

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

Tuesday, September 27, 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 734-544-4000.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AUGUST 9, 2022 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
 - A. **PETITION HAS REQUESTED ITEM BE TABLED TO NEXT MEETING**
HEWITT PROPERTY LLC - 617 SOUTH HEWITT ROAD (K-11-39-252-007) TO CONSIDER A SPECIAL CONDITIONAL USE PERMIT TO CONSTRUCT A VEHICLE FUELING STATION (PER SECTION 420 OF THE TOWNSHIP ZONING ORDINANCE) AT 617 SOUTH HEWITT ROAD
 - B. **ROUND HAUS PARTY SHOPPE – 5970 BRIDGE ROAD (K-11-24-300-014)** TO CONSIDER A SPECIAL CONDITIONAL USE PERMIT TO CONSTRUCT A VEHICLE FUELING STATION (PER SECTION 420 OF THE TOWNSHIP ZONING ORDINANCE) AT 5970 BRIDGE ROAD
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **CIRCULAR INVESTMENT – 924 MINION STREET (K-11-10-280-016)** –TO CONSIDER A FULL SITE PLAN TO EXPAND AN EXISTING PARKING LOT IN ORDER TO OVERNIGHT PARK UP TO NINE DUMP TRUCKS AND 27 DOUBLE TRAILER SEMI-TRUCKS AT 924 MINION STREET
 - B. **HEWITT PROPERTY LLC - 617 SOUTH HEWITT ROAD (K-11-39-252-007)** –TO CONSIDER A FULL SITE PLAN TO CONSTRUCT A VEHICLE FUELING STATION WITH A 3,600 SQUARE FOOT CONVENIENCE STORE AND FAST FOOD CARRY OUT AT 617 SOUTH HEWITT ROAD
 - C. **ROUND HAUS PARTY SHOPPE – 5970 BRIDGE ROAD (K-11-24-300-014)** TO CONSIDER A FULL SITE PLAN TO CONSTRUCT A VEHICLE FUELING STATION AND 6,000 SQUARE FOOT PARTY SHOP AT 5970 BRIDGE ROAD
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 MEETING
Tuesday, August 9, 2022
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Gloria Peterson - Board Liaison
Elizabeth El-Assadi
Larry Doe
Muddasar Tawakkul

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, Planning and Development Coordinator
Denny McLain, Township Attorney

i. CALL TO ORDER/ESTABLISH QUORUM

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

ii. APPROVAL OF MAY 24, 2022, REGULAR MEETING MINUTES

MOTION: Ms. Peterson **MOVED** to approve the previous Board Meeting Minutes. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.

iii. APPROVAL OF AGENDA

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

iv. PUBLIC HEARINGS

None to report.

v. OLD BUSINESS

None to report.

vi. **NEW BUSINESS**

A. PAINT CREEK CROSSING - PLANNED DEVELOPMENT – 1816-2130 WHITTAKER ROAD (PARCELS K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034) - TO CONSIDER A REVISION TO THE APPROVED SITE PLAN FOR THE PURPOSE OF CHANGING THE LANDSCAPING.

Mr. Iacoangeli addressed the Planning Commission and explained the amended landscape plan for the Paint Creek Crossing Plaza. The subject parcels about 21 acres and it's part of a planned development. It is a one storey shopping center (190,000 square feet). The original site plan was approved on May 28, 2002. Mr. Iacoangeli explained and summarized the reason for the amendment; In 2020, the 34 original trees were removed without a site plan or approval to deviate from the original site plan.

When the township contacted the shopping center once they were aware of the situation. The shopping center admitted that they had removed the trees and stated that they were unaware that they needed to amend a plan in order to do so. The township and the shopping center have been trying to work together to arrive at a solution. The township had to legally contact the property owner and compelled them to come to the table to discuss how this would be remedied.

What was agreed upon is the property owner would provide a landscape plan consistent with the requirement along with any other development outlining their new intention for the shopping center, and it was agreed that it would be reviewed and sent to the planning commission for their approval. The plan was reviewed by Carlisle Wortman Associates on behalf of the internal planning staff in order to be as objective as possible, and as far as looking at the plan and making sure that it complies with the township zoning ordinance.

Mr. Iacoangeli stated that the amended site plan and the review letter from Carlisle Wortman outlining their review is been presented before the Commission. Carlisle Wortman review states that Whittaker Road plannings which are north of the common drive, they're proposing a mix of honey locusts, deciduous trees of Cynthia's, the planning is to provide landscaping along the length of the corridor frontage. That was what was approved what's being proposed are hydrangeas, roses and Foxwoods clumped together in order to not provide landscaping along the corridor or frontage so what they mean by that is what was previously approved were deciduous trees and now they're asking to use hydrangeas, roses and boxwoods. Morgan Road behind the shopping center, the original approved plan was for a mix of evergreens and deciduous shrubs and the plan that they presented as supplements with additional spruce trees that was approved as a part of the original landscape plan and Carlisle Wortman

comment is that they are consistent with the approved landscape plan. Dean Dr, there is a mix of evergreen trees that are currently there and their new landscape plan is recommending supplementing those with additional spruce trees, and Carlisle Wortman comment is that they are consistent with the approved landscape plan.

Carlisle Wortman review:

- Roses are hardy and they should be replaced with a hardier species.
- Include deciduous trees along the Whittaker Road at a 40 ft interval along the street.
- Bradford Pears be switched out with an alternative species (Easter redbuds serviceberries Blackhall viburnums, wild plums, Ironwood Easter hop hornbeam, American hornbeam, Black Gum and yellow wood).

Mr. Iacoangeli informed the Commission that the packet includes the illustration along with aerial references.

The Commissioners discussed the purpose of the trees is to block the shopping center from the highway and they looked great during the flowering period. Mr. Iacoangeli explained that some of the retailers, including Mr. Grenadier (Owner/ Applicant:1816-2130 Whittaker Rd. Ypsilanti, MI 48197) had issues with the trees because it was blocking the view of their business from the street.

Mr. Grenadier explained to the Commission that there are still about 100 pear trees on the site and the trees were removed as a first step towards the major landscaping overhaul of the creek, the property was approximately 20 years old with overgrown trees and they were directly under the power wires. He stated that his goal is to beautify the property, so that the shoppers and stores would want to do business there. A complete redevelopment of the entire landscaping was created by the landscaper who gave the shopping center an unbelievable look.

Mr. Grenadier shared his concern whether the suggestions made by Carlisle Wortman are feasible to have trees grown under the power wires.

Ms. Peterson inquired with Mr. Grenadier about him not being satisfied with the recommendations made by Carlisle Wortman; Mr. Iacoangeli responded by stating that Carlisle Wortman did the review and has the count of tree stumps when they were cut down as a part of trying to arrive at the overall cost involved. Carlisle Wortman is aware of the power lines because they surveyed all the tree stumps to find out how many and how big they were at the time they were all cut down. The planning department became aware of this situation when calls were received from the township residents about the missing trees. The planning department is trying to arrive at an amicable solution that would work for the shopping center and the township. The townships' biggest concerns are that the hydrangeas are not equivalent of what was there before

with mature trees that were 15 or 20 feet tall. There have been back and forth discussions on what's to be planted (trees or shrubs) considering the power wires.

Mr. Doe inquired if there were pears trees on the island; Mr. Grenadier assured that there were pear trees on all the existing islands at the shopping center.

Mr. Grenadier was asked about the height of the trees that were removed, in reference to the bottom of the power line and if they were touching the line. He stated that if the tree doesn't get trimmed, they are safety concerns and if the property owners do not trim them, DTE would be doing the trimming and they have complete access to it.

Mr. Grenadier stated that the pavement at the shopping center has been replaced and 85% of the center is brand new. He also shared with the Commission that he was not aware about getting building permits in order to make changes to the landscape and the need to get an amendment to a site.

Ms. Peterson inquired with Mr. Iacoangeli if the site plan decision could be tabled, since Mr. Grenadier is not happy with Carlisle Wortman recommendations; Mr. Iacoangeli stated that Carlisle Wortman's opinion meets the landscape requirements. And there's some conditions in there that were offered. The opinion of the Planning Commission as a third party to determine what's appropriate would help in arriving to a solution.

The Commissioners discussed that the parties would need to negotiate and come to an agreement. There are rules and regulations in the township for every business and it's the Planning Commission job to enforce the rules. It was suggested to table the decision and ask the two parties to get together and come to a recommendation.

After much discussion the Planning Commission arrived with the following:

MOTION: Ms. El-Assadi **MOVED** to approve the landscaping revision to the approved site plan for a special site zone PD Plan development located at 1816-2130 Whittaker Road (PARCELS K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034) also known as Paint Creek Crossing with the following conditions:

1. The applicant shall meet with the planning department to go over the recommendation of Carlisle Wortman.
2. To replace the roses with more hardy species.
3. Possibly replace the Bradford pears with other alternatives.
4. The placement of the trees at 120 as proposed by the applicant and include a few more along the length of Whittaker Road at 80-foot replacement as negotiated with the planning department and short enough to the power lines.

The **MOTION** was **SECONDED** by Mr. Tawakkul.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

B. ELECTION OF PLANNING COMMISSION OFFICERS

MOTION: Mr. Tawakkul **MOVED** to approve Chairman for the Planning Commission: Bill Sinkule, Vice- Chairman: Elizabeth El-Assadi and Secretary: Larry Doe. The **MOTION** was **SECONDED** by Ms. Peterson.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

C. 2021 PLANNING COMMISSION REPORT TO THE BOARD – TO CONSIDER SUBMITTING TO THE TOWNSHIP BOARD OF TRUSTEES A 2021 PLANNING COMMISSION REPORT PURSUANT TO SECTION 125.3819 OF THE MICHIGAN PLANNING ENABLING ACT, PA 33 OF 2008.

Mr. Iacoangeli informed the Commission that the Planning Department is gathering information for the report that requires information on the number of meetings and the items that had actions taken on, attendance records of the membership. This is required by the planning Enabling Act of this body Senator report yearly to the legislative body, explaining the action that it's taken, as well as its attendance and performance. Once the Planning Commission is satisfied with the report, a recommendation for the report to be forwarded to the township Board of Trustees at their next regular meeting for their consideration.

MOTION: Ms. El-Assadi **MOVED** to approve recommendation of the planning commission report to the township board. The **MOTION** was **SECONDED** by Ms. Peterson.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

vii. -OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

- A. CORRESPONDENCE RECEIVED - Michigan Association of planning.**
- B. PLANNING COMMISSION MEMBERS - None**
- C. MEMBERS OF THE AUDIENCE- None**

viii. TOWNSHIP BOARD REPRESENTATIVE REPORT

None to Report

ix. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

Ms. El-Assadi stated that, at the last ZBA meeting they had a request for variance for having a recreational vehicle in the front yard.

x. TOWNSHIP ATTORNEY REPORT

None to Report

xi. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli informed the Commission of the zoning ordinance amendments that need to be addressed. With the first year of the new zoning ordinance the planning department has come across inconsistencies and errors that need to be addressed and the plan to start drafting in August and September and bring a batch of amendments in October to be reviewed and then be recommended to the township Board of Trustees. There are map amendments to be reviewed. There are a lot of upcoming projects. There is a proposal for a new gas station at the corner of Hewan Ellsworth which is under review.

xii. OTHER BUSINESS

None to Report

xiii. ADJOURNMENT

MOTION: Ms. Peterson **MOVED** to adjourn at 7:44 pm. The **MOTION** was **SECONDED** by Mr. Doe 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
Round Haus Party Shoppe
5970 Bridge Road
Preliminary Site Plan**

September 27, 2022

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of special conditional use and preliminary site plan applications from Mr. Donald George representing the Round Haus Pizza and Party Shoppe requesting authorization for the construction of a 6,000 square-foot convenience store and four (4) fuel pump islands to be located upon the 0.83 acre parcel known as 5970 Bridge Road, K-11-24-300-014.

APPLICANT

Mr. Donald George
Round Haus Party Shoppe
5970 Bridge Road
Ypsilanti, MI 48197

CROSS REFERENCES

Zoning Ordinance citations:

- Article 4, Section 420, Use table
- Article 9, Site Plan Review
- Article 10, Special Land Use Review

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The Ypsilanti Township 2040 Master Plan designates this site for neighborhood preservation, a designation intended to preserve and strengthen the neighborhoods through investment, rehabilitation, and infill. The site is currently zoned NB, neighborhood business, which is not in full compliance with the current master plan designation.

Aerial Photograph – 2020



ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Master Plan
North	Multi-family Residential	RM-HD	Neighborhood preservation
South	Industrial, Vacant	L-M, R-4	Innovation & employment district; Open space, neighborhood preservation, & cluster development
East	Vacant	L-M	Innovation & employment district
West	Open space for multi-family Residential	RM-HD	Neighborhood preservation

NATURAL FEATURES

- Topography:** The subject parcel is relatively flat.
- Woodlands:** The site does not have any woodlands. Two evergreen trees on the northern property line are to be preserved and the rest of the landscaping on site is to be removed.
- Wetlands:** There are no wetlands on the subject property.
- Soils:** Per soil boring performed by the development team, the site is made up of sand, gravel fill, black coarse sandy fill, brown fine sand, gray fine sand, construction debris, clayey sand, and sand fill.

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our usual procedures. We offer the following comments for your consideration.

Planning Department – Over the past decade, the proposed site plan has gone through several iterations.

In 2009, the applicant began the process of obtaining special conditional use and preliminary site plan approval for the construction of a similar project. As part of that review process, the Washtenaw County Road Commission required improvements to be made to the intersection of Bridge and Textile Roads. The intersection improvements included modifications to the existing traffic signal at a total cost of \$14,700.00. In order to assist with the redevelopment of this prime corner, the Township agreed to utilize Community Development Block Grant (CDBG) monies to fund the improvements. Unfortunately at that time, the redevelopment project did not move forward. In addition to the intersection improvements, the Township utilizing Border to Border and Connecting Community grants provided by the County, constructed the 10-foot wide pedestrian path along the Textile Road frontage. Unfortunately, the project never moved forward and the preliminary site plan expired.

A preliminary site plan and a special conditional use permit for this project were approved with conditions by the Planning Commission on June 28, 2016. Subsequently, two dimensional variances were approved with conditions by the Zoning Board of Appeals on July 20, 2016. The variances approved were to reduce the minimum rear yard setback (along the western property line) from 20-feet to 1-foot and to reduce the required interior side yard setback (along the northern property line) from 10-feet to 3-feet.

After the 2016 approvals, the project did not move forward and the site plan approvals expired. In 2019, the applicant submitted plans for the same project approved in 2016 and presented with the current request. The Commission approved the preliminary site plan for construction of a 6,000 square foot convenience store and four pump island fuel station with the following conditions:

1. The Planning Commission approves the waiver for reduction in parking from the required 27 spaces to 18 spaces.
2. The Planning Commission approves the reduction in required landscaping.
3. A note stating the outdoor display or storage of merchandise is prohibited shall be placed on the final site plan.
4. Rooftop screening details need not be provided as long as HVAC equipment and other equipment is not placed on the roof.
5. All final approvals and permits shall be obtained from the Washtenaw County Road Commission, Washtenaw County Water Resources Commission prior to construction.

Currently, the applicant is seeking a parking waiver for a reduction of parking spaces from the required 27 to providing 20. Additionally, the provided landscaping does not meet the ordinance's landscaping requirements. No building elevations were provided with the current submittal so staff is unable to determine if rooftop screening of HVAC equipment would be necessary.

Engineering Department – Engineering consultant Matthew Parks has provided a recommendation of approval for preliminary site plan approval in the letter dated August 24, 2022 for plans with a revision date of July 27, 2022. Engineer Parks provides minor comments that shall be resolved prior to final site plan approval.

Fire Department – Fire Marshal Steve Wallgren approved the preliminary site plan as submitting in the letter dated August 22, 2022.

YCUA – Engineering Manager Scott Westover stated in an email on August 18, 2022 that the plans reviewed in April 2022 for water main construction permit application were substantially the same and no concerns were

Road Commission – All final approvals and permits shall be obtained from the Washtenaw County Road Commission prior to construction.

Water Resources Commission –All final approvals and permits shall be obtained from the Washtenaw County Water Resources Commission prior to construction.

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.*

Motion to table:

“I move to table the preliminary site plan of Mr. Donald George representing Round Haus Pizza and Party Shoppe to permit the construction of a 6,000 square-foot convenience store and 4 pump island fuel station located at 5970 Bridge Road, K-11-24-300-014 in order to further consider the comments made during this meeting.”

Motion to approve:

"I move to approve the preliminary site plan of Mr. Donald George representing Round Haus Pizza and Party Shoppe to permit the construction of a 6,000 square-foot convenience store and 4 pump island fuel station located at 5970 Bridge Road, K-11-24-300-014. This motion is further made with the following conditions:

1. The Planning Commission approves the waiver for a reduction in parking from the required 27 spaces to ___ spaces.
2. The Planning Commission approves the reduction in required landscaping.
3. A note stating that outdoor display or storage of merchandise is prohibited shall be placed on the final site plan.
4. Rooftop screening details shall be provided.
5. All final approvals and permits shall be obtained from the Washtenaw County Road Commission and Washtenaw County Water Resources Commission prior to construction.

Motion to deny:

"I move to deny the preliminary site plan of Mr. Donald George representing Round Haus Pizza and Party Shoppe to permit the construction of a 6,000 square-foot convenience store and 4 pump island fuel station located at 5970 Bridge Road, K-11-24-300-014 due to the following reasons:"

Respectfully submitted,

Amy Steffens, AICP
Planning and Development Coordinator

Planning Director's Report

Project Name: Round Haus Party Shoppe

Location: 5970 Bridge Rd, Ypsilanti, MI 48197

Date: 09/07/2022

- | | |
|---|---|
| <input checked="" type="checkbox"/> Full Preliminary Site Plan Review # 1
<input type="checkbox"/> Sketch Preliminary Site Plan Review #
<input type="checkbox"/> Administrative Preliminary Site Plan Review #
<input type="checkbox"/> Detailed Engineering/Final Site Plan Review #
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Final Plat Process
<input type="checkbox"/> Planned Development Stage I
<input type="checkbox"/> Planned Development Stage II |
|---|---|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Directors Comments Below.
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Letter Dated 08/26/2022
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Letter Dated 08/24/2022
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Letter Dated 08/22/2022
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Email Dated 08/18/2022
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 would recommend Preliminary Site Plan approval based on the attached reviews. The Applicant has some comments from CWA, OHM, and YTFD that need to be addressed at the time of Final Site Plan. Further, the applicant will need to contact WCWRC to determine the need for a permit. The last set of plans did not require a storm water permit. The Applicant should work with YUCA to renew the Act 399 Water Main Permit if needed. At this time, both CWA and OHM are satisfied that all of the Preliminary Site Plan items have been addressed in order for this project to be considered by the Planning Commission. This project has been placed on the September 23rd, Planning Commission Agenda for the required Public Hearing and Preliminary Site Plan Consideration.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 26, 2022

**Preliminary Site Plan
For
Ypsilanti Charter Township, Michigan**

GENERAL INFORMATION

Applicant:	Donald George
Project Name:	Round Haus Party Shoppe
Plan Date:	July 20, 2018
Location:	5970 Bridge Road & 10191 Textile Road
Zoning:	NB, Neighborhood Business
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for the demolition of the existing convenience store, which is 3,290 square feet in floor area, and the construction of a new 6,000 square-foot retail building along with a 4 pump island fuel station on the parcels located at 5970 Bridge Road and 10191 Textile Road. The proposed construction would take place on what are now two separate parcels, which would be combined to form one 0.83-acre parcel. The existing convenience store is located on 5970 Ridge Road. The parcel on the northwest corner of Textile Road and Bridge Road, 10191 Textile Road, is somewhat improved with pavement and provides parking for the existing convenience store.

A preliminary site plan and a special conditional use permit for this project were approved with conditions by the Planning Commission on June 28, 2016. Subsequently, two dimensional variances were approved with conditions by the Zoning Board of Appeals on July 20, 2016. The variances approved were to reduce the minimum rear yard setback (along the western property line) from 20-feet to 1-foot and to reduce the required interior side yard setback (along the northern property line) from 10-feet to 3-feet.

The special conditional use permit and variances are still valid since these approvals run with the land. The applicant received preliminary site plan approval in 2018 and final site plan approval in 2020. The site plan approval expired since construction did not commence within one year of approval.

