PITTSFIELD CHARTER TOWNSHIP

WASHTENAW COUNTY, MICHIGAN

GOODWILL INDUSTRIES OF GREATER DETROIT

3800 CARPENTER ROAD

TAX ID #L-12-11-450-030

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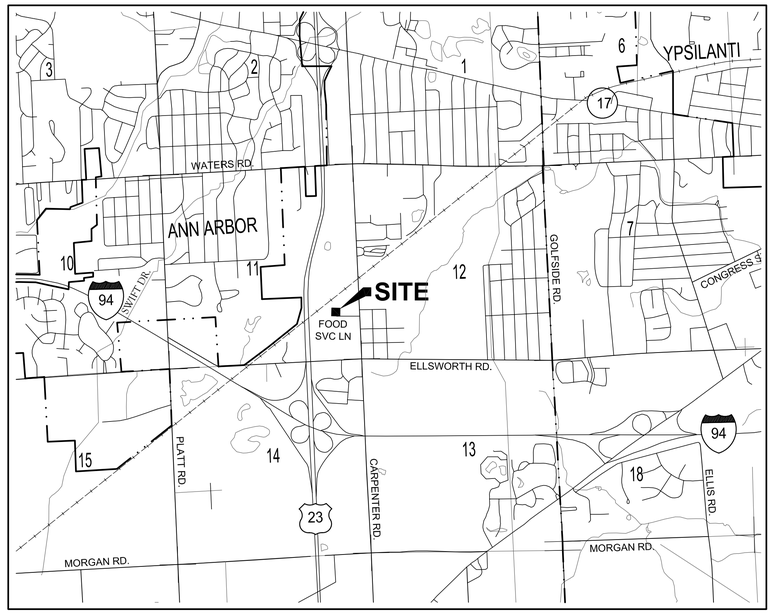
SITE & ZONING DATA

1. GENERAL COMMERCIAL CORRIDOR OVERLAY DISTRICT
2. PARCEL SIZE: 1.81± ACRES
3. BUILDING SIZE: 14,378 Sq. Ft.
4. SETBACK REQUIREMENTS:
   FRONT - 35'-0"
   SIDE - 10'-0"
   REAR - 35'-0"
5. PARKING SIZE:
   10'-0" x 20'-0" OR 10'-0" x 18'-0" (AT SIDEWALK LOCATIONS) WITH 22'-0" AISLE
   H.C. 10'-0" x 20'-0" OR 10'-0" x 18'-0" (AT SIDEWALK LOCATIONS) WITH 10'-0" AISLE
6. PARKING REQUIREMENTS: 41 SPACES
   RETAIL = 1 SPACES PER 250 Sq. Ft.
   USABLE FLOOR AREA 10,231 Sq. Ft./250
   = 41 SPACES
7. PARKING SHOWN: 49 SPACES
8. ALL EXTERIOR LIGHTING FIXTURES TO BE DOWNWARD DIRECTED FULL CUT-OFF TYPE FIXTURES.
9. INTERIOR LANDSCAPING: 5.9%
   (MIN. OF 5% OF PAVED SURFACE SHALL BE LANDSCAPED)
   PAVED SURFACE = 29,200 S.F.
   INTERIOR LANDSCAPING = 1,741 S.F.
10. SITE LANDSCAPING: 24%
    (MIN. OF 20% OF SITE AREA SHALL BE LANDSCAPED)
    SITE: 78,736 S.F.
    LANDSCAPING = 18,938 S.F.

LAND USE OF ADJOINING PARCELS

	ZONING	LANDUSE
NORTH:	FBC	INDUSTRIAL
SOUTH:	C-2 REGIONAL COMMERCIAL	WAREHOUSE RETAIL
EAST:	C-2 REGIONAL COMMERCIAL	AUTO SERVICE/RETAIL
WEST:	C-2 REGIONAL COMMERCIAL	STORMWATER DETENTION

GROSS LAND AREA:	1.81 ACRE (78,736 SF)
NET LAND AREA:	1.48 ACRE (64,294 SF)
GROUND FLOOR AREA:	14,378 SF
LOT COVERAGE & FLOOR AREA RATIO:	22%
IMPERVIOUS COVERAGE:	48,378 SF
	76%



NORTH

3800 CARPENTER ROAD
SECTION 11 OF T3S, R6E
PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

TAX DESCRIPTION

COM AT SE COR SEC 11, TH S 89-49-40 W 50.00 FT, TH N 00-01-00 E 1088.45 FT, TH N 88-56-00 W 295.00 FT TO A POB, TH CONT N 88-56-00 W 315.00 FT, TH N 00-01-00 E 250.00 FT, TH S 88-56-00 E 315.00 FT, TH S 00-01-00 W 250.00 FT TO THE POB. PT OF SE 1/4 SEC 11, T3S-R6E. 1.81 AC

FOR PROTECTION OF UNDERGROUND UTILITIES, AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL TOLL FREE 1-800-482-7171 OR 811 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. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE THUS ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR FROM NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" SYSTEM.

SITE LOCATION

GOODWILL CSPA 14-11

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171 or 811

Williams & Works
engineers . planners . surveyors
a tradition of service
616.224.1500 phone . 616.224.1501 facsimile
549 Ottawa Ave NW . Grand Rapids, MI 49503

pinnacle construction group

NO.	REV. & REISSUED FOR	BY	DATE
1.	PREL. SPA	JMB	08/29/14
	ISSUED FOR		

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

COVER SHEET

DESIGNED BY J ROZEMA	DRAWN BY J CAPPON	CHECKED BY J BRINKS
DATE 6/14	DATE 6/14	DATE 8/29/14

PROJECT 214042
FILE Plt-Cover

CS
SHEET NO.

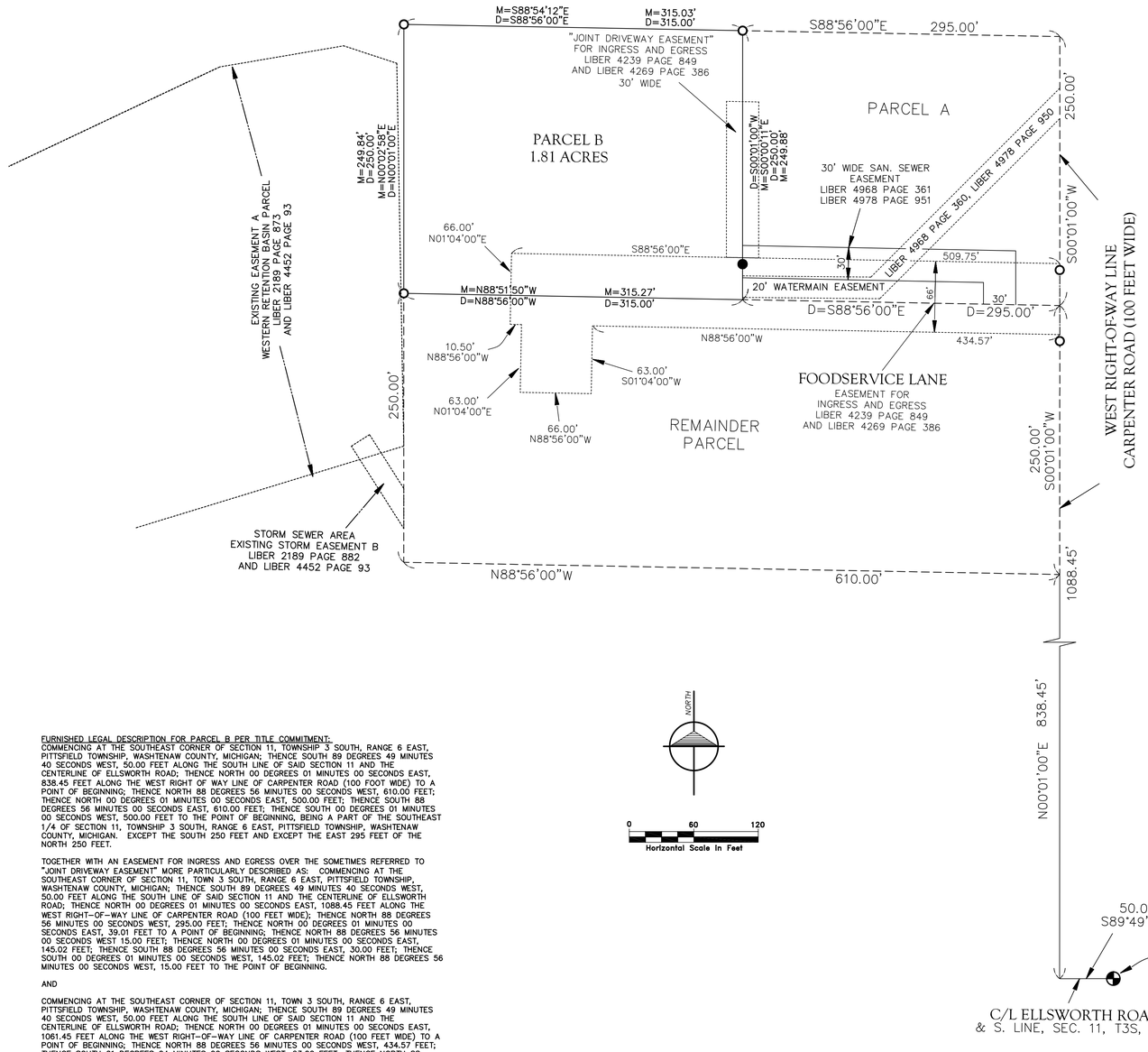
Fri, Oct 03, 2014 - 11:22am P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042LD\DWG\Plt-Cover.dwg, WEEK [Color Plot]

TREE SURVEY INFORMATION (AS PROVIDED BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC, REPORT DATED AUG 7, 2014)

