Agenda
Planning Commission
Council Chambers
Wednesday, March 16, 2016 – 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Liz Dahl MacGregor	P	A
Briana A. Mason	P	A
Jared Talaga	P	A

III. Approval of Minutes

- Feb 17, 2016

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Presentations and Public Hearing Items

- Rail Crossing Closures: North Park and North Grove
- Special Use Permit Application: 943 N River

VI. New Business

- Study Item: 50-62 Ecorse

VII. Old Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Advisory Committee By-laws

X. Adjournment

PLANNING COMMISSION
MEETING MINUTES
February 17, 2016
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

II. ROLL CALL

Present: R. Johnson, A. Bedogne, C. Zuellig, B. Mason, L. MacGregor

Absent: P. Hollifield (excused) H. Jugenitz (excused)

Staff: Bonnie Wessler, City Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Zuellig moved to approve the minutes of January 20, 2016, January 27, 2016 and February 10, 2016 (Support: A. Bedogne) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. Overview of proposed Changes to Zoning Ordinance

Ms. Wessler stated a lot of people have given staff feedback that the Zoning Ordinance is difficult to use, to which, she agreed. She listed the various areas of concern and the proposed fix for each.

1. <u>An organization overhaul</u>. Most administrative information has been pulled towards the front of the ordinance, to provide context to readers. Some information was distributed throughout the ordinance, i.e. definitions, district-specific clauses and parking requirements. In the draft, staff has begun consolidating them into logical places. It

has been broadly organized into Administrative, District-specific, Use-specific, Site Standards and then other sections which did not neatly fit elsewhere. There were duplicated sections, typos, etc. She hasn't caught all of them but she will continue to go through it. Definitions were spread throughout – she has put everything under "definitions".

2. Duplicated sections/typos/recursive references throughout the ordinance. Many of these have been fixed, however, due to the breadth of the changes; there are likely a whole new host of such errors. Some sections are without numbering/indents entirely; those will be added back in, but still makes reading challenging. Staff has added line number in the interim.

3. Figures were in error/numbered incorrectly. They will be redrawn. Staff added that a volunteer from the Planning Commission to assist would be welcome.

4. Circulation/block plan not being used well. As written, the ordinance requires a circulation plan for every site, a block plan for every site less than 3 acres and a different type of circulation plan for sites larger than three acres. Staff is proposing a circulation plan of some type for all new development and a less-intense version of a circulation plan for redevelopment, with the intent that all transportation modes be safely accommodated on the site.

5. A recent Supreme Court case found that sign regulation must be content-neutral; we cannot regulate advertising signs differently from non-advertising signs, election signs from opinion signs, etc. Staff is working towards revising the ordinance and involving legal assistance where necessary.

6. Landscaping and other waivers. We can make our innovative solutions to those issues more available by spelling them out in the code. Staff has begun this process with street trees but other sections may need work as well.

Ms. Wessler concluded by stating that there is still much work to be done on the ordinance but it seems as though the organizational change will be a significant improvement. She asked board members to submit their feedback to her since her aim is to have the next draft to Planning Commission at the May meeting.

Chairman Johnson added this was overwhelming and agreed that we need to go through it diligently. Some comments were added by other board members.

VI. NEW BUSINESS

1. Annual Report

Ms. Wessler reviewed the report with board members. Commissioner MacGregor noted two corrections of dates on front and last pages. Commissioner MacGregor moved that the Planning Commission recommend approval of the Annual Report to City Council with corrections as noted (Support: C. Zuellig) and the motion carried unanimously.

DRAFT

VI. OLD BUSINESS

1. 1420 Washtenaw

   Ms. Wessler stated that the variance request for the above project was partially denied/approved at the Zoning Board of Appeals meeting. Commissioner Zuellig asked if this would have any effect on their ability to get their liquor license. Ms. Wessler responded that the extension was necessary only to hold the amount of inventory, which must be $250,000, not including fuel or alcohol, but would not affect their ability to get a liquor license.

2. The text amendment for solar energy will be going forward to City Council at the March 1st council meeting. Review of the site plan and special use will be made at the March Planning Commission Meeting.

VII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Highland Cemetery

2. Chairman Rod Johnson submitted his resignation to Mayor Edmonds as Chair of the Planning Commission, effective at the end of his term, which expires in May, 2016. He has been on the Planning Commission since 1999 and Chairman since 2006. He is also on the board of the Zoning Board of Appeals. He added his comments on how rewarding this had been for him and he feels very strongly that the current board members will continue to do the good work of overseeing and contributing to the Planning Commission.

VIII. COMMITTEE REPORTS

1. Non-Motorized Committee – no report

IX ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: B. Mason). The meeting adjourned at 8:15 p.m.

DRAFT

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 11 March 2016

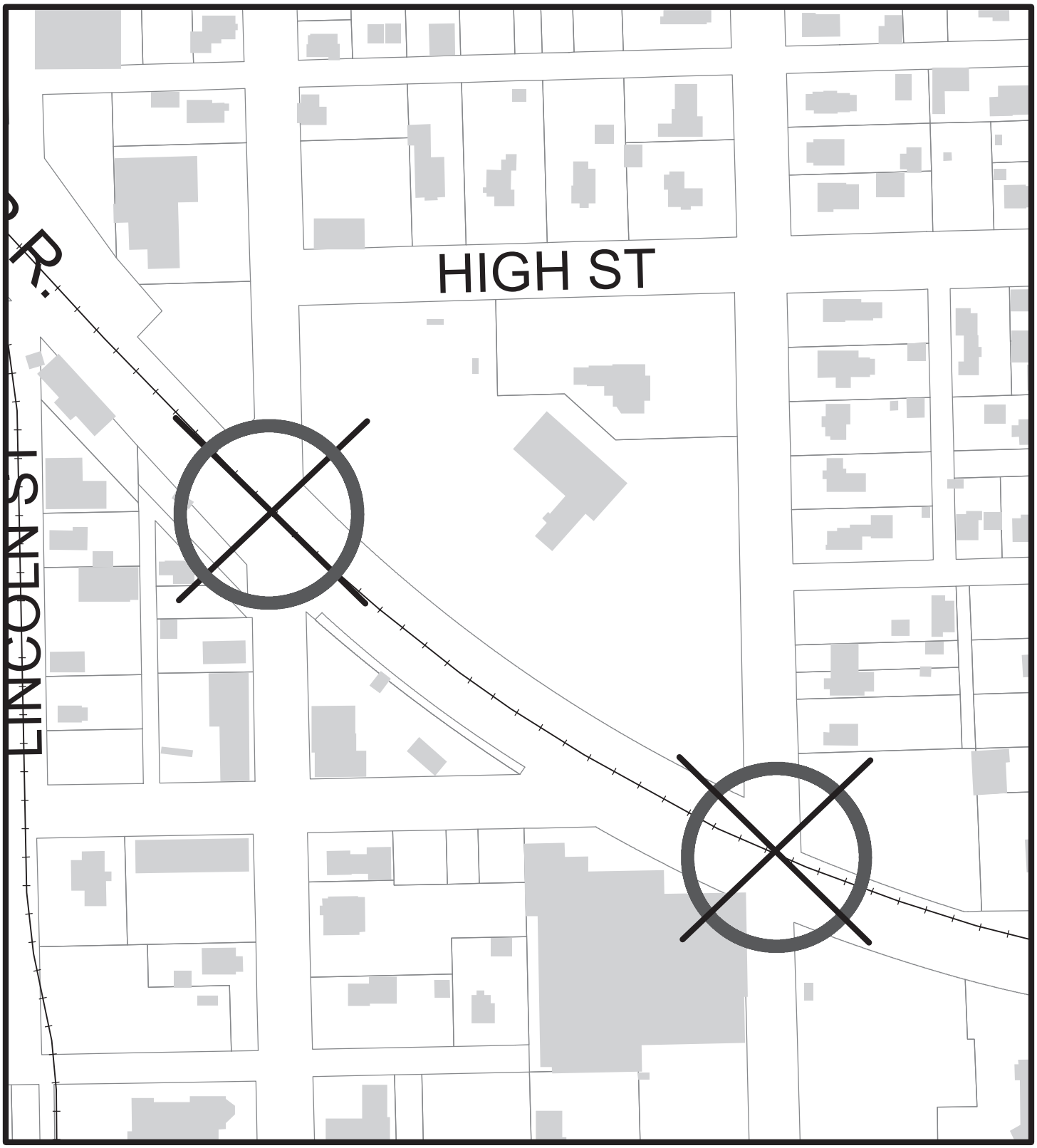
Subject: Rail Crossing Closures: North Park and North Grove

The City has been informed by Amtrak that trip times may be decreased, and train travel speeds increased, with every at-grade crossing closure. To incentivize municipalities to close these crossings, they fully fund such closures, were they to be completed by July 30. In the spirit of cooperation and in order to ensure the smooth and efficient functioning of the Wolverine Line, the City has agreed to strongly consider closing the crossings at North Park and North Grove.

Area residents and other stakeholders have been invited to attend a public hearing at this Planning Commission meeting. Planning Commission is asked to make a recommendation to City Council.

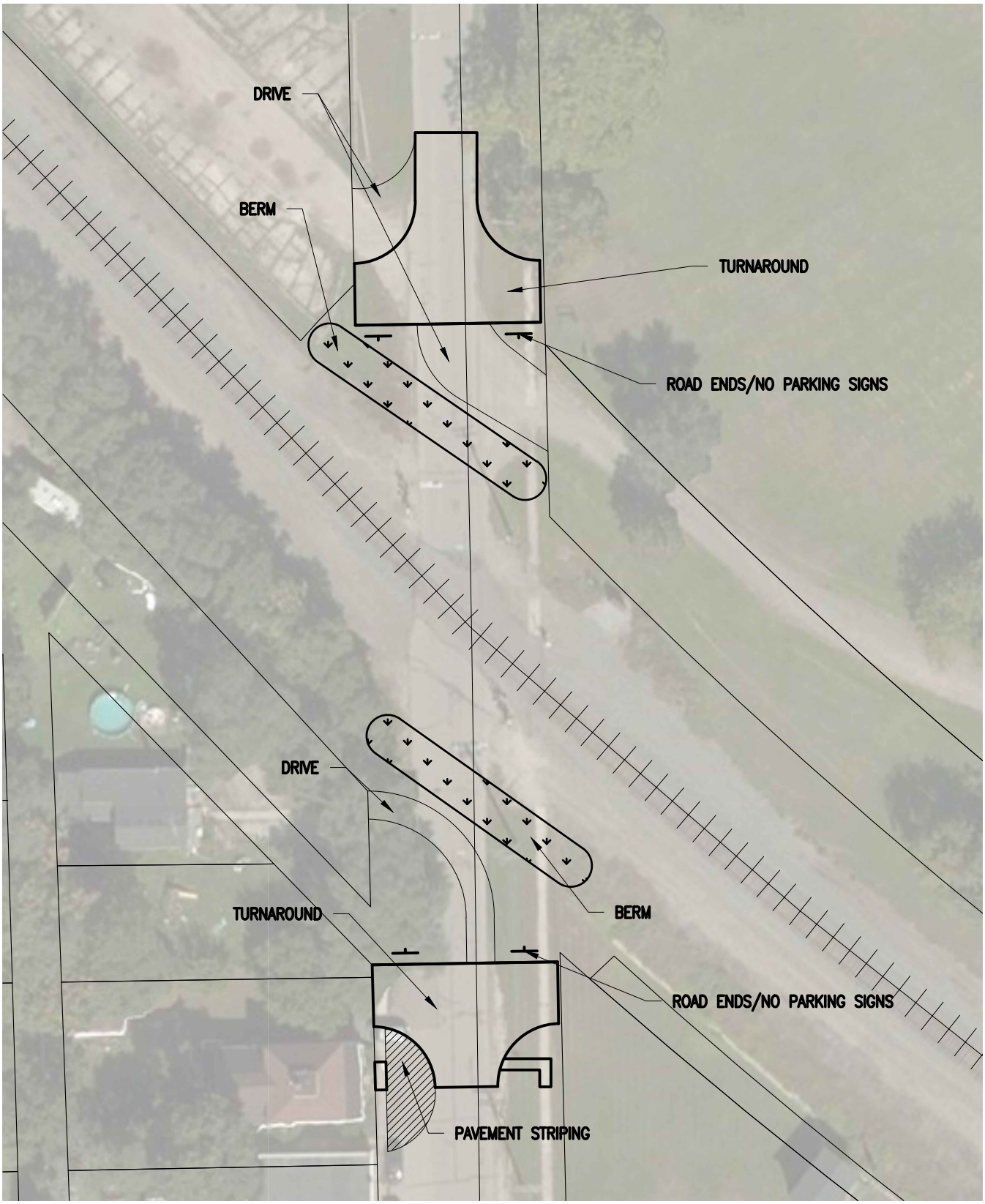
Please see the attached concept drawings.

Proposed Road Closure Locations
No traffic will be permitted to cross the railroad at North Park and North Grove



N 0 125 250 500 Feet

Data from Washtenaw County GIS and Ypsilanti Planning and Development
For illustrative purposes only
March 11, 2016



PASSENGER RAIL
RAILROAD CROSSING ABANDONMENT
N PARK STREET

SCALE
H: 1" = 50' V: 1" = 50'

SHEET
1

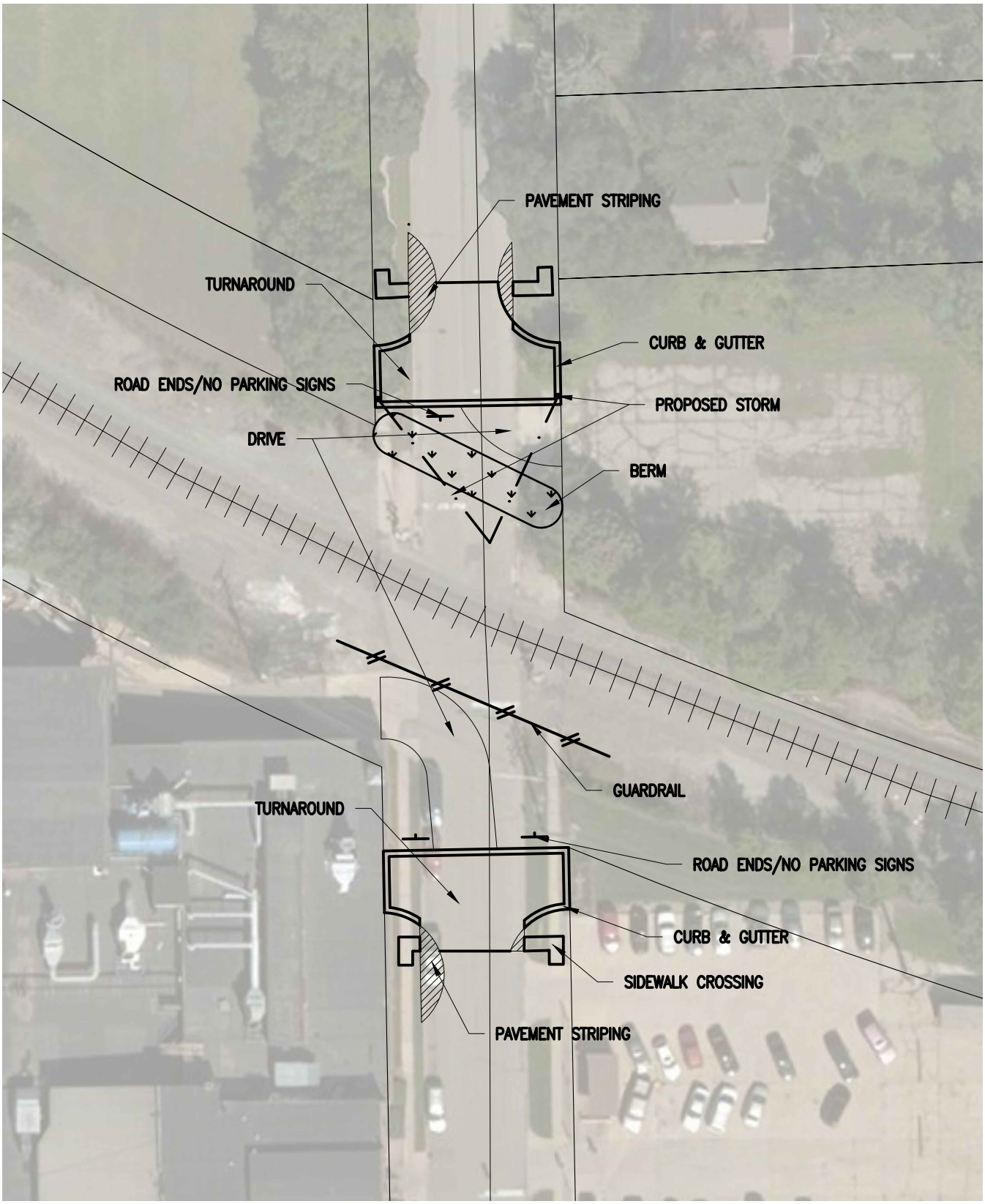
CLIENT:
--

JOB #
0094-15--0070

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

COPYRIGHT 2015 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM

DRAWING PATH: P:\0000_0100\0094150070_PassengerRail\Drawings\Civil\Misc\150070_MISC.dwg Sep 15, 2015 – 9:20am



PASSENGER RAIL
RAILROAD CROSSING ABANDONMENT
N GROVE STREET

SCALE
H: 1" = 50' V: 1" = 50'

SHEET
2

CLIENT:
--

JOB #
0094-15--0070

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

COPYRIGHT 2015 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM

DRAWING PATH: P:\0000_0100\0094150070_PassengerRail\Drawings\Civil\Misc\150070_MISC.dwg Sep 15, 2015 – 9:20am

City of Ypsilanti
Community & Economic Development Department

9 March 2016

Staff Review of Special Use Application
DTEE Solar Project – Highland Cemetery
943 N River

GENERAL INFORMATION

Applicant:	NOVA Consultants, Inc. 21580 Novi Road, Suite #300 Novi, MI 48375
Project:	DTEE Solar Project –Highland Cemetery
Application Date:	February 10, 2016
Location:	Southwest corner of the intersection of N River St and E Clark Rd
Zoning:	P-Park
Action Requested:	Approval of the special use application for the solar array proposed for the northern portion of the parcel
Staff Recommendation:	Conditional Approval

PROJECT AND SITE DESCRIPTION

Parcel #11-11-04-150-001 is 75 acres. The area involved in the site plan review and special use application is the northern portion of the parcel with a total of 5.015 acres. This currently unused portion of the parcel is bounded by Clark Rd to the north and N. River Rd to the east. The northern portion of this parcel was annexed by the City in 1965 and a rezoning to R-3 was approved in 1967 to remove the old township zoning classification.

The special use application is for the installation of a ground mounted solar photovoltaic system (solar array) with the accompanying signage, transformer pad and service rack. The Planning Commission recommended to the city council at its February 10, 2016 meeting that the text of the zoning ordinance be amended to allow for solar farms as a special land use in the Parks district. Currently zoned **P-Park**, this parcel will allow for a solar farm as a special land use once the text amendment is approved by City Council. It is expected that the text amendment will be approved by council sometime in April. Alternative energy, including solar farms, is regulated under §122-788 and special land use is regulated under Article V of the zoning code.

