CITY OF ANN ARBOR SWIFT RUN (WHEELER) SERVICE CENTER

SITE PLAN FILE NO.: XX-XX

DEVELOPMENT NOTES:

1.OUTDOOR LIGHTING

ALL OUTDOOR LIGHTING, EXCEPT BUILDING ENTRANCE SAFETY LIGHTING OF LESS THAN 100 WATTS, SHALL BE PROHIBITED SOUTH OF THE HALF SECTION LINE OF SECTION 15, ALL OUTDOOR LIGHTING MUST BE OF CULL CUT-OFF DESIGN AND SHIELDED TO DIRECT LIGHT AWAY FROM NEIGHBORING PROPERTIES AND ALL ROAD RIGHT-OF-WAY. LIGHT LEVELS CANNOT EXCEED 0.1 FOOT-CANDLE AT THE RIGHT-OF-WAY OR PROPERTY LINE UNLESS APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION.

2.USES

USES SHALL BE LIMITED TO THE FOLLOWNG ACTIVITY AREA USE DESCRIPTIONS, NO OTHER USES SHALL BE PERMITTED WITHOUT THE APPROVAL OF PITTSFIELD TOWNSHIP PER THE PROCEDURES OUTLINED IN ARTICLE 52 OF THE PITTSFIELD TOWNSHIP ZONING ORDINANCE.

ACTIVITY AREA USE DESCRIPTION

CITY OF ANN ARBOR FIELD OPERATIONS & MAINTENANCE FACILITY ACTIVITY AREAS SHALL ONLY INCLUDE:

- CITY OPERATIONS BUILDING (OFFICES AND CREW AREAS)
- CITY STORAGE BUILDINGS (VEHICLES, EQUIPMENT AND SUPPLIES)
- CITY MAINTENANCE BUILDING (VEHICLES/EQUIPMENT REPAIR)
- OUTDOOR MATERIAL AND SUPPLY STORAGE AREAS (INCLUDING SALT DOME WITH HEIGHT OF 55FT)
- TWO-WAY RADIO TOWER (MAX. HEIGHT OF 125 FT) NON-ILLUMINATED
- VEHICLE FUELING AND WASH FACILITIES
- VEHICLE PARKING AREAS
- EMPLOYEE AND VISITOR PARKING
- STORM WATER MANAGEMENT FACILITIES

THE AREA WEST OF THE ELLSWORTH ACCESS ROAD, EAST OF THE ACTUAL MAINTENANCE FACILITY AND NORTH OF THE POND SHALL BE RETAINED AS OPEN SPACE WITH A JOINT USE ACCESS ROAD. NO OTHER ACTIVITIES SHALL BE PERMITTED. THIS AREA IS INCLUDED IN THE MAINTENANCE ACTIVITY AREA FOR THE ACCESS ROAD AND TO PROVIDE ADDITIONAL OPEN SPACE SQUARE FOOTAGE FOR THE DENSITY CALCULATIONS.

HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH FRIDAY 6AM TO 11:30 PM, AND SATURDAY 7AM TO 3:30PM, AND AS NEEDED FOR EMERGENCY SERVICE AND TRANSPORTATION SERVICES. TRUCKS OVER 25,000 LBS. GVW SHALL NOT HAVE ACCESS TO ELLSWORTH ROAD AFTER 8:00 PM EXCEPT TO PERFORM ESSENTIAL CITY SERVICES.

WASTE TRANSFER AND MATERIAL RECOVERY

ACTIVITY AREA SHALL ONLY INCLUDE:

- DROP-OFF STATION (ACTIVITIES TO OCCUR IN BOTH OUTDOOR PADS AND ROLL-OFFS AND IN ECLOSED BUILDING) FOR TIPPING, PROCESSING AND TRANSFER OF RESIDENTIAL AND COMMERCIAL RECYCLABLE AND WASTE MATERIAL
- CONSTRUCTION AND DEMOLITION (C&D) WASTE TIPPING BOTH IN OPEN ROLL-OFFS AND UNDER COVERED TIPPING FLOOR
- WASTE TRANSFER STATION
- OUTDOOR TRAILER AND ROLL-OFF CONTAINER STORAGE
- COMPOST EQUIPMENT STORAGE BUILDING
- RECYCLING TRUCK STORAGE BUILDING
- TRUCK SCALE AND SCALEHOUSE
- COMPOSTABLE MATERIAL DROP-OFF
- COMPOST PROCESSING, STORAGE AND DISTRIBUTION
- EMERALD ASH BORER WOOD DROP-OFF AND PROCESSING (PER AGREEMENT WITH MID-MICHIGAN RECYCLING AND PITTSFIELD TOWNSHIP)
- FARMING ACTIVITIES IN UNDERDEVELOPED AREAS
- EMPLOYEE AND VISITOR PARKING
- THE AREA WEST OF THE NORTH/SOUTH AXIS OF THE ON-SITE ACCESS ROAD (APPROXIMATELY 6 ACRES AS SHOWN ON THE AREA PLAN) SHALL BE USED FOR EMERALD ASH BORER ACTIVITIES AND COMPOST MATERIAL DROP-OFF, PROCESSING, STORAGE AND DISTRIBUTION ONLY. NO PERMANENT BUILDING OF EQUIPMENT OR STORAGE OF EMPTY ROLL-OFFS OR TRANSFER TRAILERS SHALL BE PERMITTED IN THIS SUB-AREA.
- BERMING AND/OR A LANDSCAPE BUFFER ON THE WEST BOUNDARY OF THE 6-ACRE AREA, WEST OF THE NORTH/SOUTH AXIS, SHALL BE PROVIDED TO SCREEN OPERATIONS FROM ANY FUTURE RECREATION AREA DEVELOPMENTS.
- BERMING AND/OR A LANDSCAPE BUFFER, ON THE EAST AND SOUTH BOUNDARIES OF THE DROP-OFF STATION, SHALL BE PROVIDED TO SCREEN OPERATIONS FROM ANY EXISTING DEVELOPED SITES AND FUTURE DEVELOPMENTS.

HOURS OF OPERATION SHALL BE LIMITED TO; MONDAY THROUGH SUNDAY 7 AM TO 7 PM

COMPOSTING

ACTIVITY AREA SHALL ONLY INCLUDE:

- COMPOSTABLE MATERIAL DROP-OFF
- COMPOSTABLE PROCESSING, STORAGE AND DISTRIBUTION
- AGRICULTURE CROPS AND GRAZING PERMITTED IN UNDEVELOPED COMPOST AREAS
- "COMPOSTABLE MATERIAL" SHALL BE MATERIALS ALLOWABLE BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) AS STATED IN THE STATE OF MICHIGAN COMPOST RULES. ALL COMPOSTING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE MDEQ COMPOST RULES AND PROPERLY MANAGED TO PREVENT THE CONTAMINATION OF SURFACE WATER AND GROUND WATER, AND IN COMPLIANCE WITH OTHER ENVIRONMENTAL REGULATIONS; THIS INCLUDES CONTROLLING NOISE OR ODOR NUISANCES, AND CONTROLLING RODENT AND INSECTS. ACTIVITIES LOCATED IN OR NEAR A WETLAND OR A FLOODPLAIN SHALL BE MANAGED TO PREVENT CONTAMINATION BY STORM WATER, RUNOFF OR LEACHATE. THESE RESTRICTIONS AND ALL OTHER COMPOSTING RELATED PARAMETERS OF THIS PUD SHALL REPLACE THOSE OF PITTSFIELD TOWNSHIP CUP #91-8.

HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH SUNDAY 7 AM TO 7 PM. ESSENTIAL SITE MAINTENANCE MAY OCCUR AT OTHER TIMES.

PASSIVE RECREATION

ACTIVITY AREA SHALL ONLY INCLUDE:

- WILDLIFE AND VEGETATION PRESERVATION AND RESTORATION
- FISHING (CATCH AND RELEASE)
- BIRD.WILDLIFE WATCHING AND HABITAT STUDY
- OBSERVATION PLATFORMS
- NON-MOTORIZED TRAILS
- EDUCATIONAL DISPLAYS AND INTERPRETIVE SIGNAGE
- PICNIC AREAS
- PARKING AREAS
- AGRICULTURE CROPS AND GRAZING PERMITTED IN UNDEVELOPED RECREATION AREAS
- RESTROOM FACILITIES
- VISITOR CENTER

USE OF MOTORIZED VEHICLES SHALL BE LIMITED TO MAINTENANCE ACTIVITIES ONLY. HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH SUNDAY 6 AM TO DUSK

ACTIVE RECREATION

ACTIVITY AREA SHALL ONLY INCLUDE:

- ATHLETIC FIELDS
- PICNIC SHELTER/PICNIC AREAS
- RESTROOMS
- PLAY STRUCTURES
- SKATE PARK
- GOLF RANGE (INCLUDING DISK GOLF)
- PARKING AREAS
- AGRICULTURE CROPS AND GRAZING PERMITTED IN UNDEVELOPED RECREATION AREAS

HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH SUNDAY 6 AM TO DUSK

3.PEDESTRIAN CONNECTIVITY

A 10-FOOT WIDE, PAVED, NON-MOTORIZED, SHARED USE PATHWAY SHALL BE EXTENDED WITHIN THE PROJECT AREA ALONG THE ENTIRE FRONTAGE OF CITY OF ANN ARBOR PROPERTY ADJACENT TO STONE SCHOOL ROAD (EAST SIDE). BOARDWALK WILL BE USED ALONG IDENTIFIED WETLAND AREAS WHERE PAVING IS NOT FEASIBLE.

A 10-FOOT WIDE, PAVED, NON-MOTORIZED, SHARED USE PATHWAY SHALL BE CONSTRUCTED ALONG THE EAST SIDE OF STONE SCHOOL ROAD IN FRONT OF TWO PRIVATE PROPERTIES (PARCEL IDS: L-12-15-300-004 AND L-12-15-300-002) CONTINGENT UPON PITTSFIELD TOWNSHIP OBTAINING THE NECESSARY EASEMENTS.

A 5-FOOT WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE CITY OF ANN ARBOR PROPERTY WITHIN THE EAST ELLSWORTH ROAD RIGHT-OF-WAY (SOUTH SIDE).

A 5-FOOT WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED WITHIN THE EAST ELLSWORTH ROAD RIGHT-OF-WAY (SOUTH SIDE) ALONG TWO PRIVATE PROPERTIES (PARCEL IDS: L-12-15-250-002 AND L-12-15-250-003) AND ONE WASHTENAW COUNTY PROPERTY (PARCEL ID L-12-15-250-008) CONTINGENT UPON PITTSFIELD TOWNSHIP OBTAINING THE NECESSARY EASEMENTS.

PEDESTRIAN CONNECTIVITY ELEMENTS, AS SPECIFIED HEREIN, SHALL BE CONSTRUCTED WITHIN TWO (2) YEARS OF THE APPROVED SITE PLAN AMENDMENT.

4. VEHICLES ENTRANCES

ALL CUSTOMERS OF THE DROP OFF FACILITY ACCESSING THE "WASTE TRANSFER AND MATERIAL RECOVERY AREA," AND "COMPOSTING AREAS", SHALL ENTER AND EXIT USING THE SOUTHERN MOST PLATT ROAD ENTERANCE. CITY AND AUTHORIZED VEHICLES USING THE "WASTE TRANSFER AND MATERIAL RECOVERY AREA" AND "COMPOSTING AREAS" SHALL ENTER AND EXIT USING THE NORTHERN MOST PLATT ROAD ENTERANCE IN THE NORMAL COURSE OF BUISNESS, BUT MAY TRANSIT THROUGH AND TO THER AREAS IN THE PUD DISTRICT USING THE INTERNAL ROAD SYSTEM.

ALL VEHICLES ACCESSING THE "CITY OF ANN ARBOR FIELD OPERATIONS AND MAINTENANCE FACILITY" AREA, EXCEPT EMPLOYEE, VENDOR AND CUSTOMER PASSANGER VEHICLES, SHALL ENTER AND EXIT THE PUD DISTRICT ONLY FROM ELLSWORTH ROAD OR PLATT ROAD, EXCEPT AS OTHERWISE NOTED, ACCESS TO A PARKING LOT FROM STONE SCHOOL ROAD SHALL BE PERMITTED FOR EMPLOYEE, VENDOR, VISITOR, AND CUSTOMER PASSENGER VEHICLES. VEHICLE ACCESS ROUTES FROM STONE SCHOOL ROAD TO ANY OTHER PUBLIC ROAD SHALL BE PROHIBITED. A FUTURE PARKING LOT IN THE "ACTIVE RECREATION" AREA FOR PARK VISITORS AND PARK EMPLOYEES SHALL BE PERMITTED WITH ACCESS FROM STONE SCHOOL ROAD, NORTH OF THE SOUTH LINE OF THE WOODSIDE MEADOWS CONDOMINIUM.

ACCESS POINTS NOT DEPICTED ON THE AREA PLAN SHALL BE PROHIBITED.

5. WIRELESS COMMUNUCATIONS SUPPORT STRUCTURES

ALL WIRELESS COMMUNICATIONS SUPPORT FACILITIES OVER 20 FEET IN HEIGHT SHALL BE OF A MONOPOLE DESIGN, SUPPORT STRUCTURES SHALL NOT BE ARTIFICIALLY ILLUMINATED, DISPLAY OF ADVERTISING OR IDENTIFICATION OF ANY KIND INTENDED TO BE VISIBLE FROM THE GROUND OR OTHER STRUCTURES, EXCEPT AS REQUIRED FOR EMERGENCY PURPOSES, SHALL BE PROHIBITED, THE BASE OF THE SUPPORTING STRUCTURE SHALL BE SET BACK FROM ALL PROPERTY LINES AND MINIMUM DISTANCE EQUAL TO THE COMBINED OVERALL HEIGHT IF THE SUPPORT STRUCTURE. ALL COMPONENTS OF A SUPPORT STRUCTURE SHALL BE LOCATED AT LEAST FIVE HUNDERED (500) FEET FROM AND RESIDENTIAL BUILDING. THE HEIGHT OF THE SUPPORT STRUCTURE SHALL NOT EXCEED ONE HUNDERED TWENTY-FIVE (125) FEET.

6. RECREATION FACILITIES

PITTSFIELD TOWNSHIP RESIDENTS SHALL HAVE THE RIGHT TO ACCESS AND ENJOY ALL RECREATION FACILITIES CONSTRUCTED WITHIN THE TOWNSHIP, SUBJECT TO THE SAME CONDITIONS IMPOSED ON THE RESIDENTS OF THE CITY OF ANN ARBOR.

