



REGULAR MEETING AGENDA

Tuesday, March 24, 2026

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@ypsitownship.org or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE DECEMBER 9, 2025, REGULAR MEETING MINUTES
5. PUBLIC HEARINGS
 - A. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS** - ADDING TOWING SERVICES WITHOUT AN IMPOUND OR STORAGE YARD, TAXI TERMINALS AND DISPATCH FACILITIES, LIMOUSINE SERVICES AND BUS DEPOTS TO THE ICR – INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT TO SEC. 420. – TABLE OF USES.
 - B. **ZONING ORDINANCE AMENDMENT – ARTICLE 5 – FORM BASED DISTRICTS**- PROPOSED MODIFICATIONS TO SEC. 504 – ECORSE ROAD NEIGHBORHOOD CORRIDOR REGULATING PLAN FOR THE FOLLOWING PROPERTIES: 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013).
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS** - TO CONSIDER THE PROPOSED AMENDMENTS TO INCLUDE TOWING SERVICES WITHOUT AN IMPOUND OR STORAGE YARD, TAXI TERMINALS AND DISPATCH FACILITIES, LIMOUSINE SERVICES AND BUS DEPOTS TO THE ICR – INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT TO SEC. 420. – TABLE OF USES.
 - B. **ZONING ORDINANCE AMENDMENT – ARTICLE 5 – FORM BASED DISTRICTS**- TO CONSIDER THE PROPOSED MODIFICATIONS TO SEC. 504 – ECORSE ROAD NEIGHBORHOOD CORRIDOR REGULATING PLAN FOR THE FOLLOWING PROPERTIES: 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013).
 - C. **EXTENTION REQUEST OF FINAL SITE PLAN APPROVAL – FROST DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE – 2525 STATE STREET – K-11-13-355-004** – TO CONSIDER THE EXTENTION REQUEST OF THE FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF THE MARIJUANA DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE DEVELOPMENT PROJECT.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

- D. **PRELIMINARY SKETCH PLAN REVIEW – PEGASUS CONCRETE PRIVATE DRIVEWAY – 2575 STATE STREET – K-11-13-200-001** – TO CONSIDER THE PRELIMINARY SKETCH PLAN APPLICATION OF PEGASUS CONCRETE PLANT TO PERMIT THE CONSTRUCTION OF A 30.5 FEET WIDE AND APPROXIMATELY 1,200 FEET LONG PRIVATE DRIVEWAY AS A SECONDARY ACCESS TO THE PROPERTY OFF OF TYLER RD. SERVICING A 6.187-ACRE SITE ZONED ICR, INDUSTRIAL AND COMMERCIAL REVITALIZATION.
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
- A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
 - D. SCHEDULING UPCOMING PLANNING COMMISSION TRAINING (April 14 or 28)
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, December 9, 2025
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Bill Sinkule, Vice Chair
Darrell Kirby, Secretary
Larry Doe
Gloria Peterson
Amy Kehrer

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director
Dennis McLain, Township Attorney

• **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:30 pm.

• **APPROVAL OF AGENDA**

Ms. El-Assadi recommended moving the new business up to do Public Hearing A, followed by the preliminary site plan, followed by Public Hearing B and the preliminary site plan.

MOTION: Mr. Sinkule **MOVED** to approve the agenda as amended. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

• **APPROVAL OF THE NOVEMBER 25, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Kirby **MOVED** to approve the November 25, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

SPECIAL LAND USE – PHOENIX HOUSE – 1241 E CROSS – PARCEL K-11-03-484-011 – TO CONSIDER THE SPECIAL LAND USE APPLICATION OF PHOENIX HOUSE/ANGELINI ARCHITECTS TO PERMIT AN ADULT FOSTER CARE SMALL GROUP HOME ON A SITE ZONED R-4, ONE-FAMILY RESIDENTIAL.

Planning Staff informed the Commission on the application for the Special Land Use for Phoenix House. This application would allow the expansion of the allowed number of residents from six to nine. The site is located on the north side of E Cross Street and is just under half an acre in zone R-4. All of the adjacent properties are zoned R-4, except for those across Cross Street as a Regional Corridor. In 2024, the site changed from residential to foster care for zero to six residents, which was a permitted use. The approvals were received through the Township as appropriate. This application was to extend the use to seven to 12 residents. There is an ability to park cars in the front, and the rear yard has a limited area for parking.

Planning Staff noted the area on the plan that was proposed to add pavement. There were two egress points on Cross, and two access points were approved. The Master Plan designated the site as Neighborhood Preservation, and the assessment from the planning consultant was that the small group should remain consistent with the Master Plan. The site plan did not have any natural features, the existing building complied with zoning requirements, and there was a request to modify the scope that limits the site to nine residents. For the type of facility needed, each resident required 2,000 square feet of parcel area, and the site was approximately 19,000 square feet. The number of parking spaces required was six, and the proposed number was three to four. The proposed spaces were too small, and the parallel spaces were six feet too short. The proposed spaces would be occupied by facility providers, limiting parking spaces for staff and visitors. The applicant could go to the ZBA for parking variances, but it did not seem feasible because it would not alleviate the issue of parking. The parking spaces were 8.5 by 18 feet, but needed 24 feet for parallel parking.

The Planning Commission was allowed to modify the number of required parking spaces, but neighbors had been complaining over the last few years regarding haphazard parking and too many vehicles on the site. Circulation was also discussed, and the circulation pattern showed that the front area was too small to accommodate parking with the pattern. A visitor could park on a street, but it could not be part of the

required parking spaces. Parking was not permitted in the front yard, and expansion of the light would require a variance. Getting parking in the side or rear yard was nearly impossible.

In summary, the increase in residents also increased the number of staff and visitors. There were complaints about hazardous parking. There did not seem to be evidence that supported the variance, and the proposal showed that the site did not have enough room in the front yard. The parking counts from the zoning code were intended for contracted staff and visitors.

The plans needed additional information from a registered landscape architect. There was a request to add one deciduous tree between the parking lot and street frontage and 10 narrow evergreen trees along the west property line. The lack of space to accommodate on the east side could be considered an existing non-conformity and allowed to continue if it was determined that adding landscaping would serve no purpose. The landscape plan was presented.

No lighting information was provided, and the applicant was asked to describe whether existing light fixtures would be used or if new ones would be installed. If new fixtures were proposed, then a photometric plan was needed.

The existing building had 10 rooms that could be bedrooms.

Planning Staff read the requirements for Special Use. The analysis was that the front yard area was not large enough for parking. Since there were concerns and complaints from the neighbors, the application did not meet the all of requirements for Special Use approval.

Applicant Daniel Bogosian provided information on the Eisenhower Center and stated that they took care of individuals who suffered from traumatic brain injuries or had autism, developmental disorders, or mental health disorders. The goal was to provide the individuals with a good quality of life and help them reach as much independence as possible. None of the residents drove or had a driver's license, but staff did come to the facility, and there were work vehicles for transportation. Phoenix House had shift exchanges at 7:00 AM and 7:00 PM, when there were staff coming and going. The residents lived at Phoenix House full-time. Mr. Bogosian discussed the requirements of the Special Land use, highlighting that there should be no extra use of public resources, there is a need for people to live in a facility such as Phoenix House, and there was no disturbance to the future use. A rental inspection was conducted in

November, and a two-year compliance was received. Fire Marshall approval was received. The applicant discussed one of the neighbors' complaints and worked with the neighbor regarding parking complaints. Adding parking would help to mitigate complaints. The applicant reiterated that they were not a daycare, so people were not coming and going, and there were not often visitors. There was a parking lane that was wide enough for on-street parking.

Mr. Sinkule (Commissioner) asked if the applicant was planning on adding asphalt or concrete. Mr. Bogosian stated that they were planning to add concrete. Mr. Sinkule noted that the application had stated at the pre-application meeting that there were two to three vehicles on site, and he about additional vehicles for staff at shift changes. Mr. Bogosian explained that there were two company vehicles and two to three staff at the shift changes. There was a short time frame for staff clocking in and out. Mr. Bogosian explained that it was being viewed as a business, but it was a home.

Ms. El-Assadi (Commissioner) asked whether the two work vehicles were larger. The applicant reported that one was a Sedan and the other was a van. Ms. El-Assadi asked whether the typical number of vehicles on site would be four to five, excluding visits. The applicant confirmed that this was correct. Ms. El-Assadi asked whether the three to four spaces were sufficient for the cars and raised concerns about on-street parking if snow plowing or other issues prevented it. The applicant stated that they would carpool or move one of the work vehicles to avoid being consistently on site. The plan was to use street parking for short periods each day.

Ms. Peterson (Commissioner) raised concerns about the neighbor's complaints and how vehicles would back up safely. Mr. Bogosian explained that a vehicle would move out of the way or onto the street to allow others to leave. The house was empty for a few years, and the applicant believed that the neighbor was unhappy with suddenly having people in the area. He noted that there had been no issues with cars leaving. Mr. Bogosian confirmed that they planned to install a circular driveway. Ms. Peterson asked about the license and if it would allow for up to 12 residents. Mr. Bogosian stated that the site's size did not allow for more than nine residents. The square footage area of the common area and the bedrooms constrained the number of residents. Ms. Peterson asked if they ever planned to build out to accommodate additional residents. Mr. Bogosian stated that they did not ever plan to accommodate more than nine individuals.

Ms. Kehrer (Commissioner) raised concerns about vehicles in the ADA parking space having no room to back out if anyone was in the rightmost parallel parking spot. Mr. Bogosian stated that he believed there was sufficient room. Ms. Kehrer discussed that it did not feel workable to get six cars in the area. Mr. Bogosian explained that there were only five cars and they would not be present for more than 20 minutes.

Mr. Kirby (Commissioner) agreed with the other Commissioners' concerns about parking. He discussed that he was seeking a more factual process and outcome for the parking.

Mr. Sinkule (Commissioner) asked if a landscape plan by a registered landscape architect was planned to be provided to include the additional trees. Mr. Bogosian confirmed that he was. Brian (Architect) reported that Beckett and Raeder provided a landscape architect plan. He explained that they had not understood that the landscape plan was needed as soon as it was. He discussed the on-street parking and his confusion about the worry about using that area. Ms. El-Assadi explained that there were requirements for parking spaces based on the site, which did not include street parking. Brian explained that parking on the street provided additional safety because it slowed vehicles down. He asked why asphalt was being required. Ms. El-Assadi clarified that they were requiring parking spaces, not asphalt specifically. Brian asked the Board to consider a variance that allowed parking in front of the building and not have asphalt in an area that could have landscaping.

PUBLIC HEARING OPENED AT 7:13 PM

Kathy McClure stated that her house was behind Phoenix House, and they had not bothered her at all. She stated that her friend lived across the street and that she noticed a lot of parking.

PUBLIC HEARING ENDED AT 7:15 PM

Planning Staff reminded the Commission that there were variances that were required. The applicant would have to go to the ZBA to get the variances and return to the Planning Commission.

Mr. Sinkule (Commissioner) asked if the special use was denied if there was a time period. Planning Staff stated that if the application was denied, they could not resubmit an application for one year unless there were substantial changes.

The Commissioners discussed postponing the vote. Planning Staff advised the Commissioners that a postponement did not require a date, but that the applicant should return within a reasonable timeframe. Planning Staff stated that they would be happy to meet with the applicant to discuss the challenges.

Ms. El-Assadi (Commissioner) noted her concerns about the parking.

MOTION: Ms. Kehrer **MOVED** to postpone the Special Land Use application at 1241 E Cross, Parcel K-11-03-484-011 submitted by Phoenix House/Angelini Architects to permit an adult foster care small group home on a site zoned R-4, one-family residential, to give the applicant time to address the comments made at the meeting, particularly related to parking, and resubmit with additional information as discussed.

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

Roll Call Vote: Mr. Doe (Yes), Ms. Kehrer (Yes), Mr. Sinkule (No), Ms. Peterson (Yes), Mr. Kirby (Yes), and Ms. El-Assadi (Yes). **MOTION PASSED.**

**SPECIAL LAND USE – URBAN AIR ADVENTURE PARK – 2850
WASHENAW – PARCEL K-11-06325-015 – TO CONSIDER THE SPECIAL
LAND USE APPLICATION OF URBAN AIR ADVENTURE
PARK/SOMESHWAR BALDAWA TO PERMIT AN INDOOR COMMERCIAL
RECREATIONAL FACILITY ON A SITE ZONED REGIONAL CORRIDOR WITH
A SITE TYPE C DESIGNATION.**

Planning Staff informed the Commission that the location was at the Fountain Plaza Shopping Center. The applicant proposed adding additional landscaping and maintaining the existing parking and building façade. The application came in on October 16, and the public hearing notice was live on November 23. If approved, the applicants could continue with getting their other approvals. The property map and zoning maps were presented, and it was noted that there were multi-family zones to the east and west. The site had a primarily brick façade that matched the rest of the existing shopping center. The site plan was presented to the applicant, and the highlighted area where trees would be added was noted. During the final site plan, a landscape architect would present the trees, species, and materials, and would ensure that there was clear vision distance. The site was approximately 32,000 square feet, and large changes were not proposed. Two ground signs along Washenaw Avenue

could remain as long as they stayed in good condition. The outside area was proposed to remain unchanged, but Planning Staff proposed gating the area and installing security cameras to deter any crime. The detention basin needed to be cleaned up, and there was a chain-linked fence that was in poor condition. It was often a requirement of the County Water Resource Commission, so Planning Staff will verify through the process if the fence needed to be kept. The applicant would need to work with the engineer to clear the site. There was a condition requiring an ornamental fence to help with the aesthetic. Indoor recreation had certain standards, and structures had to be set back a specified distance from residential properties. However, it was an existing non-comfort and was not an issue. The shrubbery was 100 feet from any development. There were some questions regarding the off-street parking and passenger loading, but the amount of parking should be sufficient to meet the requirements. No additional screening from parking was needed. The operating hours were typical business hours, but if there were any expansion of the building or use of the outdoor area would require a future special land use. All buildings were required to be permanent structures, and the building met that requirement.

Along with the applicant's responses, there were a few small safety and aesthetic improvements to the site under the conditions. The standards of approval for the site plan were generally met. The seven items the applicant sought to address were presented.

Planning Staff recommended Special Land Use approval with the following five conditions:

1. Revise plans based on the Planning Commission's discussion at this evening's meeting for the Final Site Plan.
2. The applicant or property owner shall clean out the existing detention basin to the satisfaction of the Township Engineer.
3. The applicant shall replace the existing chain link fence around the stormwater pond to be replaced with a four-foot-tall ornamental fence, and the Planning Director may approve the design of the ornamental fence; if, during this process, it is determined that fencing is no longer required, then the basin shall be landscaped in compliance with ordinance standards.
4. The Outdoor area on the west end of the building shall be enclosed with tall fencing, including the two openings in the brick, to eliminate unauthorized use, and security cameras shall be installed to monitor the west and north sides of the outdoor area.

5. No outdoor storage is permitted for the Urban Air proposal.

Planning Staff recommended approval of the site plan with the following three conditions:

1. The applicant must obtain all required permits from the relevant agencies, along with final Site Plan approval, before submitting any building permit application.
2. The applicant shall provide a full landscape plan, including species and proof of clear vision for intersections, before the Final Site Plan is approved.
3. In addition to the above, the applicant shall provide revised plans illustrating the changes to the proposal discussed by the Planning Commission at this evening's meeting.

Planning Staff noted that they believed the business was consistent with the Master Plan and would bring families and positive activity to the Washtenaw Corridor.

Ms. Kehrer (Commissioner) asked for clarification on the recommendations and conditions. Planning Staff confirmed that the five conditions were for the land use and the three conditions were for the site plan.

Ms. Peterson (Commissioner) asked for clarification on what else would be in the building. Planning Staff stated that, from their understanding, it was a trampoline park, but the applicant could go into additional detail.

Applicant Someshwar Baldawa provided information on the proposal and Urban Air. Urban Air had more than 200 parks across the country and was the fastest-growing indoor park. In addition to the trampolines, there were slides, bumper cars, rope climbing, and other physical activities. Mr. Baldawa discussed the youth involvement and preparing employees for the job market, bringing traffic to the mall and surrounding businesses, and an effort on non-profits.

Mr. Kirby (Commissioner) asked how many activities were planned for the facility. Mr. Baldawa reported that there were typically 10 to 12 activities in total, including an air court with basketball, a warrior course, laser tag, and more. Mr. Kirby asked if adults could also participate. Mr. Baldawa stated that adults could participate, but the majority of participants were youth.

Ms. Peterson (Commissioner) asked how many employees there would be. Mr. Baldawa stated that there would be anywhere from 40 to 60 employees to operate the park. Ms. Peterson asked about the hours of operation. Mr. Baldawa reported that the hours were from 4:00 PM to 8:00 PM on weekdays and 10:00 AM to 8:00 PM on Saturdays and Sundays.

Mr. Kirby (Commissioner) asked if there would be food and liquor. Mr. Baldawa reported that there was no liquor, but there was food such as chicken wings and fries. There would be no open flames or friers.

Ms. El-Assadi (Commissioner) asked how long the construction would take and when the anticipated open date was. Mr. Baldawa reported that it would take approximately seven to eight months.

Ms. Peterson (Commissioner) asked where the closest open park was. Mr. Baldawa reported that the closest was in Grand Rapids.

PUBLIC HEARING OPENED AT 7:43 PM

Hearing None.

PUBLIC HEARING ENDED AT 7:43 PM

MOTION: Ms. Kehrer **MOVED** to **APPROVE** the Special Land Use application for Urban Air Adventure Park at 2850 Washtenaw, PARCEL K-11-06325-015 submitted by Someshwar Baldawa on a site zoned Regional Corridor with a Site Type C Designation as the proposal meets the criteria in Article 10, Special Land Use, with the following five (5) conditions:

1. Revise plans based on the Planning Commission's discussion at this evening's meeting for the Final Site Plan.
2. The applicant or property owner shall clean out the existing detention basin to the satisfaction of the Township Engineer.
3. The applicant shall replace the existing chain link fence around the stormwater pond to be replaced with a four-foot-tall ornamental fence, and the Planning Director may approve the design of the ornamental fence; if, during this process, it is determined that fencing is no longer required, then the basin shall be landscaped in compliance with ordinance standards.

4. The Outdoor area on the west end of the building shall be enclosed with tall fencing, including the two openings in the brick, to eliminate unauthorized use, and security cameras are installed to patrol the west and north sides of the outdoor area.
5. No outdoor storage for the Urban Air proposal is permitted.

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

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

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **PRELIMINARY SITE PLAN FOR SPECIAL LAND USE – PHOENIX HOUSE – 1241 E CROSS – PARCEL K-11-03-484-011 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF PHOENIX HOUSE/ANGELINI ARCHITECTS TO PERMIT AN ADULT FOSTER CARE SMALL GROUP HOME ON A SITE ZONED R-4, ONE-FAMILY RESIDENTIAL.**

MOTION: Ms. Kehrer **MOVED** to postpone the preliminary site plan for special land use application at 1241 E Cross, Parcel K-11-03-484-011 submitted by Phoenix House/Angelini Architects to permit an adult foster care small group home on a site zoned R-4, one-family residential, to give the applicant time to address the comments made at the meeting, particularly related to parking, and resubmit and/or provide additional information as discussed.

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

Roll Call Vote: Mr. Doe (Yes), Ms. Kehrer (Yes), Mr. Sinkule (No), Ms. Peterson (Yes), Mr. Kirby (Yes), and Ms. El-Assadi (Yes). **MOTION PASSED.**

- b. **PRELIMINARY SITE PLAN FOR SPECIAL LAND USE – URBAN AIR ADVENTURE PARK – 2850 WASHENAW – PARCEL K-11-06325-15 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF URBAN AIR ADVENTURE PARK/SOMESHWAR BALDAWA TO PERMIT AN INDOOR RECREATIONAL FACILITY ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

MOTION: Ms. Kehrer **MOVED** to **APPROVE** the Preliminary Site Plan application for Urban Air Adventure Park at 2850 Washtenaw, PARCEL K-11-06325-015 submitted by Someshwar Baldawa on a site zoned Regional Corridor with a Site Type C Designation as the proposal meets the criteria in Article 10, Special Land Use, with the following three (3) conditions:

1. The applicant must receive all required permits from agencies, along with Final Site Plan approval, before submitting any application for building permits.
2. The applicant shall provide a full landscape plan, including species and proof of clear vision for intersections, before the Final Site Plan is approved.
3. In addition to the above, the applicant shall provide revised plans illustrating the changes to the proposal discussed by the Planning Commission at this evening's meeting.

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

Roll Call Vote: Mr. Doe (Yes), Ms. Kehrer (Yes), Mr. Sinkule (No), Ms. Peterson (Yes), Mr. Kirby (Yes), and Ms. El-Assadi (Yes). **MOTION PASSED.**

• **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

• **Correspondence Received**

None to Report.

• **Planning Commission members**

None to Report.

• **Members of the audience**

None to Report.

• **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

Planning Staff reported that the zoning for the data center would be going through its second reading on Wednesday, December 17. The training was moved from December to January.

- **OTHER BUSINESS**

None to Report

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 7:49 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services



CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION RESOLUTION (2026-01)

In Reference to Ordinance (2026-514)

Zoning Ordinance Text Amendment Regarding Locations of Towing Services Without an Impound or Storage Yard, Taxi Terminals and Dispatch Facilities, Limousine Services and Bus Depots

The following resolution was offered and supported by The Charter Township of Ypsilanti Planning Department.

Whereas, the Township receives interest from towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots with the desire for access to the regional transportation network of interstates and highways; and

Whereas, there is not a specific zoning district in the Township Zoning Ordinance that presently permits this land use; and

Whereas, in studying towing services, dispatch centers and related land uses as a potential land use in the Township, it has become evident that these uses are best located in an industrial district with great access to highways and interstates where it mitigates traffic impact to other commercial corridors and residential areas of the Township; and

Whereas, the Township is committed to locating towing services, dispatch centers and related land uses, in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing traffic.

Whereas, the ordinance amendment is consistent with the intent of the ICR - Industrial and Commercial Revitalization District, , as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held on March 24, 2026 the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Planning Commission recommends approval to the Township Board by reference Ordinance No. 2026-514 attached hereto, in its entirety.

RESOLUTION DECLARED ADOPTED

AYES:
NAYES:
ABSTAIN:

Elizabeth El-Assadi, Chair
Planning Commission

I certify that the foregoing is a true and complete copy of a resolution adopted by the Ann Arbor Charter Township Planning Commission, County of Washtenaw, State of Michigan, at a regular meeting held on February 3, 2025 that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: _____, 2026

Darrell T Kirby, Secretary
Planning Commission



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: March 16, 2026

Re: Zoning Ordinance Text Amendment: Towing Services Without an Impound or Storage yard,
Taxi Terminals and Dispatch Facilities, Limousine Services and Bus Depots

Process

A Zoning Ordinance Text Amendment is a change to the written regulations of a township's zoning ordinance. To evaluate a text amendment, the Michigan Zoning Enabling Act requires the Planning Commission to first hold a public hearing and then discuss and possibly refine the language before making a recommendation on the amendment to the Township Board. The Township Board is then required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background

The township has seen increased demand for dispatch centers (*towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots*) in multiple areas of the township. These sites often organize logistics for vehicles, such as trucks, industrial vehicles, taxis and/or public transportation. They are often characterized as generating many trips in and out of a dispatch center, having a substantial number of on-site parking spaces for these vehicles, while generating few on-site jobs or activating areas other than a dispatch office and repair garage. The use is listed in the table of business zoning districts, but it is not permitted in these districts. The uses are also not listed as allowed in any other zoning district.

Proposal

Township Staff proposes adding a new land use in Article 420, (5) *Industrial Use Tables* to permit "Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots" to the Industrial and Commercial Revitalization (ICR) Zoning District. This district is located east of Wiard Road between Interstate 94 and US 12 just west of the Willow Run Airport.

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

This proposal aims to locate these land uses in an industrial district that has close access to the regional transportation networks but reduces traffic and environmental impacts to other commercial and residential districts in other areas of the township.

Conclusion/Recommendation

This Ordinance proposes to add this as a land use only allowed by the Planning Commission as a Special Land Use in the ICR district to protect the health, safety, and welfare of the community. Staff recommends the Planning Commission review the Ordinance Text Amendments and consider a recommendation of APPROVAL of the amendments to the Township Board.

YPSILANTI CHARTER TOWNSHIP

PROPOSED ORDINANCE NO. 2026-XXXX

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Add Towing Services and Bus Depots to the ICR – Industrial and Commercial Revitalization District in Section 420. – Table of Uses.

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text.

[Modify Article IV. – DISTRICT REGULATIONS]

Section 420, Table of Uses

5. Industrial districts table of uses identifies the uses allowed in the following industrial districts:

Industrial Districts Use Table	I-T	L-M	ICR	Notes
Automotive/Transportation				
“Towing Services Without an Impound or Storage Yard, Taxi Terminals and Dispatch Facilities, Limousine Services and Bus Depots”			SL- PC	

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non-Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

The Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.



SUGGESTED MOTIONS:

Zoning Ordinance Text Amendment: Towing Services Without an Impound or Storage Yard, Taxi Terminals and Dispatch Facilities, Limousine Services and Bus Depots

Motion to Postpone:

“I move to POSTPONE the Township Initiated Ordinance Zoning Text Amendment relating to the location applicable to towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots, Article 4, Section 420. – Table of Uses, to give the Township staff time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight.”

Motion to Approve:

“I move to recommend APPROVAL to the Township Board the Township Initiated Ordinance Zoning Text Amendment relating to the location applicable to towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots applicable to Article 4, Section 420. –Table of Uses, to improve the health, safety, and welfare of the Township with the following conditions:

1. (Any other conditions based upon Planning Commission discussion.)”

Motion to Deny:

“I move to recommend DENIAL to the Township Board the Township Initiated Ordinance Zoning Text Amendment relating to the location applicable to towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots, Article 4, Section 420. –Table of Uses, for the following reasons:

1. _____
2. _____
3. _____



CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION (2026-XX) In Reference to Ordinance (2026-XXX)

Zoning Ordinance Text Amendment Regarding Locations of Towing Services Without an Impound or Storage Yard, Taxi Terminals and Dispatch Facilities, Limousine Services and Bus Depots

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, the Township receives interest from towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots with the desire for access to the regional transportation network of interstates and highways; and

Whereas, there is not a specific zoning district in the Township Zoning Ordinance that presently permits this land use; and

Whereas, in studying towing services, dispatch centers and related land uses as a potential land use in the Township, it has become evident that these uses are best located in an industrial district with great access to highways and interstates where it mitigates traffic impact to other commercial corridors and residential areas of the Township; and

Whereas, the Township is committed to locating towing services, dispatch centers and related land uses, in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing traffic.

Whereas, the ordinance amendment is consistent with the intent of the ICR - Industrial and Commercial Revitalization District, , as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held on March 24, 2026 the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2026-XXX attached hereto, by reference, in its entirety.



Carlisle | Wortman ASSOCIATES, INC.

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

TO: Ypsilanti Township Planning Commission

FROM: Sally M. Elmiger, AICP, Principal

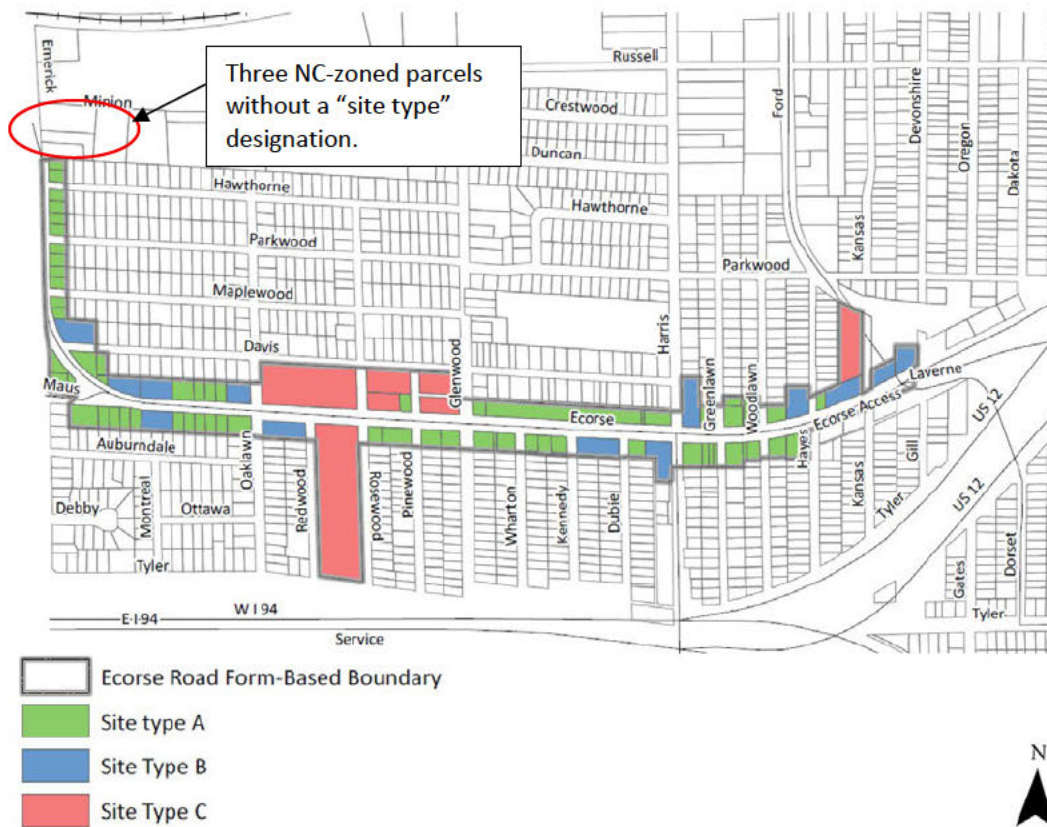
DATE: March 11, 2026

RE: Neighborhood Corridor – Ecorse Rd. Regulating Plan Modification

The Township adopted a revised Zoning Ordinance in 2022. In using the ordinance, we noticed a small omission on the Ecorse Road Regulating Plan for the Neighborhood Corridor form-based district. We are requesting the Planning Commission consider a correction. After the Public Hearing, the Planning Commission will render a final decision. This issue is not considered by the Township Board.

Neighborhood Corridor (NC) Form-Based District

The Neighborhood Corridor (NC) zoning district is a “form-based” district. This form-based district designates a “site type” of A, B, or C for each property, and illustrates these designations on a “regulating plan.” The image below is the current regulating plan for the Ecorse Road, NC district. It shows three (3) parcels that are zoned NC, but do not currently have a site type identified.



Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
 Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
 David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
 Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

A “site type” identifies allowed land uses per use group. Land uses are categorized into “use groups” that are similar in intensity or uses that are typically clustered together in a traditional community. We have included a description of the “site types” available for the Ecorse Road Neighborhood Corridor zoning district below, as well as the “use groups” allowed by each site type. Following this is a table listing the land uses included in each use group.

Site Type

A site type for a particular parcel is determined by a number of factors, including size, access, length of frontage, location, and context. Descriptions of each possible site type are provided below:

A. Site Type A:

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the street and neighboring residential areas. Site Type A lots are typically mid-block and not located on a corner. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses. These sites are intended for small sized neighborhood residential, commercial/office, or mixed-use sites.

B. Site Type B:

Made up mostly of lots mostly between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for residential, commercial, and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

C. Site Type C:

The sites in Site Type C are mostly larger than one (1) acre in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market. These sites are intended for community commercial/office, multiple family residential, and mixed-use sites.

The table below from the Zoning Ordinance lists the permitted “use groups” for each “site type.”

B. Ecorse Road Form-Based Code District Regulating Plan Table

Site Type	Building Form		Use Group Table	
			Permitted Use Group	Special Use Group
Site Type A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	-----
Site Type B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	-----
Site Type C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Us Group	5, 6

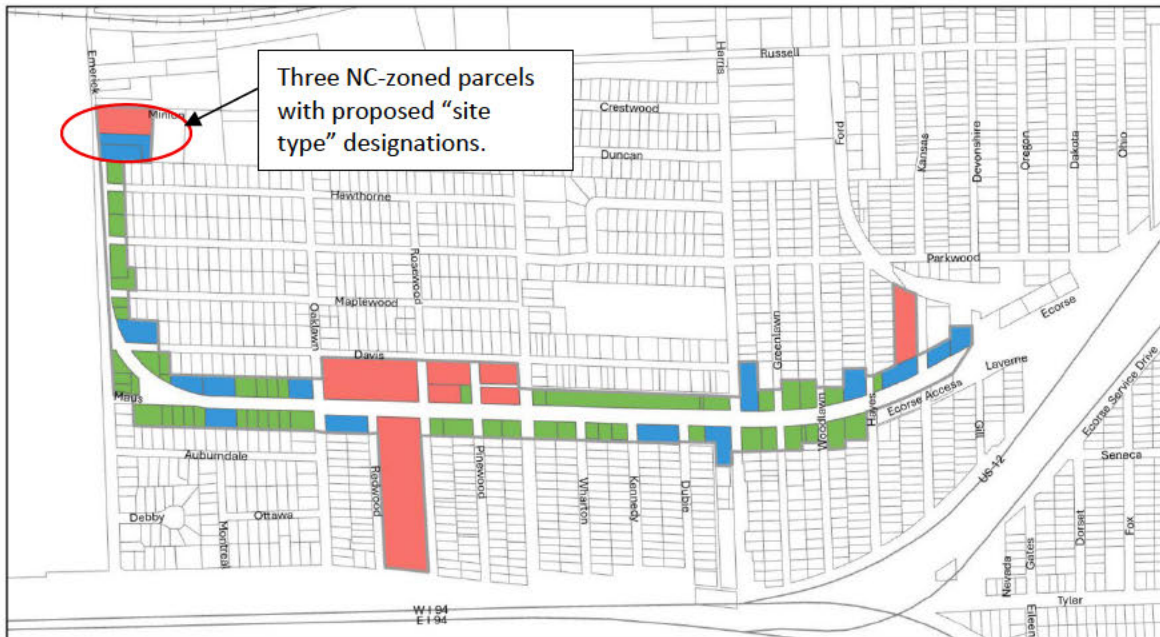
Use Groups

Lastly, the table below from the Zoning Ordinance lists the land uses that are categorized by “use group” number:

Neighborhood Corridors
Use Group 1
Residential Uses:
One-family detached and attached dwellings, subject to regulations in Section 1101
Two-family dwellings
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-family dwellings
Live/work units
Child care centers, subject to regulations in Section 1155
Bed and breakfast operations, subject to regulations in Section 1107
Use Group 3
Office/Institutional:
Civic buildings
Pace of worship
Professional and medical office
Publicly owned/operated office and service facilities
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through
General retail
Quick serve food or restaurant use without a drive-through
Personal services
Business services
Small group or one-on-one exercise or art studio
Use Group 5
Misc. Uses:
Adaptive reuse, subject to regulations in Section 1167
Any single use building over ten thousand (10,000) sq/ft
Veterinary clinics or hospitals, subject to regulations in Section 1116, or Section 1117
Commercial kennels/pet day care, subject to regulations in Section 1161
Technology centers/office research
Mortuaries/funeral homes, subject to regulations in Section 1115
Senior assisted/independent living, subject to regulations in Section 1160
Group day care homes, subject to regulations in Section 1155
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable
Fitness, gymnastics, and exercise centers
Theaters and places of assembly
Indoor commercial recreational facilities, subject to regulations in Section 1135
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129
Financial institution with drive-through, subject to regulations in Section 1118
Vehicle fueling/multi-use station, subject to conditions in Section 1126

Proposed Regulating Plan Change

The map shown below illustrates the proposed “site type” designations for the three (3) parcels in question.



Proposed Site Types

We evaluated each parcel and suggest the site types illustrated on the map above, based on the following information. Note that the parcels are listed in order of their location, starting to the at Minon/Emerick intersection and moving south.

- **Most Northern Parcel (800 Minion):**
 - **Parcel Size and Shape:** 1.346 Acres. Parcel shape is rectangular.
 - **Location:** Corner parcel at intersection of three streets (Minion, Emerick and Ecorse)
 - **Access:** Accessible from at least two streets.
 - **Length of Frontage:** Parcel has significant street frontage (approx. 170 feet along Emerick/Ecorse and approx. 350 feet along Minion).
 - **Context:** This parcel (and other two parcels to the south) create a small non-residential “node” at this street intersection.
 - **Recommended Site Type C,** due to its size, location at a corner, and access from multiple streets. Site Type C would allow the most types of commercial uses that could be accommodated by the parcel’s characteristics.

- **Middle Parcel (93 Ecorse Rd.):**
 - Parcel Size and Shape: 0.686 Acres. This property is long and narrow, with some land awkwardly positioned behind the lot to the south. This small extension may not be large enough for any viable use.
 - Location: Mid-block.
 - Access: Accessible from one street.
 - Length of Frontage: Parcel has narrow street frontage (approx. 70 feet).
 - Context: This parcel is located in the middle of a small non-residential “node.”
 - Recommended Site Type B, due to its size, mid-block location, and limited access from a single street. Site Type B would allow some types of commercial uses but won’t allow vehicular-intense uses that require more space for vehicular circulation and parking.

- **Southern Most Parcel (95 Ecorse Rd.):**
 - Parcel Size and Shape: 0.591 Acres. Parcel is rectangular in shape.
 - Location: Mid-block.
 - Access: Accessible from one street.
 - Length of Frontage: Parcel has relatively narrow street frontage for commercial uses (approx. 100 feet).
 - Context: This parcel is located at the end of a small non-residential “node.” Its southern property line abuts both commercial and residential land uses.
 - Recommended Site Type B, due to its size, mid-block location, and limited access from a single street. Site Type B would allow some types of commercial uses but won’t allow vehicular-intense uses that require more space for vehicular circulation and parking.

Process to Modify the Regulating Plan

Sec. 502. – *Applicability and Organization*, of Article 5 – *Form-Based Districts* states the following when a change to a regulating plan is needed:

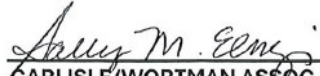
“5. Modification of regulating plan: Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Article 18.

The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

- A The applicant's property cannot be used for the purpose permitted in the form-based district.*
- B. Area has been added to or deleted from the subject property in question, requiring the modification.*
- C. The proposed modification and resulting development will not alter the essential character of the area.*
- D. The proposed modification meets the intent of the district.*
- E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.*
- F. Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.”*

The ordinance language is considering a change from one site type to another. This proposal is not doing this but making the initial designation. However, we wanted the Planning Commission to see the standards in the ordinance for a site type “change” in case any of these standards brings to light specific topics that may apply to the initial designation.