Tree No.	Diam Stem 1 (in.)	Diam Stem 2 (in.)	Diam Stem 3 (in.)	Diam Stem 4 (in.)	Diam Stem 5 (in.)	Common Name	Scientific Name	Condition	Notes
1	7.1					Cottonwood	*Populus deltoides*	Good	Near southeast property corner
2	10.2	14.1				Cottonwood	*Populus deltoides*	Good	
3	9.6					Cottonwood	*Populus deltoides*	Good	
4	9.0	11.2				Cottonwood	*Populus deltoides*	Good	
5	7.0					Cottonwood	*Populus deltoides*	Good	
6	12.6					Cottonwood	*Populus deltoides*	Good	
7	6.2	9.9				Cottonwood	*Populus deltoides*	Good	
8	6.8					Cottonwood	*Populus deltoides*	Good	
9	7.6					Cottonwood	*Populus deltoides*	Good	
10	9.4					Cottonwood	*Populus deltoides*	Good	
11	9.6					Cottonwood	*Populus deltoides*	Good	
12	9.6					Cottonwood	*Populus deltoides*	Fair	
13	7.8					Cottonwood	*Populus deltoides*	Fair	
14	6.8					Cottonwood	*Populus deltoides*	Good	
15	10.3					Cottonwood	*Populus deltoides*	Good	
16	10.8					Cottonwood	*Populus deltoides*	Good	
17	9.7					Cottonwood	*Populus deltoides*	Good	
18	11.4	12.0				Cottonwood	*Populus deltoides*	Good	
19	10.4					Cottonwood	*Populus deltoides*	Good	
20	7.0					Cottonwood	*Populus deltoides*	Good	
21	7.2					Cottonwood	*Populus deltoides*	Fair	
22	11.5					Cottonwood	*Populus deltoides*	Fair	
23	8.0					Cottonwood	*Populus deltoides*	Good	
24	9.0					Cottonwood	*Populus deltoides*	Good	
25	7.7					Cottonwood	*Populus deltoides*	Good	
26	7.2					Cottonwood	*Populus deltoides*	Fair	
27	11.1					Cottonwood	*Populus deltoides*	Good	
28	7.0	8.5				Black willow	*Salix nigra*	Good	Near northeast property corner
29	7.2					Cottonwood	*Populus deltoides*	Good	
30	16.4					Cottonwood	*Populus deltoides*	Good	
31	6.6					Ironwood	*Ostrya virginiana*	Good	
32	20.3					American elm	*Ulmus americana*	Dead	
33	6.4					American elm	*Ulmus americana*	Dead	
34	11.0	16.1	10.3			Black locust	*Robinia pseudoacacia*	Fair	
35	6.3					Black locust	*Robinia pseudoacacia*	Good	
36	6.8					Black locust	*Robinia pseudoacacia*	Good	
37	10.0					Box elder	*Acer negundo*	Fair	
38	6.3					Black locust	*Robinia pseudoacacia*	Good	

Tree No.	Diam Stem 1 (in.)	Diam Stem 2 (in.)	Diam Stem 3 (in.)	Diam Stem 4 (in.)	Diam Stem 5 (in.)	Common Name	Scientific Name	Condition	Notes
39	6.2					Black locust	*Robinia pseudoacacia*	Good	
40	9.4					Black locust	*Robinia pseudoacacia*	Fair	
41	6.1					Box elder	*Acer negundo*	Fair	
42	9.2					Box elder	*Acer negundo*	Poor	
43	14.3					Box elder	*Acer negundo*	Fair	
44	6.8					Box elder	*Acer negundo*	Poor	
45	7.3					Box elder	*Acer negundo*	Fair	
46	11.7					Cottonwood	*Populus deltoides*	Fair	
47	7.0					Cottonwood	*Populus deltoides*	Fair	
48	8.0					Cottonwood	*Populus deltoides*	Fair	
49	7.2	6.2				Cottonwood	*Populus deltoides*	Fair	
50	10.1					Cottonwood	*Populus deltoides*	Fair	
51	8.1					Cottonwood	*Populus deltoides*	Good	
52	9.7					Cottonwood	*Populus deltoides*	Good	
53	9.6					Cottonwood	*Populus deltoides*	Fair	
54	7.7					Cottonwood	*Populus deltoides*	Fair	
55	7.2					Box elder	*Acer negundo*	Fair	
56	8.0					Cottonwood	*Populus deltoides*	Fair	
57	6.3					Cottonwood	*Populus deltoides*	Good	
58	7.8					Cottonwood	*Populus deltoides*	Fair	
59	7.5	7.8	10.4			Box elder	*Acer negundo*	Fair	
60	7.0					Cottonwood	*Populus deltoides*	Good	
61	7.7					Box elder	*Acer negundo*	Fair	
62	7.3					Box elder	*Acer negundo*	Fair	
63	9.3					Cottonwood	*Populus deltoides*	Good	
64	9.1					Cottonwood	*Populus deltoides*	Good	
65	7.1					Box elder	*Acer negundo*	Fair	
66	21.2					Ash	*Fraxinus sp.*	Dead	Along n. property line
67	8.1					Box elder	*Acer negundo*	Fair	
68	8.6					White mulberry	*Morus alba*	Fair	Possibly off-site (n.w. corner)
69	12.1					Slippery elm	*Ulmus rubra*	Fair	Possibly off-site (n.w. corner)
70	9.7					American elm	*Ulmus americana*	Poor	
71	7.3					Apple	*Malus sp.*	Fair	
72	15.5					American elm	*Ulmus americana*	Poor	
73	11.1					American elm	*Ulmus americana*	Fair	
74	12.2					Pin oak	*Quercus palustris*	Good	
75	6.5					American elm	*Ulmus americana*	Poor	

Tree No.	Diam Stem 1 (in.)	Diam Stem 2 (in.)	Diam Stem 3 (in.)	Diam Stem 4 (in.)	Diam Stem 5 (in.)	Common Name	Scientific Name	Condition	Notes
113	10.7					Cottonwood	*Populus deltoides*	Good	
114	6.9					Cottonwood	*Populus deltoides*	Good	
115	9.9					Cottonwood	*Populus deltoides*	Fair	
116	7.5					Cottonwood	*Populus deltoides*	Good	
117	9.5					Cottonwood	*Populus deltoides*	Good	
118	7.3					Cottonwood	*Populus deltoides*	Good	
119	13.0	13.0				Cottonwood	*Populus deltoides*	Good	
120	12.8	11.6	10			Cottonwood	*Populus deltoides*	Good	
121	8.2					Cottonwood	*Populus deltoides*	Good	
122	7.3	6.9				Cottonwood	*Populus deltoides*	Fair	
123	7.5					Cottonwood	*Populus deltoides*	Fair	
124	7.8					Cottonwood	*Populus deltoides*	Fair	
125	7.4					Cottonwood	*Populus deltoides*	Good	
126	10.0	6.3				Cottonwood	*Populus deltoides*	Good	
127	6.9	7.6				Cottonwood	*Populus deltoides*	Fair	
128	11.0					Cottonwood	*Populus deltoides*	Good	
129	13.4	6.2	8.7			Cottonwood	*Populus deltoides*	Good	
130	6.5					Cottonwood	*Populus deltoides*	Fair	
131	11.5	7.5	6.7			Cottonwood	*Populus deltoides*	Good	
132	6.1					Cottonwood	*Populus deltoides*	Good	
133	11.0	6.5	6.6			Cottonwood	*Populus deltoides*	Good	
134	6.2	7.9				Cottonwood	*Populus deltoides*	Good	
135	8.9					Cottonwood	*Populus deltoides*	Good	
136	10.7	7.1				Cottonwood	*Populus deltoides*	Good	
137	11.2					Cottonwood	*Populus deltoides*	Good	
138	12.2					Cottonwood	*Populus deltoides*	Good	
139	6.1					Cottonwood	*Populus deltoides*	Fair	
140	15.4	10.0	9.6	8.2	7.4	Cottonwood	*Populus deltoides*	Good	
141	8.4					Cottonwood	*Populus deltoides*	Fair	
142	8.1					Cottonwood	*Populus deltoides*	Good	
143	14.0					Cottonwood	*Populus deltoides*	Good	
144	6.1					Black locust	*Robinia pseudoacacia*	Good	
145	8.4					Cottonwood	*Populus deltoides*	Good	
146	8.1					Cottonwood	*Populus deltoides*	Good	
147	15.7	13.0				Cottonwood	*Populus deltoides*	Good	



FURNISHED LEGAL DESCRIPTION FOR PARCEL B PER TITLE COMMITMENT:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 50.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF ELLSWORTH ROAD; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 838.45 FEET ALONG THE WEST RIGHT OF WAY LINE OF CARPENTER ROAD (100 FOOT WIDE) TO A POINT OF BEGINNING; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 610.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 500.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 00 SECONDS EAST, 610.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, 500.00 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN. EXCEPT THE SOUTH 250 FEET AND EXCEPT THE EAST 295 FEET OF THE NORTH 250 FEET.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOMETIMES REFERRED TO "JOINT DRIVEWAY EASEMENT" MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 50.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF ELLSWORTH ROAD; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 1088.45 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CARPENTER ROAD (100 FEET WIDE); THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 295.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 39.01 FEET TO A POINT OF BEGINNING; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST 15.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 145.02 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 00 SECONDS EAST, 30.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, 145.02 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 15.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 50.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 AND THE CENTERLINE OF ELLSWORTH ROAD; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, 1061.45 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CARPENTER ROAD (100 FEET WIDE) TO A POINT OF BEGINNING; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 434.57 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 00 SECONDS WEST, 63.00 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 66.00 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 00 SECONDS EAST, 63.00 FEET; THENCE NORTH 88 DEGREES 56 MINUTES 00 SECONDS WEST, 10.50 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 00 SECONDS EAST, 66.00 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 00 SECONDS EAST, 509.75 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, 66.00 FEET TO THE POINT OF BEGINNING.

NOTE: PARCELS A, B AND REMAINDER ARE SUBJECT TO BUILDING AND USE RESTRICTIONS AS DESCRIBED IN LIBER 2189 PAGE 861.

LEGEND

- O = Found Iron Stake
- ● = Set Iron Stake
- ⊕ = Monument
- □ = Wood Stake
- ○P = Power Pole
- ✳ = Light Pole
- P = Platted Dimension
- D = Deeded Dimension
- M = Measured Dimension
- C = Calculated Dimension
- X—X—X = Fence Line
- ——— = Overhead Wires
- C/L = Centerline

JONKER LAND SURVEYS P.C.
P.O. Box 385
8373 Merton Ave. SW
Suite A
Byron Center, MI 49315
PH: (616) 878-1607
FAX: (616) 878-9465
WWW.JONKERSURVEYS.COM

Drawn by: AD | Scale 1" = 100' | File No.: 14037 | Date: 03/05/14

Williams & Works
engineers . planners . surveyors
a tradition of service
616.224.1500 phone . 616.224.1501 facsimile
549 Ottawa Ave NW . Grand Rapids, MI 49503

pinnacle construction group

NO.	DATE	BY
1.	08/29/14	JMB

REV. & REISSUED FOR PREL. SPA.
ISSUED FOR

DESIGNED BY J BRINKS | DATE 8/14
DRAWN BY D HUDELSON | DATE 8/14
CHECKED BY J BRINKS | DATE 8/29/14

PROJECT 214042
FILE Plt-Boundary..

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

BOUNDARY SURVEY & TREE INVENTORY

S-1
SHEET NO.

