

**CHARTER TOWNSHIP
OF YPSILANTI
PLANNING COMMISSION**

**BILL SINKULE, VICE CHAIR
LARRY KRIEG, SECRETARY
GLORIA PETERSON, BOARD LIAISON
ELIZABETH EL-ASSADI
MUDDASAR TAWAKKUL
LARRY DOE**

March 22, 2022

Regular Meeting – 6:30 p.m.

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

Tuesday, March 22, 2022

6:30 P.M.

If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE JANUARY 11, 2022 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **RANGE USA -STAGE II - PLANNED DEVELOPMENT – 660 JAMES L. HART PARKWAY – K-11-17-361-021** TO CONSIDER REQUEST TO AMEND THE PLANNED DEVELOPMENT STAGE II APPROVAL ALONG WITH ASSOCIATED DEVELOPMENT AGREEMENT TO PROVIDE FOR AN INDOOR GUN RANGE (INDOOR RECREATION), CLASSROOM, AND RETAIL SALES
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
Tuesday, February 8, 2022
6:30 pm**

COMMISSIONERS PRESENT

Sally Richie, Chair - Excused
Bill Sinkule, Vice-Chair
Larry Krieg - Secretary
Gloria Peterson - Board Liaison
Elizabeth El-Assadi
Larry Doe
Muddasar Tawakkul

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, Planning and Development Coordinator
Fletcher Reyher, Planner
Ben Carlisle, Carlisle Wortman Associates

i. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Mr. Sinkule called the meeting to order at 6:30pm.

II. APPROVAL OF JANUARY 11, 2022 MEETING MINUTES

To be confirmed with the Planning Director: Old Business – 2nd Paragraph (86 wired) and 4th Paragraph (Document for 2 readings)

MOTION: Mr. Krieg **MOVED** to approve the previous Board Meeting Minutes as amended. The **MOTION** was **SECONDED** by Mr. Doe, Abstained by Mr. Tawakkul and **PASSED**.

III. APPROVAL OF AGENDA

MOTION: Mr. Krieg **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

IV. PUBLIC HEARING

SPECIAL CONDITIONAL USE - GROUP DAYCARE HOME – 8275 SOUTH HURON RIVER DRIVE – K-11-22-255-113 - To consider the special conditional use permit application of Ms. Abeir Nimer in order to permit a group daycare home providing care for up to 12 children for a site zone R4, one family residential located at 8275 South Huron River Drive.

The applicant site is a 0.24-acre corner parcel zoned in the R4 district in the Ford Lake Heights neighborhood. It's improved with a two-story single family residential dwelling with an attached garage. The site is zoned developed and used for single family residential purposes. The front of the

home actually fronts on to South Huron River drive, but the site is accessed via a driveway of Lake Crest Drive. The applicant, Ms. Abeir Nimer, does currently operate a family daycare home from the site. Both the township zoning ordinance and the state of Michigan define a family daycare home as a private home that cares for less than six children.

If the special conditional use request is approved it would permit the applicant to expand from the existing family daycare home to a group daycare home to allow for 12 children. Ms. Steffens presented the aerial view of the home, and it is seen that the applicant's home is surrounded to the east west and north by other single family residential homes.

On November 12, 2019 the Planning Commission held a public hearing to consider the exact request expansion from a family daycare to a group daycare. Attached are the meeting minutes as Exhibit B. After holding a public hearing, the commission voted to deny the special conditional use request of the applicant for the following reason subject site is within 1500 feet from another group daycare home or similar facility and contributes to an excessive concentration of the state licensed residential facilities.

Ms. Steffens stated that as she was preparing the staff report and going over the Zoning Enabling Act, attached to the report as Exhibit C, it came to light that the distance stipulation of 1500 feet was interpreted incorrectly for the 2019 hearing.

As per Section 1861 of the ordinance prior to the establishment of a group daycare home, the applicant must apply for a special conditional use permit, a requirement of the Michigan Zoning Enabling Act. Section 125 of the ZEA (Exhibit C in the staff report). The ZEA stipulates that a group childcare home shall be issued a special use permit, If the group daycare home meets the following standards and those standards are listed in the staff report.

Paragraph 4A states that facility should not be located closer than 1500 feet any of another licensed group child care home and then a listing of other facilities that she could not be within 1500 feet of for the purposes of the applicant.

The only other similar type facility is a group childcare home on Michael drive. And that group daycare home on Michael Drive appears to be the reason that the Commission did not approve her request in 2019. The problem was that distance in 2019 was measured point to point. However, ZEA defines how that 1500-foot distance should be measured, and in paragraph 10 it says the distances required under subsection 4A shall be measured along a road street or placed maintained by the state or local unit of government, generally open to the public as a matter of right of way. With the help of the GIS program the distance was measured from the applicant's home to the site on Michael drive, and it's approximately 1800-feet, so it more than exceeds the minimum distance of 1500-feet.

The zoning ordinance requirements for a group daycare home is that the site has to have appropriate fencing for the safety of the children. The staff report indicates that the property does have a four-foot wooden fence, enclosing the portion of the side yard on Lake Crest and then the rear yard to the north of the site. The portion of the fence within the site front yard is non-conforming, and there was no permit on file for the erection of that fence. No fence would be permitted in that location where it is now. Additionally, the fence appears to be in a degraded condition. The staff recommends as a condition of project approval that prior to opening a group childcare home, the applicant needs to

replace the fence with a six-foot-tall privacy fence in a compliant location with the self-closing, self-latching gate. The other standards are listed in the staff report.

The applicant believes that the property is consistent with the visible characteristics of the neighborhood. She is not proposing to exceed 16 hours of operation within a 24-hour period with seven days a week 6am - 10pm which is permitted by the township zoning ordinance and state licensing requirements. She's not proposing any signs and no signs would be permitted under township regulations. The township parking requirement is that the business provides off street parking for the number of employees that they have. Section 2104 requires that the house itself have two parking spaces provided and then one additional space for each caregiver. The applicant has indicated that she has two in the attached garage and then two cars could be accommodated in the driveway, offering a total of four off street parking spaces.

An additional requirement for the applicant is to register with the Community Development Department. And the house needs to be in compliance with the state licensing rules which she has completed. The applicant has to provide all of the required documentation to the state Licensing and Regulatory Affairs in order to be licensed as a group childcare home. The township would also require the state to approve the facility before issuing any kind of business registration to her to open up the group daycare home. There is a sufficient outdoor play area that meets the state regulations.

Staff finds that the site and the request comply with the master plan/ neighborhood and with the adjacent uses. Staff suggests under paragraph D that all loading stopping and pickup or drop off of the children would occur on Lake Crest drive. None of that would be permitted on South Huron River drive is not practical first of all, but definitely that should be a condition of project approval if the commission so moves no additional public facilities or services would be required for this proposed use.

The applicant - Ms. Abeir Nimer, 8275 South Huron River Drive Ypsilanti, Michigan stated that she has been a childcare provider for over 27 years. She has been running the family day care for 6 years, meeting the needs of the first responders in the community. She also informed the Board that she and her staff follow precautions with COVID. With the high demand for parents to get back into the workforce and the lack of reliable childcare, she requested the Board to grant her the zoning for the daycare for 12.

Ms. El-Assadi clarified with Ms. Abeir Nimer if she had discussed the fence issue with the planning department. Ms. Abeir Nimer stated that she wasn't aware that she needed a zoning compliance permit. She also informed the Board that she has been trying to replace the fence, and has received a couple of estimates from contractors, but with the supply demand shortage, the fencing work is pending.

Ms. Peterson informed Ms. Abeir Nimer that she won't be able to operate the group day care, until the 6 feet fencing is completed and the zoning compliance permit.

PUBLIC HEARING OPENED AT 6:53 PM

PUBLIC HEARING CLOSED AT 6:54 PM

MOTION: Mr. Tawakkul **MOVED** to approve the special conditional use permit requests of Ms. Abeir Nimer for the purpose of operating a group daycare home providing care for up to 12 children for a small site zoned R4 one family residential located 8275 South Huron River drive parcel K11-22- 255 - 113 with the following conditions.

- The applicant shall agree to enter into a special conditional use agreement outlining the following conditions.
- The applicant shall supply prior to operation of a daycare home to the Office of Community Standards a daycare application all documentation as required by the daycare application, including but not limited to scaled accurate survey drawings correlated with a legal description showing all existing buildings drives and other improvements copy estate licenses copy of inspection reports drawings or pictures of the house layout showing that the rooms will be utilized for the daycare.
- Subsection B- subject site shall be brought into compliance with all state building and fire code for someone to stay licensed and rules.
- Subsection C - comply with township sign ordinance.
- Subsection D -required off street parking shall be provided during hours of operation.
- Subsection E - outdoor play area shall be provided pursuant to state licensing rules.
- Subsection F - all loading stopping pickups shall occur on Lake Crest drive, no loading stopping or pickup shall occur on South Huron River drive.
- Subsection G - prior to operation of a group daycare home the applicant shall submit an application to the Office of Community Standards and install a six-foot-tall privacy fence and compliant location. The fence shall be installed with a self-closing and a self-latching gate for the safety of all occupants.
- Upon sufficient notice the applicant shall permit prior to the operation group decorum dwelling to be inspected by the township building official or fire marshal to ensure compliance with the adapted property maintenance code.

The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

V. OLD BUSINESS

None to Report

VI. NEW BUSINESS

**A. SITE PLAN AMENDMENT – FAÇADE UPDATE – 2243 ELLSWORTH ROAD – K-11-18-100-003—
SITEPLAN AMENDMENT TO REVIEW REQUEST TO REPLACE EXISTING EFIS FAÇADE WITH AN
ALUMNIMUM COMPOSITE MATERIAL AT ROUNDTREE VILLAGE SHOPPING CENTER.**

Mr. Reyher stated that the applicant is requesting an amendment to the approved site plan to change the current EFIS facade to an Alucobond aluminum composite material. The Round tree village Shopping Center is located at the corner of East Ellsworth and South Hewitt Road, just north of West Michigan Avenue and I 94. This parcel is currently zoned B3 and the parcels adjacent to it are also zoned B3 with the proposed ordinance, most of the parcels around the area will be changing to general business and regional corridor.

With the proposed site plan that the applicant has provided, there are variations in height and projections with the new facade. The former Big Lot of the building will stay the same and the other sides of the buildings will receive variations in height. The township ordinance states in the article XXI section 22125 exterior building wall design. The township ordinance permits up to 100% of commercial buildings have face brick and up to 50% to have a metal material. The design that's been proposed would be about 50% face brick and 50% Alucobond material, which is a metal.

Currently, the structure does have projections in the facade and the current EFIS facade and slight variations in height where the former Big Lots once was, with the new design, this would be increased to create variations and how the building looks.

The façade replacement is the only upgrade the discussion is about and any further upgrades in the future (landscaping, parking and lighting) has to submit to the planning commission for a new site plan review.

The building department has done an administrative review preliminary review of the facade material and the installation process. It meets the code with current building standards and fire resistance standards.

MOTION: Mr. Krieg MOVED to approve the request to amend the approved site plan for 2243 Ellsworth Road to replace the existing EFIS façade with an Alcan Gabon material based on the provided plans following the regulations set in Article 21 General Provisions, Section 2125 exterior building wall design in the township ordinance. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.

B. PRELIMINARY SITE PLAN – 10635 TEXTILE ROAD – K-11-24-400-002/003—TO CONSIDER A REQUEST TO CONSTRUCT A 183,000 SQUARE FOOT LAST MILE DISTRIBUTION CENTER

Mr. Iacoangeli informed the Board that the applicant is seeking approval to construct a 183,000 square foot last mile distribution center at the corner of Rawsonville Road and Textile Road and to the east of McKean. The property is currently zoned I2 general industrial. That zoning designation currently allows for freight terminals and warehouses as a permitted use in that zoning district.

Mr. Iacoangeli stated that the Township's staff and consultants have reviewed the plan extensively for preliminary site plan approval. He also informed the Board that Mr. Carlisle and Eric Humesky (Stantec) were present to help with the planning considerations.

Mr. Doug Houser (Seefried Properties – Developers for the project) informed the Commission that the team working on this was present - Atlantic Architects (Grand Rapids), Aachen Krauss (civil engineer), Fleis & Vandenbrink (traffic consultant – Grand Rapids) and Scott Munzel (local zoning attorney).

Mr. Doug Houser stated that the project is codenamed “Project Yoga” located at 10635 Textile Road and is zoned I2 general industrial. Mr. Doug Houser walked through the site plan explaining the color codes.

- Yellow: The building is about 183,000 square feet, which is south facing along Textile Road that's what we call the associate parking lot. This parking lot is assigned to those that work inside of the warehouse facility.
- Blue parking lot: To the northeast, assigned towards the van driver parking lot, where all the delivery vehicles will be housed. Each van and van driver, there will be two spots allocated for every van delivery vehicle. The vehicle will be parked there, the van driver arrives in his personal vehicle, he'll park in a position next to or adjacent to whatever vehicle he's set to drive that day, he gets into his van, and then he'll actually queue up on both sides of the building.
- Green: The vans will arrive at both sides of the building where there are roll up doors, these high speeds roll up doors where the workers from inside the facility have carts with packages on them, they'll load the packages into the vans and then those vans will be dispersed in 20-minutes to deliver on their routes throughout the day. It's generally an 8-to-10-hour delivery route.
- Pink: The north side of the building is assigned for line haul trucks (semi-trailers), they arrive between the hours of 10pm and 8am. They load the facility from a larger fulfillment center, and the associates that are in the yellow area will unload the semi-trailers and stack the boxes to be put into the vans for delivery.

Mr. Doug Houser discussed geographical features. The site is approximately 120 acres but 32% is usable, since on the west side of the site there is the Nexus gas pipeline, and the facility needs to be clear of that. On the east side, along Rawsonville, there are wetlands. From a topology standpoint, there's a significant drop off in grades. Those were the reasons for compacting the site space. To make this facility neighborhood friendly, one of the things that was done is enhancing a concrete precast structure, and adding different reveals set into that precast that would adjust the depth. And add some paint tones to adjust depth, so it doesn't look like a square box. They have added spandrel glass to the structure, there are actually some robotics that don't coordinate well with UV. So, it's actually not beneficial for the facility itself to have glass but glass has been added for a fundamental and aesthetics feature.

The original plan called for a 220,000 square foot facility with a larger parking footprint. It is a 16% reduction in the overall impact from the building standpoint. Due to having only 31.3% impervious site, with the whole site being 120 acres, so relatively low impact to what can be built. The heat maps show what the acoustics are during certain operations and all of them are 55 decibels or less compared to the standard industrial code of 65 minimum.

The allotment for parking standpoint, with the reduction in the overall building size, the amount of the van parking was reduced by 194 spaces (20%), and the associate lot was reduced by 47 spaces (17%).

With regards to traffic, the team has been working closely with the Washtenaw County Road Commission and has completed a full traffic impact study. That impact study suggests several offsite improvements which were committed to the intersection at Rawsonville and Textile and the

intersection at McKean. There will be an upgrading and modernizing of the traffic lights to optimize movements between the two intersections.

The sustainability practices followed are building into the van spaces the opportunity for an electric vehicle plug in point. Having an extra five pounds per square foot built into all the roof structure to house solar equipment in the future and also utilizing high efficiency HVAC units.

The logistics facilitates less point of contact from the hands of the tenant to the actual customer. The facility will operate 24 hours and 365 days a year. And the way that it works is when a package is ordered online, it gets picked from the Romulus facilities fulfillment center. And then from that center it is delivered between 10 pm and 8am to the delivery station, with workers that come in around 2am, they will sort through those packages and put them into a staging system based on zip code and they will be delivered in the morning between 9:50 am to 12:30 pm. Once the vans are loaded, they will leave the facility and will return around 7:10 pm and 9:10 pm when they have completed the routes.

The number of hires would be around 570 – 770 staff for the year, and additional workers during peak season during Christmas and in the month of August.

The delivery vehicles will be fueled at the local gas station until the solar panel is installed on the roof for the electrical charge points can be utilized for the charging of the delivery vehicles.

Mr. Carlisle stated to the Board that he was supportive of the project. He suggests 4 points of discussion to the Planning Commission with regards to the application.

1. Woodland trees: The aerial view of the site is heavily wooded, and has some significant natural resources. The applicant did a good job of siting the building to have the least impact on those natural resources. But there are some impacts, particularly on the trees. There are approximately 2500 trees that were surveyed on site; they are removing approximately 1500 of those trees, and replacing 242 of those on site. The remaining 1300, they have requested to pay into the tree fund.
2. Parking Facility: Parking is broken into three different categories or types. The first is associate parking, providing approximately 222 spaces for the people that work in the buildings in the office or those that load up the vans themselves but they're providing 277 spaces. This is an increase of over the 20% threshold that the planning commission sets forth with regards to parking maximums. This would require special approval from the planning commission to Park 120% of what the ordinance requires. Though they're providing 277 spaces for associate parking, the highest employee shift is about 150 employees. That is an additional 120 spaces. It's been discussed if there is a way to reduce parking based on the employee numbers. The second type of parking is semi loading or truck parking at the back of the facility. The third parking is with regard to Van parking. The applicant is providing a total of 941 van parking spaces based on the count. They did know that the number of vans that they anticipate at starting is about 358 which is approximately two and a half spaces for every van they have on the facility. The applicant was provided with suggestions to reduce the amount of impervious surface and the

amount of parking based on a couple of different options. One is staggering the start time for the employees coming to the site and staggering that by 15 or 20 minutes so that they don't require the need for two spaces for every van parking space. The second was to allow employees to actually park in the van parking lot or have the vans parked in the associate lot to reduce the number of spaces to avoid the double count. And the third would be to consider land bank parking.

3. EV Charging Stations
4. Architectural and Material usage: The applicant has been asked to consider additional architectural details to break up the massing.

Mr. Doug Houser responded by stating that it is a safety issue to have one space for both the van and the actual driver. The ratio of two spaces for one driver is to keep people on the aisle due to the large volume of traffic going through the site at any given time. The additional parking spaces are 62 spaces that is dedicated to training and an additional surplus of spaces dedicated to just snow removal in the area.

The traffic impact study confirms that the eastbound vehicle has space after the light at McKean, to turn left into the site and it was confirmed that left hand turn will be there and it will be enough space because there is a westbound left hand turn when getting in to Makina, synchronizing it.

Eric Humesky (Stantec) responded with regards to the drive approaches from the west which is about 460 feet from McCain Road shows enough space for the intersections to function properly. The Royal Commission has approved the traffic impact study. He also brought 2 points to the notice of the Board; one was as per the zoning ordinance, along the property frontage non-motorized pathways are required, however along the Rawson Bill frontage where a pathway would be required, there are some engineering challenges. The pathway would be located right behind a guardrail. And there's no sidewalk or pathways to connect to anywhere near there. It was discussed with the applicant and applicant engineer about connecting sidewalks on the east side of Ross and Bill all the way down to Bridge Road, which will make a connection to many sidewalks and pathways throughout the township. The second item that came up in the review is the engineering standards requirement is encouraging low impact green infrastructure. None of that is proposed on the plan.

Mr. Iacoangeli concluded that the applicant has addressed a lot of the comments. Outside agencies have also reviewed and have approved the plans; the road Commission has already approved this plan. And the fire marshal, for the township Fire Department has reviewed and approved it from a fire safety perspective.

MOTION: Mr. Tawakkul **MOVED** to approve the request for preliminary site plan for Project Yoga, 183,000 square foot last mile distribution center to be located at 10635 Textile Road, parcels K-11-24-400-002 and K-11-24-400- 003 with the following conditions.

- Applicants shall address remaining review comments from consultants, agencies and departments.

- Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.
- The development is to include EV parking infrastructure for delivery vehicles for the future transition to an electrical vehicle fleet.
- Project Yoga will agree to use ecofriendly landscaping products for the development.
- Applicants shall obtain all applicable outside agency permits.
- A development agreement shall be entered into between Project Yoga and Ypsilanti Township as part of the final site plan review approval.

The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

VII. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED - None

B. PLANNING COMMISSION MEMBERS - None

C. MEMBERS OF THE AUDIENCE - None

VIII. TOWNSHIP BOARD REPRESENTATIVE REPORT

Ms. Peterson informed the members that the Township would be giving free COVID test kits, to the township residents at the township Community Center, Room 101 during the month of February, every Wednesday from 2:00 pm to 7:00 pm and every Friday from 10:00 am to 3:00 pm.

IX. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

The first reading was done and the second hearing was set by the clerk through a notice in the paper for February 15, 2022. After which it would be published seven days prior to becoming law.

X. TOWNSHIP ATTORNEY REPORT

None to report

XI. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli informed the Board that they were in the final stages for Range USA. And there are lots of other developments under the radar. Hercules Materials still continues to move forward. They're being issued a foundation permit in the next week.