We look forward to discussing this topic with you at the upcoming meeting.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEEP-AP

Principal



SUGGESTED MOTIONS:

Ecorse Road Neighborhood Corridor Regulating Plan Correction

Motion to Postpone:

“I move to POSTPONE the proposed modifications to the Ecorse Road Neighborhood Corridor Regulating Plan for lots at 800 Minion St. (K-11-10-280-011), 93 Ecorse Rd. (K-11-10-280-012) and 95 Ecorse Rd. (K-11-10-280-013) to give Township staff time to address the comments made at this evening's meeting and revise and resubmit the regulating plan as discussed tonight.”

Motion to Approve:

“I move to APPROVE the proposed modifications to the Ecorse Road Neighborhood Corridor Regulating Plan as follows:

- Site Type C for the lot at 800 Minion St. (K-11-10-280-011)
- Site Type B for the lot at 93 Ecorse Rd. (K-11-10-280-012)
- Site Type B for the lot at 95 Ecorse Rd. (K-11-10-280-013)

as the site type designations meet the relevant standards of Sec. 502. – *Applicability and Organization*, paragraph 5, of Article 5 – *Form-Based Districts*, with the following conditions:

1. _____
2. _____
3. _____”

Application for
Final Site Plan Extension



RECEIVED
BY UB
MAR 10 2026
YPSILANTI TOWNSHIP
OCS

ZONING PERMIT APPLICATION

SECTION A: PROJECT LOCATION

ADDRESS: 2525 State St / 1250 Watson St
CITY: Ypsilanti STATE: MI ZIP CODE: 48198
PARCEL ID: K-11- ZONING: IC
LOT #: _____ SUBDIVISION: _____

SECTION B: APPLICANT INFORMATION

APPLICANT NAME: Michael Luthe
ADDRESS: 2688 Eastman St
CITY: Ypsilanti STATE: MI ZIP CODE: 48197
EMAIL: [REDACTED] PHONE: [REDACTED]

SECTION C: CONTRACTOR / ENGINEER

CONTRACTOR / ENGINEER: Bloom GC
ADDRESS: 25601 M-102
CITY: Redford STATE: MI ZIP CODE: 48240
EMAIL: [REDACTED] PHONE: [REDACTED]

SECTION D: *FEE

\$50.00 (*NON-REFUNDABLE)

SECTION E: APPLICATION TYPE (*Smooth side of fence MUST face out – unless shadow box fence*)

FENCE

Will fence be on property line? NO YES: If yes, a certified property survey OR written, notarized consent form from adjacent neighbors will be required.

WIRELESS COMMUNICATION CO-LOCATION OR REPLACEMENT

CHANGE IN USE (*Not requiring board/commission approval*)

DRIVEWAY

SHED

BUILDING/ACCESSORY STRUCTURE

OTHER: Extension letter

DESCRIBE IN DETAIL THE PROPOSED WORK TO BE PERFORMED:

Extending the Site Plan approvals for
2525 State St (venue) + 1250 Watson St
(dispensary)

SECTION F: SIGNATURES NEEDED



Michael Lottke

APPLICANT SIGNATURE

PRINT NAME

 3-10-26

DATE

SECTION G: HOMEOWNERS AFFIDAVIT

I HEREBY CERTIFY THE WORK DESCRIBED ON THIS PERMIT APPLICATION SHALL BE INSTALLED **BY MYSELF, AT MY OWN HOME**, WHICH I AM LIVING OR ABOUT TO OCCUPY. I WILL COOPERATE WITH THE TOWNSHIP AND ASSUME THE RESPONSIBILITY TO ARRANGE FOR NECESSARY INSPECTIONS.



HOMEOWNERS SIGNATURE

PRINT NAME

DATE



Justin Dunaskiss
Dunaskiss Consulting and Development Inc
900 S. Lapeer
Oxford, MI 48371

Ypsilanti Township Planning Commission
Office of Community Standards
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Request for One (1) Year Extensions of Approved Site Plans Frost Dispensary – 1250 Watson Street (Parcel K11-13-255-002) and Pipeline Music Venue – 2525 State Street (Parcels K-11-13-255-004 and related)

Dear Members of the Ypsilanti Township Planning Commission:

I am writing on behalf of my client, P!PELINE, to respectfully request a one (1) year extension for each of the two approved Final Site Plans dated December 5th for the P!PELINE Muse Venue and Final Site Plans dated October 5th for the Forst Dispensary referenced above.

The approved site plans currently remain unchanged from the versions originally submitted and approved by the Planning Commission. In addition, both projects can fully comply with all current zoning ordinance requirements in the I-C district.

Reason for the requested extensions

The cannabis and related hospitality industries continue to experience rapid and ongoing changes in market demand, regulatory expectations, construction costs, and financing availability. P!PELINE has been actively reevaluating its business models for both the Frost Dispensary (a dispensary and growing facility) and the Pipeline Music Venue (a cannabis consumption lounge and music venue) to ensure that the final developments are long-term, sustainable, and financially viable. These evaluations have included detailed reviews of current construction budgets, updated cost estimates, and market analysis specific to the local and statewide cannabis sector.

Current project status and intent to proceed

P!PELINE remains committed to moving both projects forward and intends to proceed with development once the business models are finalized and properly funded. The delays experienced to date are solely the result of the dynamic nature of the industry and the need for thorough due diligence on costs, market conditions, and funding, not from any lack of interest in

or abandonment of the approved concepts. The applicant is actively working with architects, contractors, and financing partners to advance the projects as efficiently as possible.

Additionally, if, after further analysis of market conditions, operating models, or construction realities, modifications to the approved site plans become necessary, P!PELINE is fully committed to working collaboratively with the Planning Commission and Township staff to develop revised site plan(s) that are responsive to those findings and align with the Township's planning objectives.

We respectfully request that the Planning Commission grant the requested one (1) year extensions for each site plan so that P!PELINE can complete its evaluations and move into the final design and permitting phases with confidence.

Thank you for your consideration of this request. I am happy to provide any additional information or documentation the Commission or staff may require. Please feel free to contact me directly at the phone number or email address listed above.

Sincerely,



Justin Dunaskiss
Vice President
Consultant on behalf of P!PELINE

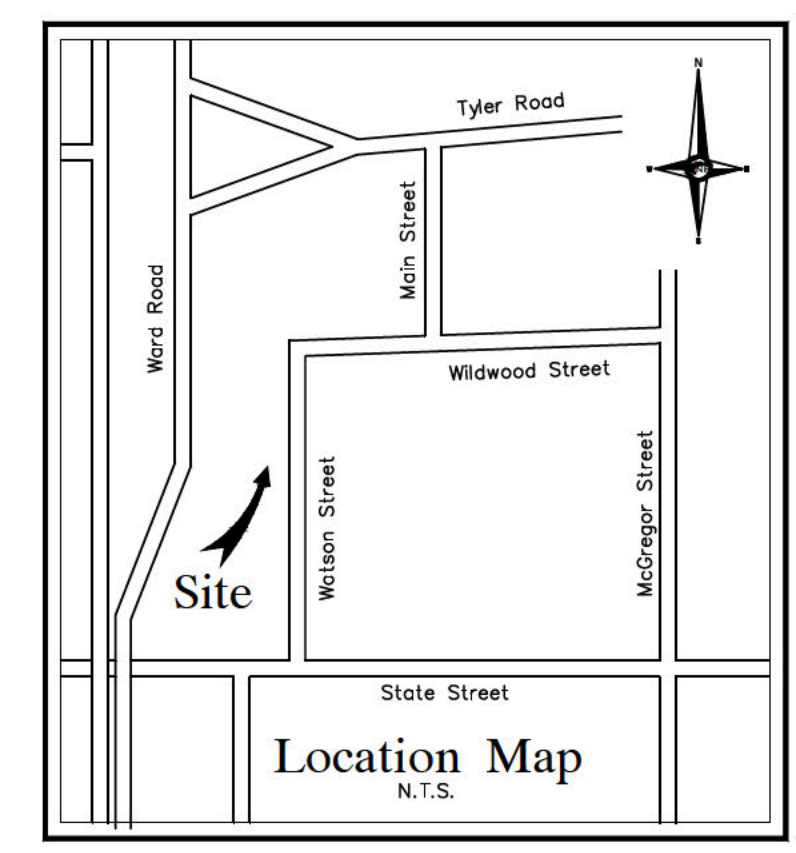
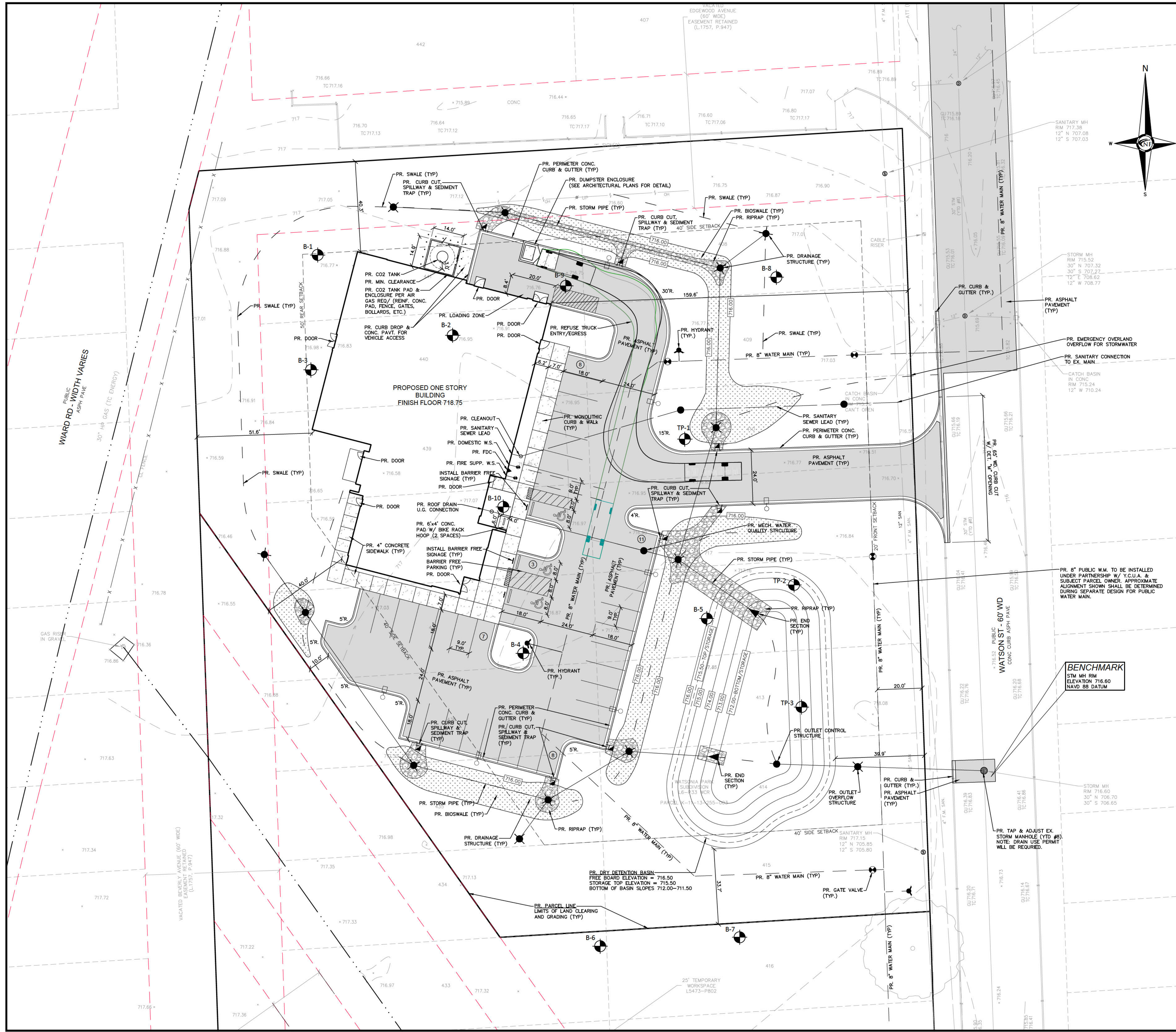
[REDACTED]

[REDACTED] Office
[REDACTED] Cell



Mike Ludtke
P!PELINE & Frost
Founder & CEO

[REDACTED]



SITE DATA

SITE AREA: 2.281 ACRES
 PROPOSED PARCEL (GROSS/NET): 99,357.86 SF, OR 2.281 ACRES

ZONING: EXISTING PARCEL: I-C (INDUSTRIAL COMMERCIAL)
 ABUTTING PARCELS: I-C (INDUSTRIAL COMMERCIAL)

PARKING REQUIRED: RETAIL SPACE: 1 SPACE / 325 GSF = 3,360 SF/325 SF = 11 SPACES REQUIRED
 INDUSTRIAL SPACE: 1 SPACE / 550 GSF = 7,035 SF/550 SF = 13 SPACES REQUIRED

TOTAL SPACES REQ. = 24 SPACES
 TOTAL BIKE SPACES REQ. = 2 SPACES

PROVIDED: 37 SPACES PROVIDED INCLUDING 3 BARRIER FREE SPACES 2 BICYCLE SPACES

SITE AREA (PR. PARCEL) 99,357.86 SFT. 100.0%
 BUILDING FOOTPRINT 10,399.96 SFT. 10.47%
 PARKING & DRIVES 20,672.35 SFT. 20.81%
 OPEN SPACE 68,285.55 SFT. 68.72%

SETBACK REQUIREMENTS REQUIRED PROVIDED
 FRONT: 30' (S) 30' (W) 159.6'(E)
 SIDE: 40'(N, S, SW) 40.3'(N), 40.0' (SW)
 REAR: 50'(W) 51.6'(W)

ENVIRONMENTAL IMPACT ANALYSIS

PROPOSED SUBJECT PARCEL FOR SITE (2.281 ACRES) WILL BE SPLIT FROM EXISTING 6.146 ACRES PARENT PARCEL (6.146 ACRES). THE FOLLOWING ARE KEY CONSIDERATIONS REGARDING ENVIRONMENTAL IMPACTS FOR THE PROPOSED DEVELOPMENT:

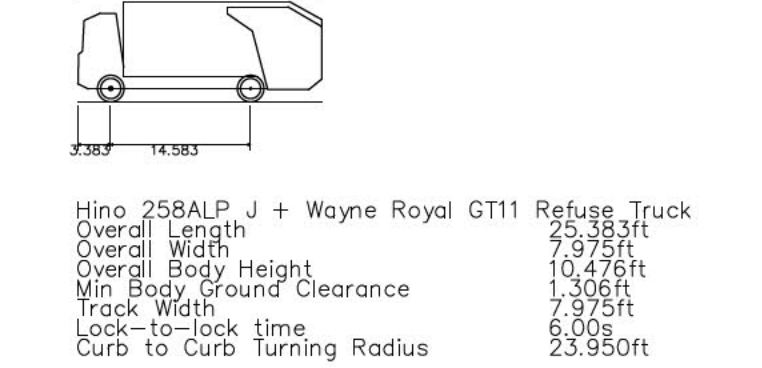
- ENTIRE PARENT PARCEL IS SURROUNDED BY THE SAME ZONING (I-C) ON ALL SIDES.
- PROPOSED SITE IS NOT ANTICIPATED TO CREATE ADVERSE EFFECTS ON NEIGHBORING PARCELS ASSOCIATED WITH NOISE, LIGHT, EMISSIONS, VIBRATIONS, OR GLARE.
- THERE ARE NO REGULATED FLOODWAYS, FLOODPLAINS, WOODLANDS, WETLANDS, STEEP SLOPES, OR OTHER PROTECTED ENVIRONMENTAL FEATURES KNOWN FOR EXIST ON THE PARENT PARCEL.

DIMENSIONING NOTE

DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, FACE OF WALK OR CENTER OF STRIPING UNLESS OTHERWISE NOTED (TYP).

LOADING/UNLOADING NOTE

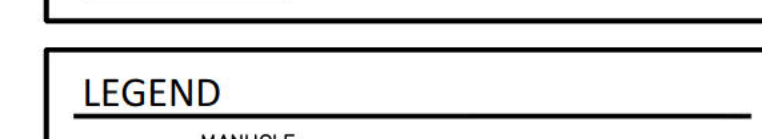
LOADING/UNLOADING FOR THE FACILITY WILL OCCUR WITHIN DESIGNATED AREA ON THE NORTH OF THE BUILDING.



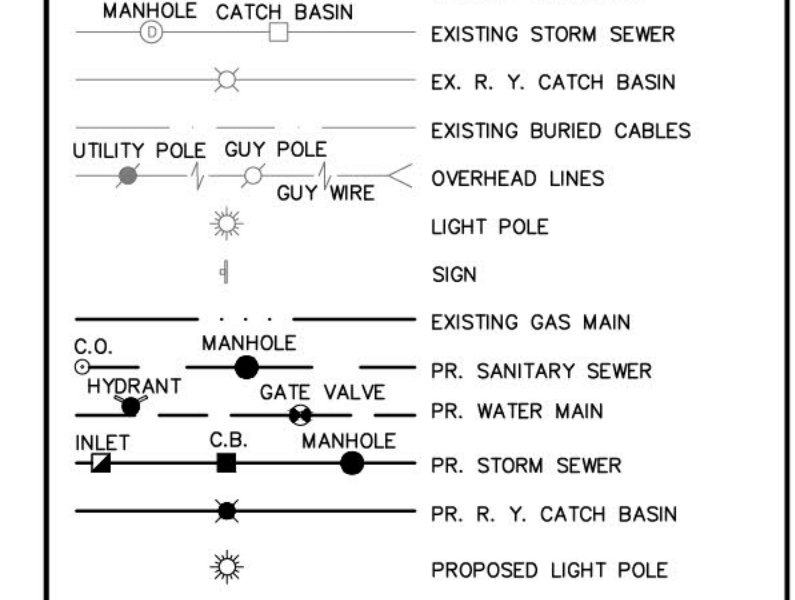
SOIL BORING & TEST PIT LEGEND

INDICATES SOIL BORING & TEST PIT LOCATIONS. REFER TO GEOTECHNICAL REPORT AND INFILTRATION EVALUATION PERFORMED BY G2 CONSULTING GROUP DATED 11/18/22.

PAVING LEGEND



LEGEND



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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

STATE OF MICHIGAN
 PAUL TULKANGAS
 ENGINEER
 NO. 057929
 LICENSED PROFESSIONAL ENGINEER

PROJECT
 Frost Dispensary
 1250 Watson Street
 Ypsilanti, MI 48198

CLIENT
 Michael Ludtke
 Tel. [REDACTED]
 Email: [REDACTED]

PROJECT LOCATION
 Part of the Northwest 1/4 of Section 13
 T.3S., R.7E.,
 Ypsilanti Township,
 Washtenaw County,
 Michigan

SHEET
 Stringer Dimension Plan

811
 Know what's below
 Call before you dig.

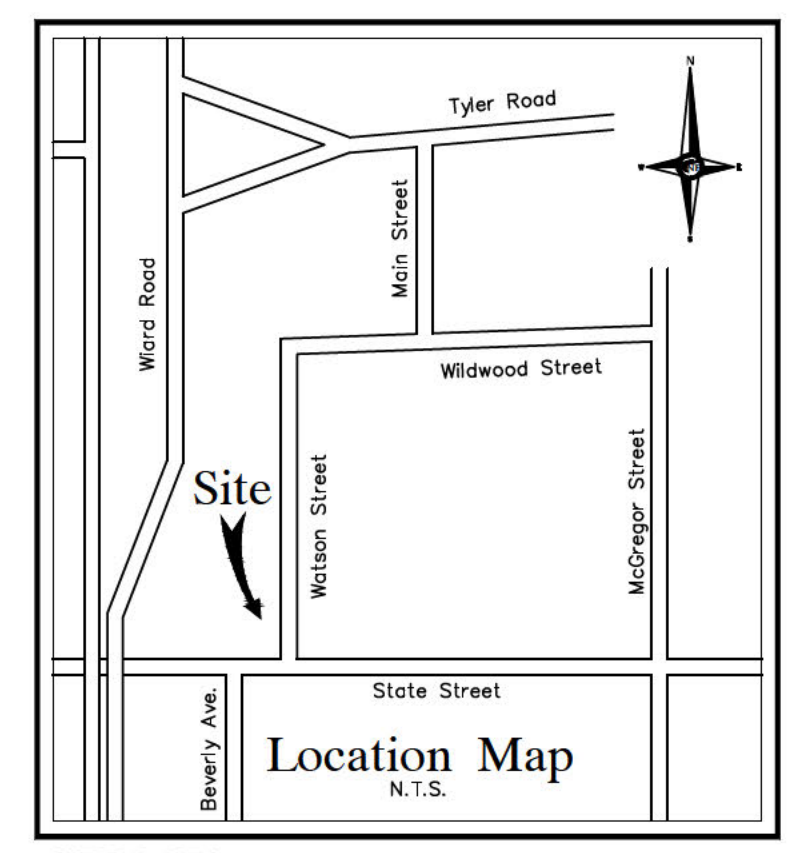
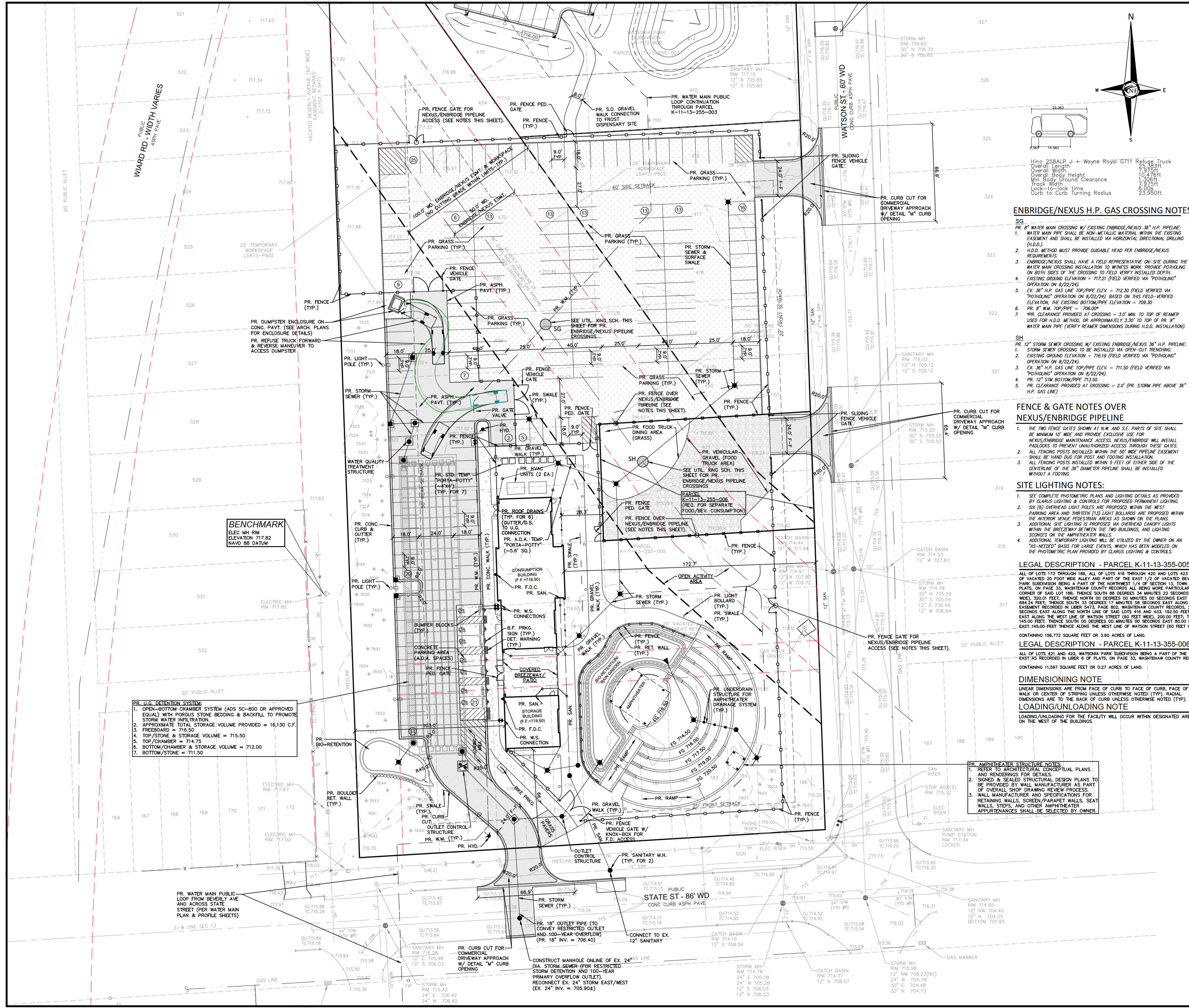
DATE	ISSUED/REVISED
02-24-23	PRELIMINARY SITE PLAN REVIEW
07-11-23	FINAL SITE PLAN REVIEW
08-11-23	PERMITS
10-05-23	REVISED PER TWP.

DRAWN BY:
 J. Lawrey
 DESIGNED BY:
 P. Tulikangas
 APPROVED BY:
 P. Tulikangas

DATE:
 October 7, 2022

SCALE: 1" = 20'
 20 10 0 10 20 30

NFE JOB NO. M994 SHEET NO. C03



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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

ENBRIDGE/NEXUS H.P. GAS CROSSING NOTES

- SG
- WATER MAIN CROSSING W/ EXISTING ENBRIDGE/NEXUS 36" H.P. PIPELINE: WATER MAIN PIPE SHALL BE NON-METALLIC MATERIAL WITHIN THE EXISTING EASEMENT AND SHALL BE INSTALLED VIA HORIZONTAL DIRECTIONAL DRILLING (H.D.D.).
 - H.D.D. METHOD MUST PROVIDE GUIDABLE HEAD PER ENBRIDGE/NEXUS REQUIREMENTS.
 - ENBRIDGE/NEXUS SHALL HAVE A FIELD REPRESENTATIVE ON-SITE DURING THE WATER MAIN CROSSING INSTALLATION TO WITNESS WORK. PROVIDE POTHOLING ON BOTH SIDES OF THE CROSSING TO FIELD VERIFY INSTALLATION.
 - EXISTING GROUND ELEVATION = 717.21 (FIELD VERIFIED VIA "POTHOLING" OPERATION ON 8/22/24).
 - EX. 36" H.P. GAS LINE TOP/PIPE ELEV. = 712.30 (FIELD VERIFIED VIA "POTHOLING" OPERATION ON 8/22/24). BASED ON THIS FIELD-VERIFIED ELEVATION, THE EXISTING BOTTOM/PIPE ELEVATION = 709.30.
 - PR. 8" W.M. TOP/PIPE = 706.00"
 - PR. CLEARANCE PROVIDED AT CROSSING = 3.0' MIN. TO TOP OF REAMER USED FOR H.D.D. METHOD, OR APPROXIMATELY 3.30' TO TOP OF PR. 8" WATER MAIN PIPE (VERIFY REAMER DIMENSIONS DURING H.D.D. INSTALLATION).

FENCE & GATE NOTES OVER NEXUS/ENBRIDGE PIPELINE

- SH
- 12" STORM SEWER CROSSING W/ EXISTING ENBRIDGE/NEXUS 36" H.P. PIPELINE: STORM SEWER CROSSING TO BE INSTALLED VIA OPEN-CUT TRENCHING.
 - EXISTING GROUND ELEVATION = 716.19 (FIELD VERIFIED VIA "POTHOLING" OPERATION ON 8/22/24).
 - EX. 36" H.P. GAS LINE TOP/PIPE ELEV. = 711.50 (FIELD VERIFIED VIA "POTHOLING" OPERATION ON 8/22/24).
 - PR. 12" SIM BOTTOM/PIPE 713.30
 - PR. CLEARANCE PROVIDED AT CROSSING = 2.0' (PR. STORM PIPE ABOVE 36" H.P. GAS LINE)

SITE LIGHTING NOTES:

- SEE COMPLETE PHOTO-METRIC PLANS AND LIGHTING DETAILS AS PROVIDED BY CLARUS LIGHTING & CONTROLS FOR PROPOSED PERMANENT LIGHTING.
- NO. (6) OVERHEAD LIGHT POLES ARE PROPOSED WITHIN THE WEST PARKING AREA AND THIRTEEN (13) LIGHT BOLLARDS ARE PROPOSED WITHIN THE INTERIOR DRIVEWAY AREAS AS SHOWN ON THE PLANS.
- ADDITIONAL SITE LIGHTING IS PROPOSED VIA OVERHEAD CANOPY LIGHTS WITHIN THE GREENHOUSE BETWEEN THE TWO BUILDINGS, AND LIGHTING SPOUNES ON THE AMPHITHEATER WALLS.
- ADDITIONAL TEMPORARY LIGHTING WILL BE UTILIZED BY THE OWNER ON AN "AS-NEEDED" BASIS FOR LARGE EVENTS, WHICH HAS BEEN MODELED ON THE PHOTO-METRIC PLAN PROVIDED BY CLARUS LIGHTING & CONTROLS.

LEGAL DESCRIPTION - PARCEL K-11-13-355-005

ALL OF LOTS 173 THROUGH 186, ALL OF LOTS 416 THROUGH 420 AND LOTS 423 THROUGH 437, ALL OF VACATED 20 FOOT WIDE ALLEY AND PART OF THE EAST 1/2 OF VACATED BEVERLY AVENUE (60 FEET WIDE) INCLUDING WATSONA PARK SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 3 SOUTH, RANGE 7 EAST AS RECORDED IN LIBER 6 OF PLATS, ON PAGE 33, WASHINGTON COUNTY RECORDS ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 186, THENCE SOUTH 88 DEGREES 34 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID VACATED BEVERLY AVENUE, 320.01 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF SAID VACATED BEVERLY AVENUE, 884.24 FEET; THENCE SOUTH 33 DEGREES 17 MINUTES 55 SECONDS EAST ALONG THE EASTERLY LINE OF SAID VACATED BEVERLY AVENUE, 145.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF WATSON STREET (60 FEET WIDE), 200.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 22 SECONDS WEST 145.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 22 SECONDS EAST 145.00 FEET THENCE ALONG THE WEST LINE OF WATSON STREET (60 FEET WIDE), 207.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL K-11-13-355-006

ALL OF LOTS 421 AND 422, WATSONA PARK SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 3 SOUTH, RANGE 7 EAST AS RECORDED IN LIBER 6 OF PLATS, ON PAGE 33, WASHINGTON COUNTY RECORDS.

DIMENSIONING NOTE

LINEAR DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, FACE OF WALK OR CENTER OF STRIPING UNLESS OTHERWISE NOTED (TYP). RADIAL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED (TYP).

LOADING/UNLOADING NOTE

LOADING/UNLOADING FOR THE FACILITY WILL OCCUR WITHIN DESIGNATED AREA ON THE WEST OF THE BUILDINGS.

AMPHITHEATER STRUCTURE NOTES:

- REFER TO ARCHITECTURAL CONCEPTUAL PLANS AND RENDERINGS FOR DETAILS.
- SIGNED & SEALED STRUCTURAL DESIGN PLANS TO BE PROVIDED BY WALL MANUFACTURER AS PART OF OVERALL SHOP DRAWING REVIEW PROCESS.
- WALL MANUFACTURER AND SPECIFICATIONS FOR RETAINING WALLS, SCREEN/PARAPET WALLS, SEAT WALLS, STEPS, AND OTHER AMPHITHEATER APPURTENANCES SHALL BE SELECTED BY OWNER.

SITE DATA

SITE AREA
 PARCEL K-11-13-255-005 (GROSS/NET): 156,772 SFT. OR 3.60 ACRES
 PARCEL K-11-13-255-006 (GROSS/NET): 11,597 SFT. OR 0.27 ACRES

ZONING
 EXISTING PARCEL: I-C (INDUSTRIAL COMMERCIAL)
 ADJUTING PARCELS: I-C (INDUSTRIAL COMMERCIAL)

PARKING
 REQUIRED: CONSUMPTION LOUNGE:
 1 SPACE / 7.05 SEATABLE FLOOR AREA
 USABLE FLOOR AREA (PER ARCHITECT) = 2,838 SF
 TOTAL SPACES REQ. = 41 SPACES
 AMPHITHEATER:
 1 SPACE / 3 SEATS GSF = 649 SEATS/3 = 216 SPACES REQUIRED
 PLUS
 1 SPACE FOR EVERY 2 EMPLOYEES = 16 EMPLOYEES/2 = 8 SPACES REQUIRED
 TOTAL SPACES REQ. = 224 SPACES
 TOTAL BIKE SPACES REQ. = 2 SPACES

PROVIDED: NOTE: PER OPERATIONAL REPORT, THE CONSUMPTION LOUNGE AND AMPHITHEATER WILL NOT CONCURRENTLY BE IN OPERATION, AND THEREFORE THE FOLLOWING PROVIDED PARKING CALCULATIONS ARE INTENDING TO MEET THE MAXIMUM USE DURING AMPHITHEATER EVENTS:
 224 TOTAL PARKING SPACES PROVIDED INCLUDING:
 • 187 TOTAL ON-SITE PROVIDED SPACES, INCLUDING 7 FREE SPACES, 2 BIKE SPACES PROVIDED.
 • OF THE 187 TOTAL PROVIDED SPACES ON-SITE, 81 SPACES (INCLUDING 54 PAVED AND 7 GRASS SPACES) WILL BE EXTERIOR OF THE PROPOSED FENCING, AND THEREFORE ALLOCATED TOWARDS MEETING THE "STAND-ALONE" CONSUMPTION LOUNGE COMPONENT OF PARKING REQUIREMENT.
 • A TOTAL OF 37 OFF-SITE SPACES FROM ADJACENT PARCEL, K-11-13-255-003 (THE PROPOSED FROST CANNABIS RETAIL FACILITY, ADDRESS: 1250 WATSON STREET) WILL BE UTILIZED TO ACCOMMODATE LARGE EVENTS.
 • SEE OPERATIONAL REPORT PROVIDED BY OWNER FOR COMPLETE DETAILS ON PARKING OPERATIONS.

SITE AREA	168,369 SFT.	100.0%
BUILDING FOOTPRINT	5,480 SFT.	3.3%
PARKING/DRIVEWAYS (PAVED)	17,828 SFT.	10.6%
OPEN SPACE	132,990 SFT.	78.9%
SEWERAGE REQUIREMENTS	20 (E/S)	66.7%
FRONT	40 (N)	248.0'
SIDE	52 (W)	103.0'

ENVIRONMENTAL IMPACT ANALYSIS

THE FOLLOWING ARE KEY CONSIDERATIONS REGARDING ENVIRONMENTAL IMPACTS FOR THE PROPOSED DEVELOPMENT:

- ENTIRE PARCEL IS SURROUNDED BY THE SAME ZONING (I-C) ON ALL SIDES.
- THERE ARE NO REGULATED FLOODWAYS, FLOODPLAINS, WOODLANDS, WETLANDS, STEEP SLOPES, OR OTHER PROTECTED ENVIRONMENTAL FEATURES KNOWN FOR EXIST ON THE PARCEL.

PROJECT

Frost Music Venue
 2525 State Street
 Ypsilanti, MI 48198

CLIENT

Michael Ludtke
 Tel. [REDACTED]
 Email: [REDACTED]

PROJECT LOCATION

Part of the Northwest 1/4 of Section 13, T.3S., R.7E., Ypsilanti Township, Washtenaw County, Michigan

SHEET

Stringer Dimension & Overall Site Plan

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE WALK & PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED PEDESTRIAN PROVIDED (PER DECOMPOSED GRANITE WALK CROSS-SECTION I.S. PLAN DETAIL)
[Symbol]	PROPOSED VEHICULAR GRAVEL (PER 8" GRAVEL VEHICULAR CROSS-SECTION)
[Symbol]	PROPOSED GRASS PAVERS
[Symbol]	PROPOSED GRASS PARKING AREA

LEGEND

[Symbol]	MANHOLE	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	SAN. CLEAN OUT
[Symbol]	MANHOLE CATCH BASIN	EXISTING WATERMAIN
[Symbol]	UTILITY POLE	EXISTING STORM SEWER
[Symbol]	GUY POLE	EX. R. Y. CATCH BASIN
[Symbol]	GUY WIRE	EXISTING BURIED CABLES
[Symbol]	MANHOLE	OVERHEAD LINES
[Symbol]	GATE VALVE	LIGHT POLE
[Symbol]	MANHOLE	SIGN
[Symbol]	MANHOLE	EXISTING GAS MAIN
[Symbol]	MANHOLE	PR. SANITARY SEWER
[Symbol]	MANHOLE	PR. WATER MAIN
[Symbol]	MANHOLE	PR. STORM SEWER
[Symbol]	MANHOLE	PR. R. Y. CATCH BASIN
[Symbol]	MANHOLE	PROPOSED LIGHT POLE



DATE ISSUED/REVISED

09-05-23	CONCEPT PLAN
10-17-23	REVISED PER ENBRIDGE/NEXUS
12-15-23	OWNER REVIEW
01-02-24	PRELIMINARY SITE PLAN
05-06-24	REVISED P5P
06-12-24	REVISED P5P
07-22-24	REVISED P5P
10-15-24	FINAL SITE PLAN
12-05-24	REVISED P5P

DRAWN BY:

K. Withrow

DESIGNED BY:

P. Tulikangas

APPROVED BY:

P. Tulikangas

DATE:

August 22, 2023

SCALE: 1" = 30'

NFE JOB NO. M994 SHEET NO. C03



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Ypsilanti Township Planning Commission
FROM: Sally M. Elmiger, AICP, Principal
DATE: March 17, 2026
RE: Frost Dispensary and Consumption Lounge/Music Venue – Final Site Plan Approval Extension

The Final Site Plan/Detailed Engineering Plans for the Frost Dispensary and Consumption Lounge/Music Venue were approved on October 31, 2024, and April 1, 2025, respectively. While the plans followed independent approval procedures, the Township always considered the proposal as one project, as their operations serve each other.

The applicant is still intending to move forward with both the dispensary and consumption lounge/music venue and is requesting that the Final Site Plan/Detailed Engineering approval be extended for an additional 12-months.

Per Sec. 907, - *Completion of Site Design in Accordance with Approved Final Site Plan*, a Final Site Plan is good for 12-months. If substantial construction does not commence within 12-months of the approval date, then the approval expires unless the applicant requests an extension from the Planning Commission. This ordinance section allows an applicant to request a one (1) year extension, provided a written request is received before the expiration date and the site plan complies with current standards.

The applicant requested the extension before the April 1 expiration date (on March 10, 2026), meeting the timing requirement. Because both buildings/uses are looked at as “one project,” we consider it acceptable to extend the approval for the dispensary and consumption lounge/music venue from the April 1, 2025, approval date. Therefore, if the extension is approved, the Final Site Plans for the dispensary and consumption lounge/music venue would expire on April 1, 2027.

With the extension request, the applicant has also submitted the same Final Site Plans that were approved by the Township. They are not proposing to make any changes to the approved plans, and the plans still meet the requirements in the Zoning Ordinance.