Sep 05, 2014 - 10:36am P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042SURVEY\DWG\Plt-Boundary Survey- tree inventory.dwg, XREFs: [xrdr

EXISTING BUILDING "GENIMEX LTD"

719

695

S 88°56'00" E 315.00'

EX FNC

TREELINE (TYP)

TAG #68 & 69

TAG #140

TAG #28

N 88°56'00" W

664

736

735

EXISTING BUILDING "DISCOUNT TIRE"

12" STM

WETLAND FLAG A-1

WETLAND FLAG A-2

WETLAND FLAG A-3

WETLAND FLAG A-4

WETLAND FLAG A-5

250.00'

6" ELM

12" ELM

14" ELM

XIST. ESMT A
ETENTION BASIN PARCEL
.873 & L.4452 P.93

LOT B
1.61 ACRES (GROSS)
1.48 ACRES (NET)

SEQUENCE OF TREE TAGGING (TYP)

TAG #1

TAG #82

TAG #90

N 00°01'00" E

EXISTING WETLAND BOUNDARY

NEW TREELINE (TYP)

SOUTH INV. 18" RCP 827.09'

EXISTING STORM WATER BASIN

(SEE DRAINAGE MAP FOR ADDITIONAL DETAILS)

30' WIDE INGRESS/EGRESS "JOINT DRIVEWAY EASEMENT" L.4239 P.849 L.4269 P.386

LOT A
1.69 ACRES

6" SAN (PLAN)

6" STM (PLAN)

8" STM (PLAN)

15" STM

91

30' WIDE SAN. SEWER ESMT L.4968 P.361 L.4978 P.951

S 00°01'00" W

15" STM

8" WTR (PLAN)

66' WIDE ING/EG ESMT L.4239 P.849 & L.4269 P.386

613

18" STM

EX S/W

8" SAN (PLAN)

619

90

12" WTR (PLAN)

EX BIT DRIVE

FOODSERVICE LANE

315.00'

S 88°56'00" E 295.00'

8" WTR (PLAN)

12" WTR (PLAN)

20' WIDE WATER MAIN EASEMENT LIBER 4968 PAGE 360, LIBER 4978 PAGE 950

GORDON FOOD SERVICE

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171 or 811

NORTH

0 20 40
Horizontal Scale in Feet

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- +CUT – XCUT
- PK – PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR – RR SIGN
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
- SB#XX – SOIL BORING
- MAILBOX
- SATELLITE DISH
- HAND HOLE
- AC – AC UNIT
- U.G. UTILITY MARKER
- FIRE HYDRANT
- PIV – POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- G – GAS METER
- W – WATER METER
- T – TELEPHONE RISER
- E – ELECTRIC METER
- TV – CABLE TV RISER
- CATCH BASIN
- ROUND CATCH BASIN
- ST – STORM MANHOLE
- S – SANITARY MANHOLE
- E – ELECTRIC MANHOLE
- T – TELEPHONE MANHOLE
- W – WATER MANHOLE
- HANDICAP PARKING SPACE
- SHRUB
- TREE
- PINE TREE
- AREA DESIGNATED FOR TREE REMOVAL

- CURB TO BE REMOVED
- (ELEV) – EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

BM BENCHMARK ELEVATION: 841.34 (NAVD 88)
S.E. HYDRANT FLANGE BOLT UNDER "E"

STRUCTURE INVERTS

STORM MANHOLE #90
RIM ELEV. = 837.89'
18" RCP INV. WEST = 829.6'
15" RCP INV. NORTH = 831.8'

STORM CATCH BASIN #91
RIM ELEV. = 837.51'
12" RCP INV. NE = 832.5'
15" RCP INV. SOUTH = 832.35'
15" RCP INV. EAST = 832.35'

STORM OVERFLOW YARD DRAIN #640
RIM ELEV. = 828.52'
12" RCP INV. NW = 825.9'

STORM MANHOLE #619
RIM ELEV. = 836.05'
18" RCP INV. EAST = 827.85'
18" RCP INV. SOUTH = 827.75'

STORM YARD DRAIN #664
RIM ELEV. = 836.25'
12" RCP INV. SW = 832.75'

STORM CATCH BASIN #695
RIM ELEV. = 838.12'
12" RCP INV. EAST = 833.0'
15" RCP INV. WEST = 833.0'

STORM CATCH BASIN #719
RIM ELEV. = 836.93'
15" RCP INV. EAST = 831.9'
18" RCP INV. NW = 831.9'

STORM CATCH BASINS #735 & #736
RIM ELEV. = 838.59'
12" RCP INV. WEST = 834.8'

SANITARY MANHOLE #613
RIM ELEV. = 837.70'
8" PVC INV. EAST = 829.60'

NATURAL FEATURES IMPACT STATEMENT

THE NATURAL FEATURES ON SITE CONSIST PRIMARILY OF 6" TO 12" COTTONWOOD TREES AND UNDERSTORY SPECIES INCLUDING COMMON BUCKTHORN. A TREE SURVEY CONDUCTED BY ECT FOUND NO HERITAGE TREES PRESENT. THERE ARE NO WETLANDS ON THE SUBJECT SITE AS DELINEATED BY ASTI ENVIRONMENTAL. THE WETLAND FLAGS WERE LOCATED BY FIELD SURVEY. THE PROPOSED IMPROVEMENTS WILL BE LIMITED TO AREAS INTENDED FOR DEVELOPMENT, AND WILL MAINTAIN THE REQUIRED 25' SETBACK FROM OFF-SITE WETLANDS. EXISTING VEGETATION OUTSIDE OF DEVELOPED AREAS WILL BE MAINTAINED.

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1.	ISSUED FOR	JMB	08/29/14

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

EXISTING CONDITIONS / NATURAL FEATURES / REMOVAL PLAN

DESIGNED BY J ROZEMA	DATE 6/14	DATE 8/29/14
DRAWN BY J CAPPON	DATE 6/14	
CHECKED BY J BRINKS		

PROJECT 214042
FILE Plt-Existing

C-0
SHEET NO.

Sep 05, 2014 - 10:26am P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042(U)MECH\Plt-Existing Condition.dwg, 48Ellc [xxx] [xxx] [cor
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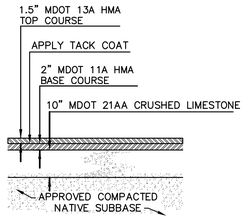


MATERIAL TYPES:

HMA WEARING COURSE MDOT 13A (165#/SYD)

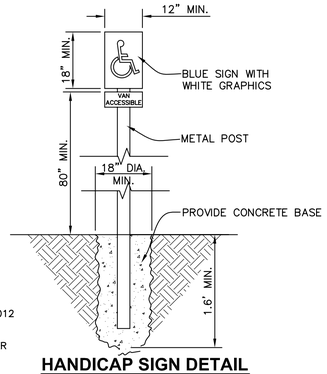
HMA LEVELING COURSE MDOT 11A (220#/SYD)

ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2012 EDITION AND SUPPLEMENTAL SPECIFICATIONS

CONTRACTOR TO USE PERFORMANCE GRADE BINDER PG 58-28

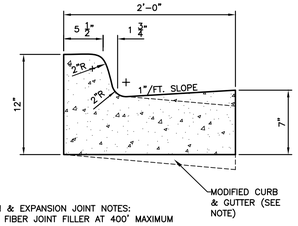
HMA PAVEMENT SECTION

NOT TO SCALE



HANDICAP SIGN DETAIL

NOT TO SCALE

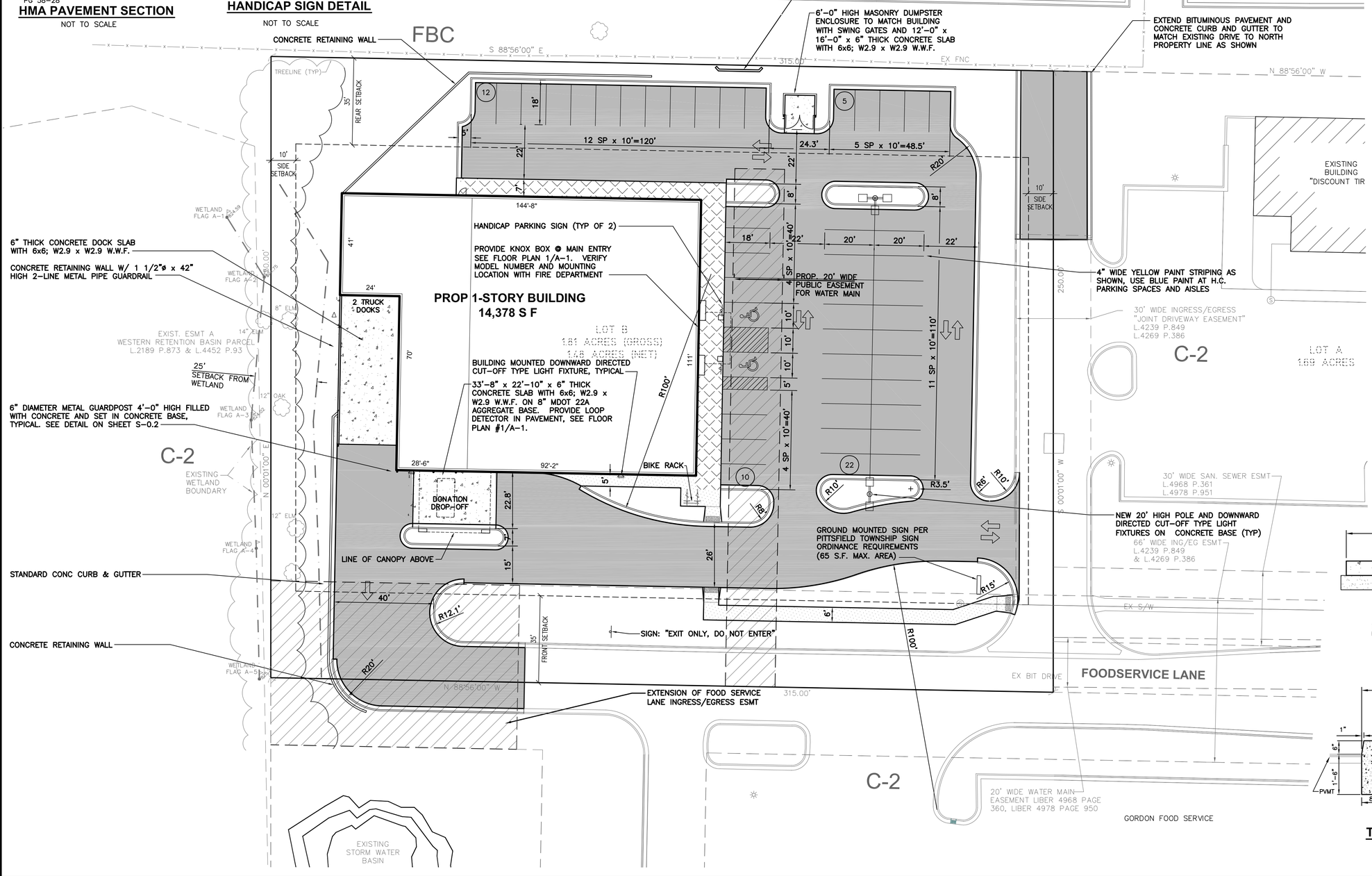


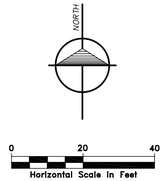
CONTRACTION & EXPANSION JOINT NOTES:
1. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS
2. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF CURB RETURNS (& INTERSECTING STREETS)
3. PLACE 1" FIBER JOINT FILLER IN ADJACENT CONTRACTION JOINTS EACH SIDE OF CATCH BASINS.
4. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS (NO SAW JOINTS ALLOWED)

NOTE:
WHERE PAVEMENT SLOPES AWAY, PROVIDE MODIFIED WITH GUTTER SLOPE TO MATCH PAVEMENT SLOPE.