XII. OTHER BUSINESS

None to report

XIII. ADJOURNMENT

MOTION: Mr. Tawakkul **MOVED** to adjourn at 7:47 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully submitted by: Minutes Services

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
Range USA
660 James L. Hart Parkway
Stage II Planned Development Final Site Plan Review

March 11, 2022

CASE LOCATION AND SUMMARY

The Planning Department is in receipt of a Final Site Plan and Detailed Engineering Drawings from Kimley Horn for Range USA. The applicant is seeking approval to construct a 15,000 square foot building indoor gun range with 20 shooting lanes and teaching classrooms. This property is zoned Planned Development the underlying zoning for the project is B-3 General Business.

APPLICANT

Kimley Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555

CROSS REFERENCES

Zoning Ordinance citations:

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

ANALYSIS

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

Engineering Consultants (OHM): The Township Engineer recommended approval for this stage of the process in their March 14, 2022 review letter. OHM has done a comprehensive review of the plans using the Township Engineering standards. At this time the Final Site Plans and Detailed Engineering Plans are being recommended for approval. It is a condition that all of the permits from the outside agencies be obtained prior to consideration by the Township Board of Trustees.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover recommended that the plans are acceptable to the authority in his letter dated March 11, 2022. The remaining comments deal with the applicant figuring out what size water service lead they would like for the building. These comments do not impact the water system design.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball approved the Final Site Plan and Detailed Engineering Drawings in his letter dated March 11, 2022

Washtenaw County Water Resources Commission: WCWRC reviewing agent Theresa Marsik has provided the applicant with comments

Washtenaw County Road Commission: The Washtenaw County Road Commission has recognized that the existing approach to the parcel will be used for the development. They will need the applicant to provide traffic analysis and then provide the Utility Permit Application for the project. The applicant needs to submit a copy of that permit once it has been issued by the County.

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.

Recommendation to the Ypsilanti Township Board of Trustees for Planned Development (PD) Stage II Approval

Motion to table:

“I move to table the recommendation to the Ypsilanti Township Board of Trustees for **Stage II Planned Development Final Site Plan** approval for Range USA to be located at 660 James L. Hart Parkway, parcel K-11-17-361-021, to consider the comments presented by the Public and the Planning Commission during discussion of the project”

Motion to approve:

“I move to recommend approval of **Stage II Planned Development Final Site Plan** to the Ypsilanti Township Board of Trustees for Range USA an indoor gun range to be located at 660 James L. Hart Parkway, parcel K-11-17-361-021 as the plan is in conformance with the Stage I Planned Development approval. The recommendation has the following conditions:

1. Applicant shall provide a clean set of Final Site Plan drawings that incorporate all of the remaining comments from staff and outside agencies.
2. Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.
3. The development is to include a minimum of two (2) EV parking spaces as a part of the overall off-street parking arrangement.
4. Range USA will agree to use eco-friendly landscaping and landscaping products for the development.
5. Applicant shall obtain all applicable outside agency permits.

Motion to deny:

“I move to deny the recommendation to the Ypsilanti Township Board of Trustees for **Stage II Planned Development Final Site Plan** for Range USA an indoor gun range to be located at 660 James L. Hart Parkway, parcel K-11-17-361-021, as the plan is not in conformance with the Stage I approved Site Plan. (state any additional reasons)

1. _____
2. _____”

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

Planning Director's Report

Project Name: Range USA

Location: 660 James L. hart Parkway (K-11-17-361-021)

Date: 03.14.2022

- | | |
|---|--|
| <input type="checkbox"/> Full Preliminary Site Plan Review #
<input type="checkbox"/> Sketch Preliminary Site Plan Review #
<input type="checkbox"/> Administrative Preliminary Site Plan Review #
<input checked="" type="checkbox"/> Detailed Engineering/Final Site Plan Review # 2
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Final Plat Process
<input type="checkbox"/> Planned Development Stage I
<input checked="" type="checkbox"/> Planned Development Stage II |
|---|--|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Planning Department Comments Below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See OHM letter dated 03.14.22
Dan Kimball, Fire Marshal	Township Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See YTFD letter dated 03.11.22
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building plans are currently under review.
Brian McCleery, Deputy Assessor	Township Assessing Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See YCUA letter dated 03.11.22
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See WCWR letter dated 02.11.22
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Director's Recommended Action:

At this time the Planning Department will be recommending the Stage II Final Site Plan and Detailed Engineering Drawings for approval by the Township Board of Trustees subject to the following conditions. The applicant will need to submit a clean set of drawings that include all of the remaining comments from all agencies. Further, the applicant will have to secure all of the outside agency approvals including YCUA, Washtenaw County Road Commission, and Washtenaw County Water Resources. The applicant will provide the Township with its final draft Planned Development Agreement so that a final review can be conducted prior to it being considered by the Township Board or Trustees. If you have any questions regarding the comments please feel free to contact the Planning Department.



March 14, 2022

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

RE: Range USA (Formerly Shoot Point Blank)
660 James L. Hart Parkway
Detailed Engineering Review #2

Dear Mr. Iacoangeli,

We have completed the second detailed engineering review of the plans dated January 11, 2022, with a latest revision date of February 24, 2022, and stamped received by OHM Advisors on February 28, 2022.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals.

At this time, the plans are recommended for approval, contingent on the comments provided in Section B being addressed prior to a preconstruction being scheduled.

PROJECT AND SITE DESCRIPTION

The applicant is proposing a new 15,019 square foot building to use as a gun sales shop and shooting range at 660 James L Hart Parkway. Roughly two-thirds of the parking lot is proposed for removal, with the majority of the lot being replaced in kind or as the new building footprint. The applicant will maintain two points of access on-site, located at the main entrance off of James L Hart, and a southwest connection to the western neighboring parcel. The existing northwest neighbor connection is proposed for removal.

The applicant is proposing to extend an 8-inch watermain from the neighboring west parcel and connect to the existing 8-inch main extension located at the north side of James L Hart. Sanitary service is proposed to connect into the existing 10-inch main running parallel along the north side of James L Hart. The existing storm system on the south side of the site and the existing detention basin are to remain along with existing catch basins as part of the drainage district.

A. DETAILED ENGINEERING PLAN COMMENTS

Site Utilities

1. The applicant shall include a quantities list for proposed water main, sanitary sewer, and storm sewer on the cover sheet of the plan set. While the applicant has addressed the comment, the applicant shall ensure the sanitary sewer quantity listed in the quantity table matches the quantity shown within the plan and profile views.



2. The applicant shall ensure that all pertinent information related to utilities (i.e. size, length, elevations and slope) are consistent within the plan view, profile view, and calculation tables as several discrepancies currently appear to be present. **The applicant has sufficiently addressed the comment.**
3. The applicant shall ensure the proposed grade is shown on all profile views to verify the minimum depth requirement is met. Additionally, the applicant shall also delineate the special backfill areas located within the profile views. **The applicant has sufficiently addressed the comment.**
4. The applicant shall revise the volume detention size requirement calculations to reflect the information required within worksheet 9 of the WCWRC Worksheets. **The applicant has sufficiently addressed the comment; however, we request that the W-13 Worksheets be provided on the final construction plan set.**
5. The applicant shall ensure that the initial time of concentration of 15 minutes is consistent throughout the provided conveyance calculations. The applicant shall revise the conveyance table accordingly. **The applicant has sufficiently addressed the comment**
6. The applicant shall revise the C-value listed for drainage area D9 on the plan view on Sheet C5.3 as there appears to be a discrepancy with the storm sewer summary table. **The applicant has sufficiently addressed the comment.**
7. It appears there may be a potential conflict with the proposed Autumn Gold Maidenhair Tree located at the east corner of the proposed building with both the proposed water main and sanitary sewer. The applicant shall revise accordingly. **The applicant has sufficiently addressed the comment.**
8. The applicant shall revise the proposed sanitary sewer to meet the minimum allowed sewer size of 10-inches per the Ypsilanti Township Standards. **The comment may be omitted.**
9. The proposed fire hydrant spacing is deferred to the Ypsilanti Township Fire Marshall for approval. The applicant shall clarify how the proposed water main will be connected to the existing main on the neighboring property. The applicant shall note per the Ypsilanti Township Standards, valves shall be located so that no more than 2 hydrants may be out of service at once, and it currently appears that 3 hydrants would be out of service along the east/west water main line. The applicant shall review and revise accordingly.
10. Per the Ypsilanti Township standards, the applicant shall ensure that all storm sewer pipes have a cover of at least 2.5-feet over the pipe and it currently appears this requirement is not met on lines D9 to D8, EX2 to D4, and D3 to D2.
11. The applicant shall provide a profile view of the connection to the existing structure (storm line EX2 to D4).

Paving and Grading

12. The applicant shall include all pavement, sidewalk, and curb and gutter details within the plan set. It currently appears there is no detail for the depressed curb and gutter called out on sheet C3.0. **The applicant has sufficiently addressed the comment.**
13. The applicant shall provide the spot elevations at all four corners of proposed barrier-free parking space, access aisle, ramps, and level landings, as well as at 50-foot intervals along all sidewalks to ensure ADA compliance. The applicant shall note that the cross slope shall not exceed 2%. **The applicant has addressed the comment, but it appears that there are three ramps shown at the maximum 8.33% running slope. We recommend lowering this slope to ensure ADA compliance is met during construction.**



General

14. The applicant shall ensure that all notes on page C-1.0 call out the Township of Ypsilanti as several notes seem to state an alternative municipality. The applicant has sufficiently addressed the comment.
15. The applicant shall ensure that the scale is correct on all plan sheets as it currently appears there is no scale on Sheet C3.0. The applicant has sufficiently addressed the comment.
16. The applicant shall include a copy of all existing and proposed easement sketches and legal descriptions to this office. The applicant shall note that all proposed easements will need to be reviewed by this office prior to construction commencing. The applicant has sufficiently addressed the comment.
17. The applicant shall provide an engineer's estimate of probable cost for the project in order to schedule a pre-construction meeting. The applicant has sufficiently addressed the comment.

4. REQUIRED PERMITS & APPROVALS

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

- **Ypsilanti Community Utilities Authority (YCUA):** will require review and approval for the proposed water main, water connection, and sanitary connection.
- **Ypsilanti Township Fire Department:** Review and approval is required.
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main improvements.
- **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- The Township's Planner will inspect the landscaping for this site.
- If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT, WCWRC's Office, or the WCRC.
- Record plans shall be provided to the Township Engineer following the completion of construction.

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

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith, P.E.

MDP/ERS/ams

cc: Amy Steffens, Township Planning and Development Coordinator
Fletcher Reyher, Township Staff Planner
Kristi Troy, Township Community Standards Executive Coordinator
Doug Winters, Township Attorney

File

P:\0000_0100\SITE_YpsilantiTwp\2021\0098211130_660 James Hart_Range USA (Formerly Shoot Point Blank)\MUNI\02_DET
ENG\Review #2\Range USA_DE2.docx

CHARTER TOWNSHIP OF YPSILANTI

BUILDING DEPARTMENT

7200 S. Huron River Drive, Ypsilanti, MI 48197

March 11, 2022

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

RE: Detailed Engineering Review #2
Project Name: Range USA
Project Location: 660 James L. Hart Parkway Ypsilanti, MI 48197
Plan Date: 10/19/2021
Revised Plan Date: 2/24/2022
Project Job Number: 168921002
Applicable Codes: IFC 2018
Engineer: Kimley - Horn of Michigan, Inc.
Engineer Address: 39111 Six Mile Road Livonia, MI 48152

Status of Review

Status of review: Approved as Submitted

Page C3.1 was reviewed.

Site Coverage – Hydrants

Comments: Meets IFC 2018.

Site Coverage - Access

Comments: Meets IFC 2018.

Sincerely,



Dan Kimball
Charter Township of Ypsilanti Building Department
CFPS, CFI II, CFPE, BPR



YPSILANTI COMMUNITY UTILITIES AUTHORITY

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

March 11, 2022

VIA ELECTRONIC MAIL

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

Re: Detailed Engineering Review #2
Shoot Point Blank
Charter Township of Ypsilanti (Plan Date: 02-24-2022)

Dear Mr. Iacoangeli:

In response to the electronic mail message from your office dated February 25, 2022, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to the Authority pending resolution of the following comments.

1. It is understood that the Applicant and the Applicant's designers are in the process of evaluating what size domestic water meter is needed. Note that the connection fees recently paid by the Applicant included the cost for a 1" domestic water meter.
2. It should be anticipated that the existing hydrant at the west end of the proposed water main will need to be relocated and that a concrete thrust block will need to be removed in order to accommodate the completion of the water main loop.

The plans are acceptable to be submitted for and Act 399 Water Supply construction permit. Preparation of the Permit Application for review and signature by the Authority is the responsibility of the Applicant or the Applicant's design engineer. It is our understanding that the Michigan Department of Environment, Great Lakes, and Energy is still accepting plans electronically for the permitting process.

Connection fees were received from the Applicant on February 16, 2022. **The construction phase escrow deposit, Authority administration fee, and record plan guarantee,** must be paid to the Authority by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Mr. Jason Iacoangeli
CHARTER TOWNSHIP OF YPSILANTI
March 11, 2022
Page 2

Sincerely,



SDW Digital Signature

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

cc: Mr. Luke Blackburn, Mr. Mike Shaffer, File, YCUA
Ms. Belinda Kingsley, Charter Township of Ypsilanti
Mr. Eric Copeland, Mr. Dan Kimball, Township Fire Department
Mr. Matt Parks, P.E., Mr. Elliot Smith, Township Engineer
Mr. Brad Copp, Applicant
Mr. Joe Mayer, Applicant's design engineer

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Joe,

I have reviewed the submitted site plan for the proposed facility at 660 James L. Hart. Looking at your site plan it appears to me the existing drive approach will be used and only proposed work within the James L. Hart right of way is a watermain connection installation. The WCRC will need the following to continue with the permit process

- A technical memo describing the expected traffic generated by the proposed facility
- Submit a Utility Permit Application with the associated fee and deposit.

Once we have received the permit application and traffic memo we will proceed with review of the plans previously submitted. If you have any questions feel free to contact me.

Gary Streight, P.E.

Project Manager



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

Direct: (734) 327-6692 | Main: (734) 761-1500

wcroads.org | [Follow us on Facebook](#)



EVAN N. PRATT, P.E.

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

email: drains@washtenaw.org
<https://www.washtenaw.org/drains>

HARRY SHEEHAN
Chief Deputy Water Resources Commissioner

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

Telephone 734.222.6860
Fax 734.222.6803

February 11, 2022

Mr. Joseph Mayer, P.E.
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555

RE: Shoot Point Blank
660 James L. Hart Parkway
Ypsilanti Township, Michigan
WCWRC Project No. 8308

Dear Mr. Mayer:

This office has reviewed the site plans for the above-referenced project to be located in Ypsilanti Township. These plans have a job number of 168921002, a date of January 11, 2022, and were received on January 13, 2022. As a result of our review, we would like to offer the following comments:

1. Due to scheduling conflicts, the infiltration testing was not observed by WCWRC personnel. Based on the infiltration testing report, the test pits were relocated from the approved locations within the existing basin due to standing water. The test pits were performed east of the existing basin and extended to depths of 7-1/2 feet below the existing grade, or to approximately Elevation 745.5 feet.
 - a. The bottom of basin elevation is noted in the plans as Elevation 742.20 feet. The test pits did not extend deep enough to verify the soils at the bottom of the basin.
 - b. The plans reference a "normal water level" for the basin at Elevation 744.75 feet. Aerial photos of the site show water in the basin, and the infiltration testing report also notes that the basin is holding water. Infiltration credit is not available below an existing water level. Additional exploration within the basin must be performed to determine if infiltratable soils are present within the basin footprint below a near-surface layer of impermeable soils. If infiltratable soils are present, some modification of the basin will be necessary for it to function as an infiltration basin.
2. Additional information about the basin outlet should be provided. Specifically, does the outlet structure have any outlet orifices and, if so, at what elevation are they?

3. Based on available site information, portions of the site are covered by hydrologic soil types A, B, and D. The soil types and the areas that they cover should be presented on the grading plan. The curve numbers and runoff coefficients used on Worksheet W1 should be revised to reflect the proposed impervious and pervious areas that are underlain by hydrologic soil groups A, B, and D.
4. The curve number used on Worksheet W3 corresponds to hydrologic group A soils, rather than a weighted average based on those portions of the drainage area that are underlain by group A, B, and D soils. This directly affects the required infiltration volume determined on Worksheet W9 and should be corrected.
5. The Time of Concentration calculated on Worksheet W8 is incorrect. The slope, S , used in the calculations should be in percentage, not decimal form. The detention volume determined on Worksheet W10 should be revised following this correction.
6. A long-term storm water maintenance plan, including budget and responsible party, should be designed and included with the plan set.
7. If infiltration is available in the basin, inspection of the infiltration basin following storms of 1 inch or more should be included in the long-term maintenance plan.
8. A note should be added to indicate that no chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator.
9. No initial review fee was submitted. Please see the attached invoice for the current fees and remit these fees upon receipt. As requested, the invoice is being submitted directly to Compton Addy.

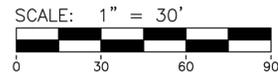
At your convenience, please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,



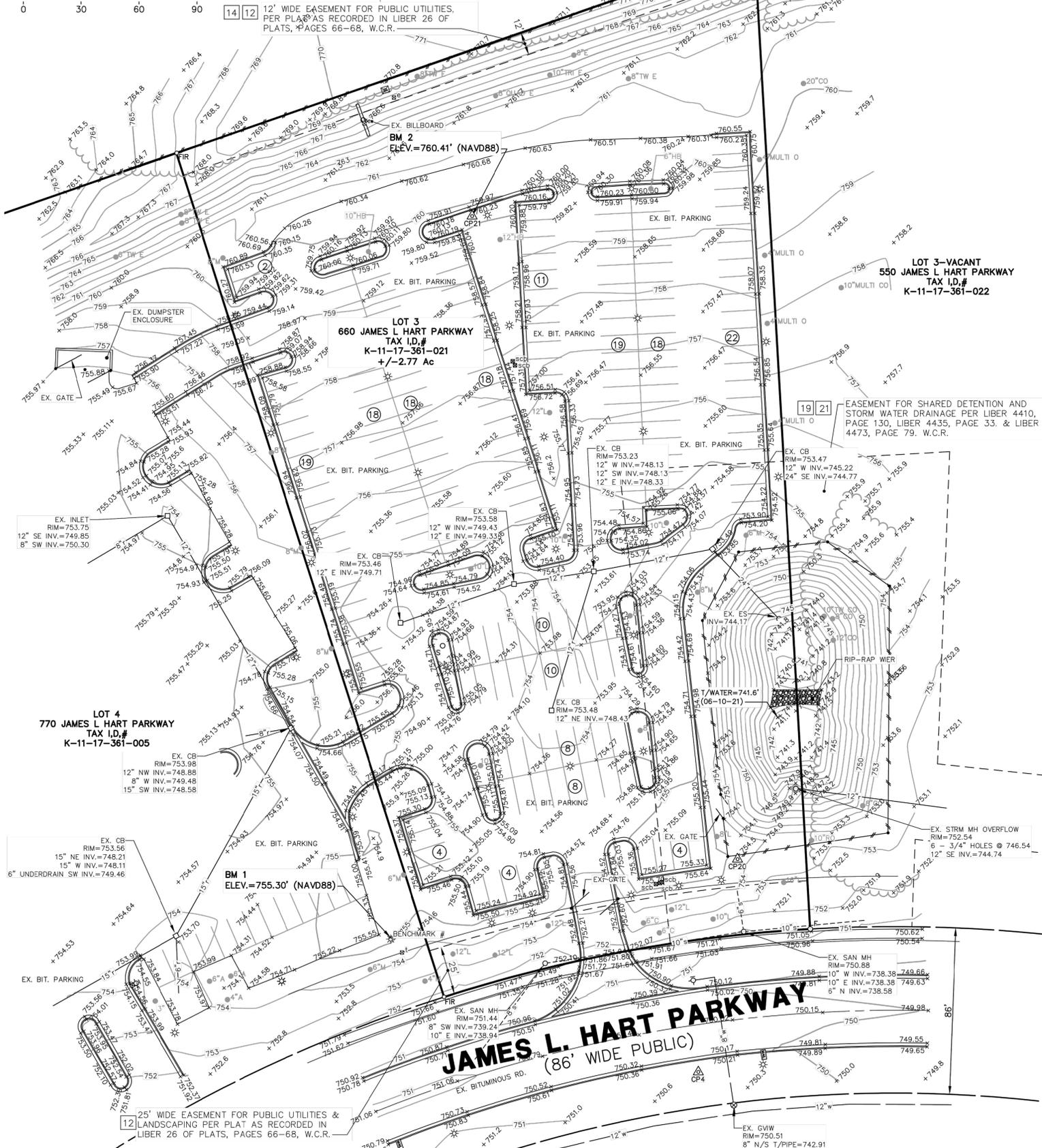
Theresa M. Marsik, P.E.
Stormwater Engineer
(approval\Shoot Point Blank rev1)

cc: Brad Copp, Compton Addy
Jason Iacoangeli, Ypsilanti Township Planning Director
Belinda Kingsley, Ypsilanti Township Planning & Zoning Coordinator
Doug Winters, McLain and Winters



14 12' WIDE EASEMENT FOR PUBLIC UTILITIES, PER PLATS AS RECORDED IN LIBER 26 OF PLATS, PAGES 66-68, W.C.R.

