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

YPSILANTI TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

REGULAR MEETING AGENDA

Tuesday, October 13, 2026
6:30 P.M.
Township Civic Center Board Room

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 PLANNING COMMISSION MEETING MINUTES

   A. APPROVAL OF THE SEPTEMBER 22ND, 2026 PLANNING COMMISSION MEETING MINUTES
   B. APPROVAL OF THE SEPTERMBER 29TH, 2026 PLANNING COMMISSION SPECIAL WORK SESSION MEETING

5. PUBLIC HEARINGS
   A. **SPECIAL LAND USE APPLICATION – MOTOWN HOLDINGS LLC - 6630 RAWSONVILLE RD** – TO CONSIDER THE SPECIAL LAND USE APPLICATION TO PERMIT A 65 – SPACE TRUCK TERMINAL WITH OUTDOOR STORAGE FACILITY ON A SITE ZONED L-M, LOGISTICS AND MANUFACTURING

   B. **CLASS A NONCONFORMING DESIGNATION APPLICATION – CVS – 2151 WASHTENAW ROAD – PARCEL** -- TO CONSIDER THE CLASS A NONCONFORMING DESIGNATION APPLICATION TO REPLACE AN EXISITING POLE SIGN.

   C. **ZONING ORDINANCE TEXT AMENDMENTS - APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS** TO CONSIDER PROPOSED AMENDMENTS TO SECTION 420 – INDUSTRIAL DISTRICT USE TABLE

6. OLD BUSINESS - NONE

7. NEW BUSINESS

   A. **PRELIMINARY SITE PLAN – MOTOWN HOLDINGS LLC - 6630 RAWSONVILLE RD** – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION TO PERMIT A 65 – SPACE TRUCK TERMINAL WITH OUTDOOR STORAGE FACILITY ON A SITE ZONED L-M, LOGISTICS AND MANUFACTURING

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

   A. CORRESPONDENCE RECEIVED
   B. PLANNING COMMISSION MEMBERS
   C. MEMBERS OF THE AUDIENCE

Township Supervisor
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Township Clerk
Debbie Swanson
Township Treasurer
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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
    - NEXT SCHEDULED MEETING, OCTOBER 27, 2026

CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 22, 2026
6:30 pm

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Bill Sinkule, Vice Chair
Darrell Kirby, Secretary
Bianca Tyson
Amy Kehrer
Crystal Lecoq

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

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

- **APPROVAL OF AGENDA**

MOTION: Mr. Kirby **MOVED** to approve the agenda. The **MOTION** was **SECONDED** by Mr. Sinkule. The motion **PASSED**.

- **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**
  - **APPROVAL OF THE SEPTEMBER 8TH, 2026, PLANNING COMMISSION MEETING MINUTES**

MOTION: Mr. Sinkule **MOVED** to approve the September 8, 2026, Planning Commission meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby. The motion **PASSED**.

- **PUBLIC HEARINGS**

ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 5 – FROM BASED DISTRICT – PROPOSED MODIFICATIONS TO ZONING ORDINANCE ARTICLE 5, SEC. 506 – TOWN CENTER REGULATING PLAN

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FOR THE FOLLOWING PROPERTY: 7151 KALITTA CT (K-11-16-360-008) FROM SITE TYPES A & B TO SITE TYPE D:

Planning Staff presented the property location. The parcel is currently over five acres and was requested to be changed from Site Types A and B to Site Type D. The site type designations come from the form-based code regarding building design, layout, and land uses. Until 2022, the parcel was listed as a business zoning district (B3-General Business) and was then converted to Town Center when the Township adopted the new zoning code after the Master Plan. Site types are often defined by property size. Since the Zoning Ordinance was adopted in 2022, the Children's Healing Center was constructed at the rear of the property. The properties underwent a boundary adjustment. The definitions of site types A, B, C, and D were reviewed. Site Type A was one-half acre or smaller; Site Type B was mostly between one-half and one acre; Site Type C was mostly larger than one acre; and Site Type D was generally sites larger than two acres. Use Groups 2, 3, and 4 were permitted under Site Types A and B and were still permitted in Site Type D. Special use groups 5 and 6 required special land use approval from the Planning Commission. Site Type D offered more flexibility, largely because the parcels were larger. Use Groups 5 and 6 included commercial kennels/pet day care, retail over 10,000 square feet, technology centers/office research, senior assisted/independent living, group day care homes, lodging, fitness, gymnastics, exercise centers, theaters and places of assembly, light industrial/warehousing, research and development, and the indoor commercial recreational facilities.

The parcel was large, but irregularly shaped. Access would likely be off Kalitta Court, and the Road Commission was unlikely to grant direct access to Huron Street. The property did have significant street frontage. The parcel could support a retail node. Because of its size and the traffic light's location, it could accommodate the greatest variety of commercial uses.

There were six parts of the process:

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, requiring the modification. The parcel has been combined to create a larger parcel, and the larger parcel size was consistent with the Site Type D designation.

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C. The proposed modification and resulting development will not alter the area's essential character. The analysis indicates that a Site Type D use would not alter the area's character.
D. The proposed modification meets the district's intent. Planning Staff agreed with this criterion.
E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type. The traffic light improved access to the site.
F. The modification to the Regulating Plan conforms to the Master Plan and Placemaking Plan. It was noted that any future use would also have to conform.

Planning Staff recommended approval without any conditions.

Charlie Koenn, representing the applicant, reported that they originally worked with Children's Healing Center and had configured the three parcels. They had not recognized the mixed site types within the parcel since it was done immediately after adopting the new Zoning Ordinance. No contracts were in place, but people had shown interest.

Mr. Sinkule (Commissioner) asked whether anyone had an idea of what would be placed on the parcel. Mr. Koenn reported that they did not, and it would be whoever wished to buy the property. They had people who had asked for certain uses that they knew would not work and had notified those interested parties.

PUBLIC HEARING OPENED AT 6:41 PM

PUBLIC HEARING ENDED AT 6:41 PM

Ms. El-Assadi (Commissioner) asked whether a single-family home could be added to the current Site Type. Planning Staff reported that Site Type A allowed a single-family home, and Site Type B allowed a duplex.

It was asked how large the parcel was initially. George Kelsey, the applicant's attorney, reported that the whole parcel was 10 acres. The property was donated to Children's Healing Center, and the request to have the road run through the center resulted in an odd-shaped parcel.

MOTION: Ms. Kehrer **MOVED** to approve the proposed modifications to the Town Center Regulating Plan as follows: Site Type D for the lot at 7151 Kalitta Ct (K-11-16-360-008), as the Site Type designations meet the relevant standards of Section 502,

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Applicability and Organization, Paragraph 5 of Article 5, Form-Based Districts. The **MOTION** was **SECONDED** by Mr. Sinkule.

Roll Call Vote: Ms. Kehrer (Yes), Ms. Lecoq (Yes), Mr. Kirby (Yes), Mr. Sinkule (Yes), Ms. Tyson (Yes), and Ms. El-Assadi (Yes).

ZONING ORDINANCE TEXT AMENDMENTS – APPENDIX A, ARTICLE 2 – CONSTRUCTION OF LANGUAGE, ARTICLE 8 – GENERAL PROVISIONS, ARTICLE 11 – SPECIFIC USE PROVISIONS, AND ARTICLE 12 – ACCESS, PARKING, AND LOADING REQUIREMENTS

1. PROPOSED AMENDMENTS TO SECTION 201 – DEFINITIONS
2. PROPOSED AMENDMENTS TO SECTION 802 – ACCESSORY BUILDING AND STRUCTURES, AND ACCESSORY USES
3. PROPOSED AMENDMENTS TO SECTION 806 – TEMPORARY STRUCTURES
4. PROPOSED AMENDMENTS TO SECTION 1129 – MOBILE FOOD VENDING SERVICES (I.E. FOOD TRUCK)
5. PROPOSED AMENDMENTS TO SECTION 1208 – PARKING COMMERCIAL VEHICLES IN RESIDENTIAL AREAS

Planning Staff reported that a work session was held on August 22, 2026. The zoning ordinance text amendments would have two readings at the Township Board level, which was the minimum for adoption. The zoning map was presented. The text amendments fell into four buckets: accessory buildings and structures, form-based code, changes and amendments, and commercial vehicles in residential areas.

Information was provided on Attached Structures (Bucket #1). Clarity was needed on rules applied to "attached" accessory buildings, structures, or uses. A breezeway between the house and garage created an "attached" accessory building. Shipping containers and other similar items could not be used for sheds or accessory buildings. Membrane storage structures were prohibited. Variances were required for anyone wanting to build a pole barn. The ordinance added definitions for accessory buildings and structures. Accessory buildings should be subordinate to the principal building and not higher than the principal building, unless an approved farm use applies. The exterior façade materials and architectural design of all accessory buildings and structures shall match the character of the use to which they are accessory. Cargo containers, shipping containers, truck boxes, semi-tractor trailer boxes, similar containers, and membrane

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storage structures are prohibited in all zoning districts. The minimum width of pole barns was reduced to 50 feet. It was clarified that a pole barn was different from a garage.

Information was provided on Temporary Structures (Bucket #2). Temporary structures included portable on-demand storage structures, dumpster roll-off containers, and food trucks. The maximum time was 90 days, with provisions to allow them in emergencies. If the town adopted a state of emergency, it would allow more widespread temporary flexibility. Dumpster roll-off containers were allowed for a maximum of five days in residential areas and 10 days in commercial areas. There were additional setback requirements.

Under the 2022 ordinance, there were no food truck regulations aside from requiring a permit. The current zoning ordinance amendments aimed to add regulations for food trucks. Food trucks would need to operate with an annual zoning permit or under a special use event. One food truck per 50 spaces of a parking lot, up to a maximum of three, was allowed in the Business and Form-Based Districts. Special use permits were still allowed. If the food truck was adjacent to residential, it had to be in a required side or rear setback. Food trucks could be in front yards but had to be at least 10 feet away from any right-of-way. Any food truck within 200 feet of a brick-and-mortar restaurant must provide annual written approval from the restaurant to operate there. The ordinance required trash and litter controls and prohibited seats and benches. Signage was limited. Music, sound, and lighting were limited on site. Hours were restricted to 12 consecutive hours per day between 7:00 a.m. and 10:00 p.m. to avoid public safety issues or noise nuisance. The zoning map was included to show the commercial and form-based districts.

Information was provided on Commercial Vehicles in Residential Districts (Bucket #4). As part of the analysis, it was found that changes would be made to the municipal code rather than the zoning code. The changes were needed to help restrict commercial vehicles from being parked in residential areas.

Planning Staff recommended approval of the zoning text amendments.

Mr. Kirby (Commissioner) asked if the amendments covered container homes. Planning Staff reported that it was related to accessory structures, not the principal structures. Staff analyzed the surrounding environment, and many areas would not accommodate

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shipping container homes. Planning Staff aimed to be as fair and consistent as possible in applying the rules, but the current amendment applied only to accessory structures.

Mr. Sinkule (Commissioner) asked where the standards were received regarding breezeways being attached. Planning Staff read the definition of breezeway: An enclosed or unenclosed roofed outdoor passage, as between a house and a garage. He stated that the definition came from Carsile and Wortman.

Mr. Sinkule (Commissioner) asked if no shipping containers in the Township could be used for storage. Planning Staff confirmed that none could be used for storage.

Ms. El-Assadi (Commissioner) asked if a carport was in addition to a breezeway. Planning Staff stated that if the carport was connected, everything would be considered an attached structure. A carport was still an accessory structure.

Mr. Sinkule (Commissioner) asked if all four buckets were in the ordinance. Planning Staff confirmed that they were.

PUBLIC HEARING OPENED AT 7:07 PM

PUBLIC HEARING ENDED AT 7:07 PM

MOTION: Mr. Kirby **MOVED** to approve the text amendments amending Appendix A, relating to the various cleanup items in the Zoning Ordinance, Article II, Construction of Language and Definitions, Section 201, Definitions; Article 8, General Provisions, Section 802; Accessory Buildings and Accessory Uses, Section 806, Temporary Structures; Article 11, Specific Use Provision, Section 1129, Food Trucks; and Section 1208, Parking of Commercial Vehicles in Residential Areas. The **MOTION** was **SECONDED** by Ms. Kehrer.

Roll Call Vote: Ms. Kehrer (Yes), Ms. Lecoq (Yes), Mr. Kirby (Yes), Mr. Sinkule (Yes), Ms. Tyson (Yes), and Ms. El-Assadi (Yes).

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

None to Report.

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- **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 Merritt Road rezoning went to the Township Board for the first reading. The Township Board passed a motion to deny the rezoning, so it would not move forward to a second reading.

The Commissioners were reminded of the upcoming Special Planning Commission meeting with Carlisle and Wortman regarding Master Plan Updates. Planning Staff confirmed that food would be provided.

Planning Staff provided a brief overview of the upcoming items for the October 13, 2026, meeting. Mr. Yandrick noted that he would not attend.

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The Township is converting from .net to the online Cloud starting on September 23, 2026.

A Commissioner asked for an update on Gault Village. Planning Staff reported an upcoming internal meeting. The County set a 2027 deadline related to the property owner's responsibility.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 7:14 pm. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services

DRAFT

CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION WORK SESSION
Tuesday, September 29th, 2026, 6:00pm
CIVIC CENTER 2nd FLOOR CAFETERIA

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Darrell Kirby, Secretary
Gloria Peterson, Board Liaison to Planning Commission
Bianca Tyson
Amy Kehrer
Crystal Lecoq

Absent: Bill Sinkule, Vice-Chair

BOARD MEMBERS PRESENT

Gloria Peterson
John Newman

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **ADJOURNMENT**

  The meeting began at 6:02pm and a quorum was achieved.

- **Master Plan Update**

  Megan Minnock Masson-Minnock and Benny Bono, Planning Consultants from Carlisle Wortman, introduced the Master Plan Update Process to attendees for upcoming months. The group did informational evaluations and exercises on the current assessments of the township and it's future goals.

  No decisions were made at this meeting.

- **ADJOURNMENT**

  The meeting was adjourned at 8:10pm

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Respectively Submitted by Mark Yandrick

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

YPSILANTI TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

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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: October 7, 2026

Re: 6630 Rawsonville Rd, Special Land Use and Site Plan

Background & Proposal

The applicant, Motown Holdings, Inc. is proposing a truck/freight terminal at 6630 Rawsonville. This case previously was approved by Planning Commission in 2023, however the approvals expired without construction starting.

The applicant is resubmitting the plans and they are largely similar in request in scope. The proposal includes proposing to develop a 65-space truck storage facility at 6630 Rawsonville Road. The applicant proposes no changes to the existing structures, and plans to repurpose the existing house, garage, and mechanic shop on site. Other improvements include:

- Paving existing driveway, and constructing six employee parking spaces
- Paving and striping rear of site for truck and trailer storage
- On-site stormwater management
- Landscape and lighting

The subject site is zoned LM, Logistics and Manufacturing. Truck terminals are a permitted use but uses that have an industrial character in terms of either their outdoor storage or activities require a Special Land Use approval in the LM District. Such facility requires a Site Plan process as part of the Special Land Use application.

While the Washtenaw County Road Commission is completing a traffic study for this section of Rawsonville Road, it's anticipated that a 3-lane profile road would be constructed in the future that may require Right-Of-Way acquisition. I've added a condition that even acquisition may require future landscape planting

Please see the attached Carlisle Wortman Review for more detail.

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Conclusion/Recommendation

Special Land Use:

Staff recommends APPROVAL of the Special Land Use with the following eight (8) conditions

1. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval.
2. Applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall install dimmers to dim lights to 50% at dusk.
4. The residential structure is not to be rented or used for residential uses. The residential structure is only to be used for office purposes.
5. No outdoor storage of inoperable vehicles and vehicle parts.
6. No outdoor storage of 3rd party trucks. All trucks must be part of the Motown Holdings, Inc. fleet.
7. All vehicle repairs are for fleet vehicles only. The repair of 3rd party vehicles shall be prohibited.
8. If Rawsonville Road is improved that requires acquisition of right-of-way, the applicant is responsible for any replantings along Rawsonville Road that meet the Zoning Ordinance requirement.

(Insert Any Planning Commission Decisions)

Preliminary Site Plan

Staff recommends APPROVAL of the Preliminary Site Plan with Following six (6) conditions:

1. Site circulation is approved by the Township Fire Marshall.
2. Planning Commission and applicant to discuss alternative location for the remaining 20 required parking lot interior and perimeter trees in the large, flat area west of the proposed parking lot.
3. Suggest that Planning Commission consider waving the remaining stormwater basin landscaping requirements, given the addition of sufficient number of trees, proximity of basin to proposed hedge along Rawsonville Rd., and limited space.
4. Amend/remove Note “5” on Cover Sheet under “GENERAL SITE PLAN NOTES:” that states a trash enclosure is not part of this project.
5. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
6. Applicant shall obtain all applicable internal and external agency permits prior to construction.

(Insert any Planning Commission Conditions)

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 17, 2026
Rev.: September 15, 2026

Preliminary Site Plan and Special Use Review
For
Ypsilanti Township, Michigan

Applicant:	Motown Holdings, LLC
Project Name:	Rawsonville Road Truck Storage
Plan Date:	May 4, 2023
Latest Revision Date:	August 10, 2026
Location:	6630 Rawsonville Rd. (K-11-25-400-014)
Zoning:	L-M, Logistics and Manufacturing
Action Requested:	Preliminary Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

The applicant is proposing to develop a 65-space truck storage facility at 6630 Rawsonville Road. The applicant proposes no changes to the existing structures, and plans to repurpose the existing house, garage, and mechanic shop on site. Other improvements include:

- Paving existing driveway, and constructing six employee parking spaces
- Paving and striping rear of site for truck and trailer storage
- On-site stormwater management
- Landscape and lighting

The subject site is zoned LM, Logistics and Manufacturing. Truck terminals are a permitted use but uses that have an industrial character in terms of either their outdoor storage or activities require a special use in the LM District.

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*

An aerial and street view of the proposed site are shown below.

Figure 1: Subject Site



Source: MapWashtenaw (Image captured March 2024)

Figure 2: Site Street View from Rawsonville Rd.



Source: Google Maps

This project was presented to the Planning Commission at the September 26, 2023, meeting. At the meeting, the Planning Commission approved the Special Land Use (with conditions) and approved the Preliminary Site Plan (with conditions). The conditions include the following:

Special Land Use:

1. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval.
2. Applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall install dimmers to dim lights to 50% at dusk.
4. The applicant shall provide dumpster screening.
5. The residential structure is not to be rented or used for residential uses. The residential structure is only to be used for office purposes.
6. No outdoor storage of inoperable vehicles and vehicle parts.
7. No outdoor storage of 3rd party trucks. All trucks must be part of the Motown Holdings, Inc. fleet.
8. All vehicle repairs are for fleet vehicles only. The repair of 3rd party vehicles shall be prohibited.
9. Any other conditions based upon Planning Commission Discussion.

Preliminary Site Plan:

1. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
2. Applicant shall obtain all applicable internal and external agency permits prior to construction.
3. Any other conditions based upon Planning Commission Discussion.

After the Planning Commission's approval, the project moved on to the Final Site Plan/Detailed Engineering stage. The Final Site Plan/Detailed Engineering plans received approval on October 10, 2023. However, the applicant didn't move onto the construction stage within the required 12-month time period, nor did they request an extension (Sec. 907. – *Completion of Site Design in Accordance with Approved Final Site Plan* and Sec. 1005. - *Effectiveness*). Therefore, all approvals have expired, and the applicant is starting over.

Size of Subject Site:
6.0 acres

Current Use of Subject Site:
Single Family Home and Mechanic Shop

Current Zoning:
LM, Logistics and Manufacturing

Proposed Use of Subject Property:
Truck storage and mechanic shop

Adjacent zoning and land uses are as follows:

Table 1: Adjacent Zoning and Existing Land Uses

Direction	Zoning	Use
North	L-M, Logistics and Manufacturing	Contractor's Storage Yard
South	L-M, Logistics and Manufacturing/Agriculture Overlay	Nursery and Storage Yard
East	Van Buren Township (Across Rawsonville Rd.)	Residential
West	L-M, Logistics and Manufacturing	Railroad and Storage Yard

EMPLOYEE AND OPERATIONAL DETAILS

Employees include four (4) office/dispatch operators, two (2) mechanics, and fifteen (15) drivers. The drivers will drive personal vehicles to the site and pick up a truck on site. Office and other employees will park in designed car parking spots on site.

In the 2023 review, we asked the following questions. The applicant's responses to these questions were included in the meeting minutes of the September 26, 2023, Planning Commission meeting, and added to the Cover sheet of the revised plan set:

1. **Are trucks picked up daily and returned every night or are trucks gone for extended periods of time?** *Applicant's Response: The Project Narrative on the Cover Sheet of the revised plan set explains that approximately 50% of trucks are to be picked up daily and returned every night. The other 50% may be gone for extended periods of time. These percentages may change depending on the market.*

2. **Do trucks store/hold any freight in them overnight or is all cargo removed before they return to site?** *Applicant's Response: The Project Narrative on the Cover Sheet of the revised plan set explains that most trucks will be stored empty. In some limited cases they will have a pending delivery and keep the freight in them overnight*

3. **What are the normal truck pick-up and drop-off times?** *Applicant's Response: The Project Narrative on the Cover Sheet of the revised plan set explains that normal times are 7am to 7pm. Though traffic conditions may alter times on an individual basis.*

4. **Are goods that are shipped stored in an onsite warehouse?** *Applicant's Response: Per the meeting minutes, goods will not be stored in an onsite warehouse. Goods will only stay in a truck. Trucks are locked at all times.*

5. **Other than trucks, is there any outdoor storage proposed?** *Applicant's Response: Per the meeting minutes, the answer to this question is "No." Also, the Project Narrative on the Cover Sheet states that there will be no outside storage for anything other than trucks is proposed. Lastly, the GENERAL SITE PLAN NOTES on the Cover Sheet also state the following:*
   - "The project has no outdoor sales or displays."
   - "There shall be no outdoor storage of inoperable vehicles and vehicle parts.

- "There shall be no outdoor storage of 3rd party trucks. All trucks must be part of the Motown holdings, inc. fleet."

6. **If only 15 drivers are proposed, why are there so many truck spaces?** *Applicant's Response: The revised Project Narrative on the Cover Sheet explains that extra spaces will be used to store dropped trailers, to accommodate parking for overnight-drivers' vehicles, and that the applicant is expecting to expand the number of drivers from 15 to 25.*

7. **Are there any other truck repairs other than oil change, tire repair, and filter replacement?** *Applicant's Response: The Project Narrative on the Cover Sheet of the revised plan set explains that on-site activities include light vehicle maintenance such as oil change, tire repair & replacement of filters, etc.*

Items to be Addressed: *None.*

MASTER PLAN

The site is designated as Innovation and Employment. Innovation and Employment areas are the major employment areas of the Township. The areas will be dominated by advanced companies which are at the cutting edge of innovation with a combination technology, office, craft manufacturing or light industrial uses. The Innovation and Employment District focuses on strategies for new investment and redevelopment that rely on proximity, connections and physical relationships of mutually supportive industries and businesses. Appropriate uses include warehouses, shipping, and logistics that access regional transportation arterial roads, such as highways.

NATURAL FEATURES

Topography: The site has been graded for various historical uses.

Woodlands/Wetlands: There are no woodlands or wetlands on the site.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Table 2. Bulk Requirements

	Required / Allowed	Provided	Complies with Ordinance
Min. Lot Size	None	6.03 acres	--
Min. Lot Width	None	205.46 feet	--
Min. Setbacks			
Front - Rawsonville - East	40 feet	34.5 feet	Existing non-conforming structure in front setback
Side Setback – North & South Property Lines	40 feet	102.4 feet (North) and 27.2 feet (South)	Existing non-conforming structure in south setback
Side Setback - Total of 2	80 feet	129.6 feet	Complies
Rear Setback – West Property Line	50 feet	914 feet	Complies
Max. Lot Coverage	None	0.3% (7,366 s.f. / 256,180 s.f.)	--
Max. Building Height (Feet)	50 feet	+/- 20 feet	Complies
Storage Location	All storage shall be in the rear yard and completely screened from public streets.	No outdoor storage proposed	Complies

Items to be Addressed: *None.*

PARKING

Parking for the site's ancillary uses (office, mechanics, etc.) is sufficient for site operations.

Items to be Addressed: *None.*

SITE ACCESS, CIRCULATION, TRAFFIC

The driveway will be paved. Access shall be approved by the Road Commission. Circulation should be approved by the Township Fire Marshall.

Items to be Addressed: *1) Access approval by the Road Commission. 2) Circulation approved by Township Fire Marshall.*

SCREENING & LANDSCAPING

A Landscape Plan, at the same scale as the Site Plan, has been provided. Revisions have been made in response to our previous review, bringing the plans more into compliance with the ordinance. The following table compares the proposal to the ordinance requirements:

Table 3. Landscaping Requirements

	Required	Provided	Complies with Ordinance
Street Yard Landscaping - • 1 large dec. tree per 40 l.f. of frontage • 1 orn. tree per 100 l.f. of frontage • 1 shrub per 10 l.f. of frontage • 3' tall berm/hedge along street	200 l.f. / 40 l.f. = **5 lg. trees** 200 l.f. / 100 l.f. = **2 orn. trees** 200 l.f. / 10 l.f. = **20 shrubs** 3' tall **berm/hedge** along street	5 lg. trees; 3 orn. trees; 20 shrubs Hedge along street	Complies
General Landscaping – Mix of Evergreen/Deciduous at: • 1 tree per 1,000 s.f. lawn • 1 shrub per 500 s.f. lawn	18,400 s.f. of lawn / 1,000 s.f. = **18 trees** AND 18,400 s.f. of lawn / 500 s.f. = **37 shrubs**	18 trees and 37 shrubs	Complies
Parking Lot - • Interior: 1 large dec. tree per 2,000 s.f. of paved driveway & parking lot. • Perimeter: 1 tree per 40 l.f. of perimeter	Interior: 39,272 s.f. / 2,000 s.f. = **20 trees** AND Perimeter: **20 trees**	Interior: 0 Perimeter: 20 trees	20 trees deficient **(See Below)**
Stormwater Basin (Near House) - • 1 tree and 5 shrubs per 50 l.f. pond perimeter	579 l.f. / 50 = **12 trees** AND 12 trees x 5 **= 60 shrubs**	12 trees and 36 shrubs	24 shrubs deficient **(See Below)**

The applicant is seeking a waiver from Section 1301. Their justification is as follows:

A. The existing parcel is narrow (205 feet) and deep (1,324 feet) making circulation for semi tractor/trailers challenging.
B. Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high-water table. The necessary configurations and proximity of these structures to all required paved areas eliminate available space for landscaping on site.
C. Location of existing house access drive into the property and existing mature trees prevent additional landscaping along Rawsonville Road frontage.
D. Existing mature trees located on adjacent neighbor's property lines prohibit planting additional shade trees on the subject property at locations adjacent to proposed storm-water facilities.

E. The proposed pavement of the Truck /Trailer storage parking does not exceed 20% of the existing gravel surface lot.

The Planning Commission may waive or modify any of the standards of this Section in the following situations:

A. Where a proposed modification cannot be reasonably accomplished in strict adherence to this section due to existing site or building constraints.
B. Where a proposed building addition increases the gross building area by no greater than twenty percent (20%).
C. Where a proposed parking lot expansion increases the number of parking spaces by no greater than twenty percent (20%)
D. Where the addition of new landscape material would serve no good purpose due to its relation to existing plant material, changes in grade, or other site characteristics.
E. Where the intent of this Section can be met through reasonable alternatives

Regarding modifications/waivers, we have the following comments. The revised plans show more landscaping than the previous plans. However,

- Interior and Perimeter Parking Lot Landscaping: The purpose of this landscaping is to mitigate the effects of impervious pavement, provide shade and lessen the heat island effect of pavement, and to screen the parking lot from adjacent land uses. We have the following comments:
  - As previously suggested, five (5) perimeter parking lot trees (recommend an evergreen, such as 'Green Giant' Arborvitae) were added to the west side of the detention basin and the parking lot maneuvering lane to help screen parking lot lights from the residential uses on the east side of Rawsonville Rd.
  - Our previous review suggested spacing the proposed shrubs along the south property line closer together to create a better screen. The applicant's response memo doesn't agree, stating that shrubs closer together would interfere with function of infiltration beds. As requested, the proposed shrub species was changed from an invasive species to one that is not invasive.
  - An alternative location for the remaining 20 required parking lot interior and perimeter trees could be the west side of the parking lot pavement. This area will be cleared and graded, but there appears to be a large, flat area west of the proposed parking lot that could accept these trees. The Planning Commission and applicant should discuss this option.
- Stormwater Basin Landscaping. This amended Landscape Plan now meets the ordinance requirements for trees around the stormwater basin (next to the house) but is still deficient in the number of proposed shrubs. In our opinion, since the stormwater basin is close to the hedge along Rawsonville Rd., and given the limited space available, we would suggest that Planning Commission consider waving the remaining stormwater basin landscaping requirements.

Equipment Screening:
The applicant indicates no at-grade or rooftop equipment.

Proposed Plant Material
The proposed species are either Michigan natives, cultivars of natives, or are not harmful species.

Modify size at planting for the alternate species located along the south property line to a minimum of 36-inches. The proposed size of all other species meet ordinance requirements.

Trash and Recycling Containers
Sec. 1302, *Trash and Recycling Receptacles*, requires that all non-residential uses shall provide trash and recycling enclosures. A dumpster screen is shown on the Site Plan near the machine shop. A detail of the screen is also provided on the Site Plan (Sheet 5). The location and screen details meet ordinance requirements.

One change needs to be made to the cover sheet. Note "5" under "GENERAL SITE PLAN NOTES:" states: "*No trash bins or enclosure are proposed as part of this project*." This note should be amended or removed.

Items to be Addressed: *1) Planning Commission and applicant to discuss alternative location for the remaining 20 required parking lot interior and perimeter trees in the large, flat area west of the proposed parking lot. 2) Suggest that Planning Commission consider waving the remaining stormwater basin landscaping requirements, given the addition of sufficient number of trees, proximity of basin to proposed hedge along Rawsonville Rd., and limited space. 3) Amend/remove Note "5" on Cover Sheet under "GENERAL SITE PLAN NOTES:" that states a trash enclosure is not part of this project.*

LIGHTING

The applicant is proposing five (5) parking lot pole lights and three (3) building lights. The photometrics meet ordinance requirements. Applicant will install dimmers to reduce lighting by 50% at dusk, as noted on the Cover Sheet of the revised plans.

Items to be Addressed: *None*

ELEVATIONS AND FLOORPLANS

The applicant has not provided any elevations or floorplans. The applicant notes that they are not making any changes to the existing building. If the applicant is making any changes to the façade of any building in the future, elevations are required to be reviewed.

Items to be Addressed: *None*

SPECIAL USE

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The Planning Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance.
2. Will be compatible with a natural environment and existing and future land uses in the vicinity.
3. Will be compatible with the Township master plans.
4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or

agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services

5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.
6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

Provided that specific conditions are placed upon the application, we find that the special use standards have been met:

1. The use is consistent with the Master Plan. The site is designated as Innovation and Employment. Innovation and Employment areas are the major employment areas of the Township. The Innovation and Employment District focuses on strategies for new investment and redevelopment that rely on proximity, connections and physical relationships of mutually supportive industries and businesses. Appropriate uses include warehouses, shipping, and logistics that access regional transportation arterial roads, such as highways.
2. The site is surrounded by a mix of logistics, warehousing, and light industrial uses. The use of the site is compatible with adjacent uses.
3. The site has been graded for various historical uses. The use should have no impact upon natural features.
4. Through stormwater management, lighting, and landscaping, the applicant is improving the site from what currently exists.
5. The use has limited public service needs and can be adequately served by public services.
6. There are conditions that may be placed upon the applicant to ensure compliance with required standards.

We recommend that the same conditions applied in the 2023 approval also be applied to the revised proposal.

RECOMMENDATIONS

We recommend special use and preliminary site plan approval with the following conditions:

Special Land Use:

1. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval.
2. Applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall install dimmers to dim lights to 50% at dusk.
4. The residential structure is not to be rented or used for residential uses. The residential structure is only to be used for office purposes.
5. No outdoor storage of inoperable vehicles and vehicle parts.
6. No outdoor storage of 3rd party trucks. All trucks must be part of the Motown Holdings, Inc. fleet.
7. All vehicle repairs are for fleet vehicles only. The repair of 3rd party vehicles shall be prohibited.
8. Any other conditions based upon Planning Commission Discussion.

Preliminary Site Plan:

1. Site circulation is approved by the Township Fire Marshall.
2. Planning Commission and applicant to discuss alternative location for the remaining 20 required parking lot interior and perimeter trees in the large, flat area west of the proposed parking lot.
3. Suggest that Planning Commission consider waving the remaining stormwater basin landscaping requirements, given the addition of sufficient number of trees, proximity of basin to proposed hedge along Rawsonville Rd., and limited space.
4. Amend/remove Note "5" on Cover Sheet under "GENERAL SITE PLAN NOTES:" that states a trash enclosure is not part of this project.
5. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
6. Applicant shall obtain all applicable internal and external agency permits prior to construction.
7. Any other conditions based upon Planning Commission Discussion.

August 19, 2026

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

RE: Motown Holdings
Preliminary Site Plan Review #2

Dear Mr. Yandrick:

We have completed the second preliminary site plan review of the plans dated May 4, 2023, with a latest revision date of August 10, 2026, and received by OHM Advisors on August 18, 2026.

At this time, the plans are recommended for consideration by the Township Planning Commission. A brief description of the project has been provided below, followed by a list of anticipated required permits and approvals.

Due to this being a resubmittal of plans that were previously approved, detailed engineering comments were provided with the initial submittal and have since been addressed. Additional detailed engineering comments were not noted as part of this review and are not anticipated, unless the site layout changes; however, our office can review a detailed engineering submittal upon request by the Township.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing to extend an existing parking lot, located at 6630 Rawsonville Road, with paving and grading improvements for the use of overnight storage for 25 semi-trucks, as well as 6 repair shop parking spaces. The existing on-site structures will remain and are not proposed to be altered. The stormwater runoff will be managed with the addition of an on-site detention basin and bio-swale that will outlet to the nearby Railroad ROW and Rawsonville Road ROW. No changes to the water or sanitary are proposed at this time.

B. 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):** Approval was recommended in the review letter dated May 12, 2026.
- **Washtenaw County Road Commission (WCRC):** Review and approval is required. Comments were provided for the initial submittal via email on December 7, 2023.
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- **Norfolk Southern Railroad:** Review, approval, and permitting of the stormwater outlet may be necessary if grading/earthwork with the ROW 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: Lauren Doppke, Township Staff Planner
Doug Winters, Township Attorney
Sally Elmiger, CWA, Township Planning Consultant
Steven Wallgren, Township Fire Marshall
File

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Outlook

RE: 6630 Rawsonville Rd. - Truck Storage Facility - Preliminary Site Plan #2

From Scott Westover <SWestover@ycua.org>
Date Wed 8/19/2026 3:33 PM
To Sally Elmiger <selmiger@ypsitownship.org>

YCUA has no comments or concerns with the proposed work.

From: Sally Elmiger <selmiger@ypsitownship.org>
Sent: Tuesday, August 18, 2026 1:36 PM
To: Stacie Monte <stacie.monte@ohm-advisors.com>; Matt Parks <matt.parks@ohm-advisors.com>; Gary Streight <streightg@wcroads.org>; Taylor, Elizabeth <taylore@wcroads.org>; Scott Westover <SWestover@ycua.org>; Steven Wallgren <swallgren@ypsitownship.org>; Marsik, Theresa <marsikt@washtenaw.org>; Matthew Byrne <byrnem@washtenaw.org>; Sally Elmiger <selmiger@cwaplan.com>
Cc: Mark Yandrick <myandrick@ypsitownship.org>; Lauren Doppke <ldoppke@ypsitownship.org>
Subject: 6630 Rawsonville Rd. - Truck Storage Facility - Preliminary Site Plan #2

Good afternoon,

Please use this email as a formal transmittal for the review of the revised Preliminary Site Plan for **Motown Holdings Truck Storage Facility at 6630 Rawsonville Road, Ypsilanti Township, MI (I.D. K-11-25-400-014).** This project proposes to develop a 65-space truck storage facility. The applicant proposes no changes to the existing structures, and plans to repurpose the existing house, garage, and mechanic shop on site.

The revised plans and response letters can be accessed by the link below. Please submit your review comments back to us by **Tuesday, September 8, 2025.** If you don't have any remaining comments, please send an email stating so. Let us know if you have any questions.

[redacted]

Claim ID: [redacted]
Claim Passcode: [redacted]

Thank you,
Sally Elmiger
Ypsilanti Township Planning Consultant
Carlisle/Wortman Associates, Inc.

GRETCHEN DRISKELL

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

September 1, 2026

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

RE: Motown Holdings
Ypsilanti Township, Michigan
WCWRC Project No. 9706

Dear Mr. Maynard:

This office has reviewed the site plans for the above-referenced project to be located in Ypsilanti Township. Those plans have a job number of 32962, a date of August 10, 2026, and were received on August 18, 2026.

The most recent plans and calculations are approved by our office and conform to our rules. Although a permit is not required by our office, other applicable municipality/agency's approvals should be granted prior to construction. Please note that the final construction drawings should conform to the latest set of calculations.

If you have any questions, please contact our office.

Sincerely,

Theresa M. Marsik, P.E.
Stormwater Engineer
(approval\Motown Holdings rev6)

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Mark Yandrick, Ypsilanti Township Planning Director
Lauren Doppke, Ypsilanti Township Staff Planner
Sally Elmiger, Ypsilanti Township Planning Department (Carlisle Wortman Associates)
Doug Winters, McLain and Winters
Matt Parks, P.E., Ypsilanti Township Engineer (Stantec)
Stacie Monte, P.E., Ypsilanti Township Engineer (Stantec)

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

SPECIAL LAND USE/ USES SUBJECT TO SPECIAL CONDITIONS APPLICATION

I. PROJECT LOCATION
Address: 6630 Rawsonville Rd Parcel ID #: K-11- 25-400-014 Zoning L-M
Lot Number: _____ Subdivision: _____
Describe proposed use: Freight Terminal with accessory use Minor Repair and Maintenance of Trucks with work done in an enclosed building and Truck Parking overnight.

II. APPLICANT/PROPERTY OWNER
Applicant: Mo Town Holdings, INC Phone: [redacted]
Address: _____ City: _____ State: ____ Zip: _____
Property Owner (if different than applicant): _____ Phone: _____
Address: _____ City: _____ State: ____ Zip: _____

III. FEES
Total: $_____ **Breakdown of fee:** **Non-refundable:** **$1,000**
Refundable: **$1,000** ✓

IV. APPLICANT SIGNATURE
The following are attached to this application:

- ☑ Name(s) and address(es) of all record owner(s) and proof of ownership.
  - ☐ If applicant is not the fee-simple owner, the owner's signed authorization for application must be attached to this application.
- ☑ Scaled and accurate survey drawing, correlated with a legal description and showing all existing buildings, drives and other improvements.
- ☑ Section of Zoning Ordinance involved in this request 2122.(1): Article IV Section 420 [Daycare only]
- ☐ Copy of State license.
- ☐ Copy of inspection reports.
- ☐ Drawing or pictures of the house layout, showing the rooms that you will utilize for the daycare.

Applicant Signature	Print Name	Date
Sandhu	JASWINDER S. SANDHU	09/18/2026

- ☐ Approved
- ☐ Denied

Zoning Administrator Signature	Print Name	Date

Please note: Application cannot be appealed to the Board of Appeals. If denied by the Planning Commission, re-application can be made to the Planning Commission after 365 days, after the date of this application, except on the grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

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

OFFICE USE ONLY

All special conditional use applications	
☐ The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner. ☐ Name(s) and address(es) of all record owner(s) and proof of ownership. If the applicant is not the property owner, written and signed permission from the property owner is required ☐ A detailed description of the proposed use. ☐ A site plan, if requested by the planning commission ☐ Fees	☐ Scaled and accurate survey drawing, correlated with a legal description and showing: ☐ All property lines and dimensions ☐ All existing and proposed structures and dimensions ☐ Locations of drives, sidewalks, and other paved areas on the property and on the adjacent streets ☐ Location and dimensions of the nearest structures on adjacent properties ☐ Easements and dimensions, if applicable

CONSTRUCTION ENGINEERING FOR MOTOWN HOLDINGS, INC. 6630 RAWSONVILLE RD.

A PART OF THE SE CORNER OF SECTION 25, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FOR:

MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD.
BELLEVILLE, MI 48111
PH: (734) 931-2313

GENERAL CONSTRUCTION NOTES:

1. ALL WORK ON THIS SITE WILL BE IN ACCORDANCE WITH ALL APPLICABLE CURRENT STANDARDS & SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI EXCEPT AS HEREINAFTER MODIFIED.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
4. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) FOR UTILITY LOCATIONS.
5. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
6. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE.
7. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
8. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
9. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
10. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION TRAFFIC CONTROL SHALL BE SIGNED PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
13. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE TOWNSHIP OF YPSILANTI PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL SITE PLAN NOTES:

THE PROJECT SEEKS TO COMPLY WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER FOR STORM WATER MANAGEMENT AND THE TOWNSHIP OF YPSILANTI FOR SITE PLAN SUBMITTAL.

THE FOLLOWING ITEMS ARE NOTED AS PART OF THIS PROJECT:

1. PROPERTY LINES ARE NOT PROPOSED TO BE ALTERED.
2. NO NEW EASEMENTS ARE PROPOSED AS PART OF THIS PROJECT.
3. THE PROJECT HAS NO OUTDOOR SALES OR DISPLAYS.
4. THE PROJECT HAS NO TRANSFORMER OR A UTILITY LEAD OF ANY KIND PROPOSED.
5. NO TRASH BINS OR ENCLOSURE ARE PROPOSED AS PART OF THIS PROJECT.
6. NO BUILDINGS ARE PROPOSED AS PART OF THIS PROJECT.
7. ALL EXISTING FENCING TO REMAIN ONSITE.
8. DIMMERS SHALL BE INSTALLED TO DIM LIGHTS TO 50% AT 7 P.M.
9. THE RESIDENTIAL STRUCTURE IS NOT TO BE RENTED OR USED FOR RESIDENTIAL USES. THE RESIDENTIAL STRUCTURE IS ONLY TO BE USED FOR OFFICE PURPOSES.
10. THERE SHALL BE NO OUTDOOR STORAGE OF INOPERABLE VEHICLES AND VEHICLE PARTS.
11. THERE SHALL BE NO OUTDOOR STORAGE OF 3RD PARTY TRUCKS. ALL TRUCKS MUST BE PART OF THE MOTOWN HOLDINGS, INC. FLEET.
12. ALL REPAIRS ARE FOR FLEET VEHICLES ONLY. THE REPAIR OF 3RD PARTY VEHICLES SHALL BE PROHIBITED.

APPLICATION for VARIANCE TO LANDSCAPE AND SCREENING
VARIANCE REQUEST

Sec. 1301. - Landscape requirements:

Explanation: The subject property has several physical characteristics restricting its development.

a.) The existing parcel is narrow (205.46 lf) and deep (1,324.40lf) making circulation for semi-tractor/trailers challenging.

b.) Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high water table. The necessary configurations and proximity of these structures to all required paved areas eliminated available space for landscaping on site.

c.) Location of the existing house access drive into the property and existing mature trees prevent additional landscaping along the Rawsonville Road Frontage.

These stated conditions make additional site and street frontage landscaping impractical. A variance to Sections 1301 is requested.

NOTE:

JR TRANSPORT, LLC

SANDHU TRANSPORT, LLC

UPJINDER EXPRESS, LLC

SHARE THE FACILITIES AT 6630 RAWSONVILLE RD

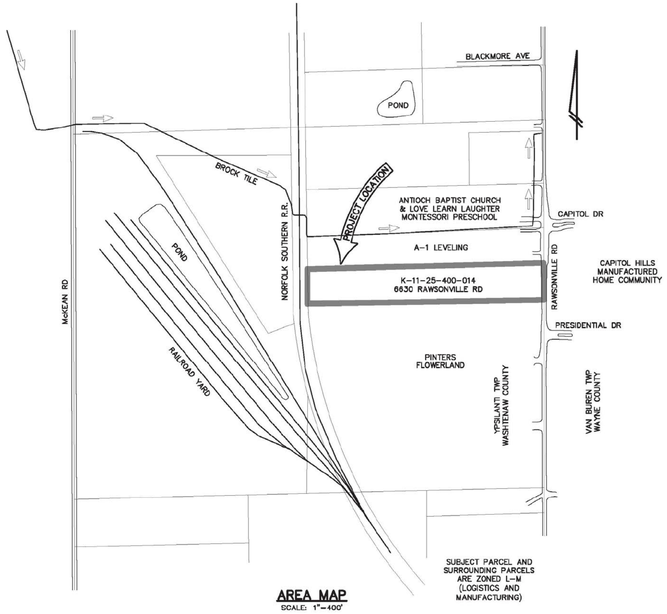
PROPERTY OWNER
MOTOWN HOLDINGS, INC.
50790 SILVERTON DR
CANTON, MI 48187

APPLICANT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111

ENGINEER
WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY, STE 400
ANN ARBOR, MI 48103

UTILITY QUANTITIES

STORM SEWER
IN R.O.W.:
183 LF 12" C76 CLIV RCP PIPE
2 EA 12" FLARED END SECTION
ON SITE:
20 LF 12" C76 CLIV RCP PIPE
1 EA 12" FLARED END SECTION
1 EA 4FT DIA. CMP OUTLET STANDPIPE W/GRATE



AREA MAP
SCALE: 1"=400'

WASHTENAW ENGINEERING
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734-761-8800 FAX. 734-761-9530
E-MAIL: weco@wengco.com

SITE DATA

CATEGORY	REQUIRED	EXISTING PARCEL	PROPOSED PARCEL
ZONING - L-M LOGISTICS AND MANUFACTURING	L-M	L-M	L-M
LOT SIZE (AC)	N/A (MIN)	6.03 AC	6.03 AC
LOT SIZE (SF)	N/A (MIN)	262,955 SF	262,955 SF
AREA IN R.O.W.	NA	6,775 SF	6,775 SF
NET AREA	NA	256,180 SF	256,180 SF
BUILDING SIZE TOTAL	NA	7,366 SF	7,366 SF
LOT WIDTH	NA	205.46' MIN.	205.46' MIN.
LOT COVERAGE	NA	0.3%	0.3%
FLOOR AREA COVERAGE	NA	0.3%	0.3%
GROUND FLOOR AREA	NA	7,366 SF	7,366 SF
BUILDING HEIGHT	50' MAX.	±20'	±20'
BUILDING HEIGHT (STORIES)	NA	1 STORY	1 STORY
BUILDING SETBACKS			
FRONT (EAST)	40.0'	34.5'(1)	34.5'(1)
SIDE (NORTH)	40.0'	102.4'	102.4'
SIDE (SOUTH)	40.0'	27.2'(1)	27.2'(1)
REAR (WEST)	50.0'	914.0'	914.0'

NOTES:
1. EXISTING NON-CONFORMING SETBACKS.

PROJECT PERMITS NEEDED
1. WASHTENAW COUNTY WATER RESOURCES COMMISSIONER
 1.1. REVIEW AND APPROVAL FOR STORM WATER MANAGEMENT SYSTEMES
  APPROVAL DATE:
2. WASHTENAW COUNTY ROAD COMMISSION
 2.1. COMMERCIAL DRIVE APPROACH PERMIT
  PERMIT #
  ISSUE DATE:
3. YPSILANTI TOWNSHIP PLANNING AND ZONING
 3.1. SOIL EROSION AND SEDIMENTATION CONTROL PERMIT
  PERMIT #
  ISSUE DATE:

PARKING:
6 - 65 FT PARKING FOR MECHANICAL SHOP
25 - 65 FT PARKING SPACES FOR SEMI-TRUCKS AND TRAILERS

PROJECT DESCRIPTION -
THIS SITE IS LOCATED AT 6630 RAWSONVILLE RD., YPSILANTI TOWNSHIP, MICHIGAN. THIS PROJECT PROPOSES TO EXTEND EXISTING PARKING LOT OUT BY PAVING AND GRADING EXISTING SPACE FOR THE OVERNIGHT STORAGE OF 25 TRAILER SEMI-TRUCKS AND 6 REPAIR SHOP PARKING. NO CHANGES TO EXISTING STRUCTURES IS PROPOSED. THE SITE WILL HAVE TWO STORM WATER MANAGEMENT AREAS. A SHALLOW DETENTION BASIN NEAR THE FRONT OF THE PROPERTY AND A BIO SWALE ALONG THE SOUTH EDGE WHERE INFILTRATION WAS AVAILABLE. NEW LANDSCAPING WILL BE PROPOSED TO BRING THE WHOLE SITE UP TO CODE. NO NEW WATER LINES OR SANITARY LINES PROPOSED. NO CHANGE OF USE IS EXPECTED AS A PART OF THIS PROJECT.

PROJECT NARRATIVE

MOTOWN HOLDINGS INC. Located at 6630 Rawsonville Road, Ypsilanti Township, MI.

Property Size: 6.03 -acres, frontage 205.46 LF

Zone District: L-M (Logistics and Manufacturing), east side of Rawsonville Road is Wayne County.

Business Type -LOGISTICS SERVICE

Delivery Vehicles:
(20) Existing Semi Trucks
(5) Semi Trucks purchased waiting for delivery

Hours of Operation: 7am-7pm

Employees: (4) office/dispatch, (2) mechanics, (15) drivers (MAXIMUM OF 25 DRIVERS IN THE FUTURE)

On site activities include, light vehicle maintenance such as oil change, tire repair & replacement of filters, etc., truck dispatch, general office, warehouse. Approximately 50% of trucks are to be picked up daily and returned every night. The other 50% may be gone for extended periods of time. These percentages may change depending on the market.

Parking: Service vehicles are parked on site. Vehicle drivers park their personal vehicles in overnight truck parking bays. Other employee's (office & mechanic) vehicles park in designated employee areas. Most trucks will be stored empty. In some limited cases they will have a pending delivery and keep the freight in them overnight.

Pickup and drop off times: Normal times are 7 a.m. to 7 p.m. though traffic conditions may alter times on an individual basis.

Existing Structures: Office (existing House 1,960 sf),
Shop 1,470 sf, Warehouse 3,936 sf. Light maintenance is performed on-site.

Onsite storage: No warehouse storage is proposed for this site. Any freight for delivery on trucks is to stay in the trucks and be locked at all times. No outside storage for anything other than trucks is proposed. The extra parking spaces are to drop empty trailers as needed.

Truck Repair: Truck repairs are to include oil change, tire repair, filter replacement and light maintenance repairs of their own vehicles. There will be no public access to the repair shop or the garage.

Site Analysis:
Existing Trees: They are limited to front yard landscaping and along the south property line fence row, See existing conditions for tree survey and identification.

Other Natural Features: There are NO, wetlands, drains, creeks, surface water or flood plains on site.

Landscaping: Lawn areas around all existing structures are maintained.

