

CITY OF ANN ARBOR SWIFT RUN (WHEELER) SERVICE CENTER

SITE PLAN FILE NO.: CSPA _ - _



Know what's below. Call before you dig.

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. 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 FOLLOWING 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 PUBLIC SERVICES OPERATIONS BUILDING (OFFICES AND CREW AREAS)
 - CITY PUBLIC SERVICES STORAGE BUILDINGS (VEHICLES, EQUIPMENT AND SUPPLIES)
 - CITY PUBLIC SERVICES MAINTENANCE BUILDING (VEHICLES/EQUIPMENT REPAIR)
 - CITY PUBLIC SERVICES OUTDOOR MATERIAL AND SUPPLY STORAGE AREAS (INCLUDING SALT DOME WITH HEIGHT OF 55FT)
 - TWO-WAY RADIO TOWER (MAX. HEIGHT OF 125 FT) NON-ILLUMINATED
 - FLEET VEHICLE FUELING AND WASH FACILITIES
 - FLEET 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 ENCLOSED 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 SCALE HOUSE
 - 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 UNDEVELOPED 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.
 - 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 ENVIRONMENT, GREAT LAKES, & ENERGY (EGLE) AS STATED IN THE STATE OF MICHIGAN COMPOST RULES. ALL COMPOSTING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE EGLE 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 #01-6.

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

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

OPEN SPACE,

- ACTIVITY AREAS SHALL ONLY INCLUDE:
- WILDLIFE AND VEGETATION PRESERVATION AND RESTORATION
 - BIRD AND WILDLIFE WATCHING AND HABITAT STUDY
 - EDUCATIONAL DISPLAYS AND INTERPRETIVE SIGNAGE
 - AGRICULTURE CROPS AND GRAZING PERMITTED IN UNDEVELOPED RECREATION AREAS
 - ASPHALT PATH
 - CONCRETE SIDEWALK

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

ONSITE SOLAR GENERATION

- ACTIVITY AREA SHALL ONLY INCLUDE:
- GROUND MOUNTED SOLAR PHOTOVOLTAIC SYSTEMS AND THEIR ASSOCIATED ELECTRICAL SUBSYSTEMS REQUIRED FOR POWER GENERATION
 - FLOATING SOLAR PHOTOVOLTAIC SYSTEMS AND THEIR ASSOCIATED ELECTRICAL SUBSYSTEMS USED FOR POWER GENERATION
 - ACCESS ROADS FOR EQUIPMENT OPERATION AND MAINTENANCE ACTIVITIES
 - SUBSTATION EQUIPMENT REQUIRED FOR ELECTRIC GRID INTERCONNECTION
 - ABOVE AND BELOW GROUND EQUIPMENT AS NECESSARY FOR CONVEYING GENERATED POWER TO ELECTRIC GRID
 - FENCING AS REQUIRED TO ENSURE PUBLIC SAFETY FROM ENERGIZED EQUIPMENT

3. PEDESTRIAN CONNECTIVITY (PER CSPA 15-09)

A 10-FOOT WIDE, PAVED, NON-MOTORIZED, SHARED USE PATHWAY WAS EXTENDED WITHIN THE PROJECT AREA ALONG THE ENTIRE FRONTAGE OF CITY OF ANN ARBOR PROPERTY ADJACENT TO STONE SCHOOL ROAD (EAST SIDE); BOARDWALK WAS USED ALONG IDENTIFIED WETLAND AREAS.

A 5-FOOT WIDE CONCRETE SIDEWALK WAS 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 WAS 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).

PEDESTRIAN CONNECTIVITY ELEMENTS, AS SPECIFIED HEREIN, WERE CONSTRUCTED PER THE APPROVED SITE PLAN AMENDMENT; CSPA 15-09.

4. VEHICLE 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 ENTRANCE. 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 ENTRANCE IN THE NORMAL COURSE OF BUSINESS, BUT MAY TRANSIT THROUGH AND TO THEIR 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 PASSENGER 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. ACCESS POINTS NOT DEPICTED ON THE AREA PLAN SHALL BE PROHIBITED WITHOUT APPROVAL OF PITTSFIELD TOWNSHIP.

5. WIRELESS COMMUNICATIONS 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 HINDERED (500) FEET FROM AND RESIDENTIAL BUILDING. THE HEIGHT OF THE SUPPORT STRUCTURE SHALL NOT EXCEED ONE HUNDRED 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. BULK LIMITS AND SET BACKS

THE FOLLOWING BULK RESTRICTIONS AND SETBACKS SHALL APPLY TO EACH ACTIVITY AREA:

PHASE	PUD/ACTIVITY AREA	PUD AREA PREVIOUS USE DESIGNATION	NET LOT AREA PREVIOUS (AC)	NET LOT AREA (SF)	NET LOT AREA (ACRES)	CHANGE IN AREA (AC)	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	NO CHANGE	1,891,608	43.4	NO CHANGE	190,000	10.0%	10.0%	813,210	43%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT, SALT DOME 55 FT, AND WIRELESS COMMUNICATIONS TOWER 125 FT	9x20 FT	AS PERMITTED IN THE LIMITED INDUSTRIAL (I-1) ZONING DISTRICT	
B	WASTE TRANSFER AND MATERIAL RECOVERY	NO CHANGE	846,451	19.4	NO CHANGE	128,600	15.3%	15.3%	126,968	15%	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 R/R)	NO CHANGE	478,256	11.0	NO CHANGE	-	0.0%	0.0%	71,739	15%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT	
B	COMPOSTING (SOUTH OF R/R)	NO CHANGE	751,848	17.3	NO CHANGE	-	0.0%	0.0%	37,502	5%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT	
C	COMPOSTING (FUTURE)	NO CHANGE	355,710	8.2	NO CHANGE	-	0.0%	0.0%	17,786	5%	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 (FUTURE)	NO CHANGE	58,956	1.4	NO CHANGE	28,500	50.0%	50.0%	28,497	50%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT	9x20 FT (EMP)	AS PERMITTED IN THE LIMITED INDUSTRIAL (I-1) ZONING DISTRICT	
D	WASTE TRANSFER AND MATERIAL RECOVERY (FUTURE)	NO CHANGE	752,206	17.3	NO CHANGE	413,713	55.0%	55.0%	413,713	55%	50	20 FEET + 25 FT TRANSITION STRIP	16 FT	10x20 FT (PUBLIC)	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT	
E	SOLAR (A + B + C)	COMPOSTING & PASSIVE/ACTIVE RECREATION	2,829,035	64.9	-	1,555,969	55.0%	55.0%	1,555,969	55%	50	20 FEET + 25 FT TRANSITION STRIP	16 FT	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
E	SOLAR (FLOATING)**	PASSIVE RECREATION	310,069	7.1	-	170,538	55.0%	55.0%	170,538	55%	-	-	-	-	-	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
ALL	OPEN SPACE	COMPOSTING	12.4	-	-	-12.4	-	-	-	-	-	-	-	-	-	AS PERMITTED IN THE RECREATION (RC) ZONING DISTRICT
	NET TOTAL		13,396,114	307.5												
	GROSS TOTAL		13,892,417	314.3												

**AREA OF FLOATING SOLAR ARRAY NOT INCLUDED TOTAL ACREAGE CALCULATIONS

9. COMPLIANCE WITH TOWNSHIP ORDINANCES

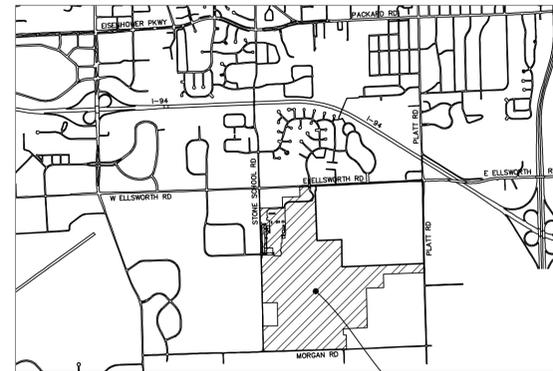
ALL USES AND CONSTRUCTION SHALL COMPLY WITH ALL TOWNSHIP ORDINANCES.

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 WATER RESOURCES COMMISSION BEFORE ANY CONSTRUCTION COMMENCES.