I-94 FREEWAY



LEGEND

- 838 EXIST. CONTOUR
- *836.2 EXIST. SPOT ELEVATION
- ⊠ ELEC. TRANSFORMER
- ⊛ EXIST. LIGHT POLE
- t EXIST. TELEPHONE LINE
- e EXIST. ELECTRIC LINE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- ⊕ EXIST. HYDRANT
- ⊖ EXIST. GATE VALVE IN BOX
- ⊖ EXIST. GATE VALVE IN WELL
- ⊖ EXIST. STORM SEWER
- ⊖ EXIST. CATCH BASIN OR INLET
- ⊖ EXIST. SANITARY SEWER
- ⊖ MAILBOX
- ⊖ TELEPHONE RISER
- ⊖ ELECTRIC METER
- ⊖ SPRINKLER CONTROL BOX
- ⊖ POST
- ⊖ FENCE
- ⊖ SINGLE TREE
- ☁ TREE OR BRUSH LIMIT
- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- △ CONTROL PT.
- ⊙ PARKING SPACE COUNT
- ⊠ EXCEPTION #

TREE LEGEND

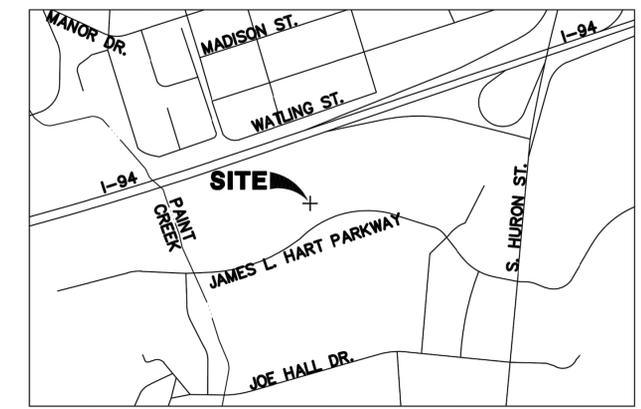
- CO COTTONWOOD
- E ELM
- HB HACKBERRY
- L LOCUST
- M MAPLE
- O OAK
- RO RUSSIAN OLIVE

BENCHMARK

- BM 1- TOP OF THE NORTH SIDE OF A CONCRETE LIGHT POLE BASE LOCATED +/-81' NORTH OF THE CENTERLINE OF JAMES L. HART PARKWAY; +/-107' WEST OF THE ENTRANCE TO LOT #3; +/-41.5' NORTH-NORTHWEST OF THE SOUTHWEST CORNER OF LOT #3;
ELEVATION = 755.30' (NAVD88 DATUM)
- BM 2- TOP OF THE IRON ROD "CP 21" LOCATED AT THE NORTH END OF THE ISLAND IN THE CENTER OF THE PARKING LOT. BEING 80' SOUTH OF THE I-94 ROW FENCE, 150' WEST OF THE EAST PROP. LINE AND 8' WEST OF A LIGHT POLE.
ELEVATION = 760.41' (NAVD88 DATUM)

NOTES

- 1) THIS SURVEY WAS PREPARED USING NEAR NORTH TITLE GROUP, TITLE COMMITMENT No. M12127521 WITH AN EFFECTIVE DATE OF MARCH 28, 2021.
- 2) THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- 3) BEARINGS ARE BASED ON HURON CENTER COMMERCIAL & INDUSTRIAL PARK, AS RECORDED IN LIBER 26 OF PLATS, PAGES 66-68.
- 4) SAID DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN ZONE PER FLOOD INSURANCE RATE MAP NO. 26161C0426E WITH AN EFFECTIVE DATE OF APRIL 3, 2012, IN WASHTENAW COUNTY, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 5) THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 6) THERE IS NO OBSERVED EVIDENCE OF THIS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 7) THERE IS NO OBSERVED EVIDENCE INDICATING ANY CEMETERIES ARE LOCATED ON THE PARCEL HEREIN DESCRIBED.
- 8) THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 9) THE PARCEL HEREIN DESCRIBED HAS 175 REGULAR STRIPPED PARKING SPACES AND 0 HANDICAP SPACES.
- 10) SITE ADDRESS: 660 JAMES L. HART PARKWAY, YPSILANTI, MI



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN FRENCH CLAIM #680, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

That part of Lot 3, HURON CENTER COMMERCIAL & INDUSTRIAL PARK, described as:

BEGINNING at the Northwest corner of Lot 3 of HURON CENTER COMMERCIAL & INDUSTRIAL PARK, as recorded in Liber 26 of Plats, Pages 66, 67 and 68, Washtenaw County Records;

thence North 71 degrees 06 minutes 30 seconds East 317.97 feet along the North line of said Lot 3 and the South line of I-94 Freeway; thence South 02 degrees 57 minutes 43 seconds East 506.14 feet; thence 193.83 feet along the arc of a 770.00 foot radius non-tangential circular curve to the left, chord bearing South 79 degrees 49 minutes 35 seconds West 193.32 feet along the South line of said Lot 3 and the North line of James L. Hart Parkway (recorded as Commerce Parkway) (86 feet wide); thence North 17 degrees 23 minutes 05 seconds West 457.56 feet along the West line of said Lot 3 to the POINT OF BEGINNING.

SUBJECT TO:

11. Any limitation on access to and from the land across the limited access right of the way I-94 abutting the property. **BLANKET IN NATURE**
12. Right(s) of Way and/or Easement(s) and other rights, if any, as delineated or as offered for dedication on the map of said plat: Huron Center Commercial & Industrial Park, as recorded in Liber 26 of Plats, Pages 66-68, Washtenaw County Records. **PLOTTED**
13. Covenants, conditions and restrictions set forth in the document recorded in Liber 1807, Page 472. Reassigned per Liber 5136, Page 994. Washtenaw County Records. **BLANKET IN NATURE**
14. Right(s) of Way and/or Easement(s) and rights incidental thereto in favor of The Detroit Edison Company as set forth in Liber 1858, Page 274. Washtenaw County Records. **PLOTTED**
15. Building and use restrictions as set forth in the document recorded in Liber 2343, Page 990. Reassigned per Liber 5136, Page 993 and modified per Liber 5149, Page 841. Washtenaw County Records. **BLANKET IN NATURE**
16. Covenants, conditions and restrictions set forth in the document recorded in Liber 3336, Page 602. Washtenaw County Records. **BLANKET IN NATURE**
17. Covenants, conditions and restrictions set forth in the document recorded in Liber 3715, Page 287 and amended per Liber 5412, Page 399. **BLANKET IN NATURE**
18. Covenants, conditions and restrictions set forth in the document recorded in Liber 3822, Page 161. Washtenaw County Records. **BLANKET IN NATURE**
19. Right(s) of Way and/or Easement(s) and rights incidental thereto in favor of Ypsilanti Community Utilities Authority, a Michigan municipal corporation, as set forth in Liber 4410, Page 130. Washtenaw County Records. **PLOTTED**
20. Covenants, conditions and restrictions set forth in the document recorded in Liber 4410, Page 130. Washtenaw County Records. **BLANKET IN NATURE**
21. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in Liber 4435, Page 33 and amended per Liber 4473, Page 79. **PLOTTED**

SURVEYORS CERTIFICATE

To: CA Property Acquisitions, LLC, BankSupplies Holdings, LLC, a Michigan limited liability company, and Near North Title Group;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on June 11, 2021

MIDWESTERN CONSULTING, LLC

By: Patrick L. Hastings, P.S. No. 27377

Date: 11/30/2021



770 JAMES L. HART PARKWAY

ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

1

JOB No. 21151
REVISIONS:
ADDED BENCHMARK
ADDED ADD'L TOPO

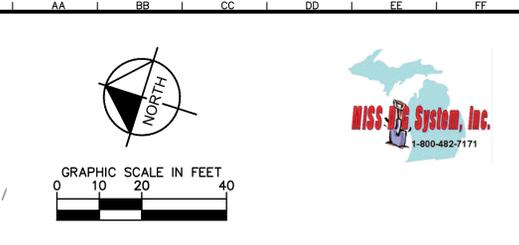
DATE: 06-15-2021
SHEET 1 OF 1
REV. DATE: 11/23/21
CADD: PK
ENG: 11/30/21
PLOT: ph
TECH. M.B.
21151-ALT-05-05-10-05

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

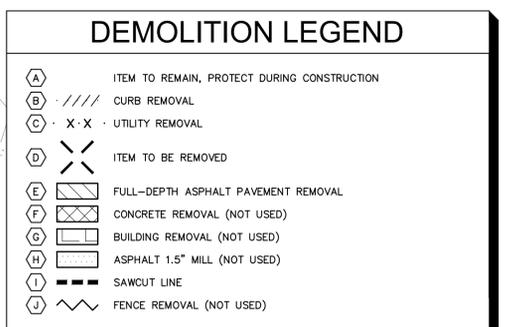
CLIENT
ComptonAddy
3805 Edwards Road, Suite 390
Cincinnati, OH 45209

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Drawing name: K:\GIS\DEV\168921002_ShootPlan\Bentley\2.0 - DEMOLITION PLAN.dwg C2.0 Feb 24, 2022 7:43pm By: Brent Hickey
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- ### DEMOLITION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
 - QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
 - THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
 - CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
 - EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
 - UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "MISSIG" (1-800-482-7171) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
 - USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
 - COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED Limestone OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.



WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

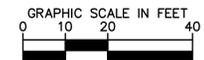
SCALE: AS NOTED DESIGNED BY: JPH DRAWN BY: BMH CHECKED BY: JMM	0222 KIMLEY-HORN OF MICHIGAN, INC. 5911 5th MILE ROAD HUNTSVILLE, TN 37422-7208 WWW.KIMLEY-HORN.COM
DEMOLITION PLAN	
RANGE USA 660 JAMES L. HART PARKWAY YPSILANTI TOWNSHIP, MI	
ORIGINAL ISSUE: 10/19/2021 KHA PROJECT NO. 168921002 SHEET NUMBER C2.0	
3 WCRC/TOWNSHIP REVIEW COMMENTS 2 TOWNSHIP COMMENTS 1 TOWNSHIP COMMENTS	02/24/22 JMM 01/11/22 JMM 11/29/21 JMM
REVISIONS No. DATE	BY

Drawing name: K:\GIS_DEVELOPMENT\ShootingRange\168921002_SitePlan.dwg C3.0 Feb 24, 2022 7:43pm By: Brett Hickey
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PIN: K-11-17-361-022
 ZONING: I-1
 EXISTING USE: VACANT

PROPOSED BUILDING
 15,019± SF
 FFE = 756.50
 PIN: K-11-17-361-021
 ZONING: PD
 PROPOSED USE: GUN SALES & SHOOTING RANGE

PIN: K-11-17-361-005
 ZONING: PD
 EXISTING USE: RETAIL



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 6-INCH CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS, SHEET C7.0)
- DEPRESSED CURB AND GUTTER
- CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C7.0)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS, SHEET C7.0)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS, SHEET C7.0)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- ACCESSIBLE RAMP (SEE DETAILS, SHEET C7.0)
- COMPOSITE WOOD FENCE (SEE ARCHITECTURAL PLAN FOR DETAILS)
- EXISTING LIGHT POLE (SEE PHOTOMETRIC PLAN)
- 4" WIDE PAINTED SOLID LINE AT 45-DEGREES, 2' O.C., TYP.

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT (SEE CONSTRUCTION DETAILS, SHEET C7.0)
- STANDARD DUTY ASPHALT PAVEMENT (SEE CONSTRUCTION DETAILS, SHEET C7.0)
- HEAVY DUTY CONCRETE PAVEMENT (SEE CONSTRUCTION DETAILS, SHEET C7.0)
- CONCRETE SIDEWALK (SEE CONSTRUCTION DETAILS, SHEET C7.0)
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

SITE DATA TABLE

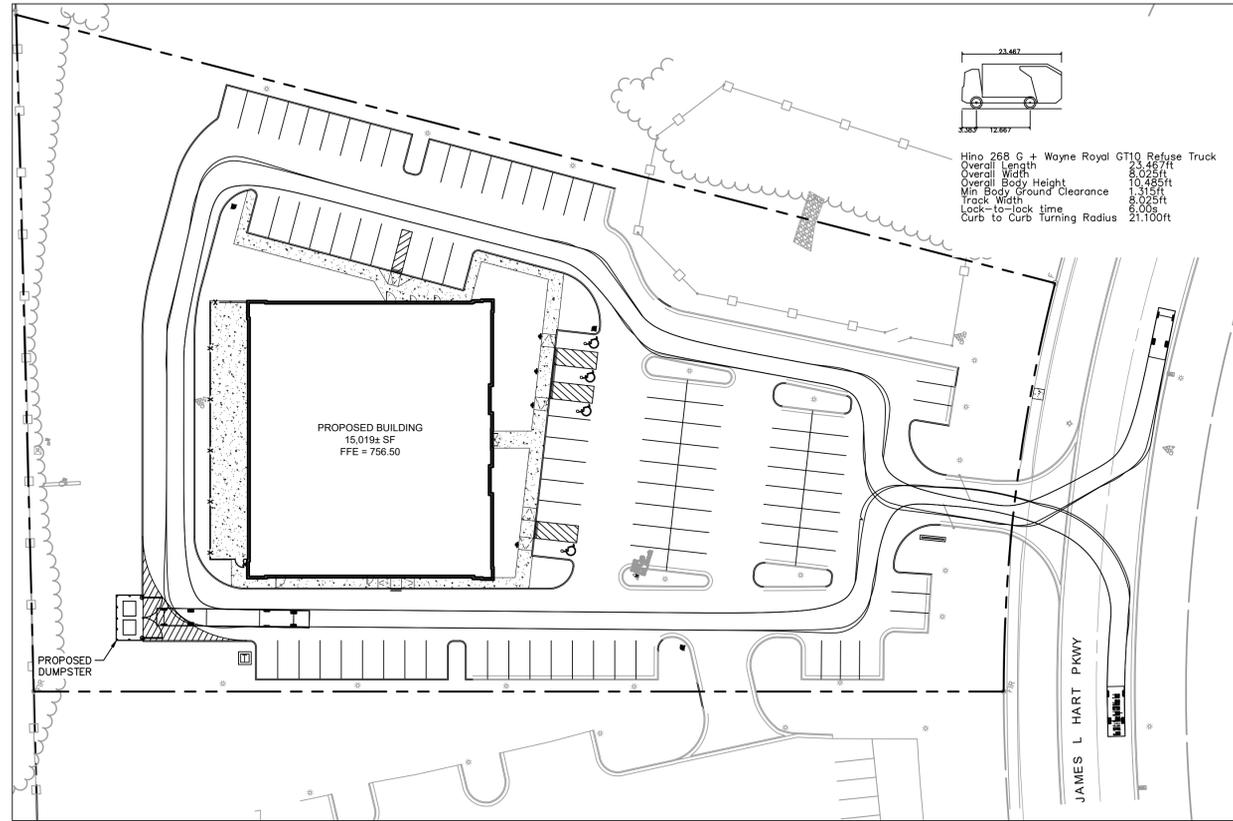
PARCEL NUMBER:	K-11-17-361-021
SITE ADDRESS:	660 JAMES L HART PKWY, YPSILANTI, MI 48197
PARCEL AREA:	2.766 ACRES
ZONING:	PLANNED DEVELOPMENT (PD), BURNING BUSH PLANNED DEVELOPMENT
PROPOSED USE:	GUN SALES AND SHOOTING RANGE
PARKING SPACES REQUIRED	
COMMERCIAL RECREATION: 2 SPACES PER 1 SHOOTING LANE	
- 20 LANES PROPOSED (2 SPACES x 20 LANES)	= 40 SPACES
CLASSROOM USE: 1 SPACE FOR EACH 250 SF OF USABLE FLOOR SPACE	= 3 SPACES
- 785 SF OF CLASSROOM SPACE (785 x 1 SPACE / 250 SF)	
RETAIL SALES: 1 SPACE FOR EACH 250 SF OF USABLE FLOOR SPACE	= 12 SPACES
- 3,085 SF OF RETAIL SPACE (3,085 x 1 SPACE / 250 SF)	
TOTAL PARKING SPACES REQUIRED	= 55 SPACES
TOTAL PARKING SPACES PROVIDED:	= 99 SPACES
ACCESSIBLE PARKING SPACES REQUIRED:	= 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED:	= 4 SPACES

FEMA NOTE

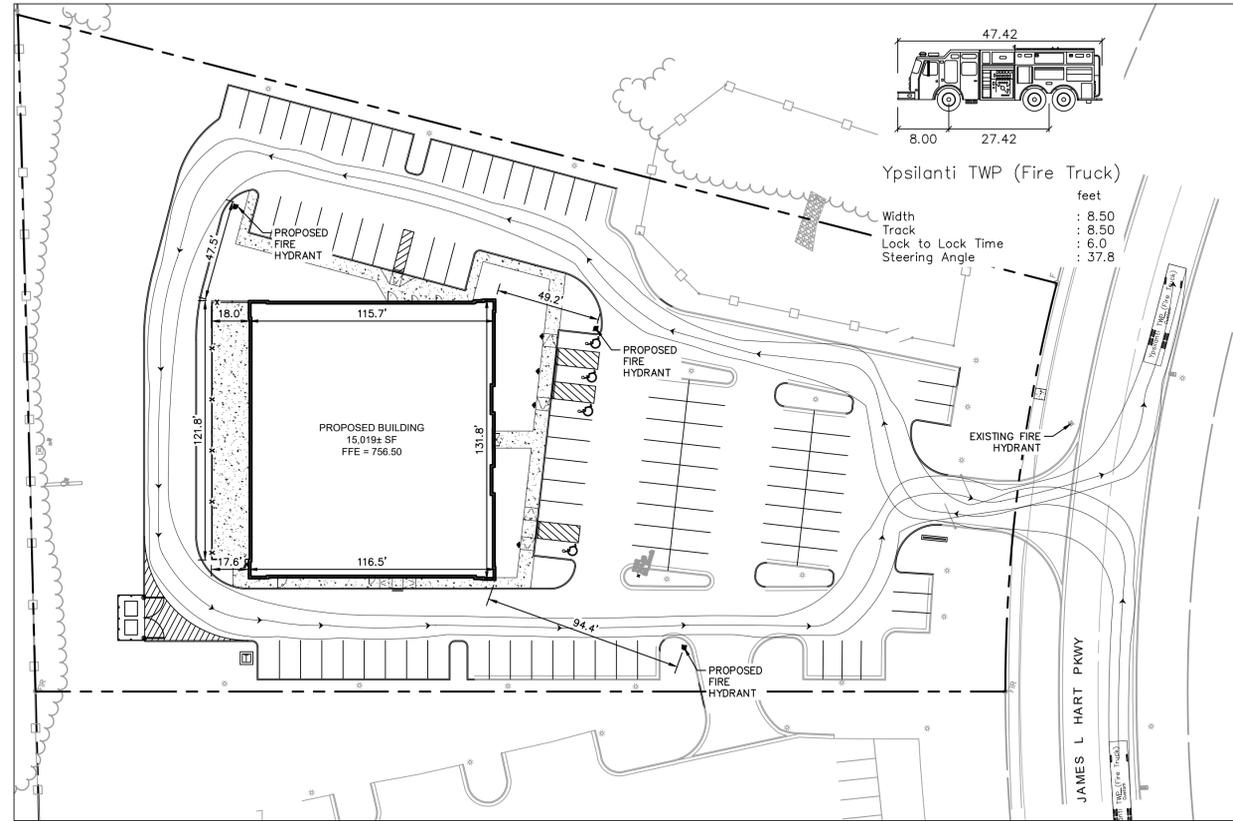
PER FLOOD INSURANCE RATE MAP PANEL NO. 26161C0426E, DATED 04/03/2012, THE SITE IS LOCATED IN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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SCALE:	DESIGNED BY: JPM	DRAWN BY: BMH	CHECKED BY: JMM	NO.	DATE	BY	DATE	REVISIONS	DATE
				3	02/24/22	JMM		WCW/C/TOWNSHIP REVIEW COMMENTS	02/24/22
				2	01/11/22	JMM		TOWNSHIP COMMENTS	01/11/22
				1	11/29/21	JMM		TOWNSHIP COMMENTS	11/29/21
COMPTONADDY COMMERCIAL REAL ESTATE									
SITE PLAN									
RANGE USA									
660 JAMES L. HART PARKWAY YPSILANTI TOWNSHIP, MI									
ORIGINAL ISSUE: 10/19/2021									
KHA PROJECT NO. 168921002									
SHEET NUMBER C3.0									

Drawing name: K:\GIS_DEVELOPMENT\Shoop\Plan\Blow\Ypsilanti\MA2 Design\CAD\PlanSheets\C3.1 - SITE PLAN.dwg C3.1 Feb 24, 2022 7:43pm by: Brett.Hickey
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REFUSE TRUCK
SCALE: 1" = 40'