STANDARD CONCRETE CURB & GUTTER

NOT TO SCALE





3 WORKING DAYS
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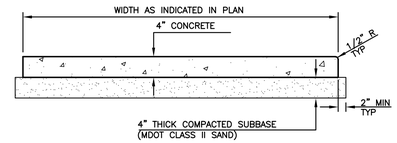
1-800-482-7171 or 811

LEGEND

- SIDEWALK
- THICKENED EDGE SIDEWALK
- CONCRETE PAVEMENT
- HMA PAVEMENT
- (X) PARKING COUNT

NOTES

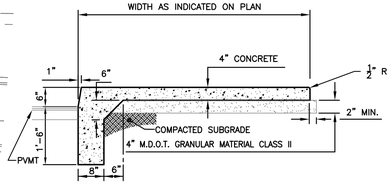
1. DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE ON PLANS
2. RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.



TOOL CONTRACTION JOINT AT INTERVAL EQUAL TO WIDTH. PLACE 1" EXPANSION JOINT AT 50' INTERVAL.

STANDARD SIDEWALK

NOT TO SCALE



THICKENED EDGE SIDEWALK

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	ISSUED FOR		

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

SITE PLAN

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
D HUDELSON	6/14	D HUDELSON	6/14	J BRINKS	8/21/14

PROJECT 214042
FILE plt-layout

C-1
SHEET NO.

Sep 05, 2014 - 10:45am P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042D\CAD\Plt-layout.dwg, KBITzx, [cav] [cpl] [pnp]
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PROP 1-STORY BUILDING
14,378 S F

LOT B
1.81 ACRES (GROSS)
1.48 ACRES (NET)

LOT A
1.69 ACRES

EXISTING BUILDING "DISCOUNT TIRE"

PROP. 20' WIDE PUBLIC EASEMENT FOR WATER MAIN

EXIST. ESMT A RETENTION BASIN PARCEL P.873 & L.4452 P.93

EXISTING WETLAND BOUNDARY

WETLAND FLAG A-1
WETLAND FLAG A-2
WETLAND FLAG A-3
WETLAND FLAG A-4
WETLAND FLAG A-5

25' SETBACK FROM WETLAND

10' SIDE SETBACK

35' REAR SETBACK

FRONT SETBACK

144'-8"
111'
70'
41'
24'
28'-6"
92'-2"

S 88°56'00" E 315.00'
N 88°56'00" W 295.00'
S 00°01'00" W 250.00'
N 00°01'00" E 250.00'

EX. FNC
TREELINE (TYP)

30' WIDE INGRESS/EGRESS "JOINT DRIVEWAY EASEMENT" L.4239 P.849 L.4269 P.386

30' WIDE SAN. SEWER ESMT L.4968 P.361 L.4978 P.951

66' WIDE ING/EG ESMT L.4239 P.849 & L.4269 P.386

EX S/W

EXISTING STORM WATER BASIN
(SEE. DRAINAGE MAP FOR ADDITIONAL DETAILS)

SOUTH INV. 18" RCP 827.09'

EXTENSION OF FOOD SERVICE LANE INGRESS/EGRESS ESMT

EX BIT DRIVE

FOODSERVICE LANE

20' WIDE WATER MAIN EASEMENT LIBER 4968 PAGE 360, LIBER 4978 PAGE 950

GORDON FOOD SERVICE

EXISTING ELEV (TYP)

664
613
619
90
91

GAS (PLAN)
ELEC, TELE, CATV (PLAN)
1 1/2" WATER (PLAN)
6" SAN (PLAN)
8" SAN (PLA
8" STM (PLAN)
12" STM
15" STM
18" STM
12" WTR (PLAN)
8" WTR (PLAN)
1 1/2" WTR (PLAN)

SOIL TYPE: MoC
SOIL TYPE: MoB
SOIL TYPE: Hn

NORTH

0 20 40
Horizontal Scale In Feet

3 WORKING DAYS
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LEGEND

- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- × XXX.XX PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE FLOW
- SILT FENCE
- PARKING LOT HIGH POINTS
- PROPOSED STORM CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM SEWER
- PROPOSED HMA PAVEMENT
- APPROXIMATE LIMITS OF SOIL TYPE

VARIES
BACKFILL TO PREVIOUS GRADE

RETAINING WALL SECTION
NOT TO SCALE

MODULAR CONCRETE UNITS

LANDSCAPE BLOCK WALL
NOT TO SCALE

SOILS INFORMATION

EXISTING SOILS ON SITE ARE TYPICALLY MORELY LOAM (MoB & MoC) AS OBTAINED FROM THE NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.

BM BENCHMARK ELEVATION: 841.34 (NAVD 88)
S.E. HYDRANT FLANGE BOLT UNDER "E"

EXISTING STRUCTURE INVERTS

STORM MANHOLE #90
RIM ELEV. = 837.89'
18" RCP INV. WEST = 829.6'
15" RCP INV. NORTH = 831.8'

STORM CATCH BASIN #91
RIM ELEV. = 837.51'
12" RCP INV. NE = 832.5'
15" RCP INV. SOUTH = 832.35'
15" RCP INV. EAST = 832.35'

STORM OVERFLOW YARD DRAIN #640
RIM ELEV. = 828.52'
12" RCP INV. NW = 825.9'

STORM MANHOLE #619
RIM ELEV. = 836.05'
18" RCP INV. EAST = 827.85'
18" RCP INV. SOUTH = 827.75'

STORM YARD DRAIN #664
RIM ELEV. = 836.25'
12" RCP INV. SW = 832.75'

STORM CATCH BASIN #695
RIM ELEV. = 838.12'
12" RCP INV. EAST = 833.0'
15" RCP INV. WEST = 833.0'

STORM CATCH BASIN #719
RIM ELEV. = 836.93'
15" RCP INV. EAST = 831.9'
18" RCP INV. NW = 831.9'

STORM CATCH BASINS #735 & #736
RIM ELEV. = 838.59'
12" RCP INV. WEST = 834.8'

SANITARY MANHOLE #613
RIM ELEV. = 837.70'
8" PVC INV. EAST = 829.60'

GENERAL NOTES

1. EXISTING UTILITIES SHOWN ARE FROM RECORD PLANS AND EVIDENCE IN THE FIELD. NO GUARANTEE IS MADE FOR ACCURACY OR THAT THE UTILITIES SHOWN ARE THE ONLY IN THE AREA.
2. ALL CONSTRUCTION METHODS & MATERIALS SHALL COMPLY WITH PITTSFIELD TOWNSHIP REQUIREMENTS.
3. ALL CONSTRUCTION ACTIVITIES SHALL BE STAKED AND GRADED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR.
4. ALL RUNOFF FROM PROPOSED BUILDING ROOF SHALL BE CONNECTED TO THE PROPOSED STORM SEWER AS INDICATED.
5. STORM SEWER PIPE SHALL BE C-76 CLASS IV RCP (OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED.
6. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY PROVIDERS PRIOR TO BEGINNING CONSTRUCTION. PLACE SERVICE LINES IN 4" PVC CONDUITS UNDER PAVED AREAS.
7. A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONTRACTED TO MONITOR EARTHWORK & PAVING ACTIVITIES.

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ISSUED FOR

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

SITE GRADING PLAN

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
D HUDELSON	7/14	D HUDELSON	7/14	J BRINKS	8/21/14