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' 25" E 152.85 FEET; THENCE S 87 DEG 36' 31" W 29.59 FT; THENCE S 1 DEG 43' 25" E 164.33 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 1/4 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 N 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 N 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 FEET ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE N 01 DEG 04' 49" E 2022.14 FEET ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE PLACE OF BEGINNING, EXCEPT THOSE LANDS OWNED BY THE ANN ARBOR RAILROAD AS ITS 100 FEET WIDE RIGHT-OF-WAY PASSES THROUGH SAID SECTION 15, T3S R6E IN A NORTHEAST-SOUTHWEST DIRECTION. THE RESULTING PARCEL CONTAINS 314.26 NET ACRES OF LAND, MORE OR LESS.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LEGEND
3	STANDARD NOTES
4	DETAILS
5	PUD AREA PLAN - OVERALL
6	PUD AREA PLAN - NORTHWEST SECTOR
7	PUD AREA PLAN - SOUTHWEST SECTOR
8	PUD AREA PLAN - SOUTHEAST SECTOR
9	PUD AREA PLAN - NORTHWEST SECTOR
10	SITE PLAN - NORTHWEST SECTOR
11	SITE PLAN - SOUTHWEST SECTOR
12	SITE PLAN - SOUTHEAST SECTOR
13	PUD AREA PLAN - EXISTING LAND USES, SOIL TYPES & EASEMENTS
14	PUD AREA PLAN - AREA DRAINAGE MAP
15	PUD AREA PLAN - NATURAL FEATURES
16 - 18	LANDSCAPE PLAN

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
ENGINEERING
301 E. HURON ST.
ANN ARBOR, MI 48104
(734) 794-6410

APPROVALS / PERMITS REQUIRED:

AGENCY	STATUS	DATE APPROVED
WASHTENAW COUNTY WATER RESOURCES COMMISSION		XXXXXXXX XX, XXXX
WASHTENAW COUNTY ROAD COMMISSION		XXXXXXXX XX, XXXX
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY		XXXXXXXX XX, XXXX
WETLAND PERMIT		
PITTSFIELD TOWNSHIP		XXXXXXXX XX, XXXX
WETLAND PERMIT		
PRELIMINARY SITE PLAN		XXXXXXXX XX, XXXX
FINAL SITE PLAN		



PREPARED UNDER THE SUPERVISION OF

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



12/05/2019
DATE

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
ANN ARBOR, MI 48104-0647
www.a2gov.org



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, CSPA 15-09), RZ 04-01 AND CSPA 04-21 WERE APPROVED BY THE PITTSFIELD TOWNSHIP BOARD IN 2004, UPDATED IN 2008 (RZ08-01)

CITY OF ANN ARBOR - ENGINEERING
SCALE
DRAWING NO.
2014031-1

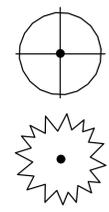
SHEET No.
1 OF 18

EXISTING LEGEND

⊕	FIRE HYDRANT	---	W	---	WATER MAIN
I	GATE VALVE IN BOX	---	R	---	STORM SEWER
⊙	GATE VALVE IN WELL	---	S	---	SANITARY SEWER
⊙	STOP BOX	---		---	GAS MAIN
⊠	WATER VAULT	---		---	ELECTRICAL OVER HEAD
⊙	WELL	---		---	ELECTRICAL UNDER GROUND
⊠	CATCH BASIN (SQ)	---	e duct bank	---	ELECTRICAL DUCT BANK
⊙	CATCH BASIN (RD)	---	oht	---	TELEPHONE OVER HEAD
⊙	STORM MANHOLE	---	t	---	TELEPHONE UNDER GROUND
⊠	NON-CURB CATCH BASIN (SQ)	---	t duct bank	---	TELEPHONE DUCT BANK
)	END SECTION	---	ohtv	---	CABLE TV OVER HEAD
⊙	SANITARY MANHOLE	---	tv	---	CABLE TV UNDER GROUND
⊙	CLEAN-OUT	---	fo	---	FIBER OPTIC
●	POST	---	fo duct bank	---	FIBER OPTIC DUCT BANK
⊕	PEDESTRIAN SIGNAL	---		---	BOUNDARY
+	SIGN	---		---	BUILDING
⊠	HAND HOLE	---		---	CENTERLINE OF DITCH
⊕	ORNAMENTAL LIGHT	---		---	CENTERLINE/CROWN OF ROAD
⊕	FLOOD LIGHT	---		---	CONTOUR MAJOR
⊙	UNKNOWN MANHOLE	---		---	CONTOUR MINOR
⊙	TELEPHONE MANHOLE	---		---	EDGE OF WATER
⊙	TELEPHONE RISER	---		---	FLOODPLAIN
⊙	GAS VALVE	---		---	WETLANDS
⊙	GAS VENT	---		---	FENCE
⊠	GAS BOX	---		---	GRAVEL
⊕	ELECTRICAL RISER	---		---	GUARDRAIL
⊕	TRANSFORMER	---		---	STONE WALL
⊙	UTILITY POLE	---		---	R.O.W.
⊙	LAMP POLE	---		---	TREELINE
▷	GUY ANCHOR	---		---	WETLAND
⊙	GUY POLE	---		---	EDGE OF BRUSH
⊕	MONITORING WELL	---		---	HEDGE
⊠	MAILBOX	---		---	TREE (DECIDUOUS)
⊕	SOIL BORING	---		---	TREE (CONIFEROUS)
△	TRAVERSE POINT	---		---	
+	BENCH MARK	---		---	
⊙	IRON PIPE	---		---	
⊠	MON BOX	---		---	
⊕	SHRUB (DECIDUOUS)	---		---	
⊙	STUMP	---		---	

PROPOSED LEGEND

⊕	HYDRANT (PLAN)	---	W	---	WATER MAIN
⊙	WATER GATE WELL	---	R	---	STORM SEWER
▼	REDUCER	---	S	---	SANITARY SEWER
I	WATER GATE VALVE	---	FO	---	FIBER OPTIC
⊙	WATER STOP BOX	---	E	---	ELECTRICAL
⊠	WATER VAULT	---		---	CENTERLINE OF DITCH
●	INLET	---		---	CENTERLINE OF ROAD
⊠	DOUBLE INLET	---		---	FENCE
⊕	INLET JUNCTION CHAMBER	---		---	GRAVEL
⊙	ROUND CATCH BASIN	---		---	SILT FENCE
⊙	STORM MANHOLE	---		---	PROTECTIVE FENCE
↘	DRAIN ARROW	---		---	GUARDRAIL
△	FLARED END SECTION	---		---	LOT/UNIT
⊙	SANITARY MANHOLE	---		---	CURB
⊙	CLEAN-OUT	---		---	TEMPORARY GRADING PERMIT
●	BARREL	---	800	---	CONTOUR MAJOR
+	SIGN	---	799	---	CONTOUR MINOR
⊠	PUSH BUTTON	---		---	WATER EASEMENT
⊠	HAND HOLE	---		---	STORM EASEMENT
		---		---	SANITARY EASEMENT
		---		---	R.O.W.
		---		---	LIMITS OF CONSTRUCTION
		---		---	LIMIT OF GRADING
		---		---	STONE WALL
		---		---	DETECTABLE WARNING
		---		---	ASPHALT
		---		---	CONCRETE
		---		---	SIDEWALK



REV.	DESCRIPTION	DATE	DRAWN	CHECKED

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CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
SWIFT RUN (WHEELER) SERVICE CENTER
LEGEND

CONSTRUCTION NOTES:

- 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.
- THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICE LEADS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR IS TO TAKE SPECIAL CARE TO PROTECT THE EXISTING WATER MAIN AND BE RESPONSIBLE FOR MAINTAINING CONSISTENT WATER SERVICE.
- 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".
- POSTAL DELIVERY AND REFUSE PICKUP SERVICE SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.
- WHERE STREET CURBS ARE UNDERMINED DUE TO CONSTRUCTION ACTIVITIES, THEY SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
- 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".
- ALL CURB, SIDEWALK, DRIVEWAY APPROACH REMOVALS SHALL BE APPROVED BY ENGINEER BEFORE THE WORK IS DONE.
- SAWED SEWER PIPE CONNECTIONS SHALL BE COUPLED WITH A FERCO FLEXIBLE COUPLING AND A STAINLESS STEEL SHEAR RING.
- THE LOCATION OF MATERIAL STOCK PILES AND ON-SITE STAGING AREAS TO BE APPROVED BY THE ENGINEER.
- PAYMENT FOR DRAINAGE STRUCTURE SUMPS, WHERE SPECIFIED, SHALL BE INCLUDED IN THE PAYMENT FOR THE VARIOUS DRAINAGE STRUCTURE SIZES AND OR TYPES.
- WHERE SEWER PIPES OF DIFFERENT SIZES OR MATERIALS ARE JOINED, FERCO 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.
- 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.
- 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"
- 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 NOTES:

- NOTIFY PITTSFIELD CHARTER TOWNSHIP DEPARTMENT OF UTILITIES & MUNICIPAL SERVICES PRIOR TO ANY EARTHWORK ACTIVITIES, 6201 WEST MICHIGAN AVENUE, ANN ARBOR, MI 48108 PHONE: (734) 822-3130 FAX: (734) 944-1103 WEBSITE: WWW.PITTSFIELD-MI.GOV EMAIL: PLANNING@PITTSFIELD-MI.GOV
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE SESC PLANS AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS, SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE OWNER, PROJECT ENGINEER, OR PITTSFIELD CHARTER TOWNSHIP.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF PITTSFIELD CHARTER TOWNSHIP AND THE LAWS OF THE STATE OF MICHIGAN.
 - A NPDES CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FOR ALL SITES GREATER THAN FIVE (5) ACRES.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE OWNER/PROJECT ENGINEER/TOWNSHIP TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY BY THE ONSITE RESPONSIBLE INDIVIDUAL.
 - 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 OR IN WATERWAYS.
 - ALL MUD/DIRT TRACKED ONTO ROADS FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF THE COMPLETION OF FINAL GRADE.
 - 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.
 - SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
 - PROPER DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION BY USE OF WATER TRUCKS AND/OR CHLORIDE AS REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME UPON AUTHORIZED COMPLETION OF PROJECT. COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK, HOME BUILDING, ROAD WORK, AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.
 - THE CONTRACTOR SHALL NOT GRADE IN EXISTING WETLAND OR CONSERVATION AREAS TO BE PROTECTED. SILT FENCE SHALL BE INSTALLED AND MAINTAINED ADJACENT TO EXISTING WETLAND AND CONSERVATION AREAS TO PREVENT GRADING, EROSION, AND SEDIMENTATION INTO THEM.
 - TREE PROTECTION FENCING MUST REMAIN INTACT UNTIL RESTORATION OF THE SITE IS COMPLETE.
- SEQUENCE OF CONSTRUCTION
- INSTALL SEDIMENT FENCE AND TREE PROTECTION FENCING PRIOR TO ANY GRADING OPERATION.
 - INSTALL MUD TRACKING PAD.
 - CONSTRUCT TEMPORARY SEDIMENT/DETENTION BASIN.
 - PLACE TOPSOIL, FERTILIZER, SEED, AND MULCH OVER THE ENTIRE DETENTION BASIN AREA.
 - ROUGH GRADE SITE, STOCKPILE TOPSOIL, AND BEGIN BUILDING CONSTRUCTION.
 - INSTALL STORM DRAINAGE SYSTEM, INCLUDING RIPRAP AND PARKING LOT INLET FILTERS AND DETENTION BASIN STANDPIPE.
 - MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED.
 - INSTALL SANITARY SEWER AND WATER SYSTEMS.
 - BRING PAVEMENT AREAS TO SUB-BASE GRADE, PLACE SUB-BASE AND BITUMINOUS PAVEMENT.
 - INSTALL FRANCHISED UTILITIES.
 - FINISH GRADE, REDISTRIBUTE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS.
 - REMOVE ANY ACCUMULATED SEDIMENT WITHIN THE DETENTION BASIN AND REPLACE CLEAN WASHED STONE AROUND STANDPIPE.
 - COMPLETE CONSTRUCTION OF SITE.
 - ENSURE ALL SOIL IS STABILIZED. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES.
- SEEDING/SOD
- SEED OR SOD IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - ALL AREAS OF DISTURBED EARTH THAT ARE NOT TO BE PAVED OR SODDED SHALL HAVE 4 INCHES OF TOPSOIL, SEED, FERTILIZER AND MULCH.
 - IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW (PREFERABLY WHEAT) OR HAY SPREAD. SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TO 2 TONS OR 100 POUNDS (2 TO 3 BALES) PER 1,000 SQUARE FOOT. THIS MULCH SHOULD BE ANCHORED WITH A DISC-TYPE MULCH-ANCHORING TOOL.
 - ANY DISTURBED AREA NOT PAVED, SEEDED OR MULCHED, SODDED OR BUILT UPON ON OR AFTER NOVEMBER 15TH, IS TO BE MULCHED IN THE MANNER AS SPECIFIED ABOVE, IN ORDER TO PROVIDE SOIL EROSION PROTECTION DURING THE WINTER AND EARLY SPRING.
 - ALL EROSION AND SEDIMENTATION CONTROL PREVENTION PROCEDURES AND STRUCTURES ARE TO COMPLY WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL OF THE WASHTEENAW COUNTY SOIL CONSERVATION DISTRICT.
- CATCH BASIN/MANHOLE PROTECTION
- PROTECT STORM SEWER CATCH BASINS WITH THE FOLLOWING PRODUCT OR APPROVED EQUAL:
- REGULAR FLOW SILTSACK (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF).
 - HI-FLOW SILTSACK (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF).
 - OIL-ABSORBANT SILTSACK (FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS).
- ROADS
- DURING CONSTRUCTION, ALL ROADS SHALL BE PROTECTED FROM UNVEGETATED AREAS WASHING ONTO ROAD SURFACES BY PLACEMENT OF SILT FENCE BEHIND CURB OR A 10-FOOT WIDE STRAW MULCH BANK BEHIND THE CURB OR OTHER APPROVED METHOD AND/OR AS SHOWN ON THE PLANS.
 - DURING CONSTRUCTION OF ANY PORTION OF THE PROJECT, ROADS SHALL BE MAINTAINED FREE OF DIRT, SILT, AND CONSTRUCTION DEBRIS.

CONTACT INFORMATION		
PUBLIC UTILITIES	OWNER	CONTACT
WATER	CITY OF ANN ARBOR PUBLIC WORKS W.R. WHEELER SERVICE CENTER 4251 STONE SCHOOL ROAD ANN ARBOR, MI 48108	(734) 794-6350
SANITARY		
STORM		
FORESTRY		
SIGNS SIGNALS STREET LIGHTS PITTSFIELD TOWNSHIP UTILITIES		(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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				DESCRIPTION
				REV.

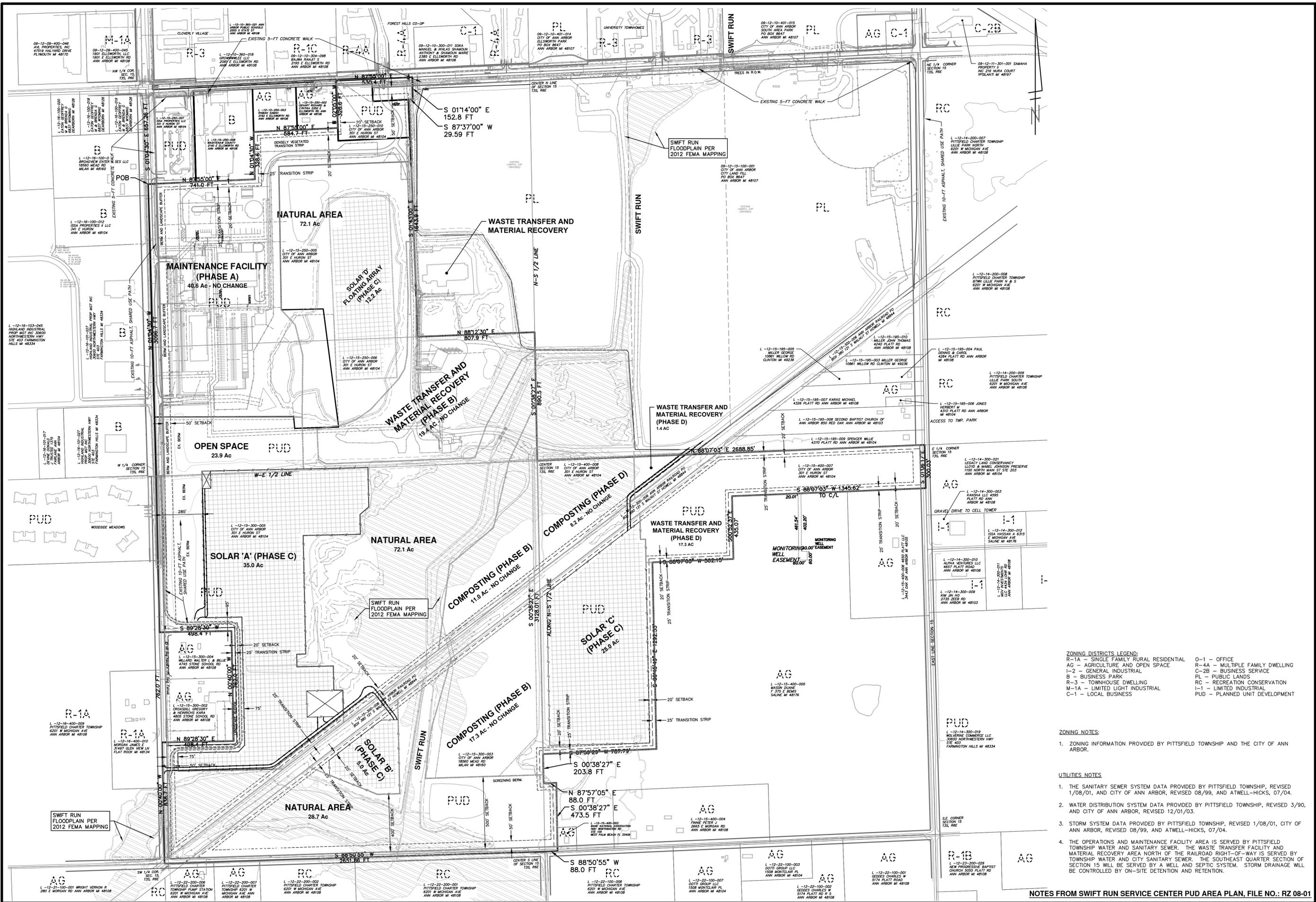
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CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
SWIFT RUN (WHEELER) SERVICE CENTER

SCALE : N/A
DRAWING No. 2014031-3

SHEET No.