Figure 1: Subject Site Location and Zoning

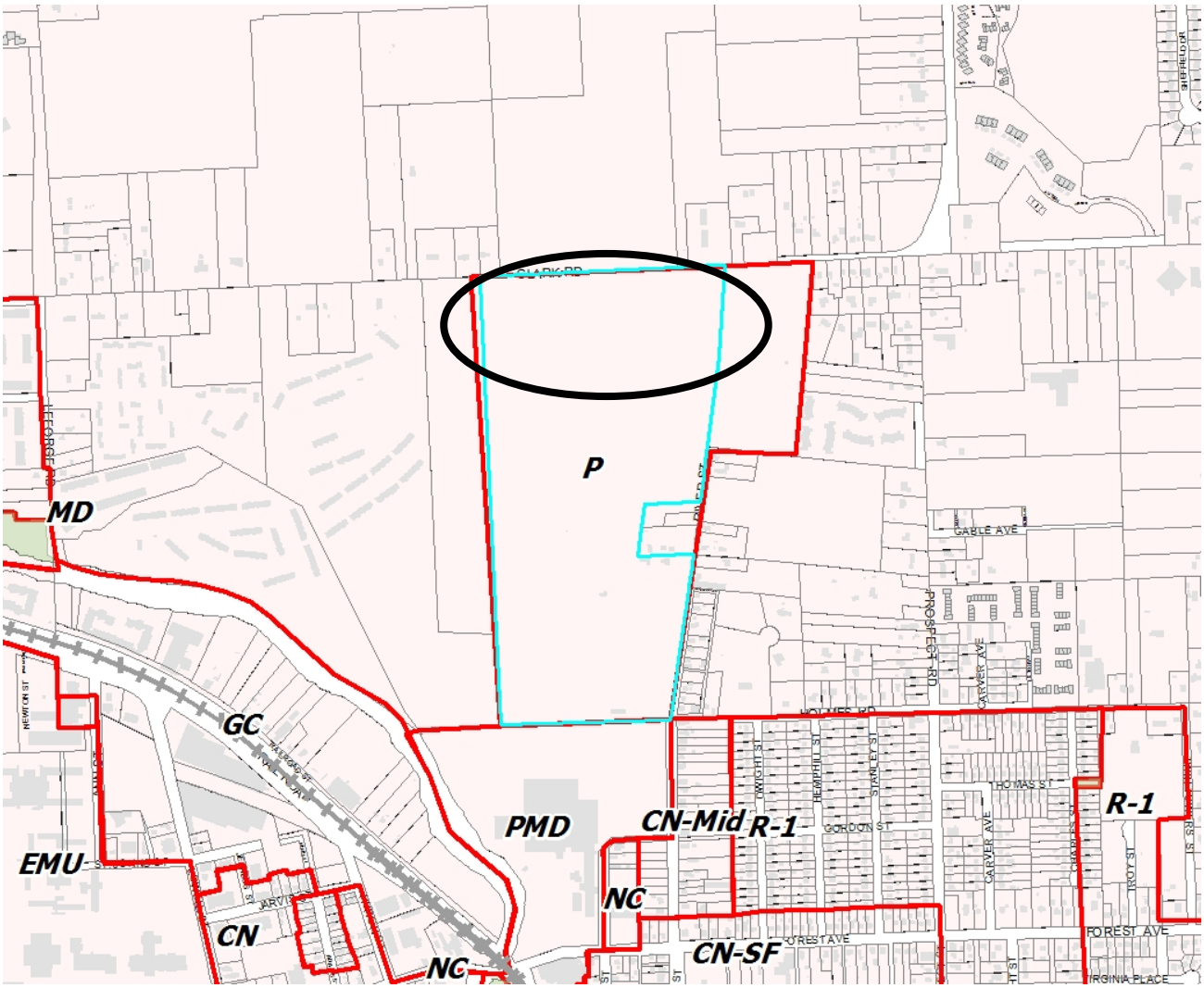


Figure 2: Site Aerial (2015)

Figure 3: Topography (5ft contours, Washtenaw County database)

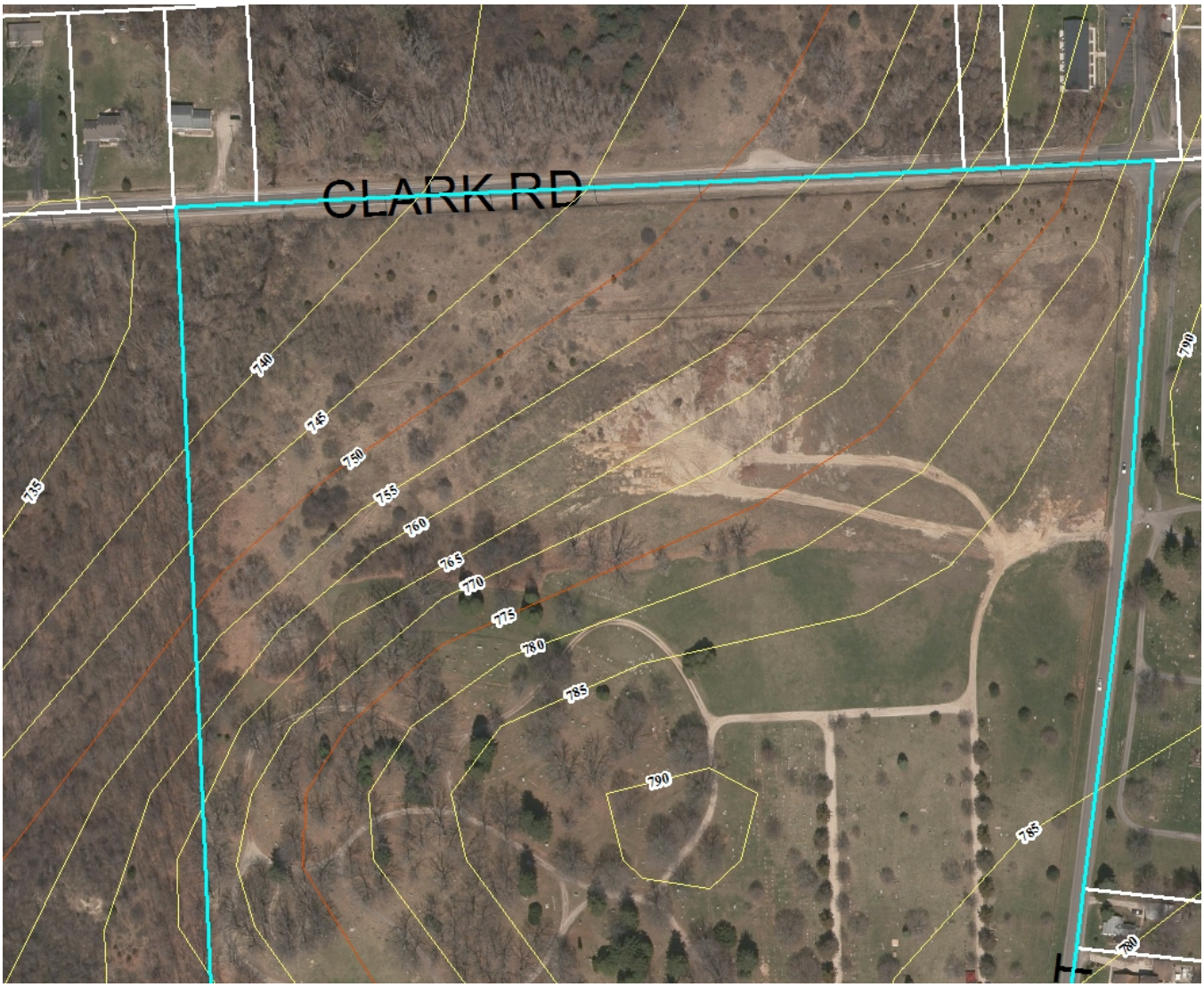


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH (Superior Township)	Apartments Single-family residential	R-7- Multi-family residential R-4- Single-family residential PC- Planned Community District
EAST (Ypsi Twp)	Cemetery Single-family residential	RM-2- Multi-family residential R-4- Single-family residential
SOUTH	Bay Logistics	PMD- Production, Manufacturing & Distribution
WEST (Ypsi Twp)	Apartments	RM-2- Multi-family residential

SPECIAL USE: CRITERIA AND REVIEW §122-165(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan review standards (section 122-128) and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered.

COMMENTS: The Master Plan specifically calls for the facilitation of renewable energy and solar in particular; therefore, the proposed use conforms to the spirit and intent of the Master Plan. Since the proposed site is zoned as a park and is located in a very low-density and intensity area, not in very close proximity to homes or businesses, it is compatible with nearby uses.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.

COMMENTS: Solar arrays do not pose significant issues in terms of noise, odor, smoke, soil contamination, or water contamination. The array furthers the public welfare in facilitating clean, renewable energy for public consumption. Aside from perspectives with regard to the aesthetics of the array, the potential effect on neighboring uses would arguably be negligible. The only time that there will be any noise and/or disturbance to the neighbors would be during construction and the eventual deconstruction/replacement.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.

COMMENTS: The array will be visible from both Clark Street and N River Street. The array and new drive will be visible from St John's Cemetery, located across N River to the east as well as the townhomes and apartments across Clark Rd to the northeast. The site will be maintained by DTEE and will generate very little traffic and noise once completed. The only time traffic, noise and any debris may be of a concern is during construction, however plans call for the protection of any existing landscaping that will remain, debris control, the installation of a silt fence and disposal of site materials off site. Site screening is not indicated in the plans.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: In light of its location within the cemetery, the proposed land use is unlikely to significantly affect the transportation system. Aside from the vehicle traffic that will be involved in construction and the occasional maintenance of the solar array, it appears that there will be no significant impact on vehicle, pedestrian, or bicycle traffic. Pedestrian activity within the cemetery will not be significantly impacted, as the array is being located in portion of the cemetery that is used as a spoils area, not publicly accessible.

(5) The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

COMMENTS: The applicant proposes to cover the full cost for the preparation of the site, the installation of the array, the tie-in to the electric grid, and the maintenance of the array. There are no proposed additional requirements at public cost.

CONDITIONS OF APPROVAL §122-167

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed: Screening is not indicated in the plans; however the vines on the east fence are proposed to remain. Planning commission may require additional screening as a condition of approval.

SITE PLAN: CRITERIA AND REVIEW §122-128

STANDING §122-128(1)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

DTE Energy is the easement holder and Highland Cemetery is the owner of the property, both parties have provided permission for the applicant, NOVA Consultants, Inc., to the act on their behalf.

REQUIREMENTS §122-128(2)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Note that the setbacks shown below are based off the proposed ordinance change.

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
P: BUILDING TYPE §122-303	Determined by lot size	Vacant land	Solar farm
LOT REQUIREMENTS			
Min lot width	Determined by the use and the required off-street parking, loading, screening, and yard setbacks.	Vacant land	N River: 100' on the south end and 1200' on the north Clark: 495' on the east end and 155' on the west
Min lot size	Determined by the use and the required off-street parking, loading, screening, and yard setbacks.	Vacant land	5.015 acre easement

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
SETBACKS AND HEIGHT *NOTE: setbacks drawn from proposed ordinance.*				
Front yard ft	**Min** 25	**Max** -	Vacant land	Solar array: 25' – 33' Transformer: 40' Service rack: 37' *(all measurements in relation to the solar easement)*
Side yard ft	**Min** 15	**Max** **-**	Vacant land	Solar array: 21' Transformer: 295' Service rack: 317' *(all measurements in relation to the solar easement)*
Street side yard ft	**Min** 25	**Max** **-**	Vacant land	Solar array: 25' Transformer: 180' Service rack: 148' *(all measurements in relation to the solar easement)*
Rear yard ft	**Min** 20	**Max** **-**	Vacant land	Solar array: 82' Transformer: 41' Service rack: 34' *(all measurements in relation to the solar easement)*
Height ft	**Min** -	**Max** 30'	Vacant land	Solar array: 10'-7¼" Transformer: **unknown** Service rack: 8'-10"
§122-861 **SIGNAGE** et seq	Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD			Included
Area maximum	100 sq. ft		None	Corner ground sign: 24 sq ft Fence sign: 6 sq ft
Height maximum	35'			Corner ground sign: 10' Fence sign: 2', mounted on the fence at 6.5'
Setbacks minimum	Front property line: 3' Side/rear property lines: 10'			Corner ground sign: 10' (front) and 10'+ (side/rear) Fence sign: 48' (front) and 24'+

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-788 USE-SPECIFIC (1) (c) Solar farms	Meet height requirements of the zoning district	30'	Meets
	Abandonment: if not in use for 6+ months, land need to be returned to original state		**If not in use for 6 months or more, the land needs to be returned to the original state.**

Items to be Addressed:

1. Plans need to indicate the height of the transformer.
2. Any freestanding photovoltaic system which is not used for six (6) months will be deemed to be abandoned and unless there is proof of mitigating circumstances and a three-month extension is granted by the City, then the applicant will need to dismantle the site and return it to its original state.

BUILDING LOCATION AND SITE ARRANGEMENT §122-128(3)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

There will be four rows of solar panels running parallel to Clark Rd. The service drive will run north from the existing dirt path on the Highland Cemetery property, parallel to N River. A transformer pad and service rack will be installed near the southeast corner of the southern row of panels. The existing ditch to the south of the panels will be extended to the east and the west. A ground sign will be placed at the northeast corner of the lot and another sign attached to the fence surrounding the service rack. A 7' high chain link fence will surround the service rack and a 4' high woven wire/ agricultural fence will be installed to the south and west of the array to enclose the area. The transformer will be sounded by bollards at three corners.

Items to be Addressed: None

SITE ACCESS, TRAFFIC, AND PARKING §122-128(4)

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

As this is a solar farm, the only access point to the project will be from a service drive within the Highland Cemetery property. Only DTE will be permitted to access the site once constructed. During construction, the job trailer, worker parking and equipment staging area will all be located in the southeast portion of the easement

along N River. No parking is provided, other than that needed during construction, and no after-hours usage is planned for the site consequently no lighting is needed.

Figure 6: Site Access, Traffic and Parking

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-835	**Surfacing**		None	A gravel drive internal to the site will be installed running parallel to N River; 5" thick min. top course, MDOT 21AA compacted to 95% modified proctor; install in 2 lifts, 3" initial lift and 2" min. final lift after all construction activities
	Drainage		Existing ditch to the south of the site, Superior Drain #1 County drain to the west of the site and a ditch along Clark Rd to the north	Drainage to remain in the same areas, the ditch to the south of the easement site will be extended to the east and west
§122-647	**SIDEWALKS**	provide a sidewalk or shared-use path	None	**No sidewalk or shared use path is indicated in the plans. A shared-use path may be provided in lieu of a sidewalk, as part of a non-motorized network or a fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost.**

§122-649 TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8' At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		**Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8' surrounding the site.** The ground sign at the northeast corner is just outside the 25'x25' triangle

Items to be Addressed:

1. A shared-use path may be provided in lieu of a sidewalk, as part of a non-motorized network or a fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost.
2. Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8'.

ENGINEERING & STORMWATER §122-128(6), §122-128(7)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.
(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Plans are subject to engineering review. Special use and site plan approval are contingent on engineering approval.

Items to be Addressed: Engineering review to be provided at the meeting.

SCREENING §122-128(8)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

No dwelling units are directly adjacent to the lot, Clark Rd acts as a buffer between the multi-family dwelling units to the north of this parcel and the solar array.

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-702 Landscape plan		Scrub shrub spoils area	The grading and removal of any debris, trees, stumps and all vines except on the east fence in the solar array area. The removal of all trees and stumps 6' and larger in the 120' south of the solar array and the 80' to the west of the array. Wetland C to the west of the array will not be disturbed. Native prairie mix to be planted as ground cover.
§122-703 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height	Vines on fence to the north of the solar array site.	Clark Rd exists between land uses.
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb	N River: 495'/30'=17 trees Clark Rd: 1200'/30'=40 trees	Trees on the Clark Rd. frontage will potentially block the array. **Only 4 trees are to remain along the drive. There is room for an additional 3 trees to be planted. A waiver requested due to site constraints and the nature of the project.**
§122-708 Site Landscaping	10%	Scrub shrub spoils area	Native prairie mix to be planted as ground cover in solar array area.
§122-710 Exterior Electrical	Screen when visible from any primary visual exposure area	None	**Screen the transformer with plantings or a compatible durable non-combustible enclosure.**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
122-711 Landscape Elements	Quality, composition, berms, spacing, species	Scrub shrub spoils area	**Additional landscape elements could be added along the gravel drive.**
	Credit for existing vegetation		4 existing trees will remain in the easement area.
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		**Applicant is required to maintain any landscaping.**
§122-713 Fencing, hedges, walls, berms	In a Parks district, fences must not exceed six (6) feet in height. However, fences in the required front yard must not exceed four (4) feet in height and fifty (50%) percent opacity.	Existing fence at the current property line along N River and Clark Rd.	Existing fence to remain with the addition of the 4' fence to the west and south of the solar array area.

Items to be Addressed:

1. Only 4 trees are to remain along the gravel drive parallel to N River. There may be room for an additional 3 trees to be planted to the north along the gravel drive.
2. A waiver is requested from the 122-704 due to site constraints and the nature of the solar farm project.
3. Screen the transformer with plantings or a compatible durable non-combustible enclosure.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-128(10)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

FIRE DEPARTMENT

Plans are subject to fire department review, special use and site plan approval are contingent on fire department approval.

MASTER PLAN CONSIDERATIONS §122-128(11)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Ypsilanti is sustainable.

Great place to do business, especially green and creative.

The Shape Ypsilanti master plan calls for "efforts to make the city an environmentally sustainable place" to continue (p 6). "Green and sustainable businesses, like those that have already developed in Ypsilanti, will be encouraged." As this special use application is for a solar array, this change is consistent with the Master Plan in promoting green/alternative energies.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for the DTEE Solar Project-Highland Cemetery with the following findings and conditions:

Findings: The application is substantially in compliance with §122-165(b); and complies with the ordinance amendment currently before Council for approval.

Conditions: Special use approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for the DTEE Solar Project-Highland Cemetery with the following findings, waivers, and conditions:

Findings
The application substantially complies with §122-127; and complies with the ordinance amendment currently before Council for approval.

Waivers
1. A waiver is requested from the §122-704 due to site constraints and the nature of the solar array project.

Conditions
1. Indicate the height of the transformer on plans submitted to the city planner for administrative approval.
2. Note on the site plan that any freestanding photovoltaic system which is not used for six (6) months will be deemed to be abandoned and unless there is proof of mitigating circumstances and a three-month extension is granted by the City, the applicant will need to dismantle the site and return it to its original state.
3. That the applicant provide shared-use path in lieu of a sidewalk, as part of a non-motorized network or a fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost.
4. Shrubs/other obstructions be mainlined lower than 30" and trees/other obstructions higher than 8' surrounding the site for traffic visibility within the visibility triangle at the intersection of North River and Clark.
5. Plant an additional 3 trees to the north along the gravel drive.
6. Screen the transformer from the rights-of-way with plantings or a compatible durable non-combustible enclosure.
7. **THIS APPROVAL SHALL BE CONDITIONED ON COUNCIL'S ADOPTION OF THE AMENDMENT TO THE ZONING ORDINANCE RECOMMENDED BY PLANNING COMMISSION, OR AN AMENDMENT SUBSTANTIALLY SIMILAR IN NATURE AND REQUIREMENTS.**

Cynthia Kochanek
Associate Planner, Community & Economic Development Department

CC File
Applicant

Print Form

City of Ypsilanti
Planning & Development Department

One South Huron · Ypsilanti, MI 48197
Phone: (734) 483-9646 · Fax: (734) 483-7260
www.cityofypsilanti.com

Non-refundable Planning Fee:
$300 special use
$500 site plan review

Engineering Fee:
see attached information sheet to determine fee

Date: 2/10/2016

SPECIAL USE PERMIT APPLICATION
MUST BE SUBMITTED WITH SITE PLAN APPLICATION

Applicant*

Name
NOVA Consultants Inc.

Property

Name of project
DTEE Solar Project - Ypsilanti Highland

Address
Property at the southwest corner of the North River Street and East Clark Road intersection, Ypsilanti, Michigan 48198

List all parcel identification numbers included in development:
A portion of the parcel 11-11-04-150-001

Current use:
Vacant land

Proposed use :
On behalf of DTE Electric Company, NOVA Consultants Inc. is proposing to install a ground-mounted solar photovoltaic system at location mentioned above.

Rationale for request:
Electricity generating plants are permitted in the PMD District under Special Use category. Reference Section 122-292 City of Ypsilanti Zoning Ordinance.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

[redacted]

Date:
2/10/2016

Print Name:
Jeff Eckhout, Project Manager

DTE Energy Company
One Energy Plaza, Detroit, MI 48226-1279

DTE Energy

December 11, 2015

To whom it may concern,

This letter is notification of an upcoming project in the City of Ypsilanti, in Washtenaw County and provides project details and contacts.

DTE Electric Company (DTEE) plans to build an 840 kW Solar Photovoltaic System at the property located near North River Street & East Clark Road intersection, Ypsilanti, Michigan 48198. An Easement Agreement has been executed with the property owner. DTEE will be the solar array's Owner/Operator. DTEE has contracted with NOVA Consultants, Inc. located at 21580 Novi Rd, Suite 300, Novi, MI 48375, to function as the project's engineering, procurement, and construction contractor. NOVA Consultants has authorization to act on DTEE's behalf to obtain any and all zoning and permitting requirements necessary to complete this project within our easement rights.

[redacted]

Thank you

[redacted]

Karen Whitman, Director
Distribution Technologies and Renewables
Major Enterprise Projects
DTE Electric Company
One Energy Plaza, 5th Floor GO
Detroit, MI 48226

Copy: Paul Ganz, Regional Relations
Randall Myers, Renewables Platform Manager

Highland Cemetery Association

943 North River Street
Ypsilanti, MI 48198-2848
Tax I.D# 38-1245454
Office Hours: Monday – Friday 9:00am to 5:00pm
Office Closed Saturday & Sunday
Phone: (734) 482-9490 Fax: (734) 482-9748
tina@highlandcemeteryypsi.com
www.highlandcemeteryypsi.com

Board of Directors

Richard N. Robb
President

Rex Richie
Vice President

Frederick Davis
Treasurer

Robert Taylor
Secretary

Steven M. Jentzen
Trustee

Thomas Manchester
Trustee

Linda Brashears
Trustee

Maggie Brandt
Trustee

Jonathan Ichesco
Trustee

Barry LaRue
Trustee

December 10, 2015

To whom it may concern:

Please accept this document as delegation of authority, providing DTE Electric Company (DTEE) and their Owner's Engineer, NOVA Consultants Inc. authorization to obtain Rezoning/Site Plan/Special Land Use/Construction Permit and other permit applications, as they pertain to the construction and operations of a ground-mounted solar photovoltaic (PV) system to be installed on Highland Cemetery property, located at 943 N. River Street, Ypsilanti, Michigan 48198.

If you require further information or details, please contact Highland Cemetery Association's Board President, Richard N. Robb, at 734-482-9490 (office) or 734-369-8806 (cell).

[redacted]

Board President, Highland Cemetery Association
Ypsilanti, Michigan 48198

DAVID K. PATE
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Mar. 25, 2020
Acting in the County of WASHTENAW

Subscribed and sworn to before me on this

11TH day of DECEMBER

Notary Public, WASHTENAW County, Michigan

My Commission Expires:
MARCH 25, 2020

Print Form

City of Ypsilanti
Planning & Development Department

One South Huron · Ypsilanti, MI 48197
Phone: (734) 483-9646 · Fax: (734) 483-7260
www.cityofypsilanti.com

Non-refundable Planning Fee:
$500

Engineering Fee:
see attached information sheet to determine fee

Date: 2/8/2016

SITE PLAN REVIEW APPLICATION

Applicant*

Name NOVA Consultants Inc.		
Address 21580 Novi Road, Suite #300		
City Novi	State Michigan	Zip 48375
Phone / Fax (248)347-3512/(248)347-4152	E-Mail jeff.eckhout@novaconsultants.com	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project DTEE Solar Project - Ypsilanti Highland
Address Property at the southwest corner of the North River Street and East Clark Road intersection, Ypsilanti, Michigan 48198
List all parcel identification numbers included in development: A portion of the parcel 11-11-04-150-001
Current use: Vacant land
Proposed use: Install a ground-mounted solar photovoltaic system
Current Zoning: Park District.
Legal description of property (may be attached) Please refer to the attached Appendix A for the legal description.