We look forward to discussing this topic with you at the upcoming meeting.

CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEEP-AP
Principal

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: March 18, 2026

Re: Preliminary Sketch Plan: 2575 State St. (Pegasus Concrete Plant/ Private Driveway)

Process

A Planning Commission approval for a Preliminary Sketch Plan is required for pavement in excess of 6,000 sq. ft, per Section 903, *Site Plan Review*.

Background

Crown Enterprises, LLC, which manages the existing concrete plant, is requesting approval of a private driveway 30.5-feet wide and approximately 1,200 feet long on the east side of two properties they own. The purpose of the new driveway is to provide secondary access to the concrete plant, and the associated building to the north (which is located on its own parcel).

The concrete plant received Preliminary Site Plan approval on September 14, 2021. The subject driveway was constructed in 2024 and the applicant has since applied and seeking review comments from all applicable agencies and approval from the Township.

Please the attached Planning and other agency reports for further analysis, detail and recommendation.

Staff Recommendation

Staff recommends APPROVAL of this Preliminary Sketch Plan with the following four (4) conditions:

- 1) The applicant shall seek and obtain all necessary approvals from the WCRC, WCWRC and Township Engineer.
- 2) Any construction within the adjacent powerline and water main easements shall be

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

subject to review of impacts and approval of the Township Engineer.

- 3) The access points, spacing from intersections, and safe sight distance shall be evaluated to the satisfaction of the WCRC and Township Engineer.
- 4) The applicant shall Install landscaping as part of the approved 2021 landscape plan.



SUGGESTED MOTIONS:

Preliminary Sketch Plan: Pegasus Driveway

Motion to Postpone:

“I move to POSTPONE the Preliminary Sketch Plan for Pegasus Concrete Plant Driveway at 2575 State Street – PARCEL K-11-13-200-001 submitted by Crown Enterprises on a site zoned ICR, Industrial and Commercial Revitalization to give the applicant time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight.”

Motion to Approve:

“I move to APPROVE the Preliminary Sketch Plan for Pegasus Concrete Plant Driveway at 2575 State Street – PARCEL K-11-13-200-001 submitted by Crown Enterprises on a site zoned ICR, Industrial and Commercial Revitalization as the proposal meets the criteria in Article 9, Site Plan Review with the following conditions:

1. Revise plans based on the Planning Commission's discussion at this evening's meeting for the Final Sketch Plan.
2. Applicant to seek and obtain all necessary approvals from the WCRC, WCWRC and Township Engineer.
3. Any construction with the adjacent powerline and water main easements shall be subject to review and approval of the Township engineer.
4. The access points, spacing from intersections, and safe sight distance shall be evaluated to the satisfaction of the WCRC and Township Engineer.
5. The applicant shall include the landscaping illustrated on the approved 2021 landscape plan on the Final Sketch Plan for this project and install the landscaping within one year of Final Sketch Plan approval.
6. *(Any other conditions based upon Planning Commission discussion.)*”

Motion to Deny:

“I move to DENY the Preliminary Sketch Plan for Pegasus Concrete Plant Driveway at 2575 State Street – PARCEL K-11-13-200-001 submitted by Crown Enterprises on a site zoned ICR, Industrial and Commercial Revitalization due to the following reasons:”

1. _____
2. _____
3. _____

Planning Department Report

Project Name: Pegasus Concrete Plant - Private Driveway

Location: 2575 State Street, Ypsilanti, MI 48198

Date: 02-17-2026

- | | |
|---|---|
| <input type="checkbox"/> Full Preliminary Site Plan Review #
<input checked="" type="checkbox"/> Sketch Preliminary Site Plan Review # 3
<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
Planning Department	Township Planning Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See comments below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 11-22-2024
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 11-22-2024
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 07-09-2024
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 07-10-2024
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See email dated 2-10-2026
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 11-17-2024
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Department Recommended Action:

At this time, the Preliminary Sketch Plan (latest revision date 12-30-2025) is eligible for Preliminary Sketch Plan Consideration by the Township Planning Commission. The Planning Department, Planning Consultants, Township Engineers, Township Fire Department, Washtenaw County Road Commission and Washtenaw County Water Resources Commission are satisfied with the plans at this stage of review. If the plans are approved, then a Final Site Plan/Detailed Engineering review will be the next step.

We will schedule this project to be on the March 24, 2026 Planning Commission agenda, unless the project team is unavailable to attend.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 6, 2024
November 22, 2024

Sketch Plan Review For Ypsilanti Township, Michigan

Applicant:	Crown Enterprises, LLC
Project Name:	Pegasus Concrete Plant – Private Driveway
Plan Date:	February 15, 2023
Latest Revision:	October 10, 2024
Location:	2575 State St. (Driveway located within an historic platted road right-of-way (labeled “Main St.”) that was originally intended to provide access between State St. and Tyler Rd.)
Zoning:	I-C, Industrial and Commercial
Action Requested:	Sketch Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant is proposing to build a private driveway 30.5-feet wide and approximately 1,200 feet long on the east side of two properties they own. The purpose of the new driveway is to provide secondary access to the concrete plant, and the associated building to the north (which is located on its own parcel). The concrete plant received Preliminary Site Plan approval on September 14, 2021.

An aerial of the proposed site is shown on the next page.

Figure 1: Subject Site



Source: Nearmap (Image captured June 12, 2024)

Size of Subject Site: 6.187 acres:

Current Use of Subject Site:

Vacant

Table 1: Adjacent Zoning and Existing Land Uses

Direction	Zoning	Use
North	I-C, Industrial and Commercial	Vacant
South	I-C, Industrial and Commercial	Concrete Plant property
East	I-C, Industrial and Commercial	Manufacturing & Wastewater Treatment Plant
West	I-C, Industrial and Commercial	Light Industrial

NATURAL FEATURES

Topography:

The site to be developed is relatively flat, with no significant topography evident. It is most likely that this property was graded, as a gravel driveway has already been installed on the subject site.



Source: Google Maps (Image capture 6, 2024)

Woodlands:

As shown in the image above, there is vegetation on either side of the subject site. The applicant has added tree survey information to the site plan and added limits of disturbance. In addition, the applicant has added a note that they are going to install a silt fence and maintain existing vegetive buffer zone around perimeter of development area. Minimal tree impact will occur as a result of the proposed work.

Items to be Addressed: None

SITE ACCESS, CIRCULATION, TRAFFIC

The driveway location is directly next to an overhead powerline easement (to the west), and a watermain easement (to the east). We defer evaluation of the proposed work within these easements to the Township Engineer.

Sec. 1203, *Access management and driveway standards*, lists a number of requirements to help ensure that any access to a public road is designed to be in the interest of public safety. We have listed the standards that apply to this proposal below, and provide comments after each:

- 1) *General. Driveway design and placement must be in harmony with internal circulation and parking design, such that the entrance can absorb the maximum rate of inbound traffic during a normal peak traffic period.* CWA Comment: The proposed driveway is approximately 1,200 feet long, which

should accommodate any inbound traffic into either the concrete plant site or associated site to the north.

- 2) *Number of Access Points. The number of access points should be limited to the minimum needed to provide reasonable access. Access points shall be designed and located to minimize conflicts with traffic operations along the street and placed as far from intersections as practical. CWA Comment: The concrete plant has two existing access points off of Watson Ave., and the property to the north also has two access points. Watson Ave. dead ends just past the property to the north. Therefore, concrete trucks must travel south on Watson Ave., turn right on State St. to reach Wiard Rd, and then backtrack north on Wiard to reach the turn-around to travel south to I-94. The driveway along Tyler (and the proposed paving in the Tyler Rd. right-of-way) will enable concrete trucks to more easily access I-94. Therefore, we consider the additional access points to provide reasonable access to the subject sites.*
- 3) *Spacing of Access Points, Spacing From Intersections, and Safe Sight Distance. These standards require conformance with Road Commission Standards and Township Engineering Standards. CWA Comment: We defer evaluation of the proposal in light of these standards to the Washtenaw County Road Commission (WCRC) and Township Engineer.*

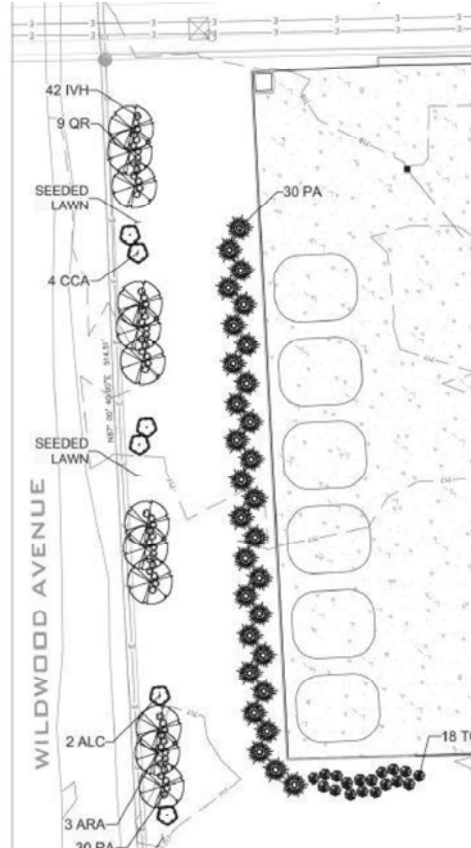
Items to be Addressed: *1) Defer evaluation of any proposed work in adjacent powerline and water main easements to the Township Engineer; and 2) Defer evaluation of spacing of access points, spacing from intersections, and safe sight distance to the WCRC and Township Engineer.*

LANDSCAPING

Landscaping Approved in 2021

The approved Landscape Plan (dated August 2, 2021) locates trees and shrubs along the Wildwood right-of-way. This plant material was required by the “general” site landscaping standards and the “street yard” landscaping standards.

Figure 3. Approved Landscaping along Wildwood Ave.



The landscaping on the approved site plan will need to be included in this project, as it has not been installed. The original landscaping within this area consists of 48 evergreen trees, 12 deciduous shade trees, 6 understory trees, and 42 shrubs. Also, where landscaping was installed on the site, it is clearly not being maintained or irrigated, and much of the plant material along Watson Ave. is in poor condition. Note that Sec. 1301(j) requires that where landscaping is required by the ordinance as part of an approved site plan, it shall be maintained in reasonably healthy condition.

Landscaping Required for New Proposal

The ordinance also requires landscaping for the detention basin, at a rate of one (1) tree and ten (10) shrubs per 50 lineal feet of basin perimeter. The perimeter of the basin is approximately 1,150 feet, requiring 23 trees and 230 shrubs. The applicant has provided a detention basin landscape plan that complies with ordinance requirements.

Items to be Addressed: *Install landscaping as part of the approved 2021 landscape plan.*

LIGHTING

The applicant proposes to install 17 light poles. The fixtures and photometric levels comply with ordinance requirements.

Items to be Addressed: None

RECOMMENDATIONS

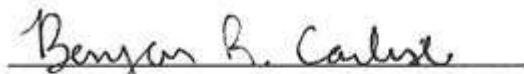
A summary of the comments in this review are provided below which should be discussed with the Planning Commission:

Site Access, Circulation, Traffic

- 1) *Defer evaluation of any proposed work in adjacent powerline and water main easements to the Township Engineer*
- 2) *Defer evaluation of spacing of access points, spacing from intersections, and safe sight distance to the WCRC and Township Engineer.*

Landscape Plan

- 1) *Install landscaping as part of the approved 2021 landscape plan.*


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

November 22, 2024

Mr. Fletcher Reyher
Township Planning and Development Coordinator
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Pegasus Private Driveway
Sketch Plan Review #2

Dear Mr. Reyher:

We have completed the second sketch plan review of the plans dated February 15, 2023, with a latest revision date of September 10, 2024, and stamped received by OHM Advisors on November 14, 2024.

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

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals. 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 private concrete driveway from the existing Pegasus Concrete Plant, located at 2575 State St, to Tyler Rd. Stormwater runoff will be managed by a new storm sewer conveyance system and detention basin. No other utility improvements (water, sanitary) are being proposed.

B. SITE PLAN COMMENTS

General

1. The applicant shall verify the scale on Sheets CS-101 and CG-100 as there appears to be a discrepancy.

C. PRELIMINARY DETAILED ENGINEERING 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. As part of the original Pegasus (Hercules) Concrete Plant project, the applicant shall provide a copy of the recorded water main easement to this office for the project file and for project closeout. This can be provided under separate cover to stacie.monte@ohm-advisors.com.
2. The applicant shall provide a stormwater narrative clarifying how the proposed stormwater runoff will be managed, as well as the ultimate outlet.



3. The applicant shall provide a maintenance schedule for all proposed permanent soil erosion and stormwater management activities both during and after construction. The schedule shall include the frequency of activities as well as the party responsible.

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: stacie.monte@ohm-advisors.com).

- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval is required.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval is required.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.

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

Sincerely,
OHM Advisors

Stacie L. Monte

Matthew D. Parks, P.E.

SLM/MDP

cc: Doug Winters, Township Attorney
Steven Wallgren, Township Fire Marshall
File

P:\0000_0100\SITE_YpsilantiTwp\2024\0098241050_2575 State St_Pegasus Private Driveway\MUNI\01_SITE\Sketch Plan #2\Pegasus Private Driveway_SP#2_2024-11-22.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



July 9, 2024

Fletcher Reyher
Planning and Development coordinator
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

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

Project Name:	Private Driveway
Project Location:	2575 State St. Ypsilanti, MI 48198
Plan Date:	10/28/2023
Project #:	2023-230
Applicable Codes:	IFC 2018
Engineer:	Angle Design & Engineering
Engineer Address:	22417 Cranbrooke Dr. Novi, MI 48375

Status of Review

Status of review: Approved as Submitted

Site Coverage - Access

Comments: There is no indication of any gates on this plan. Fire Department Access requires no less than 20' gate for future reference.

This driveway appears to service the businesses on Watson Ave. If any of the F.D. access is diminished on Watson Ave. in the future, then this Driveway will need to be considered F.D. access and Knox locks will need to be added.

Sincerely,

A handwritten signature in cursive script that reads "Steve Wallgren".

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

WCRC App 21715 Crown Enterprises Tyler Rd Ypsilanti Twp

From Taylor, Elizabeth <taylor@wcroads.org>

Date Tue 2/10/2026 11:15 AM

To [Redacted]

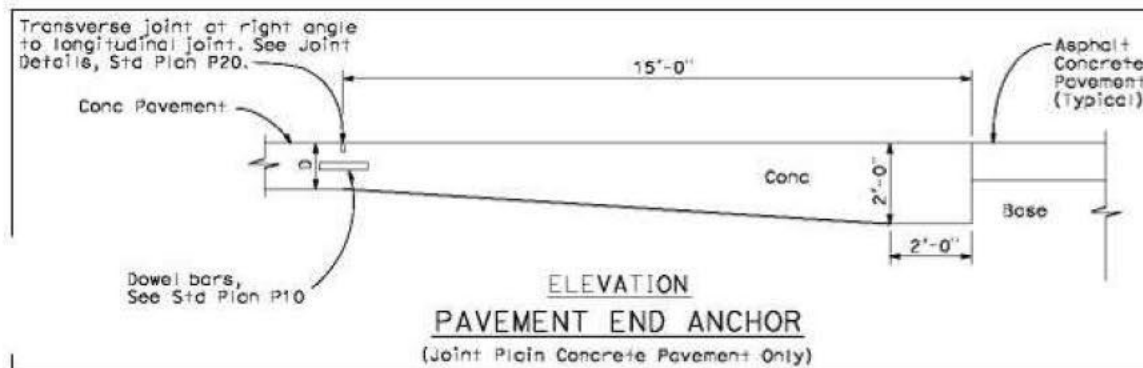
Cc Sally Elmiger <selmiger@ypsitownship.org>; Debbie Swanson <dswanson@ypsitownship.org>; Brenda Stumbo <bstumbo@ypsitownship.org>; Streight, Gary <streightg@wcroads.org>; Permits <permits@wcroads.org>; Smith, Erin <smithe@wcroads.org>; Stacie Monte <stacie.monte@ohm-advisors.com>

1 attachment (41 KB)

Tyler Road Crown Enterprises RIA Draft (Feb 2026).docx;

James,
WCRC has reviewed the revised plans for the proposed driveway approach and associated road improvements at Tyler Road and east of Wiard Road and have the following comments:

1. WCRC would require using a thickened concrete section or a tapered slab to help reduce edge stress at the asphalt and concrete interface and ensure enhanced performance and longevity of the pavement. This will also help to maintain a closed joint at the transverse joint, (see example detail below). *Please note that WCRC is not suggesting that a 2-foot-thick edge is necessary as depicted in the detail, just that it be thicker than the 8-inches proposed.*



2. WCRC would also require a minimum of 12 inches of 21AA aggregate base beneath the concrete pavement, instead of the 8-inches proposed.
3. A Road Improvement Agreement (RIA) shall be entered into with the WCRC. A draft version is circulating through WCRC and when finalized will be forwarded to applicant for review. I have included a draft version, attached to this email, please review and include applicant's comments/suggestions.
4. If the depth of stormwater catch basin 2, (designated as cb-02), is less than 4 to 5 below existing grade, WCRC would require complete removal, not abandonment in place.

5. If the depth is greater than 5 feet, WCRC will allow abandonment in place. In that case, please add a notation to the project plans that “Structure abandonment must be done in accordance with MDOT 2020 Standard Specification for Construction Section 23 and 24.”

Please do not hesitate to reach out with questions and revised plans. All correspondence shall be submitted to permits@wcroads.org. No work shall occur until a permit has been issued.

Respectfully Submitted,
Beth



Elizabeth Taylor, P.E.
Project Manager - Permits

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

Direct: (734) 327-6671 | Main: (734) 761-1500 | Cell: (734) 845-2066
wcroads.org | [Follow us on Facebook](#)



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

November 17, 2023

Mr. Fadi Khalil, P.E.
Angle Design & Engineering, LLC
22417 Cranbrooke Drive
Novi, Michigan 48375

RE: Pegasus Private Road
Ypsilanti Township, Michigan
WCWRC Project No. 9793
WCWRC Permit WO No. 10511

Dear Mr. Khalil:

This office has reviewed the site plans for the above-referenced project to be located in Ypsilanti Township. These plans have a job number of 2023-230, a date of October 28, 2023, and were received on November 3, 2023. As a result of our review, we would like to offer the following comments:

1. The most recent plans and calculations are approved by our office and conform to our rules. Please note that the final construction drawings should conform to the latest set of calculations. As noted in previous review letters, a drain use permit to tap the Ypsilanti Township Drain #8 is required prior to construction. A drain use permit application and affidavit of pollution prevention were previously submitted.
2. Please see the attached invoices for the current plan review fees (WO 9793) and permit fees (WO 10511), and remit these fees upon receipt. As requested, the invoices are being submitted directly to Crown Enterprises, LLC. The drain use permit will be issued following payment of the attached invoices.

If you have any questions, please contact our office.

Sincerely,

Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\Pegasus Private Road rev4)

cc: Andrew Falzarano, Crown Enterprises, LLC
Jason Iacoangeli, Ypsilanti Township Planning Director
Fletcher Reyher, Ypsilanti Township Planning & Development Coordinator
Belinda Kingsley, Ypsilanti Township Planning & Zoning Coordinator
Doug Winters, McLain and Winters
Matt Parks, P.E., Ypsilanti Township Engineer (OHM)
Stacie Monte, Ypsilanti Township Engineer (OHM)

Washtenaw.org/Drains

2575 State Street - Private Driveway - Sketch Plan Review #2



Theresa M. Marsik <marsikt@washtenaw.org>

To: Fletcher Reyher

😊 ↩ Reply ↶ Reply all → Forward 🗃 ⋮

Mon 12/2/2024 3:44 PM

Fletcher,

I have reviewed the plans dated 9-10-24 and the only difference I can find between these and the approved plans dated 10-28-23 with regard to stormwater management is the pipe sizing and quantities on plan sheet CU-100. The current plans are acceptable and do not alter the conditions of the drain use permit, issued on March 1, 2024.

Let me know if you need a formal letter.

Thanks,

Theresa

	<p>Theresa M. Marsik, P.E. Stormwater Engineer Water Resources Commissioner's Office 705 N. Zeeb Rd., Ann Arbor, MI Direct: (734) 222-6844 Office: (734) 222-6860 Fax: (734) 222-6803 marsikt@washtenaw.org https://www.washtenaw.org/drains</p>
--	---

How did we do?

Please take a moment to complete an online evaluation

<https://www.surveymonkey.com/r/WCWRCSurvey>

Visit us [online](#) or follow the Water Resources Commissioner's Office on [Facebook](#).

Flooding or drainage concerns? [Report your problem online](#).

PROPOSED PRIVATE DRIVEWAY

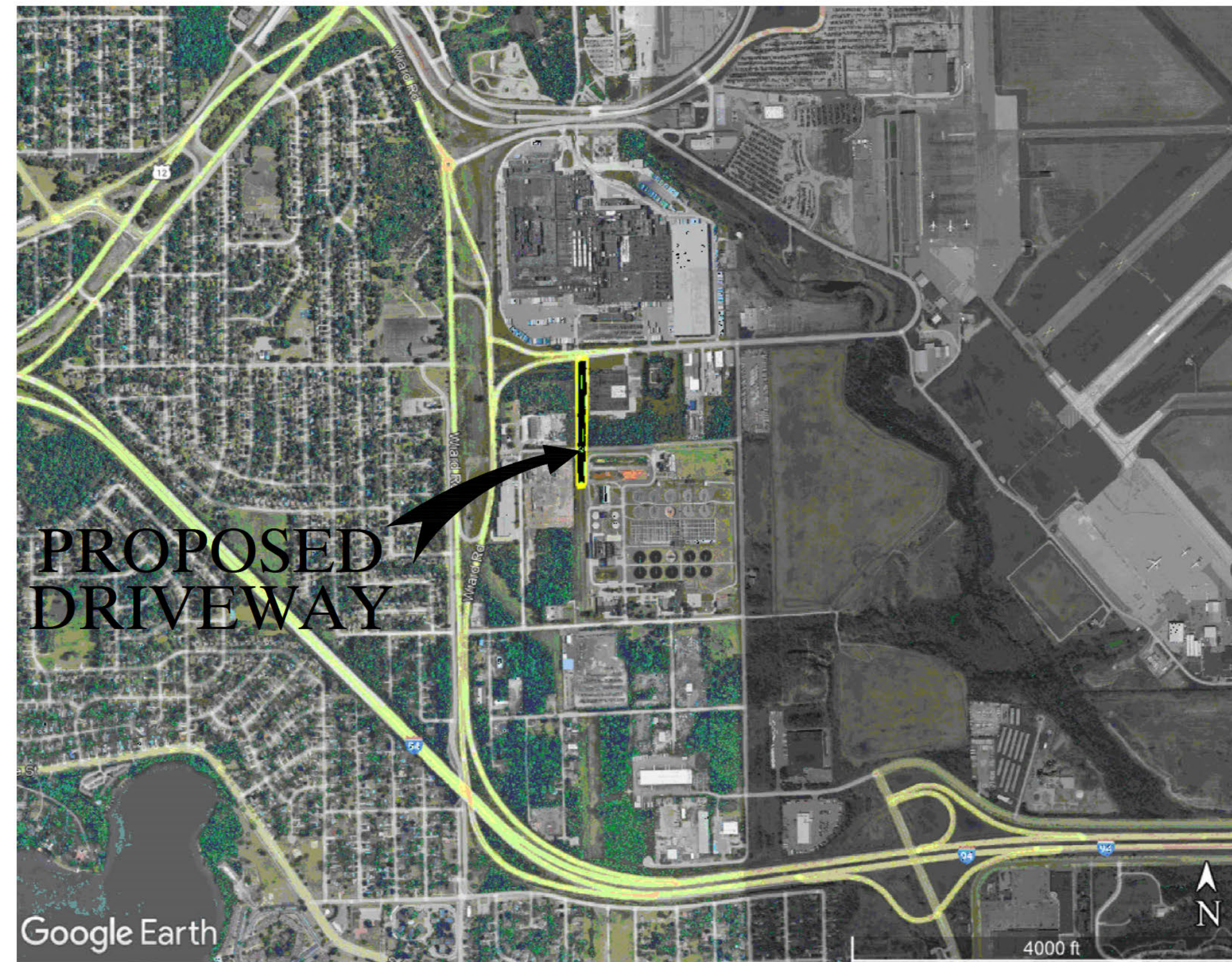
2575 STATE ST., YPSILANTI, MI 48198

LEGAL DESCRIPTION: (per Warranty Deed recorded in L.5310, P.59, Washtenaw County Records)

Part of the Northwest 1/4 of Section 13, Town 3 South, Range 7 East, described as follows: To find the point of beginning, commence at the Northwest corner of said Section 13; thence North 85 degrees 57'20" East a distance of 1254.43 feet along the North line of said Section 13 to the true point of beginning; thence continuing North 85 degrees 57'20" East a distance of 100.12 feet; thence South 01 degree 12'00" East a distance 2695.47 feet to the East-West 1/4 line of said Section 13; thence South 86 degrees 57'00" West a distance of 100.05 feet along said East-West line; thence North 01 degree 12'00" West a distance of 2693.74 feet of the point of beginning.

PROJECT DESCRIPTION:

PROPOSED CONCRETE DRIVEWAY WITH DETENTION BASIN

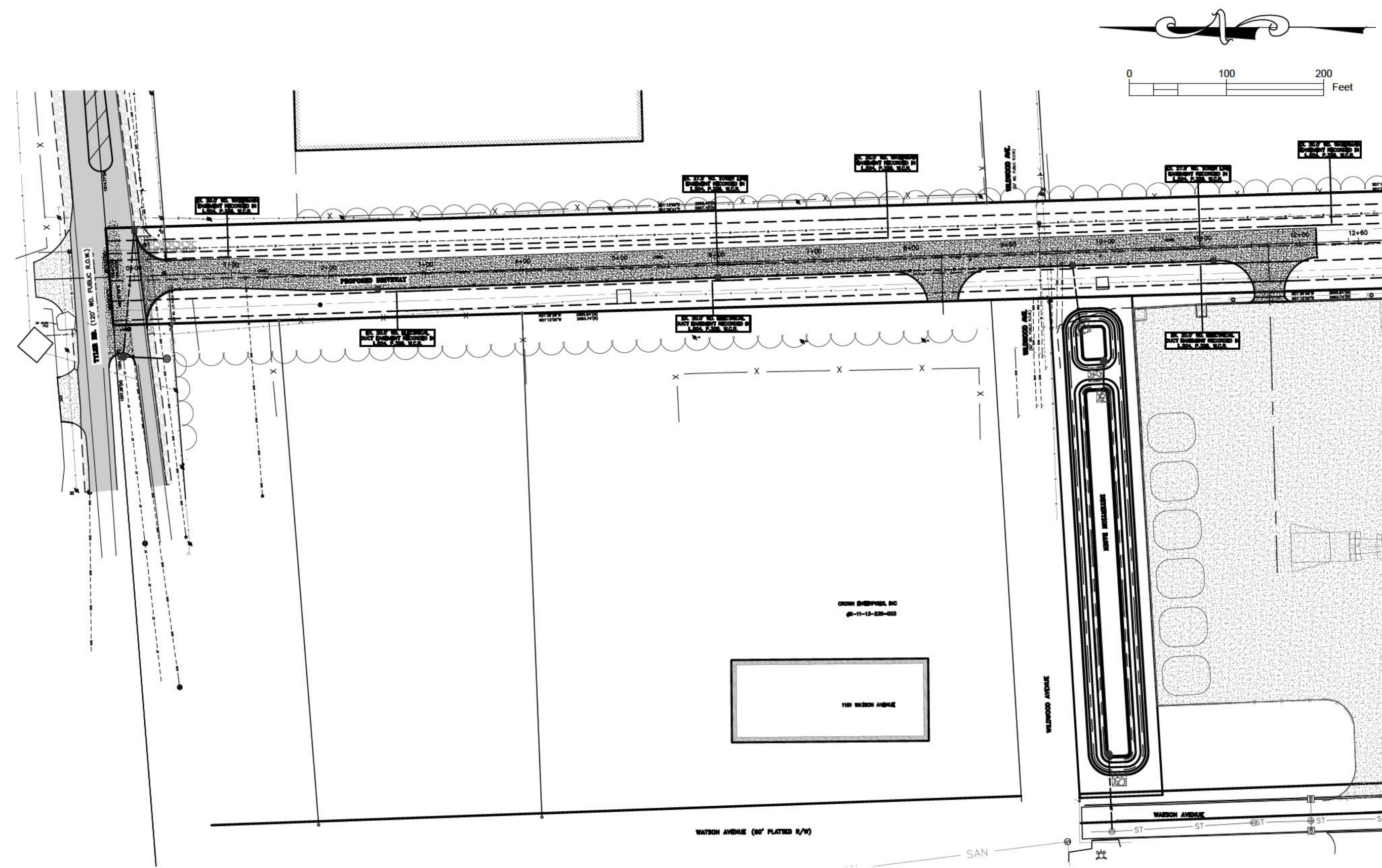


BENCHMARKS	
BENCHMARK #300	RR SPIKE IN N. SIDE OF UTILITY POLE
ELEVATION=	722.37
BENCHMARK #301	CHISELED "X" ON THE TOP OF THE S. SIDE OF CONCRETE LIGHT POLE BASE
ELEVATION=	722.96

Sheet List Table	
Sheet Number	Sheet Title
CS1-100	COVER SHEET
CD-100	DEMOLITION PLAN
CS-100	OVERALL SITE PLAN
CS-101	SITE PLAN
CS-200	CIRCULATION PLAN
CG-100	GRADING PLAN
CG-101	DRAINAGE AREA PLAN
CU-100	UTILITY PLAN
CU-101	DETENTION BASIN DETAILS
CU-102	STORM SEWER & DETENTION BASIN CALCULATIONS
CU-200	STORM SEWER PROFILES
CS-300	SOIL EROSION & SEDIMENTATION PLAN
CS-301	SOIL EROSION & SEDIMENTATION NOTES
CS-500	SITE DETAILS

REFERENCE SHEETS:

- 1- TOPOGRAPHIC SURVEY
- 2- LANDSCAPE PLAN
- 3- CITY STANDARD DETAIL SHEETS



LEGEND			
⊗	PROP. FIRE HYDRANT	▨	PROP. RIP-RAP
⊙	EX. FIRE HYDRANT	▩	PROP. CONCRETE
⊕	PROP. GV & W OR TSV & W	▩	PROP. GRASS
⊗	EX. GV & W OR TSV & W	TW-xxx.xx	PROP. TOP OF WALK
⊙	EX. MANHOLE	TP-xxx.xx	PROP. TOP OF PAVEMENT
⊕	PROP. SANITARY MANHOLE	FG-xxx.xx	PROP. FINISH GRADE
⊕	EX. SANITARY MANHOLE	TC-xxx.xx	PROP. TOP & GUTTER
⊕	PROP. STORM MANHOLE	EP-xxx.xx	PROP. SWALE
⊕	EX. STORM MANHOLE	---	PROP. HIGH POINT LINE
⊕	PROP. REAR YARD CATCH BASIN	969	PROP. CONTOUR LINE
⊕	EX. ROUND CATCH BASIN	---970---	EX. CONTOUR LINE
⊕	PROP. CATCH BASIN	SAN	PROP. SANITARY PIPE
⊕	EX. CATCH BASIN	ST	PROP. STORM PIPE
▽	EX. END SECTION	---	PROP. WATER PIPE
▽	PROP. END SECTION	---	EX. SANITARY PIPE
⊕	TELEPHONE MANHOLE	---	EX. STORM PIPE
⊕	SIGN	---	EX. WATER PIPE
⊕	LIGHT POLE	x	FENCE LINE
⊕	POWER POLE	OH	OVERHEAD LINE

DEVELOPER

CROWN ENTERPRISES, INC.
12225 STEPHENS ROAD
WARREN, MI 48089

ENGINEER

FADI KHALIL, PE. (313-258-2036)
ANGLE DESIGN & ENGINEERING LLC.
22417 CRANBROOKE DRIVE,
NOVI, MI 48375



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7	ENGINEERING SET REV-04	09-10-2024
8	REV PER WRCR COMMENTS	12-30-2025
9	REV PER WRCR COMMENTS	02-10-2026

PERMIT SET



CONSULTANTS

1- TOPOGRAPHIC SURVEY
2- LANDSCAPE PLAN
3- CITY STANDARD DETAIL SHEETS



Angle Design & Engineering
22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

PROJECT NO: 2023-230 SCALE: **NTS**
DRAWN BY: M. K. CHECKED BY: F. K.
PROJECT MGR: F. K. APPROVED BY: F. K.

SHEET TITLE
COVER SHEET

SHEET NUMBER **CS1-100** ISSUE



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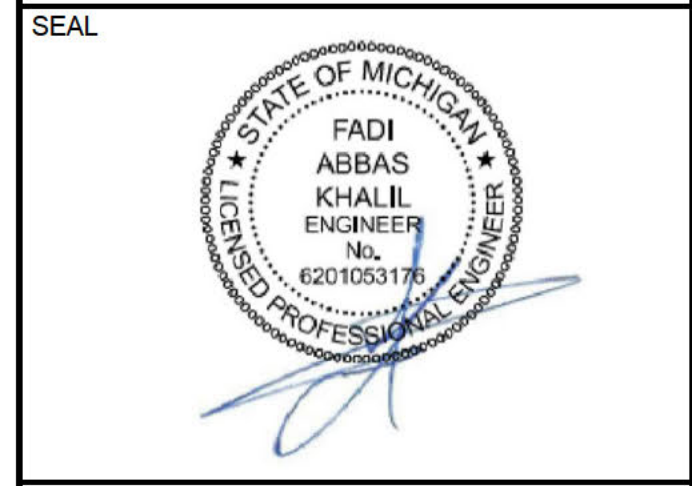
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9	REV PER WCRG COMMENTS	02-10-2026

PERMIT SET



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SEAL



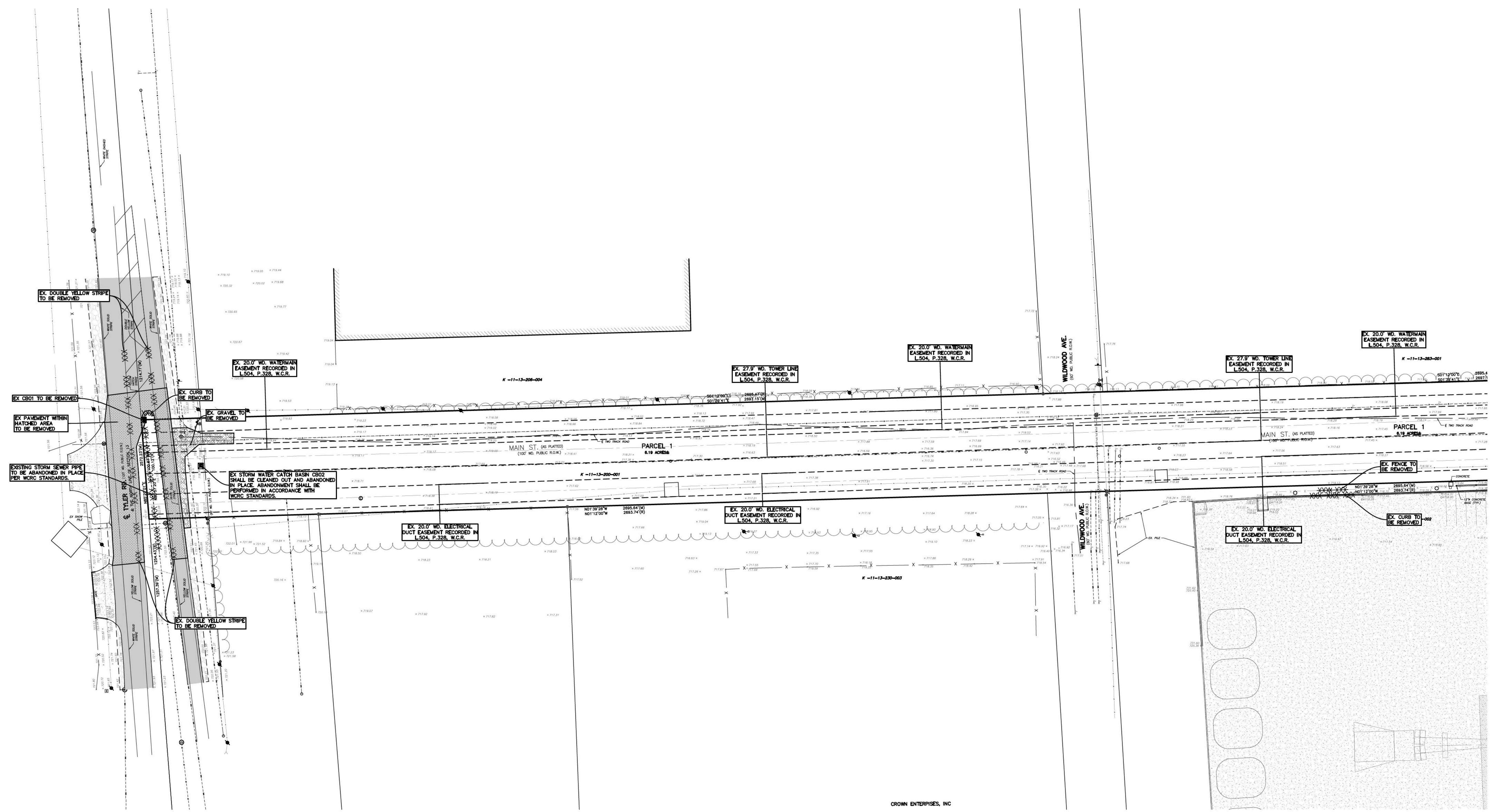
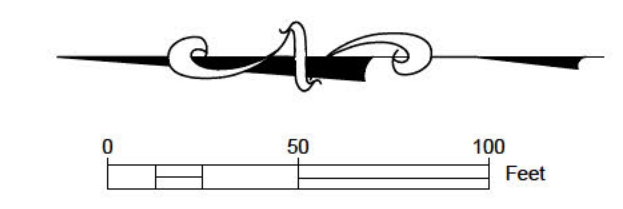
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22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

PROJECT NO: 2023-230	SCALE: 1"=50'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F.K.

