1. Agenda

   Documents: 01- MAY AGENDA .PDF

2. Packet (No Plans)

   Documents: PACKET_05-2015 .PDF

3. Adams Street Plans

   Documents: N ADAMS STREET RECONSTRUCTION 3-19-15-SM .PDF

Agenda
Planning Commission
Council Chambers
Wednesday, May 20, 2015 – 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Nicki Sandberg	P	A
Scott Straley	P	A

III. Approval of Minutes

- April 15th , 2015

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- Special Use Permit: 130 N Normal (BW)

VI. New Business

- Special Use Permit Revocation: 50 Ecorse, used car sales
- Adams Street Complete Streets Review
- Master Plan Future Land Use Map Revision: Towner/Arnet
- Membership

VII. Old Business

- Annual report

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee

X. Adjournment

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PLANNING COMMISSION
MEETING MINUTES
April 15, 2015
CITY COUNCIL CHAMBER
6:30 P.M.

I. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

II. ROLL CALL

Present: R. Johnson**,** C. Zuellig, A. Bedogne, P. Hollifield, N. Sandberg, H. Jugenitz, S. Straley

Staff: Bonnie Wessler, Acting Planner II
Nan Schuette, Executive Secretary
Gino Piccirilli, Planning Intern

III. APPROVAL OF MINUTES – MARCH 18, 2015

Commissioner Sandberg moved to approve the minutes of March 18, 2015 with correction as noted under V-1 (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Ralph Lange, 206 N. Huron, City Manager, introduced the new Economic Development Director, Beth Ernat, who will be head of both Planning and Building Departments.

Mr. Lange applauded all the work by the Planning Commission on the Herman & Kittle project. Staff is moving quickly to finalize a location for the Recreation Center. The grid was amended but there is still some more "tweaks" to come. However, staff will try to keep to the guidelines as much as possible. The economics of the city is dependent on the outcome of the Water Street projects. Family Dollar is looking good and we expect more activity.

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. EMU Class Project

Ben Tellerico, part-time EMU Professor. This term his class identified four areas for projects, which included a SWOT analysis (strengths, weaknesses, opportunities and threats) of each area, conducting an inventory study, interviewing residents, determining potential improvements and costs. Each group will do a ten minute presentation of their particular location. Mr. Tellerico added that they would leave some time at the end of each presentation for comments or questions by board members.

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Brad Peters and Matt McKernan, chose the south end of the Historic South Side Neighborhood between Buffalo and Harriet and Hamilton to Huron. They walked the area many times throughout the semester, attending neighborhood meetings, and have come up with a plan for the area, looking at current and future land use.

There's a noted difference between the north and south ends of the neighborhood and talking with residents, there is a feeling of disconnect among the residents. There is a newly designated neighborhood corridor along Harriet. They did a preliminary housing analysis from the sidewalk – there is an impression that the neighborhood is run down but they thought the majority of houses are in good condition with a variety of setbacks and little landscaping. One of the houses they saw that was in poor condition dated back to the mid-1800's – there are 4 churches in the area dating back to the 19th century. The area was first settled by African-Americans so was quite progressive for the time.

One of the strengths is the proximity to downtown – they listed some of the weaknesses - which are that the neighborhood lacks an identity of its own, no good options for shopping and there is an increase in rentals, bordered by fast one way streets. They provided some slides on future land uses, which were innovative. The project included 7 goals for the project; however, they boiled it down to three: 1) address the connectivity of the community, 2) create an identity, and 3) tie to the northern half of the neighborhood.

They produced their version of the road diet, which is already under discussion with the City. They agree with the Shape Ypsi Plan that Hamilton should be two-way.

Their final "piece de resistance" would be a park at the corner of Buffalo and Washington, which is a vacant property –it is a prime location for a park; not a playground park, since most residents are older, but creating a park that facilitates historic education, particularly highlighting some noteworthy former residents of the community. It would have an activity shelter and historic markers. Generous estimate to create this park would be $103,000.

Commissioner Zuellig asked the number of vacant properties. Chairman Johnson liked the way they addressed separation looking at the area from a different point of view.

Abigail Jaske (HDC Intern) and Jenna Levin (former intern) – chose the Miles Street Neighborhood located on the east side of the city for their presentation, which is on the border of Ypsilanti Township. This has recently been rezoned from R2 to R1.

Ms. Levin listed a number of facts about the area, determining the boundaries. She printed out copies of their presentation for all of the board members because of the time limitations. They conducted a neighborhood inventory and survey, interviewed residents about different suggestions for the neighborhood. They did a SWOT analysis determining the strengths, weaknesses as well as opportunities of the area analyzing those facts to determine four goals. Strengths include: Accessible from Michigan Ave, close proximity to Prospect Park, close to Historic District. Weaknesses include no bike paths, pedestrian amenities are lacking, lack of public transportation. First is to improve Miles Street circulation as a complete street, improve housing conditions and blight removal, provide a zoning analysis, and Prospect Park improvements, which was included in the boundaries.

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They defined complete streets. They are looking to narrow the travel lanes on Miles, increase sidewalk width, wayfinding signs, etc. Currently, there are many complaints on speeding, confusing lane divisions, no parking lane lines, no bike lanes, few streetlights, etc. On the housing, they are primarily 1 story cottages – 53 in good condition, 27 fair and 7 poor, with one home dating to mid-1800's. There are 4 churches in the area.

Goals were listed: Urban Design Improvements, Proposed Circulation, Community Services and Facilities Changes and Rezoning (determine if R1 housing is appropriate for the neighborhood), install fountain in park as well as picnic tables and benches, to help spruce it up.

Chairman Johnson stated they had some very progressive ideas. Commissioner Jugenitz was pleased that bike lanes were considered.

Emily Davison and Anthony Bass – their presentation was based on the LeForge Area. They gave a quick overview noting that they had studied the boundaries, road diet and came up with goals, a budget and a timeline. They noted that Penn Park and residential complexes are the majority of the neighborhood. Mr. Bass noted that the Master Plan is zoned as a corridor – it was their thought that the next time the Master Plan is being updated that it not be considered a corridor, since it is their opinion that a corridor is an area where you go through and not stay – 36% of the people that live there are students.

Strengths include Huron River Watershed adjacent to the Paper Mill. Weaknesses include lack of walkability, crime, lack of light and bathrooms in park area.

Their goals would include improve park lighting, needs sidewalks, update park cleaning up blight, add playground equipment, bike lanes, restoration or improvements of paper mill.

Commissioner Zuellig appreciated the presentation – agrees that there are things that could be done to improve the area. Chairperson Johnson added that the term "corridor" in the Master Plan refers more to what he would consider a "transition" area. Commissioner Bedogne discussed the walkability issues further with regard to installation of sidewalks.

Huaitao Liu and Hailun Wong – their presentation was based on the Warner neighborhood.

They used the SWOT analysis according to the Master Plan – most houses are single family homes built from 1901-1948, most of which are owner occupied. Most of them are two stories, single family, approximately 2500 sq. ft. near Recreation Park. Single family homes will hold their value because of proximity to the park.

One of the strengths of the neighborhood is that they are located in a quiet area, within reach of the Recreation Park, good for walking dogs. Weaknesses are lack of on street parking, and the need to improve walkability and the neighborhood.

Ben Tellerico added that he has been working through Ms. Wessler. The teams will complete their final report next week and he will forward this report Bonnie to give to the board.

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2. Special Use Permit

Ms. Wessler stated that the Special Use Permit would be presented by our intern Gino Piccarilli. Mr. Piccarilli stated that this is a request by Strong Housing located on Towner Street. The buildings are an existing use, legal non-conforming because it does not have a special use permit at this time.

The applicant is to rehabilitate an existing multifamily housing site with a total of twenty-six units. Currently, the 16 unit building is a legal non-conforming use. The building on the East of the site will be labeled as the East building; while the buildings on the West will be referred to as the "West buildings". The West site has three buildings and a small courtyard in the middle. The East site has a "U" shaped building with a straight sidewalk that branches off into different apartment entrances.

