXEMPT	R	-
721	SM	20	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
722	SM	11	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
723	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
724	SM	20	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
725	RE	19	Rock Elm	Ulmus thomasii	Very Poor		EXEMPT	R	-
726	SM	18	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
727	SM	48	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
728	E	8	American Elm	Ulmus americana	Fair		EXEMPT	R	-
729	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	R	-
730	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
731	E	9	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
732	E	13	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
733	SM	28	Silver Maple	Acer saccharinum	Good		NOT-EXEMPT	R	REPLACE
734	SM	19	Silver Maple	Acer saccharinum	Very Poor		EXEMPT	R	-
735	SM	10	Silver Maple	Acer saccharinum	Very Poor		NOT-EXEMPT	R	-
736	BO	16	Black Oak	Quercus velutina	Poor		NOT-EXEMPT	R	-
737	BC	17	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
738	E	8	American Elm	Ulmus americana	Good		EXEMPT	R	-
739	E	27	American Elm	Ulmus americana	Fair		EXEMPT	R	-
740	E	8	American Elm	Ulmus americana	Fair		EXEMPT	R	-
741	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
742	SM	19	Silver Maple	Acer saccharinum	Good		EXEMPT	R	-
743	SM	13	Silver Maple	Acer saccharinum	Fair	x1	EXEMPT	R	-
744	E	10	American Elm	Ulmus americana	Poor		EXEMPT	R	-
745	E	17	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
746	E	17	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
747	RM	13	Red Maple	Acer rubrum	Fair	x1	EXEMPT	R	-
748	SM	12	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
749	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
750	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
751	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
752	BC	15	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
753	BE	12	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
754	BE	8	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
755	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
756	B	18	Basswood	Tilia americana	Fair		EXEMPT	R	-
757	BW	9	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
758	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
759	E	14	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
760	BC	12	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
761	E	20	American Elm	Ulmus americana	Fair		EXEMPT	R	-
762	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
763	BC	13	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
764	BC	18	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
765	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
766	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
767	E	11	American Elm	Ulmus americana	Poor		EXEMPT	R	-
768	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
769	E	11	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
770	E	8	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
771	RE	12	Rock Elm	Ulmus thomasii	Very Poor	x2	EXEMPT	R	-
772	E	14	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
773	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
774	BE	9	American Beech	Fragus grandifolia	Very Poor	x3	EXEMPT	R	-
775	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
776	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
777	E	21	American Elm	Ulmus americana	Poor		EXEMPT	R	-
778	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
779	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
780	BW	15	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
781	E	11	American Elm	Ulmus americana	Poor		EXEMPT	R	-
782	E	10	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
783	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
784	BE	10	American Beech	Fragus grandifolia	Very Poor	x2	EXEMPT	R	-
785	E	13	American Elm	Ulmus americana	Good		EXEMPT	R	-
786	BE	8	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
787	BE	8	American Beech	Fragus grandifolia	Poor	x1	EXEMPT	R	-
788	BE	10	American Beech	Fragus grandifolia	Very Poor	x3	EXEMPT	R	-
789	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
790	BE	9	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
791	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
792	BE	9	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
793	RM	10	Red Maple	Acer rubrum	Fair		EXEMPT	R	-
794	BE	15	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
795	BE	21	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
796	E	36	American Elm	Ulmus americana	Good		EXEMPT	R	-
797	BE	8	American Beech	Fragus grandifolia	Poor	x3	EXEMPT	R	-
798	BE	9	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
799	RM	12	Red Maple	Acer rubrum	Fair		EXEMPT	R	-
800	RM	14	Red Maple	Acer rubrum	Good		EXEMPT	R	-
801	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
802	E	18	American Elm	Ulmus americana	Fair		EXEMPT	R	-
803	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
804	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
805	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
806	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	R	-
807	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	R	REPLACE
808	E	15	American Elm	Ulmus americana	Fair		NOT-EXEMPT	R	REPLACE
809	E	16	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
810	E	9	American Elm	Ulmus americana	Fair		EXEMPT	R	-
811	BX	14	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
812	E	12	American Elm	Ulmus americana

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
872	E	10	American Elm	Ulmus americana	Poor		EXEMPT	R	-
873	BC	12	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
874	BC	14	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
875	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
876	E	14	American Elm	Ulmus americana	Poor		EXEMPT	R	-
877	E	9	American Elm	Ulmus americana	Fair		EXEMPT	R	-
878	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
879	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
880	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
881	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
882	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
883	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
884	BX	18	Box elder	Acer negundo	Poor		EXEMPT	R	-
885	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
886	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
887	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
888	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
889	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
890	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
891	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
892	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
893	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
893B	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
894	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
895	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
896	RE	12	Rock Elm	Ulmus thomasii	Fair		EXEMPT	R	-
897	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
898	E	19	American Elm	Ulmus americana	Good		EXEMPT	R	-
899	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
900	BX	28	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
901	E	19	American Elm	Ulmus americana	Good		EXEMPT	R	-
902	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
903	E	12	American Elm	Ulmus americana	Good		EXEMPT	R	-
904	CA	16	Crab Apple	Malus-caronaria	Fair		EXEMPT	R	-
905	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
906	E	11	American Elm	Ulmus americana	Fair		EXEMPT	R	-
907	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
908	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
909	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
910	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
911	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
912	BC	11	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
913	BC	11	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
914	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
915	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
916	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
917	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
918	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
919	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
920	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
921	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
922	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
923	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
924	BX	18	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
925	BC	13	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
926	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
927	CT	17	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
928	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
929	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
930	CT	18	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
931	CT	18	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
932	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
933	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
934	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
935	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
936	BC	14	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
937	BC	14	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
938	BC	8	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
939	BC	13	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
940	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
941	BC	10	Wild Black Cherry	Prunus serotina	Good	EXEMPT	R	-	
942	E	20	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
943	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
944	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
945	BC	8	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
946	BC	12	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
947	E	13	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
948	E	14	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
949	BC	8	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
950	BC	8	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
951	HK	9	Hackberry	Celtis occidentalis	Poor	EXEMPT	R	-	
952	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
953	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
954	BC	15	Wild Black Cherry	Prunus serotina	Very Poor	EXEMPT	R	-	
955	BC	8	Wild Black Cherry	Prunus serotina	Very Poor	EXEMPT	R	-	
956	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
957	BC	12	Wild Black Cherry	Prunus serotina	Good	EXEMPT	R	-	
958	E	11	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
959	E	10	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
960	E	8	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
961	E	9	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
962	BO	26	Black Oak	Quercus velutina	Fair	EXEMPT	R	-	
963	BX	11	Box elder	Acer negundo	Poor	EXEMPT	R	-	
964	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
965	BX	12	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
966	BC	9	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
967	BC	10	Wild Black Cherry	Prunus serotina	Poor	EXEMPT	R	-	
968	E	9	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
969	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
970	BX	15	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
971	BX	18	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
972	E	22	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
973	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
974	E	16	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
975	E	18	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
976	BX	18	Box elder	Acer negundo	Poor	EXEMPT	R	-	
977	E	13	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
978	BX	12	Box elder	Acer negundo	Poor	EXEMPT	R	-	
979	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
980	E	10	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
981	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
982	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
983	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
984	E	18	American Elm	Ulmus americana	Good	EXEMPT	R	-	
985	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
986	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
987	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
988	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
989	BC	9	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
990	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
991	E	8	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
992	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
993	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
994	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
995	E	18	American Elm	Ulmus americana	Good	EXEMPT	R	-	
996	BX	17	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
997	E	12	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
998	E	12	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
999	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1000	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1001	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1002	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1003	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1004	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1005	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1006	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1007	E	9	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1008	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1009	BC	12	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1010	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1011	BC	9	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1012	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1013	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1014	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1015	YB	8	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1016	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1017	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1018	YB	15	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1019	E	15	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1020	BX	20	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1021	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1022	E	18	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1023	E	8	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1024	BE	10	American Beech	Fragus-grandifolia	Very Poor	EXEMPT	R	-	
1025	YB	11	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1026	BX	11	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1027	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1028	E	13	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1029	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1030	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1031	BX	12	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1032	BE	12	American Beech	Fragus-grandifolia	Very Poor	EXEMPT	R	-	
1033	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1034	BX	17	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1074	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1075	HK	9	Hackberry	Celtis occidentalis	Very Poor	EXEMPT	R	-	
1076	HK	8	Hackberry	Celtis occidentalis	Poor	EXEMPT	R	-	
1077	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1078	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1079	BX	14	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1080	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1081	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1082	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1083	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1084	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1085	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1086	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1087	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1088	HK	12	Hackberry	Celtis occidentalis	Very Poor	NOT-EXEMPT	R	-	
1089	CT	20	Cottonwood	Populus-deltoides	Fair	EXEMPT	R	-	
1090	E	8	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1091	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1092	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1093	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1094	BX	17	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1095	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1096	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1097	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	X3	
1098	SM	14	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1099	E	51	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1100	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1101	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1102	BW	13	Black Walnut	Juglans nigra	Fair	EXEMPT	R	X2	
1103	BX	8	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1104	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1105	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1106	SM	15	Silver Maple	Acer saccharinum	Very Poor	EXEMPT	R	-	
1107	BX	16	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1108	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1109	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1110	SM	10	Silver Maple	Acer saccharinum	Good	EXEMPT	R	-	
1111	SM	15	Silver Maple	Acer saccharinum	Good	EXEMPT	R	-	
1112	SM	11	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1113	SM	10	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1114	SM	15	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1115	SM	15	Silver Maple	Acer saccharinum	Good	EXEMPT	R	-	
1116	E	25	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1117	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1118	HK	12	Hackberry	Celtis occidentalis	Good	EXEMPT	R	-	
1119	E	17	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
1120	BX	8	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1121	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1122	B	19	Basswood	Tilia americana	Good	EXEMPT	R	-	
1123	SM	30	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1124	BX	13	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1125	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1126	BW	12	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1127	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1128	BW	12	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1129	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1130	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1131	E	30	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1132	BC	10	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1133	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1134	E	27	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1135	E	11	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1136	E	12	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1137	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1138	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1139	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1140	BW	14	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1141	BW	14	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1142	SM	8	Silver Maple	Acer saccharinum	Fair	EXEMPT	R	-	
1143	BX	9	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1144	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1145	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1146	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1147	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1148	BW	8	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1149	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1150	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1151	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	x2	
1152	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	x2	
1153	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1154	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1155	BX	8	Box elder	Acer negundo	Poor	EXEMPT	S	-	
1156	BX	8	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1157	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1158	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1159	BX	11	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1160	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1161	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1162	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1163	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1164	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1165	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1166	BW	9	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1167	CT	46	Cottonwood	Populus-deltoides	Good	NOT-EXEMPT	R	REPLACE	
1168	E	21	American Elm	Ulmus americana	Good	NOT-EXEMPT	R	REPLACE	
1169	BX	12	Box elder	Acer negundo	Fair	NOT-EXEMPT	R	REPLACE	
1170	E	47	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1171	CT	22	Cottonwood	Populus-deltoides	Poor	EXEMPT	R	x1	
1172	E	13	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1173	E	17	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1174	BX	32	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1175	E	22	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1176	E	19	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1177	BW	22	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1178	BW	14	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1179	BW	15	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1180	BX	10	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1181	BW	21	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1182	BW	12	Black Walnut	Juglans nigra	Poor	EXEMPT	R	-	
1183	E	21	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1184	BX	12	Box elder	Acer negundo	Good	EXEMPT	R	-	
1185	CT	38	Cottonwood	Populus-deltoides	Fair	EXEMPT	R	-	
1186	BW	8	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1187	TAG DROPPED								
1188	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1189	E	12	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
1190	BW	11	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1191	BW	30	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1192	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1193	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1194	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1195	BW	12	Black Walnut	Juglans nigra	Fair	x2	EXEMPT	R	-
1196	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1197	BW	18	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1198	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
1199	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1200	BW		Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1201	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1202	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1203	MR	14	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
1204	EE	31	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1205	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1206	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1207	E	13	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	S	-
1208	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1209	E	12	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	S	-
1210	E	15	American Elm	Ulmus americana	Very Poor	x1	NOT-EXEMPT	S	-
1211	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1212	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1213	BW	11	Black Walnut	Juglans nigra	Fair	x2	NOT-EXEMPT	S	-
1214	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1215	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1216	BW	11	Black Walnut	Juglans nigra	Poor	x4	NOT-EXEMPT	S	-
1217	BW	10	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1218	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1219	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1220	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1221	BW	10	Black Walnut	Juglans nigra	Fair	x3	NOT-EXEMPT	S	-
1222	BW	8	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	S	-
1223	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1224	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1225	E	17	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1226	RO	8	Red Oak	Quercus rubra	Fair	x2	NOT-EXEMPT	S	-
1227	RO	8	Red Oak	Quercus rubra	Fair		NOT-EXEMPT	S	-
1228	BW	12	Black Walnut	Juglans nigra	Good	x2	NOT-EXEMPT	S	-
1229	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1230	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1231	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1232	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1233	BW	8	Black Walnut	Juglans nigra	Poor	x1	NOT-EXEMPT	S	-
1234	BW	10	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	S	-
1235	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
1236	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1237	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
1238	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1239	BW	10	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1240	BW	13	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1241	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1242	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1243	E	8	American Elm	Ulmus americana	Fair		EXEMPT	R	-
1244	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1245	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1246	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1247	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1248	BX	10	Box elder	Acer negundo	Good		EXEMPT	R	-
1249	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1250	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1251	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1252	E	11	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1253	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1254	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1255	BC	10	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1256	BW	12	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1257	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1258	BO	8	Black Oak	Quercus velutina	Fair		EXEMPT	R	-
1259	RO	10	Red Oak	Quercus rubra	Fair		EXEMPT	R	-
1260	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1261	E	12	American Elm	Ulmus americana	Poor	x3	EXEMPT	R	-
1262	BW	12	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1263	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1264	E	8	American Elm	Ulmus americana

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
1276	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1277	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1278	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1279	BW	12	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1280	E	12	American Elm	Ulmus americana	Very Poor	x3	EXEMPT	R	-
1281	BW	8	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1282	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1283	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1284	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1285	BW	10	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1286	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1287	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1288	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1289	E	8	American Elm	Ulmus americana	Very Poor	x2	EXEMPT	R	-
1290	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1291	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1292	HK	8	Hackberry	Celtis occidentalis	Fair		EXEMPT	R	-
1293	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1294	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1295	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1296	E	8	American Elm	Ulmus americana	Poor	x2	EXEMPT	R	-
1297	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1298	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1299	E	13	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
1300	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1301	BW	8	Black Walnut	Juglans nigra	Fair	x1	EXEMPT	R	-
1302	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1303	E	9	American Elm	Ulmus americana	Very Poor	x4	EXEMPT	R	-
1304	E	8	American Elm	Ulmus americana	Very Poor	x3	NOT-EXEMPT	R	-
1305	BW	12	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1306	E	8	American Elm	Ulmus americana	Very Poor	x4	NOT-EXEMPT	S	-
1307	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1308	E	15	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1309	BW	15	Black Walnut	Juglans nigra	Good	x1	NOT-EXEMPT	S	-
1310	E	9	American Elm	Ulmus americana	Poor	x3	NOT-EXEMPT	S	-
1311	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1312	E	10	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1313	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1314	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1315	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1316	E	12	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1317	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1318	BW	11	Black Walnut	Juglans nigra	Good	x2	NOT-EXEMPT	S	-
1319	E	24	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1320	BW	14	Black Walnut	Juglans nigra	Good	x3	NOT-EXEMPT	R	REPLACE
1321	BW	8	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	R	REPLACE
1322	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
1323	BX	8	Box elder	Acer negundo	Very Poor	x1	NOT-EXEMPT	R	-
1324	E	11	American Elm	Ulmus americana	Fair	x3	NOT-EXEMPT	R	REPLACE
1325	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
1326	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1327	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1328	BW	15	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1329	BW	18	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1330	BW	18	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1331	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1332	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1333	BC	10	Wild Black Cherry	Prunus serotina	Very Poor	dead	EXEMPT	R	-
1334	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
1335	E	21	American Elm	Ulmus americana	Fair		EXEMPT	R	-
1336	YB	18	Yellow Birch	Betula alleghaniensis	Very Poor		EXEMPT	R	-
1337	BW	15	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1338	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1339	E	15	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1340	BW	18	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1341	BW	8	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1342	BW	13	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1343	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1344	BW	9	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1345	EE	18	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1346	BW	10	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1347	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1348	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
1349	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1350	E	14	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1351	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1352	BW	11	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1353	BX	14	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1354	BX	11	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1355	BX	11	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1356	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1357	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1358	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1359	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1360	BC	11	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1361	BC	11	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1362	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1363	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1364	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1365	BW	12	Black Walnut	Juglans nigra	Fair	x2	EXEMPT	R	-
1366	EE	8	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1367	BW	13	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1368	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1369	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1370	BW	9	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1371	BW	11	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1372	E	10	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1373	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1374	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1375	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1376	BW	12	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1377	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1378	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1379	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1380	BW	9	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1381	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1382	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1383	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1384	BC	8	Wild Black Cherry	Prunus serotina	Poor	x1	EXEMPT	R	-
			JUMP IN SEQUENCE						
1401	BS	26	Blue Spruce	Picea pungens	Very Poor	dead	NOT-EXEMPT	S	-
1402	SU	19	Sugar Maple	Acer saccharum	Good		NOT-EXEMPT	S	-
1403	SU	12	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1404	SU	12	Sugar Maple	Acer saccharum	Poor	x1	NOT-EXEMPT	S	-
1405	SU	13	Sugar Maple	Acer saccharum	Poor		NOT-EXEMPT	S	-
1406	SU	12	Sugar Maple	Acer saccharum	Poor		NOT-EXEMPT	S	-
1407	SU	15	Sugar Maple	Acer saccharum	Fair	x1	NOT-EXEMPT	S	-
1408	SU	11	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1409	SU	9	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1410	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1411	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1412	BWW	8	Black Willow	Salix nigra	Poor		NOT-EXEMPT	S	-
1413	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1414	BX	9	Box elder	Acer negundo	Poor	x1	NOT-EXEMPT	S	-
1415	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1416	BW	11	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1417	E	44	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1418	BX	10	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1419	E	28	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1420	E	11	American Elm	Ulmus americana	Very Poor	x1	NOT-EXEMPT	S	-
1421	BX	20	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1422	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1423	E	20	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1424	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1425	BW	12	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1426	BW	17	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1427	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1428	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1429	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1430	BW	8	Black Walnut	Juglans nigra	Poor	x3	NOT-EXEMPT	S	-
1431	BW	9	Black Walnut	Juglans nigra	Poor	x2	NOT-EXEMPT	S	-
1432	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1433	SE	10	Slippery Elm	Ulmus rubra	Poor		NOT-EXEMPT	S	-
1434	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1435	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1436	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1437	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1438	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1439	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1440	BW	12	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1441	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1442	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1443	BU	17	Balsam Poplar	Populus balsamifera	Good		NOT-EXEMPT	S	-
1444	WP	8	(Eastern) White Pine	Pinus strobus	Poor		NOT-EXEMPT	S	-
1445	BW	17	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1446	MR	10	Red Mulberry	Morus rubra	Poor	x2	NOT-EXEMPT	S	-
1447	HK	10	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1448	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	S	-
1449	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1450	NM	9	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	S	-
1451	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
1452	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1453	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
1454	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1455	BW	9	Black Walnut	Juglans nigra	Very Poor		NOT-EXEMPT	S	-
1456	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1457	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	S	-
1458	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1459	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1460	EE	9	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1461	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1463	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1464	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1465	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1466	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1467	EE	12	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1468	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	R	-
1469	E	9	American Elm	Ulmus americana	Very Poor	x3	NOT-EXEMPT	R	-
1470	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
1471	EE	10	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
1472	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
1473	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	R	-
1474	BC	15	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1475	E	8	American Elm	Ulmus americana	Very Poor	x3	EXEMPT	R	-
1476	EE	12	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1477	E	10	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1478	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	R	-
1479	EE	17	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1480	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1481	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1482	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1483	EE	8	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
1484	EE	10	Siberian Elm	Ulmus pumila	Very Poor	x2	EXEMPT	R	-
1485	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
1486	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1487	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1488	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1489	EE	9	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1490	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1491	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1492	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1493	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1494	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1495	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1496	SM	12	Silver Maple	Acer saccharinum	Poor	x3	EXEMPT	R	-
1497	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1498	EE	11	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1499	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1500	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1501	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1502	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1503	EE	12	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1504	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1505	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1506	BC	12	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1507	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1508	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1509	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1510	BX	13	Box elder	Acer negundo	Poor		EXEMPT	R	-
1511	BX	9	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1512	BX	9	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1513	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1514	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1515	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1516	BX	12	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1517	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1518	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1519	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1520	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1521	BX	13	Box elder	Acer negundo	Poor		EXEMPT	R	-
1522	SM	14	Silver Maple	Acer saccharinum	Very Poor		EXEMPT	R	-
1523	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1524	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1525	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1526	BC	9	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	R	-
1527	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
1528	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1529	E	11	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	R	-
1530	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1531	BX	11	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1532	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1533	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1534	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1535	E	9	American Elm	Ulmus americana	Poor	x2	EXEMPT	R	-
1536	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1537	BX	12	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
1538	BX	10	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1539	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1540	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1541	BX	8	Box elder	Acer negundo	Very Poor	x2	NOT-EXEMPT	R	-
1542	HK	12	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1543	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1544	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1545	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1546	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1547	BX	11	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1548	BC	10	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	R	REPLACE
1549	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1550	BC	9	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1551	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1552	PN	8	Pin Cherry	Prunus pennsylvanica	Fair		NOT-EXEMPT	S	-
1553	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
1554	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1555	BX	8	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1556	BX	8	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1557	BC	9	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1558	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1559	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1560	E	11	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1561	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
1562	BW	15	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1563	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1564	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1565	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	S	-
1566	EE	8	Siberian Elm	Ulmus pumila	Very Poor	x3	NOT-EXEMPT	S	-
1567	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	S	-
1568	EE	14	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
1569	BW	19	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1570	BX	10	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1571	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1572	E	14	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
1573	E	15	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
1574	E	8	American Elm	Ulmus americana	Very Poor	x2	NOT-EXEMPT	S	-
1575	E	12	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1576	BC	12	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1577	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1578	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
1579	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1580	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1581	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1582	SM	12	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
1583	BX	8	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1584	SM	10	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
1585	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1586	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1587	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1588	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1589	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1590	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1591	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1592	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1593	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1594	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1595	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1596	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
1597	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1598	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1599	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1600	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1601	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1602	BX	9	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1603	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1604	SM	9	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
1605	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1606	EE	15	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
1607	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1608	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1609	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1610	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1611	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1612	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1613	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1614	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1615	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1616	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1617	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1618	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1619	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1620	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1621	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
1622	BX	9	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1623	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1624	BX	8	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
1625	BC	9	Wild Black Cherry	Prunus serotina	Poor	x3	EXEMPT	R	-
1626	SM	11	Silver Maple	Acer saccharinum	Fair	x2	EXEMPT	R	-
1627	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1628	E	10	American Elm	Ul