In addition to the two variances, the applicant is seeking two additional deviations from the Planning Commission:

1. Reduction in required parking from the required 27 spaces to 18 spaces.
2. Reduction in required landscaping

Location of Subject Property:



Surrounding Property Details:

Direction	Zoning	Use
North	RM-HD Multiple Family (High Density)	Multiple-Family Residential
South	R-4 One Family Residential, L-M Logistics and Manufacturing	Ford Rawsonville Plant, Vacant
East	L-M Logistics and Manufacturing	Vacant
West	RM-HD Multiple Family (High Density)	Open space for Multiple-Family Residential

Size of Site:

The site is 0.83 acres.

Current Use of Site:

There are two subject parcels. 5970 Ridge Road is the location of the existing convenience store. 10191 Textile Road provides parking for the existing convenience store and is somewhat improved with pavement in fair to poor condition.

Proposed Use of Site:

The proposed use for the site is a new 6,000 square-foot retail building and a 4 pump island fuel station. The retail building will sell general merchandise, beer, wine, soda and liquor and have a full commercial kitchen as well. The kitchen will sell prepared foods such as pizza, sandwiches, barbeque chicken and wings. The 4 pump island fuel station will have 8 self-service gas pumps, covered by a canopy.

Items to be Addressed: None

PRIOR APPROVALS

This application received conditional approvals of two-dimensional variances for the site and a special conditional use permit. Special Conditional Use Permit granted by the Planning Commission on June 28, 2016 for the gas station use. A variance for the reduction of the required interior side yard setback from 10-feet to 3-foot and a variance for the reduction of the required rear yard setback from 20-feet to 1-foot by the Zoning Board of Appeals on July 20, 2016. The site plan submitted addresses those conditions of approvals.

The applicant received preliminary site plan approval in 2018 and final site plan approval in 2020. That approval has expired.

Items to be Addressed: None

MASTER PLAN

Per the master plan, the site is designed as neighborhood preservation. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.

Items to be Addressed: None

NATURAL RESOURCES & UTILITIES

Topography: The subject parcel is relatively flat.

Woodlands: The site does not have any woodlands. Two evergreen trees on the northern property line are to be preserved and the rest of the landscaping on site is to be removed.

Wetlands: There are no wetlands on the subject property.

Soils: Per soil boring performed by the development team, the site is made up of sand, gravel fill, black coarse sandy fill, brown fine sand, gray fine sand, construction debris, clayey sand, and sand fill.

Items to be Addressed: None

HEIGHT, BULK, DENSITY AND AREA

Two dimensional variances were granted for this site by the Zoning Board of Appeals with conditions on July 20, 2016. They are noted along with the bulk requirements set forth in Section 412 in the table below:

		Required / Allowed	Provided	Complies with Ordinance/Variance
Lot Area		None	0.9 acres	Complies
Lot Width		None	190 feet on Textile Road 190 feet on Bridge Road	Complies
Setback	Front (Bridge Road)	20 feet	40 feet	Complies
	Side (northern lot line)	10 feet	3 feet	Variance received
	Side (Textile Road)	20 feet	72 feet, 9 inches	Complies

	Rear (western lot line)	20 foot	1 foot	Variance received
	Building Height (Feet)	25 feet	25 feet	Complies
	Building Height (Stories)	2	1	Complies

Items to be Addressed: None

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

All existing ingress and egress points will be removed. The points of access on Textile will be reduced from two points of access to a single point. On Bridge Road, a single point of access with an island and turn right only exit is proposed. The proposed access point will be further away from the driveway for the multiple-family complex to the north than the current driveway. The land across the proposed access points on both Textile and Bridge Road is vacant.

The proposed parking spaces are served with drive-aisles 24 to 28 feet in width. The Fire Marshall will comment with regards to fire access.

Sheet C2.0 shows auto turn simulations with turn radii for large vehicles negotiating the proposed site. A condition of approval of the special conditional use approval was that all pumps and tanks shall be located in an area that allows at least three feet of clearance between the pumps and the turning radius as set forth by the Auto-Turn software. Though very tight, which requires a fueling truck to drive under the canopy, the turning radius meet this condition.

The applicant is required to obtain access permits from the Washtenaw County Road Commission.

Items to be Addressed: None

NON-MOTORIZED ACCESS

The applicant is proposing the installation of a 10-foot-wide ADA accessible asphalt walk along the sections of Textile and Bridge Road on which the parcel fronts. In addition, a concrete sidewalk, seven to eight feet in width, extends around the building that allows direct connection from the parking to the building entrance. Pedestrian access and circulation is sufficient.

Items to be Addressed: None

PARKING

	Required	Provided	Complies
One space for each employee	3 employees* 1 =3 spaces	18 Spaces	Not in compliance
100 square feet of floor area used for cashier, office or retail sale of food, beverages and other products	2,424 sq/ft /100=24 spaces		
Barrier Free	2 spaces	2 spaces	Complies
Total	27 Spaces	20 Spaces	Not in compliance

Parking for self-service gasoline filling stations are based on number of employees and square feet of floor area used for cashier, office or retail sale of food, beverages and other products *in addition to space provided at each fuel pump dispenser*. Based on site plan, 27 spaces are required. The applicant is providing 18 spaces.

Township staff in their June 7, 2016 review letter strongly recommended that “the two proposed parallel parking spaces located along the north property line be eliminated as they will hinder access to the proposed dumpster and will further be encumbered by the proposed landscaping”. The applicant does not wish to remove these spaces, per the reasons cited in their July 20, 2018 letter. In their letter dated July 20, 2018, the applicant stated that these will be employee parking spaces. Due to tight turning radius, we agree with Staff’s June 2016 conclusion that those two spots should be removed. This reduced the number of parking spaces to 18.

Since those spaces were removed, based on a 6,000 sq/ft gas station convenience store, the applicant is deficient of parking by nine (9) spaces, and only providing 66% of the required parking as set forth in the ordinance. The applicant has three options to consider:

1. Reduce parking requirement by reducing building size;
2. Provide more parking on site; or
3. Seek a parking waiver from the Planning Commission.

The applicant is seeking a parking waiver. As set forth in the Zoning Ordinance, the Planning Commission may reduce the parking requirements based upon a finding that there will be a lower demand for parking due to one or more of the following:

- (1) Shared parking by multiple uses where there will be a high proportion of multipurpose visits or uses have peak parking demands during differing times of the day or days of the week.
- (2) Expectation of walk-in trade due to sidewalk connections to adjacent residential neighborhoods or employment centers.
- (3) Availability of other forms of travel such as transit.

Overall, the lack of parking may cause additional site congestion on a very tight site as cars may have to wait for parking spots, or maneuver in, out, and around the site to find parking. The Planning Commission granted a parking waiver as part of the 2018/2020 approval.

Items to be Addressed: *Planning Commission to consider the parking waiver.*

EXTERIOR LIGHTING

The applicant is proposing the use of four (4) D-Series LED luminaire pole mounted lights, nine (9) LED building lights, and 12 lights mounted in the canopy. The proposed photometrics and fixtures meet ordinance requirements.

Items to be Addressed: *None*

LANDSCAPE STANDARDS AND REQUIREMENTS / FENCES

We have determined the landscape plan provided does not meet the general intent and requirements of the zoning ordinance as shown in the table below.

	Required	Provided	Materials Needed
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	Textile Road at 160 lineal feet: 4 dec trees, 2 orn trees, 16 shrubs	4 dec trees, 2 orn tree, 16 shrubs	4 dec trees
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	Bridge Road at 160 lineal feet: 4 dec trees, 2 orn trees, 16 shrubs	4 dec trees, 2 orn tree, 16 shrubs	4 dec trees
Parking Lot: 1 large dec tree per 3000 sf of pavement	20,280 sq/ft = 7 dec trees	7 dec trees	7 dec trees

Items to be Addressed: None

BUILDING ELEVATIONS AND FLOOR PLAN

The applicant did not provide a building elevations and floor plans with this application. The 2020 approved site plan included building elevations and a floor plan. The primary building materials include brick and split face block. The elevations meet or exceed the zoning requirements. A color rendering was been provided.

The applicant should confirm if the same elevations and material use is proposed.

Items to be Addressed: Confirm if the same elevations and material use is proposed

DUMPSTER ENCLOSURE

The site plan indicates that a dumpster enclosure will be attached to the northern façade of the retail building. The dumpster is screened with a masonry wall that will match the building.

Items to be Addressed: None

DETENTION/RETENTION POND

The applicant proposes underground detention to be located underneath the parking lot. Detention calculations will be reviewed by the Township Engineer and Washtenaw County Water Resources Department.

Items to be Addressed: None

RECOMMENDATIONS

The applicant is making a significant investment in the site and updating a much-needed commercial operation to the area. However, in addition to the two setback variances granted by the ZBA in 2016, the

Round Haus Party Shoppe PSPR #1
August 26, 2022

applicant is seeking a Planning Commission to reduce the required parking from the required 27 spaces to 18 spaces. This was approved as part of the 2020 approval.

We recommend that the Planning Commission consider the requested deviations in light of the overall site plan. If the Planning Commission finds that the two deviations are warranted, site plan approval shall be conditions upon:

1. *Confirm if the same elevations and material use is proposed.*
2. *Applicant shall enter into a special conditional use agreement outlining the conditions noted within any forthcoming motion.*
3. *A note should be added to the site plan that outdoor display or storage of merchandise is prohibited.*

Respectfully submitted,

Ben R. Carl

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



August 24, 2022

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

RE: **Round Haus Party Shoppe**
Preliminary Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first preliminary site plan review of the plans dated October 5, 2017, with a revision date of July 27, 2022, for the proposed Round Haus Party Shoppe at 5970 Bridge Road. The plans were prepared by Triumph Engineering & Design, Inc, received by OHM Advisors on August 10, 2022, and reviewed with respect to the Ypsilanti Township Engineering Standards and Design Specifications.

At this time, the plans are recommended for approval contingent on the following comments (Section B) being addressed prior to submission of plans for detailed engineering review and approval.

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

A. PROJECT AND SITE DESCRIPTION

It should be noted that several variations of this site plan have been submitted over the years, but the plans have not been fully approved. The applicant is proposing to demolish the existing building located at 5970 Bridge Road and construct an approximately 6,000 square-foot party shop building with 18 parking stalls, two (2) of which are proposed as ADA parking spaces. A gas station including four pump stations (8 filling stations) with a canopy will also be constructed.

Two (2) entrance drives are being proposed to the site from Bridge Road and Textile Road. An underground detention basin is also being proposed for stormwater management, including a dry-well and a mechanical forebay. A sanitary sewer service is being proposed from the existing sanitary along the north side of Textile Road. A water main extension, including a service to the building, a hydrant, and a dead-end stub for future connection, is being proposed from the existing water main along the south side of Textile Road.

B. PRELIMINARY SITE PLAN COMMENTS

1. The applicant shall obtain Building Department approval for the proposed phasing plan. Currently it appears that Phase 2 will partially demo the western end of the existing building. It is speculated that this partial demo is proposed to facilitate the existing store remaining operational for customer use during construction. Additionally, due to the limited confines of the site, the applicant shall provide a clear and concise phasing plan for each phase to facilitate a thorough understanding.



2. The plans shall include the existing ingress stairs located at the northern perimeter of the site. The location shall also callout necessary rehabilitation efforts to promote the safety of pedestrians.

C. PRELIMINARY DETAILED ENGINEERING COMMENTS:

STORMWATER MANAGEMENT

1. The applicant shall review the proposed elevations within the profiled Terre Arch Storage Tank (Sheet C4.1). It is recommended that inverts for the proposed tank be reviewed to accommodate for the proposed bottom of tank design. Furthermore, the applicant shall review the tank profile to be consistent with the proposed top of tank elevation and to avoid confusion in the field.

UTILITIES

2. The applicant shall update Sheet C4.3 to include a restrained plug/cap and thrust block instead of a bulkhead at the terminal end of the proposed water main.

GENERAL

3. A copy of the referenced existing DTE easement shall be provided to this office for the project file prior to the preconstruction meeting. The applicant shall also provide a copy of the temporary construction easement, if required from the adjacent property, to this office for review.

D. REQUIRED PERMITS/APPROVALS

The following is a listing of the permits and other outside agency reviews that are anticipated to be required for the construction of this project. Copies of all permits and outside agency reviews and/or waiver letters shall be sent to the Ypsilanti Township Office of Community Standards Department, and Orchard, Hiltz, and McCliment (email: matt.parks@ohm-advisors.com).

- ❖ **The Department of Licensing and Regulatory Affairs (LARA):** Part 211 and Part 55 permits for the proposed underground storage tank and the gas station will be required.
- ❖ **Environment, Great Lakes, and Energy (EGLE):** An EGLE Act 399 Permit will be required for construction of all public water main improvements.
- ❖ **Washtenaw County Road Commission (WCRC):** Review and approval of the proposed entrance drives will be required. A permit will be required for all work proposed within the Bridge Road and Textile Road Rights-of-Way.
- ❖ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval of the proposed stormwater management system will be required.
- ❖ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control (SESC) permit will be required.
- ❖ **Ypsilanti Community Utilities Authority (YCUA):** YCUA will be required to review and approve all items related to the public water and public sewer connections, including the sanitary sewer basis of design.
- ❖ **Ypsilanti Township Fire Department:** Review and approval of site circulation and fire protection will be required.
- ❖ **Ypsilanti Township Building Department:** Review and approval will be required.
- ❖ **Ypsilanti Township's Planner:** Review and approval will be required.
- ❖ 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 of all project phases.



Should you have any questions regarding this matter, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith, P.E.

MDP/ERS

cc: Amy Steffens, Township Planning and Development Coordinator
Fletcher Reyher, Township Staff Planner
Jane Carr, Township Clerk
File

P:\0000_0100\SITE_YpsilantiTwp\2022\0098221080_Round House_5970 Bridge Rd\MUNI\01_SITE\Review #1\Round Haus_SP#1_2022-08-24.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



August 22, 2022

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

RE: Preliminary (non-residential) Site Plan Review #2

Project Name:	Round Haus Party Shoppe
Project Location:	5970 Bridge Rd. Ypsilanti Township, MI 48197
Plan Date:	7/27/2022
Applicable Codes:	IFC 2018
Engineer:	Triumph Engineering
Engineer Address:	10775 S. Saginaw St. Suite D Grand Blanc, MI 48439

Status of Review

Status of review: Approved Conditionally (see comments)

All pages were reviewed.

Site Coverage - Access

Comments: An unobstructed vertical clearance of not less than 13 feet 6 inches is required for the fuel pump canopy. I was unable to find the canopy's clearance height referenced in the plan.

Sincerely,

A handwritten signature in black ink that reads "Steve Wallgren".

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I



From: "Scott Westover" <SWestover@ycua.org>

August 18, 2022 1:27 PM

To: "Fletcher Reyher" <freyher@ytown.org>

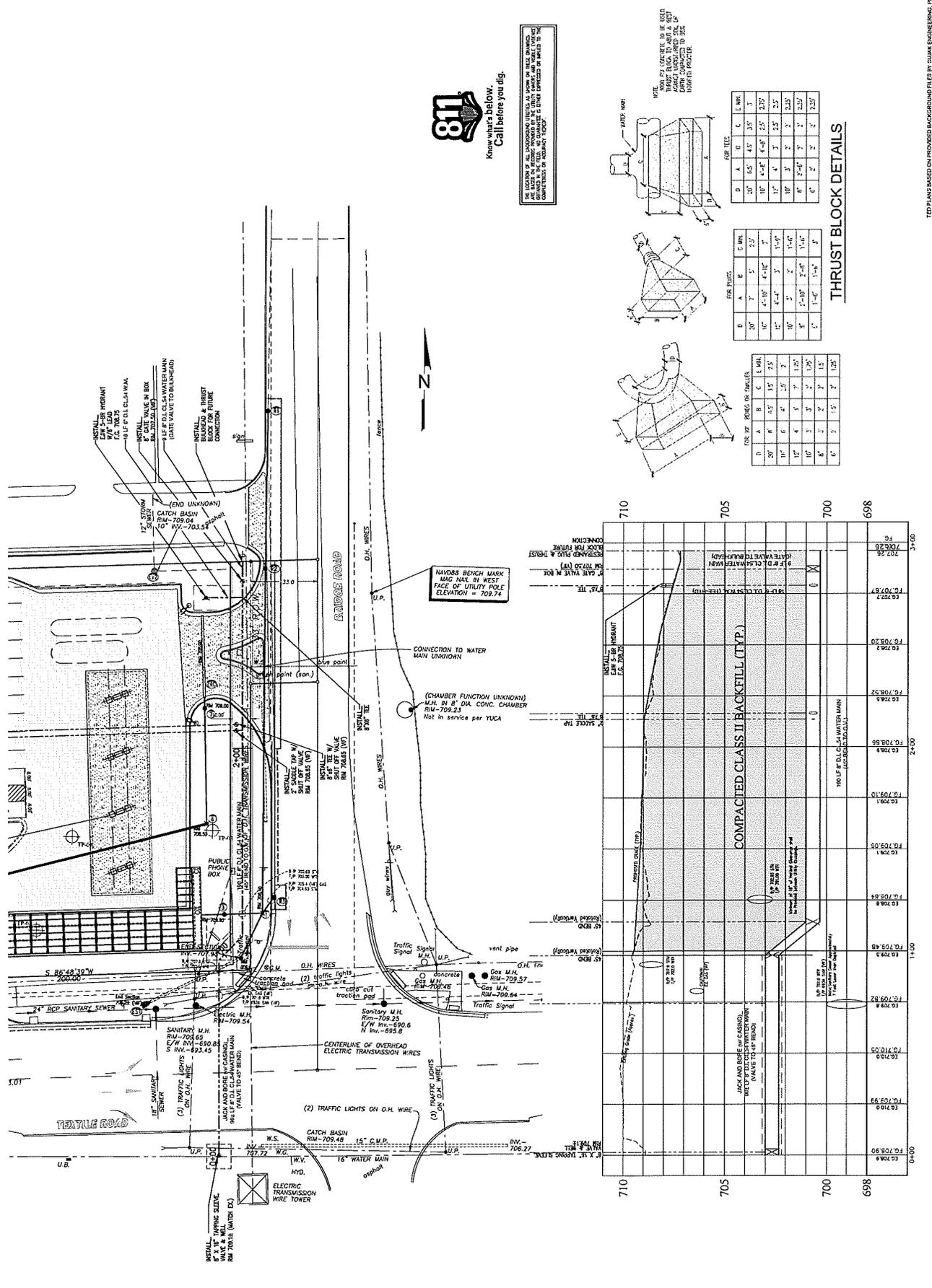
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I don't see any significant differences between the plans we received [April 2022](#) for the Act 399 water main construction permit application and the plans you provided last week and don't have any comments or concerns at this time.

SCOTT WESTOVER | Engineering Manager
Telephone: (734) 484-4600 ext. 220
swestover@ycua.org

Ypsilanti Community Utilities Authority
2777 State Road | Ypsilanti, Michigan USA 48198-9112
www.ycua.org

This Internet message and any attachments may contain information that is confidential and/or legally privileged. It is intended for use only by the named recipients. If you are not a named recipient, please notify me immediately, and do not use this message or any attachments for any purpose, or distribute or otherwise disclose its contents to any person, or copy or store it in any medium. Neither this information block, the typed name of the sender or anything else in this message is intended to constitute an electronic signature for purposes of the Uniform Electronic Transactions Act or the Electronic Signatures in Global and National Commerce Act ("E-Sign"). The recipient should check this email and any attachments for the presence of viruses. YCUA accepts no liability for any damage caused by any virus transmitted by this email. Thank you.



811
 Know what's below.
 Call before you dig.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

THIS PLAN IS BASED ON PROVIDED BACKGROUND FILES BY SUAK ENGINEERING, P.C.