Staff recommends approval of the special use permit with the various conditions.

Commissioner Johnson asked about wheel stops, which was addressed. Commissioner Sandberg asked about bike parking, which will be covered by the applicant and Commissioner Zuellig asked for clarification of parking and the chain link fence, which Ms. Wessler responded will also be covered by the applicant in his presentation.

Commissioner Zuellig moved to open the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Zach Fosler, Executive Director of the Housing Commission – was in attendance to present this request accompanied by Jim Pappas, Architect, Ferndale, Michigan. Mr. Pappas has also worked on other projects through-out the City, i.e. Hamilton Crossing.

Mr. Pappas highlighted the dumpster enclosure, added bike parking, handicapped spaces and loading zone for handicapped. He listed the façade improvements, proposed landscape plan and photometric plan, which is also included.

The board members had a number of questions on fencing, bike racks, etc. which were covered in detail. Commissioner Bedogne asked for clarification on the dumpster being located off-site, what are the legal ramifications and contingency plan? Ms. Wessler agreed that this could be an issue and they would have to revise the site plan and bring back to the board. The back-up plan would be that they apply for vacation of that alley and then approach the neighbor to the west to have it deeded.

Commissioner Zuellig moved to close the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission approve the Special Use Permit expansion for the Strong Housing project at 711-741 Towner with the following findings and conditions:

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Findings: The application is substantially in compliance with Sec 122-165(b).

Conditions: Special Use approval shall be subject to approval of sketch plan.
The motion was supported by Commissioner Sandberg. A roll call vote was taken carried unanimously.

Commissioner Zuellig moved that the Planning Commission approves the Site Plan per the drawing submitted on April 15, 2015 711-741 Towner with the following findings and conditions:

Findings:

1. The application substantially complies with Sec 122-127.

Conditions:

1. That the 4" chain link fence in front of the east building be removed.

The motion was supported by Commissioner Bedogne. A roll call vote was taken and carried unanimously.

3. Zoning Amendment: Administrative Hearings Bureau

Ms. Wessler stated this is a Zoning Ordinance amendment for violations and penalties. Article I of the zoning ordinance addresses the penalties for violations of the zoning ordinance. The ordinance adopted in December contained language used prior to the 2010 establishment of the Administrative Hearings Bureau. This update corrects that reversion.

Commissioner Bedogne moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Since there were no comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Bedogne moved to recommend to City Council for further action the amendment to Sec 122-8 presented at the April 15, 2015 by staff (support: H. Jugenitz). A roll call vote was taken and carried unanimously.

VI. NEW BUSINESS

1. Special Use Permit Revocation

A memo was included in the packet which lays out our current process giving the board an opportunity to be prepared to discuss this at next month's meeting.

DRAFT

VII. OLD BUSINESS

Ms. Wessler distributed copies of the matrixes taken directly from the Master Plan. We have made good progress on the Master Plan but some things will be on-going for some time. We processed 18 applications, continuing on some major initiatives, i.e. Capital Improvement Plan. There will be more zoning amendments in June. Staff has an intern working on the non-motorized plan. Some discussion was held on goals and it was agreed to make all necessary changes and bring back to the May meeting.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. 130 N. Normal
2. Revocation of 52 Ecorse
3. Commissioner Sandberg informed the board that she will be resigning from the board at the end of June due to potential changes in employment.
4. Commissioner Bedogne has been working with students inventorying street furniture in the City of Ypsilanti, with a kick-off meeting on Monday, April 27th in Riverside Park. He gave a brief outline of the plan using a GIS map. Commissioner Zuellig recommended that cultural art be considered. Commissioner Bedogne added that he hoped to include historic markers.

IX. COMMITTEE REPORTS

Non-Motorized Committee: The meeting minutes for March were included as well as the 2014 Non-Motorized Annual Report. Chairman Johnson thanked Bob Krzewinski for all his hard work on this committee +on behalf of the City.

X. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: S. Straley). The meeting adjourned at 8:55 p.m.

DRAFT

City of Ypsilanti
Community & Economic Development Department

May 11, 2015

Staff Review of Special Use Application
North Normal Group Residence
130 North Normal Street

GENERAL INFORMATION

Applicant:	Douglas Milkey 117 N. Division Ann Arbor, MI 48104
Project:	North Normal Group Residence
Application Date:	April 2, 2015
Location:	South of Washtenaw Ave and North of Pearl St.
Zoning:	CN, Core Neighborhood
Action Requested:	Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant owns a 2,995 square foot Victorian home that is three stories, and most recently certified for a three-unit rental. The home is located on a 12,000 square foot lot. The site provides parking for up to 9 vehicles in a gravel/compacted earth lot.

The current occupants of all three units belong to the same sorority, Alpha Sigma Tau, and wish to occupy the residence as one group residence for up to nine people, not three separate apartments. The sorority has been in residence for several years. Group residences are allowed as a special use in the CN district, in accordance with the specific standards of §122-804.