Adjacent Properties:
Pinter Properties LLC zoning = COMMERCIAL IMPROVED
Address: 6830 Rawsonville Rd

Leveling B Elliott Inc. zoning = L-M
Address: 6590 Rawsonville Rd

Railway LLC
Address: 6601 MCKEAN RD zoning = 301 INDUSTRIAL-IMPROVED

(L-M = Logistics and Manufacturing)

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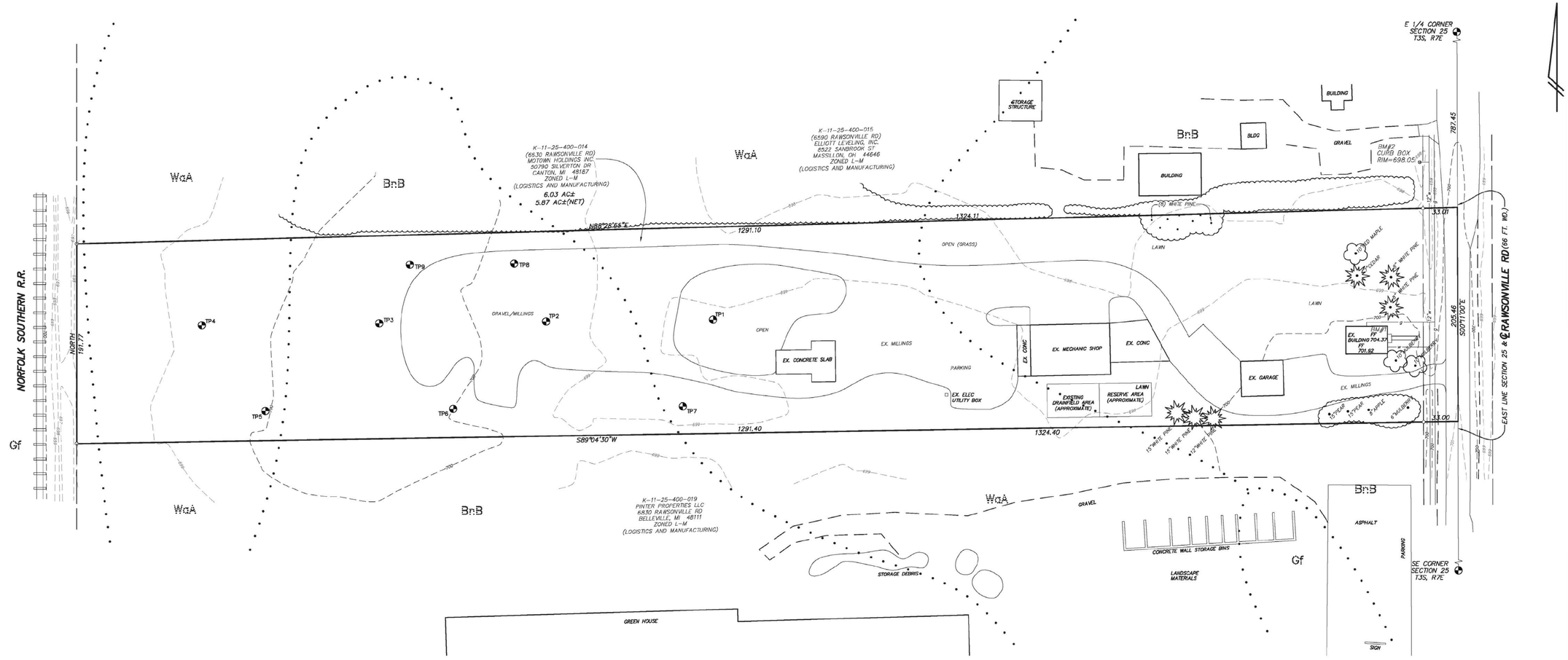
STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

REVISED:	08-10-26
RESUBMITTED SITE PLAN:	04-21-26
REVISED:	12-13-23
REVISED:	10-09-23
REVISED:	08-14-23
REVISED:	06-20-23
ORIGINAL:	05-04-23

SITE PLAN - 6630 RAWSONVILLE RD.

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ABANDONED, IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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TREE IDENTIFICATION

DIA.	SPECIES	CONDITION
15"	PEAR	FAIR
8"	APPLE	FAIR
15"	PEAR	FAIR
12"	WHITE PINE	GOOD
15"	WHITE PINE	GOOD
15"	WHITE PINE	GOOD
10"	WHITE MULBERRY	FAIR
10"	WHITE MULBERRY	FAIR
8"	WHITE PINE	GOOD
8"	WHITE PINE	GOOD
7"	RED CEDAR	POOR
10"	RED MAPLE	GOOD
8"	WHITE MULBERRY	FAIR

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BnB – BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
Gf – GILFORD SANDY LOAM
WqA – WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
• • • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

DESCRIPTION (By Others)
Land in the Township of Ypsilanti, Washtenaw County, Michigan, described as:

Beginning at a point on the East line of Section 25, Town 3 South, Range 7 East, Washtenaw County, Michigan, said point being South 0 degrees 11 minutes East, 787.45 feet from the East one-quarter corner of said section; thence South 0 degrees 11 minutes East along the East line of Section 25, 205.46 feet; thence South 89 degrees 4 minutes 30 seconds West, 1324.40 feet; thence North, 191.77 feet; thence Eastern to the PLACE OF BEGINNING, being a part of the Northeast one-quarter of the Southeast one-quarter of Section 25, Ypsilanti Township, Washtenaw County, Michigan.

Know what's below. Call before you dig.

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MIDWESTERN CONSULTING, 5-18-2001.

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HYDRANT
SPOT ELEV.
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EXISTING SANITARY
EXISTING WATER
EXISTING GAS
EXISTING ELECTRIC
EXISTING TELEPHONE

BENCHMARK BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS – 06-20-2023 PER WCWRC, 08-14-2023 PER TWP.
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE 100
0 25 50
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

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JOSEPH K. MAYNARD
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WASHTENAW ENGINEERING

CLIENT
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BELLEVILLE, MI 48111
TEL: 734-931-2313

SHEET
EXISTING CONDITIONS

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962-ex
FIELD BOOK –
FILE NO. 10766
SHEET 2

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- x901.23 = SPOT ELEV.
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- ⊗ = GATE VALVE
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SCALE 0 25 50 100
SCALE: 1"=50'

PREPARED BY GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN — GERALD J. SOSNOWSKI LANDSCAPE ARCHITECT NO. 982 — REGISTERED LANDSCAPE ARCHITECT

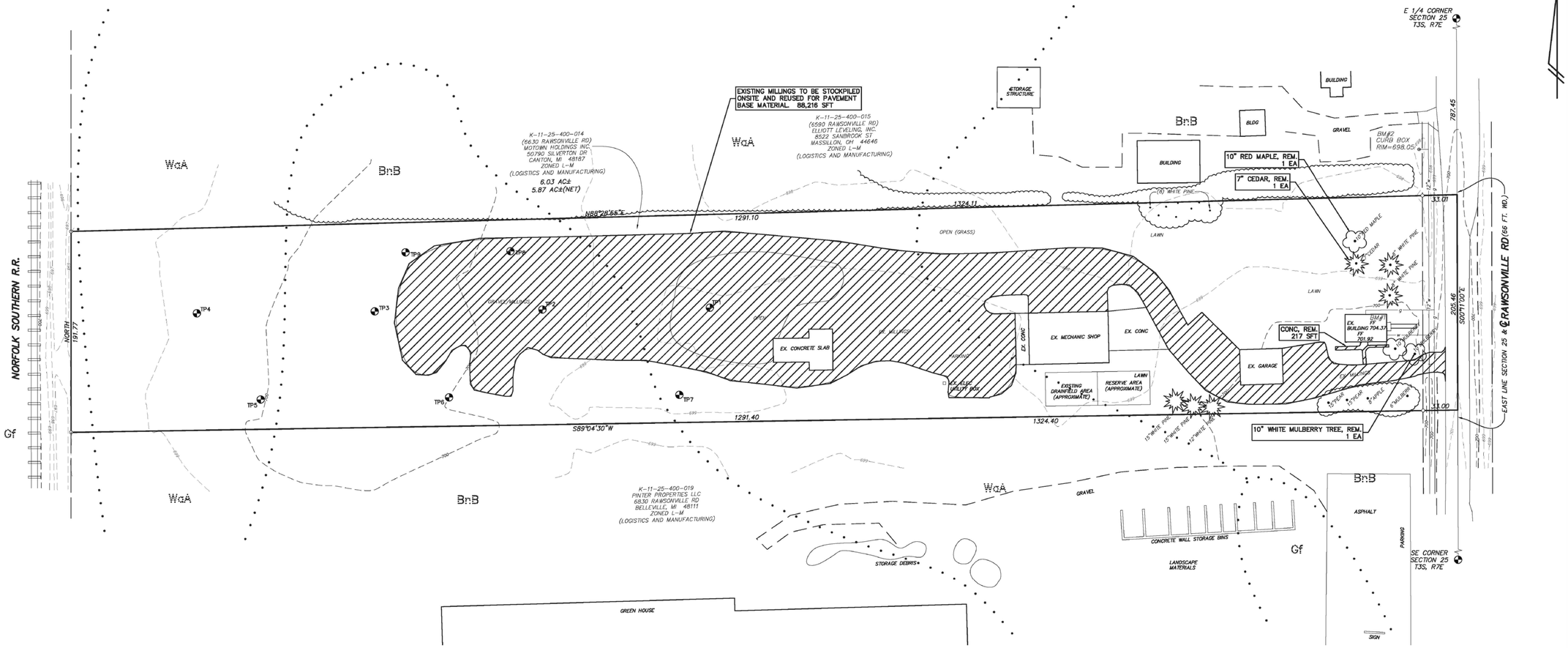
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TEL. 734-761-8800

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BELLEVILLE, MI 48111
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SHEET
SITE ANALYSIS

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY * MICHIGAN
DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962 aerial
FIELD BOOK –
FILE NO. 10766
SHEET 3



TREE IDENTIFICATION

DIA.	SPECIES	CONDITION	REMOVE
15"	PEAR	FAIR	
8"	APPLE	FAIR	
15"	PEAR	FAIR	
12"	WHITE PINE	GOOD	
15"	WHITE PINE	GOOD	
15"	WHITE PINE	GOOD	
10"	WHITE MULBERRY	FAIR	
10"	WHITE MULBERRY	FAIR	X
8"	WHITE PINE	GOOD	
8"	WHITE PINE	GOOD	
7"	RED CEDAR	POOR	X
10"	RED MAPLE	GOOD	X
6"	WHITE MULBERRY	FAIR	

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SCALE 0 25 50 100
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

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SHEET
REMOVAL PLAN

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

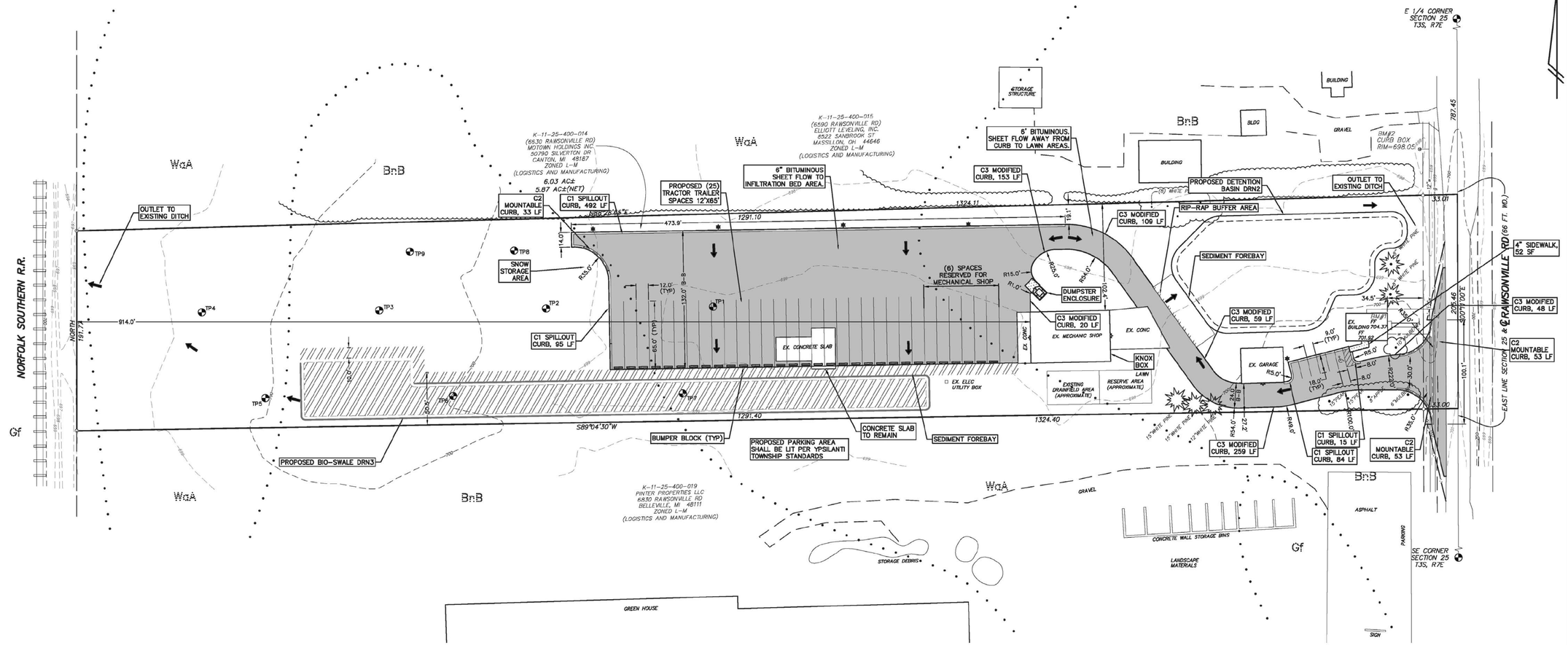
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WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962-rem
FIELD BOOK –
FILE NO. 10766
SHEET 4

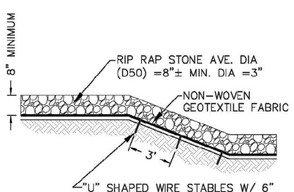
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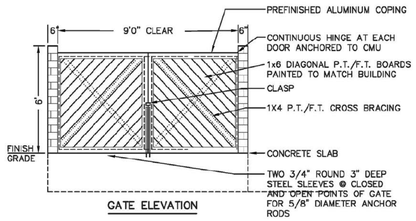
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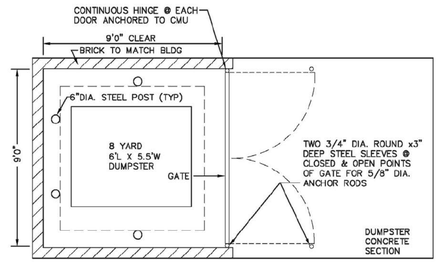




RIP RAP DETAIL
NOT TO SCALE

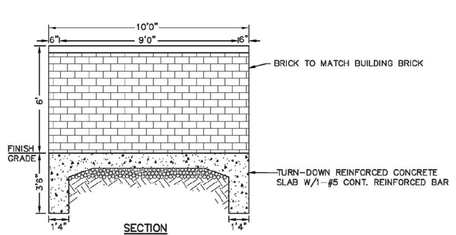


GATE ELEVATION



PLAN

DUMPSTER ENCLOSURE
(NOT TO SCALE)



SECTION

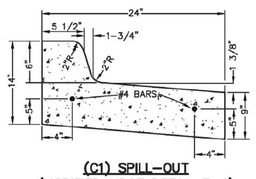
PROPOSED LEGEND

- = CONCRETE CURB & GUTTER (C1)
- = MOUNTABLE CURB & GUTTER (C2)
- = MODIFIED CURB (C3)
- = 6" BITUMINOUS
- = CONCRETE
- = STONE
- = INFILTRATION AREA
- = OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
- = BUMPER BLOCK
- = LIGHTPOLE
- = TESTPIT LOCATION

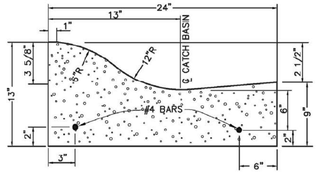
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- Gf – GILFORD SANDY LOAM
- WgA – WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
- . . . . . – SOILS BOUNDARY

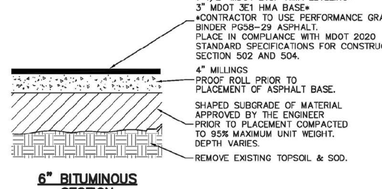
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



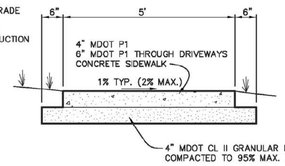
(C1) SPILL-OUT
(MODIFIED MDOT DETAIL F-4)
NOT TO SCALE



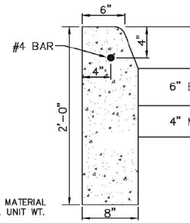
(C2) 24" MOUNTABLE CURB & GUTTER
NOT TO SCALE



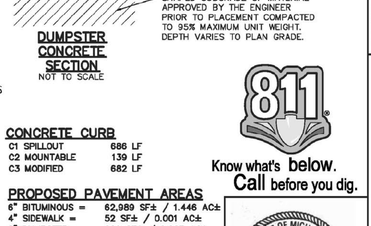
6" BITUMINOUS SECTION
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE



(C3) MODIFIED CURB
NOT TO SCALE



DUMPSTER CONCRETE SECTION
NOT TO SCALE

CONCRETE CURB

C1 SPILLOUT	686 LF
C2 MOUNTABLE	139 LF
C3 MODIFIED	682 LF

PROPOSED PAVEMENT AREAS

6" BITUMINOUS =	62,989 SF± / 1.446 AC±
4" SIDEWALK =	52 SF± / 0.001 AC±
8" DUMPSTER =	200 SF± / 0.005 AC±

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

Know what's below. Call before you dig.

JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

LEGEND

- ☆ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ⊙ = HYDRANT
- ⊙ = SPOT ELEV.
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- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
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BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

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SCALE 100
0 25 50
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3525 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800

WASHTENAW ENGINEERING

CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

SHEET
SITE PLAN

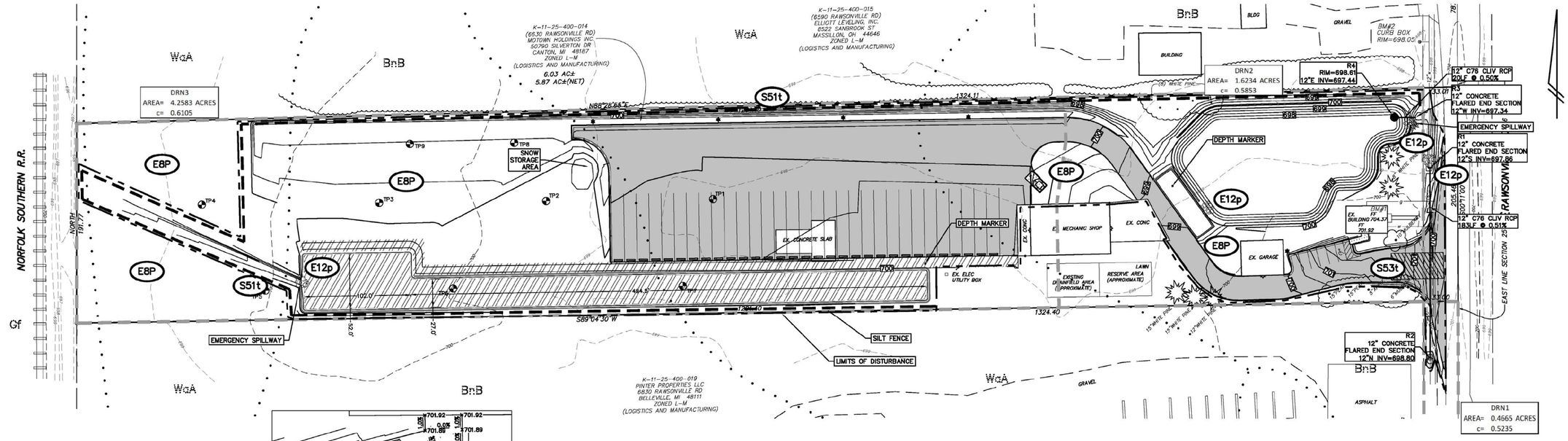
PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023 JOB NO. 32962
DWG NO. 32962-site
FIELD BOOK –
FILE NO. 10766

5
SHEET

H:\Jobs\wgs\32962\dwg\32962-site.dwg, site, 8/14/2026 8:50:14 AM, JJ

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ALL-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



FROM MH	TO MH	Drainage Area Name	ACRES	"C"	EQUIV. AREA ACRES CA	INLET FLOW PER CB (cfs)	LATERAL RUNS Lateral 1	Lateral 2	Lateral 3	TOTAL AREA ACRES CA	T TIME MIN.	I IN. PER HOUR 175	Q = CIA CFS FLOW	CAPAC. OF SEWER CFS	DIA. OF PIPE IN.	ROUGH-NESS COEFF.	LENGTH OF PIPE	SLOPE OF PIPE %	SLOPE OF HGL %	VEL FT./SEC. FLOWING FULL	TIME OF FLOW IN PIPE MN.	H.G. ELEV. UPPER END	H.G. ELEV. LOWER END	RIM ELV UPPER END	INVERT UPPER END	INVERT LOWER END
R4	R3	DRN2	1.6234	0.5853	0.9502	4.1571				0.9502	176.88	0.87	0.8237	2.52	12	0.013	20	0.50	0.05	3.21	0.10	698.15	698.14	698.61	697.44	697.34
R2	R1	DRN1	0.4665	0.5235	0.2442	1.0884				0.2442	15.00	4.38	1.0884	2.55	12	0.013	183	0.51	0.09	3.25	0.94	698.82	698.66		698.80	697.86

PROPOSED DRAINAGE AREAS	WATER TYPE B SOILS			ROOF, ASPHALT OR CONCRETE TYPE B SOILS			TYPE B SOILS SLOPES < 4%			TYPE B SOILS SLOPES 4% - 8%			TYPE B SOILS SLOPES >8%			TYPE D SOILS SLOPES 0% - 4%			TOTAL AREA		
NAME	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C
DRN1	-	0.0000	1.00	7,940	0.1823	0.95	12,381	0.2842	0.25	-	0.0000	0.30	-	0.0000	0.35	-	0.0000	0.45	20,321	0.4665	0.5235
DRN2	14,000	0.3214	1.00	18,197	0.4177	0.95	33,268	0.7637	0.25	1,007	0.0231	0.30	4,248	0.0975	0.35	-	0.0000	0.45	70,720	1.6234	0.5853
DRN3	-	0.0000	1.00	92,864	2.1319	0.95	76,674	1.7556	0.25	-	0.0000	0.30	13,688	0.3142	0.35	2,465	0.0566	0.45	185,491	4.2583	0.6105

MAINTENANCE TASKS DURING CONSTRUCTION

Tasks	Storm Sewer System	Ditches & Swales	Outflow Control Structures	Rip-Rap	Filtration Basins	Storm Detention	Infiltration Areas	Emergency Overflows	Scheduled Frequency
Inspect for Sediment Accumulation	X	X	X		X	X			Weekly
Removal of Sediment Accumulation	X	X	X		X	X			As Needed[1] & prior to turnover
Inspect for floatables and debris		X	X		X	X			Quarterly
Cleaning of floatables and debris		X	X		X	X			Quarterly & at turnover
Inspection for erosion		X	X		X	X			Weekly
Inspect following storms of 1 inch or more							X		As Needed
Re-establish permanent vegetation on eroded slopes		X			X	X			As Needed & at turnover
Replacement of stone			X	X					As Needed & prior to turnover
Mowing		X	X		X	X			5-7 Times per year
Inspect Stormwater system components during wet weather and compare to as-built plans by professional engineer	X	X	X	X	X	X			Annually and at turnover
Make adjustments or replacements as determined by annual wet weather inspection	X	X	X	X	X	X		X	As Needed

[1] As Needed for removal of sediment accumulation means when sediment has accumulated to a maximum of one foot.
During construction, it is the developer's responsibility to perform the maintenance.
Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and filtration areas and make recommendations for any necessary sediment removal.

PERMANENT MAINTENANCE TASKS AFTER CONSTRUCTION

Tasks	Storm Sewer System	Ditches and Swales	Outflow Control Structure	Rip-Rap	Filtration Basins	Storm Detention	Infiltration Areas	Emergency Overflow	Schedule
Inspect for Sediment Accumulation					X	X			Annually
Removal of Sediment Accumulation	X	X			X	X			Every 2 Years As Needed[1]
Inspect for floatables and debris		X			X	X			Annually
Cleaning of floatables and debris		X			X	X			As Needed
Inspection for erosion		X	X		X	X			Annually
Re-establish permanent vegetation on eroded slopes		X			X	X			As Needed
Replacement of stone			X	X					Every 3-5 years as Needed. Semi-Annually
Clean Streets									As Needed
Mowing		X			X	X			0-2 Times per year
Inspection stormwater system components during wet weather and compairing to as-built plans by professional engineer	X	X	X	X	X	X		X	Annually
Inspections following storms of 1 inch or more							X		As Needed
Make adjustments or replacements as determined by annual wet weather inspection	X	X	X	X	X	X		X	As Needed
Keep records of all inspections and maintenance activities									Annually
Keep records of all costs for inspections, maintenance and repairs									Annually

[1] As Needed for removal of sediment accumulation means when sediment has accumulated to a maximum of one foot.
Following construction, it will be the responsibility of the owner, Motown Holdings Inc., to perform the maintenance.
No chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator. Mowing is only allowed twice per year.
The owner, Motown Holdings Inc., is required to pay for all maintenance activities on a continuing basis.

PERMANENT MAINTENANCE ANNUAL BUDGET

Description	Annual Cost
Annual Inspection for sediment accumulation	$50.00
Removal of sediment accumulation every 2 years as needed	$250.00
Inspect for floatable & debris annually and after major storms	$50.00
Removal of floatables and debris annually and after major storms	$75.00
Inspect for erosion annually and after major storms	$75.00
Re-establish permanent vegetation on eroded slopes as needed	$50.00
Replacement of stone as needed	$150.00
Inspection of the infiltration system following storms of one (1) inch or more	$150.00
Inspect structural elements during wet weather and compare to as-built plans every 2 years	$50.00
Make structural adjustments or replacements as determined by inspection as needed	$200.00
Have a professional engineer carry out emergency inspections upon identification of severe problems	$150.00
Records Maintenance	$50.00
Estimated Annual Maintenance Cost	$1,300.00

CONSTRUCTION SEQUENCE – IN SEQUENCE

1. TEMPORARY CONTROL MEASURES INSTALLED.
2. GRAVEL CONSTRUCTION ACCESS INSTALLED.
3. LAND CLEARING.
4. DETENTION/SEDIMENT BASIN INSTALLED AND STABILIZATION.
5. UTILITY INSTALLATION.
6. PLACE INLET FILTERS FOR MANHOLES.
7. PLACE GRAVEL SURFACE.
8. FINAL GRADE/SEED.
9. CATCHBASINS/SEDIMENT BASINS CLEANED.
10. PERMANENT CONTROL MEASURES INSTALLED AND FUNCTIONING.
11. REMOVE TEMPORARY CONTROL MEASURES.

Know what's below. Call before you dig.

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

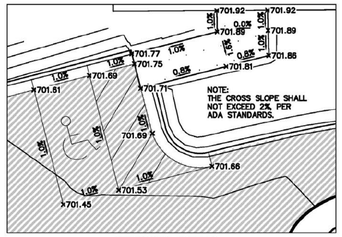
PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER — No. 52559 — LICENSED PROFESSIONAL ENGINEER

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

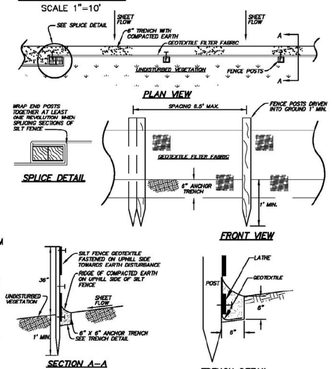
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.

(t) = TEMPORARY (P) = PERMANENT

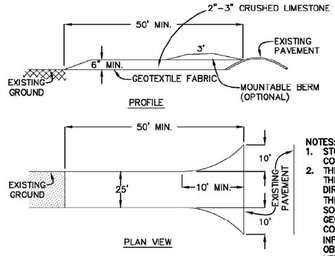


GRADING DETAIL

SCALE 1"=10'



36" SILT FENCE DETAIL (S51)
NOT TO SCALE



MUD TRACKING SURFACE (S53t)
NOT TO SCALE

SOIL EROSION CONTROL NOTES:
1. TOTAL AREA OF DEVELOPMENT AREA IS 6.03± ACRES.
2. AREA OF PROPOSED EARTH DISRUPTION IS 4.86± ACRES.
3. FEMA FLOOD MAP PANEL 26161C0435E NOT IN A 100 YEAR FLOOD PLAN.
4. 235 FT±ft FROM UNNAMED CREEK.
5. EARTHWORK VOLUME SURFACE TO SURFACE WITH NO SPOILS INCLUDED FROM UTILITY TRENCHES OR STORM: Cut = 1582 yards, Fill = 4936 yards Net = 3354 yards FILL

NOTES:
1. STORM SEWER PIPE TO BE C76 CLIV RCP CONCRETE PIPE.
2. THE INFILTRATION AREAS TO INCLUDE A MINIMUM THICKNESS OF 24 INCHES OF GRANULAR SOILS DIRECTLY BELOW THE INFILTRATION AREAS. THE THICKNESS (AND TYPE) OF INSITU GRANULAR SOILS MUST BE VERIFIED IN THE FIELD BY THE GEOTECHNICAL ENGINEERING FIRM DURING CONSTRUCTION AND AT THE SPECIFIC INFILTRATION AREAS/DEPTHS. THIS FIELD OBSERVATION OF THE SOILS IS CRITICAL TO VERIFY THE ANTICIPATED DESIGN INFILTRATION SUBSURFACE CONDITIONS OBSERVED AT THE TEST PITS ARE PRESENT AT THE DESIGN SUBGRADE LEVELS.
3. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ALL REQUIRED PERMITS FOR THIS PROJECT.

SOIL EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF YPSILANTI TOWNSHIP AND WASHTENAW COUNTY.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WHEN NECESSARY, REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS, WHICH INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION; SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THIS SITE.
- THE OWNER SHALL OBTAIN OR CAUSE HIS CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES AND POST ALL BONDS TO EACH AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EROSION CONTROL MEASURES ON THIS PROJECT.
- THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THIS PLAN. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
- THE CONTRACTOR IS TO PROTECT AS MUCH EXISTING VEGETATION AS POSSIBLE.
- ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND OR BUILDER.
- ANY SOIL EROSION CONTROL MEASURES DAMAGED BY THEIR CONTRACTOR'S OPERATION SHALL BE REPLACED THE SAME DAY.
- PERMANENT SEEDING IN GENERAL SHALL BE MDOT TUF MIX W/4 INCHES OF MULCH. DETENTION BASIN MIX SHALL BE USED WHERE INDICATED.
- DISTURBED AREA FOR THIS PROJECT IS 213,304 SFT (4.90± ACRES)
- ESTIMATED COST OF THE PERMANENT AND TEMPORARY EROSION CONTROL DEVICES IS $ 9,104.47
- ESTIMATED COST TO PROTECT SITE FROM EROSION SHOULD CONSTRUCTION DISCONTINUE IS $ 3,000.00.

PROPOSED LEGEND

- = CONCRETE CURB & GUTTER (C1)
- = MOUNTABLE CURB & GUTTER (C2)
- = MODIFIED CURB (C3)
- = 6" BITUMINOUS
- = CONCRETE
- = STONE
- = INFILTRATION AREA
- = OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
- = BUMPER BLOCK
- = LIGHTPOLE
- = TESTPIT LOCATION
- = LIMITS OF DISTURBANCE
- = SILT FENCE

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• • • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

STORM WATER MANAGEMENT NARRATIVE:

EXISTING CONDITIONS
THIS SITE IS LOCATED AT 6630 RAWSONVILLE RD., YPSILANTI TOWNSHIP, MICHIGAN. THIS SITE IS CURRENTLY DEVELOPED. THERE IS NO STORM WATER TREATMENT ONSITE. THE EXISTING STORM WATER DISCHARGES NORTH EAST TO AN UNNAMED DRAIN THAT IS PART OF THE WILLOW RUN BASIN. FROM THERE IT EVENTUALLY DISCHARGES TO THE HURON RIVER. THE PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AND DOES NOT HAVE ANY HISTORY OF FLOODING.

PROPOSED IMPROVEMENTS
THE PROPOSED WORK IS TO EXPAND THE EXISTING PARKING FOR SEMI-TRUCK TRAILERS AND PROVIDE STORM WATER TREATMENT IN COMPLIANCE WITH THE RULES OF THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER. THE SITE WILL REMOVE THE EXISTING GRAVEL PARKING LOT, ADD A PAVED PARKING LOT AREA AND INSTALL AN INFILTRATION TRENCH AND A RAIN GARDEN.

SOILS TESTING
SOILS TESTING FOR INFILTRATION AND EXISTING SOIL CONDITIONS WAS CONDUCTED ON 3-16-2023 AND REPORTED BY MATERIALS TESTING CONSULTANTS PROJECT NO. 231140 ON 3-31-2023. THE BEST SOILS WERE LOCATED AT TEST PIT TP6 WITH A DESIGN INFILTRATION RATE OF 6.0 IN/HR.

PROPOSED STORM WATER MANAGEMENT
THE WATER TABLE ON THIS SITE IS 3.5 TO 4.0 FT BELOW THE EXISTING GRADE AT APPROXIMATE ELEV=696.0. AS INFILTRATION IS AVAILABLE, IN ORDER TO MEET THE REQUIRED INFILTRATION, SHALLOW INFILTRATION AREAS ARE PROPOSED WITH LITTLE SURFACE OR SOIL STORAGE, INSTEAD RELYING ON THE INFILTRATION SHOWN IN THE SOILS TESTING.

THE PARKING LOT AREA IS GRADED TO DIRECT THE WATER TO AN INFILTRATION TRENCH WHICH WILL PROVIDE 100% INFILTRATION OF THE 100 YEAR STORM EVENT. AN ARMORED 10 FT STRIP BETWEEN THE PAVEMENT AND THE INFILTRATION TRENCH IS PROVIDED FOR SEDIMENT REMOVAL.

THE AREA TOWARD THE FRONT OF THE PROPERTY ALONG RAWSONVILLE RD. IS TO BE DIRECTED TO A SHALLOW DETENTION BASIN. THE OUTLET FOR THIS BASIN WILL FOLLOW EXISTING DRAINAGE PATTERNS AND FLOW TOWARD THE ROAD DITCH. A SEDIMENT FOREBAY IS PROVIDED FOR SEDIMENT REMOVAL PRIOR TO ENTERING THE SYSTEM.

EMERGENCY OUTLET
BOTH SYSTEMS WILL FOLLOW THE EXISTING FLOW PATTERNS AND HAVE AN EMERGENCY OVERFLOW TO THE WILLOW RUN BASIN. NO INCREASE OR DECREASE TO DOWNSTREAM PROPERTIES IS EXPECTED.

WASHTENAW ENGINEERING COMPANY
CIVIL ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
TRANSPORTATION ENGINEERING
LANDSCAPE ARCHITECTS

ENGINEER'S CERTIFICATE OF OUTLET

Date May 1, 2023
Development Name 6630 Rawsonville Rd
Twp. of Ypsilanti Sec. 25
Washtenaw County, Michigan

I hereby certify that the existing Willow Run Basin is the only reasonable available storm water outlet for the proposed storm water management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to or diminution of the drainage service that the existing outlet presently provides.

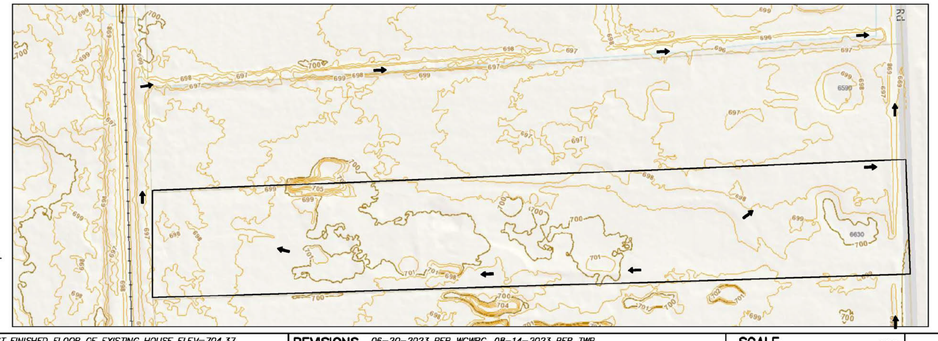
Signed _____
Seth A. Garner, P.E.

SETH A. GARNER — ENGINEER — NO. 6811 — PROFESSIONAL ENGINEER — STATE OF MICHIGAN

S:\PROJECTS\MOTOWN HOLDING - RAWSONVILLE RD\OUTLET\OUTLET CERTIFICATE OF OUTLET.doc

P.O. BOX 1126 • 3666 WEST LIBERTY ROAD • SUITE 400 • ANN ARBOR, MICHIGAN 48106 • TELEPHONE 734-761-8800 • FAX 734-761-8810
www.washtenawengineering.com

EMERGENCY OUTLET ROUTES



LEGEND

- ☼ = LIGHT POLE
- ⊕ = UTILITY POLE
- ▽ = GUY ANCHOR
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SCALE 100
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SCALE: 1"=50'

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CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
WASHTENAW COUNTY • MICHIGAN
YPSILANTI TOWNSHIP

DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962-grd
FIELD BOOK –
FILE NO. 10756

SHEET 6

GRADING, UTILITY AND SOIL EROSION CONTROL PLAN

WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800

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DETENTION BASIN "DRN–2" VOLUME CALCULATIONS

Standard Method Runoff Volume Work Sheets

Project: 6630 Rawsonville Rd
Basin: Detention Basin DRN-2
By: Seth Garner
Date: 6/20/2023

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

Basin Tributary Area = 1.62 Ac
Disturbed Area = 1.21 Ac 52,664 ft2
% Disturbed = 74 %

Rational Method Variables

Cover Type	Soil Type	Post Const Slope %	Area (ft2)	Area(acre)	Runoff Coefficient C	(C)(Area)
Water	B		14,000	0.3214	1	0.3214
Impervious	B		18,197	0.4177	0.95	0.3968
Pervious (Type B soils)	B	<4%	33,268	0.7637	0.25	0.1909
Pervious (Type B soils)	B	4%-8%	1,007	0.0231	0.30	0.0069
Pervious (Type B soils)	B	>8%	4,243	0.0975	0.35	0.0341
					Σ(C)(Area) =	0.9501
					Σ(Area) =	1.6234
					Weighted C = Σ(C)(Area)/Σ(Area) =	0.5853

NRCS Variables - Pervious Cover

Cover	Soil Type	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Open Space-Good	B	38,523	0.8844	61	53.9484
				Σ(CN)(Area) =	53.9484
				Σ(Area) =	0.8844
				Weighted CN = Σ(C)(Area)/Σ(Area) =	61

NRCS Variables - Impervious Cover

Cover	Soil Type	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Water	B	14,000	0.3214	98	31.4972
Paved	B	18,197	0.4177	98	40.9346
				Σ(CN)(Area) =	72.4318
				Σ(Area) =	0.7391
				Weighted CN = Σ(C)(Area)/Σ(Area) =	98

W2 First Flush

Vff = (1")(1/12")(43560ft3/1ac)AC
Total Area A = 1.6234 Ac
Weighted C C = 0.5853
Vff = 3,449 cft

W3 Pre-development Bankfull Runoff Calculation (Vbf-pre)

NRCS Variables - Pervious Cover

Cover	Soil Type	Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Meadow	B	70,720	1.6235	58	94.1630
				Σ(CN)(Area) =	94.1630
				Σ(Area) =	1.6235
				Weighted CN = Σ(C)(Area)/Σ(Area) =	58

Existing Cover Type = Meadow
2year/24 hour storm event P = 2.35 inches
Curve Number for Good Cover Woods or Meadow CN = 58
S = (1000/CN) - 10 = 7.241379 inches
Q = $(P-0.2S)^2/(P+0.8S)$ = 0.099852 inches
Total Site Area (SF) excluding "Self-Crediting" BMPs Area = 70,720 square feet
Vbf-pre = Q(1/12)Area = 588 ft^3

W4 Pervious Cover Post-development Bankfull Runoff Calculation (Vbf-per-post)

2year/24 hour storm event P = 2.35 inches
Pervious Curve Number from W1 = 61
S = (1000/CN) - 10 = 6.393443 inches
Q = $(P-0.2S)^2/(P+0.8S)$ = 0.15375 inches
Pervious Cover Area from W1 = 38,523 square feet
Vbf-per-post = Q(1/12)Area = 494 ft^3

W5 Impervious Cover Post-development Bankfull Runoff Calculation (Vbf-imp-post)

2year/24 hour storm event P = 2.35 inches
Impervious Curve Number from W1 = 98
S = (1000/CN) - 10 = 0.204082 inches
Q = $(P-0.2S)^2/(P+0.8S)$ = 2.121674 inches
Impervious Cover Area from W1 = 32,197 square feet
Vbf-imp-post = Q(1/12)Area = 5,693 ft^3

W6 Pervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-per-post}}$)

100year/24 hour storm event P = 5.11 inches
Pervious Curve Number from W1 = 61
S = (1000/CN) - 10 = 6.393443 inches
Q = $(P-0.2S)^2/(P+0.8S)$ = 1.435628 inches
Pervious Cover Area from W1 = 38,523 square feet
$V_{V100\text{-per-post}}$ = Q(1/12)Area = 4,609 ft^3

W7 Impervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-imp-post}}$)

100year/24 hour storm event P = 5.11 inches
Impervious Curve Number from W1 = 98
S = (1000/CN) - 10 = 0.204082 inches
Q = $(P-0.2S)^2/(P+0.8S)$ = 4.873 inches
Impervious Cover Area from W1 = 32,197 square feet
$V_{V100\text{-imp-post}}$ = Q(1/12)Area = 13,075 ft^3

W8 Determine Time of Concentration for Applicable Flow Types (Tc-hrs)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100)	$S^{0.5}$	V=K*$S^{0.5}$	Tc = L/(V*3600)
Sheet Flow*	0.48	2	121	1.65	1.28	0.61	0.06
Waterway	1.2						
Small Trib.	2.1						
						Total Tc =	0.06

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

W9 Runoff Summary & Onsite Infiltration Requirement

First Flush Volume Vff = 3,449 ft^3
Pervious-Post Development Bankfull Runoff Volume Vbf-per-post = 494 ft^3
Impervious Cover Post-Development Bankfull Runoff Volume Vbf-imp-post = 5,693 ft^3
Total BF Volume Vbf-post = 6,187 ft^3
Pervious - Post Development 100-year Runoff Volume $V_{100\text{-per-post}}$ = 4,609 ft^3
Impervious Cover Post-Development 100-year Runoff Volume $V_{100\text{-imp-post}}$ = 13,075 ft^3
Total 100-year Volume V_{100} = **17,684** ft^3

Determine Onsite Infiltration Requirement
Subtract the Pre-Development Bankfull from the Post Development Bankfull Volume
Total Post-Development Bankfull Volume Vbf-post = 6,187 ft^3
Pre-Development Bankfull Runoff Volume Vbf-pre = 588 ft^3
Bankfull Volume Difference = 5,599 ft^3

Compare the Bankfull Volume Difference with the First Flush Volume.
The greater of the two is the Onsite Infiltration Requirement.
Onsite Infiltration Requirement V_{Inf} = **5,599** ft^3

W10 Detention/Retention Requirement

Detention
Peak of Unit Hydrograph Qp=238.6$Tc^{-0.92}$ = 2.397 cfs/in-mi^2
Total Site Area (ac) excluding "Self Crediting" BMPs Area = 1.6234 ac
$Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ = 6.3086287 in
Peak Flow PF =Qp*Q100*Area/640 = 38.357347 cfs
Δ = PF - 0.15 Area = 38.113837 cfs
Vdet = (Δ/PF)*$V_{100\text{-post}}$ = **17,572** ft^3

DETENTION BASIN "DRN–2" VOLUME CALCULATIONS (CONTINUED)

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Infiltration Area (ft2)	Storage Volume (ft3) Surface	Stone	Avg. Design Infiltration Rate	Infiltration Volume During Storm (ft3)	Total Volume Reduction (ft3)
Bio-Retention Basins						
Rain Gardens						
Pervious Pavement						
Dry Wells						
Structural Infiltration Basins						
Subsurface Infiltration Bed						
Infiltration Trench						
Bioswales						
Green Roof						
Water Reuse						

Total Volume Reduction Credit by Proposed Structural BMPs(100yrmax) = 0 ft^3
Runoff Volume Infiltration Requirement (Vinf) from W9 = 5,599 ft^3
Runoff Volume Credit = 0 ft^3

W12 Natural Features Inventory

Existing Natural Resources	Mapped (yes,no, n/a)	Total Area (ac)	Protected/ Undisturbed Area (ac)
Waterbodies	N/A	0	0
Floodplains	N/A	0	0
Riparian Areas	N/A	0	0
Wetlands	N/A	0	0
Woodlands	N/A	0	0
Natural Drainage Area	N/A	0	0
Steep Slopes, 15%-25%	N/A	0	0
Steep Slopes, over 25%	N/A	0	0
Special Habitat Areas	N/A	0	0
Other	N/A	0	0
Total Existing (ac)		0	

W13 Summary

A. Storm Water Management Summary

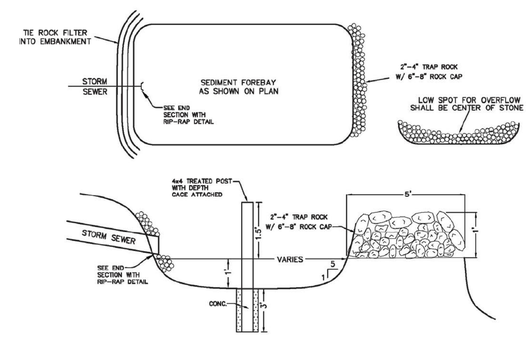
Minimum Onsite Infiltration Requirement, Vinf = 5,599 cft
Designed/Provided BMP Volume = 0 cft
% Minimum Required Infiltration Provided = 0 %
Total Calculated Detention Volume, Vdet = 17,572 cft
Net Required Detention Volume
(Vdet - Designed/Provided Infiltration Volume) = 17,572 cft

B. Detention Volume Increase for sites where the required infiltration cannot be achieved.
% Required Infiltration NOT provided
(100%-%Minimum Required Infiltration Provided) N/A %
Net % Penalty
(20% x %Required Infiltration NOT Provided) N/A %
Total Required Detention Volume, including penalty
[(100% + Net % Penalty) x Net Required Detention Volume)] N/A cft

Required Sediment Forebay Volume = 100yr storage volume*0.05
879 cft

Sediment Forebay Volume Calculations =

Elevation	Area (sf)	Volume (cft)	Cumulative Volume (cft)
			0
698.5	1600	700	700
698	1200	0	700
	Total =	700 cft	



SEDIMENT FOREBAY DETAIL
(NO SCALE)

DETENTION BASIN "DRN–2" STORAGE CALCULATIONS

DETENTION BASIN DRN2 CALCULATIONS

PROJECT NAME: 6630 Rawsonville Rd
Design By: Seth Garner, P.E. Date: 6/20/2023

100 YEAR FLOOD VOLUME STORAGE
V100 = 17572 cft

BANKFULL FLOOD VOLUME:
Vbf = 6187

FIRST FLUSH VOLUME
Vff = 3449 cf

STORAGE ANALYSIS

Pond Area Elevation	Area A	Vol A (cft)	Additional Pond Area Area B	Vol B (cft)	Vol A+B (cft)	Cumulative Vol (cft)
699.5	20511	18839	0	0	18839	34411
698.5	17166	15572	0	0	15572	15572
697.5	13978	0	0	0	0	0

Xbot

TOTAL VOLUME (A+B) 34411 CF

Storage Elev Calc: First Flush (Xff) Storage Elev Calc: Bankfull (Xbf)
Xff = 697.72 Xbf = 697.90
Storage Elev Calc: 100 year
X100 = 699.61

OUTLET CONTROL STRUCTURE DESIGN

FIRST FLUSH:
Calculate Allowable Release Rate for First Flush Runoff (Vff)
Qff = V ft^3/[24 hrs]*(3600 s/hr)]
Qff = 0.040 cfs
Calculate Average Head for First Flush Runoff
*assume trapezoidal cross section
H(average) = 2/3*(Xff-Xbot)
H(average) = 0.15 ft
Calculate Orifice Area Required for First Flush Discharge:
Aff= Qff/[0.62*(2*g*h)^.5]
Aff = 0.0209 sft
Calculate # of Orifice Openings
Orifice Diam. = 1 3/4 inches
Area = 0.016703332 sft
openings = Aff/(Area of orifice)
openings = 1.25
openings required = 1.00
Total Area of orifice = 0.01670 sft
Calculate Detention Time for Orifice Openings
Qff(new) = Aff(0.62)(2*g*Have)^.5
Qff(new) = 0.032 cfs
Tff(new) = Vff/Qff(new)
Tff(new) = 107781.25 sec
Tff(new) = 29.94 hours
> 24 hour minimum time for discharge

BANKFULL FLOOD
Check FF Orifice to Determine Whether Adequate for BF Discharge in Allowable T[36<T<48 hrs)
Calculate Average Head for First Flush Runoff Orifice
*assume trapezoidal cross section
H(average) = 2/3*(Xbf-Xbot)
H(average) = 0.27 ft
Calculate Q Utilizing First Flush Orifice
Qbf = Aff(0.62)(2*g*Hbf)^.5
Qbf = 0.043 cfs
Calculate Time for Bankfull Discharge (36 hrs< Tbf < 48 hrs)
Tbf = Vbf/Qbf
Tbf = 143883.72 sec
Tbf = 40.0 hours
Determine Additional Orifice Required for Bankfull Discharge Within 48 hrs
T(target) = 40 hrs
V(remaining) = Vbf - Vff
V(remaining) = 2738 cf
T(remaining) = T(target) - Tff
T(remaining) = 10.1 hrs
Calculate Q and V for Remaining Time
Hbf = 2/3(Xbf-Xff)+(Xff-Xbot)
Hbf = 0.34 ft
Qbf-ff = 0.62*Aff*(2*g*Hbf)^.5
Qbf-ff = 0.0485 cfs
V = T(remaining)*Qbf-ff
V = 1757 cft
Calculate Discharge Volume for Bankfull Orifice
Vbfs = Vrem - V
Vbfs = 981 cft
Qbfs = Vbfs/Trem
Qbfs = 0.02709 cfs
Hbf = 2/3(Xbf - Xff)
Hbf = 0.12000 ft
Abf = Qbf/[0.62*(2*g*h)^.5]
Abf = 0.01572 sft
Calculate # of Orifice Openings
Orifice Diam. = 1 3/4 inches
Area of orifice = 0.01670 sft
Calculate # of Orifice Required
= 0.9411
openings required = 0.00
Check Time for Bankfull Discharge (36 hrs< Tbf < 48 hrs)
Qbfs = 0.02709 cfs
Qbfs = 0.00000 cft
Tbf = Tff[new)+Vrem/[(Qbf+ff + Qbfs)*(3600sec/1hr)]
Tbf = 46.6 hrs

100 YEAR FLOOD
Maximum Allowable Flow = Qa
Qa = 0.15 * Total Area Tributary to Basin(acres)
Qa = 0.15 * 1.6234
Qa = 0.2435 cfs
Calculate Q100 (flow not accommodated by FF or BF orifice under 100 year conditions)
Hbf = X100-Xff
Hbf = 0.9 ft
Hff = X100-Xbot
Hff = 1.1 ft
Qff = Qbf:(0.62)(Aff)(2g*Hff)^.5 + (0.62)(Abf)(2g*Hbf)^.5
Qff + Qbf = 0.0878 cfs
Calculate Q100
Q100 = Qa - (Qff+Qbf)
Q100 = 0.156 CFS
Calculate Orifice Area required to Discharge Q100
H100 = X100-Xbf
H100 = 0.7 ft
Abf = Q100/(0.62)(2*g*H100)^.5)
Abf = 0.03720 sft
Calculate # of Orifice Openings
Orifice Diam. = 1 3/4 inches
Area of orifice = 0.01670 sft
Calculate # of Orifices Needed
Orifice = Abf/(Area of Orifice)
Orifice = 2.23
openings required = 2.00
Check allowable flow rate is not exceeded.
Qact = Qff + Qbf = 0.62*#orifice*Aorifice*(2gH100)^0.5
Qact = 0.2278 cfs
Check Time for 100-year Storm Discharge (T100 < 72 hrs)
Discharge through ff orifices
Hbf = 2/3(X100-Xbf)+(Xbf-Xbot)
Hbf = 0.87 ft
Qbf = (0.62)(#ffoorif)(Affoorif)[2gHbf)]^0.5
Qbf = 0.0777 cfs
Discharge through Bf orifices
Hbf = 2/3(X100-Xbf)+(Xbf-Xff)
Hbf = 0.85 ft
Qbf-100 = (0.62)(#bfoorif)(Abfoorif)[2gHbf)^0.5
Qbf-100 = 0.0000 cfs
Discharge through 100yr orifices
H100 = 2/3(X100-Xbf)
H100 = 0.47 ft
Q100 = (0.62)(#f100orif)(A100orif)[2gH100)^0.5
Q100 = 0.1144 cfs
Time to Discharge
Vrem = V100-Vbf
Vrem = 11385 cft
T100 = Tbf + Vrem/[(Qbf + Qbf-100 +Q100)*(3600sec/1hr)]
T100 = 62.06 hrs

ORIFICE TABLE

CALCULATED ELEVATION	ORIFICE #	DIAM (IN)
697.50	1	1 3/4
697.72	0	1 3/4
697.90	2	1 3/4

DETENTION BASIN "DRN–2" EMERGENCY OVERFLOW CALCULATIONS

Emergency Overflow Design

Basin: DRN2

Design Requirements:
Tc for 100 Year Flood Volume Storage Calculation
A = 1.6234 Acres
C = 0.5853
Calculate Qo
Qa = 0.15 cfs/acre * Acres
Qa = 0.24351 cfs
Qo = Qa/(A*C)
Qo = 0.25628 cfs/(ac-imp)
Calculate Storage Time for 100 year storm event
Tc = -25 + (10312.5/Qo)^.5
Tc = 175.60 min
Maximum Flow Rate
Qmax = C*I*A
Tc = 175.60
I_{10yr} = 175/(Tc+25)
Qmax = **0.83** cfs

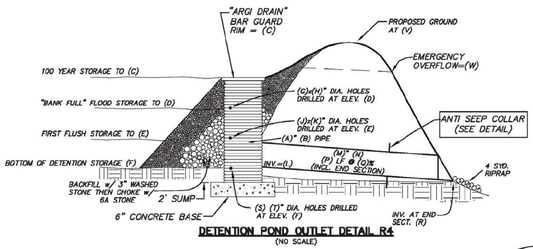
Minimum Velocity = 2 fps
Maximum Velocity = 6 fps
Minimum Slope = 1.5 %
Side Slope No Steeper Than = 1V : 3H

Calculations:
Channel Bottom Width (B) = 8.000 feet
Channel Depth(d) = 0.5 feet
Channel Side Slope 1V : H = 5

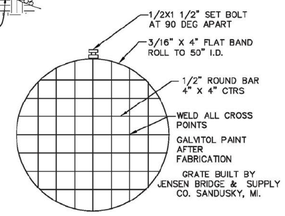
Flow Area = B*d + 2*(1/2)*(d*(H*di)
5.250 square feet
Wetted Perimeter = B+2*(d^2+(d*H)^2)^.5
13.099 feet
Hydraulic radius = Area/Wetted Perimeter
0.401
Mannings Formula:
n = 0.035
slope, s = 2 percent
Full Flow, Q = 1.486/n*A*(A/P)^(2/3)*(s/100)^(1/2)
17.136 cfs
Is Full Flow greater than Qmax? **YES**
Velocity, V = Q/A
3.26 fps
Is Velocity less than 10 fps? **YES**

DETENTION BASIN "DRN–2" OUTLET STRUCTURE TABLE

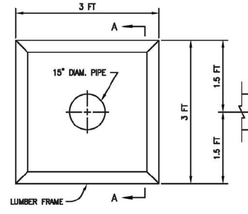
DIAMETER OF STANDPIPE	A	48 inch	INVERT OF OUTLET PIPE	L	697.33
MATERIAL OF STANDPIPE	B	CMP	DIAMETER OF OUTLET PIPE	M	12 inch
100 YEAR STORAGE TO	C	698.61	MATERIAL OF OUTLET PIPE	N	C76 CLIV RCP
BANK FULL FLOOD STORAGE TO	D	697.90	LENGTH OF OUTLET PIPE	P	20 LF
FIRST FLUSH STORAGE TO	E	697.72	SLOPE OF OUTLET PIPE	Q	0.60%
BOTTOM OF BASIN	F	697.5	INVERT AT END OF OUTLET PIPE	R	697.23
NUMBER OF HOLE(S) AT BANK FULL	G	2	NUMBER OF HOLE(S) AT BOTTOM OF BASIN	S	1
DIAMETER OF HOLE(S) AT BANK FULL	H	1 3/4 inch	DIAMETER OF HOLE(S) AT BOTTOM OFBASIN	T	1 3/4 inch
NUMBER OF HOLE(S) AT FIRST FLUSH	J	0	PROPOSED FINISH GROUND ELEVATION	V	699.61
DIAMETER OF HOLE(S) AT FIRST FLUSH	K	1 3/4 inch	EMERGENCY OVERFLOW ELEVATION	W	699.11



DETENTION POND OUTLET DETAIL R4
(NO SCALE)



TOP GRATE FOR 48" CMP
NOT TO SCALE



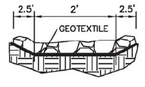
ELEVATION SECTION A–A

NOTES:
1. COAT THE PIPE AT THE COLLAR LOCATION WITH BUTYL RUBBER ROOF PATCH CEMENT SEALER OR OTHER BUTYL RUBBER SEALER. (DO NOT USE ASPHALT ROOF PATCH)
2. FOR PIPE DIAMETERS OF 1" TO 4", CUT A HOLE (CENTERED) IN THE BUTYL RUBBER APPROXIMATELY 1/2" IN DIAMETER. FOR PIPE DIAMETERS 6" TO 18", CUT A HOLE 3" SMALLER THAN THE DIAMETER OF THE PIPE.
3. FORCE THE BUTYL RUBBER OVER THE UPSTREAM END OF THE PIPE AND OVER THE BUTYL RUBBER ROOF SEALER.
4. INSTALL A 1–1/4" WIDE STAINLESS STEEL CLAMP AROUND THE PIPE, OVER THE BUTYL RUBBER, AND TIGHTEN UNTIL SEALER IS FORCED OUT.
5. STAPLE THE BUTYL RUBBER TO THE LUMBER FRAME.
6. THE COMPLETED INSTALLATION MUST BE WATERTIGHT.
7. THE WOOD FRAME SHALL BE CONSTRUCTED FROM EITHER 1" x 4" OR 2" x 2" LUMBER AND SHALL BE RIGID ENOUGH TO WITHSTAND BACKFILL OPERATIONS.