TREE REMOVAL NARRATIVE:
THE MAJORITY OF THE UNDEVELOPED PORTIONS OF THE SITE ARE WOODED, THEREFORE EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THE PROPOSED EXPANSION. IN CONCEPT DEVELOPMENT OF THIS SITE PLAN, WE INVESTIGATED LOCATING THE DETENTION BASIN SOUTH OF MINION DRIVE, BUT THE DEPTH OF THE EXISTING COUNTY DRAIN PREVENTED THIS. WE ALSO CONSIDERED LOCATING THE YARD AND DOCK EXPANSION IN THIS AREA, BUT THE SITE FUNCTIONS WITH ALL OPERATIONS COORDINATED WITHIN A SINGLE BUILDING. CONTINUITY OF OPERATIONS AND CIRCULATION REQUIRES THAT THE FACILITY BE EXPANDED IN THE PROPOSED MANNER. WHILE THE WOODED AREA OF THE SITE EXPANSION WILL BE REMOVED, THE LOCATION OF THE STAGING AREA WAS CAREFULLY SHAPED TO AVOID AS MANY LIVE TREES AS POSSIBLE ON THE SOUTHERN SIDE OF THE SITE, AND LARGER TREES IN PARTICULAR WERE AVOIDED.

OVERALL PLANT LIST
SHEETS L-1.1, L-1.2 AND L-1.3

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AR2.5	Redpointe Maple	*Acer rubrum 'Redpointe'*	2.5" Cal.	B&B
13	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
15	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
3	BP10	Paper Birch	*Betula papyrifera*	10' Ht.	B&B
9	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
6	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
11	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
6	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
8	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
11	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
8	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
5	TC2.5	Greenspire Linden	*Tilia cordata 'Greenspire'*	2.5" Cal.	B&B
97	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
28	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
46	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
21	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
19	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
31	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
30	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
175	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
308	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
44	EA36	Compact Burning Bush	*Euonymus alatus 'Compactus'*	36" Ht.	Cont.
200	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
111	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
89	SP36	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	36" Ht.	Cont.
40	VD36	Arrowood Viburnum	*Viburnum dentatum*	36" Ht.	Cont.
792	TOTAL SHRUBS				

LANDSCAPE CALCULATIONS:
PER YPSILANTI TOWNSHIP ZONING ORDINANCE; SITE ZONED I–1

LANDSCAPE BUFFER (NORTHEAST PROPERTY LINE)

REQUIRED: 1 EVG. TREE / 25 LF, 1 DEC. TREE / 50 LF, AND 1 SHRUB / 10 LF ALONG REQUIRED PROPERTY LINE (MIN. 20' BUFFER DEPTH)
835 LF / 25 LF = 33.4 EVG. TREES
835 LF / 50 LF = 16.7 DEC. TREES
835 LF / 10 LF = 83.5 SHRUBS

PROVIDED: 33 EVG TREES (+27 EVG. REPLACEMENT TREES COUNTING AS BUFFER TREES), 21 DEC. TREES, AND 84 SHRUBS

LANDSCAPE BUFFER (SOUTHEAST PROPERTY LINE)

REQUIRED: 1 EVG. TREE / 25 LF, 1 DEC. TREE / 50 LF, AND 1 SHRUB / 10 LF ALONG REQUIRED PROPERTY LINE (MIN. 20' BUFFER DEPTH)
1,935 LF / 25 LF = 77.4 EVG. TREES
1,935 LF / 50 LF = 38.7 DEC. TREES
1,935 LF / 10 LF = 193.5 SHRUBS

PROVIDED: 78 EVG. TREES, 39 DEC. TREES, AND 200 SHRUBS

DETENTION POND LANDSCAPE (NORTH)

REQUIRED: 1 DEC. OR EVG. TREE AND 10 SHRUBS PER 50 LF OF TOP OF BANK POND PERIMETER
1,539 LF OF POND PERIMETER/50 = 30.78 TREES & 308 SHRUBS

PROVIDED: 31 TREES AND 308 SHRUBS

DETENTION POND LANDSCAPE (SOUTH)

REQUIRED: 1 DEC. OR EVG. TREE AND 10 SHRUBS PER 50 LF OF TOP OF BANK POND PERIMETER
1,005 LF OF POND PERIMETER/50 = 20.1 TREES & 200 SHRUBS

PROVIDED: 20 TREES AND 200 SHRUBS

PARKING LOT LANDSCAPE

REQUIRED: 1 LARGE DEC TREE PER 3000 SF OF PAVED DRIVEWAY AND PARKING SURFACE
31,391 SF OF PAVED SURFACE / 3000 = 10.5 TREES

PROVIDED: 11 DEC TREES

REPLACEMENT TREES

REQUIRED: 1 TO 1 TREE REPLACEMENT OF TREES NOT WITHIN THE LOCATION OF THE BUILDING, PARKING LOT, AND DETENTION POND
39 REGULATED TREES REMOVED
(NIC DAMAGED, DISEASED OR DEAD TREES).

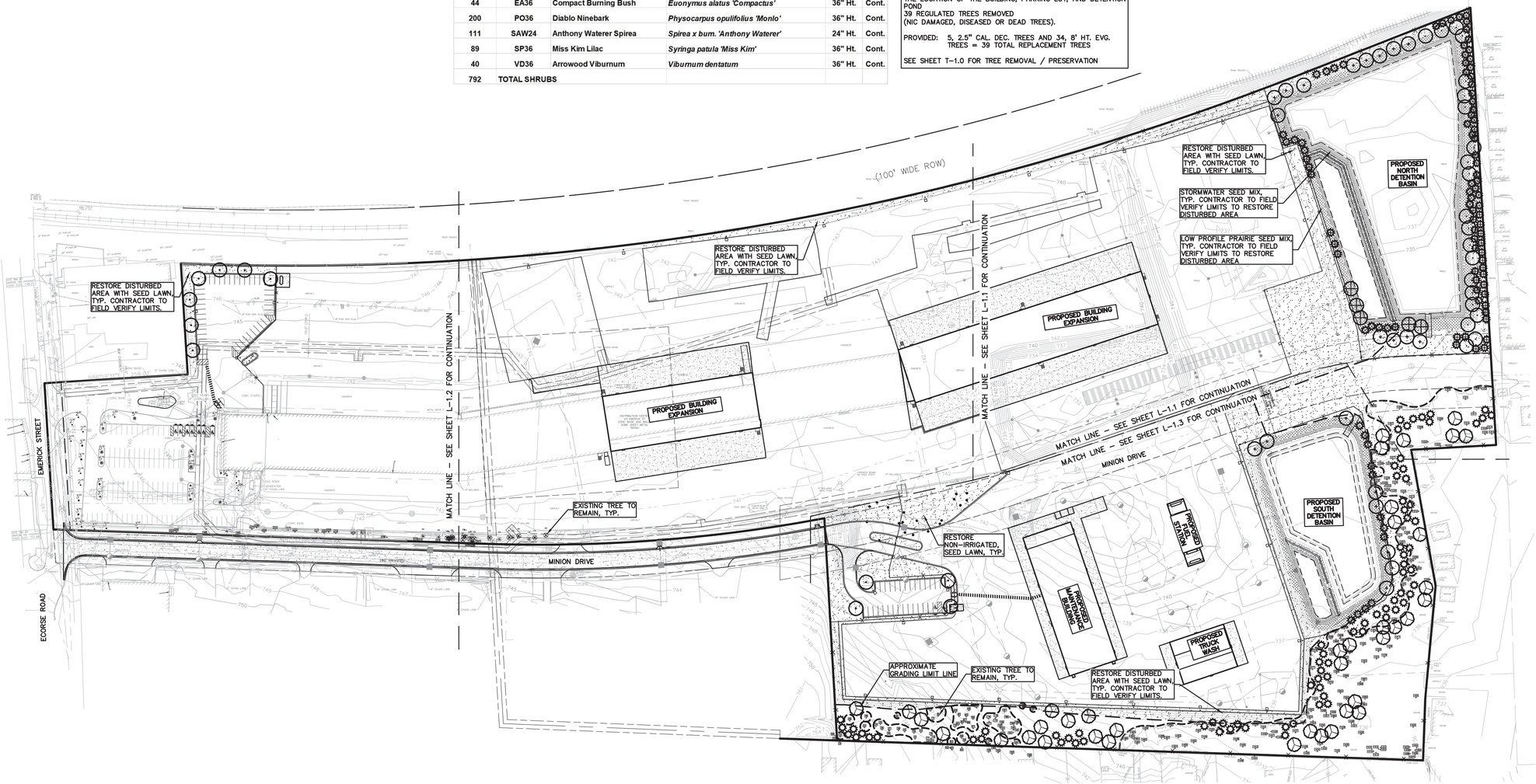
PROVIDED: 5, 2.5" CAL. DEC. TREES AND 34, 8' HT. EVG. TREES = 39 TOTAL REPLACEMENT TREES

SEE SHEET T–1.0 FOR TREE REMOVAL / PRESERVATION

GRAPHIC SCALE
−100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

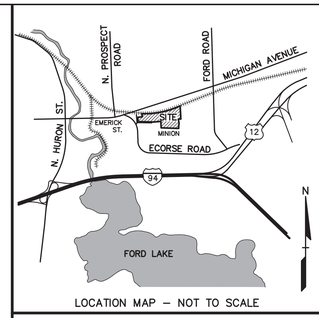
KEY:
- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = RESTORED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

NOTE: PROPOSED LANDSCAPING SHALL NOT BE PLACED DIRECTLY ABOVE ANY EXISTING OR PROPOSED UTILITIES AND ARE TO BE PLACED OUTSIDE OF ALL PROPOSED AND EXISTING EASEMENTS

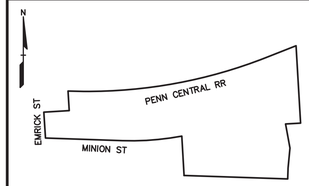


NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBUL– 2018–229.DWG



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
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800 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - OVERALL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP —CV\DWG\SITE PLANS\L–1.0 LANDSCAPE PLAN 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER:
L-1.0

L-1.1 PLANT LIST

DECIDUOUS TREE PLANT LIST:

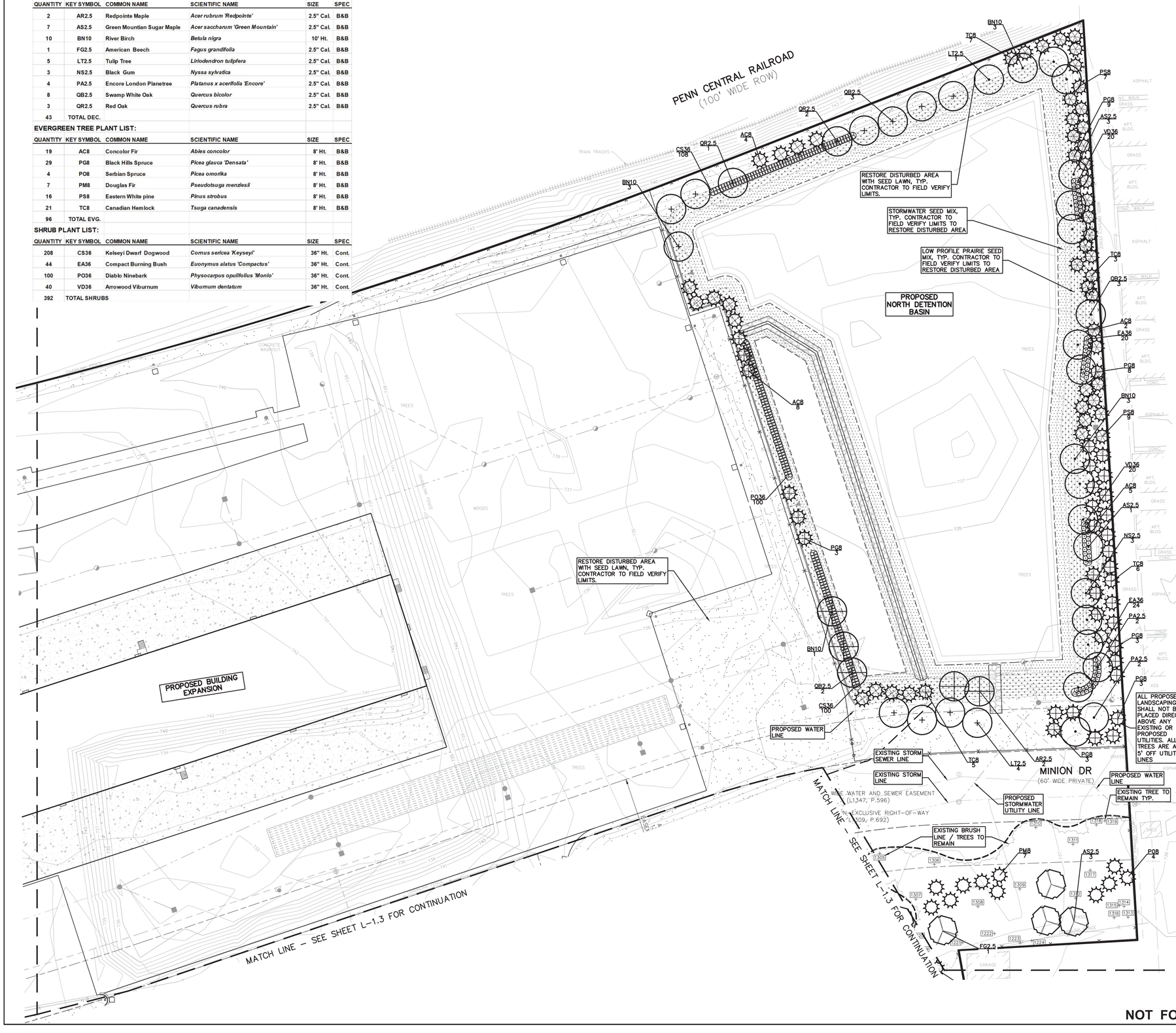
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AR2.5	Redpointe Maple	*Acer rubrum 'Redpointe'*	2.5" Cal.	B&B
7	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
10	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
1	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
5	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
3	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
4	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
8	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
3	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
43	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

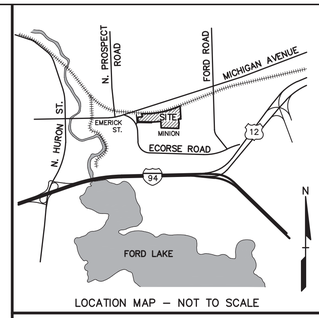
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
19	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
29	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
4	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
7	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
16	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
21	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
96	TOTAL EVG.				

SHRUB PLANT LIST:

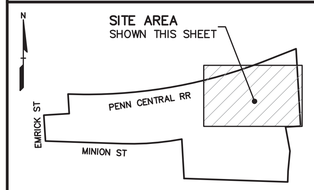
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
208	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
44	EA36	Compact Burning Bush	*Euonymus alatus 'Compactus'*	36" Ht.	Cont.
100	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
40	VD36	Arrowood Viburnum	*Viburnum dentatum*	36" Ht.	Cont.
392	TOTAL SHRUBS				



N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KEY:

- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = NON-IRRIGATED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- 2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

NOTE:

ALL TREES ARE PLANTED OUTSIDE OF ALL PROPOSED AND EXISTING EASEMENTS AND ARE A MIN. OF 5' OFF ALL PROPOSED AND EXISTING UTILITY LINES

NOTE:

SOIL MIXTURE FOR PLANTING AREAS AND THE STORM WATER SYSTEM MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. A RECOMMENDED SOIL BLEND INCLUDES 20–30% COMPOSTED MATERIAL.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE_SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
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No. 1752
REGISTERED LANDSCAPE ARCHITECT

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DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

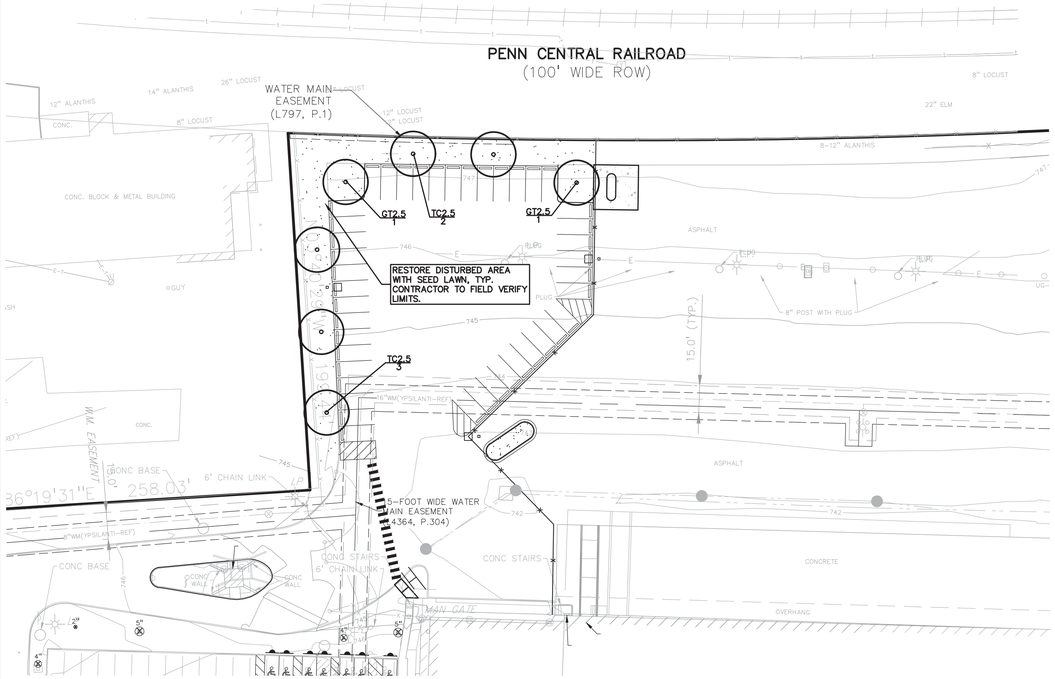
S:\PROJECTS\2018\2018-229 R. CARRIERS #PSILANTI TOWNSHIP - AC\DWG\SITE PLAN\SLL-1.0) LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.1



GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

KEY:

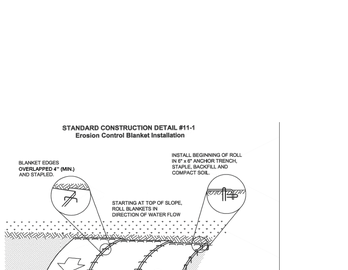
- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = NON-IRRIGATED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- 2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

N

L-1.2 PLANT LIST

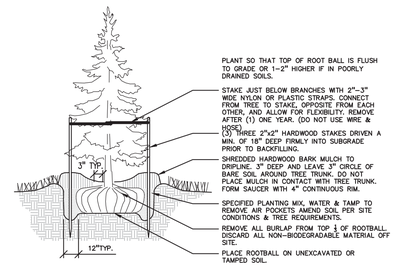
DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
5	TC2.5	Greenspire Linden	*Tilia cordata 'Greenspire'*	2.5" Cal.	B&B
7	TOTAL DEC.				