7. LANDSCAPE BERMS, TRANSITION STRIPS AND OTHER SCREENING

BEFORE NEW SITE PLANS ARE APPROVED FOR USES WITHIN THE PUD, LANDSCAPE UNDULATING BERMS IN THE AREA DEPICTED ON THE AREA PLAN, WHOSE DESIGN AND CONSTRUCTION SHALL BE APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION, SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- SUFFICIENT BERMING PARALLEL TO THE PROPOSED DRIVE FROM PLATT ROAD TO THE DROP OFF STATION ON BOTH SIDES. WHERE THE BERM IS NOT FEASIBLE SUFFICIENT SCREENING LANDSCAPING SHALL BE PROVIDED TO BUFFER RESIDENCE ON THE PLATT ROAD.
- SUFFICIENT BERMING SURROUNDING THE DROP OFF STATION.
- SUFFICIENT SURROUNDING NEW COMPOST AREA.

BEFORE ANY NEW SITE PLANS ARE APPROVED WITHIN THE PUD DISTRICT, A LANDSCAPED TRANSITION STRIP OF SUFFICIENT WIDTH AND HEIGHT SHALL BE INSTALLED BETWEEN THE FACILITIES AND ANY EXISTING ADJACENT SITES. THE TOWNSHIP BOARD MAY WAIVE THE REQUIREMENT FOR THE LANDSCAPING OF THE TRANSITION STRIP TO BE COMPLETED IT, IN ITS OPINION, THE CITY HAS PROCEEDED IN GOOD FAITH, THE DESIGN AND ALL PERMITS ARE APPROVED AND FINANCIAL SECURITY IS POSTED FOR THE COMPLETION OF THE TRANSITION STRIP IMPROVEMENTS WITHIN A SPECIFIED TIME.

8.

THE

PHASE	PUD/ACTIVITY AREA	NET LOT AREA (SF)	NET LOT AREA (ACRES)	MAXIMUM LOT COVERAGE AREA (SF)	LOT COVERAGE %	MAX.FLOOR AREA RATIO %	NET LOT COVERAGE AREA (SF)	MAXIMUM NET LOT COVERAGE %	MIN. SETBACK FROM PUBLIC ROAD (FT)	MINIMUM SETBACK FROM PROPERTY LINE (FT)	MAXIMUM BUILDING HEIGHT (FT)	PARKING SPACE MINIMUM SIZE	SIGNS
A	OPERATIONS AND MAINTENANCE FACILITY	2,017,141	46.3	190,000	9.4%	9.4%	1,008,571	50.0%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT; SALT DOME 55FT, AND WIRELESS COMMUNICATIONS TOWER 125 FT	9x20 FT	AS PERMITTED IN THE LIMITED INDUSTRIAL (I-1) ZONING DISTRICT
B	WASTE TRANSFER AND MATERIAL RECOVERY	864,000	19.8	129,600	15.0%	15.0%	432,000	50.0%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT	9x20 FT	AS PERMITTED IN THE LIMITED INDUSTRIAL (I-1) ZONING DISTRICT
B	COMPOSTING (NORTH OF RR)	540,144	12.4	-	0.0%	0.0%	81,022	15.0%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
B	COMPOSTING (SOUTH OF RR)	754,330	17.3	-	0.0%	0.0%	37,717	5.0%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
C	COMPOSTING	1,502,820	34.5	-	0.0%	0.0%	75,141	5.0%	50	20 FEET + 25 FT TRANSITION STRIP	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
D	WASTE TRANSFER AND MATERIAL RECOVERY	842,369	19.3	126,355	15.0%	15.0%	421,185	50.0%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT	9x20 FT (EMP) 10x20 FT (PUBLIC)	AS PERMITTED IN THE LIMITED INDUSTRIAL (I-1) ZONING DISTRICT
E	COMPOSTING	324,370	7.4	-	0.0%	0.0%	16,219	5.0%	50	20 FEET + 25 FT TRANSITION STRIP	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
F	COMPOSTING	219,000	5.0	-	0.0%	0.0%	10,950	5.0%	50	20 FEET + 25 FT TRANSITION STRIP	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
ALL	PASSIVE RECREATION	4,704,480	108.0	47,045	1.0%	1.0%	47,045	1.0%	50	20 FEET	15 FT	NOT PERMITTED	AS PERMITTED IN THE RECREATION (RC) ZONING DISTRICT
ALL	ACTIVE RECREATION	1,929,708	44.3	38,594	2.0%	2.0%	289,456	15.0%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT	10x20 FT	AS PERMITTED IN THE RECREATION (RC) ZONING DISTRICT
	TOTAL	13,698,362	314.5	531,594			2,419,304						

9. COMPLIANCE WITH TOWNSHIP ORDINANCES

ALL USES AND CONSTRUCTION SHALL COMPLY WITH ALL TOWNSHIP ORDINANCES.

10. SIGNAGE

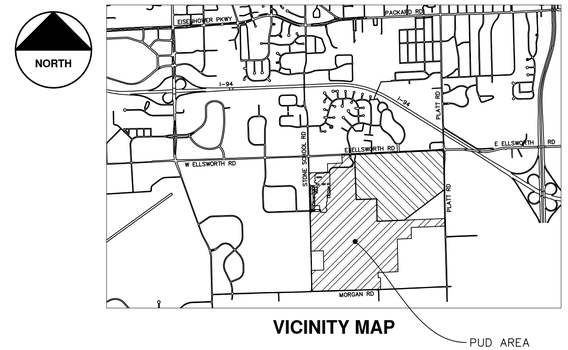
THE TOWNSHIP REQUESTS THAT NEW SIGNAGE FOR FACILITIES WITHIN THE PUD ACKNOWLEDGE THEIR LOCATION IN PITTSFIELD CHARTER TOWNSHIP.

11. APPROVALS

SITE PLANS FOR ALL DEVELOPMENT WITHIN THE DISTRICT SHALL BE APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION, WASHTENAW COUNTY ROAD COMMISSION, AND WASHTENAW COUNTY DRAIN COMMISSION BEFORE ANY CONSTRUCTION COMMENCES.

APPROVALS / PERMITS REQUIRED:

AGENCY	STATUS	DATE APPROVED
WASHTENAW COUNTY DRAIN COMMISSIONER	PENDING	XXXXXXXX XX, 2015
WASHTENAW COUNTY ROAD COMMISSION	PENDING	XXXXXXXX XX, 2015
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY		
WETLAND PERMIT	PENDING	XXXXXXXX XX, 2015
PITTSFIELD TOWNSHIP		
WETLAND PERMIT	PENDING	XXXXXXXX XX, 2015
PRELIMINARY SITE PLAN	PENDING	XXXXXXXX XX, 2015
FINAL SITE PLAN	PENDING	XXXXXXXX XX, 2015



VICINITY MAP

LEGAL DESCRIPTION OF PUD AREA

PARCEL NUMBERS:

L-12-15-250-005	L-12-15-300-003
L-12-15-250-006	L-12-15-300-005
L-12-15-250-009	L-12-15-400-001
L-12-15-250-010	

314.26 ACRE PUD PARCEL OF LAND IN SECTION 15, PITTSFIELD TWP.

COMMENCING AT NORTHWEST CORNER OF SECTION 15, T3S, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S 01 DEG 04' 49" E 657.26 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF STONE SCHOOL ROAD FOR A PLACE OF BEGINNING; THENCE N 87 DEG 54' 31" E 741.03 FT; THENCE N 01 DEG 04' 59" W 328.63 FT; THENCE N 87 DEG 54' 31" E 584.73 FT; THENCE N 02 DEG 05' 29" W 328.63 FT TO THE NORTH LINE OF SAID SECTION 15; THENCE N 87 DEG 54' 31" E 530.43 FT ALONG SAID SECTION LINE AND CENTERLINE OF ELLSWORTH ROAD; THENCE S 01 DEG 14' 29" E 152.85 FEET; THENCE S 87 DEG 36' 31" W 29.59 FT; THENCE S 1 DEG 43' 29" E 1643.88 FT; THENCE N 88 DEG 12' 01" E 812.97 FT; THENCE S 00 DEG 40' 44" E 890.54 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION, THENCE N 88 DEG 07' 03" E 2688.85 FEET ALONG THE EAST-WEST ¼ LINE TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE S 01 DEG 06' 17" E 300.03 FEET ALONG THE EAST LINE OF SAID SECTION AND CENTERLINE OF PLATT ROAD (66 FEET WIDE); THENCE S 88 DEG 07' 03" W 1345.62 FEET; THENCE S 00 DEG 52' 37" E 435.07 FEET; THENCE S 88 DEG 07' 03" W 562.15 FEET; THENCE S 00 DEG 45' 49" E 1292.55 FEET; THENCE S 87 DEG 59' 29" W 787.79 FEET; THENCE S 00 DEG 39' 00" E 203.77 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N 87 DEG 28' 25" E 88.05 FEET; THENCE S 00 DEG 39' 00"E 473.47 FEET; THENCE S 87 DEG 56' 59" W 88.03 FEET ALONG THE SOUTH LINE OF SAID SECTION AND CENTER LINE OF MORGAN ROAD (66 FEET WIDE) TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S 88 DEG 50' 11" W 2645.01 FEET ALONG THE SOUTH LINE OF SAID SECTION AND SAID CENTER LINE OF MORGAN ROAD TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N 00 DEG 40' 06" W 838.73 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF SAID STONE SCHOOL ROAD (66 FEET WIDE); THENCE N 88 DEG 50' 11" E 498.42 FEET; THENCE N 00 DEG 40' 06" W 762.03 FEET; THENCE S88 DEG 50' 11"W 498.42 FEET; THENCE N 00 DEG 40' 06" W 1074.61 ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE N 01 DEG 04' 49" W 2022.14 FEET ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE PLACE OF BEGINNING. EXCEPTING THOSE LANDS OWNED BY THE ANN ARBOR RAILROAD AS ITS 100 FEET WIDE RIGHT-OF-WAY PASSES THROUGH SAID SECTION 15, T3.3 R6E IN A NORTHEAST-SOUTHWEST DIRECTION. THE RESULTING PARCEL CONTAINS 314.26 NET ACRES OF LAND, MORE OR LESS.

NOTES:

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL CALL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

THE UNDERGROUND LOCATIONS SHOWN FOR NATURAL GAS, TELEPHONE, ELECTRICAL POWER, CABLE TV AND FIBER OPTIC LINES ARE APPROXIMATE. THE CITY OF ANN ARBOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURATE REPRESENTATION IN THIS DRAWING. MISS DIG MUST BE CONTACTED PRIOR TO CONSTRUCTION TO LOCATE THESE UTILITIES.

THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE 1994 EDITION OF THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, IT'S DETAILS, WHICH ARE INCLUDED BY REFERENCE, AND THIS PROJECT'S CONTRACT DOCUMENTS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LEGEND
3	CITY OF ANN ARBOR STANDARD NOTES
4	DETAILS
5	DETAILS
6	PUD AREA PLAN - OVERALL
7	PUD AREA PLAN - NORTHWEST SECTOR
8	PUD AREA PLAN - NORTHEAST SECTOR
9	PUD AREA PLAN - SOUTHEAST SECTOR
10	PUD AREA PLAN - SOUTHWEST SECTOR
11	PUD AREA PLAN - EXISTING LAND USES, SOIL TYPES & EASEMENTS
12	PUD AREA PLAN - NATURAL FEATURES
13	PUD AREA PLAN - AREA DRAINAGE MAP
14	E. ELLSWORTH SIDEWALK SITE PLAN-1
15	E. ELLSWORTH SIDEWALK SITE PLAN-2
16	E. ELLSWORTH SIDEWALK SITE PLAN-3
17	STONE SCHOOL ROAD PATH SITE PLAN-1

OWNER/APPLICANT:
CITY OF ANN ARBOR
301 E. HURON ST.
ANN ARBOR, MI 48104
c/o MR. CRAIG HUPY, P.E.
PUBLIC SERVICES AREA
ADMINISTRATOR
(734) 794-6000

ENGINEER:
CITY OF ANN ARBOR
PROJECT MANAGEMENT
SERVICES UNIT
301 E. HURON ST.
ANN ARBOR, MI 48104
(734) 794-6410

PROJECT MANAGEMENT SERVICE UNIT

PREPARED UNDER THE SUPERVISION OF

CHRISTOPHER CARSON, P.E. - MI LICENSE No. 47156

04 / 13 / 2015
DATE

STATE OF MICHIGAN — CHRISTOPHER CARSON — ENGINEER No. 47156 — LICENSED PROFESSIONAL ENGINEER

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
00	PATH - PER PITTSFIELD TWP COMMENTS	10-22-15	CC	DAD

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

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
(734) 794-6410
www.a2gov.org

PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

APPLICATION FOR AMENDMENT TO APPROVED PUD FINAL SITE PLAN FOR THE CITY OF ANN ARBOR SWIFT RUN SERVICE CENTER AREA PLAN (RZ 04-01 & ANN ARBOR MAINTENANCE FACILITY FINAL SITE PLAN CSPA 04-21). RZ 04-01 AND CSPA 04-21 WERE APPROVED BY THE PITTSFIELD TOWNSHIP BOARD IN 2004, UPDATED IN 2008 (RZ08-01)

SCALE

DRAWING No. 2014031-1

SHEET No. 1 OF 17

© SWIFT RUN (WHEELER) SERVICE CENTER; BID No. BID NO; 2014031

S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 Cover and Legend.dwg - _a2 standard bw.stb - Plot Date: 10/22/2015 2:23:23 PM