TRIUMPH
 Triumph Engineering
 & Design, Inc.
 10755 SAGINAW ST.
 SUITE D
 GRAND RAPIDS, MI 49508
 PH: 616.864.7364
 FX: 616.864.7362

PREPARED BY: J. M. GRIFFIN
 DATE: 08/11/10

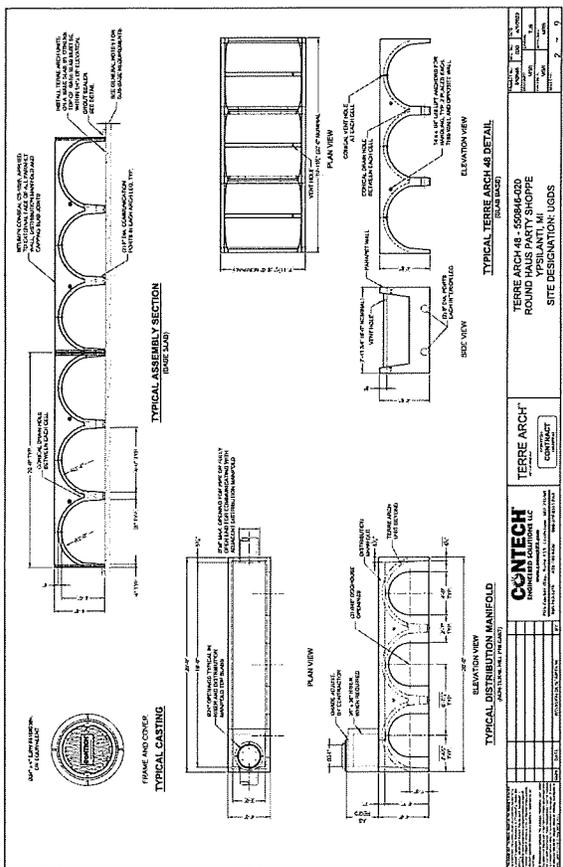
ROUND HAUS PARTY SHOPPE
 5970 BRIDGE ROAD
 YPSILANTI TOWNSHIP, MICHIGAN 48197

THIS DRAWING IS THE PROPERTY OF CONTECH ENGINEERING, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTECH ENGINEERING, P.C.

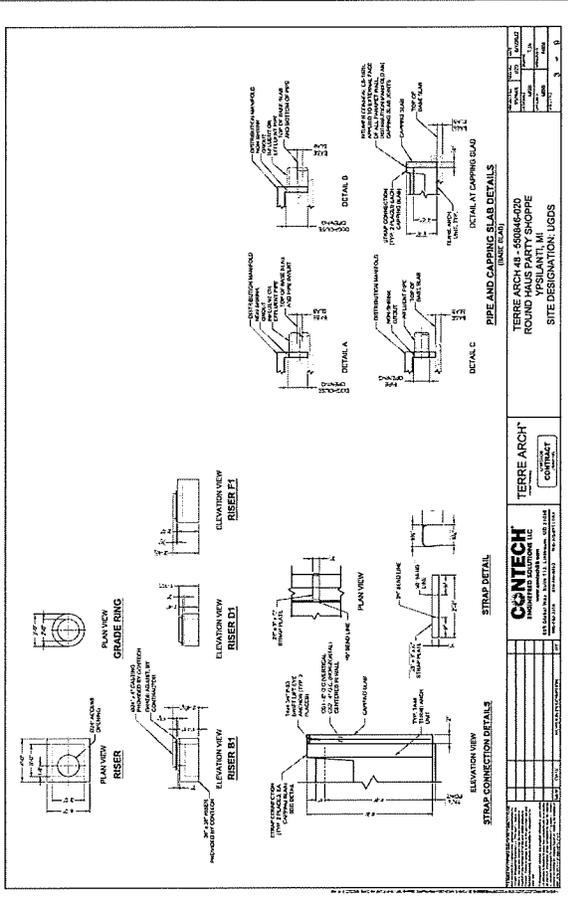
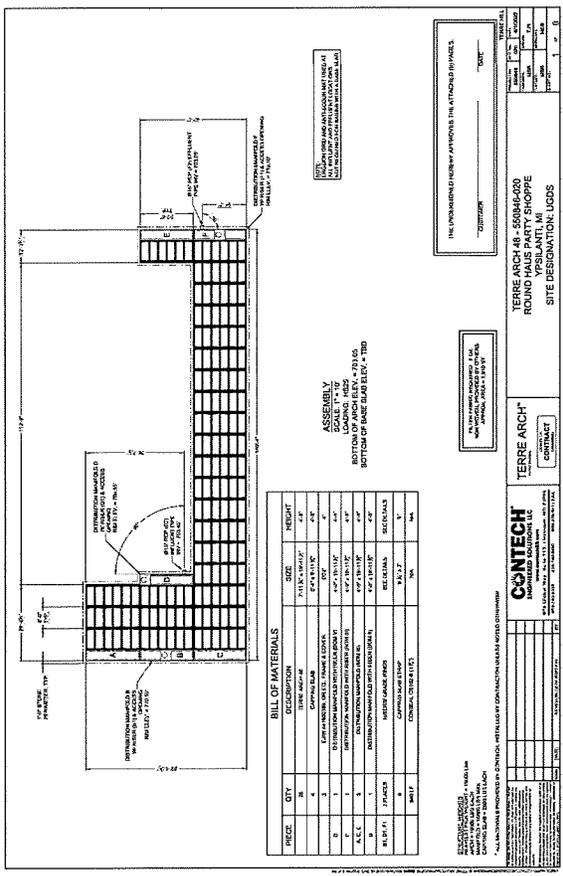
ISSUED FOR	DATE
FINAL ENGINEERING	08/11/10
PERMITS	08/11/10
CONSTRUCTION	08/11/10
FINAL REVIEW	08/11/10
FINAL APPROVAL	08/11/10

DATE:	08/11/10
DRAWN BY:	J.M.G.
CHECKED BY:	J.M.G.
SCALE:	1/8" = 1'-0"
JOB NO.:	2025
SHEET TITLE:	TERRE ARCH DETAILS

SHEET
C4.4



NOTE: CONCRETE BASE SLAB SPECIFICATIONS (MAY DESIGN, SLAB DESIGN, REINFORCEMENT, FINISHES, ETC.) SHALL BE OBTAINED FROM THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ARCHES FROM DAMAGE DURING CONSTRUCTION AND FINISHING. FINALIZED SHOP DRAWINGS ARE SUBMITTED FOR APPROVAL FOR CONSTRUCTION. DESIGN SPECIFICATIONS FOR THE BASE SHALL BE OBTAINED FROM THE ARCHITECT AND APPROVAL BY THE CONTRACTOR PRIOR TO INSTALLATION.



TOP PLANS BASED ON PROVIDED BACKGROUND FILES BY CIAM ENGINEERING, P.C.



TRIUMPH
Engineering
& Design, Inc.
10775 S. SAGINAW ST.
SUITE D
CAPRICE BLANC, MI 48029
(313) 384-7362

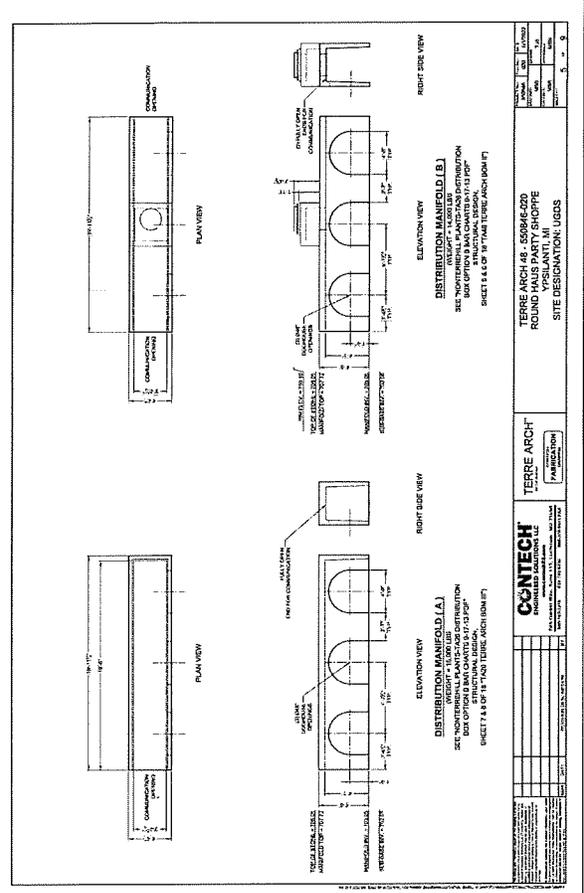
PREPARED UNDER THE SUPERVISION OF
REGISTERED PROFESSIONAL ENGINEER
No. 26171

5970 BRIDGE ROAD
YPSILANTI TOWNSHIP, MICHIGAN 48197
ROUND HAUS PARTY SHOPPE

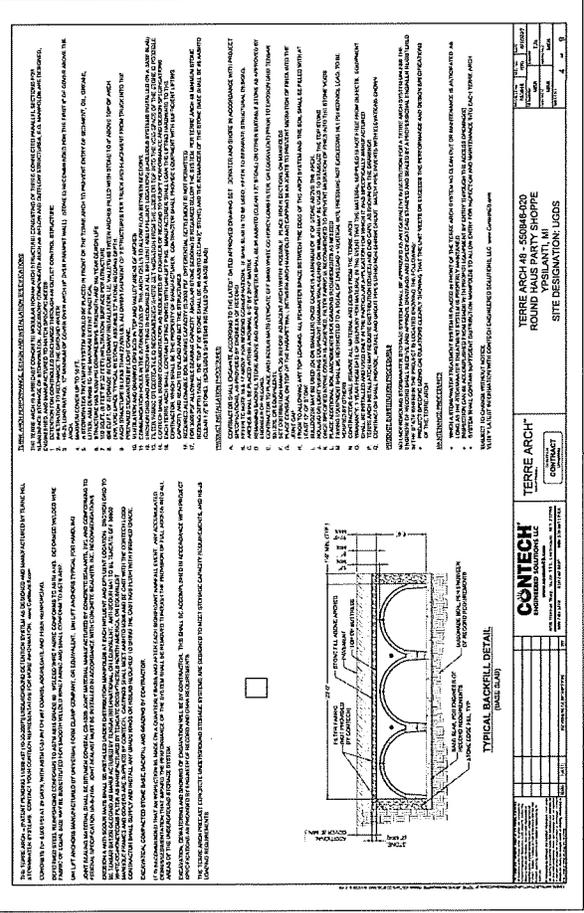
CONCRETE SHALL BE 4000 PSI
C 30 PER ACI 308R
ALL DIMENSIONS UNLESS OTHERWISE NOTED
ALL FINISHES UNLESS OTHERWISE NOTED
ALL MATERIALS SHALL BE APPROVED BY THE CONTRACTOR PRIOR TO INSTALLATION

ISSUED FOR	DATE
ENGINEERING	
DESIGN	
PERMITS	
CONTRACTOR	
REVISIONS	
NO. DATE	
1 10/20/18	
2 10/20/18	
3 10/20/18	
4 10/20/18	
5 10/20/18	
6 10/20/18	
7 10/20/18	
8 10/20/18	
9 10/20/18	
10 10/20/18	
11 10/20/18	
12 10/20/18	
13 10/20/18	
14 10/20/18	
15 10/20/18	
16 10/20/18	
17 10/20/18	
18 10/20/18	
19 10/20/18	
20 10/20/18	
21 10/20/18	
22 10/20/18	
23 10/20/18	
24 10/20/18	
25 10/20/18	
26 10/20/18	
27 10/20/18	
28 10/20/18	
29 10/20/18	
30 10/20/18	
31 10/20/18	
32 10/20/18	
33 10/20/18	
34 10/20/18	
35 10/20/18	
36 10/20/18	
37 10/20/18	
38 10/20/18	
39 10/20/18	
40 10/20/18	
41 10/20/18	
42 10/20/18	
43 10/20/18	
44 10/20/18	
45 10/20/18	
46 10/20/18	
47 10/20/18	
48 10/20/18	
49 10/20/18	
50 10/20/18	
51 10/20/18	
52 10/20/18	
53 10/20/18	
54 10/20/18	
55 10/20/18	
56 10/20/18	
57 10/20/18	
58 10/20/18	
59 10/20/18	
60 10/20/18	
61 10/20/18	
62 10/20/18	
63 10/20/18	
64 10/20/18	
65 10/20/18	
66 10/20/18	
67 10/20/18	
68 10/20/18	
69 10/20/18	
70 10/20/18	
71 10/20/18	
72 10/20/18	
73 10/20/18	
74 10/20/18	
75 10/20/18	
76 10/20/18	
77 10/20/18	
78 10/20/18	
79 10/20/18	
80 10/20/18	
81 10/20/18	
82 10/20/18	
83 10/20/18	
84 10/20/18	
85 10/20/18	
86 10/20/18	
87 10/20/18	
88 10/20/18	
89 10/20/18	
90 10/20/18	
91 10/20/18	
92 10/20/18	
93 10/20/18	
94 10/20/18	
95 10/20/18	
96 10/20/18	
97 10/20/18	
98 10/20/18	
99 10/20/18	
100 10/20/18	

SHEET
TERRE ARCH DETAILS
C4.5



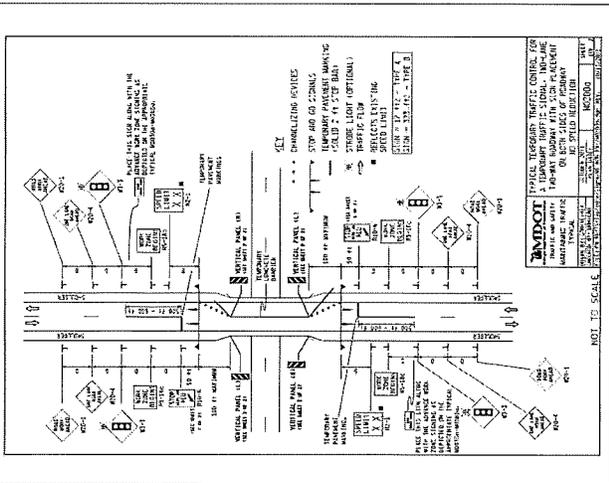
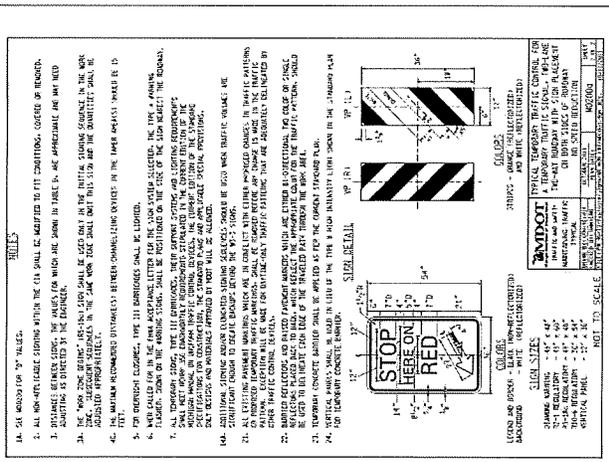
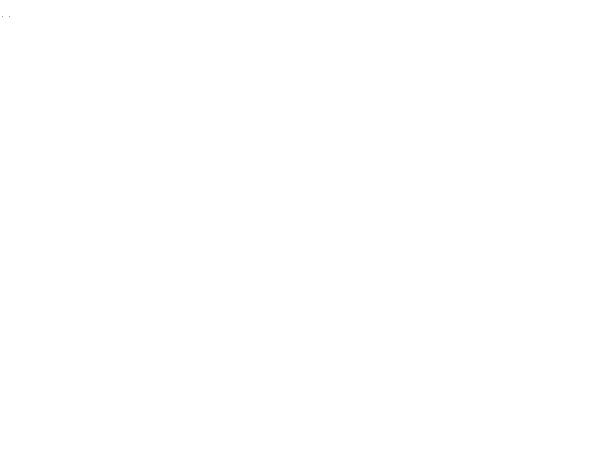
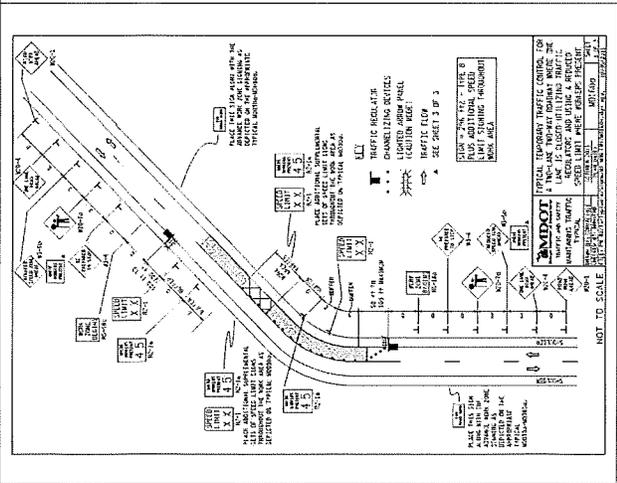
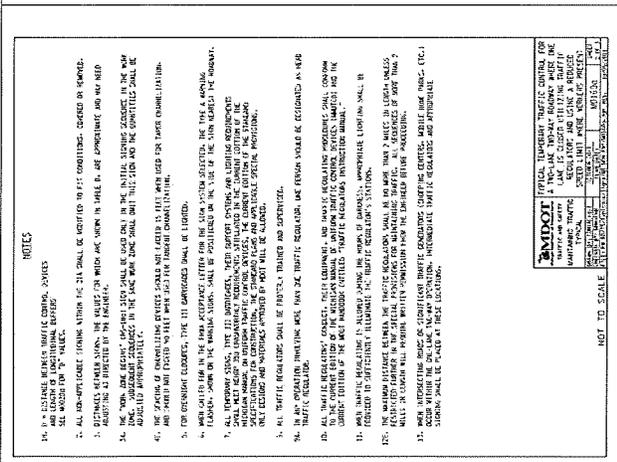
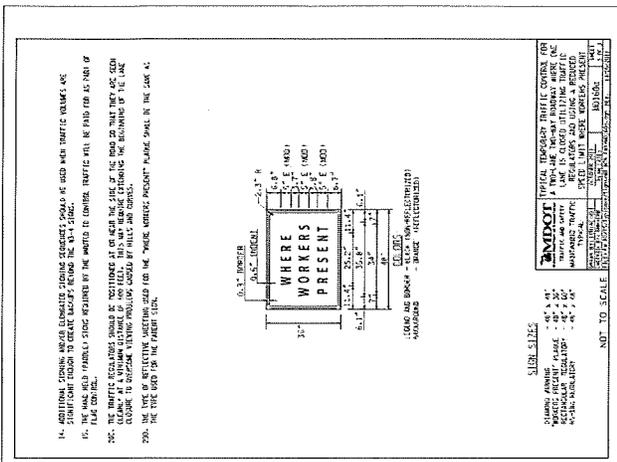
NOTE:
CONCRETE BASE SLAB SPECIFICATIONS (MIX DESIGN, SLAB THICKNESS, ETC.) SHALL BE PROVIDED BY EITHER STRUCTURAL ENGINEER OR ARCHITECT. FINISHED SHOP DRAWINGS ARE SUBMITTED FOR APPROVAL FOR CONSTRUCTION. DESIGN SPECIFICATIONS FOR THE BASE SHALL BE PROVIDED BY ARCHITECT AND APPROVAL BY THE CONTRACTOR PRIOR TO INSTALLATION.



NOTE:
CONCRETE BASE SLAB SPECIFICATIONS (MIX DESIGN, SLAB THICKNESS, ETC.) SHALL BE PROVIDED BY EITHER STRUCTURAL ENGINEER OR ARCHITECT. FINISHED SHOP DRAWINGS ARE SUBMITTED FOR APPROVAL FOR CONSTRUCTION. DESIGN SPECIFICATIONS FOR THE BASE SHALL BE PROVIDED BY ARCHITECT AND APPROVAL BY THE CONTRACTOR PRIOR TO INSTALLATION.