TOWNSHIP FIRE TRUCK
SCALE: 1" = 40'

No.	REVISIONS	DATE	BY
3	WCWRC/TOWNSHIP REVIEW COMMENTS	02/24/22	JMM
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1	TOWNSHIP COMMENTS	11/29/21	JMM

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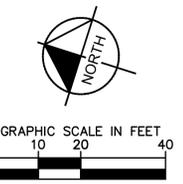
FIRE AND TRASH ROUTING PLAN

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE:
 10/19/2021
 KHA PROJECT NO.
 168921002
 SHEET NUMBER

C3.1

Drawing name: K:\GIS\DEV\168921002_SheetPlan\168921002_SheetPlan.dwg C5.0 Feb 24, 2022 7:43am By: Brett.Hickley
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GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

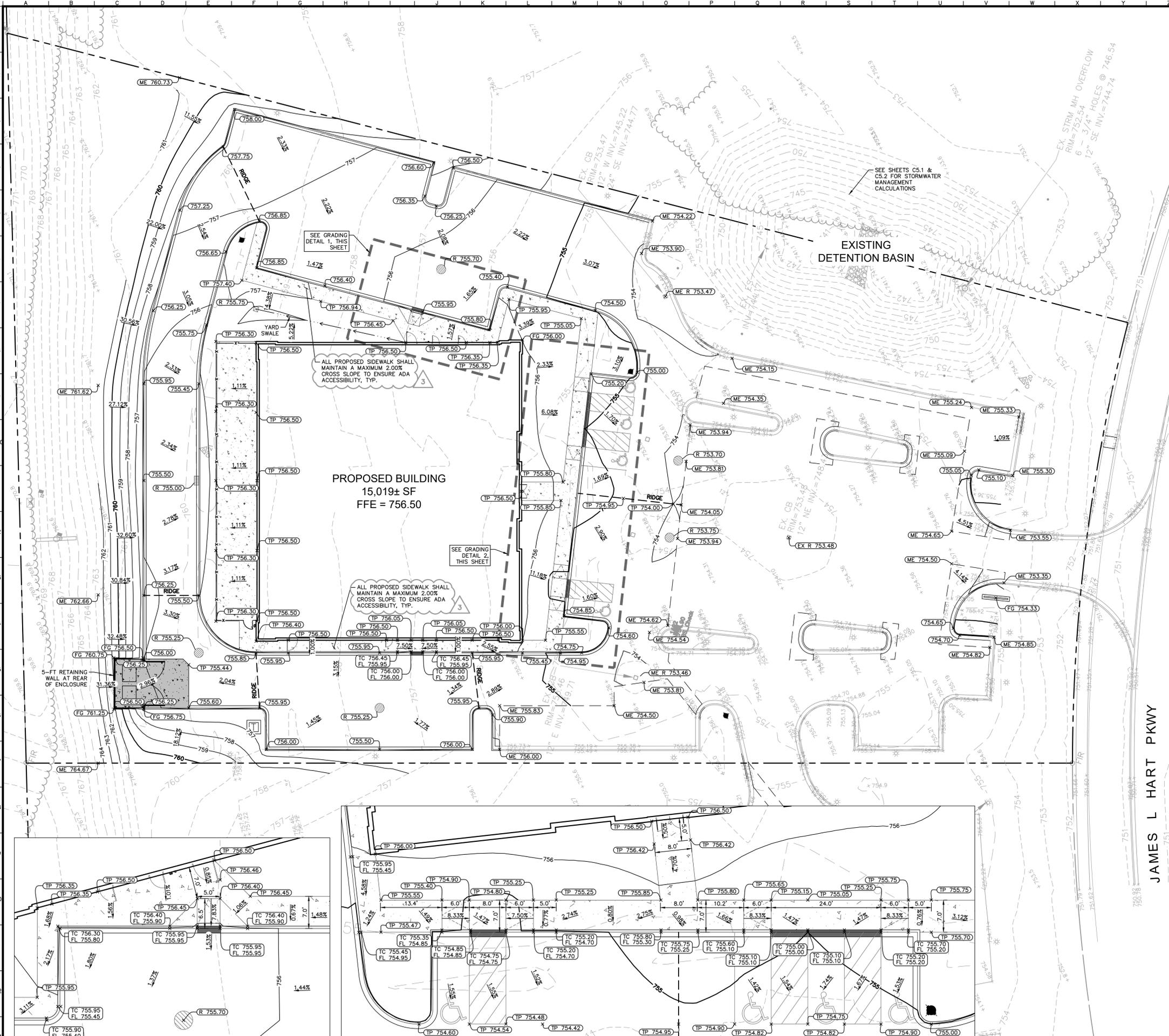
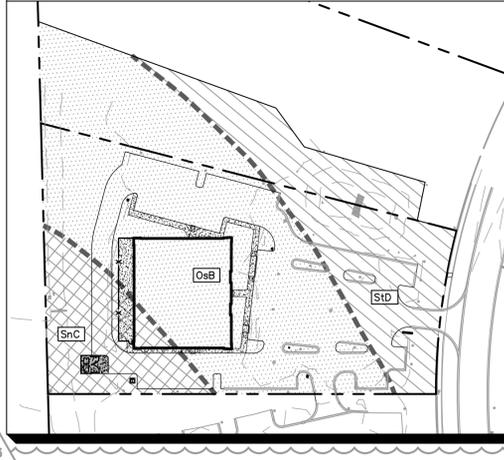
LEGEND

- TP = TOP OF PAVEMENT
- FL = FLOW LINE
- TC = TOP OF CURB
- ME = MATCH ELEVATION
- R = RIM ELEVATION
- FG = FINISHED GRADE
- TW = TOP OF WALL
- 795 — PROPOSED CONTOUR
- - - 795 - - - EXISTING CONTOUR
- RIDGE LINE RIDGE LINE
- X X X — SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- V V V — REVERSED PITCH CURB AND GUTTER
- ● ● PROPOSED STORM STRUCTURES

SOILS LEGEND

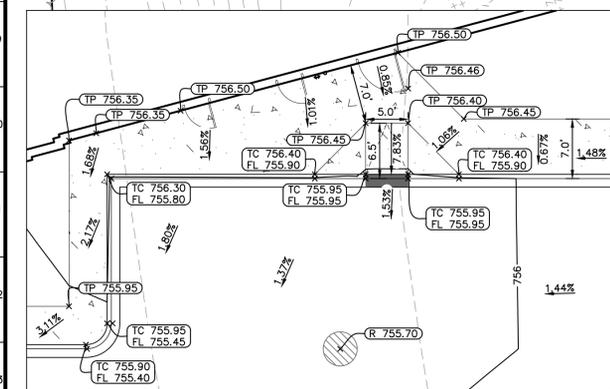
- SnC, SISSON FINE SANDY LOAM (6 TO 12 PERCENT SLOPES) - TYPE B
- OsB, OSHTEMO LOAMY SAND (0 TO 6 PERCENT SLOPES) - TYPE A
- S1D, ST. CLAIR CLAY LOAM (12 TO 18 PERCENT SLOPES) - TYPE D
- - - - - SOIL DELINEATION BOUNDARY

SOILS MAP

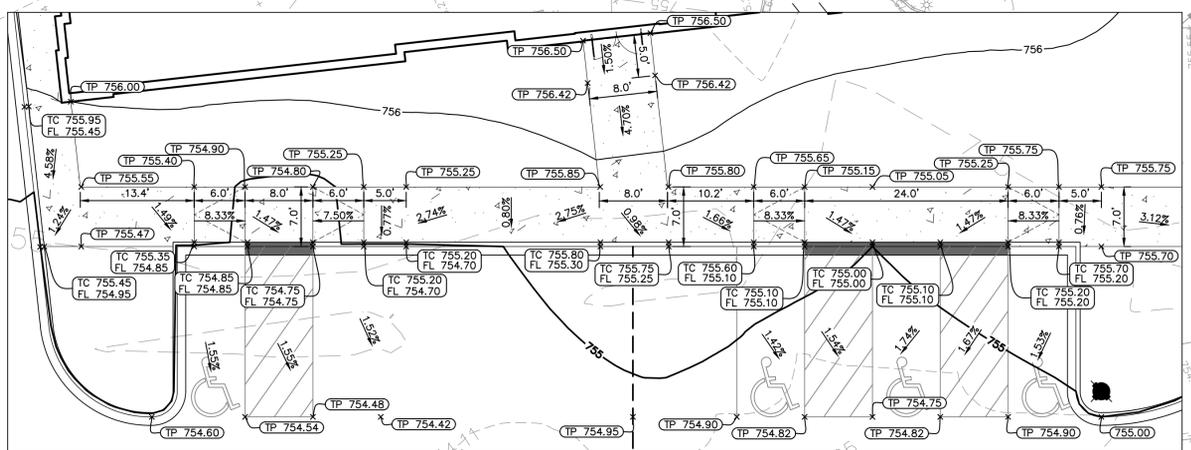


JAMES L HART PKWY

GRADING DETAIL 1
SCALE: 1" = 10'



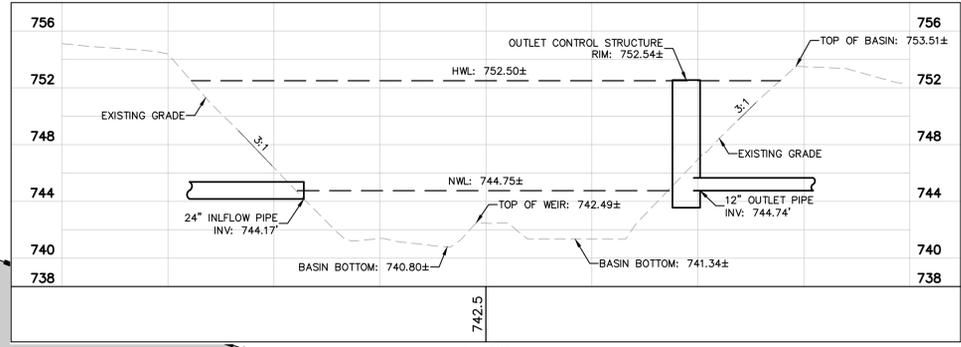
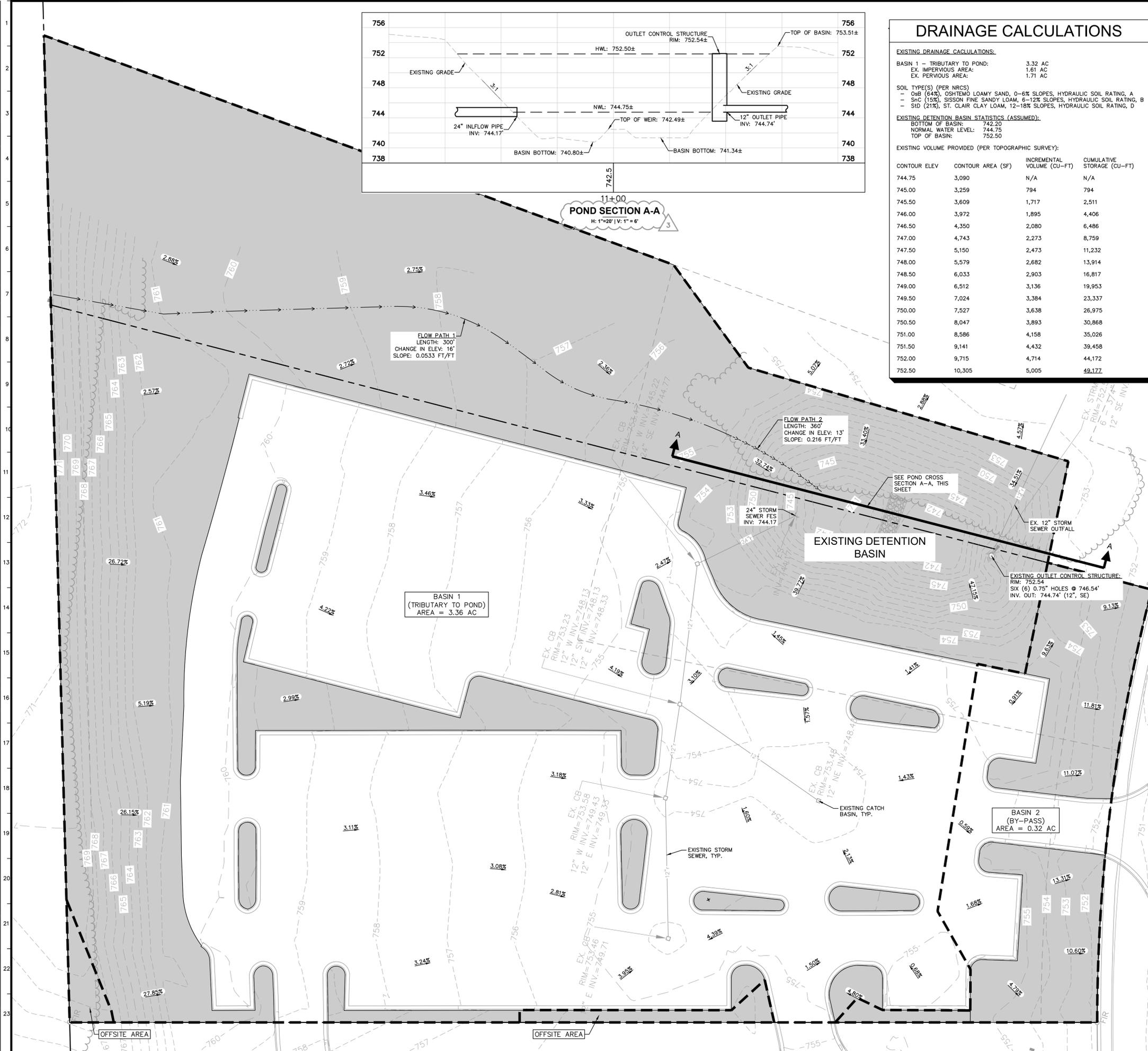
GRADING DETAIL 2
SCALE: 1" = 10'



SCALE:	AS NOTED	 © 2022 KIMLEY-HORN OF MICHIGAN, INC. 5911 5th MILE ROAD ANN ARBOR, MI 48106-2208 WWW.KIMLEY-HORN.COM	WCWRC/TOWNSHIP REVIEW COMMENTS	02/24/22	JMM
DESIGNED BY:	JPH		TOWNSHIP COMMENTS	01/11/22	JMM
DRAWN BY:	BMH		TOWNSHIP COMMENTS	11/29/21	JMM
CHECKED BY:	JMM		REVISIONS	DATE	BY

GRADING PLAN	
RANGE USA 660 JAMES L. HART PARKWAY YPSILANTI TOWNSHIP, MI	
ORIGINAL ISSUE:	10/19/2021
KHA PROJECT NO.	168921002
SHEET NUMBER	C5.0

Drawing name: K:\GIS\DEV\168921002_ShootPlan\Bentley\Map2 Design\CAD\Drawings\C5.1 - EXISTING DRAINAGE PLAN.dwg CS.1 Feb 24, 2022 7:46pm by Brett Hickey
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DRAINAGE CALCULATIONS

EXISTING DRAINAGE CALCULATIONS:

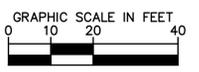
BASIN 1 - TRIBUTARY TO POND: 3.32 AC
 EX. IMPERVIOUS AREA: 1.61 AC
 EX. PERVIOUS AREA: 1.71 AC

SOIL TYPE(S) (PER NRCS):
 - OsB (64%), OSHTOMO LOAMY SAND, 0-6% SLOPES, HYDRAULIC SOIL RATING, A
 - Snc (15%), SISSON FINE SANDY LOAM, 6-12% SLOPES, HYDRAULIC SOIL RATING, B
 - S1D (21%), ST. CLAIR CLAY LOAM, 12-18% SLOPES, HYDRAULIC SOIL RATING, D

EXISTING DETENTION BASIN STATISTICS (ASSUMED):
 BOTTOM OF BASIN: 742.20
 NORMAL WATER LEVEL: 744.75
 TOP OF BASIN: 752.50

EXISTING VOLUME PROVIDED (PER TOPOGRAPHIC SURVEY):

CONTOUR ELEV	CONTOUR AREA (SF)	INCREMENTAL VOLUME (CU-FT)	CUMULATIVE STORAGE (CU-FT)
744.75	3,090	N/A	N/A
745.00	3,259	794	794
745.50	3,609	1,717	2,511
746.00	3,972	1,895	4,406
746.50	4,350	2,080	6,486
747.00	4,743	2,273	8,759
747.50	5,150	2,473	11,232
748.00	5,579	2,682	13,914
748.50	6,033	2,903	16,817
749.00	6,512	3,136	19,953
749.50	7,024	3,384	23,337
750.00	7,527	3,638	26,975
750.50	8,047	3,893	30,868
751.00	8,586	4,158	35,026
751.50	9,141	4,432	39,458
752.00	9,715	4,714	44,172
752.50	10,305	5,005	49,177

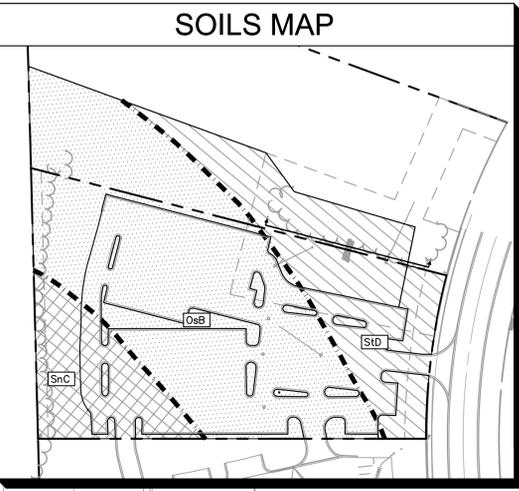


LEGEND

- IMPERVIOUS AREA
- PERVIOUS AREA
- RIDGE LINE
- X XXX SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- DRAINAGE BASIN BOUNDARY
- TIME OF CONCENTRATION FLOW PATH
- # # # EXISTING STORM DRAIN LINE
- EXISTING STORM STRUCTURE

SOILS LEGEND

- Snc, SISSON FINE SANDY LOAM (6 TO 12 PERCENT SLOPES) - TYPE B
- OsB, OSHTOMO LOAMY SAND (0 TO 6 PERCENT SLOPES) - TYPE A
- S1D, ST. CLAIR CLAY LOAM (12 TO 18 PERCENT SLOPES) - TYPE D
- SOIL DELINEATION BOUNDARY



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2	TOWNSHIP COMMENTS	01/11/22	JMM
1	TOWNSHIP COMMENTS	11/29/21	JMM

SCALE: AS NOTED
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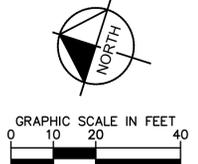
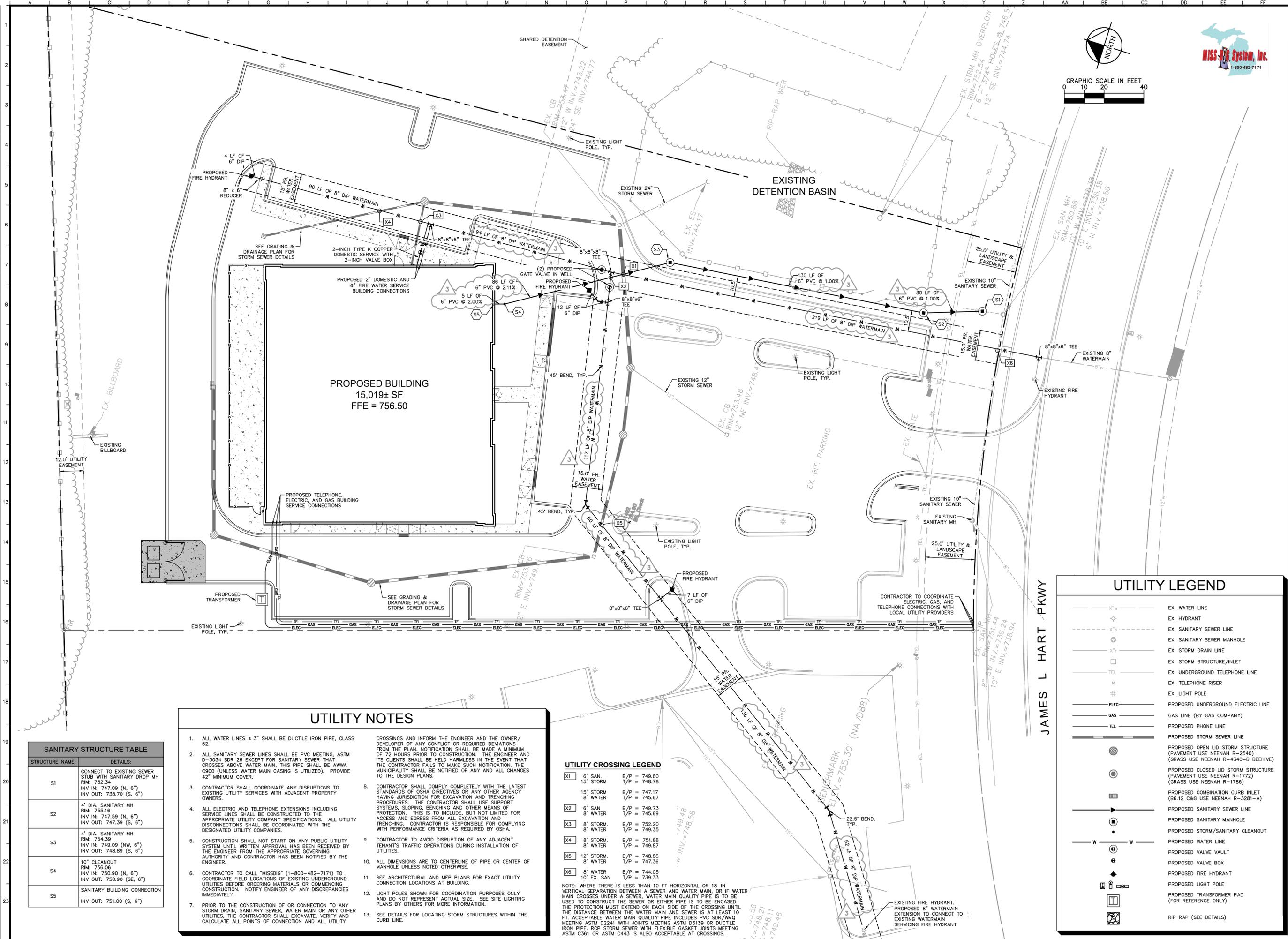


EXISTING DRAINAGE PLAN

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE: 10/19/2021
 KHA PROJECT NO. 168921002
 SHEET NUMBER **C5.1**

Drawing name: K:\GIS_DEVELOPMENT\Projects\2022\Utility\UtilityPlan.dwg C6.0 Feb 24, 2022 7:44pm by: Brett Hickey
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1	11/29/21	JMM	TOWNSHIP COMMENTS
			REVISIONS

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UTILITY PLAN

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE:
 10/19/2021
 KHA PROJECT NO.
 168921002

SHEET NUMBER
C6.0

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	CONNECT TO EXISTING SEWER STUB WITH SANITARY DROP MH RIM: 752.34 INV IN: 747.09 (N, 6") INV OUT: 738.70 (S, 6")
S2	4" DIA. SANITARY MH RIM: 755.16 INV IN: 747.59 (N, 6") INV OUT: 747.39 (S, 6")
S3	4" DIA. SANITARY MH RIM: 754.39 INV IN: 749.09 (NW, 6") INV OUT: 748.89 (S, 6")
S4	10" CLEANOUT RIM: 756.06 INV IN: 750.90 (N, 6") INV OUT: 750.90 (SE, 6")
S5	SANITARY BUILDING CONNECTION INV OUT: 751.00 (S, 6")

- ### UTILITY NOTES
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL "MISSDIG" (1-800-482-7171) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.