TREE TABLE

Tag No.	Size	Species	Condition	Northing	Easting
5729	19" 5729	Black Walnut	fair	262308.2882	13298753.6496
5728	27" 5728	Black Walnut	good	262319.5274	13298755.7677
5727	24" 5727	Black Walnut	good	262489.5926	13298754.7871
5726	24" 5726	Shagbark Hickory	fair	262518.0257	13298748.4271
5725	17" 5725			262544.3284	13298769.3066
5724	16" 5724	Black Walnut	good	262638.7132	13298746.5767
5723	24" 5723	Black Walnut	good	262701.7575	13298737.1774
5722	36" 5722	Sibrian Elm	poor	262767.0576	13298738.3929
5721	7" 5721			262870.2640	13298746.9253
5720	18" 5720	Siberian Elm	poor	262860.1349	13298736.2099
5719	34" 5719	Burr Oak	good	262960.8761	13298728.3183
5718	24" 5718			262843.3840	13298687.3929
5717	17" 5717	Black Walnut	good	262624.1304	13298676.3197
5716	11" 5716			262606.6718	13298678.6273
5715	5" 5715			262584.5978	13298691.3167
5714	24" 5714	Black Walnut	good	262527.8964	13298690.2146
5713	34" 5713	Black Walnut	good	262480.7122	13298694.6840
5712	26" 5712	Sugar Maple		262421.2342	13298697.2767
5711	26" 5711	Sugar Maple		262408.9103	13298698.5537
5710	26" 5710	Sugar Maple	fair	262375.8584	13298698.0342
5709	24" 5709	Sugar Maple	fair	262357.2147	13298699.8614
5708	24" 5708	Balck Walnut	poor	262328.3628	13298697.8410
5707	12" 5707	Red Maple	good	262258.9766	13298684.5221
5706	17" 5706	Black Walnut	good	262259.2018	13298695.1641
5705	16" 5705	Kentucky Coffee Tree	good	262218.9466	13298696.9168
5704	18" 5704	Elm	dead	262217.0411	13298696.6715
5703	12" 5703	Elm	dead	262209.8707	13298693.0478
5702	9" 5702	Austrian Pine	dead	262209.9885	13298685.9528
5701	20" 5701	Red Maple	good	262189.1373	13298695.2367
5700	12" 5700	Black Walnut	good	262117.0701	13298695.8813
5699	15" 5699	Black Walnut	good	262112.1851	13298680.8089
5699	14" 5699	Black Walnut	good	262083.5548	13298695.8667
5698	13" 5698	Shagbark Hickory	good	262064.2860	13298700.3402
5696	10" 5696	Shagbark Hickory	good	262047.8969	13298707.2338
5695	24" 5695	Shagbark Hickory	good	262013.2097	13298707.7488
5694	8" 5694	Crab Apple	poor	261404.2369	13298785.5286
5693	8" 5693	Crab Apple	poor	261404.9612	13298786.1898
5692	13" 5692	Ash	dead	261408.8661	13298807.8468
5691	12" 5691	Black Cherry	poor	261412.3792	13298807.2118
5690	8" 5690	Elm	poor	261420.6046	13298797.3056
5689	7" 5689	Red Maple	good	261420.3770	13298811.0176
5688	6" 5688	Box Elder	good	261429.4943	13298812.2519
5687	8" 5687			261434.8010	13298789.5676
5686	5" 5686			261442.8061	13298786.0742
5685	9" 5685			261445.9308	13298804.8245
5684	5" 5684			261445.1280	13298810.2152
5683	18" 5683	Ash	good	261443.7808	13298813.8354
5682	15" 5682	Elm	fair	261453.7234	13298817.8477
5681	7" 5681			261460.2444	13298810.7301
5680	7" 5680			261460.1590	13298806.0161
5679	6" 5679			261456.5346	13298803.0604
5678	6" 5678	Black Cherry		261459.0010	13298793.4712
5677	14" 5677			261470.1537	13298806.0494
5676	10" 5676			261479.1322	13298810.2358
5675	5" 5675			261483.1339	13298808.0241
5674	6" 5674			261472.1632	13298791.7854
5673	5" 5673			261476.3645	13298793.2085
5672	8" 5672			261505.1628	13298814.6230
5671	13" 5671			261500.6721	13298807.0513
5670	6" 5670			261496.9946	13298797.3664

TREE TABLE

Tag No.	Size	Species	Condition	Northing	Easting
5669	10" 5669	Silver Maple	fair	261514.5965	13298785.5705
5668	8" 5668			261514.7353	13298798.3772
5667	7" 5667			261514.5282	13298801.6336
5666	10" 5666			261515.6498	13298801.2360
5665	6" 5665			261527.6652	13298801.8591
5664	8" 5664			261523.1895	13298790.5794
5663	5" 5663			261531.1808	13298795.5550
5662	5" 5662			261532.4736	13298795.1262
5661	20" 5661	Elm	good	261550.2184	13298799.5537
5660	14" 5660	Elm	good	261552.1546	13298799.2809
5659	7" 5659			261546.7652	13298802.2109
5658	9" 5658			261561.4504	13298801.0689
5657	10" 5657	Silver Maple	fair	261563.0198	13298789.4894
5656	6" 5656	Silver Maple	good	261562.4980	13298790.5633
5655	10" 5655			261574.9259	13298802.8467
5654	32" 5654	Silver Maple	good	261641.7856	13298811.4397
5653	12" 5653			261637.2997	13298790.8509
5652	15" 5652			261639.0523	13298789.7481
5651	16" 5651			261643.5133	13298786.2718
5650	6" 5650			261655.6196	13298783.5786
5649	16" 5649	Silver Maple	poor	261692.9051	13298780.6473
5648	12" 5648	Silver Maple	good	261680.9271	13298804.0863
5647	9" 5647	Silver Maple	good	261677.1995	13298802.6377
5646	12" 5646	Silver Maple	good	261750.5645	13298808.6880
5645	15" 5645			261743.7818	13298797.4692
5644	6" 5644			261748.7478	13298802.4777
5643	16" 5643	Elm	poor	261754.1241	13298780.1520
5642	6" 5642	Box Elder	poor	261759.1259	13298782.6337
5641	5" 5641	Box Elder	dead	261764.7608	13298795.9883
5640	5" 5640			261766.6973	13298806.0298
5639	13" 5639	Elm	dead	261780.8034	13298796.8883
5638	9" 5638			261785.7470	13298812.3109
5637	6" 5637	Box Elder	dead	261810.2382	13298806.6889
5636	7" 5636	Box Elder	dead	261809.7688	13298801.9946
5635	5" 5635	Box Elder	dead	261798.9774	13298802.8796
5634	18" 5634	Black Walnut	good	261809.4019	13298792.6997
5633	8" 5633	Box Elder	good	261811.3813	13298792.7197
5632	5" 5632	Black Cherry	good	261810.5061	13298784.2884
5631	7" 5631			261800.9367	13298788.7096
5630	8" 5630			261799.9072	13298786.6262
5629	8" 5629	Box Elder	dead	261791.4154	13298783.5487
5628	6" 5628	Box Elder	dead	261795.3110	13298782.5198
5627	18" 5627	Black Cherry	poor	261950.9069	13298757.3862
5626	31" 5626	Black Walnut	good	261928.3321	13298713.0338
5625	8" 5625	Black Walnut	good	261875.9264	13298714.9818
5624	21" 5624	Black Walnut	fair	261855.9879	13298712.3105
5623	28" 5623	Black Walnut	good	261782.8654	13298710.8787
5622	24" 5622			261771.2412	13298709.9978
5621	20" 5621			261755.7912	13298703.9008
5620	6" 5620			261753.1881	13298674.9316
5619	5" 5619			261746.8720	13298674.6472
5618	27" 5618			261739.0546	13298681.7526
5617	22" 5617			261738.3274	13298689.1328
5616	8" 5616			261744.4145	13298698.0399
5615	20" 5615			261730.8233	13298702.9882
5614	14" 5614			261694.5466	13298701.6961
5613	12" 5613			261692.2250	13298705.3715
5612	12" 5612			261694.4596	13298705.4791
5611	10" 5611			261695.3615	13298706.9414
5610	8" 5610			261673.7703	13298697.7406

TREE TABLE

Tag No.	Size	Species	Condition	Northing	Easting
5609	14" 5609			261650.0985	13298690.5310
5608	20" 5608			261646.0075	13298690.7121
5607	8" 5607			261642.9819	13298691.2313
5606	6" 5606			261642.8686	13298690.4164
5605	6" 5605			261643.5525	13298687.9562
5604	12" 5604			261630.5263	13298675.8694
5603	12" 5603			261625.8920	13298680.0000
5602	12" 5602			261625.5299	13298682.8159
5601	10" 5601			261622.8386	13298685.5349
5600	8" 5600			261590.9418	13298680.9784
5599	7" 5599			261590.9604	13298682.2070
5598	7" 5598			261563.5372	13298688.3681
5597	24" 5597			261576.3602	13298667.9301
5596	10" 5596			261551.4484	13298669.5243
5595	5" 5595			261539.1404	13298685.0466
5593	6" 5593	Elm	poor	261544.7135	13298714.9872
5592	24" 5592	Silver Maple	fair	261530.7587	13298720.5237
5591	30" 5591	Silver Maple	fair	261528.1816	13298722.3253
5590	20" 5590	Silver Maple	fair	261525.4824	13298675.0571
5590	21" 5590	Silver Maple	good	261525.1328	13298719.6533
5589	9" 5589	Iron Wood	good	261513.4253	13298720.9849
5588	8" 5588	Elm	fair	261501.0413	13298702.2271
5587	20" 5587	Silver Maple	poor	261498.9363	13298711.4023
5586	6" 5586	Black Cherry	poor	261497.2355	13298708.5172
5585	6" 5585	Silver Maple	poor	261495.8938	13298709.7896
5584	7" 5584	Silver Maple	good	261484.4838	13298699.6715
5583	10" 5583	Silver Maple	poor	261486.9627	13298701.9498
5582	24" 5582	Silver Maple	dead	261475.9714	13298693.3583
5581	17" 5581	Silver Maple	good	261473.6129	13298693.4839
5580	5" 5580	Elm	fair	261471.1685	13298683.3060
5579	15" 5579	Red Maple	dead	261460.9328	13298693.0046
5578	20" 5578	Silver Maple	dead	261455.0428	13298680.7923
5577	5" 5577	Box Elder	fair	261444.3922	13298675.5167
5576	7" 5576	Box Elder	fair	261451.3282	13298682.2857
5575	12" 5575	Ash	dead	261451.9988	13298689.1288
5574	5" 5574			261447.4190	13298699.0375
5573	8" 5573	Black Cherry	dead	261442.9540	13298696.3147
5571	24" 5571	Elm		261406.2618	13298710.8910
5570	24" 5570	Black Walnut	good	261406.8854	13298683.0765
5569	12" 5569			261387.2570	13298668.9642
5568	24" 5568	Black Walnut	fair	261371.6583	13298711.8119
	12"			262867.6283	13298762.3465
	13"			262623.9714	13298652.9335
	4"			262606.9974	13298660.7910
	26" STUMP			262610.1236	13298661.7237
	16"			262687.6479	13298786.3966
	5"			262686.4837	13298777.0236
	5"			262686.5683	13298769.3650
	9"			262543.6898	13298780.6060
	1"			262493.1821	13298792.5887
	5"			262475.3750	13298792.5840
	8"			262461.8260	13298792.5172
	21"			262438.2724	13298665.3524
	18" STUMP			262453.3841	13298652.3727
	72"			262356.7120	13298794.0418
	16"			262140.8823	13298667.4063
	16"			262166.9479	13298679.3400
	12"			262190.8084	13298678.0952
	1" 5700			262177.9554	13298712.9248
	24" STUMP			262113.5160	13298711.3001

TREE TABLE

Tag No.	Size	Species	Condition	Northing	Easting
	3" 5699			262111.1875	13298695.0867
	13" 5698			262096.6727	13298668.0659
	12"			262082.4483	13298667.9066
	11" 5695			262050.2227	13298665.4141
	5" 5626			262036.2345	13298675.9203
	2" 5626			262019.7389	13298682.0536
	8" 5626			262019.7107	13298670.3656
	7" 5626			262005.1203	13298669.0563
	5" 5626			261990.8099	13298687.0232
	8" 5626			261974.3835	13298661.8305
	5" 5626			261959.8834	13298665.6694
	3" 5626			261960.0018	13298679.0258
	1"			261931.6026	13298688.9590
	1"			261946.3358	13298687.7751
	1"			261945.4663	13298676.7787
	10"			261944.8455	13298664.5997
	5"			261930.5413	13298667.8165
	2"			261915.5870	13298679.2889
	4"			261916.2594	13298679.4932
	4"			261916.8847	13298679.2460
	3"			261899.8909	13298678.9576
	5"			261884.7849	13298667.4122
	5"			261855.0705	13298680.2005
	4"			261854.6527	13298670.2103
	8"			261841.0361	13298671.0142
	8"			261841.5770	13298680.2635
	10"			261828.2933	13298690.4193
	9"			261827.7232	13298680.8423
	6"			261827.2988	13298670.8381
	6"			261799.0835	13298670.7286
	9"			261800.3029	13298691.2483
	8"			261814.2771	13298681.7505
	11"			261813.9950	13298670.5476
	18"			262203.0274	13298665.5392
	2"			262519.6164	13298775.1515
	26" STUMP			262480.2712	13298666.9385
	4"			262467.3539	13298667.8445
	4" 5626			262035.4936	13298665.8322
	7" 5626			261990.4076	13298677.5352
	3" 5626			261989.2213	13298666.1073
	5" 5626			261975.4216	13298687.0696
	5" 5626			261974.7652	13298674.9390
	16"			262870.4693	13298787.2859
	3"			262870.2157	13298773.6353
	42"			262415.9076	13298795.8639
	3"			261884.7663	13298677.9208
	4"			261885.7067	13298688.6944
	4"			261871.8675	13298689.7712
	5"			261871.4850	13298679.3345
	10"			261870.7093	13298668.8390
	3"			261855.7397	13298690.3056
	7"			261841.5961	13298690.3253
	12" 5694			261423.0456	13298707.4204
	12" STUMP			262232.3174	13298704.4577
	7"			262685.4592	13298776.8120

EXISTING LEGEND

FIRE HYDRANT
GATE VALVE IN BOX
GATE VALVE IN WELL
STOP BOX
WATER VAULT
WELL
CATCH BASIN (SQ)
CATCH BASIN (RD)
STORM MANHOLE
NON-CURB CATCH BASIN (SQ)
END SECTION
SANITARY MANHOLE
CLEAN-OUT
POST
PEDESTRIAN SIGNAL
SIGN
HAND HOLE
ORNAMENTAL LIGHT
FLOOD LIGHT
UNKNOWN MANHOLE
TELEPHONE MANHOLE
TELEPHONE RISER
GAS VALVE
GAS VENT
GAS BOX
ELECTRICAL RISER
TRANSFORMER
UTILITY POLE
LAMP POLE
GUY ANCHOR
GUY POLE
MONITORING WELL
MAILBOX
SOIL BORING
TRAVERSE POINT
BENCH MARK
IRON PIPE
MON BOX
SHRUB (DECIDUOUS)
STUMP

w — WATER MAIN
r — STORM SEWER
s — SANITARY SEWER
GAS MAIN
ELECTRICAL OVER HEAD
ELECTRICAL UNDER GROUND
e duct bank — ELECTRICAL DUCT BANK
oht — TELEPHONE OVER HEAD
t — TELEPHONE UNDER GROUND
t duct bank — TELEPHONE DUCT BANK
ohtv — CABLE TV OVER HEAD
tv — CABLE TV UNDER GROUND
fo — FIBER OPTIC
fo duct bank — FIBER OPTIC DUCT BANK
BOUNDARY
BUILDING
CENTERLINE OF DITCH
CENTERLINE/CROWN OF ROAD
800 — CONTOUR MAJOR
799 — CONTOUR MINOR
EDGE OF WATER
FLOODPLAIN
WETLANDS
FENCE
GRAVEL
GUARDRAIL
STONE WALL
R.O.W.
TREELINE
WETLAND
EDGE OF BRUSH
HEDGE
TREE (DECIDUOUS)
TREE (CONIFEROUS)

PROPOSED LEGEND

HYDRANT (PLAN)
WATER GATE WELL
REDUCER
WATER GATE VALVE
WATER STOP BOX
WATER VAULT
INLET
DOUBLE INLET
INLET JUNCTION CHAMBER
ROUND CATCH BASIN
STORM MANHOLE
DRAIN ARROW
FLARED END SECTION
SANITARY MANHOLE
CLEAN-OUT
BARREL
SIGN
PUSH BUTTON
HAND HOLE

W — WATER MAIN
R — STORM SEWER
S — SANITARY SEWER
FO — FIBER OPTIC
E — ELECTRICAL
CENTERLINE OF DITCH
CENTERLINE OF ROAD
FENCE
GRAVEL
SILT FENCE
PROTECTIVE FENCE
GUARDRAIL
LOT/UNIT
CURB
TEMPORARY GRADING PERMIT
800 — CONTOUR MAJOR
799 — CONTOUR MINOR
WATER EASEMENT
STORM EASEMENT
SANITARY EASEMENT
R.O.W.
LIMITS OF CONSTRUCTION
LIMIT OF GRADING
STONE WALL

TREE (DECIDUOUS)
TREE (CONIFEROUS)
DETECTABLE WARNING
ASPHALT
CONCRETE
SIDEWALK

Know what's below. Call before you dig.