DATE: 08/11/09
 DRAWN: MGA
 CHECKED: MGA
 SCALE: AS SHOWN
 SHEET NO: 001
 SHEET TOTAL: 001

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	08/11/09
2	REVISED PER COMMENTS	08/11/09
3	REVISED PER COMMENTS	08/11/09
4	REVISED PER COMMENTS	08/11/09
5	REVISED PER COMMENTS	08/11/09
6	REVISED PER COMMENTS	08/11/09
7	REVISED PER COMMENTS	08/11/09
8	REVISED PER COMMENTS	08/11/09
9	REVISED PER COMMENTS	08/11/09
10	REVISED PER COMMENTS	08/11/09
11	REVISED PER COMMENTS	08/11/09
12	REVISED PER COMMENTS	08/11/09
13	REVISED PER COMMENTS	08/11/09
14	REVISED PER COMMENTS	08/11/09
15	REVISED PER COMMENTS	08/11/09
16	REVISED PER COMMENTS	08/11/09
17	REVISED PER COMMENTS	08/11/09
18	REVISED PER COMMENTS	08/11/09
19	REVISED PER COMMENTS	08/11/09
20	REVISED PER COMMENTS	08/11/09
21	REVISED PER COMMENTS	08/11/09
22	REVISED PER COMMENTS	08/11/09
23	REVISED PER COMMENTS	08/11/09
24	REVISED PER COMMENTS	08/11/09
25	REVISED PER COMMENTS	08/11/09
26	REVISED PER COMMENTS	08/11/09
27	REVISED PER COMMENTS	08/11/09
28	REVISED PER COMMENTS	08/11/09
29	REVISED PER COMMENTS	08/11/09
30	REVISED PER COMMENTS	08/11/09
31	REVISED PER COMMENTS	08/11/09
32	REVISED PER COMMENTS	08/11/09
33	REVISED PER COMMENTS	08/11/09
34	REVISED PER COMMENTS	08/11/09
35	REVISED PER COMMENTS	08/11/09
36	REVISED PER COMMENTS	08/11/09
37	REVISED PER COMMENTS	08/11/09
38	REVISED PER COMMENTS	08/11/09
39	REVISED PER COMMENTS	08/11/09
40	REVISED PER COMMENTS	08/11/09
41	REVISED PER COMMENTS	08/11/09
42	REVISED PER COMMENTS	08/11/09
43	REVISED PER COMMENTS	08/11/09
44	REVISED PER COMMENTS	08/11/09
45	REVISED PER COMMENTS	08/11/09
46	REVISED PER COMMENTS	08/11/09
47	REVISED PER COMMENTS	08/11/09
48	REVISED PER COMMENTS	08/11/09
49	REVISED PER COMMENTS	08/11/09
50	REVISED PER COMMENTS	08/11/09
51	REVISED PER COMMENTS	08/11/09
52	REVISED PER COMMENTS	08/11/09
53	REVISED PER COMMENTS	08/11/09
54	REVISED PER COMMENTS	08/11/09
55	REVISED PER COMMENTS	08/11/09
56	REVISED PER COMMENTS	08/11/09
57	REVISED PER COMMENTS	08/11/09
58	REVISED PER COMMENTS	08/11/09
59	REVISED PER COMMENTS	08/11/09
60	REVISED PER COMMENTS	08/11/09
61	REVISED PER COMMENTS	08/11/09
62	REVISED PER COMMENTS	08/11/09
63	REVISED PER COMMENTS	08/11/09
64	REVISED PER COMMENTS	08/11/09
65	REVISED PER COMMENTS	08/11/09
66	REVISED PER COMMENTS	08/11/09
67	REVISED PER COMMENTS	08/11/09
68	REVISED PER COMMENTS	08/11/09
69	REVISED PER COMMENTS	08/11/09
70	REVISED PER COMMENTS	08/11/09
71	REVISED PER COMMENTS	08/11/09
72	REVISED PER COMMENTS	08/11/09
73	REVISED PER COMMENTS	08/11/09
74	REVISED PER COMMENTS	08/11/09
75	REVISED PER COMMENTS	08/11/09
76	REVISED PER COMMENTS	08/11/09
77	REVISED PER COMMENTS	08/11/09
78	REVISED PER COMMENTS	08/11/09
79	REVISED PER COMMENTS	08/11/09
80	REVISED PER COMMENTS	08/11/09
81	REVISED PER COMMENTS	08/11/09
82	REVISED PER COMMENTS	08/11/09
83	REVISED PER COMMENTS	08/11/09
84	REVISED PER COMMENTS	08/11/09
85	REVISED PER COMMENTS	08/11/09
86	REVISED PER COMMENTS	08/11/09
87	REVISED PER COMMENTS	08/11/09
88	REVISED PER COMMENTS	08/11/09
89	REVISED PER COMMENTS	08/11/09
90	REVISED PER COMMENTS	08/11/09
91	REVISED PER COMMENTS	08/11/09
92	REVISED PER COMMENTS	08/11/09
93	REVISED PER COMMENTS	08/11/09
94	REVISED PER COMMENTS	08/11/09
95	REVISED PER COMMENTS	08/11/09
96	REVISED PER COMMENTS	08/11/09
97	REVISED PER COMMENTS	08/11/09
98	REVISED PER COMMENTS	08/11/09
99	REVISED PER COMMENTS	08/11/09
100	REVISED PER COMMENTS	08/11/09





TRIUMPH
Engineering & Design, Inc.
10755 S. SAGINAW ST.
SUITE D
OKemos, MI 48864
PH: 810.584.7364
F: 810.584.7362

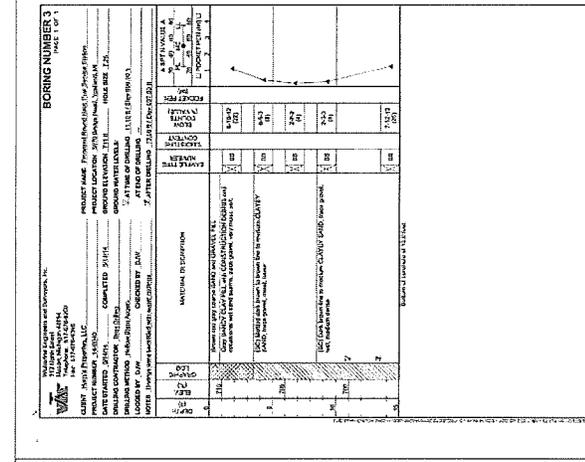
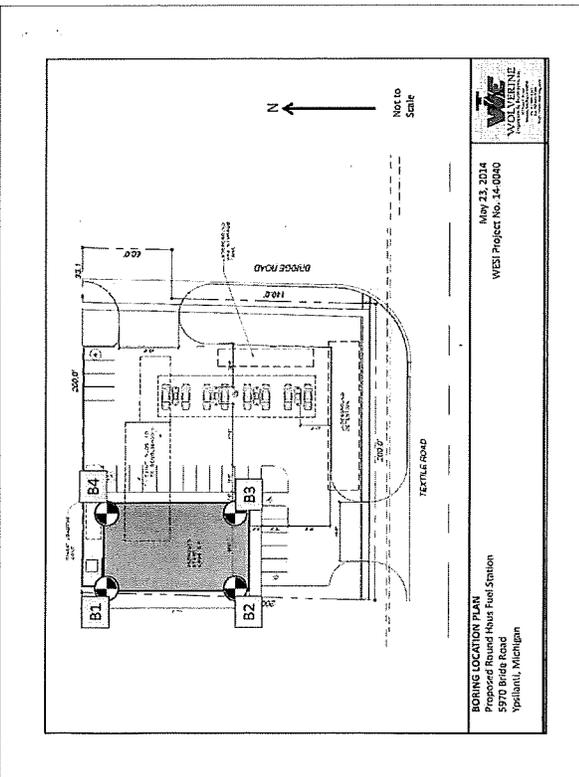
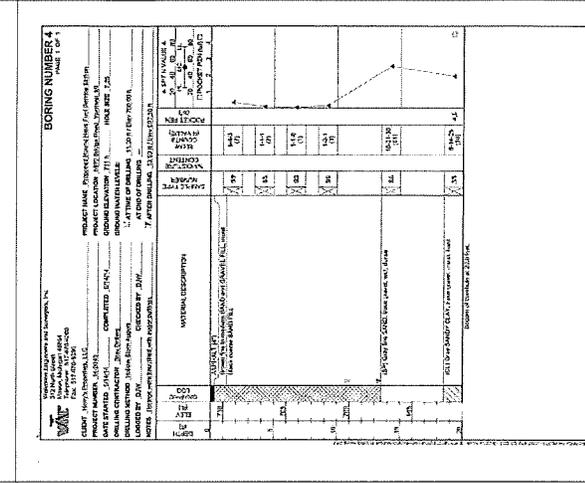
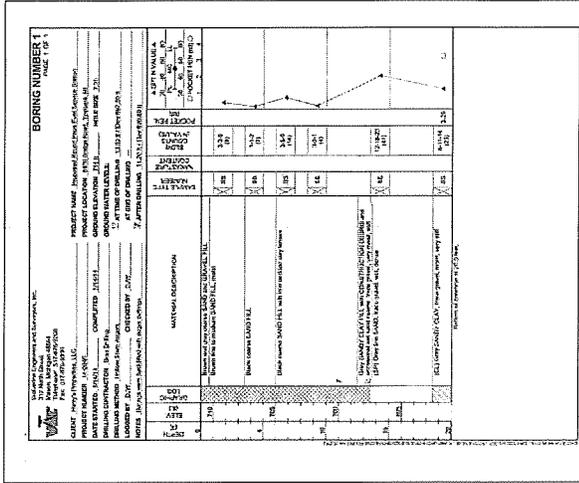
PROFESSIONAL ENGINEER
MICHIGAN

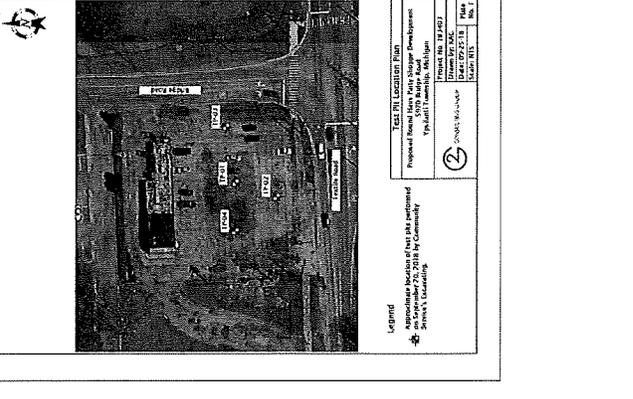
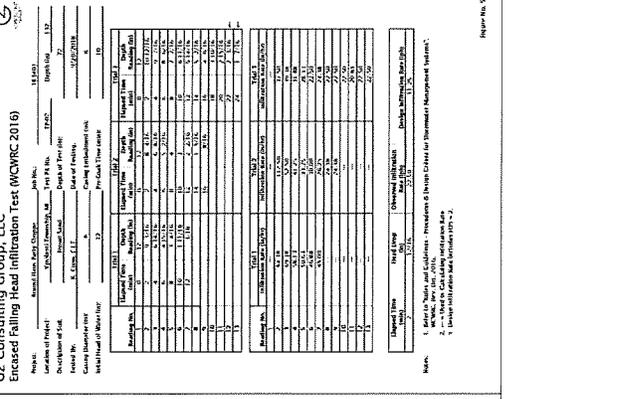
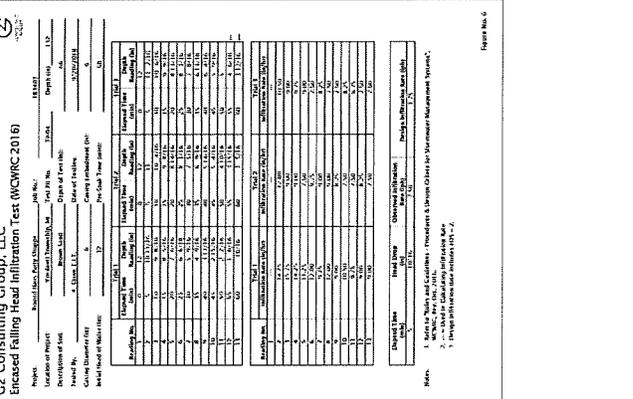
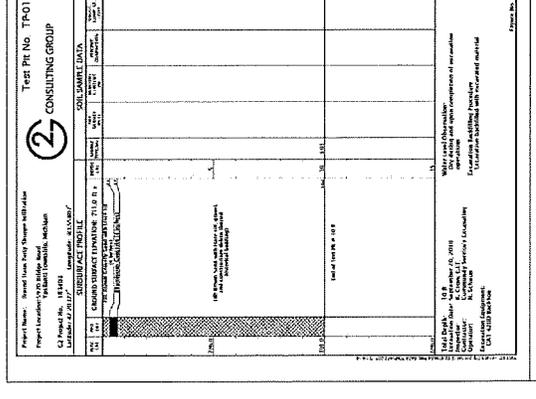
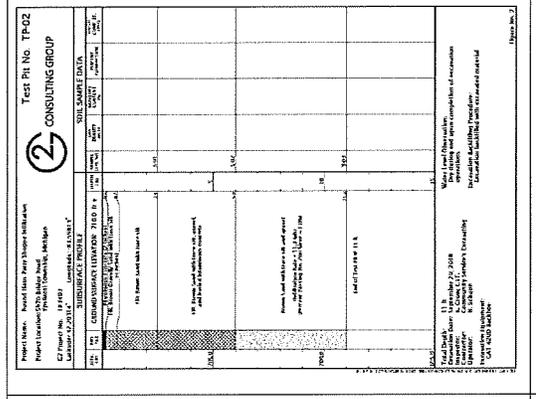
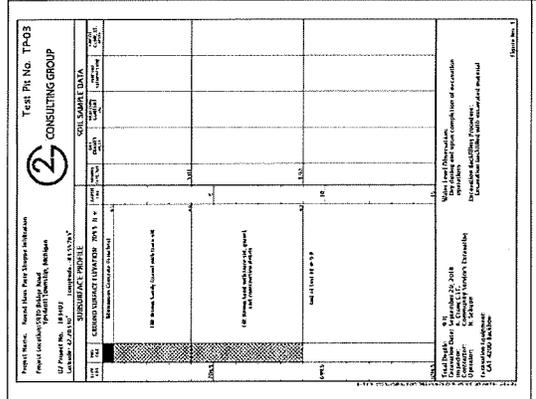
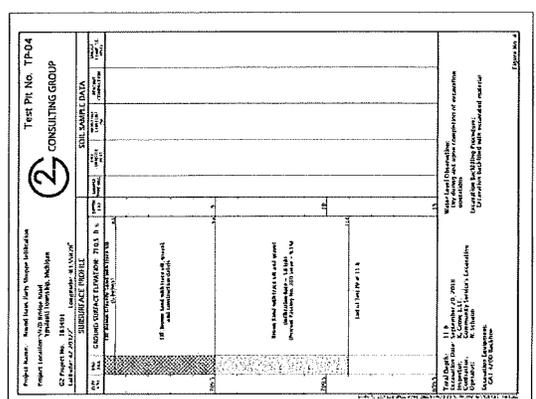
ROUND HAUS PARTY SHOPPE
5970 BRIDGE ROAD
YPSILANTI TOWNSHIP, MICHIGAN 48197

ISSUED FOR DATE
DATE ENGINEERED DATE
PROJECT NUMBER
PERMIT NUMBER
TRIAL NUMBER
PERMIT NUMBER

DATE:	
SCALE:	
PROJECT NUMBER:	
PERMIT NUMBER:	
TRIAL NUMBER:	
PERMIT NUMBER:	
DATE:	
SCALE:	
PROJECT NUMBER:	
PERMIT NUMBER:	
TRIAL NUMBER:	
PERMIT NUMBER:	

PROJECT TITLE:
SOIL BORING
INFORMATION
SHEET
C7.0





DESIGNED BY	DATE
PERMIT LOCATION	REVISION
PERMIT NUMBER	REVISION
PERMIT EXPIRES	REVISION
PERMIT ISSUED	REVISION
DATE	
DRAWN: ACA	
CHECKED: ACA	
SCALE: 1/8" = 1'-0"	
PROJECT NO.	
PROJECT NAME	
STATIONING	
STORM CALCULATIONS	
SHEET	
C8.1	

Section VIII: Appendix

DESIGN EXAMPLE

BASEFLOOD COEFFICIENT

A. The base flood depth used for determining the design flood is the base flood depth for the building, which is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

Section VIII: Appendix

DESIGN EXAMPLE

1% YEAR STORM FLOOD STORAGE

A. The base flood depth for the building is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

Section VIII: Appendix

DESIGN EXAMPLE

1% YEAR STORM FLOOD STORAGE

A. The base flood depth for the building is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

Section VIII: Appendix

DESIGN EXAMPLE

1% YEAR STORM FLOOD STORAGE

A. The base flood depth for the building is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

Section VIII: Appendix

DESIGN EXAMPLE

1% YEAR STORM FLOOD STORAGE

A. The base flood depth for the building is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

Section VIII: Appendix

DESIGN EXAMPLE

1% YEAR STORM FLOOD STORAGE

A. The base flood depth for the building is 121'.

B. The base flood depth for the building is 121'.

C. The base flood depth for the building is 121'.

D. The base flood depth for the building is 121'.

E. The base flood depth for the building is 121'.

F. The base flood depth for the building is 121'.

G. The base flood depth for the building is 121'.

H. The base flood depth for the building is 121'.

I. The base flood depth for the building is 121'.

J. The base flood depth for the building is 121'.

K. The base flood depth for the building is 121'.

L. The base flood depth for the building is 121'.

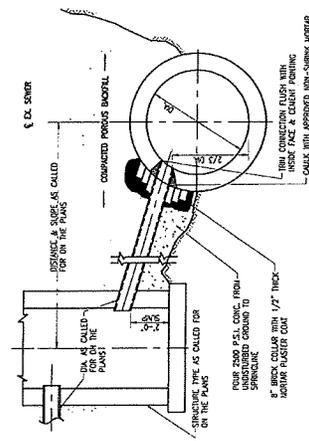
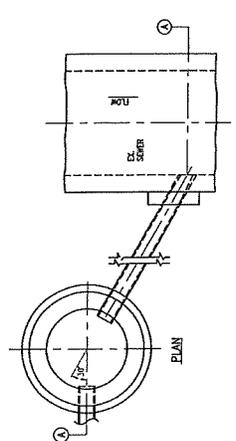
M. The base flood depth for the building is 121'.

N. The base flood depth for the building is 121'.

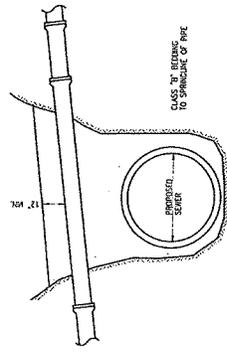
O. The base flood depth for the building is 121'.

P. The base flood depth for the building is 121'.

7/10/17

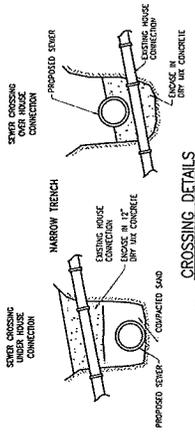


TYPICAL CONNECTIONS TO EXISTING SEWERS



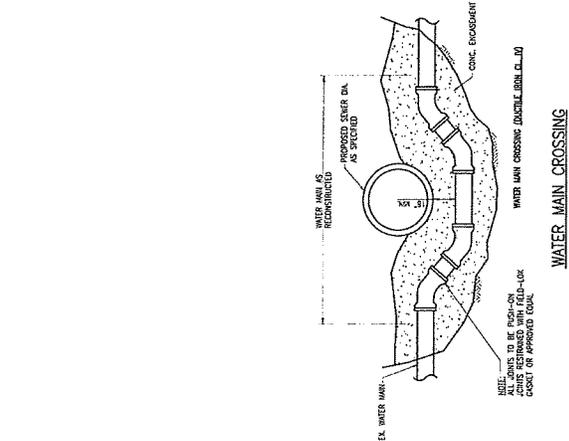
HOUSE CONNECTION CROSSING

NOTE:
1. ALL JOINTS CONCRETE MATERIAL CLASS "B" PLACED AT 1/2" ABOVE THE TOP OF THE STREET LOAD.
2. ALL JOINTS CONCRETE MATERIAL CLASS "B" PLACED AT 1/2" ABOVE THE TOP OF THE STREET LOAD.

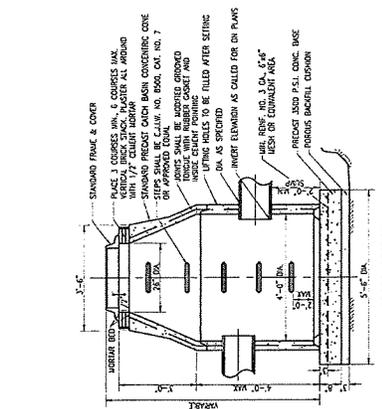


CROSSING DETAILS

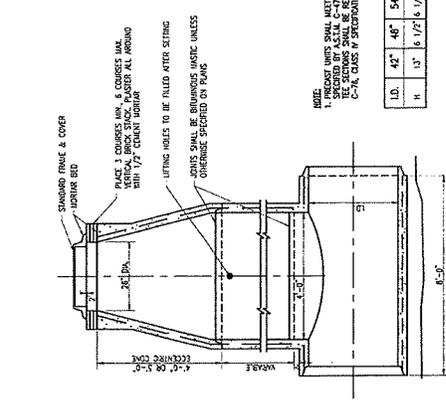
NOTE:
1. WHEN UNDESIRABLE CROSSING CONDITIONS ARE ENCOUNTERED, THE SEWER SHALL BE RELOCATED TO A DEPTH OF 1/2" ABOVE THE TOP OF THE STREET LOAD.