Figure 1: Lot outline, zoning, and building footprints

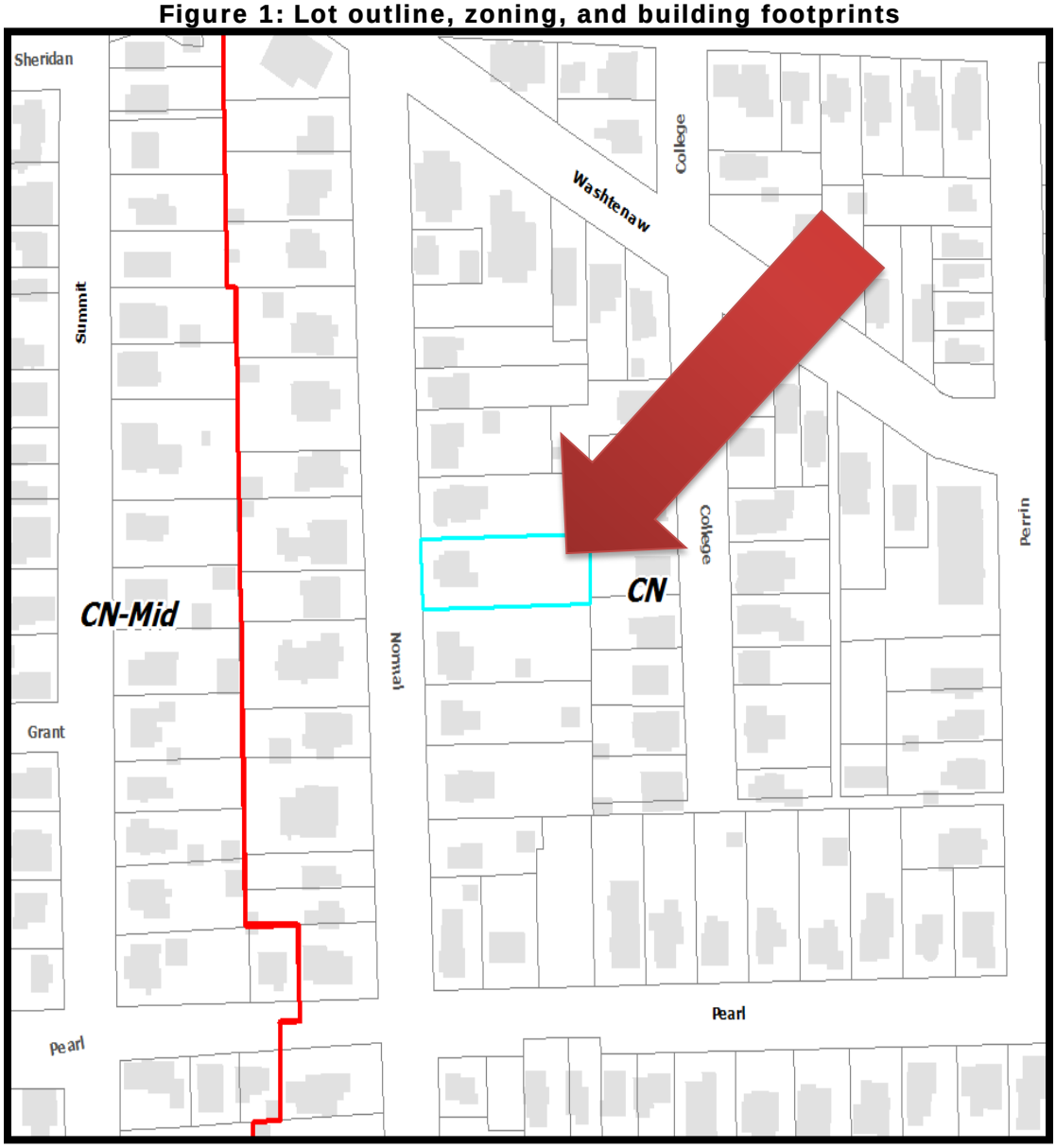


Figure 2: Subject Site Location and 2010 Aerial Photo

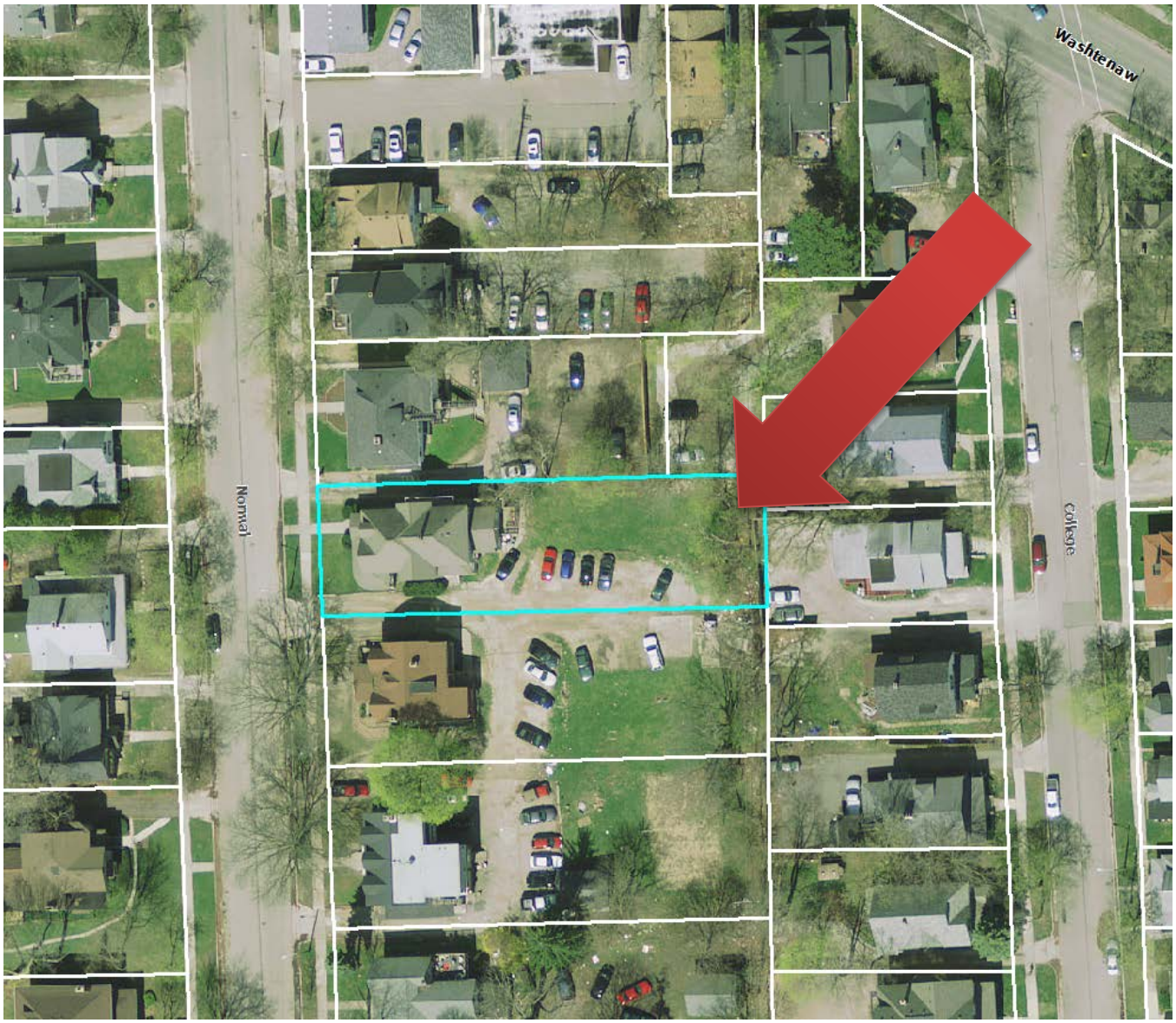


Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Multifamily residential	CN
EAST	Multifamily residential	CN
SOUTH	Multifamily residential	CN
WEST	Multifamily residential	CN-Mid

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

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan review standards (section 122-128) and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered.
COMMENTS: The proposed scale and intensity is compatible with its surroundings and zoning. This item will be further discussed as part of the sketch plan review, below. Note that per 122-163(6), a sketch plan may be substituted for a site plan when the proposed use will occupy an existing building with no building additions.

(2) The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.
COMMENTS: The density and intensity proposed at this site is not substantially different from its current use as three apartments, all occupied by members of the same organization. By allowing the existing residents to use it as a group residence, rather than three units, the value to potential residents will increase.

(3) The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.
COMMENTS: The applicant proposes no outward changes in the site; the existing building is compatible with the form of the existing neighborhood. However, staff suggests that the applicant make changes to the parking area, including paving and provision of a barrier-free space.

(4) The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use, access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.
COMMENTS: The existing and proposed uses benefit from the proximity to Eastern Michigan University; students can easily walk or bike to classes and events. Likewise, the location provides easy access to downtown and Depot Town. Bicycle parking should be provided on-site, but may be provided indoors.

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

Items to be addressed: None.

SKETCH PLAN: CRITERIA AND REVIEW §122-126(19), §122-128

STANDING §122-128(1)

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

REQUIREMENTS §122-128(2)

The applicant is not proposing any changes to the existing site as part of this application.

Figure 4: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-272	Determined by lot size		Apartment House	Unchanged
LOT REQUIREMENTS				
Width ft	**Min** 40	**Max** 120	~58	Unchanged
Depth ft	**Min** 100	**Max** 150	~260’	Unchanged, existing nonconforming
Area sf	**Min** 4,000	**Max** 18,000	12,196.8 sf	Unchanged
Coverage %	**Min** -	**Max** 50%	18% (building) 39% including parking area	Unchanged
BUILDING ENVELOPE AND HEIGHT				
Front setback ft	**Min** 15	**Max** 25	~15’	Unchanged
Side setback (north) ft	**Min** 5	**Max** -	~9.5’	Unchanged
Side setback (south) ft	**Min** 5	**Max** -	~16’	Unchanged
Rear setback ft	**Min** 20	**Max** -	~120’	Unchanged
Frontage buildout %	**Min** 60%	**Max** 80%	~60%	Unchanged
Height stories	**Min** 1	**Max** 3	3	Unchanged
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT				
PARKING PROVISIONS	Location: Side, street-side, or rear of house		Rear yard	Unchanged

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-861 et seq SIGNAGE	Master sign plan: HC, NC, GC, C, PMD, P; non-res uses in R1, CN-SF, CN-Mid, CN, MD	None	Any signage provided must have a sign permit in compliance with 122-866(b)(5)(c).
§122-804 ROOMINGHOUSES AND GROUP RESIDENCES	1) A roominghouse or group residence permitted as a special use shall not be located within 200 feet of an R1 or CN-SF district.	1) Not within 200' of R1 or CN-SF	1) Unchanged.
	2) The minimum usable floor area of the structure, size of common interior living space, and kitchen facilities must comply with the applicable Building Codes and Fire Codes adopted by the City of Ypsilanti. Kitchen facilities shall be provided on the premises for the residents therein.	2) Floor plan not included.	**2) Applicant to submit floor plan (sketch acceptable) of current layout. Should any renovations be proposed, building permits must be pulled and all applicable building and fire codes be followed.**
	3) Rooms for sleeping shall have a minimum square footage as required by the housing code adopted by this Code.	3) Floor plan not included.	**3) Applicant to submit floor plan (sketch acceptable) of current layout. Should any renovations be proposed, building permits must be pulled and all applicable building and fire codes be followed.**
	4) If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who must reside on the premises. The property owner must provide the name and contact information of this person upon request by the City.	4) Resident manager information not included with application.	**4) Submit resident manager information once determined, and thenceforward with rental certificate application and upon request by the City.**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	5) For rooming houses or group residences permitted as a special land use access to and from the site shall be directly to a major street or to a major street through a CN, CN-Mid or nonresidential district. In no event shall access be through an R1 or CN-SF district.	5) Access is directly to/from North Normal Street.	5) Unchanged.