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
00	10-22-15	PATH – PER PITTSFIELD TWP COMMENTS	CC	DAD

CITY OF ANN ARBOR
PUBLIC SERVICE
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR
SWIFT RUN (WHEELER) SERVICE CENTER

LEGEND

SCALE PLAN: ########

DRAWING No. 2014031-2

S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 Cover and Legend.dwg -- _a2 standard bw.stb -- Plot Date: 10/22/2015 2:23:32 PM

CONSTRUCTION NOTES:

1. DRIVEWAYS AND ENTRANCES TO BUILDINGS, REAL PROPERTY, AND THE LIKE SHALL NOT BE BLOCKED EXCEPT FOR SHORT DURATIONS AND ONLY WHEN APPROVED BY THE ENGINEER. VEHICULAR AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL NECESSARY DRIVEWAY CLOSURES WITH THE PROPERTY OWNER(S) AND RESIDENT(S) IN THE AREAS OF CONSTRUCTION.

2. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICE LEADS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

3. LOCATION AND DEPTH OF UTILITIES AS DEPICTED ON THE PLANS IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE AHEAD AND ADJUST DEPTH OF CONFLICT UTILITIES ACCORDINGLY. ANY DAMAGE TO UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID AND/OR REPAIR AS NECESSARY.

4. THE CONTRACTOR IS TO TAKE SPECIAL CARE TO PROTECT THE EXISTING WATER MAIN AND BE RESPONSIBLE FOR MAINTAINING CONSISTENT WATER SERVICE.

5. DURING NON-WORKING HOURS NO TRENCH SHALL REMAIN OPEN; ANY OPEN TRENCH SHALL BE PROPERLY SECURED WITH PROTECTIVE FENCING. THIS WORK SHALL BE INCLUDED IN THE ITEM OF WORK "GENERAL CONDITIONS".

6. TRENCHES FOR NEW WATER SERVICES SHALL BE EXCAVATED TO MIOSHA AND CITY OF ANN ARBOR FIELD SERVICES REQUIREMENTS.

7. CITY OF ANN ARBOR FIELD SERVICES WILL INSTALL THE CORPORATION AND COPPER SERVICE LEAD(S) TO TRANSFER THE CONNECTION(S). IF AN EXISTING WATER SERVICE IS FOUND TO BE FAILING OR IS NOT COPPER, THE LEAD WILL BE REPLACED TO THE CURB BOX BY FIELD SERVICES.

8. FOR THE INSTALLATION OF CORPORATIONS, OR ANY OTHER RELATED ACTIVITIES, THE CONTRACTOR SHALL NOT RECEIVE ADDITIONAL COMPENSATION FOR DELAYS DUE TO THE SCHEDULING OF OR COORDINATION WITH THE CITY OF ANN ARBOR FIELD SERVICES.

9. THE CONTRACTOR SHALL BACKFILL TRENCHES IN ACCORDANCE WITH TRENCH DETAIL SPECIFIED ON PLANS. THIS WORK SHALL BE INCLUDED IN THE ITEM OF WORK "EXCAVATE AND BACKFILL FOR WATER SERVICE TAP AND LEAD". ALL CONCRETE REMOVALS AND REPLACEMENTS REQUIRED FOR THIS WORK WILL BE PAID FOR SEPARATELY.

10. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYETHYLENE WRAPPED PER ANSI/AWWA C105/A21.5.

11. COR-BLU BOLTS TO BE USED AT ALL MECHANICAL WATER MAIN JOINTS AT HYDRANTS AND MEGALUG FITTINGS

12. THE CONTRACTOR SHALL CONSTRUCT, FLUSH, AND BACTERIOLOGICALLY TEST THE WATER MAIN PER DETAILED SPECIFICATION "WATER MAIN INSTALLATION AND TESTING" AND AS APPROVED BY THE ENGINEER. ALL CHLORINATED WATER SHALL BE DISCHARGED DIRECTLY INTO AN APPROVED SANITARY SEWER. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY HOSES, FITTINGS AND THE LIKE TO ACCOMPLISH THIS WORK.

13. WATER MAIN FITTINGS, OTHER THAN THOSE SPECIFICALLY LISTED AS SEPARATE PAY ITEMS, WHICH ARE REQUIRED TO COMPLETE THE WORK, SUCH AS BLOW-OFF ASSEMBLIES, CONCRETE THRUST BLOCKS, SOLID SLEEVES AND MECHANICAL PLUGS, SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE PIPE PAY ITEMS.

14. "NO PARKING" SIGNS SHALL BE INSTALLED BY THE CONTRACTOR AT LOCATIONS AS APPROVED OR DIRECTED BY THE ENGINEER. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILED SPECIFICATIONS.

15. POSTAL DELIVERY AND REFUSE PICKUP SERVICE SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.

16. ALL FITTINGS, HYDRANTS, VALVES AND CASTINGS REMOVED DURING CONSTRUCTION ARE THE PROPERTY OF THE CITY OF ANN ARBOR. THE CONTRACTOR WITHIN 48 HOURS SHALL DELIVER TO CITY OF ANN ARBOR FIELD OPERATIONS AND MAINTENANCE FACILITY AT THE W.R. WHEELER SERVICE CENTER LOCATED AT 4251 STONE SCHOOL ROAD.

17. WHERE STREET CURBS ARE UNDERMINED DUE TO CONSTRUCTION ACTIVITIES, THEY SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUOUS MAINTENANCE OF THE TEMPORARY ROAD SURFACE AND SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE FULL COMPLETION OF THE PROJECT. THIS WORK SHALL BE INCLUDED IN THE ITEM OF WORK "GENERAL CONDITIONS".

19. ALL CURB, SIDEWALK, DRIVEWAY APPROACH REMOVALS SHALL BE APPROVED BY ENGINEER BEFORE THE WORK IS DONE.

20. SAWED SEWER PIPE CONNECTIONS SHALL BE COUPLED WITH A FERNCO FLEXIBLE COUPLING AND A STAINLESS STEEL SHEAR RING.

21. THE LOCATION OF MATERIAL STOCK PILES AND ON-SITE STAGING AREAS TO BE APPROVED BY THE ENGINEER.

22. FOR MAINLINE PAVING, THE WIDTH OF THE MAT FOR EACH PASS OF THE PAVER SHALL BE NOT LESS THAN 10.5' OR GREATER THAN 15', AS DIRECTED BY THE ENGINEER. THE ENGINEER WILL DIRECT THE LAYOUT OF THE LONGITUDINAL JOINTS DURING CONSTRUCTION.

23. ALL STRUCTURES SHALL RECEIVE NEW CASTINGS AS DIRECTED BY THE ENGINEER, AS SPECIFIED ON THE STANDARD CASTING SCHEDULE. THE EXISTING CASTINGS ARE THE PROPERTY OF THE CITY OF ANN ARBOR. THE CONTRACTOR SHALL DELIVER TO CITY OF ANN ARBOR FIELD OPERATIONS AND MAINTENANCE FACILITY AT THE W.R. WHEELER SERVICE CENTER LOCATED AT 4251 STONE SCHOOL ROAD.

24. PAYMENT FOR DRAINAGE STRUCTURE SUMPS, WHERE SPECIFIED, SHALL BE INCLUDED IN THE PAYMENT FOR THE VARIOUS DRAINAGE STRUCTURE SIZES AND OR TYPES.

25. WHERE SEWER PIPES OF DIFFERENT SIZES OR MATERIALS ARE JOINED, FERNCO FLEXIBLE COUPLINGS WITH STAINLESS STEEL SHEAR RINGS SHALL BE USED. THE CONTRACTOR'S PURCHASE PRICE FOR THESE DEVICES, INCLUDING SHIPPING, SHALL BE PAID AS AN EXTRA. PRIOR TO PAYMENT FOR THIS ITEM, THE CONTRACTOR SHALL SUBMIT RECEIPTS FOR THE ENGINEER'S REVIEW AND APPROVAL. ALL OTHER COSTS ASSOCIATED WITH THE INSTALLATION OF THESE DEVICES SHALL BE INCLUDED IN THE PAYMENT FOR THE SEWER.

26. WHERE SEWER AND WATER MAIN ARE TO BE REMOVED & REPLACED OR ADDED, ALL PIPE SHALL BE INSTALLED USING TRENCH DETAIL DETAILED IN THE SPECIFICATIONS OR SHOWN ON PLANS. BACKFILL FOR SEWER AND WATER CONSTRUCTION SHALL BE MDOT GRANULAR MATERIAL, CLASS II, MODIFIED.

27. EXISTING STREET NAME, GUIDE, AND REGULATORY SIGNS, AND MAILBOXES WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED PRIOR TO CONSTRUCTION, STORED IN A MANNER WHICH WILL PREVENT DAMAGE, AND RE-SET IN LOCATIONS AS DIRECTED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN "MACHINE GRADING, MODIFIED"

28. IN AREAS WHERE EDGE DRAIN CANNOT BE INSTALLED IN ACCORDANCE WITH CITY OF ANN ARBOR DETAIL SD-TD-11, THE EDGE DRAIN SHALL BE INSTALLED AT THE DEPTH AS INDICATED ON THE PLANS, OR AS DIRECTED BY ENGINEER. IN NO CASE SHALL THE EDGE DRAIN BE INSTALLED AT A GRADE LESS THAN 0.50% OR AT A DEPTH OF LESS THAN 2' BELOW TOP OF PROPOSED PAVEMENT.

SOIL EROSION & SEDIMENT CONTROL GENERAL NOTES:

NOTIFY THE CITY OF ANN ARBOR SOIL EROSION CONTROL OFFICE 48 HOURS PRIOR TO BEGINNING WORK ON THE PROJECT. PHONE: 734-794-6265.

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER AT ALL TIMES DURING CONSTRUCTION. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE AS DIRECTED AND APPROVED BY THE ENGINEER.

2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF THE CITY OF ANN ARBOR, CITY ORDINANCE CHAPTER 63, CITY OF ANN ARBOR STANDARDS DIVISION VII, THE LAWS OF THE STATE OF MICHIGAN, AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

3. DAILY, OR AFTER ANY STORM EVENT, INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE ENGINEER TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY, AND WITHOUT ADDITIONAL COST TO THE CITY OF ANN ARBOR.

4. EROSION AND SEDIMENTATION FROM WORK ON THE SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, ROADWAYS OR WATERWAYS.

5. ALL MUD/DIRT TRACKED ONTO ROADWAYS FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. IF SO ORDERED, THE CONTRACTOR SHALL PROVIDE AND OPERATE A VACUUM-TYPE STREET SWEEPER, AT NO ADDITIONAL COST TO THE CITY OF ANN ARBOR, WITHIN FOUR (4) HOURS OF BEING SO ORDERED.

6. RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD SHALL BE PERFORMED WITHIN FIVE (5) DAYS OF THE COMPLETION OF FINAL GRADE.

7. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.

8. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

9. PROPER DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION BY USE OF WATER TRUCKS AND/OR DUST PALLATIVE AS REQUIRED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME MEASURES UPON AUTHORIZED COMPLETION OF THE PROJECT. FINAL COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.

11. THE CONTRACTOR SHALL NOT GRADE INTO ADJACENT PROPERTIES. SILT AND PROTECTIVE FENCE SHALL BE INSTALLED AND MAINTAINED TO PREVENT GRADING, EROSION AND SEDIMENTATION INTO THE ADJACENT PROPERTIES.

12. TREE PROTECTION FENCING MUST REMAIN INTACT UNTIL RESTORATION OF THE SITE IS COMPLETE.

SEQUENCE OF EROSION CONTROL MEASURES:

1. THE CONTRACTOR IS TO SUBMIT TO THE ENGINEER, A SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION CONTROL MEASURES FOR REVIEW, COMMENT AND APPROVAL. THIS SCHEDULE IS TO INCLUDE INSPECTION AND REPAIR OF ALL TEMPORARY EROSION CONTROL MEASURES DAILY AND WITHIN 24 HOURS OF A STORM EVENT.

SAMPLE SOIL EROSION AND SEDIMENTATION CONTROL INSTALLATION MINIMUM REQUIREMENTS:

1.1. INSTALL SILT FENCE, TREE PROTECTION FENCING, AND INLET FILTERS ON EXISTING DRAINAGE FEATURES PRIOR TO ANY CLEARING OR EARTH MOVING OPERATION.

1.2. STRIP AND STOCKPILE TOPSOIL. STABILIZE STOCKPILE AS REQUIRED.

1.3. INSTALL WATER MAINS, STORM AND SANITARY SEWERS, AND OTHER ENCLOSED DRAINAGE FEATURES. NEW INLET FILTERS SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF NEW DRAINAGE INLETS.

1.4. PERFORM MACHINE GRADING OPERATIONS AND CONSTRUCT PAVEMENTS (MAINLINE, SIDEWALKS, DRIVES, ETC.).

1.5. CONTINUALLY MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED TO ALLOW DRAINAGE AND SEDIMENT REMOVAL. REMOVE ANY ACCUMULATED SEDIMENT IMMEDIATELY.

1.6. COMPLETE ALL GRADING AND FINE GRADING.

1.7. TEMPORARY SEED AND INSTALL EROSION CONTROL BLANKET IN ALL DISTURBED AREAS.

1.8. CLEAN OUT STORM SEWER SYSTEMS.

1.9. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES UPON FINAL INSPECTION AND APPROVAL BY THE ENGINEER.

1.10. REMEDY ANY NOTED DEFECTS TO THE SATISFACTION OF THE CITY OF ANN ARBOR'S SOIL EROSION AND SEDIMENTATION CONTROL OFFICIAL.

NOTE: THIS SEQUENCE IS FOR INFORMATION ONLY. IT IS INTENDED TO SHOW THE SEQUENCE OF CONSTRUCTION WITH RESPECT TO THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THEIR OWN DETAILED CONSTRUCTION SEQUENCE AND SCHEDULE TO THE ENGINEER FOR REVIEW, COMMENT, AND APPROVAL.