UTILITY CROSSING LEGEND

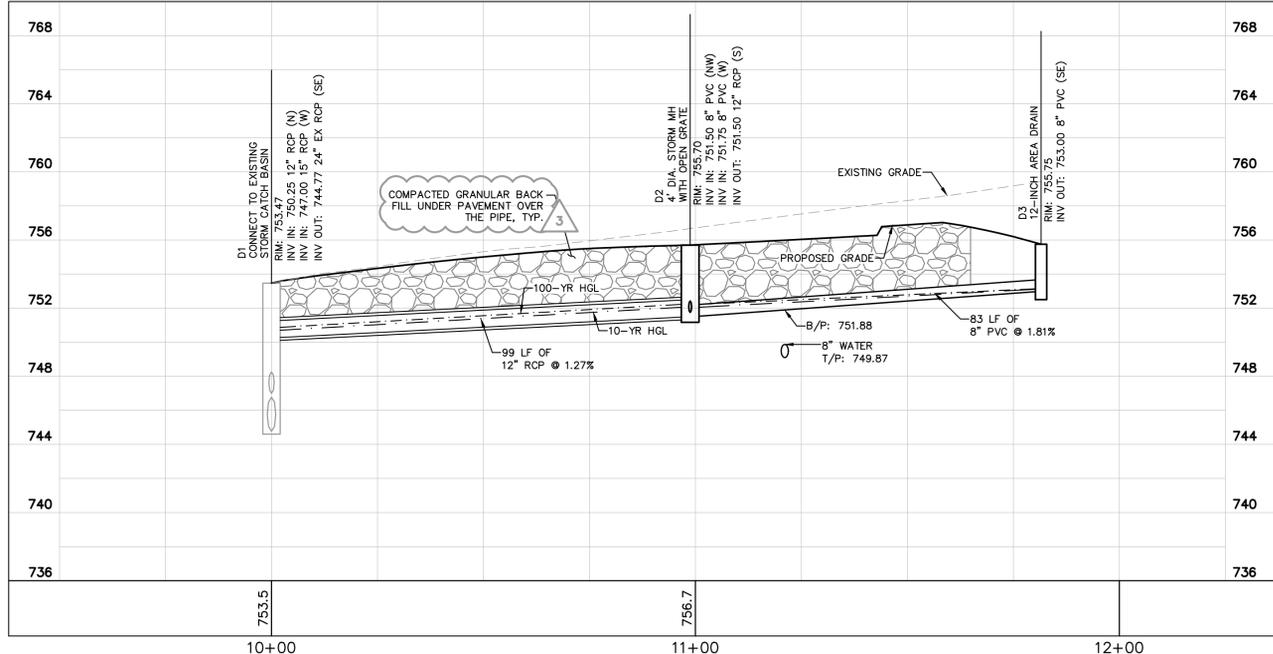
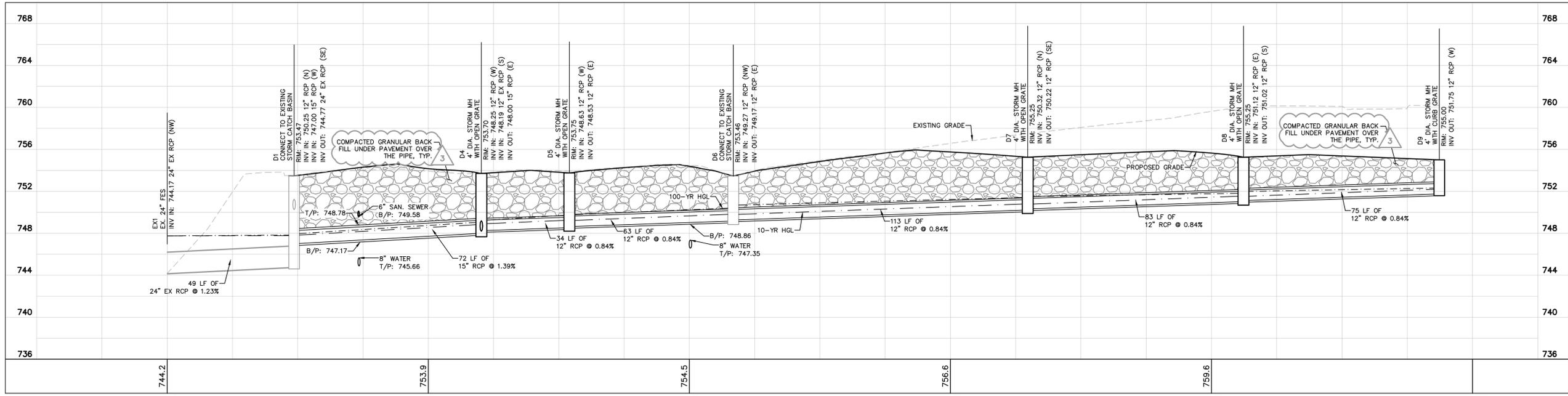
X1	6" SAN. 15" STORM	B/P = 749.60 T/P = 748.78
X2	6" SAN. 8" WATER	B/P = 749.73 T/P = 745.69
X3	8" STORM. 8" WATER	B/P = 752.20 T/P = 749.35
X4	8" STORM. 8" WATER	B/P = 751.88 T/P = 749.87
X5	12" STORM. 8" WATER	B/P = 748.86 T/P = 747.36
X6	8" WATER 10" EX. SAN.	B/P = 744.05 T/P = 739.33

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/AMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

UTILITY LEGEND

---	EX. WATER LINE
○	EX. HYDRANT
- - -	EX. SANITARY SEWER LINE
○	EX. SANITARY SEWER MANHOLE
- - -	EX. STORM DRAIN LINE
□	EX. STORM STRUCTURE/INLET
TEL	EX. UNDERGROUND TELEPHONE LINE
*	EX. TELEPHONE RISER
*	EX. LIGHT POLE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	GAS LINE (BY GAS COMPANY)
---	PROPOSED PHONE LINE
---	PROPOSED STORM SEWER LINE
○	PROPOSED OPEN LID STORM STRUCTURE (PAYMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
○	PROPOSED CLOSED LID STORM STRUCTURE (PAYMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
○	PROPOSED COMBINATION CURB INLET (86.12 C&G USE NEENAH R-3281-A)
---	PROPOSED SANITARY SEWER LINE
○	PROPOSED SANITARY MANHOLE
---	PROPOSED STORM/SANITARY CLEANOUT
---	PROPOSED WATER LINE
○	PROPOSED VALVE VAULT
○	PROPOSED VALVE BOX
○	PROPOSED FIRE HYDRANT
○	PROPOSED LIGHT POLE
□	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
---	RIP RAP (SEE DETAILS)

Drawing name: K:\GIS_DEVA\168921002_ShootPlan\BionL\ypskent\MA2 Design\CAD\PlanSheets\C6.1 - UTILITY PROFILES.dwg C6.1 Feb 24, 2022 7:44pm by: BrentHickey
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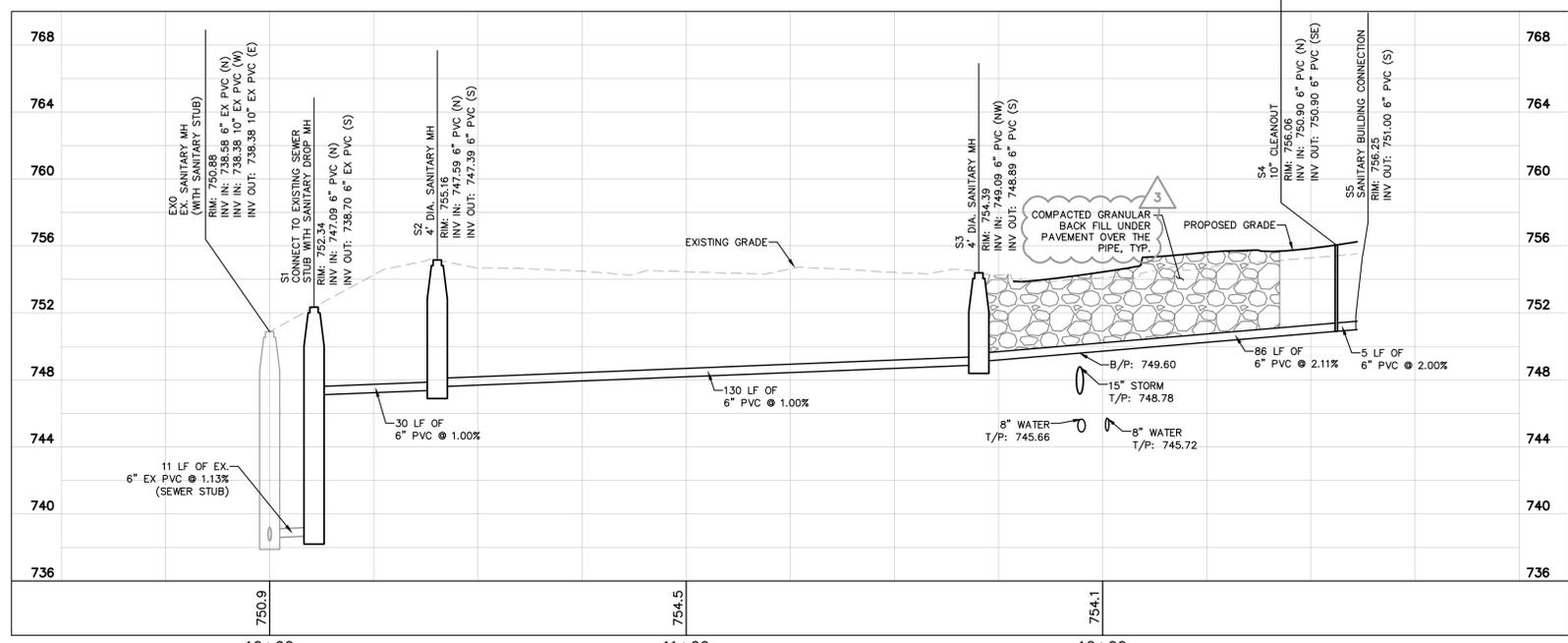
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STORM SEWER PROFILES

RANGE USA
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ORIGINAL ISSUE:
 10/19/2021
 KHA PROJECT NO.
 168921002
 SHEET NUMBER
C6.1

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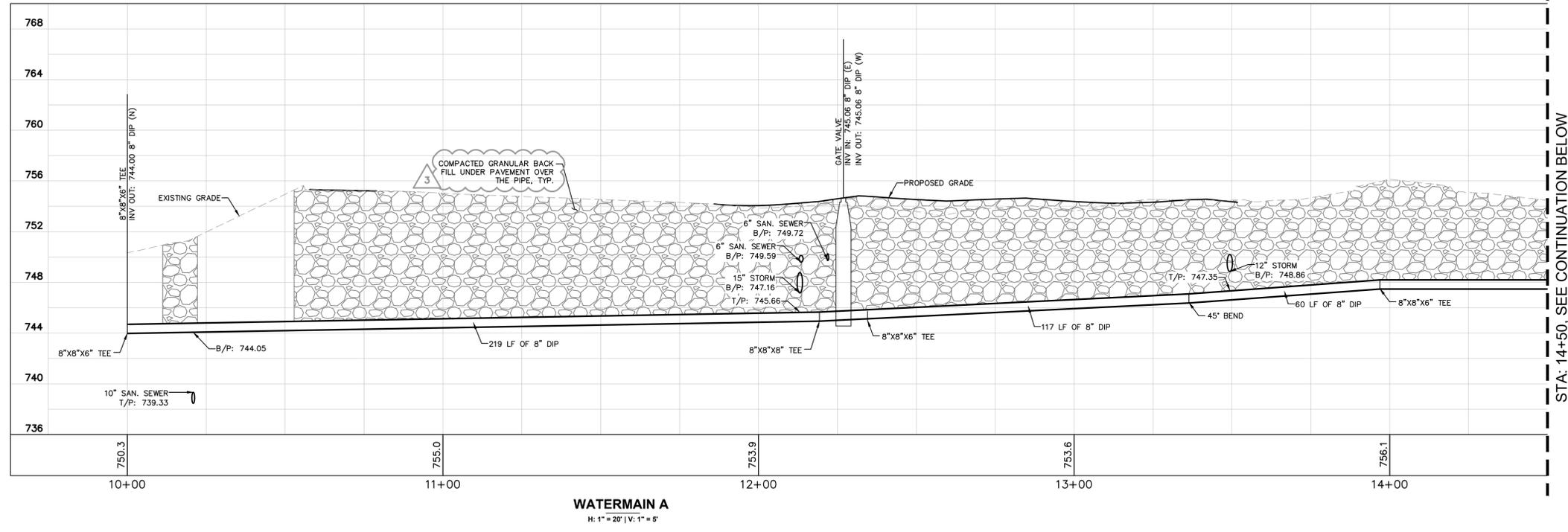
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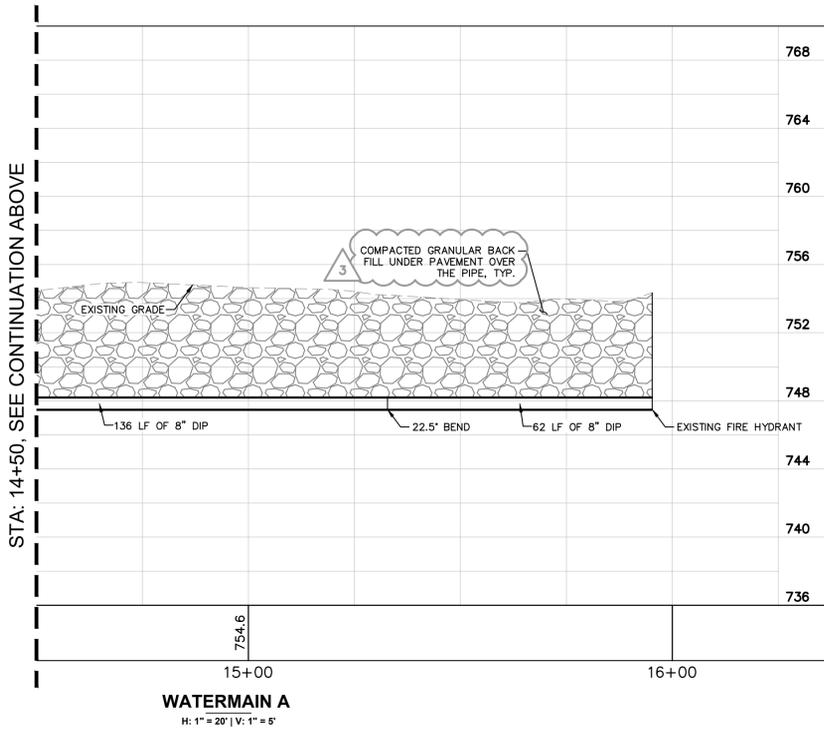
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 KHA PROJECT NO.
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C6.2