ZONING DISTRICTS LEGEND:
 R-1A - SINGLE FAMILY RURAL RESIDENTIAL
 AG - AGRICULTURE AND OPEN SPACE
 I-2 - GENERAL INDUSTRIAL
 B - BUSINESS PARK
 R-3 - TOWNHOUSE DWELLING
 M-1A - LIMITED LIGHT INDUSTRIAL
 C-1 - LOCAL BUSINESS
 O-1 - OFFICE
 R-4A - MULTIPLE FAMILY DWELLING
 C-2B - BUSINESS SERVICE
 PL - PUBLIC LANDS
 RC - RECREATION CONSERVATION
 I-1 - LIMITED INDUSTRIAL
 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 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



Know what's below.
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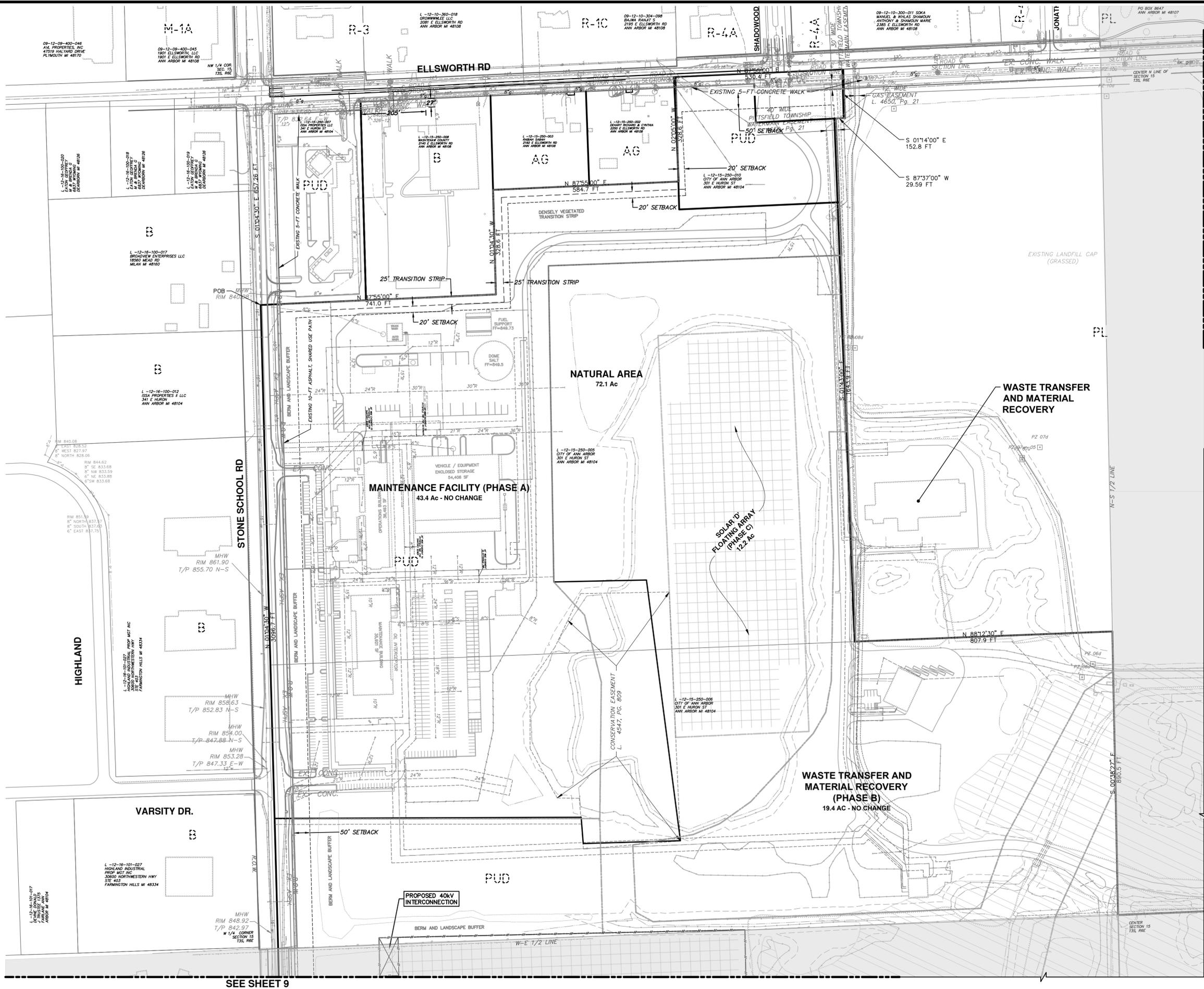


CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
SWIFT RUN (WHEELER) SERVICE CENTER
 2014031 PUD AREA PLAN

CITY OF ANN ARBOR
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SHEET NO. **5 OF 18**

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SEE SHEET 7



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2014031 PUD AREA PLAN NW SECTOR

SHEET No. 6 OF 18

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

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SEE SHEET 6



SWIFT RUN FLOODPLAIN PER 2012 FEMA MAPPING

WASTE TRANSFER AND MATERIAL RECOVERY (PHASE D) 1.4 AC

SEE SHEET 8

CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING

SWIFT RUN (WHEELER) SERVICE CENTER

201-4031 PUD AREA PLAN NE SECTOR

DRAWING No. **201-4031-7**

SHEET No. **7 OF 18**

811
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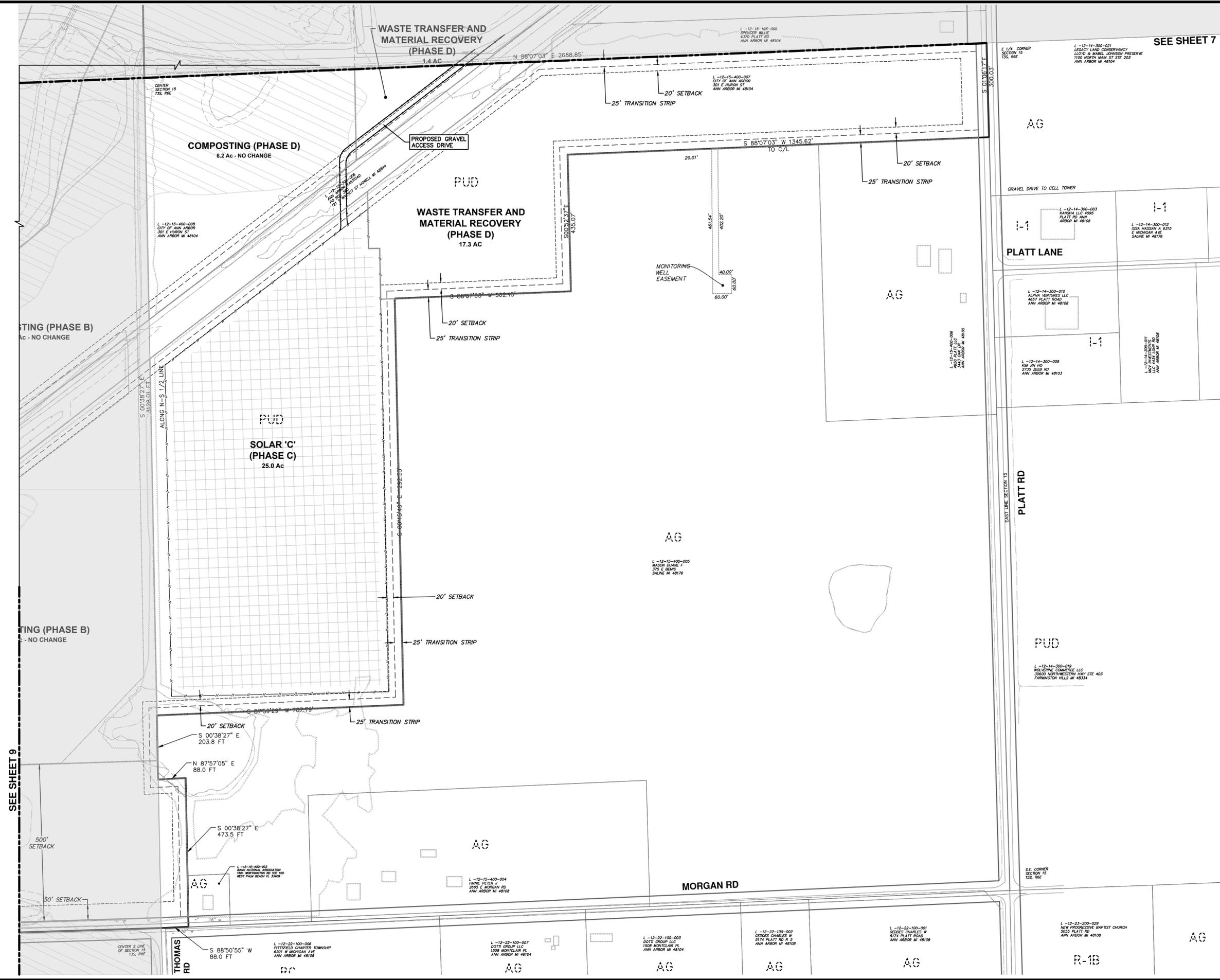
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ANN ARBOR MICHIGAN

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SEE SHEET 7



CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING

SWIFT RUN (WHEELER) SERVICE CENTER

SCALE PLAN: 1" = 150'