Items to be Addressed:

1. There is a 2 car garage shown on the sketch plan; as the sketch plan provided is a mortgage survey from 1981 and the garage no longer exists, please provide an updated, dimensioned sketch plan.
2. Any signage proposed on site must first obtain a sign permit.
3. Applicant to submit floor plan (sketch acceptable) of current interior layout. Should any renovations be proposed, building permits must be pulled and all applicable building and fire codes be followed.
4. Submit resident manager information with updated sketch & floor plans; provide at rental inspections and upon request by the City.

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

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

The main building is located toward the front of the lot; the parking is located toward the rear. There are neither accessory buildings nor any trash enclosures on the site.

Items to be Addressed: None.

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

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

A parking area is provided to the rear of the building; it is compacted earth/formerly gravel. It does not contain wheelstops, striping, barrier-free spaces, or stormwater control, nor does it contain bicycle parking. The path to the ramp to the building is in poor condition. The applicant has not provided information about how many residents/sleeping rooms are proposed. The applicant must supply this information prior to approval.

Figure 5: Requirements

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
CN: §122-126(19)(l)	**CIRCULATION STANDARDS**	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels	Applicant parcel shares access to parking with site to the south (4' easements on each property). Applicant parcel also allows an easement (8') for parking access on parcel to the north; applicant does not access this parking. Applicant's drive is offset from drives across the street.	Unchanged
§122-834	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Undimensioned parking on gravel lot.	**Unchanged**
§122-835	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	Walkway from parking to building is deteriorated.	**Unchanged.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Offset.	Unchanged.
	Internal Maneuvering	Each driveway provides access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary; it shall be an arc that allows unobstructed vehicle flow.	Driveway approximately 14' wide.	Unchanged.
	Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards.	Gravel/compacted earth parking lot.	**Unchanged**

	Drainage	All off street and loading areas shall be graded and drained to public storm sewers	No method of handling stormwater provided.	**Unchanged.**
	Striping	For parking lots containing five or more spaces all spaces shall be outlined with 3 inch wide stripes of white or yellow paint, except that barrier free spaces shall be blue.	None provided.	**Unchanged.**
	Wheel Stops	For parking lots containing five or more spaces wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area. Bumping any wall or fence, or encroachments upon any landscaping	None provided.	**Unchanged.**
	Lighting	With the exception of families for one and two family dwellings and for multiple family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated	Provided, lighting located of the corner of the house. Not shown on plan.	Unchanged
§122-836	**Motor spaces**	1 for each bedroom or sleeping room, plus 1 for each employee or the largest employment shift.	Application states currently has 9 sleeping rooms; thus, 9 spaces would be required..	**9 spaces provided.**
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not provided	**Unchanged. Provide bike parking.**
122-837	**Parking discounts**	Transit	Bus stops located off Washtenaw Ave	
		Alternative Vehicles	Not provided	
		Bicycle	Not provided	
§122-647	**SIDEWALKS**	provide a sidewalk or shared-use path	Provided	Provided. Ensure sidewalk is in good repair.

§122-649	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Met. No obstructions noted.

Items to be Addressed:

1. Applicant to pave parking lot in accordance with adopted engineering, zoning, and building standards, including barrier-free (s) and bicycle parking spaces, as well as appropriate stormwater treatment. Provide plan for City review.

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

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

No new utilities are being proposed, nor are new impervious surfaces or paving. However, the existing parking area is inadequate. Engineering approval shall be sought with plan review for the parking lot.

Items to be Addressed: Submit full plan for parking lot.

SCREENING §122-128(8)

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

Figure 6: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Existing fixture on south-east corner of building	Unchanged
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	No refuse enclosure provided; applicants use trash bins.	Unchanged.
§122-713 Fencing, hedges, walls, berms	In a P, R-1, CN-SF,CN-Mid, CN, MD district, fences must not exceed six (6) feet in height. However, fences in the required front yard must not exceed four (4) feet in height and fifty (50%) percent opacity.	No fences.	Unchanged

Items to be Addressed: None

MASTER PLAN CONSIDERATIONS §122-128(11)

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

This project increases housing options ("Anyone, no matter age or income, can find a place to call home in Ypsilanti"), provides dense housing near walkable assets and transportation options ("Anyone can easily walk, bike, drive, or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond"), and strengthens the relationship between the City and EMU by providing housing options near campus ("Ypsilanti is an asset of Eastern Michigan University, and Eastern Michigan University is an asset of Ypsilanti").

Items to be Addressed: *None.*

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for 130 N Normal with the following findings and conditions:

Findings: The application is substantially in compliance with §122-165(b).

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

STAFF RECOMMENDATIONS: SKETCH PLAN

Staff recommends the Planning Commission ***approve*** the Site Plan for 130 N Normal Street with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Conditions

1. There is a 2 car garage shown on the sketch plan; as the sketch plan provided is a mortgage survey from 1981 and the garage no longer exists, please provide an updated, dimensioned sketch plan.
2. Any signage proposed on site must first obtain a sign permit.
3. Applicant to submit floor plan (sketch acceptable) of current interior layout indicating number and size of sleeping rooms. Should any renovations be proposed, building permits must be pulled and all applicable building and fire codes be followed.
4. Submit resident manager information once determined; provide at rental inspections and upon request by the City.
5. Applicant to pave parking lot in accordance with adopted engineering, zoning, and building standards, including barrier-free (s) and bicycle parking spaces, as well as appropriate stormwater treatment. Provide plan for City review.

Bonnie Wessler
City Planner, Planning & Development Dept.

CC File
Applicant

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 15 May 2015

Subject: Special Use Permit Revocation: 50 Ecorse

The Zoning Ordinance sets out an explicit procedure for the revocation of a Special Use Permit by the Planning Commission in §122-170. The issue must be placed on the PC agenda; the applicant must be notified at least ten (10) days prior to the meeting; and an opportunity must be offered for the applicant to present his or her information and answer questions. The criterion for revocation given in this section reads:

The Planning Commission may revoke the special use permit if it finds that a site plan or special use permit violation exists and has not been remedied prior to the meeting.

PARS Auto at 52 Ecorse (one parcel with 50 Ecorse) is the beneficiary of a special use permit to operate an auto sales lot, granted in 2002. This special use permit was made conditional on the applicant only offering ten cars for sale on said lot at any given time; they often have in excess of forty cars on display. At the time of this memo, they have been unable to reduce the number of cars on display to ten. This causes them to be in violation of the zoning ordinance regarding parking, as well as the conditions of their special use permit. This office has also been the recipient of complaints from neighboring businesses, as cars for sale have been parked in barrier-free spaces.

Last year, staff attempted to work with the owner and the occupant to come into compliance, in a way that would satisfy both the business' need to operate with more than ten vehicles for sale, and for the community's need to have adequate parking and attractive businesses. The occupant applied for, and later withdrew, an application for a variance. No progress with the number of cars on the site has been made, however.

Although revocation of the special use permit does impair the business in the short-term, it would not prevent this business/owner or another business/owner from applying for another special land use permit for auto sales. That applicant would be able to use the "lessons learned" in this experience to work to provide more, apparently needed, display area for cars for sale.