PROJECT 214042
FILE Plt-Grading

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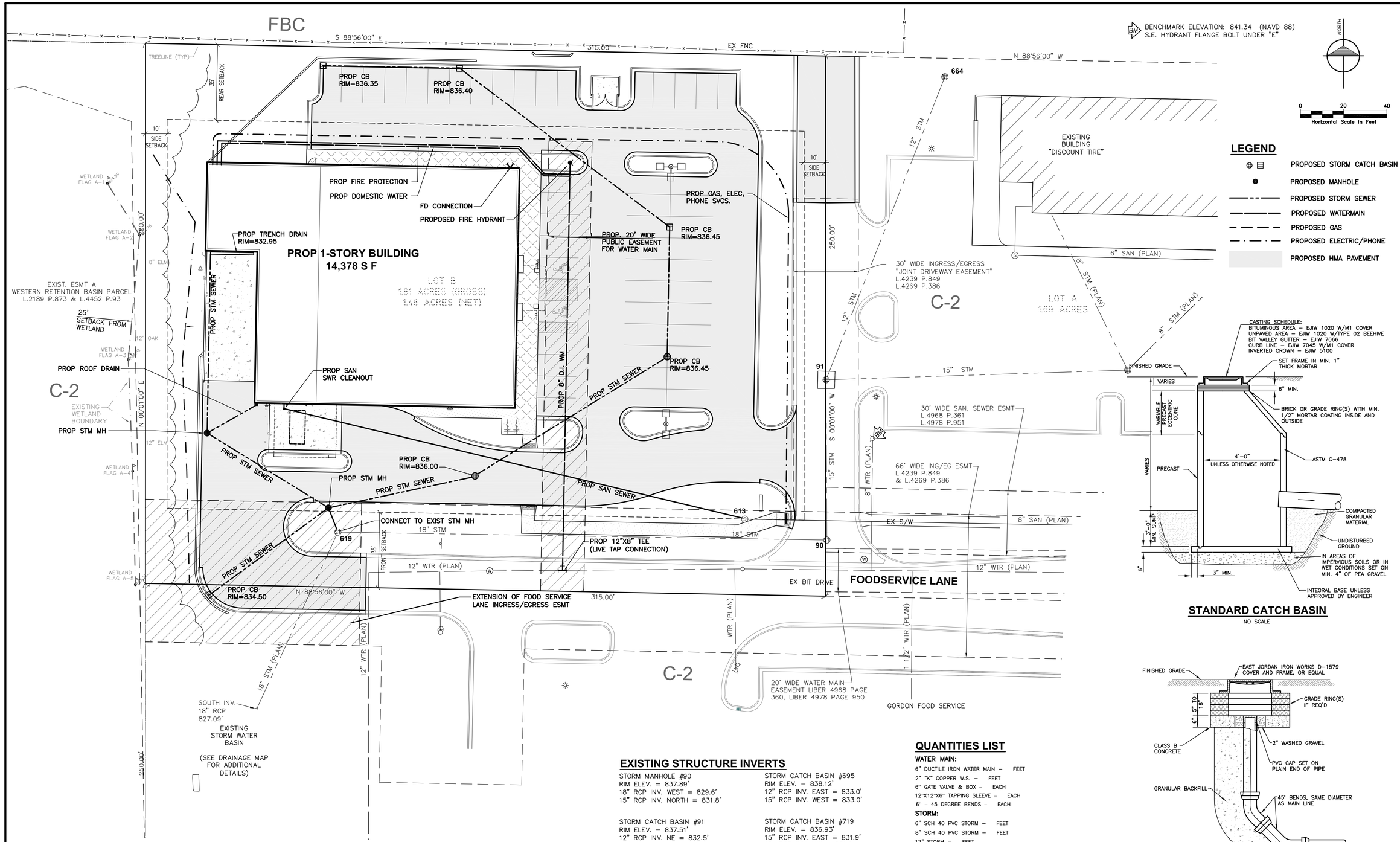
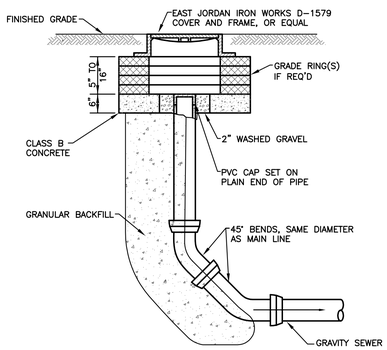


STANDARD CATCH BASIN

NO SCALE



SANITARY SEWER CLEANOUT

NOT TO SCALE

LEGEND

- PROPOSED STORM CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED GAS
- PROPOSED ELECTRIC/PHONE
- PROPOSED HMA PAVEMENT

EXISTING STRUCTURE INVERTS

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12" RCP INV. WEST = 834.8'

SANITARY MANHOLE #613
RIM ELEV. = 837.70'
8" PVC INV. EAST = 829.60'

QUANTITIES LIST

WATER MAIN:
6" DUCTILE IRON WATER MAIN – FEET
2" "K" COPPER W.S. – FEET
6" GATE VALVE & BOX – EACH
12"X12"X6" TAPPING SLEEVE – EACH
6" – 45 DEGREE BENDS – EACH

STORM:
6" SCH 40 PVC STORM – FEET
8" SCH 40 PVC STORM – FEET
12" STORM – FEET
15" STORM – FEET
2' DIA CB – EACH
4' DIA CB – EACH
4' DIA STM MH – EACH
5' DIA STM MH – EACH

SANITARY:
6" SCH 40 PVC SANITARY SEWER – FEET
SANITARY CLEANOUT – EACH

PAVING:
SF HMA PAVEMENT
SF CONCRETE WALK
SF CONCRETE PAD (TRUCK DOCK)
SF CONCRETE PAD (CUSTOMER DROP-OFF)
SF CONCRETE PAD (TRASH ENCLOSURE)
LF MDOT F4 CURB
LF HMA VALLEY GUTTER

3 WORKING DAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171 or 811

THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT RELIED ON TO BE EXACT OR COMPLETE. FOR PROTECTION OF UNDERGROUND UTILITIES, AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL TOLL FREE 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. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE THUS ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR FROM NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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ISSUED FOR

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

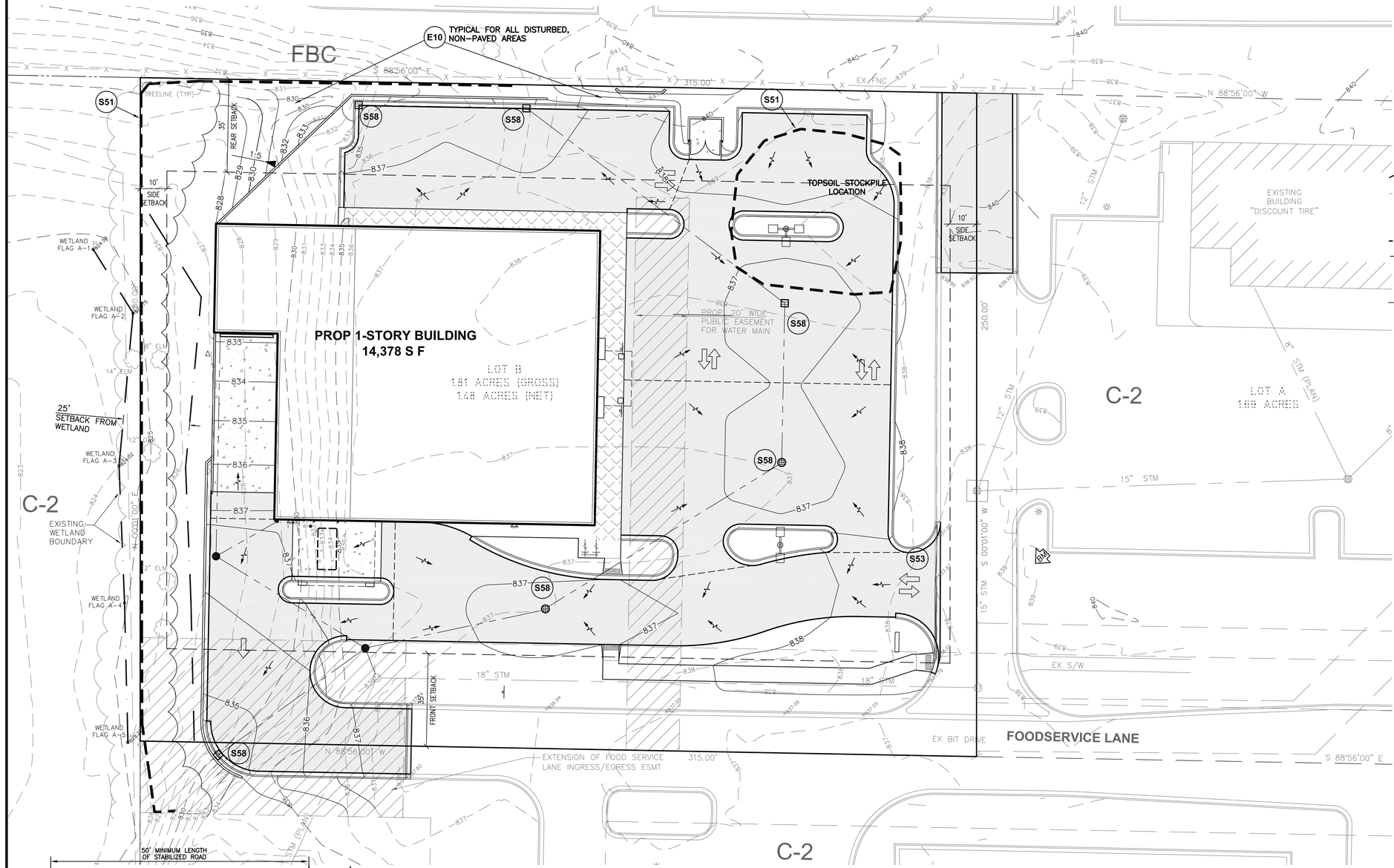
SITE UTILITIES PLAN

DESIGNED BY	DATE
J BRINKS	7/14
DRAWN BY	DATE
D HUDELSON	7/14
CHECKED BY	DATE
J BRINKS	8/29/14

PROJECT 214042
FILE Plt-Utilities

C-3
SHEET NO.

Sep 05, 2014 - 10:43pm P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042SUP\DWG\Plt-Utilities.dwg, XREFs: [cav] [cav] [cav] [cav]



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
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NORTH

0 20 40
Horizontal Scale In Feet

LEGEND

- (ELEV) PROPOSED CONTOURS
- (ELEV) EXISTING CONTOURS
- × 123.45 PROPOSED SPOT ELEVATION
- DIRECTION OF DRAINAGE FLOW
- SILT FENCE
- PARKING LOT HIGH POINTS
- PROPOSED STORM CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM SEWER
- PROPOSED HMA PAVEMENT

EROSION CONTROL NOTES

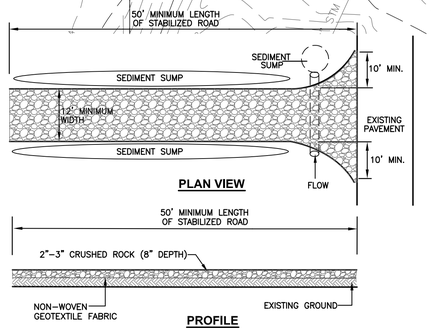
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AND PERMITTING AGENCY REQUIREMENTS.
2. CONTRACTOR SHALL BE REQUIRED TO PROVIDE CLEAN-UP OPERATIONS ALONG & ON ANY ADJACENT PAVED SURFACE WHERE DIRT AND/OR DEBRIS HAS BEEN DEPOSITED DUE TO CONSTRUCTION ACTIVITIES AND/OR RELATED WORK. AS A MINIMUM, CLEANUP WILL BE DONE ON A DAILY BASIS; ADDITIONAL CLEANUP WILL BE PERFORMED AS DEEMED NECESSARY BY THE PERMIT AGENCY.
3. ALL DISTURBED AREAS TO BE SODDED WITHIN 5 CALENDAR DAYS OF ACHIEVING FINAL GRADE.
4. ALL NON-SODDED SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. BLANKETS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
5. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO BE CHECKED DAILY AND ANY PROBLEMS REMEDIED IMMEDIATELY.
6. PERMANENT EROSION CONTROL MEASURES TO BE MAINTAINED BY PROPERTY OWNER. MAINTENANCE INCLUDES REGULAR INSPECTION, ENSURING VEGETATION IS ADEQUATE ON ALL SLOPES, AND INSPECTING & CLEANING STORM SYSTEM.
7. SITE SOILS CONSIST OF SAND & CLAY FILL OVERLYING NATURAL SAND & CLAYS. REFER TO GEOTECHNICAL REPORT BY SME, INC FOR DETAILED SOIL INFORMATION AND CONSTRUCTION RECOMMENDATIONS.