DRAWING NO. **2014031-8**

SHEET NO. **8 OF 18**

2014031 PUD AREA PLAN SE SECTOR

DATE

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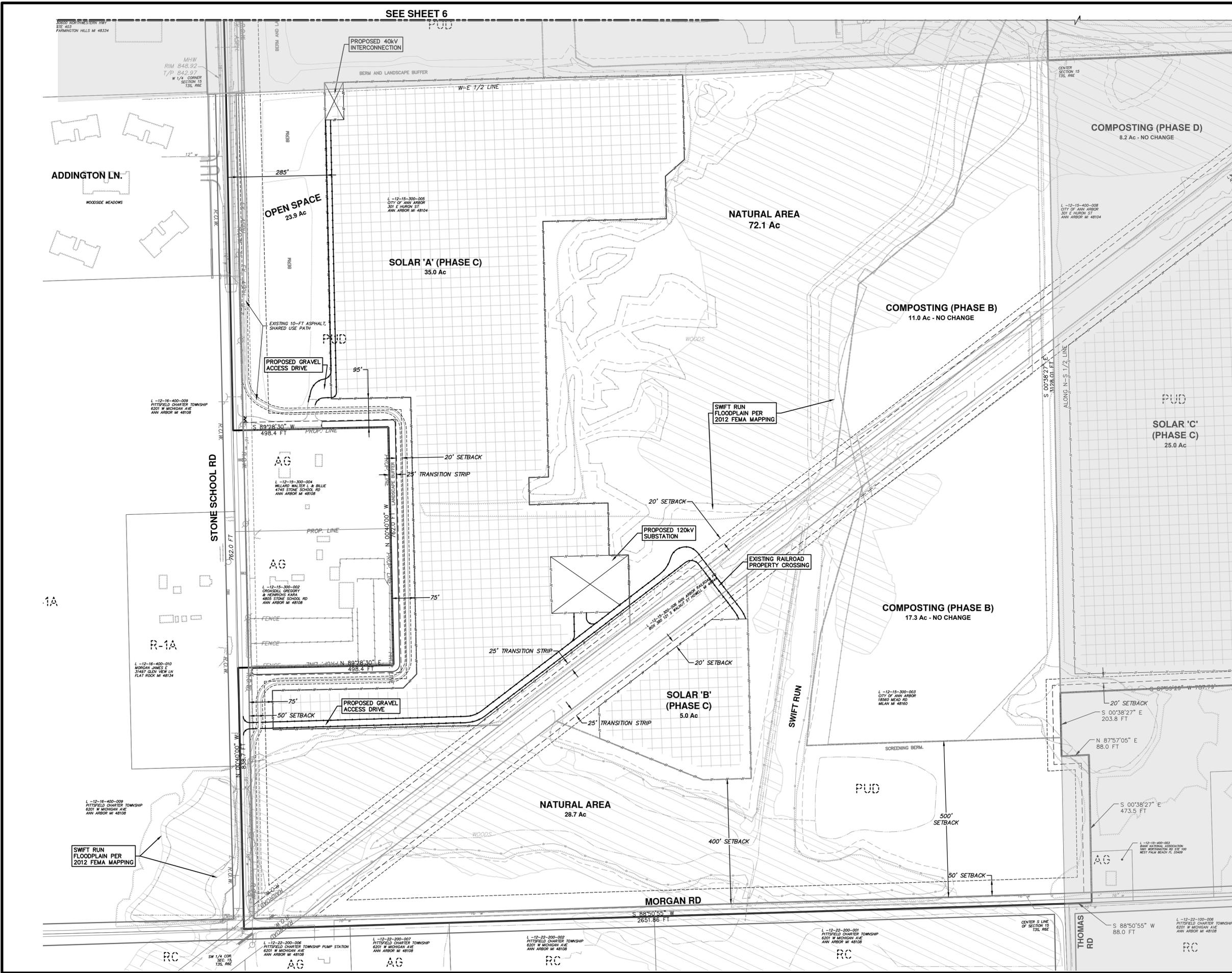
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SEE SHEET 8

NOTES:
 THE 40 kV INTERCONNECTION AND 120 kV SUBSTATION ARE SHOWN AS CONCEPTUAL. THE FINAL CONNECTION OF THE SOLAR ARRAYS TO THE EXISTING ELECTRICAL GRID IS CONTINGENT UPON THE CAPACITY OF THOSE FACILITIES.
 DTE IS CURRENTLY STUDYING THE SYSTEM CAPACITIES TO DETERMINE WHICH POINT OF GRID INTERCONNECTION WILL BE USED FOR THE FINAL SITE PLAN.



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

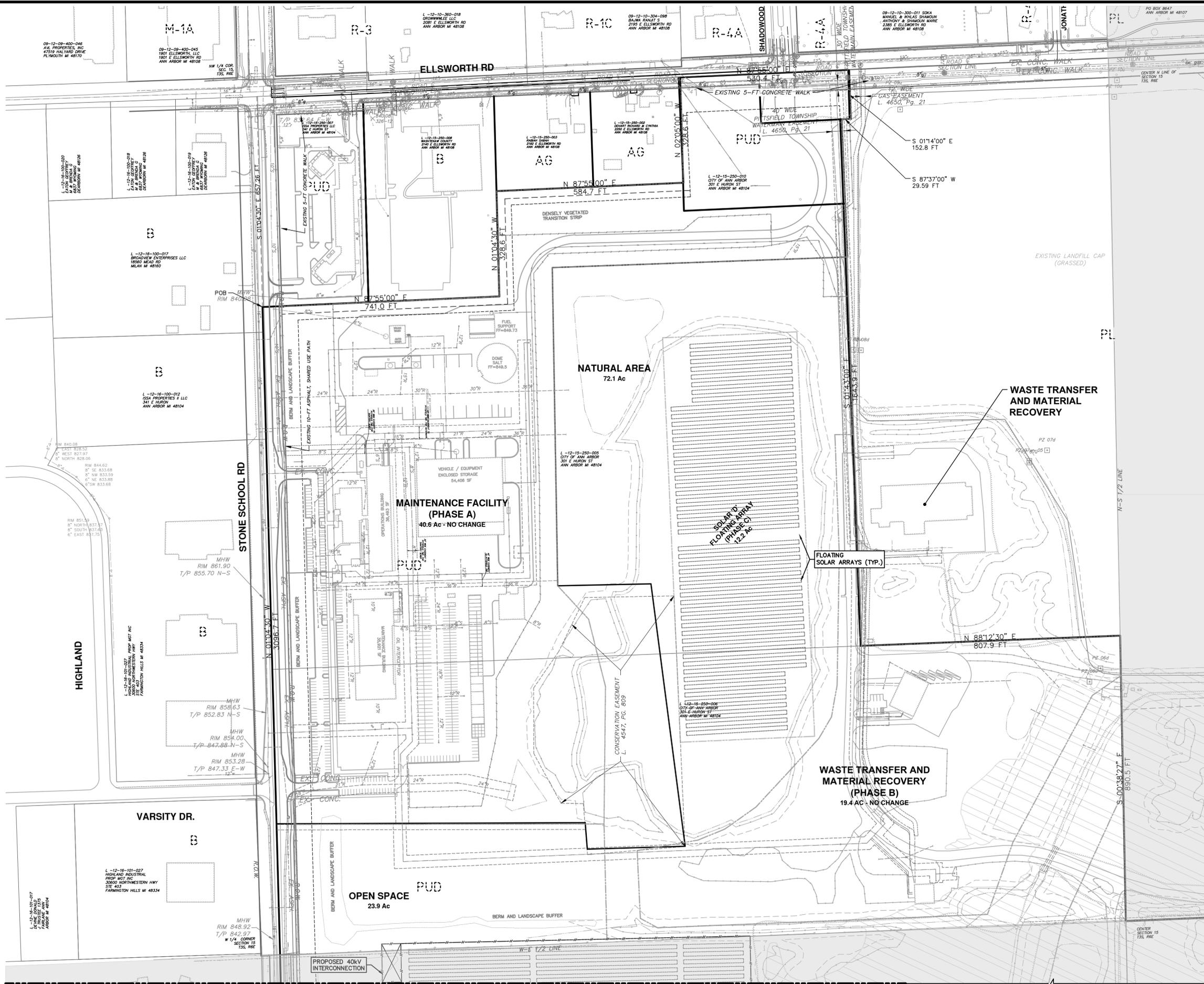
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 2014031 PUD AREA PLAN SW SECTOR