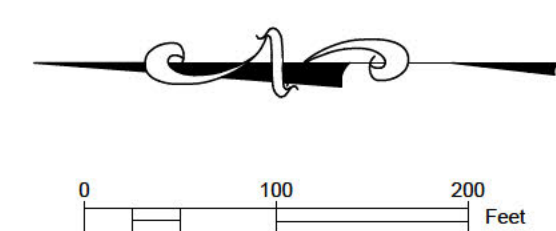
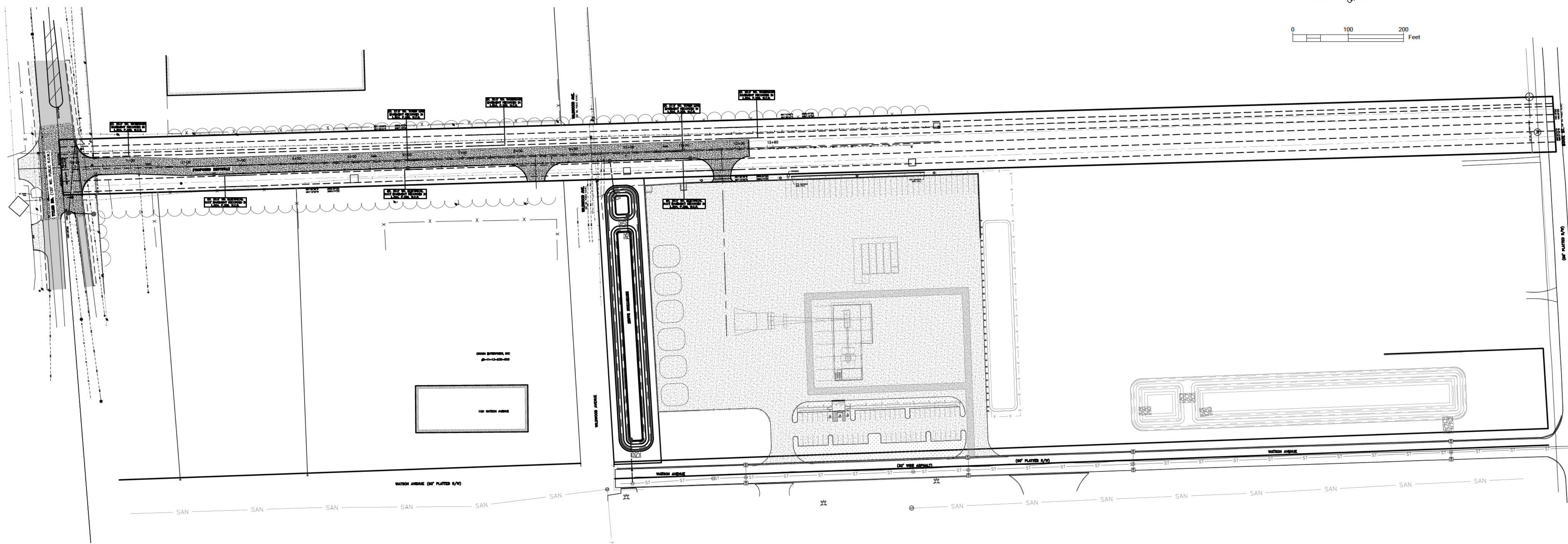
SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER CD-100	ISSUE
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CROWN ENTERPRISES, INC

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- EXISTING GRAVEL TO BE REMOVED



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8	REV PER WRCR COMMENTS	12-30-2025
9	REV PER WRCR COMMENTS	02-10-2026

PERMIT SET



CONSULTANTS

NOTE:

NO VEHICLE, OTHER CONSTRUCTION EQUIPMENT, OR CONSTRUCTION MATERIALS OR DEBRIS SHALL BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY TREE OR PLANT MATERIAL INTENDED TO BE SAVED.

GENERAL NOTES:

- CONTRACTOR/APPLICANT MUST MAINTAIN ACCESS TO ADJACENT DRIVEWAYS DURING CONSTRUCTION.
- THE DRIVEWAY APPROACH SHALL BE RESURFACED SO THAT THE DRAINAGE FROM TYLER ROAD IS NOT ADVERSELY AFFECTED.
- CONTRACTOR/PERMIT HOLDER SHALL RESTORE DISTURBED AREAS WITHIN THE ROAD ROW IN ACCORDANCE WITH WRCR STANDARDS.
- ALL MATERIAL USED WITHIN THE WRCR ROAD ROW SHALL CONFORM WITH CURRENT WRCR AND MDOT SPECIFICATIONS.

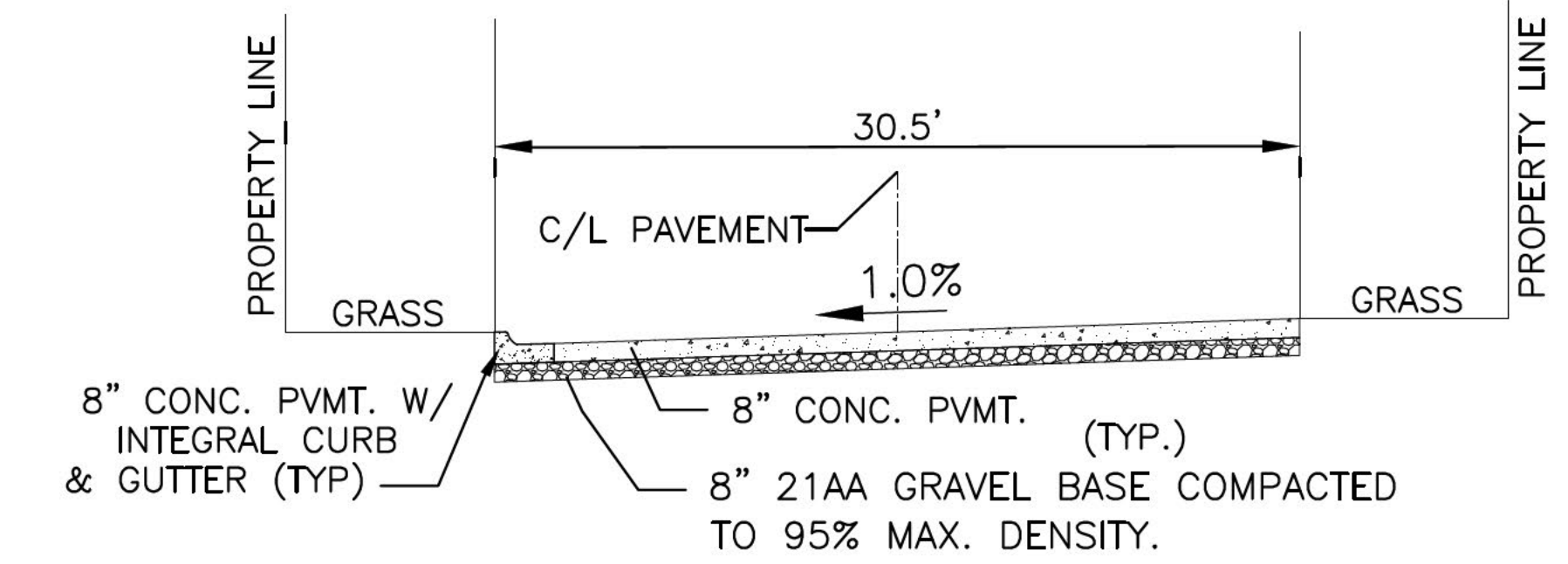
PAVEMENT QUANTITIES ON SITE		
ITEM	QUANTITY	UNITS
CONCRETE PAVEMENT	38,938	SQ. FT.
CURB & GUTTER	801	LF

PAVEMENT WITHIN THE R.O.W.		
ITEM	QUANTITY	UNITS
CONCRETE PAVEMENT	12,941	SQ. FT.
CURB & GUTTER	137	LF

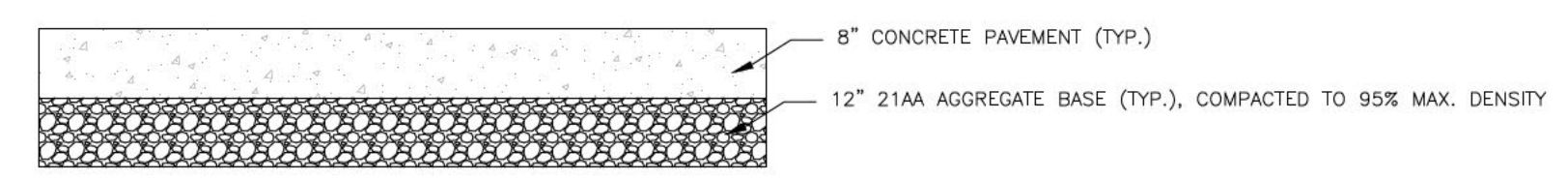


PROPOSED W2-1 WARNING SIGN (SIDE ROAD) TO BE INSTALLED ON TYLER ROAD AT THE BEGINNING OF THE RAMP FOR EASTBOUND TRAFFIC PER WRCR TRAFFIC AND SAFETY REQUIREMENTS.

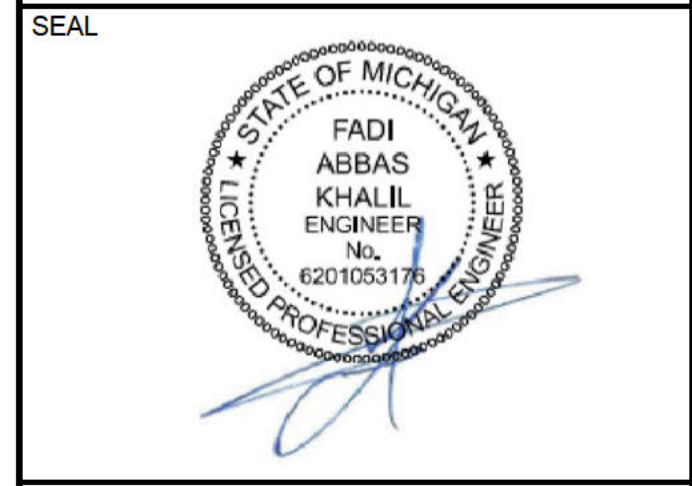
	PROPOSED GRASS
	PROPOSED CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING GRAVEL



PAVEMENT CROSS SECTION
 NOT TO SCALE



DETAIL FOR CONCRETE PAVEMENT WORK WITHIN TYLER RD.
 NOT TO SCALE



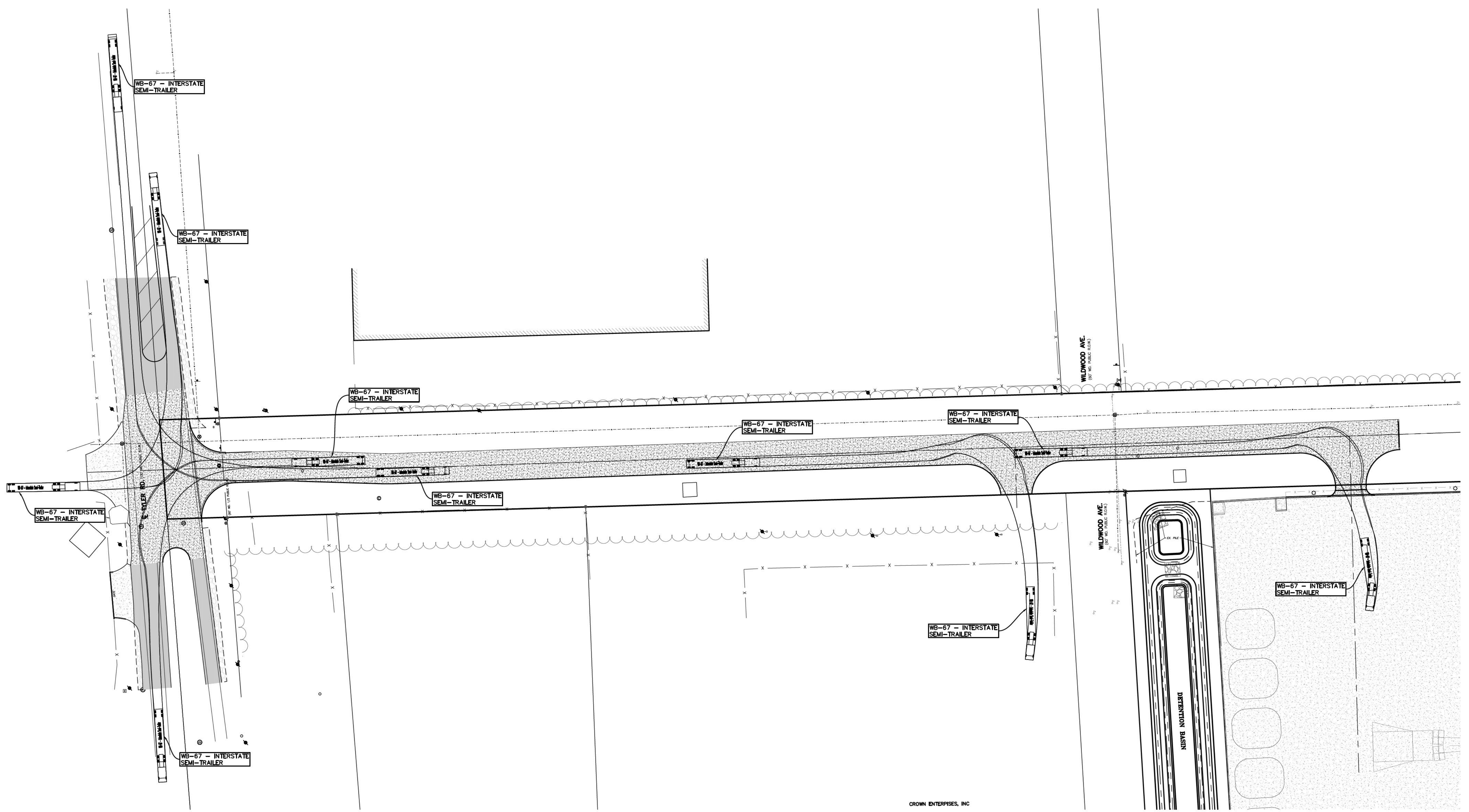
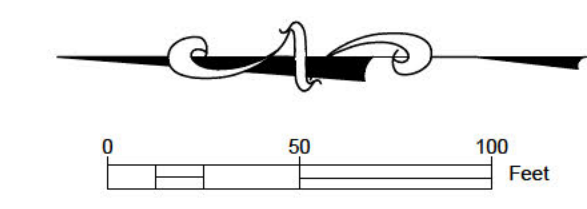
Angle Design & Engineering
 22417 Cranbrooke Drive Novi, Michigan 48375
 Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
 2575 STATE ST.
 YPSILANTI, MI 48198

PROJECT NO: 2023-230	SCALE: 1"=80'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
CS-100



- PROPOSED GRASS
- PROPOSED CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL

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8	REV PER WCRG COMMENTS	12-30-2025
9	REV PER WCRG COMMENTS	02-10-2026

PERMIT SET



CONSULTANTS

SEAL



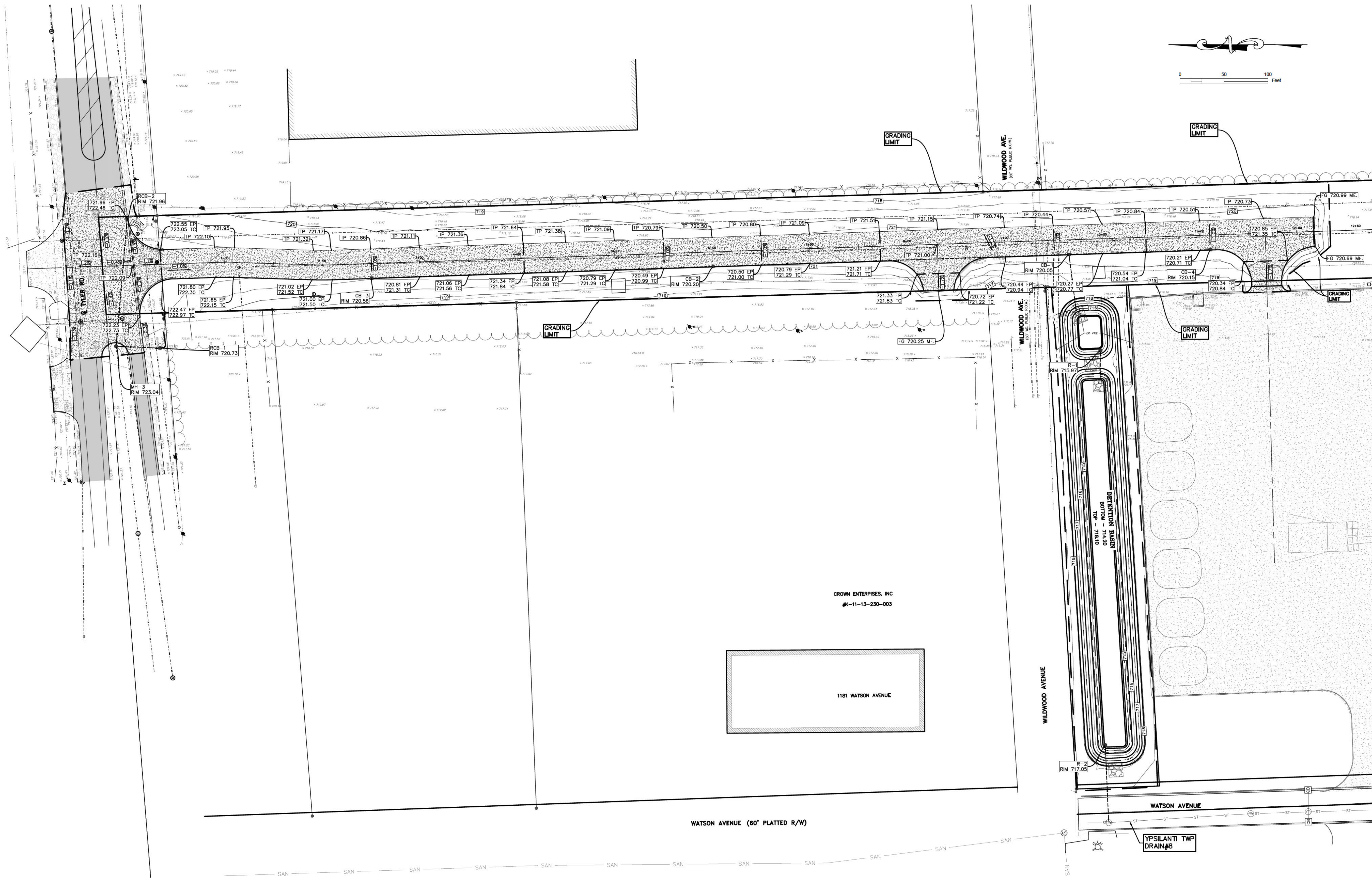
Angle Design & Engineering
 22417 Cranbrooke Drive Novi, Michigan 48375
 Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
 2575 STATE ST.
 YPSILANTI, MI 48198

PROJECT NO: 2023-230	SCALE: 1"=50'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F.K.

SHEET TITLE
CIRCULATION PLAN

SHEET NUMBER CS-200	ISSUE
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- HIGH POINT
- PROPOSED GRASS
- PROPOSED CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL

NOTE:
 NO VEHICLE, OTHER CONSTRUCTION EQUIPMENT, OR CONSTRUCTION MATERIALS OR DEBRIS SHALL BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY TREE OR PLANT MATERIAL INTENDED TO BE SAVED.



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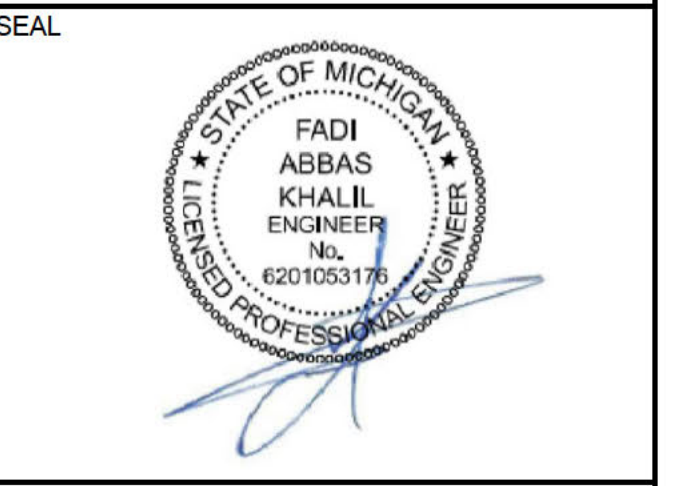
PERMIT SET



CONSULTANTS

CROWN ENTERPRISES, INC
 #K-11-13-230-003

1181 WATSON AVENUE



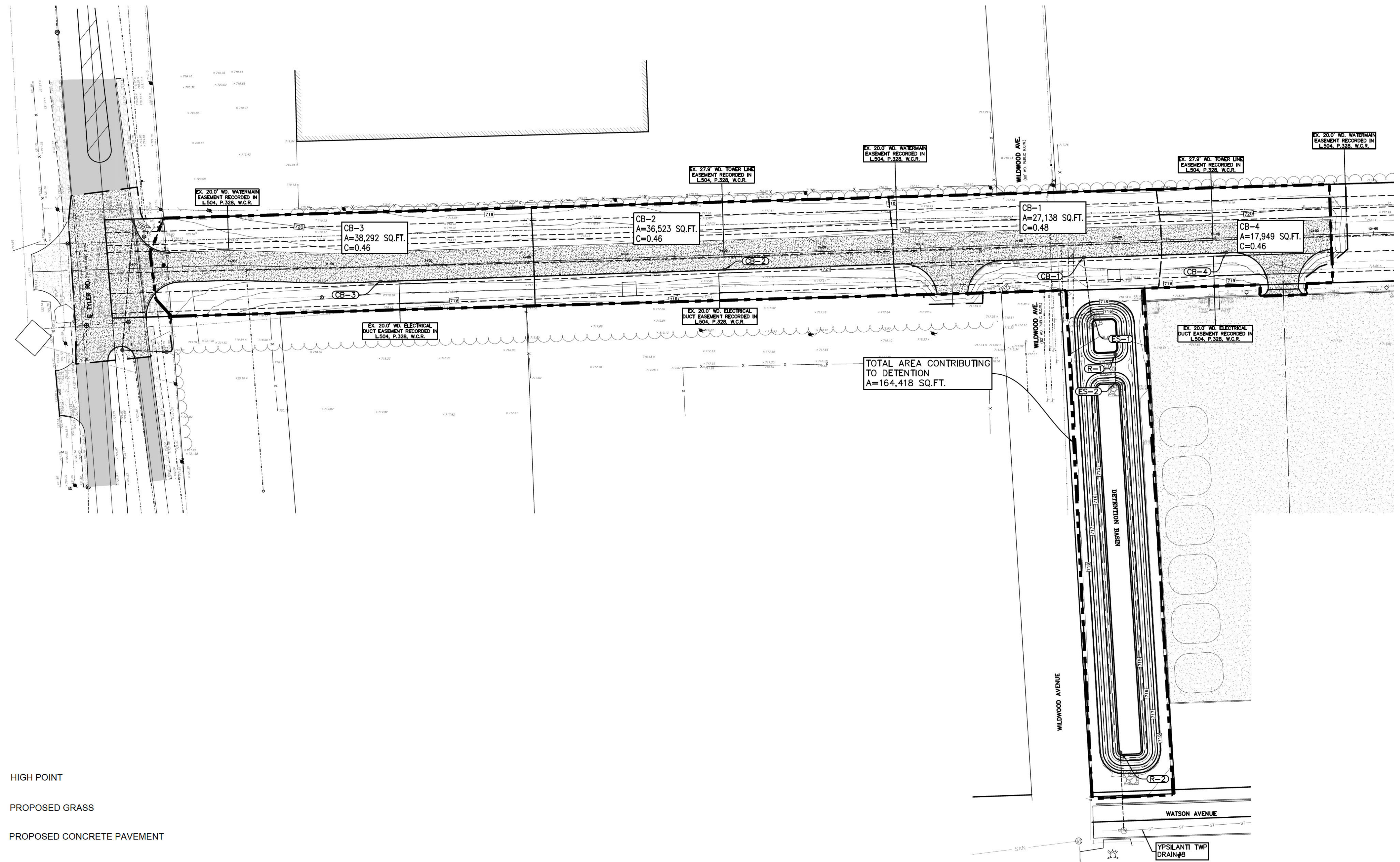
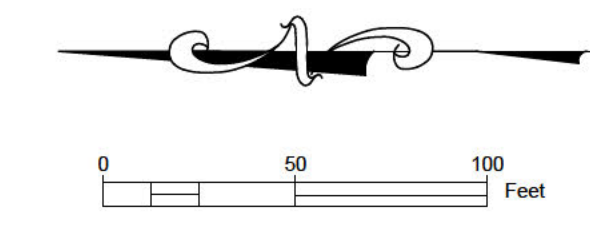
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 Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

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 PRIVATE DRIVEWAY
 2575 STATE ST.
 YPSILANTI, MI 48198

PROJECT NO: 2023-230	SCALE: 1"=50'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE
GRADING PLAN

SHEET NUMBER CG-100	ISSUE
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- HIGH POINT
- PROPOSED GRASS
- PROPOSED CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL

TOTAL AREA CONTRIBUTING TO DETENTION
A=164,418 SQ.FT.

CB-3
A=38,292 SQ.FT.
C=0.46

CB-2
A=36,523 SQ.FT.
C=0.46

CB-1
A=27,138 SQ.FT.
C=0.48

CB-4
A=17,949 SQ.FT.
C=0.46

CLIENT

CROWN ENTERPRISES LLC

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9	REV PER WCRG COMMENTS	02-10-2026

PERMIT SET

MISS DIG 811

CONSULTANTS

SEAL

Angle Design & Engineering
22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT

PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

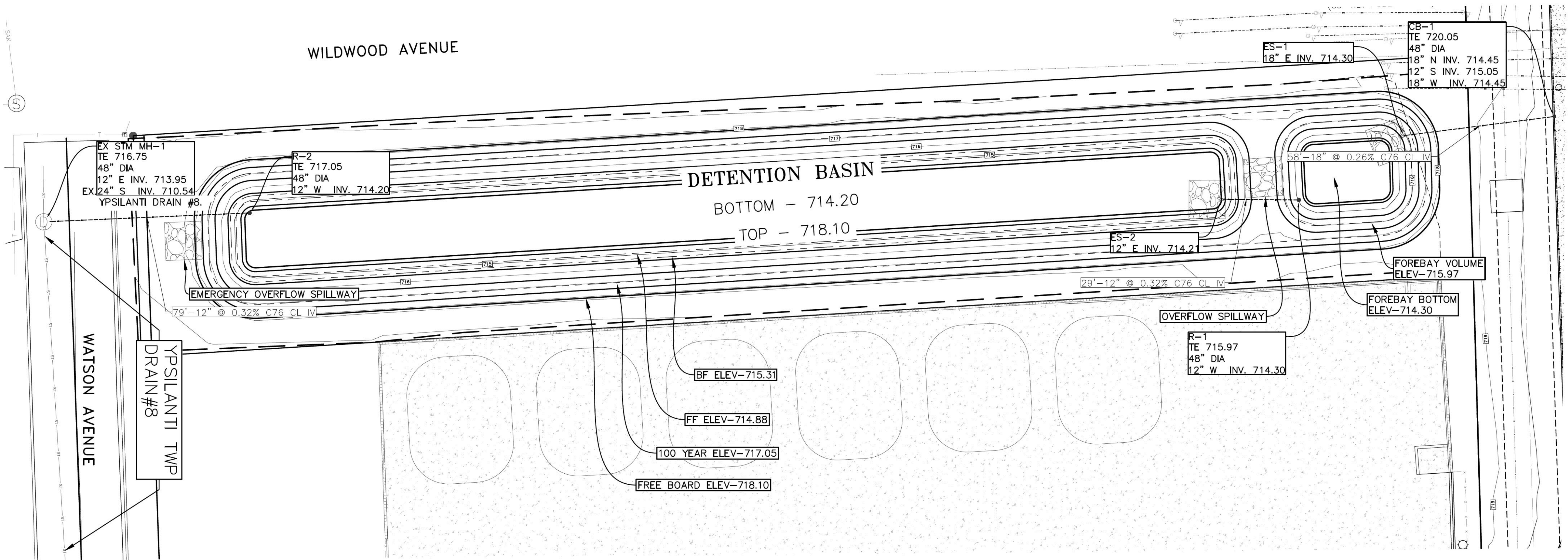
PROJECT NO: 2023-230	SCALE: 1"=50'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F.K.

SHEET TITLE

DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
CG-101	

WILDWOOD AVENUE



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ISSUES

No.	DESCRIPTION	DATE
1	PRIVATE DRIVEWAY LAYOUT	02-15-2023
2	REVISED PRIVATE DRIVEWAY	06-21-2023
3	TOWNSHIP ENGINEERING APPLICATION	07-17-2023
4	ENGINEERING SET REV-01	08-14-2023
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6	ENGINEERING SET REV-03	10-28-2023
7	ENGINEERING SET REV-04	09-10-2024
8	REV PER WRCR COMMENTS	12-30-2025
9	REV PER WRCR COMMENTS	02-10-2026

PERMIT SET



CONSULTANTS

SEAL



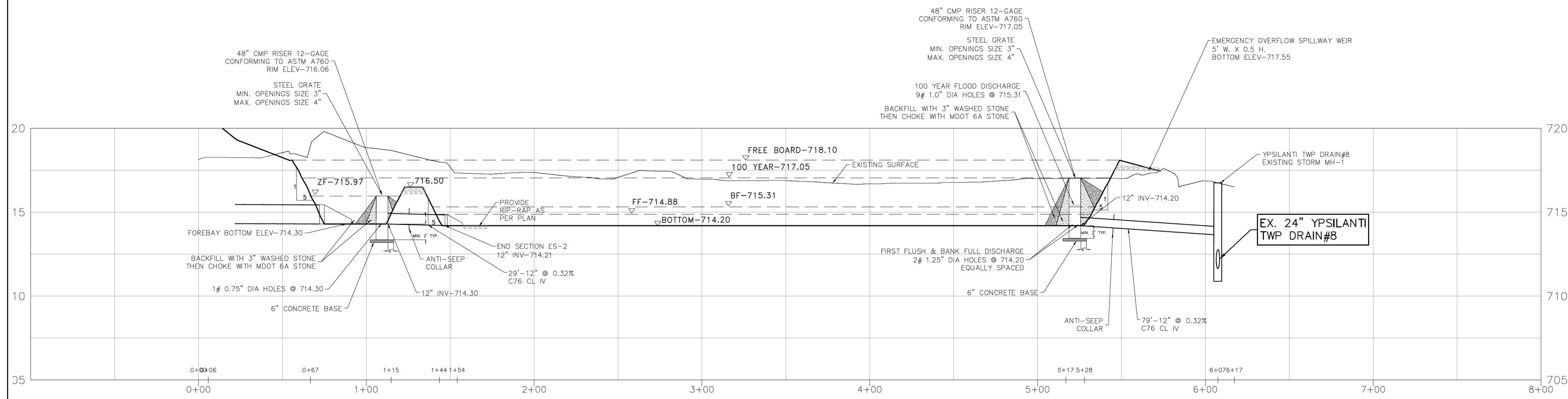
Angle Design & Engineering
22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

PROJECT NO: 2023-230	SCALE: 1"=20'
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F. K.

SHEET TITLE
**DETENTION BASIN
DETAILS**

SHEET NUMBER CU-101	ISSUE
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DETENTION BASIN CROSS SECTION PROFILE
H: 1"=30'
V: 1"=3'

NOTE:
THE PROPOSED DETENTION BASIN SHALL HAVE AT LEAST TEN (10) FEET OF SEPARATION FROM THE EXISTING SANITARY SEWER MAINS.

W1 DETERMINING POST-DEVELOPMENT COVER TYPES, AREAS, CURVE NUMBERS, AND RUNOFF COEFFICIENTS

TOTAL SITE AREA = 6.05 ac
 TOTAL SITE AREA EXCLUDING "SELF-CREDITING" BMP'S = 3.77 ac

COVER TYPE	SOIL TYPE	AREA (ft2)	AREA (ac)	RUNOFF COEFFICIENT C	C * AREA
CONC./ASPHALT		39,484	0.91	0.95	0.86
GRAVEL		-	-	0.95	-
GRASS	B	-	-	0.45	-
GRASS	B	104,181	2.39	0.25	0.60
Basin/BF elevation		20,754	0.48	1	0.48
TOTAL C*A					1.94
TOTAL AREA (ac)					3.77
WEIGHTED CN					0.51

PERVIOUS COVER TYPE	SOIL TYPE	AREA (ft2)	AREA (ac)	CURVE NUMBER CN	CN * AREA
GRASS	B	-	-	61	-
GRASS	B	104,181	2.39	61	145.89
TOTAL CN*A					145.89
TOTAL AREA (ac)					2.39
WEIGHTED CN					61

IMPERVIOUS COVER TYPE	SOIL TYPE	AREA (ft2)	AREA (ac)	CURVE NUMBER CN	CN * AREA
CONC./ASPHALT		39,484	0.91	98	88.83
GRAVEL		-	-	91	-
Basin/BF elevation		20,754	0.48	98	46.69
TOTAL CN*A					135.52
TOTAL AREA (ac)					1.38
WEIGHTED CN					98

W2 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

FIRST FLUSH RUNOFF CALCULATIONS (Vff)

TOTAL SITE AREA EXCLUDING "SELF-CREDITING" BMP'S (A) = 3.77 ac
 WEIGHTED C = 0.51

Vff = (1") * (1"/12") * (43560ft²/13ac) * C = 7,026 ft³

W3 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

THE PRE-DEVELOPMENT BANKFULL RUNOFF CALCULATIONS (Vbf-pre)

2 YEAR/24 HOUR STORM EVENT P= 2.35 in

PERVIOUS COVER CN FROM W1 = CN= 58

S=(1000/CN)-10 = S= 7.24 in

Q=(P-0.25)*2/(P-0.85) = Q= 0.10 in

TOTAL SITE AREA (sf) EXCLUDING "SELF CREDITING" BMP'S (A) = A= 164,419 sf

Vbf-pre = Q(1/12) A = Vbf-pre = 1,368 ft³

W4 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

PERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATIONS (Vbf-per-post)

2 YEAR/24 HOUR STORM EVENT P= 2.35 in

PERVIOUS COVER CN FROM W1 = CN= 61

S=(1000/CN)-10 = S= 6.39 in

Q=(P-0.25)*2/(P-0.85) = Q= 0.15 in

PERVIOUS COVER AREA FROM W1 = A= 104,181 sf

Vbf-per-post = Q(1/12) A = Vbf-per-post = 1,335 ft³

W5 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

IMPERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATIONS (Vbf-imp-post)

2 YEAR/24 HOUR STORM EVENT P= 2.35 in

PERVIOUS COVER CN FROM W1 = CN= 98

S=(1000/CN)-10 = S= 0.20 in

Q=(P-0.25)*2/(P-0.85) = Q= 2.12 in

PERVIOUS COVER AREA FROM W1 = A= 60,238 sf

Vbf-imp-post = Q(1/12) A = Vbf-imp-post = 10,650 ft³

W6 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

PERVIOUS COVER POST-DEVELOPMENT 100-YEAR STORM RUNOFF CALCULATIONS (V100-per-post)

100 YEAR STORM EVENT P= 5.11 in

PERVIOUS COVER CN FROM W1 = CN= 61

S=(1000/CN)-10 = S= 6.39 in

Q=(P-0.25)*2/(P-0.85) = Q= 1.44 in

PERVIOUS COVER AREA FROM W1 = A= 104,181 sf

V100-per-post = Q(1/12) A = V100-per-post = 12,464 ft³

W7 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

IMPERVIOUS COVER POST-DEVELOPMENT 100-YEAR STORM RUNOFF CALCULATIONS (V100-imp-post)

100 YEAR STORM EVENT P= 5.11 in

PERVIOUS COVER CN FROM W1 = CN= 98

S=(1000/CN)-10 = S= 0.20 in

Q=(P-0.25)*2/(P-0.85) = Q= 4.87 in

PERVIOUS COVER AREA FROM W1 = A= 60,238 sf

V100-imp-post = Q(1/12) A = V100-imp-post = 24,462 ft³

W8 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

DETERMINE TIME OF CONCENTRATION FOR APPLICABLE FLOW TYPES (Tc-hrs)

FLOW TYPE	K	CHANGE IN ELEVATION	LENGTH (L)	Slope % (S)	S*0.5	V=k*S*0.5	Tc=L/(V*3600)
SHEET FLOW	0.48	3	40	7.50	2.74	1.31	0.008
WATERWAY	1.2						
SMALL TRIBUTARY	2.1						
CONVEYANCE SYSTEM							0.000

TOTAL TIME OF CONCENTRATION (Tc-hrs) = 0.008

W9 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

RUNOFF SUMMARY & ONSITE INFILTRATION REQUIREMENT

RUNOFF SUMMARY FROM PREVIOUS WORKSHEETS

FIRST FLUSH VOLUME (Vff)= 7,026 ft³
 PRE-DEVELOPMENT BANKFULL RUNOFF VOLUME (Vbf-pre)= 1,368 ft³
 PREVIOUS COVER POST-DEVELOPMENT BANKFULL VOLUME (Vbf-imp-post)= 1,335 ft³
 IMPERVIOUS COVER POST-DEVELOPMENT BANKFULL VOLUME (Vbf-imp-post)= 10,650 ft³

TOTAL BF VOLUME (Vbf-post)= 11,985 ft³

PERVIOUS COVER POST-DEVELOPMENT 100-YEAR VOLUME (V100-per-post)= 12,464 ft³
 IMPERVIOUS COVER POST-DEVELOPMENT 100-YEAR VOLUME (V100-imp-post)= 24,462 ft³

TOTAL 100-YEAR VOLUME (V100)= 36,925 ft³

DETERMINE ONSITE INFILTRATION REQUIREMENT

SUBTRACT THE PRE-DEVELOPMENT BANKFULL FROM THE POST-DEVELOPMENT BANKFULL VOLUME

TOTAL POST-DEVELOPMENT BANKFULL VOLUME (Vbf-post)= 11,985 ft³
 PRE-DEVELOPMENT BANKFULL RUNOFF VOLUME (Vbf-pre)= 1,368 ft³
 BANKFULL VOLUME DIFFERENCE = 10,617 ft³

COMPARE THE BANKFULL VOLUME DIFFERENCE WITH THE FIRST FLUSH VOLUME. THE GREATER OF THE TWO IS THE ONSITE INFILTRATION REQUIREMENT.