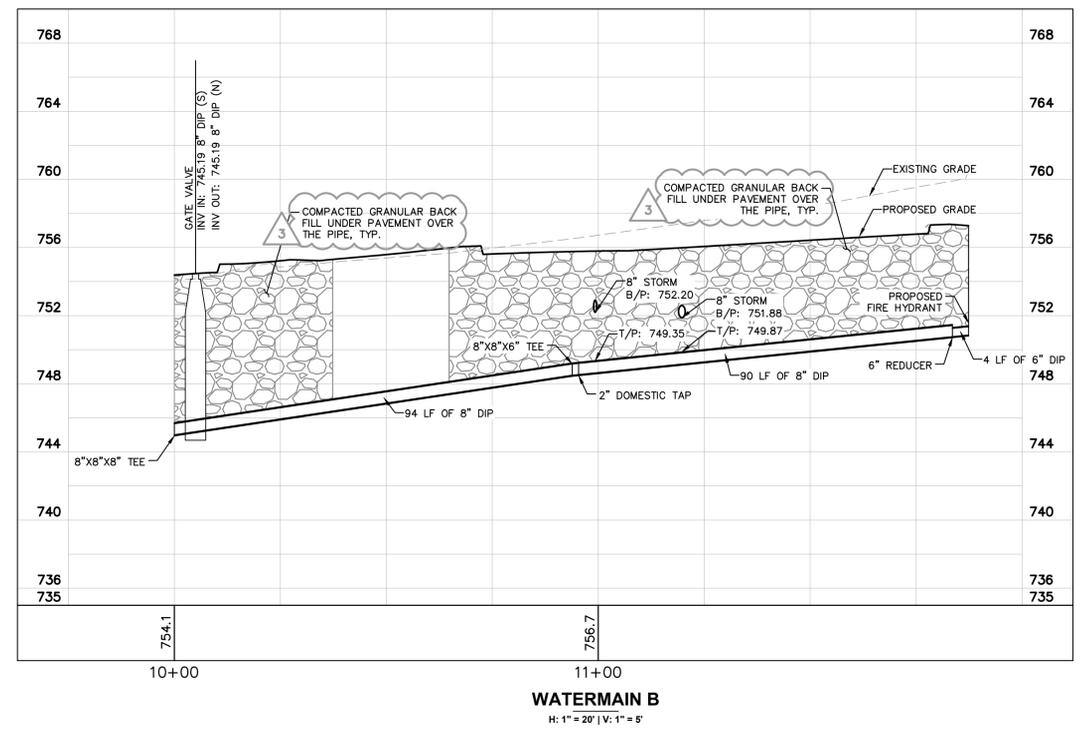
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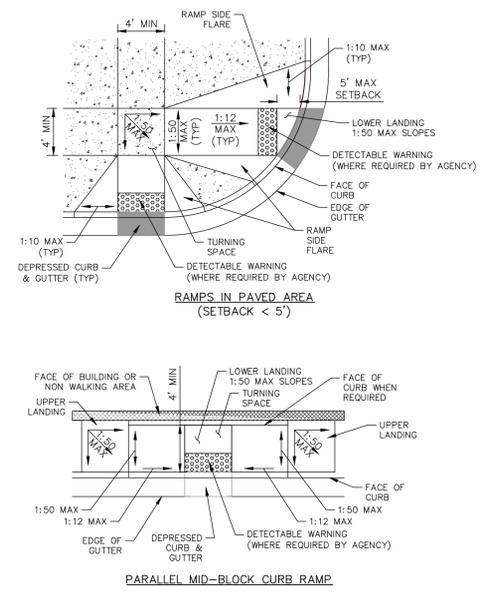
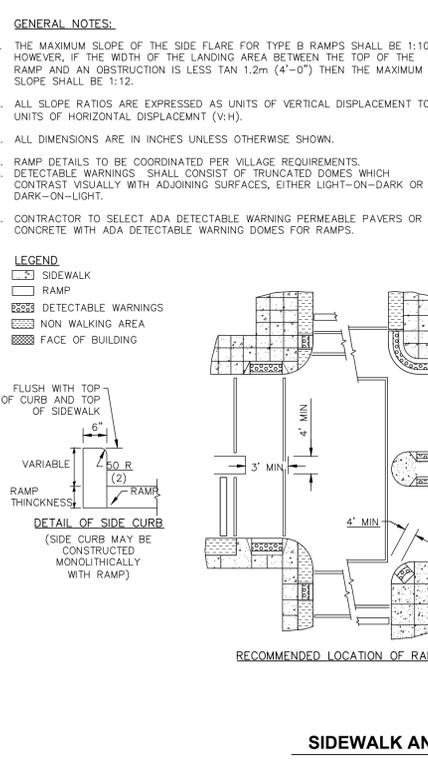
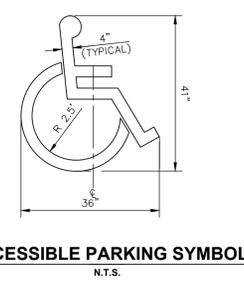
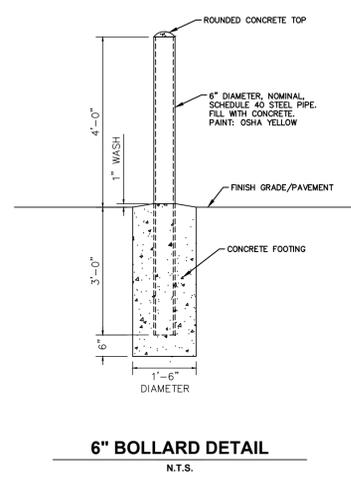
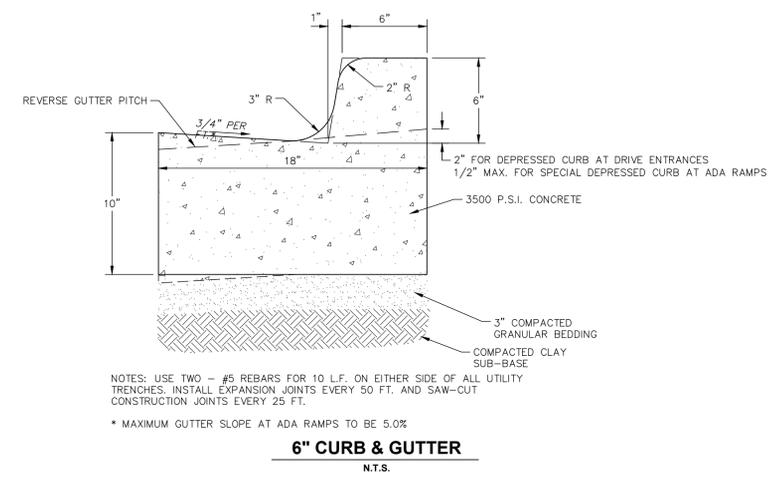
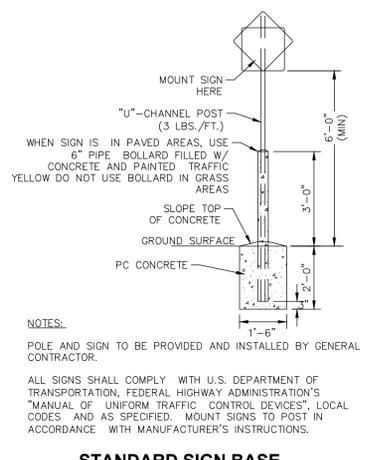
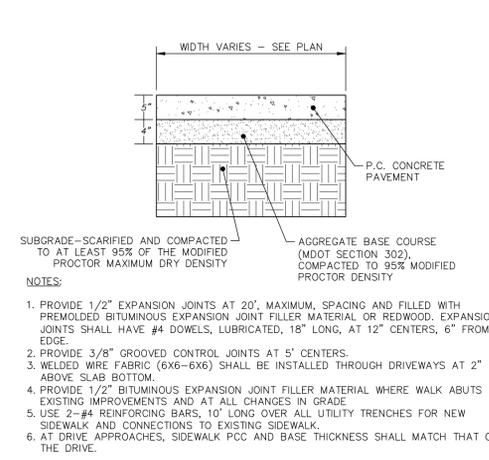
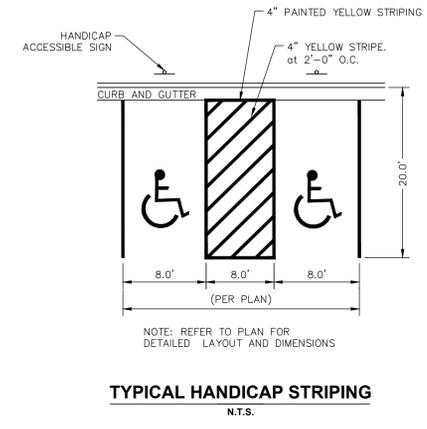
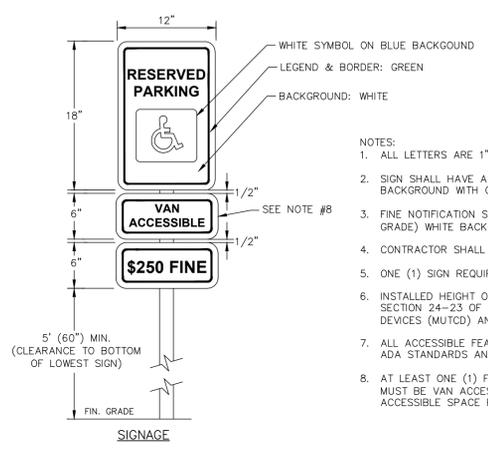
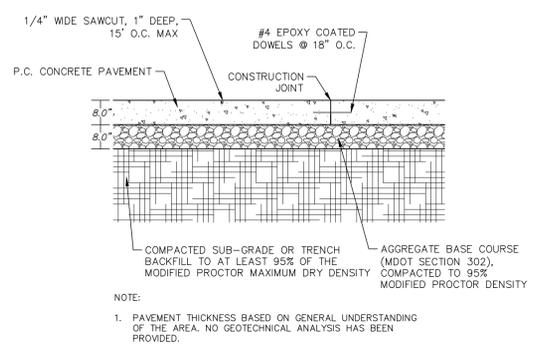
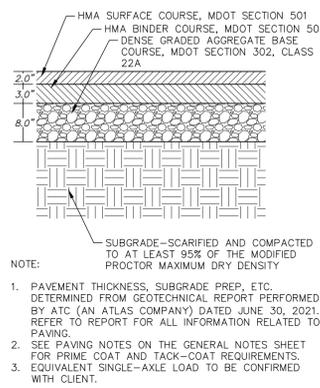
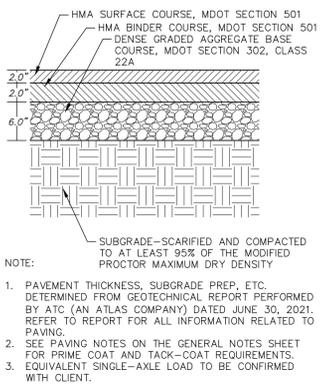


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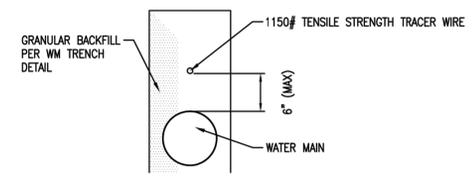
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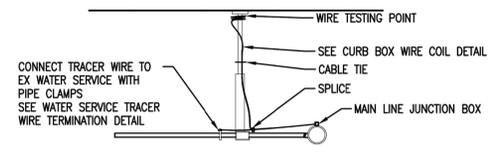
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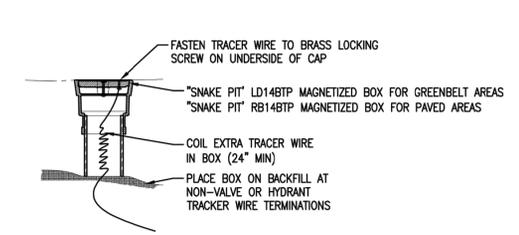
TRACER WIRE SHALL BE INCLUDED WITH ALL PVC WATER MAIN INSTALLATIONS



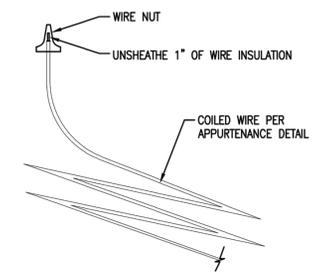
OPEN CUT MAIN LINE TRENCH
N.T.S.



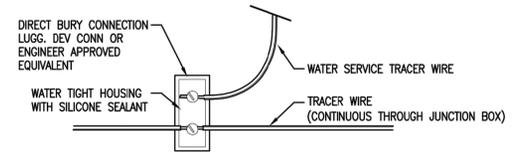
CURB STOP CONNECTION
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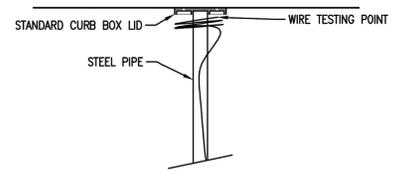
TRACER WIRE TEST POINT
N.T.S.



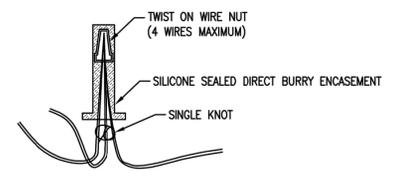
WIRE TESTING POINT
N.T.S.



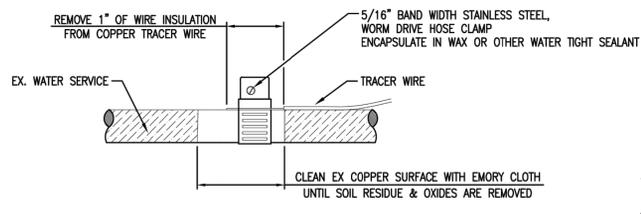
MAIN LINE JUNCTION BOX
N.T.S.



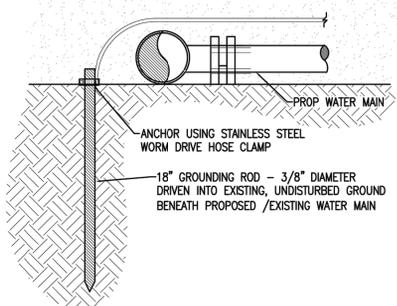
CURB BOX WIRE COIL
N.T.S.



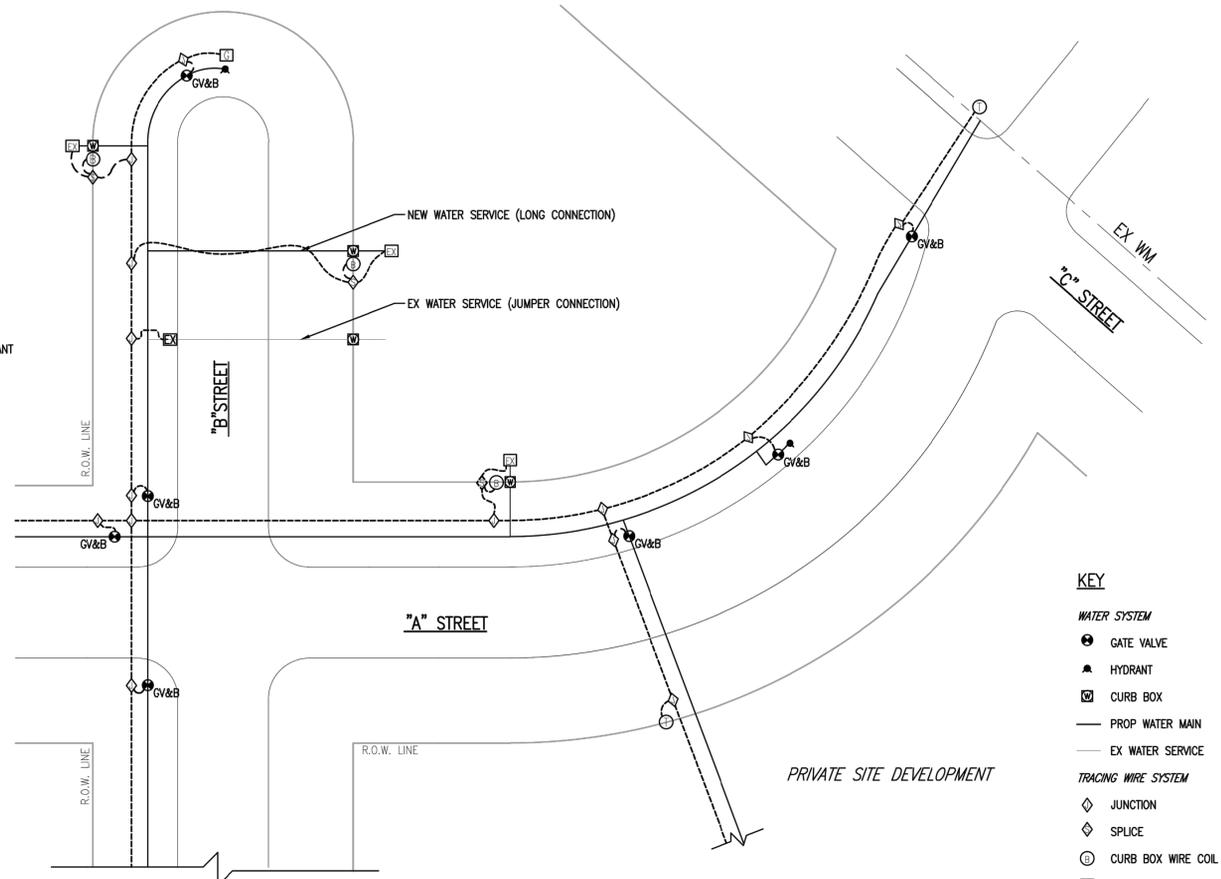
SPLICE CONNECTOR
N.T.S.



WATER SERVICE TERMINATION
N.T.S.



GROUNDING ROD TERMINATION
N.T.S.



- KEY**
- WATER SYSTEM
 - GATE VALVE
 - ▲ HYDRANT
 - CURB BOX
 - PROP WATER MAIN
 - EX WATER SERVICE
 - TRACING WIRE SYSTEM
 - ◇ JUNCTION
 - ◇ SPLICE
 - ⊖ CURB BOX WIRE COIL
 - ⊖ WATER SERVICE TERMINATION
 - TEST POINT
 - ⊖ GROUNDING ROD TERMINATION
 - TRACING WIRE

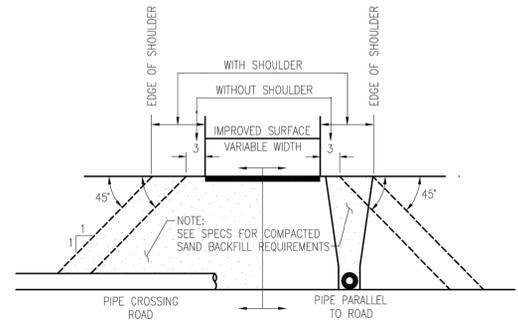


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DATE	SCALE	SHEET	DATE	SCALE	SHEET
07/24/18	NO SCALE				

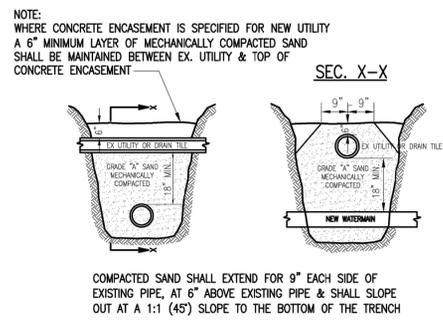
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SCALE:	DESIGNED BY: JPM	CHECKED BY: JMM
	DRAWN BY: BMH	
 YPSILANTI TOWNSHIP WATERMAIN DETAILS		
RANGE USA 660 JAMES L. HART PARKWAY YPSILANTI TOWNSHIP, MI		
ORIGINAL ISSUE: 10/19/2021 KHA PROJECT NO. 168921002 SHEET NUMBER C8.2		

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 Designer: J. VanSledright
 Drafter: J. VanSledright
 Checked: J. VanSledright
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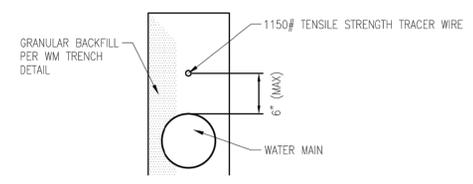
TRACER WIRE DETAILS



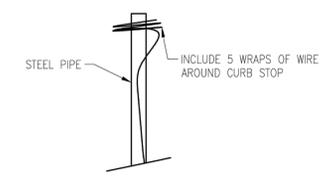
**BACKFILL IN THE AREA OF STREETS, ALLEYS
SIDEWALKS, DRIVES & PARKING LOTS**
NOT TO SCALE



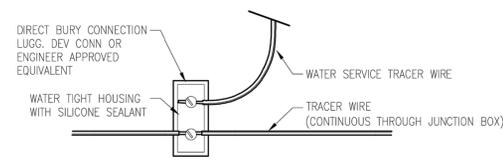
STANDARD PIPE SUPPORT
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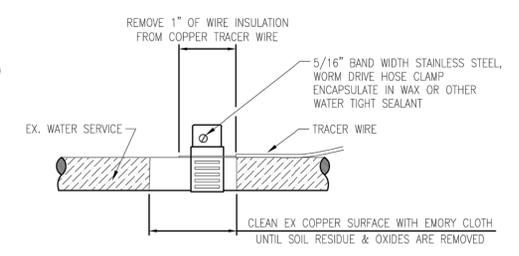
OPEN CUT MAIN LINE TRENCH
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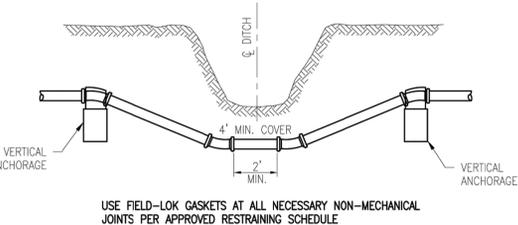
CURB BOX WIRE COIL
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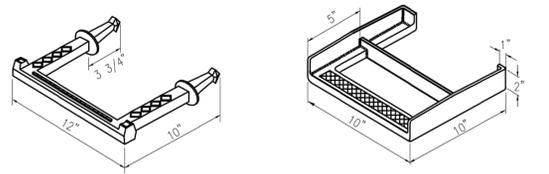
MAIN LINE JUNCTION BOX
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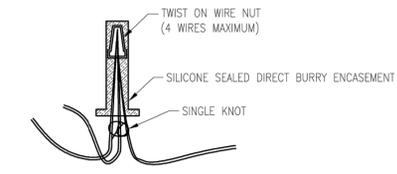
WATER SERVICE TERMINATION
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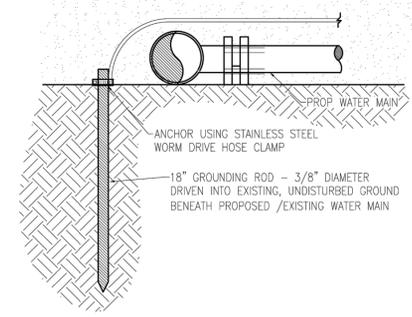
STANDARD DITCH CROSSING
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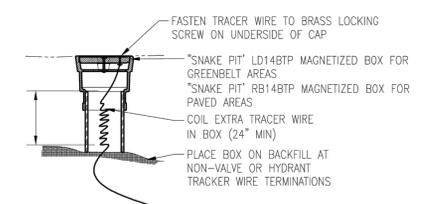
MANHOLE STEP M.A. PSI-375 USE AS REQUIRED
STANDARD MANHOLE STEP EJ 8500 USE AS REQUIRED
INSTALLED IN ECCENTRIC WELLS ONLY. CONCENTRIC WELLS WILL NOT BE INSTALLED WITH STEPS.