SESC SCHEDULE

1. INSTALL FILTER SOCK & INLET PROTECTION AS SHOWN. MAINTAIN SILT FILTER SOCK AND INLET PROTECTION BY REMOVING SEDIMENT WHEN IT HAS REACHED 1/3 TO 1/2 OF THEIR HEIGHT.
2. PERMANENT CONTROL MEASURES MUST BE COMPLETED 5 CALENDAR DAYS AFTER THE FINAL EARTH CHANGE IS COMPLETED FOR EACH AREA DISTURBED. THIS INCLUDES BLANKETS, SODDING, & HYDROMULCHING, AS INDICATED IN THESE PLANS.
3. REMOVE TEMPORARY CONTROLS SUCH AS SILT FENCE, INLET PROTECTION AND NETTING ONCE VEGETATION IS ESTABLISHED AND THE SITE HAS BEEN STABILIZED.

SOILS INFORMATION

EXISTING SOILS ON SITE ARE TYPICALLY MORELY LOAM (MoB & MoC) PER INFORMATION OBTAINED FROM THE NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.

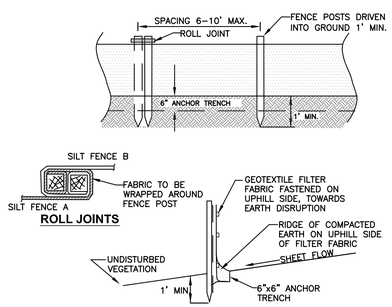


PLAN VIEW

PROFILE

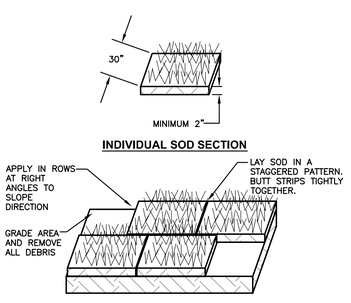
NOTES:
1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES.
2. CARE SHOULD BE TAKEN TO PREVENT MATERIAL MOVEMENT INTO ADJACENT WETLANDS/WATERBODIES.
3. CARE SHOULD BE TAKEN TO MAINTAIN EXISTING ROADSIDE DRAINAGE VIA CULVERT INSTALLATION, WITH SEDIMENT SUMP PLACED DOWNFLOW OF CULVERT.

S53 STABILIZED CONSTRUCTION ACCESS
NOT TO SCALE



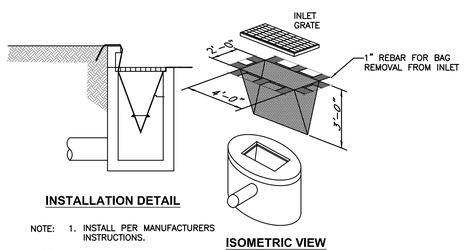
ROLL JOINTS

S51 SILT FENCE DETAIL
NOT TO SCALE



INDIVIDUAL SOD SECTION

E10 SODDING
NOT TO SCALE



INSTALLATION DETAIL

NOTE: 1. INSTALL PER MANUFACTURERS INSTRUCTIONS.

ISOMETRIC VIEW

S58 INLET PROTECTION - FABRIC DROP

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

EROSION / SEDIMENT CONTROLS

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E10	SODDING		On areas and slopes where immediate stabilization is required.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

Williams & Works
engineers · planners · surveyors
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616.224.1500 phone · 616.224.1501 facsimile
549 Ottawa Ave NW · Grand Rapids, MI 49503

pinnacle construction group

NO.	REV. & REISSUED FOR	BY	DATE
1.	PREL. SPA	JMB	06/29/14

ISSUED FOR

DESIGNED BY J ROZEMA — DATE 6/14
DRAWN BY J CAPPON — DATE 6/14
CHECKED BY J BRINKS — DATE 8/29/14

PROJECT 214042
FILE Plt-Erosion

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

SITE EROSION & SEDIMENTATION CONTROL PLAN

C-4
SHEET NO.

Apr 03, 2014 - 10:45am P:\Projects\214042 GOODWILL - PITTSFIELD TWP\214042U\DWG\Plt-Erosion.dwg, XREFs: [cap] [cpt] [cpp] [cpu] [cur
By: JBrinks

STORMWATER DRAINAGE CALCULATIONS

Drainage calculations

	area (acres)	C	A*C
Pavement & Concrete	4.26	0.95	4.05
Building	0.32	0.95	0.30
Water	0.00	1.00	0.00
Semi-pervious Area, < 4% Slope	2.29	0.30	0.69
Semi-pervious Area, 4% - 8% Slope	0.00	0.35	0.00
Semi-pervious Area, > 8% Slope	0.13	0.40	0.05
total	7.00		

weighted C 0.73

Allowable release rate (Qa) (0.15xTotal A) + Qex

Qex = 0.00

Qa = 1.05

100 year flood volume storage

Qo = Qa/(AxC)

Qo= 0.20 cfs/ac-imp

Calculate storage time for 100 yr storm event

T= -25+(10312.5/Qo)^0.5

T= 199.30 min

Calculate storage volume per acre of improvements

Vs= (16500xT)/(T+25)-40QoxT

Vs= 13,026.83 cf/(ac-imp)

Calculate total volume of storage required for 100 year storm

Vt= Vs*A*C

Vt= 66,728.40 cft

Bankfull Flood Volume

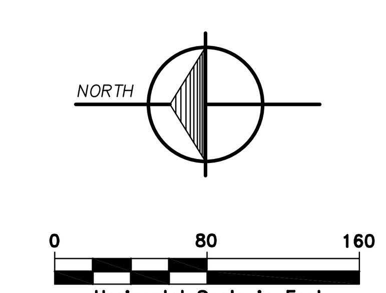
Vbf= (2.25)*(1/12)*43560*A*C

Vbf= 41,837.07 cft

First Flush Volume

Vff= (0.5)*(1/12)*43560*A*C

Vff= 9,297.13 cft



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NO.	ISSUED FOR	BY	DATE
1.	REV. & REISSUED FOR PREL. SPA	JMB	08/29/14

GOODWILL INDUSTRIES OF GREATER DETROIT
PITTSFIELD CHARTER TOWNSHIP, MICHIGAN
PORPOSED SITE DEVELOPMENT

SITE DRAINAGE MAP

DESIGNED BY J ROZEMA	DATE 6/14	
DRAWN BY J CAPPON	DATE 6/14	
CHECKED BY J BRINKS	DATE 8/29/14	

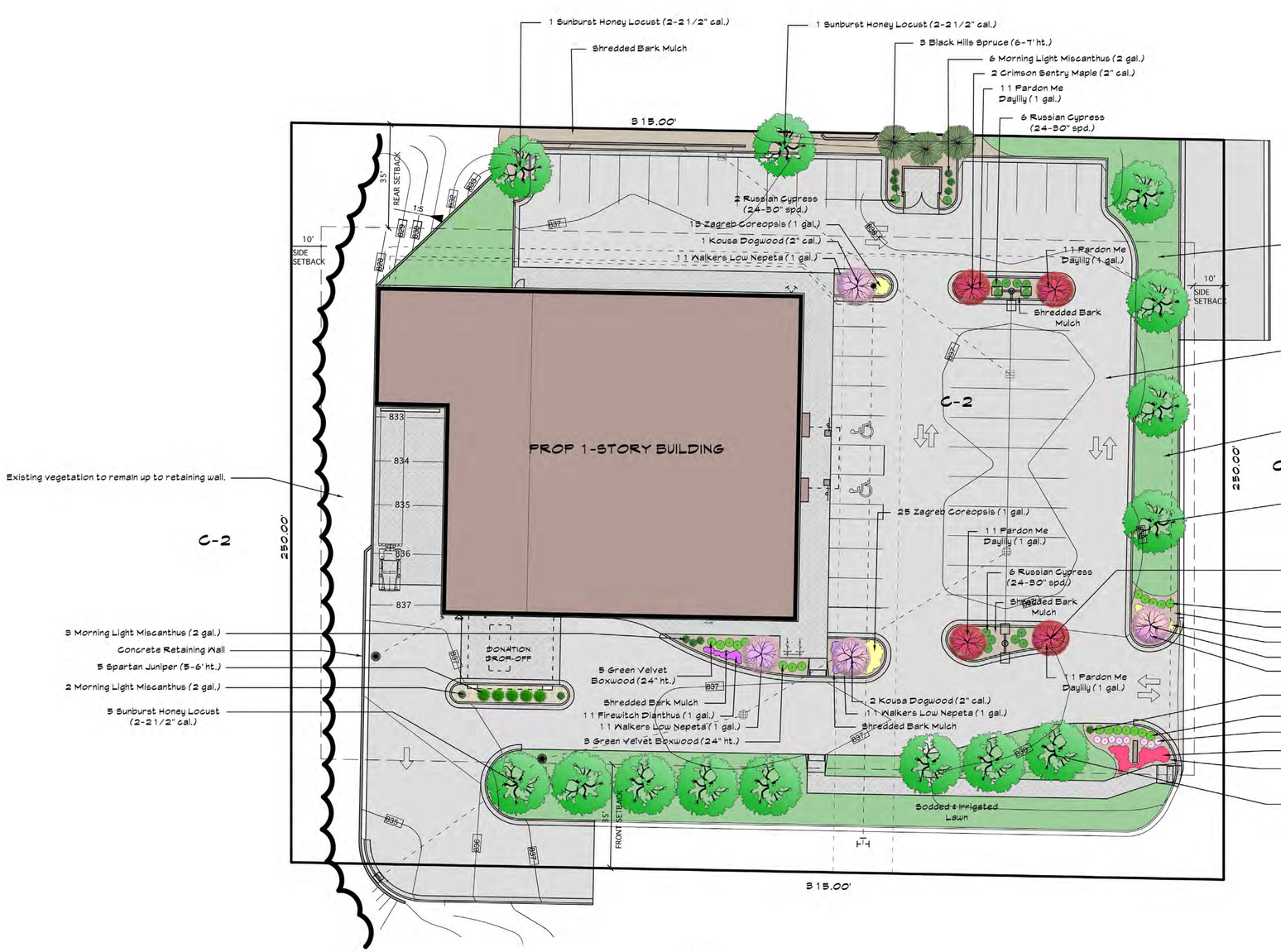
PROJECT 214042

FILE Plt–Drainage

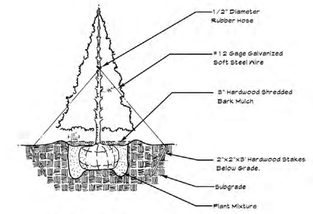
C-5

SHEET NO.

