



Know what's below.
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SHOWN UTILITIES DO NOT GUARANTEE ALL UTILITIES IN THE AREA. THERE IS NO WARRANTY THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE. THE SHOWN UTILITIES DO NOT REPRESENT THE EXACT LOCATION INDICATED AS SHOWN ON THIS DRAWING. THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SHOWN UTILITIES DO NOT REPRESENT THE EXACT LOCATION INDICATED AS SHOWN ON THIS DRAWING. THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SHOWN UTILITIES DO NOT REPRESENT THE EXACT LOCATION INDICATED AS SHOWN ON THIS DRAWING. THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

PARKHURST SERVICES

SEU20-008

2394 WINEWOOD

ANN ARBOR, WASHTENAW COUNTY

SPECIAL EXCEPTION USE

ASSOCIATED APPLICATIONS AND APPROVALS/DEVELOPMENT PROGRAM
THIS PROPOSED SPECIAL EXCEPTION USE IS FOR A MARIJUANA MICROBUSINESS. A MARIJUANA MICROBUSINESS IS A SINGLE ADULT-USE LICENSE TYPE THAT INCLUDES GROWING, PROCESSING/ EXTRACTION, AND RETAIL SALES. AS A MICROBUSINESS, PRODUCTS COULD BE SOLD TO ANY ADULT OVER THE AGE OF 21. ALL CANNABIS PRODUCTS SOLD WILL BE GROWN AND/OR PROCESSED IN-HOUSE. THE PROPERTY WAS PREVIOUSLY SITE PLANNED WITH A SPECIAL EXCEPTION USE IN 2018 AS A MEDICAL MARIJUANA PROVISIONING CENTER. AS A PROVISIONING CENTER, THE PRODUCTS COULD ONLY BE SOLD TO REGISTERED MEDICAL MARIJUANA PATIENTS. THE PROPERTY WAS DESIGNED IN 2018 TO MEET ALL ZONING REQUIREMENTS FOR M1 ZONING. THE PROPOSED MARIJUANA MICROBUSINESS WILL INCLUDE RETAIL, CULTIVATION, AND PROCESSING. EIGHT VEHICULAR PARKING SPACES ARE PROVIDED. ONE CLASS B COVERED BIKE PARKING SPACE IS PROVIDED AND THERE ARE TWO BIKE HOOPS LOCATED NEAR THE ENTRANCE TO THE BUILDING. THE USE WILL BE IMPLEMENTED IN ONE PHASE AND COST ARE ANTICIPATED TO BE APPROXIMATELY \$10,000.

COMMUNITY ANALYSIS
THE PROPOSED PROJECT IS LOCATED ON THE NORTH EAST CORNER OF THE SOUTH MAPLE ROAD AND WINEWOOD AVENUE INTERSECTION. THE SITE IS ZONED M1. THE PROPERTY TO THE NORTH, EAST AND SOUTH IS ALSO ZONED M1. THE PROPERTY TO THE WEST IS ZONED C3. THE AREA BUSINESSES INCLUDE PREDOMINATELY RETAIL BUSINESSES, SHOPPING CENTERS, AND OFFICE BUILDINGS.

THE PROPOSED USE WILL CONTINUE TO UTILIZE THE EXISTING SITE WHICH WAS PREVIOUSLY SITE PLANNED IN 2018. NO CHANGES ARE PROPOSED TO THE SITE. THE PROJECT WILL BE HARMONIOUS WITH THE OTHER PROPERTIES IN THE AREA AND WILL NOT IMPACT PUBLIC SCHOOLS, SURROUNDING DEVELOPMENTS, AIR OR WATER QUALITY, NATURAL FEATURES, OR HISTORICAL SITES OR STRUCTURES. THERE IS NO OTHER RETAIL MARIJUANA FACILITIES WITHIN 600 FEET OF THE PROPERTY. THERE ARE NO SCHOOLS WITHIN 1000 FEET OF THE PROPERTY. ALL CANNABIS RELATED ACTIVITY IS CONDUCTED INDOORS. THERE IS NO CONSUMPTION OF CANNABIS ALLOWED ON THE PROPERTY. THERE IS NO NOISE, DUST VIBRATION, GLARE, FUMES, OR ELECTRICAL INTERFERENCE DETECTABLE BEYOND THE PROPERTY BOUNDARY.

GENERAL DESCRIPTION OF NATURAL FEATURES
THERE ARE NO FLOODPLAINS, WOODLAND, WETLANDS, STEEP SLOPES, WATERCOURSES OR ENDANGERED SPECIES HABITATS ON THE SITE. THERE ARE SEVERAL TREES ON THE SITE. NO CHANGES TO THE SITE ARE PROPOSED AND NO NATURAL FEATURES OR LANDSCAPING WILL BE DISTURBED.