TEMPORARY SEEDING:

1. SEED IN ACCORDANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS.

2. ANY DISTURBED AREA NOT PAVED, SEEDED, MULCHED, SODDED OR BUILT UPON BY NOVEMBER 15TH OR JUNE 30TH IS TO BE TEMPORARILY STABILIZED PER SPECIFICATIONS.

PERMITS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

PERMIT	ISSUING AUTHORITY
LANE CLOSURE PERMIT*	CITY OF ANN ARBOR PROJECT MANAGEMENT UNIT
"NO PARKING" SIGNS PERMIT*	CITY OF ANN ARBOR PROJECT MANAGEMENT UNIT
GRADING/SOIL EROSION & SEDIMENTATION CONTROL PERMIT*	CITY OF ANN ARBOR CUSTOMER SERVICE
RIGHT-OF-WAY PERMIT*	CITY OF ANN ARBOR CUSTOMER SERVICE
* NO COST TO CONTRACTOR	

PITTSFIELD CHARTER TOWNSHIP PERMITS

PERMIT	ISSUING AUTHORITY

CONTACT INFORMATION

PUBLIC UTILITIES	OWNER	CONTACT
WATER		DAN WOODEN (734) 794-6350
SANITARY		MARK COZART (734) 794-6350
STORM	CITY OF ANN ARBOR FIELD OPERATIONS SERVICE UNIT W.R. WHEELER SERVICE CENTER 4251 STONE SCHOOL ROAD ANN ARBOR, MI 48108	MATT WALDSMITH (734) 794-6350
FORESTRY		STEVEN GOEBEL (734) 794-6350
SIGNS SIGNALS STREET LIGHTS		CHUCK FOJTIK (734) 794-6361
PITTSFIELD TOWNSHIP UTILITIES	PITTSFIELD CHARTER TOWNSHIP 6201 W. MICHIGAN AVE. ANN ARBOR, MICHIGAN 48108	734 822-3105
PRIVATE UTILITIES	**OWNER**	**CONTACT**
GAS	DTE ENERGY 3150 E. MICHIGAN AVE, YPSILANTI TOWNSHIP, MI 48198	ROBERT CZAPIEWSKI (734) 544-7818
ELECTRIC	DTE ENERGY WESTERN WAYNE SERVICE CENTER 8001 HAGGERTY ROAD BELLEVILLE, MI 48111	CLAY COMBEE (734) 397-4112
CABLE	COMCAST 27800 FRANKLIN ROAD SOUTHFIELD, MI 48034	RON SUTHERLAND (313) 999-8300
PHONE	AT&T 550 S. MAPLE ROAD ANN ARBOR, MI 48103	(734) 996-2135
FIBER OPTIC	MCI 2800 N. GLENFILLE ROAD RICHARDSON, TX 75082	DEAN BOYERS (972) 729-6016

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

A2 STD NOTES

SCALE PLAN: ########

DRAWING No. 2014031-3

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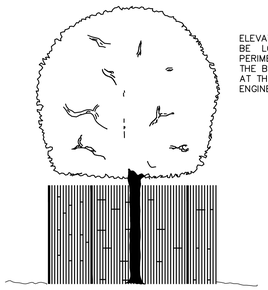
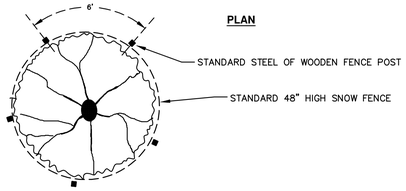
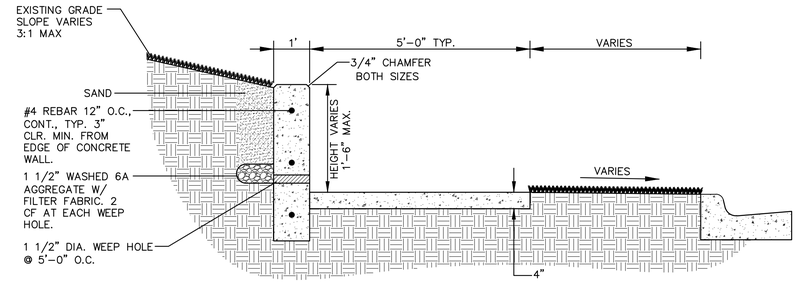


ELEVATION SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.

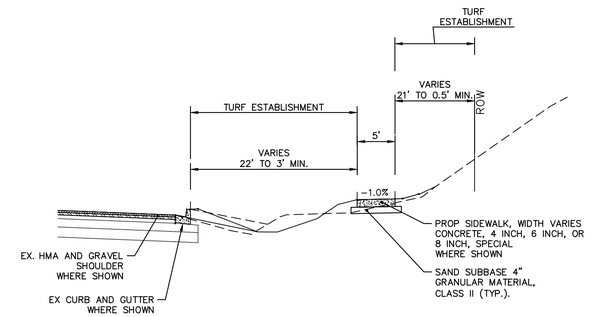


TREE PROTECTION

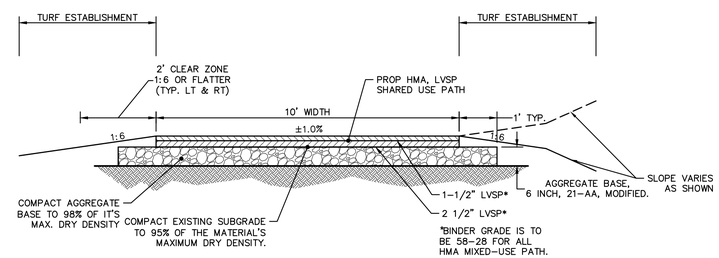


INTEGRAL SIDEWALK AND RETAINING WALL
7" - 18" WALL

NOT TO SCALE



SIDEWALK TYPICAL SECTION
P.O.B. TO P.O.E.



HMA MIXED-USE PATH TYPICAL SECTION

NTS

SHARED USE PATH - HMA APPLICATION ESTIMATE					
HMA MIX	RATE OF APPLICATION	THICKNESS (INCHES)	AWI (MIN.)	BINDER	LOCATION/NOTES
LVSP	452 LB/SYD	4.0	220	PG 58-28	TWO LIFTS
Bond Coat SS-1h	0.05 GAL/SYD	-	-	-	INCLUDE IN COST OF HMA ITEM

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

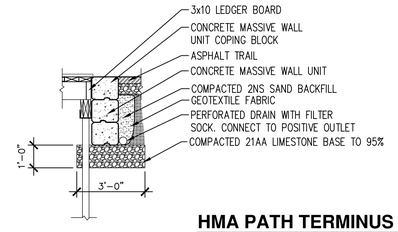
DETAILS

SCALE PLAN: ########

DRAWING No. 2014031-4

SHEET No. 4 OF 17

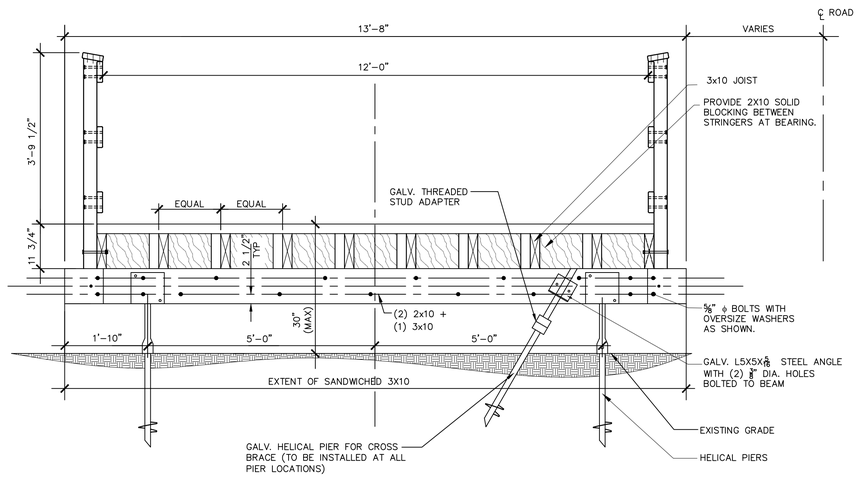
S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 PUD dti.dwg Dwg Created: 6-Mar-15 – _a2 standard bw.stb – Plot Date: 22-Oct-15



NOTES:
1. MWU WALL SHALL HAVE NO BATTER (0°) ON ALL THREE SIDES.
2. BOARDWALK AND MWU WALL SHALL HAVE 3/8" MAX. SPACE BETWEEN THEM.
3. BOARDWALK DECKING SHALL BE CUT TO CONFORM TO MWU WALL CHAMFER AS NECESSARY TO ENSURE SPACING.
4. ALL BACKFILLED MATERIAL INSIDE WALLS SHALL BE COMPACTED TO A 95% COMPACTION RATE.
5. PLACE RIP RAP FROM WALL FACE TO 18" BEYOND FIRST SET OF PILES OR SLEEPER ON BOTH SIDES. PLACE RIP RAP 18"-24" ALONG WALL PER DETAIL G, L-3.01

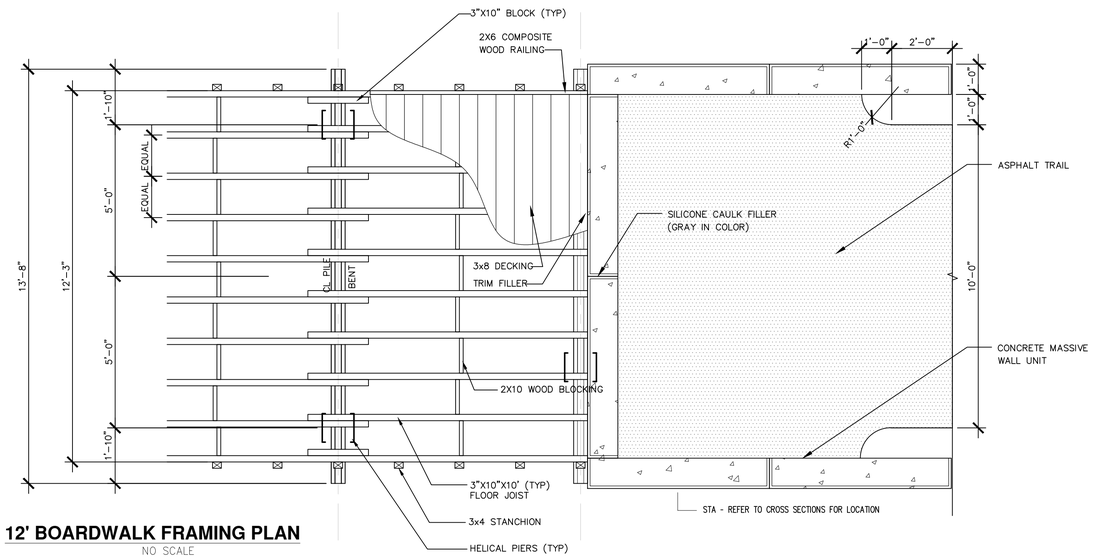
HMA PATH TERMINUS SECTION

NO SCALE



12' BOARDWALK SECTION

NO SCALE



12' BOARDWALK FRAMING PLAN

NO SCALE

BOARDWALK FRAMING PLAN AND WALL APPROACH PLAN

NO SCALE

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

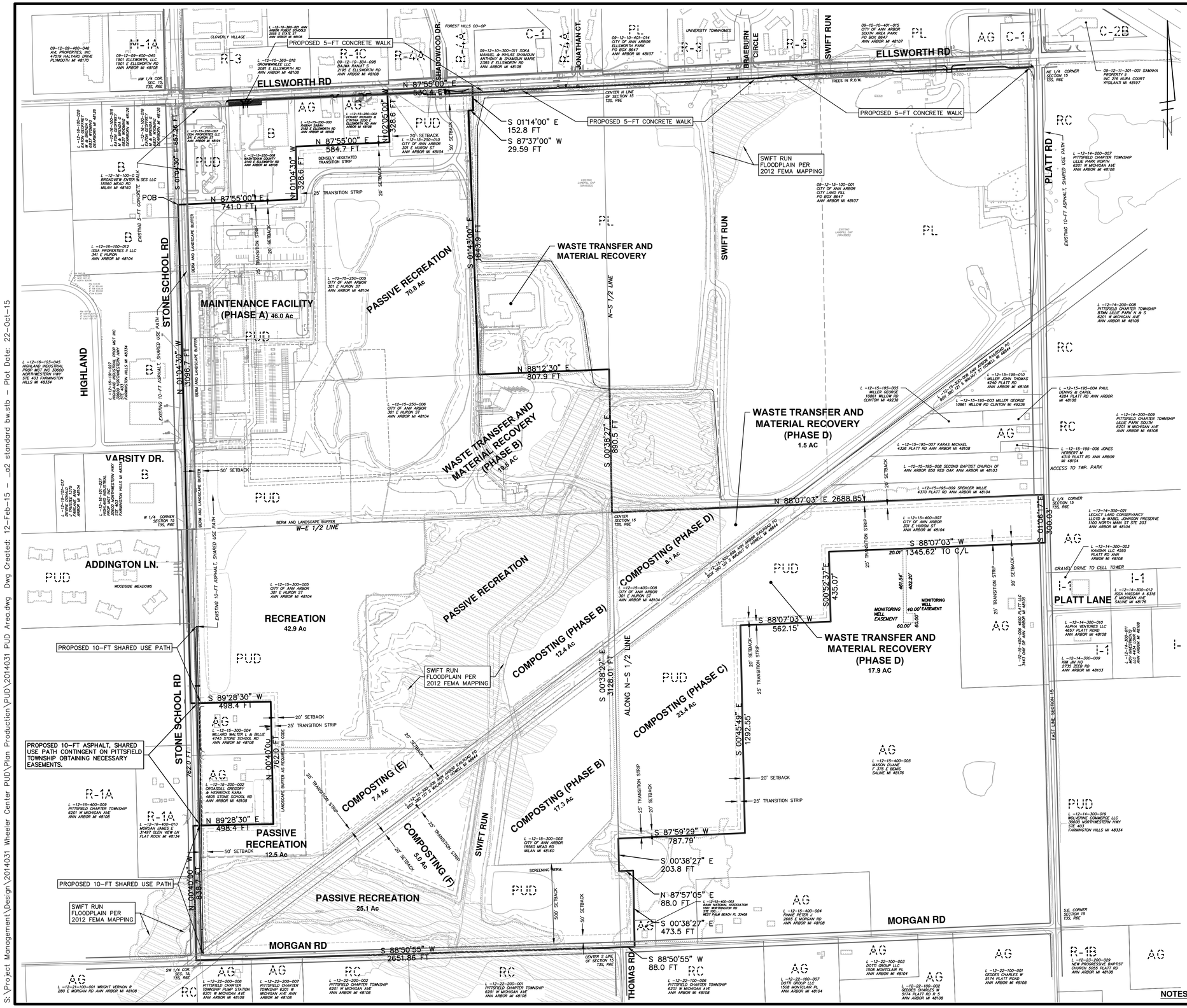
DETAILS

SCALE PLAN: 1" = 40'