It is staff's recommendation that Planning Commission revoke the special use permit for auto sales at 50 Ecorse.

(1) Inventory the proposed geographical extent of the project.

- Functional Classification: Major Collector
- Major Street
- Right of Way width: 66'
- Traffic lanes: 2 typically, but 3 at Cross intersection.
- ON-street parking: Yes, west side of road
- Existing vehicular ADT: 2610, per WATS counts for 2006
- Projected vehicular ADT: 3180
- Speed limit: 25 MPH
- Percent heavy vehicles: 15%
- Center turn lane: No
- Transit facilities: AAATA bus stop for routes #3, #4, #5, #10, #11.
- Bicycle facilities: None.
- Sidewalks: Both sides of road, full length of project. All ramps to be ADA-compliant.
- Landscaping w/in ROW: All disturbed areas to be restored with topsoil, seed, and mulch. Trees to be removed only if necessary. Not anticipated
- Lighting: None.

(2) Check for consistency with adopted plans & City legal obligations:

- Master Plan: Non-Motorized Transportation Plan
  - Does the plan note any deficiencies in the area under consideration? Please list & cite page numbers.
    - None noted.
- ADA settlement/ADA compliance plan
  - Does the proposed project contain any locations slated for upgrade in the ADA compliance plan?
    All ramps within the project limits are to be compliant to the most current ADA standards.

(3) Motor Vehicle Facilities (non-freight)

- Major Street: <10,000 ADT
  North Adams is a Major Collector Road per NFC classification
  - **2 travel lanes + 1 turn lane only at Cross Street intersection**
  - **10.67'-12.00' vehicle travel lanes; 10.67' lanes where turn lanes present**
  - **Posted speed limit 25 MPH**

(4) Transit facilities

- Bus
  - Consult with AATA on all capital improvement projects w/in 100' of a stop or on a bus route.
  - When a bus stop is located within the geographic scope of a capital improvement (ex, a bus stop on a street), ensure that the bus stop will be ADA-compliant (add concrete pad) and the stop will not be blocked by on-street parking ("no parking, bus stop" markings) and that any bike lanes in the area are appropriately marked by broken lines & other MUTCD-compliant symbols as necessary.

(5) Check for bike facilities

- Transitions- at intersections, not mid-block
  - Bike lane to no-bikelane: signage per MUTCD (bike lane ends, share the road signage, sharrow), & ensure there is a receiving xwalk ramp nearby
  - No-bikelane to bikelane: signage per MUTCD (bike lane pavement markings, bike lane begins signage; placement at intersections, not mid-block)
- Lanes of travel
  - Bike lanes
    - Required on:

- Major Streets: all.
- **No existing bike lanes. Insufficient ROW width for new bike lanes on proposed roadway. Road functions as neighborhood street, low volume, low speed. Standard practice is to not stripe bike lanes in this condition.**
- Local Streets: where ADT ≥ 10,000

▪ 4' wide minimum, exclusive of gutter pan
▪ Wider by 1', max of 10', for
- each 5 mph above a 25mph speed limit (ex: 35mph = 6', exclusive of gutter pan) OR
- for each 5,000 by which ADT exceeds 10,000,

▪ Pavement markings (bike lane decal) every block, in addition to 6" lane marking

o Sharrows & share the road signage
▪ Major Streets: Required wherever the ROW is too narrow for bike lanes (ex, Michigan Ave downtown) – Share the road signage?
▪ Local streets: at "entrances" to neighborhoods (ex. Perry Street south of Harriet; First south of Harriet; Mansfield north of Washtenaw)- where traffic would be turning/transitioning from a Major Street to a Local Street.

- Parking
o Major Streets: ROW parking for bicycles recommended in commercial/mixed-use areas where on-street car parking is provided (ex: downtown, depot town)
▪ Placed on-street (seasonal racks) or in sidewalk buffer area
▪ If overnight or long-term car facilities are in place, then also place overnight/long-term bike facilities.

(6) Check for pedestrian facilities

- Crosswalks
o ADA compliant- all corners
▪ **NE quadrant of Pearl and Adams, SE & SW quadrant of Washtenaw and Adams, Emmet and Adams intersection.**
o Striping/marking
▪ Major Streets: Longitudinal ("piano keys")
- If crosswalk is less than 6' wide, enclose longitudinal with transverse for visibility

▪ Local Streets: longitudinal preferred, transverse permitted
▪ If alternate paving materials or texturizing is used on crosswalks- ex, stamped concrete- enclose with transverse markings for visibility.
o Lighting: required on all Major Streets; recommended on Local Streets
o Bumpouts on all Major Streets where on-street parking is provided
▪ **Crossing markings currently set up as longitudinal – Piano keys preferred?**
▪ **Bump outs not proposed b/c that area provides room for a car to get out of the way of a turning bus. If this is desired, we could look at where they could be included and not impact bus turning. Consider if bumpouts are desired if they cannot be at all locations.**

- Sidewalks
o **All sidewalks are to remain as-is. Trip hazard slabs will be replaced.**
o ADA compliant- grading, width, materials
o Major Streets in commercial/mixed-use:
▪ aim for 10' wide, 6' min

- 5’ buffer between sidewalk and street
- Lighted

- Major Streets in residential-only:
  - 5’-10’ wide (context-sensitive)
  - 10’-6’ buffer
  - Lighted
- Local Streets:
  - min of 5’ wide
  - min 6’ buffer.

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 15 May 2015

Subject: Master Plan Amendment: Towner Street

During the Master Plan process, three parcels were identified as being in a "district"- the County Public Health building (555 Towner), Forest Health, and the UM Medical offices- the latter two within the same "superblock." Nearby parcels that had different uses were understandably placed in different categories, largely corridor and outlying neighborhood.

During the zoning process that followed, the "district" in this area was identified as an area that could be a health and human services "node," due to the high concentration of businesses and services already located there. However, when the "Health and Human Services" zoning district was created, only three parcels were zoned as such- missing an opportunity to encourage more health and human service oriented businesses to locate in this area. Corridor or district would likely be the appropriate Master Plan designation for this area, as the HHS zoning district is very similar to NC, Neighborhood Corridor, with more residential options.

Staff proposes that Planning Commission consider a potential Master Plan and future land use map amendment for the 700 block of Towner and the 100 through 300 blocks of Arnet, with an eye to enabling the development of a health and human services "node."

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 15 May 2015

Subject: Membership Update

Planning Commission and Zoning Board of Appeals terms expire and are renewed in the month of May. Two members of the Planning Commission are currently renewing their membership; two Planning Commission seats are vacant, and a third will become vacant at the end of June. Traditionally, the Planning Commission appoints one of their own to serve on the Zoning Board of Appeals at this time of year; Chair Johnson currently serves that role.

In addition, due to the rather unusually large number of vacant seats, staff sees an opportunity to work with Eastern Michigan University faculty to obtain a student to fill at least one of those Planning Commission seats. Due to state restrictions, their term must be three years in length, as are those of currently serving members. Staff would like direction from Planning Commission on this matter.

City of Ypsilanti

Community and Economic Development

February 13th, 2015

2014 Annual Report
Planning Commission
Ypsilanti, Michigan

INTRODUCTION

The Planning Commission of the City of Ypsilanti is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, and by the City of Ypsilanti's Zoning Ordinance.