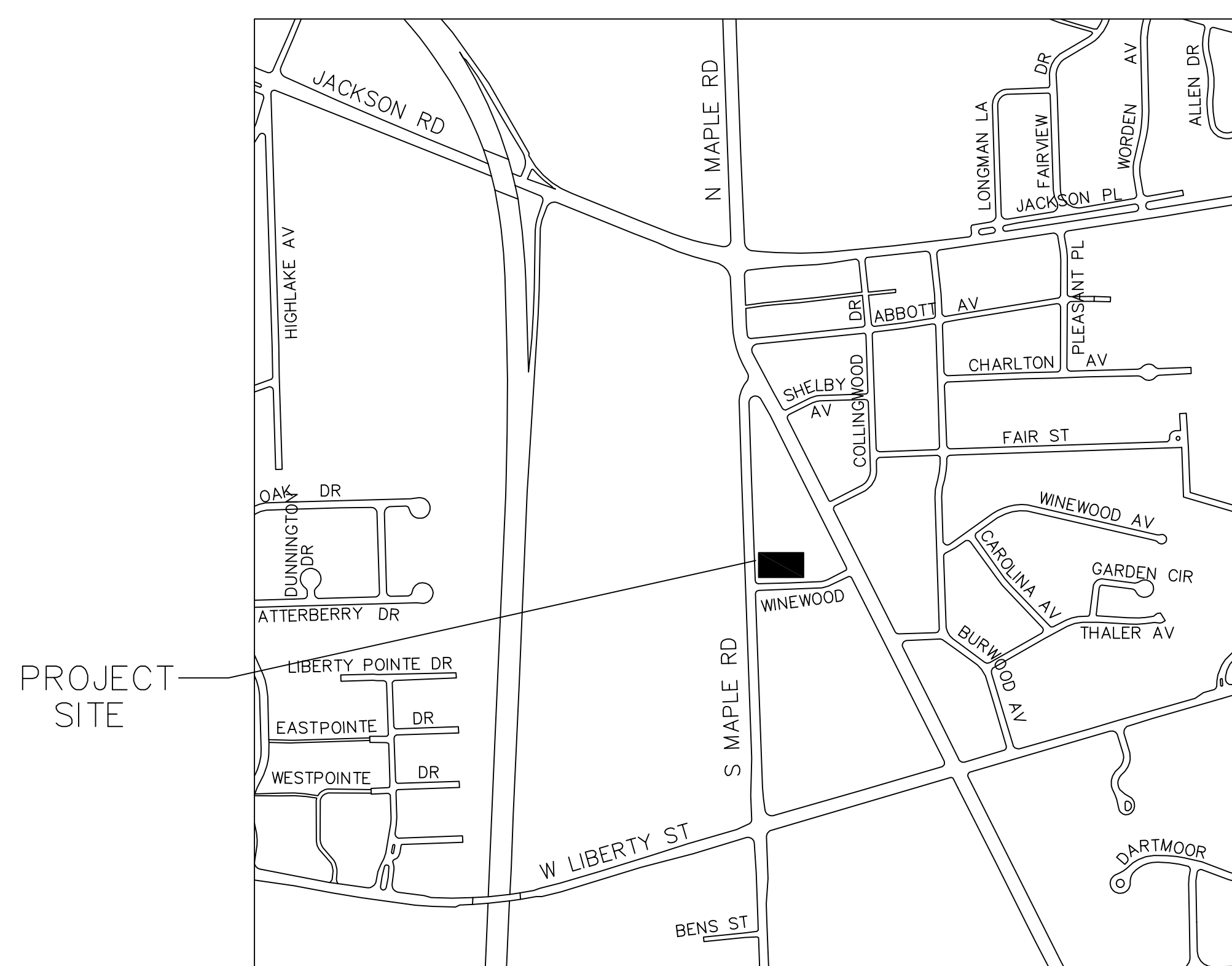
NATURAL FEATURES IMPACT STATEMENT
THERE ARE NO CHANGES PROPOSED TO THE SITE AND ALL OF THE EXISTING TREES ARE TO REMAIN UNDISTURBED.

TRAFFIC IMPACT ANALYSIS
VEHICULAR, PEDESTRIAN AND BICYCLE ROUTES ARE SHOWN ON THE PLANS. TRIP GENERATIONS ARE SHOWN BELOW BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATIONS. NO TRAFFIC STUDY IS REQUIRED BASED ON CITY CODE.