DRAWING No. 2014031-5

SHEET No. 5 OF 17

S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 PUD dtl.dwg Dwg Created: 6-Mar-15 - _a2 standard bw.stb - Plot Date: 22-Oct-15



ZONING DISTRICTS LEGEND:

R–1A – SINGLE FAMILY RURAL RESIDENTIAL	O–1 – OFFICE
AG – AGRICULTURE AND OPEN SPACE	R–4A – MULTIPLE FAMILY DWELLING
I–2 – GENERAL INDUSTRIAL	C–2B – BUSINESS SERVICE
B – BUSINESS PARK	PL – PUBLIC LANDS
R–3 – TOWNHOUSE DWELLING	RC – RECREATION CONSERVATION
M–1A – LIMITED LIGHT INDUSTRIAL	I–1 – LIMITED INDUSTRIAL
C–1 – LOCAL BUSINESS	PUD – PLANNED UNIT DEVELOPMENT

ZONING NOTES:

1. ZONING INFORMATION PROVIDED BY PITTSFIELD TOWNSHIP AND THE CITY OF ANN ARBOR.

UTILITIES NOTES

1. THE SANITARY SEWER SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 1/08/01, AND CITY OF ANN ARBOR, REVISED 08/99, AND ATWELL–HICKS, 07/04.
2. WATER DISTRIBUTION SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 3/90, AND CITY OF ANN ARBOR, REVISED 12/01/03.
3. STORM SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 1/08/01, CITY OF ANN ARBOR, REVISED 08/99, AND ATWELL–HICKS, 07/04.
4. THE OPERATIONS AND MAINTENANCE FACILITY AREA IS SERVED BY PITTSFIELD TOWNSHIP WATER AND SANITARY SEWER. THE WASTE TRANSFER FACILITY AND MATERIAL RECOVERY AREA NORTH OF THE RAILROAD RIGHT–OF–WAY IS SERVED BY TOWNSHIP WATER AND CITY SANITARY SEWER. THE RECREATION AREAS WILL BE SERVED BY TOWNSHIP WATER AND SEPTIC SYSTEMS. THE SOUTHEAST QUARTER SECTION OF SECTION 15 WILL BE SERVED BY A WELL AND SEPTIC SYSTEM. STORM DRAINAGE WILL BE CONTROLLED BY ON–SITE DETENTION AND RETENTION.

NOTES FROM SWIFT RUN SERVICE CENTER PUD AREA PLAN, FILE NO.: RZ 08-01

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR
SWIFT RUN (WHEELER) SERVICE CENTER
PUD AREA PLAN

SCALE PLAN: 1" = 300'
DRAWING No. 2014031-6
SHEET No. 6 OF 17

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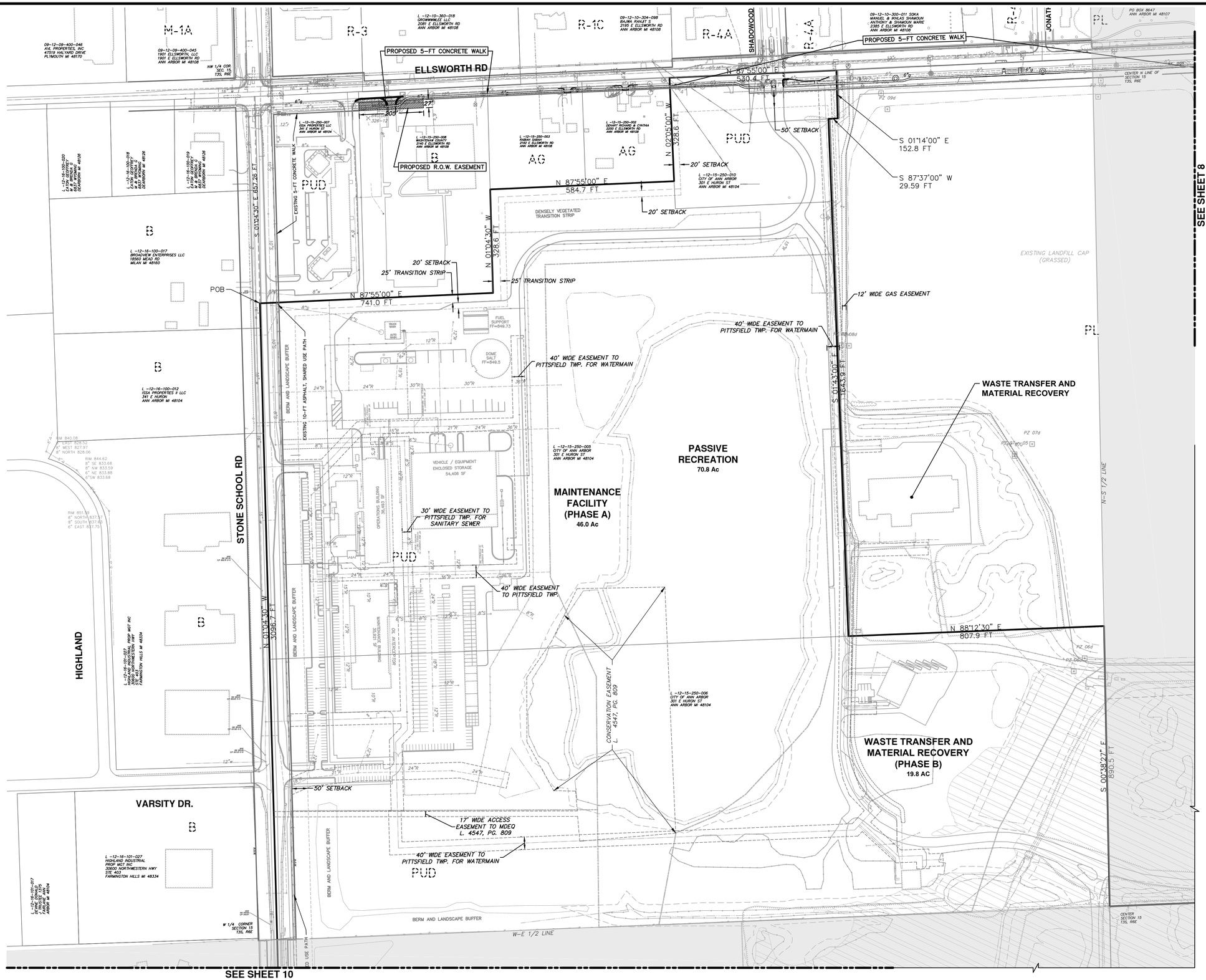

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

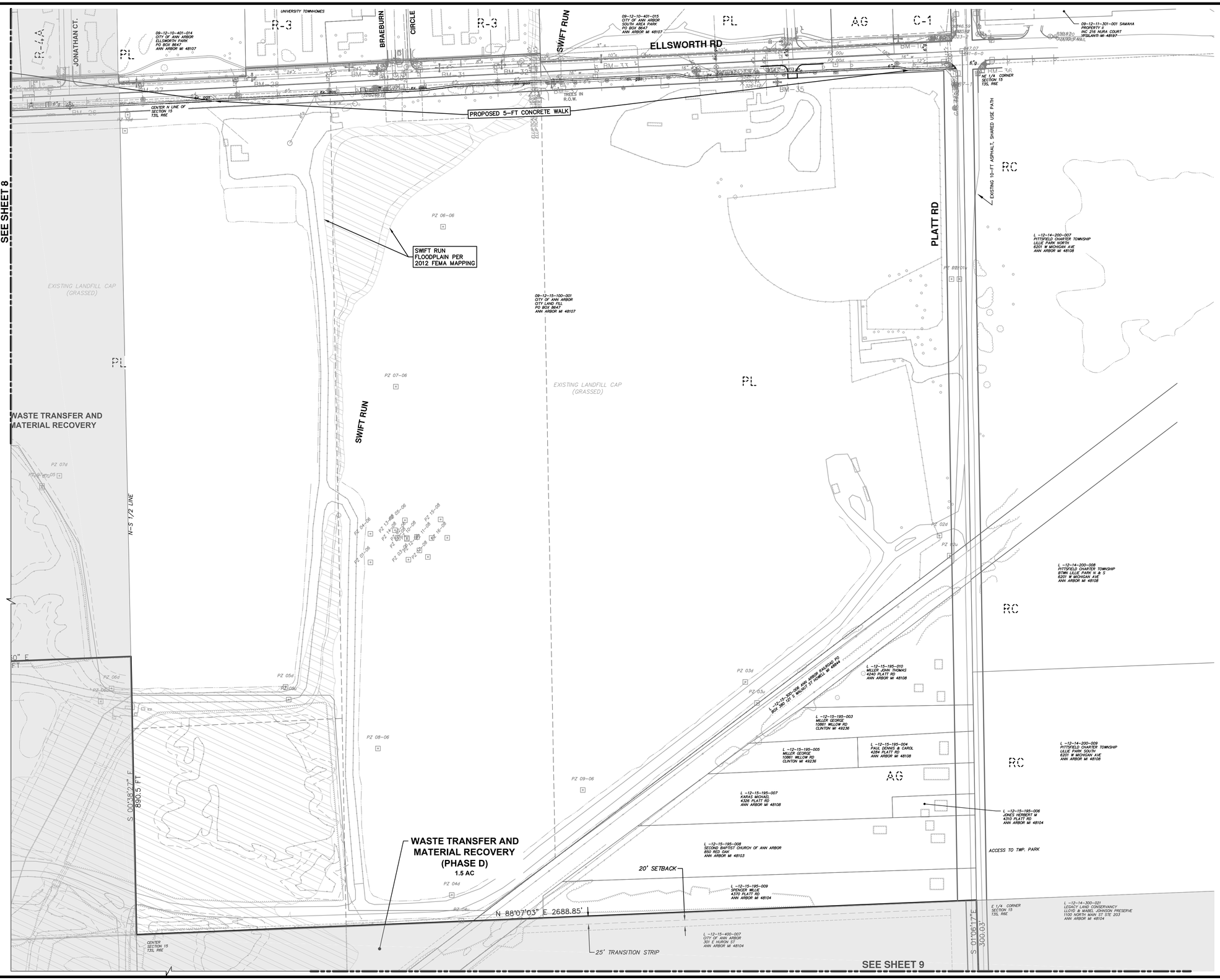
PUD AREA PLAN NW SECTOR

SCALE PLAN: 1" = 150'

DRAWING No. 2014031-7

SHEET No. 7 OF 17

S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 PUD Sector.dwg Dwg Created: 4-Mar-15 – _a2 standard bw.stb – Plot Date: 22-Oct-15



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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

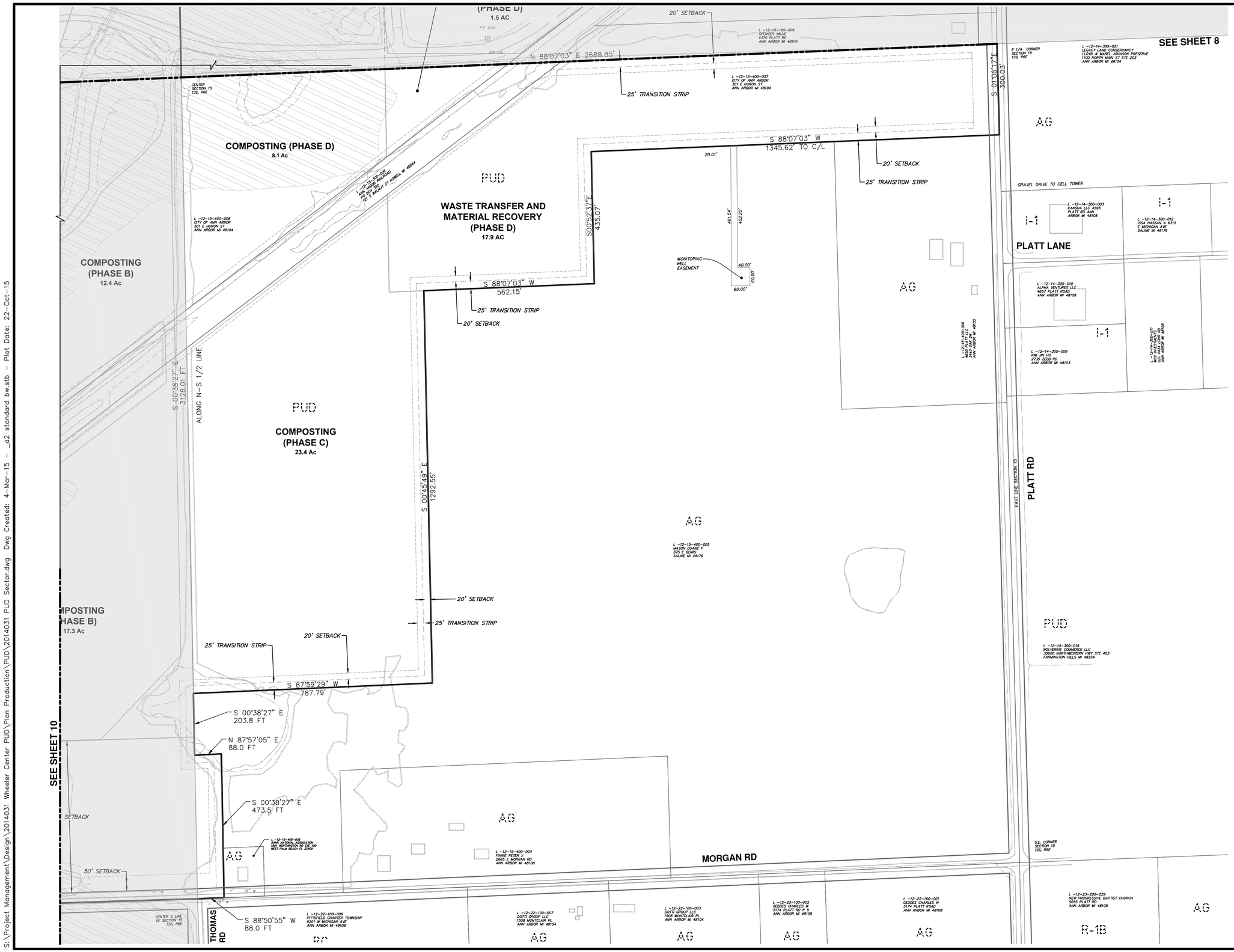
SWIFT RUN (WHEELER) SERVICE CENTER

PUD AREA PLAN NE SECTOR

SCALE PLAN: 1" = 150'

DRAWING No. 2014031-8

SHEET No. 8 OF 17



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00	PATH – PER PITTSFIELD TWP COMMENTS	10-22-15	CC	DAD