ONSITE INFILTRATION REQUIREMENT (Vinf)= 10,617 ft³

W10 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

DETECTION/RETENTION REQUIREMENT

DETECTION

Qp=238.6 Tc^0.82 (PEAK OF THE UNIT HYDROGRAPH) = Qp= 11,955 cfs/in-mi²

TOTAL SITE AREA (AC) EXCLUDING "SELF-CREDITING" BMP'S = A= 3.77 ac

Q100-Q100-per-Q100-imp = Q100= 36,925 in

NOTE: Q100-per AND Q100-imp FROM W6 AND W7, RESPECTIVELY

PEAK FLOW (PF)=(Qp(cfs) in mi^2)(Q100(in)AREA(ac))/640 = PF= 2,603,456 cfs

Δ=PF(cfs)-0.15 AREA(ac) = Δ= 2,603,455 cfs

Vdet=(Δ(cfs)/PF(cfs))V100(ft³) = Vdet= 36,925 ft³

Vdet=CALCULATED DETENTION (ft³). NOT INCLUDING VOLUME REDUCTION CREDIT FOR INFILTRATION OR PENALTY

RETENTION

Vret=2(V100) = Vret= 73,851 ft³

W11 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

PROPOSED BMP	AREA (ft2)	STORAGE VOLUME (ft3)		AVE. DESIGN INFILTRATION RATE (IN/HR)	INFILTRATION VOLUME DURING STORM (ft3)	TOTAL VOLUME REDUCTION (ft3)
		SURFACE	SOIL			
PERVIOUS PAVEMENT W/INFILTRATION BED						
INFILTRATION BASIN						
SUBSURFACE INFILTRATION BED						
INFILTRATION TRENCH						
BIORETENTION SYSTEMS						
RAIN GARDENS						
DRY WELL						
BIOSWALE						
VEGETATED FILTER STRIP						
GREEN ROOF						
TOTAL VOLUME REDUCTION CREDIT BY PROPOSED STRUCTURAL BMP'S (ft3) =						-
RUNOFF VOLUME INFILTRATION REQUIREMENT (Vinf) FROM WORKSHEET 9 =						10,617.14
RUNOFF VOLUME CREDIT (ft3) =						(10,617.14)

W12 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

EXISTING NATURAL RESOURCES	MAPPED (yes, no, n/a)	TOTAL AREA (ac)	PROTECTED/UNDISTURBED AREA(ac)
WATERBODIES			
FLOODPLAINS			
RIPARIAN AREAS			
WETLANDS	N/A	0.00	0.00
WOODLAND			
NATURAL DRAINAGE AREA			
STEEP SLOPES, 15%-25%			
STEEP SLOPES, OVER 25%			
SPECIAL HABITAT AREAS			
OTHER			
TOTAL EXISTING (ac)		0.00	

W13 STANDARD METHOD RUNOFF VOLUME CALCULATIONS

SUMMARY

SITE SUMMARY OF INFILTRATION & DETENTION

A. STORMWATER MANAGEMENT SUMMARY

MINIMUM ONSITE INFILTRATION REQUIREMENT, Vinf = 10,617 ft³
 DESIGNED/PROVIDED INFILTRATION VOLUME = - ft³
 % MINIMUM REQUIRED INFILTRATION PROVIDED = 0% %
 TOTAL CALCULATED DETENTION VOLUME, Vdet = 36,925 ft³
 NET REQUIRED DETENTION VOLUME (Vdet-DESIGNED/PROVIDED INFILTRATION VOLUME) = 36,925 ft³

B. DETENTION VOLUME INCREASE FOR SITES WHERE THE REQUIRED INFILTRATION VOLUME CANNOT BE ACHIEVED

%REQUIRED INFILTRATION NOT PROVIDED (100%-%MINIMUM REQUIRED INFILTRATION PROVIDED)= 100% %
 NET % PENALTY (20% *% REQUIRED INFILTRATION NOT PROVIDED)= 20.0% %

TOTAL REQUIRED DETENTION VOLUME, INCLUDING PENALTY [(100%+ NET % PENALTY) * NET REQUIRED DETENTION VOLUME] = 44,310 ft³

STORAGE VOLUME CALCULATION

TOTAL AREA	3.77	164,419 SQ.FT.	
Qa = 0.15 x A	=	0.57 cfs	
V100 from W13	=	44,310 cf	
Vtbf from W9	=	11,985 cf	
Forebay Volume Vf= 5% OF V100	=	2,215.52 cf	
FIRST FLUSH VOLUME FROM W2 Vff=		7,026 cf	
FOREBAY			
ELEVATION	AREA	VOLUME	TOTAL VOLUME
714.30	743	0	0
714.50	851	159.4	159.40
715.50	1486	1168.5	1,327.90
716.50	2278	1882	3,209.90
Vf =	2,216 cf		Zf= 715.97

POND INCLUDING FOREBAY VOLUME

ELEVATION	AREA (ACRES)	C	(C*A) ACRES	TOTAL (C*A) ACRES	T TIME MIN	INCH PER HOUR	Q=CIA cfs	DIA OF PIPE INCH	PIPE AREA (A) FT ²	SLOPE %	LENGTH OF PIPE FT	CAPACITY OF SEWER (Q) C.F.S	VEL. FULL FLOW (Q/A) FT/S	TIME OF FLOW MIN	CAPACIT Y OF SEWER C.F.S	H.G. UPPER END	RIM ELEV.	INVERT ELEV.	Cover to spring line	H.G.L.	US	DS	RM - HGL	DS
714.20	8,318	0	0	8,318	0																			
714.50	9,512	0	9,512	2,674	2,674																			
715.50	13,595	0	13,595	11,554	14,228																			
715.97	15,950	1,910	17,860	7,418	21,646																			
716.50	17,835	2,278	20,113	10,032	31,677																			
717.50	25,801	0	25,801	22,957	54,634																			
716.10	28,905	0	28,905	16,412	71,046																			
Vff =	7,026 cf			Zf= 714.88																				
Vbf =	11,985 cf			Zbf= 715.31																				
V100 =	44,310 cf			Z100= 717.05																				

FROM M.H TO M.H

FROM M.H	TO M.H	AREA (ACRES)	C	(C*A) ACRES	TOTAL (C*A) ACRES	T TIME MIN	INCH PER HOUR	Q=CIA cfs	DIA OF PIPE INCH	PIPE AREA (A) FT ²	SLOPE %	LENGTH OF PIPE FT	CAPACITY OF SEWER (Q) C.F.S	VEL. FULL FLOW (Q/A) FT/S	TIME OF FLOW MIN	CAPACIT Y OF SEWER C.F.S	H.G. UPPER END	RIM ELEV.	INVERT ELEV.	Cover to spring line	H.G.L.	US	DS	RM - HGL	DS						
CB-4	CB-1	0.41	0.46	0.19	0.19	15.00	4.38	0.84	12	0.79	0.45	146	2.40	3.05	0.79	2.40	0.66	720.15	720.05	715.70	715.05	3.4	4.0	47.4	54.0	716.13	716.05	0.57	0.00	4.02	4.00
CB-3	CB-2	0.88	0.46	0.40	0.40	15.00	4.38	1.76	18	1.77	0.26	350	5.37	3.04	1.92	5.37	1.05	720.56	720.20	716.31	715.40	2.8	3.3	42.0	46.6	717.00	716.90	0.81	0.00	3.96	3.30
CB-2	CB-1	0.84	0.46	0.39	0.79	16.92	4.17	3.30	18	1.77	0.26	365	5.37	3.04	2.00	5.37	1.09	720.20	720.05	715.40	714.45	3.3	4.1	48.6	58.2	716.31	715.95	0.59	0.00	3.89	4.10
CB-1	ES-1	0.62	0.48	0.30	1.28	18.92	3.98	5.11	18	1.77	0.26	58	5.37	3.04	0.32	5.37	0.17	720.05	Pond	714.45	714.30	4.1	Pond	58.2	Pond	715.44	715.31	0.51	0.48	4.61	Pond

ORIFICE SIZING

TOP OF POND	718.10	FROM THE STORM PIPING CALCULATION
FREE BOARD	718.10	TOTAL Q = 5.02 CFS
V100 =	44,310	
Vbf =	11,985	
forebay volume Vf =	2,216	
from W2 Vff =	7,026	
Z100 =	717.05	
Zf =	715.97	
Zff =	714.88	
Pond (Z out)	714.20	
forebay (Z out)	714.30	
Qall=0.15*A =	0.57 cfs	

RISER 1 DESIGN FROM FOREBAY TO DETENTION BASIN

OUTLET SIZING FOR FOREBAY

Assume d_{out} = 12 inches = 1.00 feet

Z_{out crown} = 715.30

h_{avg} = 2/3(Z_f - pond Z_{out}) = 2/3 (715.97-714.30) = 1.11 ft

A_f = Q_f / (0.62 * (2 * g * h_{avg})^{0.5}) = 0.00488 sq. ft.

OPENNING SIZE

A_o = 0.00307 sq. ft. No REQ. = 0.75 IN.

use 1 No. 0.75 inch holes at Elevation 714.30

ACTUAL DISCHARGE

Q_{act} = 0.62 * A_f * (2 * g * h_{avg})^{0.5} = 0.016 cfs

ACTUAL HOLDING TIME IS: T_f = V_f / (Q_{act} * 3600) = 38 HOURS

RISER OUTLET PIPE SIZE AND SLOPE

K	1.486	Q _f act =	0.016
PVC n	0.013	RCP	A _{out} = 0.7854
D(INCH)	12.0	R	0.250
THEN S =		V full	0.32%
			2.6

RISER R-2 OUTLET DESIGN FROM DETENTION BASIN

FROM 3 STAGE OUTLET DESIGN EXAMPLE PAGE 140 OF THE ORDINANCE

FIRST FLUSH DISCHARGE

from W2 Vff = 7,026

Assume d_{out} = 12 inches = 1.00 feet

Z_{out crown} = 1.00

h_{avg} = 2/3(Z_f - pond Z_{out}) = 2/3 (714.88-714.20) = 0.45 ft

A_f = Q_f / (0.62 * (2 * g * h_{avg})^{0.5}) = 0.0811(0.62*32.2*h_{avg})^{0.5} = 0.176020696 sq. ft.

d_{out}(in) = 2.11 inch

OPENNING SIZE

A_oforif = 0.00852 sq. ft. No REQ. = 1.25 IN.

#forif 2 No. 1.25 inch holes at Elevation 714.20

ACTUAL DISCHARGE

Q_{act} = 0.62 * A_fforif * (2 * g * h_{avg})^{0.5} = 0.62 * 0.00852 * (2 * 32.2 * 0.45)^{0.5} = 0.057 cfs

ACTUAL HOLDING TIME IS: T_f = V_f / (Q_{act} * 3600) = 7.026 / (0.057 * 3600) = 34 HOURS

OUTLET SIZING FOR BANK FULL FLOOD

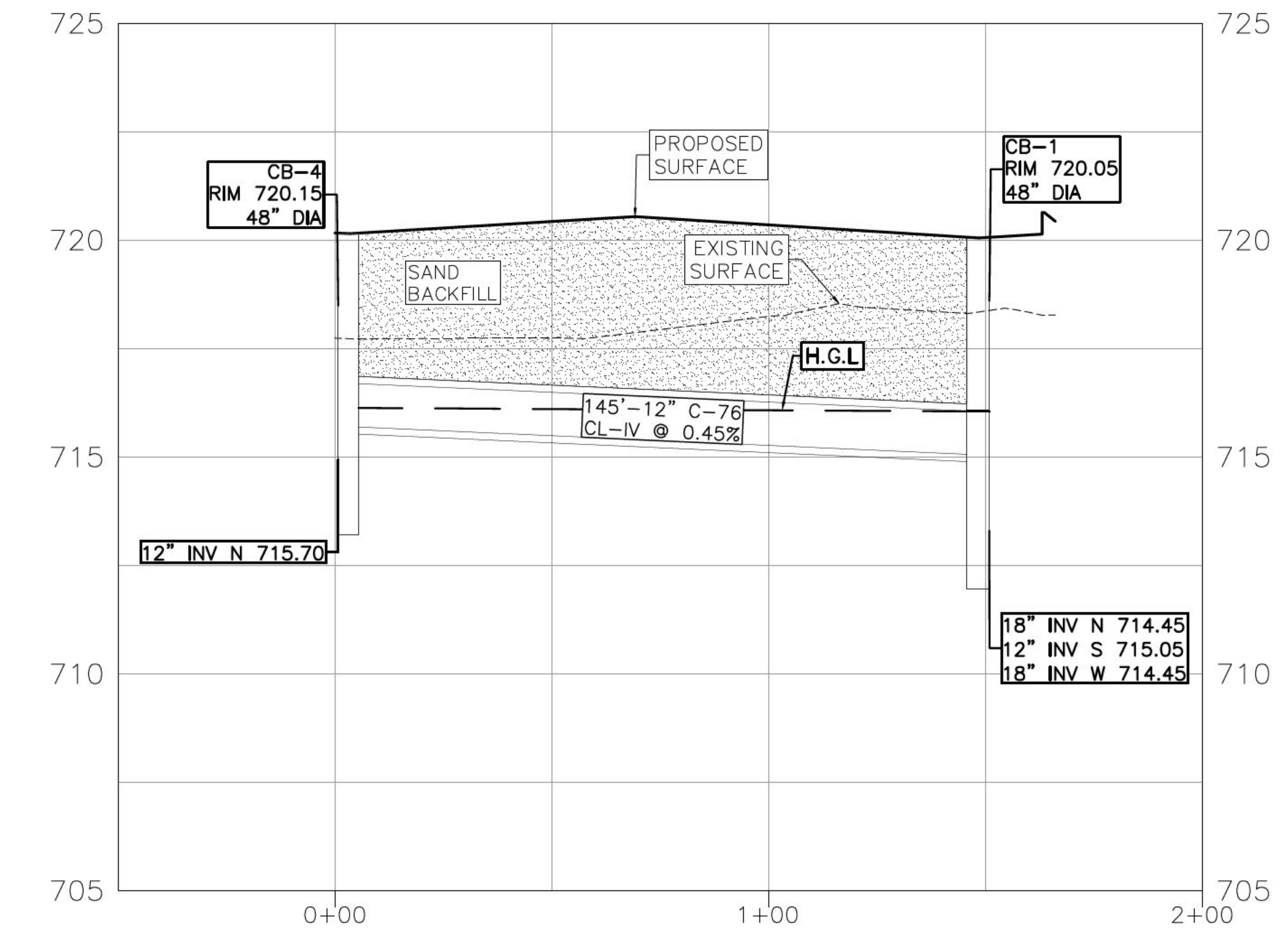
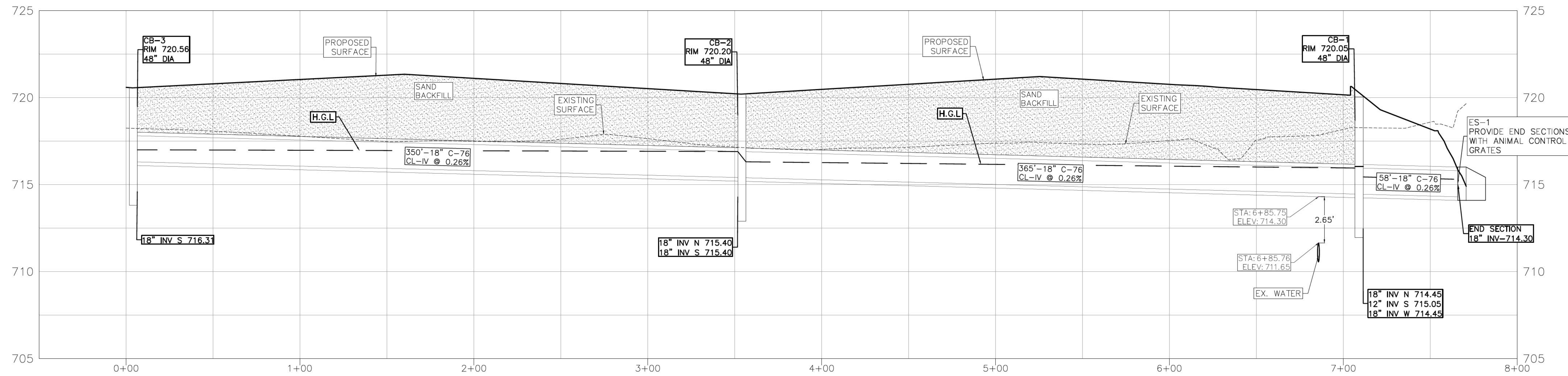
Bankfull Detained = 11,985 Cu. Ft. Zbf = 715.31

h_{avg} = 2/3(Z_f - pond Z_{out}) = 2/3(715.31-714.20) = 0.74 ft

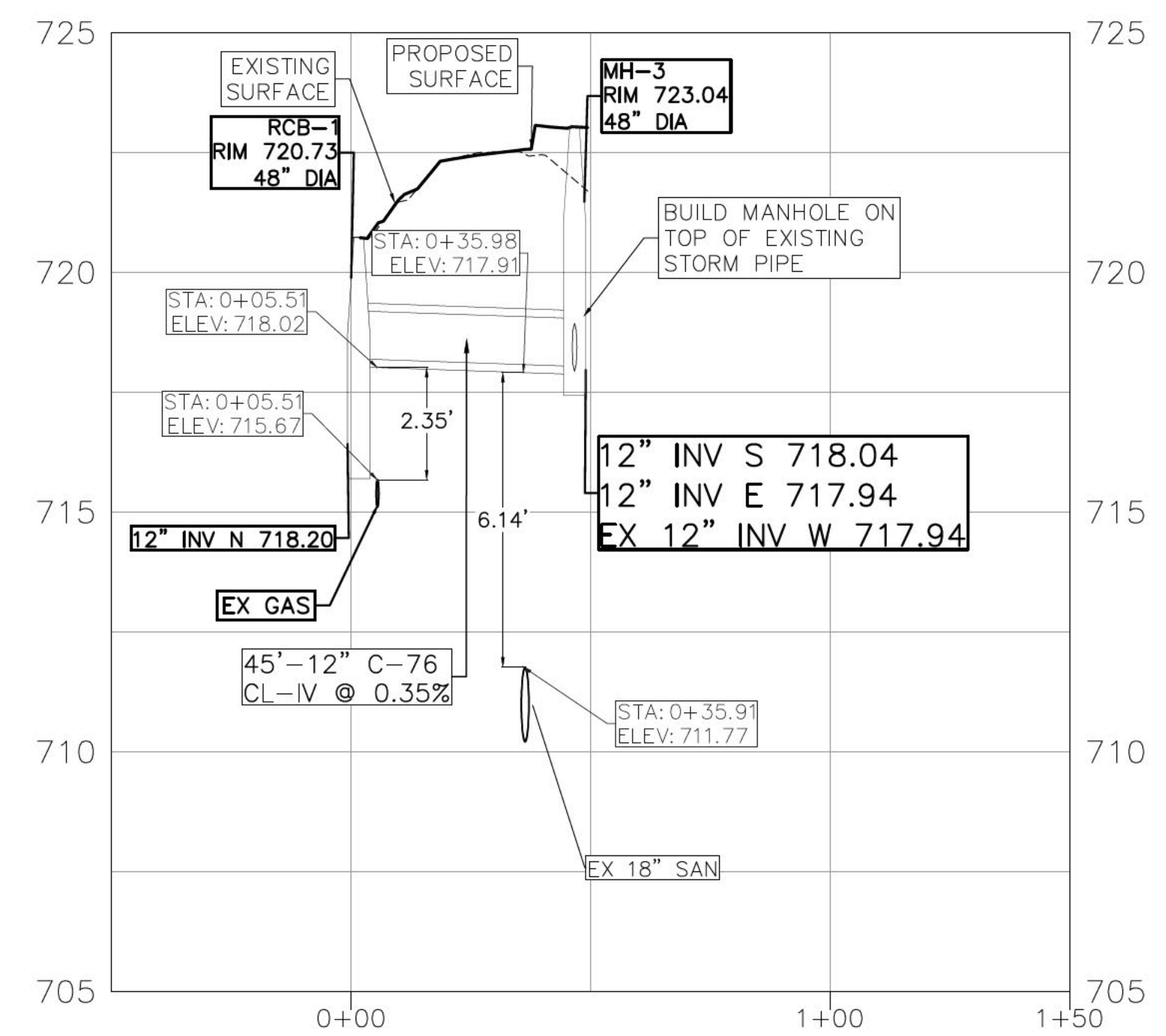
Q_{bf} = 0.62 * A_fforif * (2 * g * h_{avg})^{0.5} = 0.62 * 0.00852 * (2 * 32.2 * 0.74)^{0.5} = 0.073 cfs

ACTUAL HOLDING TIME IS: T_{bf} = V_{bf} / (Q_{bf} * 3600) = 11,985 / (0.073 * 3600) = 46 HOURS

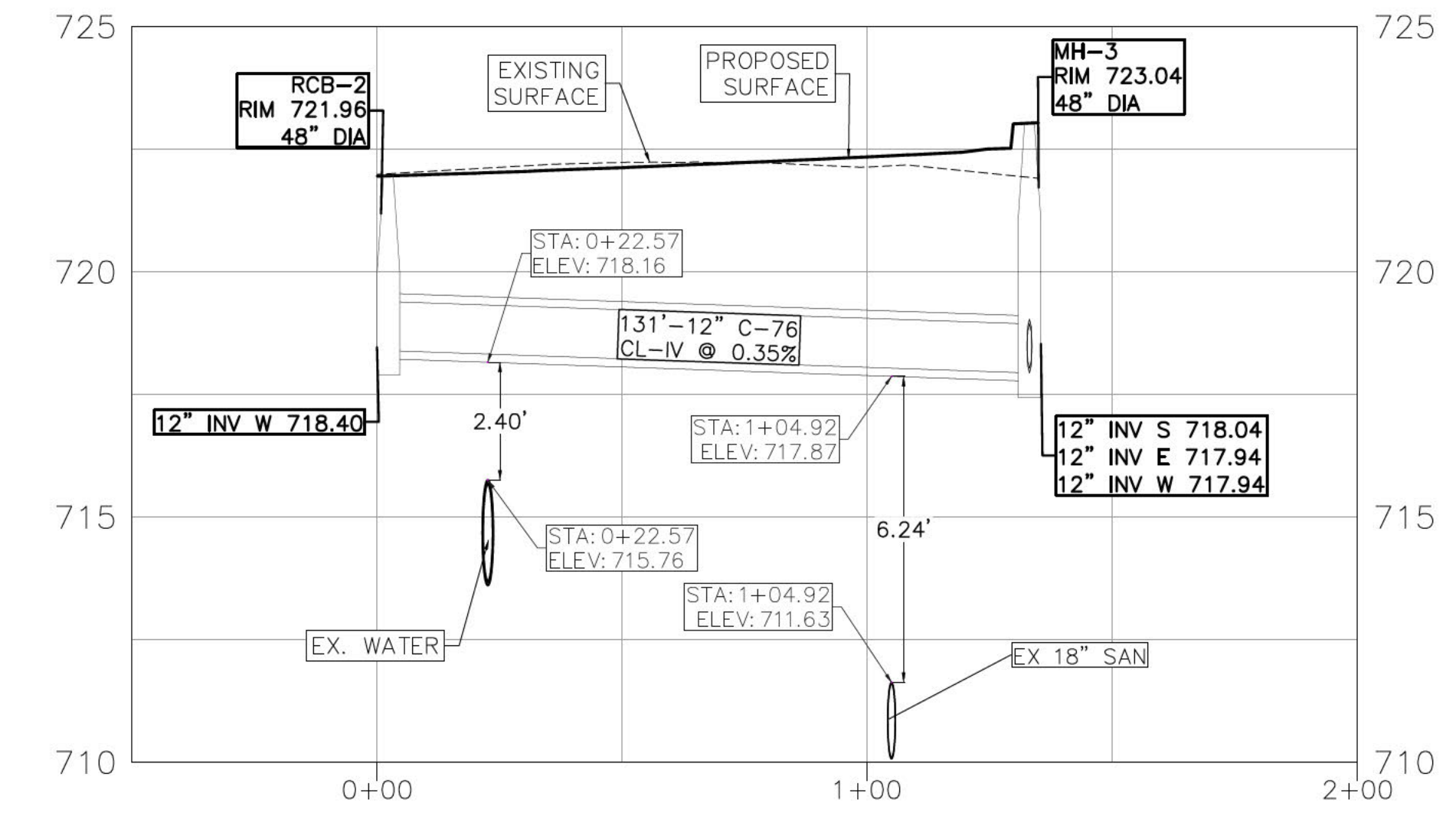
Because the holding time is



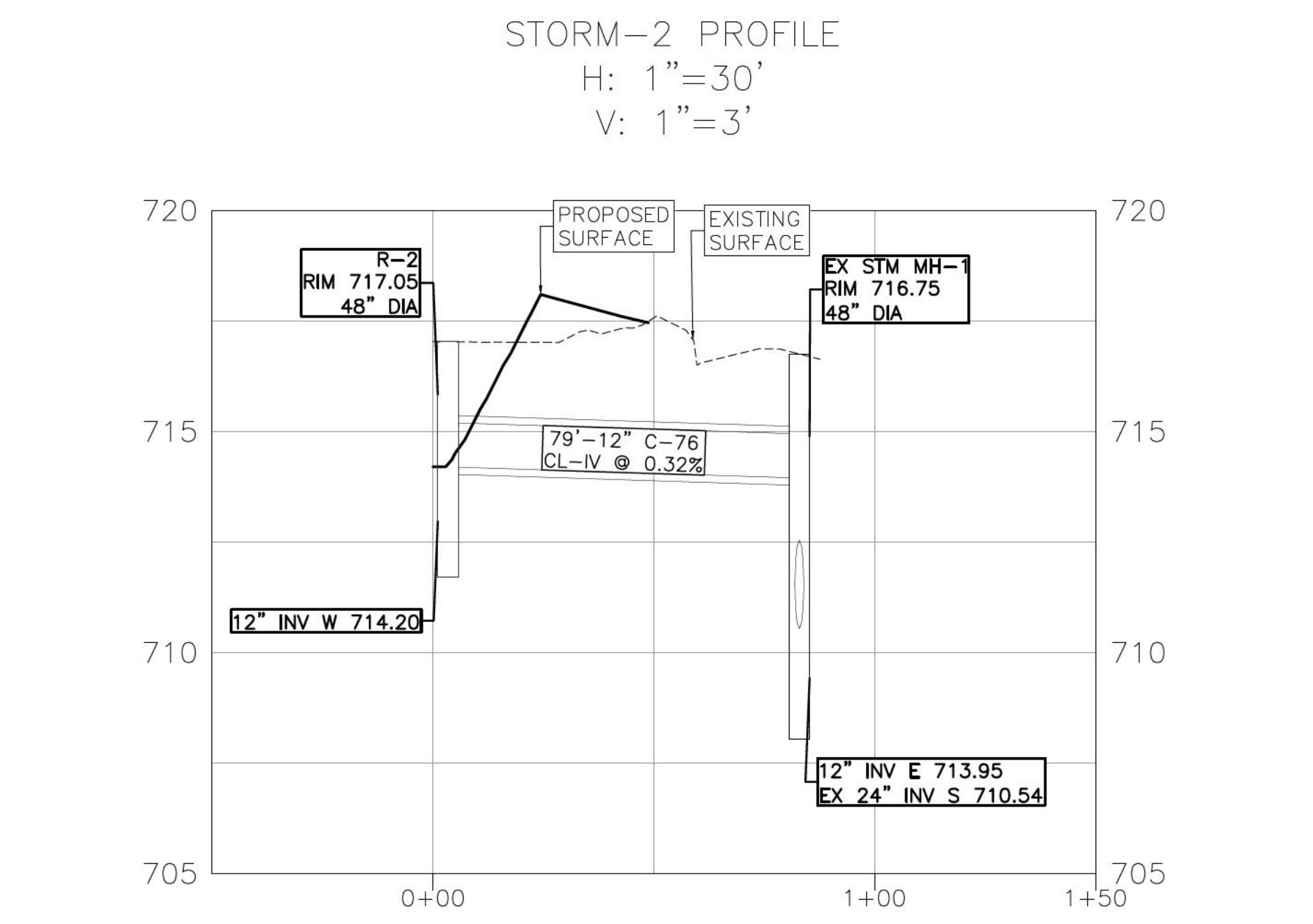
STORM-1 PROFILE
 H: 1"=30'
 V: 1"=3'



ROAD STORM PROFILE
 H: 1"=30'
 V: 1"=3'



ROAD STORM-1 PROFILE
 H: 1"=30'
 V: 1"=3'



STORM-3 PROFILE
 H: 1"=30'
 V: 1"=3'

CLIENT

CROWN ENTERPRISES LLC

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PERMIT SET

MISS DIG 811

CONSULTANTS

SEAL

STATE OF MICHIGAN
 FADI ABBAS KHALIL
 ENGINEER
 No. 6201063176
 LICENSED PROFESSIONAL ENGINEER

Angle Design & Engineering
 22417 Cranbrooke Drive Novi, Michigan 48375
 Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

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SHEET TITLE
STORM SEWER PROFILES

SHEET NUMBER CU-200	ISSUE
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ISSUES

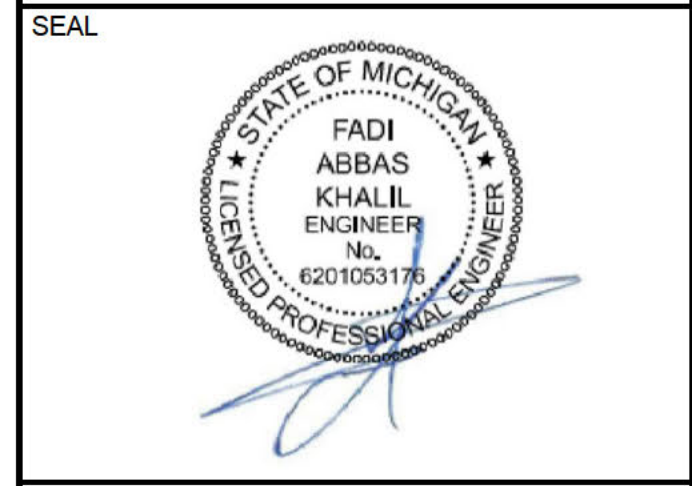
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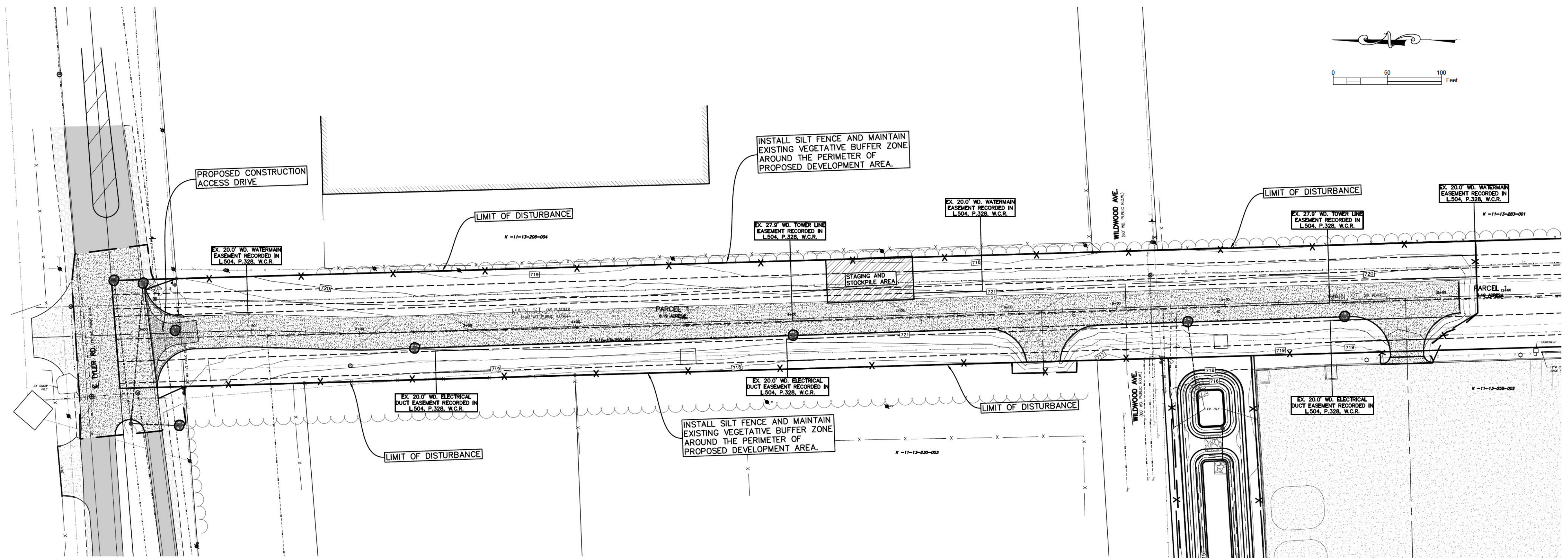
Angle Design & Engineering
 22417 Cranbrooke Drive Novi, Michigan 48375
 Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
 PRIVATE DRIVEWAY
 2575 STATE ST.
 YPSILANTI, MI 48198

PROJECT NO: 2023-230 SCALE: **1"=50'**
 DRAWN BY: M. K. CHECKED BY: F. K.
 PROJECT MGR: F. K. APPROVED BY: F. K.

SHEET TITLE
 SOIL EROSION & SEDIMENTATION PLAN

SHEET NUMBER **CS-300** ISSUE



TOTAL DISTURBED AREA = 3.76 ACRES

SESC NOTE:
 * THIS PLAN ILLUSTRATES THE MINIMUM SESC MEASURES NEEDED TO PREVENT SOILS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT.

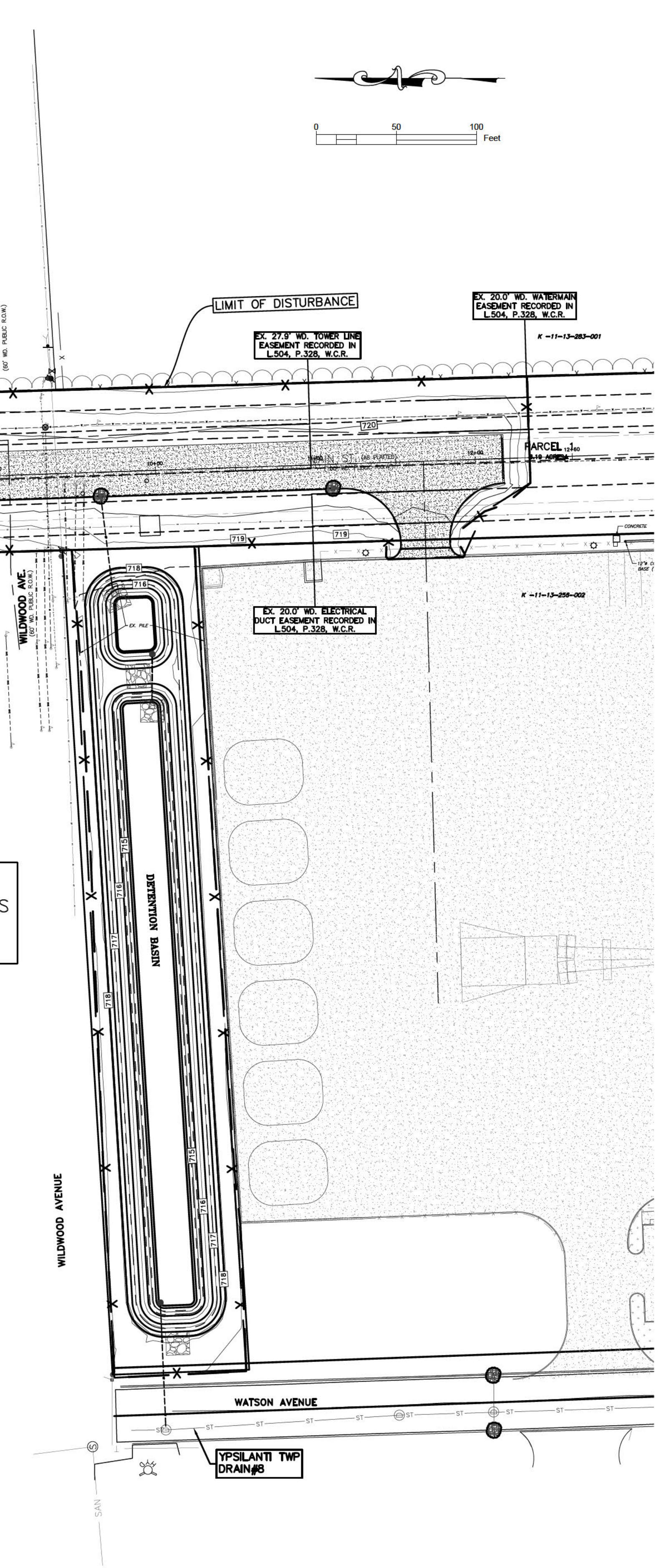
LEGAL DESCRIPTION: (per Warranty Deed recorded in L.5310, P.59, Washtenaw County Records)

Part of the Northwest 1/4 of Section 13, Town 3 South, Range 7 East, described as follows: To find the point of beginning, commence at the Northwest corner of said Section 13; thence North 85 degrees 57'20" East a distance of 1254.43 feet along the North line of said Section 13 to the true point of beginning; thence continuing North 85 degrees 57'20" East a distance of 100.12 feet; thence South 01 degree 12'00" East a distance 2695.47 feet to the East- West 1/4 line of said Section 13; thence South 86 degrees 57'00" West a distance of 100.05 feet along said East-West line; thence North 01 degree 12'00" West a distance of 2693.74 feet of the point of beginning.