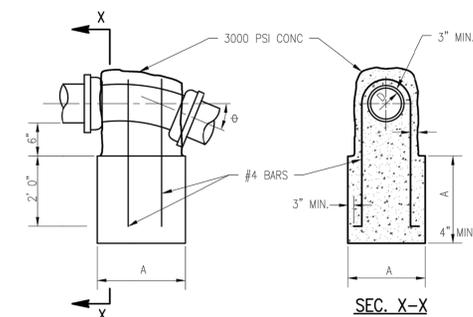
SPLICE CONNECTOR
NOT TO SCALE



GROUNDING ROD TERMINATION
NOT TO SCALE



TRACER WIRE TEST POINT
NOT TO SCALE



DETAIL OF VERTICAL ANCHORAGE
NOT TO SCALE

DIA. OF WATER MAIN	BEND	A	NUMBER OF BARS
6"	22 1/2"	2'-0"	2
	45"	3'-3"	2
8"	22 1/2"	3'-3"	2
	45"	4'-0"	3
12"	11 1/4"	3'-3"	2
	22 1/2"	4'-0"	3
16"	11 1/4"	3'-3"	2
	22 1/2"	4'-0"	3
20"	11 1/4"	4'-0"	2
	22 1/2"	5'-0"	3
24"	11 1/4"	4'-0"	2
	22 1/2"	5'-0"	3

PIPE RESTRAINT SCHEDULE

THE FOLLOWING TABLE IS A JOINT RESTRAINT SCHEDULE (DIPRA) FOR GROUND-BURIED DUCTILE IRON OR PVC PIPE. LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.

PIPE DIAMETER	TEES, 90° PLUGS	45° BENDS	22 1/2° BENDS	REDUCERS
6"	40	25	25	30
8"	55	25	25	30
12"	80	35	25	55
16"	100	40	25	60
24"	135	56	25	65

- BASED UPON
- INTERNAL PRESSURE: 180
 - PIPE DEPTH: 5
 - BEDDING CLASS: TYPE 4
 - SOIL TYPE: GOOD SAND
 - SAFETY FACTOR: 2
- IF PIPE DIAMETER IS NOT LISTED IN THIS TABLE; THE NEXT LARGEST PIPE SHALL BE USED. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER).
 - FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY. THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
 - IF THE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8 INCH TO BAR DIAMETER AS CORROSION ALLOWANCE. SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
 - MANUFACTURER'S RESTRAINT SCHEDULE AND SPECIFIC SITE CONDITIONS MAY MODIFY THE ABOVE SCHEDULE. ANY ALTERNATIVE SCHEDULE SHALL BE SUBMITTED TO YCUA FOR APPROVAL.



REVISIONS

STANDARD WATER MAIN DETAILS

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 YPSILANTI, MICHIGAN 48198-9112
 (734) 484-4800
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DATE	SCALE	SHEET
09/25/19	NO SCALE	

NO.	DATE	BY	REVISIONS
3	02/24/22	JMM	WCWFC/TOWNSHIP REVIEW COMMENTS
2	01/11/22	JMM	TOWNSHIP COMMENTS
1	11/29/21	JMM	TOWNSHIP COMMENTS

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AS NOTED	JPH	BMH	JMM

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 COMMERCIAL REAL ESTATE

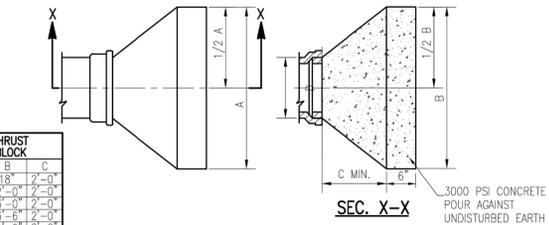
YPSILANTI TOWNSHIP WATERMAIN DETAILS

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE: 10/19/2021
 KHA PROJECT NO. 168921002
 SHEET NUMBER

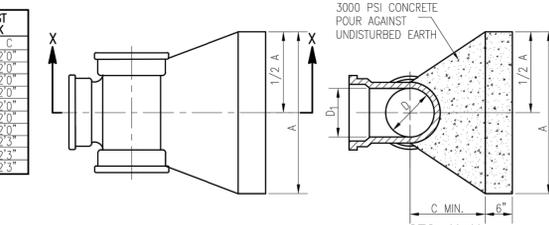
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DIA. OF WATER MAIN	THRUST BLOCK	
D	A	C
6"	2'-0"	2'-0"
8"	2'-6"	2'-0"
12"	3'-6"	2'-0"
16"	4'-6"	2'-0"
20"	5'-6"	2'-0"
24"	6'-6"	2'-0"



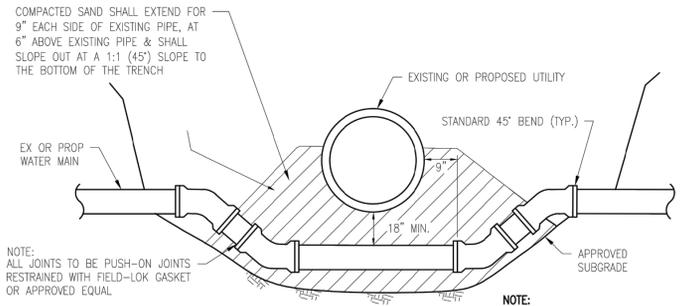
THRUST BLOCK AT PLUG OR HYDRANT SHOE
NOT TO SCALE

DIA. OF TEE	THRUST BLOCK	
D	A	C
6"	2'-6"	2'-0"
8"	2'-6"	2'-0"
12"	3'-6"	2'-0"
16"	4'-6"	2'-0"
20"	5'-6"	2'-0"
24"	6'-6"	2'-0"

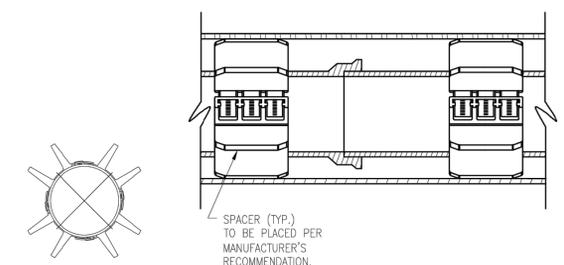


THRUST BLOCK AT TAPPING SLEEVE TEE
NOT TO SCALE

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. ALL OTHER VERTICAL AND HORIZONTAL BENDS SHALL BE RESTRAINED WITH FIELD-LOK GASKETS OR APPROVED MECHANICAL JOINTS.

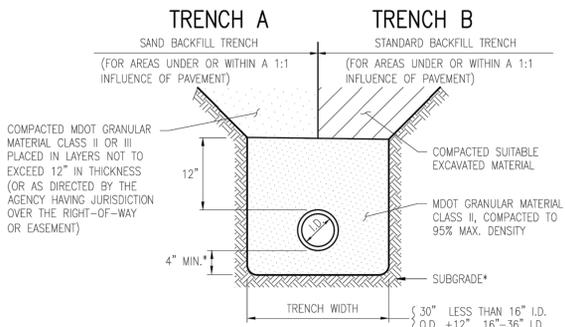


WATER MAIN LOWERING
NOT TO SCALE



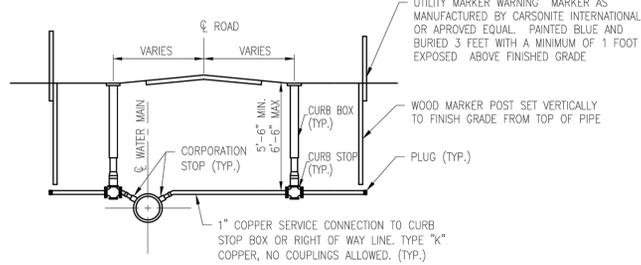
STANDARD CASING SECTION
NOT TO SCALE

NOTES:
1. SPACERS FOR PLACEMENT IN THE ANNULAR SPACE BETWEEN THE CARRIER PIPE AND A CASING PIPE SHALL BE RANGER II AS MANUFACTURED BY PSI OR APPROVED EQUAL.
2. END SEALS SHALL BE MODEL C RUBBER SEAL WITH STAINLESS STEEL BANDS AS MANUFACTURED BY PSI OR APPROVED EQUAL.

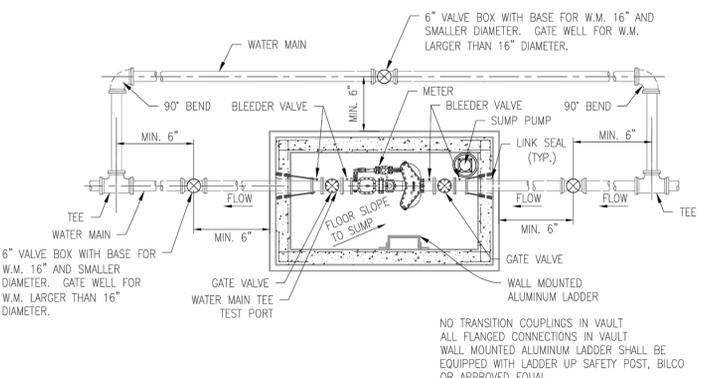


BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

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.

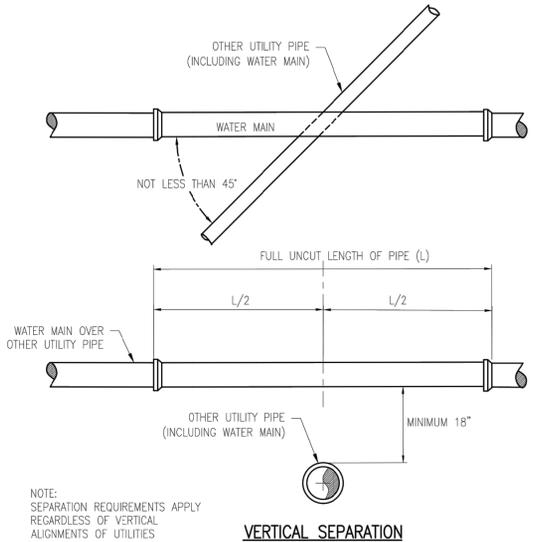


TYPICAL WATER SERVICE
NOT TO SCALE

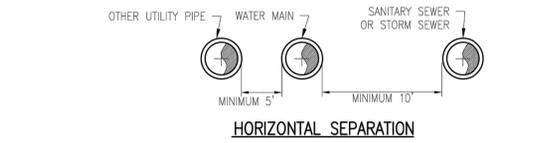


MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOT TO SCALE

NOTES:
1. WHERE POSSIBLE THE METER VAULT SHALL BE LOCATED AWAY FROM TRAFFIC AREAS, 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.

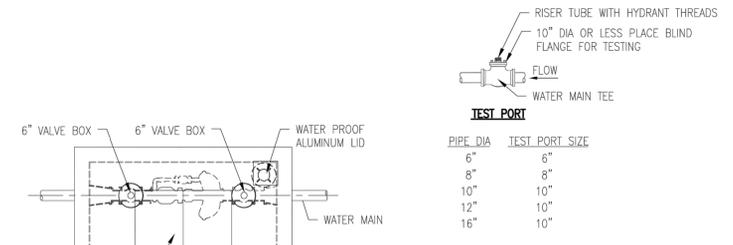


VERTICAL SEPARATION



HORIZONTAL SEPARATION

WATER MAIN CROSSING OTHER UTILITIES
NOT TO SCALE



PIPE DIA.	TEST PORT SIZE
6"	6"
8"	8"
10"	10"
12"	10"
16"	10"

MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE



REVISIONS

STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY		
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FAX: (734) 544-7221		
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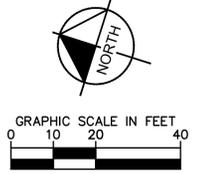
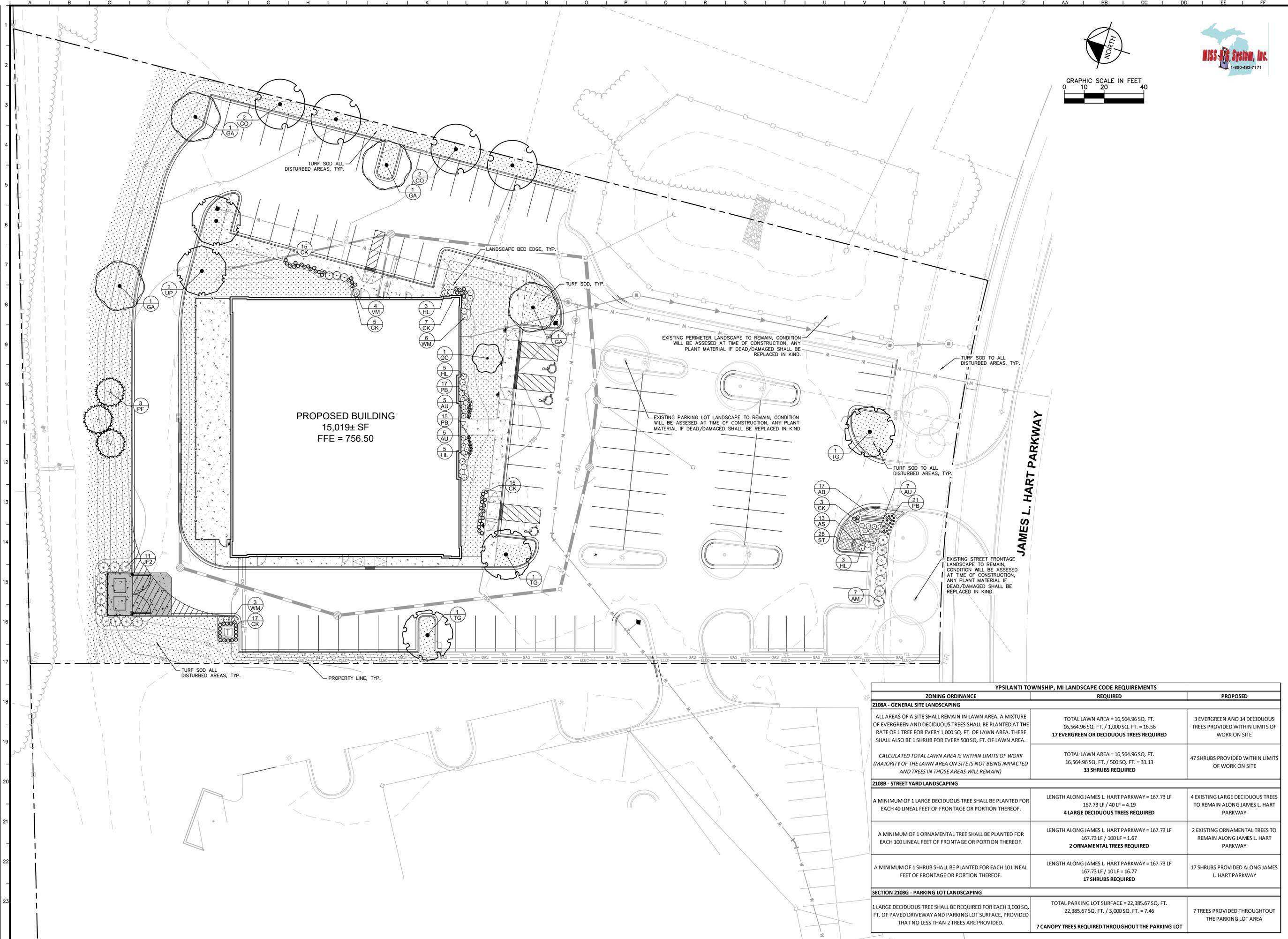
SCALE: AS NOTED
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DRAWN BY: BMH
CHECKED BY: JMM



RANGE USA
660 JAMES L. HART PARKWAY
YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE: 10/19/2021
KHA PROJECT NO. 168921002
SHEET NUMBER C8.4

Drawing name: K:\GIS\DEV\168921002_Sheet\Plan\Blank\Ypsilanti\1.0 - LANDSCAPE PLAN.dwg U1.0 LANDSCAPE PLAN Feb 24, 2022 7:45pm by Brett Hickey
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 DRAWN BY: BMH
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LANDSCAPE PLAN

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

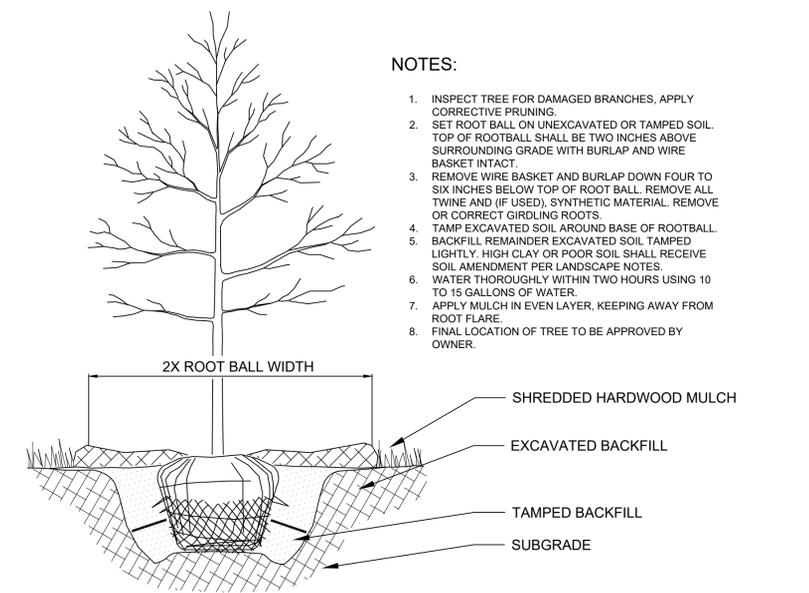
ORIGINAL ISSUE:
 10/19/2021
 KHA PROJECT NO.
 168921002

SHEET NUMBER

YPSILANTI TOWNSHIP, MI LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
2108A - GENERAL SITE LANDSCAPING		
ALL AREAS OF A SITE SHALL REMAIN IN LAWN AREA. A MIXTURE OF EVERGREEN AND DECIDUOUS TREES SHALL BE PLANTED AT THE RATE OF 1 TREE FOR EVERY 1,000 SQ. FT. OF LAWN AREA. THERE SHALL ALSO BE 1 SHRUB FOR EVERY 500 SQ. FT. OF LAWN AREA.	TOTAL LAWN AREA = 16,564.96 SQ. FT. 16,564.96 SQ. FT. / 1,000 SQ. FT. = 16.56 17 EVERGREEN OR DECIDUOUS TREES REQUIRED	3 EVERGREEN AND 14 DECIDUOUS TREES PROVIDED WITHIN LIMITS OF WORK ON SITE
(MAJORITY OF THE LAWN AREA ON SITE IS NOT BEING IMPACTED AND TREES IN THOSE AREAS WILL REMAIN)	TOTAL LAWN AREA = 16,564.96 SQ. FT. 16,564.96 SQ. FT. / 500 SQ. FT. = 33.13 33 SHRUBS REQUIRED	47 SHRUBS PROVIDED WITHIN LIMITS OF WORK ON SITE
2108B - STREET YARD LANDSCAPING		
A MINIMUM OF 1 LARGE DECIDUOUS TREE SHALL BE PLANTED FOR EACH 40 LINEAL FEET OF FRONTAGE OR PORTION THEREOF.	LENGTH ALONG JAMES L. HART PARKWAY = 167.73 LF 167.73 LF / 40 LF = 4.19 4 LARGE DECIDUOUS TREES REQUIRED	4 EXISTING LARGE DECIDUOUS TREES TO REMAIN ALONG JAMES L. HART PARKWAY
A MINIMUM OF 1 ORNAMENTAL TREE SHALL BE PLANTED FOR EACH 100 LINEAL FEET OF FRONTAGE OR PORTION THEREOF.	LENGTH ALONG JAMES L. HART PARKWAY = 167.73 LF 167.73 LF / 100 LF = 1.67 2 ORNAMENTAL TREES REQUIRED	2 EXISTING ORNAMENTAL TREES TO REMAIN ALONG JAMES L. HART PARKWAY
A MINIMUM OF 1 SHRUB SHALL BE PLANTED FOR EACH 10 LINEAL FEET OF FRONTAGE OR PORTION THEREOF.	LENGTH ALONG JAMES L. HART PARKWAY = 167.73 LF 167.73 LF / 10 LF = 16.77 17 SHRUBS REQUIRED	17 SHRUBS PROVIDED ALONG JAMES L. HART PARKWAY
SECTION 2108G - PARKING LOT LANDSCAPING		
1 LARGE DECIDUOUS TREE SHALL BE REQUIRED FOR EACH 3,000 SQ. FT. OF PAVED DRIVEWAY AND PARKING LOT SURFACE, PROVIDED THAT NO LESS THAN 2 TREES ARE PROVIDED.	TOTAL PARKING LOT SURFACE = 22,385.67 SQ. FT. 22,385.67 SQ. FT. / 3,000 SQ. FT. = 7.46 7 CANOPY TREES REQUIRED THROUGHOUT THE PARKING LOT	7 TREES PROVIDED THROUGHOUT THE PARKING LOT AREA