Signature

I hereby atte[redacted]te. I am authorized to and grant permission to the City of Ypsilanti staff to be on[redacted]of preparing staff reports and/or evaluating this application.	
Signature: [redacted]	Date: 2/10/2016
Print Name: [redacted] Jeff Eckhout, Project Manager	

Site Plan Required Information Checklist

Must be completed by site plan designer and submitted with site plan review application.

The Planning and Development Department reserves the right to reject any incomplete submission.	
Project-identifying information - Please refer to the attached Appendix B for the response.	
☒	Name of project
☒	Brief description of project
☒	Location map showing major thoroughfares and site location (no scale necessary)
☒	Name, address and phone number of the site owner
☒	Name, address and phone number of the developer
☒	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
☒	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
☒	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way. 5.015 Acres (218453 Sq.ft)
☒	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
☒	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
☒	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
☐	Use(s) of existing buildings - N/A. There are no existing buildings at the project site.
☒	Existing landscaping
☒	Dimensions of all structures and lot lines within 50 feet of the site
☒	Existing zoning of the site and all adjacent properties - Please refer to the attached Appendix B for the response.
Proposed conditions	
☒	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
☐	Any changes to site dimensions, and completed *Lot Split/Combination Application* - N/A
☐	Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application* - Refer to Appendix B
☐	Any variances requested, and completed *Variance Application* - No Variances requested
☐	Any changes to rights-of-way or easements on the property - No changes to ROW. Please refer to Drawing V-0103 for the solar easement
☒	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
☐	Building floor plans and architectural wall elevations. - N/A for the proposed Solar PV system
☐	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage - N/A
☒	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
☒	Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.
☒	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed. Include written approval from the Washtenaw County Drain Commission and manufacturer's data. - Refer to Appendix B
☒	Indicate all areas of this site that are located within floodplains. - The proposed project site is not located within floodplain
☐	If phased construction is to be used, each phase must be noted and each phase must stand on its own.
The City Planner or Planning Commission may require other data deemed necessary for adequate review of a project. **The City Planner or Planning Commission may grant waivers of data requirements when specific data is deemed unnecessary in determining compliance of site plan with the regulations or standards of the Zoning Ordinance.**	

Site designer initials: S.P.B

APPENDIX A

DTEE SOLAR PROJECT YPSILANTI HIGHLAND

Legal Description of the subject property:

Parcel Number: 11-11-04-150-001

Property Address: 943 North River Street, Ypsilanti, Michigan 48198

Legal Description:

YPC 1E THAT PT OF THE NE 1/4 LYING WEST OF THE C/LN OF RIVER STREET EXC, COM AT THE INTERSECTION OF RIVER STREET AND THE E-W 1/4 LN SEC 4, TH N 08-21-00 E 1005.28 FT, TH S 88-21-00 W 33.00 FT TO A POB, TH CONT S 88-21-00 W 297.00 FT, TH N 08-21-00 E 313.50 FT, TH N 88-21-00 E 297.00 FT, TH S 08-21-00 W 313.50 FT TO THE POB. PT OF NE 1/4 SEC 4, T3S-R7E. 75 AC. + / -

APPENDIX B

DTEE SOLAR PROJECT YPSILANTI HIGHLAND

Site Plan Required Information Checklist:

1. PROJECT IDENTIFYING INFORMATION

1.1 Name of the Project

DTEE Solar Project – Ypsilanti Highland

1.2 Brief Description of the Project

NOVA Consultants Inc. (NOVA), as contractor for DTE Electric Company, is proposing to install a 844 kW ground-mounted Solar Photovoltaic (PV) electric generating system at Ypsilanti Highland Cemetery property at 943 North River Street, Ypsilanti, Michigan 48198.

1.3 Location Map showing major thoroughfares and site location

Please refer to Drawing G-0001 Cover Sheet, Detail D-5, for the map with major thoroughfares and site location.

1.4 Name, address, and phone number of the site owner

Site Owner:
Highland Cemetery Association
943 N River Street
Ypsilanti, Michigan 48198

Highland Cemetery Contact Personnel:
Dave DeLaura, Facilities Superintendent, Cell: (734) 678-9867
Tina Kalusha, Office Director, Cell: (734) 883-3947

1.5 Name, address, and phone number of the developer

DTE Electric Company
One Energy Plaza
Detroit, Michigan 48226
Contact Person: Mick Blunden
Phone: Office - (313) 235-8040, Cell - (313) 460-8442

1.6 Name, address, and phone number of the plan designer, and their professional seal

Satya P. Baluja, P.E.
Civil Engineer
NOVA Consultants Inc.
21580 Novi Road, Suite #300
Novi, Michigan 48375
Phone: Office - (248) 347-3512, Cell - (248) 303-3799

Please refer to Drawing G-0001 Cover Sheet, Detail A-4 for Mr. Baluja's professional seal.

2. EXISTING CONDITIONS

2.1 Existing zoning of the site and all adjacent properties

The existing zoning of the property is Park District. The properties to the south, east and west are zoned Park District, per City of Ypsilanti Zoning Map.

The properties to the north are under Superior Township's jurisdiction and are zoned Planned Community District (PC), Multiple Family Residential District (R-7) and Public/Semi Public Services District (PSP).

3. PROPOSED CONDITIONS

3.1 Any changes to zoning, and completed Text Amendment application

Rezoning application has been submitted to City of Ypsilanti on 12-15-2015, requesting to rezone the project site from Park District to Production, Manufacturing, and Distribution District.

3.2 Written approval from the Washtenaw County

The site plan drawings for the proposed solar project will be submitted to Washtenaw County Water Resource Commission for review, on 2/10/2016.

Highland Cemetery Association

943 North River Street
Ypsilanti, MI 48198-2848
Tax I.D# 38-1245454
Office Hours: Monday – Friday 9:00am to 5:00pm
Office Closed Saturday & Sunday
Phone: (734) 482-9490 Fax: (734) 482-9748
tina@highlandcemeteryypsi.com
www.highlandcemeteryypsi.com

Board of Directors

Richard N. Robb
President

Rex Richie
Vice President

Frederick Davis
Treasurer

Robert Taylor
Secretary

Steven M. Jentzen
Trustee

Thomas Manchester
Trustee

Linda Brashears
Trustee

Maggie Brandt
Trustee

Jonathan Ichesco
Trustee

Barry LaRue
Trustee

December 10, 2015

To whom it may concern:

Please accept this document as delegation of authority, providing DTE Electric Company (DTEE) and their Owner's Engineer, NOVA Consultants Inc. authorization to obtain Rezoning/Site Plan/Special Land Use/Construction Permit and other permit applications, as they pertain to the construction and operations of a ground-mounted solar photovoltaic (PV) system to be installed on Highland Cemetery property, located at 943 N. River Street, Ypsilanti, Michigan 48198.

If you require further information or details, please contact Highland Cemetery Association's Board President, Richard N. Robb, at 734-482-9490 (office) or 734-369-8806 (cell).

[redacted]

Richard N. Robb / / 5 date

Board President, Highland Cemetery Association

Ypsilanti, Michigan 48198

DAVID K. PATE
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Mar. 25, 2020
Acting in the County of WASHTENAW

Subscribed and sworn to before me on this

11TH day of DECEMBER

Notary Public, WASHTENAW County, Michigan

My Commission Expires: MARCH 25, 2020

DTE Energy Company
One Energy Plaza, Detroit, MI 48226-1279

DTE Energy

December 11, 2015

To whom it may concern,

This letter is notification of an upcoming project in the City of Ypsilanti, in Washtenaw County and provides project details and contacts.

DTE Electric Company (DTEE) plans to build an 840 kW Solar Photovoltaic System at the property located near North River Street & East Clark Road intersection, Ypsilanti, Michigan 48198. An Easement Agreement has been executed with the property owner. DTEE will be the solar array's Owner/Operator. DTEE has contracted with NOVA Consultants, Inc. located at 21580 Novi Rd, Suite 300, Novi, MI 48375, to function as the project's engineering, procurement, and construction contractor. NOVA Consultants has authorization to act on DTEE's behalf to obtain any and all zoning and permitting requirements necessary to complete this project within our easement rights.

[redacted]

Thank you,

[redacted]

Distribution Technologies and Renewables
Major Enterprise Projects
DTE Electric Company
One Energy Plaza, 5th Floor GO
Detroit, MI 48226

Copy: Paul Ganz, Regional Relations
Randall Myers, Renewables Platform Manager

LIST OF DRAWINGS

NUM	TITLE	REV	DTEE INTERCONNECT (1-12-2016)	60% REVIEW (1-22-2016)	90% REVIEW (2-9-2016)	WATER RESOURCES COMMISSION REVIEW (2-9-2016)	SITE PLAN APPROVAL (2-9-2016)
	GENERAL						
G-0001	COVER SHEET	0		●	●	●	●
	SURVEY						
V-0101	TOPOGRAPHIC SURVEY WEST SECTION	0		●	●	●	●
V-0102	TOPOGRAPHIC SURVEY EAST SECTION	0		●	●	●	●
V-0103	SOLAR EASEMENT	0		●	●	●	●
	CIVIL						
C-0101	SITE PREPARATION PLAN	0		●	●	●	●
C-0102	GRADING PLAN	0			●	●	●
C-0103	CONSTRUCTION PLAN	0		●	●	●	●
C-0104	LOGISTICS PLAN	0		●	●	●	●
C-0105	DRAINAGE PLAN	0				●	●
C-0501	CIVIL DETAILS	0		●	●	●	●
	LANDSCAPE						
L-0101	LANDSCAPE PLAN	0		●	●	●	●
	STRUCTURAL						
S-0201	SOLAR RACKING ELEVATIONS	0		●	●	●	●
S-0501	SERVICE RACK PLAN AND ELEVATION	0		●	●	●	●
S-0502	STRUCTURAL DETAILS	0		●	●	●	●
	ELECTRICAL						
E-0101	13.2kV AC POWER PLAN	0		●	●	●	
E-0102	480V AC PWR., 120V AC PWR., GNDG. & COM. PLANS	0		●	●	●	
E-0501	SERVICE RACK & TRANSFORMER PLAN AND ELEVATIONS	0		●	●	●	
E-0502	ELECTRICAL DETAILS	0		●	●	●	
E-0503	ELECTRICAL DETAILS	0		●	●	●	
E-0601	ONE-LINE DIAGRAM	0	●	●	●	●	
E-0602	PV MODULE CABLE HOOKUP AND GROUNDING DIAGRAMS	0		●	●	●	
E-0603	INT. DIAGRAM BETWEEN CON. UNIT, INV. & SERV. PANELBD.	0		●	●	●	
E-0604	DATA ACQUISITION BOX SENSOR WIRING DIAGRAM	0		●	●	●	
E-0605	MODBUS CABLE DIAGRAM & INV. CONTROL STRATEGY	0		●	●	●	
E-0606	INVERTER SHUT DOWN	0		●	●	●	
E-0701	LABELS AND PLACARDS	0		●	●	●	
E-0702	LIST OF MATERIALS	0		●	●	●	

NOVA CONSULTANTS, INC.

DTE OWNED SolarCurrents™ PILOT PROGRAM

PROJECT #15-03-905

844 kW / 1000 VDC ARRAY
YPSILANTI HIGHLAND

CORNER OF N. RIVER STREET & CLARK ROAD
YPSILANTI, MICHIGAN 48198

PROJECT MANAGER: JEFF ECKHOUT

ELECTRICAL ENGINEER
GERALD A. YOUNG, P.E.

ELECTRICAL DRAWINGS INDICATED AS BEING ISSUED IN LIST OF DRAWINGS

CIVIL ENGINEER
SATYA P. BALUJA, P.E.

CIVIL DRAWINGS INDICATED AS BEING ISSUED IN LIST OF DRAWINGS

STRUCTURAL ENGINEER
MADHUKAR MAHAJAN, P.E.

STRUCTURAL DRAWINGS INDICATED AS BEING ISSUED IN LIST OF DRAWINGS

SYSTEM DESIGNER
BRIAN CZUBKO

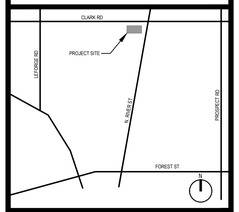
#PVTS012911-25

NABCEP CERTIFIED PV Technical Sales Professional

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APPVD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APPVD.

REVISED

CERTIFIED BY

DESIGNED BY | CHECKED BY

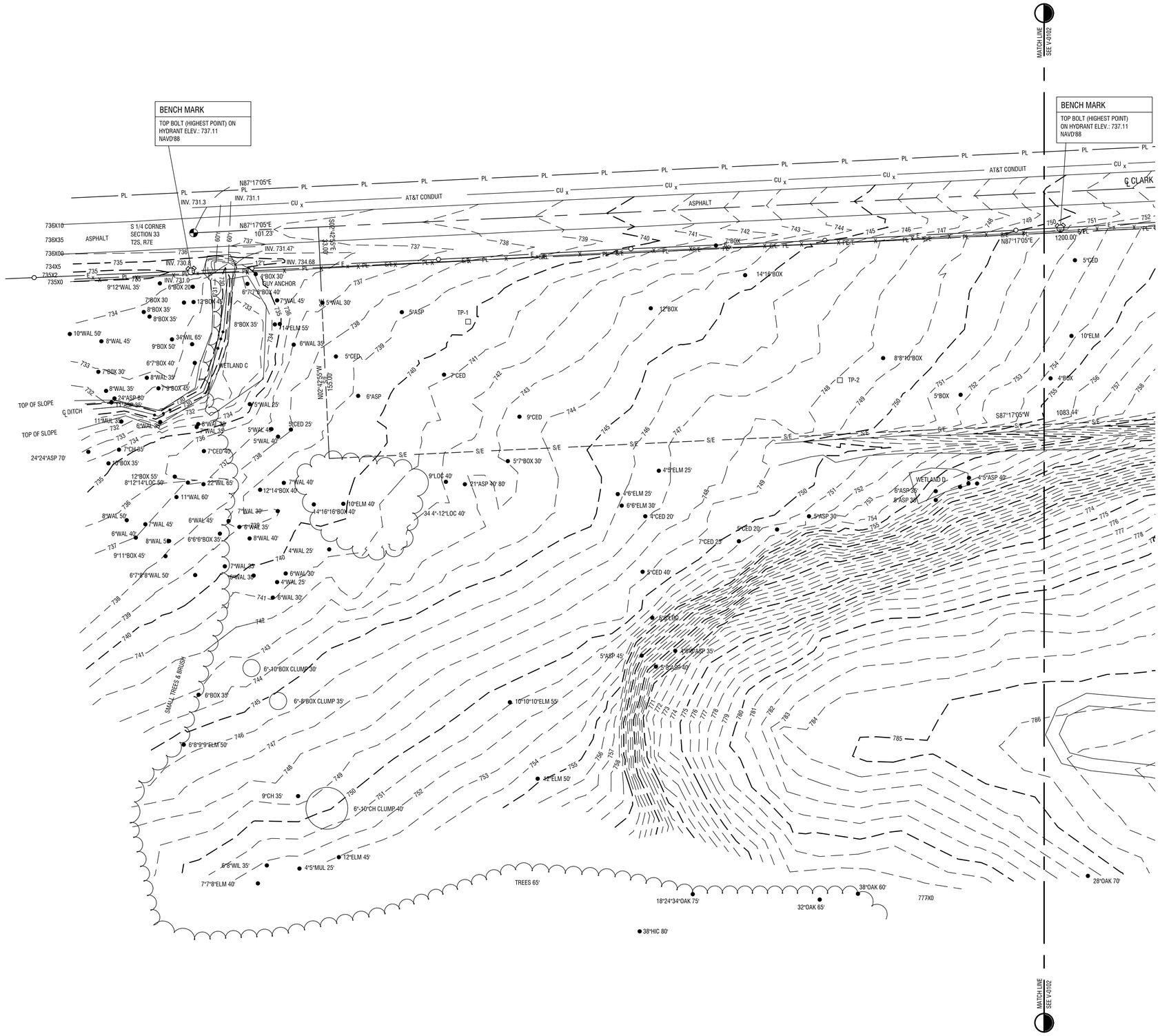
DTEE OWNED
SolarCurrents™
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

COVER SHEET

CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY MMcK	SHEET NUMBER G-0001
SCALE None	
DATE 11-12-2015	

2/9/2016 1:31:09 PM



A1 TOPOGRAPHIC SURVEY - WEST SECTION

SHEET GENERAL NOTES

1. DRAWING IS SET UP IN THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
2. THE HORIZONTAL DATUM IS NAD 83 (2011).
3. THE ELEVATIONS ARE IN FEET AND DECIMALS THEREOF AND ARE REFERENCED TO THE NAVD 88 DATUM.
4. CONTOURS INDICATED ARE AT 1 FOOT INTERVALS.
5. BEARING STRUCTURE IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
6. THE LOCATION OF UTILITIES AND IMPROVEMENTS INDICATED HERE ON ARE APPROXIMATE ONLY AND WERE OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO LOCATION, TYPE OR COMPLETENESS OF UTILITIES OR IMPROVEMENTS. THIS CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AS TO EXTENT AND LOCATION OF THESE OR OTHER UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF HIS OPERATIONS.

   UTILITIES SHOWN ARE PER FIELD LOCATIONS OR PER DRAWINGS PROVIDED BY UTILITY COMPANIES.

   NO UTILITY INFORMATION WAS PROVIDED FOR WATER AND SANITARY SEWER LOCATION OTHER THAN TO BE INFORMED THAT NO WATER OR SANITARY SEWER EXIST SOUTH OF CLARK ROAD AND WEST OF N. RIVER ST.

   UTILITIES MAY EXIST WHICH ARE NOT SHOWN. VERIFY BELOW GRADE UTILITIES.
7. THE LOCATION OF N. RIVER STREET IS PER ATWELL-HICKS SURVEY 152-17 DATED JUNE 5, 1963.

TREE LEGEND

ASP	ASPEN	HIC	HICKORY	OAK	OAK
BOX	BOXELDER	LOC	LOCUST	SPR	SPRUCE
CED	CEDAR	MAP	MAPLE	WAL	WALNUT
CH	CHERRY	MUL	MULBERRY	WIL	WILLOW
ELM	ELM				

28"OAK 70' = SIZE, SPECIES & HEIGHT OF TREE

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
X X X	FENCE
E x	OVERHEAD ELECTRICAL
E x	UNDERGROUND ELECTRICAL
	POWER POLE
CU x	UNDERGROUND COMMUNICATION
G x G x	GAS LINE
TP-2	TEST PIT
	HYDRANT
736X35	SPOT ELEVATION
	TREE/BRUSH LINE

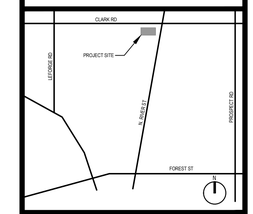
0 40' 80'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY | CHECKED BY

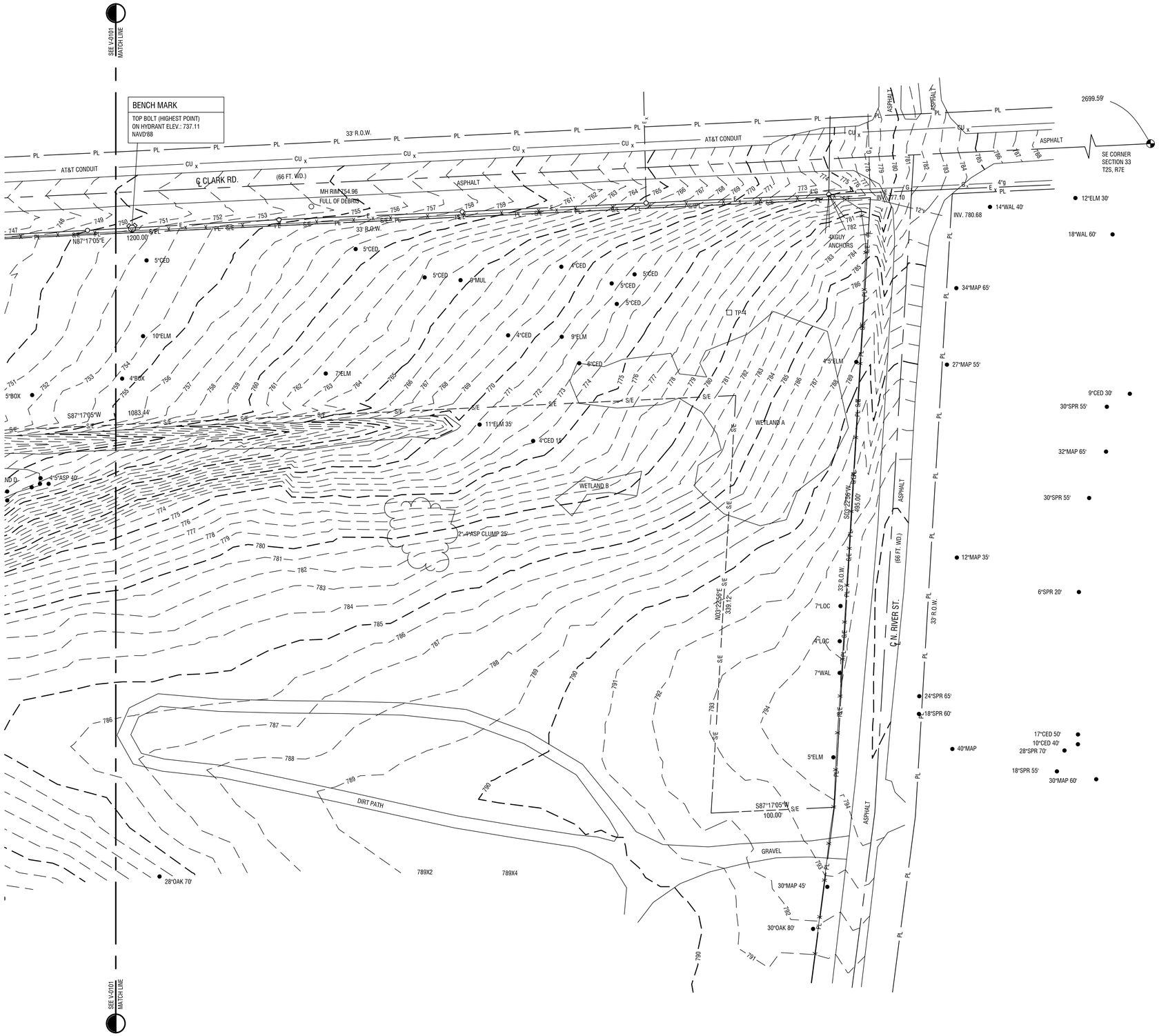
DTEE OWNED
SolarCurrents™
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

TOPOGRAPHIC SURVEY
WEST SECTION

CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY MMcK	SHEET NUMBER V-0101
SCALE 1" = 40'	
DATE 11-12-2015	

2/9/2016 1:31:12 PM



A1 TOPOGRAPHIC SURVEY - EAST SECTION

Scale: 1" = 40'

SHEET GENERAL NOTES

1. DRAWING IS SET UP IN THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
2. THE HORIZONTAL DATUM IS NAD 83 (2011).
3. THE ELEVATIONS ARE IN FEET AND DECIMALS THEREOF AND ARE REFERENCED TO THE NAVD 88 DATUM.
4. CONTOURS INDICATED ARE AT 1 FOOT INTERVALS.
5. BEARING STRUCTURE IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
6. THE LOCATION OF UTILITIES AND IMPROVEMENTS INDICATED HERE ON ARE APPROXIMATE ONLY AND WERE OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO LOCATION, TYPE OR COMPLETENESS OF UTILITIES OR IMPROVEMENTS. THIS CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AS TO EXTENT AND LOCATION OF THESE OR OTHER UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF HIS OPERATIONS.