In 2013, the Planning Commission's membership was as follows:

Roderick Johnson (chair)
Richard Murphy (vice-chair)
Anthony Bedogne
Mark Bullard (term ended June)
Gary Clark (term ended April)
Phil Holifield
Heidi Jugenitz
Brett Lenart (term ended April)
Nicki Sandberg (term began May)
Scott Straley (term began June)
Cheryl Zuellig

Under the Planning Enabling Act, the Commission must provide an annual report to City Council, as the legislative body of the City. This report discusses,

1. The operations of the Commission during the past year
2. The status of any on-going planning activities
3. Recommendations to the legislative body related to planning and development

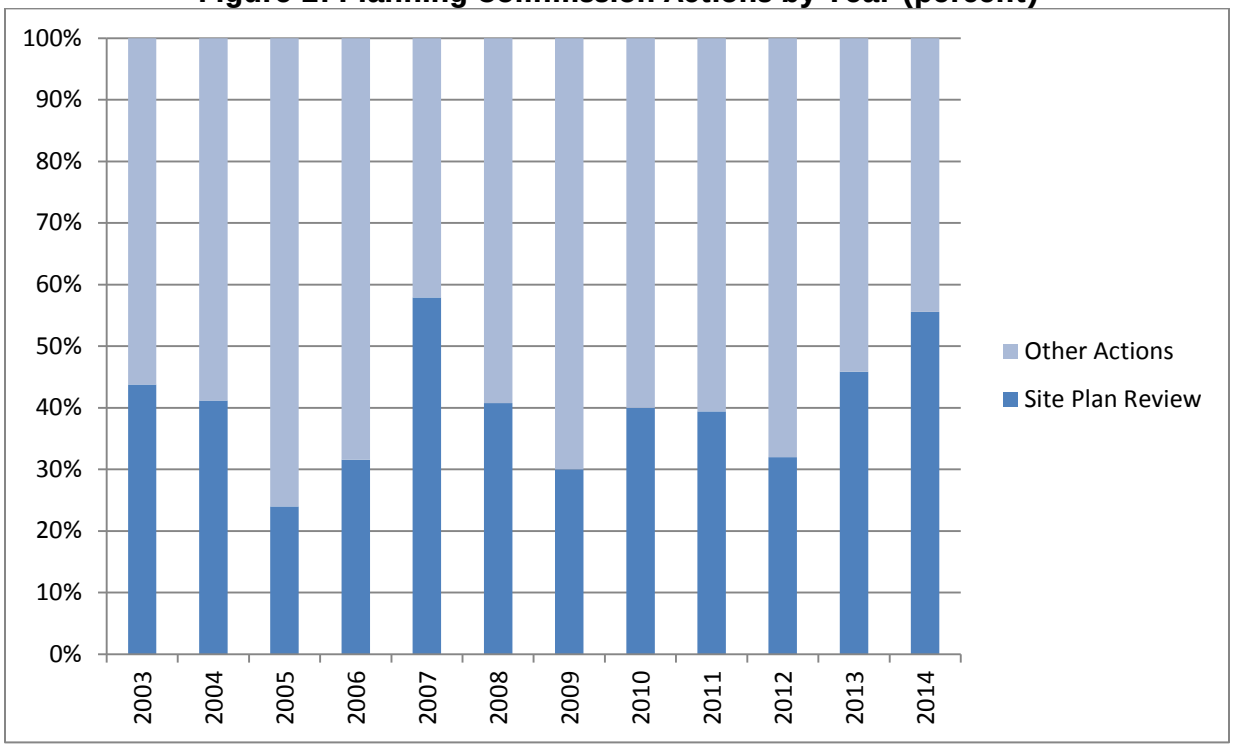
PLANNING COMMISSION OPERATIONS

The Planning Commission held regular monthly meetings during 2014, except for the month of July, and hosted two joint meetings with City Council to discuss the draft zoning ordinance. From the perspective of formal applications, the Commission's agenda maintained an average load compared to previous years. The Commission considered 19 actions, including 9 site plans, 2 special use permits, and no Planned Unit Developments (PUD). However, the Commission also undertook the update of the Zoning Code, which culminated in the adoption of a new map and text in December. The Nonmotorized Committee regularly met and continues to meet, and the Annual Report Committee met and will continue to meet in 2015.

Figure 1: Planning Commission Applications by Type

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Site plan review	7	6	6	7	10	2	7	11	7	11	9
Amend approved site plan	0	0	0	4	1	1	1	2	1	0	1
Special use permit	3	6	3	3	6	1	1	7	2	5	2
Zoning map amendment	1	4	5	2	5	2	3	2	3	1	1
Zoning text amendment	1	3	1	2	2	3	6	6	2	0	1
Master plan amendment	2	3	2	0	2	0	1	0	0	1	0
Planned unit development	0	1	0	0	0	0	0	1	2	2	0
Amend approved PUD	1	0	0	0	1	0		0	0	0	0
Alley/Street closure/Vacation	1	2	2	0	0	1	0	2	1	1	2
Change in non-conforming use	1	0	0	0	0	0	0	0	0	0	0
Allowed additional floor in B1	0	0	0	1	0	0	0	0	0	0	0
History Overlay discretionary zoning (tally starts 2010)							1	0	0	0	0
Capital improvements reviews (tally starts 2010)							0	2	1	1	2
Special topic planning (tally starts 2010)							0	0	1	2	0
Study item (tally starts 2010)							0	0	4	0	0
Conditional rezoning (tally starts 2010)							0	0	1	0	0
Total Applications	**17**	**25**	**19**	**19**	**27**	**10**	**20**	**33**	**25**	**24**	**18**

Figure 2: Planning Commission Actions by Year (percent)



ONGOING PLANNING ACTIVITIES

At the end of 2014, these planning projects remain in-progress.

- The new zoning ordinance is being monitored for bugs and overall efficiency; Planning Commission has already seen two amendments this year and will see at least two more "batches," one in June and one likely in November/December.
- The Capital Improvements Plan process remains in-progress. Staff does not anticipate adoption until June.
- Work continues on the implementation of the Water Street infrastructure plan, with Planning Commission participating in street and streetscape design.
- An update to the Nonmotorized Plan will be drafted for Planning Commission review.

Master Plan Implementation Matrix

These goals and their matrices are taken directly from the Master Plan, adopted Oct 2013.

Figure 3: Center Areas Master Plan Goals

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Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC1	Building standards for centers that preserve the architecture	Form-based code	All Centers	Zoning Ordinance	X	X	X		X	Ordinance passed 12/14
MPC2	Allow renewable energy facilities on all buildings	Form- based code	All Centers	Zoning Ordinance				X	X	Ordinance passed 12/14
MPC3	Continue and expand the numbers, types of festivals and events	Ongoing	All Centers			X			X	
MPC4	Finish upper stories	Ongoing	All Centers			X	X	X	X	
MPC5	Maintain and expand transportation options	Ongoing	Downtown	AAATA expansion	X		X	X	X	
MPC6	Draft a business attraction plan for Downtown, Depot Town and Cross St	1-5 Years	All Centers	RRC certification		X			X	In Progress

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC7	Encourage business and event activity during the day and evening	1-5 Years	All Centers	First Fridays Ypsi	X	X	X		X	
MPC8	Marketing campaign for the City of Ypsilanti	1-5 Years	All Center	#visitypsi					X	
MPC9	Curbless "festival" street on Washington	1-5 years	Downtown		X		X		X	
MPC10	Use vacant storefronts for temporary retail uses	1-5 years	Downtown	Pop-up program promo w/ SBDC	X		X		X	
MPC11	Permanent year-round home for Downtown Farmer's Market	1-5 Years	Downtown	Growing Hope fundraiser	X	X	X	X	X	
MPC12	Permanent year-round home for Depot Town Farmer's Market	1-5 Years	Depot Town	Growing Hope fundraiser	X	X	X	X	X	
MPC13	Install a wayfinding system	1-10 Years	All Centers	CVB plan	X		X		X	

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC14	Increase walkability (2-way streets & raised intersections)	1-10 Years	Downtown		X		X		X	
MPC15	Curbless "festival" street on River and Cross Street	1-10 years	Depot Town		X		X		X	
MPC16	Create a public space at new train station	1-10 Years	Depot Town		X			X	X	
MPC17	Separate Cross and Washtenaw	1-10 Years	Cross Street		X			X	X	
MPC18	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw	1-10 Years	Cross Street		X	X			X	