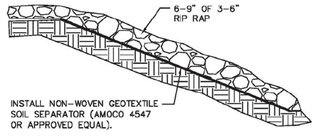
TABLE OF QUANTITIES (PER COLLAR)

"W" FEET	BUTYL RUBBER SQ. FT.	STAINLESS STEEL CLAMP	LUMBER LIN. FT.
2	4	1	8
3	9	1	12
4	16	1	16
5	25	1	20
6	36	1	24

ANTI–SEEP COLLAR
(NO SCALE)



CROSS SECTION OF SPILLWAY



LONGITUDINAL SECTION OF SPILLWAY EMERGENCY OVERFLOW DETAIL
NOT TO SCALE

Know what's below. Call before you dig.

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5–18–2001.

STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

LEGEND

☆ = LIGHT POLE
⊙ = UTILITY POLE
▷ = GUY ANCHOR
♂ = HYDRANT
SPOT ELEV. = SPOT ELEV.
☼ = POST
⊗ = GATE VALVE
⊸ = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
□ = CATCHBASIN
◡ = END SECTION
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
= EXISTING STORM
= EXISTING SANITARY
= EXISTING WATER
= EXISTING GAS
= EXISTING ELECTRIC
= EXISTING TELEPHONE

BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS – *06–20–2023 PER WCWRC, 08–14–2023 PER TWP.*
10–09–2023 CONSTRUCTION ENGINEERING PLAN SET, 12–23–2023 PER WCRC
4–21–2026 RESUBMITTED SITE PLAN. 08–10–2026 REVISED PER COMMENTS.

SCALE 200
0 50 100
SCALE: 1"=100'

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SUITE 400
ANN ARBOR, MI 48103
TEL: 734–761–8800

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MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734–931–2313

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SHEET
STORM WATER MANAGEMENT CALCULATIONS DRN2

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32962
DWG NO. 32962-grd
FIELD BOOK –
FILE NO. 10766
DATE 05–04–2023
SHEET 7

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BIO-SWALE "DRN-3" VOLUME CALCULATIONS

Standard Method Runoff Volume Work Sheets

Project: 6630 Rawsonville Rd
Basin: Infiltration Trench DRN-3
By: Seth Garner
Date: 6/14/2023

W1 Determining Post-Development Cover types, Areas, Curve Numbers and Runoff

Basin Tributary Area = 4.2583 Ac
Disturbed Area = 3.4201 Ac 148,979 ft2
% Disturbed = 80 %

Rational Method Variables

Cover Type	Soil Type	Post Const Slope %	Area (ft2)	Area(acre)	Runoff Coefficient C	(C)(Area)
Impervious	B		56,481	1.2966	0.95	1.2318
Pervious (Type B soils)	B	<4%	112,857	2.5908	0.25	0.6477
Pervious (Type B soils)	B	>8%	13,688	0.3142	0.35	0.1100
Pervious (Type D soils)	D	<4%	2,465	0.0566	0.45	0.0255
					Σ(C)(Area) =	2.0150
					Σ(Area) =	4.2582
				Weighted C = Σ(C)(Area)/Σ(Area) =		0.4732

NRCS Variables - Pervious Cover

Cover	Soil Type	Pervious Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Open Space-Good	B	126,545	2.9051	61	177.2111
Open Space-Good	D	2,465	0.0566	80	4.5280
			Σ(CN)(Area) =		181.7391
			Σ(Area) =		2.9617
		Weighted CN = Σ(C)(Area)/Σ(Area) =			61

NRCS Variables - Impervious Cover

Cover	Soil Type	Impervious Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Paved	B	56,481	1.2966	98	127.0668
			Σ(CN)(Area) =		127.0668
			Σ(Area) =		1.2966
		Weighted CN = Σ(C)(Area)/Σ(Area) =			98

W2 First Flush

Vff = (1")(1'/12")(43560ft3/1ac)AC
Total Area A = 4.2582 Ac
Weighted C C = 0.4732
Vff = 7,314 cft

W3 Pre-development Bankfull Runoff Calculation (Vbf-pre)

NRCS Variables - Pervious Cover

Cover	Soil Type	Pervious Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Meadow	B	183,026	4.2016	58	243.6928
Meadow	D	2,465	0.0566	78	4.4148
			Σ(CN)(Area) =		248.1076
			Σ(Area) =		4.2582
		Weighted CN = Σ(C)(Area)/Σ(Area) =			58

Existing Cover Type = Meadow
2year/24 hour storm event P = 2.35 inches
Curve Number for Good Cover Woods or Meadow CN = 58
S = (1000/CN) - 10 = 7.241379 inches
Q = (P-0.2S)^2/(P+0.8S) = 0.099852 inches
Total Site Area (SF) excluding "Self-Crediting" BMPs Area = 185,491 square feet
Vbf-pre = Q(1/12)Area = 1,543 ft^3

W4 Pervious Cover Post-development Bankfull Runoff Calculation (Vbf-per-post)

2year/24 hour storm event P = 2.35 inches
Pervious Curve Number from W1 = 61
S = (1000/CN) - 10 = 6.393443 inches
Q = (P-0.2S)^2/(P+0.8S) = 0.15375 inches
Pervious Cover Area from W1 = 129,010 square feet
Vbf-per-post = Q(1/12)Area = 1,653 ft^3

W5 Impervious Cover Post-development Bankfull Runoff Calculation (Vbf-imp-post)

2year/24 hour storm event P = 2.35 inches
Impervious Curve Number from W1 = 98
S = (1000/CN) - 10 = 0.204082 inches
Q = (P-0.2S)^2/(P+0.8S) = 2.121674 inches
Impervious Cover Area from W1 = 56,481 square feet
Vbf-imp-post = Q(1/12)Area = 9,986 ft^3

W6 Pervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-per-post}}$)

100year/24 hour storm event P = 5.11 inches
Pervious Curve Number from W1 = 61
S = (1000/CN) - 10 = 6.393443 inches
Q = (P-0.2S)^2/(P+0.8S) = 1.435628 inches
Pervious Cover Area from W1 = 129,010 square feet
$V_{V100\text{-per-post}}$ = Q(1/12)Area = 15,434 ft^3

W7 Impervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-imp-post}}$)

100year/24 hour storm event P = 5.11 inches
Impervious Curve Number from W1 = 98
S = (1000/CN) - 10 = 0.204082 inches
Q = (P-0.2S)^2/(P+0.8S) = 4.873 inches
Impervious Cover Area from W1 = 56,481 square feet
$V_{100\text{-imp-post}}$ = Q(1/12)Area = 22,936 ft^3

W8 Determine Time of Concentration for Applicable Flow Types (Tc-hrs)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100)	$S^{0.5}$	V=K*$S^{0.5}$	Tc = L/(V*3600)
Sheet Flow*	0.48	2	121	1.65	1.28	0.61	0.06
Waterway	1.2						
Small Trib.	2.1						
						Total Tc =	0.06

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

W9 Runoff Summary & Onsite Infiltration Requirement

First Flush Volume Vff = 7,314 ft^3
Pervious-Post Development Bankfull Runoff Volume Vbf-per-post = 1,653 ft^3
Impervious Cover Post-Development Bankfull Runoff Volume Vbf-imp-post = 9,986 ft^3
Total BF Volume Vbf-post = 11,639 ft^3
Pervious - Post Development 100-year Runoff Volume $V_{100\text{-per-post}}$ = 15,434 ft^3
Impervious Cover Post-Development 100-year Runoff Volume $V_{100\text{-imp-post}}$ = 22,936 ft^3
Total 100-year Volume V_{100} = **38,370** ft^3

Determine Onsite Infiltration Requirement
Subtract the Pre-Development Bankfull from the Post Development Bankfull Volume
Total Post-Development Bankfull Volume Vbf-post = 11,639 ft^3
Pre-Development Bankfull Runoff Volume Vbf-pre = 1,543 ft^3
Bankfull Volume Difference = 10,096 ft^3

Compare the Bankfull Volume Difference with the First Flush Volume.
The greater of the two is the Onsite Infiltration Requirement.
Onsite Infiltration Requirement V_{inf} = **10,096** ft^3

W10 Detention/Retention Requirement

Detention
Peak of Unit Hydrograph Qp=238.6$T_c^{-0.92}$ = 2,397 cfs/in-mi^2
Total Site Area (ac) excluding "Self Crediting" BMPs Area = 4.2582 ac
$Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ = 6.3086287 in
Peak Flow PF =Qp*Q100*Area/640 = 100.61184 cfs
Δ = PF - 0.15 Area = 99.973108 cfs
Vdet = (Δ/PF)*$V_{100\text{-post}}$ = **38,126** ft^3

BIO-SWALE "DRN-3" VOLUME CALCULATIONS (CONTINUED)

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Infiltration Area (ft2)	Storage Volume (ft3) Surface	Storage Volume (ft3) Stone	Avg. Design Infiltration Rate	Infiltration Volume During Storm (ft3)	Total Volume Reduction (ft3)
Bio-Retention Basins						
Rain Gardens						
Pervious Pavement						
Dry Wells						
Structural Infiltration Basins						
Subsurface Infiltration Bed						
Infiltration Trench	18,658	9,329	2,799	5.4375	50,726	**62,854**
Bioswales						
Green Roof						
Water Reuse						

Total Volume Reduction Credit by Proposed Structural BMPs(100yrmax) = 38,126 ft^3
Runoff Volume Infiltration Requirement (Vinf) from W9 = 10,096 ft^3
Runoff Volume Credit = 28,030 ft^3

Infiltration Trench Calculations

Trench Surface Storage Volume
Bottom Bed Area = 18658 ft
Design Water Depth = 0.5 ft
Surface Storage Volume= Bottom Bed area * Maximum Water Depth
9329 cft

Stone Bed Storage
Stone Storage Depth = 0.5 ft
Bottom area = 18,658 sf
Stone Storage Volume = Average Bed Area (sf) * Maximum Design Water Depth * Porosity
= 18658 sf * 0.5 ft * 0.30
= 2799 cft

Design Infiltration Rate = 5.4375 in/hr
Bottom Elevation = 698.3
Total Time to Infiltrate - should be less than 48 hours
Tinf = V_{100} (cft) / (Area (sf) * Design Infiltration Rate (in/hr) * (1'/12"))
= 50726 (cft) / (18658 * 5.4375 x in/hr x 1ft/12inches)
= 6 hr

Infiltration tests	
TP-6	6
TP-7	4.875
Average	5.4375

W12 Natural Features Inventory

Existing Natural Resources	Mapped (yes,no, n/a)	Total Area (ac)	Protected/ Undisturbed Area (ac)
Waterbodies	N/A	0	0
Floodplains	N/A	0	0
Riparian Areas	N/A	0	0
Wetlands	N/A	0	0
Woodlands	N/A	0	0
Natural Drainage Area	N/A	0	0
Steep Slopes, 15%-25%	N/A	0	0
Steep Slopes, over 25%	N/A	0	0
Special Habitat Areas	N/A	0	0
Other	N/A	0	0
Total Existing (ac)			0

W13 Summary

A. Storm Water Management Summary
Minimum Onsite Infiltration Requirement, Vinf = 10,096 cft
Designed/Provided BMP Volume = 38,126 cft
% Minimum Required Infiltration Provided = 378 %
Total Calculated Detention Volume, Vdet = 38,126 cft
Net Required Detention Volume
(Vdet - Designed/Provided Infiltration Volume) = 0 cft
B. Detention Volume Increase for sites where the required infiltration cannot be achieved.
% Required Infiltration NOT provided
(100%-%Minimum Required Infiltration Provided) N/A %
Net % Penalty
(20% x %Required Infiltration NOT Provided) N/A %
Total Required Detention Volume, including penalty
[(100% + Net % Penalty) x Net Required Detention Volume)] N/A cft

Additional Design Requirements
New Impervious Area = 56,481 sf
Maximum Impervious Loading Ratio of 8 to 1 Impervious area/BMP area
= 56481sft / 18658sft
= 3 to 1
Maximum total Loading Ratio of 10 to 1 Total site area/BMP area
= 185491sft / 18658sft
= 10 to 1

BIO-SWALE "DRN-3" SEDIMENT BASIN STORAGE CALCULATIONS

SEDIMENT BASIN DRN3

ELEVATION	AREA SFT	STORAGE CFT	COMULATIVE STOREAGE CFT
699.8	7050	2467.5	2467.5
699.3	2820		

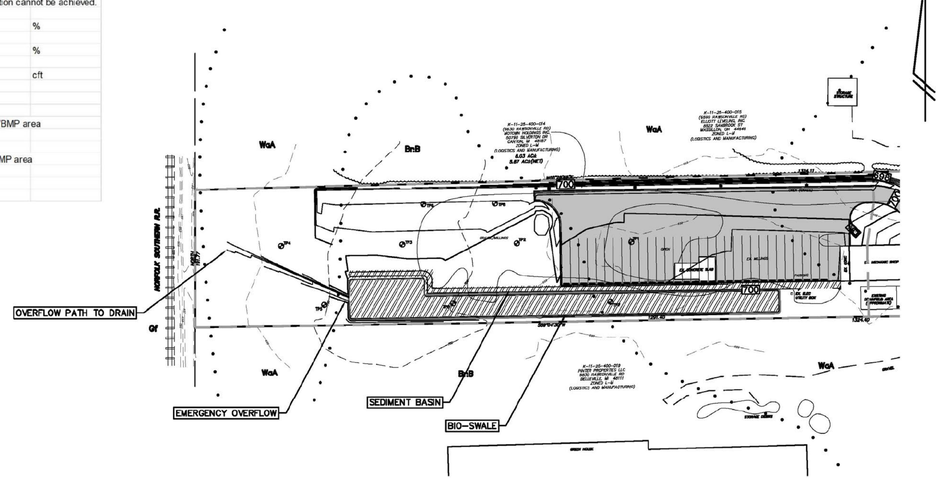
Required volume = 0.05 * 100yr event volume = 2467 cft

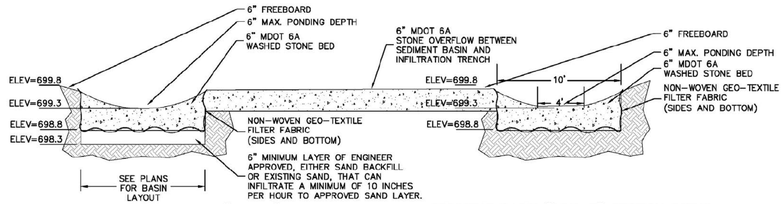
BIO-SWALE "DRN-3" SURFACE STORAGE CALCULATIONS

INFILTRATION TRENCH DRN3

ELEVATION	AREA SFT	STORAGE CFT	COMULATIVE STOREAGE CFT
699.8	22566	10306	10306
699.3	18658		

Surface Storage Volume = 10306 cft





INFILTRATION TRENCH "DRN-3" SECTION DETAIL NOT TO SCALE

SEDIMENT BASIN "DRN-3" SECTION DETAIL NOT TO SCALE

LOG OF TEST PIT — Project No.: 231140; Test Pit No.: TP-6; Sheet: 1 of 1

Project: 6630 Rawsonville Road Infiltration Testing
Client: Washtenaw Engineering Co. Inc.
Location: Belleville, Michigan
Drill Type: Excavator
Crew Chief: Field Eng.: IA Rev. By: RW
Coordinates: N=253795.1 E=1345663.5 (MI South ft)
Elevation: 699.7 ft Datum: NAVD 88 (GPS Observation)
Notes:
Plugging Record: Backfilled test pit with excavated soil..
Date Begin: 03/17/2023 Date End: 03/17/2023

Type	Dia.	Groundwater, ft.	
Excavator	Bucket	2.0'	During 3.5
			End 3.5
			Seepage
			Date Depth, ft.

Depth Excavated: 6.0 ft

Component Percentages: Trace < 5%, Few 5-10%, Little 15-25%, Some 30-45%, Mostly 50-100% QP = Calibrated Penetrometer (tons/sq. ft.)

Elev. FT.	Depth FT.	Sample Number	Recov. FT.	Dyn. Cone Bl. "N" ASTM STP 399	USCS Group Symbol	*DESCRIPTION	QP tsf	MST %	DD pcf	REMARKS
699.2	0.5					0.5 8" Parking Lot Gravel with Topsoil				
698.7	1.0					0.7 Brown poorly graced SAND with silt and coarse to fine sand, few clayey fines, moist				
698.2	1.5									BOTTOM OF STONE ELEV=698.3
697.7	2.0				SP-SC					
697.2	2.5									
696.7	3.0					3.0 Brown poorly graced SAND; mostly coarse to fine sand, trace coarse to fine gravel, moist				
696.2	3.5									
695.7	4.0				SP					GROUND WATER ELEV=696.2
695.2	4.5					Grades wet at 3.5'				
694.7	5.0					5.0 End of Test Pit				

* Visual estimate following ASTM D 2488 unless laboratory testing has been performed. Stratification changes are approximated between samples.

LOG OF TEST PIT — Project No.: 231140; Test Pit No.: TP-7; Sheet: 1 of 1

Project: 6630 Rawsonville Road Infiltration Testing
Client: Washtenaw Engineering Co. Inc.
Location: Belleville, Michigan
Drill Type: Excavator
Crew Chief: Field Eng.: IA Rev. By: RW
Coordinates: N=253803.6 E=1345665.5 (MI South ft)
Elevation: 699.8 ft Datum: NAVD 88 (GPS Observation)
Notes:
Plugging Record: Backfilled test pit with excavated soil..
Date Begin: 03/17/2023 Date End: 03/17/2023

Type	Dia.	Groundwater, ft.	
Excavator	Bucket	2.0'	During 3.5
			End 3.5
			Seepage
			Date Depth, ft.

Depth Excavated: 4.5 ft.

Component Percentages: Trace < 5%, Few 5-10%, Little 15-25%, Some 30-45%, Mostly 50-100% QP = Calibrated Penetrometer (tons/sq. ft.)

Elev. FT.	Depth FT.	Sample Number	Recov. FT.	Dyn. Cone Bl. "N" ASTM STP 399	USCS Group Symbol	*DESCRIPTION	QP tsf	MST %	DD pcf	REMARKS
699.3	0.5					0.5 12" Parking Lot Gravel with Topsoil				
698.8	1.0					1.0 Brown poorly graced SAND with silt and coarse to fine sand, few clayey fines, moist				
698.3	1.5									BOTTOM OF STONE ELEV=698.3
697.8	2.0				SP-SM					
697.3	2.5									
696.8	3.0					3.0 Brown poorly graced SAND; mostly coarse to fine sand, trace coarse to fine gravel, moist				
696.3	3.5									
695.8	4.0				SP					GROUND WATER ELEV=696.3
695.3	4.5					Grades wet at 3.5' 4.5 End of Test Pit				

* Visual estimate following ASTM D 2488 unless laboratory testing has been performed. Stratification changes are approximated between samples.

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STORM WATER MANAGEMENT CALCULATIONS DRN3

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WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023 JOB NO. 32962 DWG NO. 32962-stm
FIELD BOOK -
FILE NO. 10766

SHEET 7A

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JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER STATE OF MICHIGAN

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MIDWESTERN CONSULTING, 5-18-2001.

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

LEGEND

☼ = LIGHT POLE
○ = UTILITY POLE
◁ = GUY ANCHOR
◁ = HYDRANT
SPOT ELEV. 857.23
SP = POST
⊗ = GATE VALVE
—o— = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
o = MANHOLE
□ = CATCHBASIN
◡ = END SECTION
—·—·— = GRAVEL
—x—x— = FENCE
= CONCRETE
= ASPHALT
—— t —— = EXISTING STORM
—— s —— = EXISTING SANITARY
—— w —— = EXISTING WATER
—— g —— = EXISTING GAS
—— e —— = EXISTING ELECTRIC
—— t —— = EXISTING TELEPHONE

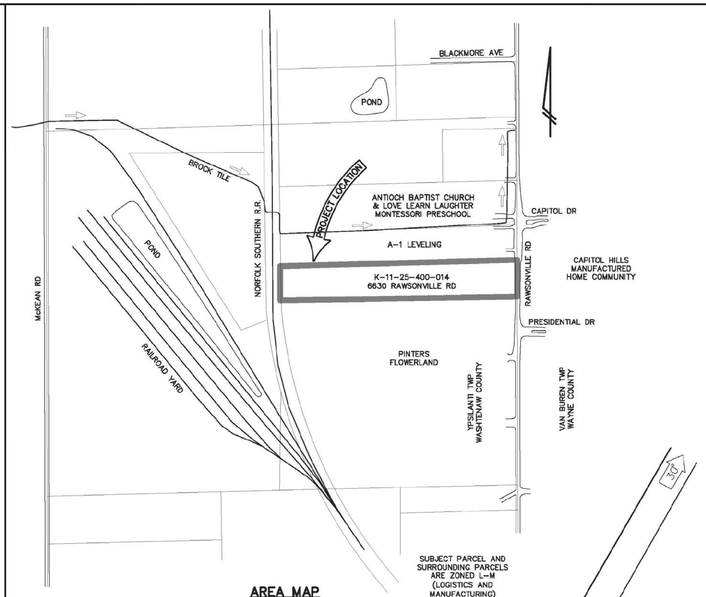
BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS *06-20-2023 PER WCWRC, 08-14-2023 PER TWP.*
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

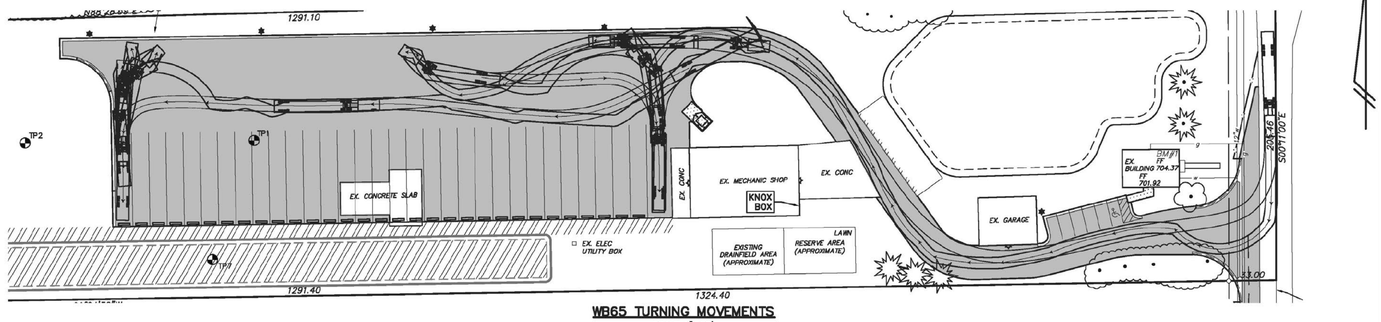
SCALE 200
0 50 100
SCALE: 1"=100'

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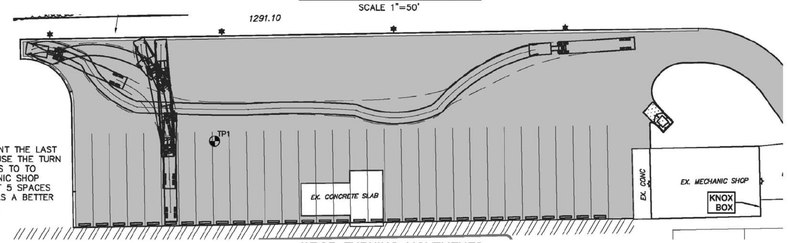


AREA MAP
SCALE: 1"=400'

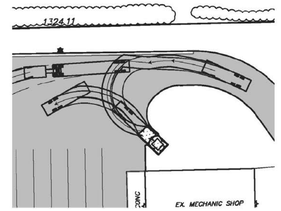


WB65 TURNING MOVEMENTS
SCALE 1"=50'

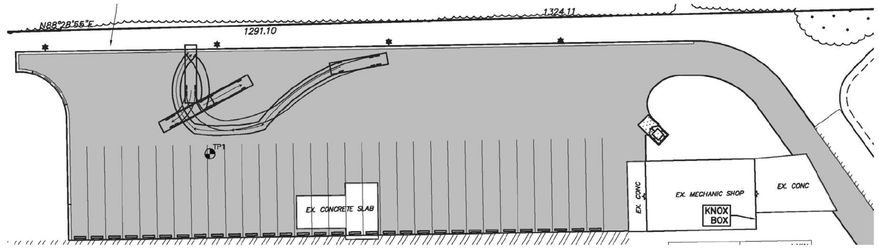
NOTE:
IN AN EFFORT TO REDUCE PAVEMENT THE LAST 5 SPACES WILL NOT BE ABLE TO USE THE TURN AROUND AND WILL REQUIRE TRUCKS TO TO TURN AROUND BEHIND THE MECHANIC SHOP AND BACK TO SPACE. SINCE LAST 5 SPACES ARE SPARE TRAILER SPACES IT WAS A BETTER USE TO KEEP PAVEMENT REDUCED.



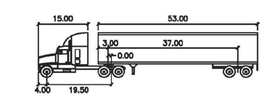
WB65 TURNING MOVEMENTS
SCALE 1"=50'



GARBAGE TRUCK TURNING MOVEMENTS
SCALE 1"=50'

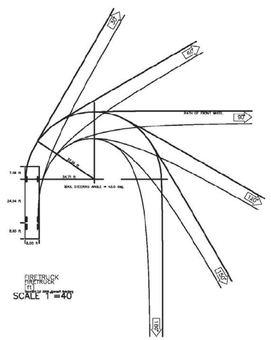


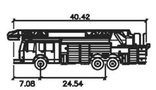
FIRETRUCK TURNING MOVEMENTS
SCALE 1"=50'



WB65	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 28.40
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		

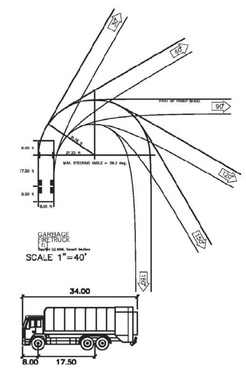
WB65 TURNING TEMPLATE
SCALE 1"=20'





FIRETRUCK	feet		
Width	: 8.00		
Track	: 6.91		
Lock to Lock Time	: 6.00		
Steering Angle	: 45.00		

FIRETRUCK TURNING TEMPLATE
SCALE 1"=20'



GARBAGE	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 40.00

GARBAGE TRUCK TURNING TEMPLATE
SCALE 1"=20'

NOTE:
JR TRANSPORT, LLC
SANDHU TRANSPORT, LLC
UPJINDER EXPRESS, LLC
SHARE THE FACILITIES AT
6630 RAWSONVILLE RD

PROPERTY OWNER
MOTOWN HOLDINGS, INC.
50790 SILVERTON DR
CANTON, MI 48187

APPLICANT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111

ENGINEER
WASHTENAW ENGINEERING COMPANY
3525 W. LIBERTY, STE 400
ANN ARBOR, MI 48103

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BnB – BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
Gf – GILFORD SANDY LOAM
WaA – WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
• • • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

TAX DESCRIPTION (K-11-25-400-014)

Commencing at the E 1/4 post of section, thence S0°11'E 787.45 feet along the East line of section for Place of Beginning; thence S0°11'E 205.46; thence S89°04'30"W 1324.4 feet; thence North 191.77 feet; thence N88°28'55"E 1324.11 feet to the Place of Beginning. Being part of the East 1/2 of the SE 1/4, Section 25, T3S, R7E, containing 6.03 acres of land more or less.
(NOT SURVEYED).

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

Know what's below. Call before you dig.

THE OWNER SHALL NOT USE, OR AUTHORIZE ANY OTHER PERSON TO USE, THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY, INC. (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT. EXCEPT AS STIPULATED ABOVE, OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM THE REUSE OF THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

LEGEND

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⊕ = UTILITY POLE
⊙ = GUY ANCHOR
⊘ = HYDRANT
SPOT = SPOT ELEV.
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= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
= EXISTING STORM
= EXISTING SANITARY
= EXISTING WATER
= EXISTING GAS
= EXISTING ELECTRIC
= EXISTING TELEPHONE

BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS *–06-20-2023 PER WCWRC, 08-14-2023 PER TWP.*
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE
0 25 50 100
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3525 W. LIBERTY RD
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ANN ARBOR, MI 48103
TEL: 734-761-8800

WASHTENAW ENGINEERING

CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

SHEET
TURNING TEMPLATE

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

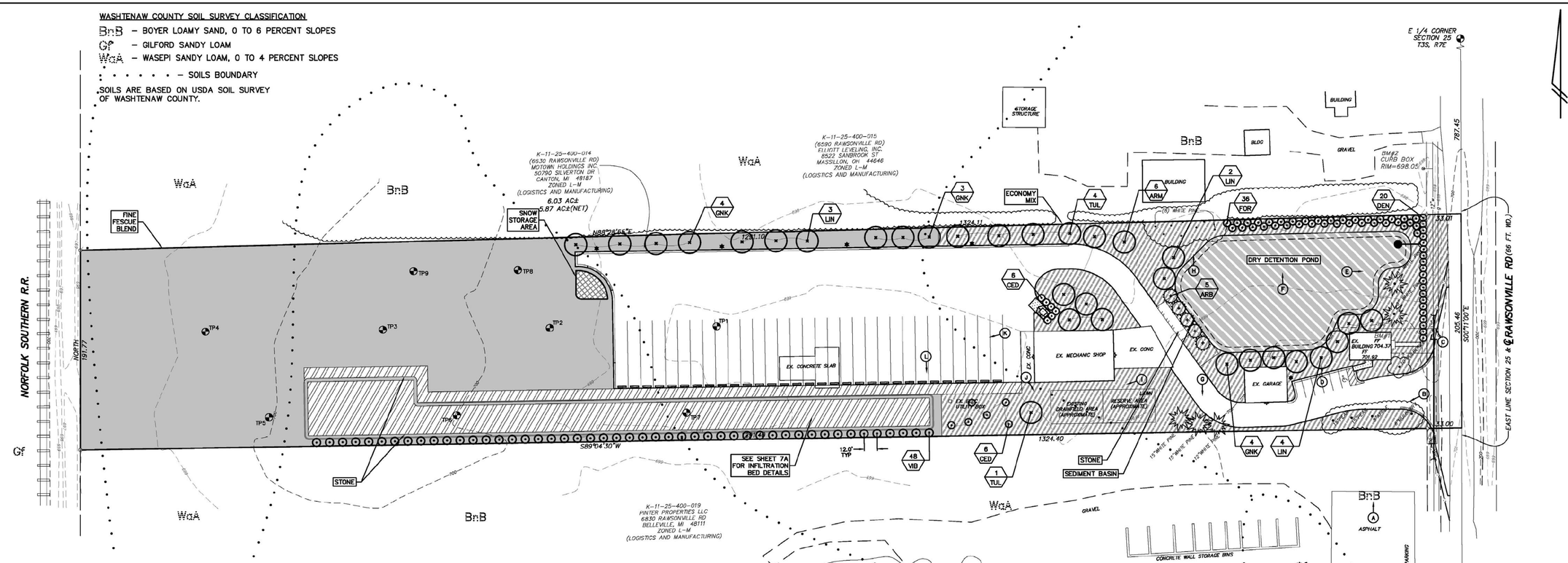
SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962-turn
FIELD BOOK –
FILE NO. 10766
SHEET 8

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ABANDONED, IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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APPLICATION for VARIANCE TO LANDSCAPE AND SCREENING
VARIANCE REQUEST

Sec. 1301. - Landscape requirements:

Explanation: The subject property has several physical characteristics restricting its development.

a.) The existing parcel is narrow (205.46 lf) and deep (1,324.40lf) making circulation for semi-tractor/trailers challenging.

b.) Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high water table. The necessary configurations and proximity of these structures to all required paved areas eliminated available space for landscaping on site.

c.) Location of the existing house access drive into the property and existing mature trees prevent additional landscaping along the Rawsonville Road Frontage.

These stated conditions make additional site and street frontage landscaping impractical. A variance to Sections 1301 is requested.

SCREENING & LANDSCAPING

	Required	Provided	Compliance
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	200 L.F. / 40 L.F. = 5 trees 200 L.F. / 100 L.F. = 3 ornamental trees 200 L.F. / 10 = 20 shrubs	5 trees 3 ornamental 0 shrubs	Trees comply. Shrubs are deficient
General Landscaping: 1 tree per 1,000 sq/ft 1 shrub per 500 sq/ft	18,400 S.F = 19 trees and 46 shrubs	10 trees 0 shrubs	Does not comply
Parking Lot: 1 large dec tree per 2000 sf of pavement and 1 per 40 feet of lineal	39,272 S.F. / 2,000 S.F. = 20 interior and 20 exterior	0 trees	Does not comply
Stormwater: 1 tree per 45 feet and 1 shrub 5 feet of lineal	1 tree per 45 feet and 1 shrub 5 feet of lineal	0 trees or shrubs	Does not comply

The applicant is seeking a waiver from Section 1301. Their justification is as follows:

A. The existing parcel is narrow (205 feet) and deep (1,324 feet) making circulation for semi-tractor/trailers challenging.

B. Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high-water table. The necessary configurations and proximity of these structures to all required paved areas eliminate available space for landscaping on site.

C. Location of existing house access drive into the property and existing mature trees prevent additional landscaping along Rawsonville Road Frontage.

D. Existing mature trees located on adjacent neighbor's property lines prohibit planting additional shade trees on the subject property at locations adjacent to proposed storm-water facilities.

E. The proposed pavement of the Truck /Trailer storage parking does not exceed 20% of the existing gravel surface lot.

LANDSCAPE LEGEND

= DECIDUOUS TREE
= DECIDUOUS SHRUB
= EVERGREEN TREE
= EVERGREEN SHRUB
= PLANT QUANTITY & IDENTIFICATION
= PICTURE IDENTIFICATION (SEE SHEET 9A)

PLANT LIST

TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
CED	12	Juniperus virginiana	EASTERN RED CEDAR	5' HT.	CONTAINER
GNK	11	Ginkgo biloba	MAIDENHAIR TREE	2.5" CAL.	B & B
TUL	5	Liriodendron tulipifera	AMERICAN TULIP TREE	2.5" CAL.	B & B
ARM	6	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	2.5" CAL.	B & B
LIN	9	Tilia americana	AMERICAN LINDEN	2.5" CAL.	B & B
ARB	5	Thuja standishii x plicata 'Green giant'	GREEN GIANT ARBORVITAE	8' HT.	B & B
TOTAL	48				

SHRUBS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DEN	20	Taxus x media 'Densiformis'	DENSE YEW	36" SPRD.	CONTAINER
VIB	48	Viburnum dentatum	ARROWWOOD VIBURNUM	36" SPRD.	CONTAINER
FOR	36	Forsythia x intermedia	LYNWOOD GOLD FORSYTHIA	36" SPRD.	CONTAINER
TOTAL	104				

DRY DETENTION POND SOIL

MIXTURE:
80 PERCENT SCREENED SAND
40 PERCENT COMPOST.
PLACE 12" DEPTH IN BASIN.

Mesic Prairie Mix

This mix contains at least (2) Temporary, (14) Flowers & (4) Grasses & Sedges.

Common Name	Scientific Name	#/acre
Temporary Grasses	50%	20
Seed Oats	*Avena sattiva*	
Annual Rye	*Lolium multiflorum*	
Native Grasses	30%	12
Big Bluestem Grass	*Andropogon gerardii*	
Copper Oval Sedge	*Carex bicknellii*	
Canada Wild Rye	*Elymus canadensis*	
Switch Grass	*Panicium virgatum*	
Little Bluestem	*Schizachyrium scoparium*	
Indian Grass	*Sorghastrun nutans*	
Native Wildflowers:	20%	8
New England Aster	*Aster novae-angliae*	
Heath Aster	*Aster pilosus*	
Tall Coreopsis	*Coreopsis tripteris*	
White False Indigo	*Baptisia leucantha*	
Purple Coneflower	*Echinacea purpurea*	
Rattlesnake Master	*Eryngium yuccifolium*	
Ox Eye Sunflower	*Heliopsis helianthoides*	
Rough Blazing Star	*Liatris aspera*	
Dense Blazing Star	*Liatris spicata*	
Bergamot (Beebalm)	*Monarda fistulosa*	
Obedient Plant	*Physostegia virginiana*	
Mountain Mint	*Pycnanthemum virginianum*	
Black-eyed Susan	*Rudbeckia hirta*	
Green-headed Coneflower	*Rudbeckia laciniata*	
Yellow Coneflower	*Ratibita pinnata*	
Prairie Dock	*Silphium terebinthinacaum*	
Tall Goldenrod	*Solidago altissima*	
Lance-leaved Goldenrod	*Solidago graminifolia*	
Stiff Goldenrod	*Solidago rigida*	
Spiderwort	*Tradescanthia ohiensis*	
White Vervain	*Verbena urticifolia*	
Blue Vervain	*Verbena hastata*	
Total Pounds Per Acre		**40 lbs**

FINE FESCUE BLEND *(perimeter of detention basin & west end of parcel)*

Hard Fescue
Chewings Fescue
Sheeps Fescue Creeping
Red Fescue
Traditional Fine Fescue Blends
Seeding Rate: 4-6 lbs/1,000 sq ft DO NOT FERTILIZE
80# Wheat/Straw Mulch crimped into gradeSupplier: Stock Seed Farms
800-769-1520
Murdock, Nebraska

ECONOMY MIX *(Seed Mix for all restored areas east of parking lot)*

40% CR. RED FESCUE
30% ANNUAL RYE
20% PER. RYEGRASS
10% KY. BLUEGRASS
Seed Rate: 4#/1000 sf
12-12-12 fertilize @ 10#/1000sf
80# Wheat/Straw Mulch crimped into grade
Supplier: Rhino seed & landscape supply,
850 N. Old Highway 23,
Brighton, MI.+1 800 482 3130

PROPOSED LEGEND

= CONCRETE CURB & GUTTER (C1)
= MOUNTABLE CURB & GUTTER (C2)
= MODIFIED CURB (C3)
= 6" BITUMINOUS
= CONCRETE
= STONE
= INFILTRATION AREA
= OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
= BUMPER BLOCK
= LIGHTPOLE
= TESTPIT LOCATION
= FINE FESCUE BLEND
= ECONOMY MIX
= MESIC PRAIRIE MIX
= SNOW STORAGE

SITE ANALYSIS:

Existing Trees: They are limited to front yard landscaping and along the south property line fence row, See existing conditions for tree survey and identification.

Other Natural Features: There are NO, wetlands, drains, creeks, surface water or flood plains on site.

Landscaping: Lawn areas are maintained as domestic lawn.

MESIC PRAIRIE INSTALLATION

1. PLACE 12" DRY DETENTION POND MIX.
2. DRILL SEED MESIC PRAIRIE MIX.
3. BLOW IN CHOPPED WHEAT STRAW MULCH.
4. CRIMP STRAW MULCH INTO GRADE.
5. SEED SCHEDULE: APRIL 15 – AUGUST 31 OR SEPT 5 – DECEMBER 31.
6. CONTRACTOR TO WARRANTY SEEDING FOR ONE YEAR FROM DATE OF INSTALLATION.

TREE IDENTIFICATION

DIA.	SPECIES	CONDITION	REMOVE
15"	PEAR	FAIR	
8"	APPLE	FAIR	
15"	PEAR	FAIR	
12"	WHITE PINE	GOOD	
15"	WHITE PINE	GOOD	
15"	WHITE PINE	GOOD	
10"	WHITE MULBERRY	FAIR	
10"	WHITE MULBERRY	FAIR	X
8"	WHITE PINE	GOOD	
8"	WHITE PINE	GOOD	
7"	RED CEDAR	POOR	X
10"	RED MAPLE	GOOD	X
6"	WHITE MULBERRY	FAIR	
7"	WHITE PINE	GOOD	
16"	WHITE PINE	GOOD	
10"	WHITE PINE	GOOD	
10"	WHITE PINE	GOOD	
7"	WHITE PINE	GOOD	
6"	WHITE PINE	GOOD	
8"	WHITE PINE	GOOD	
8"	WHITE PINE	GOOD	

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

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BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

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4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE 100
0 25 50
SCALE: 1"=50'

PREPARED BY
GERALD J. SOSNOWSKI RLA, MICH No. 982

GERALD J. SOSNOWSKI LANDSCAPE ARCHITECT NO. 982 REGISTERED LANDSCAPE ARCHITECT STATE OF MICHIGAN

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PLANNERS • SURVEYORS
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TEL: 734-931-2313

LANDSCAPE PLAN

SHEET

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32962
DWG NO. 32962-land
FIELD BOOK –
FILE NO. 10756
DATE 05-04-2023

9
SHEET

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Ⓐ (LOOKING NORTH)


Ⓖ (LOOKING SOUTH)


Ⓑ (LOOKING SOUTHWEST)


Ⓗ (LOOKING NORTH)


Ⓒ (LOOKING NORTHWEST)


Ⓘ (LOOKING WEST)


Ⓓ (LOOKING NORTH)


Ⓙ (LOOKING SOUTHEAST)

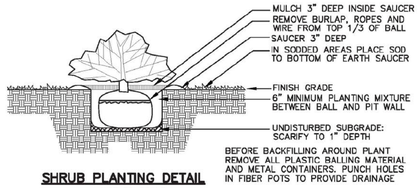

Ⓔ (LOOKING EAST)


Ⓚ (LOOKING WEST)

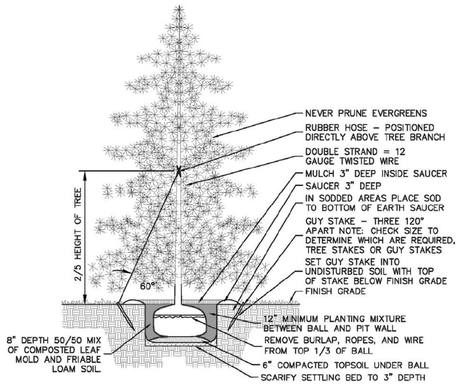

Ⓕ (LOOKING NORTH)


Ⓛ (LOOKING NORTHWEST)

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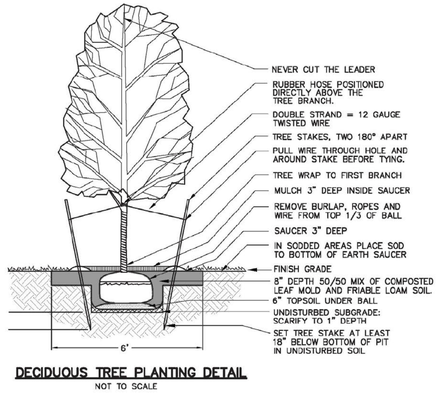
SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING SCHEDULE:
MAY 15 THRU AUGUST 1.
NO FALL PLANTING ALLOWED.

NOTE: ALL EVERGREEN TREES AND SHRUBS TO BE TREATED WITH AN ANTI-DESICCANT PRIOR TO THE FALL AND WINTER SEASONS. BURLAP WIND SCREENS MAY BE NEEDED AS EXTRA FOLIAGE PROTECTION THROUGHOUT THE WINTER SEASON. ADD "MYCORRHIZAE" ROOT GROWTH ENHANCER TO PLANTING SOIL MIX. PRODUCT MANUFACTURER, PREMIER TECH 1-800-606-6926 APPLICATION RATE: TREES 10 CUPS PER 2.5" CALIPER SHRUBS 1 CUP PER 2 GALLON POT



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SEED BED PREPARATION

Remove unwanted vegetation that could out-compete native species, e.g. the usual aggressive invasive species, such as Purple Loosestrife, Reed Canary Grass, and Honeysuckle, some of the more problematic competitors include cool-season grasses, such as Brome, Clover, Tall Fescue, and other turf grasses.

Cultivation involves tilling an area regularly from spring to fall, to between four to five inches deep, to destroy weed root systems. Because it can also bring up weed seeds, cultivation needs to occur at regular intervals, between two to three weeks, to ensure undesirable perennials do not re-sprout. This has the highest risk of soil loss from erosion. Plants with deep root systems may need supplemental herbicide application.

Prepare planting and seedbeds Prepare soil and create optimal plant conditions, before disturbing any ground: >
Check for any buried utilities
Clear area of debris that would interfere with planting
Mow any excess existing vegetation growth
Apply broad-spectrum or targeted herbicide, depending on species present
De-compact any areas of special concern - Lightly de-compact tilled or loose soil with a roller, cultipacker, or similar equipment.

When using a no-till seed drill, tilling can usually be omitted -
If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.

TIMING

Seed: The optimal time to install seed is from the fall (October 1) to late spring (June 15). Avoid mid-to-late summer seeding. Native seed mixes can be installed in the fall when temperatures are cooler and rains are more frequent. Many native species require a cold stratification in order to break dormancy. When conditions are right in the spring, the seed will be in place to germinate.

Seeding a bio-swale in the winter is often easier, because the site is frozen and equipment can more easily access the site. Broadcast the seed when the evening temperatures drop below freezing. Use appropriate erosion control measures, because the seed is not likely to germinate and provide stabilization until the following growing season.

SEED INSTALLATION

No-Till Drill: For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows by opening slits in the soil, into which seed is deposited. Because the diversity of seed sizes mix in 32#/acre of seed oats as as carrier for even distribution of seed through the drill mechanism.

MAINTENANCE 3-YEARS

To help ensure success, projects need a maintenance and management plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves project success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions.

> Regular site inspection and monitoring
> Mowing > Selective herbicide application
> Overseeding and supplemental planting
> Water control and temporary irrigation
> Prescribed burning

Selection of maintenance methods partly depends upon timing, but other factors such as aesthetic goals, project size, and budget also help determine what techniques will work best. For example, for small areas or sites where chemical applications cannot be performed, target species may be removed by hand.

Regular site inspection and monitoring: During the first 6 to 12 months of a seeding project, it may be difficult to differentiate between the germinated native seed and undesirable weeds. Although some wildflower and grass species will be recognizable within the first year, it may take two to four years before the native plant community is sufficiently established to be recognized by most people. During this establishment period, address any invasive species that subsequently appear on site, to prevent them from becoming a larger problem later on. Inspect project areas throughout each growing season to gauge native plant density and composition, and manage undesirable weeds.

Mowing: During the establishment period, native plants concentrate their energy toward expanding their root systems. Mowing can suppress non-native annual plants without negatively affecting natives. Mowing also thins out the canopy, allowing more light to reach new seedlings.

Most weed competition comes from fast-growing annuals, mowing needs to occur to keep these species from re-seeding. Mow to between 8 and 10 inches high. During the first growing season, perform one to three mowing events, depending on the height and growth of the vegetation. If weed pressure is high, more mowing events may be needed.

Selective herbicide application: Perennial weed species are best controlled through chemical applications. Use caution when applying these chemicals, to minimize collateral damage to desirable plant species. Ensure chemical selection, rates, and application methods are legal and appropriate.