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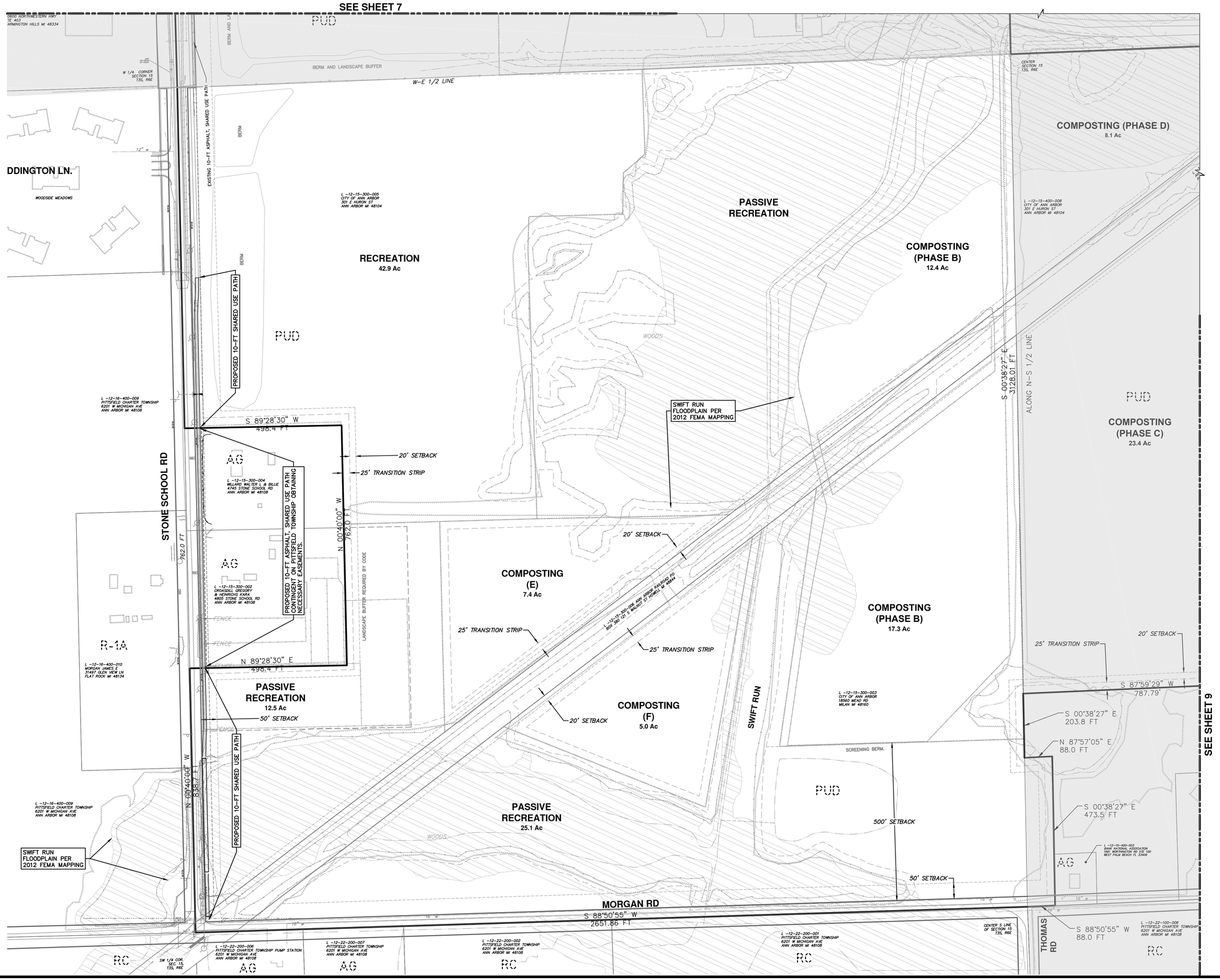
PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR
SWIFT RUN (WHEELER) SERVICE CENTER
PUD AREA PLAN SE SECTOR

SCALE PLAN: 1" = 150'

DRAWING No. 2014031-9

SHEET No. 9 OF 17

S:\Project Management\Design\2014031 Wheeler Center PUD\Plan Production\PUD\2014031 PUD Sector.dwg Dwg Created: 4-Mar-15 – _a2 standard bw.stb – Plot Date: 22-Oct-15



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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR
SWIFT RUN (WHEELER) SERVICE CENTER
PUD AREA PLAN SW SECTOR

SCALE PLAN: 1" = 150'

DRAWING No. 2014031-10

SHEET No. 10 OF 17

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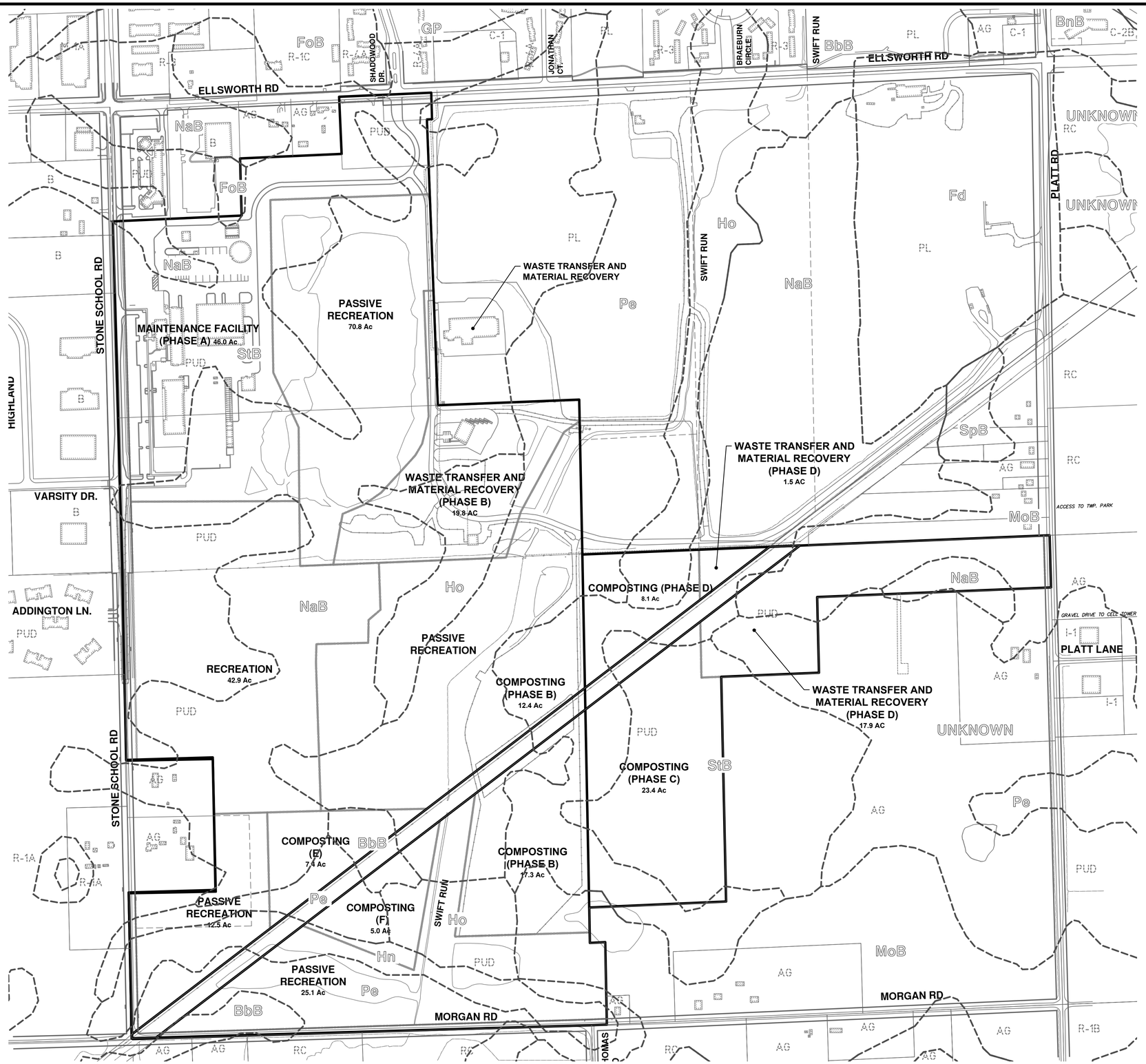

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

PUD EXISTING LAND USE, SOIL TYPES, AND EASEMENTS

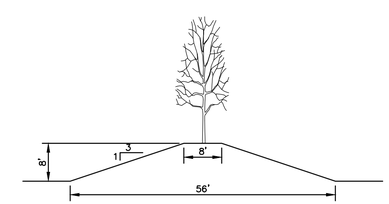
SCALE PLAN: 1" = 300'

DRAWING No. 2014031-11

SHEET No. 11 OF 17

NATURAL FEATURES NOTES

1. NATURAL FEATURE INFORMATION SUPPLIED BY PITTSFIELD TOWNSHIP DEVELOPMENT CD NOVEMBER 2003 AND CITY OF ANN ARBOR SEPTEMBER 2001.
2. NATURAL FEATURE INFORMATION SUPPLEMENTED BY DISCUSSIONS AND SITE WALK-THROUGHS WITH DAVE BORNEMAN (CITY OF ANN ARBOR PARKS), DAN COZART (CITY OF ANN ARBOR COMPOST SITE MANAGER), TILTON & ASSOCIATES WETLAND SPECIALISTS, MARK SPENCER (PITTSFIELD TOWNSHIP) DURING NOVEMBER AND DECEMBER 2003 AND JANUARY THROUGH MARCH 2004.
3. WETLAND DELINEATION OVERVIEW SUPPLIED BY DR. EUGENE JAWORSKI, J & L CONSULTING, MARCH 23, 2004. FULL WETLAND DELINEATION STUDY TO BE COMPLETED AND PROVIDED WITH THE INDIVIDUAL AREA SITE PLANS.
4. WETLANDS INDENTIFIED IN THE COMPOST AREA WILL BE MITIGATED WITH TOWNSHIP AND MDEQ COORDINATION.
5. A 25' BUFFER WILL BE RETAINED AROUND ALL REMAINING WETLANDS.
6. TREE SURVEY SUPPLIED BY MCI IN NOVEMBER 2004.



TYPICAL BERM
(SURFACE TO BE TOPSOILED, SEEDED, AND PLANTED WITH SCREENING EVERGREEN TREES ON STAGGERED CENTERS)

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR
SWIFT RUN (WHEELER) SERVICE CENTER

PUD NATURAL FEATURES

SCALE PLAN: 1" = 300'

DRAWING No. 20140031-12

SHEET No. 12 OF 17

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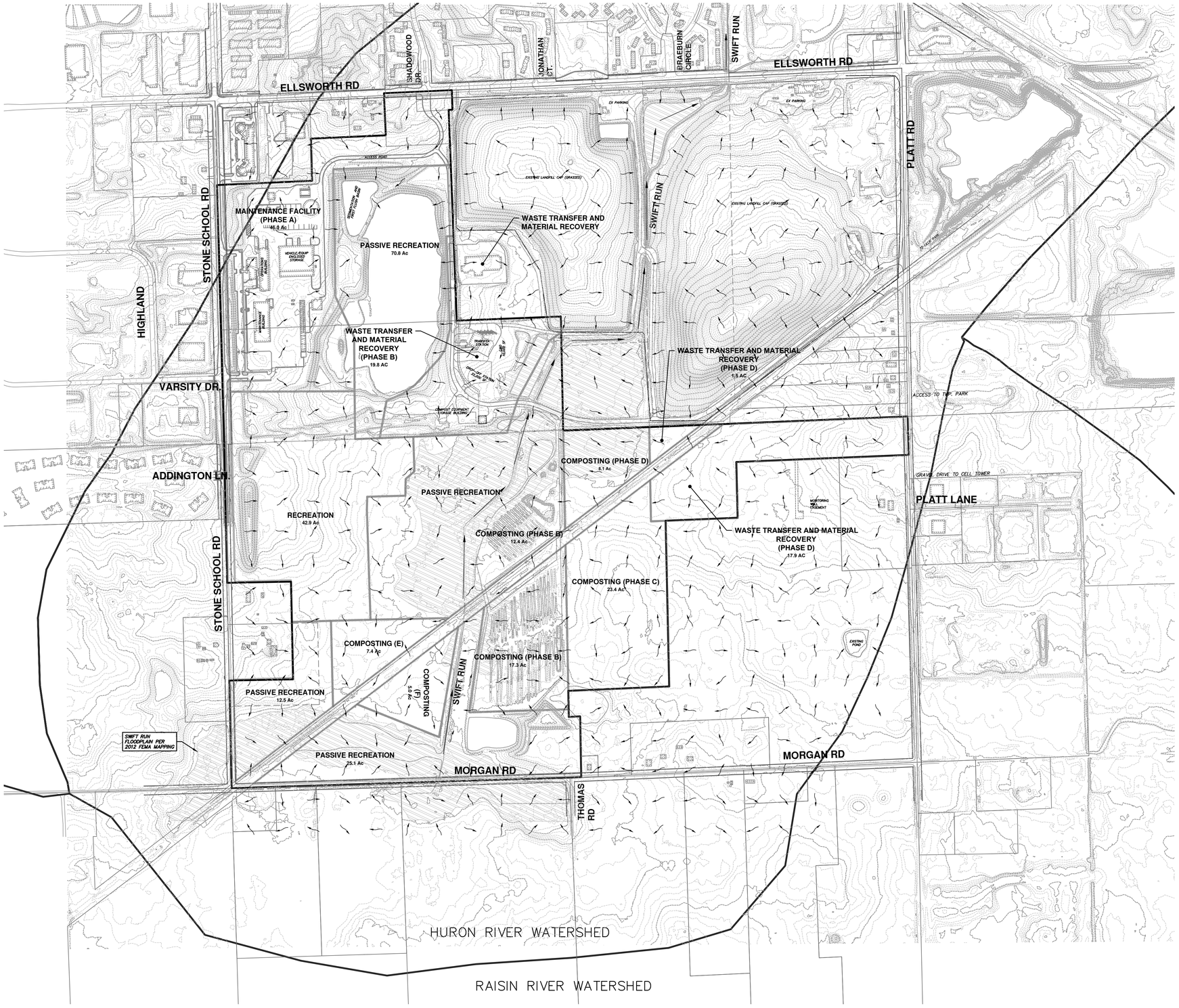

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

PUD DRAINAGE AREA MAP

SCALE PLAN: 1" = 400'