LEGEND

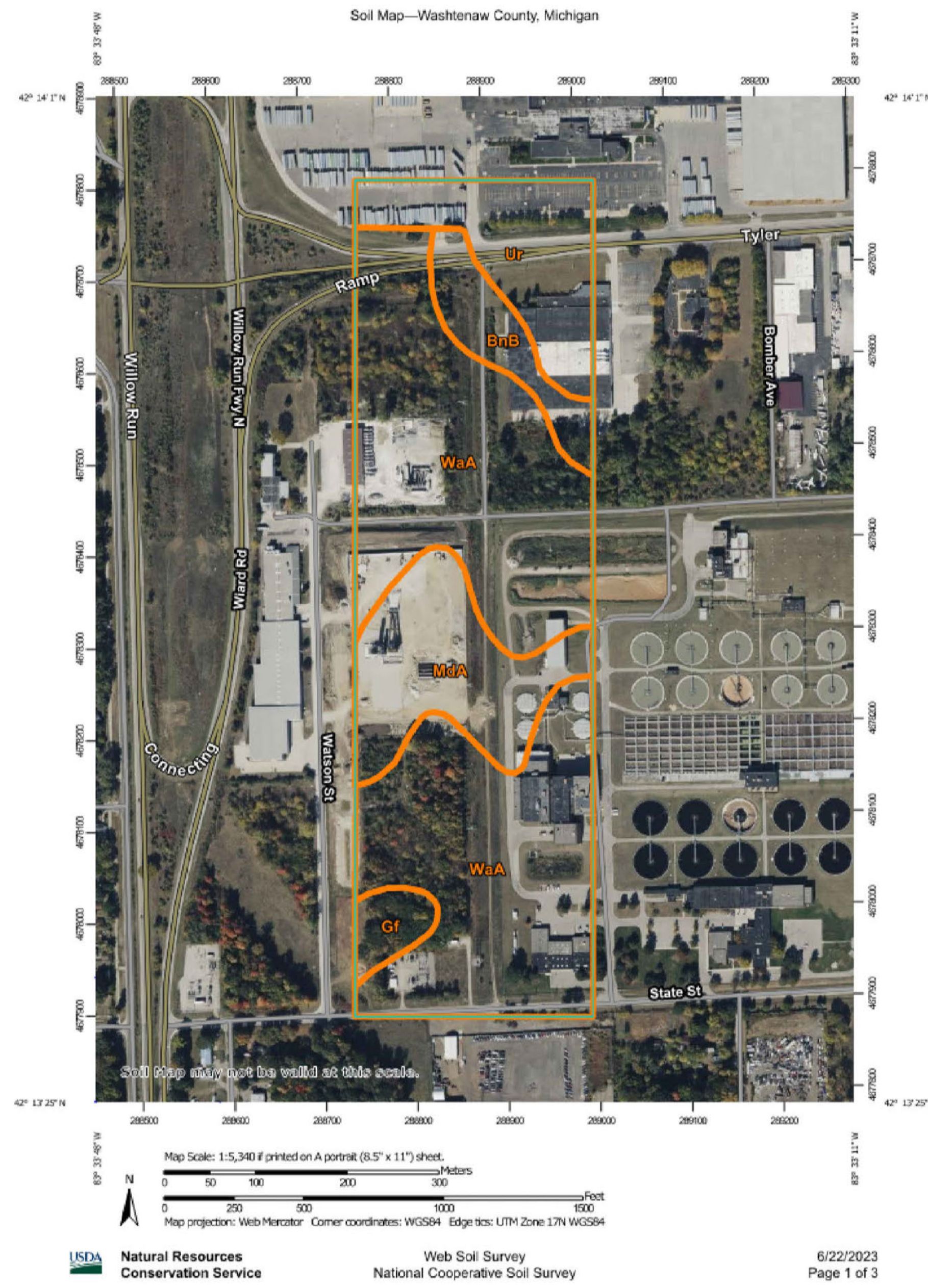
- STABILIZE WITH SEED AND EROSION CONTROL MULCH BLANKETS OR SOD WITHIN 5 DAYS OF GRADING.
- STONE TRACKING PAD WITH GEOTEXTILE LINER
- RIP RAP WITH GEOTEXTILE LINER
- MONOFILAMENT CATCH BASIN FABRIC FILTER (SILT SACKS OR APPROVED EQUAL) - STREET
- MONOFILAMENT CATCH BASIN FABRIC FILTER (SILT SACKS OR APPROVED EQUAL) - YARD

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE											
	2026											2027
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
A SOIL EROSION CONTROL MEASURES	█	█	█	█	█	█	█	█	█	█	█	█
B MASS GRADING & UTILITIES CONSTRUCTION	█	█	█	█	█	█	█	█	█	█	█	█
C PERMANENT SEEDING & SODDING												
D ROADWAY PAVING												
E BUILDING CONSTRUCTION												



DEVELOPER
 CROWN ENTERPRISES, INC.
 12225 STEPHENS ROAD
 WARREN, MI 48089

ENGINEER
 FADI KHALIL, PE. (313-258-2036)
 ANGLE DESIGN & ENGINEERING LLC.
 22417 CRANBROOKE DRIVE,
 NOVI, MI 48375



USDA Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey 6/22/2023 Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BnB	Boyer loamy sand, 1 to 6 percent slopes	3.6	6.1%
Gf	Gifford sandy loam, till plain, 0 to 2 percent slopes	1.6	2.6%
MdA	Matherton sandy loam, 0 to 4 percent slopes	8.8	15.0%
Ur	Urban land	7.5	12.7%
WaA	Wasepi sandy loam, 0 to 4 percent slopes	37.4	63.5%
Totals for Area of Interest		58.8	100.0%

STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES:

NO EARTH MOVEMENT OR EXCAVATION SHALL BEGINS UNTIL A VALID SOIL EROSION PERMIT HAS BEEN OBTAINED.

THE CONTRACTOR SHALL CONDUCT HIS OPERATION IN SUCH A MANNER AS TO MINIMIZE EROSION AND SEDIMENTATION OF DISTURBED SOIL. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS OF THE STATE, COMPANY AND MUNICIPALITY AND THE FOLLOWING:

- PROMPTLY REMOVE ALL SOIL, MISCELLANEOUS DEBRIS AND OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS DURING TRANSIT TO AND FROM THE CONSTRUCTION SITE. PROVIDE TEMPORARY SITE TRAPS BY PLACING FILTER AS SHOWN.
- MAINTAIN EFFICIENCY OF THE TRAPS BY REMOVING ACCUMULATED SEDIMENT FROM FILTERS ON A REGULAR BASIS OR AS NEEDED.
- DIRECT RUN-OFF WATER FROM THE CONSTRUCTION AREA TO TEMPORARY SILT TRAPS.
- DISCHARGE WATER FROM PUMPING OPERATIONS TO THE SILT TRAPS OR HEAVILY GRASSED AREAS.
- ALL CONSTRUCTION INCLUDING OPEN CUT AND TUNNEL, CONDUCT, STRUCTURES. SURFACE RESTORATION AND REMOVAL OF EXCESS EXCAVATED MATERIAL SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION. FINAL OR TEMPORARY STABILIZATION SHALL FOLLOW COMPLETION OF OPEN CUT CONSTRUCTION.
- PERMANENT SOIL EROSION CONTROLS MEASURES FOR ALL DISTURBED AREAS SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED.
- WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA OR WHERE THE ACTIVITY CEASES FOR MORE THEN 15 CALENDAR DAYS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INITIATED WITHIN 5 CALENDAR DAYS OF EXPIRATION OF THE INITIAL 15 DAYS PERIOD AND SHALL BE COMPLETED WITHIN 10 CALENDAR DAYS OF INITIATION. ALL TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS AFFECTED.
- ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE REMOVED AT THE COMPLETION OF CONSTRUCTION UNLESS ORDERED BY ENGINEER TO BE LEFT IN PLACE. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE SILTATION IN NEARBY DRAINAGE COURSES.
- THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING GENERAL CONSTRUCTION PRINCIPLES:
 - WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
 - WHERE INADEQUATE VEGETATION EXIST, TEMPORARY OR PERMANENT VEGETATION SHALL BE ESTABLISHED.

TIMING AND SEQUENCE OF CONSTRUCTION OPERATIONS:

- EACH PROPOSED EARTH CHANGE.
- TEMPORARY CONTROL MEASURES AT EACH STEP
- PERMANENT CONTROL MEASURES
- COMPLETION DATES OR TIME FRAMES AT EACH STEP

TIMING REQUIREMENTS

- CRUSHED ROCK CONSTRUCTION DRIVEWAY – DAY 1
- SILT FENCE – DAY 1
- DETENTION / SEDIMENT BASIN
 - APPROVED OUTLET INSTALLED – WITHIN 5 DAYS OF EXCAVATING BASIN
 - PERMANENTLY STABILIZED WITH SEED AND MULCH BLANKET WITHIN 5 DAYS
- CRITICAL SLOPES, CHANNELS, SWALES
 - TEMPORARY STABILIZATION – WITHIN 15 DAYS OF EARTH DISTURBANCE
 - PERMANENT STABILIZATION – WITHIN 5 DAYS OF FINAL GRADE
- ROAD RIGHT OF WAY – TEMP. STABILIZED WITHIN 5 DAYS OF COMPLETE PAVING
- RIP – RAP WITHIN 24 HOURS OF PLACING OUTLET/CULVERT.

MAINTENANCE REQUIREMENTS

- * STREET SCRAPING – DAILY
- * STREET SWEEPING – WEEKLY MINIMUM
- * STRUCTURAL SEDIMENT CONTROLS – INSPECT AND MAINTAIN AND RECORD IN A LOGBOOK ONCE A WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT AS REQUIRED BY THE NPDES PERMIT
- * SEDIMENT BASIN AND FORE BAY CLEANOUT (ANNUALLY MINIMUM) – MUST HAVE PERMANENT ACCESS FOR CLEANOUT AND FRESH STONE REPLACEMENT OF THE RISER PIPE (STANDPIPE)

RESTORATION REQUIREMENTS

- DISTURBED EARTH PERMANENTLY STABILIZED
- ACCUMULATED SEDIMENT REMOVED FROM STORM SEWER SYSTEM
- ACCUMULATED SEDIMENT REMOVED FROM DETENTION / SEDIMENT BASINS
- RESTORE DETENTION / SEDIMENT BASIN TO DESIGN STANDARDS
- REMOVE ALL TEMPORARY CONTROLS AFTER GETTING APPROVED BY THE WASHTENAW COUNTY SOIL EROSION INSPECTOR

SOIL EROSION QUANTITIES		
ITEM	QUANTITY	UNITS
SILT FENCE	3,680	LF
CATCH BASIN FABRIC FILTER	10	EACH
CONSTRUCTION ACCESS PAD	1,134	SQ. FT.

CLIENT



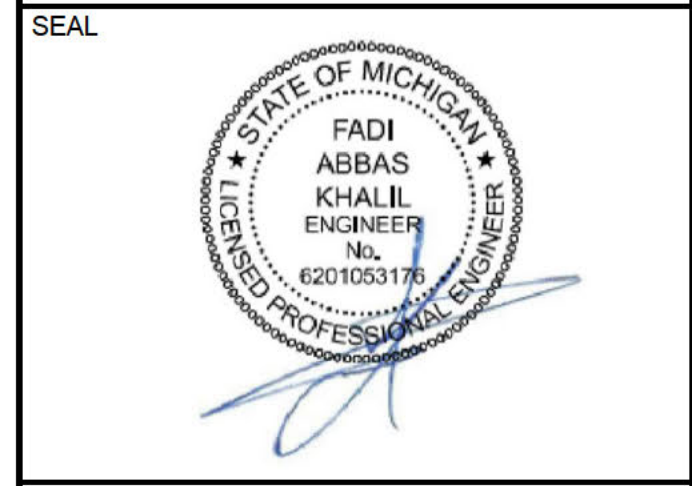
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ISSUES		
No.	DESCRIPTION	DATE
1	PRIVATE DRIVEWAY LAYOUT	02-15-2023
2	REVISED PRIVATE DRIVEWAY	06-21-2023
3	TOWNSHIP ENGINEERING APPLICATION	07-17-2023
4	ENGINEERING SET REV-01	08-14-2023
5	ENGINEERING SET REV-02	09-28-2023
6	ENGINEERING SET REV-03	10-28-2023
7	ENGINEERING SET REV-04	09-10-2024
8	REV PER WRCR COMMENTS	12-30-2025
9	REV PER WRCR COMMENTS	02-10-2026



CONSULTANTS

SEAL



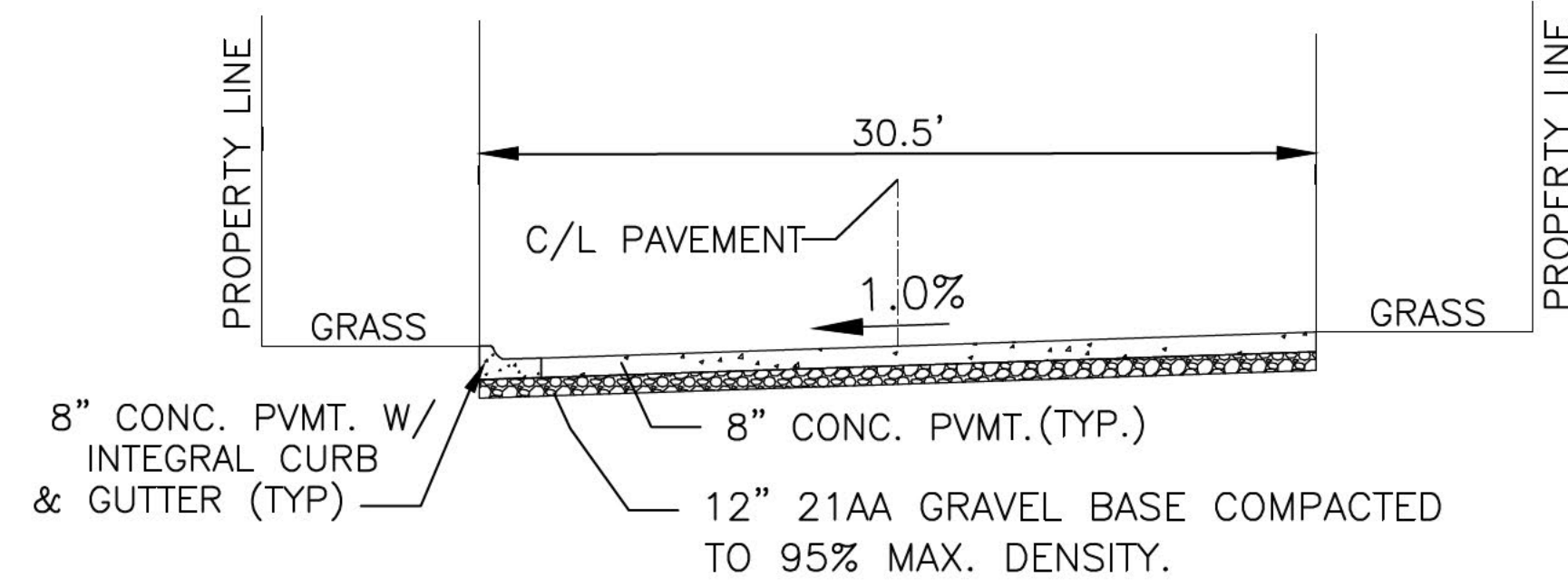
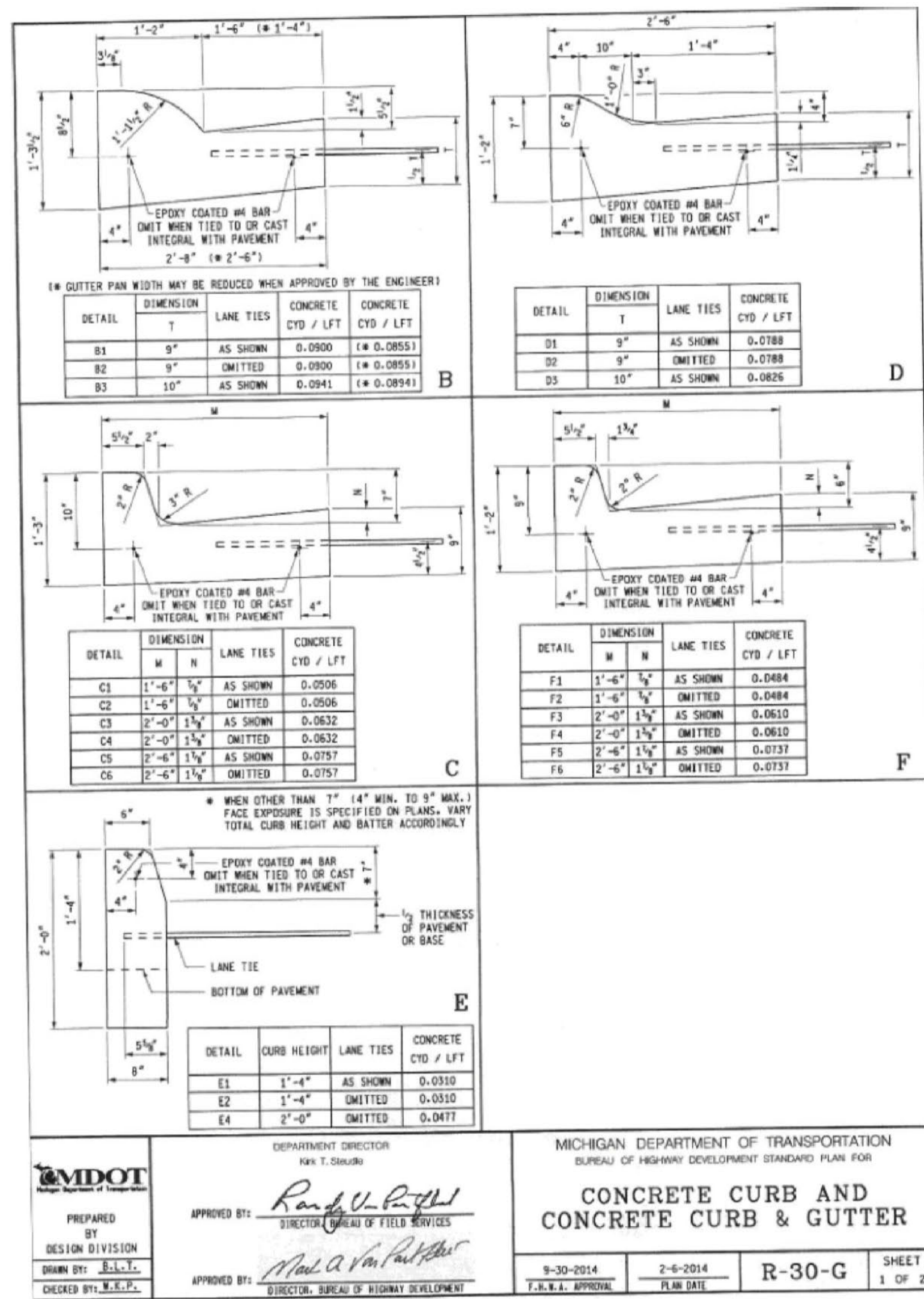
Angle Design & Engineering
22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT
PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

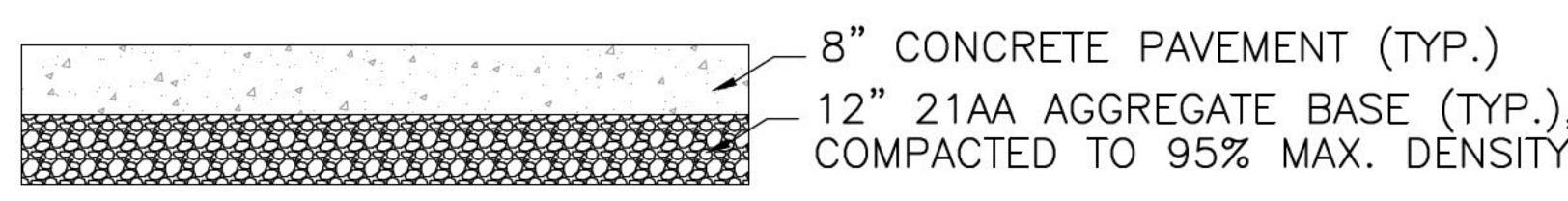
PROJECT NO: 2023-230	SCALE: NTS
DRAWN BY: M. K.	CHECKED BY: F. K.
PROJECT MGR: F. K.	APPROVED BY: F.K.

SHEET TITLE
SOIL EROSION & SEDIMENTATION NOTES

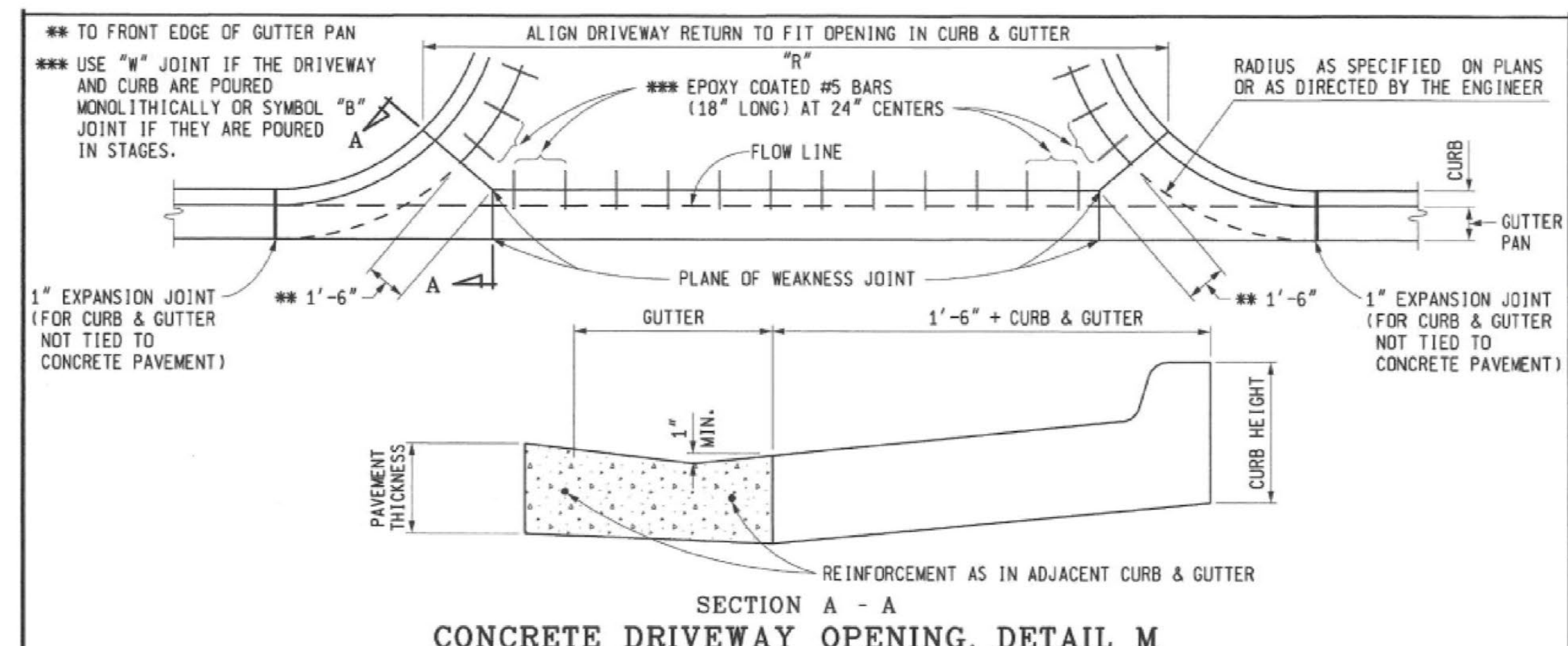
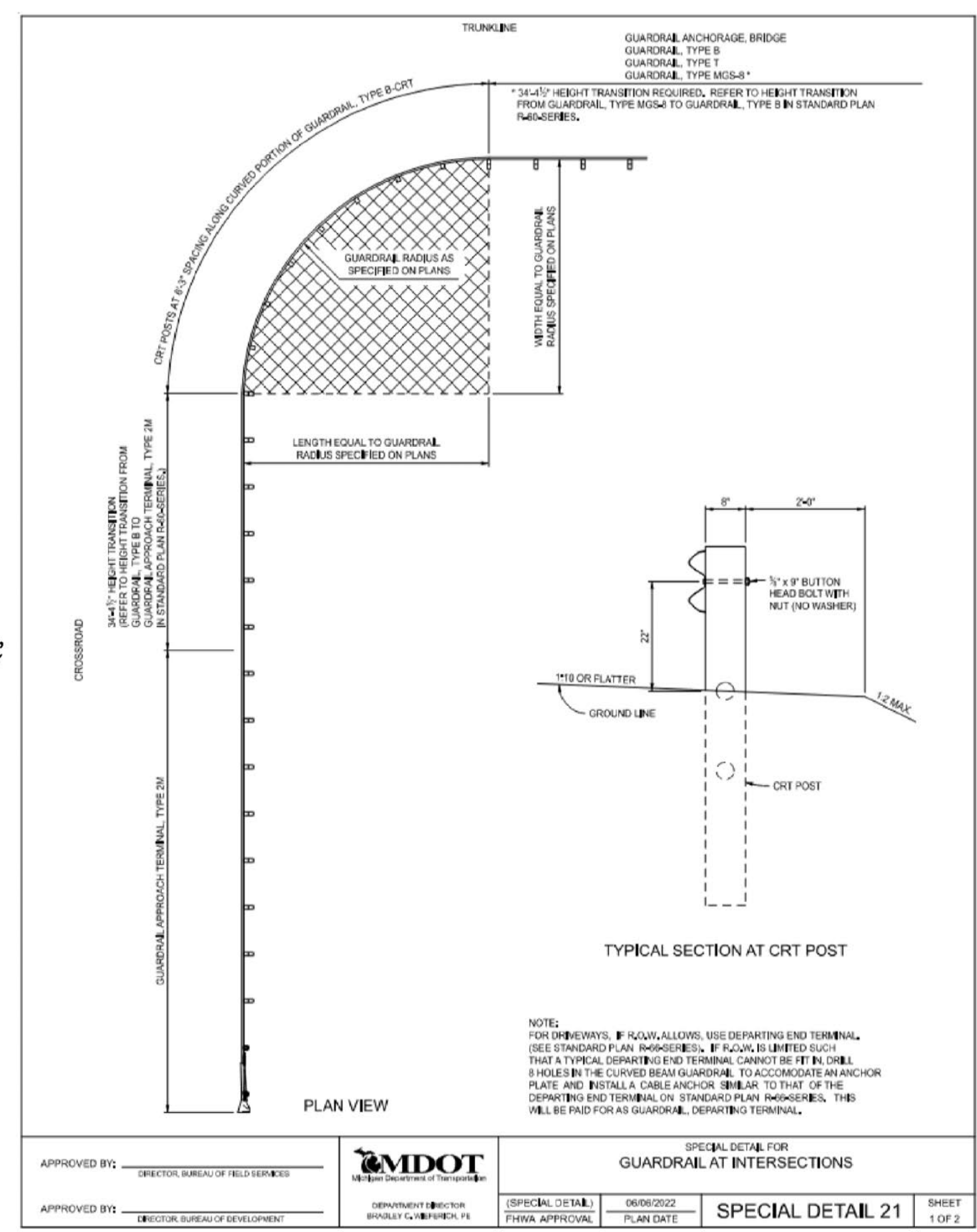
SHEET NUMBER
CS-301



PAVEMENT CROSS SECTION



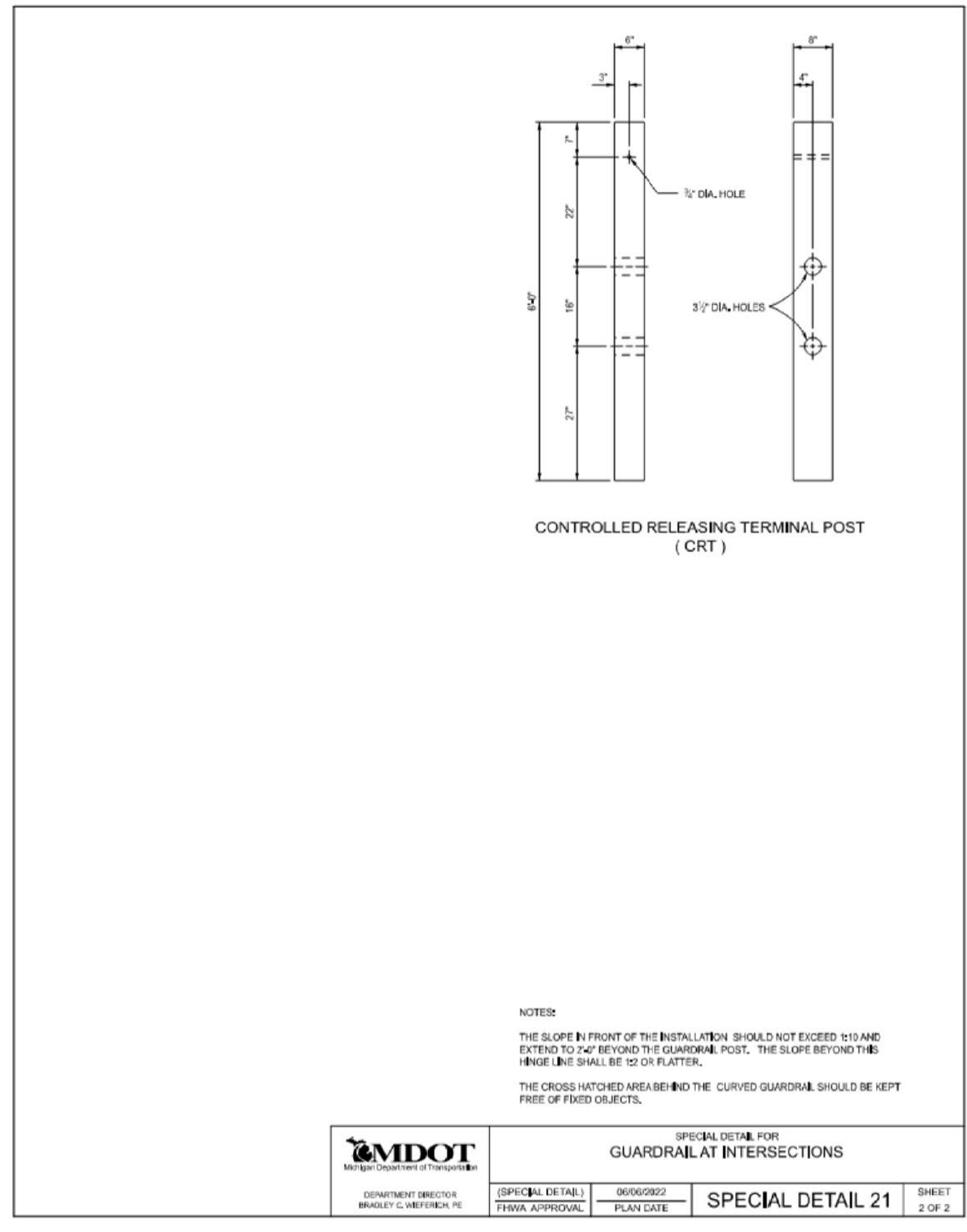
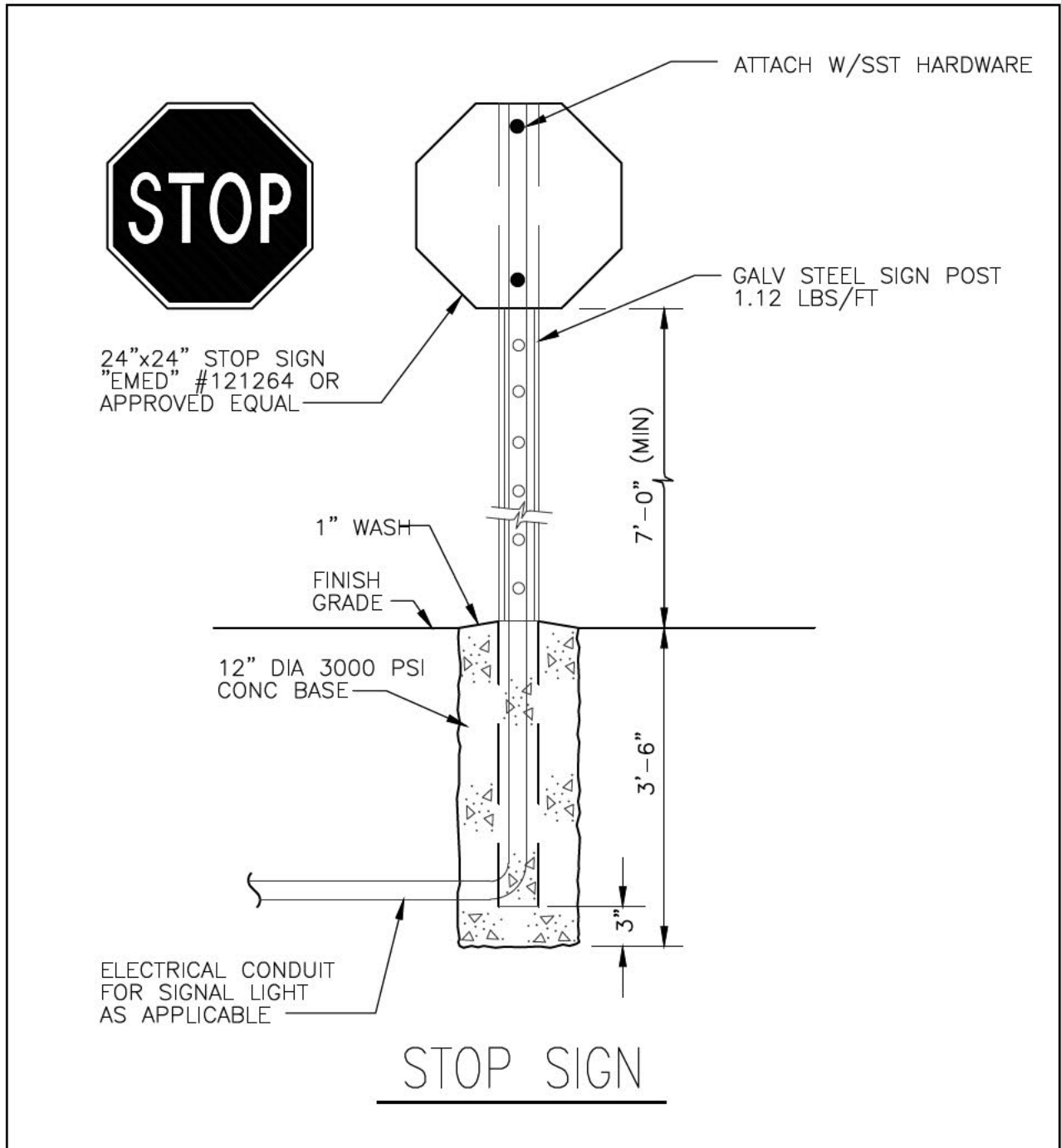
DETAIL FOR CONCRETE PAVEMENT WORK WITHIN TYLER RD.
NOT TO SCALE



MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALK

9-30-2014 7-1-2014 R-29-I SHEET 2 OF 4
F.H.W.A. APPROVAL PLAN DATE



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9	REV PER WRCR COMMENTS	02-10-2026

PERMIT SET



CONSULTANTS

STATE OF MICHIGAN
FADI
ABBAS
KHALIL
ENGINEER
No. 6201053176
LICENSED PROFESSIONAL ENGINEER

Angle Design & Engineering
22417 Cranbrooke Drive Novi, Michigan 48375
Phone: (313) 258-2036 Email: Fadi@AngledesignLLC.com

PROJECT

PRIVATE DRIVEWAY
2575 STATE ST.
YPSILANTI, MI 48198

PROJECT NO: 2023-230 SCALE: NTS

DRAWN BY: M. K. CHECKED BY: F. K.

PROJECT MGR: F. K. APPROVED BY: F. K.

SHEET TITLE

SITE DETAILS

SHEET NUMBER

CS-500

ISSUE

TOPOGRAPHIC SURVEY OF 2575 STATE ST.

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LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
PHONE: (810) 225-7100 FAX: (810) 225-7699
www.livingstoneng.com



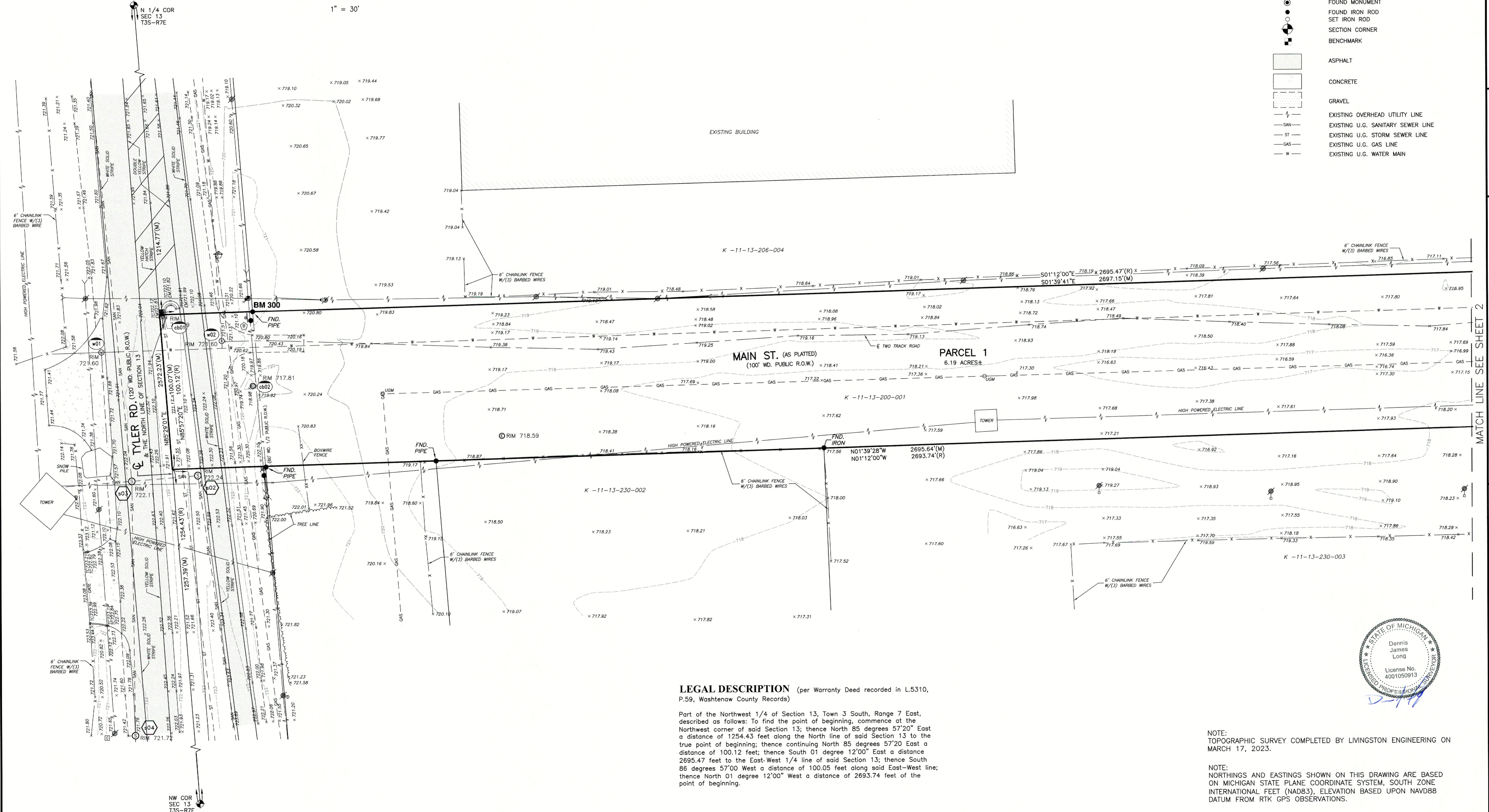
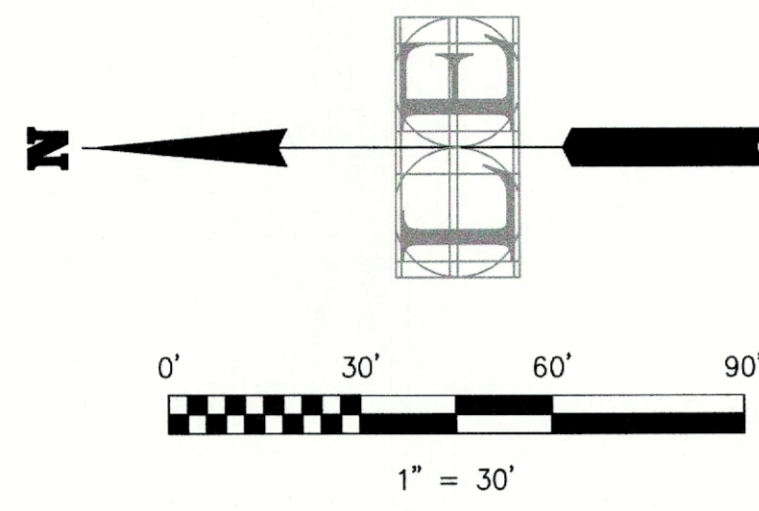
Client
CROWN ENTERPRISE LLC
12225 STEPHENS RD
WARREN, MICHIGAN 48089

TOPOGRAPHIC SURVEY
2575 STATE ST.
YPSILANTI, MICHIGAN

REVISIONS	DATE
ADD PAINT STRIPES	2023-04-06

Job. no. **23127**
Scale:
Vertical: 1" = 30'
Horizontal:

- LEGEND**
- COMMUNICATION RISER
 - COMMUNICATION BOX
 - POLY-DOME U.G. GAS MARKER
 - ELECTRIC MANHOLE
 - GUY WIRE
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - STORM MANHOLE
 - CATCH BASIN ROUND
 - CATCH BASIN IN CURB
 - SANITARY MANHOLE
 - GATE VALVE IN WELL
 - UTILITY MARKING FLAG SIGN
 - FOUND MONUMENT
 - FOUND IRON ROD
 - SET IRON ROD
 - SECTION CORNER
 - BENCHMARK
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING U.G. SANITARY SEWER LINE
 - EXISTING U.G. STORM SEWER LINE
 - EXISTING U.G. GAS LINE
 - EXISTING U.G. WATER MAIN



LEGAL DESCRIPTION (per Warranty Deed recorded in L.5310, P.59, Washtenaw County Records)

Part of the Northwest 1/4 of Section 13, Town 3 South, Range 7 East, described as follows: To find the point of beginning, commence at the Northwest corner of said Section 13; thence North 85 degrees 57'20" East a distance of 1254.43 feet along the North line of said Section 13 to the true point of beginning; thence continuing North 85 degrees 57'20" East a distance of 100.12 feet; thence South 01 degree 12'00" East a distance 2695.47 feet to the East-West 1/4 line of said Section 13; thence South 86 degrees 57'00" West a distance of 100.05 feet along said East-West line; thence North 01 degree 12'00" West a distance of 2693.74 feet of the point of beginning.