GENERAL LANDSCAPE NOTES

1. All workmanship and materials shall conform to Ypsilanti Township standards and specifications. All plant material shall be sizes and measurements conforming to the usa standard for nursery stock. All plant material shall be of selected specimen quality and have a normal habit of growth. All plant material is subject to the approval of the landscape architect.
2. All plant material shall be balled and burlapped stock moved by tree spade or container stock. No bare root stock is permitted. All plant balls shall be firm, intact and securely wrapped and bound.
3. All plant beds shall be excavated of all building materials and other extraneous objects and poor soils to a minimum depth of twelve inches (12") and all backfilled to grade with planting mix (see below).
4. Planting mixture shall be 50% composted leaf mold & 50% friable loam soil.
5. All plant beds and individual plants shall be mulched with a three inch (3") layer of shredded bark mulch.
6. All plants and plant beds shall be thoroughly watered.
7. The contractor shall guarantee all plant materials for a period of one (1) year from the date the work is accepted, in writing, by the landscape architect. The contractor shall replace, without cost to the owner, within a specified period of time, all dead plants, and all plants not in a vigorous, thriving condition, as determined by the landscape architect during and at the end of the guarantee period. replacement stock shall conform to the original requirements.
8. All areas of the site that become disturbed during construction and are not to be paved, stoned or landscaped shall be seeded and mulched. It is the responsibility of the contractor to establish a dense lawn of permanent grasses, free of lumps and depressions. Any part of the area that fails to show a uniform germination shall be reseeded and such reseeding shall continue until a dense lawn is established. Damage to seeded areas resulting from erosion shall be repaired by the contractor.
9. All areas of the site scheduled for seeding shall be disced and graded in conformance with the grading plan.
10. It is the contractor's responsibility to locate the utilities, both above and underground prior to landscaping. any conflicts between utilities and plant material shall be reported to the landscape architect.
11. Installation dates:
Shrubbery - April 15 thru July 1 and Sept. 15 thru Dec. 15 Seed mixes - Oct. 1 thru June 15

Know what's below. Call before you dig.

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

LEGEND

☆ = LIGHT POLE
○ = UTILITY POLE
◇ = GUY ANCHOR
◁ = HYDRANT
SPOT ELEV. = SPOT ELEV.
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= EXISTING GAS
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BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS – *06-20-2023 PER WCWRC, 08-14-2023 PER TWP.*
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE
NO SCALE

PREPARED BY
GERALD J. SOSNOWSKI RLA, MICH No. 982

GERALD J. SOSNOWSKI LANDSCAPE ARCHITECT NO. 982 REGISTERED LANDSCAPE ARCHITECT

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800

WASHTENAW ENGINEERING

CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

SHEET
LANDSCAPE DETAILS

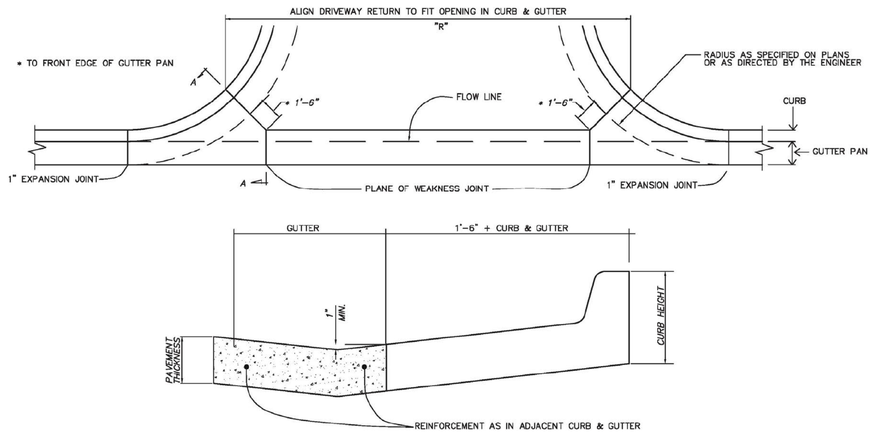
PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023 JOB NO. 32962
DWG NO. 32962-land-det
FIELD BOOK —
FILE NO. 10766

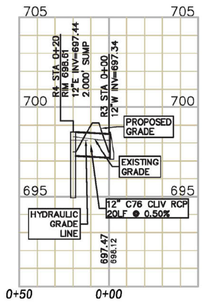
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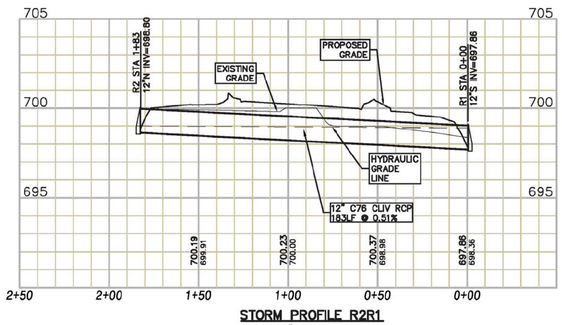
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER RE-SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE ONLY UNDERGROUND UTILITIES IN THE AREA, BOTH RE-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



CONCRETE DRIVEWAY OPENING – DETAIL M
NOT TO SCALE



STORM PROFILE R4R3
SCALE: 1"=40 HORIZONTAL
1"=4' VERTICAL



STORM PROFILE R2R1
SCALE: 1"=40 HORIZONTAL
1"=4' VERTICAL

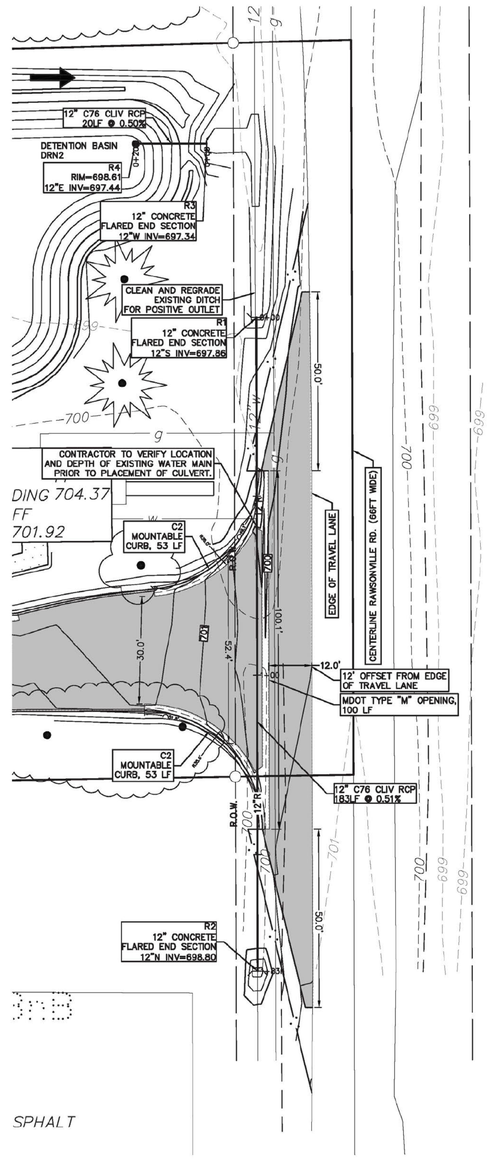
PROPOSED LEGEND

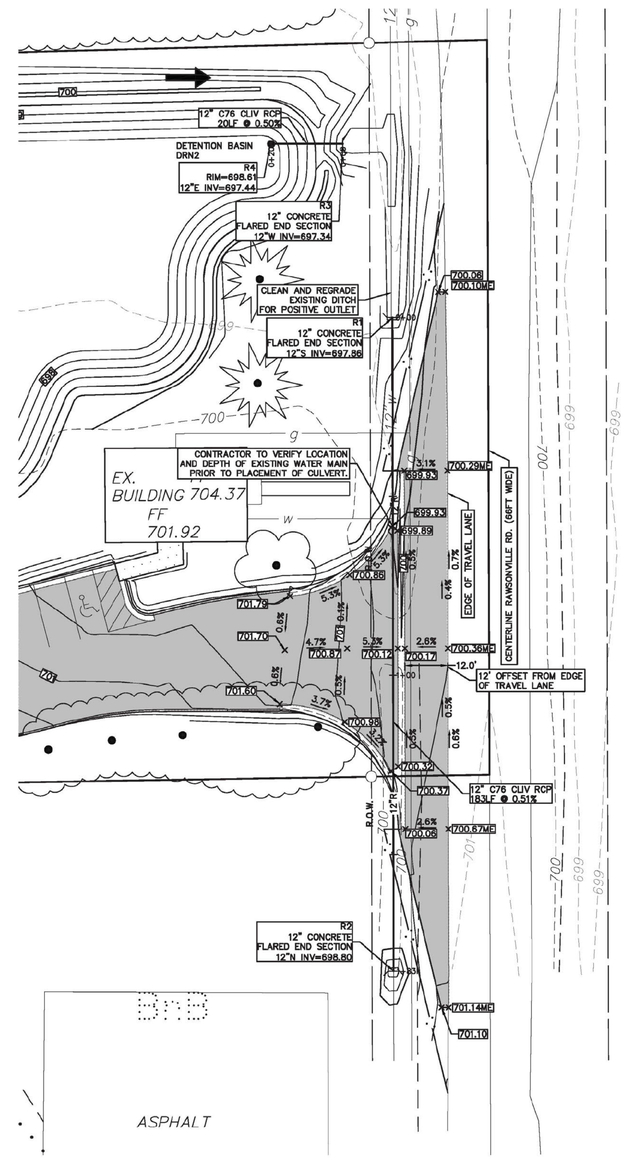
- = CONCRETE CURB & GUTTER (C1)
- = MOUNTABLE CURB & GUTTER (C2)
- = MODIFIED CURB (C3)
- = 6" BITUMINOUS
- = CONCRETE
- = STONE
- = INFILTRATION AREA
- = OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
- = BUMPER BLOCK
- = LIGHTPOLE
- TP = TESTPIT LOCATION

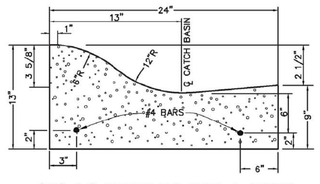
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BrB – BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
Gf – GILFORD SANDY LOAM
WaA – WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
• • • • • • • – SOILS BOUNDARY

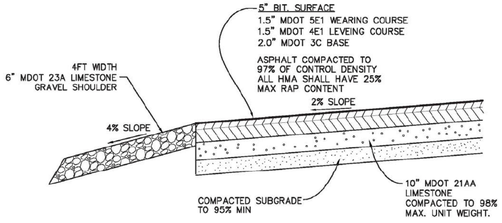
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.







(C2) 24" MOUNTABLE CURB & GUTTER
NOT TO SCALE



ASPHALT PAVEMENT IN R.O.W.
CROSS SECTION
NO SCALE

NOTES:
- CONTRACTOR TO COMPLETE WORK IN ACCORDANCE WITH WASHTENAW COUNTY ROAD COMMISSIONER (WCRC) RULES AND STANDARDS.
- THE SPEED LIMIT IS 55 MILES PER HOUR (UNPOSTED) FOR RAWSONVILLE ROAD. THIS IS LISTED ON THE SPEED LIMIT MAP MARCH 2, 2021 LOCATED ON THE WCROADS.ORG WEBSITE.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL DEVICES PER WCRC REQUIREMENTS AND FLAGGER'S AS NEEDED FOR PROJECT COMPLETION.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN CULVERT PIPE PATH, PRIOR TO STARTING PROJECT. REPORT ALL ELEVATIONS TO OWNER & ENGINEER.

Know what's below. Call before you dig.

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4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE 40
0 10 20
SCALE: 1"=20'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

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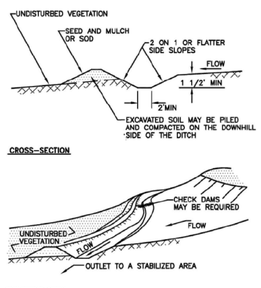
SHEET
ENTRANCE DETAILS

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

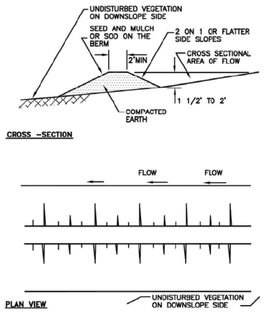
SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY * MICHIGAN
DATE 05-04-2023
JOB NO. 32962
DWG NO. 32962-entrance
FIELD BOOK –
FILE NO. 10766
SHEET 10

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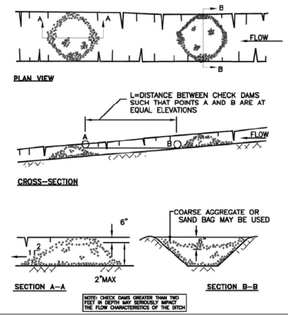
DIVERSION DITCH (E-1)



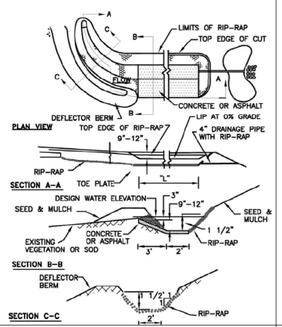
EARTH DIVERSION BERM (E-2)



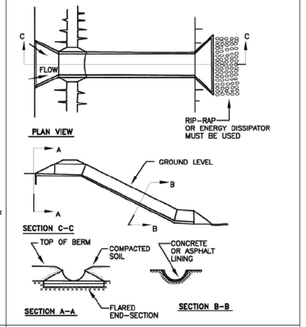
CHECK DAMS (E-3)



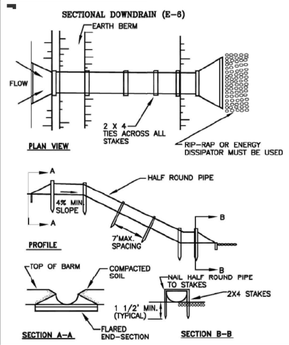
LEVEL SPREADER (E-4)



FLUME (E-5)



SECTIONAL DOWNDRAIN (E-6)

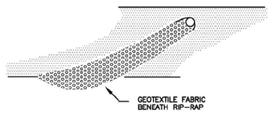


RIP-RAP (E-7)

DEFINITION — RIP-RAP IS A ROCK-TYPE MATERIAL PLACED ON THE LAND SURFACE TO RESIST THE ACTIONS OF FLOWING WATER

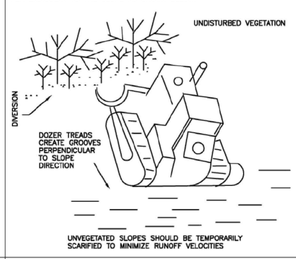
PURPOSE — THE PURPOSE OF RIP-RAP IS (1) TO DISSIPATE ENERGY RESULTING FROM FLOWING WATER, THUS REDUCING THE FLOW VELOCITY TO A LEVEL THAT IS NON-EROSIVE, AND (2) TO PROTECT THE LAND SURFACE FROM EROSION RESULTING FROM THE ENERGY FORCES GENERATED BY FLOWING WATER.

WHERE APPLICABLE — RIP-RAP IS USED (1) AT THE OUTLET OF A STORM DRAIN, (2) AS A CHANNEL LINING WHEN FLOW VELOCITIES AND CONCENTRATION ARE HIGH AND/OR THE CHANNEL SLOPE IS STEEP, (3) ON THE BANKS OF CHANNELS AT CHANGES IN FLOW DIRECTION, AND (4) TO STABILIZE ERODIBLE SLOPES.



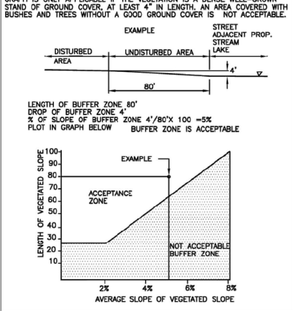
SURFACE ROUGHENING (E-8) AND SCARIFICATION

THIS IS AN EASY AND ECONOMICAL WAY TO REDUSE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING, OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

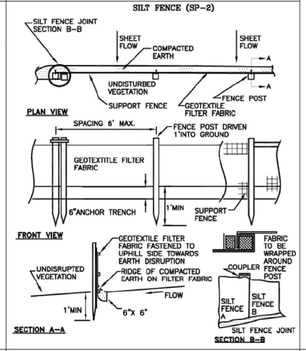


VEGETATION BUFFER ZONE (SP-1)

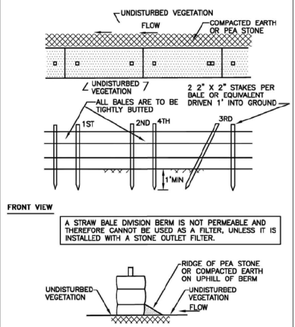
THE GRAPH LISTED BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATION BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS A DENSE, WELL-GROWN STAND OF GROUND COVER, AT LEAST 4" IN LENGTH. AN AREA COVERED WITH BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.



SILT FENCE (SP-2)

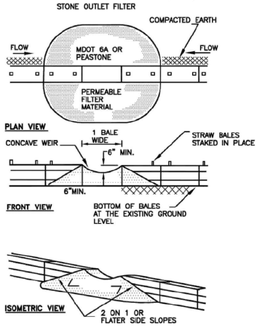


STRAW BALE DIVERSION BERM (SP-3)



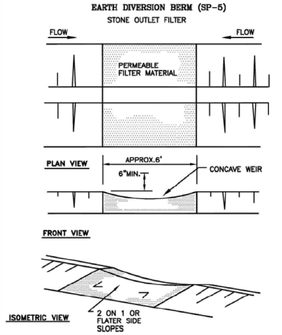
STRAW BALE DIVERSION BERM (SP-4)

STONE OUTLET FILTER

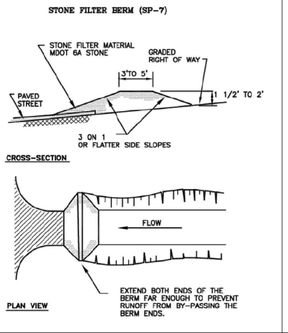


EARTH DIVERSION BERM (SP-5)

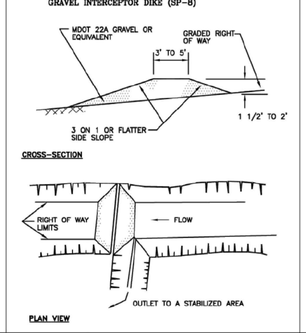
STONE OUTLET FILTER



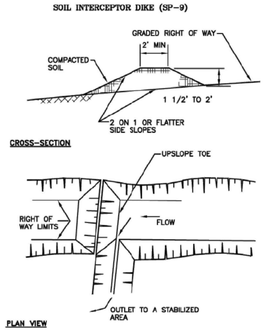
STONE FILTER BERM (SP-7)



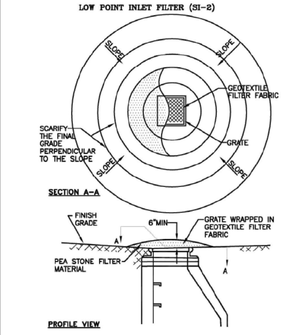
GRAVEL INTERCEPTOR DIKE (SP-8)



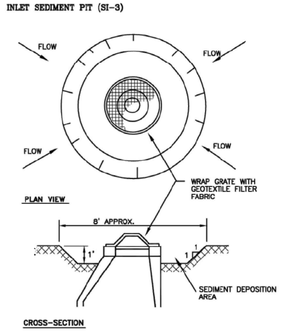
SOIL INTERCEPTOR DIKE (SP-9)



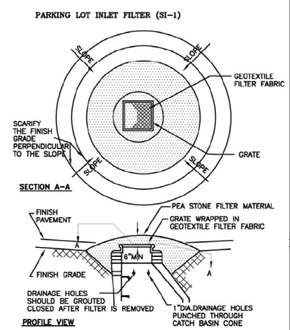
LOW POINT INLET FILTER (SI-2)



INLET SEDIMENT PIT (SI-3)

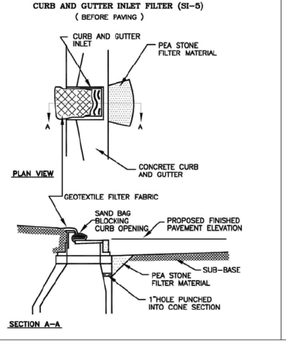


PARKING LOT INLET FILTER (SI-1)



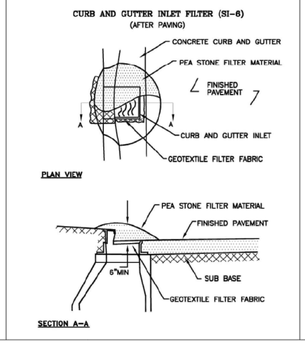
CURB AND GUTTER INLET FILTER (SI-5)

(BEFORE PAVING)



CURB AND GUTTER INLET FILTER (SI-6)

(AFTER PAVING)

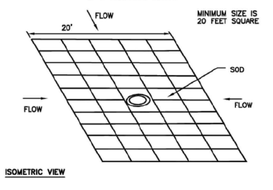


SOD INLET FILTER (SI-8)

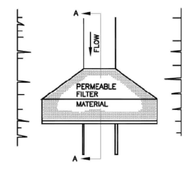
DEFINITION — SOD INLET FILTER ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.

PURPOSE — SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT APPRECIABLE AMOUNTS OF SEDIMENT IN IN THE PROCESS.

WHERE APPLICABLE — SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.



DITCH SEDIMENT TRAP (SO-5)



RULE 323.1703

SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

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

(A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINATE LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.

(B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.

(C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:

(i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.

(ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.

(iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.

(iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

(v) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.

(v) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

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ISSUE NO.	BID DATE
B.G. DRN.	DATE 03/25/04
TOPO DRN.	DESIGN
PROFILE DRN.	ENG. DRN.
APPROVED	SCALE V: H: NTS

YPSILANTI TOWNSHIP

TOWNSHIP STANDARD SOIL EROSION CONTROL DETAILS

CLIENT: YPSILANTI TOWNSHIP

ORCHARD, HILTZ & McCLIMENT, INC.
CONSULTING ENGINEERS
34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

TOPO: CAD
DRAWING: SESC.dwg
LAYOUT: SESC

SHEET 11

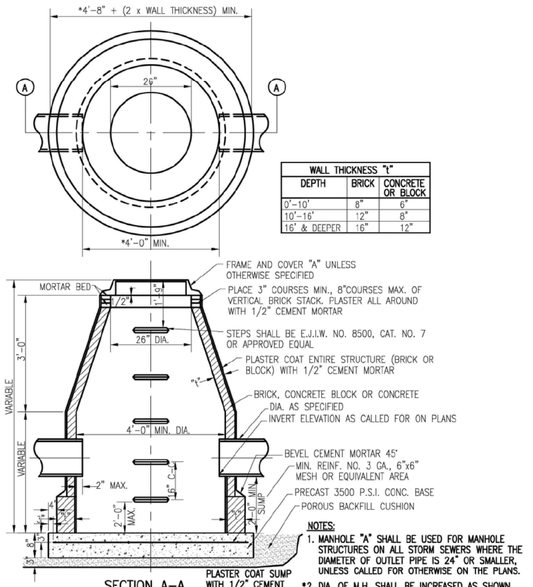
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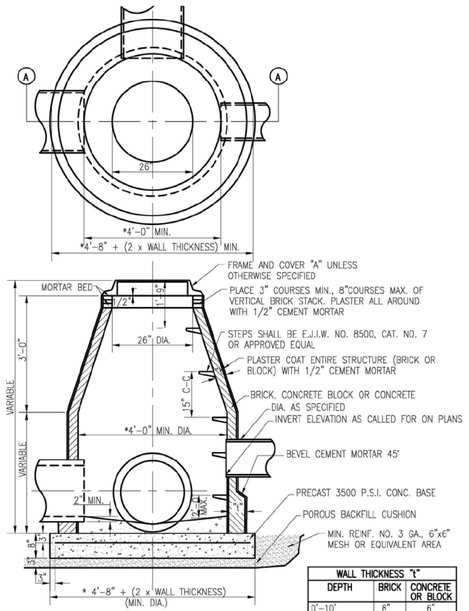


SECTION A–A
MANHOLE "A"

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'–10'	8"	6"
10'–16'	12"	8"
16' & DEEPER	16"	12"

NOTES:
1. MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.

*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

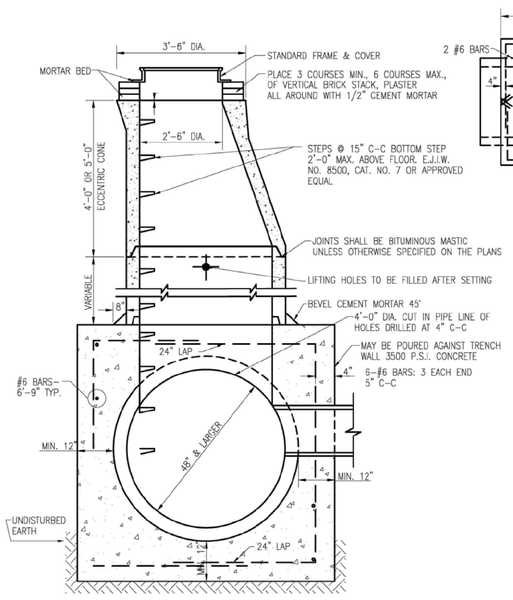


SECTION A–A
MANHOLE "B"

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'–10'	8"	6"
10'–16'	12"	8"
16' & DEEPER	16"	12"

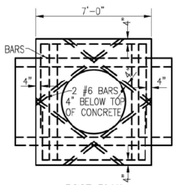
NOTES:
1. MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.

*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



TYPICAL SECTION
PRECAST MANHOLE "C"

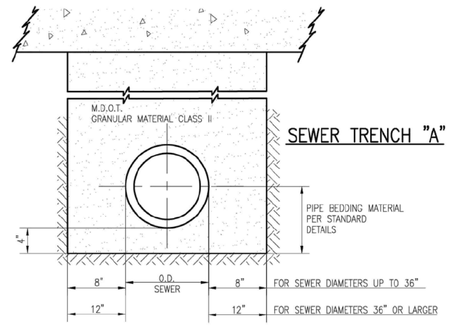
NOTES:
1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



ROOF PLAN
SCALE: 1/4"=1'

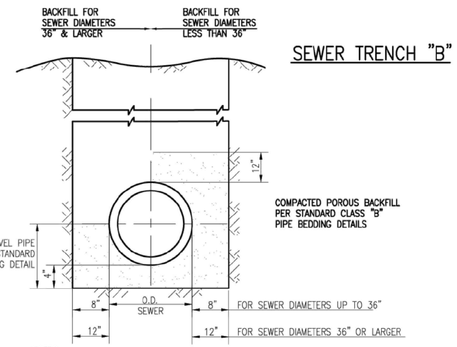
GENERAL NOTES FOR
STORM SEWER MANHOLES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
2. CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE UNITS ("E", "F", AND "I") IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES ("A" AND "B") IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
   A. MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
   B. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 24" OF UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THAN 30% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
   C. STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, SHALL BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
   D. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER MANHOLE HAS BEEN CONSTRUCTED.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. A "POURED 3500 P.S.I. CONCRETE BASE" WITHOUT STEEL REINFORCEMENT MAY BE SUBSTITUTED FOR PRECAST BASE WHEN APPROVED BY THE TOWNSHIP ENGINEER. A POROUS BACKFILL CUSHION WILL NOT BE REQUIRED UNDER THE POURED BASE. UNLESS CONTRACTOR HAS EXCAVATED BELOW THE REQUIRED ELEVATION, AT WHICH TIME THE ENGINEER WILL DECIDE AS TO THE MERITS OF INCREASING THE THICKNESS OF THE CONCRETE BASE OR THE USE OF A POROUS BACKFILL CUSHION.
5. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, SLAG OR STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
6. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
7. WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES AT 4" CENTER TO CENTER AROUND PERIPHERY OR OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING SECTION OUT.



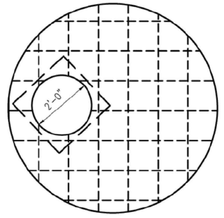
SEWER TRENCH "A"

NOTES:
1. TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT
2. GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT

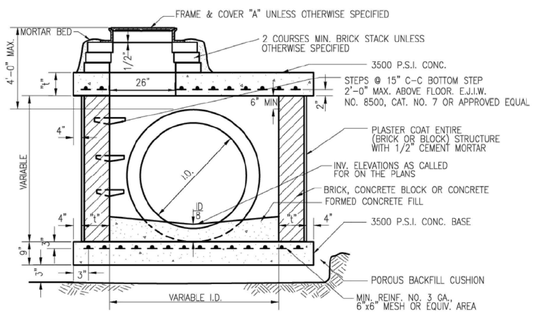


SEWER TRENCH "B"

NOTES:
1. SUITABLE EXCAVATED BACKFILL MATERIAL SHALL BE PLACED IN ONE FOOT LAYERS AND COMPACTED BY MECHANICAL TAMPING OR OTHER EFFECTIVE MEANS HAVING APPROVAL OF THE ENGINEER, TO A DENSITY EQUIVALENT TO THE UNDISTURBED ADJACENT SOIL
2. TRENCH "B" SHALL BE USED UNDER CONDITIONS OTHER THAN SPECIFIED FOR TRENCH "A"



TOP SLAB

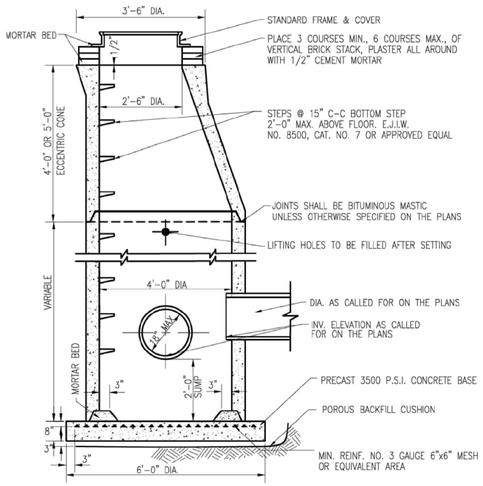


OUTLET I.D.	M.H. D	TOP SLAB "I"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'–0"	9"	8"	3/4" @ 9" EACH WAY
30"	*4'–0"	9"	8"	3/4" @ 9" EACH WAY
36"	*4'–0"	9"	12"	3/4" @ 9" EACH WAY
42"	*5'–0"	10"	12"	3/4" @ 9" EACH WAY
48" 54"	*6'–0"	11"	12"	7/8" @ 9" EACH WAY

TYPICAL SECTION
MANHOLE "D"

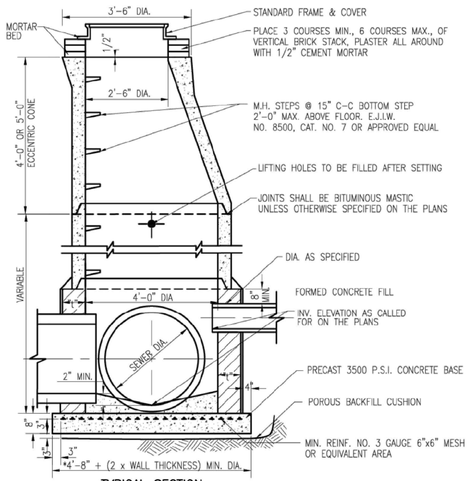
M.H. D	TOP SLAB "I"	WALLS "t"	REINFORCING STEEL (SLAB)
7'–0"	12"	12"	7/8" @ 9" EACH WAY
8'–0"	12"	12"	1" @ 9" EACH WAY

NOTES:
*1. DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROFOSAL DEPENDING ON THE ANGLE OF THE SEWERS.
2. MH. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'–0". MH. "D" SHALL BE CONSTRUCTED WITH A 2' SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.



TYPICAL SECTION
PRECAST MANHOLE "E"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION
PRECAST MANHOLE "F"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.

*3. DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL, DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'–10'	8"	6"
10'–16'	12"	8"
16' & DEEPER	16"	12"

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DATE | CADD | ENG / ARCH | PROJ.MGR | SECTION | TOWN | RANGE | CITY/VILLAGE/TOWNSHIP | COUNTY | SCALE | H: | V: | HORIZ DATUM | VERT DATUM | JOB #

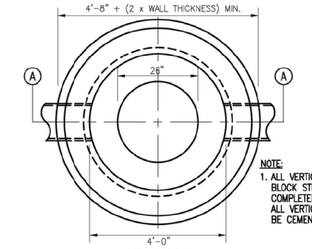
REVISIONS:
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CLIENT:

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

SHEET
12
OF ##

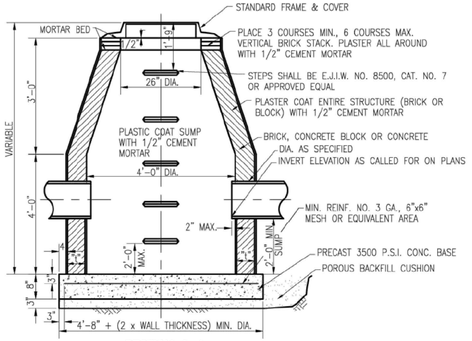
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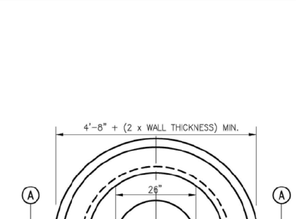


NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.

PLAN VIEW

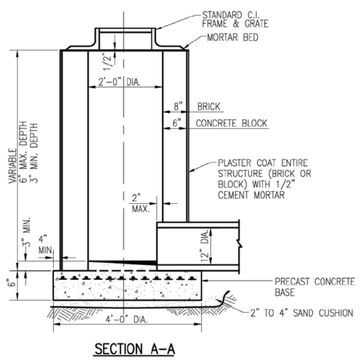


SECTION A–A
CATCH BASIN "A"

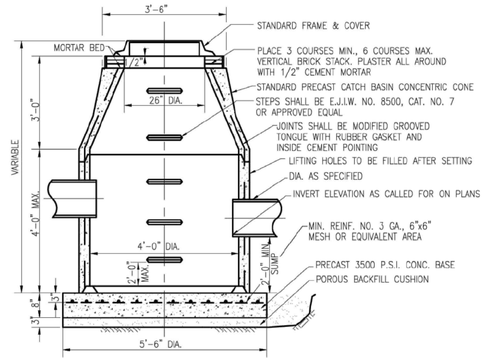


NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

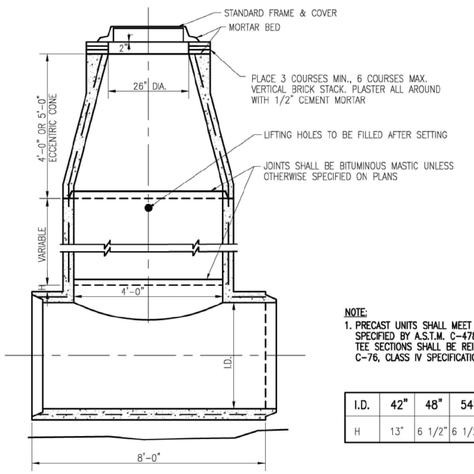
PLAN VIEW



SECTION A–A
STANDARD INLET



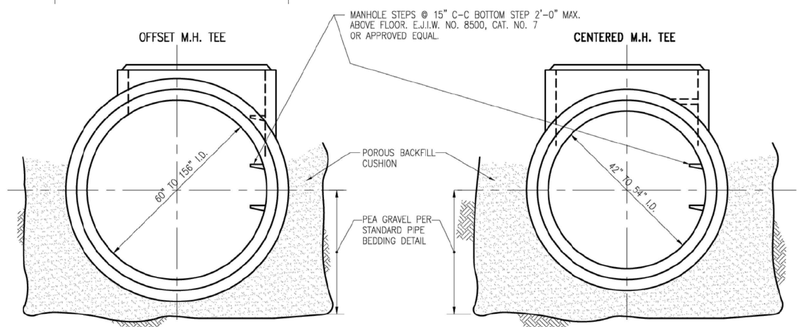
CROSS–SECTION
CATCH BASIN "B"



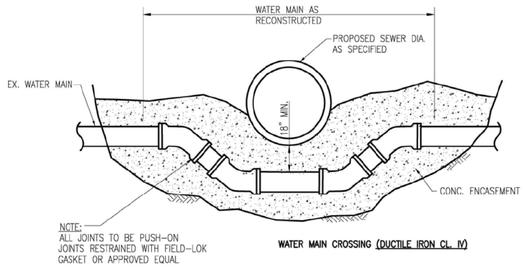
NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-6B. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

H DIMENSION

I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	13"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"



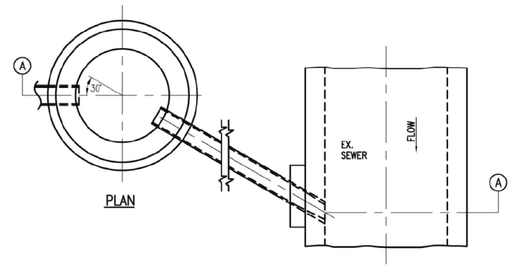
PRECAST MANHOLE "T"



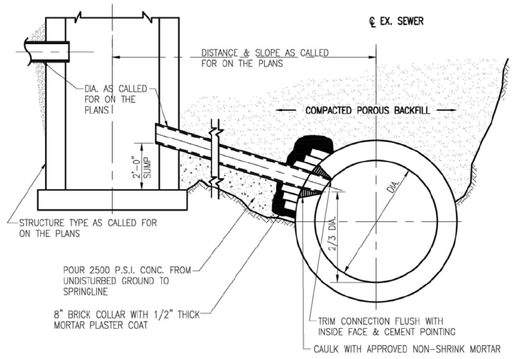
NOTE:
ALL JOINTS TO BE PUSH–ON JOINTS RESTRAINED WITH FIELD–LOK GASKET OR APPROVED EQUAL

WATER MAIN CROSSING (DUCTILE IRON CL. IV)

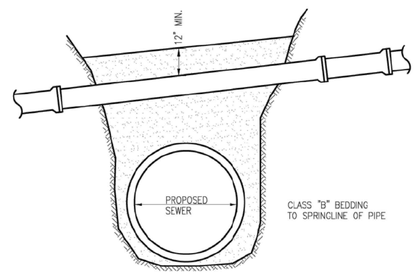
WATER MAIN CROSSING



PLAN

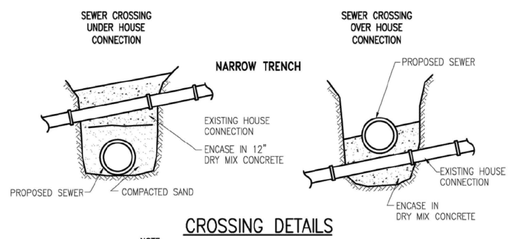


SECTION A–A
TYPICAL CONNECTIONS TO EXISTING SEWERS



HOUSE CONNECTION CROSSING

NOTE:
1. M.D.O.T. GRANULAR MATERIAL CLASS II PLACED IN 6" LAYERS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER LEAD.



CROSSING DETAILS

NOTE:
1. WHEN UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED STONE, SLAG OR DRY MIX CONCRETE SHALL BE USED TO BACKFILL THE TRENCH TO A HEIGHT 12" ABOVE THE TOP OF THE SEWER LEAD.

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DATE | CADD | ENG / ARCH | PROJ MGR | SECTION | TOWN | RANGE | CLIENT:
REVISIONS:

SCALE V: H: | VERT DATUM | HORIZ DATUM | JOB #

REVISIONS:

CITY/VILLAGE/TOWNSHIP

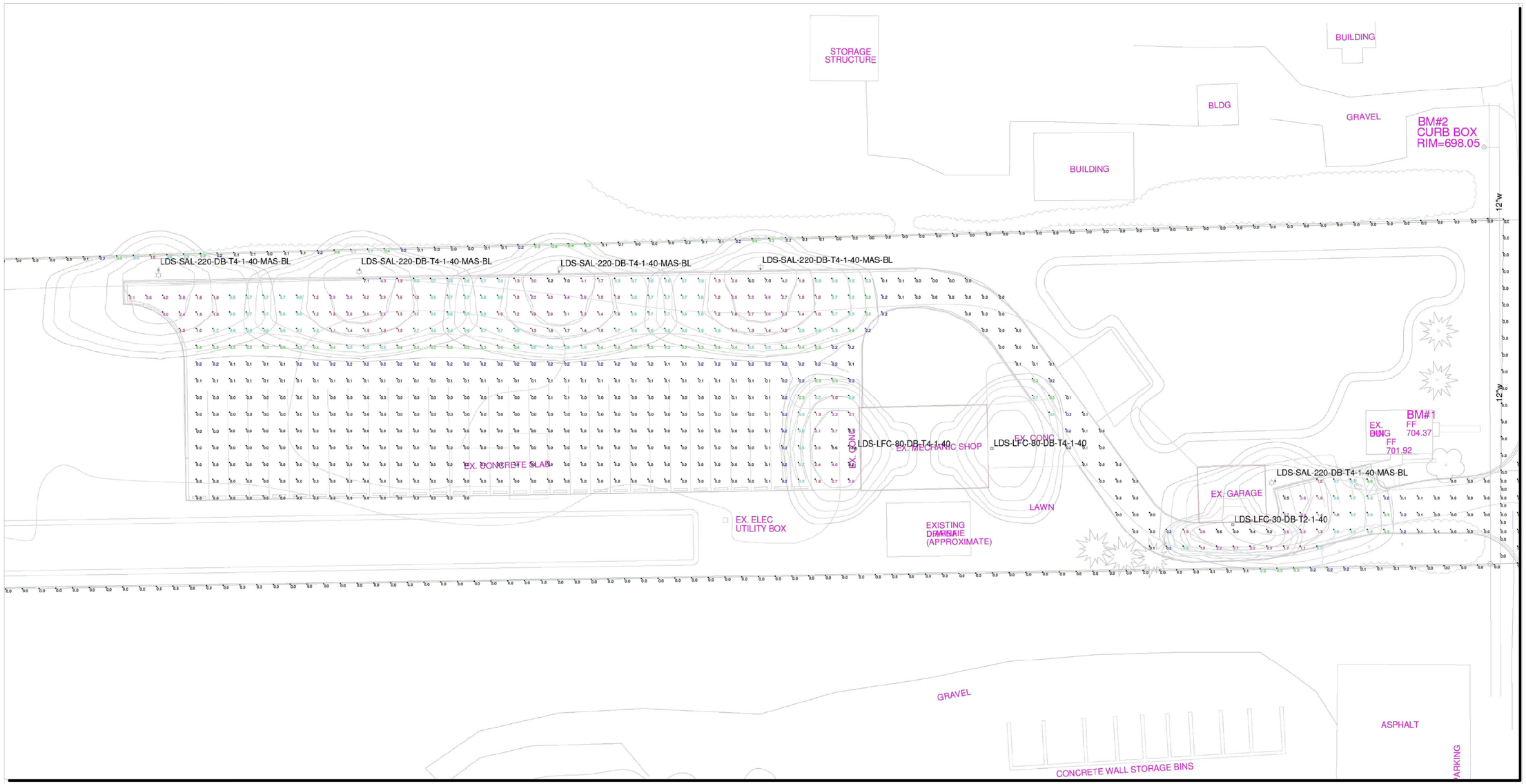
COUNTY

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STANDARD STORM SEWER DETAILS

SHEET
13
OF ##

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Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Mounting Height	Luminaire Lumens	Luminaire Watts
	1	LDS-LFC-30-DB-T2-1-40	0.890	LDS-LFC-30-DB-T2-1-40	12	4480	29.83
	2	LDS-LFC-80-DB-T4-1-40	0.890	LDS-LFC-80-DB-T4-1-40	12	10364	80.8
	5	LDS-SAL-220-DB-T4-1-40-MAS-BL	0.890	LDS-SAL-220-DB-T4-1-40-MAS-BS	20	11366	220

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_1_Planar	Illuminance	Fc	0.64	13.4	0.0	N.A.	N.A.
PropertyLine	Illuminance	Fc	0.04	1.0	0.0	N.A.	N.A.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Illuminance Values

- 0.2 - 0.29 fc
- 0.3 - 0.49 fc
- 0.5 - 0.99 fc
- 1.0 - 1.99 fc
- 2.0 - 5.0 fc

Lumecon
LED Innovation Since 2006

#	Date	Comments

Revisions

Drawn By: M. Woznicki, L
Checked By:
Date:6/22/2023
Scale:

Truck Terminal

14

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER ABANDONED, IN USE OR CONSTRUCTED AFTER THE SURVEY WAS PERFORMED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LDS - SAL
LED Small Area Light



Catalog Number:	
Project:	
Comments:	
Prepared By:	Date:

Description

The LDS-SAL small area light is the first of its kind in Lumecon's LED Detroit Series. Combining a sleek fixture design with energy efficient performance allows this fixture to be used in parking lots, roadways, pathways and general area lighting applications replacing existing fixtures up to 400W HID one-for-one.

Technical Specifications

Input Voltage: 120-277V or 347-480V.

Housing: Die-cast aluminum housing with 60% gloss polyester powder coat finishes for maximum durability. The base aluminum material is prepared using an environmentally-friendly non-chroma 3-step surface cleaning and passivation process. The process results in a more durable conversion layer than traditional chromate conversion coatings and allows maximum adhesion of the powder coating to the aluminum substrate. Housing features an integrated heat sink and driver compartment built into the fixture design.

Mounting: Mounting arm designed for a square / round pole (standard). Additional mounting options include a pole mounting arm adapter.

Spill Circuit: Optional

Effective Projected Area (EPA): 0.83 ft²

Color Temperature: 2200K, 2700K, 3000K, 4000K (standard), 5000K.

LED Lifetime: All LED's are rated for a minimum of 100,000 hours of continuous operation at ambient temperatures from -40°F/-40°C to 95°F/35°C.

Color Rendering Index (CRI): Minimum of 80 or higher. CRI 90+ available upon request. CRI 90+ not available in 2200K.

Dimming: 0-10V standard dimming capability.

Custom Optics: Lumecon meticulously engineered premium acrylic optical lenses to maximize the distribution and uniformity of light while minimizing cost. Our arrays distribute light at least 21% further and with 29% more uniformity than leading competitors. Lumecon custom lenses create a uniform, well-lit environment that mitigates illuminance "hot spots" and use less wattage than typical LED area lights.

Vandal Resistant: Our lens is also resistant to vandalism with a low compact design making the lens material dense and impact resistant. We build to withstand high abuse lighting environments.

Surge Protection: Thermally protected 20kA/ 40kV varistor type surge suppressor is included and meets ANSI C136.2-2015: Extreme Level. Also meets IEC61643-11 Class II / EN61643-11 Type 2, and US Dept of Energy MSSLC Model Spec for surge protection. The device is wired in series with the luminaire input power in order to interrupt power to the luminaire when consumed, protecting the LED power supply and circuit boards from additional electrical surges.

Lumecon ETD™ System: The enhanced thermal dissipation system engines are thermally bonded to provide maximum thermal dissipation to the exterior of the fixture to ensure long life. To protect the light engine panel from moisture and corrosion, the LED light engine panel is uniformly coated with a UV stabilized acrylic polymer resin that meets MIL and ASTM dielectric standards, UL, and IPC standards for flammability, moisture resistance and thermal shock.

Certification Data: ETL Listed to UL 1598, UL 8750 Wet Locations. *Full compliance and test documentation is available for TM-21, LM-79, LM-80, ETL Listing to UL1598 and UL 8750.* Salt Fog tested for 3,000 hours per ASTM B117-16 / ASTM D610-08. Ingress Protection: IP66 per ANSI/IEC 60529-2004. Passed 3G vibration @ 100K cycles, per ANSI C136.31-2010.

DesignLights Consortium© (DLC) Qualified Product: Unless noted, not all versions of this product may be DLC© qualified. For a complete list of Lumecon DLC© qualified Products visit: www.designlights.org.

Dimulator Photo-Control: Maximize the cost-saving benefits of your outdoor LED light fixtures with the stand-alone Dimming solution. All Dimulators (except for CD and DIM 3 versions) have three selectable dimming levels (30%,50%, 70%) with three different start times (10:00 pm, Midnight, or 2:00 am), which are selectable through the ten position selector switch located on the bottom of the base. All dimming schedules will return to full brightness at 5:00 am. The stand-alone unit is made to work with the ANSI C136.41 receptacle and will provide dimming of LED fixtures.

Limelight Wireless Controls: by Lutron is a wireless lighting control solution for outdoor and industrial facilities that provides remote control and management, saves energy, and enhances facility safety. This option includes a factory-installed wireless control module and sensors that seamlessly integrate data into Lutron's existing data and management platform, Enterprise Vue.

Manufacturing Origin: US Manufactured and Assembled.

Buy American: Meets Buy American requirements within the ARRA.

Warranty: 10 Year L70 performance based warranty. For full warranty terms, please visit our website: www.lumecon.com

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

LDS - SAL
LED Small Area Light

Ordering Information

LDS-SAL – Options / Ordering Example: LDS-SAL-110-DB-T5-1-50-MAS

Wattage	Color	Distribution	Voltage	Color Temperature	Mounting Methods
30 - 30 Watts	DB - Dark Bronze	T2 - Type II	1 - 120v-277v	22 - 2200K 8	MAS - Mounting Arm (Square Pole) 8
45 - 45 Watts	GR - Grey	T3 - Type III	2 - 347v-480v	27 - 2700K 8	*For a Round pole, add URAP option*
60 - 60 Watts	BK - Black	T4 - Type IV		30 - 3000K 8	SF - Slip Fitter
75 - 75 Watts	WH - White	T5 - Type V		40 - 4000K	TM - Tenon Mount 8
80 - 80 Watts	CC - Custom Color			50 - 5000K	
85 - 85 Watts	AF - Automotive Finish				
95 - 95 Watts					
*110 - 110 Watts					
*125 - 125 Watts					
*160 - 160 Watts					
200 - 200 Watts					
220 - 220 Watts					

Options & Accessories

UARP - Universal Adaptor Round Pole

R - Receptacle Only

RS - Receptacle Only with Shorting Cap

7P - Seven-pin Twist Lock Photocell Receptacle Only *

PC1 - 120v-277v Button Eye Photocell 2

PC2 - 347v-480v Button Eye Photocell 2

PC3 - 120v-277v Twist Lock Photocell (10 year warranty)

PC4 - 347v-480v Twist Lock Photocell (10 year warranty)

OC1 - On/Off 3

OC2 - Dim/High 3,4

OC3 - On/Off w/Photocell 3

OC4 - Dim/High w/Photocell 3,4

SC - Split Circuit 5,6,7

DIM4 - 105-305 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-HV - High Voltage 312-530 VAC, 50/60 Hz with 10 position field adjustable selector switch

DIM4-CD - Constant all-night Dimming

DIM4-CD-HV - Constant all-night Dimming, 315-530 VAC 50/60 Hz

DIM4-CUL - 120 VAC, 50/60 Hz, cUL certified version with gray cover

DIM4-ALC - Adaptive Lighting Control with 2% per year incremental increase to compensate for aging fixture

DIM3-XX - Factory set dimming schedule (10 position selector switch not available)

BS5 - Bird Spikes (Field Installed)

BL - Backlight Louver(s) snap over LED Array(s) for Backlight Control at the source.9

LLC- Limelight by Lutron Radio Module
Not available with 2- 347-480v or PC1, PC2, OC1, OC2, OC3, OC4, UBL, DIM4, DIM4-HV, DIM4-CD, DIM4-CD-HV, DIM4-CUL, DIM4-ALC, DIM3-XX options. Requires the 7P option to be selected.

LLCM- Limelight by Lutron Radio Module and PIR Sensor Assembly - Medium Mounting Height (>15 to 30' mounting height)
Not available with 2- 347-480v or PC1, PC2, OC1, OC2, OC3, OC4, UBL, DIM4, DIM4-HV, DIM4-CD, DIM4-CD-HV, DIM4-CUL, DIM4-ALC, DIM3-XX options. Requires the 7P option to be selected.

LLCL- Limelight by Lutron Radio Module and PIR Sensor Assembly - Low Mounting Height (8-15' mounting height)
Not available with 2- 347-480v or PC1, PC2, OC1, OC2, OC3, OC4, UBL, DIM4, DIM4-HV, DIM4-CD, DIM4-CD-HV, DIM4-CUL, DIM4-ALC, DIM3-XX options. Requires the 7P option to be selected.