   UTILITIES SHOWN ARE PER FIELD LOCATIONS OR PER DRAWINGS PROVIDED BY UTILITY COMPANIES.

   NO UTILITY INFORMATION WAS PROVIDED FOR WATER AND SANITARY SEWER LOCATION OTHER THAN TO BE INFORMED THAT NO WATER OR SANITARY SEWER EXIST SOUTH OF CLARK ROAD AND WEST OF N. RIVER ST.

   UTILITIES MAY EXIST WHICH ARE NOT SHOWN. VERIFY BELOW GRADE UTILITIES.
7. THE LOCATION OF N. RIVER STREET IS PER ATWELL-HICKS SURVEY 152-17 DATED JUNE 5, 1963.

TREE LEGEND

ASP	ASPEN	HIC	HICKORY	OAK	OAK
BOX	BOXELDER	LOC	LOCUST	SPR	SPRUCE
CED	CEDAR	MAP	MAPLE	WAL	WALNUT
CH	CHERRY	MUL	MULBERRY	WIL	WILLOW
ELM	ELM				

28"OAK 70' = SIZE, SPECIES & HEIGHT OF TREE

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
X X X	FENCE
E x	OVERHEAD ELECTRICAL
E x	UNDERGROUND ELECTRICAL
	POWER POLE
CU x	UNDERGROUND COMMUNICATION
G x G x	GAS LINE
TP-2	TEST PIT
	HYDRANT
736X35	SPOT ELEVATION
	TREE/BRUSH LINE

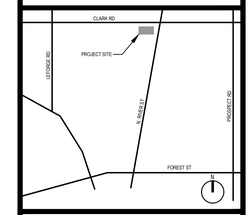
0 40' 80'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY | CHECKED BY

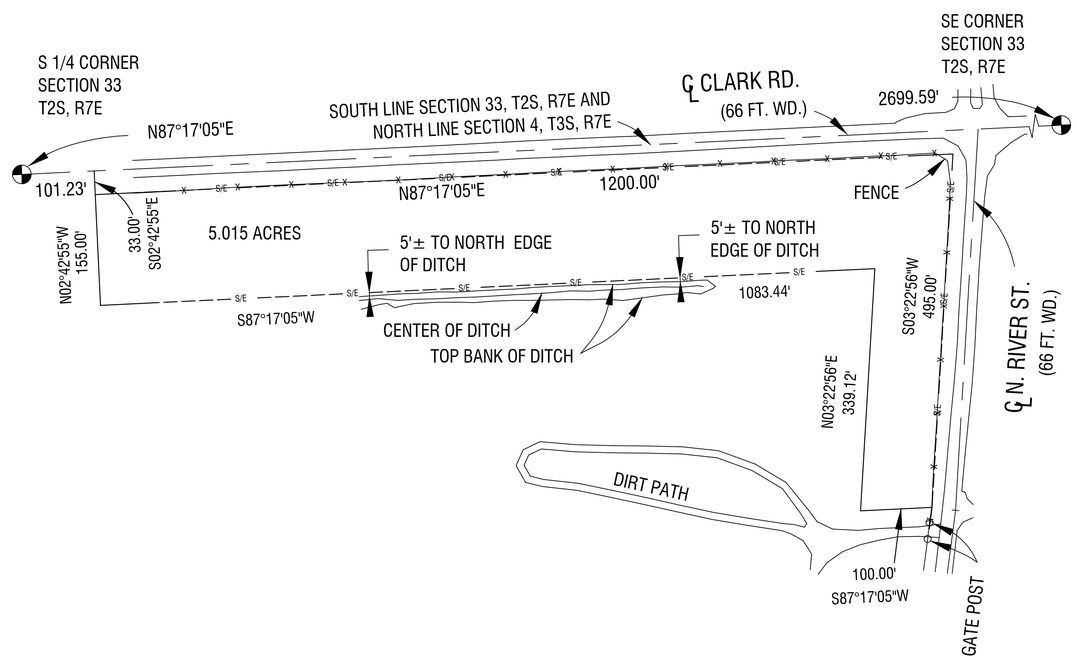
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

TOPOGRAPHIC SURVEY
EAST SECTION

CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY MMcK	SHEET NUMBER V-0102
SCALE 1" = 40'	
DATE 11-12-2015	

2/9/2016 1:31:16 PM



A3 SOLAR EASEMENT

Scale: 1" = 100'

SHEET GENERAL NOTES

1. DRAWING IS SET UP IN THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT. THE HORIZONTAL DATUM IS NAD 83 (2007).
2. BEARING STRUCTURE IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
3. SURVEY PROVIDED BY COLEMAN LAND SURVEYING, PLC.

SOLAR EASEMENT

DESCRIPTION OF A PROPOSED 5.015 ACRE SOLAR PANEL EASEMENT:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 33, T2S, R7E, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N87°17'05"E 101.23 FEET ALONG THE SOUTH LINE OF SAID SECTION 33 AND THE NORTH LINE OF SECTION 4, T3S, R7E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN AND THE CENTERLINE OF CLARK ROAD (66 FEET WIDE); THENCE S02°42'55"E 33.00 FEET TO THE **POINT OF BEGINNING**; THENCE N87°17'05"E 1200.00 FEET ALONG THE SOUTH LINE OF SAID CLARK ROAD; THENCE S03°22'56"W 495.00 FEET ALONG THE WEST LINE OF NORTH RIVER STREET (66 FEET WIDE); THENCE S87°17'05"W 100.00 FEET; THENCE N03°22'56"E 339.12 FEET; THENCE S87°17'05"W 1083.44 FEET; THENCE N02°42'55"W 155.00 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 4, YPSILANTI TOWNSHIP, CONTAINING 5.015 ACRES OF LAND, MORE OR LESS.

LEGEND

S/E — SOLAR EASEMENT

X — FENCE

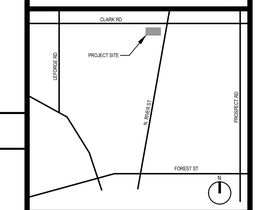
0 100' 200'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY | CHECKED BY

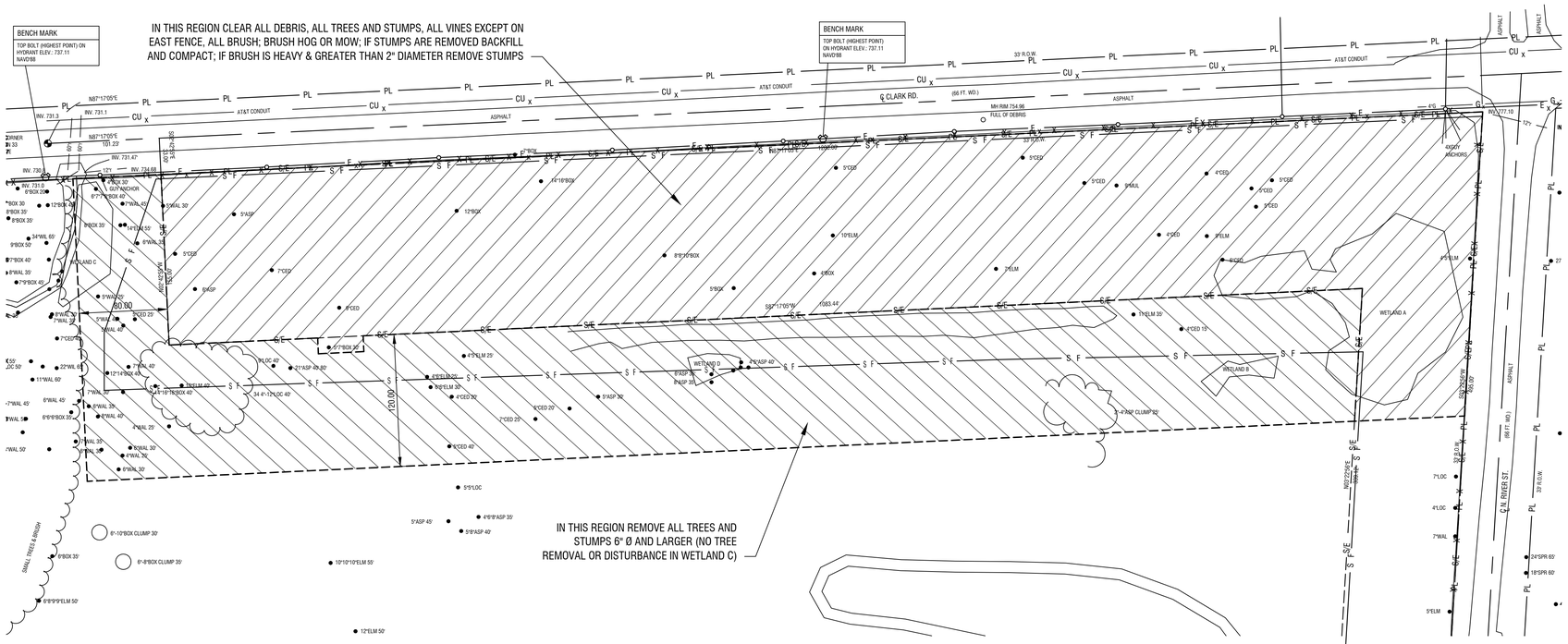
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

SOLAR EASEMENT

CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY MMcK	SHEET NUMBER V-0103
SCALE 1" = 100'	
DATE 11-12-2015	

2/9/2016 1:31:20 PM



A1 SITE PREPARATION PLAN

SHEET GENERAL NOTES

1. COORDINATE SITE PREPARATION SCHEDULE WITH ENGINEER PROJECT MANAGER.
2. PROTECT ALL EXISTING FEATURES, INCLUDING TREES AND UTILITIES THAT ARE TO REMAIN, AGAINST DAMAGE DURING CONSTRUCTION. UPON COMPLETION OF WORK OR AS DIRECTED, RESTORE ALL DAMAGED SURFACES, FEATURES AND UTILITIES TO THEIR ORIGINAL CONDITION OR BETTER, AND AS APPROVED BY THE ENGINEER.
3. IF DISPOSAL OF SITE MATERIALS OFF-SITE IS REQUIRED IT MUST BE DISPOSED IN ACCORDANCE WITH THE APPLICABLE CODES, AND AS APPROVED BY ENGINEER.
4. DURING SITE PREPARATION, PROVIDE DUST CONTROL MEASURES AND PREVENT ANY MUD TRANSFER TO THE STREETS IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES. UPON ANY MUD TRANSFER, SCRAPE MUD AND SWEEP STREETS AS NEEDED.
5. INSTALL SILT FENCE AS INDICATED. REFER TO DETAIL A3 ON SHEET C-0501.
6. WETLANDS 'A', 'B', AND 'D' ARE NON-REGULATED WETLANDS LOCATED AT OR NEAR THE DTE SITE. WETLAND 'C' IS A REGULATED WETLAND; IT IS LOCATED ADJACENT TO THE SUPERIOR #1 DRAIN AND WEST OF THE DTE SITE. THE CURRENTLY PROPOSED WORK AT THE DTE SITE IS NOT ANTICIPATED TO IMPACT WETLAND 'C'.

TREE LEGEND

ASP	ASPEN	HIC	HICKORY	OAK	OAK
BOX	BOXELDER	LOC	LOCUST	SPR	SPRUCE
CED	CEDAR	MAP	MAPLE	WAL	WALNUT
CH	CHERRY	MUL	MULBERRY	WIL	WILLOW
ELM	ELM				

28"OAK 70' = SIZE, SPECIES & HEIGHT OF TREE

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING FENCE
E_x	EXISTING OVERHEAD ELECTRICAL
E_x	EXISTING UNDERGROUND ELECTRICAL
	EXISTING POWER POLE
CU_x	UNDERGROUND COMMUNICATION
G_x	EXISTING GAS LINE
S F	SILT FENCE
	EXISTING HYDRANT
736X35	EXISTING SPOT ELEVATION
	TREE/BRUSH LINE

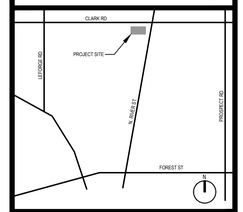
0 60' 120'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY	CHECKED BY
Paul Baluja, P.E.	Madhukar Mahajan, P.E.

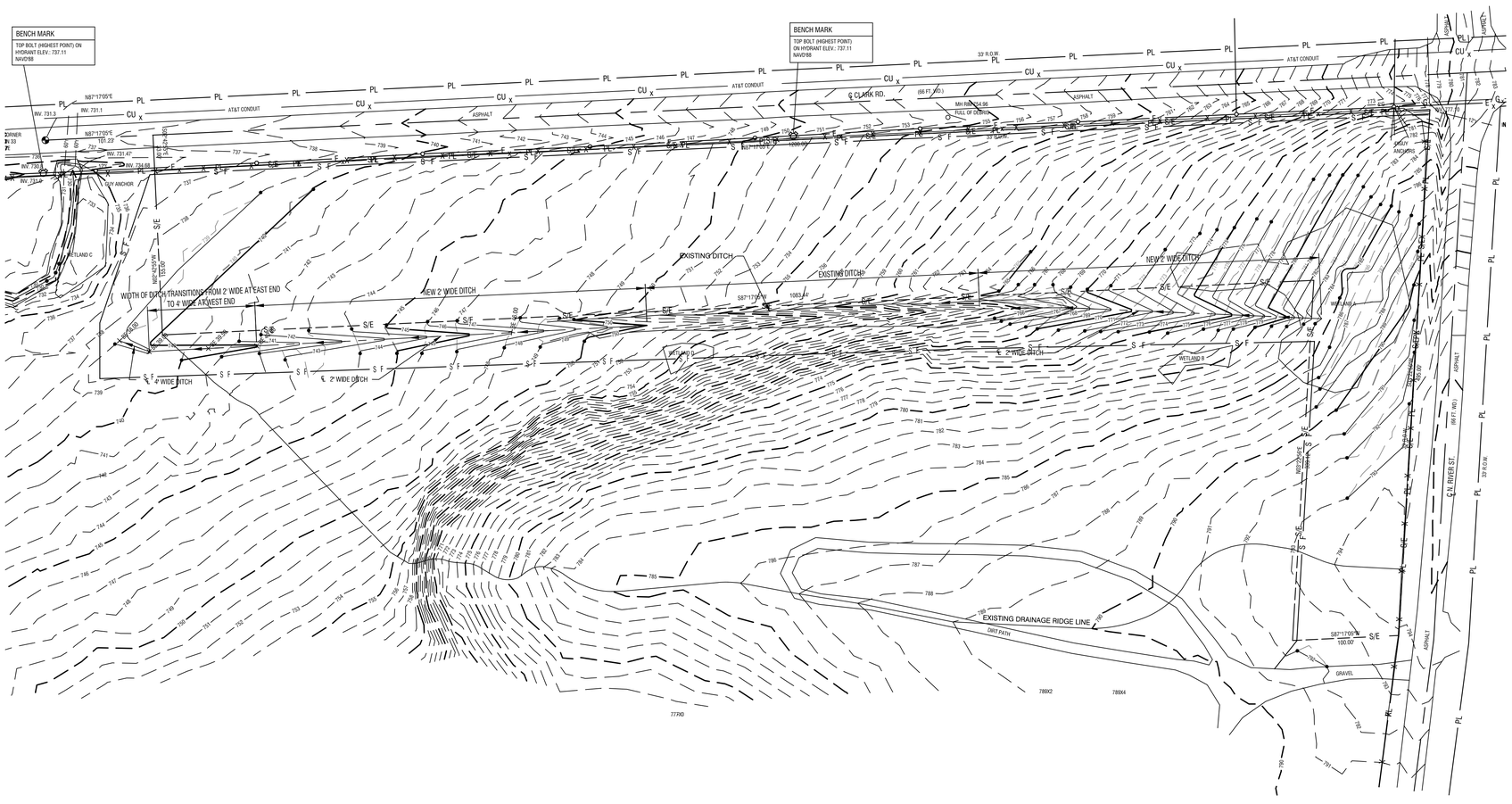
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

SITE PREPARATION PLAN

CONTRACT NO	JOB NO
440000583	1503905
DRAWN BY: MMcK	SHEET NUMBER: C-0101
SCALE: 1" = 60'	
DATE: 11-12-2015	

2/9/2016 1:31:24 PM



A1 GRADING PLAN

Scale: 1" = 60'

SHEET GENERAL NOTES

1. PROTECT ALL EXISTING FEATURES INCLUDING TREES AND UTILITIES THAT ARE TO REMAIN, AGAINST DAMAGE DURING CONSTRUCTION. UPON COMPLETION OF WORK OR AS DIRECTED, RESTORE ALL DAMAGED SURFACES, FEATURES AND UTILITIES TO THEIR ORIGINAL CONDITION OR BETTER, AND AS APPROVED BY THE ENGINEER.
2. ALL WORK SHALL COMPLY WITH APPLICABLE MIOSHA AND STATE OF MICHIGAN CODES AND STANDARDS.
3. VERTICAL CONTROL IS BASED ON NAVD 88 DATUM.
4. GRADE AREAS AS SHOWN AND PROVIDE POSITIVE DRAINAGE. FILL DEPRESSIONS AND SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS. ANY EXGESS EARTH SHALL BE SPREAD AT SITE AS DIRECTED BY THE ENGINEER TO ELIMINATE PONDING AND TO PROVIDE POSITIVE DRAINAGE.
5. IF REQUIRED, DISPOSE OF ALL REMOVED MATERIALS OFF-SITE IN ACCORDANCE WITH THE APPLICABLE CODES, AND AS APPROVED BY ENGINEER.
6. DURING CONSTRUCTION, PROVIDE DUST CONTROL MEASURES AND PREVENT ANY MUD TRANSFER TO THE STREETS IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES. UPON ANY MUD TRANSFER, SCRAPE MUD AND SWEEP STREETS AS NEEDED.
7. TRAFFIC ON PUBLIC ROADS AND DRIVES SHALL BE MAINTAINED AT ALL TIMES.
8. SEPARATE TOPSOIL FOR APPROPRIATE REUSE.
9. ALL STUMPS AND ORGANIC MATERIAL MUST BE REMOVED FROM UNDER THE PROPOSED DRIVEWAY AND PAVED AREAS, INCLUDING THE VARIOUS CONCRETE PADS.
10. CONTRACTOR TO VERIFY BENCHMARK ELEVATIONS.
11. ALL SUITABLE MATERIAL TO BE USED ON SITE BY BALANCING ELEVATIONS AS REQUIRED TO MAINTAIN RELATIVE GRADE AND ENSURE SMOOTH TRANSITION TO EXISTING GRADES AT PROPERTY EDGES
12. PROVIDE BOULDERS SPACED AT 50' MAXIMUM CENTERS IN THE ENTIRE LENGTH OF THE SOUTH SIDE DITCH. EACH BOULDER ASSEMBLY SHALL BE PLACED ON NON-WOVEN FABRIC AND COVER THE WIDTH OF DITCH X 12" WIDE AND 8" HIGH.
13. WETLANDS 'A', 'B', AND 'D' ARE NON-REGULATED WETLANDS LOCATED AT OR NEAR THE DTE SITE. WETLAND 'C' IS A REGULATED WETLAND; IT IS LOCATED ADJACENT TO THE SUPERIOR #1 DRAIN AND WEST OF THE DTE SITE. THE CURRENTLY PROPOSED WORK AT THE DTE SITE IS NOT ANTICIPATED TO IMPACT WETLAND 'C'.