SCALE PLAN: 1" = 150'
 DRAWING NO. 2014031-9
 SHEET NO. 9 OF 18

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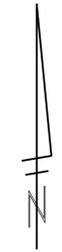
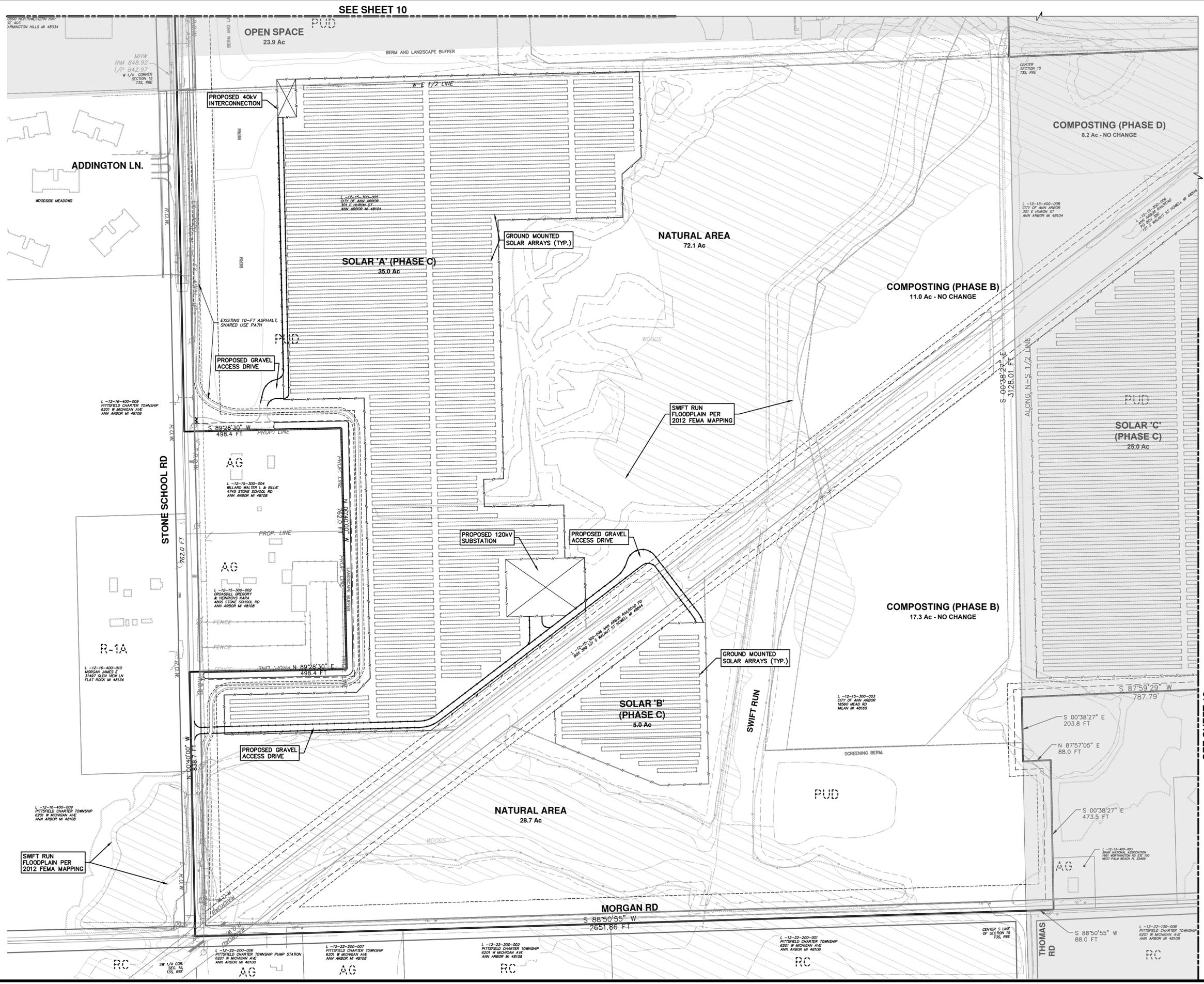
CITY OF ANN ARBOR - ENGINEERING
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2014031 PUD SITE PLAN NW SECTOR

SCALE PLAN: 1" = 150'
DRAWING No. 2014031-10

SHEET No. 10 OF 18

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NOTES:
 THE 40 kV INTERCONNECTION AND 120 kV SUBSTATION ARE SHOWN AS CONCEPTUAL. THE FINAL CONNECTION OF THE SOLAR ARRAYS TO THE EXISTING ELECTRICAL GRID IS CONTINGENT UPON THE CAPACITY OF THOSE FACILITIES.
 DTE IS CURRENTLY STUDYING THE SYSTEM CAPACITIES TO DETERMINE WHICH POINT OF GRID INTERCONNECTION WILL BE USED FOR THE FINAL SITE PLAN.

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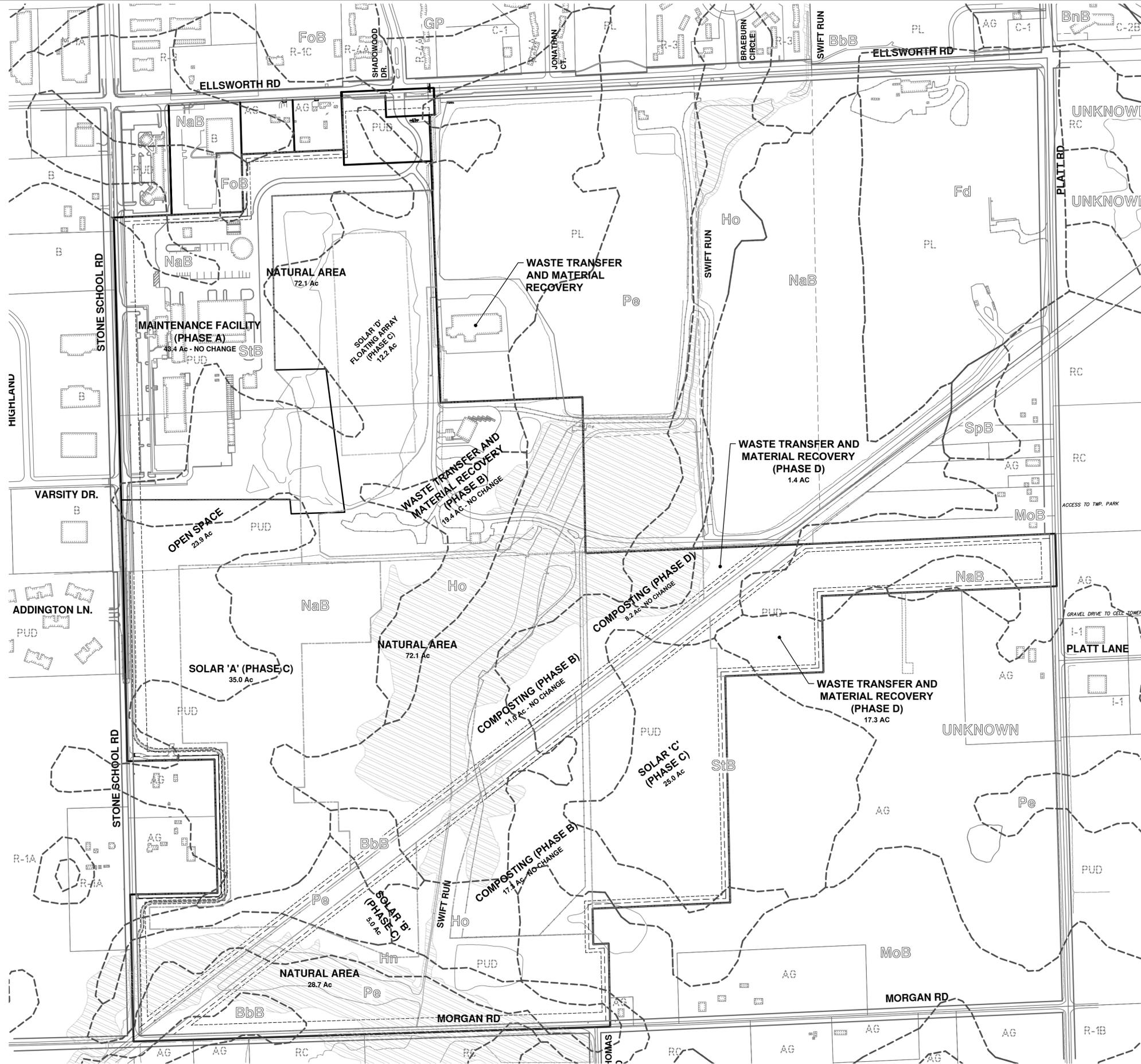
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SCALE PLAN: 1" = 150'

DRAWING NO. **2014031-11**

SHEET NO. **11 OF 18**

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031_PUD Soils.dwg Dwg Created: 2--Dec-19 --_g2 standard bw.stb - Plot Date: 5--Dec-19



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SCALE PLAN: 1" = 300'