SITE TRIP GENERATION									
Land Use	ITE Code	Amount	Units	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Marijuana Dispensary	882	0.490	1000 sf	7.3	6.7	14.0	8.5	8.5	17.0
Light Industrial	110	4.433	1000 sf	3.6	0.5	4.1	0.5	3.8	4.3

Trip Rates taken from ITE Trip Generation manual, 10th Edition

HISTORIC SITES IMPACT STATEMENT
NOT APPLICABLE. THE SITE IS NOT AN HISTORIC SITE AND THERE ARE NO HISTORIC SITES SURROUNDING THE PROPERTY.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
TAX ID 09-09-30-300-117
LOT 128 EXCEPTING THE NORTH 25.00 FEET AND ALL OF LOTS 129 AND 130 OF BOULEVARD HEIGHTS SUBDIVISION AS RECORDED IN LIBER 6 OF PLATS, PAGE 18, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN

STATEMENT OF INTEREST IN LAND:
THE PETITIONER HAS BEEN AUTHORIZED TO SUBMIT APPLICATIONS ON BEHALF OF THE OWNERS OF THE PROPERTY. THE OWNERS WILL MAINTAIN OWNERSHIP OF THE PROPERTY. THE PETITIONER WILL OPERATE THE PROPOSED FACILITY.

PETITIONER:
PARKHURST SERVICES
ERIC PARKHURST
2394 WINEWOOD
ANN ARBOR, MI 48103
612-710-3625

OWNER:
AA PROPERTIES LLC
HINA PAPO
206 S FIFTH AVENUE
ANN ARBOR, MI 48104
313-881-0500

ARCHITECT
THE MEIER GROUP ARCHITECTS
WILLIAM MEIER
4844 JACKSON ROAD
SUITE 175
ANN ARBOR, MI 48103
734-741-8655

SURVEYOR:
WASHTENAW ENGINEERING
THOMAS SUTHERLAND, PS
3526 W LIBERTY
SUITE 400
ANN ARBOR, MI 48103
734-761-8800

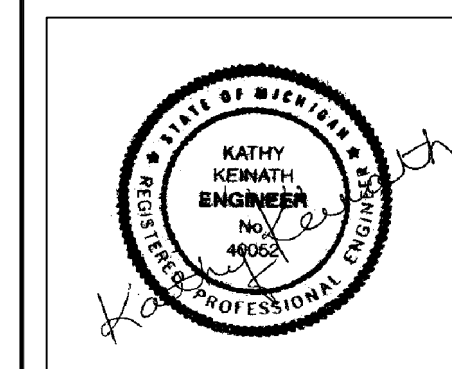
ENGINEER/PETITIONER'S AGENT:
MACON ENGINEERING, LLC
KATHY KEINATH, P.E.
PO BOX 314
CHELSEA, MI 48118
PHONE: 734-216-9941

	SITE COMPARISON CHART			
	EXISTING	PROPOSED	REQUIRED/ALLOWED	
ZONING	M1	M1	M1	
LOT AREA	15,600 sf	15,600 sf	13000 sf	
FLOOR AREA	4,933 sf	4,933 sf	N/A	
MAXIMUM USABLE FLOOR AREA	32%	32%	75%	
OPEN SPACE	3,680 sf	3,775 sf	N/A	
ACTIVE OPEN SPACE	3,680 sf	3,775 sf	N/A	
FRONT SETBACK WINEWOOD	20 ft	20 ft	15 MIN, NO MAX ft	
FRONT SETBACK S MAPLE	38.67 ft	38.67 ft	15 MIN, NO MAX ft	
REAR SETBACK	N/A ft	N/A ft	NONE ft	
SIDE SETBACK EAST	19.33 ft	19.33 ft	NONE ft	
SIDE SETBACK NORTH	12 ft	12 ft	NONE ft	
HEIGHT	17 ft	17.00 ft	35 ft MAX	
VEHICULAR PARKING				
RETAIL 490 sf (1/310 sf MIN, 1/265 sf MAX)	2	2	2 MIN, 2 MAX	
STORAGE&WAREHOUSING/MANUFACTURING				
4,443 sf (AVE 1/600 sf & 1/2000sf) = 1/1300 sf	6	6	4	
TOTAL	8	8	6	
BICYCLE PARKING				
RETAIL 490 sf (1/3000 sf)	2C	2C	1C	
STORAGE&WAREHOUSING/MANUFACTURING				
4,443 sf (AVE 1/6000 sf & 1/30000sf) = 1/18000 sf	1B	1B	1B	
TOTAL	3	3	2	