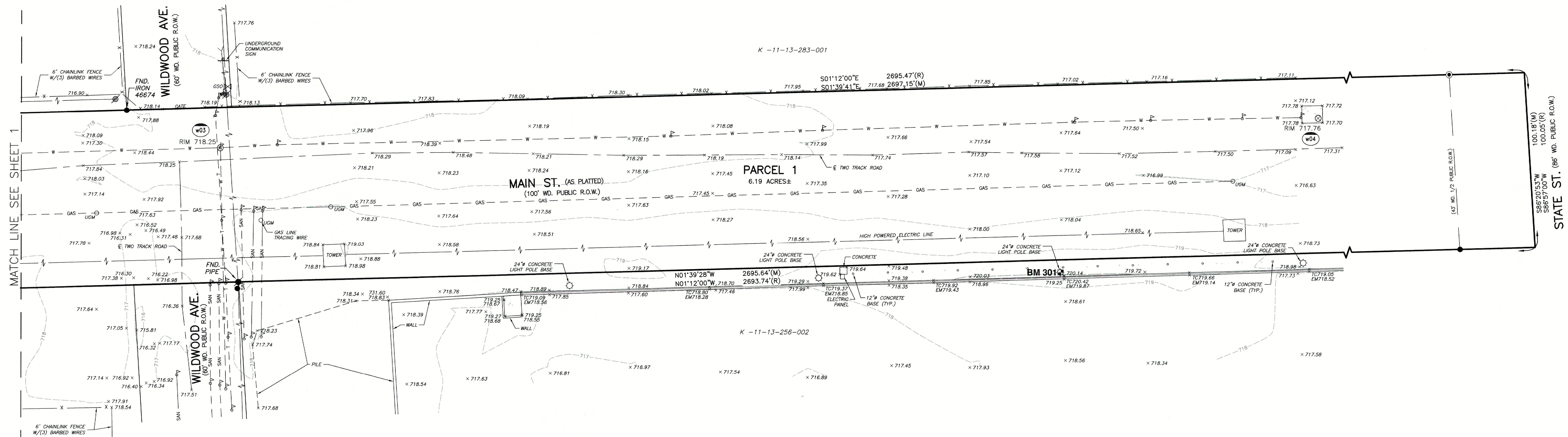
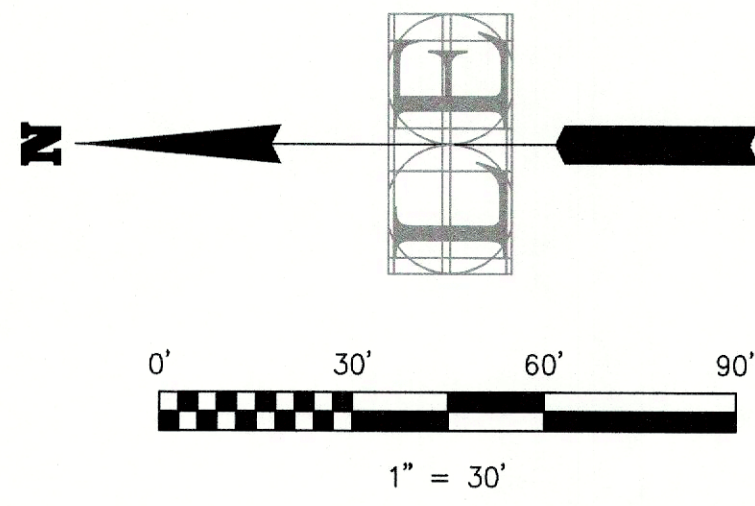


NOTE:
TOPOGRAPHIC SURVEY COMPLETED BY LIVINGSTON ENGINEERING ON MARCH 17, 2023.

NOTE:
NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83). ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.

FILE: c:\Users\User\Desktop (Living)\Projects\2023\23127 Crown_2575 State St. Parcel\Mail-Out\2023-03-24 TO CLIENT\2023-03-24_23127.dwg

TOPOGRAPHIC SURVEY OF 2575 STATE ST.



BENCHMARKS (NAVD83)

BENCHMARK #300
RR SPIKE IN N. SIDE OF
UTILITY POLE
ELEVATION= 722.37

BENCHMARK #301
CHISELED "X" ON THE
TOP OF THE S. SIDE OF
CONCRETE LIGHT POLE
BASE
ELEVATION= 722.96

EXISTING STORM SEWER SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	INVERT DATA
cb01	CATCH BASIN (PRECAST)	2'	721.69	12" RCP INV. 718.44 W. BOTTOM*
cb02	CATCH BASIN (BEEHIVE)		717.81	COULD NOT OPEN, FULL OF DIRT
r03	MANHOLE (PRECAST)		722.05	12" RCP INV. 716.75 W. 12" RCP INV. 717.25 E. BOTTOM 716.75

* COULD NOT VERIFY BOTTOM, STRUCTURE FULL OF DEBRIS

EXISTING WATER MAIN SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	T/PIPE
w01	GATE VALVE & WELL		721.60	TOP OF 24" D.I. PIPE 713.80 N-S TOP OF 24" D.I. PIPE 713.80 W
w02	GATE VALVE & WELL	5'	721.60	TOP OF 24" D.I. PIPE 713.00 N-S TOP OF 24" D.I. PIPE 713.00 E
w03	GATE VALVE & WELL	4'	718.25	TOP OF D.I. PIPE 712.15 N-S TOP OF D.I. PIPE 712.15 W

EXISTING SANITARY SEWER SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	INVERT DATA
s01	MANHOLE (BRICK)	4'	723.77	18" RCP INV. 710.67 E. * INV. 710.67 W.
s02	MANHOLE (BRICK)	4'	722.24	18" HDPE INV. 710.14 N. 18" RCP INV. 710.20 W.
s03	MANHOLE (PRECAST)	4'	722.11	24" HDPE INV. 708.65 E. 24" HDPE INV. 708.75 W. 15" HDPE INV. 709.86 N. 18" HDPE INV. 709.73 S.
s04	MANHOLE (PRECAST)	4'	721.72	24" HDPE INV. 709.16 E. 24" HDPE INV. 709.19 W.
s05	MANHOLE (PRECAST)	4'	721.21	24" HDPE INV. 708.51 E. 24" HDPE INV. 708.72 W.
s06	MANHOLE (PRECAST)	4'	720.58	24" HDPE INV. 709.12 E. 24" HDPE INV. 709.15 W.

* COULD NOT VERIFY PIPE SIZE OR MATERIAL DUE TO WATER LEVEL



NOTE:
TOPOGRAPHIC SURVEY COMPLETED BY LIVINGSTON ENGINEERING ON MARCH 17, 2023.

NOTE:
NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD83 DATUM FROM RTK GPS OBSERVATIONS.

FILE: C:\Users\User\Dropbox (Living)\Projects\2023\23127 Crown 2575 State St Parcel\Main-Out\2023-03-24 TO CLIENT\2023-03-24_23127.dwg

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Client
CROWN ENTERPRISE LLC
12225 STEPHENS RD
WARREN, MICHIGAN 48089

TOPOGRAPHIC SURVEY
2575 STATE ST.
YPSILANTI, MICHIGAN

DATE: 2023-04-06
REVISIONS:
ADD PAINT STRIPES

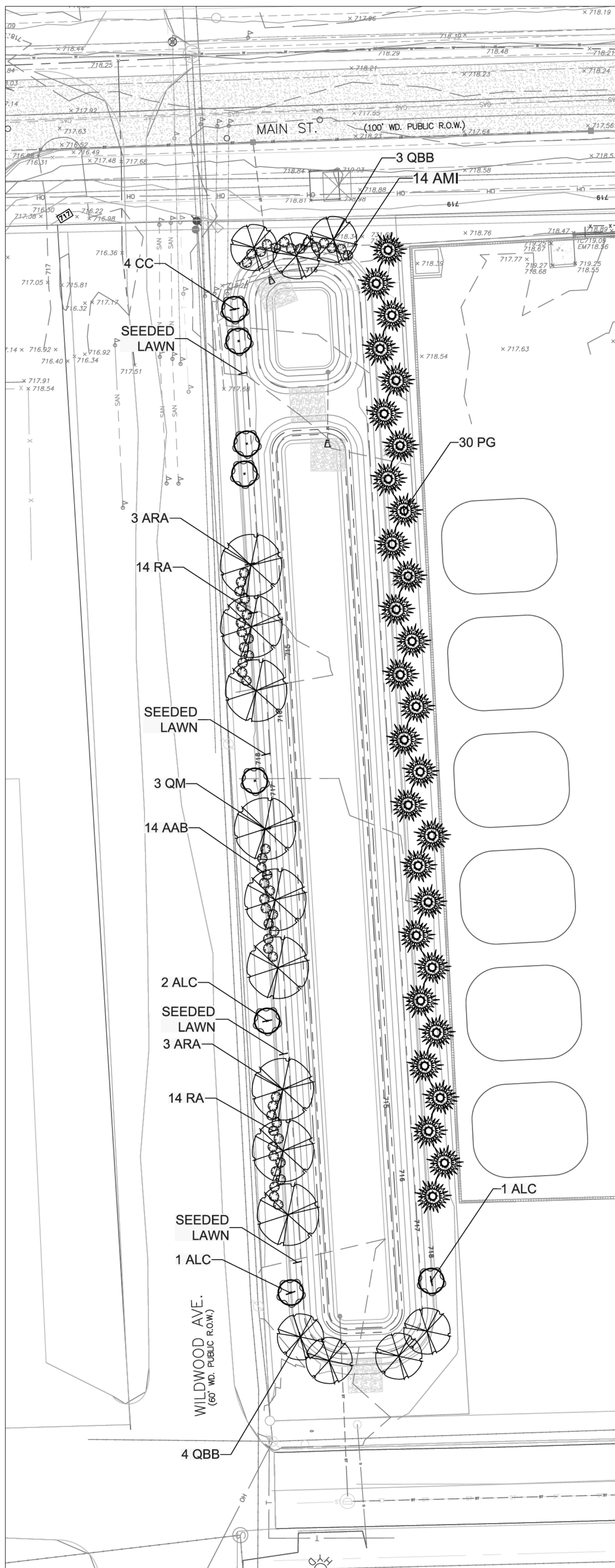
Drawn: NML
Checked:
Approved:

Job no: 23127
Scale:
Vertical: 1" = 30'
Horizontal:

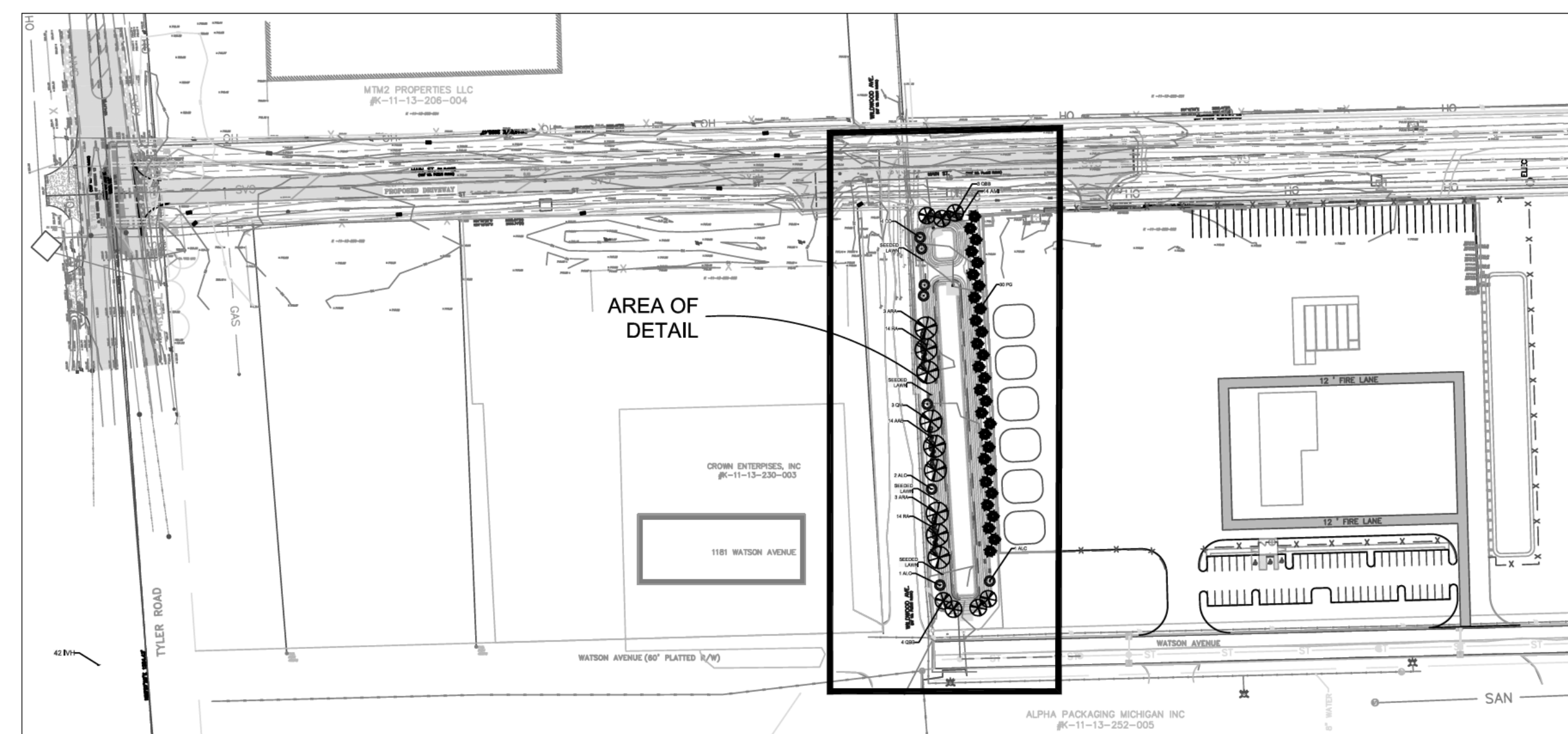
DATE: 2023-03-24

DATE: 2023-03-24

2 of 2



LANDSCAPE PLANTING PLAN scale: 1" = 30'



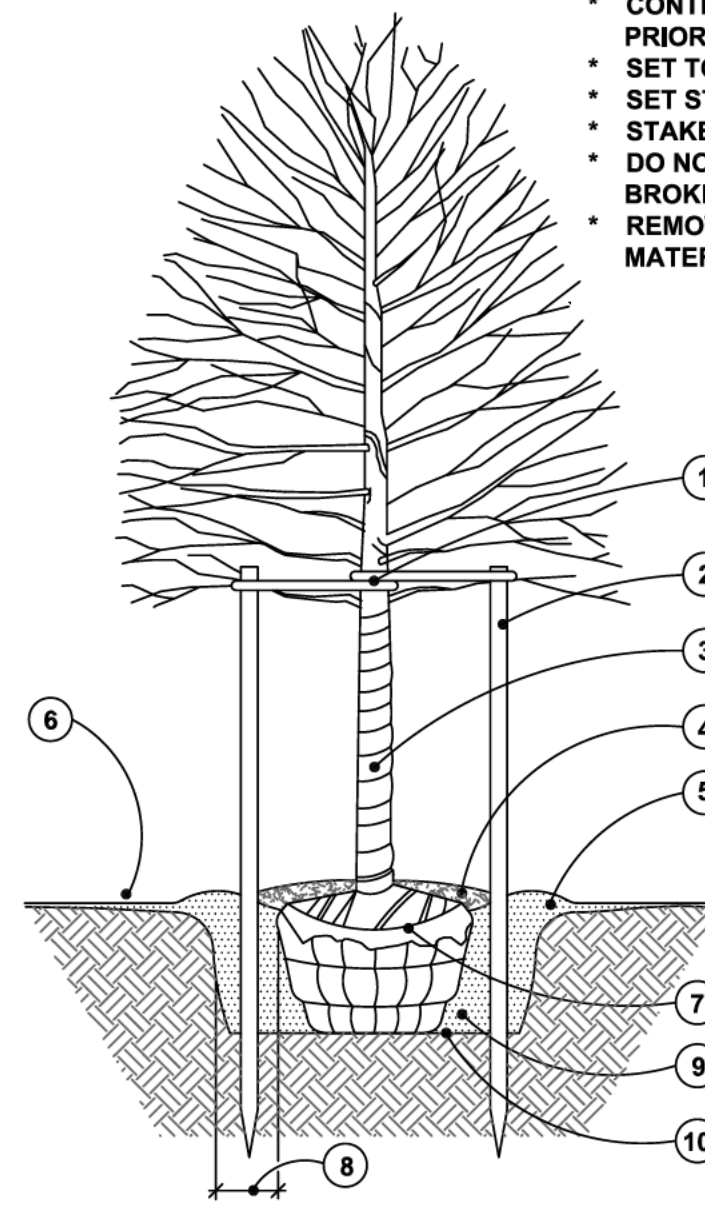
OVERALL DEVELOPMENT AREA not to scale

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
GENERAL SITE LANDSCAPING				
AAB	14	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	30" ht., 5 gal. pot
AMI	14	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	30" ht., 5 gal. pot
ALC	4	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Alleghany Serviceberry	2' cal. B&B
ARA	6	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	2-1/2" cal. B&B
CC	4	<i>Cercis canadensis</i>	Eastern Redbud	2' cal. B&B
PG	30	<i>Picea glauca</i>	White Spruce	6' ht. B&B
QBB	7	<i>Quercus bicolor</i> 'Beacon'	Beacon Swamp White Oak	2-1/2" cal. B&B
QM	3	<i>Quercus macrocarpa</i>	Bur Oak	2-1/2" cal. B&B
RA	28	<i>Rhus aromatica</i>	Fragrant Sumac	30" ht., 3 gal. pot

NOTES:

- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

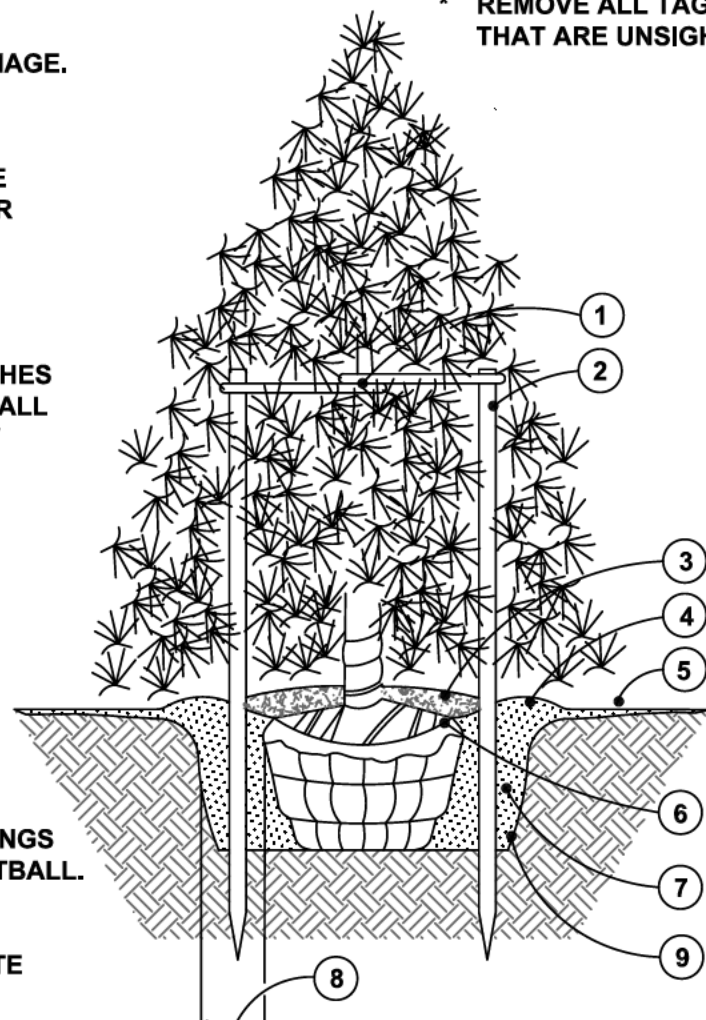


DECIDUOUS TREE

- STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- WIDTH OF ROOTBALL ON EACH SIDE.
- PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

NOTES:

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
- GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.



EVERGREEN TREE

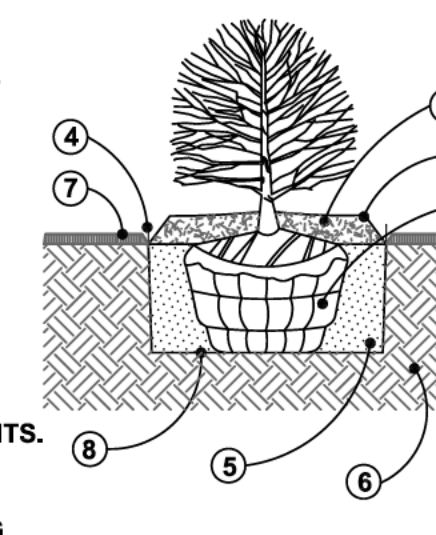
- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- MOUND TO FORM TREE SAUCER.
- FINISH GRADE SLOPED AWAY FROM TREE.
- CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- WIDTH OF ROOTBALL ON EACH SIDE.
- SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
- UNDISTURBED SUBGRADE.
- LAWN.
- SCARIFY SUBGRADE.



SHRUB

not to scale

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by Ypsilanti Township, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- All landscape areas shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the Township for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.

MATERIAL

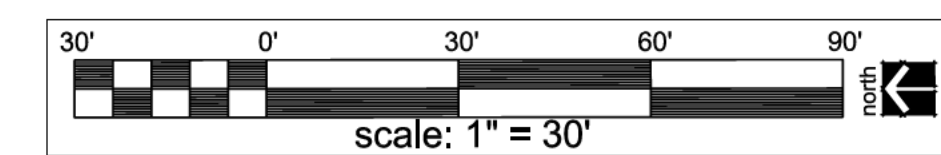
- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a. Nursery grown; b. State Department of Agriculture Inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched according to the details provided; and e. Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Creeping Red Fescue @ twenty-five percent (25%), Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All landscape areas including landscape berms, detention pond, and parking lot islands shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- Report all changes, substitutions, or deletions to the Owner's representative.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.



date: September 10, 2024
revised:



LANDSCAPE PLAN FOR: PROJECT LOCATION:
Angle Design Private Drive
& Engineering, L.L.C. 2575 State Street
22417 Cranbrooke Drive Ypsilanti Township,
Novi, Michigan 48375 Michigan
(313) 258-2036