DRAWING No. **2014031-13**

SHEET No. **13 OF 18**

2014031 PUD SOILS - SOILS

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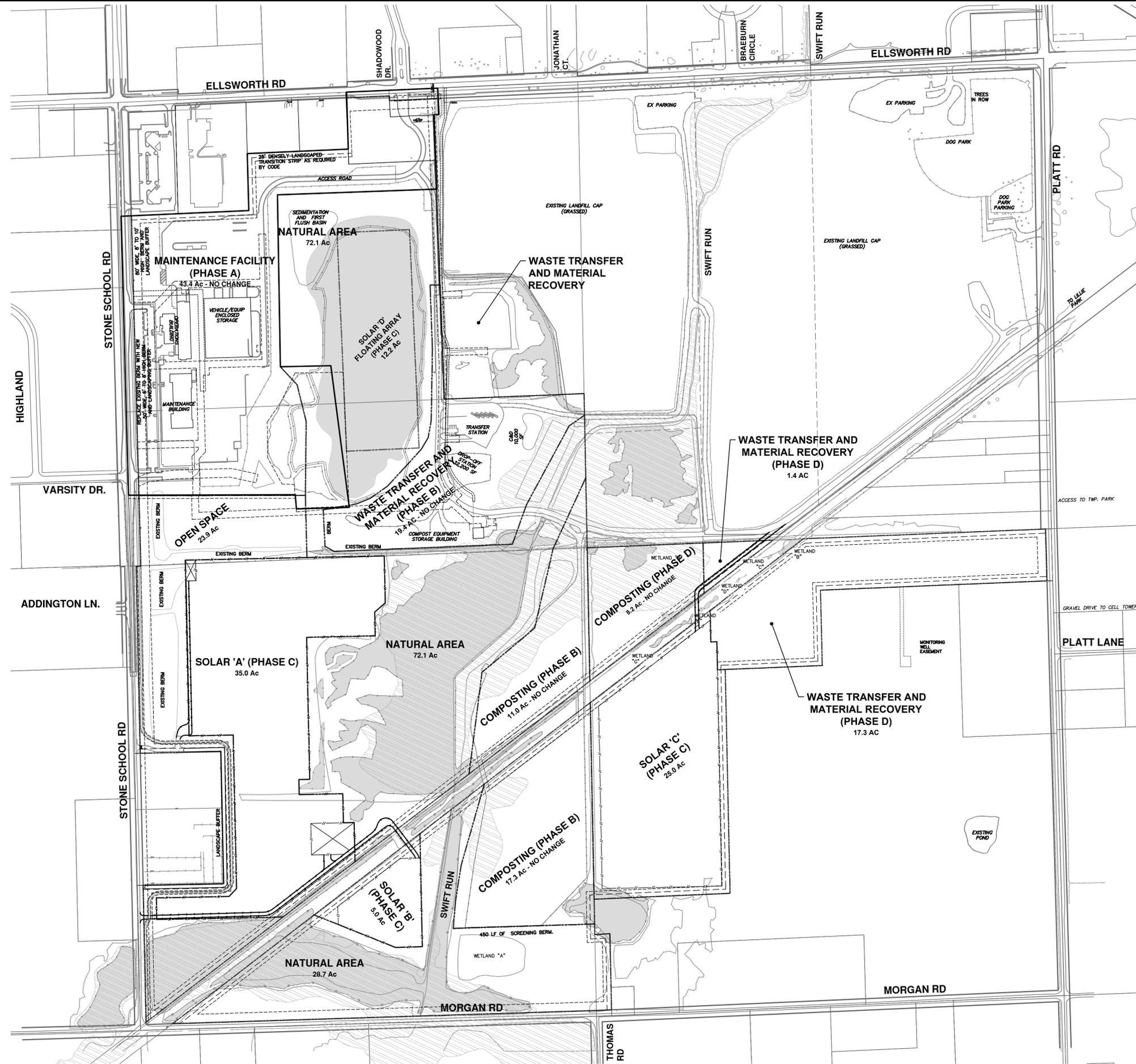


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- NATURAL FEATURES NOTES**
1. NATURAL FEATURE INFORMATION SUPPLIED BY PITTSFIELD TOWNSHIP DEVELOPMENT CD NOVEMBER 2003 AND CITY OF ANN ARBOR SEPTEMBER 2001.
 2. NATURAL FEATURE INFORMATION SUPPLEMENTED BY DISCUSSIONS AND SITE WALK-THROUGHS WITH DAVE 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 IDENTIFIED IN THE COMPOST AREA WILL BE MITIGATED WITH TOWNSHIP AND MIEGLE COORDINATION.
 5. A 25' BUFFER WILL BE RETAINED AROUND ALL REMAINING WETLANDS.
 6. TREE SURVEY SUPPLIED BY MCI IN NOVEMBER 2004.

CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
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SCALE PLAN: 1" = 300'
 DRAWING No. 2014031-15

2014031 PUD NAT FEAT - NAT FEATURES

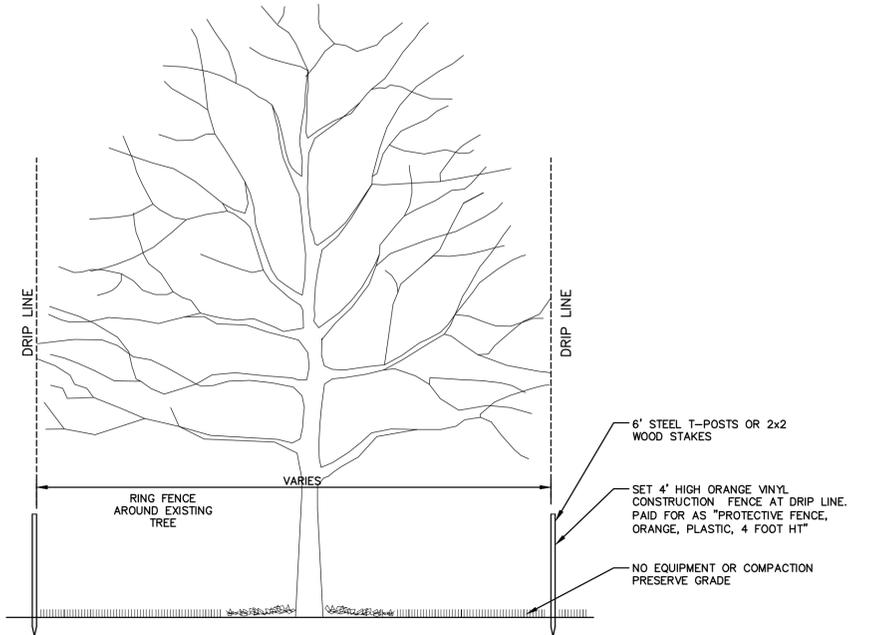
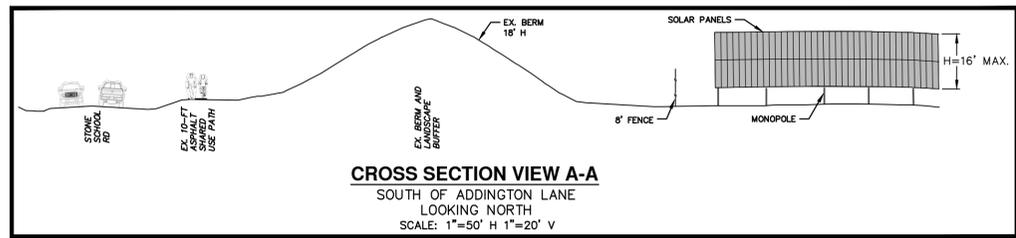
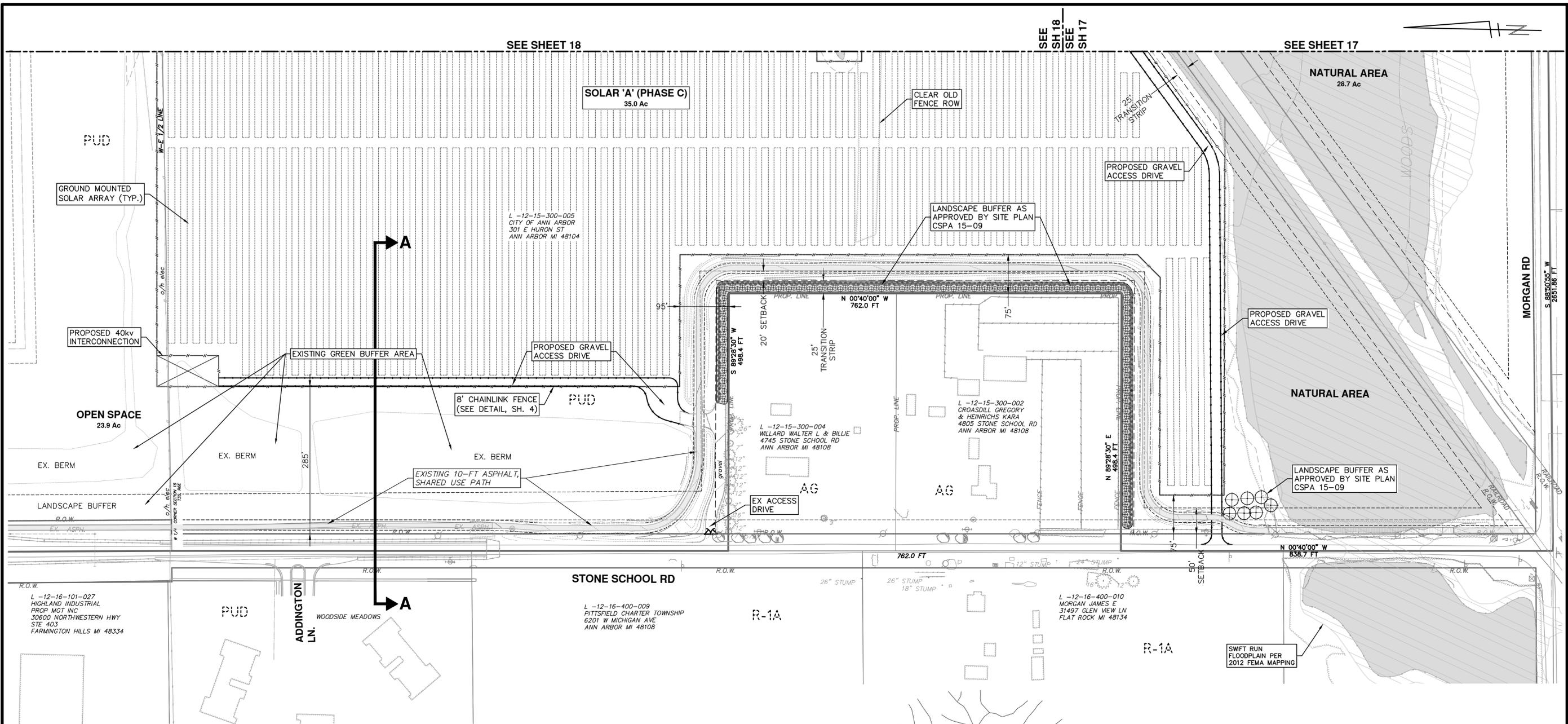
15 OF 18