Accessories ordered as a separate line item:
33-00112 - External Glare Shield
33-00120 - Full Glare Snoot

Notes:
1. For units with 7P the mounting must be restricted to +/-45° from horizontal aim per ANSI C136.10-2010. If more than a 45° Tilt, use PC1 or PC2
2. Cannot be combined with Occupancy Sensor. Use OC3 or OC4 when Occupancy Sensor and Photocell are needed and aiming greater than 45° from horizontal.
3. Must note on PO Mounting Height for proper lens application
4. See Occupancy Sensor Default Settings Table
5. Split circuit is only available for 90W, 45W, 60W, and 80W models.
6. Split circuit is not compatible with Occupancy sensing our photo-eye control.
7. Split Circuit and Battery Back-up cannot both fit in the same housing. Battery Back-Up will require external. Battery Backup will only control one of the circuits.
8. 3000K or warmer, and fixed mounts must be ordered for IDA certification compliance.
9. Works with Type II, Type 3 and Type 4 arrays.

Sheet / LDS-SAL_08122022

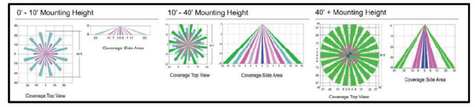
LDS - SAL
LED Small Area Light

If OCC Sensor Option is selected, mounting height specifications need to be clarified:

☐ Mounting height between 0' - 10'
☐ Mounting height between 10' - 20'
☐ Mounting height over 20'+

If Mounting height and parameter settings not specified when ordered, Default mounting height is 10-40' lens and preset factory settings.

OCC Sensor Patterns

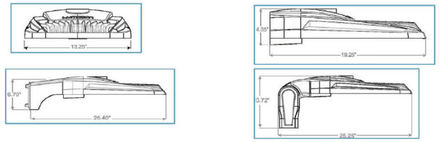


Occupancy Sensor Default Settings - Option OC2						
Option	Dimmed State (Unoccupied)	High Level (When occupied)	Photocell Operation (OC4 Option Only*)	Dwell Time (Occupancy time delay)	Ramp-up Time (From unoccupied to occupied)	Ramp-up Time (From occupied to unoccupied)
OC2 and OC4	Approx. 20% Output	100% Output	Enabled @ 1.5 FC*	5 Minutes	Disabled	Disabled

*Note: OC2 and OC4 settings including photocell set point, high/low dim rates, and occupancy sensor time delay are all configurable by using the Wattstopper® App. If any other settings are desirec to be set at the factory, please note these changes on Purchase Order.

Dimensions & Weights

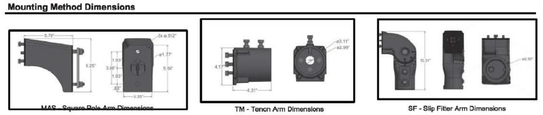
Model	Width	Length	Height	Weight
LDS-SAL	13.25"	19.25"	4.35" (MAS) 6.70" (MAS) 10.72" (SF)	15 lbs

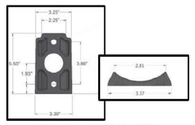


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LDS - SAL
LED Small Area Light

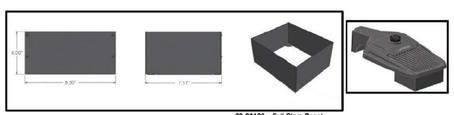
Mounting Method Dimensions



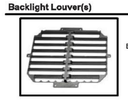


External Glare Shield and Full Glare Snoot Dimensions





Backlight Louver(s)



BL - Backlight Louver(s) snap over LED Array(s) for Backlight Control at the source.
Works with Type 2, Type 3 and Type 4 arrays.

Sheet / LDS-SAL_08122022

LDS - SAL
LED Small Area Light

Performance Data

Model	Distribution Type	Wattage	2200K Lumens	2200K B	2200K U	2200K G	2200K Efficacy	2700K Lumens	2700K B	2700K U	2700K G	2700K Efficacy	3000K Lumens	3000K B	3000K U	3000K G	3000K Efficacy	4000K Lumens	4000K B	4000K U	4000K G	4000K Efficacy	5000K Lumens	5000K B	5000K U	5000K G	5000K Efficacy
LDS-SAL/LFC-30	2	30	2904	1	0	1	97	3739	1	0	1	125	3791	1	0	1	126	4378	1	0	1	146	4393	1	0	1	146
	3	30	2927	1	0	1	98	3769	1	0	1	126	3821	1	0	1	127	4412	1	0	1	147	4428	1	0	1	148
	4	30	2878	1	0	1	96	3706	1	0	1	124	3758	1	0	1	125	4337	1	0	1	145	4352	1	0	1	145
	5	30	2975	2	0	2	99	3749	2	0	2	125	3801	2	0	2	150	4474	2	0	2	149	4491	2	0	2	150
LDS-SAL/LFC-45	2	45	4899	1	0	1	109	6356	1	0	1	141	6445	1	0	1	140	6941	1	0	1	154	6966	1	0	1	155
	3	45	4635	1	0	1	103	6280	1	0	1	140	6368	1	0	1	144	6569	1	0	1	146	6590	1	0	1	146
	4	45	4591	3	0	1	102	6172	1	0	1	137	6259	1	0	1	137	6506	1	0	1	145	6528	1	0	1	145
	5	45	4738	3	0	2	105	6370	3	0	2	142	5450	3	0	2	138	6713	3	0	2	149	6738	3	0	2	150
LDS-SAL/LFC-60	2	60	5372	1	0	2	90	7627	1	0	2	127	7734	1	0	2	128	8077	1	0	2	135	8105	1	0	2	135
	3	60	5413	1	0	2	90	7536	1	0	2	126	7642	1	0	2	127	8141	1	0	2	136	8169	1	0	2	136
	4	60	5320	2	0	2	89	7407	2	0	2	123	7511	2	0	2	148	8001	2	0	2	133	8029	2	0	2	134
	5	60	5487	3	0	2	91	7645	3	0	2	127	7751	3	0	2	148	8255	3	0	2	138	8286	3	0	2	138
LDS-SAL/LFC-75	2	75	6127	1	0	1	82	8753	1	0	2	117	8876	1	0	1	118	9930	1	0	1	133	9196	1	0	1	123
	3	75	6054	1	0	1	81	8648	1	0	2	115	8770	1	0	1	117	10019	1	0	1	134	9265	1	0	1	124
	4	75	5950	3	0	1	79	8500	2	0	2	113	8619	1	0	1	115	9849	1	0	1	131	9106	1	0	1	121
	5	75	6141	3	0	2	82	8773	3	0	2	117	8896	3	0	2	119	9982	3	0	2	133	9234	3	0	2	123
LDS-SAL/LFC-80	2	80	6390	1	0	2	80	9128	1	0	2	114	9256	1	0	2	116	10568	1	0	2	132	9559	1	0	2	119
	3	80	6313	1	0	2	79	9019	1	0	2	113	9146	1	0	2	114	10645	1	0	2	133	9630	1	0	2	120
	4	80	6206	2	0	2	78	8865	2	0	2	111	8989	2	0	2	112	10465	2	0	2	131	9465	2	0	2	118
	5	80	6404	3	0	2	80	9149	3	0	2	114	9277	3	0	2	116	10557	3	0	2	132	9550	3	0	2	119
LDS-SAL/LFC-85	2	85	7673	1	0	1	90	10962	3	0	2	125	11116	1	0	1	131	12447	1	0	1	146	11517	1	0	1	135
	3	85	7581	3	0	1	89	10830	3	0	2	124	10983	1	0	1	129	12347	1	0	1	145	11402	1	0	1	134
	4	85	7475	1	0	1	88	10679	2	0	2	126	10828	1	0	1	127	12373	1	0	1	146	11440	1	0	1	135
	5	85	7652	3	0	2	90	10932	3	0	2	125	11085	3	0	2	130	12438	3	0	2	146	11506	3	0	2	135
LDS-SAL/LFC-95	2	95	8285	1	0	2	87	11835	1	0	2	125	12001	1	0	2	126	13692	1	0	2	144	12665	1	0	2	133
	3	95	8185	1	0	2	86	11693	3	0	2	123	11858	1	0	2	125	13801	1	0	2	145	12766	1	0	2	134
	4	95	8071	2	0	2	85	11530	2	0	2	121	11691	2	0	2	123	13611	2	0	2	143	12590	2	0	2	133
	5	95	8360	3	0	2	88	11943	3	0	2	126	12110	3	0	2	127	13781	3	0	2	145	12747	3	0	2	134
LDS-SAL/LFC-110	2	110	12406	3	0	3	113	16415	3	0	3	149	16651	3	0	3	151	16711	3	0	3	152	16770	3	0	3	153
	3	110	12497	3	0	3	114	16544	3	0	3	150	16782	3	0	3	153	16820	3	0	3	153	16901	3	0	3	154
	4	110	12828	3	0	3	117	16289	3	0	3	148	16493	3	0	3	150	16432	3	0	3	149	16611	3	0	3	151
	5	110	12435	3	0	3	113	16448	4	0	3	150	16685	4	0	3	152	16744	4	0	3	152	16803	4	0	3	153
LDS-SAL/LFC-125	2	125	13856	2	0	2	111	18343	2	0	2	147	18607	2	0	2	149	18673	2	0	2	149	18739	2	0	2	150
	3	125	13965	3	0	3	112	18467	3	0	3	148	18753	3	0	3	150	18820	3	0	3	151	18886	3	0	3	151
	4	125	13725	1	0	1	110	18169	3	0	3	145	18438	3	0	3	148	18496	3	0	3	148	18542	3	0	3	148
	5	125	13884	4	0	2	111	18380	4	0	3	147	18644	4	0	2	149	18711	4	0	2	150	18777	4	0	2	150
LDS-SAL/LFC-160	2	160	16787	2	0	2	105	22243	3	0	3	139	22563	2	0	2	141	22644	2	0	2	142	22724	2	0	2	142
	3	160	16663	3	0	3	104	22418	3	0	3	140	22740	3	0	3	142	22821	3	0	3	143	22902	3	0	3	143
	4	160	16283	3	0	3	102	22033	3	0	3	138	22349	3	0	3	140	22429	3	0	3	140	22508	3	0	3	141
	5	160	16837	5	0	3	105	22288	5	0	3	139	22609	5	0	3	141	22690	5	0	3	142	22770	5	0	3	142
LDS-SAL/LFC-200	2	200	18400	2	0	2	92	24400	2	0	2	122	24800	2	0	2	124	25000	2	0	2	125	25000	2	0	2	125
	3	200	18600	3	0	3	93	24600	3	0	3	123	25000	3	0	3	125	25200	3	0	3	126	25200	3	0	3	126
	4	200	18000	3	0	3	90	24200	3	0	3	121	24600	3	0	3	123	24600	3	0	3	123	24800	3	0	3	124
	5	200	18400	5	0	3	92	24400	5	0	3	122	24800	5	0	3	124	24800	5	0	3	124	25000	5	0	3	125
LDS-SAL/LFC-220	2	220	20312	2	0	2	92	26914	2	0	2	122	27301	2	0	2	124	27399	2	0	2	125	27496	2	0	2	125
	3	220	20404	3	0	3	93	27126	3	0	3	123	27515	3	0	3	125	27613	3	0	3	126	27711	3	0	3	126
	4	220	19702	3	0	3	90	26660	4	0	3	122	27042	3	0	3	123	27139	3	0	3	123	27235	3	0	3	124
	5	220	20289	5	0	3	92	26858	5	0	3	122	27344	5	0	3	124	27343	5	0	3	124	27435	5	0	3	125

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
Copyright © 2022 Lumecon LLC. All Rights Reserved.
Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

Sheet / LDS-SAL_08122022

LDS - SAL
LED Small Area Light

Performance Data

Electrical Load Data

Fixture Model	Drive Current (mA)	System Watts (W)	AC Current Load (A) 120V	208V	240V	277V	480V
LDS-SAL-30	550	30	0.28	0.16	0.14	0.12	0.07
LDS-SAL-45	875	45	0.42	0.24	0.21	0.18	0.10
LDS-SAL-60	1100	60	0.56	0.32	0.28	0.24	0.14
LDS-SAL-80	1475	80	0.74	0.43	0.37	0.32	0.19
LDS-SAL-110	975	110	1.02	0.59	0.51	0.44	0.25
LDS-SAL-125	1150	125	1.16	0.67	0.58	0.50	0.29
LDS-SAL-160	1450	160	1.48	0.85	0.74	0.64	0.37

Lumen Maintenance

Data in the table below references projected performance in a 25°C ambient and is based on 10,000 hours of LED testing. Performance data has been tested per IESNA LM-80-08 and projected per IESNA TM-21-11.

Use the lumen maintenance factor that corresponds to the desired number of operating hours below to calculate LLF.

Model	Lumen Maintenance Factors @ 25°C, by hours: 0	25,000	50,000	75,000	100,000
LDS-SAL-30	1.0	0.99	0.995	0.992	0.986
LDS-SAL-45	1.0	0.99	0.995	0.992	0.986
LDS-SAL-60	1.0	0.99	0.995	0.989	0.986
LDS-SAL-80	1.0	0.99	0.995	0.989	0.986
LDS-SAL-110	1.0	0.99	0.995	0.989	0.986
LDS-SAL-125	1.0	0.99	0.995	0.989	0.986
LDS-SAL-160	1.0	0.99	0.995	0.989	0.986

NOTES:
1. SEE TABLE ON PHOTOMETRIC PLAN, SHEET 14, FOR MOUNTING HEIGHTS.
2. ALL LIGHTING TO HAVE OCC SENSOR TO DIM 50%.

Email: sales@lumecon.com Website: www.lumecon.com Phone: 248-477-5009
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Note: Specifications and photometric data are subject to change at any time without notice.
Please see www.lumecon.com for current specifications and documentation.

Sheet / LDS-SAL_08122022

Know what's below. Call before you dig.

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

LEGEND

☆ = LIGHT POLE
◇ = UTILITY POLE
▽ = GUY ANCHOR
⊙ = HYDRANT
⊸ = SPOT ELEV.
⊗ = POST
⋈ = GATE VALVE
—▫— = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
□ = CATCHBASIN
◡ = END SECTION
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
—T— = EXISTING STORM
—S— = EXISTING SANITARY
—W— = EXISTING WATER
—G— = EXISTING GAS
—E— = EXISTING ELECTRIC
—t— = EXISTING TELEPHONE

BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS *–06-20-2023 PER WCWRC, 08-14-2023 PER TWP.*
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN. 08-10-2026 REVISED PER COMMENTS.

SCALE
NO SCALE

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

CIVIL ENGINEERS
PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8800

WASHTENAW ENGINEERING

CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

SHEET
PHOTOMETRIC DETAILS

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023 JOB NO. 32962
DWG NO. 32962-photo det
FIELD BOOK —
FILE NO. 10766

15
SHEET

PRINCIPALS
J.K. MAYNARD, P.E.
D.J. HOUCK
D.L. MOORE

ASSOCIATE
T.L. SUTHERLAND, P.S.

WASHTENAW ENGINEERING COMPANY

CIVIL ENGINEERS * PLANNERS * SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

August 10, 2026

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

Attn: Mark Yandrick

RE: Motown Holdings, Ypsilanti Township

We offer the following comments in response to the Planning Department Report dated June 18, 2026:

Carlisle Wortman, June 17, 2026:

SITE ACCESS, CIRCULATION, TRAFFIC

1. Access approval by the Road Commission.
   Road Commission required warrant analysis is attached and has been resubmitted to WCRC.

2. Circulation approved by Township Fire Marshall.
   Acknowledged.

SCREENING & LANDSCAPING

GENERAL NOTES:
Property parcel dimensions, are 205.46' wide by 1324.40' long, topography across the entire site is relatively flat with only 3' elevation difference across the length of the site. These existing conditions limits surface drainage solutions as well as turning movements for semi-tractor trailers.
Workable Site Plan, The result of these two factors along with permeability of existing soils result in a very compact site plan layout.
Practical Vegetation Health, sunlight can only penetrate 3 layers of foliage therefore crowding plants together will result in defoliation. Limited physical space and competing screening requirements in the Zoning ordinance result in redundant and ineffective plant layouts for this site.

Impacted areas include,
WCWRC required Storm Basin native grass and forbs require full sun to sustain storm water infiltration. Limited dimensions of the property cause conflicts between WCWRC requirement and the township landscape ordinance resulting in reducing required function of basin.
Parking lot interior tree planting requirement, parking lot layout for semi tractor-trailers is inhibited if deciduous trees are planted within the trailer storage areas.
Parking lot perimeter tree planting requirement, cannot be met due to required and approved WCWRC storm water bed configurations.

1. Street Yard Landscape Plan Revisions – Complies
2. General Landscaping – Complies
3. Parking Lot Landscaping – Waiver Requested

4. Storm water Basin – 12 deciduous trees added to perimeter for compliance with ordinance. Waiver Requested for 60 shrubs.

1. Planning Commission consider modifying parking lot landscaping along the southern property line to allow shrubs only, but to place proposed shrubs closer together (8-foot-on-center) and add more shrubs to effectively screen the truck parking from the nursery business.
   Modifying parking lot landscape is not an available option. Shrubs and trees cannot interfere with function of infiltration beds.

2. Planning Commission consider modifying parking lot landscaping to allow perimeter/interior parking lot tree deficiency if applicant adds five evergreen trees (such as 'Green Giant' Arborvitae) between the west side of the detention basin and the parking lot maneuvering lane; this modification will screen the parking lot and lights from the residential uses on the east side of Rawsonville Road.
   5 Green Giant Arborvitae added to this location.

3. Switch out invasive Privet with non-invasive shrub of similar size/screening ability.
   Plant species has been changed to Viburnum dentatum as recommended.

4. Modify size of alternative shrub to a minimum of 36-inches at planting.
   Shrub sizes have been changed to 36" as per ordinance.

OHM, August 30, 2023

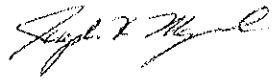
1. The applicant shall provide additional truck turning movements for the western portion of the proposed hammerhead/turnaround on the west end of the site to verify adequate space will be provided.
   Turning template has been updated as requested.

Washtenaw County Road Commission, May 4, 2026

1. WCRC would like the applicant to provide a left turn warrant analysis for vehicles turning into the site to determine if a left turn lane will be required to be constructed on Rawsonville Road.
   See attached complete warrant analysis.

If you have any questions, please contact the undersigned.

Sincerely,



Joseph K. Maynard, P.E.

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

VIA EMAIL jkm@wengco.com

To:	**Motown Holdings, Inc.**
From:	**Mary Flanagan, PE** **Fleis & VandenBrink**
Date:	**August 11, 2026**
Re:	**6630 Rawsonville Road Truck Facility Development** **Ypsilanti Township, Michigan** **Auxiliary Turn Lane Evaluation**

1 INTRODUCTION

This memorandum presents the results of the Auxiliary Turn Lane Evaluation for the proposed development in Ypsilanti Township, Michigan. The project site is located at 6630 Rawsonville Road, adjacent to the west side of Rawsonville Road, generally between Capitol Drive and Presidential Drive, as shown in the attached **Figure 1**. The project includes the development of a truck storage facility, located on property that previously operated as a mechanic's shop. The proposed project includes paving the existing site access driveway and constructing a parking lot at the rear of the site for truck and trailer storage. Site access is provided via one (1) existing full-access driveway on Rawsonville Road, which is under the jurisdiction of the Washtenaw County Road Commission (WCRC). WCRC has requested an evaluation of the proposed site access driveway, in order to determine if auxiliary left-turn or right-turn lanes are recommended.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, professional experience, the requirements of WCRC, accepted traffic engineering practice, and methodologies published by the ITE. Sources of data for this study include the Michigan Department of Transportation (MDOT), WCRC, the Washtenaw Area Transportation Study (WATS), and ITE.

2 DATA COLLECTION

The existing traffic volume data utilized in this study was obtained from the MDOT Traffic Count Database System (TCDS) website. The 24-hour traffic volume data used in the analysis was collected on Monday, April 24, 2023. The weekday AM and PM peak hours were observed to occur between 7:15 AM to 8:15 AM and 4:45 PM to 5:45 PM, respectively. The lane use and traffic control at the proposed site driveway intersection with Rawsonville Road is shown in the attached **Figure 2** and the collected peak hour traffic volume data is shown in the attached **Figure 3**. The study roadway characteristics are summarized in **Table 1**.

Table 1: Roadway Information

Roadway Segment	Rawsonville Road
Number of Lanes	2 Lanes
Functional Classification	Minor Arterial
Roadway Jurisdiction	WCRC
Posted Speed Limit	50-mph
Traffic Volumes (AADT)	14,158 (MDOT 2025)

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

3 BACKGROUND CONDITIONS (2028)

The Washtenaw Area Transportation Study (WATS) is the multi-jurisdictional agency responsible for transportation planning in Washtenaw County. WATS maintains the area transportation planning models and provides information regarding projected growth rates along roadways throughout its jurisdiction. F&V contacted WATS to obtain a background growth rate for use in this study. The WATS travel demand forecast model indicated annual growth rates of approximately 0.78% along Rawsonville Road, which was applied to the collected traffic volumes, in order to project the traffic volumes to the site buildout year of 2028.

In addition to background growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that are currently under construction or will be prior to the site buildout year of 2028. At the time of the study, no planned background developments were identified within the vicinity of the project site.

Therefore, a conservative annual background growth rate of **0.78%** was applied to the collected peak hour traffic volumes, in order to forecast the background 2028 peak hour traffic volumes, ***without the proposed development***, as shown in the attached **Figure 3**.

4 SITE TRIP GENERATION

The number of peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated based on data published in the *ITE Trip Generation Manual, 12th Edition*. The proposed development includes the construction of a truck storage facility for Motown Holdings, Inc. Review of the available ITE land uses indicates that *Truck & Trailer Parking (LUC 035)* best matches the anticipated operations of the proposed development. The site trip generation forecast is summarized in **Table 2** and the ITE trip generation data is attached for reference.

Table 2: Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Truck & Trailer Parking	035	6.03	Acres	237	8	7	15	9	8	17
Passenger Cars				150	5	4	9	5	6	11
Trucks				87	3	3	6	4	2	6

5 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access plan, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The ITE trip distribution methodology assumes that the new passenger vehicle (employee) trips will enter the network and access the development in the AM peak hour, then leave the development and return to their direction of origin during the PM peak hour. Additionally, based on information provided by the developer, the truck trips are expected to travel to/from I-94, as part of their haul route. The site trip distributions utilized in this analysis are summarized in **Table 3**.

Table 3: Site Trip Distribution

To/From	Via	Passenger Vehicles		Trucks	
		AM	PM	AM	PM
North	Rawsonville Road	33%	43%	100%	100%
South	Rawsonville Road	67%	57%	0%	0%
Total		**100%**	**100%**	**100%**	**100%**

The vehicular traffic volumes shown in **Table 2** were distributed to the study roadway network according to the distribution shown in **Table 3**. The site-generated trips were added to the background peak hour traffic volumes, in order to calculate the future peak hour traffic volumes, ***with the addition of the proposed development***. All peak hour traffic volumes used in the analysis are shown in the attached **Figure 3**.

6 AUXILIARY TURN LANE ANALYSIS

WCRC utilizes the MDOT Geometric Design Guidance, Sections 1.4 and 1.5, to evaluate left-turn lane and right-turn treatments. Therefore, the proposed site driveway on Rawsonville Road was evaluated using the future peak hour traffic volumes shown in **Figure 3**; the results are summarized in **Table 4** and shown in the attached warrant charts.

Table 4: Auxiliary Turn Lane Evaluation Summary

Intersection	Warrant	AM Peak Hour	PM Peak Hour	Recommendation
Rawsonville Road & Site Drive	**Left-Turn Lane**	No Left-Turn Lane	No Left-Turn Lane	**No Left-Turn Lane**
	Right-Turn Treatment	No Right-Turn Treatment	No Right-Turn Treatment	**No Right-Turn Treatment**

- The result of the evaluation indicates that left-turn lane and right-turn treatments are NOT warranted along Rawsonville Road, at the proposed site driveway.

7 CONCLUSIONS

The conclusions of this Auxiliary Turn Lane Evaluation are as follows:

- The proposed development includes the construction of a truck storage facility, located on property that previously operated as a mechanic's shop. The proposed project includes paving the existing site access driveway and constructing a parking lot at the rear of the site for truck and trailer storage. Site access is proposed via one (1) existing full-access driveway on Rawsonville Road.
- The result of the auxiliary turn lane evaluation indicates that left-turn lane and right-turn treatments are NOT warranted along Rawsonville Road, at the proposed site driveway.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Mary Flanagan

Digitally signed by Mary Flanagan
Date: 2026.08.11 18:25:45 -04'00'

Attachments: Figures 1 – 3
Proposed Site Plan
Traffic Volume Data
WATS Data
ITE Trip Generation Data
Auxiliary Turn Lane Warrants

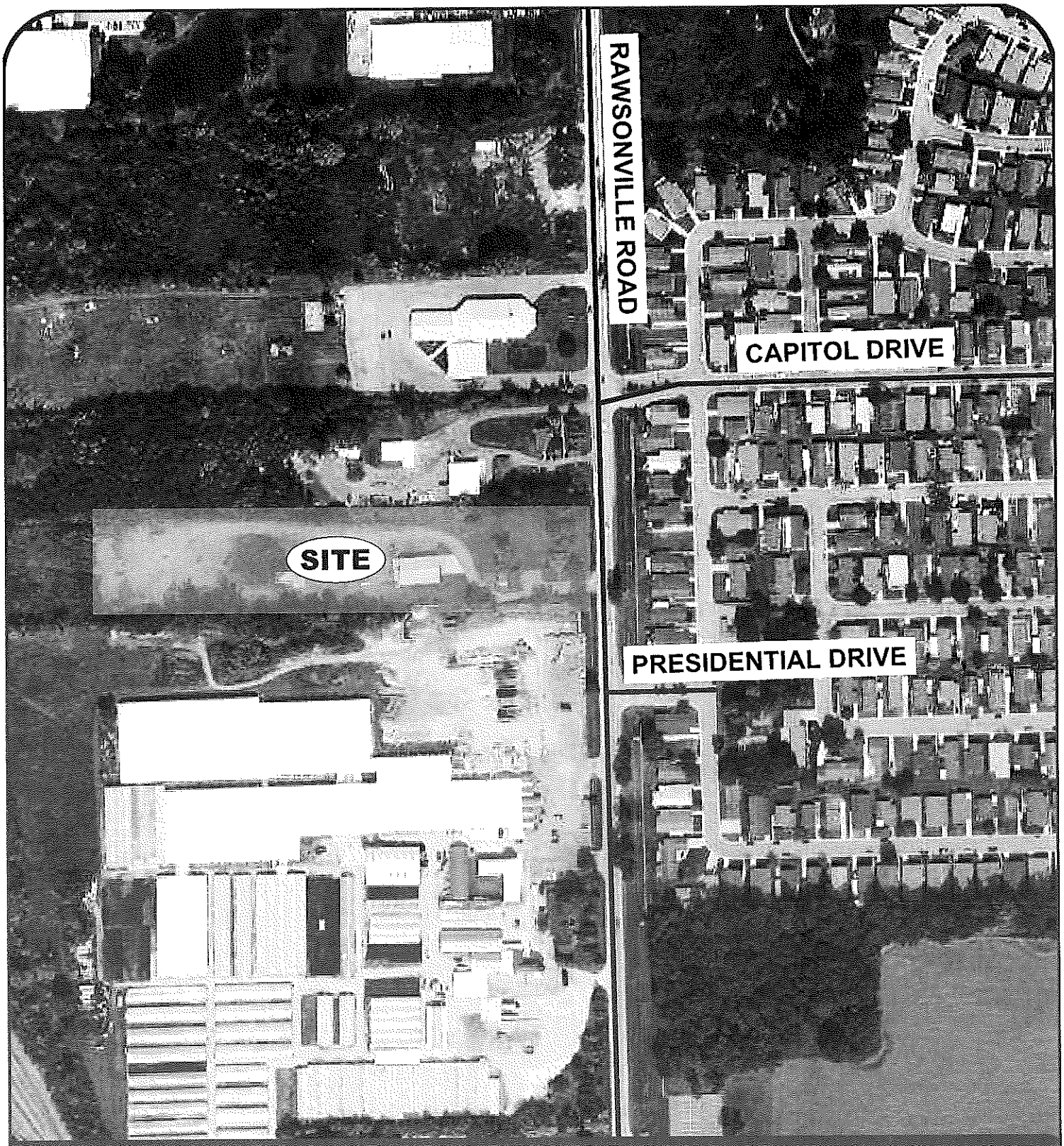


FIGURE 1

SITE LOCATION MAP

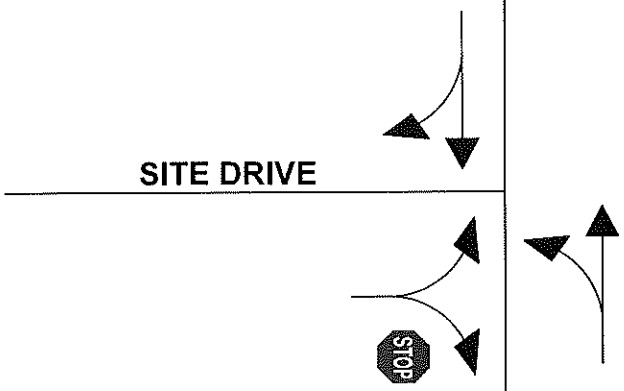
6630 RAWSONVILLE ROAD AUX TURN LANE EVAL -
YPSILANTI TWP, MI

LEGEND

SITE — SITE LOCATION

NORTH

SCALE: NOT TO SCALE



NORTH
SCALE: NOT TO SCALE

FIGURE 2

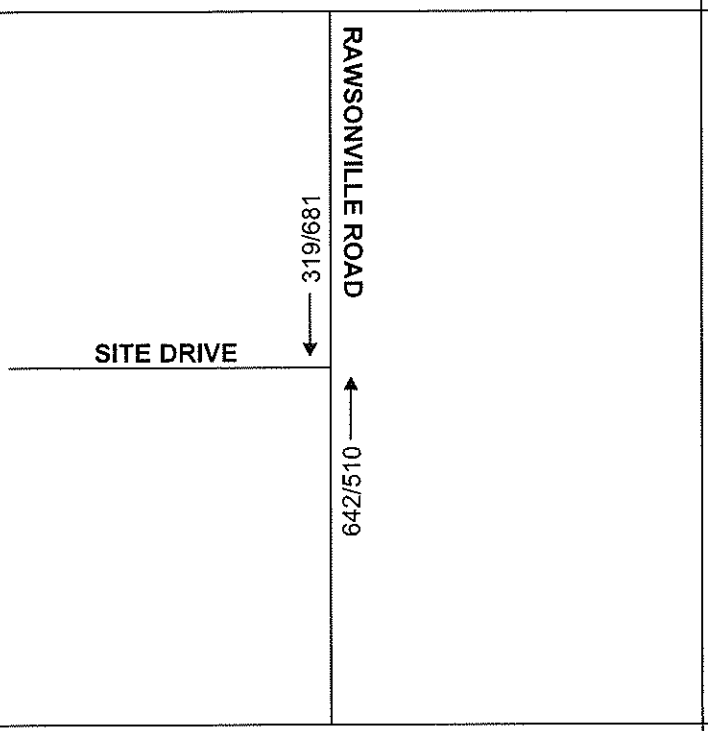
LANE USE AND TRAFFIC CONTROL

6630 RAWSONVILLE ROAD AUX TURN LANE EVAL - YPSILANTI TWP, MI

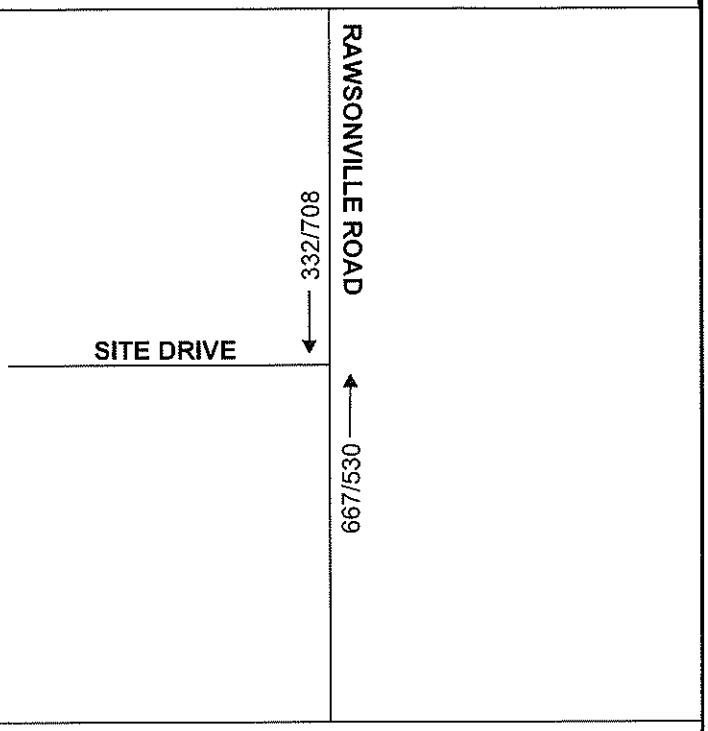
LEGEND

- ROADS
- LANE USE
- UNSIGNALIZED INTERSECTION

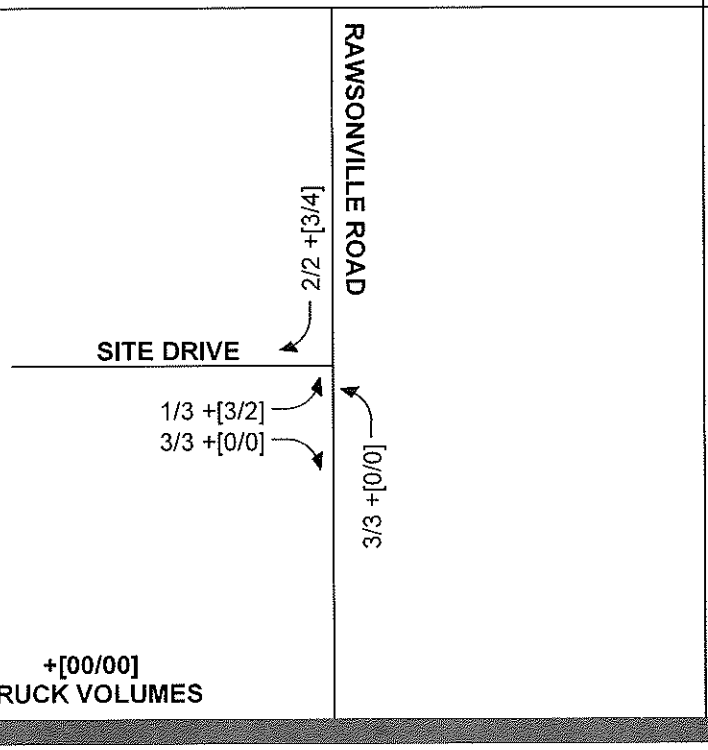
COLLECTED 2023



BACKGROUND 2028

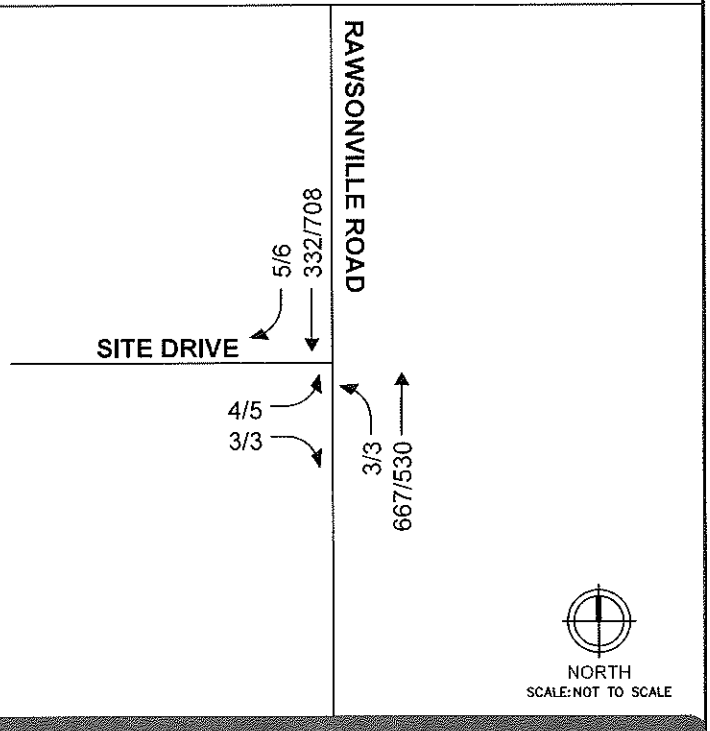


SITE-GENERATED



+[00/00]
TRUCK VOLUMES

FUTURE 2028



NORTH
SCALE: NOT TO SCALE

F&V

FIGURE 3

TRAFFIC VOLUMES

6630 RAWSONVILLE ROAD AUX TURN LANE EVAL -
YPSILANTI TWP, MI

LEGEND

ROADS

TRAFFIC VOLUMES (AM/PM)

CONSTRUCTION ENGINEERING FOR MOTOWN HOLDINGS, INC. 6630 RAWSONVILLE RD.

A PART OF THE SE CORNER OF SECTION 25, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FOR:

MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD.
BELLEVILLE, MI 48111
PH: (734) 931-2313

GENERAL CONSTRUCTION NOTES:

1. ALL WORK ON THIS SITE WILL BE IN ACCORDANCE WITH ALL APPLICABLE CURRENT STANDARDS & SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI EXCEPT AS HEREINAFTER MODIFIED.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
4. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) FOR UTILITY LOCATIONS
5. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
6. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE.
7. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
8. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
9. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
10. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION TRAFFIC CONTROL SHALL BE SIGNED PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN
13. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE TOWNSHIP OF YPSILANTI PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL SITE PLAN NOTES.

THE PROJECT SEEKS TO COMPLY WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER FOR STORM WATER MANAGEMENT AND THE TOWNSHIP OF YPSILANTI FOR SITE PLAN SUBMITTAL.

THE FOLLOWING ITEMS ARE NOTED AS PART OF THIS PROJECT:

1. PROPERTY LINES ARE NOT PROPOSED TO BE ALTERED
2. NO NEW EASEMENTS ARE PROPOSED AS PART OF THIS PROJECT
3. THE PROJECT HAS NO OUTDOOR SALES OR DISPLAYS
4. THE PROJECT HAS NO TRANSFORMER OR A UTILITY LEAD OF ANY KIND PROPOSED
5. NO TRASH BINS OR ENCLOSURE ARE PROPOSED AS PART OF THIS PROJECT
6. NO BUILDINGS ARE PROPOSED AS PART OF THIS PROJECT
7. ALL EXISTING FENCING TO REMAIN ONSITE
8. DIMMERS SHALL BE INSTALLED TO DIM LIGHTS TO 50% AT 7 P.M
9. THE RESIDENTIAL STRUCTURE IS NOT TO BE RENTED OR USED FOR RESIDENTIAL USES. THE RESIDENTIAL STRUCTURE IS ONLY TO BE USED FOR OFFICE PURPOSES
10. THERE SHALL BE NO OUTDOOR STORAGE OF INOPERABLE VEHICLES AND VEHICLE PARTS
11. THERE SHALL BE NO OUTDOOR STORAGE OF 3RD PARTY TRUCKS. ALL TRUCKS MUST BE PART OF THE MOTOWN HOLDINGS, INC. FLEET.
12. ALL REPAIRS ARE FOR FLEET VEHICLES ONLY. THE REPAIR OF 3RD PARTY VEHICLES SHALL BE PROHIBITED.

APPLICATION FOR VARIANCE TO LANDSCAPE AND SCREENING
VARIANCE REQUEST

Sec. 1301. - Landscape requirements:

Explanation: The subject property has several physical characteristics restricting its development.

a.) The existing parcel is narrow (205.46 lf) and deep (1,324.40lf) making circulation for semi-tractor/trailers challenging

b.) Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high water table. The necessary configurations and proximity of these structures to all required paved areas eliminated available space for landscaping on site.

c.) Location of the existing house access drive into the property and existing mature trees prevent additional landscaping along the Rawsonville Road frontage.

These stated conditions make additional site and street frontage landscaping impractical. A variance to Section 1301 is requested.

NOTE:

JR TRANSPORT, LLC

DANDHU TRANSPORT, LLC

UPANDER EXPRESS, LLC

SHARE THE FACILITIES AT 6630 RAWSONVILLE RD

PROPERTY OWNER
MOTOWN HOLDINGS, INC.
30700 SILVERADO DR
DANTON, MI 48187

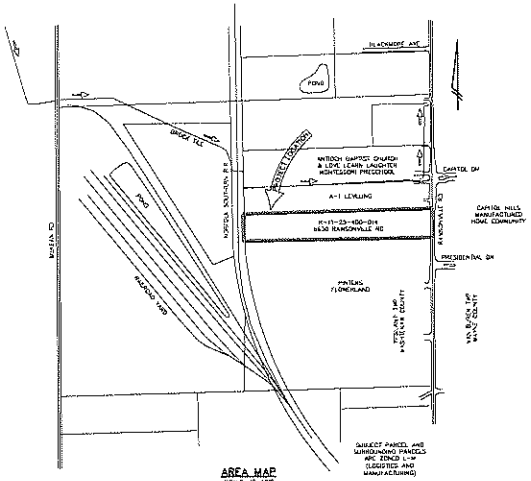
APPLICANT
MOTOWN HOLDINGS, INC
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111

ENGINEER
WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY, STE 400
ANN ARBOR, MI 48103

UTILITY QUANTITIES

STORM SEWER
6" N.D.W.

183 LF	12" CPP CLV MOP TYPE	
2 EA	12" FLARED END SECTION	
ON SITE,		
20 LF	12" CPP CLV MOP PIPE	
1 EA	12" FLARED END SECTION	
1 EA	4FT DIA. CMP OUTLET STANDPIPE W/GRATE	



AREA MAP
SCALE: 1"=400'

WASHTENAW ENGINEERING
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL: 734-761-8800 FAX: 734-761-8630
(e-MAIL) wec@wengco.com

SITE DATA

CATEGORY	REQUIRED	EXISTING PARCEL	PROPOSED PARCEL
ZONING - I-M LOGISTICS AND MANUFACTURING	I-M	I-M	I-M
LOT SIZE (AC)	N/A (MIN)	8.03 AC	8.03 AC
LOT SIZE (SF)	N/A (MIN)	283,855 SF	283,855 SF
AREA IN R.O.W.	NA	6,775 SF	6,775 SF
NET AREA	NA	258,180 SF	258,180 SF
BUILDING SIZE TOTAL	NA	7,366 SF	7,366 SF
LOT WIDTH	NA	205.46' MIN.	205.46' MIN.
LOT COVERAGE	NA	9.3%	9.3%
FLOOR AREA COVERAGE	NA	9.3%	9.3%
GROUND FLOOR AREA	NA	7,366 SF	7,366 SF
BUILDING HEIGHT	50' MAX.	±20'	±20'
BUILDING HEIGHT (STORIES)	NA	1 STORY	1 STORY
BUILDING SETBACKS:			
FRONT (EAST)	40.0'	34.5'(1)	34.5'(1)
SIDE (NORTH)	40.0'	102.4'	102.4'
SIDE (SOUTH)	40.0'	27.2'(1)	27.2'(1)
REAR (WEST)	50.0'	914.0'	914.0'

NOTES:
1. EXISTING NON-CONFORMING SETBACKS

PROJECT PERMITS NEEDED
1. WASHTENAW COUNTY WATER RESOURCES COMMISSIONER
1.1. REVIEW AND APPROVAL FOR STORM WATER MANAGEMENT SYSTEMS
APPROVAL DATE
2. WASHTENAW COUNTY ROAD COMMISSION
2.1. COMMERCIAL DRIVE APPROACH PERMIT
PERMIT #
ISSUE DATE:
3. YPSILANTI TOWNSHIP PLANNING AND ZONING
3.1 SOIL EROSION AND SEDIMENTATION CONTROL PERMIT
PERMIT #
ISSUE DATE.

PARKING.
6 - 65 FT PARKING FOR MECHANICAL SHOP
25 - 45 FT PARKING SPACES FOR SEMI-TRUCKS AND TRAILERS

PROJECT DESCRIPTION -
THIS SITE IS LOCATED AT 6630 RAWSONVILLE RD., YPSILANTI TOWNSHIP, MICHIGAN. THIS PROJECT PROPOSES TO EXTEND EXISTING PARKING LOT OUT BY PAVING AND GRADING EXISTING SPACE FOR THE OVERNIGHT STORAGE OF 25 TRAILER SEMI-TRUCKS AND 6 REPAIR SHOP PARKING. NO CHANGES TO EXISTING STRUCTURES IS PROPOSED. THE SITE WILL HAVE TWO STORM WATER MANAGEMENT AREAS. A SHALLOW DETENTION BASIN NEAR THE FRONT OF THE PROPERTY AND A BIO SWALE ALONG THE SOUTH SIDE WHERE INFILTRATION WAS AVAILABLE. NEW LANDSCAPING WILL BE PROPOSED TO BRING THE WHOLE SITE UP TO CODE. NO NEW WATER LINES OR SANITARY LINES PROPOSED. NO CHANGE OF USE IS EXPECTED AS A PART OF THIS PROJECT.

PROJECT NARRATIVE

MOTOWN HOLDINGS INC. Located at 6630 Rawsonville Road, Ypsilanti Township, MI.

Property Size: 8.03 +acres, Frontage 205.46 LF

Zone District: I-M (Logistics and Manufacturing), east side of Rawsonville Road in Wayne County.

Business Type -LOGISTICS SERVICE

Delivery Vehicles:
(20) Existing Semi Trucks
(5) Semi Trucks purchased waiting for delivery

Hours of Operation: 7am-7pm

Employees: (4) office/supervisors, (2) mechanics, (15) drivers (MAXIMUM OF 25 DRIVERS IN THE FUTURE)

On site activities include, light vehicle maintenance such as oil change, tire repair & replacement of filters, etc., truck washing, general office, warehouse. Approximately 50% of trucks are to be parked up daily and returned every night. The other 50% may be gone for extended periods of time. These percentages may change depending on the market.

Parking: Service vehicles are parked on site. Vehicle drivers park their personal vehicles in overnight truck parking bays. Other employee's (office & mechanics) vehicles park in designated employee areas. Most trucks will be cleaned empty in some limited cases they will have a pending delivery and keep the freight in them overnight.

Pickup and drop off times: Normal times are 7 a.m. to 7 p.m. though traffic conditions may alter times on an individual basis.

Existing Structures: Office (existing House 1,960 sf), Shop 1,970 sf, Warehouse 3,536 sf. Light maintenance is performed on-site

Shade storage: No warehouse storage is proposed for this site. Any freight for delivery on trucks is to stay in the trucks and be loaded at all times. No outside storage for anything other than trucks is proposed. The extra parking spaces are to drop empty trailers as needed.

Truck Repair: Truck repairs are to include oil change, tire repair, filter replacement and light maintenance repairs of their own vehicles. There will be no public access to the repair shop or the garage.

Site Analysis.
Existing Trees: They are limited to front yard landscaping and along the south property line fence row. See existing conditions for tree survey and identification.

Other Natural Features: There are NO, wetlands, drains, creeks, surface water or flood plains on site.

Landscaping: Lawn areas around all existing structures are maintained

Adjacent Properties.
Pinter Properties LLC — zoning = COMMERCIAL IMPROVED
Address: 6630 Rawsonville Rd

Leveling U Legal, inc. — zoning = I-M
Address: 6590 Rawsonville Rd

Hosiery LLC
Address: 6601 MCKEAN RD — zoning = 201 INDUSTRIAL-IMPROVED

(I-M = Logistics and Manufacturing)

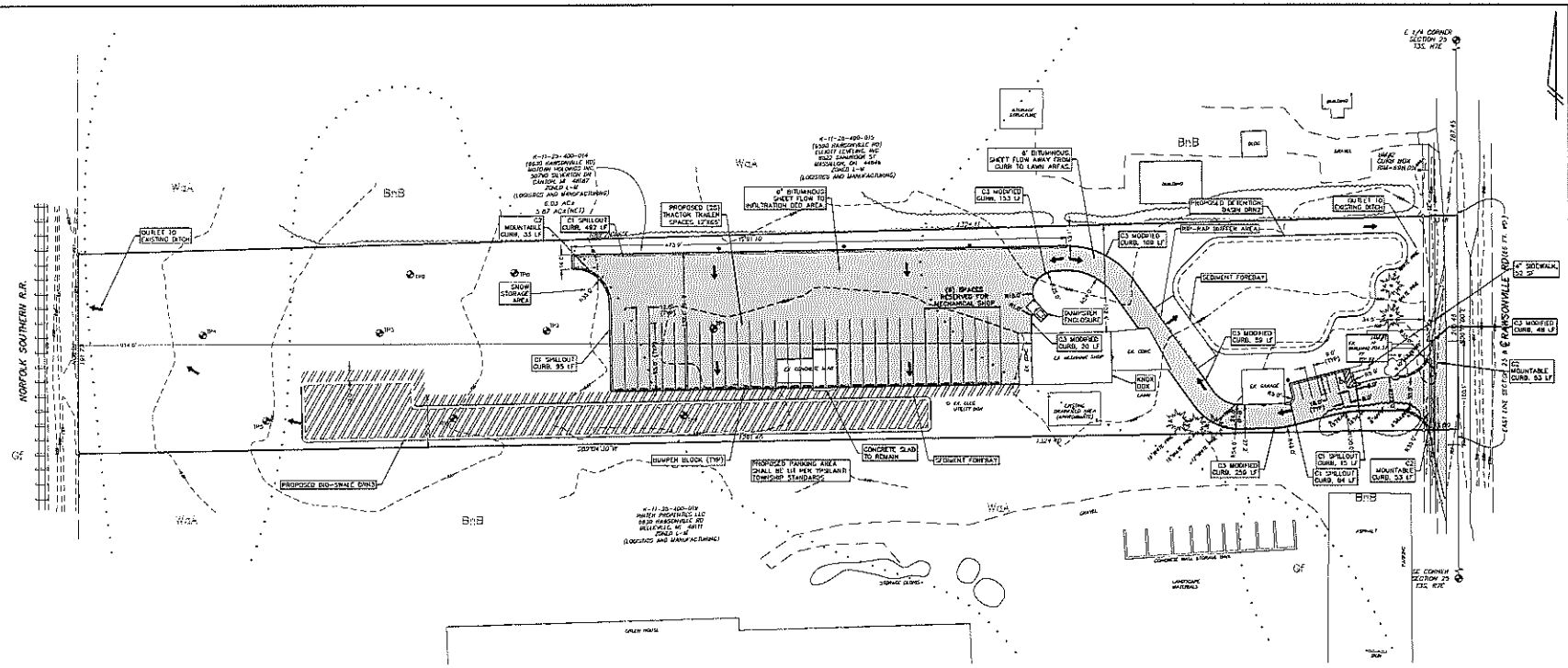
SHEET TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS	2
SITE ANALYSIS	3
REMOVAL PLAN	4
SITE PLAN	5
GRADING, UTILITY AND SOIL EROSION CONTROL PLAN	6
STORM WATER MANAGEMENT CALCULATIONS DRN2	7
STORM WATER MANAGEMENT CALCULATIONS DRN3	7A
TURNING TEMPLATE	8
LANDSCAPE PLAN	9
LANDSCAPE DETAILS	9A
ENTRANCE DETAILS	10
YPSILANTI TOWNSHIP STANDARD DETAILS	
SOIL EROSION CONTROL DETAILS	11
STORM SEWER STANDARD DETAILS	12-13
PHOTOMETRIC PLAN	14
PHOTOMETRIC DETAILS	15

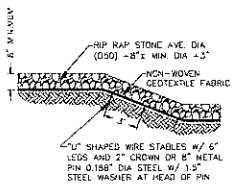
STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52558 — PROFESSIONAL ENGINEER

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52558

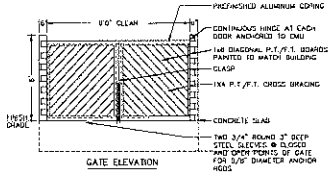
RESUBMITTED SITE PLAN:	04-21-26
REVISED:	12-13-23
REVISED:	10-09-23
REVISED:	08-14-23
REVISED:	06-20-23
ORIGINAL:	05-04-23

SITE PLAN - 6630 RAWSONVILLE RD.