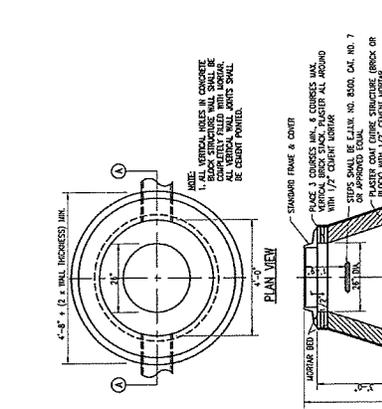
WATER MAIN CROSSING



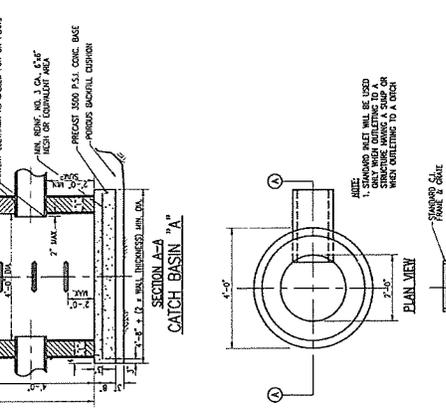
CROSS-SECTION "B"



SECTION A-A CATCH BASIN "A"

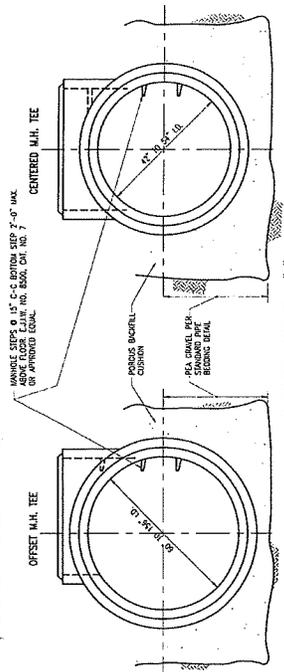


SECTION A-A CATCH BASIN "A"

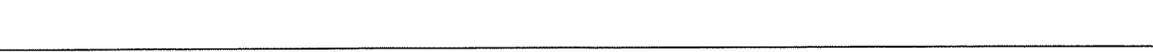


H. DIMENSION		OVER	
L.D.	42" 48" 54" 60" 66" 72" 78" 84" 90"	6"	7"
H.	13" 16 1/2" 18 1/2" 1" 3/4" 1 1/2" 4" 6" 7"		

NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY ASTM C-708-88. ALL MANHOLE C-7A, CLASS "B" SPECIFICATIONS TO APPLY.



PRECAST MANHOLE "11"



SECTION A-A STANDARD INLET

YPSILANTI TOWNSHIP/Y.C.U.A. STANDARD STORM SEWER DETAILS

CHARTER TOWNSHIP OF YPSILANTI Y.C.U.A.

SCALE: 1" = 1'-0"

DATE: _____

BY: _____

CHECKED BY: _____

DESIGNED BY: _____

APPROVED BY: _____

PROJECT NO. _____

DATE: _____

SCALE: 1" = 1'-0"

DATE: _____

BY: _____

CHECKED BY: _____

DESIGNED BY: _____

APPROVED BY: _____

PROJECT NO. _____

DATE: _____

RULE 323.1703

SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R. 323.1704. A PERSON SHALL DESIGN THE PLAN TO PREVENT OR MINIMIZE SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBUTE TO SOIL EROSION OR SEDIMENTATION. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- (A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENGINEERING AGENCY. A MAP SHALL SHOW THE LOCATION AND SITE LOCATION SITES THAT INCLUDES THE PROPERTY OF LAND PROPOSED TO BE EXCAVATED, THE EXISTING AND PROPOSED PREDOMINANT LAND FEATURES, AND CONTIGUOUS INTERALS OR ADJACENT AREAS.
- (B) A SOIL SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTRASTED FOR THE EARTH CHANGES.
- (C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - (1) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE EARTH CHANGES.
 - (2) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DRAINAGE FACILITIES.
 - (3) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - (4) THE LOCATION AND DESCRIPTION FOR INSTALLING AND MAINTAINING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - (5) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - (6) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE ASSIGNMENT OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE OF SUCH MEASURES. SUCH MEASURES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

<p>EXTENSIVE EARTH CHANGES (E-1)</p>	<p>CEMENT SLAB (E-2)</p>	<p>BASED EXPOSURE (E-3)</p>	<p>BASED EXPOSURE (E-4)</p>	<p>BASED EXPOSURE (E-5)</p>	<p>LEVEL SPREADERS (E-6)</p>	<p>VERTICAL EXPOSURE (E-7)</p>	<p>VERTICAL EXPOSURE (E-8)</p>	<p>VERTICAL EXPOSURE (E-9)</p>	<p>VERTICAL EXPOSURE (E-10)</p>	<p>VERTICAL EXPOSURE (E-11)</p>	<p>VERTICAL EXPOSURE (E-12)</p>	<p>VERTICAL EXPOSURE (E-13)</p>	<p>VERTICAL EXPOSURE (E-14)</p>	<p>VERTICAL EXPOSURE (E-15)</p>	<p>VERTICAL EXPOSURE (E-16)</p>	<p>VERTICAL EXPOSURE (E-17)</p>	<p>VERTICAL EXPOSURE (E-18)</p>	<p>VERTICAL EXPOSURE (E-19)</p>	<p>VERTICAL EXPOSURE (E-20)</p>	<p>VERTICAL EXPOSURE (E-21)</p>	<p>VERTICAL EXPOSURE (E-22)</p>	<p>VERTICAL EXPOSURE (E-23)</p>	<p>VERTICAL EXPOSURE (E-24)</p>	<p>VERTICAL EXPOSURE (E-25)</p>	<p>VERTICAL EXPOSURE (E-26)</p>	<p>VERTICAL EXPOSURE (E-27)</p>	<p>VERTICAL EXPOSURE (E-28)</p>	<p>VERTICAL EXPOSURE (E-29)</p>	<p>VERTICAL EXPOSURE (E-30)</p>	<p>VERTICAL EXPOSURE (E-31)</p>	<p>VERTICAL EXPOSURE (E-32)</p>	<p>VERTICAL EXPOSURE (E-33)</p>	<p>VERTICAL EXPOSURE (E-34)</p>	<p>VERTICAL EXPOSURE (E-35)</p>	<p>VERTICAL EXPOSURE (E-36)</p>	<p>VERTICAL EXPOSURE (E-37)</p>	<p>VERTICAL EXPOSURE (E-38)</p>	<p>VERTICAL EXPOSURE (E-39)</p>	<p>VERTICAL EXPOSURE (E-40)</p>	<p>VERTICAL EXPOSURE (E-41)</p>	<p>VERTICAL EXPOSURE (E-42)</p>	<p>VERTICAL EXPOSURE (E-43)</p>	<p>VERTICAL EXPOSURE (E-44)</p>	<p>VERTICAL EXPOSURE (E-45)</p>	<p>VERTICAL EXPOSURE (E-46)</p>	<p>VERTICAL EXPOSURE (E-47)</p>	<p>VERTICAL EXPOSURE (E-48)</p>	<p>VERTICAL EXPOSURE (E-49)</p>	<p>VERTICAL EXPOSURE (E-50)</p>	<p>VERTICAL EXPOSURE (E-51)</p>	<p>VERTICAL EXPOSURE (E-52)</p>	<p>VERTICAL EXPOSURE (E-53)</p>	<p>VERTICAL EXPOSURE (E-54)</p>	<p>VERTICAL EXPOSURE (E-55)</p>	<p>VERTICAL EXPOSURE (E-56)</p>	<p>VERTICAL EXPOSURE (E-57)</p>	<p>VERTICAL EXPOSURE (E-58)</p>	<p>VERTICAL EXPOSURE (E-59)</p>	<p>VERTICAL EXPOSURE (E-60)</p>
---	---------------------------------	------------------------------------	------------------------------------	------------------------------------	-------------------------------------	---------------------------------------	---------------------------------------	---------------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

ORDERED BY: [Name]
DATE: [Date]
PROJECT NO.: [Number]
SHEET NO.: [Number] OF [Total Sheets]

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SCALE: [Scale]

PROJECT LOCATION: [Address]

CLIENT: [Name]

CONTRACT NO.: [Number]

DATE OF ISSUE: [Date]

DATE OF REVISION: [Date]

DATE OF CANCELLATION: [Date]

DATE OF EXPIRATION: [Date]

DATE OF REVIEW: [Date]

DATE OF APPROVAL: [Date]

DATE OF SIGNATURE: [Date]

DATE OF SEALING: [Date]

DATE OF RECORDING: [Date]

DATE OF FILING: [Date]

DATE OF DEPOSIT: [Date]

DATE OF RETURN: [Date]

DATE OF CANCELLATION: [Date]

DATE OF EXPIRATION: [Date]

DATE OF REVIEW: [Date]

DATE OF APPROVAL: [Date]

DATE OF SIGNATURE: [Date]

DATE OF SEALING: [Date]

DATE OF RECORDING: [Date]

DATE OF FILING: [Date]

DATE OF DEPOSIT: [Date]

DATE OF RETURN: [Date]

OSCHMIDT, SHULTZ & MACHIGMENT, INC.

1000 W. WASHINGTON ST.
ANN ARBOR, MI 48106
TEL: 734-769-1100
FAX: 734-769-1101
WWW.OSMINC.COM

YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

ORDERED BY: [Name]
DATE: [Date]
PROJECT NO.: [Number]
SHEET NO.: [Number] OF [Total Sheets]

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

SCALE: [Scale]

PROJECT LOCATION: [Address]

CLIENT: [Name]

CONTRACT NO.: [Number]

DATE OF ISSUE: [Date]

DATE OF REVISION: [Date]

DATE OF CANCELLATION: [Date]

DATE OF EXPIRATION: [Date]

DATE OF REVIEW: [Date]

DATE OF APPROVAL: [Date]

DATE OF SIGNATURE: [Date]

DATE OF SEALING: [Date]

DATE OF RECORDING: [Date]

DATE OF FILING: [Date]

DATE OF DEPOSIT: [Date]

DATE OF RETURN: [Date]

PREPARED FOR: JEFFERY A. SCOTT ARCHITECTS, PC
 GASSER BUSH ASSOCIATES
 WMYGASSERBUSH.COM
 ROUND HAUS
 PHOTOMETRIC REPORT



D-Series LED Area Luminaire

Size 0

Specifications:

- Model: D-0
- Height: 10"
- Width: 10"
- Depth: 10"
- Weight: 10 lbs
- Power: 100W
- Beam Spread: 100°
- Color Temperature: 4000K
- Life Span: 50,000 hours

Notes:

1. This luminaire is designed for use in areas where a high level of ambient lighting is required.
2. The luminaire is designed for use in areas where a high level of ambient lighting is required.
3. The luminaire is designed for use in areas where a high level of ambient lighting is required.

MRW LED Architectural Wall Sconce

Specifications:

- Model: MRW-1
- Height: 6"
- Width: 6"
- Depth: 6"
- Weight: 6 lbs
- Power: 60W
- Beam Spread: 60°
- Color Temperature: 4000K
- Life Span: 50,000 hours

Notes:

1. This luminaire is designed for use in areas where a high level of ambient lighting is required.
2. The luminaire is designed for use in areas where a high level of ambient lighting is required.
3. The luminaire is designed for use in areas where a high level of ambient lighting is required.

EXAMPLE 1: 7601 LED

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10

EXAMPLE 2: MRW LED

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10

7601 LED

Specifications:

- Model: 7601
- Height: 10"
- Width: 10"
- Depth: 10"
- Weight: 10 lbs
- Power: 100W
- Beam Spread: 100°
- Color Temperature: 4000K
- Life Span: 50,000 hours

Notes:

1. This luminaire is designed for use in areas where a high level of ambient lighting is required.
2. The luminaire is designed for use in areas where a high level of ambient lighting is required.
3. The luminaire is designed for use in areas where a high level of ambient lighting is required.

MRW LED Architectural Wall Sconce

Specifications:

- Model: MRW-1
- Height: 6"
- Width: 6"
- Depth: 6"
- Weight: 6 lbs
- Power: 60W
- Beam Spread: 60°
- Color Temperature: 4000K
- Life Span: 50,000 hours

Notes:

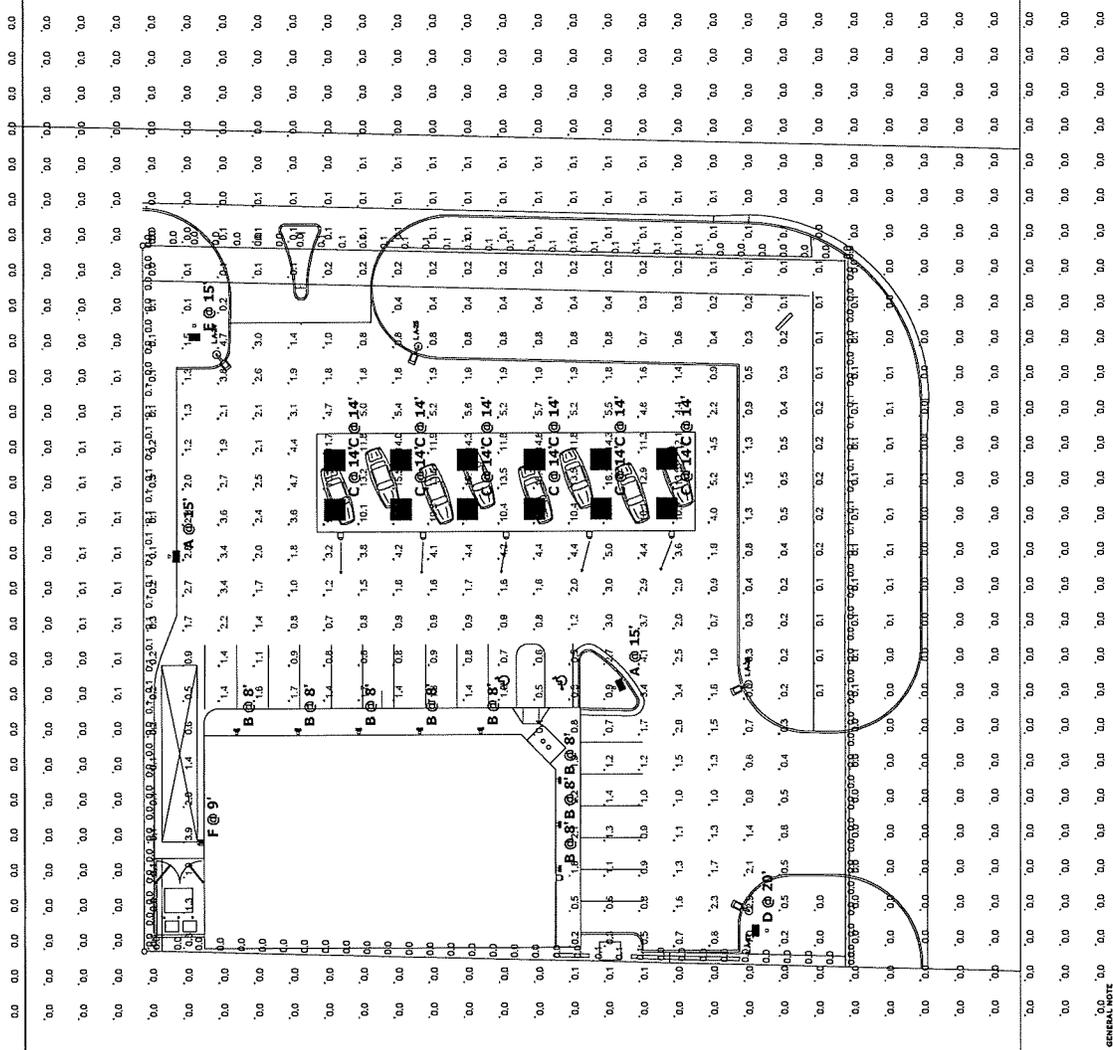
1. This luminaire is designed for use in areas where a high level of ambient lighting is required.
2. The luminaire is designed for use in areas where a high level of ambient lighting is required.
3. The luminaire is designed for use in areas where a high level of ambient lighting is required.

EXAMPLE 3: MRW LED

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10

EXAMPLE 4: MRW LED

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10



Calculations

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10

GENERAL NOTES:
 1. SEE SCHEDULE FOR LUMINAIRE FOOTCANDLE READING.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT.
 CALCULATIONS FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH
 ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
 VARIABLE FIELD CONDITIONS. FOOTCANDLE READING INDICATED ARE FROM GRADE AND/OR FLOOR UP.
 THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING
 BY RESPONSIBLE TO REVIEW FOR HIGHWAY ENERGY CODE AND
 ILLUMINATING QUALITY COMPLIANCE.

Room	Area (sq ft)	Height (ft)	Mounting Height (ft)	Beam Spread (deg)	Number of Fixtures	Watts	Foot Candles (fc)
Living Room	1000	8	7	100	10	1000	10
Dining Room	800	8	7	100	8	800	10
Kitchen	600	8	7	100	6	600	10
Bathroom	400	8	7	100	4	400	10
Bedroom	500	8	7	100	5	500	10
Hallway	200	8	7	100	2	200	10
Entry	300	8	7	100	3	300	10
Staircase	100	8	7	100	1	100	10
Garage	1000	8	7	100	10	1000	10
Basement	1000	8	7	100	10	1000	10
Attic	1000	8	7	100	10	1000	10

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
Circular Investments, LLC
924 Minion Street
Preliminary Site Plan Review

September 27, 2022

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a Preliminary Site Plan for a new parking lot of approximately 33,000 sq. ft. to use as a trailer storage at 924 Minion Street, Ypsilanti, MI 48198 Parcel #K-11-10-280-020. The site is currently used as a freight terminal and the proposed project would enhance business operations of the site with overnight parking for up to nine (9) dump trucks and twenty-seven (27) double trailer – semi-trucks.

APPLICANT

Amjad Issa
2416 E. Michigan Ave
Ypsilanti, MI 48198

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The subject site is a 4 acre parcel, zoned I-T - Innovation and Technology.



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

CROSS REFERENCES

Zoning Ordinance citations:

- Article 4 – District Regulations: Sec. 420. – Residential Use Table:
- Article 9 – Site Plan Review: Sec. 903. – Site Plan Review Process:
- Article 12 – Access, Parking, and Loading: Sec. 1205. – Parking Requirements:
- Article 13 – Site Design Standards: Sec. 1301. Landscape Requirements:

ANALYSIS

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

Planning Consultants (Carlisle/Wortman Associates): CWA reviewed the Preliminary Site Plan in their letter dated August 18, 2022 and recommended Preliminary Site Plan approval with the condition that the applicant provides the Office of Community Standards with a revised landscape plan that complies with ordinance requirements.

Engineering Consultants (OHM): The Township Engineer recommended approval for Preliminary Site Plan approval in their September 2, 2022 review letter. ***Plans have been revised in the latest submittal of the plans dated August 15th 2022 to address the Engineering comments.***

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover stated in an email August 19, 2022 that no new utilities were being proposed to the existing site so YCUA had no objections.

Ypsilanti Township Fire Department: YTFD reviewing agent Steve Wallgren recommended approval in a letter dated June 24, 2022.