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE
	NEW MAJOR CONTOUR LINE
	CHANGED MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	NEW MINOR CONTOUR LINE
	CHANGED MINOR CONTOUR LINE
X	EXISTING FENCE
E x	EXISTING OVERHEAD ELECTRICAL
E x	EXISTING UNDERGROUND ELECTRICAL
	EXISTING POWER POLE
CU x	UNDERGROUND COMMUNICATION
G x	EXISTING GAS LINE
S F	SILT FENCE
	EXISTING HYDRANT
736X35	EXISTING SPOT ELEVATION
	TREE/BRUSH LINE

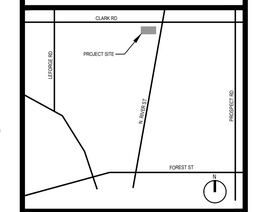
0 60' 120'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APPVD.
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APPVD.

REVISED

CERTIFIED BY

DESIGNED BY	CHECKED BY
Paul Baluja, P.E.	Madhukar Mahajan, P.E.

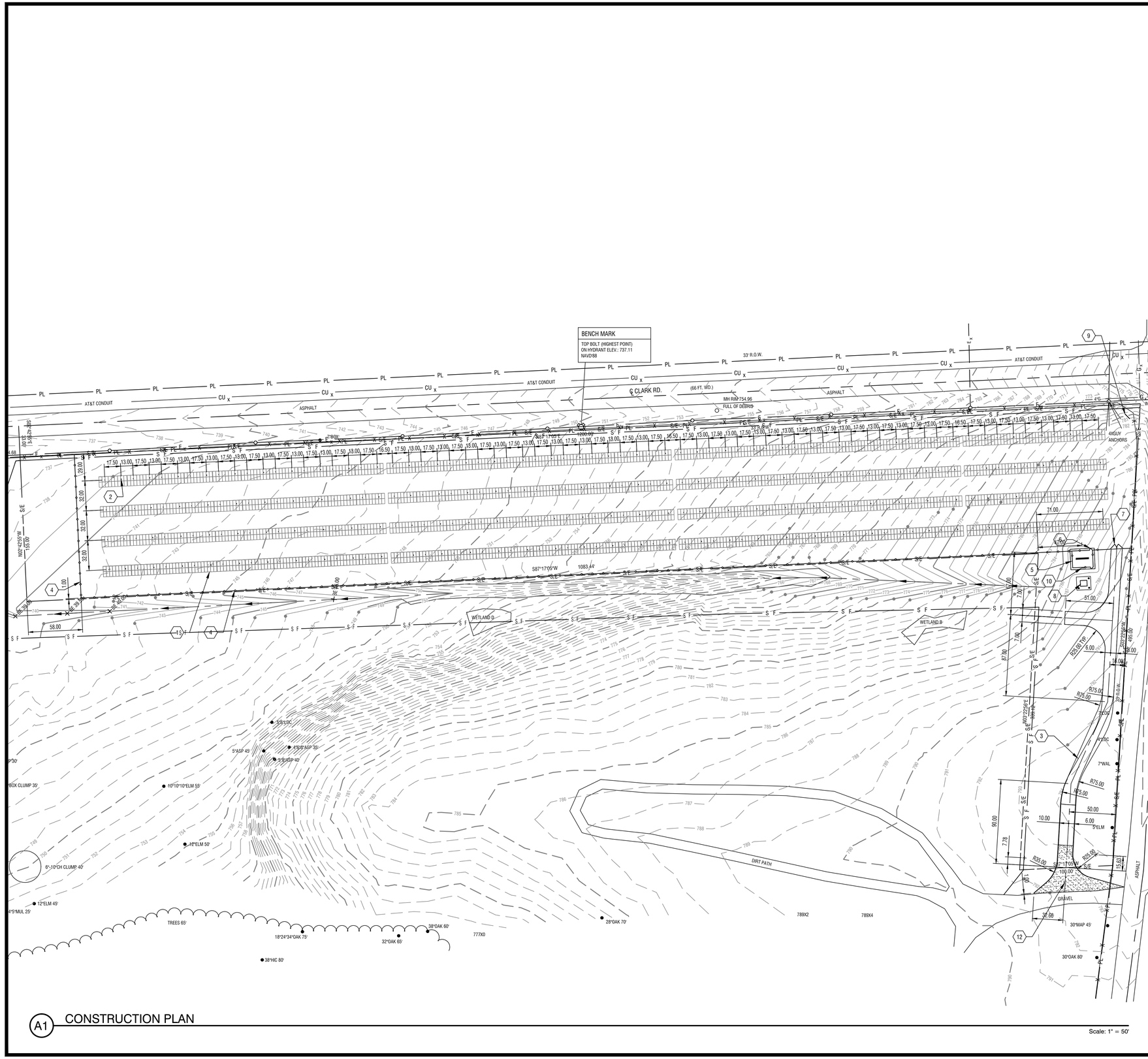
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

GRADING PLAN

CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY RGM	SHEET NUMBER C-0102
SCALE 1" = 60'	
DATE 11-12-2015	

2/10/2016 11:54:09 AM



A1 CONSTRUCTION PLAN

SHEET GENERAL NOTES

1. ALL EXISTING INFORMATION HAS BEEN TAKEN FROM THE TOPOGRAPHICAL SURVEY PREPARED BY COLEMAN LAND SURVEYING, PLC AND FROM VISUAL FIELD OBSERVATION. NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THE DATA SHOWN. FIELD VERIFY ALL EXISTING INFORMATION AS REQUIRED FOR NEW WORK, AND INFORM THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. PROTECT ALL EXISTING FEATURES INCLUDING TREES AND UTILITIES THAT ARE TO REMAIN, AGAINST DAMAGE DURING CONSTRUCTION. UPON COMPLETION OF WORK OR AS DIRECTED, RESTORE ALL DAMAGED SURFACES, FEATURES AND UTILITIES TO THEIR ORIGINAL CONDITION OR BETTER, AND AS APPROVED BY THE ENGINEER.
3. PROVIDE AND INSTALL CONSTRUCTION BARRICADES AND SIGNAGE TO PREVENT UNAUTHORIZED SITE ACCESS
4. DISPOSE OF ALL CONSTRUCTION DEBRIS AND SPOILS OFF SITE IN ACCORDANCE WITH THE APPLICABLE LAWS, RULES AND REGULATIONS. ANY EXCESS SUITABLE EARTH MAY BE STOCKPILED ON SITE AT AN APPROVED LOCATION.
5. PV PANEL ORIENTATION TO BE 3° 46' 57" EAST OF STATE PLANE COORDINATE SOUTH PARALLEL TO THE NORTH PROPERTY LINE AND SOLAR EASEMENT LINE.
6. DIMENSIONS ARE DECIMAL FEET.
7. VERTICAL CONTROL IS BASED ON NAVD 88 DATUM.
8. DURING CONSTRUCTION, PROVIDE DUST CONTROL MEASURES AND PREVENT ANY MUD TRANSFER TO THE STREETS IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES. UPON ANY MUD TRANSFER, SCRAPE MUD AND SWEEP STREETS DAILY AS NEEDED.
9. INSTALL REFLECTIVE STAKES ALONG DRIVE AT 25' O.C. MAX., ALTERNATING SIDES (50' O.C. EACH SIDE) AND AT CHANGES IN DIRECTION.

SHEET KEY NOTES

1. SOLAR ARRAY.
2. RACK POST LOCATION.
3. NEW GRAVEL DRIVE. REFER TO DETAILS A1 & C3 ON SHEET C-0501.
4. NEW FENCE, 4' HIGH SOUTH AND WEST OF ARRAY. REFER TO DETAIL C1 ON ON SHEET S-0502.
5. NEW FENCE, 7' HIGH AROUND SERVICE RACK. REFER TO DETAILS A3 ON SHEET S-0501 AND A5 ON ON SHEET S-0502.
6. 3' SWING GATE.
7. 14' GATE. REFER TO DETAIL C4 ON SHEET S-0502.
8. TRANSFORMER PAD , EL. 788.25. REFER TO DETAIL C2 ON SHEET C-0501.
9. NEW SolarCurrents SIGN . REFER TO DETAIL A3 ON SHEET S-0502.
10. NEW SolarCurrents SIGN . REFER TO DETAIL A1 ON SHEET S-0502.
11. BOLLARD, TYP. OF 5. REFER TO DETAIL B5 ON SHEET C-0501. FIELD LOCATE PER NOVA PROJECT MANAGER AND DTE CONSTRUCTION SUPERVISOR.
12. ANTI-TRACKING PAD, REFER TO DETAIL A1 ON SHEET C- 0501.

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE
	NEW MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	NEW MINOR CONTOUR LINE
X	EXISTING FENCE
	NEW FENCE
E x	EXISTING OVERHEAD ELECTRICAL
E x	EXISTING UNDERGROUND ELECTRICAL
	EXISTING POWER POLE
CU x	UNDERGROUND COMMUNICATION
G x	EXISTING GAS LINE
S F	SILT FENCE
	EXISTING HYDRANT
736X35	EXISTING SPOT ELEVATION
	TREE/BRUSH LINE

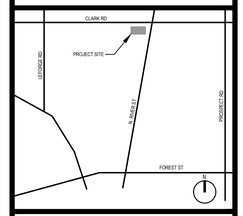
0 50' 100'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APPVD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APPVD.

REVISED

CERTIFIED BY

DESIGNED BY Paul Baluja, P.E.

CHECKED BY Madhukar Mahajan, P.E.

DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

CONSTRUCTION PLAN

CONTRACT NO 440000583

JOB NO 1503905

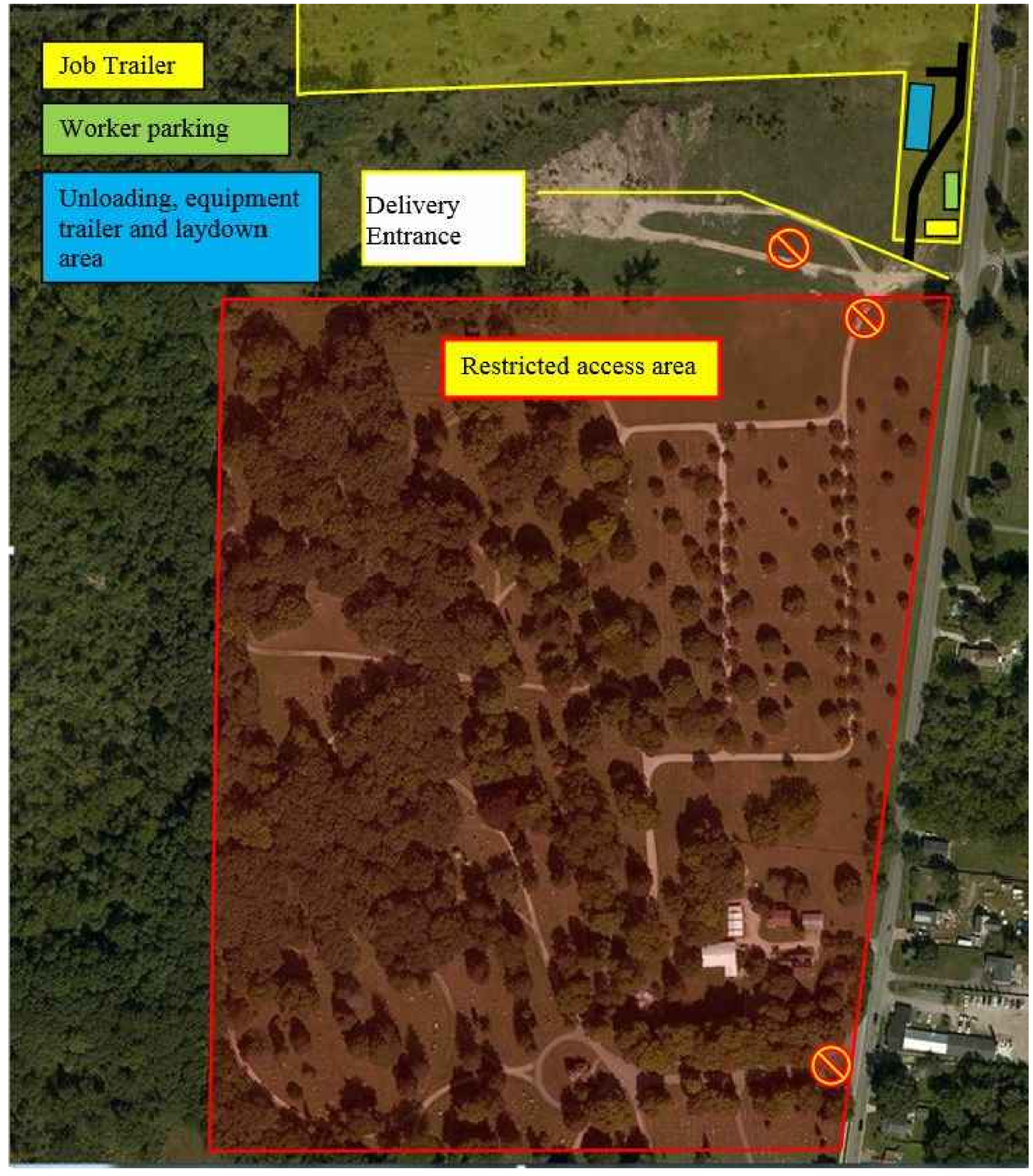
DRAWN BY MMcK

SCALE 1" = 50'

DATE 11-12-2015

SHEET NUMBER C-0103

2/9/2016 1:31:34 PM



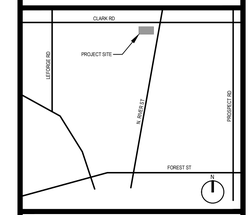
A3 LOGISTICS PLAN

Scale: None

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY Paul Baluja, P.E.

CHECKED BY Madhukar Mahajan, P.E.

DTEE OWNED
SolarCurrents™
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

LOGISTICS PLAN

CONTRACT NO 440000583

JOB NO 1503905

DRAWN BY MMcK

SCALE None

DATE 11-12-2015

SHEET NUMBER C-0104

2/9/2016 1:31:38 PM

STORM WATER COMPUTATIONS

LOCATION:
SW Corner of E. Clark Rd. and N. River St.
in the city of Ypsilanti, MI

EASEMENT AREA (Site Area):
4.85 Acres

SITE AREA:
See Detail A1 -DRAINAGE PLAN for Area ID

Area ID	sf	Acres
A1	6865	0.16
A2	26610	0.61
A3	184687	4.24
Total	**211297**	**4.85**

EXISTING CONDITIONS: DRAINAGE AREAS, UNPAVED.
Northern Tributary Area that drains either directly or thru the Clark Road ditch to the Superior Drain #1 County Drain.
See Detail A1 - DRAINAGE PLAN for Area ID

Area ID	sf	Acres
A2	26610	0.61
A3	184687	4.24
A4	255072	5.86
Total	**466369**	**10.71**

PROPOSED CONDITIONS: DRAINAGE AREAS BY SURFACE TYPE

	Total Area	Gravel Area		Concrete Area		Unpaved Area	
Area ID	sf	sf	Acres	sf	Acres		Acres
A2	26610	4971	0.11		0	21639	0.50
A3	184687		0	36	0.0008	184651	4.24
A4	255072		0		0	255072	5.86
Total	**466369**		**0**		**0**	**466369**	**10.71**

RUNOFF COEFFICIENTS:
Assumed that soils are in Hydrologic Soil Group B
The terrain has steep slopes, most slopes are in 4% to 8% range and certain slopes are steeper than 8%.
The following runoff coeffients are used.

Concrete, paved, Cp	0.95
Gravel, Cg	0.85
Unpaved, Cu	0.32

METHODOLOGY:

Use Rational Method	
Drainage Area (Areas A2, A3, A4)	10.71 Acres
Receiving Stream	County Drain
Runoff Coefficients	See Runoff Coefficients Values above

DETERMINE DRAINAGE AREA AND EQUIVALENT IMPERVIOUS AREAS

Area Designation	Total Area	Paved	Cp	Gravel	Cg	Unpaved	Cu	Impervious Area
	Acres	Acres		Acres		Acres		Acres
Existing Conditions Area A2,3,4	10.71	0	0.95	0.00	0.85	10.71	0.32	3.43
Proposed Conditions Area A2,3,4	10.71	0	0.95	0.11	0.85	10.60	0.32	3.49

Notes: Area A1 and A6 drain to the county drain.Area A1 has gravel surfacing of 1108 sf, and Area A6 has gravel addition of 1378 sf. Area A6 is a large area and hence, the gravel addition will contribute only a very insignificant portion to the total flow rate.

Cp	Runoff Coefficient, Paved Areas
Cg	Runoff Coefficient, Gravel Areas
Cwl	Runoff Coefficient, Wetlands
Cpo	Runoff Coefficient, Storage Pond
Cw	Runoff Coefficient, Woodlands

PEAK STORM WATER RUNOFFS
Using Rational Method. Time of Concentration: 30 Minutes

Area Designation	Impervious Area	2-Year Rainfall Intensity	2-Year Storm flow	10-Year Rainfall Intensity	10-Year Storm flow	25-Year Rainfall Intensity	25-Year Storm flow	100-Year Rainfall Intensity	100-Year Storm flow
	Acres	in/hr	cfs	in/hr	cfs	in/hr	cfs	in/hr	cfs
Existing Conditions Area A2,3,4	3.43	2	6.86	2.80	9.60	3.20	10.98	3.80	13.03
Proposed Conditions Area A2,3,4	3.49	2	6.98	2.80	9.77	3.20	11.17	3.80	13.26

Notes: Please note that increase in runoff rates under the proposed conditions is very insignificant and within the margin of error.

SUMMARY:
The proposed site for housing the solar panels array is located in the southwest corner of E. Clark Road and N. River Street in Ypsilanti, Michigan. This site is a part of a large parcel owned and operated by Highland Cemetery Association. The current access to the site is from N. River Street.

The most northern part of the parcel (Areas A2 and A4) drains either to an existing ditch located just south of the site or to the site (Area A3). (See Detail A1 - DRAINAGE PLAN for Area Designations.) This flow then traverses over the site to the E. Clark Road ditch that drains to the Superior Drain #1 County Drain, located west of the site. The remainder part of the northern parcel (Areas A1 and A5) drains directly to the Superior Drain #1 County Drain.

The northern part of Area A2, and Areas A3 and A4 are undulating steep terrains with wild vegetation growth.

See Detail A1 - DRAINAGE PLAN for Area Designations.

THE FOLLOWING SITE IMPROVEMENTS ARE PROPOSED:
Extend the existing ditch located south of the site on both ends to intercept storm water flow to the site. This ditch will minimize overland flow on the site and that in turn, will reduce storm water flow in the Clark Road ditch. The flow in the Superior Drain #1 County Drain is not affected since both these ditches drain to the Superior Drain #1 County Drain.

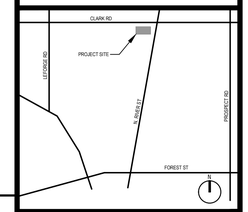
Only minimal grading at the site is proposed; this includes a very limited grading for the gravel drive and for the pads. The existing vegetation will be mowed and the bare spots will be seeded. The existing grades, vegetation and storm water flow pattern will essentially remain unchanged.

Our computations indicate that there is a minimal increase in the storm water runoff for the 2, 10, 25 and 100 year frequency storms and these increases are within the margin of error.

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

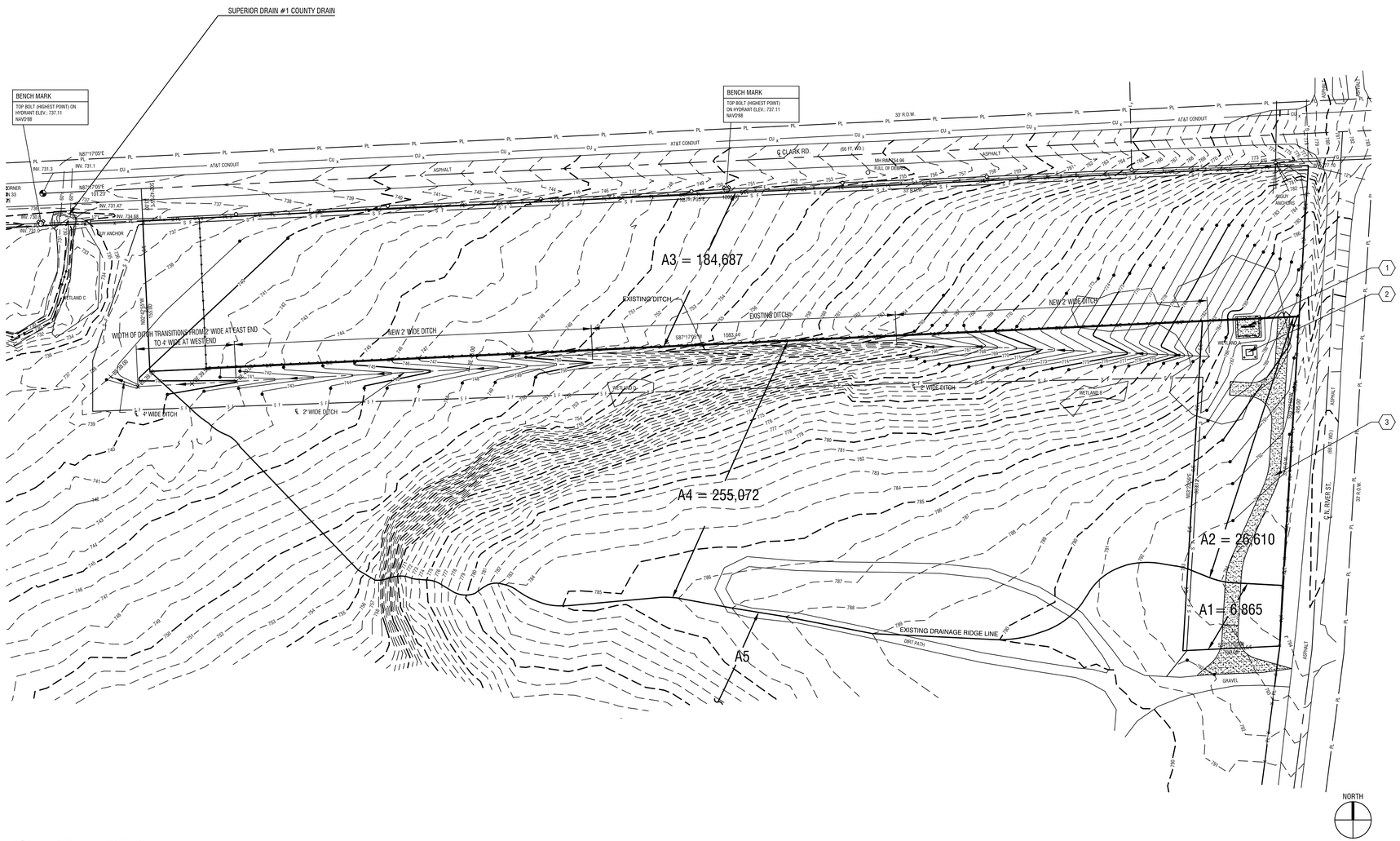
Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE



A1 DRAINAGE PLAN

Scale: 1" = 60'

SHEET GENERAL NOTES

1. PROVIDE BOULDERS SPACED AT 50' MAXIMUM CENTERS IN THE ENTIRE LENGTH OF THE SOUTH SIDE DITCH. EACH BOULDER ASSEMBLY SHALL BE PLACED ON NON-WOVEN FABRIC AND COVER THE WIDTH OF DITCH X 12" WIDE AND 8" HIGH.
2. WETLANDS 'A', 'B', AND 'D' ARE NON-REGULATED WETLANDS LOCATED AT OR NEAR THE DTE SITE. WETLAND 'C' IS A REGULATED WETLAND; IT IS LOCATED ADJACENT TO THE SUPERIOR #1 DRAIN AND WEST OF THE DTE SITE. THE CURRENTLY PROPOSED WORK AT THE DTE SITE IS NOT ANTICIPATED TO IMPACT WETLAND 'C'.