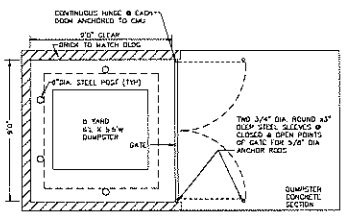




RIP RAP DETAIL
NOT TO SCALE

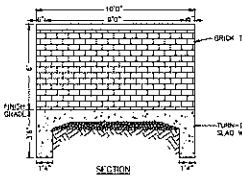


GATE ELEVATION

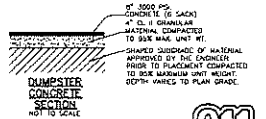


PLAN

DUMPSTER ENCLOSURE
(NOT TO SCALE)



SECTION



DUMPSTER CONCRETE SECTION
NOT TO SCALE

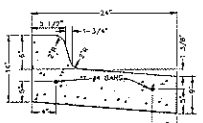
PROPOSED LEGEND

- = CONCRETE CURB & GUTTER (C1)
- = MOUNTABLE CURB & GUTTER (C2)
- = MODIFIED CURB (C3)
- = 6" BITUMINOUS
- = CONCRETE
- = STONE
- = INFILTRATION AREA
- = OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
- = BUMPER BLOCK
- = LIGHTPOLE
- = TEST/PIT LOCATION

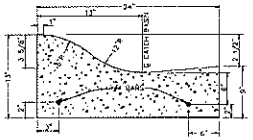
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BnB - BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
GF - GILFORD SANDY LOAM
WaA - WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
- - - - - - - SOILS BOUNDARY

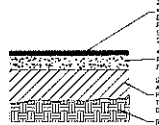
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



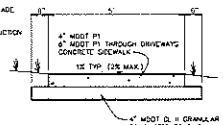
(C1) SPILL-OUT
(MODIFIED MDOT DETAIL F-4)
NOT TO SCALE



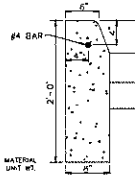
(C2) 24" MOUNTABLE CURB & GUTTER
NOT TO SCALE



6" BITUMINOUS SECTION
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE



(C3) MODIFIED CURB
NOT TO SCALE

CONCRETE CURB
C1 SPILLOUT 595 LF
C2 MOUNTABLE 139 LF
C3 MODIFIED 882 LF

PROPOSED PAVEMENT AREAS
6" BITUMINOUS = 62,980 SF± / 1.446 AC±
4" SIDEWALK = 52 SF± / 0.001 AC±
6" DUMPSTER = 200 SF± / 0.005 AC±

TOPOGRAPHY BY OTHERS
NOWCSTON CONSULTING, 5-16-2001.

Know what's below. Call before you dig.

LEGEND

- ☼ = LIGHT POLE
- ⊕ = UTILITY POLE
- ⊢ = GUY ANCHOR
- ⊲ = HYDRANT
- ⊙ = SPOT ELEV.
- ▫ = POST
- ⋈ = GATE VALVE
- ⊣ = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ⊙ = MANHOLE
- □ = CATCHBASIN
- ⊂ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK (NAVD) - EAST FINISHED FLOOR OF EXISTING HOUSE; ELEV=704.37
MAG. - CURB BOX FOR 6360 RAWSONVILLE RD, 20' SOUTH OF DRIVE; ELEV=698.08

REVISIONS - 06-29-2023 PER MDARC, 08-14-2023 PER TWP
10-03-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-21-2023 PER WCRC
4-25-2024 RESUBMITTED SITE PLAN

SCALE
0 25 50 100
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD
NO. 52559
REGISTERED PROFESSIONAL ENGINEER
STATE OF MICHIGAN

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE 05-04-2023
JOB NO 23362
DWG NO 23362-WP
FIELD BOOK -
FILE NO 10768
5 SHEET

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SHEET
SITE PLAN

OWNER
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL 734-697-2510

WASHTENAW ENGINEERING

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD.
SUITE 100
ANN ARBOR, MI 48103
TEL 734-662-4200

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Home Locate Locate All Email This Auto-Locate:

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... more

List View Report Center

Record 1 of 1 Goto Record go

Location ID	81-5328	**MPO ID**	0113610081
Type	SPOT	**HPMS ID**	17_2_161_059
On NHS	No	**On HPMS**	Yes
LRS ID	1439105	**LRS Loc Pt.**	7.261498
SF Group	Urban Non State (2026)	**Route Type**	
AF Group	NoFactor (2026)	**Route**	
GF Group	Urban Non State (2026)	**Active**	Yes
Class Dist Grp	NTL_4 (2026)	**Category**	Primary
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	RAWSONVILLE RD		
Loc On Alias			
NORTH OF	Martz Rd		
More Detail			

STATION DATA

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2025	14,158[3]		8	56	13,749 (97%)	409 (3%)	Grown from 2024
2024	14,374[3]		8	56	13,972 (97%)	402 (3%)	Grown from 2023
2023	14,302	1,180	8	56	13,916 (97%)	386 (3%)	
2022	13,791[3]		9	60	13,390 (97%)	401 (3%)	Grown from 2021
2021	13,777	1,174	9	60	12,639 (92%)	1,138 (8%)	

|<< < > >>| 1-5 of 10

VOLUME COUNT

	Date	Int	Total
	Mon 4/24/2023	15	14,302
	Tue 6/8/2021	15	13,611
	Mon 5/17/2021	15	13,943

VOLUME TREND

Year	Annual Growth
2025	-2%
2024	1%
2023	4%
2022	0%
2021	152%
2020	-15%
2019	0%
2018	0%
2017	4%

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	2-WAY
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL: 15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	37	30	19	24	110
1:00-2:00	21	20	18	22	81
2:00-3:00	18	17	11	17	63
3:00-4:00	18	13	15	15	61
4:00-5:00	28	34	46	59	167
5:00-6:00	80	113	104	93	390
6:00-7:00	89	182	178	224	673
7:00-8:00	196	229	235	261	921
8:00-9:00	236	203	198	179	816
9:00-10:00	170	174	164	152	660
10:00-11:00	154	175	168	183	680
11:00-12:00	179	183	173	181	716
12:00-13:00	184	197	175	187	743
13:00-14:00	198	191	194	212	795
14:00-15:00	207	236	257	246	946
15:00-16:00	246	287	287	260	1,080
16:00-17:00	298	312	280	286	1,176
17:00-18:00	302	311	292	275	1,180
18:00-19:00	245	232	234	192	903
19:00-20:00	174	166	163	164	667
20:00-21:00	139	157	137	120	553
21:00-22:00	118	123	95	92	428
22:00-23:00	80	70	69	50	269
23:00-24:00	60	66	46	52	224

Total		14,302
AADT		14,302
AM Peak		07:15-08:15 961
PM Peak		16:45-17:45 1,191

NOTES/FILES

	Note	Date	

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MDOT Michigan Department of Transportation Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328_NB
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	NB
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	18	8	6	6	38
1:00-2:00	5	9	8	7	29
2:00-3:00	7	7	3	8	25
3:00-4:00	16	7	11	11	45
4:00-5:00	19	24	32	45	120
5:00-6:00	62	90	85	68	305
6:00-7:00	71	149	140	163	523
7:00-8:00	150	146	143	171	610
8:00-9:00	182	141	123	104	550
9:00-10:00	112	100	98	87	397
10:00-11:00	86	98	105	107	396
11:00-12:00	102	90	90	92	374
12:00-13:00	90	89	110	98	387
13:00-14:00	109	79	99	97	384
14:00-15:00	99	119	130	118	466
15:00-16:00	109	110	142	108	469
16:00-17:00	117	122	109	111	459
17:00-18:00	137	141	121	119	518
18:00-19:00	101	98	96	79	374
19:00-20:00	70	60	64	66	260
20:00-21:00	62	69	58	46	235
21:00-22:00	46	46	36	40	168
22:00-23:00	41	29	20	17	107
23:00-24:00	15	28	15	17	75
Total					7,314
AM Peak					07:15-08:15 642
PM Peak					17:00-18:00 518

NOTES/FILES

	Note	Date	

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328_SB
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	SB
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	19	22	13	18	72
1:00-2:00	16	11	10	15	52
2:00-3:00	11	10	8	9	38
3:00-4:00	2	6	4	4	16
4:00-5:00	9	10	14	14	47
5:00-6:00	18	23	19	25	85
6:00-7:00	18	33	38	61	150
7:00-8:00	46	83	92	90	311
8:00-9:00	54	62	75	75	266
9:00-10:00	58	74	66	65	263
10:00-11:00	68	77	63	76	284
11:00-12:00	77	93	83	89	342
12:00-13:00	94	108	65	89	356
13:00-14:00	89	112	95	115	411
14:00-15:00	108	117	127	128	480
15:00-16:00	137	177	145	152	611
16:00-17:00	181	190	171	175	717
17:00-18:00	165	170	171	156	662
18:00-19:00	144	134	138	113	529
19:00-20:00	104	106	99	98	407
20:00-21:00	77	88	79	74	318
21:00-22:00	72	77	59	52	260
22:00-23:00	39	41	49	33	162
23:00-24:00	45	38	31	35	149

Total		6,988
AM Peak	11:30-12:30	374
PM Peak	16:00-17:00	717

NOTES/FILES

	Note	Date	

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From: Nick Sapkiewicz
To: Mary Flanagan
Cc: Julie M. Kroll; Jacob Swanson
Subject: Re: Growth Rate Request - Ypsilanti Township
Date: Thursday, August 6, 2026 3:39:29 PM
Attachments: image005.png
image006.png

Mary,

The compound annual growth rate for this area is 0.78%

Nick

On Wed, Aug 5, 2026 at 8:41 AM Mary Flanagan <mflanagan@fveng.com> wrote:

> Good morning Nick,
>
> I wanted to follow up on the below WATS growth rate request in Ypsilanti Township.
>
> Let us know if you have any questions.
>
> Thank you,

Mary Flanagan, PE

Traffic Engineer

FLEIS & VANDENBRINK

DESIGN. BUILD. OPERATE.

C: 269.769.8834

D: 269.210.0756

www.fveng.com

From: Mary Flanagan
Sent: Monday, July 27, 2026 4:40 PM
To: Nick Sapkiewicz <sapkiewiczn@miwats.org>
Cc: Julie M. Kroll <jkroll@fveng.com>; Jacob Swanson <jswanson@fveng.com>
Subject: Growth Rate Request - Ypsilanti Township

Good afternoon Nick,

I hope you are doing well.

We are currently working on a traffic study for a proposed development in Ypsilanti Township near the intersection of Rawsonville Road & Bog Road. We are looking for a growth rate for our analysis; can you please let me know the growth rate WATS indicates to the year of 2040 for the following segment:

- **Rawsonville Road** – Textile Road / W Huron River Drive to Martz Road

If you could provide this at your earliest convenience, that would be greatly appreciated. Please let us know if you have any questions or need anything else.

Thank you for your time,

Mary Flanagan, PE

Traffic Engineer

FLEIS & VANDENBRINK

DESIGN. BUILD. OPERATE.

C: 269.769.8834

D: 269.210.0756







www.fveng.com

Please be aware of the increasing risk of cybercrime. Always verify the authenticity of emails, especially those requesting sensitive information or financial transactions. Do not click on links or open attachments from unknown or suspicious sources. If you receive an unexpected email from me or anyone else in our organization, please contact us directly to confirm its legitimacy.

The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.

--

Nick Sapkiewicz

Deputy Director

Washtenaw Area Transportation Study

200 N. Main - Ann Arbor MI 48104

P (734) 994-3127 - F (734) 994-3129

sapkiewiczn@miwats.org - www.miwats.org

Truck and Trailer Parking
(035)

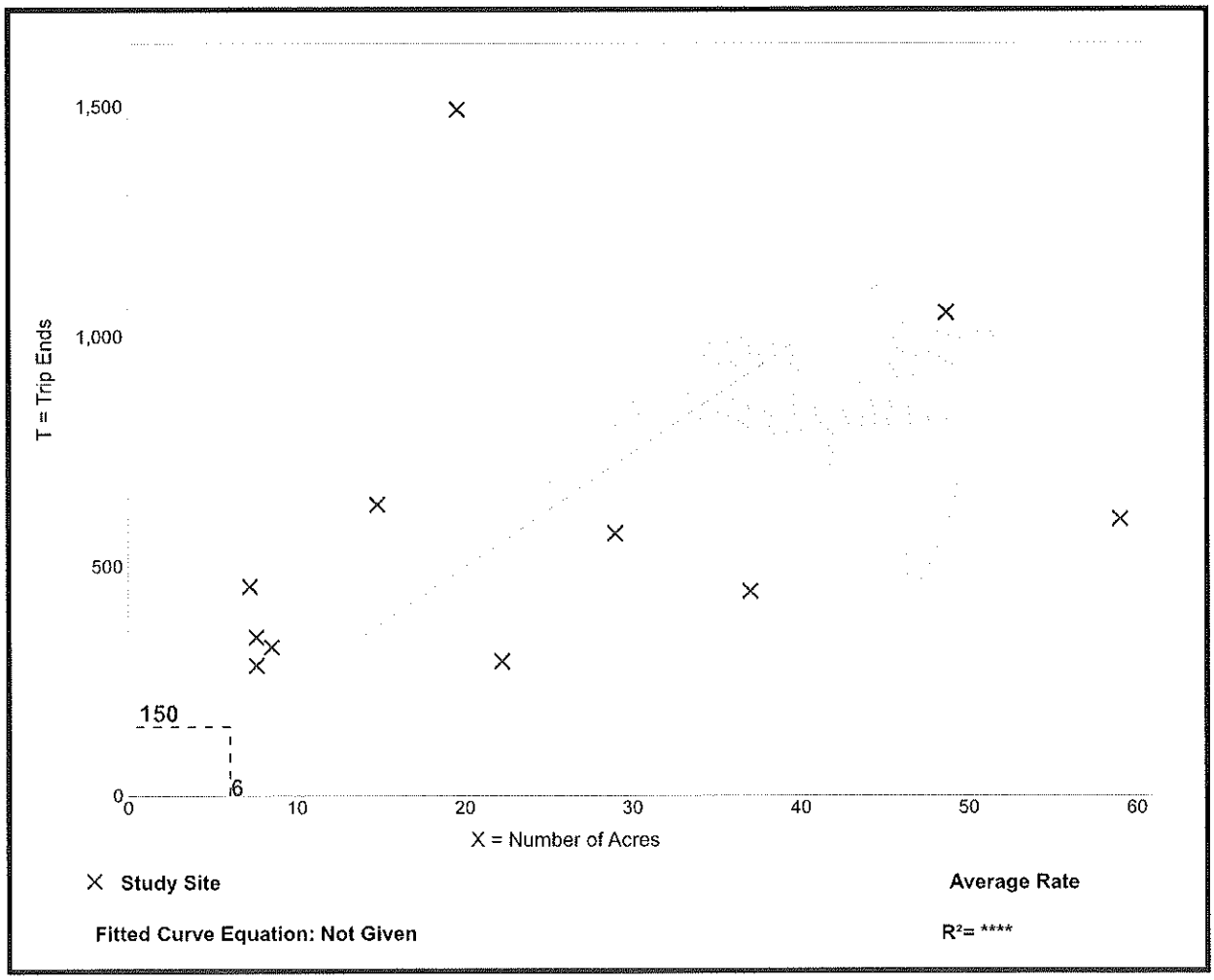
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Acres: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
24.91	10.22 - 76.26	20.13

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

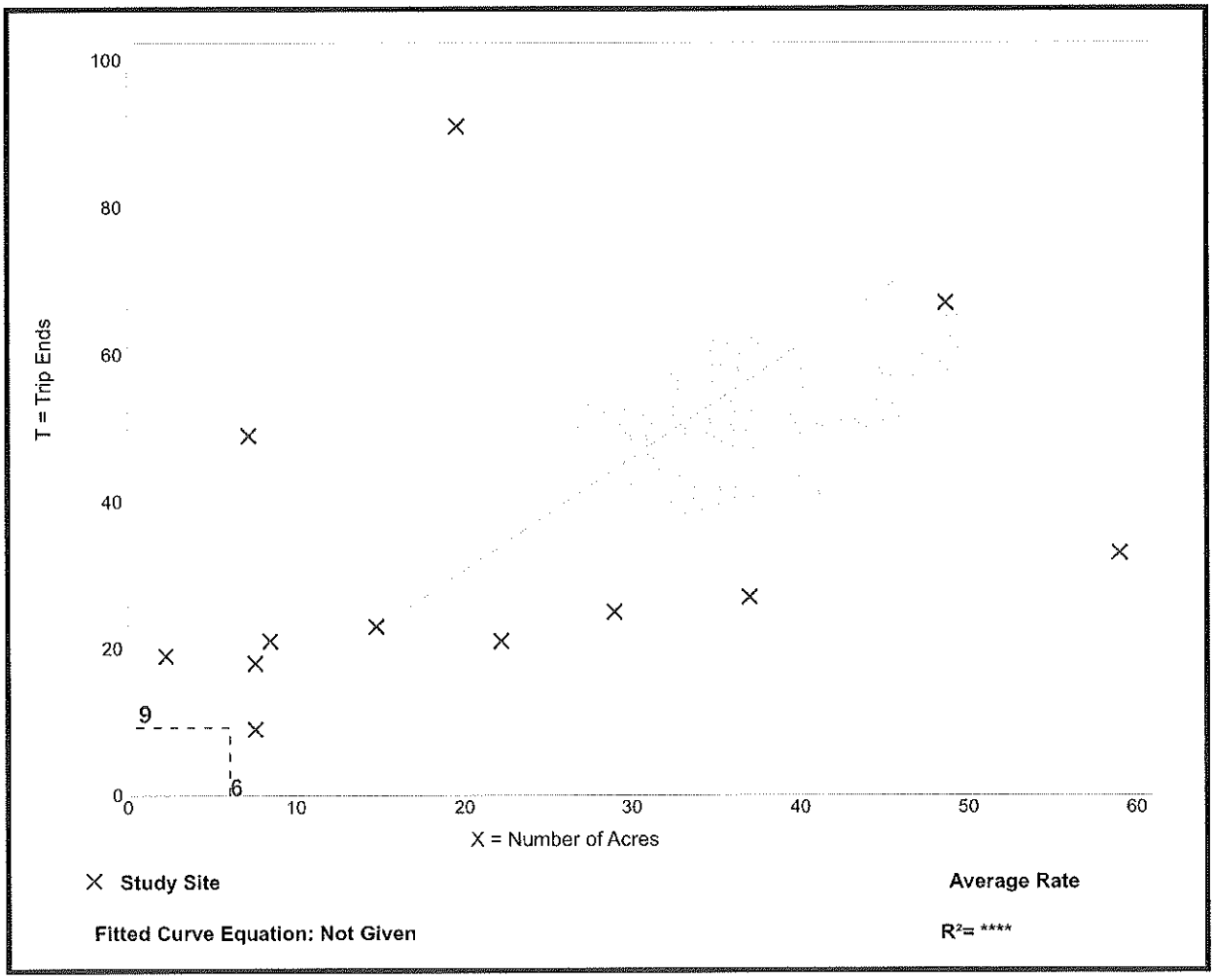
Truck and Trailer Parking
(035)

Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Acres: 22
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.53	0.56 - 8.48	1.59

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

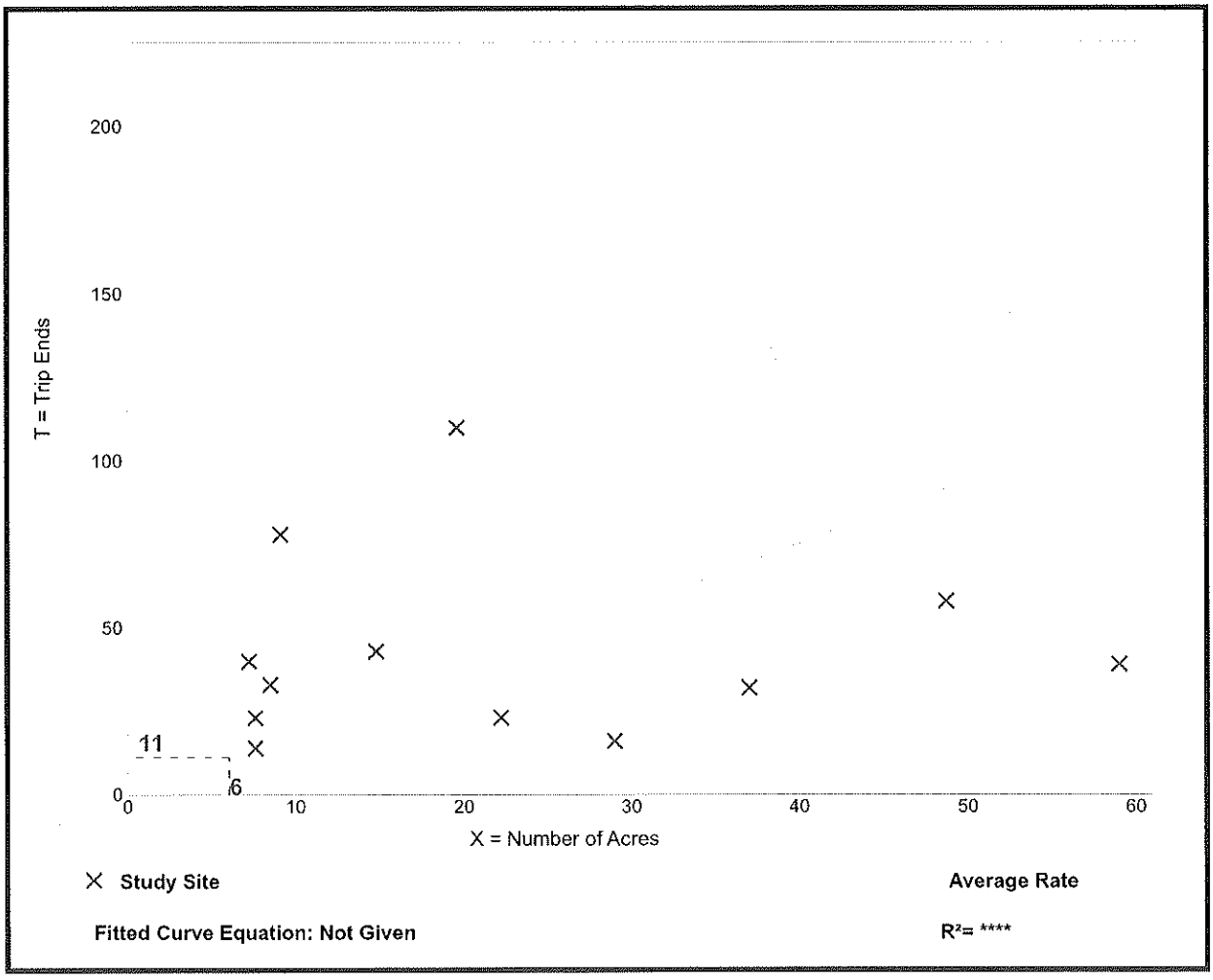
Truck and Trailer Parking
(035)

Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Acres: 23
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.88	0.55 - 8.55	2.06

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Truck and Trailer Parking
(035)

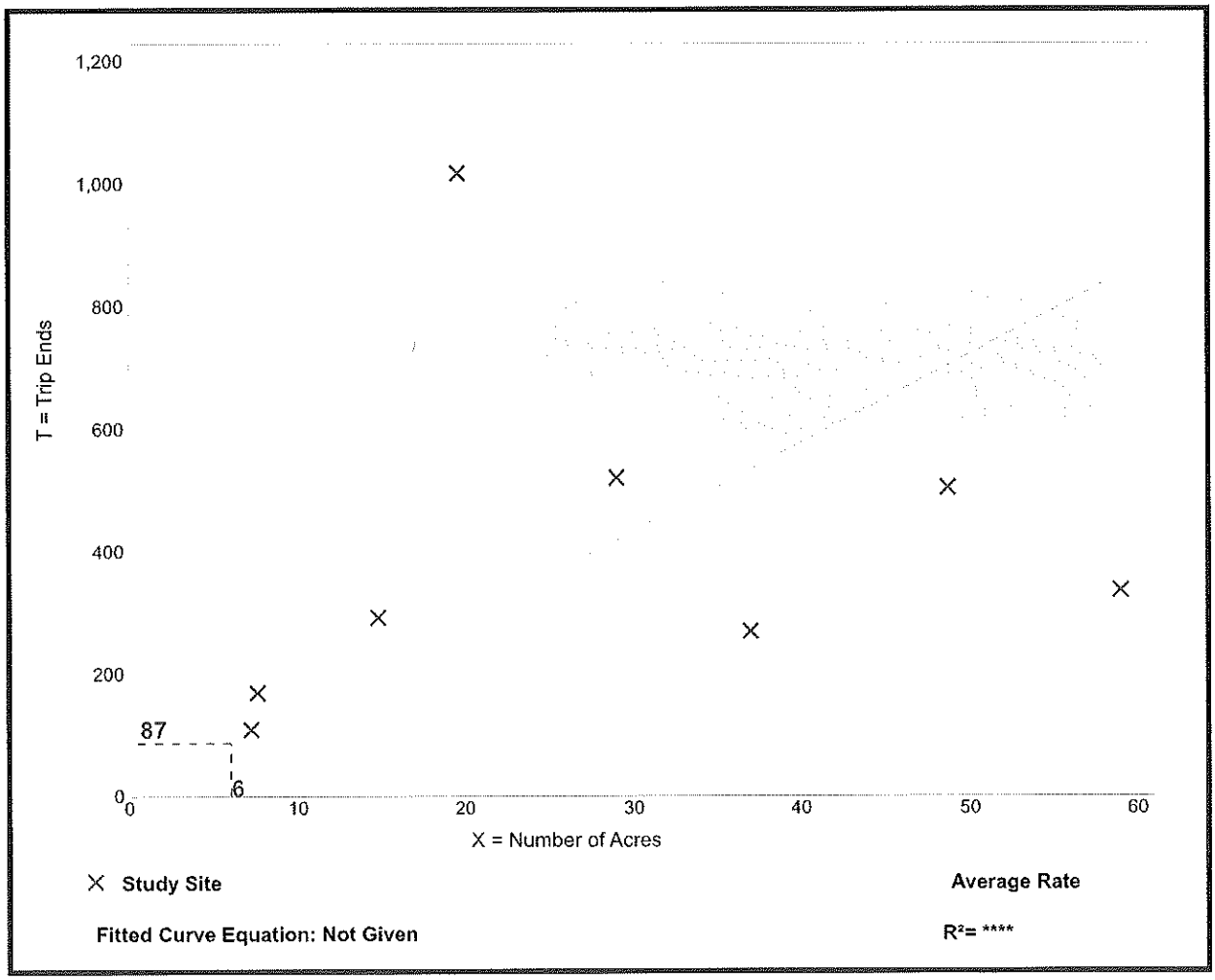
Truck Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Acres: 28
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
14.43	5.69 - 51.91	13.58

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

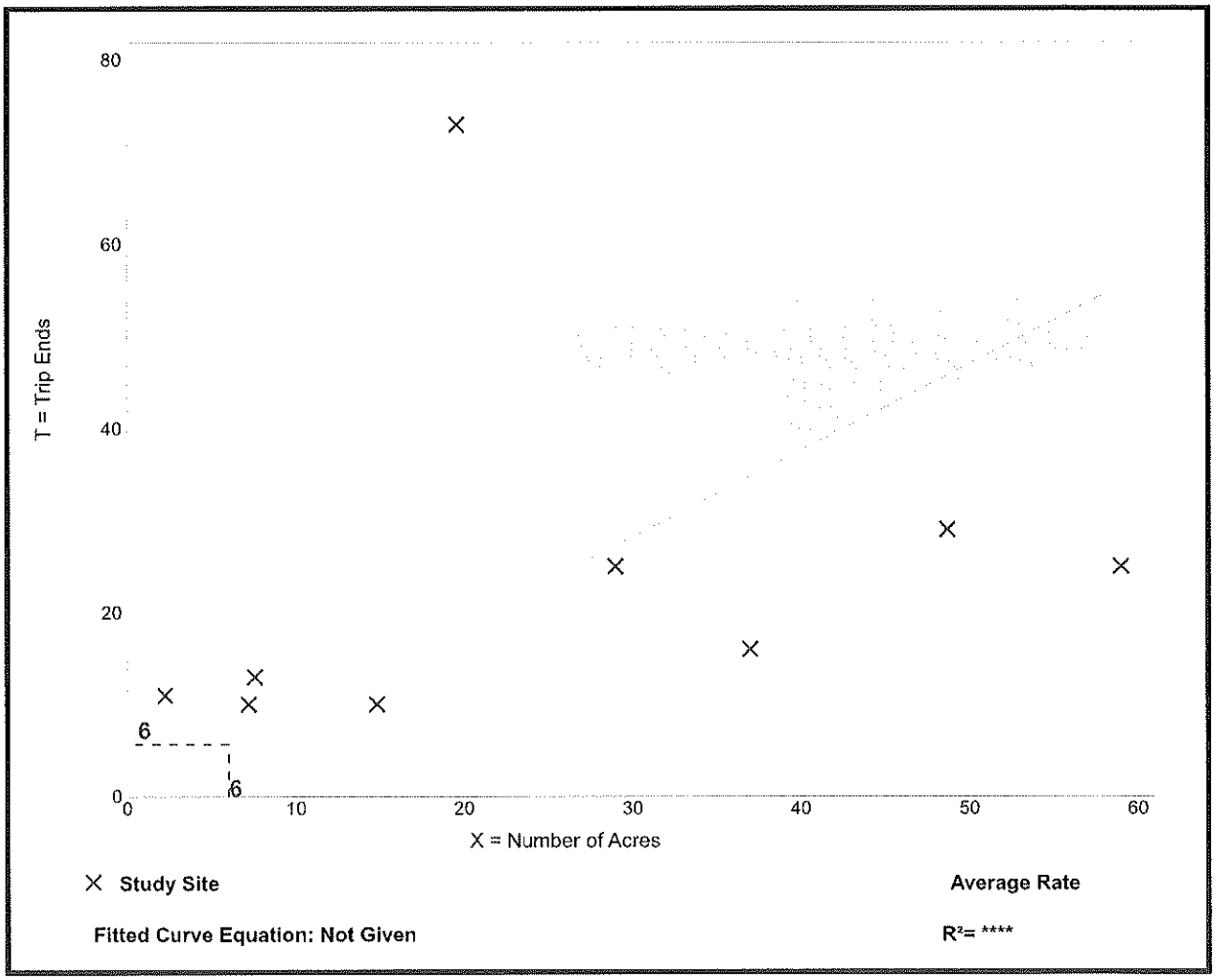
Truck and Trailer Parking
(035)

Truck Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Acres: 25
Directional Distribution: 42% entering, 58% exiting

Truck Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.94	0.42 - 4.91	1.06

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

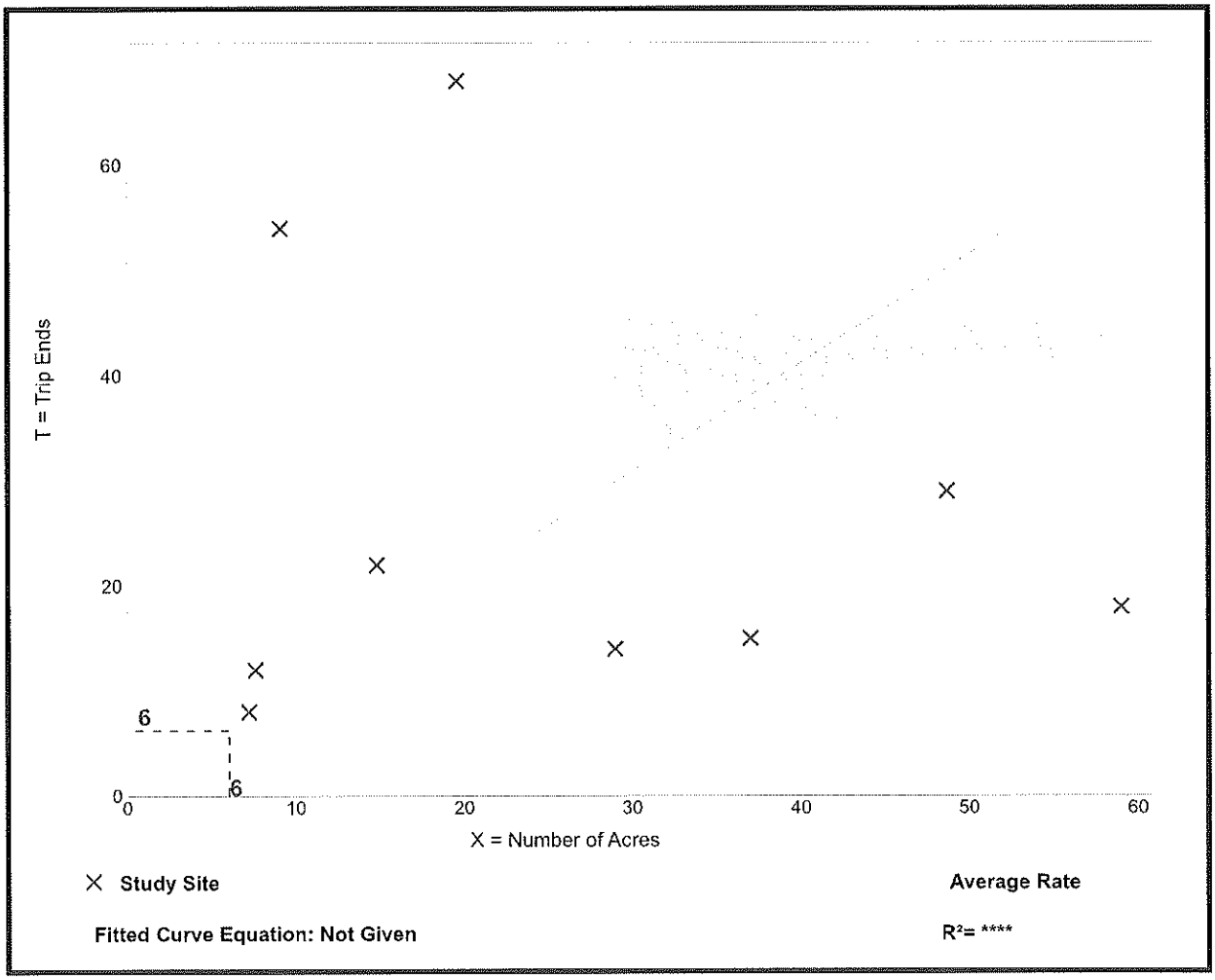
Truck and Trailer Parking
(035)

Truck Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Acres: 26
Directional Distribution: 59% entering, 41% exiting

Truck Trip Generation per Acre

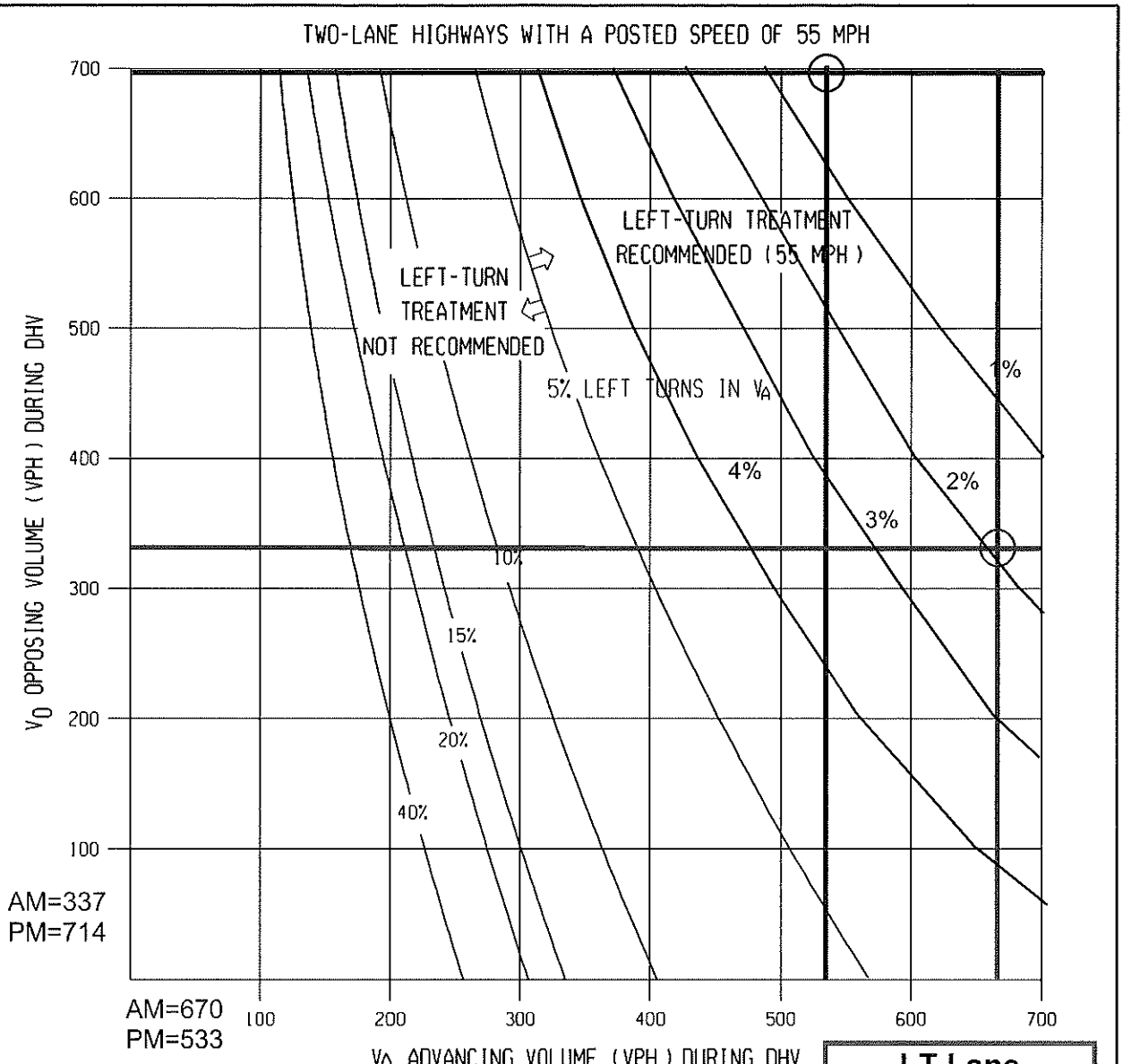
Average Rate	Range of Rates	Standard Deviation
1.03	0.31 - 5.92	1.40

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Rawsonville Road & Site Drive



Instructions:

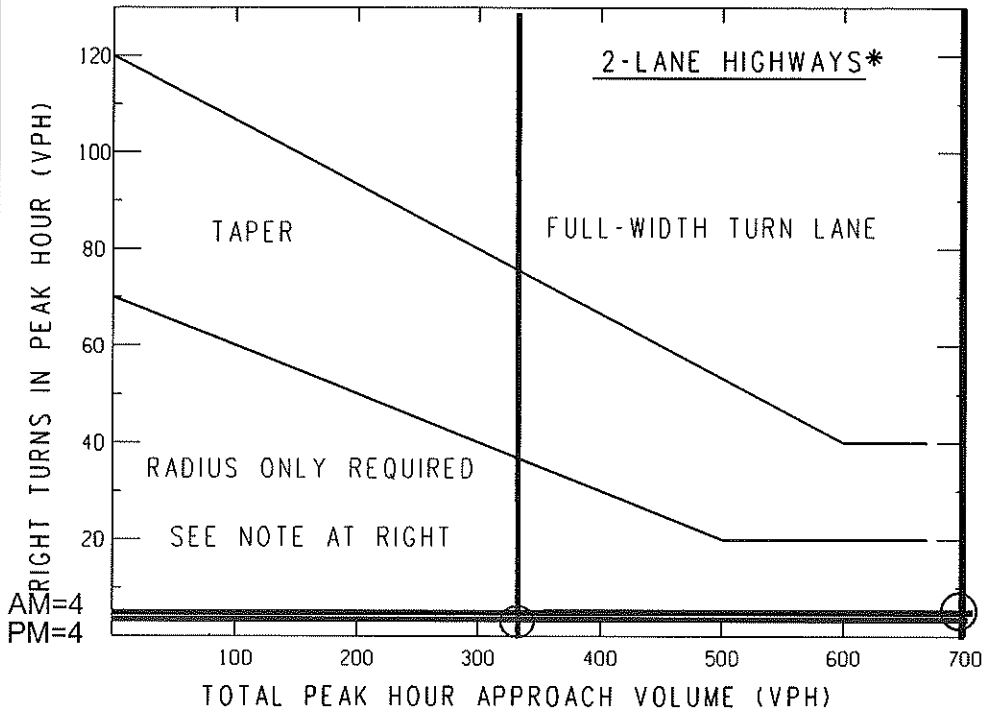
1. The family of curves represent the percentage of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.

2. Read V_A and V_O into the chart and locate the intersection of the two volumes.

3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is recommended. If the point is to the left of the line, then a left-turn is not recommended based on traffic volumes.

MDOT Michigan Department of Transportation TRAFFIC AND SAFETY NOTE	TRAFFIC VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS		
DRAWN BY: MTS CHECKED BY: JAT	08/05/2004 PLAN DATE:	605A	SHEET 5 OF 6
FILE: K:/DGN/ts notes/Note605A tsn.dgn		REV. 08/05/2004	

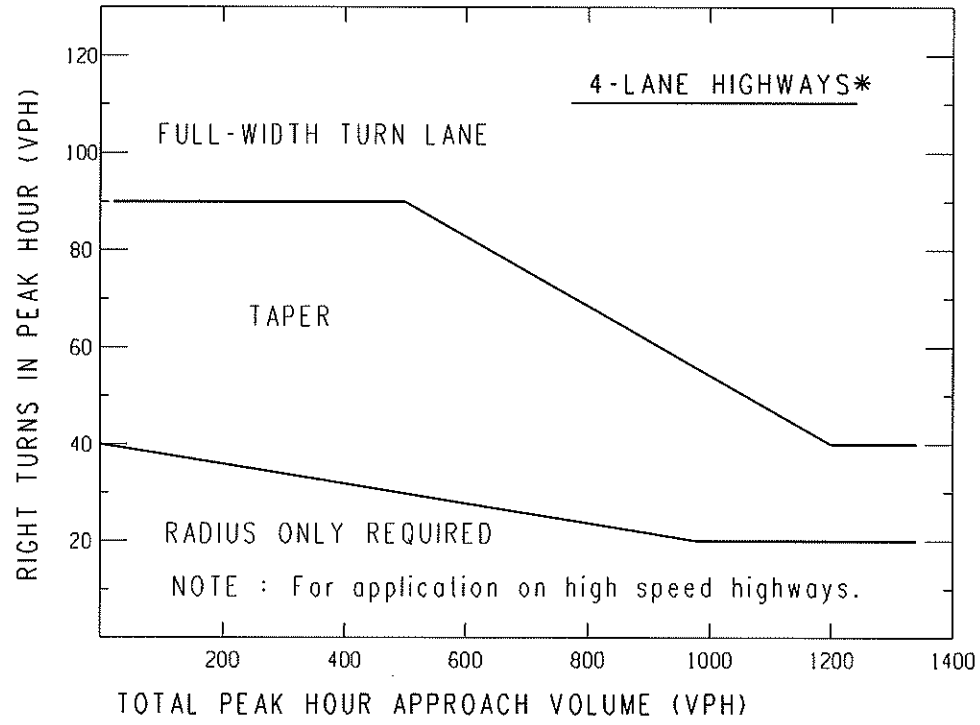
Rawsonville Road & Site Drive



NOTE:
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20

NO RT Treatment Recommended



*If a center left-turn lane exists(i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

Sample Problem:
The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

Solution:
Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus,a right-turn lane may be recommended.

MDOT Michigan Department of Transportation

TRAFFIC AND SAFETY NOTE

TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS

DRAWN BY: MTS	08/05/2004	604A	SHEET 2 OF 2
CHECKED BY: JAT	PLAN DATE:		
FILE: K:/DGN/ts notes/Note604A tsn.dgn		REV. 08/05/2004	

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

VIA EMAIL jkm@wengco.com

To:	**Motown Holdings, Inc.**
From:	**Mary Flanagan, PE** **Fleis & VandenBrink**
Date:	**August 11, 2026**
Re:	**6630 Rawsonville Road Truck Facility Development** **Ypsilanti Township, Michigan** **Auxiliary Turn Lane Evaluation**

1 INTRODUCTION

This memorandum presents the results of the Auxiliary Turn Lane Evaluation for the proposed development in Ypsilanti Township, Michigan. The project site is located at 6630 Rawsonville Road, adjacent to the west side of Rawsonville Road, generally between Capitol Drive and Presidential Drive, as shown in the attached **Figure 1**. The project includes the development of a truck storage facility, located on property that previously operated as a mechanic's shop. The proposed project includes paving the existing site access driveway and constructing a parking lot at the rear of the site for truck and trailer storage. Site access is provided via one (1) existing full-access driveway on Rawsonville Road, which is under the jurisdiction of the Washtenaw County Road Commission (WCRC). WCRC has requested an evaluation of the proposed site access driveway, in order to determine if auxiliary left-turn or right-turn lanes are recommended.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, professional experience, the requirements of WCRC, accepted traffic engineering practice, and methodologies published by the ITE. Sources of data for this study include the Michigan Department of Transportation (MDOT), WCRC, the Washtenaw Area Transportation Study (WATS), and ITE.

2 DATA COLLECTION

The existing traffic volume data utilized in this study was obtained from the MDOT Traffic Count Database System (TCDS) website. The 24-hour traffic volume data used in the analysis was collected on Monday, April 24, 2023. The weekday AM and PM peak hours were observed to occur between 7:15 AM to 8:15 AM and 4:45 PM to 5:45 PM, respectively. The lane use and traffic control at the proposed site driveway intersection with Rawsonville Road is shown in the attached **Figure 2** and the collected peak hour traffic volume data is shown in the attached **Figure 3**. The study roadway characteristics are summarized in **Table 1**.

Table 1: Roadway Information

Roadway Segment	Rawsonville Road
Number of Lanes	2 Lanes
Functional Classification	Minor Arterial
Roadway Jurisdiction	WCRC
Posted Speed Limit	50-mph
Traffic Volumes (AADT)	14,158 (MDOT 2025)

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

3 Background Conditions (2028)

The Washtenaw Area Transportation Study (WATS) is the multi-jurisdictional agency responsible for transportation planning in Washtenaw County. WATS maintains the area transportation planning models and provides information regarding projected growth rates along roadways throughout its jurisdiction. F&V contacted WATS to obtain a background growth rate for use in this study. The WATS travel demand forecast model indicated annual growth rates of approximately 0.78% along Rawsonville Road, which was applied to the collected traffic volumes, in order to project the traffic volumes to the site buildout year of 2028.

In addition to background growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that are currently under construction or will be prior to the site buildout year of 2028. At the time of the study, no planned background developments were identified within the vicinity of the project site.

Therefore, a conservative annual background growth rate of **0.78%** was applied to the collected peak hour traffic volumes, in order to forecast the background 2028 peak hour traffic volumes, ***without the proposed development***, as shown in the attached **Figure 3**.

4 Site Trip Generation

The number of peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated based on data published in the *ITE Trip Generation Manual, 12th Edition*. The proposed development includes the construction of a truck storage facility for Motown Holdings, Inc. Review of the available ITE land uses indicates that *Truck & Trailer Parking (LUC 035)* best matches the anticipated operations of the proposed development. The site trip generation forecast is summarized in **Table 2** and the ITE trip generation data is attached for reference.

Table 2: Site Trip Generation

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Truck & Trailer Parking	035	6.03	Acres	237	8	7	15	9	8	17
			Passenger Cars	150	5	4	9	5	6	11
			Trucks	87	3	3	6	4	2	6

5 Site Trip Distribution

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access plan, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The ITE trip distribution methodology assumes that the new passenger vehicle (employee) trips will enter the network and access the development in the AM peak hour, then leave the development and return to their direction of origin during the PM peak hour. Additionally, based on information provided by the developer, the truck trips are expected to travel to/from I-94, as part of their haul route. The site trip distributions utilized in this analysis are summarized in **Table 3**.

Table 3: Site Trip Distribution

To/From	Via	Passenger Vehicles		Trucks	
		AM	PM	AM	PM
North	Rawsonville Road	33%	43%	100%	100%
South	Rawsonville Road	67%	57%	0%	0%
Total		**100%**	**100%**	**100%**	**100%**

The vehicular traffic volumes shown in **Table 2** were distributed to the study roadway network according to the distribution shown in **Table 3**. The site-generated trips were added to the background peak hour traffic volumes, in order to calculate the future peak hour traffic volumes, ***with the addition of the proposed development***. All peak hour traffic volumes used in the analysis are shown in the attached **Figure 3**.

6 AUXILIARY TURN LANE ANALYSIS

WCRC utilizes the MDOT Geometric Design Guidance, Sections 1.4 and 1.5, to evaluate left-turn lane and right-turn treatments. Therefore, the proposed site driveway on Rawsonville Road was evaluated using the future peak hour traffic volumes shown in **Figure 3**; the results are summarized in **Table 4** and shown in the attached warrant charts.

Table 4: Auxiliary Turn Lane Evaluation Summary

Intersection	Warrant	AM Peak Hour	PM Peak Hour	Recommendation
Rawsonville Road & Site Drive	**Left-Turn Lane**	No Left-Turn Lane	No Left-Turn Lane	**No Left-Turn Lane**
	Right-Turn Treatment	No Right-Turn Treatment	No Right-Turn Treatment	**No Right-Turn Treatment**

- The result of the evaluation indicates that left-turn lane and right-turn treatments are NOT warranted along Rawsonville Road, at the proposed site driveway.