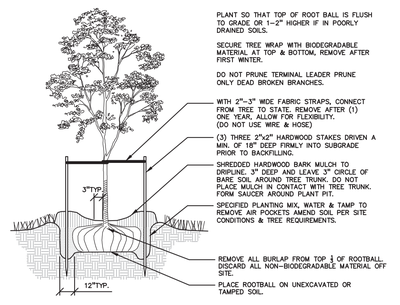
EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



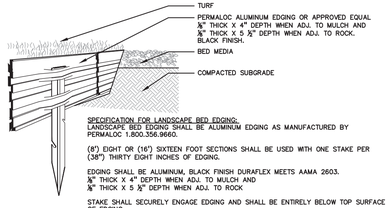
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



SPECIFICATION FOR LANDSCAPE BED EDGING:
LANDSCAPE BED EDGING SHALL BE ALUMINUM EDGING AS MANUFACTURED BY PERMALOC 1.800.356.9660.

(8') EIGHT OR (16') SIXTEEN FOOT SECTIONS SHALL BE USED WITH ONE STAKE PER (36") THIRTY EIGHT INCHES OF EDGING.

EDGING SHALL BE ALUMINUM, BLACK FINISH DURAFLEX MEETS AAMA 2603.
⅛" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND
¼" THICK X 5 ½" DEPTH WHEN ADJ. TO ROCK

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING.

EDGING SHALL HAVE A MINIMUM OF (2") TWO INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS.

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ½"–¾" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

ALUMINUM EDGE DETAIL

NOT TO SCALE

CARDNO NATIVE PLANT NURSERY
STAKE EROSION MAT ON SLOPES
PHONE: 574.586.2412

Stormwater Seed Mix MICHIGAN NATIVES ONLY
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex crinitarella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs & Shrubs:		
Alisma subcordatum	Common Water Plantain	2.50
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia hirtida	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	26.00

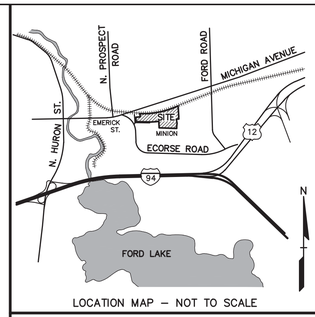
Native Component	PLS lbs /Acre
Forbs	1.63
Grasses	2.59
Total Natives	4.22
Cover	28.75
Totals	32.97

CARDNO NATIVE PLANT NURSERY
STAKE EROSION MAT ON SLOPES
PHONE: 574.586.2412

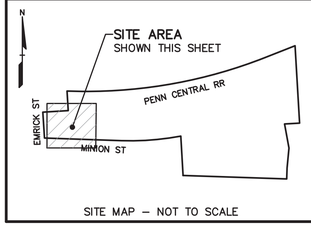
Low-profile Prairie Seed Mix MICHIGAN NATIVES ONLY
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Carex Mix	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria pyramidata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
		90.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
		460.00
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	Thimbleweed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Milkweed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.75
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Milk)	1.75
Veronicastrum virginicum	Culvers Root	0.25
	Total	68.75

Native Component	PLS lbs /Acre
Forbs	4.13
Grasses	5.63
Total Natives	9.75
Cover	28.75
Totals	38.50



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1–800–482–7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. AT THE TIME OF PLANT AND SEED DELIVERY, A WCWRC LANDSCAPE REVIEWER MUST BE PRESENT. THE QUANTITY AND SPECIES DELIVERED WILL BE REVIEWED ON SITE. CONTACT CATIE WYTYCHAK AT WYTYCHAKC@EWASHTENAW.ORG OR 734.222.6813 TO COORDINATE.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
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3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's below Call before you dig

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1-800-482-7171 www.missdig.org

(OHIO, INDIANA)

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2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - ENTRANCE
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – ACV\DWG\SITE PLANS\L–1.0_LANDSCAPE PLAN 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.2

L-1.3 PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
5	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
3	BP10	Paper Birch	*Betula papyrifera*	10' Ht.	B&B
8	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
4	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
6	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
3	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
4	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
3	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
5	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
47	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
17	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
17	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
12	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
15	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
9	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
79	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
100	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
100	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
111	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
89	SP36	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	36" Ht.	Cont.
400	TOTAL SHRUBS				

KEY:

= NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS

= SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS

= DETENTION POND TREES AND SHRUBS

= PARKING LOT TREES

= REPLACEMENT TREES

= NON-IRRIGATED SEED LAWN

= LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412

= STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412

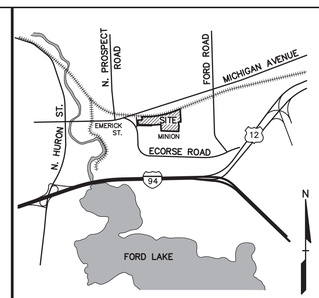
2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

GRAPHIC SCALE

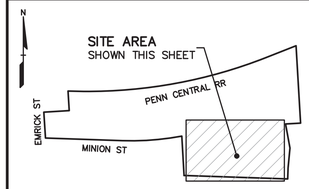
−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

MATCH LINE – SEE SHEET L-1.1 FOR CONTINUATION

MINION DR
(60' WIDE PRIVATE)

60-FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)
60-FOOT NON-EXCLUSIVE RIGHT-OF-WAY (L1309, P.692)
60-FOOT INGRESS AND EGRESS (L1309, P.692)

APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER (L29 P113)

PROPOSED SOUTH DETENTION BASIN

STORMWATER SEED MIX, TYP. CONTRACTOR TO FIELD VERIFY LIMITS TO RESTORE DISTURBED AREA

LOW PROFILE PRAIRIE SEED MIX, TYP. CONTRACTOR TO FIELD VERIFY LIMITS TO RESTORE DISTURBED AREA

RESTORE DISTURBED AREA WITH SEED LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

NON-IRRIGATED SEED LAWN, TYP.

PROPOSED MAINTENANCE BUILDING

PROPOSED FUEL STATION

PROPOSED TRUCK WASH

RESTORE DISTURBED AREA WITH SEED LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

EXACT LOCATIONS OF BUFFER PLANTINGS TO BE VERIFIED IN FIELD TO MAXIMIZE SCREENING BETWEEN ADJACENT PROPERTIES

EXACT LOCATIONS OF BUFFER PLANTINGS TO BE VERIFIED IN FIELD TO MAXIMIZE SCREENING BETWEEN ADJACENT PROPERTIES

ALUMINUM EDGE BETWEEN LAWN AND PLANT BED TYP.

EXISTING TREE / BRUSH TO REMAIN TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1762
STATE OF MICHIGAN
REGISTERED LANDSCAPE ARCHITECT

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PRELIM. LANDSCAPE PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

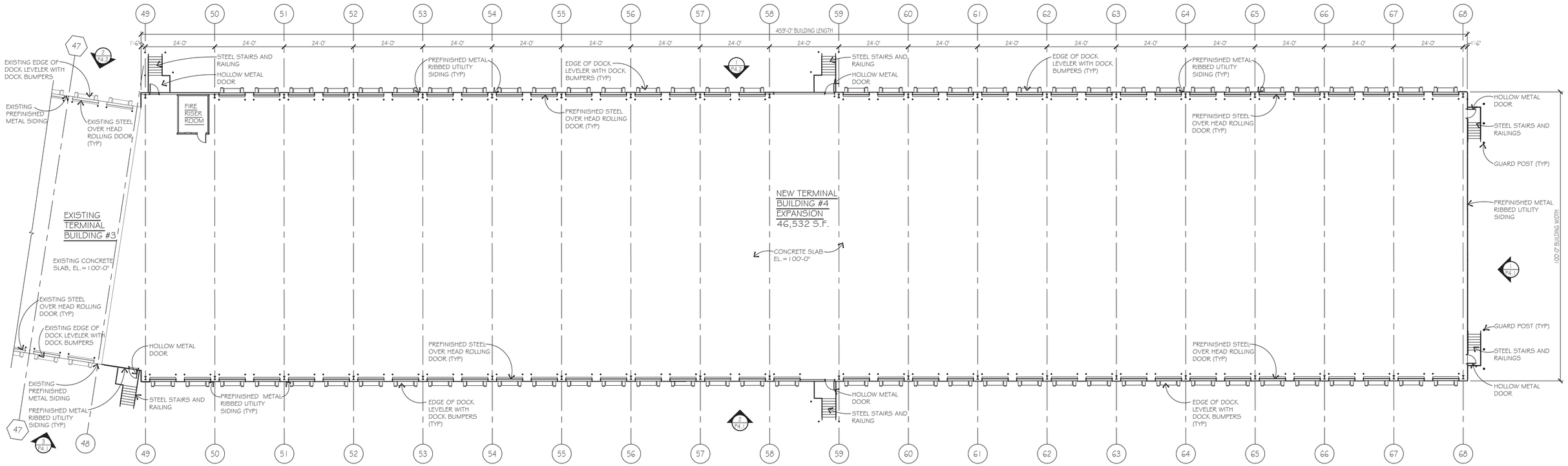
S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\XL-1.0 LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.3

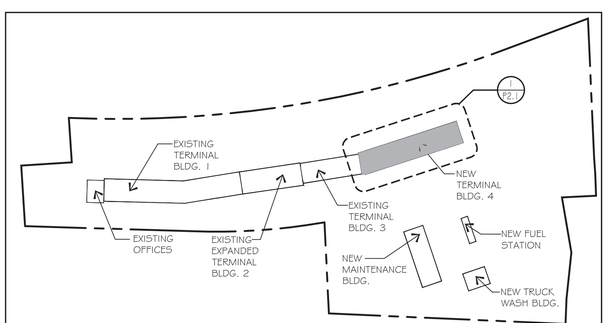


FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 P2.1

NORTH



KEY PLAN

SCALE: NONE

GENERAL NOTES:

1. EGRESS MAN DOOR AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

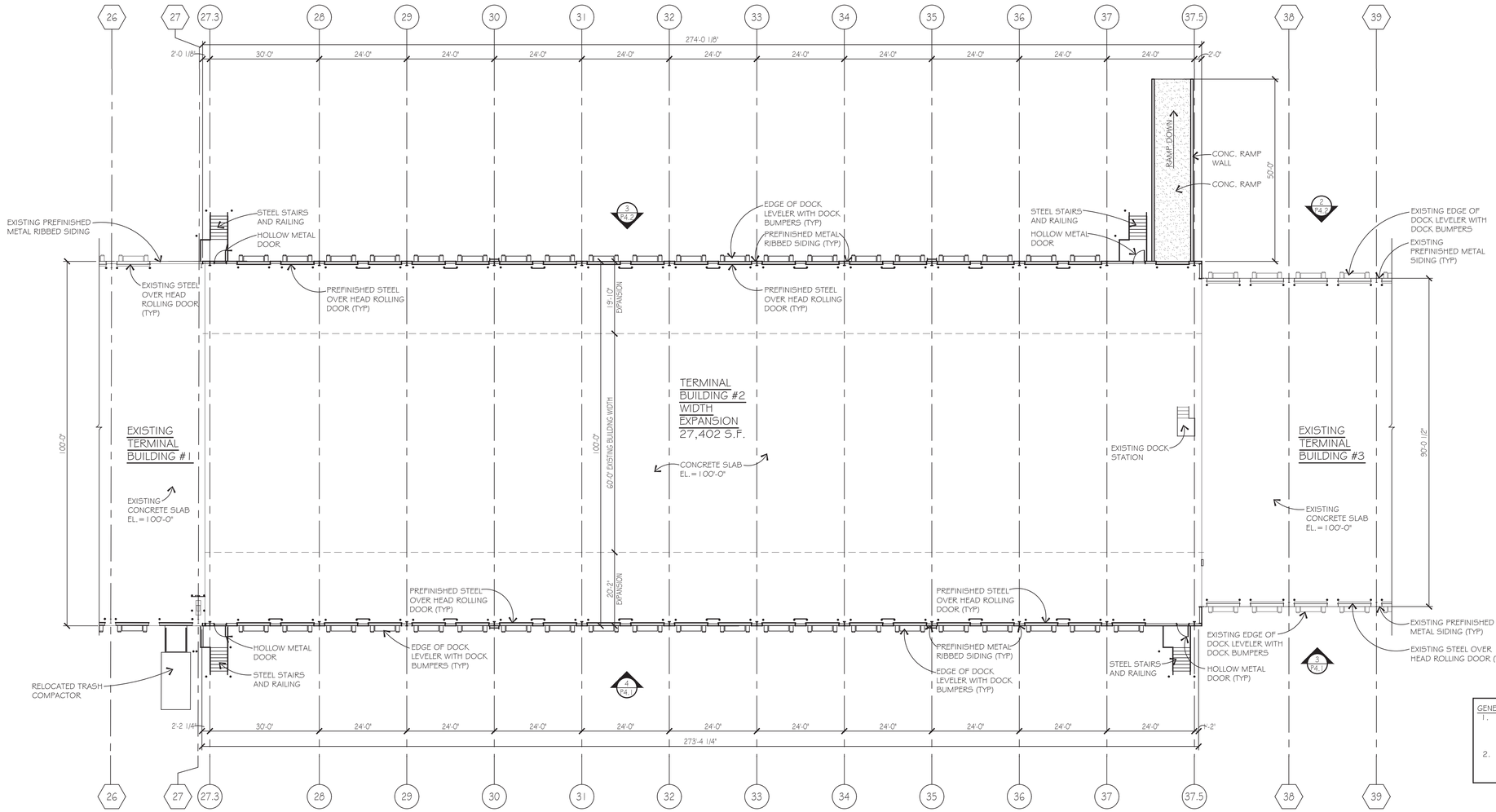
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P2.1

CAD DWG 5029P21_2-6-20.DWG

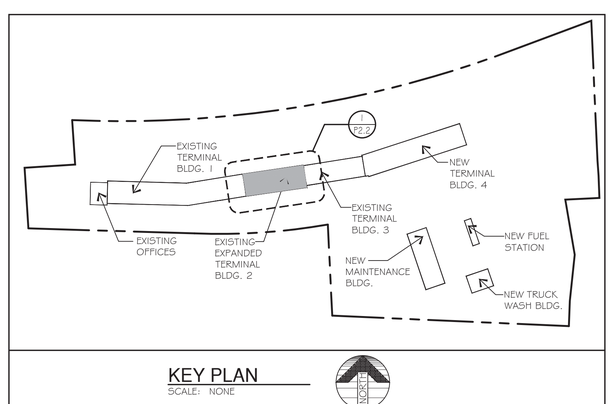


FLOOR PLAN
SCALE: 1/16" = 1'-0"

1 P2.2

NORTH

GENERAL NOTES:
1. EGRESS MAN DOOR AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.



KEY PLAN
SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J ELAND
ARCHITECT
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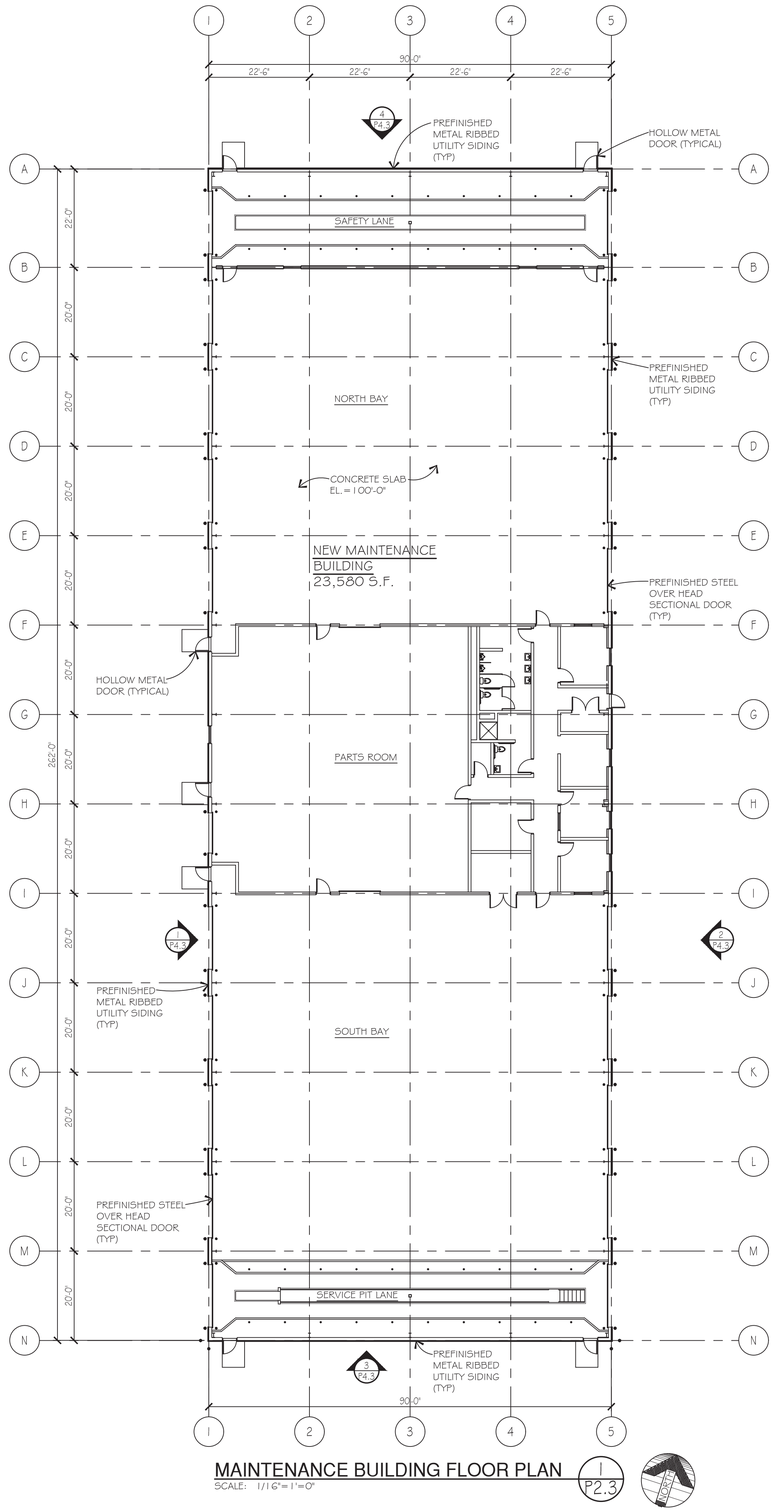
PROJECT NO. 5029

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PRELIMINARY
NOT FOR CONSTRUCTION
P2.2

February 6, 2020

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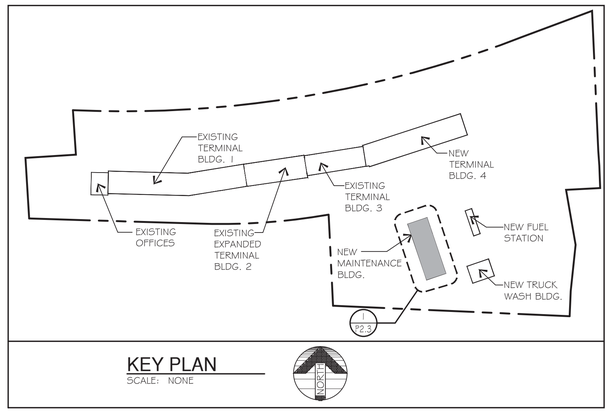
MAINTENANCE BUILDING FLOOR PLAN

SCALE: 1/16"=1'-0"

1 P2.3

GENERAL NOTES:

1. EGRESS MAN DOORS AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL BUILDING LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.