SHEET KEY NOTES

1. EQUIPMENT PAD.
2. TRANSFORMER PAD.
3. NEW GRAVEL DRIVE.

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
X	EXISTING FENCE
E x	EXISTING OVERHEAD ELECTRICAL
E x	EXISTING UNDERGROUND ELECTRICAL
	EXISTING POWER POLE
G x	EXISTING GAS LINE
	EXISTING HYDRANT

0 60 120

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY	CHECKED BY
Paul Baluja, P.E.	Jeff Eckhout

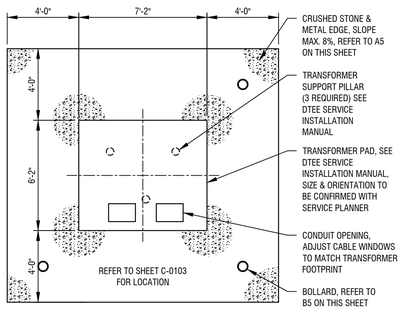
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

DRAINAGE PLAN

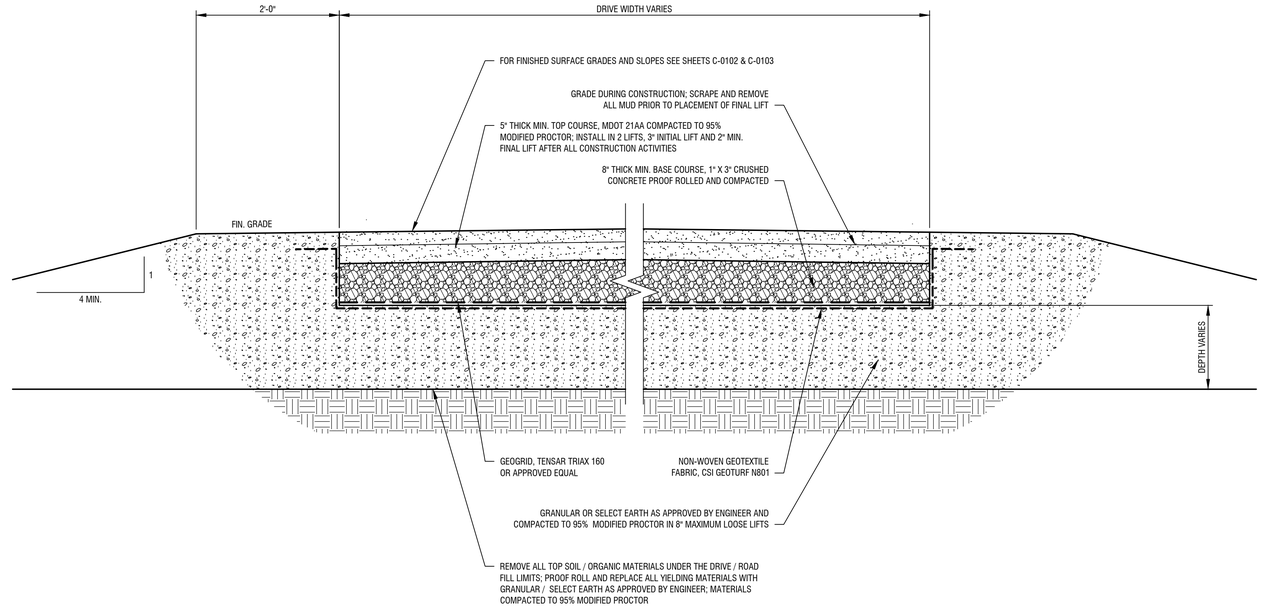
CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY RGM	SHEET NUMBER
SCALE 1" = 50'	C-0105
DATE 11-12-2015	

2/10/2016 11:58:26 AM



C2 XFMR PAD DETAIL

Scale: 1/4" = 1'-0"

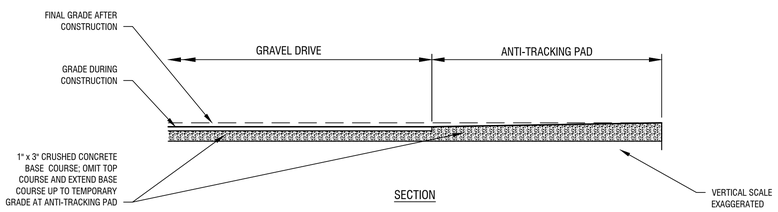


NOTE:

PROVIDE GEOTEXTILE FABRIC, GEOGRID, AGGREGATE MATERIALS AS SHOWN.
SCHEDULE DRIVE CONSTRUCTION WORK DURING DRY WEATHER.

C3 GRAVEL DRIVE SECTION

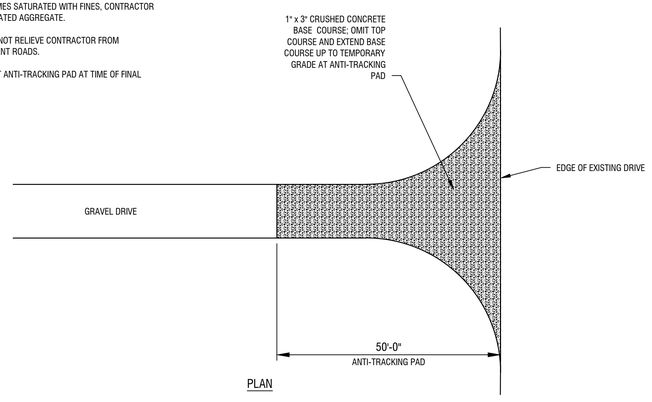
Scale: 1" = 1'-0"



SECTION

NOTES:

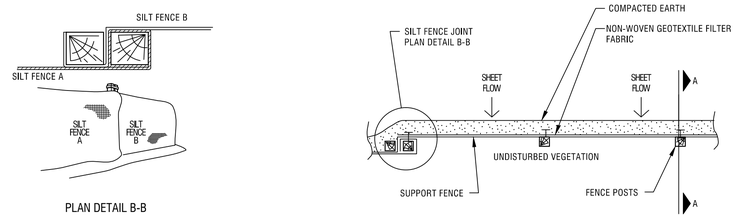
1. REFER TO DETAIL C3, THIS SHEET FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO INSTALL AND MAINTAIN CONSTRUCTION ENTRANCE.
3. WHEN ANTI-TRACKING PAD BECOMES SATURATED WITH FINES, CONTRACTOR TO REMOVE AND REPLACE SATURATED AGGREGATE.
4. CONSTRUCTION ENTRANCE DOES NOT RELIEVE CONTRACTOR FROM SWEEPING AND CLEANING ADJACENT ROADS.
5. REMOVE EXCESS BASE COURSE AT ANTI-TRACKING PAD AT TIME OF FINAL TOP COURSE GRADING.



PLAN

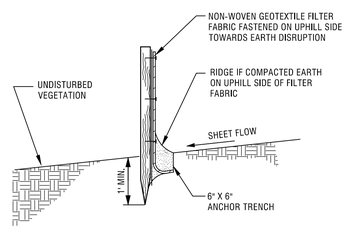
A1 ANTI-TRACKING PAD DETAIL

Scale: 1/16" = 1'-0"

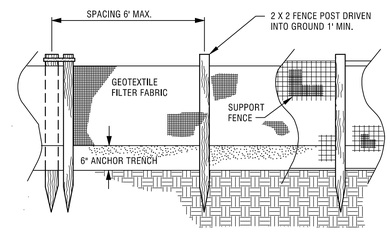


PLAN DETAIL B-B

PLAN VIEW



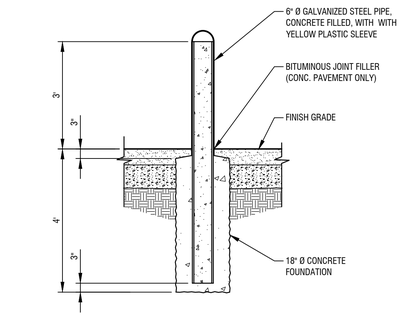
SECTION A-A



ELEVATION VIEW

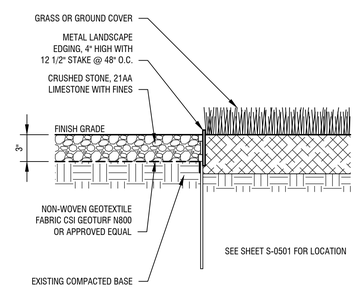
A3 SILT FENCE DETAILS

Scale: 1-1/2" = 1'-0"



B5 BOLLARD DETAIL

Scale: 1/2" = 1'-0"



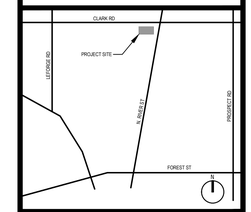
A5 GROUND COVER DETAIL

Scale: 1 1/2" = 1'-0"

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APPV'D.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APPV'D.

REVISED

CERTIFIED BY

DESIGNED BY Paul Baluja, P.E.
CHECKED BY Madhukar Mahajan, P.E.

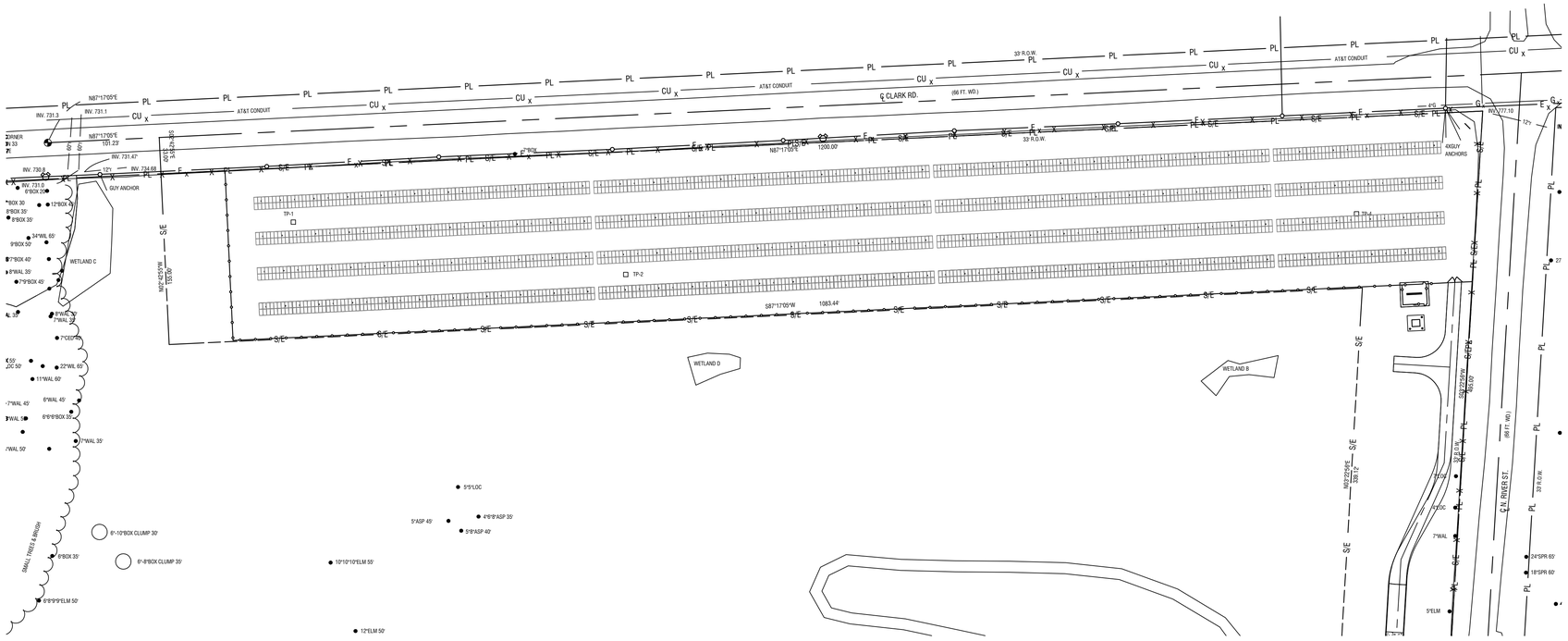
DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

CIVIL DETAILS

CONTRACT NO 440000583
JOB NO 1503905
DRAWN BY MMcK
SHEET NUMBER C-0501
SCALE As Noted
DATE 11-12-2015

2/10/2016 12:04:16 PM



A1 LANDSCAPE PLAN

Scale: 1" = 40'

SHEET GENERAL NOTES

1. GROUND COVER WITHIN SOLAR EASEMENT AND ON ALL OTHER DISTURBED EARTH AREAS TO BE NATIVE PRAIRIE MIX AS APPROVED BY THE ENGINEER.

EXISTING TREE LEGEND

ASP	ASPEN	HIC	HICKORY	OAK	OAK
BOX	BOXELDER	LOC	LOCUST	SPR	SPRUCE
CED	CEDAR	MAP	MAPLE	WAL	WALNUT
CH	CHERRY	MUL	MULBERRY	WIL	WILLOW
ELM	ELM				

28"OAK 70' = SIZE, SPECIES & HEIGHT OF TREE

LEGEND

S/E	SOLAR EASEMENT
PL	PROPERTY LINE
X	EXISTING FENCE
	NEW FENCE
E x	EXISTING OVERHEAD ELECTRICAL
E x	EXISTING UNDERGROUND ELECTRICAL
	EXISTING POWER POLE
CU x	UNDERGROUND COMMUNICATION
G x	EXISTING GAS LINE
	EXISTING HYDRANT
736X35	EXISTING SPOT ELEVATION
	TREE/BRUSH LINE

MISS DIG

Three full working days before you dig, call the MISS DIG system at 1-(800)-482-7171

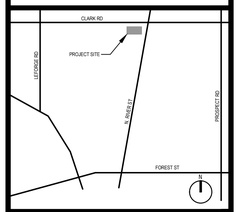
0 50' 100'

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY	CHECKED BY
Paul Baluja, P.E.	Madhukar Mahajan, P.E.

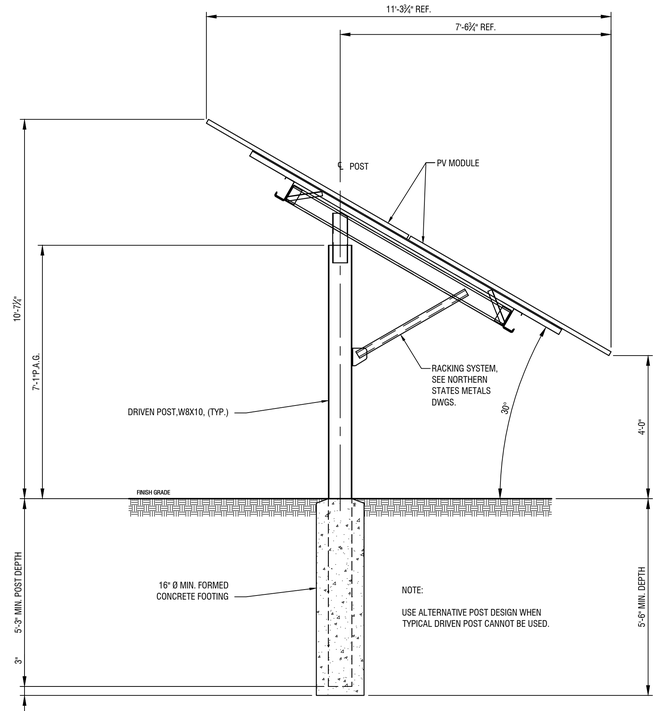
DTEE OWNED
SolarCurrents™
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

LANDSCAPE PLAN

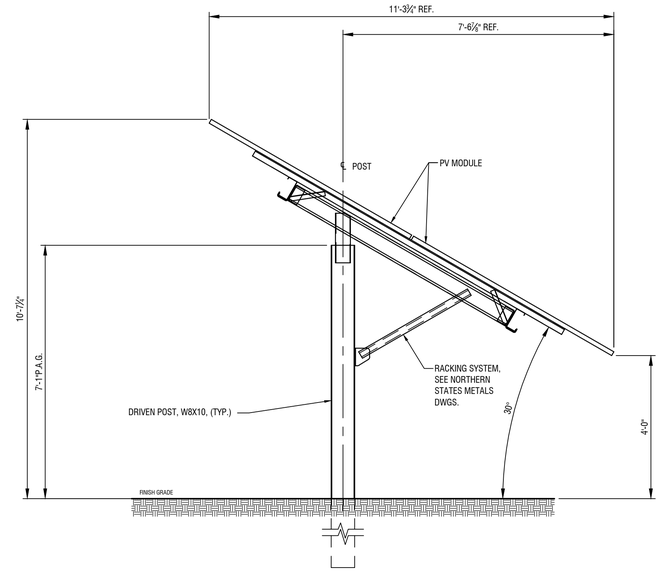
CONTRACT NO 440000583	JOB NO 1503905
DRAWN BY MMcK	SHEET NUMBER L-0101
SCALE 1" = 50'	
DATE 11-12-2015	

2/9/2016 1:31:55 PM



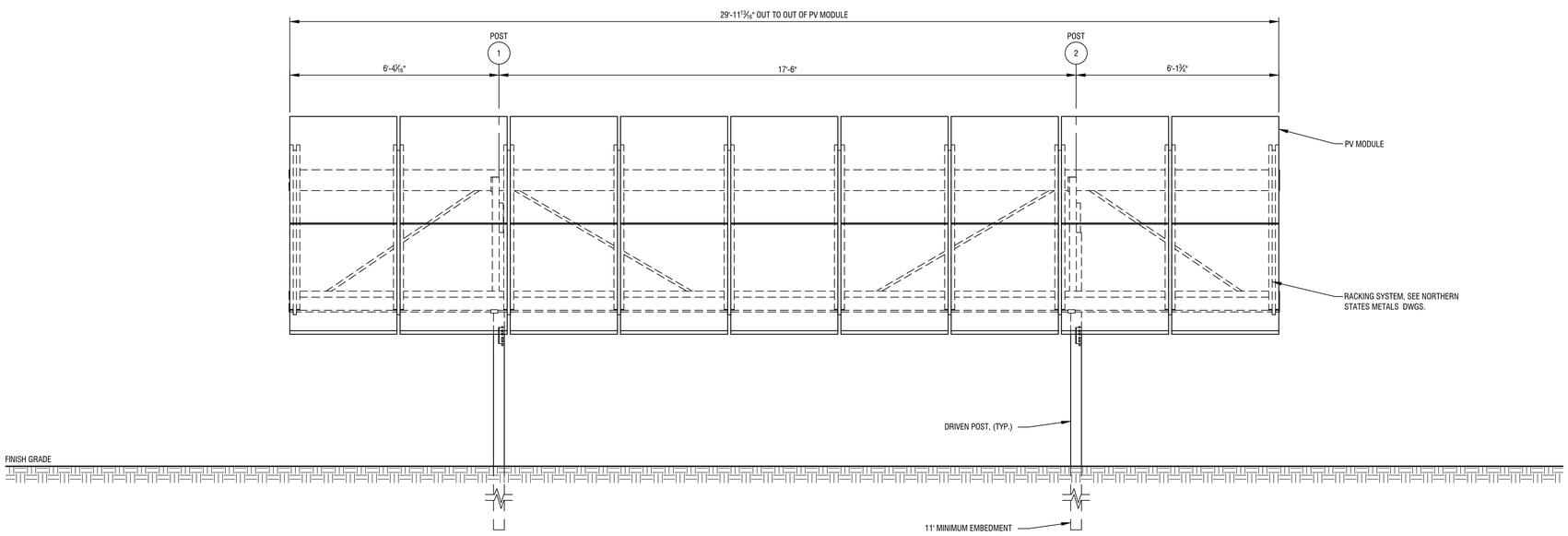
C1 SOLAR RACKING SIDE ELEVATION - ALTERNATIVE POST DESIGN

Scale: 1/2" = 1'-0"



C3 SOLAR RACKING SIDE ELEVATION

Scale: 1/2" = 1'-0"



A1 SOLAR RACKING FRONT ELEVATION

Scale: 1/2" = 1'-0"

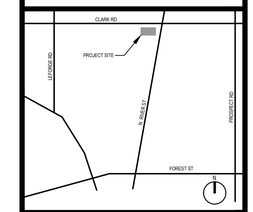
SHEET GENERAL NOTES

1. SOLAR FLEXRACK AND DRIVEN POST DESIGN MEETS THE FOLLOWING CODES AND STANDARDS:
   - A. IBC2012, 25 PSF SNOW LOAD, 105 MPH WIND LOAD
   - B. NEC 2014
   - C. AISC 360-10
   - D. AISI S100-40
   - E. ASCE 7-10
2. CONFIRM TILT BRACKET ANGLE & HEIGHT AND TORQUE BOLTS BEFORE INSTALLING BALANCE OF RACKING SYSTEM AND PV MODULES.
3. BOLTS TO BE MARKED WITH A WHITE PAINT SPOT AFTER RE-TORQUE.
4. ALL CONNECTIONS MUST BE INSTALLED PER SEALED DRAWINGS PROVIDED BY NORTHERN STATES METALS.