Washtenaw County Water Resource Commission: WCWRC reviewing agent Theresa M. Marsik offered comments in a letter dated June 23, 2022. Further review is needed of the latest submittal of plans dated August 15th, 2022.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

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.*

Motion to table:

*"I move to table the request for **Preliminary Site Plan** approval for the Circular Investments, LLC parking lot addition for the storage of dump trucks and double-trailer semi-trucks located at 924 Minion Street, parcel K-11-10-280-020, to consider the comments presented by the Planning Commission during discussion of the project"*

Motion to approve:

*"I move to approve the request for a **Preliminary Site Plan** approval for the Circular Investments, LLC parking lot addition for the storage of dump trucks and double-trailer semi-trucks located at 924 Minion Street, parcel K-11-10-280-020 with the following conditions:*

- 1. Applicant shall address remaining review comments from consultants, agencies, and departments.*
- 2. Applicant shall provide the Planning Department with a revised landscaping plan that complies with ordinance requirements.*
- 3. Applicant shall obtain all applicable agency permits.*
- 4. Applicant shall satisfy the comments made in the June 23, 2022 letter submitted by the WCWRC.*

Motion to deny:

*"I move to deny the request for **Preliminary Site Plan** approval for the Circular Investments, LLC parking lot addition for the storage of dump trucks and double-trailer semi-trucks located at 924 Minion Street, parcel K-11-10-280-020, due to the following reasons:*

1. _____

2. _____

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INFORMATION FOR ANY OTHER PROJECT, FOR ANY OTHER SITE, OR FOR ANY OTHER PURPOSE. THE PROJECT IS THE PROPERTY OF CIRCULAR INVESTMENTS, LLC AND NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF CIRCULAR INVESTMENTS, LLC.

DESIGNED BY: **CIRCULAR INVESTMENTS, LLC**
 2416 E. MORGAN AVE.
 WYLLA, WA 98156
 TEL: (734) 260-0667

THE BACKGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND FIELD RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE BACKGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA. UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- EXISTING ON-SITE UTILITIES LIST**
- 1" WATER
 - 2" CUM
 - 3" CUM
 - 4" CUM
 - 6" CUM
 - 8" CUM
 - 12" CUM
 - 18" CUM
 - 24" CUM
 - 30" CUM
 - 36" CUM
 - 42" CUM
 - 48" CUM
 - 54" CUM
 - 60" CUM
 - 66" CUM
 - 72" CUM
 - 78" CUM
 - 84" CUM
 - 90" CUM
 - 96" CUM
 - 102" CUM
 - 108" CUM
 - 114" CUM
 - 120" CUM
 - 126" CUM
 - 132" CUM
 - 138" CUM
 - 144" CUM
 - 150" CUM
 - 156" CUM
 - 162" CUM
 - 168" CUM
 - 174" CUM
 - 180" CUM
 - 186" CUM
 - 192" CUM
 - 198" CUM
 - 204" CUM
 - 210" CUM
 - 216" CUM
 - 222" CUM
 - 228" CUM
 - 234" CUM
 - 240" CUM
 - 246" CUM
 - 252" CUM
 - 258" CUM
 - 264" CUM
 - 270" CUM
 - 276" CUM
 - 282" CUM
 - 288" CUM
 - 294" CUM
 - 300" CUM
 - 306" CUM
 - 312" CUM
 - 318" CUM
 - 324" CUM
 - 330" CUM
 - 336" CUM
 - 342" CUM
 - 348" CUM
 - 354" CUM
 - 360" CUM
 - 366" CUM
 - 372" CUM
 - 378" CUM
 - 384" CUM
 - 390" CUM
 - 396" CUM
 - 402" CUM
 - 408" CUM
 - 414" CUM
 - 420" CUM
 - 426" CUM
 - 432" CUM
 - 438" CUM
 - 444" CUM
 - 450" CUM
 - 456" CUM
 - 462" CUM
 - 468" CUM
 - 474" CUM
 - 480" CUM
 - 486" CUM
 - 492" CUM
 - 498" CUM
 - 504" CUM
 - 510" CUM
 - 516" CUM
 - 522" CUM
 - 528" CUM
 - 534" CUM
 - 540" CUM
 - 546" CUM
 - 552" CUM
 - 558" CUM
 - 564" CUM
 - 570" CUM
 - 576" CUM
 - 582" CUM
 - 588" CUM
 - 594" CUM
 - 600" CUM
 - 606" CUM
 - 612" CUM
 - 618" CUM
 - 624" CUM
 - 630" CUM
 - 636" CUM
 - 642" CUM
 - 648" CUM
 - 654" CUM
 - 660" CUM
 - 666" CUM
 - 672" CUM
 - 678" CUM
 - 684" CUM
 - 690" CUM
 - 696" CUM
 - 702" CUM
 - 708" CUM
 - 714" CUM
 - 720" CUM
 - 726" CUM
 - 732" CUM
 - 738" CUM
 - 744" CUM
 - 750" CUM
 - 756" CUM
 - 762" CUM
 - 768" CUM
 - 774" CUM
 - 780" CUM
 - 786" CUM
 - 792" CUM
 - 798" CUM
 - 804" CUM
 - 810" CUM
 - 816" CUM
 - 822" CUM
 - 828" CUM
 - 834" CUM
 - 840" CUM
 - 846" CUM
 - 852" CUM
 - 858" CUM
 - 864" CUM
 - 870" CUM
 - 876" CUM
 - 882" CUM
 - 888" CUM
 - 894" CUM
 - 900" CUM
 - 906" CUM
 - 912" CUM
 - 918" CUM
 - 924" CUM
 - 930" CUM
 - 936" CUM
 - 942" CUM
 - 948" CUM
 - 954" CUM
 - 960" CUM
 - 966" CUM
 - 972" CUM
 - 978" CUM
 - 984" CUM
 - 990" CUM
 - 996" CUM
 - 1002" CUM
 - 1008" CUM
 - 1014" CUM
 - 1020" CUM
 - 1026" CUM
 - 1032" CUM
 - 1038" CUM
 - 1044" CUM
 - 1050" CUM
 - 1056" CUM
 - 1062" CUM
 - 1068" CUM
 - 1074" CUM
 - 1080" CUM
 - 1086" CUM
 - 1092" CUM
 - 1098" CUM
 - 1104" CUM
 - 1110" CUM
 - 1116" CUM
 - 1122" CUM
 - 1128" CUM
 - 1134" CUM
 - 1140" CUM
 - 1146" CUM
 - 1152" CUM
 - 1158" CUM
 - 1164" CUM
 - 1170" CUM
 - 1176" CUM
 - 1182" CUM
 - 1188" CUM
 - 1194" CUM
 - 1200" CUM
 - 1206" CUM
 - 1212" CUM
 - 1218" CUM
 - 1224" CUM
 - 1230" CUM
 - 1236" CUM
 - 1242" CUM
 - 1248" CUM
 - 1254" CUM
 - 1260" CUM
 - 1266" CUM
 - 1272" CUM
 - 1278" CUM
 - 1284" CUM
 - 1290" CUM
 - 1296" CUM
 - 1302" CUM
 - 1308" CUM
 - 1314" CUM
 - 1320" CUM
 - 1326" CUM
 - 1332" CUM
 - 1338" CUM
 - 1344" CUM
 - 1350" CUM
 - 1356" CUM
 - 1362" CUM
 - 1368" CUM
 - 1374" CUM
 - 1380" CUM
 - 1386" CUM
 - 1392" CUM
 - 1398" CUM
 - 1404" CUM
 - 1410" CUM
 - 1416" CUM
 - 1422" CUM
 - 1428" CUM
 - 1434" CUM
 - 1440" CUM
 - 1446" CUM
 - 1452" CUM
 - 1458" CUM
 - 1464" CUM
 - 1470" CUM
 - 1476" CUM
 - 1482" CUM
 - 1488" CUM
 - 1494" CUM
 - 1500" CUM
 - 1506" CUM
 - 1512" CUM
 - 1518" CUM
 - 1524" CUM
 - 1530" CUM
 - 1536" CUM
 - 1542" CUM
 - 1548" CUM
 - 1554" CUM
 - 1560" CUM
 - 1566" CUM
 - 1572" CUM
 - 1578" CUM
 - 1584" CUM
 - 1590" CUM
 - 1596" CUM
 - 1602" CUM
 - 1608" CUM
 - 1614" CUM
 - 1620" CUM
 - 1626" CUM
 - 1632" CUM
 - 1638" CUM
 - 1644" CUM
 - 1650" CUM
 - 1656" CUM
 - 1662" CUM
 - 1668" CUM
 - 1674" CUM
 - 1680" CUM
 - 1686" CUM
 - 1692" CUM
 - 1698" CUM
 - 1704" CUM
 - 1710" CUM
 - 1716" CUM
 - 1722" CUM
 - 1728" CUM
 - 1734" CUM
 - 1740" CUM
 - 1746" CUM
 - 1752" CUM
 - 1758" CUM
 - 1764" CUM
 - 1770" CUM
 - 1776" CUM
 - 1782" CUM
 - 1788" CUM
 - 1794" CUM
 - 1800" CUM
 - 1806" CUM
 - 1812" CUM
 - 1818" CUM
 - 1824" CUM
 - 1830" CUM
 - 1836" CUM
 - 1842" CUM
 - 1848" CUM
 - 1854" CUM
 - 1860" CUM
 - 1866" CUM
 - 1872" CUM
 - 1878" CUM
 - 1884" CUM
 - 1890" CUM
 - 1896" CUM
 - 1902" CUM
 - 1908" CUM
 - 1914" CUM
 - 1920" CUM
 - 1926" CUM
 - 1932" CUM
 - 1938" CUM
 - 1944" CUM
 - 1950" CUM
 - 1956" CUM
 - 1962" CUM
 - 1968" CUM
 - 1974" CUM
 - 1980" CUM
 - 1986" CUM
 - 1992" CUM
 - 1998" CUM
 - 2004" CUM
 - 2010" CUM
 - 2016" CUM
 - 2022" CUM
 - 2028" CUM
 - 2034" CUM
 - 2040" CUM
 - 2046" CUM
 - 2052" CUM
 - 2058" CUM
 - 2064" CUM
 - 2070" CUM
 - 2076" CUM
 - 2082" CUM
 - 2088" CUM
 - 2094" CUM
 - 2100" CUM
 - 2106" CUM
 - 2112" CUM
 - 2118" CUM
 - 2124" CUM
 - 2130" CUM
 - 2136" CUM
 - 2142" CUM
 - 2148" CUM
 - 2154" CUM
 - 2160" CUM
 - 2166" CUM
 - 2172" CUM
 - 2178" CUM
 - 2184" CUM
 - 2190" CUM
 - 2196" CUM
 - 2202" CUM
 - 2208" CUM
 - 2214" CUM
 - 2220" CUM
 - 2226" CUM
 - 2232" CUM
 - 2238" CUM
 - 2244" CUM
 - 2250" CUM
 - 2256" CUM
 - 2262" CUM
 - 2268" CUM
 - 2274" CUM
 - 2280" CUM
 - 2286" CUM
 - 2292" CUM
 - 2298" CUM
 - 2304" CUM
 - 2310" CUM
 - 2316" CUM
 - 2322" CUM
 - 2328" CUM
 - 2334" CUM
 - 2340" CUM
 - 2346" CUM
 - 2352" CUM
 - 2358" CUM
 - 2364" CUM
 - 2370" CUM
 - 2376" CUM
 - 2382" CUM
 - 2388" CUM
 - 2394" CUM
 - 2400" CUM
 - 2406" CUM
 - 2412" CUM
 - 2418" CUM
 - 2424" CUM
 - 2430" CUM
 - 2436" CUM
 - 2442" CUM
 - 2448" CUM
 - 2454" CUM
 - 2460" CUM
 - 2466" CUM
 - 2472" CUM
 - 2478" CUM
 - 2484" CUM
 - 2490" CUM
 - 2496" CUM
 - 2502" CUM
 - 2508" CUM
 - 2514" CUM
 - 2520" CUM
 - 2526" CUM
 - 2532" CUM
 - 2538" CUM
 - 2544" CUM
 - 2550" CUM
 - 2556" CUM
 - 2562" CUM
 - 2568" CUM
 - 2574" CUM
 - 2580" CUM
 - 2586" CUM
 - 2592" CUM
 - 2598" CUM
 - 2604" CUM
 - 2610" CUM
 - 2616" CUM
 - 2622" CUM
 - 2628" CUM
 - 2634" CUM
 - 2640" CUM
 - 2646" CUM
 - 2652" CUM
 - 2658" CUM
 - 2664" CUM
 - 2670" CUM
 - 2676" CUM
 - 2682" CUM
 - 2688" CUM
 - 2694" CUM
 - 2700" CUM
 - 2706" CUM
 - 2712" CUM
 - 2718" CUM
 - 2724" CUM
 - 2730" CUM
 - 2736" CUM
 - 2742" CUM
 - 2748" CUM
 - 2754" CUM
 - 2760" CUM
 - 2766" CUM
 - 2772" CUM
 - 2778" CUM
 - 2784" CUM
 - 2790" CUM
 - 2796" CUM
 - 2802" CUM
 - 2808" CUM
 - 2814" CUM
 - 2820" CUM
 - 2826" CUM
 - 2832" CUM
 - 2838" CUM
 - 2844" CUM
 - 2850" CUM
 - 2856" CUM
 - 2862" CUM
 - 2868" CUM
 - 2874" CUM
 - 2880" CUM
 - 2886" CUM
 - 2892" CUM
 - 2898" CUM
 - 2904" CUM
 - 2910" CUM
 - 2916" CUM
 - 2922" CUM
 - 2928" CUM
 - 2934" CUM
 - 2940" CUM
 - 2946" CUM
 - 2952" CUM
 - 2958" CUM
 - 2964" CUM
 - 2970" CUM
 - 2976" CUM
 - 2982" CUM
 - 2988" CUM
 - 2994" CUM
 - 3000" CUM

- MAINTENANCE NOTES**
- 1. MAINTENANCE NOTES
 - 2. MAINTENANCE NOTES
 - 3. MAINTENANCE NOTES
 - 4. MAINTENANCE NOTES
 - 5. MAINTENANCE NOTES
 - 6. MAINTENANCE NOTES
 - 7. MAINTENANCE NOTES
 - 8. MAINTENANCE NOTES
 - 9. MAINTENANCE NOTES
 - 10. MAINTENANCE NOTES
 - 11. MAINTENANCE NOTES
 - 12. MAINTENANCE NOTES
 - 13. MAINTENANCE NOTES
 - 14. MAINTENANCE NOTES
 - 15. MAINTENANCE NOTES
 - 16. MAINTENANCE NOTES
 - 17. MAINTENANCE NOTES
 - 18. MAINTENANCE NOTES
 - 19. MAINTENANCE NOTES
 - 20. MAINTENANCE NOTES
 - 21. MAINTENANCE NOTES
 - 22. MAINTENANCE NOTES
 - 23. MAINTENANCE NOTES
 - 24. MAINTENANCE NOTES
 - 25. MAINTENANCE NOTES
 - 26. MAINTENANCE NOTES
 - 27. MAINTENANCE NOTES
 - 28. MAINTENANCE NOTES
 - 29. MAINTENANCE NOTES
 - 30. MAINTENANCE NOTES
 - 31. MAINTENANCE NOTES
 - 32. MAINTENANCE NOTES
 - 33. MAINTENANCE NOTES
 - 34. MAINTENANCE NOTES
 - 35. MAINTENANCE NOTES
 - 36. MAINTENANCE NOTES
 - 37. MAINTENANCE NOTES
 - 38. MAINTENANCE NOTES
 - 39. MAINTENANCE NOTES
 - 40. MAINTENANCE NOTES
 - 41. MAINTENANCE NOTES
 - 42. MAINTENANCE NOTES
 - 43. MAINTENANCE NOTES
 - 44. MAINTENANCE NOTES
 - 45. MAINTENANCE NOTES
 - 46. MAINTENANCE NOTES
 - 47. MAINTENANCE NOTES
 - 48. MAINTENANCE NOTES
 - 49. MAINTENANCE NOTES
 - 50. MAINTENANCE NOTES
 - 51. MAINTENANCE NOTES
 - 52. MAINTENANCE NOTES
 - 53. MAINTENANCE NOTES
 - 54. MAINTENANCE NOTES
 - 55. MAINTENANCE NOTES
 - 56. MAINTENANCE NOTES
 - 57. MAINTENANCE NOTES
 - 58. MAINTENANCE NOTES
 - 59. MAINTENANCE NOTES
 - 60. MAINTENANCE NOTES
 - 61. MAINTENANCE NOTES
 - 62. MAINTENANCE NOTES
 - 63. MAINTENANCE NOTES
 - 64. MAINTENANCE NOTES
 - 65. MAINTENANCE NOTES
 - 66. MAINTENANCE NOTES
 - 67. MAINTENANCE NOTES
 - 68. MAINTENANCE NOTES
 - 69. MAINTENANCE NOTES
 - 70. MAINTENANCE NOTES
 - 71. MAINTENANCE NOTES
 - 72. MAINTENANCE NOTES
 - 73. MAINTENANCE NOTES
 - 74. MAINTENANCE NOTES
 - 75. MAINTENANCE NOTES
 - 76. MAINTENANCE NOTES
 - 77. MAINTENANCE NOTES
 - 78. MAINTENANCE NOTES
 - 79. MAINTENANCE NOTES
 - 80. MAINTENANCE NOTES
 - 81. MAINTENANCE NOTES
 - 82. MAINTENANCE NOTES
 - 83. MAINTENANCE NOTES
 - 84. MAINTENANCE NOTES
 - 85. MAINTENANCE NOTES
 - 86. MAINTENANCE NOTES
 - 87. MAINTENANCE NOTES
 - 88. MAINTENANCE NOTES
 - 89. MAINTENANCE NOTES
 - 90. MAINTENANCE NOTES
 - 91. MAINTENANCE NOTES
 - 92. MAINTENANCE NOTES
 - 93. MAINTENANCE NOTES
 - 94. MAINTENANCE NOTES
 - 95. MAINTENANCE NOTES
 - 96. MAINTENANCE NOTES
 - 97. MAINTENANCE NOTES
 - 98. MAINTENANCE NOTES
 - 99. MAINTENANCE NOTES
 - 100. MAINTENANCE NOTES

- EXISTING UTILITIES**
- 1. EXISTING UTILITIES
 - 2. EXISTING UTILITIES
 - 3. EXISTING UTILITIES
 - 4. EXISTING UTILITIES
 - 5. EXISTING UTILITIES
 - 6. EXISTING UTILITIES
 - 7. EXISTING UTILITIES
 - 8. EXISTING UTILITIES
 - 9. EXISTING UTILITIES
 - 10. EXISTING UTILITIES
 - 11. EXISTING UTILITIES
 - 12. EXISTING UTILITIES
 - 13. EXISTING UTILITIES
 - 14. EXISTING UTILITIES
 - 15. EXISTING UTILITIES
 - 16. EXISTING UTILITIES
 - 17. EXISTING UTILITIES
 - 18. EXISTING UTILITIES
 - 19. EXISTING UTILITIES
 - 20. EXISTING UTILITIES
 - 21. EXISTING UTILITIES
 - 22. EXISTING UTILITIES
 - 23. EXISTING UTILITIES
 - 24. EXISTING UTILITIES
 - 25. EXISTING UTILITIES
 - 26. EXISTING UTILITIES
 - 27. EXISTING UTILITIES
 - 28. EXISTING UTILITIES
 - 29. EXISTING UTILITIES
 - 30. EXISTING UTILITIES
 - 31. EXISTING UTILITIES
 - 32. EXISTING UTILITIES
 - 33. EXISTING UTILITIES
 - 34. EXISTING UTILITIES
 - 35. EXISTING UTILITIES
 - 36. EXISTING UTILITIES
 - 37. EXISTING UTILITIES
 - 38. EXISTING UTILITIES
 - 39. EXISTING UTILITIES
 - 40. EXISTING UTILITIES
 - 41. EXISTING UTILITIES
 - 42. EXISTING UTILITIES
 - 43. EXISTING UTILITIES
 - 44. EXISTING UTILITIES
 - 45. EXISTING UTILITIES
 - 46. EXISTING UTILITIES
 - 47. EXISTING UTILITIES
 - 48. EXISTING UTILITIES
 - 49. EXISTING UTILITIES
 - 50. EXISTING UTILITIES
 - 51. EXISTING UTILITIES
 - 52. EXISTING UTILITIES
 - 53. EXISTING UTILITIES
 - 54. EXISTING UTILITIES
 - 55. EXISTING UTILITIES
 - 56. EXISTING UTILITIES
 - 57. EXISTING UTILITIES
 - 58. EXISTING UTILITIES
 - 59. EXISTING UTILITIES
 - 60. EXISTING UTILITIES
 - 61. EXISTING UTILITIES
 - 62. EXISTING UTILITIES
 - 63. EXISTING UTILITIES
 - 64. EXISTING UTILITIES
 - 65. EXISTING UTILITIES
 - 66. EXISTING UTILITIES
 - 67. EXISTING UTILITIES
 - 68. EXISTING UTILITIES
 - 69. EXISTING UTILITIES
 - 70. EXISTING UTILITIES
 - 71. EXISTING UTILITIES
 - 72. EXISTING UTILITIES
 - 73. EXISTING UTILITIES
 - 74. EXISTING UTILITIES
 - 75. EXISTING UTILITIES
 - 76. EXISTING UTILITIES
 - 77. EXISTING UTILITIES
 - 78. EXISTING UTILITIES
 - 79. EXISTING UTILITIES
 - 80. EXISTING UTILITIES
 - 81. EXISTING UTILITIES
 - 82. EXISTING UTILITIES
 - 83. EXISTING UTILITIES
 - 84. EXISTING UTILITIES
 - 85. EXISTING UTILITIES
 - 86. EXISTING UTILITIES
 - 87. EXISTING UTILITIES
 - 88. EXISTING UTILITIES
 - 89. EXISTING UTILITIES
 - 90. EXISTING UTILITIES
 - 91. EXISTING UTILITIES
 - 92. EXISTING UTILITIES
 - 93. EXISTING UTILITIES
 - 94. EXISTING UTILITIES
 - 95. EXISTING UTILITIES
 - 96. EXISTING UTILITIES
 - 97. EXISTING UTILITIES
 - 98. EXISTING UTILITIES
 - 99. EXISTING UTILITIES
 - 100. EXISTING UTILITIES