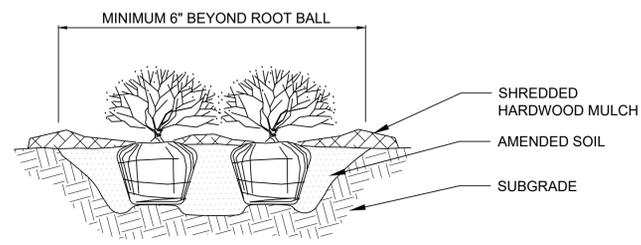
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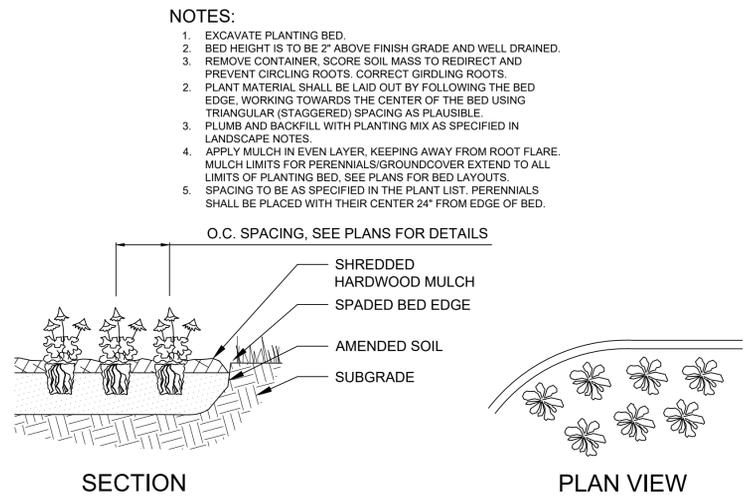
- NOTES:**
- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 - REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
 - TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 - BACKFILL REMAINDER EXCAVATED SOIL, TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 - WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 - FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING NTS



- NOTES:**
- APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINERS) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 - REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 - REMOVE OR CORRECT GIRDLING ROOTS.
 - PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING NTS



- NOTES:**
- EXCAVATE PLANTING BED.
 - BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
 - REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
 - PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
 - PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
 - SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

3 PERENNIAL PLANTING NTS

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

LANDSCAPE AND IRRIGATION NOTES FROM OWNER

- THE CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE, AUTOMATED UNDERGROUND IRRIGATION SYSTEM ON A DESIGN/BUILD BASIS. SYSTEM SHALL PROVIDE 100% COVERAGE IN ALL GRASSED OR LANDSCAPED AREAS ONSITE.
- AN IRRIGATION PLAN MUST BE PROVIDED TO THE OWNER FOR APPROVAL.
- IRRIGATION SYSTEM SHALL INCLUDE A MASTER SHUT-OFF VALVE, A BACKFLOW DEVICE, A PRESSURE REGULATOR, A TIME CLOCK-BASED CONTROLLER, AND A MOISTURE OR RAIN SENSOR. THE IRRIGATION SYSTEM MUST ALSO BE PLACED ON A SEPARATE METER FROM THE DOMESTIC SERVICE.
- LANDSCAPE CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES OF THE DAY TO MINIMIZE EVAPORATION LOSS AND BUSINESS DISRUPTION. BROADCAST SYSTEMS SHOULD NOT BE SET TO RUN DURING TENANT'S NORMAL BUSINESS HOURS.
- COVER DRIP IRRIGATION SYSTEMS TO BE PROVIDED IN ALL BED AREAS AND SHALL BE COVERED WITH A MINIMUM OF 3" OF ROCK OR MULCH. DRIP LINES SHALL BE PINNED DOWN EVERY 3'.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANTS AND AREAS RECEIVING SOD OR SEED UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- PROVIDE A MINIMUM OF 12" OF AMENDED TOPSOIL TO ALL PLANTING AREAS. AMENDMENT TO INCLUDE COMPOST AND NUTRIENTS PER SOILS REPORT.
- NO BARK MULCH, STRAW OR OTHER FLAMMABLE BED FILL IS PERMITTED.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN	40-60 FT. MATURE HEIGHT
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN	50 FT. MATURE HEIGHT
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	2" CAL. MIN	40 FT. MATURE HEIGHT
	TG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL. MIN	40 FT. MATURE HEIGHT
	UP	2	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2" CAL. MIN	65 FT. MATURE HEIGHT
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	PF	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6 FT. HEIGHT MIN.	40 FT. MATURE HEIGHT
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	7	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	24" HT MIN
	AU	17	ARONIA MELANOCARPA 'UCONNAM166' / LOW SCAPE HEDGER CHOKEBERRY	-	SEE PLAN	6" HT MIN
	HL	16	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT MIN
	VM	4	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	-	SEE PLAN	36" HT MIN
	WM	9	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF2	11	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	5' HT MIN.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	24" OC	
	PB	53	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	12" OC	
GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AB	17	AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR	1 GAL	24" OC	
	AS	13	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	24" OC	
	ST	28	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL	24" OC	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
			TURF SOD			

NO.	REVISIONS	DATE	BY
3	WCWRC/TOWNSHIP REVIEW COMMENTS	02/24/22	JMM
2	TOWNSHIP COMMENTS	01/11/22	JMM
1	TOWNSHIP COMMENTS	11/29/21	JMM



LANDSCAPE NOTES AND DETAILS

RANGE USA
 660 JAMES L. HART PARKWAY
 YPSILANTI TOWNSHIP, MI

ORIGINAL ISSUE: 10/19/2021
 KHA PROJECT NO. 168921002
 SHEET NUMBER

L2.0

PLANNED DEVELOPMENT AGREEMENT

Range USA

This Development Agreement (**“Agreement”**) is entered into as of the ___ day of _____, 2022, by and between CAT Ypsilanti, an Ohio limited liability company, whose address is 3805 Edwards Road, Suite 390, Cincinnati, Ohio 45209 (**“Developer”**) and the Charter Township of Ypsilanti, a Michigan Municipal Corporation, whose address is 7200 S. Huron River Drive, Ypsilanti, Michigan 48197-7099 (the **“Township”**).

RECITALS

A. **WHEREAS**, Developer desires to develop certain real property consisting of approximately 2.7 acres (Tax ID # K-11-17-361-021) located on the north side of James L. Hart Parkway, west of Huron/Whittaker Street, which real property is described on Exhibit A attached hereto and made a part hereof (the **“Property”**), as a non-residential planned development district consisting of an automobile dealership to be known as Range USA (the **“Commercial Site”**) and;

B. **WHEREAS**, Developer desires to develop the Commercial site pursuant to Article XIX of the Township’s Zoning Ordinance as a PD Planned Development District and;

C. **WHEREAS**, Developer desires to build all necessary infrastructure such as but not limited to water mains, sanitary sewers, storm sewers, drainage facilities, roads, sidewalks, curbs & gutters, without the necessity of special assessments by the Township, and;

D. **WHEREAS**, Developer desires to install lot grading and soil erosion and sedimentation control improvements as set forth on the approved Engineering Plan and to provide drainage for storm water from the project site so that storm water complies with an approved Washtenaw County Water Resources Commission permit, and as set forth under the Soil Erosion Control Ordinance #102 and;

E. **WHEREAS**, on _____, the Township’s Planning Commission held a public hearing and reviewed Developer’s application for a planned development district and Stage I Site Plan for the Commercial Site, and voted _____, to recommend Stage I Site Plan Approval and Planned Development Stage I Approval with conditions. The Planning Commission’s recommended approval and conditions were forwarded to the Township Board for consideration and;

F. **WHEREAS**, on _____, the Township Board reviewed and approved Developer’s application for a planned development district Stage I Preliminary Site Plan for the Commercial Site and;

G. **WHEREAS**, on _____, the Township Board reviewed and approved Developer’s application for a planned development district Stage II Final Site Plan for the Commercial Site and;

H. **WHEREAS**, upon approval of the Final Site Plan, this Planned Development Agreement may be amended and;

I. **WHEREAS**, Section 1905 of the Township’s Zoning Ordinance requires the execution of a Planned Development Agreement in connection with the approval of the PD Planned Development District and the Commercial Site Plan for the Commercial Site, which Agreement shall be binding upon the Township, the Developer and the Owner/s of the Property, their successors, heirs and assigns.

NOW, THEREFORE, in consideration of the mutual covenants of the parties described in this Agreement, and with the express understanding that this Agreement contains important and essential terms which are incorporated by reference as part of the final approval of the Developer’s Commercial Site Plan, the parties agree as follows:

ARTICLE 1.
GENERAL TERMS

1.1 Developer and the Township acknowledge and represent that the foregoing recitals are true, accurate and binding on the respective parties, their successors, heirs and assigns.

1.2 The Township acknowledges and represents that the Property has been rezoned PD Planned Development District for the development of the Commercial Site, and for purposes of recordation shall be referred to as Planned Development No. _____.

1.3 The Final Site Plan for the Commercial Site, which is attached hereto as Exhibit B and incorporated herein by reference (the “Final Site Plan”), has been approved in accordance with the authority granted to and vested in the Township pursuant to Act. No. 110, Public Acts of 2006, and Act No. 33, Public Acts of 2008, as amended, relating to municipal planning and in accordance with Ordinance No. , the Zoning Ordinance of Ypsilanti Township, enacted 2022, as amended.

1.4 The terms, provisions and conditions of this Agreement shall be deemed to be of benefit to the Property described on Exhibit A and shall be incorporated by the appropriate executed instruments into the title of said Property and shall be deemed a restrictive covenant which shall run with the land and shall not be modified unless otherwise agreed to in writing by the Township, the Developer and/or owner/s of the Property and/or their successors, heirs and assigns.

ARTICLE 2.
PROVISIONS REGARDING DEVELOPMENT OF THE
COMMERCIAL SITE

The Township and Developer hereby agree as follows:

2.1 The only permitted principal uses within the Commercial Site shall be for the sale of firearms, ammunition, and related goods, and the offering of shooting range services, including, without limitations, classes and events, and, customary accessory buildings and uses thereto. Any prior use restrictions imposed by the Township concerning the use of the Property are hereby revoked and of no further force and effect. This Development Agreement shall supersede all prior Township agreements concerning the use of the Property.

2.2 Prior to the issuance of building permits the Developer shall prepare and submit to the Township copies of the “detailed plans and specifications” prepared by a Registered Professional Engineer for the construction and/or installation of, as applicable, on-site paving, sidewalks, water mains, sanitary sewers, storm sewers, detention systems and mass grading, with the understanding that no work on said improvement shall commence until said plans and specifications have been approved by the Township Engineer, which approval may be given in phases. Developer shall provide all other information to the Township, its engineers and consultants as shall be reasonably required and/or requested.

2.3 Developer shall prepare the appropriate calculations for the runoff and detention and shall submit an itemized tabulation of piping and costs of construction.

In the event Developer and/or the Owners of the Property at any time fail to maintain or preserve the detention basin areas (or fail to cause the proper maintenance of the detention basin areas), the inlet and outlet areas, etc., in accordance with this Agreement, the Township may serve written notice upon the Developer and/or the Owner/s of the Property, setting forth the deficiencies in which Developer and/or the Owner/s of the Property have failed to maintain and/or preserve the detention basin areas, inlet and outlet areas, etc., in accordance with this Agreement. Said written notice shall include a demand that deficiencies of maintenance and/or preservation be cured within thirty (30) days of the date of said notice. If the deficiencies set forth in the original notice, or any subsequent notice thereto, are not cured within such thirty (30) day period or any extension thereof, the Township in order to prevent the detention basin areas, inlet and outlet areas, etc. from becoming a nuisance, may enter upon the detention basin areas, inlet and outlet areas, etc., and perform the required maintenance and/or preservation to cure the deficiencies. The Township’s cost to perform any such maintenance and/or preservation, together with a ten (10) percent surcharge for administrative costs shall constitute a lien on said Property and placed on the next Township roll as a special assessment and collected in the same manner as general Property taxes.

2.4 The parties acknowledge that the Final Site Plan identifies the width and size of the lot, the approved setbacks therein, and the proposed location of the building area within the lot. No exterior wall of a principal building shall be erected or placed other than within the approved confines of the building area. The parties acknowledge and agree that the approved building areas

were selected inter alia to accomplish the preservation of the Property's natural resources and topographic features, including, but not limited to, existing trees. In the event of a conflict between this Agreement and the Nonresidential Site Plan attached hereto and any other Township ordinance, rule or regulation as it pertains to the width and size of the lot, setbacks within or the location of the building area, this Agreement, with the attachments identified herein, shall control.

2.5 The Final Site Plan reviewed and approved by the Township pursuant to Article XIX of the Ypsilanti Township Zoning Ordinance for the development of said Property shall be governed by the Township ordinances as they exist on the date of the signing of this Agreement and shall not be affected by any subsequent enactments or amendments to Township ordinances, rules and regulations as it pertains to the development of the Property in accordance with the approved final site plan.

2.6 The Commercial Site shall be developed with public sanitary sewers as approved by the Ypsilanti Community Utilities Authority and the Michigan Department of Environmental Quality, subject to all applicable laws and regulations. The Commercial Site shall also be developed with public water mains as approved by the Ypsilanti Community Utilities Authority and the Michigan Department of Public Health, subject to all applicable laws and regulations. All standard connections, inspections, costs and fees imposed by the Township, including, but not limited to, engineering inspections, shall be paid by the Developer and/or Owner of the Property.

2.7 Developer shall dedicate all necessary easements to the Charter Township of Ypsilanti for the construction and maintenance of public improvements, including, but not limited to, sanitary sewer, storm sewer and water main improvements.

2.8 The Developer and/or Owner shall take all reasonable measures requested by the Township to resolve any dust created by trucks traveling to and from the construction site which measures shall include installing brine on the roads when requested by the Township, as well as deploying a water truck on site when dust conditions create a nuisance during the site development stage of construction, the expense of which shall be borne exclusively by the Developer. The Developer furthermore agrees to direct all truck traffic onto paved roads whenever possible.

2.9 Developer shall furnish to the Township a performance bond, cash or irrevocable Bank Letter of Credit, suitable to the Township attorney, which has been determined by the Township Engineer, to pay for underground improvements including, but not limited to, water mains, sanitary sewers, Washtenaw County Drain Commission storm sewers, sidewalks, footpaths, street lights, retention ponds and any other site improvements required by the Township.

2.10 Developer shall furnish a "project engineer's certificate", indicating that the water, sanitary sewer, storm sewer, and the storm water detention/retention facilities have been constructed in accordance with the Township "Engineering Design Specifications for Site Improvements", adopted by YCUA and the Township. Developer shall furnish "as built" engineering plans (3 copies, microfilmed), reviewed and approved by the Township's Engineer, showing all site improvements installed per Township specifications. All inspections for water and sewer (sanitary and storm) installations are to be performed by Township and YCUA engineering inspectors, with applicable fees. (See Section 2.9).

2.12 Developer shall furnish a “project engineer’s certificate”, indicating that all soil erosion and sedimentation measures have been complied with, according to local Ordinance #102 and part 91 of Act 451 of the Public Acts of 1994.

2.13 Developer shall provide for the installation of all improvements pursuant to this Agreement and in accordance with the approved plans prior to the issuance of a Certificate of Occupancy. If all of the improvements are not completed by the time the Certificate of Occupancy is requested, the Community Development Coordinator, or his designee, may accept cash or an irrevocable Letter of Credit from the Developer for the remaining unfinished improvements, if it is determined that public health and safety standards have been met. The Developer shall repair all defects in said public improvements to the Township Engineer’s satisfaction, which develop within one (1) year from the date of acceptance thereof by the Township.

2.14 Developer shall install all electric, telephone and other communication systems underground in accordance with the requirements of the applicable utility company.

2.15 Developer shall deposit, prior to issuance of a building permit, a landscape tree planting escrow account with the Township in the form of a check payable to the Charter Township of Ypsilanti which shall then be remitted to the Township Treasurer. Developer agrees that all trees planted shall be in accordance with acceptable horticultural practices and in accordance with all Township standards and specifications. The trees shall be planted in accordance with the approved landscape plan and in accordance with the final site plan. All trees planted by the proprietor shall be guaranteed for one (1) year after planting. Said escrow monies shall be returned to the Developer/owner of the Property, less 10% to cover inspection costs by the Township, one (1) year after the date of acceptance by the Township.

2.16 Developer shall pay to YCUA an inspection deposit for the engineering inspections of all underground installations and paving, in an amount to be determined by the Township Engineer, at least 48 hours prior to the start of underground construction.

2.17 Developer shall place all mechanical systems including, but not limited to, make up air, heating, air conditioning, etc., on the roofs of all principal and accessory buildings in such a manner so they are visually screened from James L. Hart Parkway, Huron Street, and I-94.

2.18 Developer shall provide fire water lines and hydrants on site and have them fully operational before combustible materials are assembled on site.

2.19 Developer shall install vertical signs on the designated fire lane in the rear of said site which shall state “No Parking - Fire Lane”, and install vertical signs stating “No Parking — Fire Lane” at a maximum spacing of 150’ from the drop off area and the service drive.

2.20 Developer shall remove all discarded building materials and rubbish from the Commercial Site at least once each month during construction of the site improvements and within one month after completion or abandonment of construction. No burning of discarded construction material shall be allowed on site.

2.21 Developer shall install adequate lighting in all parking lots on said site, which installation shall be in accordance with the approved final site plan. Furthermore, said Developer

and owner/s of said Property, their successors, heirs and assigns, hereby agree to participate and be included in a special assessment district for the purpose of installing, improving, and maintaining a lighting system for lighting improvements to the Huron Street/Whittaker Road corridor. Said Developer and owner/s of the Property, their successors, heirs and assigns, agree that the cost of said lighting improvements shall be defrayed by a special assessment against the Property especially benefited by the lighting improvement. Said Developer and/or the owner/s of said Property, their successors, heirs and assigns, knowingly and voluntarily waive all rights to file an objection to the creation of a special assessment district for the purpose of installing, improving and maintaining a street lighting system on the Huron Street/Whittaker Road corridor whether said assessment district is created by a resolution of the Charter Township Board of Trustees or if submitted to the Township Board by more than 50% of the record owners of said land in the special assessment district pursuant to Act 188 of the Public Acts of 1954, as amended by Public Act 1974, No. 143, as amended. Developer shall install interior and exterior camera systems and recordings shall be held for 45 days and be made available to law enforcement on request.

ARTICLE 3. MISCELLANEOUS PROVISIONS

3.1 This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement. Until the rights and responsibilities under this Agreement are transferred to the Owner/s of the Property, the Developer and the Township shall be entitled to modify, replace, amend or terminate this Agreement, without requiring the consent of any other person or entity whatsoever, regardless of whether such person has any interest in the Property, including Owner/s of the Property, mortgagees, and others. Once the rights and responsibilities under this Agreement are transferred to the owner/s of the Property, the only parties entitled to modify, replace amend or terminate this Agreement shall be the owner/s of the Property and the Township.

3.2 This Agreement shall be governed by and be construed in accordance with the laws of the State of Michigan.

3.3 This Agreement has been approved by the Developer and the owner/s of the Property and Township, through action of the Township Board at a duly scheduled meeting.

3.4 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

3.5 This Agreement shall be binding on, and shall inure to the benefit of the parties and their respective successors, heirs and assigns.

The Charter Township of Ypsilanti hereby agrees:

- 4.1 The Township shall accept all easements for public utilities.
- 4.2 In consideration of the above undertakings to approve Range USA, the Township shall provide timely and reasonable Township inspections as may be required during construction.
- 4.3 The Township will record this Agreement with the Washtenaw County Register of Deeds.

Remainder of Page Intentionally Blank. Signatures to Follow.

IN WITNESS WHEREOF, the parties have executed this Agreement as the year and date set forth above. This Agreement is not intended to create contractual right for third parties. It may be enforced, amended or rescinded only by the parties or their successors in interest. The obligation of the Developer contained herein shall be binding on successors and assigns in ownership the Commercial Site known as Range USA., described in Exhibit A.

DEVELOPER:

CAT Ypsilanti, LLC,
An Ohio limited liability company

Name: Douglas Compton
Title: Authorized Manager

TOWNSHIP:

Charter Township of Ypsilanti

Name: _____
Title: _____

Michigan Acknowledgment to be Inserted

EXHIBIT "A"
LEGAL DESCRIPTION
RANGE USA

K-11-17-361-021

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

That part of Lot 3, HURON CENTER COMMERCIAL & INDUSTRIAL PARK, described as: Beginning at the Northwest corner of Lot 3 of HURON CENTER COMMERCIAL & INDUSTRIAL PARK, as recorded in Liber 26 of Plats, Pages 66, 67 and 68, Washtenaw County Records; thence North 71 degrees 06 minutes 30 seconds East 317.97 feet along the North line of said Lot 3 and the South line of I-94 Freeway; thence South 02 degrees 57 minutes 43 seconds East 506.14 feet; thence 193.83 feet along the arc of a 770.00 foot radius non-tangential circular curve to the left, chord bearing South 79 degrees 49 minutes 35 seconds West 193.32 feet along the South line of said Lot 3 and the North line of James L. Hart Parkway (recorded as Commerce Parkway) (86 feet wide); thence North 17 degrees 23 minutes 05 seconds West 457.56 feet along the West line of said Lot 3 to the point of beginning.

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EXHIBIT "B"
FINAL SITE PLAN