KEY PLAN

SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

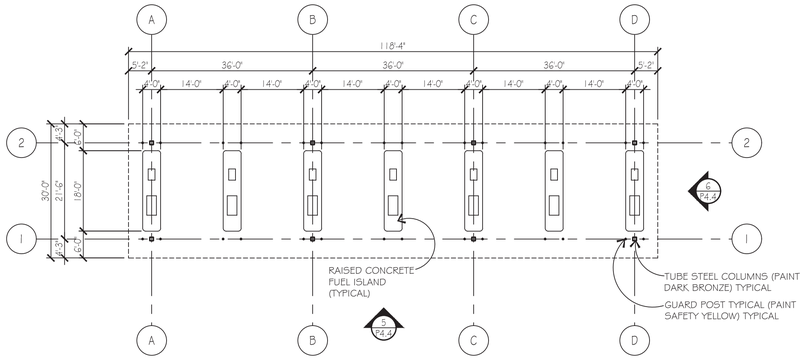
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P2.3

CAD DWG 5029P23_2-6-20.DWG

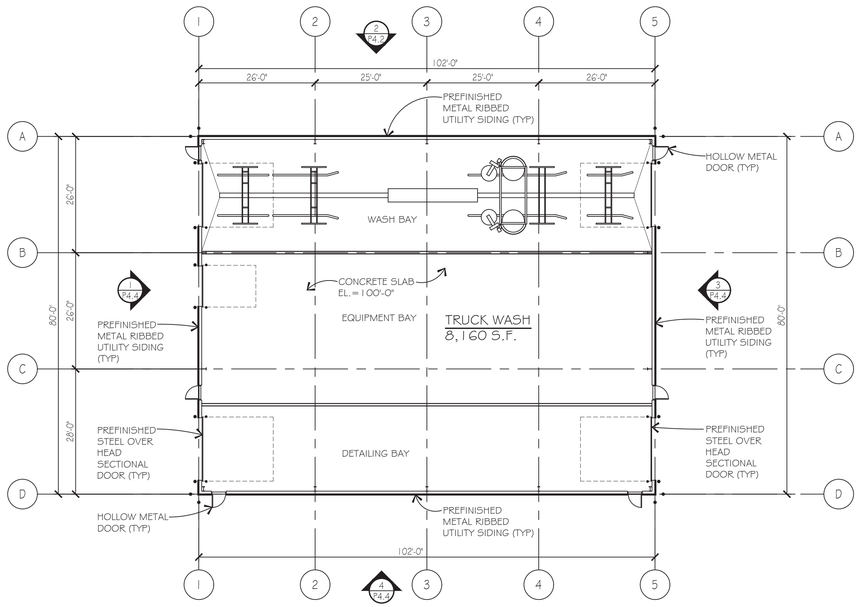


FUEL STATION FLOOR PLAN

SCALE: 1/16"= 1'=0"

2 P2.4

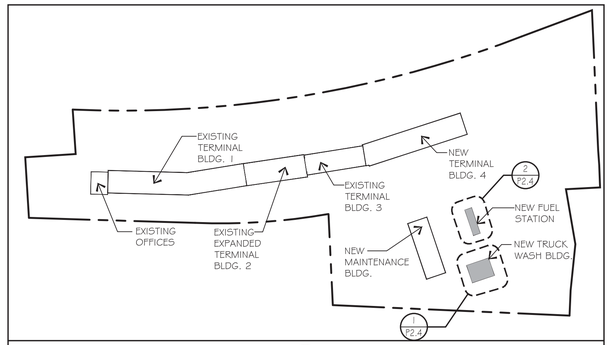
NORTH



TRUCK WASH BUILDING FLOOR PLAN

SCALE: 1/16"= 1'=0"

1 P2.4



KEY PLAN

SCALE: NONE

NORTH

GENERAL NOTES:

1. EGRESS MAN DOORS AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL BUILDING LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

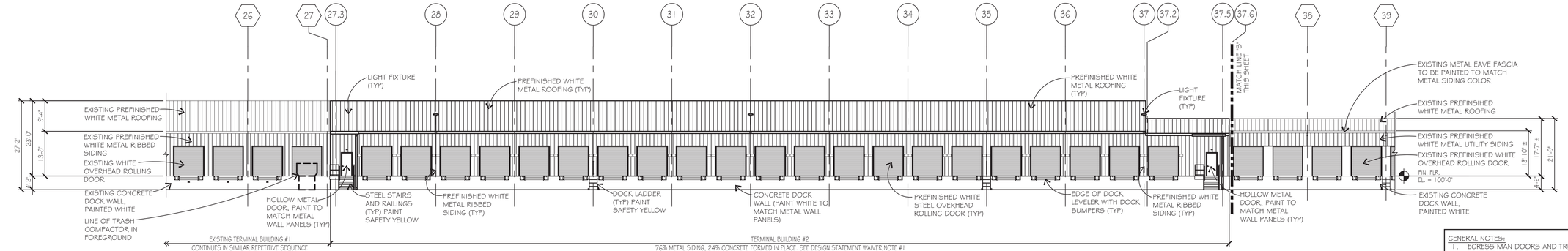
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P2.4

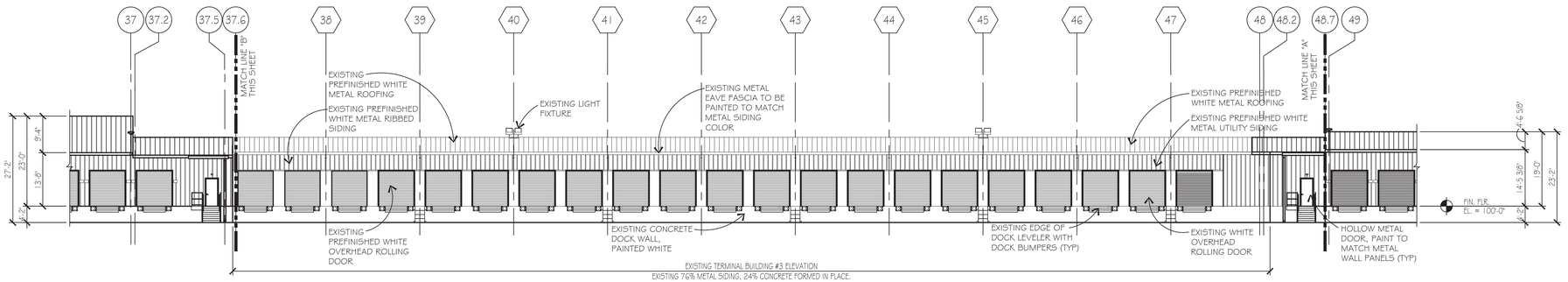
CAD DWG 5029P23_2-6-20.DWG



TERMINAL BUILDING #2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

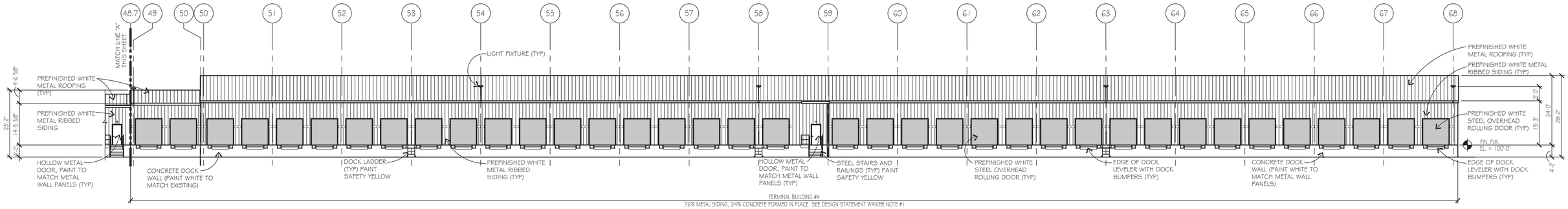
4 / P4.1



EXISTING TERMINAL BLDG. #3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

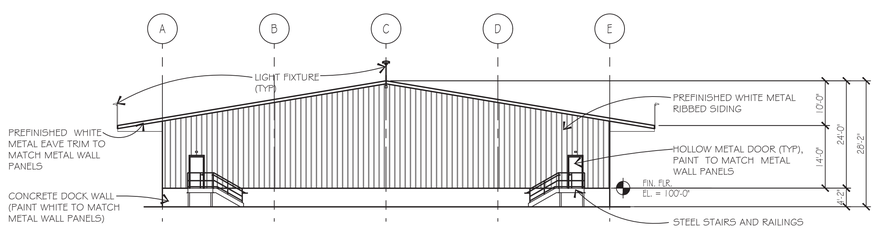
3 / P4.1



TERMINAL BLDG. #4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

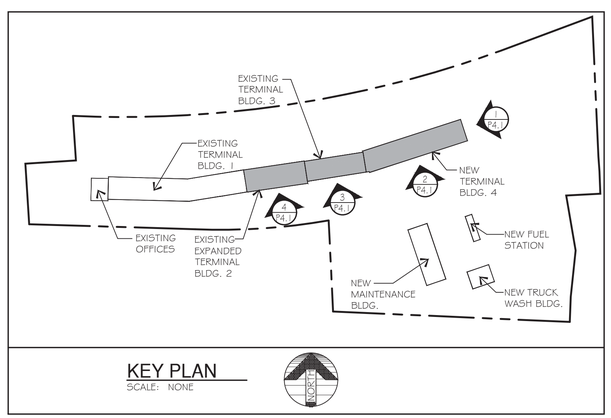
2 / P4.1



TERMINAL BUIILDING #4 EAST ELEVATION

SCALE: 1/16" = 1'-0"

1 / P4.1



KEY PLAN

SCALE: NONE

GENERAL NOTES:

1. EGRESS MAN DOORS AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING TRUCK TERMINAL BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
PAINTED CONCRETE DOCK WALL	COLOR TO MATCH PREFINISHED METAL WALL PANELS
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
OVERHEAD ROLLING DOORS	"STANDARD WHITE"
DOCK LADDER AT TERMINAL	PAINTED "SAFETY YELLOW"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN — WILLIAM J. ELAND — ARCHITECT — No. 1301027024 — LICENSED ARCHITECT

February 6, 2020

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

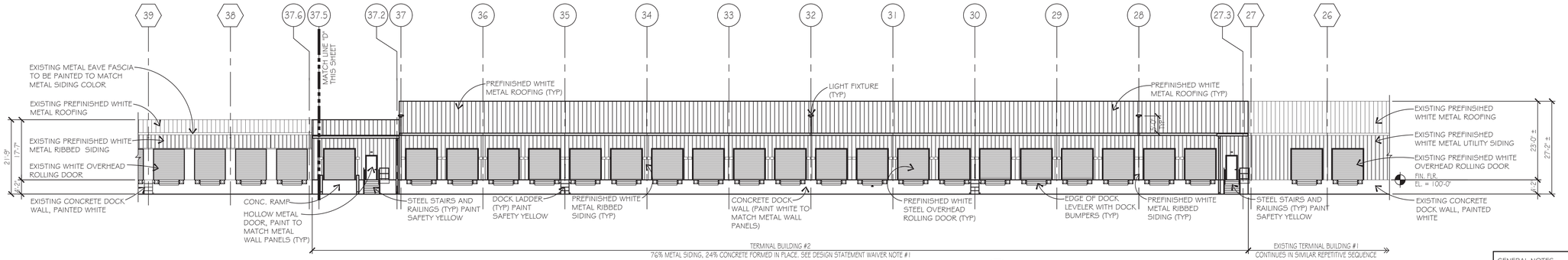
PROJECT NO. 5029

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PRELIMINARY
NOT FOR CONSTRUCTION

P4.1

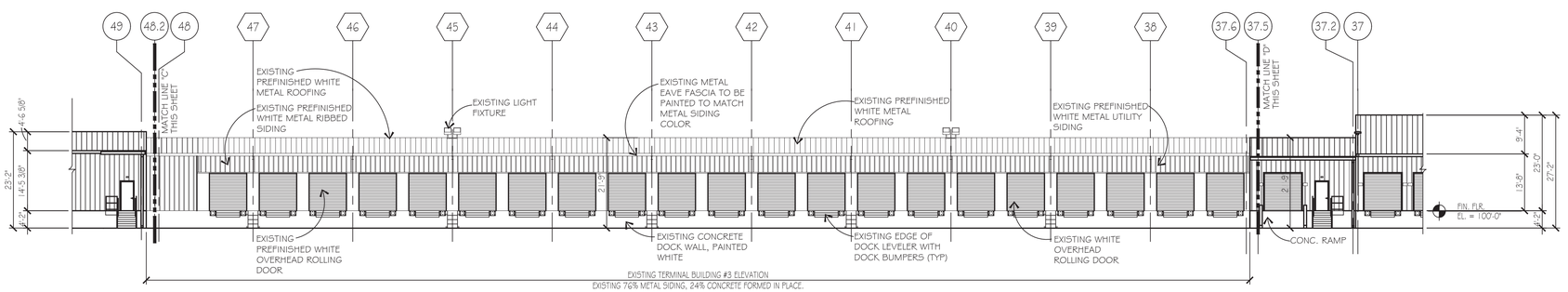
CAD DWG 5029P41_2-6-20.DWG



TERMINAL BUILDING #2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

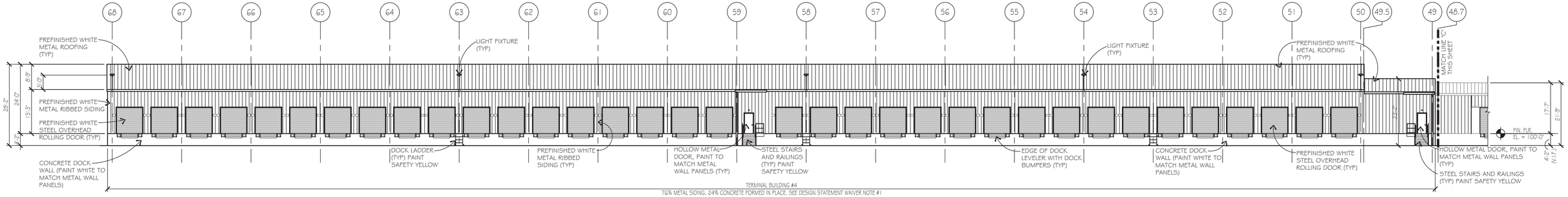
3 / P4.2



EXISTING TERMINAL BLDG. #3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

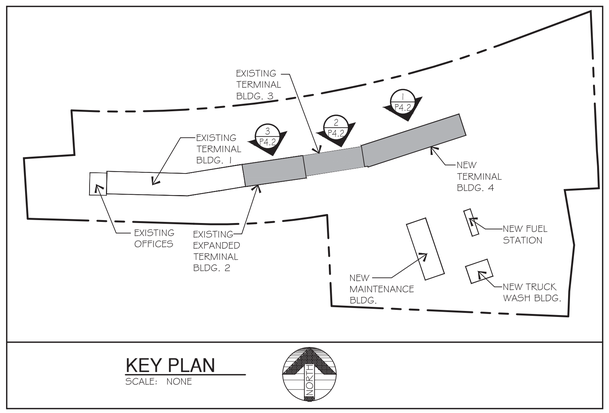
2 / P4.2



TERMINAL BLDG. #4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

1 / P4.2



KEY PLAN

SCALE: NONE

GENERAL NOTES:

1. EGRESS MAN DOOR AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

DESIGN STATEMENT

ZONED I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING TRUCK TERMINAL BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
PAINTED CONCRETE DOCK WALL	COLOR TO MATCH PREFINISHED METAL WALL PANELS
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
OVERHEAD ROLLING DOORS	"STANDARD WHITE"
DOCK LADDER AT TERMINAL	PAINTED "SAFETY YELLOW"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

February 6, 2020

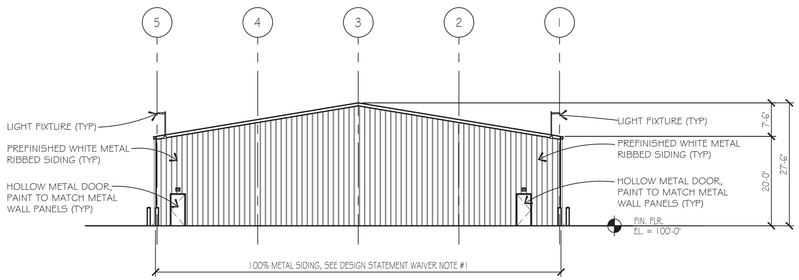
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PRELIMINARY
NOT FOR CONSTRUCTION
P4.2

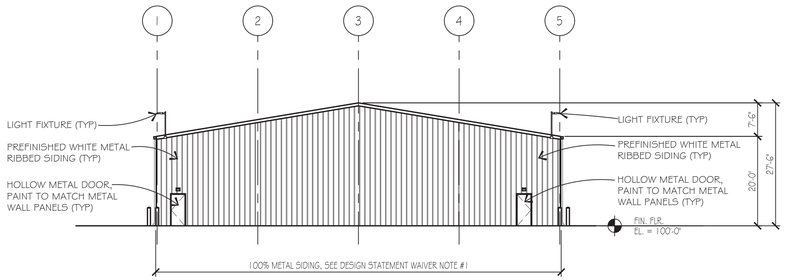
WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

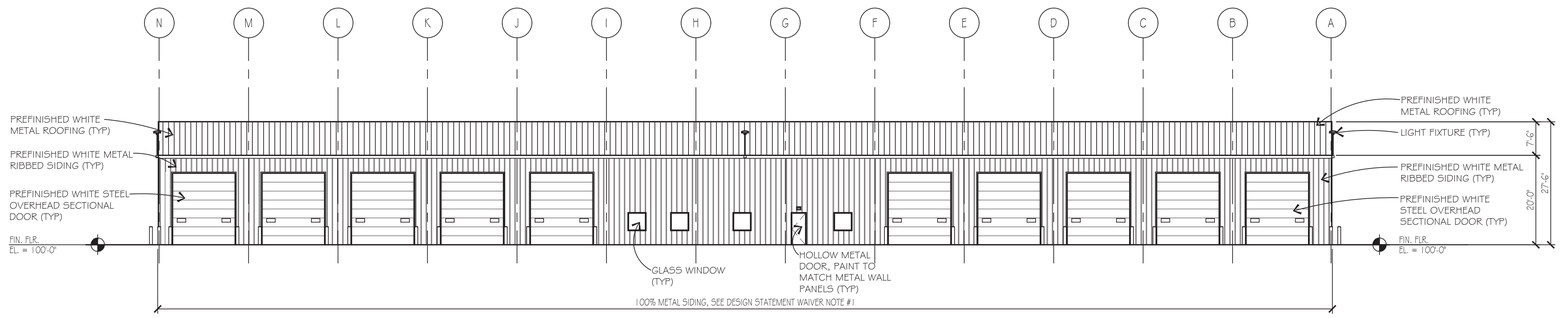
CAD DWG 5029P41_2-6-20.DWG



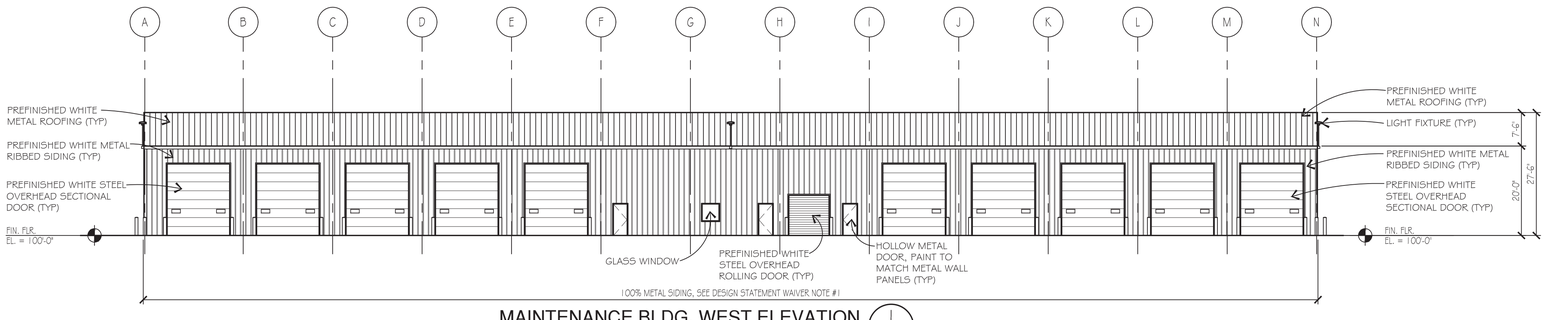
MAINTENANCE BLDG. NORTH ELEVATION 4/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. SOUTH ELEVATION 3/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. EAST ELEVATION 2/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. WEST ELEVATION 1/P2.3
SCALE: 1/16"=1'-0"