Figure 4: Neighborhood Areas Master Plan Goals

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Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPN1	Continue and increase rental inspections and enforcement	Ongoing	All neighborhoods		X		X	X	X	
MPN2	Assist continuation and expansion of EMU Live Ypsi program	Ongoing	All neighborhoods			X			X	
MPN3	Plan and zone for range of housing typologies for the needs of all ages and abilities	Ongoing	All neighborhoods		X	X			X	
MPN4	Streamline multiple-family living arrangements into categories based on number of units and form, instead of use	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPN5	Continue home-based entrepreneurship	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPN6	Regulate the form of buildings to preserve the character of neighborhoods	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPN7	Preserve the character of the area by using regulations on street type, building type as well as use	Form-based code	Central neighborhoods	New zoning ordinance	X	X	X	X	X	Ordinance passed 12/14
MPN8	Regulations of the variety of housing types, uses and lot sizes will be calibrated to the existing patterns	Form-based code	Central neighborhoods	New zoning ordinance		X			X	Ordinance passed 12/14
MPN9	Limit uses to predominantly single-family residential uses in areas with small houses, suited for only single-family use	Form-based code	Outlying neighborhoods	New zoning ordinance	X	X			X	Ordinance passed 12/14
MPN10	Create 'Eco-Districts' in neighborhood parks	1-10 years	All neighborhoods	adopt-a-park, Ypsi Pride		X		X		Ordinance passed 12/14

Figure 5: Corridor Areas Master Plan Goals
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Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPCo1	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	Form-based code	All corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo2	Retain the mix of uses within each corridor but allow them throughout the area	Form-based code	All corridors	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPCo3	Reinforce the preservation of historic buildings	Form-based code	Historic corridors	New zoning ordinance		X			X	Ordinance passed 12/14
MPCo4	Maintain River Street as a historic boulevard	Form-based code	Historic corridors	New zoning ordinance	X	X			X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPCo5	Require a pedestrian-friendly building form while allowing a mix of uses for both students and residents along Huron River Dr, LeForge & Railroad corridors	Form-based code	General corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo6	Coordinate regulations for Washtenaw with the County Re-Imagine Washtenaw Ave Plan	Form-based code	General corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo7	Restore Harriet St as the Main St of adjacent neighborhoods	Form-based code / 1-10 years for street improvements	General corridors	New zoning ordinance	X	X	X		X	In Progress
MPCo8	Restore two-way function to Cross, Huron and Hamilton Streets	1-10 years	Historic corridors		X		X	X	X	

Figure 6: District Areas Master Plan Goals

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Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPD1	Update regulations to create walkable areas at the border of the City and EMU campus	Form-based code	EMU	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPD2	Create regulations that support the existing building form but assure access by all modes of transportation	Form-based code	Health & Human Services	New zoning ordinance	X	X	X	X		Ordinance passed 12/14
MPD3	Allow renewable energy facilities, such as solar panels, on industrial land	Form-based code	Job Districts	New zoning ordinance				X	X	Ordinance passed 12/14
MPD4	Reduce the minimum lot size and width in the industrial park to create more opportunity	Form-based code	Job Districts	New zoning ordinance		X			X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPD5	Align economic development incentives and programs to encourage emerging sectors that align with the Guiding Vales and the employment potential of residents	1-5 years	All Districts	PACE/SEMREO						In Progress
MPD6	Create "Welcome to Ypsilanti" packages for new EMU students, including web version	1-5 years	EMU			X	X		X	
MPD7	Encourage use or redevelopment of unused parking lots	1-5 years	HHS & Job Districts			X		X	X	
MPD8	Create a 'front door' for EMU in the area created by the reconfiguration of Cross and Washtenaw	1-10 years	EMU		X	X		X	X	

Figure 7: General/Overall Master Plan Goals

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Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Date of Completion
MPA1	Establish "Aging in Place" programs	1-5 years	All neighborhoods		X	X	X			

COMMISSION RECOMMENDATIONS TO COUNCIL

The Commission urges that the importance of these and similar projects to Ypsilanti's future not be overlooked.

- The Planning Commission requests ongoing support for the recommendations related to the Redevelopment Ready Communities recertification.
- Ongoing projects such as Water Street redevelopment remain priorities that require staff time and may require further support through contractual and other expert partners to maintain efficacy due to increased activity on the site and elsewhere in the city.

ACTION

The Planning Commission adopted this report at its May 2015 meeting and approved transmittal to City Council.

CITY OF YPSILANTI

AND THE

YPSILANTI COMMUNITY UTILITIES AUTHORITY

IN COOPERATION WITH

MICHIGAN DEPARTMENT OF TRANSPORTATION

AND

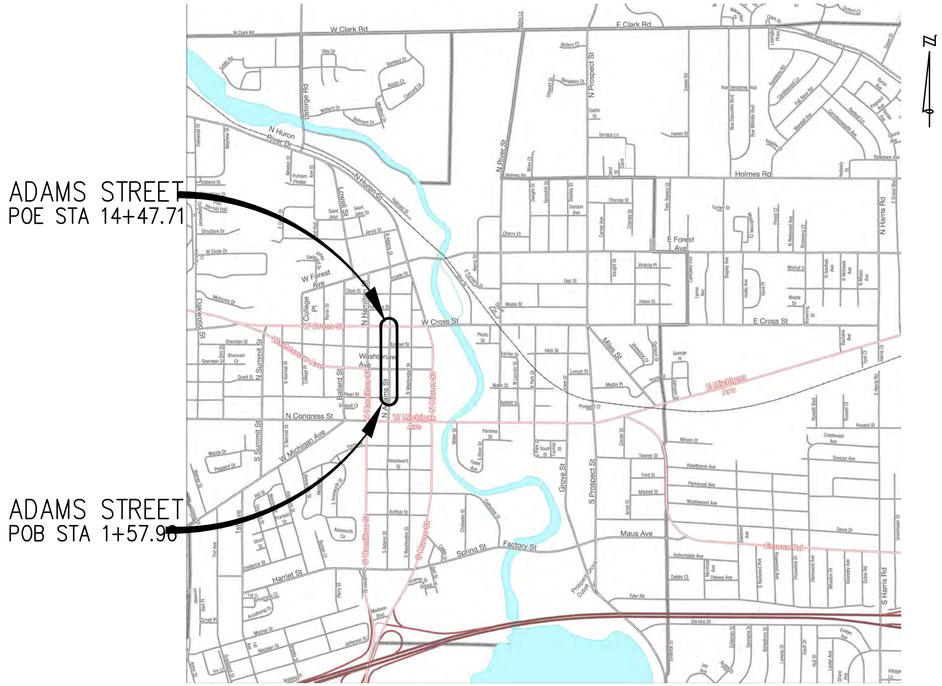
FEDERAL HIGHWAY ADMINISTRATION

N ADAMS STREET RECONSTRUCTION

PEARL TO CROSS

CONTROL SECTION: STU 81475
MICHIGAN JOB NUMBER: 126926A
FEDERAL PROJECT NUMBER:
FEDERAL ITEM NUMBER:

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LEGEND
3	ALIGNMENT PLAN, NOTES & DETAILS
4	TYPICAL CROSS SECTIONS
5, 9	REMOVAL PLANS
6, 10	CONSTRUCTION PLANS
7, 11	WATER MAIN PLANS
8, 12	PROFILES
13	SOIL BORINGS
14	PAVEMENT MARKING & SIGNING
15	SOIL EROSION & SEDIMENTATION CONTROL PLAN
16–17	MAINTENANCE OF TRAFFIC PLAN
18–19	Y.C.U.A. STANDARD SANITARY SEWER DETAILS
20–21	YPSILANTI STANDARD STORM SEWER DETAILS
22–23	Y.C.U.A. STANDARD WATER MAIN DETAILS



LOCATION MAP

N.T.S.