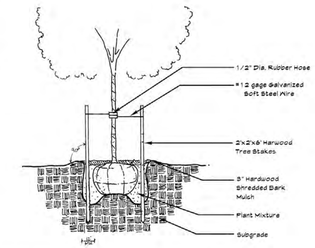
Sep 05, 2014 – 10:46am P:\Projects\214042 GOODWILL – PITTSFIELD TWP\214042LD\DWG\Plt–Drainage Map.dwg, XREFs: [cps] [cpl] [cpg] [cpu] [brdr
By:HUDELSON



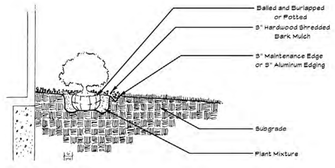
C-2



Evergreen Planting Detail-8' and Taller (as needed)



Deciduous Trees 3" Caliper and Smaller (as needed or required)



Shrub Planting Detail

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

Plant List

Quantity	Common Name	Latin Name	Planted Size	Root Ball
3	Black Hills Spruce	Picea glauca 'Densata'	6-7'	B&B
14	Sunburst Honey Locust	Gleditsia triacanthos 'Suncole'	2-2 1/2" cal.	B&B
4	Kousa Dogwood	Cornus Kousa	2" cal.	B&B
4	Crimson Sentry Maple	Acer planatanoides 'Crimson Sentry'	2-2 1/2" cal.	B&B
5	Spartan Juniper	Juniperus Chinensis 'Spartan'	5-6' ht.	B&B
14	Russian Cypress	Microbiota decussata	24-30" spd.	Container
20	Green Velvet Boxwood	Buxus 'Green Velvet'	18-24" ht.	Container
8	My Monet Weigela	Weigela florida 'Verweig'	3 gal.	Container
12	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	2 gal.	Container
44	Pardon Me Candy Daylily	Hemerocallis 'Pardon Me'	1 gal.	Container
28	Firewitch Dianthus	Dianthus gratianapolitanus 'Feuehexe'	1 gal.	Container
63	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	1 gal.	Container
33	Walkers Low Nepeta	Nepeta x faassenii 'Walker's Low'	1 gal.	Container
29	Palace Purple Coralbells	Heuchera micrantha 'Palace Purple'	1 gal.	Container

(note: Plant list for ordinance purposes only, the landscape contractor is responsible for plant quantities shown on the landscape plan)

Notes:

1. All landscaping to be installed by a qualified Landscape Contractor. Plant sizes specified on the landscape plan shall be the size planted. Plants smaller then specified will be rejected.
2. All plantings, including trees in lawn areas shall be mulched with 3" shredded premium hardwood bark mulch.
3. The landscape contractor shall remove any twine that is wrapped around the trunk of a tree or shrub as well as the top third of any burlap. Use a wire cutter to make 3-5 cuts in the wire basket to allow roots to grow through.
4. Trees in lawn areas shall receive a 6' diameter bark ring.
5. Trees and shrubs shall be planted with a plant mix consisting of 1 part topsoil, 1 part peat, and 1 part existing soil.
6. Planting areas shall be edged with aluminum edging unless noted otherwise.
7. Lawn areas shall recieve 4" of topsoil and sodded. Check with specifications for topsoil availability or contact project manager.
8. Irrigated lawn and shrub bed areas as noted on plan shall be designed and installed by the Landscape Contactor. Shrub areas shall be irrigated with drip irrigation.
9. Maintenance of the landscape shall be provided for by the owner and include fertilizing of lawn and plant material, yearly pruning, top dressing of mulch areas every other year and watering. Landscaping shall be kept free of debris and refuse.
10. Plant materials shall be chosen and installed in accordance with standards recommended by the County Cooperative Extension Service or American Nursery Association.

North

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Design Scapes
Residential and Commercial Landscape Design
7357 40th Avenue, Mesopet 49428
616-820-0006

Goodwill Store

5200 Carpenter Road Ypsilanti, Michigan 48197

PROPOSED LANDSCAPE PLAN FOR:

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Drawn By:
Joyce E. Weise PLA, ASLA

Drawing Number:
022014

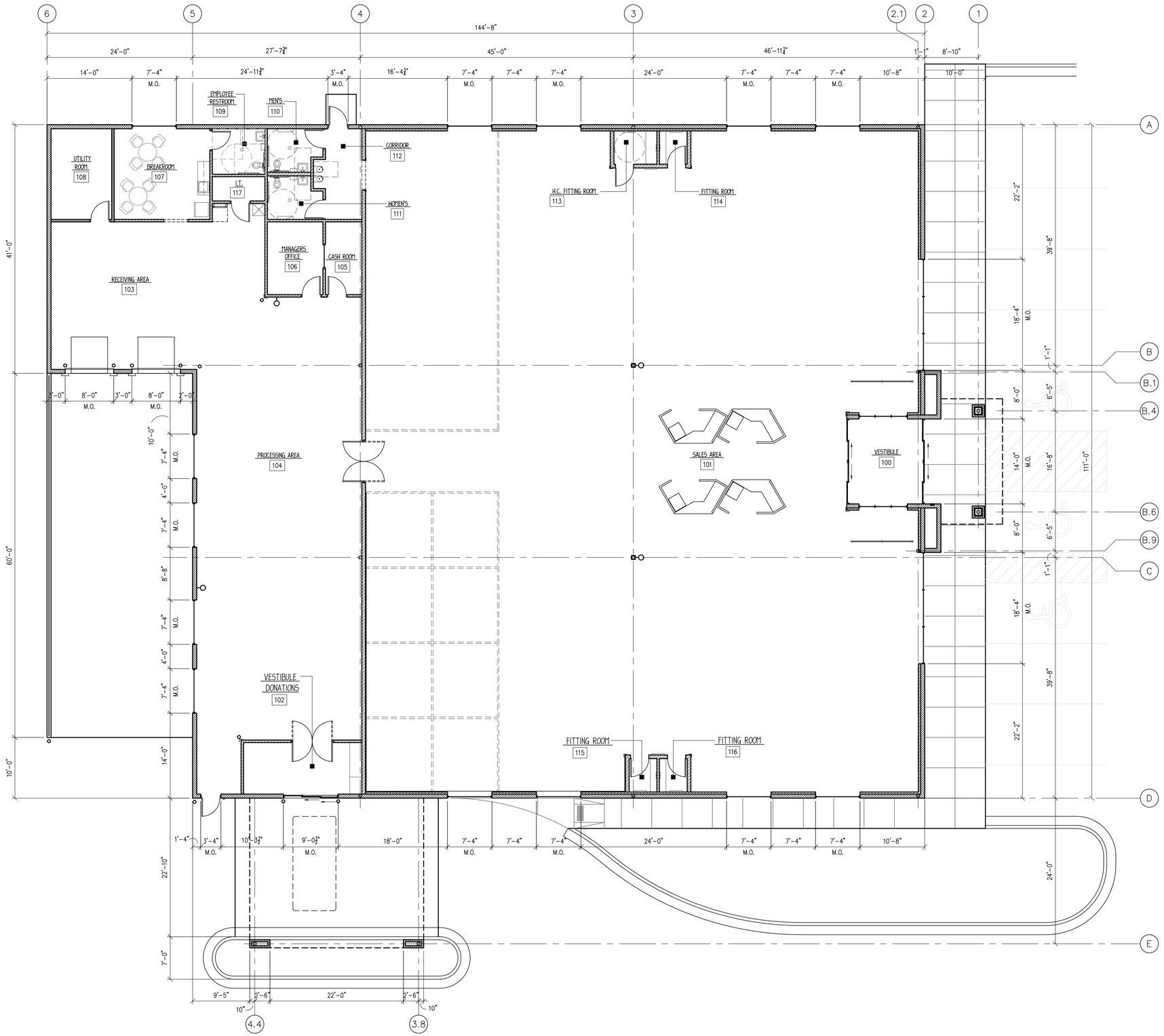
Drawing Date:
02/21/14

Issued For:

02/05/14	Approval
05/12/14	Prelim. Site Plan Approval
06/24/14	Site Plan Approval

SCALE
1"=20'

SHEET
L-1



1 / A-1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPES:

EXTERIOR MASONRY WALL CONSTRUCTION
- 8" CONCRETE BRICK WITH HORIZONTAL REINFORCING @ 16" O.C. (SEE STRUCTURAL DRAWINGS FOR VERTICAL REINFORCING)
- FOAMED-IN INSULATION
- 3 5/8" METAL STUDS @ 16" O.C.
- 3 1/2" FIBERGLASS BATT INSULATION
- 5/8" GYPSUM BOARD

TYPICAL INTERIOR PARTITION CONSTRUCTION
- 5/8" GYPSUM BOARD
- 3 5/8" METAL STUDS @ 16" O.C.
- 3 1/2" FIBERGLASS BATT INSULATION
- 5/8" GYPSUM BOARD
(6" METAL STUDS WHERE NOTED)
(EXTEND PARTITION CONSTRUCTION UP TO ROOF DECK ABOVE)

1 HOUR RATED WALL CONSTRUCTION
(U.L. DESIGN U465)
- 5/8" GYPSUM BOARD
- 3 5/8" METAL STUDS @ 24" O.C.
- 3 1/2" FIBERGLASS BATT INSULATION
- 5/8" GYPSUM BOARD
(EXTEND UP TO ROOF DECK ABOVE)

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DATE	REVISION
05-12-2014	PRELIMINARY SITE PLAN APPROVAL
08-29-2014	RESUBMITTAL FOR PRELIM. S.P.A.