- EXISTING TRENCHES**
- 1. EXISTING TRENCHES
 - 2. EXISTING TRENCHES
 - 3. EXISTING TRENCHES
 - 4. EXISTING TRENCHES
 - 5. EXISTING TRENCHES
 - 6. EXISTING TRENCHES
 - 7. EXISTING TRENCHES
 - 8. EXISTING TRENCHES
 - 9. EXISTING TRENCHES
 - 10. EXISTING TRENCHES
 - 11. EXISTING TRENCHES
 - 12. EXISTING TRENCHES
 - 13. EXISTING TRENCHES
 - 14. EXISTING TRENCHES
 - 15. EXISTING TRENCHES
 - 16. EXISTING TRENCHES
 - 17. EXISTING TRENCHES
 - 18. EXISTING TRENCHES
 - 19. EXISTING TRENCHES
 - 20. EXISTING TRENCHES
 - 21. EXISTING TRENCHES
 - 22. EXISTING TRENCHES
 - 23. EXISTING TRENCHES
 - 24. EXISTING TRENCHES
 - 25. EXISTING TRENCHES
 - 26. EXISTING TRENCHES
 - 27. EXISTING TRENCHES
 - 28. EXISTING TRENCHES
 - 29. EXISTING TRENCHES
 - 30. EXISTING TRENCHES
 - 31. EXISTING TRENCHES
 - 32. EXISTING TRENCHES
 - 33. EXISTING TRENCHES
 - 34. EXISTING TRENCHES
 - 35. EXISTING TRENCHES
 - 36. EXISTING TRENCHES
 - 37. EXISTING TRENCHES
 - 38. EXISTING TRENCHES
 - 39. EXISTING TRENCHES
 - 40. EXISTING TRENCHES
 - 41. EXISTING TRENCHES
 - 42. EXISTING TRENCHES
 - 43. EXISTING TRENCHES
 - 44. EXISTING TRENCHES
 - 45. EXISTING TRENCHES
 - 46. EXISTING TRENCHES
 - 47. EXISTING TRENCHES
 - 48. EXISTING TRENCHES
 - 49. EXISTING TRENCHES
 - 50. EXISTING TRENCHES
 - 51. EXISTING TRENCHES
 - 52. EXISTING TRENCHES
 - 53. EXISTING TRENCHES
 - 54. EXISTING TRENCHES
 - 55. EXISTING TRENCHES
 - 56. EXISTING TRENCHES
 - 57. EXISTING TRENCHES
 - 58. EXISTING TRENCHES
 - 59. EXISTING TRENCHES
 - 60. EXISTING TRENCHES
 - 61. EXISTING TRENCHES
 - 62. EXISTING TRENCHES
 - 63. EXISTING TRENCHES
 - 64. EXISTING TRENCHES
 - 65. EXISTING TRENCHES
 - 66. EXISTING TRENCHES
 - 67. EXISTING TRENCHES
 - 68. EXISTING TRENCHES
 - 69. EXISTING TRENCHES
 - 70. EXISTING TRENCHES
 - 71. EXISTING TRENCHES
 - 72. EXISTING TRENCHES
 - 73. EXISTING TRENCHES
 - 74. EXISTING TRENCHES
 - 75. EXISTING TRENCHES
 - 76. EXISTING TRENCHES
 - 77. EXISTING TRENCHES
 - 78. EXISTING TRENCHES
 - 79. EXISTING TRENCHES
 - 80. EXISTING TRENCHES
 - 81. EXISTING TRENCHES
 - 82. EXISTING TRENCHES
 - 83. EXISTING TRENCHES
 - 84. EXISTING TRENCHES
 - 85. EXISTING TRENCHES
 - 86. EXISTING TRENCHES
 - 87. EXISTING TRENCHES
 - 88. EXISTING TRENCHES
 - 89. EXISTING TRENCHES
 - 90. EXISTING TRENCHES
 - 91. EXISTING TRENCHES
 - 92. EXISTING TRENCHES
 - 93. EXISTING TRENCHES
 - 94. EXISTING TRENCHES
 - 95. EXISTING TRENCHES
 - 96. EXISTING TRENCHES
 - 97. EXISTING TRENCHES
 - 98. EXISTING TRENCHES
 - 99. EXISTING TRENCHES
 - 100. EXISTING TRENCHES

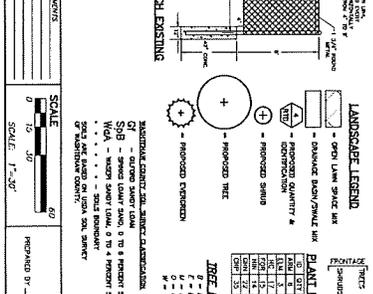
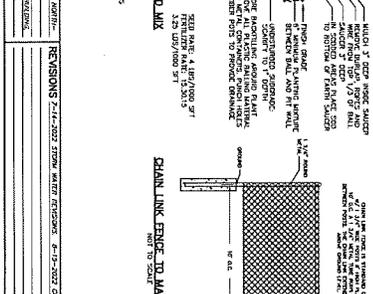
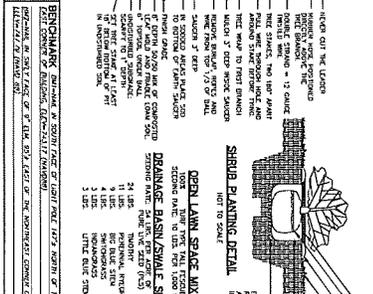
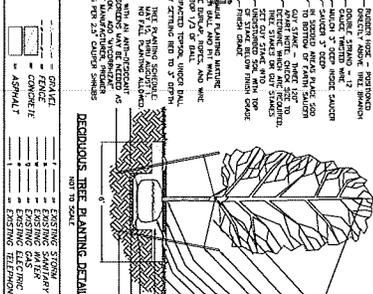
- EXISTING TRENCHES**
- 1. EXISTING TRENCHES
 - 2. EXISTING TRENCHES
 - 3. EXISTING TRENCHES
 - 4. EXISTING TRENCHES
 - 5. EXISTING TRENCHES
 - 6. EXISTING TRENCHES
 - 7. EXISTING TRENCHES
 - 8. EXISTING TRENCHES
 - 9. EXISTING TRENCHES
 - 10. EXISTING TRENCHES
 - 11. EXISTING TRENCHES
 - 12. EXISTING TRENCHES
 - 13. EXISTING TRENCHES
 - 14. EXISTING TRENCHES
 - 15. EXISTING TRENCHES
 - 16. EXISTING TRENCHES
 - 17. EXISTING TRENCHES
 - 18. EXISTING TRENCHES
 - 19. EXISTING TRENCHES
 - 20. EXISTING TRENCHES
 - 21. EXISTING TRENCHES
 - 22. EXISTING TRENCHES
 - 23. EXISTING TRENCHES
 - 24. EXISTING TRENCHES
 - 25. EXISTING TRENCHES
 - 26. EXISTING TRENCHES
 - 27. EXISTING TRENCHES
 - 28. EXISTING TRENCHES
 - 29. EXISTING TRENCHES
 - 30. EXISTING TRENCHES
 - 31. EXISTING TRENCHES
 - 32. EXISTING TRENCHES
 - 33. EXISTING TRENCHES
 - 34. EXISTING TRENCHES
 - 35. EXISTING TRENCHES
 - 36. EXISTING TRENCHES
 - 37. EXISTING TRENCHES
 - 38. EXISTING TRENCHES
 - 39. EXISTING TRENCHES
 - 40. EXISTING TRENCHES
 - 41. EXISTING TRENCHES
 - 42. EXISTING TRENCHES
 - 43. EXISTING TRENCHES
 - 44. EXISTING TRENCHES
 - 45. EXISTING TRENCHES
 - 46. EXISTING TRENCHES
 - 47. EXISTING TRENCHES
 - 48. EXISTING TRENCHES
 - 49. EXISTING TRENCHES
 - 50. EXISTING TRENCHES
 - 51. EXISTING TRENCHES
 - 52. EXISTING TRENCHES
 - 53. EXISTING TRENCHES
 - 54. EXISTING TRENCHES
 - 55. EXISTING TRENCHES
 - 56. EXISTING TRENCHES
 - 57. EXISTING TRENCHES
 - 58. EXISTING

THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM FIELD SURVEY INFORMATION AND FIELD RECORDS. THE SURVEYOR MAKES NO GUARANTEE, BUT THE INFORMATION IS BELIEVED TO BE CORRECT. ALL BEING UTILIZED IN THE AREA, OTHER THAN SERVICE OR REMOVED, SHALL BE SHOWN AS EXISTING. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE ENTIRE PROJECT AREA. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE ENTIRE PROJECT AREA. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE ENTIRE PROJECT AREA.

DESIGNED BY: **303 MAINTENANCE ENGINEERING COMPANY, INC.**
 NO. 1000 W. 10TH ST. SUITE 100
 WASHINGTON, DC 20004
 CONTACT: (703) 433-1111
 WWW.MECONLINE.COM

LEGEND

(N) = NORTH
 (S) = SOUTH
 (E) = EAST
 (W) = WEST
 (A) = ASPHALT
 (C) = CONCRETE
 (G) = GRAVEL
 (S) = SAND
 (L) = LIGHT FILL
 (D) = DARK FILL
 (H) = HATCH
 (T) = TOP OF CURB
 (B) = BOTTOM OF CURB
 (C) = CENTERLINE
 (E) = EXISTING
 (P) = PROPOSED
 (R) = RECORD
 (M) = MEASUREMENT
 (D) = DISTANCE
 (A) = AREA
 (V) = VOLUME
 (L) = LENGTH
 (W) = WIDTH
 (H) = HEIGHT
 (D) = DIAMETER
 (R) = RADIUS
 (C) = CHORD
 (S) = SPACING
 (I) = INTERVAL
 (F) = FEET
 (M) = METERS
 (IN) = INCHES
 (MM) = MILLIMETERS
 (CM) = CENTIMETERS
 (M) = METERS
 (K) = KILOMETERS
 (H) = HOURS
 (D) = DAYS
 (W) = WEEKS
 (M) = MONTHS
 (Y) = YEARS
 (S) = SECONDS
 (MIN) = MINUTES
 (SEC) = SECONDS
 (M) = METERS
 (F) = FEET
 (IN) = INCHES
 (MM) = MILLIMETERS
 (CM) = CENTIMETERS
 (M) = METERS
 (K) = KILOMETERS
 (H) = HOURS
 (D) = DAYS
 (W) = WEEKS
 (M) = MONTHS
 (Y) = YEARS
 (S) = SECONDS
 (MIN) = MINUTES
 (SEC) = SECONDS

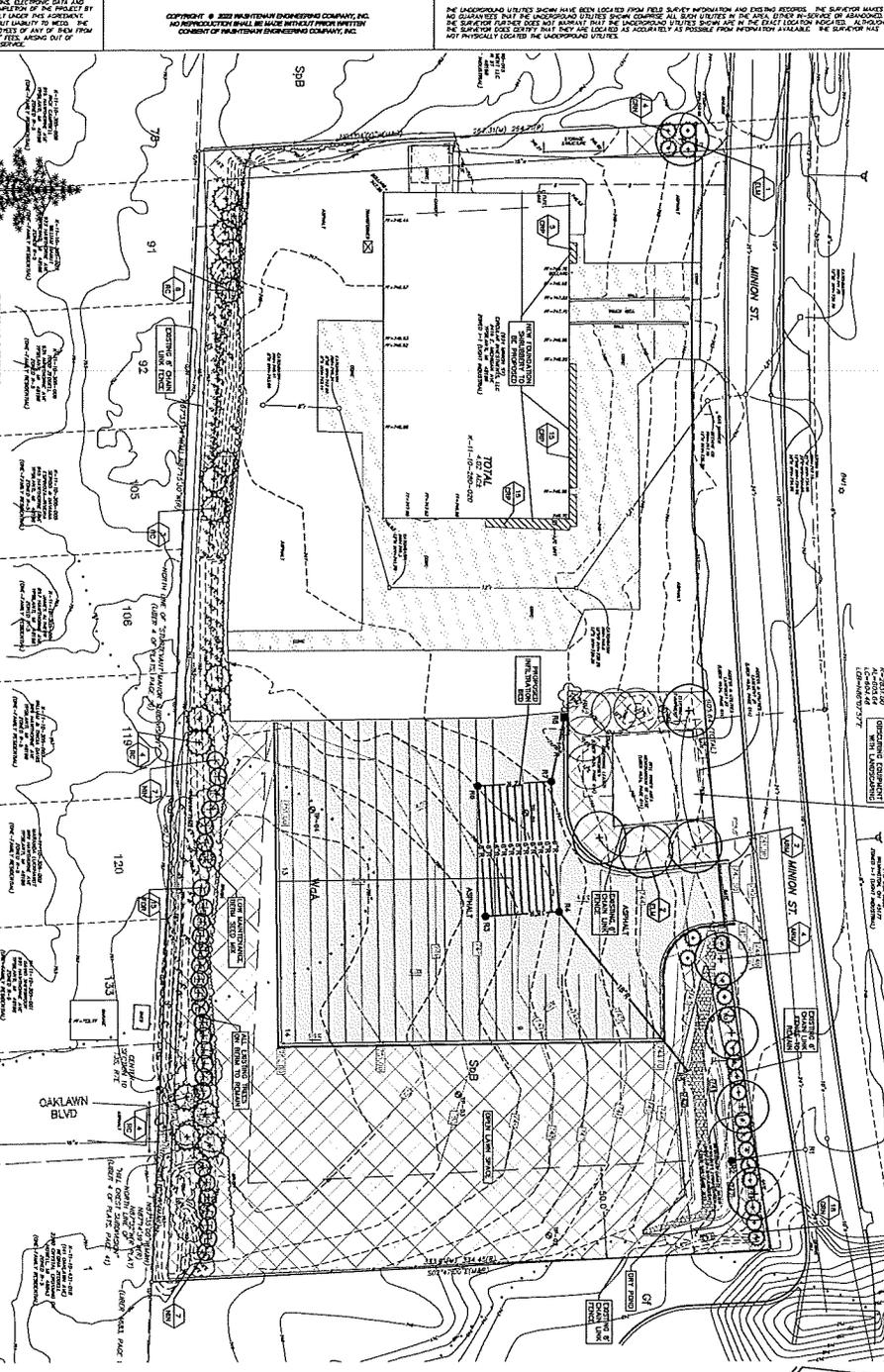


LANDSCAPE LEGEND

(S) = SHRUB
 (T) = TREE
 (F) = FENCE
 (C) = CURB
 (A) = ASPHALT
 (G) = GRAVEL
 (S) = SAND
 (L) = LIGHT FILL
 (D) = DARK FILL
 (H) = HATCH
 (T) = TOP OF CURB
 (B) = BOTTOM OF CURB
 (C) = CENTERLINE
 (E) = EXISTING
 (P) = PROPOSED
 (R) = RECORD
 (M) = MEASUREMENT
 (D) = DISTANCE
 (A) = AREA
 (V) = VOLUME
 (L) = LENGTH
 (W) = WIDTH
 (H) = HEIGHT
 (D) = DIAMETER
 (R) = RADIUS
 (C) = CHORD
 (S) = SPACING
 (I) = INTERVAL
 (F) = FEET
 (M) = METERS
 (IN) = INCHES
 (MM) = MILLIMETERS
 (CM) = CENTIMETERS
 (M) = METERS
 (K) = KILOMETERS
 (H) = HOURS
 (D) = DAYS
 (W) = WEEKS
 (M) = MONTHS
 (Y) = YEARS
 (S) = SECONDS
 (MIN) = MINUTES
 (SEC) = SECONDS

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(S)	SHRUB	20	...
2	(T)	TREE	10	...
3	(F)	FENCE	100	...
4	(C)	CURB	100	...
5	(A)	ASPHALT	100	...
6	(G)	GRAVEL	100	...
7	(S)	SAND	100	...
8	(L)	LIGHT FILL	100	...
9	(D)	DARK FILL	100	...
10	(H)	HATCH	100	...
11	(T)	TOP OF CURB	100	...
12	(B)	BOTTOM OF CURB	100	...
13	(C)	CENTERLINE	100	...
14	(E)	EXISTING	100	...
15	(P)	PROPOSED	100	...
16	(R)	RECORD	100	...
17	(M)	MEASUREMENT	100	...
18	(D)	DISTANCE	100	...
19	(A)	AREA	100	...
20	(V)	VOLUME	100	...
21	(L)	LENGTH	100	...
22	(W)	WIDTH	100	...
23	(H)	HEIGHT	100	...
24	(D)	DIAMETER	100	...
25	(R)	RADIUS	100	...
26	(C)	CHORD	100	...
27	(S)	SPACING	100	...
28	(I)	INTERVAL	100	...
29	(F)	FEET	100	...
30	(M)	METERS	100	...
31	(IN)	INCHES	100	...
32	(MM)	MILLIMETERS	100	...
33	(CM)	CENTIMETERS	100	...
34	(M)	METERS	100	...
35	(K)	KILOMETERS	100	...
36	(H)	HOURS	100	...
37	(D)	DAYS	100	...
38	(W)	WEEKS	100	...
39	(M)	MONTHS	100	...
40	(Y)	YEARS	100	...
41	(S)	SECONDS	100	...
42	(MIN)	MINUTES	100	...
43	(SEC)	SECONDS	100	...



GENERAL LANDSCAPE NOTES

1. All work shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
2. All materials and workmanship shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
3. All plants shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
4. All trees shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
5. All shrubs shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
6. All fences shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
7. All curbs shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
8. All asphalt shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
9. All gravel shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
10. All sand shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
11. All light fill shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
12. All dark fill shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
13. All hatching shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
14. All top of curb shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
15. All bottom of curb shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
16. All centerline shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
17. All existing shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
18. All proposed shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
19. All record shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
20. All measurement shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
21. All distance shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
22. All area shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
23. All volume shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
24. All length shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
25. All width shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
26. All height shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
27. All diameter shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
28. All radius shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
29. All chord shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
30. All spacing shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
31. All interval shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
32. All feet shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
33. All meters shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
34. All inches shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
35. All millimeters shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
36. All centimeters shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
37. All meters shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
38. All kilometers shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
39. All hours shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
40. All days shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
41. All weeks shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
42. All months shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
43. All years shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
44. All seconds shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
45. All minutes shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).
46. All seconds shall be in accordance with the specifications and standards of the American Society of Landscape Architects (ASLA) and the International Association of Professional Landscape Architects (IALA).