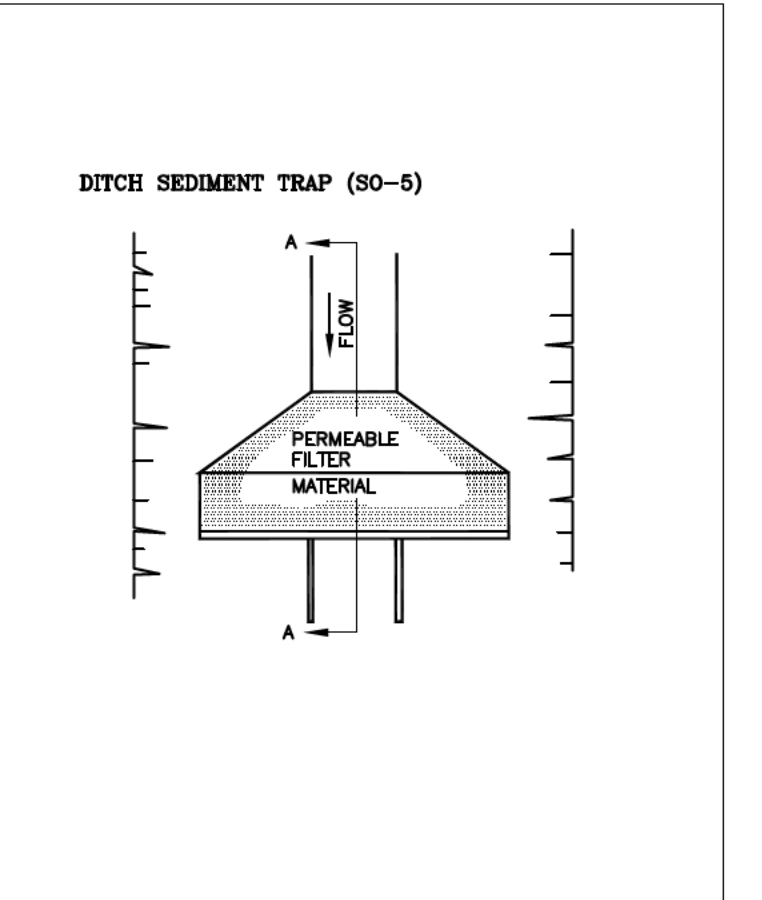
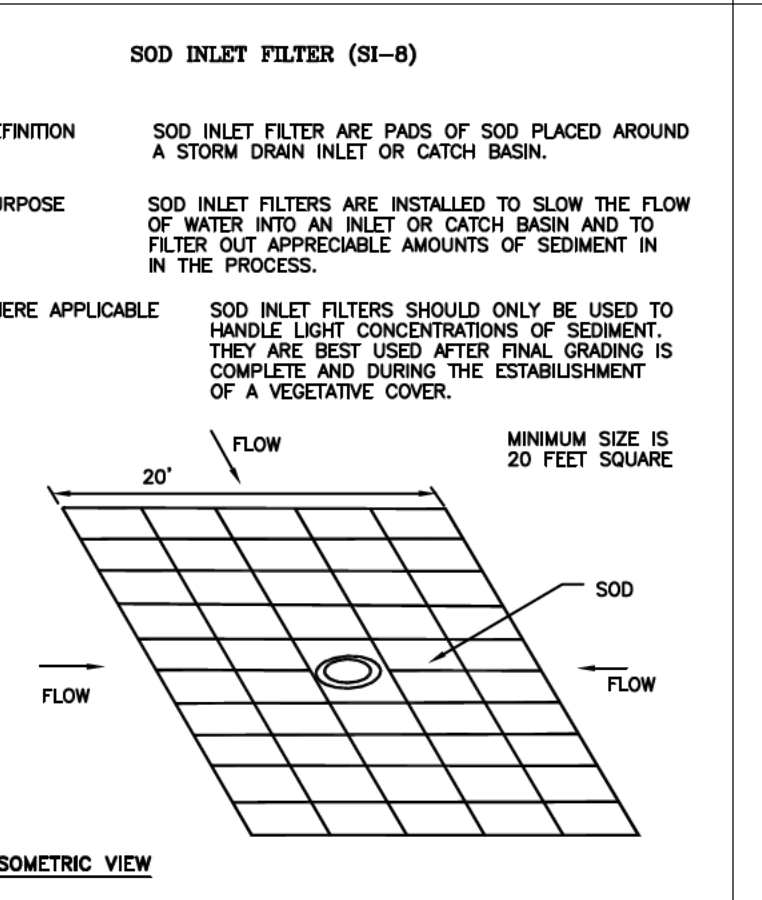
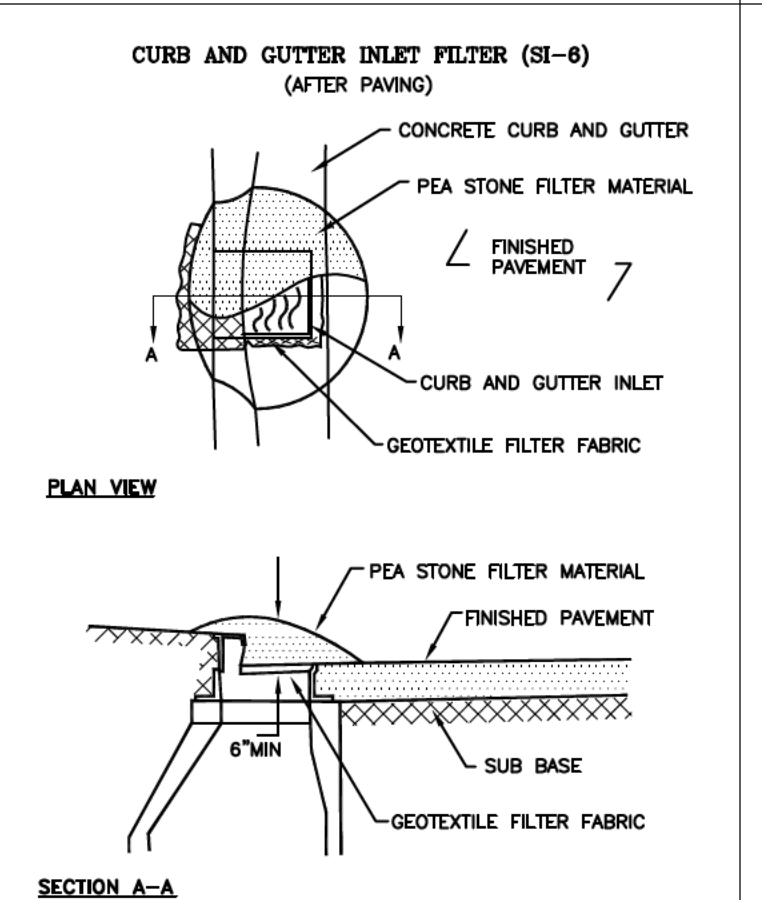
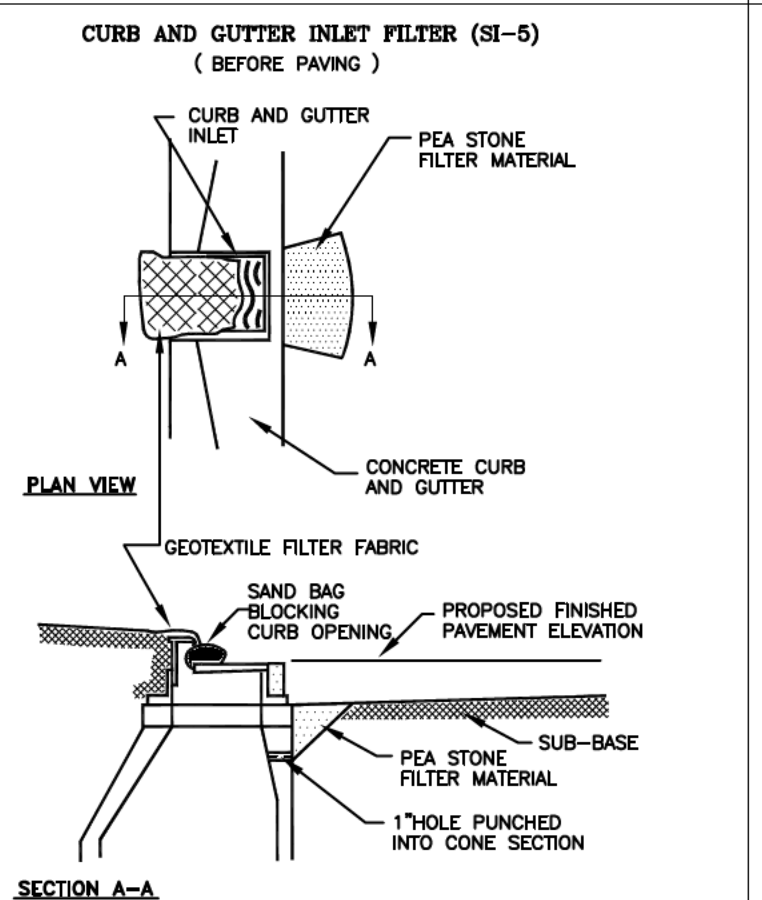
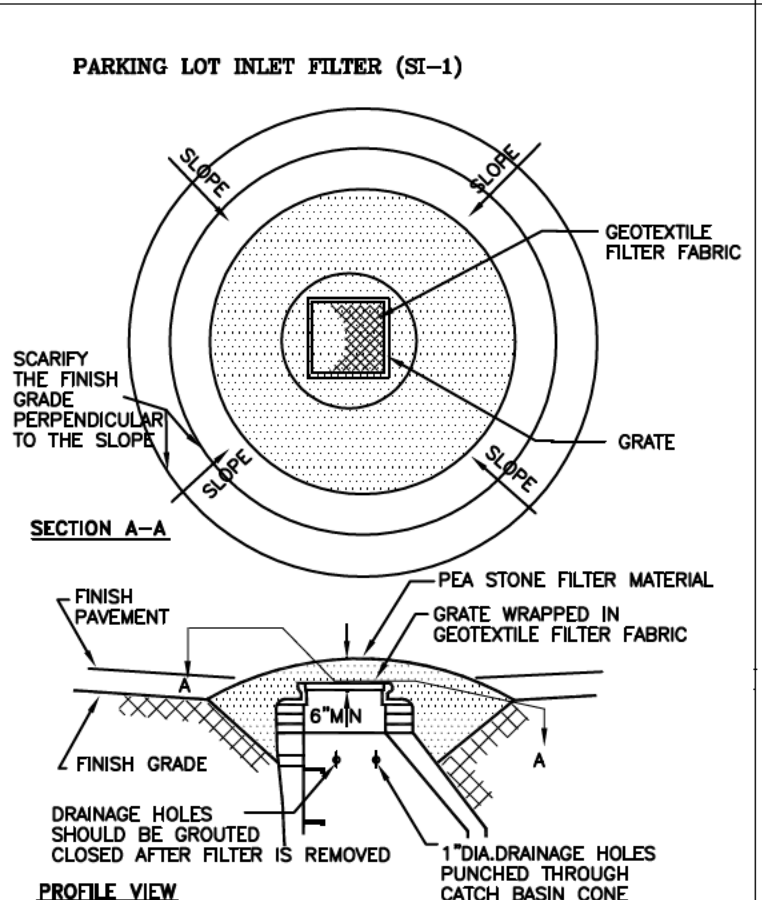
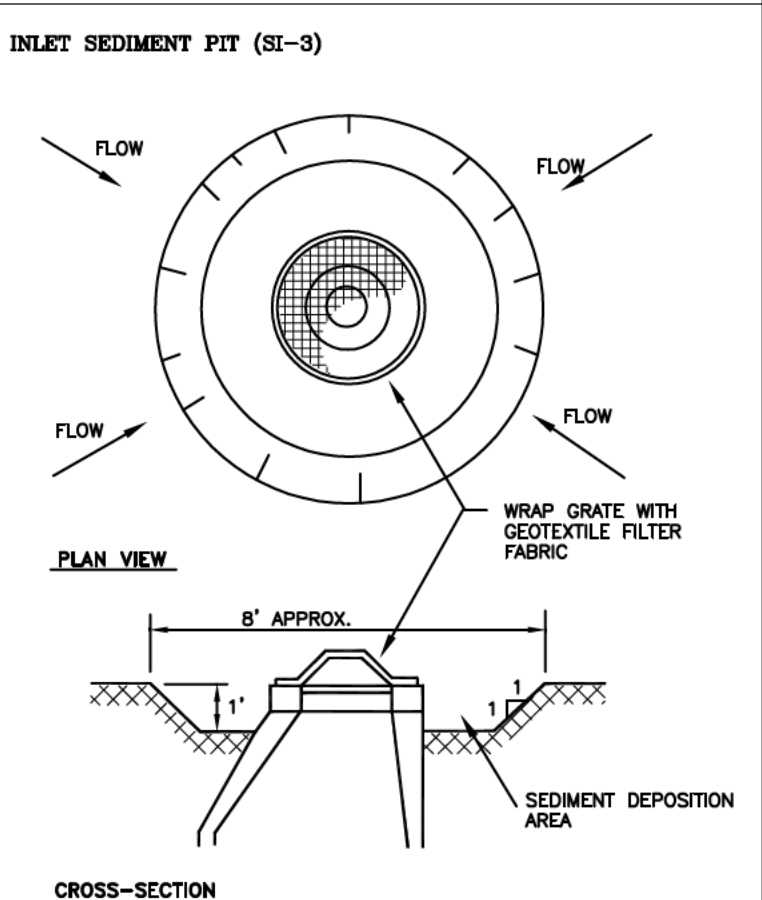
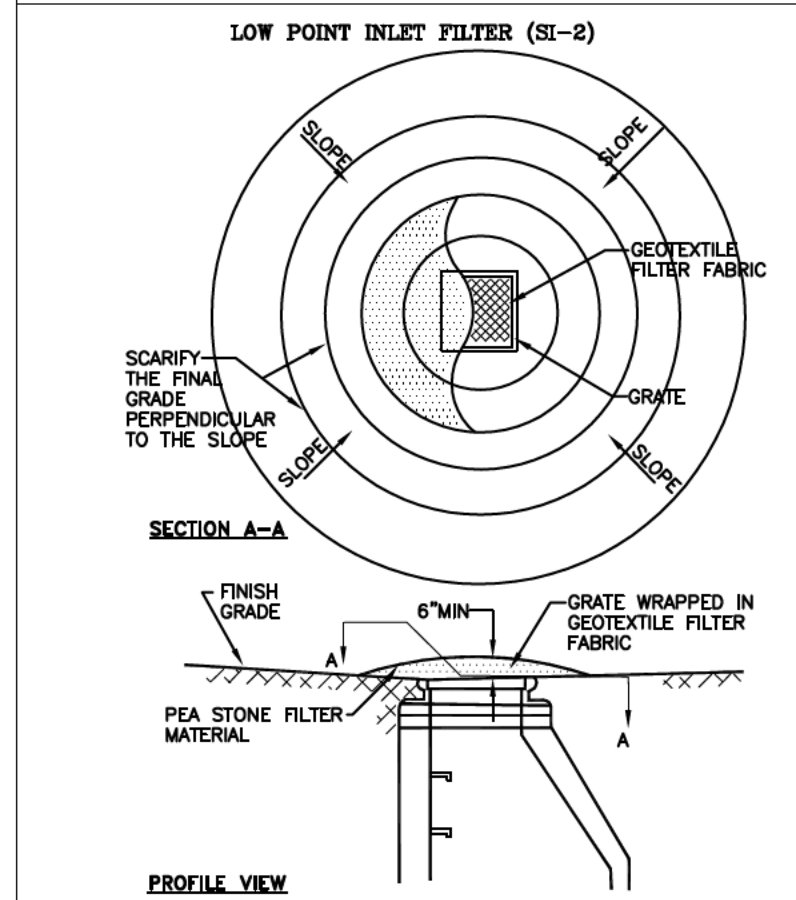
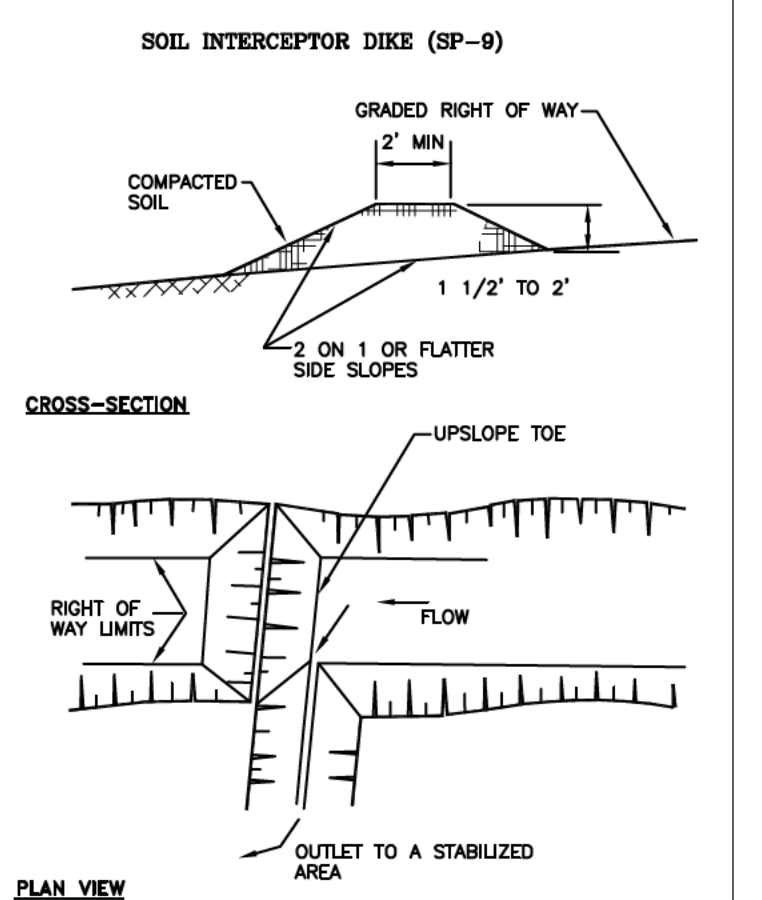
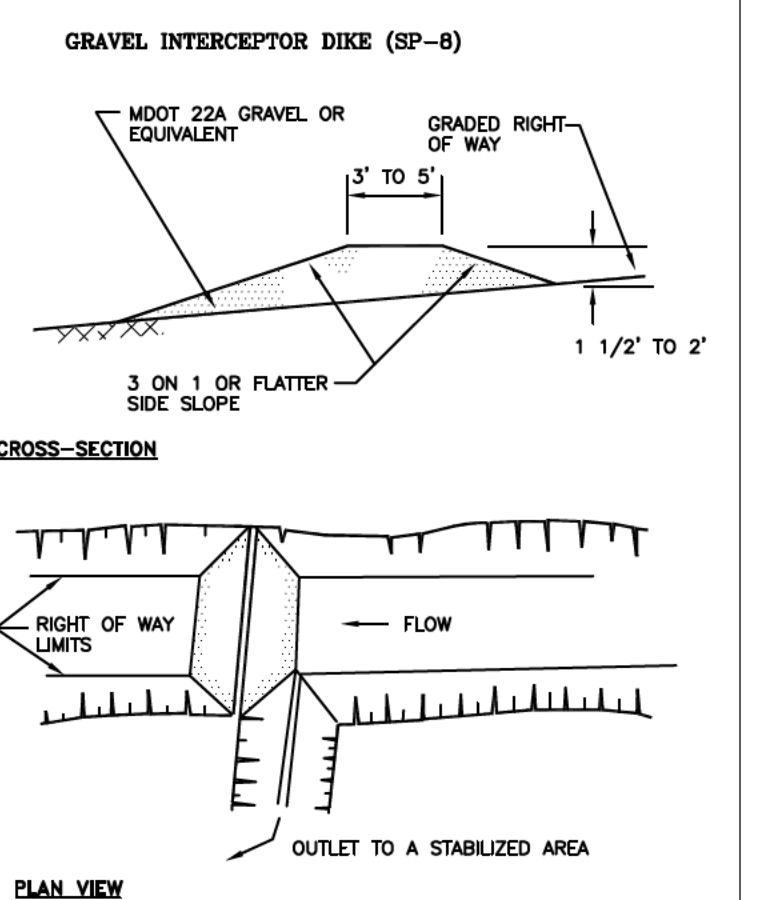
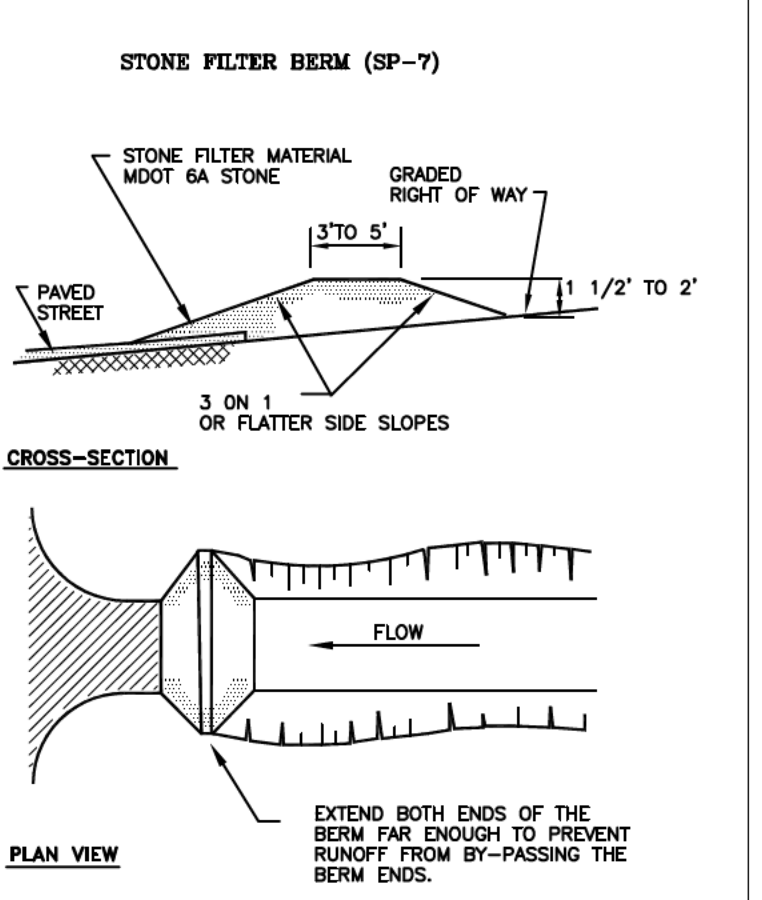
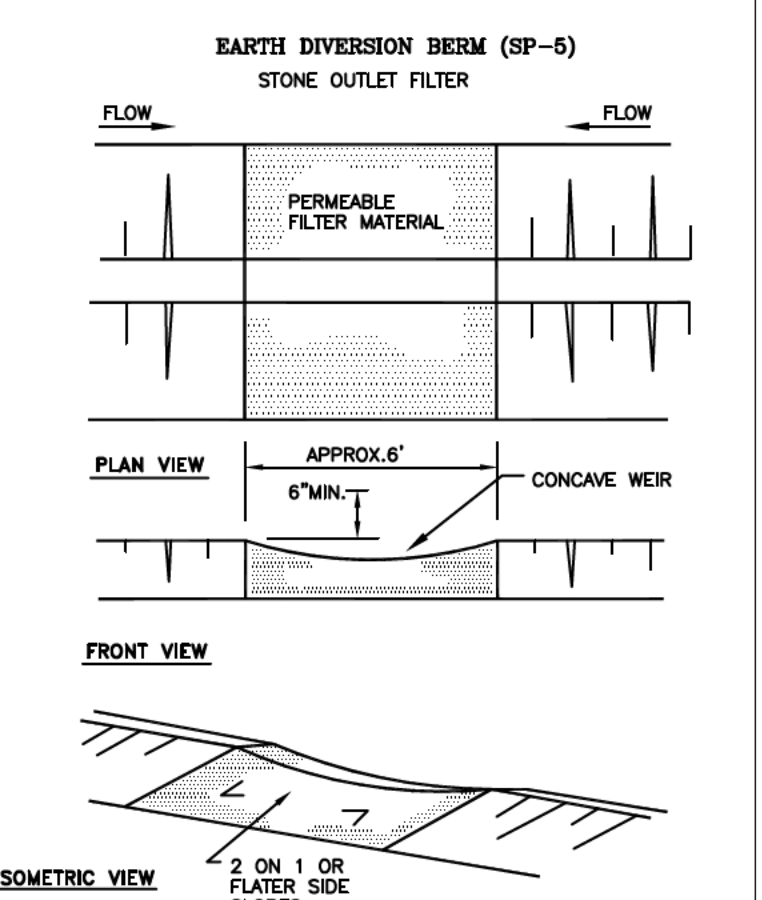
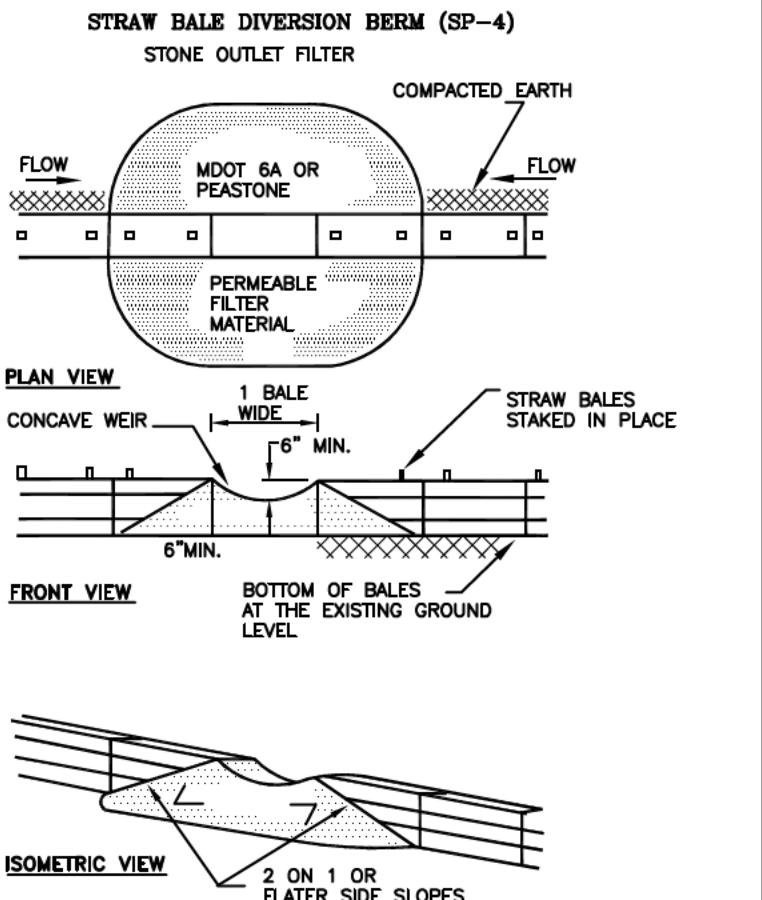
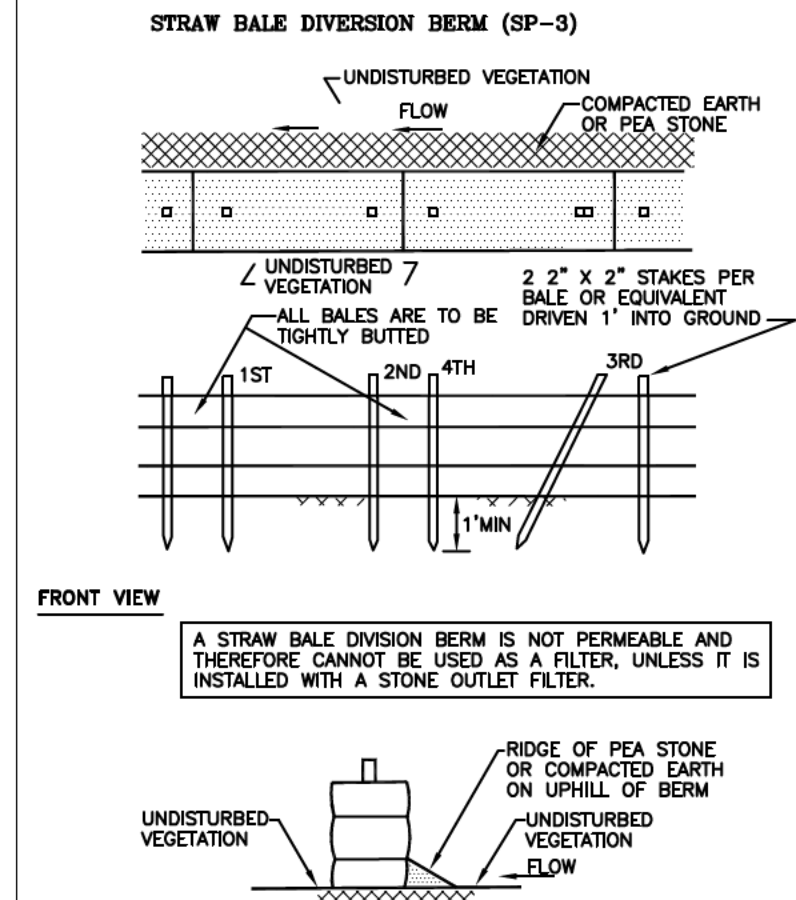
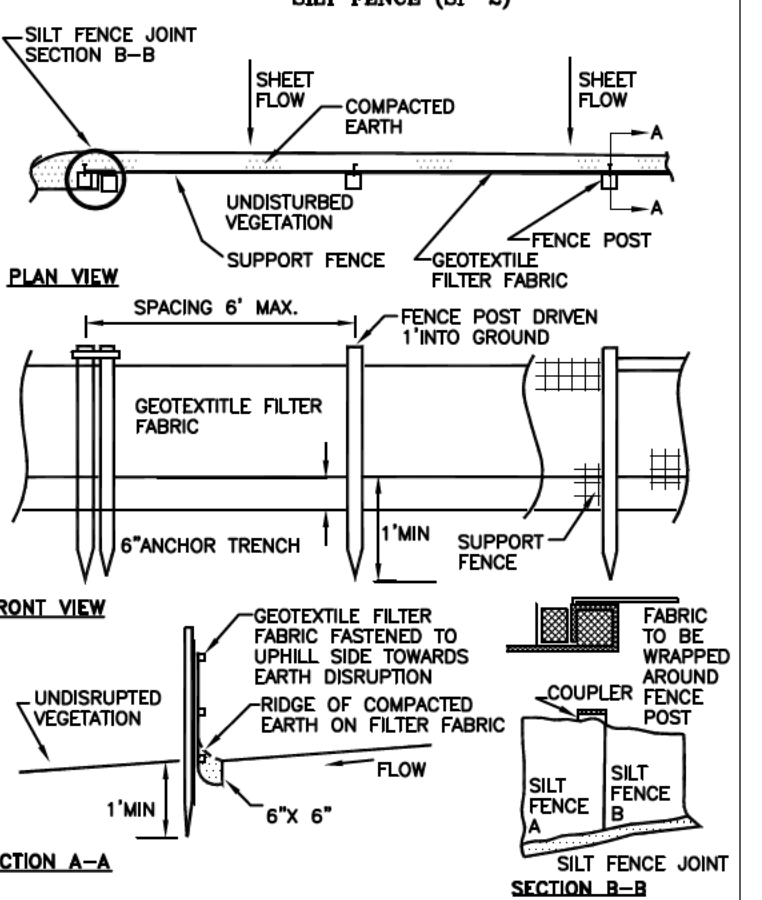
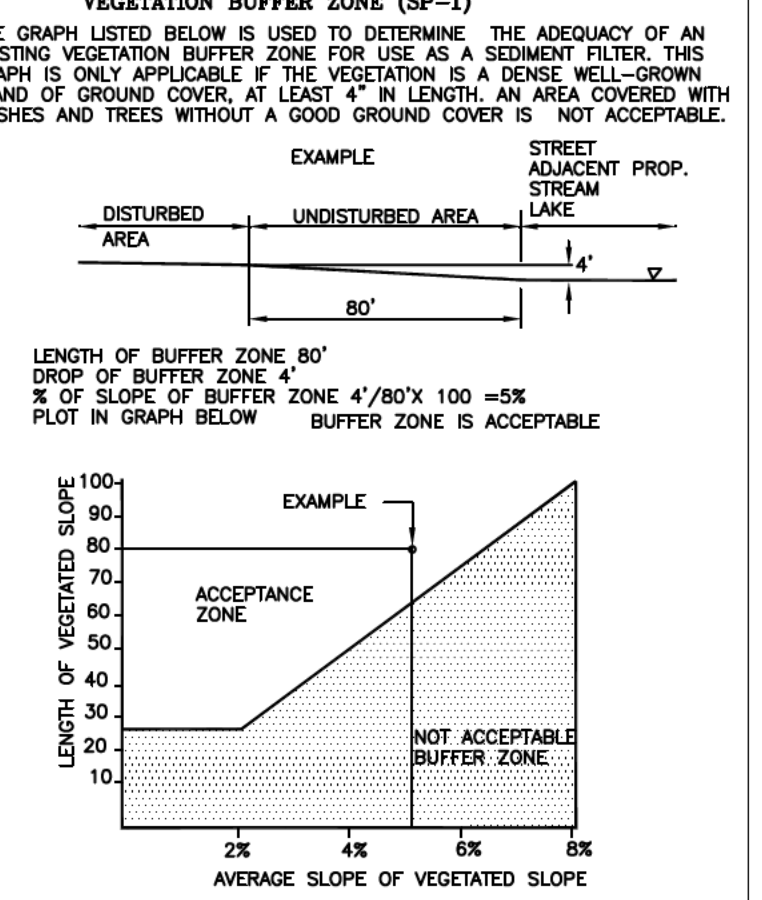
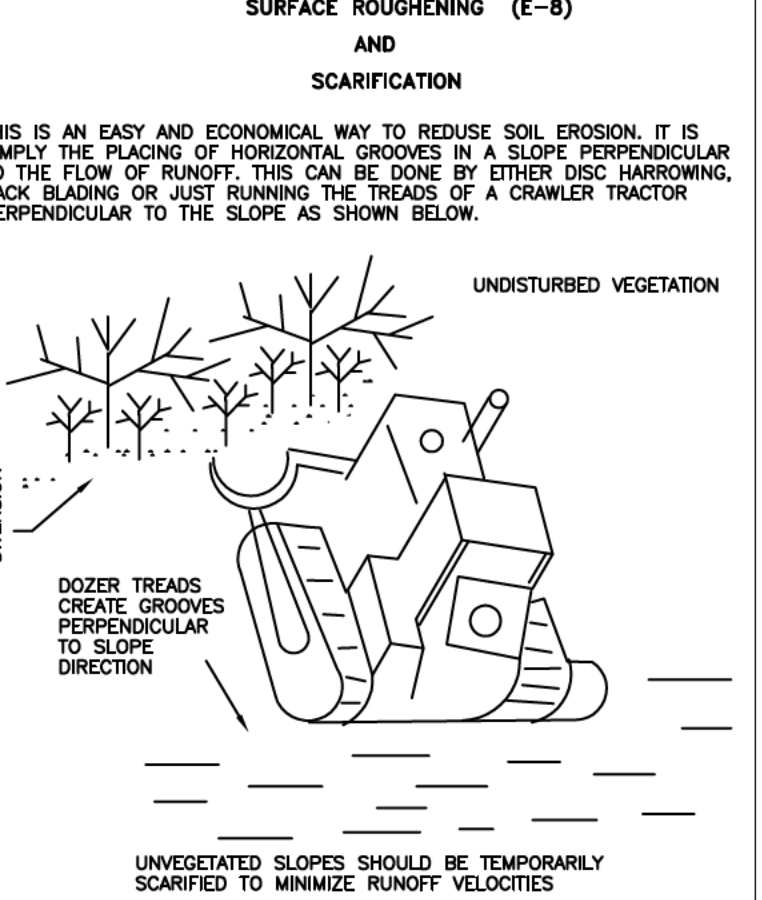
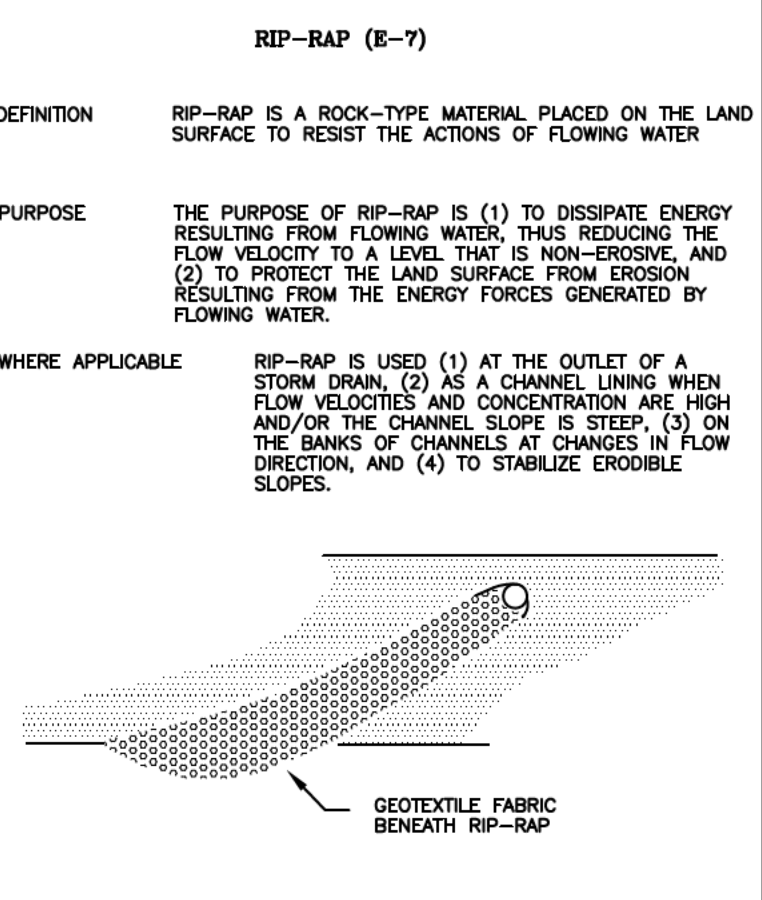
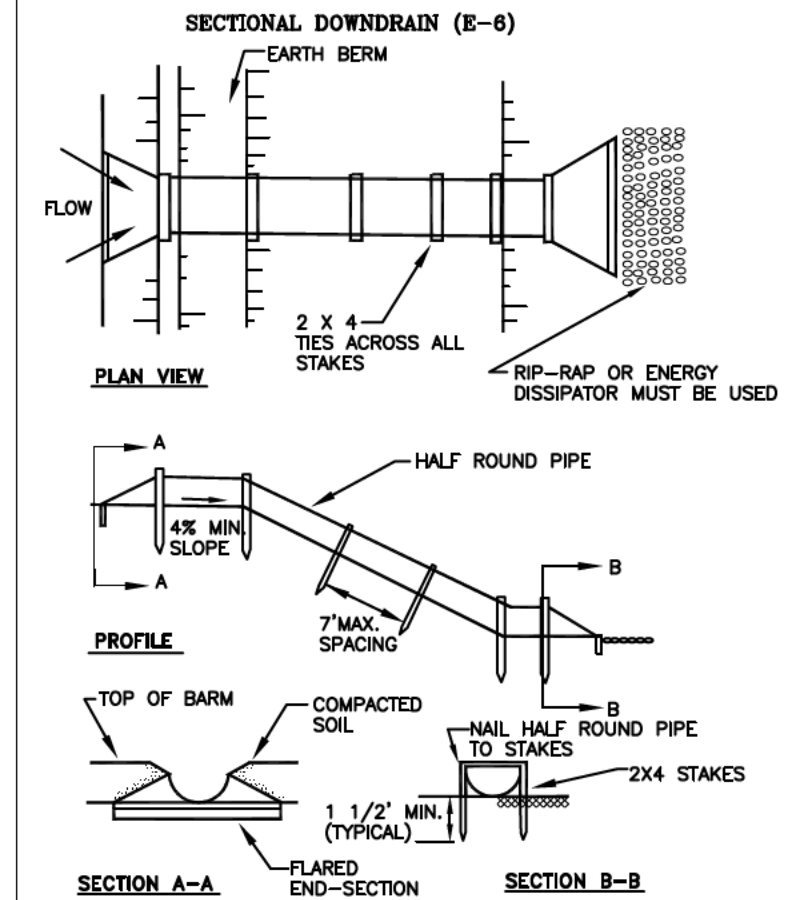
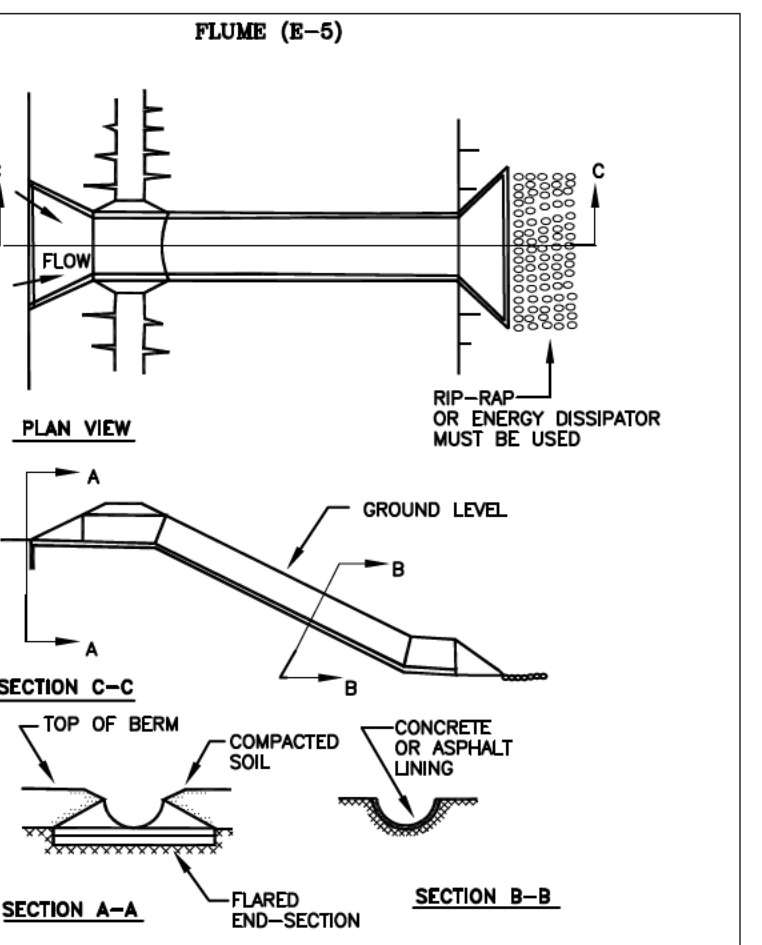
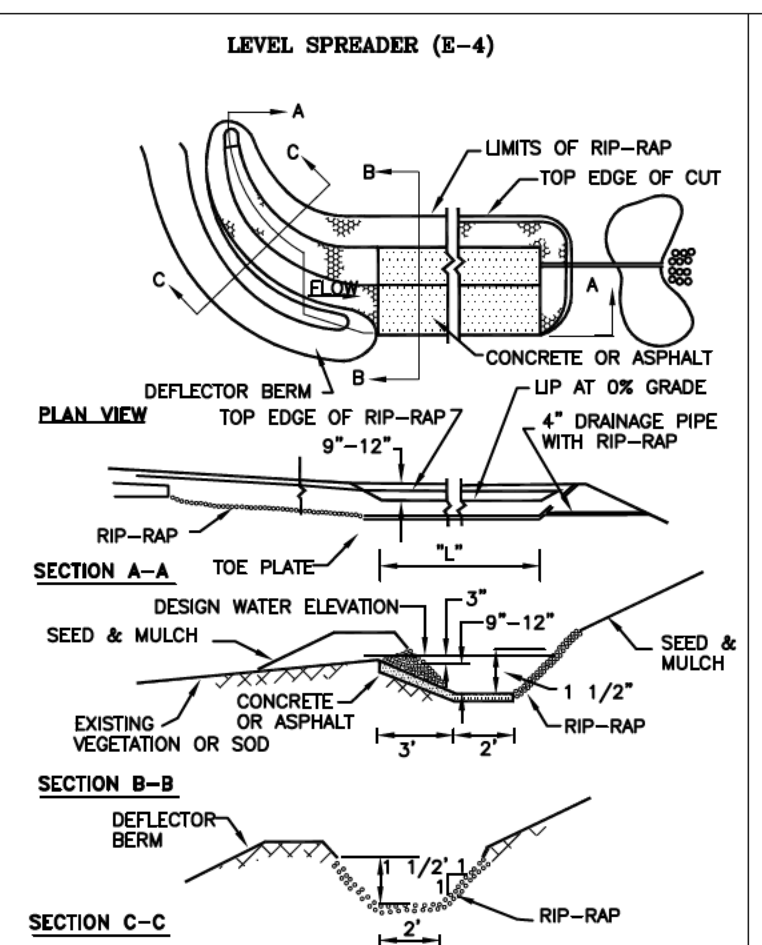
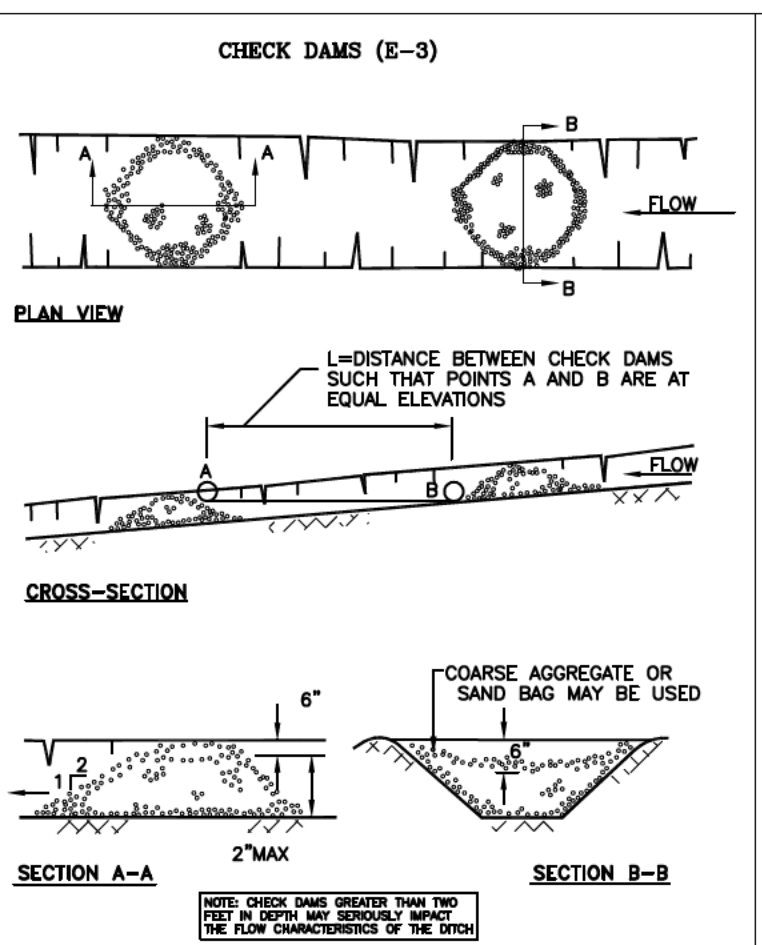
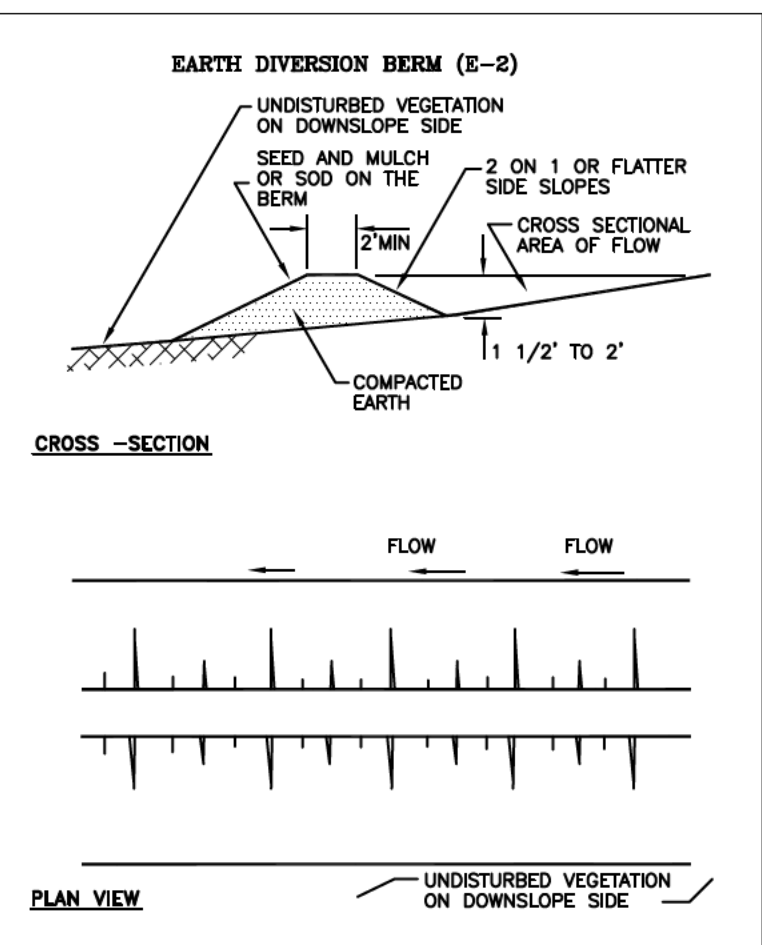
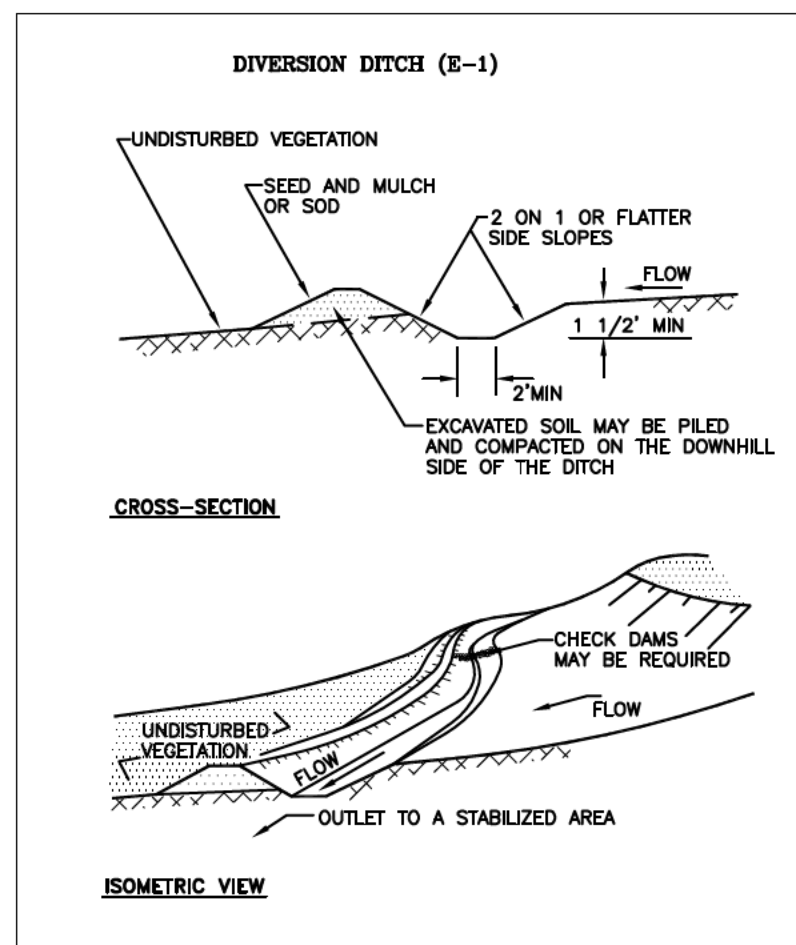
LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208



RULE 323.1703
SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

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

- (A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINANT LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.
- (B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.
- (C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - (i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.
 - (ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.
 - (iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - (iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - (v) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - (vi) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.



REVISIONS:	ISSUE NO.	BID DATE
	B.G. DRN.	DATE
	TOPO DRN.	DESIGN
	PROFILE DRN.	ENG. DRN.
	APPROVED	SCALE
	V:	
	H: NTS	

YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

ORCHARD, HILTZ & McCLIMENT, INC.

3400 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

CLIENT: YPSILANTI TOWNSHIP