7 CONCLUSIONS

The conclusions of this Auxiliary Turn Lane Evaluation are as follows:

- The proposed development includes the construction of a truck storage facility, located on property that previously operated as a mechanic's shop. The proposed project includes paving the existing site access driveway and constructing a parking lot at the rear of the site for truck and trailer storage. Site access is proposed via one (1) existing full-access driveway on Rawsonville Road.
- The result of the auxiliary turn lane evaluation indicates that left-turn lane and right-turn treatments are NOT warranted along Rawsonville Road, at the proposed site driveway.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attachments: Figures 1 – 3
Proposed Site Plan
Traffic Volume Data
WATS Data
ITE Trip Generation Data
Auxiliary Turn Lane Warrants



FIGURE 1

SITE LOCATION MAP

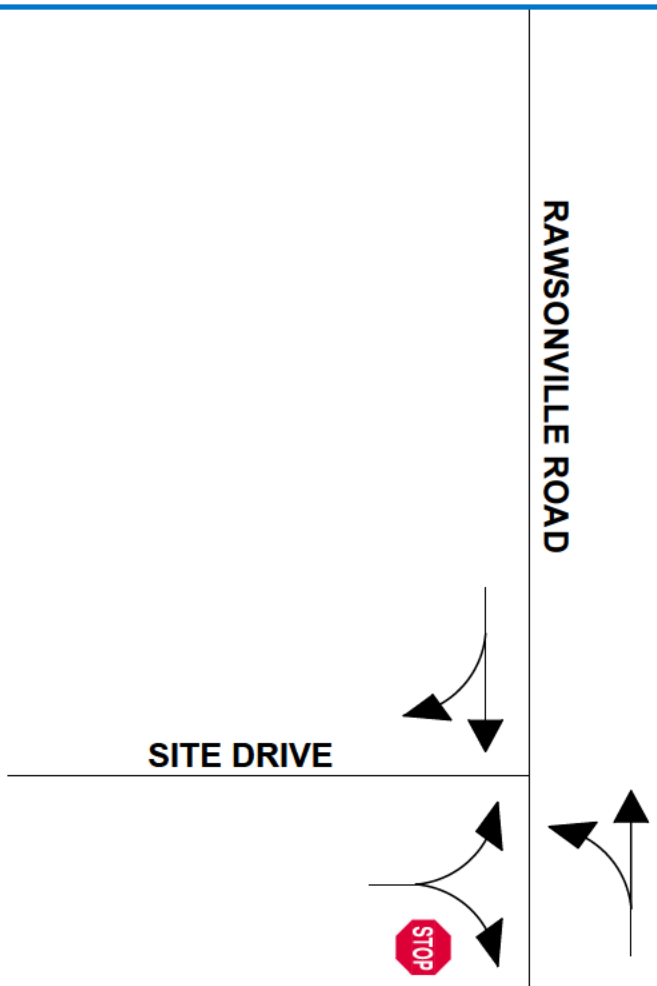
6630 RAWSONVILLE ROAD AUX TURN LANE EVAL - YPSILANTI TWP, MI

LEGEND

SITE — SITE LOCATION

NORTH

SCALE: NOT TO SCALE



NORTH
SCALE: NOT TO SCALE

FIGURE 2

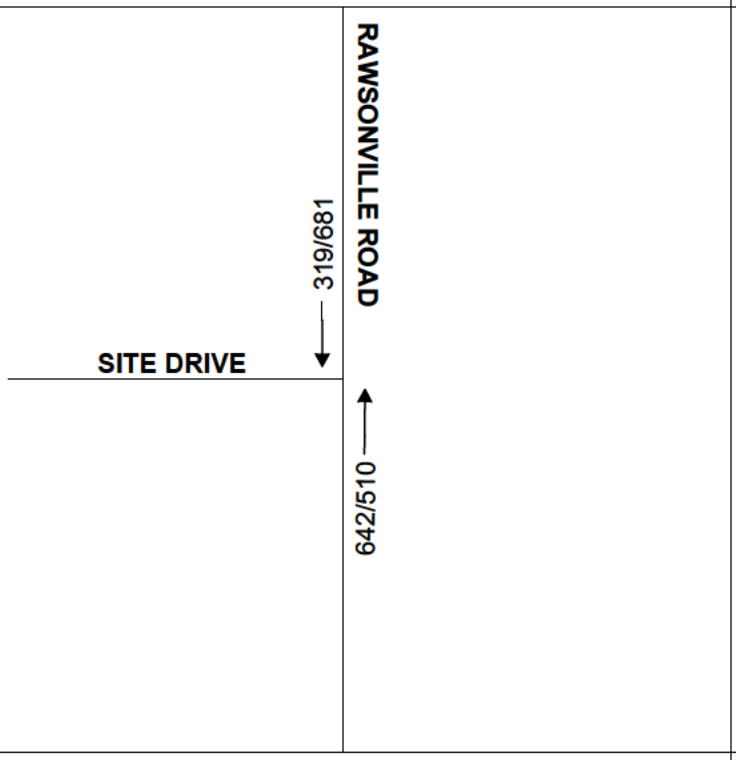
LANE USE AND TRAFFIC CONTROL

6630 RAWSONVILLE ROAD AUX TURN LANE EVAL - YPSILANTI TWP, MI

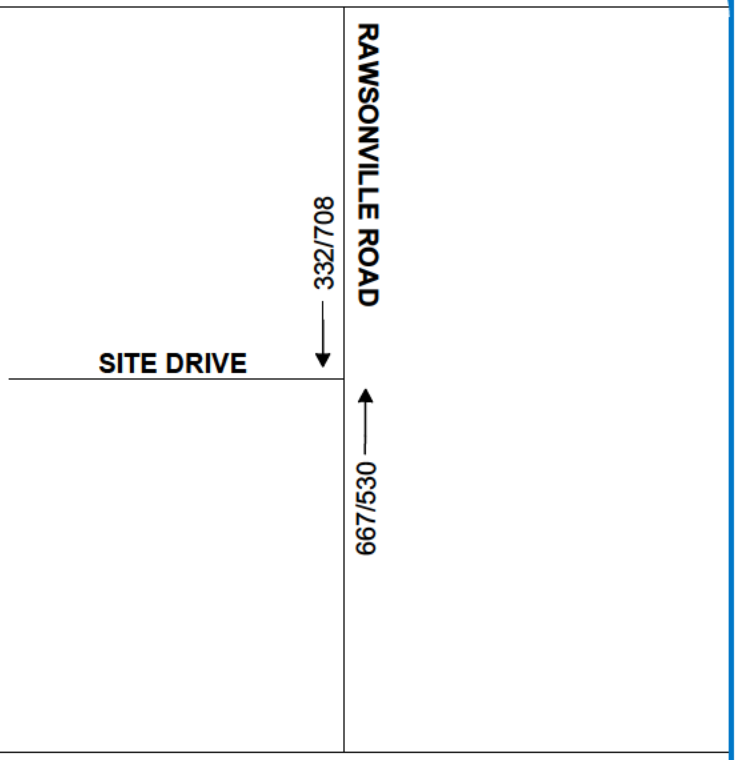
LEGEND

- ROADS
- LANE USE
- UNSIGNALIZED INTERSECTION

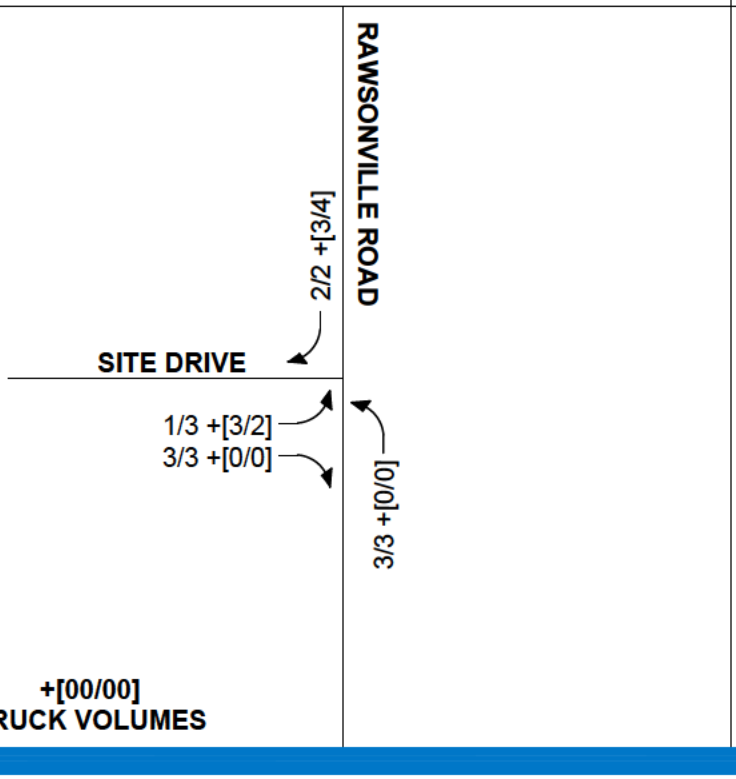
COLLECTED 2023



BACKGROUND 2028

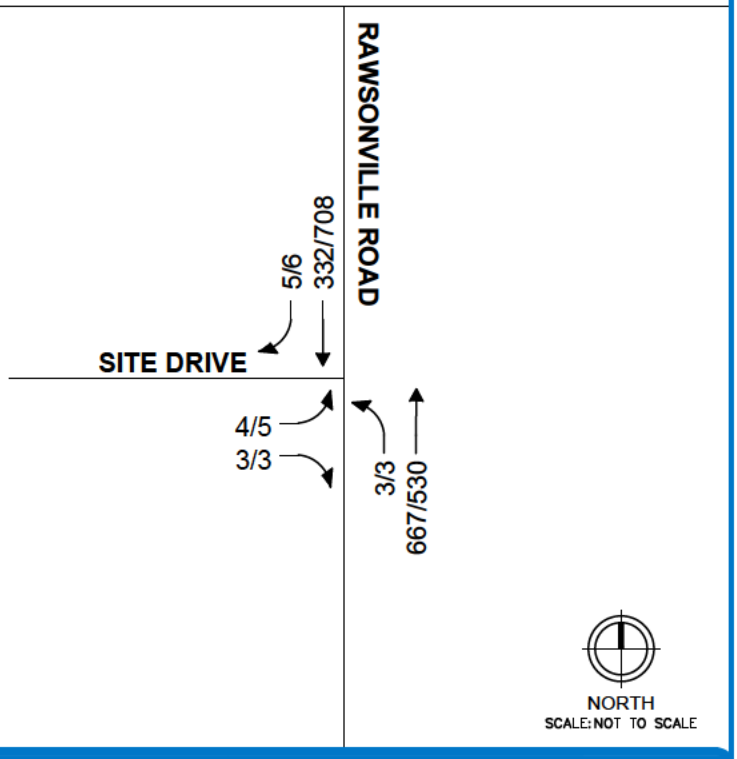


SITE-GENERATED



+[00/00]
TRUCK VOLUMES

FUTURE 2028



NORTH
SCALE: NOT TO SCALE

FIGURE 3

TRAFFIC VOLUMES

6630 RAWSONVILLE ROAD AUX TURN LANE EVAL - YPSILANTI TWP, MI

LEGEND

ROADS

TRAFFIC VOLUMES (AM/PM)

CONSTRUCTION ENGINEERING FOR MOTOWN HOLDINGS, INC. 6630 RAWSONVILLE RD.

A PART OF THE SE CORNER OF SECTION 25, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FOR:

MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD.
BELLEVILLE, MI 48111
PH: (734) 931-2313

GENERAL CONSTRUCTION NOTES:

1. ALL WORK ON THIS SITE WILL BE IN ACCORDANCE WITH ALL APPLICABLE CURRENT STANDARDS & SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI EXCEPT AS HEREINAFTER MODIFIED.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
4. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) FOR UTILITY LOCATIONS.
5. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
6. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE.
7. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
8. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
9. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
10. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. ALL CONSTRUCTION TRAFFIC CONTROL SHALL BE SIGNED PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
13. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE TOWNSHIP OF YPSILANTI PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL SITE PLAN NOTES:

THE PROJECT SEEKS TO COMPLY WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER FOR STORM WATER MANAGEMENT AND THE TOWNSHIP OF YPSILANTI FOR SITE PLAN SUBMITTAL.

THE FOLLOWING ITEMS ARE NOTED AS PART OF THIS PROJECT:

1. PROPERTY LINES ARE NOT PROPOSED TO BE ALTERED.
2. NO NEW EASEMENTS ARE PROPOSED AS PART OF THIS PROJECT.
3. THE PROJECT HAS NO OUTDOOR SALES OR DISPLAYS.
4. THE PROJECT HAS NO TRANSFORMER OR A UTILITY LEAD OF ANY KIND PROPOSED.
5. NO TRASH BINS OR ENCLOSURE ARE PROPOSED AS PART OF THIS PROJECT.
6. NO BUILDINGS ARE PROPOSED AS PART OF THIS PROJECT.
7. ALL EXISTING FENCING TO REMAIN ONSITE.
8. DIMMERS SHALL BE INSTALLED TO DIM LIGHTS TO 50% AT 7 P.M.
9. THE RESIDENTIAL STRUCTURE IS NOT TO BE RENTED OR USED FOR RESIDENTIAL USES. THE RESIDENTIAL STRUCTURE IS ONLY TO BE USED FOR OFFICE PURPOSES.
10. THERE SHALL BE NO OUTDOOR STORAGE OF INOPERABLE VEHICLES AND VEHICLE PARTS.
11. THERE SHALL BE NO OUTDOOR STORAGE OF 3RD PARTY TRUCKS. ALL TRUCKS MUST BE PART OF THE MOTOWN HOLDINGS, INC. FLEET.
12. ALL REPAIRS ARE FOR FLEET VEHICLES ONLY. THE REPAIR OF 3RD PARTY VEHICLES SHALL BE PROHIBITED.

APPLICATION for VARIANCE TO LANDSCAPE AND SCREENING
VARIANCE REQUEST

Sec. 1301. - Landscape requirements:

Explanation: The subject property has several physical characteristics restricting its development.

a.) The existing parcel is narrow (205.46 lf) and deep (1,324.40lf) making circulation for semi-tractor/trailers challenging.

b.) Storm-water detention and infiltration facilities occupy large surface areas of the site due to the existing high water table. The necessary configurations and proximity of these structures to all required paved areas eliminated available space for landscaping on site.

c.) Location of the existing house access drive into the property and existing mature trees prevent additional landscaping along the Rawsonville Road Frontage.

These stated conditions make additional site and street frontage landscaping impractical. A variance to Sections 1301 is requested.

NOTE:

JR TRANSPORT, LLC

SANDHU TRANSPORT, LLC

UPJINDER EXPRESS, LLC

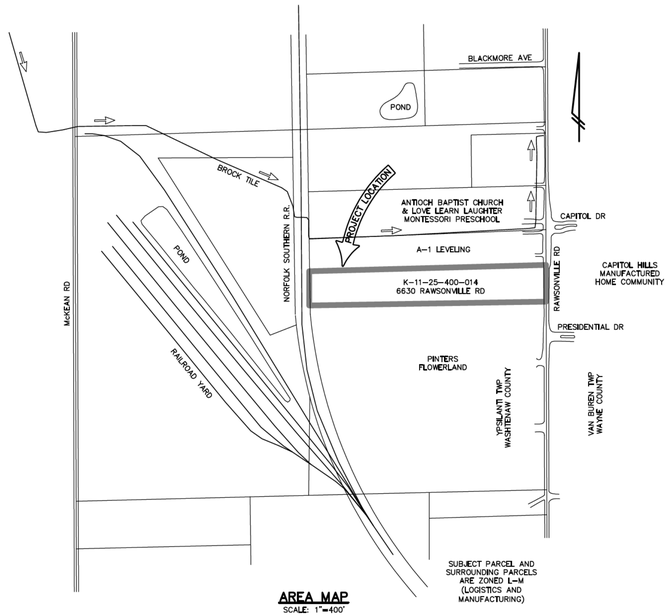
SHARE THE FACILITIES AT 6630 RAWSONVILLE RD

PROPERTY OWNER
MOTOWN HOLDINGS, INC.
50790 SILVERTON DR
CANTON, MI 48187

APPLICANT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111

ENGINEER
WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY, STE 400
ANN ARBOR, MI 48103

UTILITY QUANTITIES
STORM SEWER
IN R.O.W.:
183 LF 12" C76 CLIV RCP PIPE
2 EA 12" FLARED END SECTION
ON SITE:
20 LF 12" C76 CLIV RCP PIPE
1 EA 12" FLARED END SECTION
1 EA 4FT DIA. CMP OUTLET STANDPIPE W/GRATE



AREA MAP
SCALE: 1"=400'

WASHTENAW ENGINEERING
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734-761-8800 FAX. 734-761-9530
E-MAIL: weco@wengco.com

SITE DATA

CATEGORY	REQUIRED	EXISTING PARCEL	PROPOSED PARCEL
ZONING - L-M LOGISTICS AND MANUFACTURING	L-M	L-M	L-M
LOT SIZE (AC)	N/A (MIN)	6.03 AC	6.03 AC
LOT SIZE (SF)	N/A (MIN)	262,955 SF	262,955 SF
AREA IN R.O.W.	NA	6,775 SF	6,775 SF
NET AREA	NA	256,180 SF	256,180 SF
BUILDING SIZE TOTAL	NA	7,366 SF	7,366 SF
LOT WIDTH	NA	205.46' MIN.	205.46' MIN.
LOT COVERAGE	NA	0.3%	0.3%
FLOOR AREA COVERAGE	NA	0.3%	0.3%
GROUND FLOOR AREA	NA	7,366 SF	7,366 SF
BUILDING HEIGHT	50' MAX.	±20'	±20'
BUILDING HEIGHT (STORIES)	NA	1 STORY	1 STORY
BUILDING SETBACKS			
FRONT (EAST)	40.0'	34.5'(1)	34.5'(1)
SIDE (NORTH)	40.0'	102.4'	102.4'
SIDE (SOUTH)	40.0'	27.2'(1)	27.2'(1)
REAR (WEST)	50.0'	914.0'	914.0'

NOTES:
1. EXISTING NON-CONFORMING SETBACKS.

PROJECT PERMITS NEEDED
1. WASHTENAW COUNTY WATER RESOURCES COMMISSIONER
 1.1. REVIEW AND APPROVAL FOR STORM WATER MANAGEMENT SYSTEMS
  APPROVAL DATE:
2. WASHTENAW COUNTY ROAD COMMISSION
 2.1. COMMERCIAL DRIVE APPROACH PERMIT
  PERMIT #
  ISSUE DATE:
3. YPSILANTI TOWNSHIP PLANNING AND ZONING
 3.1. SOIL EROSION AND SEDIMENTATION CONTROL PERMIT
  PERMIT #
  ISSUE DATE:

PARKING:
6 - 65 FT PARKING FOR MECHANICAL SHOP
25 - 65 FT PARKING SPACES FOR SEMI-TRUCKS AND TRAILERS

PROJECT DESCRIPTION -
THIS SITE IS LOCATED AT 6630 RAWSONVILLE RD., YPSILANTI TOWNSHIP, MICHIGAN. THIS PROJECT PROPOSES TO EXTEND EXISTING PARKING LOT OUT BY PAVING AND GRADING EXISTING SPACE FOR THE OVERNIGHT STORAGE OF 25 TRAILER SEMI-TRUCKS AND 6 REPAIR SHOP PARKING. NO CHANGES TO EXISTING STRUCTURES IS PROPOSED. THE SITE WILL HAVE TWO STORM WATER MANAGEMENT AREAS. A SHALLOW DETENTION BASIN NEAR THE FRONT OF THE PROPERTY AND A BIO SWALE ALONG THE SOUTH EDGE WHERE INFILTRATION WAS AVAILABLE. NEW LANDSCAPING WILL BE PROPOSED TO BRING THE WHOLE SITE UP TO CODE. NO NEW WATER LINES OR SANITARY LINES PROPOSED. NO CHANGE OF USE IS EXPECTED AS A PART OF THIS PROJECT.

PROJECT NARRATIVE

MOTOWN HOLDINGS INC. Located at 6630 Rawsonville Road, Ypsilanti Township, MI.

Property Size: 6.03 -acres, frontage 205.46 LF

Zone District: L-M (Logistics and Manufacturing), east side of Rawsonville Road is Wayne County.

Business Type -LOGISTICS SERVICE

Delivery Vehicles:
(20) Existing Semi Trucks
(5) Semi Trucks purchased waiting for delivery

Hours of Operation: 7am-7pm

Employees: (4) office/dispatch, (2) mechanics, (15) drivers (MAXIMUM OF 25 DRIVERS IN THE FUTURE)

On site activities include, light vehicle maintenance such as oil change, tire repair & replacement of filters, etc., truck dispatch, general office, warehouse. Approximately 50% of trucks are to be picked up daily and returned every night. The other 50% may be gone for extended periods of time. These percentages may change depending on the market.

Parking: Service vehicles are parked on site. Vehicle drivers park their personal vehicles in overnight truck parking bays. Other employee's (office & mechanic) vehicles park in designated employee areas. Most trucks will be stored empty. In some limited cases they will have a pending delivery and keep the freight in them overnight.

Pickup and drop off times: Normal times are 7 a.m. to 7 p.m. though traffic conditions may alter times on an individual basis.

Existing Structures: Office (existing House 1,960 sf),
Shop 1,470 sf, Warehouse 3,936 sf. Light maintenance is performed on-site.

Onsite storage: No warehouse storage is proposed for this site. Any freight for delivery on trucks is to stay in the trucks and be locked at all times. No outside storage for anything other than trucks is proposed. The extra parking spaces are to drop empty trailers as needed.

Truck Repair: Truck repairs are to include oil change, tire repair, filter replacement and light maintenance repairs of their own vehicles. There will be no public access to the repair shop or the garage.

Site Analysis:
Existing Trees: They are limited to front yard landscaping and along the south property line fence row. See existing conditions for tree survey and identification.

Other Natural Features: There are NO, wetlands, drains, creeks, surface water or flood plains on site.

Landscaping: Lawn areas around all existing structures are maintained.

Adjacent Properties:
Pinter Properties LLC zoning = COMMERCIAL IMPROVED
Address: 6830 Rawsonville Rd

Leveling B Elliott Inc. zoning = L-M
Address: 6590 Rawsonville Rd

Railway LLC
Address: 6601 MCKEAN RD zoning = 301 INDUSTRIAL-IMPROVED

(L-M = Logistics and Manufacturing)

SHEET TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS	2
SITE ANALYSIS	3
REMOVAL PLAN	4
SITE PLAN	5
GRADING, UTILITY AND SOIL EROSION CONTROL PLAN	6
STORM WATER MANAGEMENT CALCULATIONS DRN2	7
STORM WATER MANAGEMENT CALCULATIONS DRN3	7A
TURNING TEMPLATE	8
LANDSCAPE PLAN	9
LANDSCAPE DETAILS	9A
ENTRANCE DETAILS	10
YPSILANTI TOWNSHIP STANDARD DETAILS	
SOIL EROSION CONTROL DETAILS	11
STORM SEWER STANDARD DETAILS	12-13
PHOTOMETRIC PLAN	14
PHOTOMETRIC DETAILS	15

RESUBMITTED SITE PLAN: 04-21-26
REVISED: 12-13-23
REVISED: 10-09-23
REVISED: 08-14-23
REVISED: 06-20-23
ORIGINAL: 05-04-23

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

SITE PLAN - 6630 RAWSONVILLE RD.

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11

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, PROVIDED THAT WECO IS GIVEN PRIOR NOTICE OF SUCH USE AND MAKES NO ADDITIONAL CHARGE TO THE OWNER. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM SUCH USE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE.

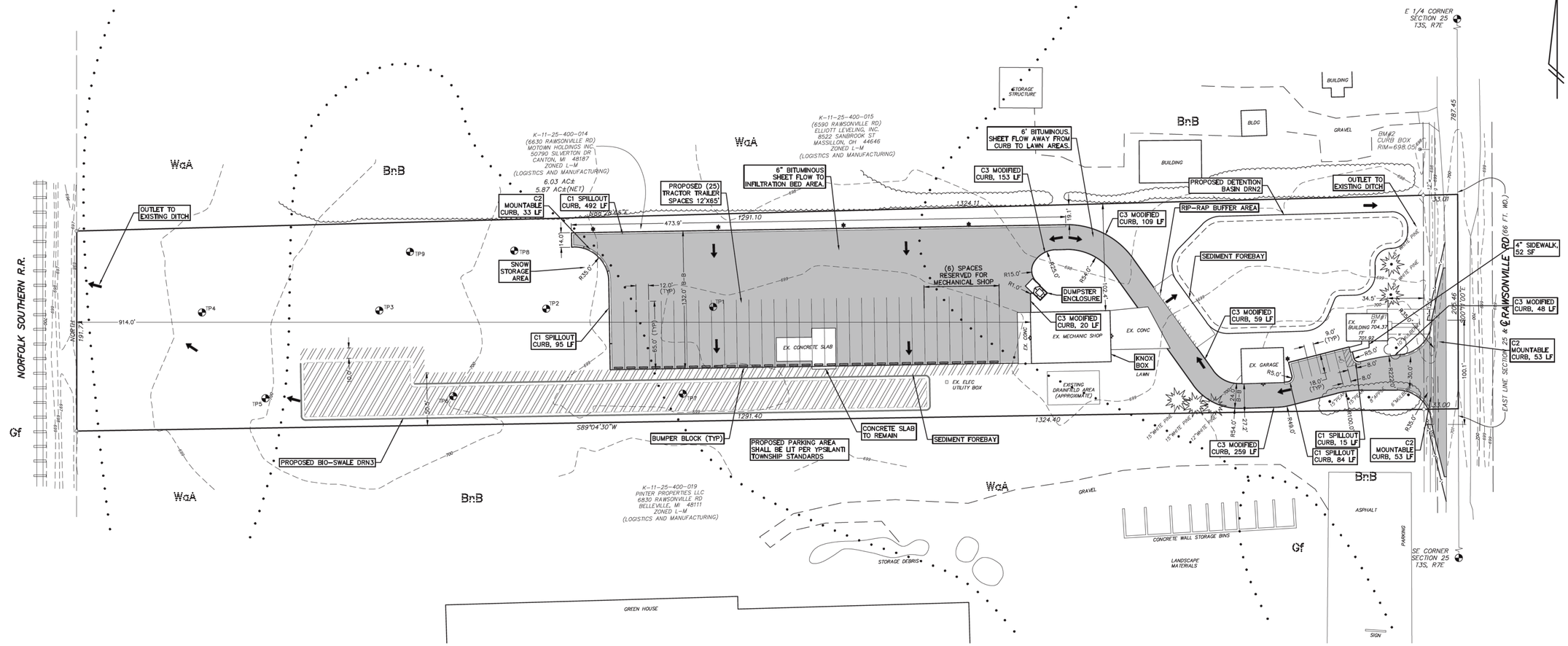
WASHTENAW ENGINEERING COMPANY, INC.
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL: 734-761-8500

CLIENT
MOTOWN HOLDINGS, INC.
6630 RAWSONVILLE RD
BELLEVILLE, MI 48111
TEL: 734-931-2313

PROJECT
K-11-25-400-014
6630 RAWSONVILLE RD

SHEET
SITE PLAN

SECTION 25 TOWN 3 SOUTH RANGE 7 EAST
YPSILANTI TOWNSHIP
WASHTENAW COUNTY • MICHIGAN
DATE: 05-04-2023
JOB NO. 32962
DWG NO. 32962-site
FIELD BOOK –
FILE NO. 10766
SHEET 5



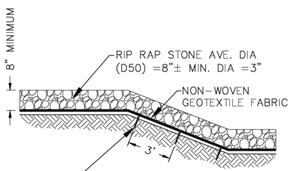
PROPOSED LEGEND

- = CONCRETE CURB & GUTTER (C1)
- = MOUNTABLE CURB & GUTTER (C2)
- = MODIFIED CURB (C3)
- = 6" BITUMINOUS
- = CONCRETE
- = STONE
- = INFILTRATION AREA
- = OUTLINE OF STORM WATER MANAGEMENT SYSTEM AREA
- = BUMPER BLOCK
- = LIGHTPOLE
- = TESTPIT LOCATION

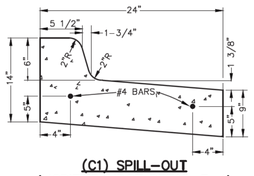
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- BnB – BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
- Gf – GILFORD SANDY LOAM
- WgA – WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES
- • • • • • • – SOILS BOUNDARY

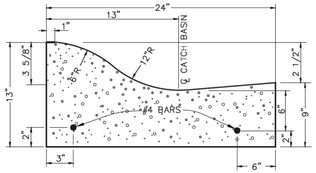
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



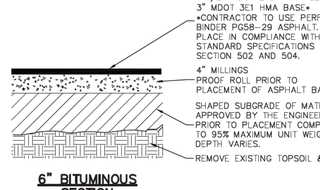
RIP RAP DETAIL
NOT TO SCALE



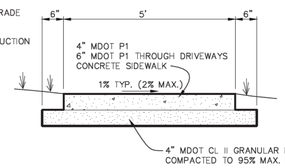
(C1) SPILL-OUT
(MODIFIED MDOT DETAIL F-4)
NOT TO SCALE



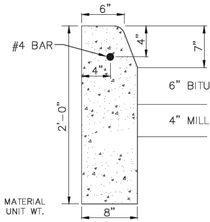
(C2) 24" MOUNTABLE CURB & GUTTER
NOT TO SCALE



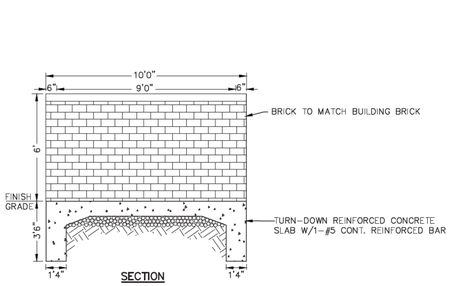
6" BITUMINOUS SECTION
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

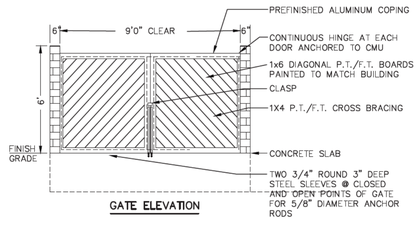


(C3) MODIFIED CURB
NOT TO SCALE



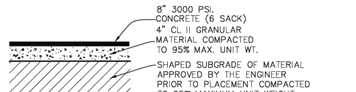
PLAN

DUMPSTER ENCLOSURE
(NOT TO SCALE)



GATE ELEVATION

SECTION



DUMPSTER CONCRETE SECTION
NOT TO SCALE

CONCRETE CURB	
C1 SPILLOUT	686 LF
C2 MOUNTABLE	139 LF
C3 MODIFIED	682 LF

PROPOSED PAVEMENT AREAS	
6" BITUMINOUS =	62,989 SF± / 1.446 AC±
4" SIDEWALK =	52 SF± / 0.001 AC±
8" DUMPSTER =	200 SF± / 0.005 AC±

TOPOGRAPHY BY OTHERS.
MIDWESTERN CONSULTING, 5-18-2001.

Know what's below. Call before you dig.

LEGEND

- ☆ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ⊲ = HYDRANT
- ⊙ = SPOT ELEV.
- ⊗ = GATE VALVE
- –○– = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- ○ = MANHOLE
- □ = CATCHBASIN
- ◡ = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK *BM#1 – EAST FINISHED FLOOR OF EXISTING HOUSE ELEV=704.37.*
BM#2 – CURB BOX FOR 6590 RAWSONVILLE RD, 22' SOUTH OF DRIVE, ELEV=698.05.

REVISIONS *– 06-20-2023 PER WCWRC, 08-14-2023 PER TWP.*
10-09-2023 CONSTRUCTION ENGINEERING PLAN SET, 12-23-2023 PER WCRC
4-21-2026 RESUBMITTED SITE PLAN

SCALE 100
0 25 50
SCALE: 1"=50'

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

JOSEPH K. MAYNARD ENGINEER No. 52559 STATE OF MICHIGAN REGISTERED PROFESSIONAL ENGINEER

H:\SITE\proj\32962\dwg\32962-site.dwg, site, 4/21/2026 12:50:33 PM, 11

MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Home Locate Locate All Email This Auto-Locate:

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. ... more

List View Report Center

Record 1 of 1 Goto Record go

Location ID	81-5328	**MPO ID**	0113610081
Type	SPOT	**HPMS ID**	17_2_161_059
On NHS	No	**On HPMS**	Yes
LRS ID	1439105	**LRS Loc Pt.**	7.261498
SF Group	Urban Non State (2026)	**Route Type**	
AF Group	NoFactor (2026)	**Route**	
GF Group	Urban Non State (2026)	**Active**	Yes
Class Dist Grp	NTL_4 (2026)	**Category**	Primary
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	(4) Minor Arterial	**Milepost**	
Located On	RAWSONVILLE RD		
Loc On Alias			
NORTH OF	Martz Rd		

More Detail

STATION DATA

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2025	14,158[3]		8	56	13,749 (97%)	409 (3%)	Grown from 2024
2024	14,374[3]		8	56	13,972 (97%)	402 (3%)	Grown from 2023
2023	14,302	1,180	8	56	13,916 (97%)	386 (3%)	
2022	13,791[3]		9	60	13,390 (97%)	401 (3%)	Grown from 2021
2021	13,777	1,174	9	60	12,639 (92%)	1,138 (8%)	

<< < > >>| 1-5 of 10

VOLUME COUNT

	Date	Int	Total
	Mon 4/24/2023	15	14,302
	Tue 6/8/2021	15	13,611
	Mon 5/17/2021	15	13,943

VOLUME TREND

Year	Annual Growth
2025	-2%
2024	1%
2023	4%
2022	0%
2021	152%
2020	-15%
2019	0%
2018	0%
2017	4%

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	2-WAY
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	2-WAY
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	37	30	19	24	110
1:00-2:00	21	20	18	22	81
2:00-3:00	18	17	11	17	63
3:00-4:00	18	13	15	15	61
4:00-5:00	28	34	46	59	167
5:00-6:00	80	113	104	93	390
6:00-7:00	89	182	178	224	673
7:00-8:00	196	229	235	261	921
8:00-9:00	236	203	198	179	816
9:00-10:00	170	174	164	152	660
10:00-11:00	154	175	168	183	680
11:00-12:00	179	183	173	181	716
12:00-13:00	184	197	175	187	743
13:00-14:00	198	191	194	212	795
14:00-15:00	207	236	257	246	946
15:00-16:00	246	287	287	260	1,080
16:00-17:00	298	312	280	286	1,176
17:00-18:00	302	311	292	275	1,180
18:00-19:00	245	232	234	192	903
19:00-20:00	174	166	163	164	667
20:00-21:00	139	157	137	120	553
21:00-22:00	118	123	95	92	428
22:00-23:00	80	70	69	50	269
23:00-24:00	60	66	46	52	224

Total		14,302
AADT		14,302
AM Peak		07:15-08:15 961
PM Peak		16:45-17:45 1,191

NOTES/FILES

	Note	Date	

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328_NB
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	NB
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	18	8	6	6	38
1:00-2:00	5	9	8	7	29
2:00-3:00	7	7	3	8	25
3:00-4:00	16	7	11	11	45
4:00-5:00	19	24	32	45	120
5:00-6:00	62	90	85	68	305
6:00-7:00	71	149	140	163	523
7:00-8:00	150	146	143	171	610
8:00-9:00	182	141	123	104	550
9:00-10:00	112	100	98	87	397
10:00-11:00	86	98	105	107	396
11:00-12:00	102	90	90	92	374
12:00-13:00	90	89	110	98	387
13:00-14:00	109	79	99	97	384
14:00-15:00	99	119	130	118	466
15:00-16:00	109	110	142	108	469
16:00-17:00	117	122	109	111	459
17:00-18:00	137	141	121	119	518
18:00-19:00	101	98	96	79	374
19:00-20:00	70	60	64	66	260
20:00-21:00	62	69	58	46	235
21:00-22:00	46	46	36	40	168
22:00-23:00	41	29	20	17	107
23:00-24:00	15	28	15	17	75
Total					7,314
AM Peak					07:15-08:15 642
PM Peak					17:00-18:00 518

NOTES/FILES

	Note	Date	

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MDOT Michigan Department of Transportation

Traffic Count (TCDS)

Volume Count Report

LOCATION INFO	
Location ID	81-5328_SB
Type	SPOT
Fnct'l Class	4
Located On	RAWSONVILLE RD
NORTH OF	Martz Rd
Direction	SB
County	Washtenaw
Community	Ypsilanti Twp - Washtenaw
MPO ID	0113610081
HPMS ID	17_2_161_059
Agency	MDOT

COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Mon 4/24/2023
End Date	Tue 4/25/2023
Start Time	9:00:00 AM
End Time	9:00:00 AM
Direction	
Station	0113610081
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	A2A_washtenaw
Latitude,Longitude	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	19	22	13	18	72
1:00-2:00	16	11	10	15	52
2:00-3:00	11	10	8	9	38
3:00-4:00	2	6	4	4	16
4:00-5:00	9	10	14	14	47
5:00-6:00	18	23	19	25	85
6:00-7:00	18	33	38	61	150
7:00-8:00	46	83	92	90	311
8:00-9:00	54	62	75	75	266
9:00-10:00	58	74	66	65	263
10:00-11:00	68	77	63	76	284
11:00-12:00	77	93	83	89	342
12:00-13:00	94	108	65	89	356
13:00-14:00	89	112	95	115	411
14:00-15:00	108	117	127	128	480
15:00-16:00	137	177	145	152	611
16:00-17:00	181	190	171	175	717
17:00-18:00	165	170	171	156	662
18:00-19:00	144	134	138	113	529
19:00-20:00	104	106	99	98	407
20:00-21:00	77	88	79	74	318
21:00-22:00	72	77	59	52	260
22:00-23:00	39	41	49	33	162
23:00-24:00	45	38	31	35	149
Total					6,988
AM Peak					11:30-12:30 374
PM Peak					16:00-17:00 717

NOTES/FILES

	Note	Date	

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From: Nick Sapkiewicz
To: Mary Flanagan
Cc: Julie M. Kroll; Jacob Swanson
Subject: Re: Growth Rate Request - Ypsilanti Township
Date: Thursday, August 6, 2026 3:39:29 PM
Attachments: image005.png
image006.png

Mary,

The compound annual growth rate for this area is 0.78%

Nick

On Wed, Aug 5, 2026 at 8:41 AM Mary Flanagan <mflanagan@fveng.com> wrote:

> Good morning Nick,
>
> I wanted to follow up on the below WATS growth rate request in Ypsilanti Township.
>
> Let us know if you have any questions.
>
> Thank you,
>
> **Mary Flanagan, PE**
>
> Traffic Engineer
>
> **FLEIS & VANDENBRINK**
>
> **DESIGN. BUILD. OPERATE.**
>
> **C:** 269.769.8834
>
> **D:** 269.210.0756
>
> www.fveng.com

From: Mary Flanagan
Sent: Monday, July 27, 2026 4:40 PM
To: Nick Sapkiewicz <sapkiewiczn@miwats.org>
Cc: Julie M. Kroll <jkroll@fveng.com>; Jacob Swanson <jswanson@fveng.com>
Subject: Growth Rate Request - Ypsilanti Township

Good afternoon Nick,

I hope you are doing well.

We are currently working on a traffic study for a proposed development in Ypsilanti Township near the intersection of Rawsonville Road & Bog Road. We are looking for a growth rate for our analysis; can you please let me know the growth rate WATS indicates to the year of 2040 for the following segment:

- **Rawsonville Road** – Textile Road / W Huron River Drive to Martz Road

If you could provide this at your earliest convenience, that would be greatly appreciated. Please let us know if you have any questions or need anything else.

Thank you for your time,

Mary Flanagan, PE

Traffic Engineer

FLEIS & VANDENBRINK

DESIGN. BUILD. OPERATE.

C: 269.769.8834

D: 269.210.0756

www.fveng.com

Please be aware of the increasing risk of cybercrime. Always verify the authenticity of emails, especially those requesting sensitive information or financial transactions. Do not click on links or open attachments from unknown or suspicious sources. If you receive an unexpected email from me or anyone else in our organization, please contact us directly to confirm its legitimacy.

The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.

--

Nick Sapkiewicz

Deputy Director

Washtenaw Area Transportation Study

200 N. Main - Ann Arbor MI 48104

P (734) 994-3127 - F (734) 994-3129

sapkiewiczn@miwats.org - www.miwats.org

Truck and Trailer Parking
(035)

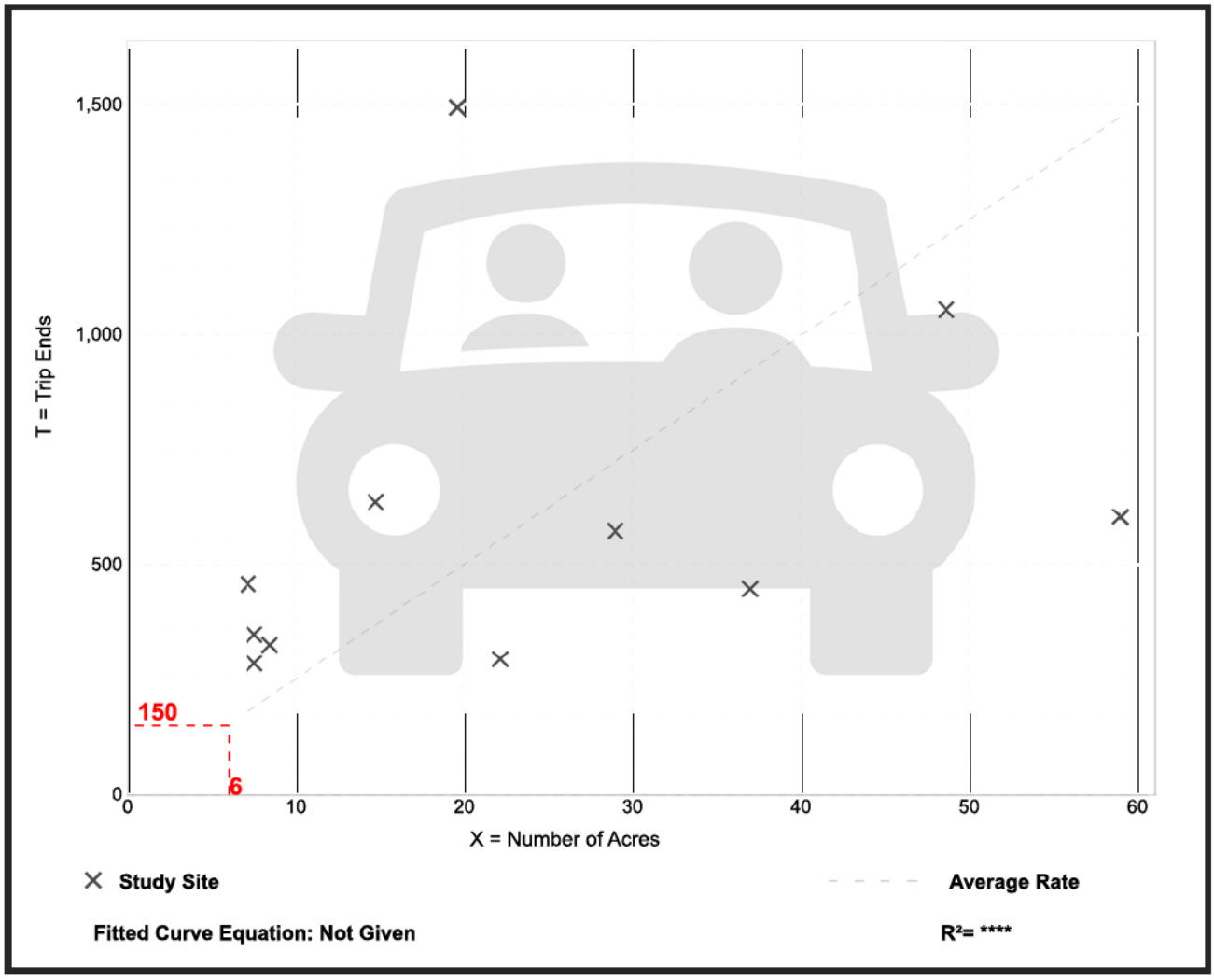
Vehicle Trip Ends vs: **Acres**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Acres: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
24.91	10.22 - 76.26	20.13

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

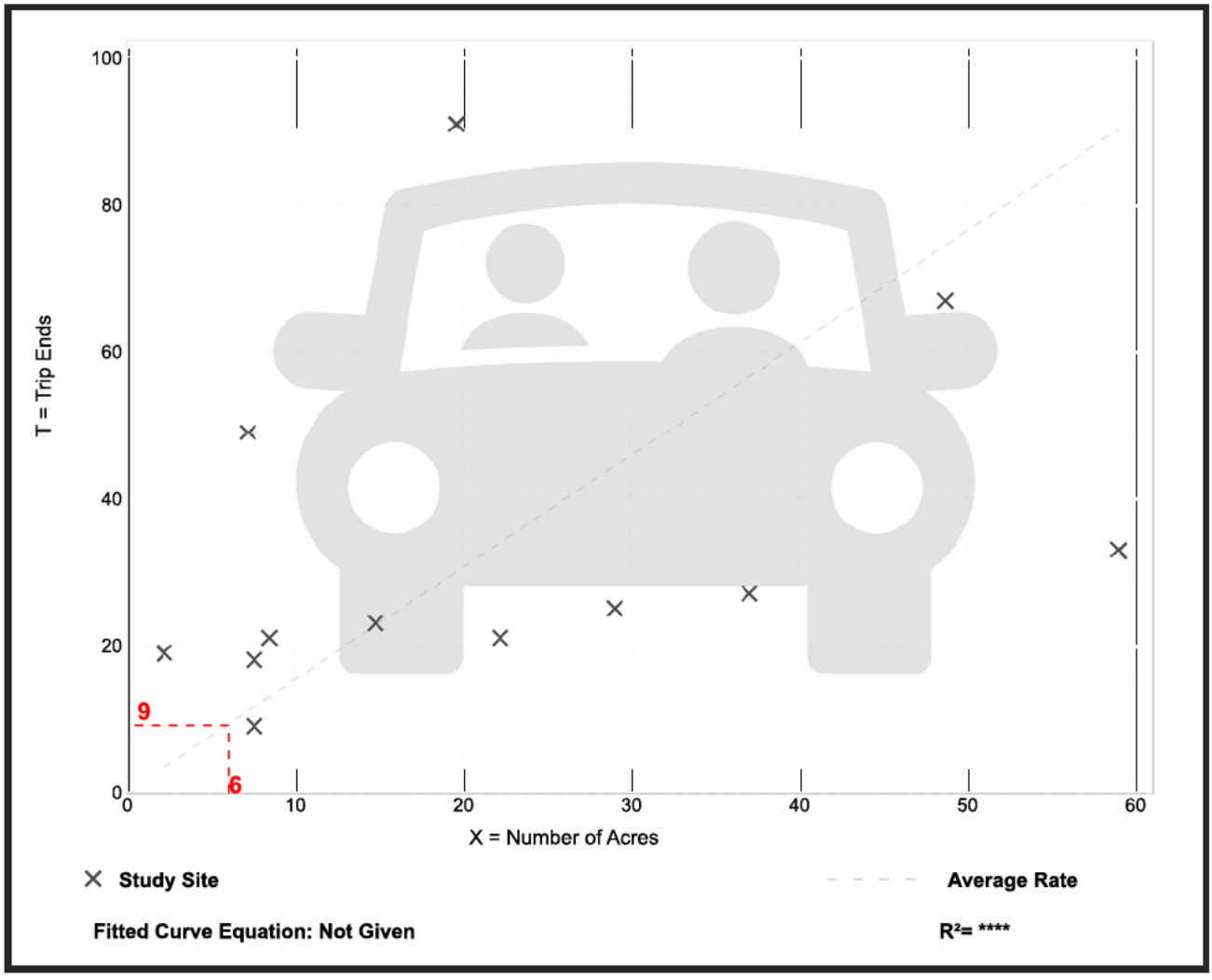
Truck and Trailer Parking
(035)

Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Acres: 22
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.53	0.56 - 8.48	1.59

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

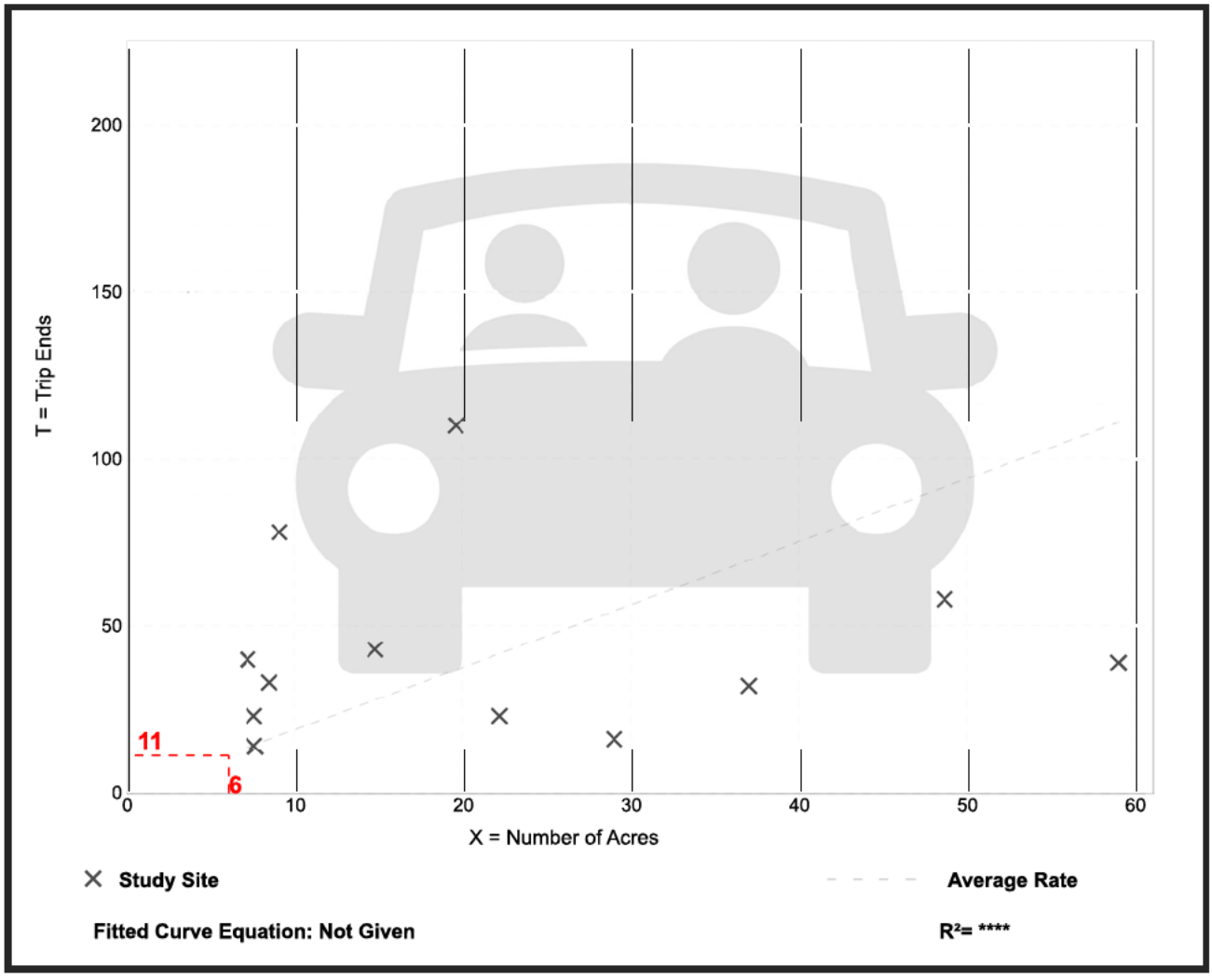
Truck and Trailer Parking
(035)

Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Acres: 23
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.88	0.55 - 8.55	2.06

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Truck and Trailer Parking
(035)

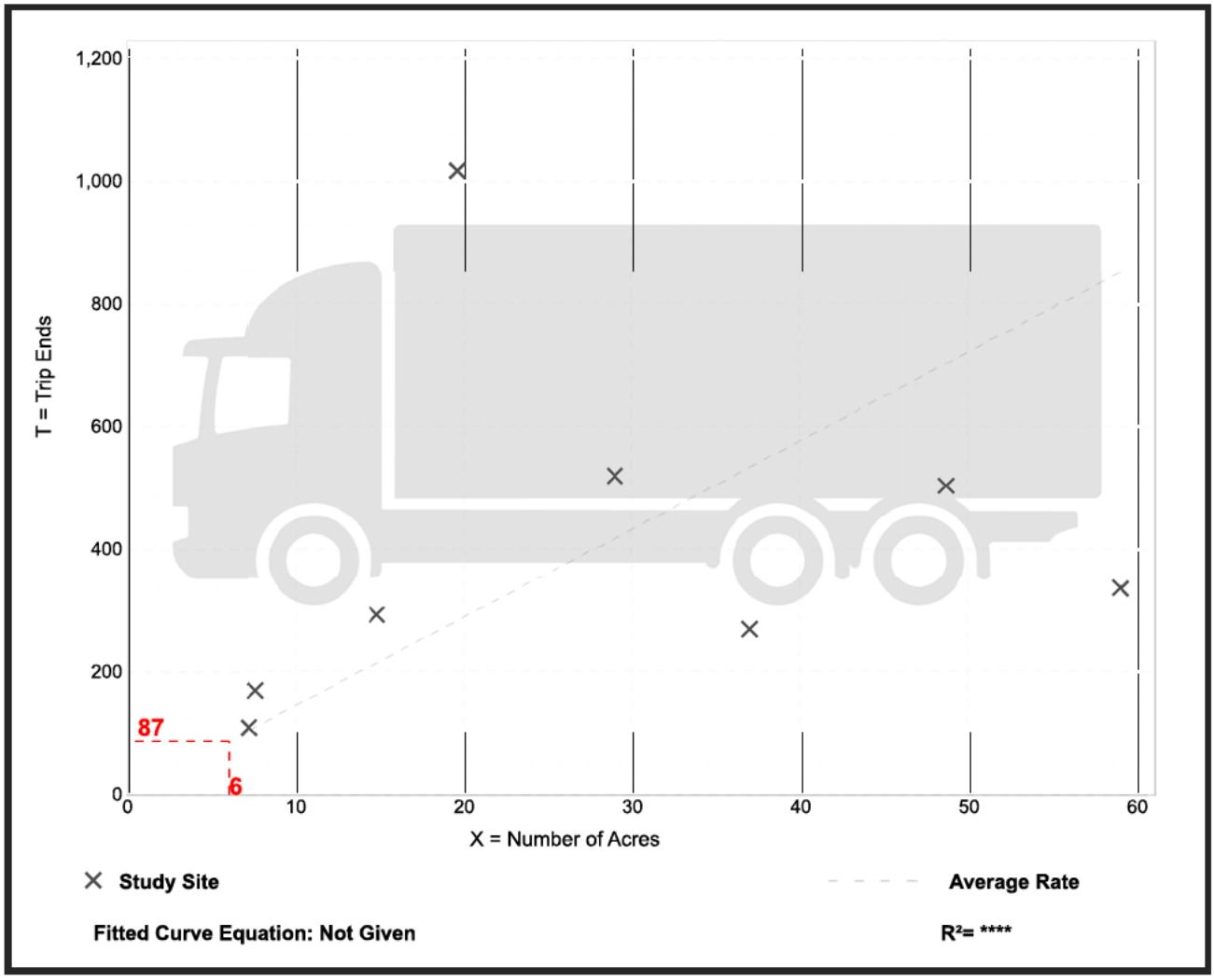
Truck Trip Ends vs: **Acres**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Acres: 28
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
14.43	5.69 - 51.91	13.58