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

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

CITY OF ANN ARBOR PUBLIC SERVICES
 301 EAST HURON STREET
 ANN ARBOR, MI 48106-8647
 ANN ARBOR: 734-794-4410
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R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031_PUD19_Lsp.dwg Dwg Created: 5-Dec-19 - a2 standard bw.stb - Plot Date: 5-Dec-19



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City of Ann Arbor Public Services - Engineering
Swift Run (Wheeler) Service Center
EX LANDSCAPE PLAN

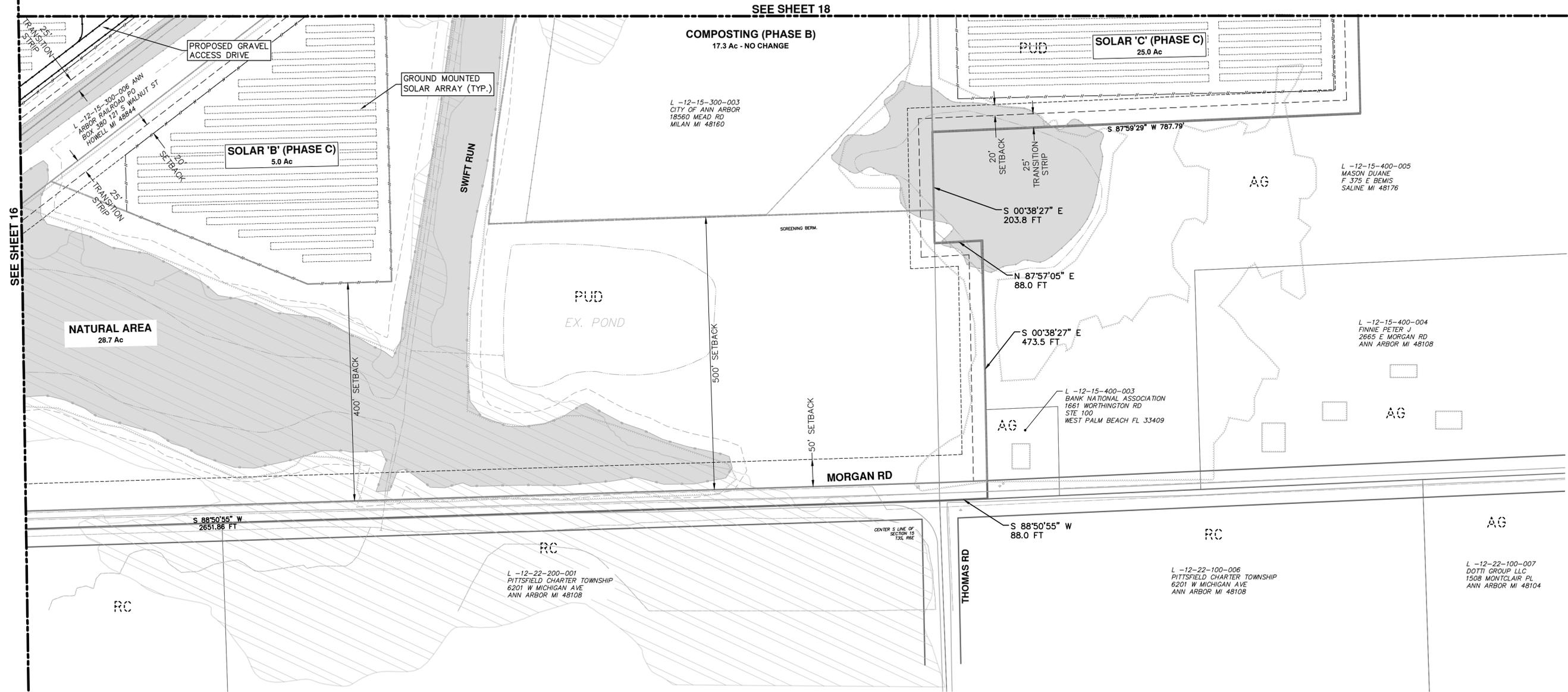
REV.	DESCRIPTION	DATE	DRAWN	CHECKED

CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
SWIFT RUN (WHEELER) SERVICE CENTER
SCALE PLAN: 1" = 100'

CITY OF ANN ARBOR
PUBLIC SERVICES
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DRAWING No. 2014031-16
SHEET No. 16 OF 18

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SWIFT RUN (WHEELER) SERVICE CENTER

SCALE PLAN: 1" = 100'

DRAWING No. **2014031-17**

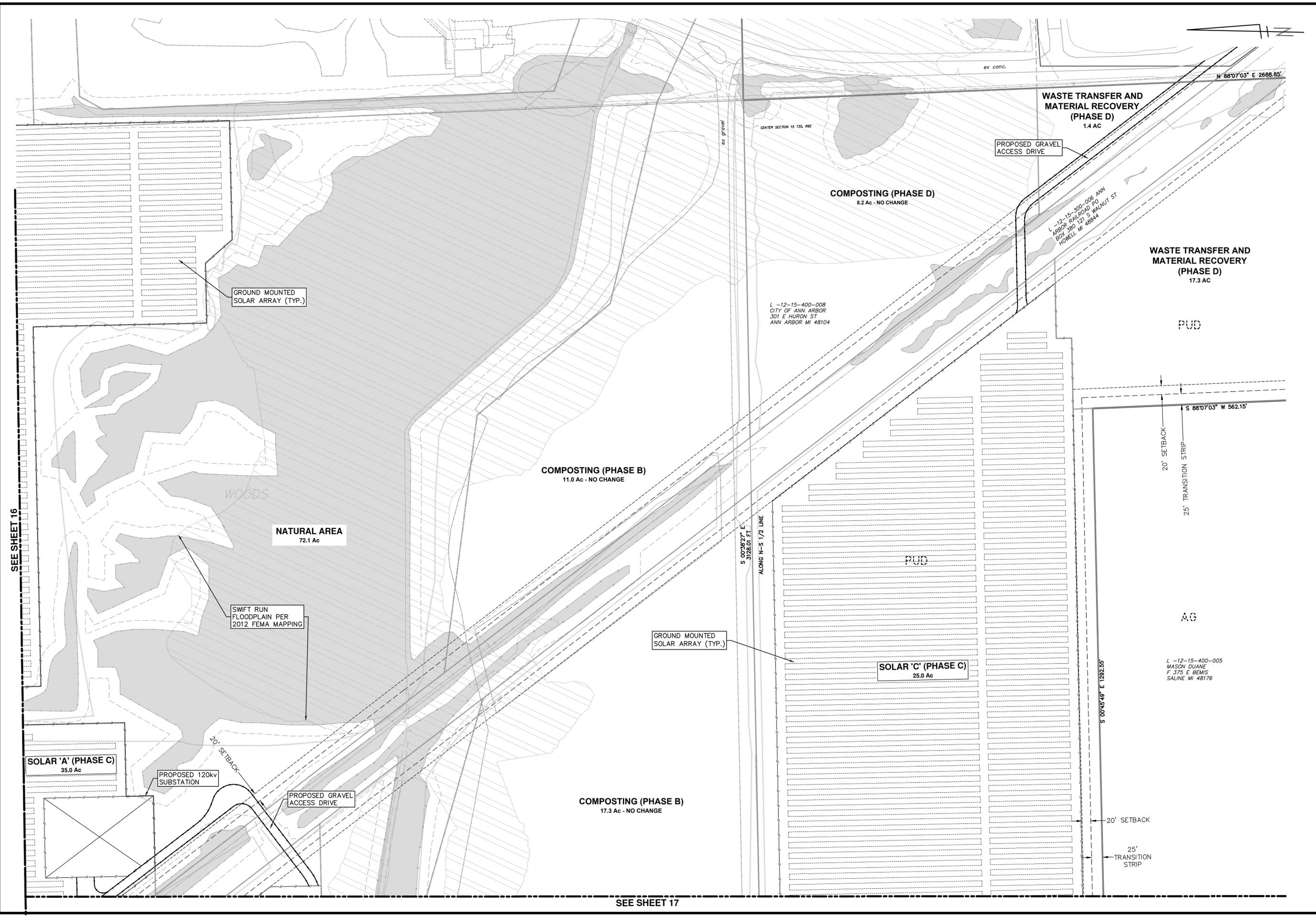
EX LANDSCAPE PLAN

SHEET No. **17 OF 18**

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R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031_PUD19_Lsp2.dwg Dwg Created: 2-Dec-19 - _g2 standard bw.stb - Plot Date: 5-Dec-19

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SEE SHEET 17



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734.774.4410
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CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING
SWIFT RUN (WHEELER) SERVICE CENTER
EX LANDSCAPE PLAN

SCALE PLAN: 1" = 100'
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