SECTION 10, TOWN 3, SOUTH, RANGE 7, EAST
 YPSILANTI TOWNSHIP
 WASHINGTON COUNTY, MICHIGAN
 DATE 5-23-2022 303 NO. 32674, 32846
 CWS NO. 674-LA-V
 SHEET 9

PROJECT: **K-11-10-280-020**
924 MINION ST.

SHEET: **LANDSCAPE PLAN**

CLIENT: **CIRCULAR INVESTMENTS, LLC**
 2416 E. MICHIGAN AVE
 YPSILANTI, MI 48198
 TEL: (734)-260-0667

DESIGNED BY: **303 MAINTENANCE ENGINEERING COMPANY, INC.**
 NO. 1000 W. 10TH ST. SUITE 100
 WASHINGTON, DC 20004
 CONTACT: (703) 433-1111
 WWW.MECONLINE.COM

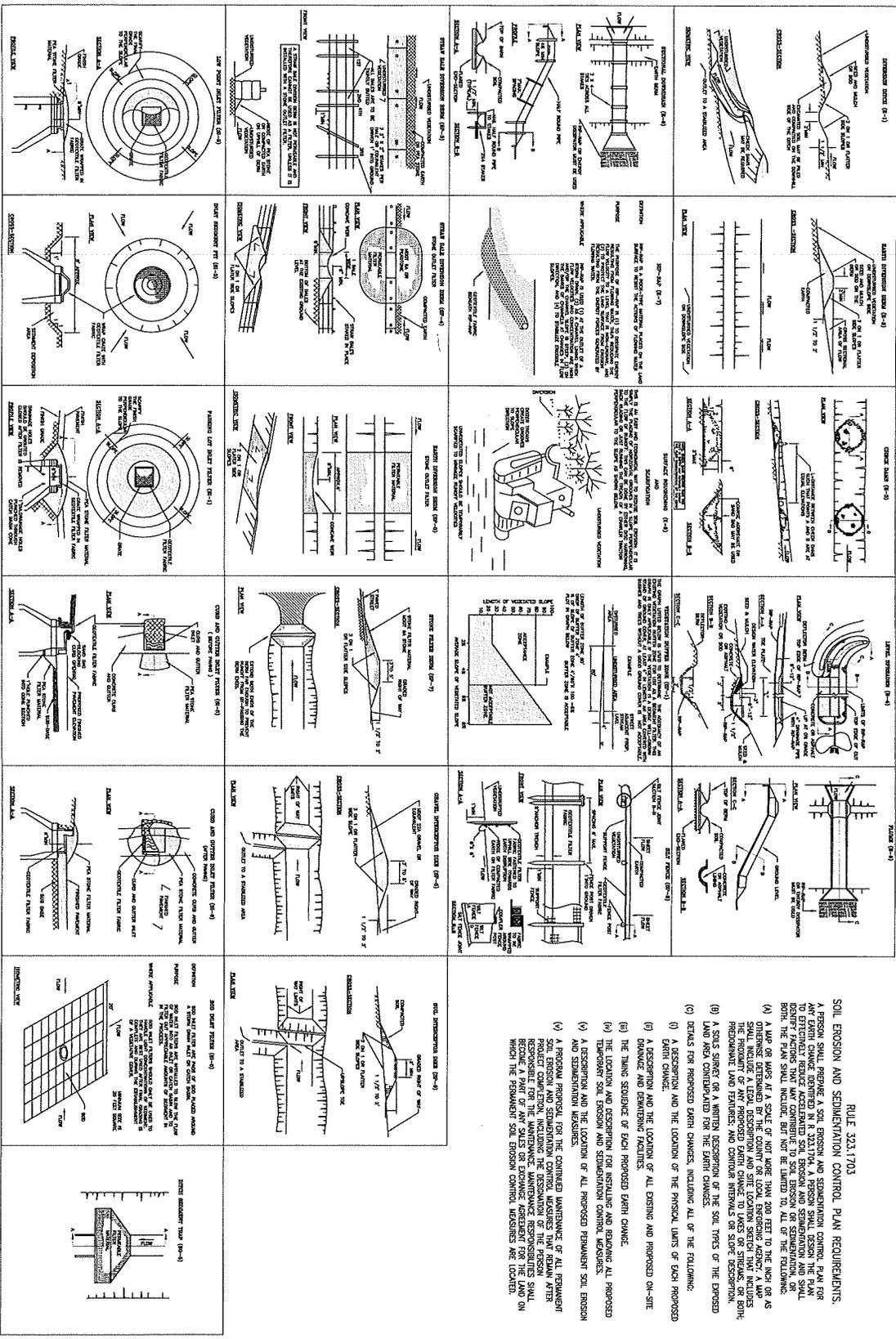
SCALE: 1" = 30'

PROPOSED BY: **GERALD A. SPOONER, P.E., MICH. REG. NO. 982**

Call before you dig!

811

DIV. ENGINEERS - SURVEYORS
 LANDSCAPE ARCHITECTS
 303 N. WASHINGTON ST.
 ANN ARBOR, MI 48103
 TEL: 734-761-8800
 FAX: 734-761-8801
 WWW.WASHTENAWENGINEERING.COM



RULE 323.1703
SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE DEFINED IN R 323.1701. A PERSON SHALL DESIGN THE PLAN TO PREVENT EARTH EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACILITIES THAT ARE VULNERABLE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENGINEERING AGENCY, A MAP OF THE PROPOSED EARTH CHANGE TO MASS OR STRIPS, OR BOTH. THE PROPOSED EARTH CHANGE AND CONTROL MEASURES OR SLOPE DESCRIPTION. A SOIL SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA COMPARED FOR THE EARTH CHANGES.
- DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED EARTH CHANGES.
 - A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DRAINAGE FACILITIES.
 - THE THING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - THE LOCATION AND DESCRIPTION FOR RESTAINING AND BOUNDING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER CONSTRUCTION OF THE EARTH CHANGE. THE PERSON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE LOCATED.

PROJECT NO.	DATE	SCALE
YPSILANTI TOWNSHIP	02/20/14	AS SHOWN
TOWNSHIP STANDARD		
SOIL EROSION CONTROL DETAILS		
CLIENT	YPSILANTI TOWNSHIP	
DESIGNED BY	DATE	SCALE
YPSILANTI TOWNSHIP		
CHECKED BY	DATE	SCALE
APPROVED BY	DATE	SCALE
DESIGNED BY	DATE	SCALE
APPROVED BY	DATE	SCALE

ORLANDO, THIBT & McARDLE, INC.
 1000 South Main Street
 Suite 200
 Tallahassee, FL 32301
 (904) 877-7777

Planning Director's Report

Project Name: Circular Investments - 924 Minion Street

Location: 924 Minion St, Ypsilanti, MI 48198

Date: 09/22/2022

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

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Directors Comments Below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 08.18.2022
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 08.15.2022
Steven Wallgren, Fire Marshal	Township Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 06.24.2022
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See email dated 08.19.2022
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 06.23.2022
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 would recommend Preliminary Site Plan approval based on the attached reviews. The Applicant has some comments from CWA, OHM, and WCWRC that need to be addressed at the time of Final Site Plan. Further, the applicant will need to continue to work with WCWRC regarding any outstanding requirements for runoff calculations, grading, curb cuts, and applicable drain use permits. The applicant shall provide the Planning Department with a revised landscape plan that complies with ordinance requirements prior to Final Site Plan.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 24, 2022
August 18, 2022

**Preliminary Site Plan
For
Ypsilanti Charter Township, Michigan**

Applicant: Amjad Issa
Project Name: Circular Investments – 924 Minion Street
Plan Date: August 15, 2022
Location: 924 Minion Street
Zoning: I-T, Innovation and Technology
Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted to expand the existing parking lot at 924 Minion Street in order to overnight park up to nine (9) dump truck and twenty-seven (27) double trailer semi-trucks. The site is currently used as a freight terminal. Other site improvements including installation of a retention pond and additional site landscaping. The applicant proposes a secondary point of access off Minion Street. R and L Carriers will replace Minion Street as part of their approval.

The applicant does not propose any improvements to the existing building on site and the existing cell tower and associated buildings will remain. Freight terminal is a permitted use in this district.

Location of Subject Property:



North	I-T, Innovation and Technology	R and L Truck Distribution
South	R-5, Single Family Residential	Single Family Residential
East	I-T, Innovation and Technology	R and L Truck Distribution
West	I-T, Innovation and Technology	Truck Storage

Size of Site:

The total area of the subject site is +/-4 acres

Current Use of Site:

The site is currently used as freight terminal / warehousing

Proposed Use of Site:

Freight terminal / warehousing

NATURAL RESOURCES

The area of the proposed work is mostly gravel. The applicant notes that no trees will be removed.

Items to be Addressed: None

SETBACKS

The proposed parking lot addition complies with the required setbacks.

Items to be Addressed: None

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The applicant proposes a secondary point of access of Minion Street. The applicant has applied a fire truck template for fire access.

As noted, R and L Carriers will replace Minion Street as part of their approval. The applicant shows curb and other improvements along Minion Street. The applicant will complete their noted improvements.

Items to be Addressed: Fire access to be reviewed by Fire Marshall.

LIGHTING

The applicant does not propose any new lighting. If new lighting is proposed applicant shall submit a photometric plan that complies with ordinance requirements.

Items to be Addressed: None

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

	Required	Provided	Complies
Stamped: Plan prepared and stamped by registered Landscape Architect	Plan prepared and stamped by registered Landscape Architect	Plan was not stamped by a registered architect	Complies
Street Yard Landscaping: A minimum of one large deciduous tree shall be planted for each 40 lineal feet of frontage, PLUS one ornamental tree shall be planted for each 100 lineal feet of frontage, PLUS one shrub shall be planted for each ten lineal feet of frontage.	<p>283 l.f / 40 = 7 trees</p> <p>283 l.f / 100 = 3 ornamental</p> <p>283 l.f / 10 = 28 shrubs</p>	<p>9 street trees</p> <p>0 ornamental</p> <p>0 shrubs</p>	Deficient in ornamental trees
Parking Lot Trees: 1 tree every 3,000 square feet.	Square Footage not provided	0	Does not comply
Fence	Chain link fence to match		Complies
General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area	Square Footage not provided	0	Does not comply

Landscape plan does not comply with ordinance requirements.

Items to be Addressed: Provide revised landscape plan

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities.

We defer to the appropriate agencies for further comment of stormwater and utilities.

RECOMMENDATIONS

We recommend preliminary site plan approval with the condition that the applicant provide a revised landscape plan that complies with ordinance requirements.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP
Principal



September 2, 2022

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

RE: Trailer Storage Parking Lot
924 Minion Street
Site Plan Review #2

Dear Mr. Iacoangeli:

We have completed the second site plan review of the plans dated May 23, 2022, with a revision date of August 15, 2022, and received by OHM Advisors on August 18, 2022.

At this time, the plans are recommended for preliminary site plan approval.

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

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a new parking lot of approximately 33,000 sq-ft to use as trailer storage at 924 Minion Street. Roughly one-half of the existing gravel is proposed for removal, with the remaining gravel surface being replaced by asphalt pavement. The applicant will maintain two points of access on-site, both located off Minion Street.

The applicant is proposing the addition of a sediment forebay on the northeast corner with underground infiltration underneath the proposed asphalt parking lot.

B. SITE PLAN COMMENTS

Paving and Grading

1. The applicant shall provide additional spot elevations within the proposed parking lot to verify a minimum slope of 1% is achieved throughout. The applicant has sufficiently addressed the comment.
2. The applicant shall widen the proposed driveway to the parking lot to a minimum 31' width, from edge of metal to edge of metal. The applicant has sufficiently addressed the comment.



C. PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS

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

1. The applicant shall provide profiles for all utilities (water, sanitary, and storm sewer) on the plans. These profiles shall include diameters, materials, lengths, slopes, and services. In addition, the hydraulic grade lines shall be clearly indicated on all storm sewer profiles.
2. The applicant shall provide a utility crossing table with the engineering submittal to ensure proper clearance between existing and proposed utilities.
3. The applicant shall provide proposed drainage area and storm water calculations to ensure that the site can be properly managed. Additionally, the applicant shall show all roof drains on the plan to verify the drainage course.
4. In accordance with Note #4 on Sheet 6, the applicant shall submit a manufacturer's specification for all pipe installed under paved surfaces.
5. We defer the maintenance of the existing southeast emergency vehicle access to Oaklawn Blvd to the township fire department. The site plan submittal includes various trees that would block the emergency access point.
6. The applicant shall conform the entire site (total area: 4.02 acres) to current WCWRC Stormwater Management Rules and Guidelines.
7. The applicant shall verify that the pipe directions in the structure table on sheet 6 match those called out in the plan view.
8. The applicant shall include all pavement, sidewalk, and curb and gutter details within the plan set.
9. The applicant shall provide an engineer's estimate of probable cost for the project with the final detailed engineering submittal.

D. REQUIRED PERMITS & APPROVALS

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

- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval may be required.
- ▶ **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

cc: Amy Steffens, Township Planning and Development Coordinator
Fletcher Reyher, Township Staff Planner
Doug Winters, Township Attorney
File

P:\0000_0100\SITE_YpsilantiTwp\2022\0098221060_924 Minion Street_Trailer Storage\MUNT\01_SITE\Review #2\924 Minion_SP2.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



June 24, 2022

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

RE: Preliminary (non-residential) Site Plan Review #1

Project Name:	Circular Investments, LLC
Project Location:	924 Minion St. Ypsilanti, MI 48198
Plan Date:	5/23/2022
Applicable Codes:	IFC 2018
Engineer:	Washtenaw Engineering
Engineer Address:	3526 West Liberty Rd. Ann Arbor, MI 48106

Status of Review

Status of review: Approved as Submitted

Pages Cover, 3, 5 and 8 were reviewed.

Site Coverage - Access

Comments: Complies with IFC 2018

Sincerely,

A handwritten signature in black ink that reads "Steve Wallgren". The signature is fluid and cursive.

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I



From: "Scott Westover" <SWestover@ycua.org>

August 19, 2022 8:23 AM

To: "Fletcher Reyher" <freyher@ytown.org>

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

No water supply or wastewater system work is proposed. Therefore, YCUA has no comment and no objection to the proposed work. Let me know if there are any questions.

SCOTT WESTOVER | Engineering Manager

Telephone: (734) 484-4600 ext. 220

swestover@ycua.org

Ypsilanti Community Utilities Authority

2777 State Road | Ypsilanti, Michigan USA 48198-9112

www.ycua.org

This Internet message and any attachments may contain information that is confidential and/or legally privileged. It is intended for use only by the named recipients. If you are not a named recipient, please notify me immediately, and do not use this message or any attachments for any purpose, or distribute or otherwise disclose its contents to any person, or copy or store it in any medium. Neither this information block, the typed name of the sender or anything else in this message is intended to constitute an electronic signature for purposes of the Uniform Electronic Transactions Act or the Electronic Signatures in Global and National Commerce Act ("E-Sign"). The recipient should check this email and any attachments for the presence of viruses. YCUA accepts no liability for any damage caused by any virus transmitted by this email. Thank you.



EVAN N. PRATT, P.E.

Water Resources Commissioner

705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

June 23, 2022

Mr. Joseph Maynard, P.E.
Washtenaw Engineering
P.O. Box 1128
3526 West Liberty Road, Suite 400
Ann Arbor, Michigan 48106

RE: Circular Investments
(fka Cobb Express)
Ypsilanti Township, Michigan
WCWRC Project No. 3368

Dear Mr. Maynard:

This office has reviewed the site plans for the above-referenced project to be located in Ypsilanti Township. These plans have a date of May 23, 2022 and were received on June 8, 2022. As a result of our review, we would like to offer the following comments:

1. The proposed construction has changed since the previously approved plans, that were dated July 7, 2021. The engineer's certificate of outlet should be revised and submitted to our office for review.
2. The runoff calculations must be updated to reflect the currently proposed cover type and areas covered.
3. Based on the proposed grading, the proposed curb cut on the east side of the entrance drive does not appear likely to fully direct the sheet flow from the proposed pavement into the sediment forebay. Modifying the grading slightly and providing an additional curb cut at a point on the north edge of the proposed pavement area is suggested.
4. Please see the attached invoice for the drain use permit fees and remit them upon receipt. Once received, the permit application will be scheduled for review.

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,

A handwritten signature in blue ink that reads 'Theresa M. Marsik'.

Theresa M. Marsik, P.E.
Storm Water Engineer

(permit\Circular Investments (fka Cobb Express rev4)

cc: Jason Iacoangeli, Ypsilanti Township Planning Director
Belinda Kingsley, Ypsilanti Township Planning & Zoning Coordinator
Doug Winters, McLain and Winters
Elliot Smith, Ypsilanti Township Engineer (OHM)

Washtenaw.org/Drains

RECEIVED
BY _____

AUG 17 2022

YPSILANTI TOWNSHIP
OCS

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE
ASSOCIATE
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

TRANSMITTAL MEMORANDUM

Date: August 16, 2022

To: Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron River Dr
Ypsilanti, MI 48197

Attention: _____

Project: Circular Investments, LLC, Ypsilanti Township
924 Minion Street

Enclosed: Four (4) sets of Site Plans 24x36
One (1) Flash Drive with PDF of Plan
Response Letter

Remarks: _____

Please review for approval. If you have any questions please contact the undersigned.

From: _____

A blue ink signature of Joseph K. Maynard, P.E. is written over a horizontal line. Below the signature, the name "Joseph K. Maynard, P.E." is printed in a black, sans-serif font.

S:\PROJECTS\MINION STREET\Ypsilanti\220s16trans.doc

RECEIVED

BY _____

AUG 17 2022

TOWNSHIP

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE
ASSOCIATE
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

August 16, 2022

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

Attn: Jason Iacoangeli

RE: 924 Minion Street – Trailer Storage Parking Lot

To Whom It May Concern:

We offer the following comments in response to review letters listed below:

OHM letter dated June 22, 2022:

SITE PLAN COMMENTS

Paving and Grading

1. The applicant shall provide additional spot elevations within the proposed parking lot to verify a minimum slope of 1% is achieved throughout.
Provided.
2. The applicant shall widen the proposed driveway to the parking lot to a minimum 31' width, from edge of metal to edge of metal.
Provided.

Carlisle Wortman letter dated June 24, 2022:

NATURAL RESOURCES

1. Provide tree survey. If they are protected trees, the applicant shall provide required mitigation trees.
Tree survey provided on plans. All existing trees to remain. No tree removals planned.

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

1. Apply the appropriate turning template for fire access.
Provided.
2. Clarify the scope of work and timing of the proposed curb improvements for their property along Minion Street.
Construction will begin when R & L contractor vacates their occupation of the east end of 924 Minion. Construction sequence duration anticipates 120 days.

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS.

1. Provide revised landscape plan.
Revised Landscape Plan provided.

S:\PROJECTS\MINION STREET\twp220727\responseltr.doc

RECEIVED
BY _____

AUG 17 2022

YPSILANTI TOWNSHIP
OCS

2. Indicate location of fence.
All fence locations on plan.

If you have any questions please contact the undersigned.

Sincerely,



Joseph K. Maynard, P.E.

RECEIVED
BY _____

AUG 17 2022

YPSILANTI TOWNSHIP
OCS

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE
ASSOCIATE
T.L. SUTHERLAND, P.S.



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

August 15, 2022

Washtenaw County Water Resources Commissioner
705 N. Zeeb Road
Ann Arbor, MI 48103

Attn: Theresa Marsik, P.E.

RE: Circular Investments, LLC Ypsilanti Township
WCWRC Project No. 3368
Drain Use Permit WC No. 7996

Ms. Marsik:

We offer the following comments in response to your review letter dated June 23, 2022:

1. The proposed construction has changed since the previously approved plans that were dated July 7, 2021. The engineer's certificate of outlet should be revised and submitted to our office for review.
Plans have been resubmitted.
2. The runoff calculations must be updated to reflect the currently proposed cover type and areas covered.
Runoff calculations have been revised.
3. Based on the proposed grading, the proposed curb cut on the east side of the entrance drive does not appear likely to full direct the sheet flow from the proposed pavement into the sediment forebay. Modifying the grading slightly and providing an additional curb cut at a point on the north edge of the proposed pavement area is suggested.
Grading has been revised to address surface drainage. No curb cut is needed in north curb line. A new inlet structure R8, has been added to direct storm water to the underground infiltration area. Permanent pretreatment at this structure is proposed.

If you have any questions please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Maynard".

Joseph K. Maynard, P.E.