SHEET INDEX

SEU-01	COVER
SEU-02	ALTA SURVEY
SEU-03	DIMENSIONAL LAYOUT PLAN
A1.0	FLOOR PLAN

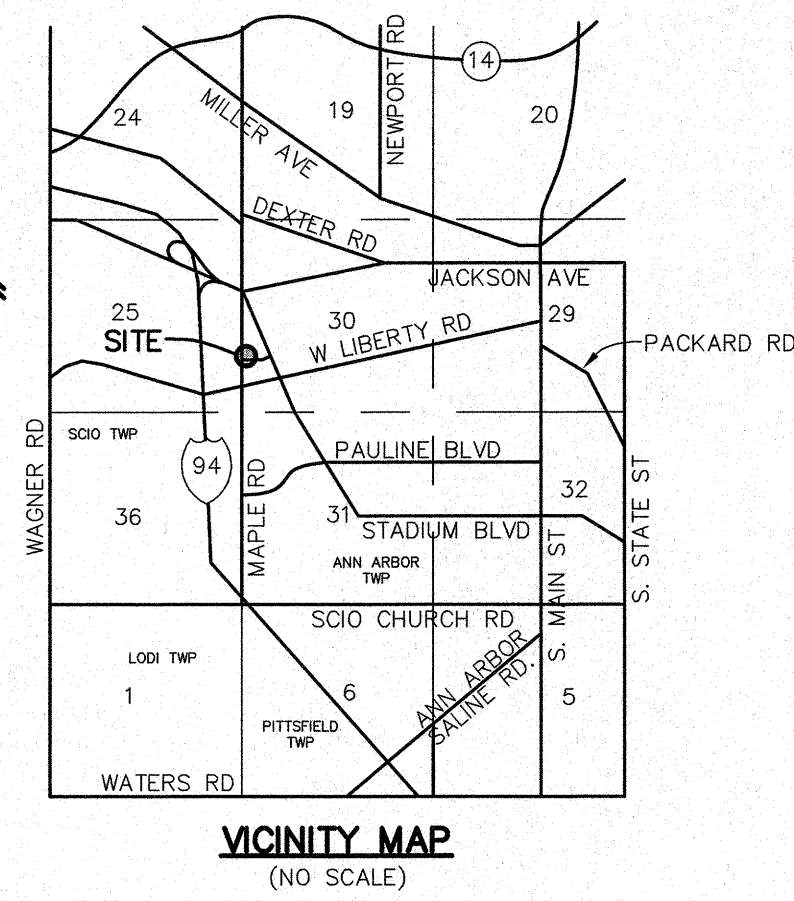
2394 WINEWOOD
SPECIAL EXCEPTION USE
COVER



DATE	11-24-20
SCALE	N.T.S.
SHEET NO.	SEU-01

Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS OR INFORMATION CONTAINED HEREIN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THE DRAWINGS OR INFORMATION WERE PREPARED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR HAS EXERCISED REASONABLE CARE AND DILIGENCE TO LOCATE THE UTILITIES AS NEARLY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Subject to the following Easements, Agreements, Rights-of-Way and Restrictions as listed in Schedule B - Section II, Exceptions, Absolute Title, Inc. title search, File Number 89424 with an effective date of September 22, 2020.

- Easement (right of way) in favor of The Detroit Edison Company, as recorded in Liber 1 of Grants, Page 294, Washtenaw County Records. This is an easement for the construction, operation and maintenance of electrical lines along the Easterly 5 feet of Lots 128, 129 and 130 of the subject property and is shown on this survey.
- Building and use restrictions contained in instrument recorded in Liber 252, Page 467, Washtenaw County Records, which are not in the chain of title and may constitute a general plan of development, but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin. This is a list of restrictions for Lots 122, 123 and 124 of Boulevard Heights and are not plotted on this survey.
- Easement as disclosed by instrument recorded in Liber 3897, Page 791, Washtenaw County Records. This is an easement for the exclusive right to use and occupy to the exclusion of the grantors the Easterly 5 feet of the subject parcel granted to the owners of property located at 2390 Wildwood Avenue (Parcel No. 09-09-30-300-008) and is shown on this survey.
- Underground Easement (right of way) in favor of DTE Electric Company, a Michigan corporation, as recorded in Liber 5181, Page 131, Washtenaw County Records. This is an underground easement described as 10 feet wide on page 1 and 12 feet wide on page 3 of Liber 5181, Page 351 centered on an existing line and is shown on this survey.

NOTES:

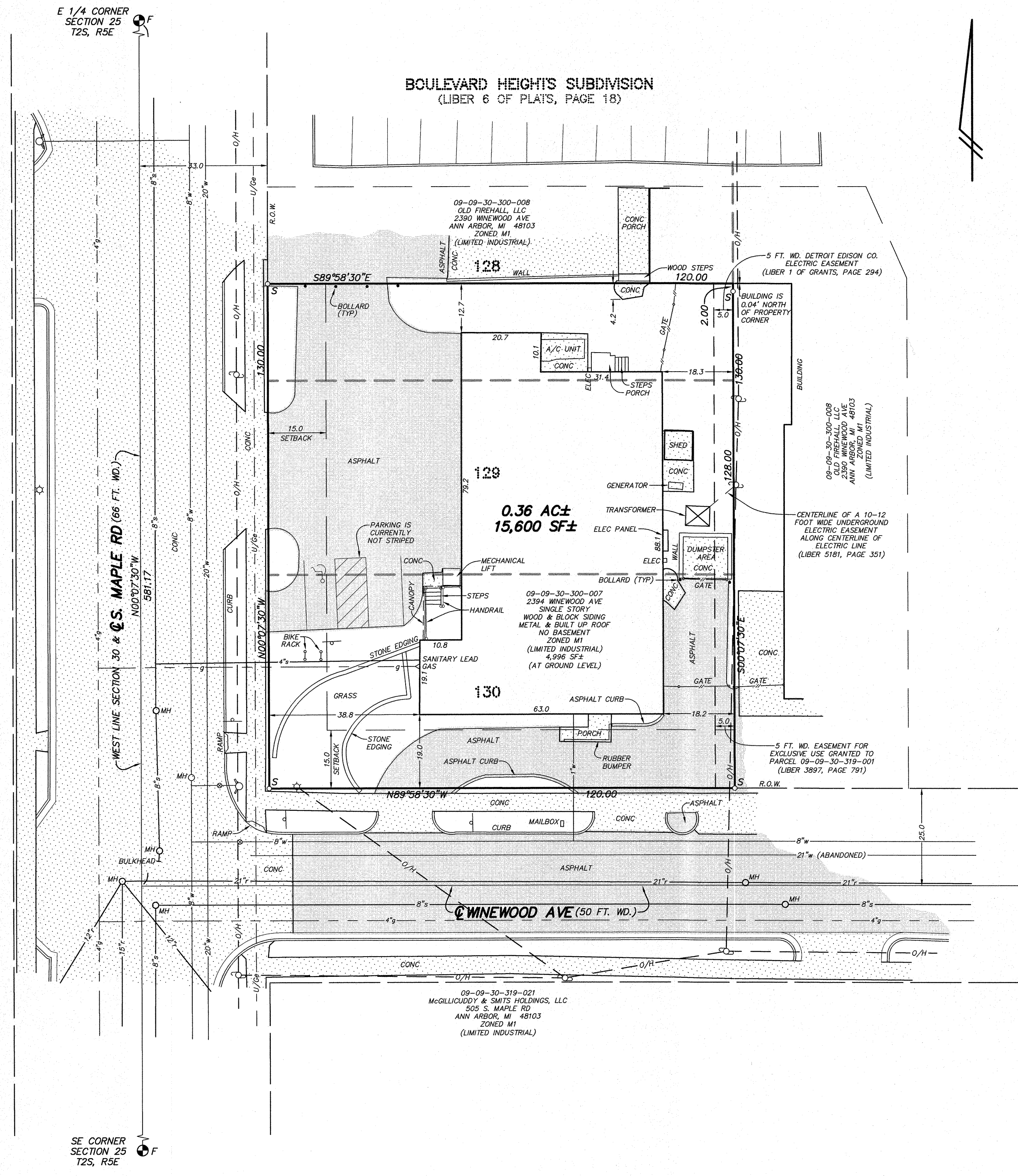
- ABSOLUTE TITLE, INC. TITLE SEARCH, FILE NUMBER 89424 WAS USED IN THE PREPARATION OF THIS SURVEY.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DEPICTED ON FEMA FLOOD MAP 26161C0244E WITH AN EFFECTIVE DATE OF APRIL 3, 2012.
- THE SUBJECT PROPERTY IS ZONED M-1 LIMITED LIGHT INDUSTRIAL.

	REQUIRED	EXISTING
MINIMUM GROSS LOT AREA	13,000 SF	15,600 SF
MINIMUM LOT WIDTH	100 FT	120 FT
FRONT SETBACK	15 FT MIN	19.0 WINEWOOD 38.9 MAPLE
SIDE SETBACK	NONE	18.2
REAR SETBACK	NONE	12.7
PARKING	EXISTING	REQUIRED
REGULAR SPACES	1	1
HANDICAPPED SPACES	1	1
TOTAL SPACES	2	2

ZONING INFORMATION TAKEN FROM CITY OF ANN ARBOR "UNIFIED DEVELOPMENT CODE" AND SPECIAL EXCEPTION USE PLANS PREPARED BY MACON ENGINEERING LLC, FOR 2394 WINEWOOD. A ZONING REPORT WAS UNAVAILABLE.

- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SUBJECT PROPERTY.

09-09-25-400-012
C&A, LLC
490 S MAPLE RD
ANN ARBOR, MI 48103
ZONED C3
(FRINGE COMMERCIAL)



DESCRIPTION
Land in the City of Ann Arbor, Washtenaw County, Michigan, described as follows:

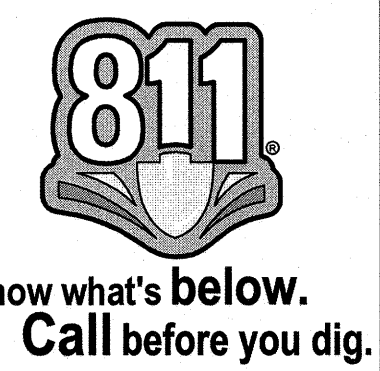
Lot 128, except therefrom the North 25 feet, and all of Lots 129 and 130, Boulevard Heights Subdivision, as recorded in Liber 6 of Plats, Page 18, Washtenaw County Records.

CERTIFICATION
To AA Properties, LLC, a Michigan liability company; Chelsea State Bank and Absolute Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 8, 9, 11, 13 and 16 of Table A thereof. The field work was completed on January 6, 2021.