DRAWING No. 2014031-13

SHEET No. 13 OF 17

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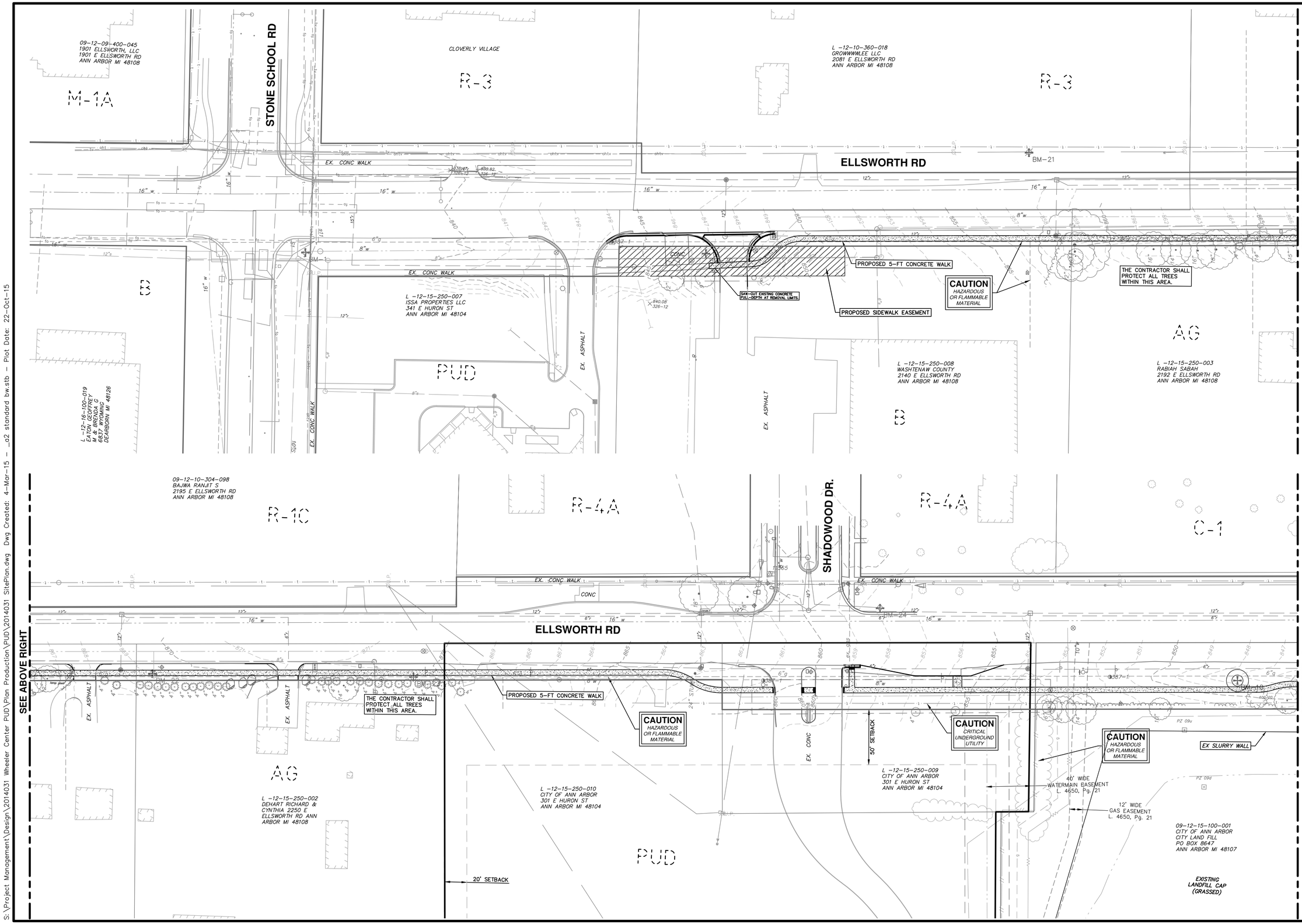

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SWIFT RUN (WHEELER) SERVICE CENTER

ELLSWORTH (1)

SCALE PLAN: 1" = 40'

DRAWING No. 2014031-14

SHEET No. 14 OF 17

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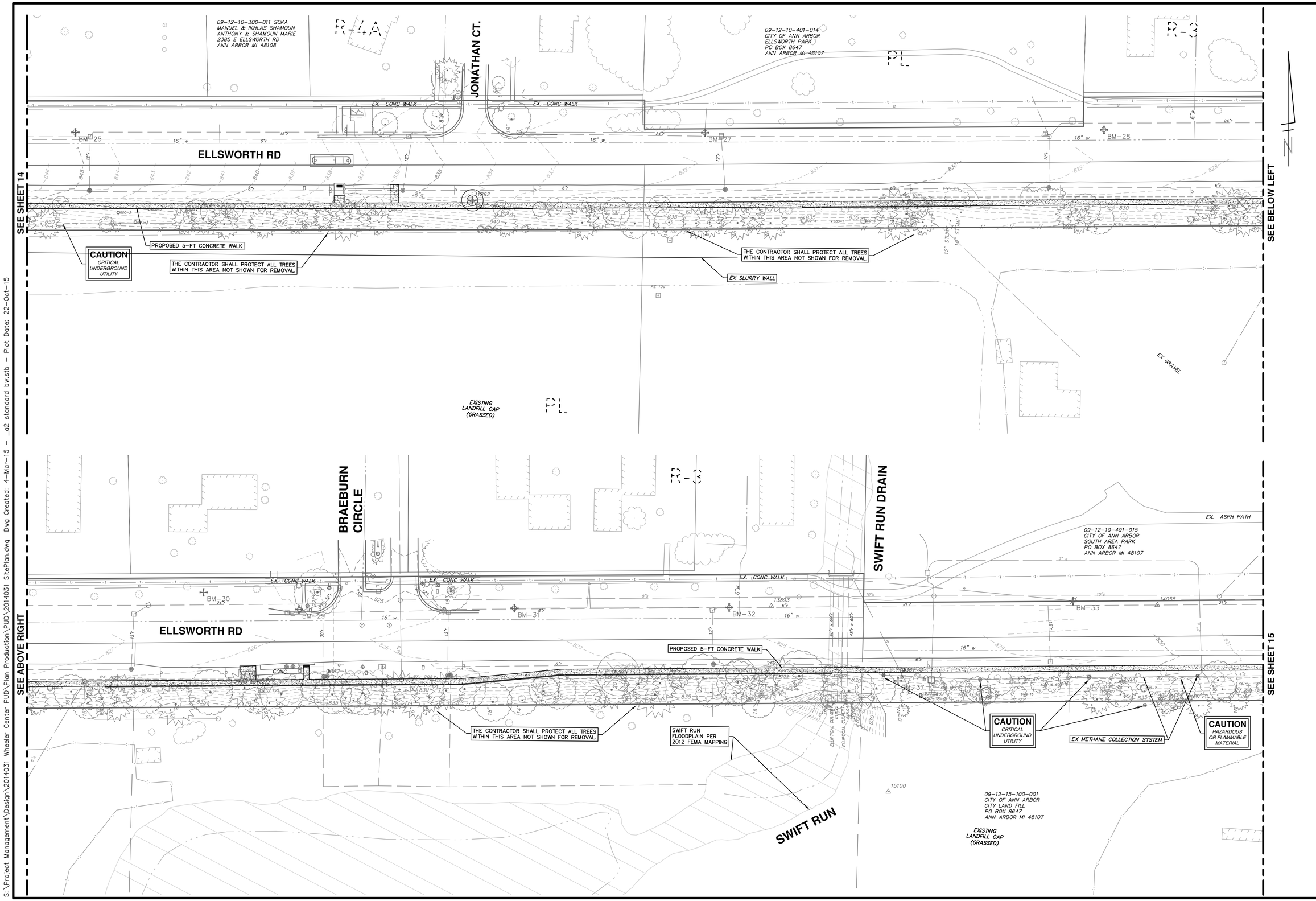

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PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR

SWIFT RUN (WHEELER) SERVICE CENTER

ELLSWORTH (2)

SCALE PLAN: 1" = 40'

DRAWING No. 2014031-15

SHEET No. 15 OF 17

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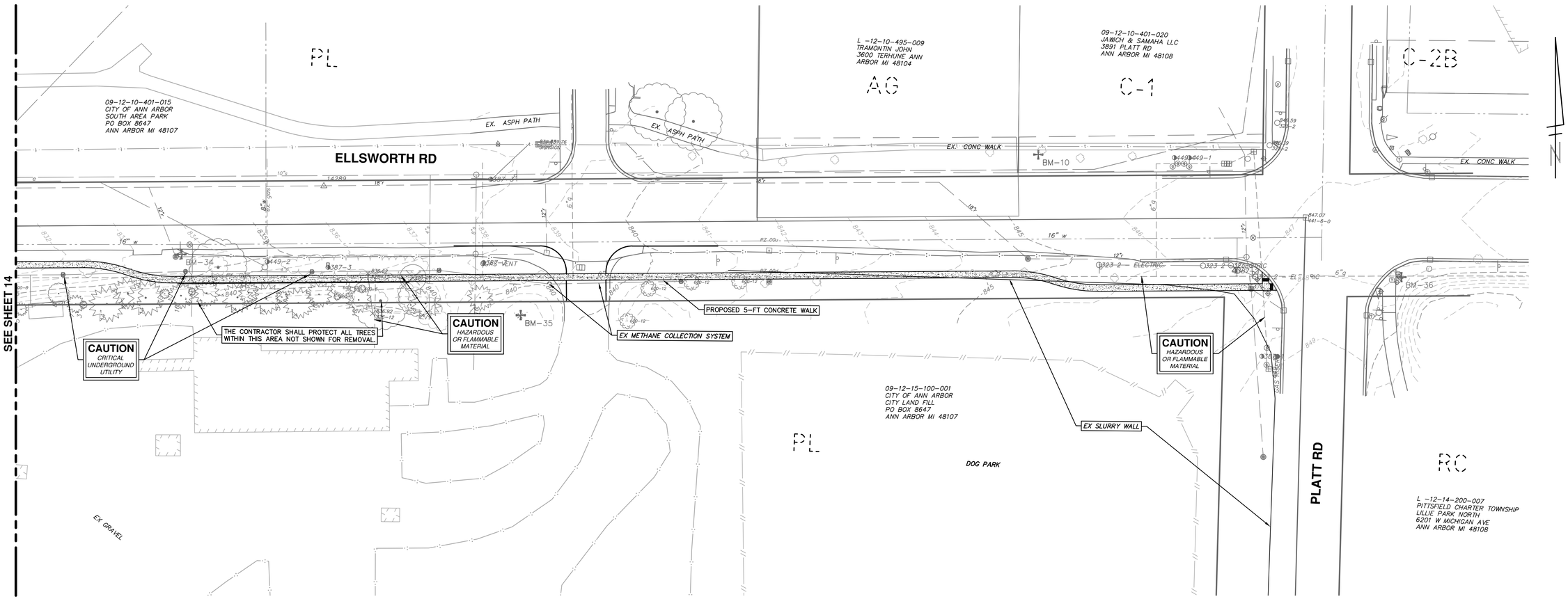

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SWIFT RUN (WHEELER) SERVICE CENTER

ELLSWORTH (3)

SCALE PLAN: 1" = 40'

DRAWING No. **2014031-16**

SHEET No. **16 OF 17**

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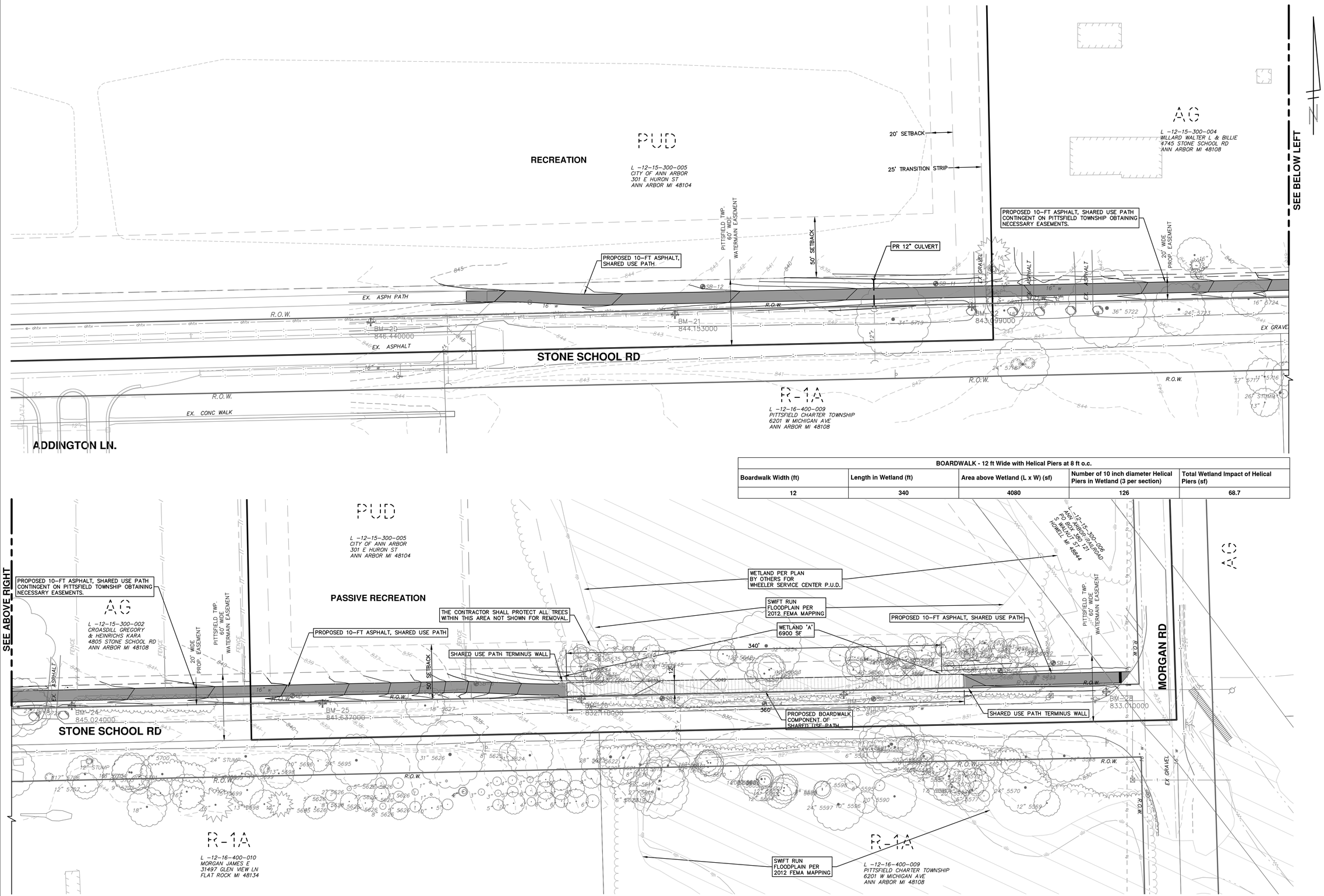

BOARDWALK - 12 ft Wide with Helical Piers at 8 ft o.c.

Boardwalk Width (ft)	Length in Wetland (ft)	Area above Wetland (L x W) (sf)	Number of 10 inch diameter Helical Piers in Wetland (3 per section)	Total Wetland Impact of Helical Piers (sf)
12	340	4080	126	68.7

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SWIFT RUN (WHEELER) SERVICE CENTER

STONE SCHOOL (1)

SCALE PLAN: 1" = 40'

DRAWING No. 2014031-17

SHEET No. 17 OF 17

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