GENERAL NOTES:
1. EGRESS MAN DOORS AND OVERHEAD SECTIONAL DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY, LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL MAINTENANCE BUILDING FLOOR PLAN LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

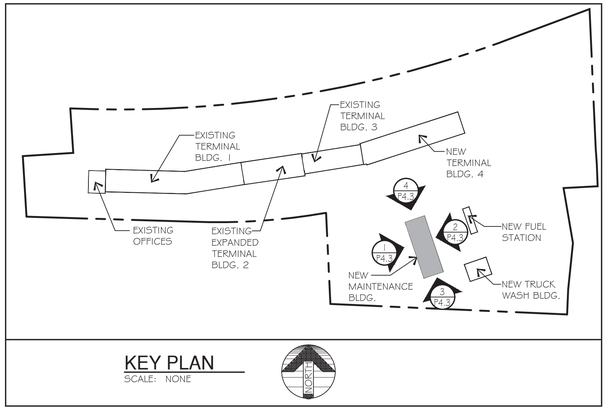
DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED ON THE MAINTENANCE BUILDING TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
OVERHEAD SECTIONAL DOORS, OVERHEAD ROLLING DOORS	"STANDARD WHITE"
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"



KEY PLAN
SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

February 6, 2020

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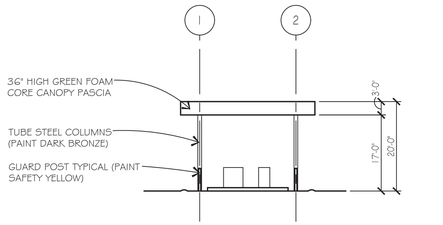
PROJECT NO. 5029

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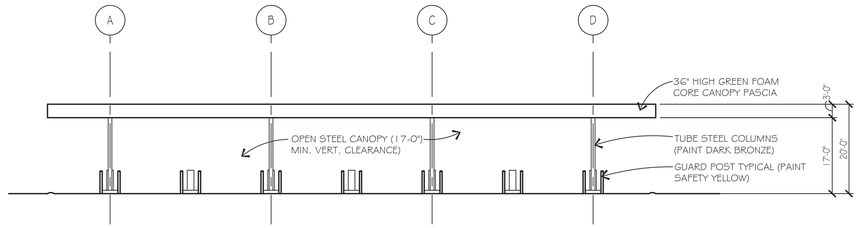
PRELIMINARY
NOT FOR CONSTRUCTION

P4.3

CAD DWG 5029P43_2-6-20.DWG



FUEL STATION ELEVATION 6 P2.4
SCALE: 1/16"=1'-0"



FUEL STATION ELEVATION 5 P2.4
SCALE: 1/16"=1'-0"

GENERAL NOTES:
1. EGRESS MAN DOORS AND OVERHEAD DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK WASH FLOOR PLAN LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

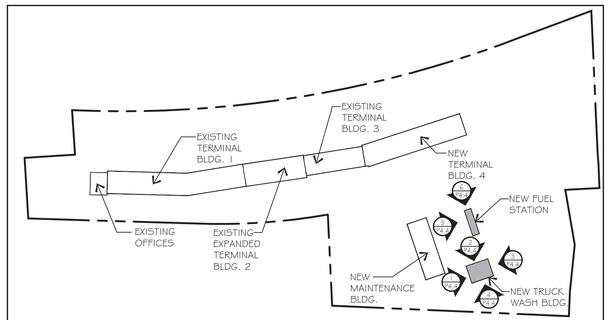
DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

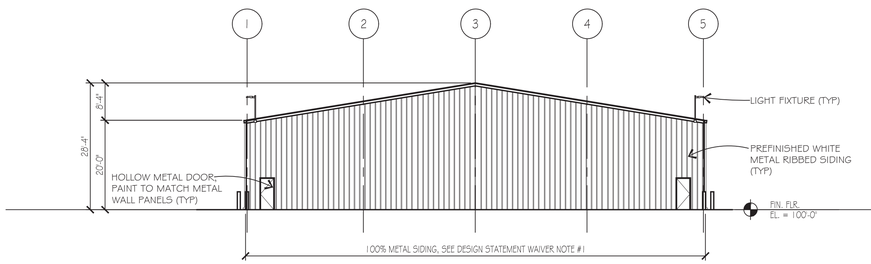
NOTE #1: A FACADE WAIVER IS BEING REQUESTED ON THE TRUCK WASH BUILDING TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

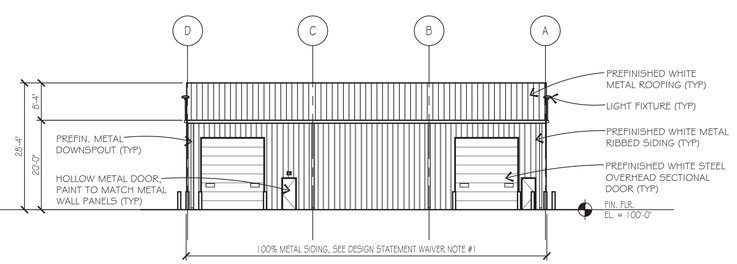
MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
OVERHEAD SECTIOAL DOORS	"STANDARD WHITE"
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
FUEL STATION CANOPY FASCIA	PMS 342 "GREEN"



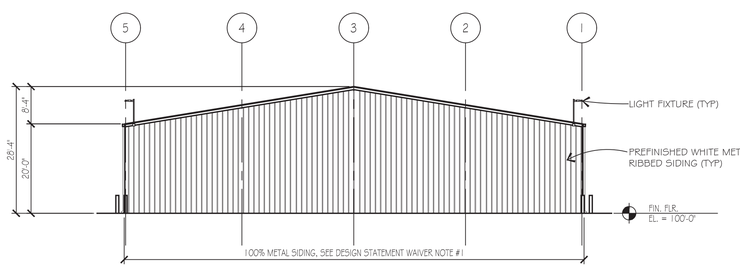
OVERALL SITE BUILDING PLAN
SCALE: NONE



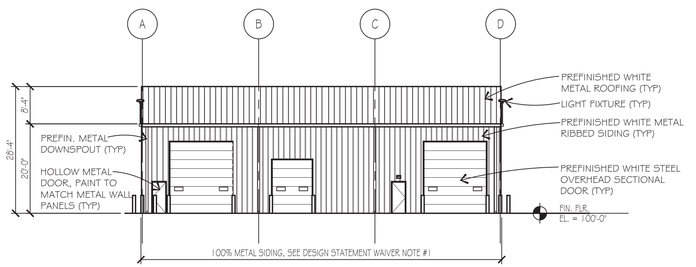
TRUCK WASH SOUTH ELEVATION 4 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH EAST ELEVATION 3 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH NORTH ELEVATION 2 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH WEST ELEVATION 1 P2.4
SCALE: 1/16"=1'-0"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

February 6, 2020

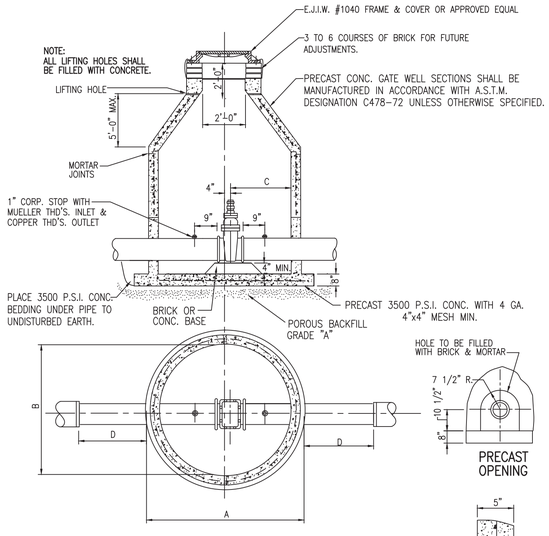
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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

PRELIMINARY
NOT FOR CONSTRUCTION
P4.4

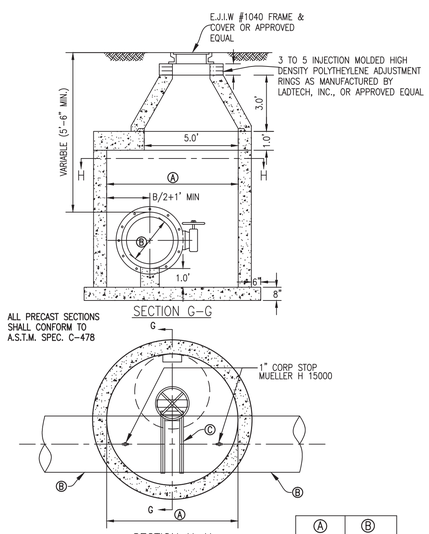
CAD DWG 5029P43_2-6-20.DWG



SIZE	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX.

* DUCTILE IRON PIPE

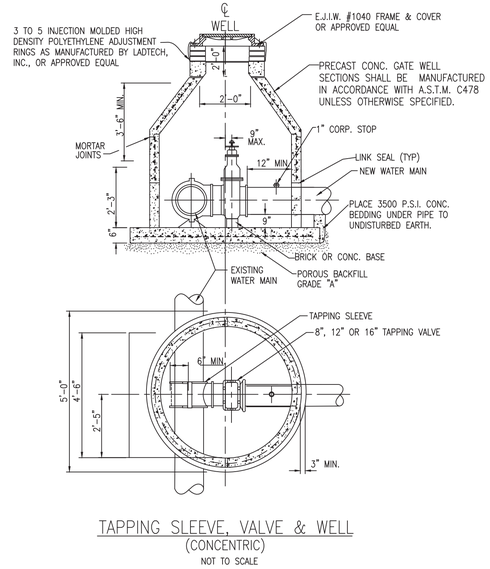
STANDARD PRECAST GATE VALVE & WELL (CONCENTRIC)



Ⓐ DIA WELL	Ⓑ DIA MAIN
7'-0"	20"
7'-0"	24"
8'-0"	30"
8'-0"	36"

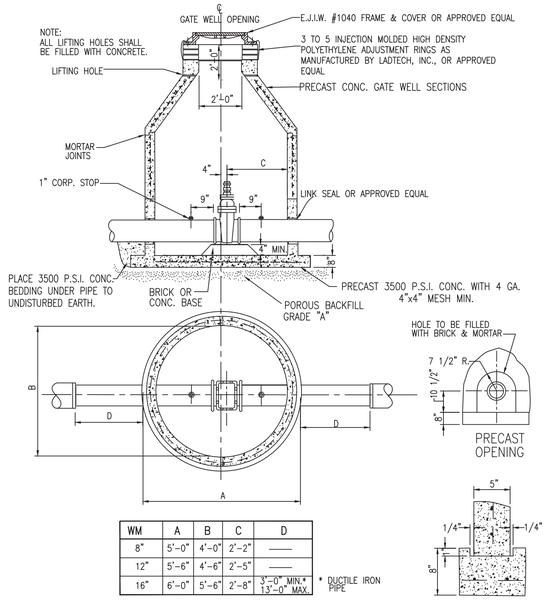
BUTTERFLY VALVE AND WELL (CONCENTRIC)

NOT TO SCALE



TAPPING SLEEVE, VALVE & WELL (CONCENTRIC)

NOT TO SCALE

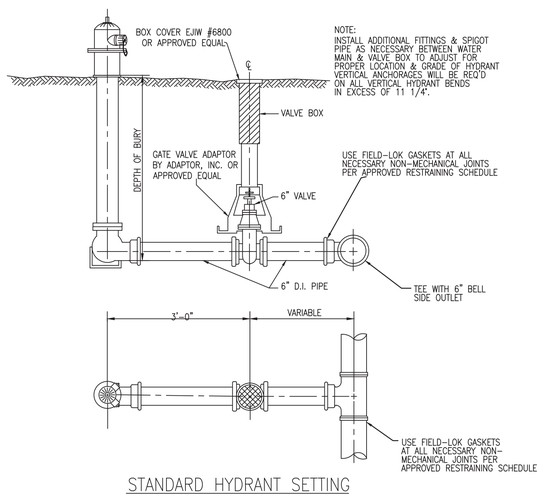


WM	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX.

* DUCTILE IRON PIPE

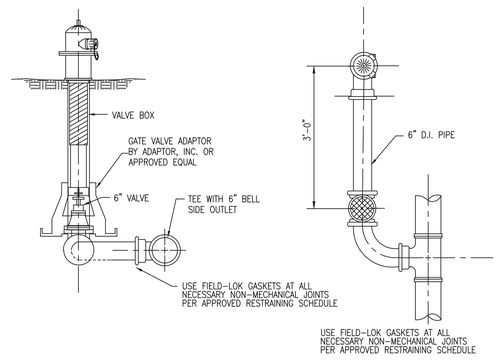
GATE VALVE & WELL (CONCENTRIC)

NOT TO SCALE



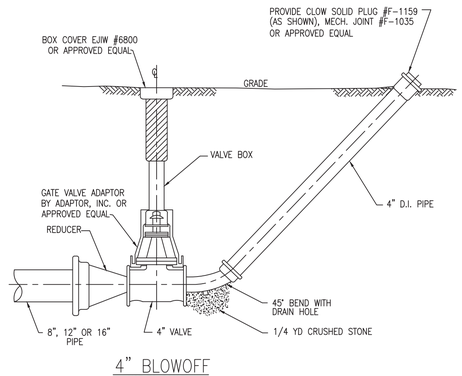
STANDARD HYDRANT SETTING

NOT TO SCALE



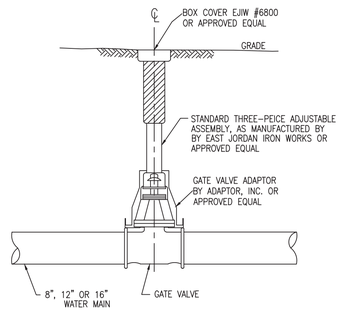
CLOSE COUPLE HYDRANT SETTING

NOT TO SCALE



4" BLOWOFF

NOT TO SCALE



GATE VALVE & BOX

NOT TO SCALE

3 WORKING DAYS EXCLUDING SATURDAY, SUNDAY & HOLIDAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171 (TOLL FREE)
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

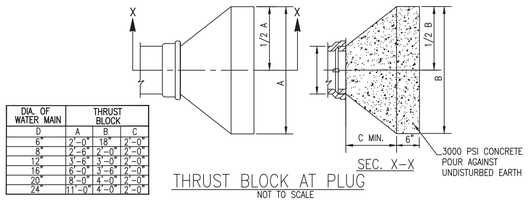
REVISIONS

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STANDARD WATER MAIN DETAILS

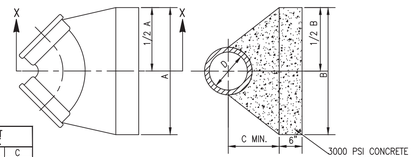
YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
WWW.YCUA.ORG
YCUA ENVIRONMENTAL LEADERS

DATE	SCALE	SHEET
2/6/2009	NO SCALE	



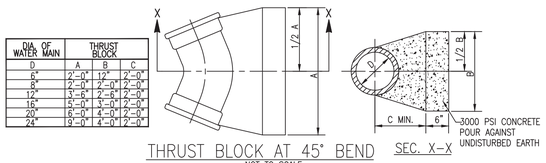
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	18"	2'–0"
8"	2'–6"	2'–0"	2'–0"
12"	3'–6"	3'–0"	2'–0"
16"	5'–0"	3'–6"	2'–0"
20"	8'–0"	4'–0"	2'–0"
24"	11'–0"	4'–0"	2'–0"

THRUST BLOCK AT PLUG
NOT TO SCALE



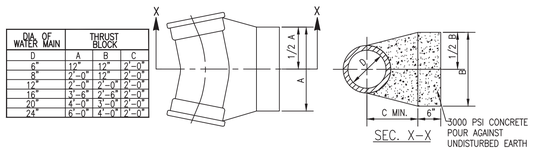
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	2'–0"	2'–0"
8"	3'–6"	2'–0"	2'–0"
12"	5'–6"	3'–0"	2'–0"
16"	6'–0"	4'–0"	2'–0"
20"	12'–0"	4'–0"	2'–0"
24"	17'–0"	4'–0"	2'–0"

THRUST BLOCK AT 90° BEND
NOT TO SCALE



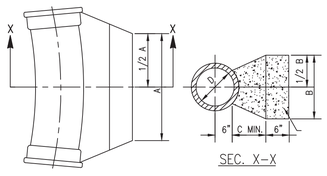
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	12"	2'–0"
8"	2'–0"	2'–0"	2'–0"
12"	3'–6"	2'–0"	2'–0"
16"	5'–0"	3'–0"	2'–0"
20"	6'–0"	4'–0"	2'–0"
24"	9'–0"	4'–0"	2'–0"

THRUST BLOCK AT 45° BEND
NOT TO SCALE



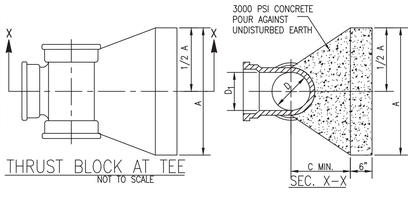
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	1'–6"	1'–6"	2'–0"
8"	2'–0"	2'–0"	2'–0"
12"	3'–0"	3'–0"	2'–0"
16"	3'–6"	2'–6"	2'–0"
20"	4'–0"	3'–0"	2'–0"
24"	6'–0"	4'–0"	2'–0"

THRUST BLOCK AT 22 1/2° BEND
NOT TO SCALE



DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	1'–2"	1'–2"	2'–0"
8"	1'–2"	1'–2"	2'–0"
12"	2'–0"	1'–2"	2'–0"
16"	2'–0"	2'–0"	2'–0"
20"	3'–0"	2'–0"	2'–0"
24"	3'–6"	2'–6"	2'–0"

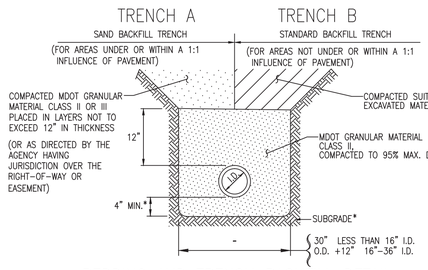
THRUST BLOCK AT 11 1/4° BEND
NOT TO SCALE



DIA. OF TEE		THRUST BLOCK	
D	D1	A	C
6"	6"	2'–6"	2'0"
8"	8"	2'–6"	2'0"
10"	8"	2'–6"	2'0"
16"	8"	2'–6"	2'0"
12"	12"	3'–6"	2'0"
16"	12"	3'–6"	2'0"
20"	12"	3'–6"	2'0"
24"	12"	3'–6"	2'0"
16"	16"	6'–0"	2'3"
20"	16"	6'–0"	2'3"
24"	16"	6'–0"	2'3"

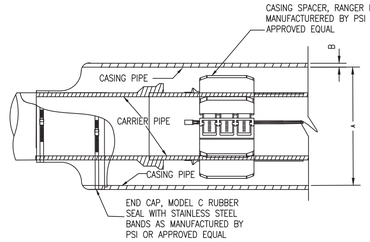
THRUST BLOCK AT TEE
NOT TO SCALE

NOTE:
CONCRETE THRUST BLOCKS WILL NOT BE PERMITTED EXCEPT BEHIND HYDRANT SHOES AND TAPPING SLEEVES. USE OF CONCRETE THRUST BLOCKS IN OTHER LOCATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF YCUA.



BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

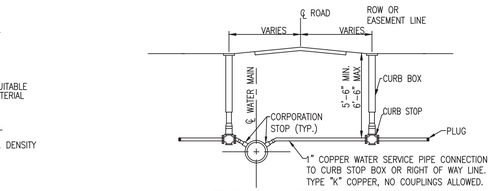
*NOTE: IF THE EXISTING SUBGRADE MATERIAL MEETS THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED EXISTING SUBGRADE MATERIAL.



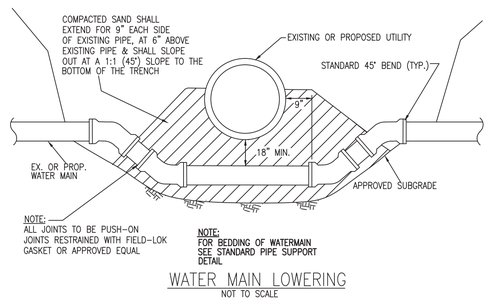
STANDARD CASING SECTION
NOT TO SCALE

NOTES:
1. NO WATER SHALL BE USED IN BORING UNDER RAILROADS.
2. MAINTAIN MIN. OF 5'–6" OF COVER BETWEEN BASE OF RAIL & TOP OF CASING.
3. THE ENDS OF THE CASING SHALL BE SUITABLY PROTECTED AGAINST THE ENTRANCE OF FOREIGN MATERIAL, BUT SHALL NOT BE TIGHTLY SEALED.
4. CASING SPACERS AND END SEALS SHALL BE INSTALLED IN ACCORDANCE WITH MANFACTURER'S RECOMMENDATIONS.

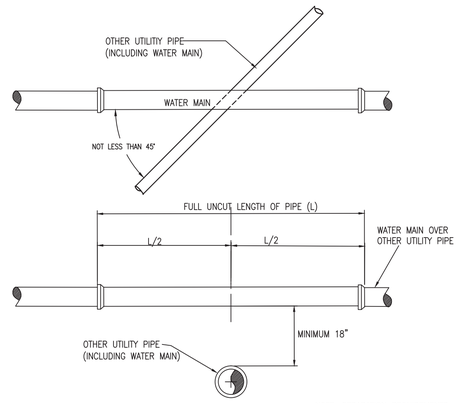
DIA. OF WATER MAIN	MIN. (I.D) "A"	ROAD CROSSING MIN. "B"	RAILROAD CROSSING MIN. "B"
6"	14"	0.250"	0.312"
8"	16"	0.250"	0.375"
12"	20"	0.250"	0.438"
16"	24"	0.250"	0.500"
20"	30"	0.375"	0.500"
24"	36"	0.375"	0.500"



TYPICAL WATER SERVICE
NOT TO SCALE

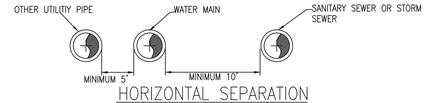


WATER MAIN LOWERING
NOT TO SCALE

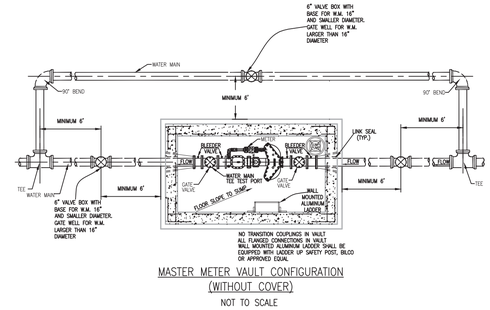


VERTICAL SEPARATION
NOTE: SEPARATION REQUIREMENTS APPLY REGARDLESS OF VERTICAL ALIGNMENTS OF UTILITIES

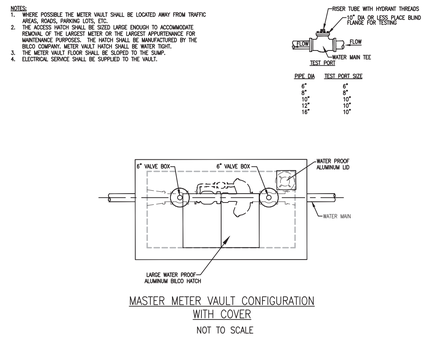
WATER MAIN CROSSING OTHER UTILITIES



HORIZONTAL SEPARATION
NOT TO SCALE



MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOTE: 1. WHERE POSSIBLE THE METER VAULT SHALL BE LOCATED AWAY FROM TRAFFIC MEDIAN, ROADS, PARKING LOTS, ETC.
2. THE ACCESS HATCH SHALL BE SIZED LARGE ENOUGH TO ACCOMMODATE REMOVAL OF THE LARGEST METER OR THE LARGEST APPURTENANCE FOR MAINTENANCE PURPOSES. THE HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY. METER VAULT HATCH SHALL BE WATER TIGHT.
3. THE METER VAULT FLOOR SHALL BE SLOPED TO THE SUMP.
4. ELECTRICAL SERVICE SHALL BE SUPPLIED TO THE VAULT.
NOT TO SCALE



MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE

3 WORKING DAYS EXCLUDING SATURDAY, SUNDAY & HOLIDAYS
BEFORE YOU DIG CALL MISS DIG
1–800–482–7171 (TOLL FREE)
ALL TIES FOR THE LOCATION OF UNDERGROUND FACILITIES

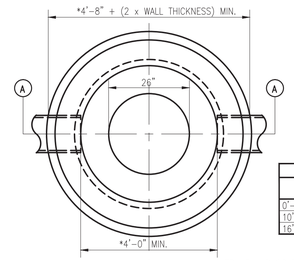
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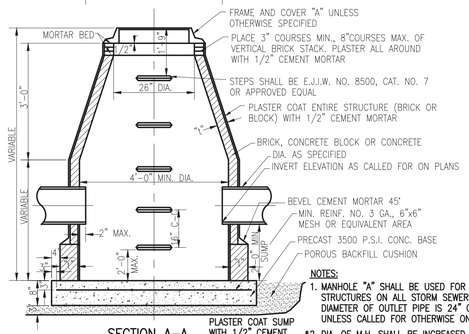
STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
YCUA ENVIRONMENTAL LEADERS
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198–9112
(734) 484–4600
FAX: (734) 544–7221
WWW.YCUA.ORG

DATE	SCALE	SHEET
2/6/2009	NO SCALE	

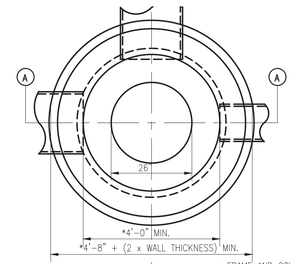


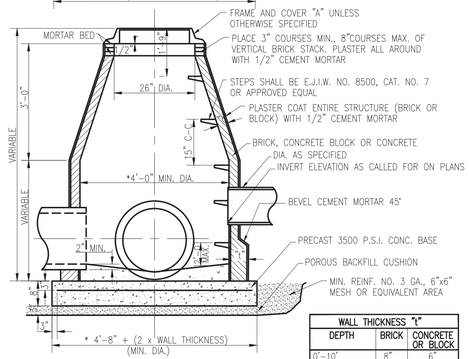
WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"



NOTES:
1. MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

SECTION A-A
MANHOLE "A"

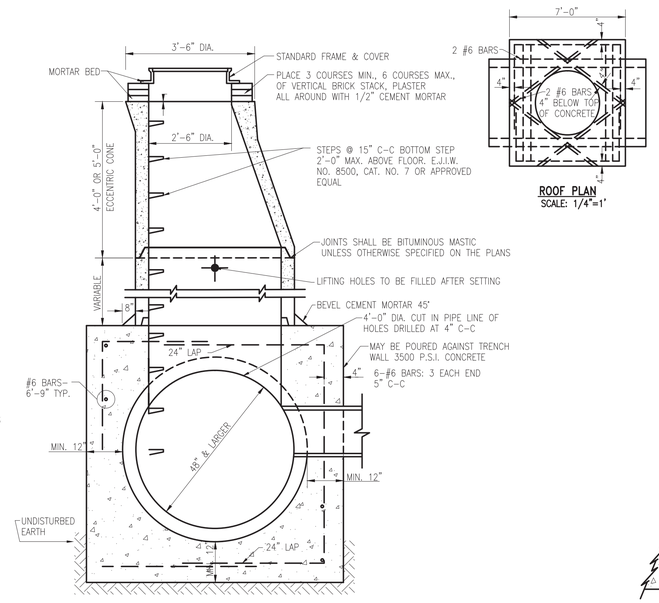




WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"

SECTION A-A
MANHOLE "B"

NOTES:
1. MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



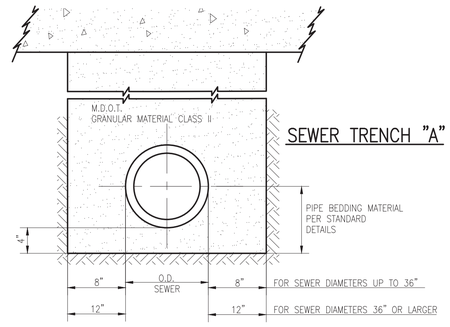
TYPICAL SECTION
PRECAST MANHOLE "C"

NOTES:
1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.

ROOF PLAN
SCALE: 1/4"=1'

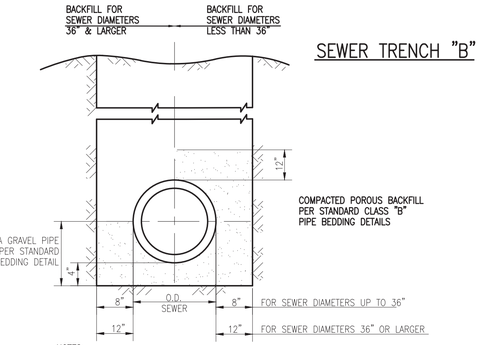
GENERAL NOTES FOR
STORM SEWER MANHOLES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
2. CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE UNITS ("E", "F", AND "I") IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES ("A" AND "B") IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
   A. MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
   B. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 24" OF UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THAN 30% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
   C. STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, SHALL BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
   D. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER MANHOLE HAS BEEN CONSTRUCTED.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. A "POURED 3500 P.S.I. CONCRETE BASE" WITHOUT STEEL REINFORCEMENT MAY BE SUBSTITUTED FOR PRECAST BASE WHEN APPROVED BY THE TOWNSHIP ENGINEER. A POROUS BACKFILL CUSHION WILL NOT BE REQUIRED UNDER THE POURED BASE UNLESS CONTRACTOR HAS EXCAVATED BELOW THE REQUIRED ELEVATION, AT WHICH TIME THE ENGINEER WILL DECIDE AS TO THE MERITS OF INCREASING THE THICKNESS OF THE CONCRETE BASE OR THE USE OF A POROUS BACKFILL CUSHION.
5. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, SLAG OR STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
6. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
7. WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES AT 4" CENTER TO CENTER AROUND PERIPHERY OR OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING SECTION OUT.



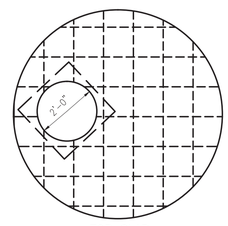
SEWER TRENCH "A"

NOTES:
1. TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT
2. GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT

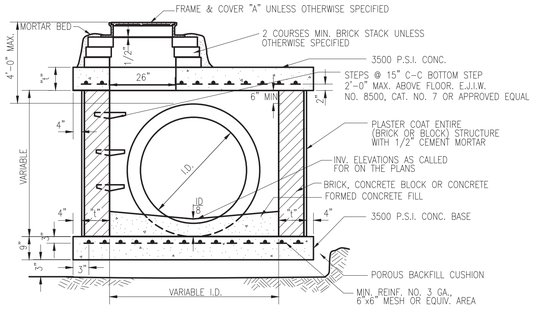


SEWER TRENCH "B"

NOTES:
1. SUITABLE EXCAVATED BACKFILL MATERIAL SHALL BE PLACED IN ONE FOOT LAYERS AND COMPACTED BY MECHANICAL TAMPING OR OTHER EFFECTIVE MEANS HAVING APPROVAL OF THE ENGINEER, TO A DENSITY EQUIVALENT TO THE UNDISTURBED ADJACENT SOIL
2. TRENCH "B" SHALL BE USED UNDER CONDITIONS OTHER THAN SPECIFIED FOR TRENCH "A"



TOP SLAB

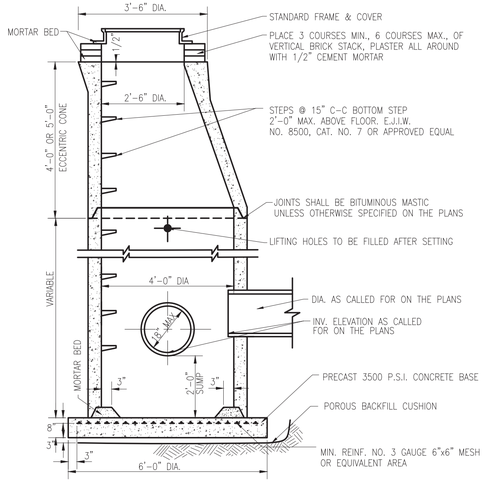


OUTLET I.D.	M.H. D	TOP SLAB "t"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	*4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	*4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	*5'-0"	10"	12"	3/4" @ 9" EACH WAY
48" 54"	*6'-0"	11"	12"	7/8" @ 9" EACH WAY

TYPICAL SECTION
MANHOLE "D"

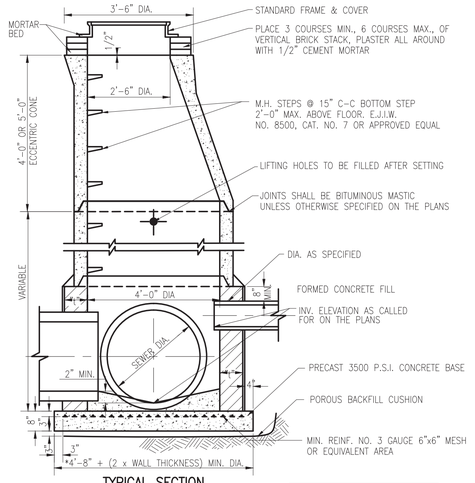
M.H. D	TOP SLAB "t"	WALLS "t"	REINFORCING STEEL (SLAB)
7'-0"	12"	12"	7/8" @ 9" EACH WAY
8'-0"	12"	12"	1" @ 9" EACH WAY

NOTES:
*1. DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE ANGLE OF THE SEWERS.
2. MH. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'-0". MH. "D" SHALL BE CONSTRUCTED WITH A 2' SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.



TYPICAL SECTION
PRECAST MANHOLE "E"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION
PRECAST MANHOLE "F"

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.
*3. DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL, DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

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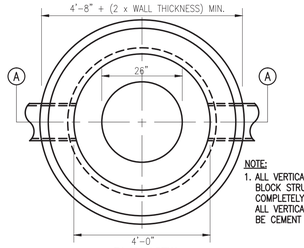
DATE

YPSILANTI TOWNSHIP / Y.C.U.A.
STANDARD STORM SEWER DETAILS

SHEET

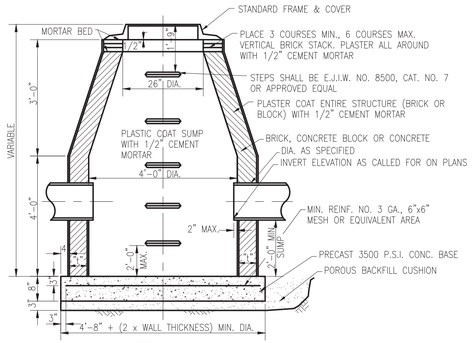
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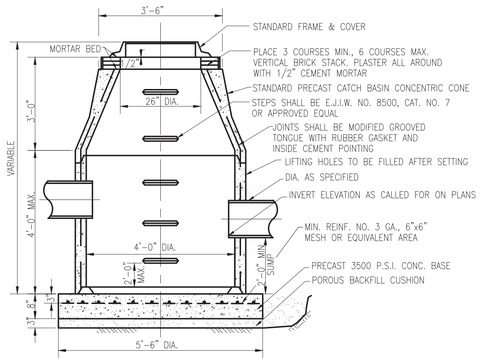


NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.

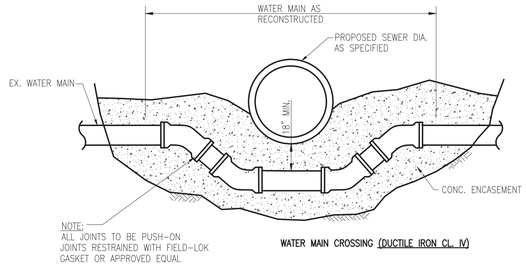
PLAN VIEW



SECTION A–A
CATCH BASIN "A"



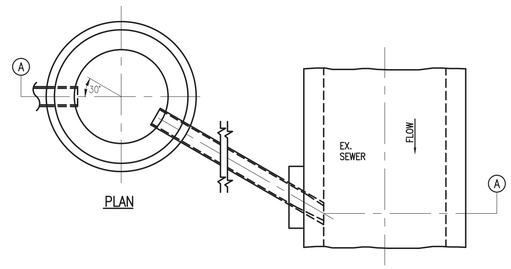
CROSS-SECTION
CATCH BASIN "B"



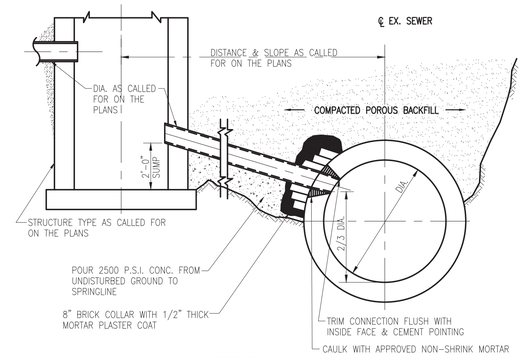
NOTE:
ALL JOINTS TO BE PUSH-ON JOINTS RESTRAINED WITH FIELD-LOK GASKET OR APPROVED EQUAL

WATER MAIN CROSSING (DUCTILE IRON CL. IV)

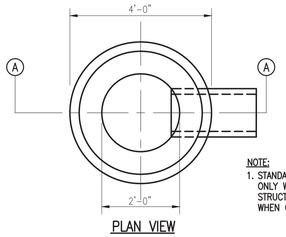
WATER MAIN CROSSING



PLAN

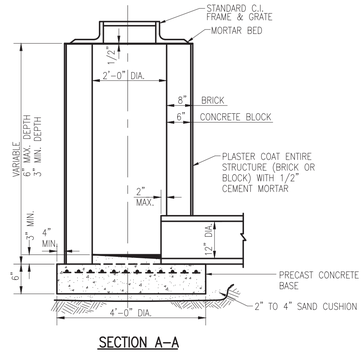


SECTION A–A
TYPICAL CONNECTIONS TO EXISTING SEWERS

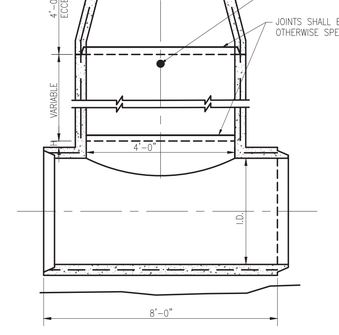


NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

PLAN VIEW



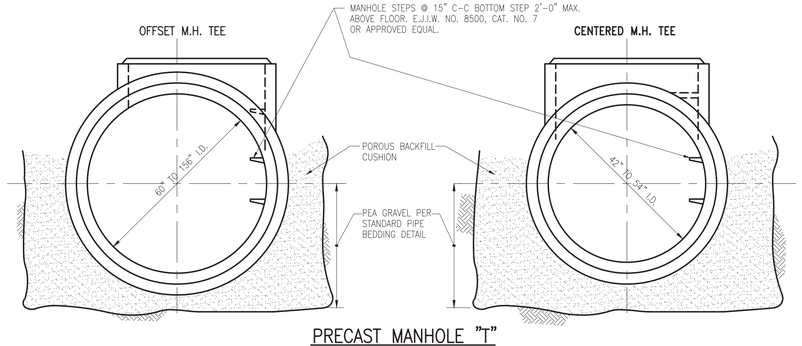
SECTION A–A
STANDARD INLET



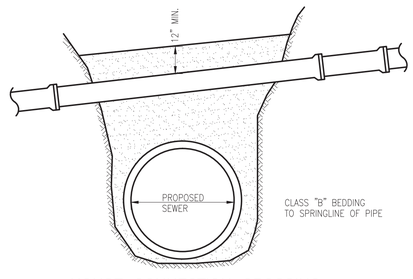
NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

H DIMENSION

I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	13"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"

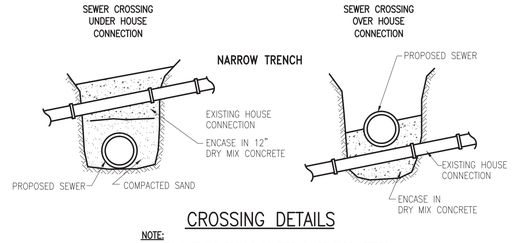


PRECAST MANHOLE "T"



HOUSE CONNECTION CROSSING

NOTE:
1. M.D.O.T. GRANULAR MATERIAL CLASS II PLACED IN 6" LAYERS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER LEAD.