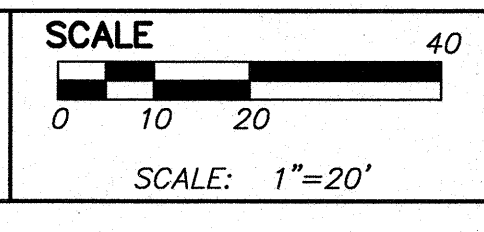
Date of Plat or Map: December 4, 2020
Date of last revision: January 7, 2021

Thomas L. Sutherland, P.S.
THOMAS L. SUTHERLAND
PROFESSIONAL SURVEYOR
NO. 24620
MICHIGAN NO. 24620



LEGEND		BENCHMARK	
○ = LIGHT POLE	○ = SPOT ELEV.	— = GRAVEL	— = EXISTING STORM
○ = UTILITY POLE	○ = POST	— = FENCE	— = EXISTING SANITARY
○ = CLAY ANCHOR	○ = GATE VALVE	— = CONCRETE	— = EXISTING WATER
○ = HYDRANT	○ = SIGN	— = ASPHALT	— = EXISTING GAS
			— = EXISTING ELECTRIC
			— = EXISTING TELEPHONE

REVISIONS	DATE	DESCRIPTION
1-7-21		SANITARY LEAD.



SEU-02

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3626 W. LIBERTY RD
SUITE 400 48103
ANN ARBOR, MI 48103
TEL: 734-761-8800
FAX: 734-761-8530
WWW.WASHTENAWENGINEERING.COM

CLIENT
ERIC PARKHURST
2394 WINEWOOD AVE
ANN ARBOR, MI 48103
TEL: 612-710-3625

PROJECT
ALTA/NSPS LAND TITLE SURVEY

SHEET
09-09-30-300-007
2394 WINEWOOD AVE

SECTION 30 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY • MICHIGAN
JOB NO. 32780
DWG NO. 32780.dwg
FIELD BOOK 659
FILE NO. 10671

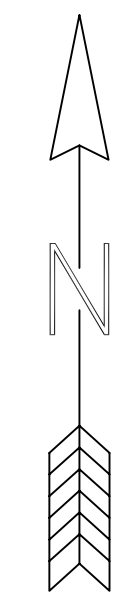
DATE 12-4-20

SHEET 1



Know what's below.
Call before you dig.

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Macon Engineering, LLC.

P.O. Box 314, Chelsea, MI 48118 734-216-9941

LEGAL DESCRIPTION:

LOT 128, EXCEPTING THE NORTH 25.0 FEET AND ALL OF LOTS 129 AND 130 OF BOULEVARD HEIGHTS SUBDIVISION AS RECORDED IN LIBER 6 OF PLATS, PAGE 18, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN

BEARINGS HAVE BEEN ROTATED TO MICHIGAN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE

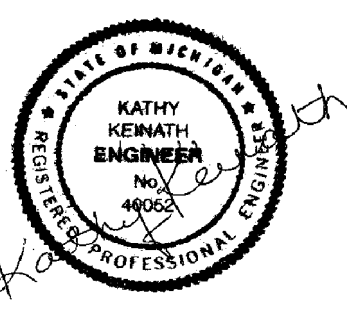
ELEVATIONS ARE NAVD 88.