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY Madhukar Mahajan, P.E.

CHECKED BY Paul Baluja, P.E.

DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

SOLAR RACKING ELEVATIONS

CONTRACT NO 440000583

JOB NO 1503905

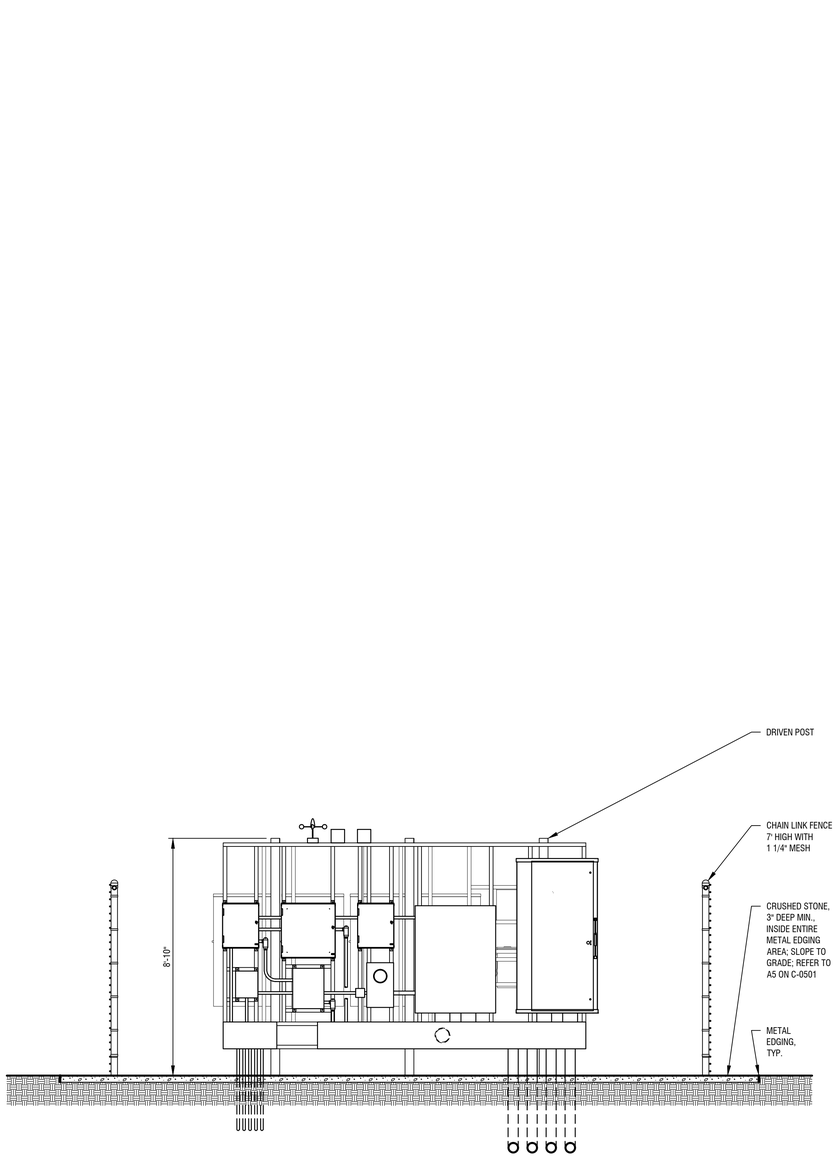
DRAWN BY MMcK

SCALE 1/2" = 1'-0"

DATE 11-12-2015

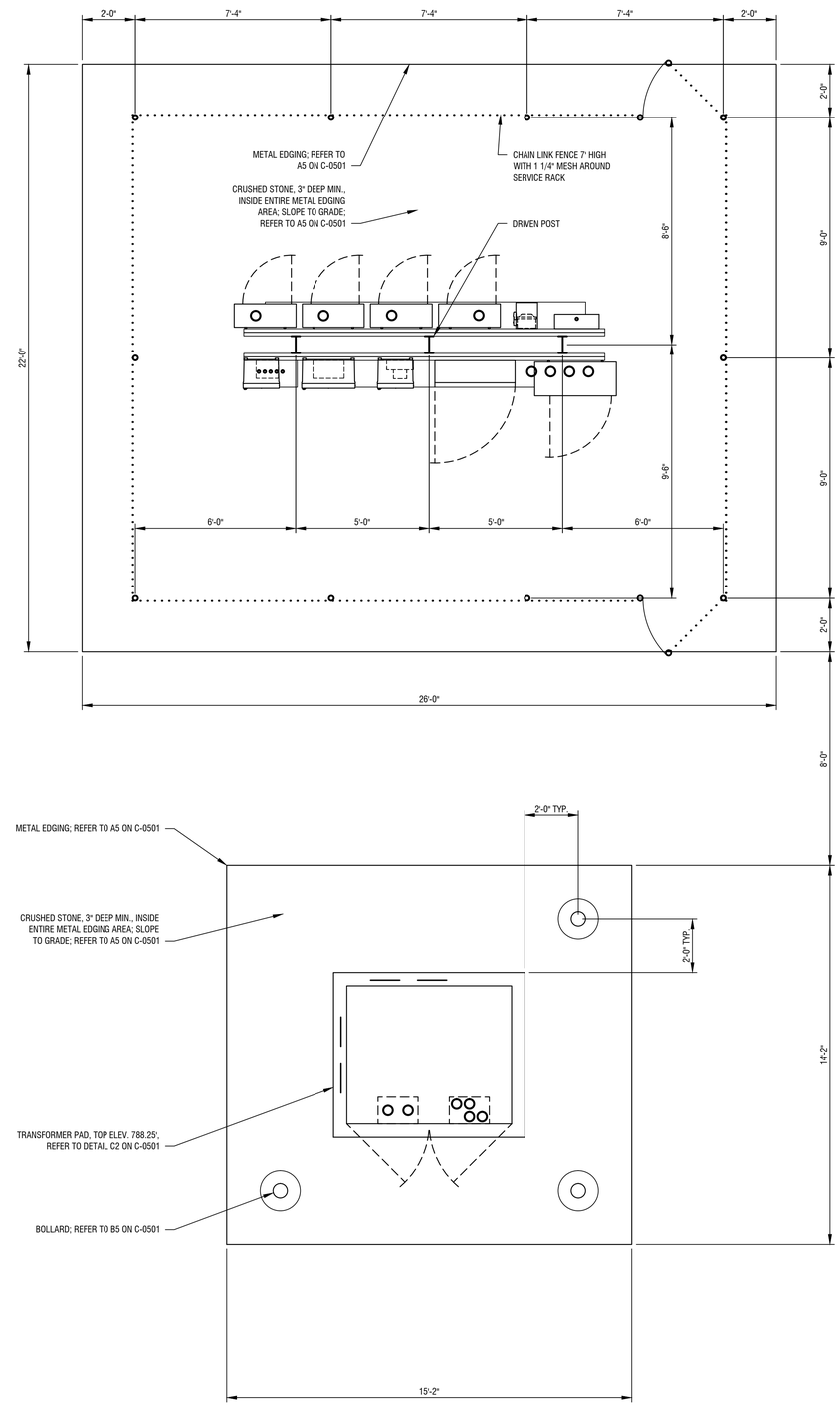
SHEET NUMBER S-0201

2/9/2016 1:32:01 PM



A1 SERVICE RACK ELEVATION LOOKING NORTH

Scale: 3/8" = 1'-0"



A3 SERVICE RACK PLAN

Scale: 3/8" = 1'-0"

SHEET GENERAL NOTES

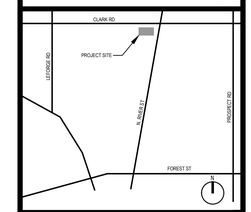
1. REFER TO SHEET E-0501 FOR ELECTRICAL INFORMATION.
2. REFER TO A5 ON SHEET S-0502 FOR FENCE FOUNDATION DETAIL.

NORTH

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APPV'D.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APPV'D.

REVISED

CERTIFIED BY

DESIGNED BY Madhukar Mahajan, P.E.

CHECKED BY Paul Baluja, P.E.

DTEE OWNED
SolarCurrents™
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

SERVICE RACK PLAN AND ELEVATION

CONTRACT NO 440000583

JOB NO 1503905

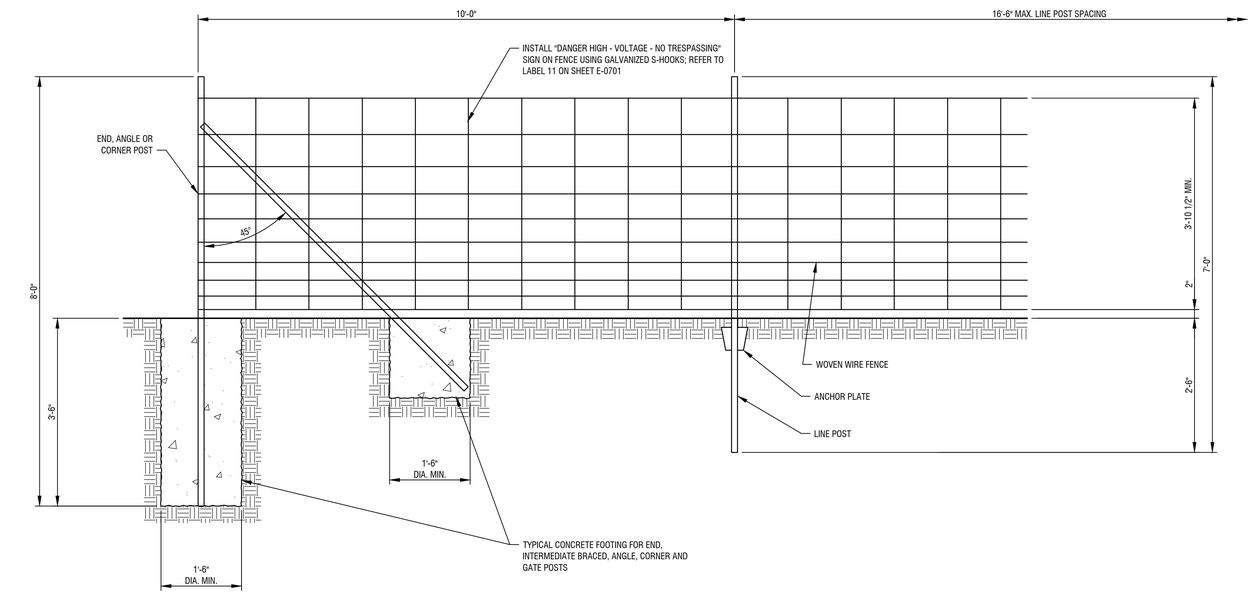
DRAWN BY MMcK

SCALE 3/8" = 1'-0"

DATE 11-12-2015

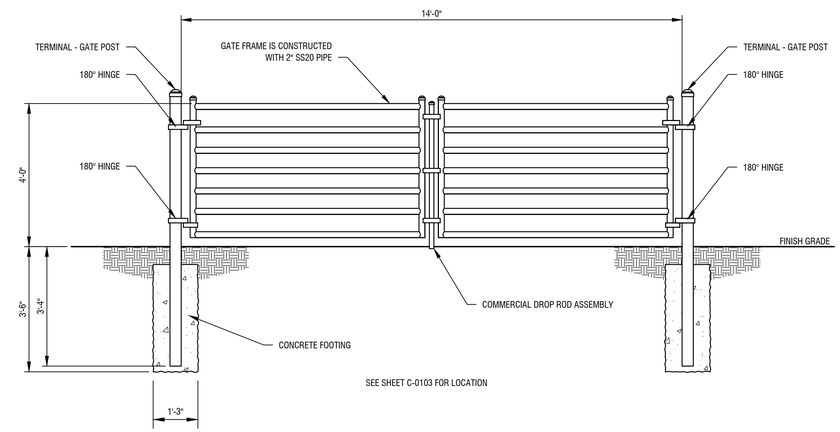
SHEET NUMBER S-0501

2/9/2016 1:32:04 PM



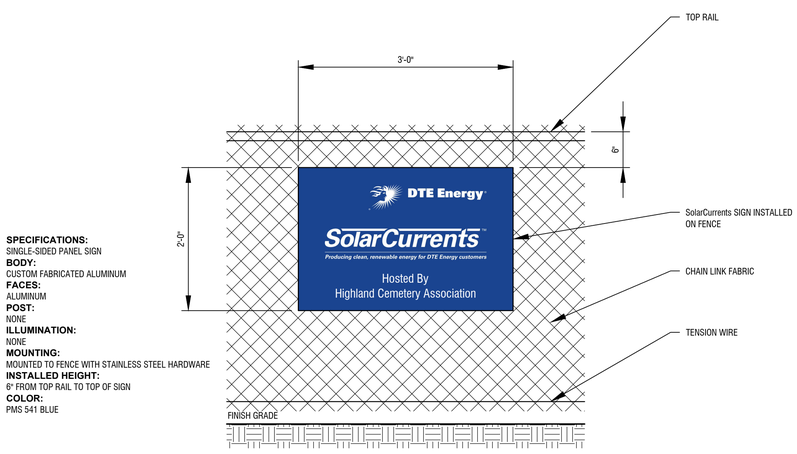
C1 AGRICULTURAL FENCE DETAIL

Scale: 3/4" = 1'-0"



C4 GATE DETAIL

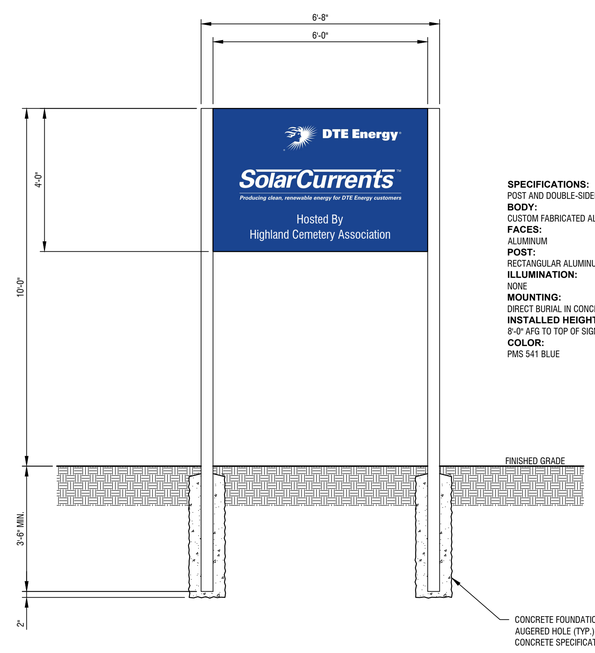
Scale: 1/2" = 1'-0"



SPECIFICATIONS:
SINGLE-SIDED PANEL SIGN
BODY:
CUSTOM FABRICATED ALUMINUM
FACES:
ALUMINUM
POST:
NONE
ILLUMINATION:
NONE
MOUNTING:
MOUNTED TO FENCE WITH STAINLESS STEEL HARDWARE
INSTALLED HEIGHT:
6" FROM TOP RAIL TO TOP OF SIGN
COLOR:
PMS 541 BLUE

A1 SIGN INSTALLATION DETAIL (BY OTHERS)

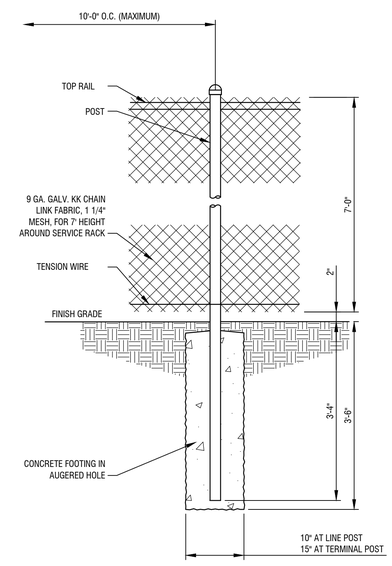
Scale: 1" = 1'-0"



SPECIFICATIONS:
POST AND DOUBLE-SIDED PANEL SIGN
BODY:
CUSTOM FABRICATED ALUMINUM, WELDED
FACES:
ALUMINUM
POST:
RECTANGULAR ALUMINUM POST
ILLUMINATION:
NONE
MOUNTING:
DIRECT BURIAL IN CONCRETE
INSTALLED HEIGHT:
8'-0" AFG TO TOP OF SIGN
COLOR:
PMS 541 BLUE

A3 SIGN INSTALLATION DETAIL (BY OTHERS)

Scale: None



NOTES: TERMINAL POSTS INCLUDE END, CORNER, AND PULL POSTS.

ALL FASTENERS MUST BE GALVANIZED OR BETTER.

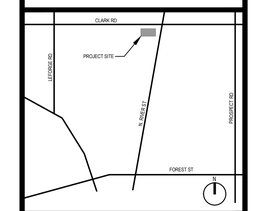
A5 CHAIN LINK FENCE DETAIL

Scale: 3/4" = 1'-0"

NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com



ISSUED

DATE	ISSUED FOR	APP'VD.
1-22-2016	60% Review	JE
2-9-2016	90% Review	JE
2-9-2016	Water Resources Commission Review	JE
2-9-2016	Site Plan Approval	JE

DTE ELECTRIC COMPANY

ONE ENERGY PLAZA
DETROIT, MICHIGAN 48226

NO.	DATE	DESCRIPTION	APP'VD.

REVISED

CERTIFIED BY

DESIGNED BY Madhukar Mahahan, P.E.
CHECKED BY Paul Baluja, P.E.

DTEE OWNED
SolarCurrents
PILOT PROGRAM

YPSILANTI HIGHLAND
844 kW / 1000 VDC ARRAY
N. RIVER ST. & CLARK RD.
YPSILANTI, MI 48198

STRUCTURAL DETAILS

CONTRACT NO 440000583
JOB NO 1503905
DRAWN BY MMcK
SHEET NUMBER S-0502
SCALE As Noted
DATE 11-12-2015

2/9/2016 1:32:08 PM

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

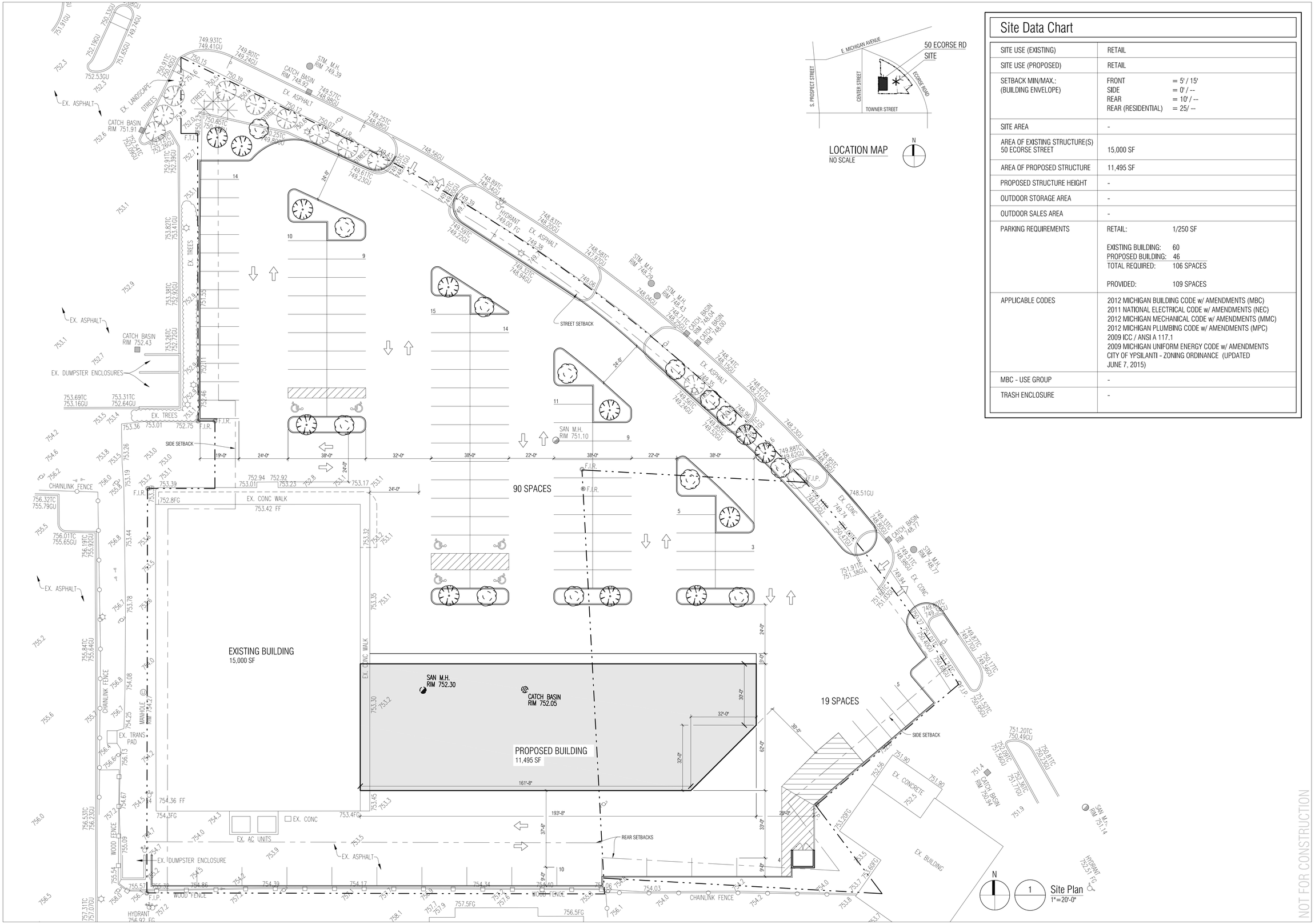
From: Bonnie Wessler, City Planner

Date: 11 March 2016

Subject: 50-62 Ecorse: Study Item

The owner of 50-62 Ecorse has two potential concepts for his property, and wishes for Planning Commission feedback. This presentation is for information only, no action will be taken.