CROSSING DETAILS

NOTE:
1. WHEN UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED STONE, SLAG OR DRY MIX CONCRETE SHALL BE USED TO BACKFILL THE TRENCH TO A HEIGHT 12" ABOVE THE TOP OF THE SEWER LEAD.

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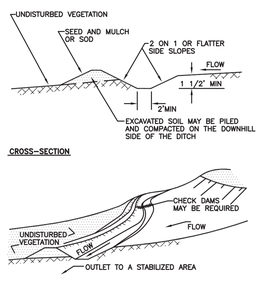
YPSILANTI TOWNSHIP / Y.C.U.A.
STANDARD STORM SEWER DETAILS

SHEET

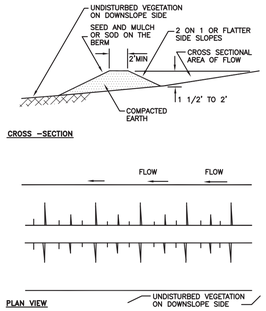
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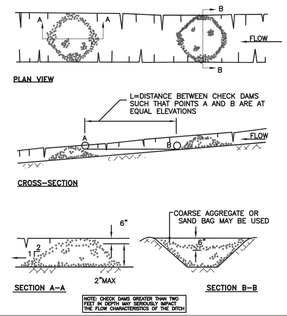
DIVERSION DITCH (E-1)



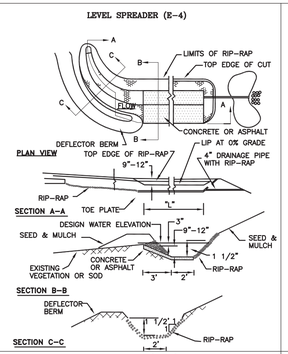
EARTH DIVERSION BERM (E-2)



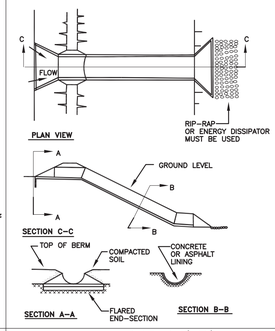
CHECK DAMS (E-3)



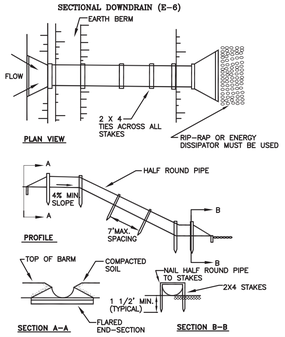
LEVEL SPREADER (E-4)



FLUME (E-5)



SECTIONAL DOWNDRAIN (E-6)

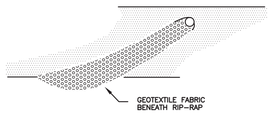


RIP-RAP (E-7)

DEFINITION — RIP-RAP IS A ROCK-TYPE MATERIAL PLACED ON THE LAND SURFACE TO RESIST THE ACTIONS OF FLOWING WATER

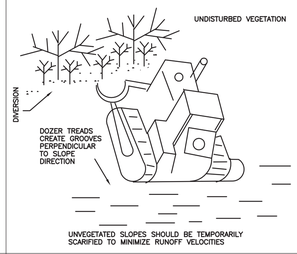
PURPOSE — THE PURPOSE OF RIP-RAP IS (1) TO DISSIPATE ENERGY RESULTING FROM FLOWING WATER, THUS REDUCING THE FLOW VELOCITY TO A LEVEL THAT IS NON-EROSIVE, AND (2) TO PROTECT THE LAND SURFACE FROM EROSION RESULTING FROM THE ENERGY FORCES GENERATED BY FLOWING WATER.

WHERE APPLICABLE — RIP-RAP IS USED (1) AT THE OUTLET OF A STORM DRAIN, (2) AS A CHANNEL LINING WHEN FLOW VELOCITIES AND CONCENTRATION ARE HIGH AND/OR THE CHANNEL SLOPE IS STEEP, (3) ON THE BANKS OF CHANNELS AT CHANGES IN FLOW DIRECTION, AND (4) TO STABILIZE ERODIBLE SLOPES.



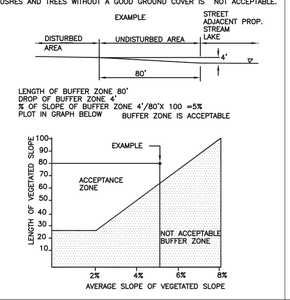
SURFACE ROUGHENING (E-8) AND SCARIFICATION

THIS IS AN EASY AND ECONOMICAL WAY TO REDUSE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

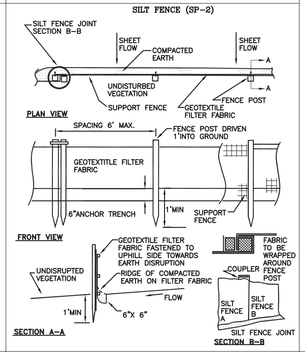


VEGETATION BUFFER ZONE (SP-1)

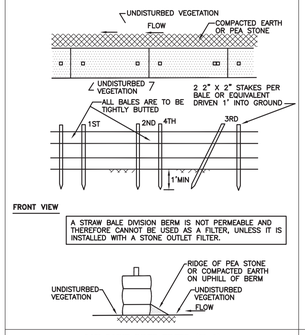
THE GRAPH LISTED BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATION BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS A DENSE WELL-GROWN STAND OF GROUND COVER, AT LEAST 4" IN LENGTH. AN AREA COVERED WITH BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.



SILT FENCE (SP-2)

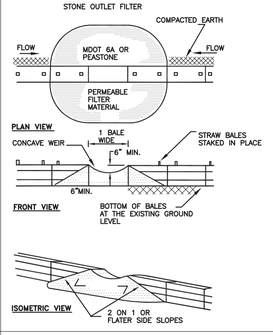


STRAW BALE DIVERSION BERM (SP-3)



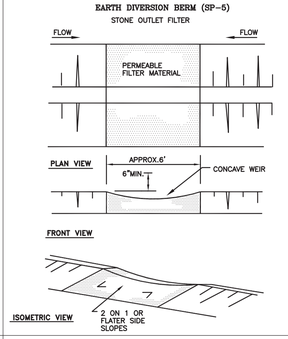
STRAW BALE DIVERSION BERM (SP-4)

STONE OUTLET FILTER

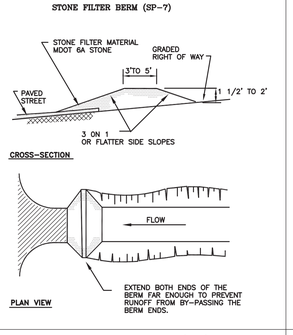


EARTH DIVERSION BERM (SP-5)

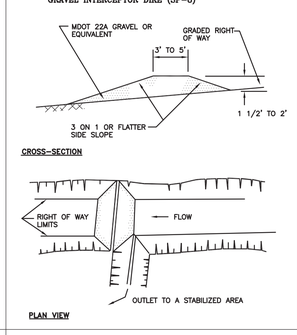
STONE OUTLET FILTER



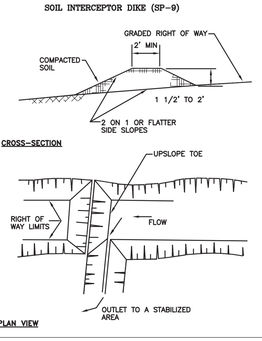
STONE FILTER BERM (SP-7)



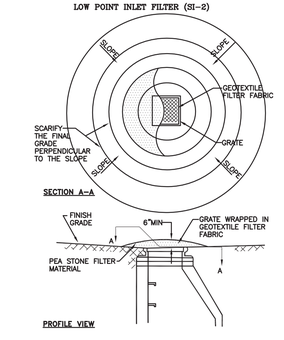
GRAVEL INTERCEPTOR DIKE (SP-8)



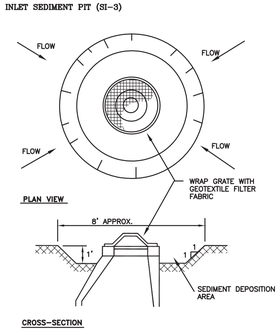
SOIL INTERCEPTOR DIKE (SP-9)



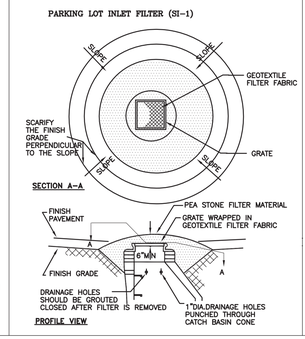
LOW POINT INLET FILTER (SI-2)



INLET SEDIMENT PIT (SI-3)

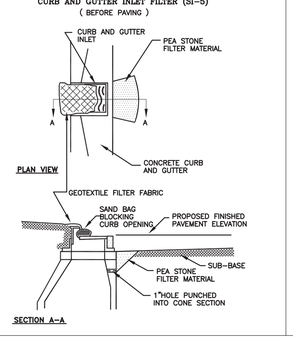


PARKING LOT INLET FILTER (SI-1)



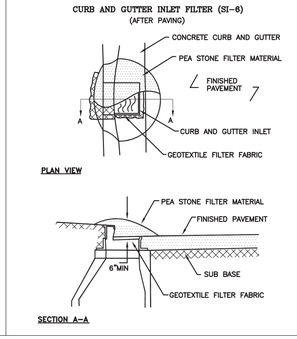
CURB AND GUTTER INLET FILTER (SI-5)

(BEFORE PAVING)



CURB AND GUTTER INLET FILTER (SI-6)

(AFTER PAVING)

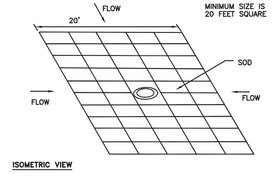


SOD INLET FILTER (SI-8)

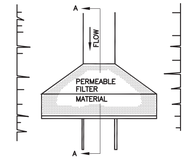
DEFINITION — SOD INLET FILTER ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.

PURPOSE — SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT APPRECIABLE AMOUNTS OF SEDIMENT IN IN THE PROCESS.

WHERE APPLICABLE — SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.



DITCH SEDIMENT TRAP (SO-5)



RULE 323.1703

SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R 323.1704. A PERSON SHALL DESIGN THE PLAN TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBTUE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

(A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINATE LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.

(B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.

(C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:

(i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.

(ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.

(iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.

(iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

(v) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.

(v) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

REVISIONS:

ISSUE NO.	BID DATE
B.G. DRN.	DATE 03/25/04
TOPO DRN.	DESIGN
PROFILE DRN.	ENG. DRN.
APPROVED	SCALE V: H: NTS

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YPSILANTI TOWNSHIP

TOWNSHIP STANDARD SOIL EROSION CONTROL DETAILS

CLIENT: YPSILANTI TOWNSHIP

ORCHARD, HILTZ & McCLIMENT, INC.
CONSULTING ENGINEERS
34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

TOPO: CAD
DRAWING: SESC.dwg
LAYOUT: SESC

SHEET

JOB NO.

DRAWING NAME: SESC.dwg
CLIENT: YPSILANTI TOWNSHIP
Drawing Path: P:\0000_0100\009808061_Ypsi_Twp_Stnds_Update\0098050050_Ypsi_Twp_Stds_Update C_MUNI\SESC.dwg
JOB #

EXHIBIT C

R+L CARRIERS
R.L.R. INVESTMENTS L.L.C.
A REAL ESTATE INVESTMENT COMPANY

October 7, 2021

Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Dr
Ypsilanti, MI 48197
734-544-3667

Subject: Minion Rd Memorandum

Mr. Jason Iacoangeli,

Please let this serve as confirmation that RLR Investments LLC will be responsible, at its sole cost, to Improve and Maintain Minion Dr per the Minion Dr “Maintenance Agreement” specs and standards. There will be no agreements or assistance from neighboring property owners.

Minion Drive will be constructed per the approved Final Site Plan in conformance with Ypsilanti Townships Engineering Design Standards. R&L Carriers has furnished the Charter Township of Ypsilanti with a performance Guarantee in the form of a surety bond in the amount of $972,222.00 based on the (Attached) Minion Road Improvement Cost Summary provided by R&L Carriers Engineer dated 04.22.21".

Sincerely,

Stan Richards
Director of Construction

PEA GROUP

844.813.2949
PEAGROUP.COM

COST OPINION

PROJECT DESCRIPTION RL Carriers-Minion Road Improvements **JOB NO.** 18-229

PREPARED BY WR **REVIEWED BY** JC **DATE** 04/22/21

SUMMARY

SITE IMPROVEMENTS

Demolition	$96,485.00
Earthwork & Erosion Control	$40,743.60
Storm Sewer	$91,080.00
Paving	$572,102.00
Miscellaneous	$45,000.00
Total | Site Improvements	$845,410.60
15% Contigency	$126,811.59
Project Total	**$972,222.19**

Note: This Cost Estimate does not include the following: Proposed Landscaping, Proposed Lighting, Electric/Phone/Cable TV OH Wire Removal, Remedial Earthwork costs, Permits, New Electrical Service, Transformer Pads, Electrical Relocations, and Pylon or Monument Signage.

NOTE: The engineer has no control over the cost of labor, materials, equipment or services furnished by others, over the contractor's method of determining prices, or over competitive bidding or market conditions. The opinions of probable project costs and construction costs provided herein are made on the basis of their experience and qualifications and represent their best judgment as an experienced and qualified engineer familiar with the construction industry. However, the engineer cannot and does not guarantee that proposals, bids or actual project or construction costs will not vary from their opinion of probable cost.

COST OPINION

PROJECT NAME: RL Carriers Exp.-Minion Road Reconstruction JOB NO. 18-229

DEMOLITION

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	CLEAR AND GRUB	$3,000.00	$3,000.00
25,000	S.F.	REMOVE ASPHALT PAVEMENT	$3.50	$87,500.00
950	C.Y.	HAUL AWAY EXCESS MILLINGS	$6.30	$5,985.00
		TOTAL DEMOLITION		$96,485.00

EARTHWORK & EROSION CONTROL

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	STRIP AND STOCKPILE TOPSOIL	$3,000.00	$3,000.00
1	L.S.	CUT AND FILL (ONSITE USEAGE)	$15,000.00	$15,000.00
150	C.Y.	SUBGRADE UNDERCUTTTING	$40.00	$6,000.00
11	EA.	INLET FILTERS	$140.00	$1,540.00
888	L.F.	SILT FENCE	$2.20	$1,953.60
3,750	S.Y.	SEED AND MULCH	$3.00	$11,250.00
1	EA.	GRAVEL MUD MAT	$2,000.00	$2,000.00
		TOTAL GRADING & EROSION CONTROL		$40,743.60

EXHIBIT D

PRIVATE ROAD MAINTENANCE DECLARATION

This Declaration is made on July 13, 2021 by the following property owners:

Property Owner Names and Addresses:
R.L.R. Investments, L.L.C.
600 Gillam Rd
Wilmington, OH 45177

The following declaration is made for the Private Road:

1. **Access Easement:** A perpetual, non-exclusive easement for ingress and egress is created in favor of all the Parcel Owners and their occupants, agents, employees, guests, services, and emergency vehicles over the Private Road.

2. **Utility Easement:** A perpetual, non-exclusive easement for the installation and maintenance of above- and below-ground public utilities is created over the Private Road.

3. **Road Agent:** A Road Agent shall be elected by a majority of the property owners. The Road Agent may be replaced at any time by a majority vote of the Parcel Owners. The Road Agent is responsible for monitoring the condition of the road surface and initiating maintenance activities as need to maintain the minimum road surface standards.

4. **Road and Ditch Maintenance:** Road and ditch maintenance and road improvements will be undertaken whenever necessary to maintain the road and ditches in good operating condition and to ensure safe access by emergency vehicles. A majority vote of Parcel Owners is required for any road and ditch improvements and to accept the bid for any road improvement contract. The Road Agent will provide a breakdown of the proposed improvements or maintenance, along with a cost estimate, prior to the vote. If any parcel owner performs maintenance or improvements without the approval of the other lot owners prior to performing the work, the lot owner performing the work is responsible for the entire cost of the work.

Road Maintenance

Task	Recommended Frequency
Inspect for erosion	Annual
Grading	As needed
Supplement gravel	Every 3-5 years as needed

Sediment Basin and Ditch Maintenance

Inspect for sediment accumulation	Biannual
Removal of sediment accumulation	Biannual as needed
Inspect for floatables and debris	Annual
Clearing of floatable and debris	Annual
Inspect for erosion	Annual
Re-establish permanent vegetation on eroded slopes	As needed
Replace/supplement stone check dams	Every 3-5 years as needed
Mowing	Annual

5. **Parking:** No machinery, trailers, vehicles, or other property may be stored or parked upon the Private Road, except parking of vehicles for limited periods of time (not to exceed 12 hours).

6. **Cost Sharing:** Road maintenance (including snow plowing) and improvement costs shall be shared on an equal basis between the owners of Parcels K-11-10-280-001, K-11-10-280-019, K-11-10-160-001, K-11-10-160-002, K-11-10-280-002, K-11-10-280-003, K-11-10-280-004, K-11-10-280-007, K-11-10-280-008, K-11-10-280-009, & K-11-10-280-010.

7. **Prepayment:** Prepayment of maintenance and improvement costs will be made to the road maintenance account by the owners of Parcels K-11-10-280-001, K-11-10-280-019, K-11-10-160-001, K-11-10-160-002, K-11-10-280-002, K-11-10-280-003, K-11-10-280-004, K-11-10-280-007, K-11-10-280-008, K-11-10-280-009, & K-11-10-280-010. The Road Agent shall call an annual meeting for purposes of establishing the estimated annual costs for road maintenance, improvements, and snow plowing. Payment for each Parcel Owner's share of the costs agreed to at the annual meeting is due within two weeks of the conclusion of the meeting.

8. **Future Parcels:** If any additional parcels are created with access to the Private Road, each parcel will be bound by this agreement and will be required to pay an equal share of the costs for maintenance and improvements.

9. **Snow Plowing:** The Private Road shall be snowplowed so as to permit year round access. The costs shall be shared as set forth in Paragraph 6. Individual driveway snow plowing, if desired, will be invoiced to the requesting parcel owner directly by the snow plow contractor.

10. **Accounting:** The Road Agent shall maintain a checking account with a local bank. Annually the Road Agent shall prepare and distribute to the Parcel Owners an income and expense report and a year-end balance sheet accounting for all funds received and disbursed.

11. **Emergency Repairs:** If the Road Agent is made aware of emergency safety conditions on the Private Road, the Road Agent may make emergency repairs as needed without further notification of the Parcel Owners. As soon as reasonably possible the Road Agent will notify the Parcel Owners of the costs of the repairs, the amount due from the Parcel Owners, and the reasons for making the emergency repairs.