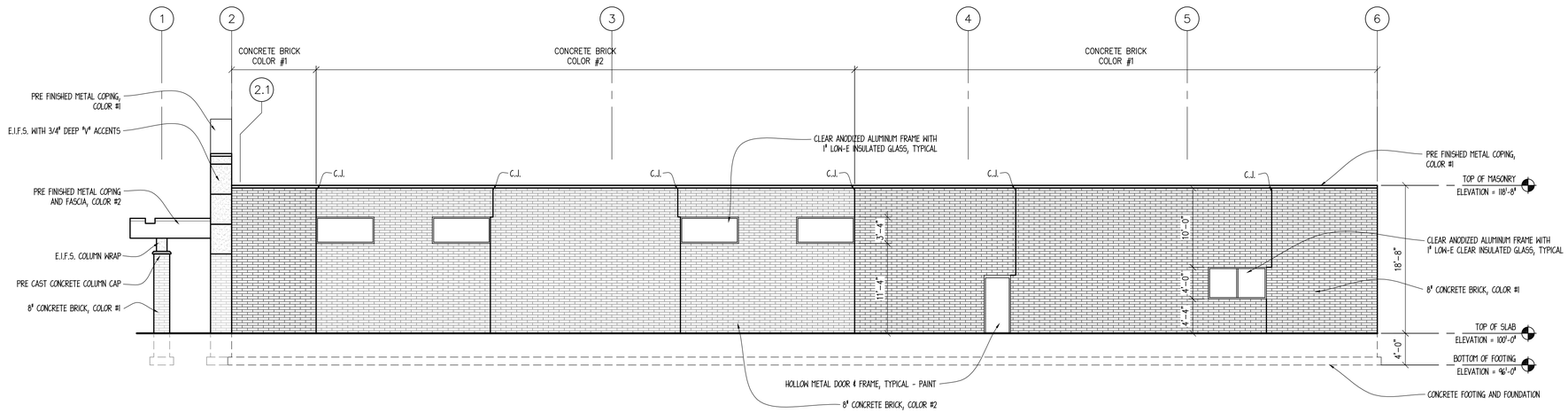
PROPOSED BUILDING FOR:

Goodwill Industries of Greater Detroit

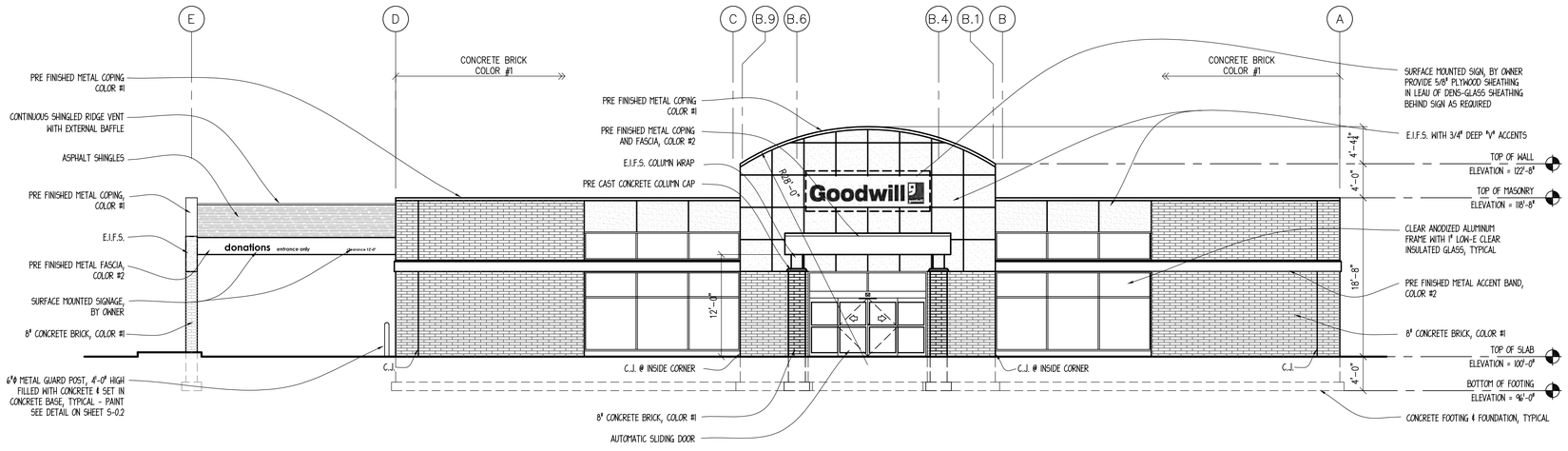
3800 CARPENTER ROAD
PITTSFIELD TWP., MI 48197

ARCHITECTURAL CONCEPTS
ARCHITECTURE
PLANNING
ENGINEERING
6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

DATE: AUGUST 29, 2014
PROJECT No. 14-06
SHEET No. A-1



1 A-3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A-3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

CONCRETE BRICK
BRICK #1
CONSUMERS CONCRETE CORPORATION
BELLABRICK
COLOR "BUFFALO BLEND"
(OR EQUAL)

BRICK #2
CONSUMERS CONCRETE CORPORATION
BELLABRICK
COLOR "ROCHESTER LT"
(OR EQUAL)

ALL MORTAR JOINTS TO BE CONCAVE TOOLED WITH REGULAR GRAY MORTAR

EIFS
EXTERIOR INSULATION & FINISH SYSTEM
STO-EX INC. SILCOIT 1.0 TO MATCH SHERWIN WILLIAMS PAINT COLOR SW7535 "SANDY RIDGE"
(OR EQUAL)

PRE FINISHED METAL COPING
COLOR #1
PATTERSON ALUMINUM CORPORATION
"SIERRA TAN"
(OR EQUAL)

PRE FINISHED METAL FASCIA, ACCENT BAND AND SOFFIT PANEL, WALL MOUNTED CANOPIES
COLOR #2
PATTERSON ALUMINUM CORPORATION
"BERKSHIRE BLUE"
(OR EQUAL)

ASPHALT SHINGLES
CERTAINTEED "WEATHERED WOOD"
(OR EQUAL)

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Industries of Greater Detroit

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PITTSFIELD TWP., MI 48197

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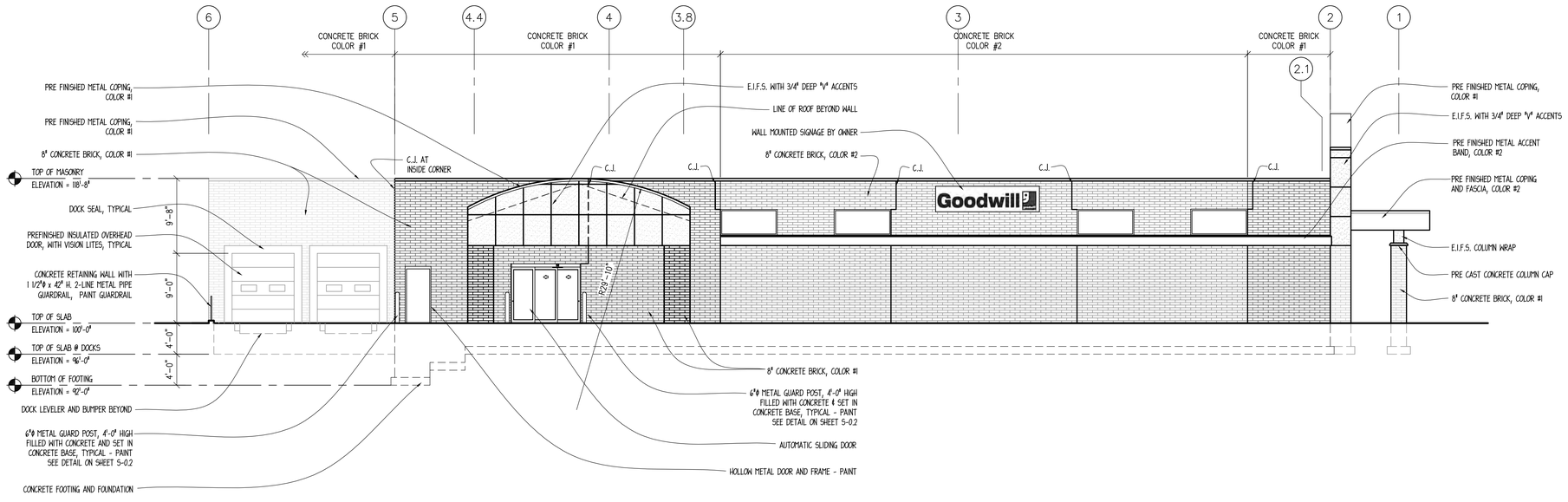
FAX (616) 554-1225

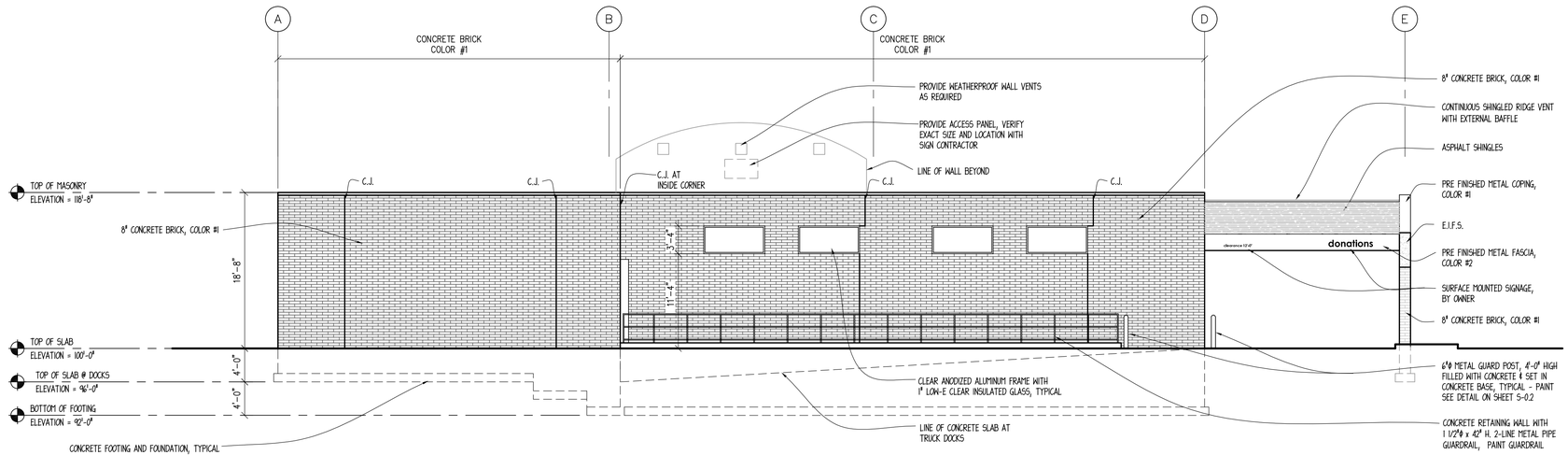
DATE
AUGUST 29, 2014

PROJECT No.
14-06

SHEET No.
A-3



1 A-4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A-4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

CONCRETE BRICK
BRICK #1
CONSUMERS CONCRETE CORPORATION
BELLABRICK
COLOR "BUFFALO BLEND"
(OR EQUAL)

BRICK #2
CONSUMERS CONCRETE CORPORATION
BELLABRICK
COLOR "ROCHESTER LT"
(OR EQUAL)

ALL MORTAR JOINTS TO BE CONCAVE TOOLED WITH REGULAR GRAY MORTAR

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DATE
AUGUST 29, 2014

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14-06

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A-4