Please see the attached concept drawings.



LOCATION MAP
NO SCALE

Site Data Chart

SITE USE (EXISTING)	RETAIL
SITE USE (PROPOSED)	RETAIL
SETBACK MIN/MAX.: (BUILDING ENVELOPE)	FRONT = 5' / 15' SIDE = 0' / -- REAR = 10' / -- REAR (RESIDENTIAL) = 25/ --
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	11,495 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF EXISTING BUILDING: 60 PROPOSED BUILDING: 46 TOTAL REQUIRED: 106 SPACES PROVIDED: 109 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

PARTNERS

PARTNERS in Architecture, PLC
65 MARKET STREET
MOUNT CLEMENS, MI 48043
P 586.469.3600
F 586.469.3607

Statement of Intellectual Property

The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS in Architecture, PLC, 65 Market Street, Mount Clemens, MI, 48043 (P 586.469.3600). This set of drawings, in whole or in part, may not be reproduced, without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law, all rights reserved.

© Copyright 2015

CONSULTANT

KEY PLAN

OWNER

PROJECT NAME

50 Ecorse Road
Ypsilanti, MI 48198

PROJECT NO.

15-156

ISSUES / REVISIONS

Preliminary Review	11/20/15
Preliminary Site Plan	03/11/16

N

DRAWN BY
SSA

CHECKED BY
DWG

APPROVED BY

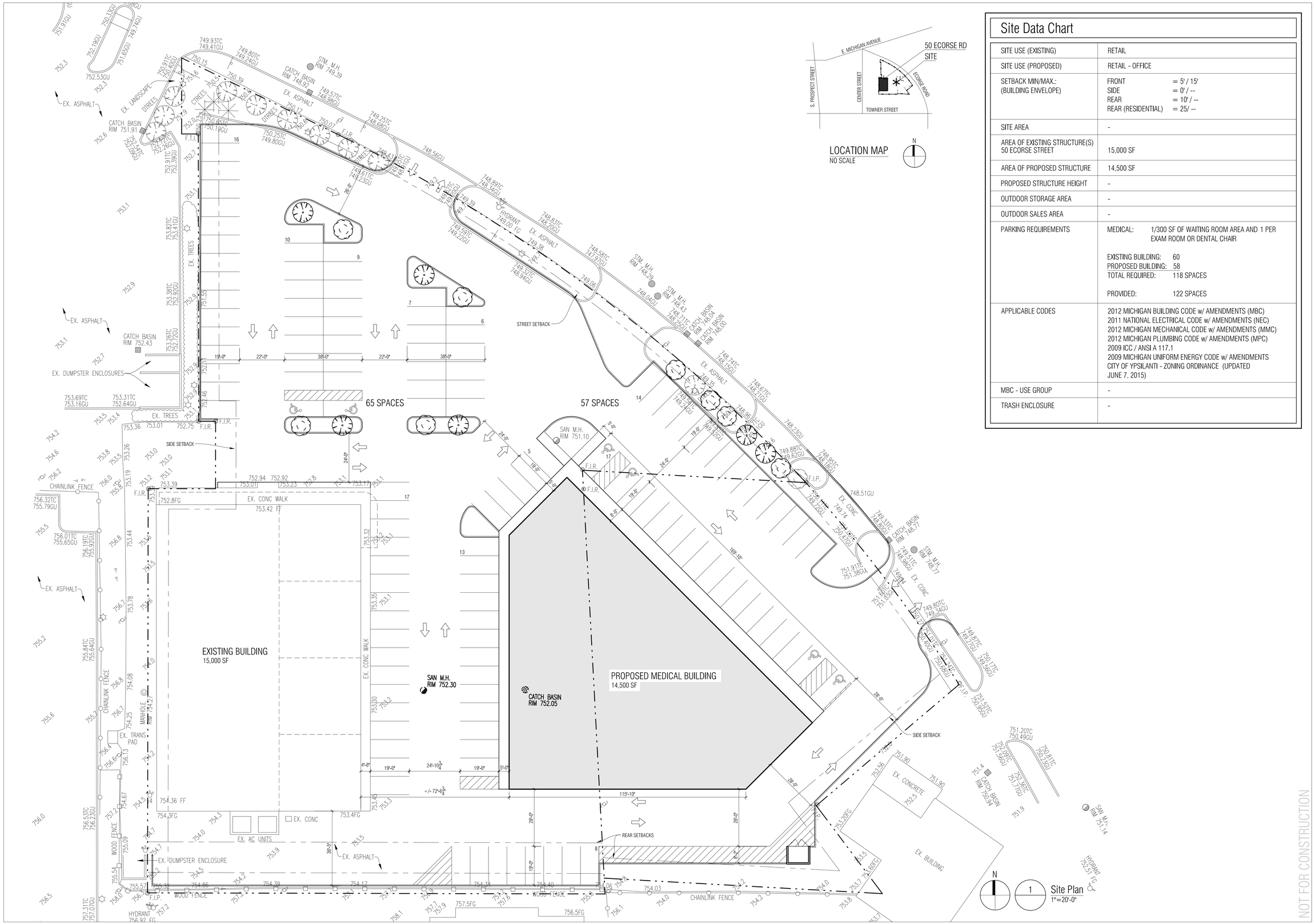
SHEET NAME

SITE PLAN - OPTION A: RETAIL ADDITION

SHEET NO.

A2-01_A

NOT FOR CONSTRUCTION



LOCATION MAP
NO SCALE

Site Data Chart

SITE USE (EXISTING)	RETAIL
SITE USE (PROPOSED)	RETAIL - OFFICE
SETBACK MIN/MAX.: (BUILDING ENVELOPE)	FRONT = 5' / 15' SIDE = 0' / -- REAR = 10' / -- REAR (RESIDENTIAL) = 25/ --
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	14,500 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	MEDICAL: 1/300 SF OF WAITING ROOM AREA AND 1 PER EXAM ROOM OR DENTAL CHAIR EXISTING BUILDING: 60 PROPOSED BUILDING: 58 TOTAL REQUIRED: 118 SPACES PROVIDED: 122 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

NOT FOR CONSTRUCTION

PARTNERS

PARTNERS in Architecture, PLC

65 MARKET STREET
MOUNT CLEMENS, MI 48043
P 586.469.3600
F 586.469.3607

Statement of Intellectual Property

The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS in Architecture, PLC, 65 Market Street, Mount Clemens, MI. 48043 (P 586.469.3600). This set of drawings, in whole or in part, may not be reproduced, without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law, all rights reserved.

© Copyright 2015

CONSULTANT

KEY PLAN

OWNER

PROJECT NAME

50 Ecorse Road
Ypsilanti, MI 48198

PROJECT NO.

15-156

ISSUES / REVISIONS

Preliminary Review	11/20/15
Preliminary Site Plan	03/11/16

N

DRAWN BY
SSA

CHECKED BY
DWG

APPROVED BY

SHEET NAME

SITE PLAN - OPTION C: MEDICAL BUILDING

SHEET NO.

A2-01_C

Ypsilanti Non-Motorized Advisory Committee Meeting
Thursday, February 4, 2016

Minutes

1. Call to order – The meeting was called to order at 7:03 pm on February 4th, 2016 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Lena Reeves and Sarah Walsh.
2. Introductions
    a. Audience participation/public Input – there was a brief discussion of regional non-motorized problems. Tony will inquire about the existence of non-motorized advisory groups in neighboring communities to see if there are ways to share concerns outside the city limits. Group reminded that self-nominations for the NMAC are due to Bob Krzewinski in advance of the monthly planning commission meeting (3rd Wednesday).
3. General business
    a. Agenda approval – The agenda was approved by consensus
    b. Approval of January meeting minutes – A motion was made by Martha, seconded by Tony, to approve the January minutes. Motion carries.
    c. Secretary vacancies – Still need a volunteer to serve a Secretary
    d. Officer reports – Bob's actions: Committee Annual Report was completed and reviewed/approved by the Planning Commission at its January 20th meeting and will be posted on the City NMAC web page. Also at the 1/20/2016 Planning Commission meeting, Tony and Martha were reappointed to the Committee for a 2-year term. The new City Non-Motorized web page is up and running but you have to go to the City Planning Commission web page for a link to it. All agendas/minutes are up to date on the web page but some text editing still needs to be done.
4. Old business
    a. 2016 Committee priorities -
        - Sidewalks – Hamilton/Ferris Curb Cuts – Bob has prepared a letter to MDOT asking for curb cuts is prepared. Bonnie Wessler will review this before sending. Martha provided photographs to submit with the letter. Additionally, the video prepared by Lena, Martha and her daughter to illustrate these concerns is available to post to various social media pages to raise public awareness about the obstacles many members of our community face.
        - Bike lane additions – Tony noted that these additions are still on the agenda for Spring. The group will monitor progress to ensure that implementation moves forward as scheduled.
        - Border To Border Trail completion progress – Bob met with Beth Ernat (City Economic Development), Coy Vaughn (Washtenaw County Parks) and Peter Sanderson (Washtenaw County Parks) on January 21st to discuss moving the B2B off-road though Frog Island and Riverside Parks, as well as completing the gaps from Frog Island to EMU and Grove Road south to I-94. Beth is working on a possible partial Frog Island to EMU idea, and there is general support for routing the B2B through Riverside Park and there will be a follow up meeting in early March between me and Washtenaw County Parks on this re-route. On the

Grove Road gap, Bob will invite the City Manager to the March meeting on this as he was very interested in completing this segment. The group discussed wheelchair accessibility/trip hazards with the Tridge. If the Tridge is included in B2B, it would need accessibility repair. (If it is not part of B2B, we need to identify other options for repair)

- Walk Friendly & Bike Friendly Community – Tony confirmed that he has access to the Bike Friendly Community application – will target November submission and update the group about needed input as that gets closer. A meeting to review the Walk Friendly Community application was scheduled for February 22nd at 7:00 pm at B-24s. All are welcome to attend.
- Pedestrian safety signage – The MDOT letter going to Bonnie Wessler for review also addresses needed sign improvements. The group discussed the need for signage on Hamilton at Michigan to call attention to the early stop (cars blocking the pedestrian crossing is a common problem)
- Committee event participation & education – Received word that the Ann Arbor Bicycle Touring Club will be donating 60 helmets for our information table at the end-of-August Parkridge Festival. Bike Ypsi Spring Ride is the 1st Sunday of May where the Committee has had an information table in the past. The group agreed to investigate pricing and sources for bike lights for possible distribution at community events. Inexperienced cyclists who ride out of necessity should be a particular target for education efforts.
- Bike Friendly Business program – Bob made additional business visits in Depot Town in January. A Google spreadsheet is available for tracking efforts if additional members want to visit area businesses about this program. The group will plan for additional visit in the Spring when the weather warms up.
- Traffic calming – Letter to City Manager is ready to go but we need to get some better photos of the Congress/Normal "stop sign" request intersection as well as suggested additional 25mph speed limit sign locations. Bob agreed to take the photos and send the letter when he returns to town.

b. I-94/Huron – Huron/Hamilton non-motorized improvements – no new updates

c. Snow removal – disabled/senior assistance – Snow removal reminder went out from the Committee to area neighborhood groups on Facebook/Nextdoor after the last big snowfall. After the next snowfall another reminder will be sent out about the Click-Fix reporting system and need to plow curb cuts on corner lots.

d. Vulnerable User City legislation – Bob is working with the League of Michigan Bicyclists on model draft legislation for a Michigan city.

e. Other – Bob will be attending the February 18th DDA meeting to talk about greater cooperation between the Committee and DDA as well as the Bike Friendly Business program.

5. New Business

a. Planning Department update – Tony noted that DTE is considering adding a solar panels field next to Highland Cemetery. Adding a non-motorized path to this site would provide an opportunity to connect with the Superior Township greenway. The site plan review is currently scheduled for March and Tony will keep the group apprised of developments.

6. Other Items – Announcements - None
7. Adjournment – Tony, seconded by Martha, made a motion to adjourn the meeting at 8:09 pm. The motion carried. The next meeting will be Thursday, March 3rd at 7:00 pm.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, March 3, 2016

1. Call to order – The meeting was called to order at 7:07pm, March 3, 2016 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending was City Council member Pete Murdock.
2.
3. Introductions
    a. Audience participation/public Input – None.

4. General business
    a. Agenda approval – A motion was made by Tony, seconded by Martha, to approve the agenda, passing unanimously.
    b. Approval of February meeting minutes – A motion was made by Bob, seconded by Martha, to approve the February minutes, passing unanimously.
    c. Secretary vacancies – Discussed.
    d. Officer reports – Bob will be attending the March 17th Downtown Development Authority (DDA) meeting to discuss non-motorized issues, including having a DDA member sit on the Committee. Bob will also attend a Michigan Department of Transportation (MDOT) non-motorized committee meeting on March 24 (www.walkbikemichigan.com).

5. Old business
    a. 2016 Committee priorities
        - Sidewalks – The Committee's letter to MDOT on the lack of curb cuts at the intersection of Ferris & Hamilton Streets were discussed with suggested corrections noted.
        - Bike lane additions – Pete indicated a public input session on the proposed Forest bike lane (Prospect to Norris) could take place in April. Bob will work with Pete on a draft meeting flyer and also conduct an informal survey of motor vehicles parked along Forest.
        - Border To Border Trail completion progress – Discussed was a re-design delay for the Michigan Avenue B2B *High intensity Activated crosswalk* (HAWK) crossing and the lack of a curb cut where the new Water Street B2B Trail intersects Grove Road. The Friends of the B2B indicated they may help fund such a curb cut.
        - Walk Friendly & Bike Friendly Community applications – A Walk Friendly application was held on February 22nd with another scheduled for March 29th at the downtown library. A meeting date for the Bike Friendly application is pending.
        - Pedestrian safety signage – Bob is working to finalize the letter, with City Planning Department input, to MDOT for increased safety signage and markings.
        - Committee event participation & education – Bike Ypsi is having their Spring Ride planning meeting on March 6th, 2pm, at the Corner Brewery. Bob is starting to work on May's Bike-Bus-Walk Week activities.
        - Bike Friendly Business program – Bob will be making more business visits.
        - Traffic calming – The Committee reviewed the letter to the City Manager concerning traffic calming on Congress Street between Summit and Ballard with a discussion that Congress west of Summit has speeding problems too. "Smart" speed limit signs (incorporating a readout of actual vehicle speed was discussed with Bob drafting a letter for a pilot project for three of these signs with tentative locations being Forest, Cross and Congress Streets. Such signs, as a pilot project, would need to be incorporated into the City's Capitol Improvement Plan. Tony will also check into Eastern Michigan University students performing traffic counts in the City.
    b. I-94/Huron – Huron/Hamilton non-motorized improvements – No new updates.
    c. Sidewalk snow removal – After the last few snowfalls, the Committee placed information about the need to remove snow from curb cuts and for reporting snow removal non-compliance on the City web page (Ypsi Connect). Also discussed was the problem of disabled individuals and lack of snow removal. Bob will work on this more talking with City Code Enforcement about the this problem and finding more free snow removal services for the elderly/disabled through Cheryl Weber.
    d. Non-motorized plan – Bonnie Wessler in the City Planning Department working on the update.
    e. Other – Bob will contact the AAATA about the need for additional bike parking loops at the Transit Center as a part of the improvements for the Center.

6. New Business
    a. Planning Department update – Bob talked with Bonnie Wessler of the Planning Department prior to the meeting with the items discussed contained in the minutes. Bonnie also advised reviewing the City Capitol Improvement Plan for new non-motorized improvements and that Joe Myers with the City, has taken over the work of DDA Executive Director with the resignation of Tim Colbeck.
    b. Committee member term expiration day of month – To clarify when Committee members start, and end, their terms on the Committee, the following motion was made to adopt a resolution on Term Dates by Tony, seconded by Sarah, passing unanimously with Bob forwarding this on to the City Planning Commission for their approval…

        Resolution – Non-Motorized Advisory Committee Member Term Dates

        Whereas, at the present time only there is no specific date, only a month, listed for a Committee members term to begin or end.

        Therefore Be It Resolved that the Non-Motorized Advisory Committee By-laws Section 1, item b (Committee members) be amended to add the following language - "A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later"

        Be If Further Resolved that a request will be made to the City of Ypsilanti Planning Commission to approve this change at their next meeting.

7. Other Items – Announcements – None.

8. Adjournment – A motion was made by Tony, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting was adjourned at 8:33pm with the next meeting being held Thursday, April 7, 7pm at the downtown Library.

City Of Ypsilanti Non-Motorized Advisory Committee
Bob Krzewinski - Chairman
706 Dwight Street
Ypsilanti, Michigan 48198
wolverbob@gmail.com
734-487-9058 (home)
734-218-3307 (cell)

February 25, 2016

Mr. Mark Sweeney
Manager
Michigan Department of Transportation
10321 East Grand River Boulevard
Suite 500
Brighton, Michigan 48166

Dear Mr. Sweeney

In the City of Ypsilanti there is currently a condition existing on a road under the jurisdiction of the Michigan Department of Transportation (MDOT) that is causing accessibility problems for those with disabilities. This road is Hamilton Street at the intersection of Ferris Street where sidewalk curb cuts are missing, which means that people in wheelchairs cannot safely travel in that area.

Adding to the problem with the lack of curb cuts at Hamilton and Ferris Streets is the fact that immediately northwest of this intersection is the Hamilton Place housing structure whose residents include a substantial number of senior and disabled residents.

While the City of Ypsilanti currently has a program in place to make all sidewalk curb cuts in its jurisdiction fully compliant with the Americans With Disabilities Act (ADA), we are not aware of any similar program for roads under the control of MDOT within the City limits.

We would like to request that MDOT review the current non-compliant ADA curb cuts in the vicinity of Hamilton and Ferris Streets in the City of Ypsilanti and start remedial work so as to offer all City residents safe access in this area.

Thank you for your consideration of this request.

Sincerely,

Bob Krzewinski
Chairman,
City of Ypsilanti Non-Motorized Advisory Committee.

Attachment: Photographs of the Hamilton and Ferris intersection

DRAFT

Northeast corner of Hamilton and Ferris (looking north)

Southwest corner of Hamilton and Ferris (looking west)

DRAFT

Northwest corner of Hamilton and Ferris (looking north)

DRAFT

To: City of Ypsilanti Planning Commission
From: City of Ypsilanti Non-Motorized Advisory Committee

March 10, 2016

Reference: Addition To Non-Motorized Advisory Committee By-Laws

At the present time a Non-Motorized Advisory Committee member's term will just end, for example, in "March". But it is not clear if this means March 1st or March 31st.

To add clarification to when a Non-Motorized Advisory Committee member's term not only ends, but also begins, at its March 3, 2016 meeting, the Committee unanimously approved the following resolution…

> Resolution – Non-Motorized Advisory Committee Member Term Dates
>
> Whereas, at the present time only there is no specific date, only a month, listed for a Committee members term to begin or end.
>
> Therefore Be It Resolved that the Non-Motorized Advisory Committee By-laws Section 1, item b (Committee members) be amended to add the following language - *"A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later"*
>
> Be If Further Resolved that a request will be made to the City of Ypsilanti Planning Commission to approve this change at their next meeting.

We would like to request then that this addition to the Non-Motorized Advisory Committee By-Laws be approved by the City of Ypsilanti Planning Commission at its next meeting. A copy of the existing By-Laws, with the requested addition of term dates in italics, is below.

Thank you for your assistance on this matter.

Bob Krzewinski
Chair - City of Ypsilanti Non-Motorized Advisory Committee

****

City of Ypsilanti Planning Commission
Non-Motorized Advisory Committee Bylaws

1. Structure
a. Officers – During January of every odd-numbered year, the Planning Commission shall appoint a Committee Chair, taking in account the recommendation of the Committee members, to serve a two-year term of office. In turn the newly appointed Committee Chair will select Committee Vice-Chair and Secretary to serve two-year terms of office.

b. Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. *A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later*
.
2. Meetings
a. Meetings – Normally held monthly with a public announcement made through the City Clerks office. This public notice will be at least 48 hours prior to the start of a meeting.
b. Location – In a handicapped accessible location in the City.
c. Minutes – Will be provided to the Planning Commission with an offer to forward the minutes to the Mayor and City Council.

3. Statement Of Purpose

“The City of Ypsilanti Non-Motorized Advisory Committee, working through the Planning Commission, will work to enact recommendations of the City of Ypsilanti Non-Motorized Plan so as to offer residents increased non-motorized transportation and recreation options as well as having the Plan creating economic and quality of life incentives to the City”.

4. Communications

The Committee will keep the public informed of its work and activities through the City web page, public programs, information displays and a newsletter. In addition, the Committee will issue an annual report ever January to cover activities of the previous calendar year.