09 09 30 300 008
OLD FIREHALL, LLC
2390 WINEWOOD AVE

2394 WINEWOOD
SPECIAL EXCEPTION USE
EXISTING AND PROPOSED
LAYOUT PLAN

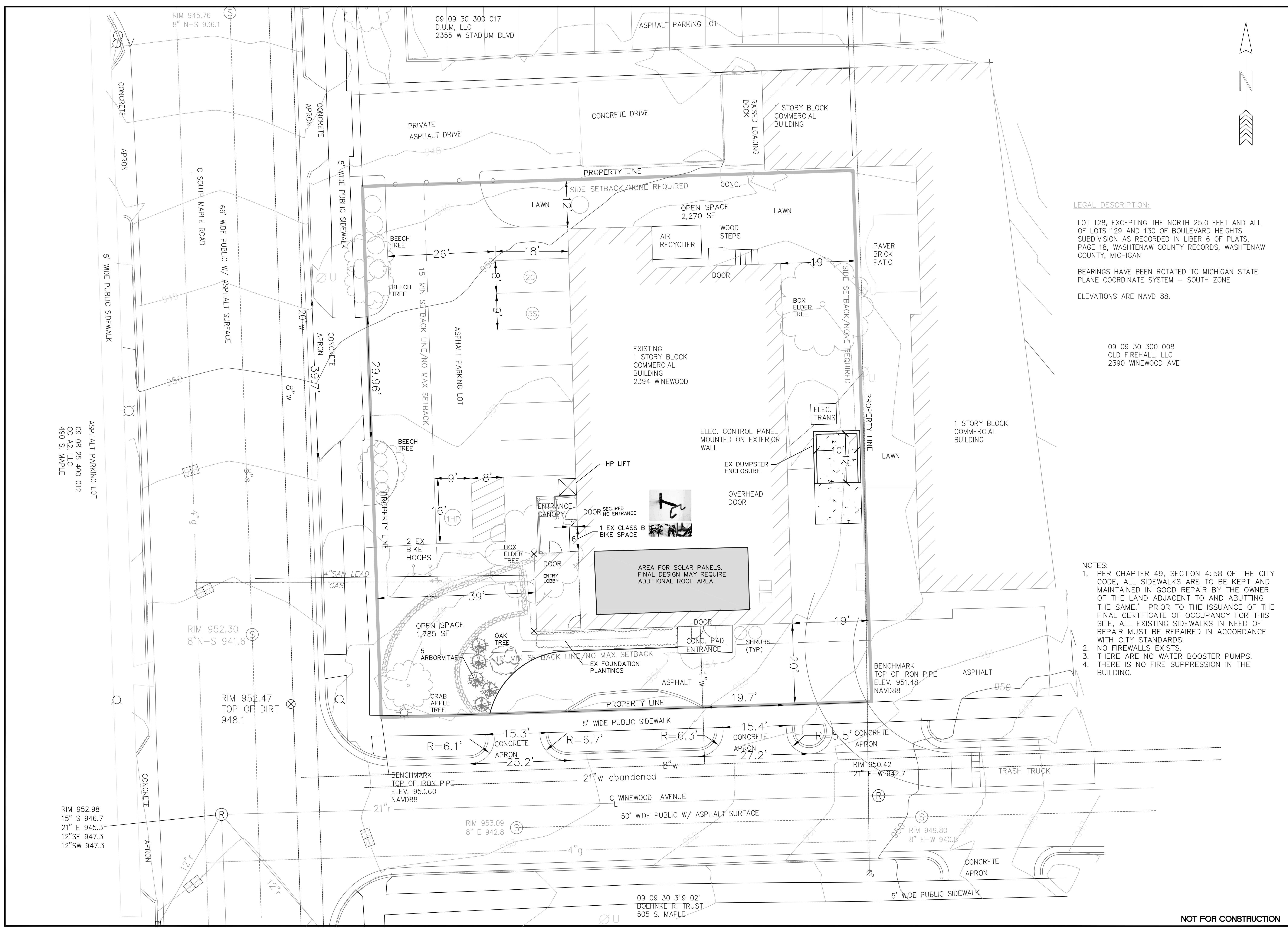
NOTES:

- PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- NO FIREWALLS EXISTS.
- THERE ARE NO WATER BOOSTER PUMPS.
- THERE IS NO FIRE SUPPRESSION IN THE BUILDING.



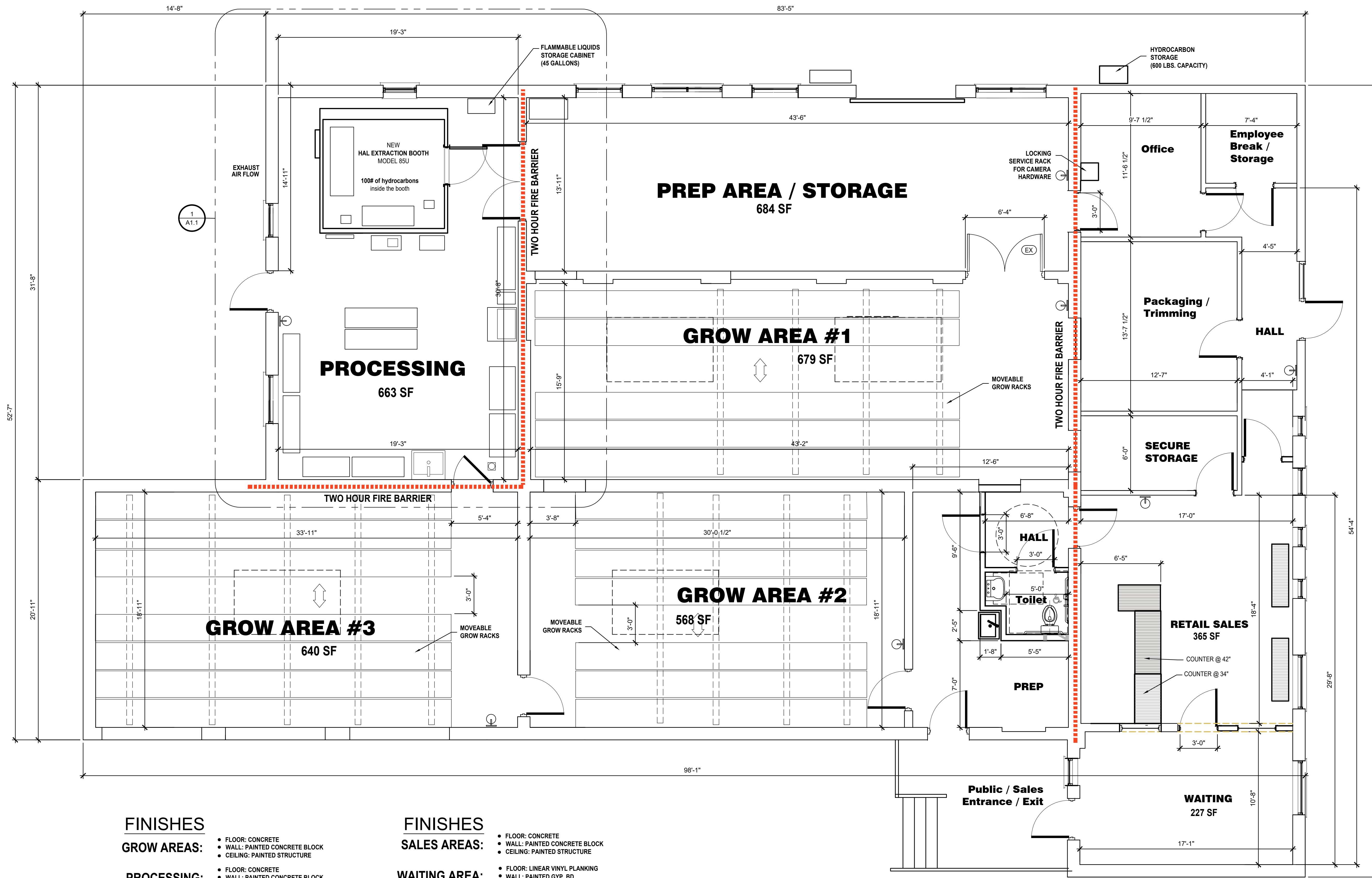
DATE	12-18-21
SCALE	1"=10'
SHEET NO.	SEU-03