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

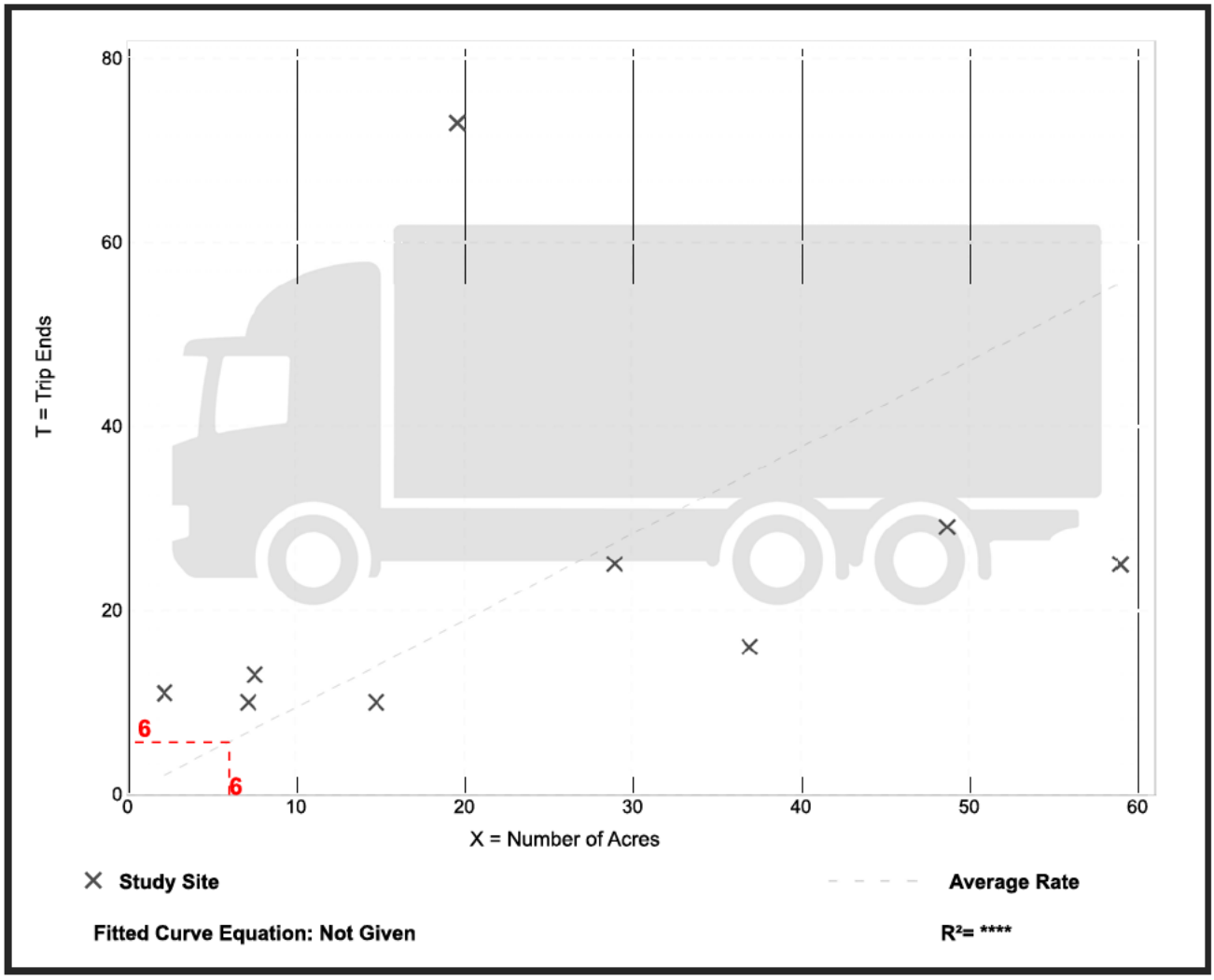
Truck and Trailer Parking
(035)

Truck Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Acres: 25
Directional Distribution: 42% entering, 58% exiting

Truck Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.94	0.42 - 4.91	1.06

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

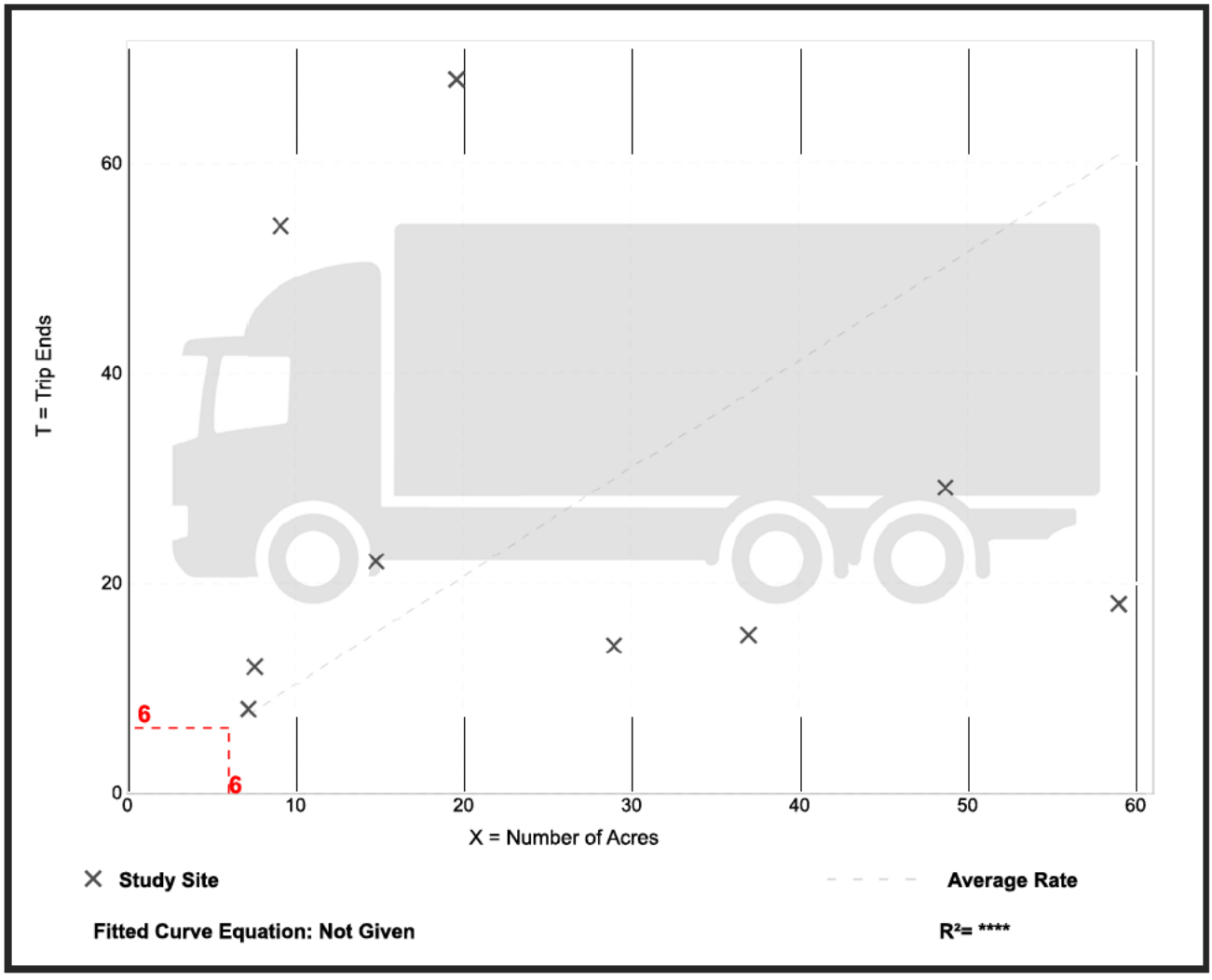
Truck and Trailer Parking
(035)

Truck Trip Ends vs: **Acres**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Acres: 26
Directional Distribution: 59% entering, 41% exiting

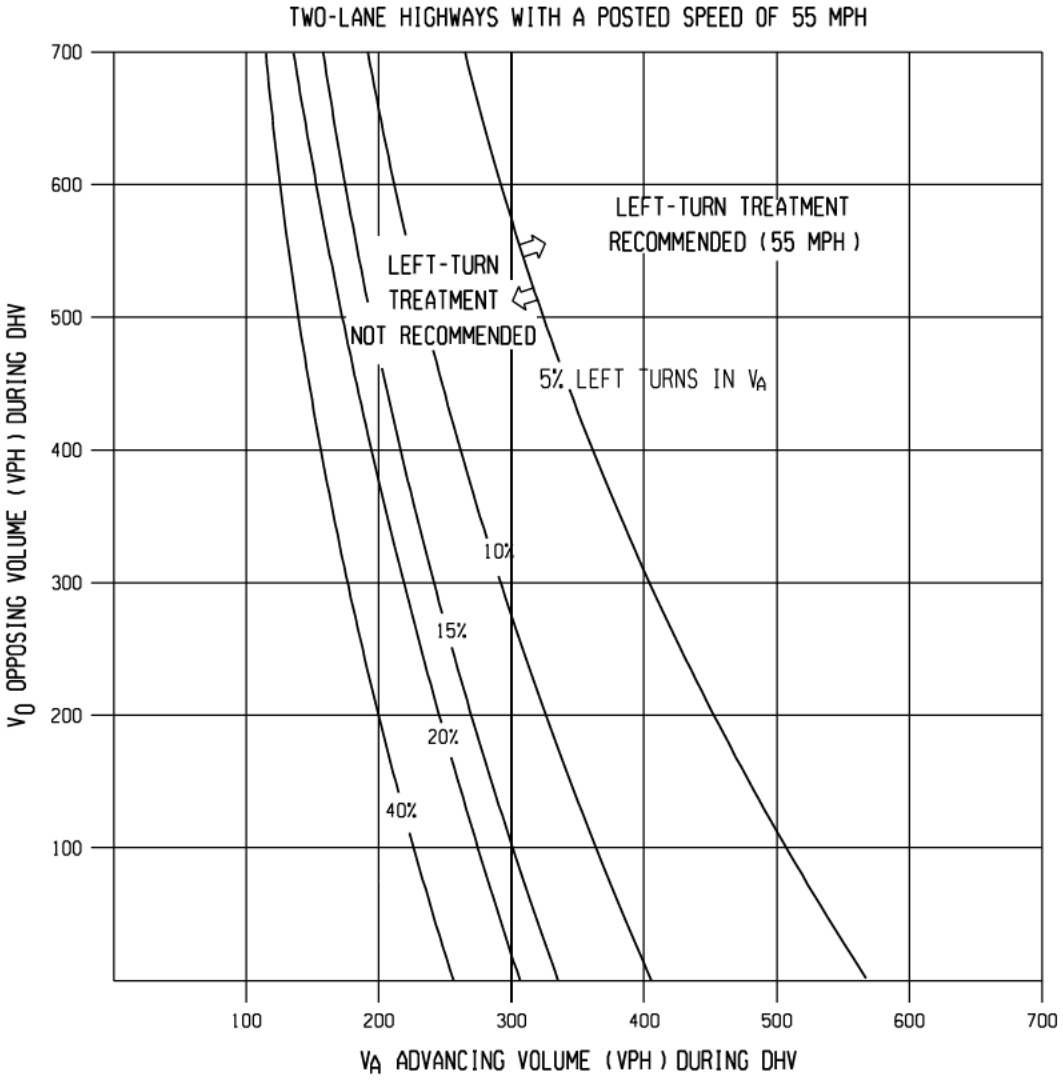
Truck Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.03	0.31 - 5.92	1.40

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers



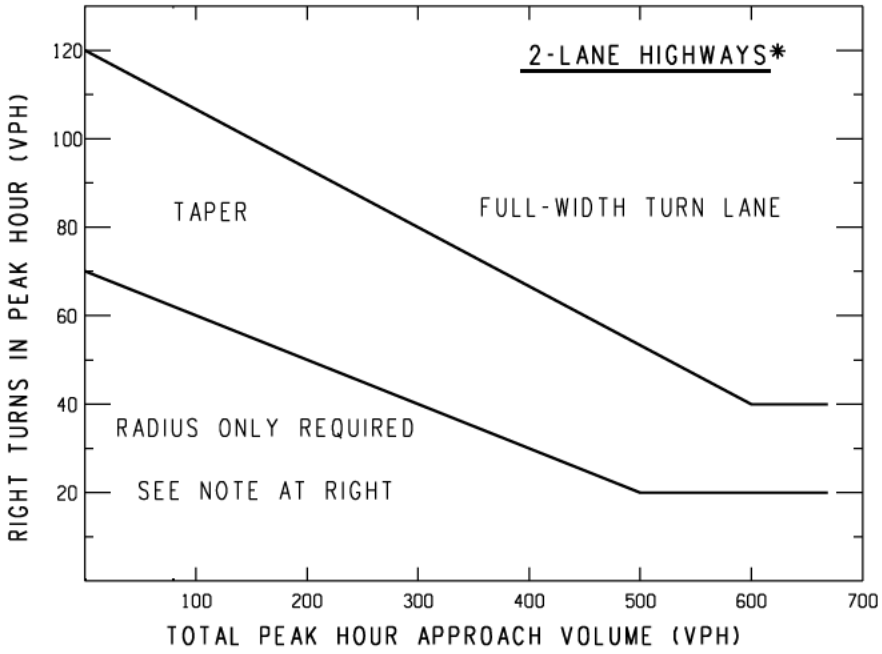
Instructions:

1. The family of curves represent the percentage of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.

2. Read V_A and V_O into the chart and locate the intersection of the two volumes.

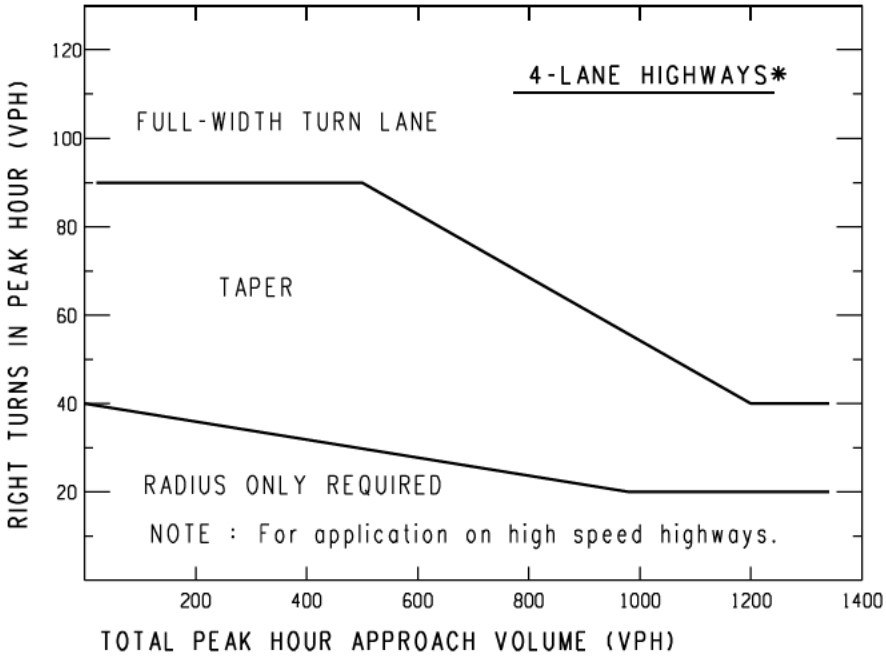
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is recommended. If the point is to the left of the line, then a left-turn is not recommended based on traffic volumes.

MDOT Michigan Department of Transportation TRAFFIC AND SAFETY NOTE	TRAFFIC VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS		
DRAWN BY: MTS CHECKED BY: JAT	08/05/2004 PLAN DATE:	605A	SHEET 5 OF 6
FILE: K:/DGN/ts notes/Note605A tsn.dgn		REV. 08/05/2004	



NOTE:
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20



*If a center left-turn lane exists(i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

Sample Problem:
The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

Solution:
Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus,a right-turn lane may be recommended.

MDOT Michigan Department of Transportation

TRAFFIC AND SAFETY NOTE

TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS

DRAWN BY: MTS	08/05/2004	604A	SHEET 2 OF 2
CHECKED BY: JAT	PLAN DATE:		
FILE: K:/DGN/ts notes/Note604A tsn.dgn		REV. 08/05/2004	

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

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: October 7, 2026

Re: 2171 Washtenaw Avenue – Class A Designation Ground/Pole Sign

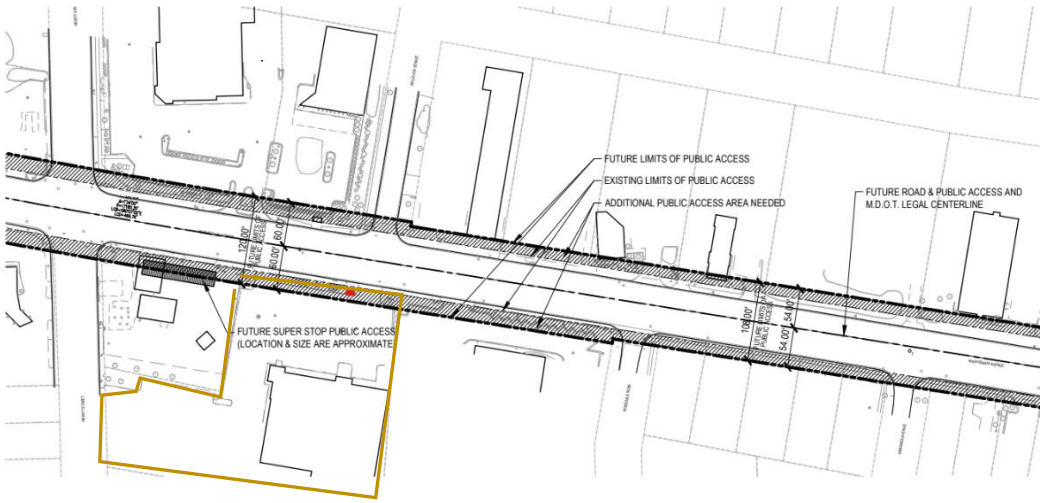
Background & Proposal

The applicant, Rubin Pitt, LLC. is proposing to replace the pole sign that was damaged and they hope to replace the ground sign, however the proposal needs a Class A Nonconforming Approval as the follow things are not in compliance with the zoning code.

Second Ground Sign on Site
Height of the Sign (i.e. Pole Sign)

What is also unique is that the existing location of the pole where the proposed sign would be installed is located where a 10' wide off-road hiker-biker per the adopted Reimagine Washtenaw Plan. This plan, adopted in 2014, and is still active and there are joint efforts to secure funding.

Figure 1: Profile Map Washtenaw
Red Dot is Class A Nonconforming Sign Request



However, it may be more beneficial for Planning Commission to consider consolidating the two existing pole signs into one, with the CVS sign board being added to the existing O'Reilly Auto Parts sign, which is also nonconforming and located in the future right-of-way. So, if MDOT, Washtenaw County or Ypsilanti Township needs to install the 10' wide path, it would ensure long term that there's one ground sign on the property as opposed to two if the sign needs relocated.

See the attached Carlisle Wortman reports which provides multiple options for Planning Commission to consider for review and consideration for approvals. Staff chose one formal recommendation to Planning Commission.

Please note that because this request is only for a sign, a full site plan is not required to accompany this application.

Conclusion/Recommendation

Staff recommends **APPROVAL** of the Class A Designation with the following condition

1. The property owner or their designee shall consolidate the CVS sign onto the existing O'Reilly Auto Parts sign while keeping the proposed CVS sign area no larger than as presented in this application and the sign height is no taller that the O'Reilly Auto Parts sign currently stands.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 7, 2026

Class A Non-Conforming Sign Designation Review
For
Ypsilanti Township, Michigan

Applicant:	Rubin Pitt, LLC
Project Name:	CVS Class A Non-Conforming Sign
Plan Date:	February 18, 2026 (Sign Package)
Location:	2151 Washtenaw Ave. (East of N. Hewitt)
Zoning:	RC, Regional Corridor Form Based District, Site Type C
Action Requested:	Class A Non-Conforming Designation Approval for Sign

PROJECT AND SITE DESCRIPTION

The applicant is proposing to replace an existing pole sign that was damaged. The new sign box will be replaced, and possibly one component of the existing pole. The pole sign serves a CVS Drug Store along Washtenaw Ave.

Sec. 1500. – *Signs*, paragraph 6. *Permitted Signs in Form-Based Districts*, does not allow pole signs within a form-based district. Since the Regional Corridor zoning district is a form-based district, replacing the existing pole sign at this site with another pole sign is not allowed. Sec. 1500.12 only allows painting or servicing a non-conforming sign. If any other work is required (such as replacement), the new sign shall conform to the requirements of the zoning district in which it is located.

As an alternative, the ordinance allows the Planning Commission to evaluate more extensive work to an existing non-conforming sign per Sec. 1500.13. *Class A Nonconforming Sign Designation*. If, after a Public Hearing, the proposal meets the criteria in the ordinance and the Planning Commission grants a Class A Non-Conforming Sign designation, then an existing nonconforming sign may be repaired, serviced, or change sign copy.

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*

Therefore, the applicant is requesting a Class A Non-Conforming Sign Designation to replace the existing pole-mounted sign.

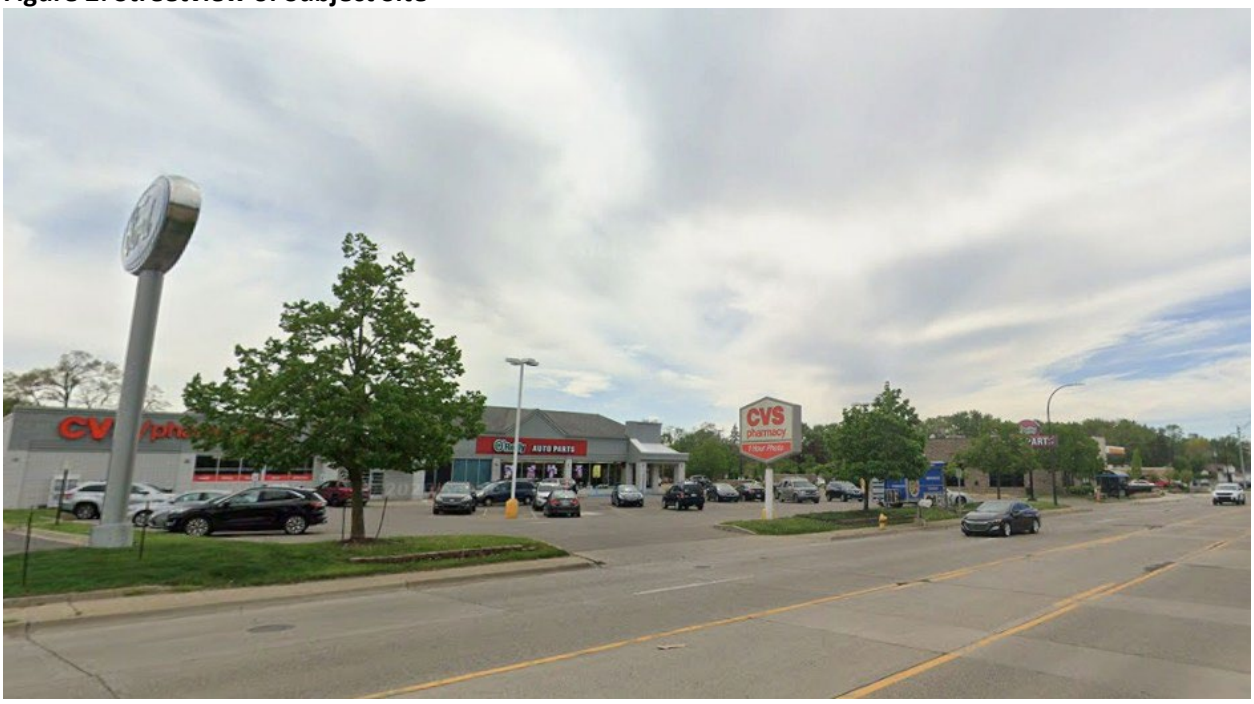
An aerial of the proposed site is shown below.

Figure 1: Subject Site (Building Outlined in Red)



Source: MapWashtenaw (Captured 2026)

Figure 2: Streetview of Subject Site



Source: Google Maps (Image Capture May 2024)

Size of Subject Site:
Net: 2.03 acres (88,427 s.f.)

Current Use of Subject Site:
Retail Building with Two Units

Table 1: Adjacent Zoning and Existing Land Uses

Direction	Zoning	Existing Use
North	**Across Washtenaw Ave.**: City of Ypsilanti GC, General Corridor	**Across Washtenaw Ave.** Walgreens & Auto Zone Office Building (EMU-AAUP)
South	NB, Neighborhood Business	Gene Butman Ford Service
East	RC, Regional Corridor	Gene Butman Ford Dealership
West	RC, Regional Corridor	O'Reilly Auto Parts NuWave Fish & Chicken Restaurant

MASTER PLAN

The Charter Township of Ypsilanti 2040 Master Plan designates this site for Mixed Use Corridors, a designation intended to be developed transportation arteries, with a mixture of residential, commercial, office and employment uses. Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers and auto oriented uses that draw customers both regionally and locally. Compared to Neighborhood Mixed-Use Corridors areas, they are high intensity and feature the largest scale of commercial development.

While ground-mounted signs are easier for drivers to see (since they are at eye level with drivers), a pole-mounted sign at this location is consistent with the other existing pole-mounted signs to the east and west of the subject site.

CLASS A NON-CONFORMING SIGN

The signs at this site are currently non-conforming because there are two signs at this site (where only one is permitted), and because the applicant wants to re-use the existing pole structure and install a new sign box on the pole. Neither condition meets the current ordinance requirements for signage. The Planning Commission may consider the applicant's pole sign for a "Class A Non-Conforming Designation" so that the sign can be renovated without the need for a variance. In making a decision on this designation, the Planning Commission needs to find that all of the following conditions listed below exist (from Sec. 1500.13 and Sec. 1602.2). We have provided comments after each:

Sec. 1500. – Signs, Subparagraph 13, *Class A Non-Conforming Sign Designation*:

A. **The granting of a continuance of the nonconforming sign will not create unfair advertising advantage over other properties in conformance with the sign provisions of this Article.**
CWA Comments: The vicinity has other pole-mounted signs along this busy corridor. The site also doesn't have other signage along the roadway. We don't consider granting a Class A Non-Conforming Designation to give this property owner an unfair advertising advantage over other nearby businesses.

B. **A nonconforming use shall not be permitted to add additional signs to the building or premises. Existing signs accessory to nonconforming uses may be maintained.**
CWA Comments: The current retail use of this property conforms to the existing zoning ordinance.

Sec. 1602.2 – *Class A Non-Conforming Designation*:

A. **A determination that the structure or use of land is nonconforming as defined in this ordinance.**
CWA Comments: Sec. 1500.12. – *Legal Non-Conforming Signs* defines a non-conforming sign as those signs lawfully erected prior to the adoption of this ordinance. The existing pole-mounted sign for CVS was legally established in 1999, although the pole itself was erected for a different tenant prior to 1999. Since then, the zoning ordinance has changed, and with it, sign requirements such as type, height, area, materials, etc. This criterion is met.

B. **The nonconformity does not significantly depress the value of nearby properties.**
CWA Comments: The repair of the existing sign will not depress the value of nearby properties but preserve the image of the corridor. In our opinion, this criterion is also met.

C. **The nonconformity is not contrary to the public health, safety, and welfare.**
CWA Comments: This existing pole sign is approximately 11 feet from the road right-of-way. This is relatively close to moving traffic and could be a safety concern. The Ford dealership sign to the south is approximately 25-feet from the road right-of-way, and located in a landscaped island. We would recommend moving the pole sign to the south, further away from the traffic lanes. This would require re-installation of the pole into a new parking lot island.

Moving the pole further into the subject site would also be consistent with the Reimagine Washtenaw Plan. This corridor plan was adopted by Ypsilanti Township, calling for a multi-modal street with safer pedestrian facilities, incorporating bike lanes, and enhanced transit service. The Plan would require additional right-of-way, and moving the CVS sign out of the future right-of-way would eliminate the need to remove the pole sign in the future. The Planning Commission should discuss this possibility.

Another option that would better protect the safety of the road corridor is for CVS to share the O'Reilly Auto Parts sign pole and have two signs on one pole. This would reduce the non-conformity of more than one sign per site. It would also allow for the current CVS pole to be removed. The Planning Commission should also discuss this possibility.

D. **No useful purpose would be served by the strict application of requirements for such a nonconformity under this ordinance**.
CWA Comments: While we think allowing the pole sign to continue to exist on this site is reasonable, we think a better location would be away from the Washtenaw Ave. travel lanes, as described above. If this option were desirable to the Planning Commission, we would recommend granting the Class A designation with a condition that the pole sign be moved further south, out of the future Washtenaw Ave. right-of-way, and into a new landscaped island.

E. **Signage: Signage associated with the use shall be in compliance with Article 15.**
CWA Comments: The applicant will be required to apply for a Sign Permit, at which time the proposed signage will be evaluated for conformance with the ordinance.

F. **Plan for site improvements: A plan for site improvements has been submitted in accordance with the preliminary site plan requirements in Section 910 that is satisfactory to the Planning Commission. The Planning Commission may require improvements to landscaping, site design and layout, pedestrian access, building materials, screening, off-street parking, exterior lighting, or other improvements as deemed necessary to protect surrounding uses.**
CWA Comments: A Site Plan has not been submitted in conjunction with the Class A Non-Conforming Sign Designation request. However, we have provided a plan view of this site from the MapWashtenaw website, and identified the existing pole-sign location, and the landscape bed location that could be established that would be outside of the future right-of-way:

Figure 3. Aerial Photo of Subject Site



Source: Nearmap (Image Capture 7-25-26)

G. **Other conditions may be attached to the approval to assure that the structure or use of land does not become contrary to the public health, safety or welfare, or the spirit and purpose of this ordinance.**
CWA Comments: This review suggests two alternatives that the Planning Commission may require as conditions of approval: Relocate the existing pole sign into a new landscape bed further from Washtenaw Ave. or mount a new CVS sign on the existing pole that supports the O'Reilly's Auto Parts sign.

Items to be Addressed: *1) Planning Commission consideration of the Class A Non-Conforming Sign Designation criteria.*

RECOMMENDATIONS

This proposal meets some of the criteria, but in our opinion, does not improve the safety of the Washtenaw Ave. corridor. While we appreciate the applicant's desire to place a new sign box on top of the existing pole, the location of the current pole sign could pose a safety hazard to users of Washtenaw Ave. The Planning Commission should evaluate the following options:

1. Approve the Class A Non-Conforming Designation but require that the existing pole be relocated to a new landscape island so that the pole-sign is further away from Washtenaw Ave. and will be outside of the future Washtenaw Ave. right-of-way.

2. Approve the Class A Non-Conforming Designation but require that the CVS sign is mounted on the same pole as the O'Reilly Auto Parts pole-sign and remove the existing CVS pole.

3. Deny the Class A Non-Conforming Designation, which would require the applicant to install a ground-mounted sign.

Sally M. Elmiger

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

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 544-4000 ext. #1
Website: https://ypsitownship.org

CLASS A NON-CONFORMING DESIGNATION APPLICATION

I. PROJECT LOCATION
Address: 2151 Washtenaw Parcel ID #: K-11- K-99-928-677-01 Zoning _____
Lot Number: _____ Subdivision: _____

II. APPLICANT INFORMATION
Applicant: RUBIN Pitt LLC Phone: [redacted]
Address: 2000 TOWN CENTER, Ste 1350 City: SOUTHFIELD State: MI Zip: 48075
Fax: [redacted] Email: [redacted]
Property Owner: RUBIN Pitt LLC Phone: [redacted]
Address: 2000 TOWN CENTER STE 1350 City: SOUTHFIELD State: MI Zip: 48075
Fax [redacted] Email: [redacted]

III. FEES
Total: $2,000 **Breakdown of fee:** **Non-refundable:** **$ 1,000**
Refundable: **$ 1,000**

IV. APPLICANT SIGNATURE
The following are attached to this application:

☑ Name(s) and address(es) of all record owner(s) and proof of ownership.
☐ If applicant is not the fee-simple owner, the owner's signed authorization for application must be attached to this application.
☑ Scaled and accurate survey drawing, correlated with a legal description and showing all existing buildings, drives and other improvements.
☐ A site plan required, if requested by the planning commission, which shall meet all the requirements of Section 910 of the zoning ordinance: ☐ttached ☐lot Applicable
☑ Section of Zoning Ordinance involved in this request: Sec3 Article 15
☐ Described proposed use:
CVS Pharmacy

Rubin Pitt LLC
By: _____ Jeffrey Pitt 7/14/2026
Applicant Signature Print Name Date

Please note: Application cannot be appealed to the Zoning Board of Appeals. If denied by the Planning Commission, re-application can be made to the Planning Commission after 365 days, after the date of this application, except on the grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

2026 Existing Store

LOCATION NUMBER: 8165

CS NUMBER: 000

ADDRESS: 2151 Washtenaw Rd

Ypsilanti, MI 48197-1707

PROJECT TYPE: Exterior

SIGN PACKAGE

Drawing Original:	01/20/26
Last Revision Date:	00/00/00
Survey Date:	00/00/00
Install Completion Date:	00/00/00



Existing Signage Overview



Proposed Signage Overview

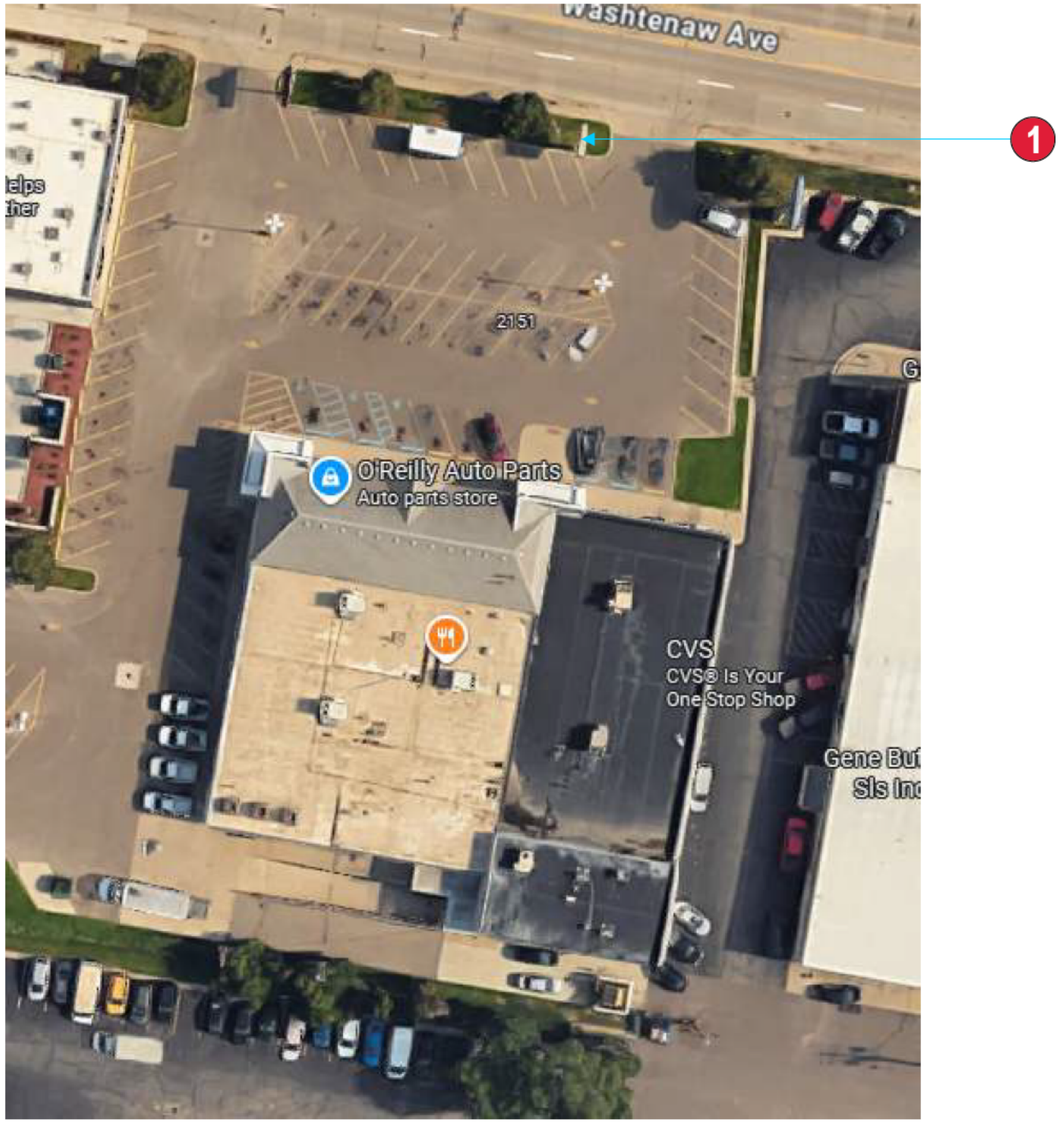
Drawing prepared by:

Stratus
onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

SITE PLAN

2026 Existing Store

Not to scale



LEGEND:

ELEVATION:	SIGN LABEL:	PROPOSED SIGN DESCRIPTION:
	1	PYLON SIGN

N

Stratus
onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: CVS pharmacy

ADDRESS:
2151 Washtenaw Rd
Ypsilanti, MI
48197-1707

PAGE NO.: 2

ORDER NUMBER: 7642265

PROJECT NUMBER: 952

SITE NUMBER: 8165

PROJECT MANAGER: STACEY PITTSENBERGER

ELECTRONIC FILE NAME:
K:\ACCOUNTS\C\CVS_LOCATIONS\2026\MI\8165_Ypsilanti\8165_Ypsilanti_R1.cdr

Rev #	Req #	Date/Artist	Sign #	Description
Original	573915	01/20/26 RH		
Rev 1	579878	02/18/29 JT		

Rev #	Req #	Date/Artist	Sign #	Description

1 PYLON SIGN

2026 Existing Store

Scale: not to scale

EXISTING CONDITIONS



Remove & discard existing:
(1) ONE D/F pylon cabinet

Existing cabinet to be removed and replaced with new; existing poles to be reused and painted white

PROPOSED SIGNAGE



Manufacture & Install:
(1) ONE D/F pylon cabinet

COLOR PALETTE

Cabinet and structure
Standard White

Paint finish to be satin unless otherwise specified

Stratus
onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: CVS pharmacy

ADDRESS:
2151 Washtenaw Rd
Ypsilanti, MI
48197-1707

PAGE NO.: 3

ORDER NUMBER: 7642265

PROJECT NUMBER: 952

SITE NUMBER: 8165

PROJECT MANAGER: STACEY PITTSENBERGER

ELECTRONIC FILE NAME:
K:\ACCOUNTS\C\CVS_LOCATIONS\2026\MI\8165_Ypsilanti\8165_Ypsilanti_R1.cdr

Rev #	Req #	Date/Artist	Sign #	Description
Original	573915	01/20/26 RH		
Rev 1	579878	02/18/29 JT	1	Updated proposed

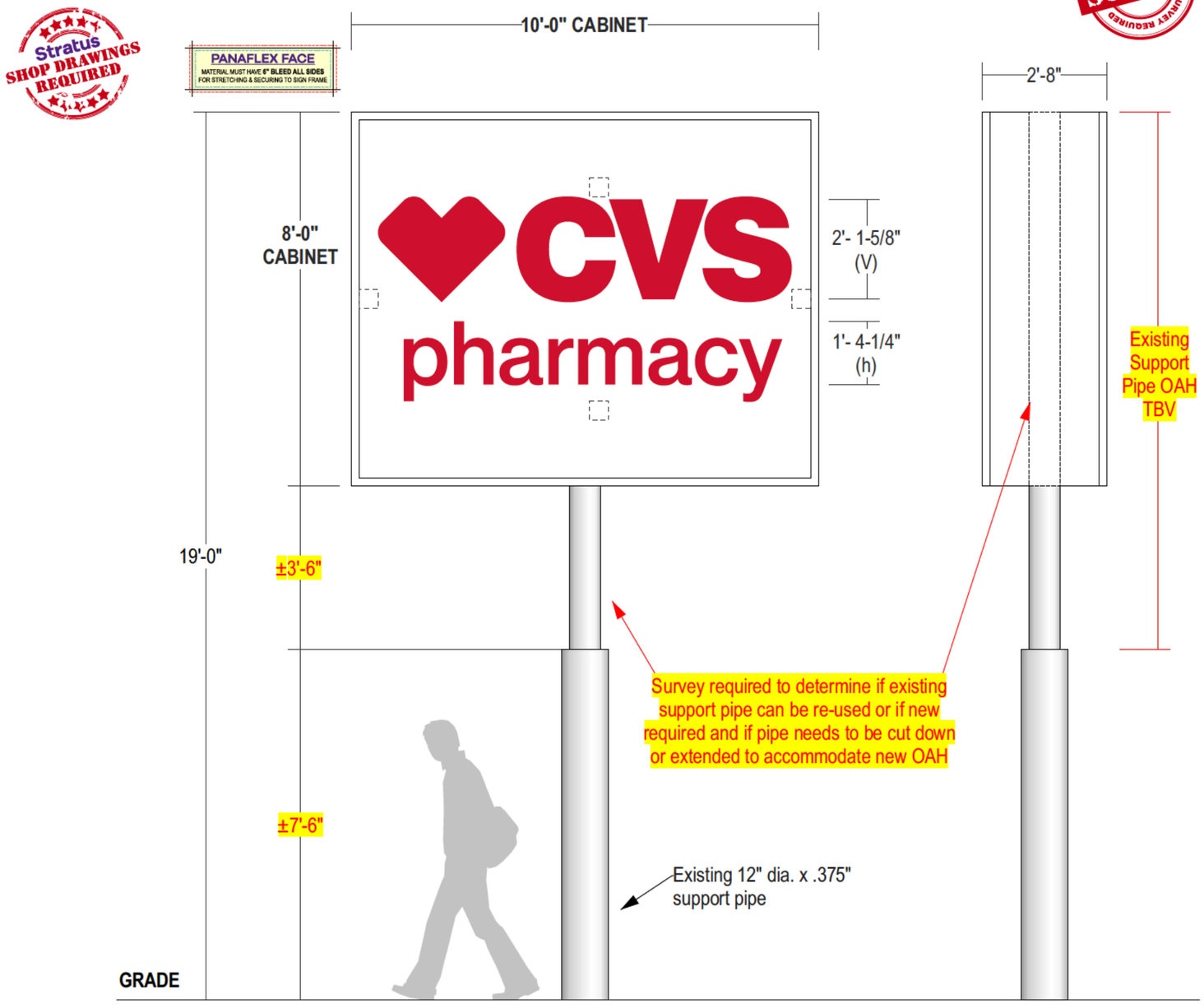
Rev #	Req #	Date/Artist	Sign #	Description

1 PYLON SIGN DETAILS

Scale: 3/8"=1'-0"

2026 Existing Store

80 square feet



ALL MANUFACTURING AND INSTALL SPECS TBV PRIOR TO PRODUCTION

D/F ILLUMINATED CABINET:

CABINET:	2'-8" deep fab'd aluminum D/F cabinet painted White
RETAINERS:	2" x 2" x .090 Alum, painted White
FACES:	3M Panagraphics III Flexible Substrate
GRAPHICS:	Surface applied translucent Red vinyl
ILLUMINATION:	Internal Principal Sloan White LED's as required; ***Power supplies housed within cabinet***
INSTALL:	Cabinet to sleeve over existing support pipe TBV and saddle welded in place as required by engineering and city code; Mounting method TBD
QUANTITY:	**(1) ONE D/F CABINET**

COLOR PALETTE

- 3M 3630-53 Cardinal Red
- Standard White

Paint finish to be satin unless otherwise specified

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CLIENT: CVS pharmacy

ADDRESS: 2151 Washtenaw Rd, Ypsilanti, MI 48197-1707

PAGE NO.: 4

ORDER NUMBER: 7642265

PROJECT NUMBER: 952

SITE NUMBER: 8165

PROJECT MANAGER: STACEY PITTSENBERGER

ELECTRONIC FILE NAME: K:\ACCOUNTS\C\CVS_LOCATIONS\2026\MI\8165_Ypsilanti\8165_Ypsilanti_R1.cdr

Rev #	Req #	Date/Artist	Sign #	Description
Original	573915	01/20/26 RH		
Rev 1	579878	02/18/29 JT	1	Updated colors, layout and cabinet size per request



Company Name:

Company Address:

Phone Number:

DESCRIPTION:

Designs and graphics are the sole property of:

MI Custom SIGNS
734-946-7446
20109 Northline Rd.
Taylor, MI 48180

Designs, information, and all content herein contained may not be shared, or disseminated in any manner.





Company Name:
CVS Parmacy

Company Address:
2151 Wastenaw
Ypsilanti

Phone Number:

DESCRIPTION:

Replace sign cabinet that was damaged by storm.

Designs and graphics are the sole-property of:

MI Custom SIGNS
734-946-7446
20109 Northline Rd.
Taylor, MI 48180

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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

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISION
RESOLUTION (2026-02)
In Reference to Ordinance (2026-518)

Zoning Ordinance Text Amendment Regarding Zoning Text Amendment for Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses

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

Whereas, the Township adopted the Zoning Ordinance in 2022 to establish specific zoning districts and control how property is developed to protect public health, safety, and community welfare; and

Whereas, there has been significant investment in utilities and infrastructure in recent years in the state, region and the Township; and

Whereas, The Township may regulate utility structures on private property as long as it's not preempted by state law or state-utility commissions; and

Whereas, these uses are currently permitted by right in the Industrial and Commercial Revitalization District ; and

Whereas, Township desires to modify this for discretion through a Special Land use to ensure utility infrastructure does not negatively impact the character, aesthetics or public health of the surrounding residential, environmental and related uses; and

Whereas, at its regularly scheduled meeting held on October 13. 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. 2026-518 attached hereto, in its entirety.

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 Ypsilanti Charter Township Planning Commission, County of Washtenaw, State of Michigan, at a regular meeting held on October 13, 2026 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

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

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: October 5, 2026

Re: Zoning Text Amendment Ordinance: Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses

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Process

A Zoning Text Amendment is a change to the written regulations of a city's or county's zoning ordinance, other than the zoning map. The Michigan Zoning Enabling Act requires a public hearing to be held at Planning Commission meeting. The Planning Commission must make a recommendation to the Township Board. The Township Board is required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background & Proposal

The township has seen a significant increase in utility and transmission improvements in recent years in both the township. While this helps the public good, the scale of improvements can also negatively affect adjoining residential and environmental properties. Townships can only regulate certain items related to utilities that are not already pre-empted by the State of Michigan or State Utility Agency.

The proposal is to modify Section 420 that *Public Utility buildings, Transfer and Electricity and Gas Service Buildings, Facilities Yards and Related Accessory Uses* would be permitted by Special Land Use by the Township Board in Industrial Districts as opposed to the current permitted by right. If gives the Planning Commission (in their review/recommendation) and the Township Board (in their review/decision) the ability to assess the Special Land Use criteria where if a utility buildings and infrastructure on private property does not negatively impact the surrounding neighborhoods and areas of a proposal. If it is appropriate, this may include land use conditions to mitigate that impact.

Such facility would require a Site Plan process as part of the Special Land Use application.

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

Trustees
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LaResha Thornton

Conclusion/Recommendation

This Ordinance proposes a modification to require Utility Buildings and Facilities obtain a Special land Use as opposed the current permitted by right.

Staff recommends APPROVAL of this Ordinance.

Draft Zoning Ordinance Amendments

Article IV – District Regulations, Sec. 420. – Table of Uses

Ypsilanti Township

Industrial Districts Use Table

Issues:

It has come to the Township's attention that utility buildings, structures and facilities are occupying larger areas of land, and have the potential to impact neighbors and create environmental issues for sensitive sites. The Township's current ordinance classifies these uses as follows:

- "*Public utility buildings (excluding wastewater treatment plants)*" as permitted uses in the Innovation and Technology (I-T) district, Logistics and Manufacturing (L-M) district, and the Industrial and Commercial (ICR)district
- "*Transfer and electricity and service buildings and yards*" as permitted uses in the I-T and L-M zoning districts and as a Special Land Use (evaluated by the Planning Commission) in the ICR zoning district.

So that the technical aspects of these projects can be fully evaluated within the context of the proposed location, this ordinance amendment will re-classify both use descriptions as Special Land Uses with Township Board approval in all three industrial districts.

The following ordinance amendments illustrate the proposed change. Existing language is shown in black text, and proposed changes are shown in red, underlined text. Note that language not proposed to change is also included to clarify specific ordinance requirements that would apply to a public utility proposal.

ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Sec. 201. – Definitions:

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

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

ARTICLE IV. – DISTRICT REGULATIONS

Sec. 420. - Table of uses

1. In all districts, no building or land shall be used, and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a special use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this Zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 11.
2. The schedules of use regulations identifies uses as follows:
   A. P: Principal permitted uses. Uses permitted by right in the applicable zoning district, subject to compliance with all other applicable requirements of this Zoning Ordinance.
   B. SL-PC: Special land uses approved by the Planning Commission. Uses which may be permitted upon the granting of a permit for such use by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
   C. SL-TB: Special land uses approved by the Board of Trustees. Uses which may be permitted upon the granting of a permit for such use by the Board of Trustees, upon recommendation by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Board of Trustees are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
   D. A: Accessory uses. Uses which may be permitted as an accessory use incidental to the principal use of the premises, subject to compliance with all other applicable requirements of this Zoning Ordinance.
   E. —: Not permitted. Uses not permitted within the district.

3. Residential districts table of uses identifies the uses allowed in the following residential districts:

   [*Note: No changes are proposed to the Residential Districts Use Table*]

4. Business districts table of uses identifies the uses allowed in the following commercial districts:

   [*Note: No changes are proposed to the Business Districts Use Table*]

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

   [*Note: Changes to this table start with the "Civic/Institutional" subcategory*]

Industrial Districts Use Table	**I-T**	**L-M**	**ICR**	**Notes**
P = Permitted Use; SL -PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval; A=Accessory Use; – = Not Permitted				
Industrial Uses [*No changes are proposed in this subcategory*]				
Product Assembly [*No changes are proposed in this subcategory*]				
Green Industry and Energy [*No changes are proposed in this subcategory*]				
Agricultural [*No changes are proposed in this subcategory*]				
Office and Financial [*No changes are proposed in this subcategory*]				
Retail and Services [*No changes are proposed in this subcategory*]				
Medical Marijuana [*No changes are proposed in this subcategory*]				
Recreational Marijuana [*No changes are proposed in this subcategory*]				
Lodging and Restaurants [*No changes are proposed in this subcategory*]				
Civic/Institutional				
Hospitals	P			
Trade or industrial schools	P	P	P	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143
Public/government buildings	P	P	P	
Public utility buildings, excluding wastewater treatment plants	~~P~~SL-TB	~~P~~SL-TB	~~P~~SL-TB	
Transfer and electricity and gas service buildings, facilities, and yards	~~P~~SL-TB	~~P~~SL-TB	SL-~~PC~~TB	
Wastewater treatment plants			P	Subject to conditions in Section 1154
Recreation [*No changes are proposed in this subcategory*]				
Automotive/Transportation [*No changes are proposed in this subcategory*]				
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table, unless otherwise regulated by ordinance provisions for the specific accessory building or use~~.~~	A	A	A	

[*No Other Changes are Proposed for this Section*.]