12. **Term:** This dedication is perpetual and binds the declarant and all future Parcel Owners.

13. **Amendment:** This Declaration may be amended only with the consent of two-thirds of the Parcel Owners.

14. **Enforcement:** This Declaration may be enforced by a majority of the Parcel Owners. If a court action is necessary to enforce this Declaration the prevailing party is entitled to reasonable attorney fees and costs.

15. **Notices:** Notices to Parcel Owners shall be in person or by mail sent to the address for which tax bills for the parcel are sent.

16. **Invalidity:** If any provision of this Declaration is determined to be unenforceable, the remaining provisions will remain enforceable.

17. **Township Road and Driveway Ordinance:** The Private Road shall be constructed and maintained in accordance with Ypsilanti Township's Private Road Ordinance.

18. **Disclaimer by Township and County:** Neither Ypsilanti Township nor the Washtenaw County Road Commission is liable or responsible in any way for any debt, claim, demand, damages, or cause of action arising out of this Declaration or the Private Road created by the Declaration.

Property Owners Names, Addresses and Signatures:

R.L.R. Investments, L.L.C.
600 Gillam Road
Wilmington, OH 45177

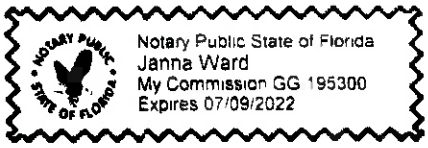
BY: _____
Donald R. DeLuca, Vice President and General Counsel

Acknowledged before me in Lee County, Florida, in my physical precence on July 13, 2021 by Donald R. DeLuca, VP and General Counsel of R.L.R. Investments, L.L.C. who is personally known by me.

Janna Ward My commission expires 7/9/22

Notary Public

When recorded return to:



STORM SEWER

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2,800	L.F.	4" HDPE SUBGRADE UNDERDRAIN WITH FILTER SOCK	$12.00	$33,600.00
544	L.F.	12" STORM SEWER, RCP CLASS IV	$45.00	$24,480.00
3	EA.	2' DIA. INLET	$2,000.00	$6,000.00
8	EA.	4' DIA. CATCH BASIN	$3,000.00	$24,000.00
2	EA.	12" CONCRETE END SECTION	$1,500.00	$3,000.00
		TOTAL STORM SEWER		$91,080.00

PAVING

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2,903	L.F.	18" CONCRETE CURB AND GUTTER	$20.00	$58,060.00
39,160	S.F.	8" CONCRETE WITH 6" SAND BASE	$12.00	$469,920.00
6,788	S.F.	5.5" ASPHALT PAVEMENT	$4.50	$30,546.00
6,788	S.F.	10" 21AA AGGREGATE	$2.00	$13,576.00
		TOTAL PAVING		$572,102.00

MISCELLANEOUS

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	MOBILIZATION	$20,000.00	$20,000.00
1	L.S.	TRAFFIC CONTROL	$5,000.00	$5,000.00
1	L.S.	MISC UTILITY RELOCATION AND COORDINATION	$20,000.00	$20,000.00
		TOTAL MISCELLANEOUS		$45,000.00

TOTAL		**$ 845,411**

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

Civic Center
Supervisor's Office
7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-0002
www.ytown.org

Charter Township of Ypsilanti

MEMORANDUM

TO: Charter Township of Ypsilanti Board of Trustees

FROM: Brenda Stumbo, Township Supervisor

DATE: October 13, 2021

RE: **Request to approve contract with the Washtenaw County Road Commission to install Traffic Calming Devices on Nash Street for $53,629, account 101-446-982-000**

Attached is an agreement with the Washtenaw County Road Commission for the installation of six traffic-calming devices, markings and signs on Nash Street for $59,629, contingent upon budget amendment.

In September of this year, the Road Commission reduced the qualification for petition requirement for traffic calming devices from 75% of homeowners to 51%. The homeowners on Nash Street were able to meet the requirements as verified by assessing.

The change in the road commission policy will allow more petitions to move forward in 2022. Petitions that are currently circulating are Nash Street south of Tyler, East Grand and Desoto.

Should you have any questions in regards to this request please let me know.

AGREEMENT BETWEEN
CHARTER TOWNSHIP OF YPSILANTI AND
THE WASHTENAW COUNTY ROAD COMMISSION

THIS AGREEMENT, made and entered into this _____ day of _____, 2021 between the Board of the Charter Township of Ypsilanti (the "Township") and the Board of Washtenaw County Road Commissioners (the "Road Commission").

WHEREAS, the Charter Township of Ypsilanti desires to install six (6) speed humps on Nash Avenue between Tyler Road and Service Drive (the "Project"); and

WHEREAS, proper authority is provided to the parties of this Agreement under the provisions of Act 51 of Public Acts of 1951 as amended; and

WHEREAS, the Road Commission will prepare documents for the Project; and

WHEREAS, the Township shall promptly reimburse the Road Commission upon receipt of any invoices for all costs and expenses attributed to the Project;

THEREFORE, BE IT AGREED that the Township will pay the Road Commission for all actual costs incurred associated with the construction of the Project estimated to be $53,629.00.

IT IS FURTHER UNDERSTOOD that the Charter Township of Ypsilanti will be a named insured on the Washtenaw County Road Commission's coverage for liability for the activities described above. The Road Commission will submit a certificate of insurance evidencing such coverage to the Township Clerk prior to implementation of services under the contract. Each party to this contract shall be responsible for the acts and omissions of its employees and agents.

AGREEMENT SUMMARY

Estimated Cost

Installation of six speed humps on Nash Avenue **$53,629.00**

FOR YPSILANTI TOWNSHIP:

_____ _____ Witness
Brenda L. Stumbo, Supervisor

_____ _____ Witness
Heather Jarrell Roe, Clerk

FOR WASHTENAW COUNTY ROAD COMMISSION:

_____ _____ Witness
Barbara R. Fuller, Chair

_____ _____ Witness
Sheryl Soderholm Siddall, Managing Director

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $155,323.00

Request to increase budget for the Board approved wage increase for 2021. This request will cover all the departments in the General fund. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$49,450.00**
		Net Revenues	**$49,450.00**
Expenditures:	**Salary & Wage**	**Various**	**$45,417.00**
	FICA	**Various**	**$3,474.00**
	MERS	**Various**	**$559.00**
		Net Expenditures	**$49,450.00**

Request to increase budget for PTO payout request of 180 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$5,534.00**
		Net Revenues	**$5,534.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**101-228-708.004**	**$5,140.00**
	FICA	**101-228-715.000**	**$394.00**
		Net Expenditures	**$5,534.00**

Request to increase budget for Washtenaw County Road Commission to install speed humps and related signs on Nash Avenue North. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$53,629.00**
		Net Revenues	**$53,629.00**
Expenditures:	**Highway, Streets & Road Construction**	**101-446-982.000**	**$53,629.00**
		Net Expenditures	**$53,629.00**

Request to increase budget for employee wages that were inadvertently left off of the 2021 budget when moved from the building maintenance department to the parks and grounds department. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$46,710.00**
		Net Revenues	**$46,710.00**
Expenditures:	**Salary - Permanent Wages**	**101-770-706.000**	**$46,710.00**
		Net Expenditures	**$46,710.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

206 - FIRE FUND

Total Increase $3,304.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**206-000-699.999**	**$3,304.00**
		Net Revenues	**$3,304.00**
Expenditures:	**Salary & Wage**	**206-336-705.000**	**$2,226.00**
	Salary & Wage	**206-336-706.011**	**$843.00**
	FICA	**206-336-715.000**	**$235.00**
		Net Expenditures	**$3,304.00**

213 - BIKE, SIDEWALK, REC, ROADS FUND (BSRII)

Total Increase $10,000.00

Request to increase budget for the Huron Pathway - Bridge project with collaboration between the Township, City of Ypsilanti & MDOT approved at the 8/20/2019 Board meeting with the approved agreement between the City and Township signed 5-19-2021 Board meeting. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**213-000-699.999**	**$10,000.00**
		Net Revenues	**$10,000.00**
Expenditures:	**Capital - Pathway Huron #2**	**231-901-986.010**	**$10,000.00**
		Net Expenditures	**$10,000.00**

226 - ENVIRONMENTAL SERVICES FUND

Total Increase $5,262.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**226-000-699.999**	**$5,262.00**
		Net Revenues	**$5,262.00**
Expenditures:	**Salary & Wage**	**226-528-705.000**	**$2,309.00**
	Salary & Wage	**226-528-706.000**	**$2,501.00**
	FICA	**226-528-715.000**	**$368.00**
	MERS	**226-528-718.000**	**$84.00**
		Net Expenditures	**$5,262.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

230- RECREATION FUND — Total Increase $2,149.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**230-000-699.999**	**$2,149.00**
		Net Revenues	**$2,149.00**
Expenditures:	**Salary & Wage**	**230-754-706.000**	**$1,960.00**
	FICA	**230-754-715.000**	**$150.00**
	MERS	**230-754-718.000**	**$39.00**
		Net Expenditures	**$2,149.00**

236- 14B DISTRICT COURT FUND — Total Increase $15,185.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**236-000-699.999**	**$15,185.00**
		Net Revenues	**$15,185.00**
Expenditures:	**Salary & Wage**	**236-286-706.000**	**$11,981.00**
	Salary - Magistrate	**236-286-706.002**	**$2,059.00**
	FICA	**236-286-715.000**	**$1,074.00**
	MERS	**236-286-718.000**	**$71.00**
		Net Expenditures	**$15,185.00**

249 - BUILIDING FUND — Total Increase $7,742.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**249-000-699.999**	**$7,742.00**
		Net Revenues	**$7,742.00**
Expenditures:	**Salary-Supervisor**	**249-371-705.000**	**$2,512.00**
	Salary Perm Wages	**249-371-706.000**	**$1,623.00**
	Building Inspector	**249-371-706.004**	**$1,498.00**
	Electrical Inspector	**249-371-706.005**	**$1,498.00**
	FICA	**249-371-715.000**	**$545.00**
	MERS	**249-371-718.000**	**$66.00**
		Net Expenditures	**$7,742.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

252 - HYDRO STATION FUND

Total Increase $40,922.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**252-000-699.999**	**$4,284.00**
		Net Revenues	**$4,284.00**
Expenditures:	**Salary-Supervisor**	**252-535-705.000**	**$1,747.00**
	Salary Perm Wages	**252-535-706.000**	**$2,163.00**
	FICA	**252-535-715.000**	**$299.00**
	MERS	**252-535-718.000**	**$75.00**
		Net Expenditures	**$4,284.00**

Request to increase budget for PTO payout request of 100 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**252-000-699.999**	**$5,338.00**
		Net Revenues	**$5,338.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**252-535-708.004**	**$5,140.00**
	FICA	**252-535-715.000**	**$198.00**
		Net Expenditures	**$5,338.00**

Request to increase the budget for the purchase of a second vacuum circuit breaker for the Hydro Station. This was not added in the in the original budget amendment from 9/21/21. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**252-000-699.999**	**$23,300.00**
		Net Revenues	**$23,300.00**
Expenditures:	**Equipment**	**252-535-977.000**	**$23,300.00**
		Net Expenditures	**$23,300.00**

Request to increase the budget for supplies, confine space service, and gate sensor and turbine maintenance. These maintenance issues all came up unexpectedly. This will be funded by an appropriation of prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**252-000-699.999**	**$8,000.00**
		Net Revenues	**$8,000.00**
Expenditures:	**Maintenance Supplies**	**252-535-776.000**	**$2,000.00**
	Contractual Services	**252-535-818.013**	**$3,000.00**
	Repairs & Maintenance	**252-535-930.000**	**$3,000.00**
		Net Expenditures	**$8,000.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

266 - LAW ENFORCEMENT FUND — Total Increase $9,943.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**266-000-699.999**	**$9,943.00**
		Net Revenues	**$9,943.00**
Expenditures:	**Salary-Supervisor**	**266-301-705.000**	**$1,913.00**
	Salary Perm Wages	**266-301-706.000**	**$478.00**
	FICA	**266-301-715.000**	**$183.00**
	Salary-Supervisor	**266-304-705.000**	**$3,866.00**
	Salary Perm Wages	**266-304-706.000**	**$2,906.00**
	FICA	**266-304-715.000**	**$518.00**
	MERS	**266-304-718.000**	**$79.00**
		Net Expenditures	**$9,943.00**

287 - NUISANCE ABATEMENT FUND — Total Increase $15,000.00

Request to increase budget for nuisance abatement of properties, specifically $10,000 for the Gault Village property. The chargers will be invoiced to the property owners. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**287-000-699.999**	**$15,000.00**
		Net Revenues	**$15,000.00**
Expenditures:	**Board-up Enforcement Costs**	**287-733-806.002**	**$15,000.00**
		Net Expenditures	**$15,000.00**

584 - GOLF COURSE FUND — Total Increase $7,340.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**		**$7,340.00**
		Net Revenues	**$7,340.00**
Expenditures:	**Salaries - Greenskeeper**	**584-784-702.001**	**$2,101.00**
	Salaries - Pro Shop Director	**584-784-702.002**	**$3,810.00**
	Salaries Perm Wages	**584-784-706.000**	**$832.00**
	FICA	**584-784-715.000**	**$516.00**
	MERS	**584-784-718.000**	**$81.00**
		Net Expenditures	**$7,340.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #12

October 19, 2021

597 - COMPOST FUND

Total Increase $3,975.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**597-000-699.999**	**$3,975.00**
		Net Revenues	**$3,975.00**
Expenditures:	**Salary-Supervisor**	**597-590-705.000**	**$2,111.00**
	Salary Perm Wages	**597-590-706.000**	**$1,581.00**
	FICA	**597-590-715.000**	**$283.00**
		Net Expenditures	**$3,975.00**

661 - MOTOR POOL FUND

Total Increase $319.00

Request to increase budget for the Board approved wage increase for 2021. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**661-000-699.999**	**$319.00**
		Net Revenues	**$319.00**
Expenditures:	**Salary & Wage**	**661-268-706.000**	**$296.00**
	FICA	**661-268-715.000**	**$23.00**
		Net Expenditures	**$319.00**

Motion to Amend the 2021 Budget (#12)

Move to increase the General Fund budget by $155,323 to $9,959,196 and approve the department line item changes as outlined.

Move to increase the Fire Fund budget by $3,304 to $4,340,379 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Rec, Roads (BSRII) Fund budget by $10,000 to $2,461,528 and approve the department line item changes as outlined.

Move to increase the Environmental Service Fund budget by $5,262 to $3,214,751 and approve the department line item changes as outlined.

Move to increase the Recreation Fund budget by $2,149 to $789,439 and approve the department line item changes as outlined.

Move to increase the 14B District Court Department Fund budget by $15,185 to $1,745,968 and approve the department line item changes as outlined.

Move to increase the Building Department Fund budget by $7,742 to $881,456 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by $40,922 to $510,627 and approve the department line item changes as outlined.

Move to increase the Law Enforcement Fund budget by $9,943 to $8,551,346 and approve the department line item changes as outlined.

Move to increase the Nuisance Abatement Fund budget by $15,000 to $62,027 and approve the department line item changes as outlined.

Move to increase the Golf Course Fund budget by $7,340 to $819,040 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by $3,975 to $704,885 and approve the department line item changes as outlined.

Move to increase the Motor Pool Fund budget by $319 to $278,103 and approve the department line item changes as outlined.

AUTHORIZATIONS AND BIDS

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARREL ROE
Treasurer
STAN ELDRIDGE
Trustees
DEBBIE SWANSON
JOHN P. NEWMAN II
GLORIA PETERSON
JIMMIE WILSON JR.

Green Oaks Golf Course

1775 E. Clark Road
Ypsilanti, MI 48198
Phone: (734) 485-0881
Fax: (734) 485-1992

ytown.org

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Mike Hoffmeister, Residential Services Director

CC: Belinda Kingsley, Community Compliance Director
Javonna Neel, Accounting Director

Date: October 13, 2021

RE: Request Authorization to award the bid and approve the purchase of a new Ordinance Vehicle in the amount of $27,629.38 from Jack Demmer Ford budgeted in line #661-268-985.000

The Residential Services Department is requesting authorization to award and approve the purchase of a new Ordinance Ford Explorer in the amount of $26,629.38 from Jack Demmer Ford budgeted in line #661-268-985.000

Due to recent staff changes and hiring's within the Ordinance Department, it was requested of RSD to go to bid on a new vehicle. At the September 21, 2021 regular Board of Trustees meeting, it was approved to go to bid for a new vehicle. Bids were opened at 2:00 p.m. on Thursday, October 14th, 2021. Two (2) bids were received and can be seen below. Unfortunately, the lead time for vehicles is approximately 16-18 weeks.

If approved, a purchase order will be placed immediately encumbering the funds in 2021. Because of the delays in shipping and due to Township purchasing policies (we cannot process payment until the product is received), these funds will have to be budgeted into 2022.

Jack Demmer Ford: $27,629.38
Jorgenson Ford: $27,800 ($29,500 after 11/30/2021)

Mike Hoffmeister
Residential Services Director
mhoffmeister@ytown.org
734-544-3515

JACK DEMMER FORD

Charter Township of Ypsilanti

Co; Clerk Heather Jarrell Roe

7200 S Huron River Dr.

Ypsilanti. Mi 48197

Ms. Roe,

This is a bid for item 0000270053 for a 2022 Ford Explorer Base Front Wheel Drive. Posted on 9-23-21 via BidNet

We have no exception and following the specs on your post. I also see the Memorandum #1

Our bid is $27,629.38

This includes title fee and state CVR fee

At this time Ford has not stated a delivery ETA. I really have no idea on a time frame.

If you have any questions please contact me.

Robert Pugh, sales 734- 641-6174 bpugh@demmer.com

Jack Demmer Ford

37300 Michigan Ave

Wayne, Mi 48184

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMANN II
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Charter Township of Ypsilanti
Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0073
Fax: (734)544-3501

www.ytown.org

MEMORANDUM

TO: ALL PROSPECTIVE BIDDERS FOR THE CHARTER TOWNSHIP OF YPSILANTI FORD EXPLORER

FROM: Mike Hoffmeister, Director – Residential Services Department

DATE: September 29, 2021

RE: **Addendum #1 of the Ypsilanti Township Ford Explorer**

Bidders must acknowledge receipt of Addendum #1 as it relates to the Charter Township of Ypsilanti's bidding document for the Ford Explorer.

NOTICE:

1. The Ford Explorer would come with two (2) wheel drive
2. The original bidding specifications stated a V6 engine as a requirement. We are aware that this engine type will increase the price of the vehicle substantially. The Township would actually prefer the 2.3L EcoBoost Engine.
3. The original bidding specifications requested a "full size spare tire". We are aware that this tire is not available and will not fit into the holding place. Please provide whatever spare tire is available and can be accommodated in the vehicle.

ACKNOWLEDGEMENT OF ADDENDUM 1:

(Authorized Signature)

Jack Demmer Fords
(Name of Company)

JORGENSEN Ford SALES, INC.
8333 Michigan Detroit, Michigan 48210 313-584-2250

To Whom it May Concern:

In response to your request for bid for one Ford Explorer, we propose the following:

We will deliver to your location one (1) 2022 Ford Explorer Base Model 2-wheel drive with 2.3L EcoBoost Engine per your exact specifications with one exception (limited slip rear axle not available on 2022 Explorer) for the amount of $27,800.00. After 11/30/21 the price will rise to $29,500.00 due to an expiring rebate from Ford.

Feel free to e-mail me or to call me at the number below if you have any questions or need any additional information. Thank you for the opportunity to earn your business.

Sincerely,

Frank Kurta – Fleet Department Assistant Manager, Jorgensen Ford Sales, Inc.

313-584-8733

frank.kurta20@gmail.com

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
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ACKNOWLEDGEMENT OF ADDENDUM 1:

William McCarthy
(Authorized Signature)

JORGENSEN FORD SALES INC.
(Name of Company)

OCS Ford Explorer Bid Tabulation		
Dealership	**Location**	**Price**
Jack Demmer	Wayne, MI	$27,629.38
Jorgenson Ford	Detroit, MI	$27,800 ($29,500 after 11/20/21)

OTHER BUSINESS

BOARD MEMBER UPDATES