NOT FOR CONSTRUCTION



09 08 25 400 012
CC A2, LLC
490 S. MAPLE

09 09 30 319 021
BOEHNKE R. TRUST
505 S. MAPLE



EMPLOYEE ENTRY / EXIT (barrier-free)
ACCESSIBLE ROUTE PER 2015 MRCEB: SECTION 410.7

FINISHES

- GROW AREAS:**
- FLOOR: CONCRETE
 - WALL: PAINTED CONCRETE BLOCK
 - CEILING: PAINTED STRUCTURE
- PROCESSING:**
- FLOOR: CONCRETE
 - WALL: PAINTED CONCRETE BLOCK
 - CEILING: PAINTED STRUCTURE
- PREP AREAS:**
- FLOOR: CONCRETE
 - WALL: PAINTED CONCRETE BLOCK
 - CEILING: PAINTED STRUCTURE

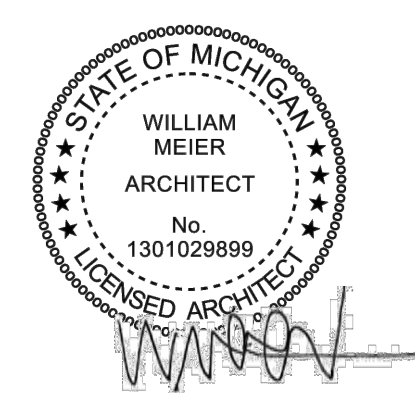
FINISHES

- SALES AREAS:**
- FLOOR: CONCRETE
 - WALL: PAINTED CONCRETE BLOCK
 - CEILING: PAINTED STRUCTURE
- WAITING AREA:**
- FLOOR: LINEAR VINYL PLANKING
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.
- TOILET:**
- FLOOR: TILE
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.
- OFFICE:**
- FLOOR: LINEAR VINYL PLANKING
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.
- SECURE STORAGE:**
- FLOOR: LINEAR VINYL PLANKING
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.
- PACKAGING / TRIMMING:**
- FLOOR: LINEAR VINYL PLANKING
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.
- HALL:**
- FLOOR: LINEAR VINYL PLANKING
 - WALL: PAINTED GYP. BD.
 - CEILING: PAINTED GYP. BD.

FLOOR PLAN
SCALE: 1/4" = 1' - 0"
4902 SF
BUILDING TYPE: III B (NON-PROTECTED) ONE STORY
BUILDING IS NOT EQUIPPED WITH FIRE SPRINKLER

INTERIOR SUITE RENOVATIONS
PARKHURST SERVICES
2394 Winewood Avenue Ann Arbor, Michigan

CONTACT
ERIC PARKHURST



REVIEW	12-22-2020
EQUIPMENT	06-02-2020
REVIEW	03-13-2020
REVIEW	03-13-2020

ISSUED FOR: DATE:

FLOOR Plan

A1.0

PROJECT NUMBER:
81 - 2020

VERIFY ALL CONDITIONS & DIMENSIONS IN THE FIELD