APPLICATION DATE	PERMITS	APPROVAL DATE
3/12/2015	MDOT R.O.W. PERMIT	
3/5/2015	WASHTENAW COUNTY SOIL EROSION PERMIT	
3/11/2015	MDEQ WATER SUPPLY PERMIT	

CITY OF YPSILANTI ELECTED OFFICIALS

AMANDA EDMONDS
• MAYOR •

LOIS RICHARDSON
• MAYOR PRO–TEM •

NICOLE A. BROWN
• COUNCIL MEMBER •

ANNE BROWN
• COUNCIL MEMBER •

DANIEL VOGT
• COUNCIL MEMBER •

PETER MURDOCK
• COUNCIL MEMBER •

BRIAN ROBB
• COUNCIL MEMBER •

TRAFFIC DATA	TOTAL A.D.T.		% COMMERCIAL		DESIGN SPEED	POSTED SPEED
	2015	2035	2015	2035	2015	2015
N ADAMS ST	2610	3180	15	15	30 MPH	25 MPH

CONTRACT FOR:

CITY APPROVAL

RECOMMENDED FOR APPROVAL _____ Date _____
RALPH A. LANGE
CITY MANAGER

RECOMMENDED FOR APPROVAL _____ Date _____
STAN KIRTON, DPS DIRECTOR

OHM
Advancing Communities
34000 Plymouth Road | Livonia, MI 48150
p (734) 522-6711 | f (734) 522-6427

PREPARED UNDER THE SUPERVISION OF:

44450
Registration No.

KENT EARLY, P.E. _____ Date –

REVISIONS

PROJECT NO.	SHEET NO.
0094–14–0060	1 OF 23

GENERAL PROVISIONS

THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE PROPOSAL AND ACCOMPANYING SPECIFICATIONS FOR THIS PROJECT INCLUDING THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND CURRENT EDITIONS OF AASHTO'S 2004 A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE Y.C.U.A. ENGINEERING STANDARDS.

THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. THE CITY OF YPSILANTI AND THE YPSILANTI COMMUNITY UTILITIES AUTHORITY WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATIONS SHOWN. PURSUANT TO ACT 53 OF THE P.A. OF 1974, AS A CONDITION OF THIS CONTRACT, NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT, PHONE (800) 482–7171. UTILITY SERVICE CONNECTIONS ARE NOT SHOWN ON THE PLANS AND ARE NOT THE RESPONSIBILITY OF THE CITY OF YPSILANTI.

THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 88 VERTICAL DATUM.

WATER & SEWER UTILITY SYMBOLS

EXISTING

- ST — STORM MANHOLE
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- CULVERT
- CULVERT W/O END SECTION
- CULVERT W/END SECTION
- S — SANITARY MANHOLE
- CO — CLEAN OUT
- GW — GATE VALVE & WELL
- GATE VALVE & BOX
- W — WATER STOP BOX
- FIRE HYDRANT
- MP — METER PIT
- WATER METER
- SH — SPRINKLER HEAD
- IR — IRRIGATION VALVE

PROPOSED

- STORM MANHOLE
- INLET/CATCH BASIN
- CULVERT END SECTION
- SANITARY MANHOLE
- GV&W — GATE VALVE & WELL
- GV&B — GATE VALVE & BOX
- TSV&W — TAPPING SLEEVE VALVE & WELL
- TSV&B — TAPPING SLEEVE VALVE & BOX
- FIRE HYDRANT

REAL ESTATE SYMBOLS

- CONTIGUOUS PROPERTY SYMBOL
- XXXX — PARCEL NUMBER BOX
- XXXX — NO ROW IMPACTS

MISCELLANEOUS UTILITY SYMBOLS

EXISTING

- GUY WIRE
- GP — GUY POLE
- U — UTILITY POLE
- U — UTILITY POLE W/LIGHT
- LIGHT/DECOR LAMP POLE
- FLOOD LIGHT
- GAS VALVE
- G — GAS VENT
- G — GAS METER
- G — GAS RISER
- TRAFFIC SIGNAL
- P — PEDESTRIAN RISER
- E — TRANSFORMER PAD
- U — PRIVATE UTILITY MANHOLE
- RAILROAD CROSSING
- E — ELECTRIC METER
- PB — PHONE BOOTH
- TS — TRAFFIC SIGNAL CONTROLLER
- HAND HOLE
- E — ELECTRIC RISER
- T — TELEPHONE RISER
- C — CABLE TV RISER
- W — MONITORING WELL
- UNDERGROUND MARKER

MISCELLANEOUS SYMBOLS

EXISTING

- RIPRAP
- SIGN
- FLOW DIRECTION
- STUMP
- WETLAND
- CONIFEROUS TREE — CL 1 1" TO 5", CL 2 6" TO 17", CL 3 18" TO 35", CL 4 36" AND UP
- DECIDUOUS TREE — CL 1 1" TO 5", CL 2 6" TO 17", CL 3 18" TO 35", CL 4 36" AND UP
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- SB# — SOIL BORING
- SECTION CORNER
- MON — MONUMENT
- IRON ROD/PIPE
- PK — PK NAIL
- BM# — BENCHMARK
- TP# — TRAVERSE POINT
- MAIL/NEWSPAPER BOX
- FP — FLAG POLE
- POST
- HAZARDOUS OR FLAMMABLE MATERIAL — USED WITH UNDERGROUND GAS & ELECTRICAL LINES
- CAUTION – CRITICAL UNDERGROUND UTILITY — USED WITH TELEPHONE & FIBER OPTIC LINES

PROPOSED

- RIPRAP
- SIGN
- FLOW DIRECTION
- XX XX XXX — STRUCTURE NUMBER WM SAN STM
- ADA SIDEWALK RAMP

UTILITY PATTERN

EXISTING

- ELEC — ELECTRICAL *
- 6" (COMPANY) GAS — GAS\OIL
- (COMPANY) CABLE/TEL — CABLE/TELEPHONE *
- FIBER OPTIC — FIBER OPTIC *
- 12" WM — WATER
- 12" SAN — SANITARY
- 12" STM — STORM

PROPOSED

- 12" — STORM/SANITARY/WATER
- 12" — PRIMARY UTILITY WILL HAVE A CONTINUOUS LINESTYLE, WITH THE SECONDARY UTILITY MATCHING ITS RESPECTIVE EXISTING UTILITY LINESTYLE

*OH = OVERHEAD , UG = UNDERGROUND

ROW PATTERN

EXISTING

- ROW — ROW
- SECTION
- PROPERTY/PARCEL

PROPOSED

- ROW — ROW

TOPO PATTERN

EXISTING

- HEDGE/TREE
- FENCE
- GUARDRAIL
- CENTERLINE OF DITCH
- RAILROAD
- WETLAND/EDGE OF WATER

PROPOSED

- GRADING LIMIT (SLOPE STAKE)
- CENTERLINE OF DITCH
- GUARDRAIL
- FENCE

REMOVAL LEGEND

- SIDEWALK REMOVAL
- HMA SURFACE REMOVAL
- PAVEMENT REMOVAL
- COLD MILLING HMA SURFACE
- HMA BASE CRUSHING AND SHAPING
- EXCAVATION, EARTH, MODIFIED
- CURB AND GUTTER, REM
- TREE, REM
- S-XXXXXX — SALVAGE
- B-XXXXXX — BULKHEAD
- A-XXXXXX — ABANDON
- R-XXXXXX — REMOVE
- ADJ-XXXXXX — ADJUST
- REL-XXXXXX — RELOCATE
- REC-XXXXXX — RECONSTRUCT
- R B/O-XXXXXX — REMOVE BY OTHERS
- ADJ B/O-XXXXXX — ADJUST BY OTHERS
- REL B/O-XXXXXX — RELOCATE BY OTHERS

IF NECESSARY FOR CLARITY

- (S) — SALVAGE
- (B) — BULKHEAD
- (A) — ABANDON
- (C) — CLEARING
- (R) — REMOVE
- (REL) — RELOCATE
- (REC) — RECONSTRUCT
- (REL B/O) — RELOCATE BY OTHERS
- (ADJ B/O) — ADJUST BY OTHERS

SPECIAL LEGEND

OHM

VERT DATUM NAVD 88 | HORIZ DATUM NAD 83/94 | SCALE V: NTS H: NTS | JOB # 0094-14-0060

CITY/VILLAGE/TOWNSHIP YPSILANTI | COUNTY WASHTENAW | RANGE 7 E | TOWN 3 S | SECTION 9 | PROJ MGR MM | ENG / ARCH T.J.L | CADD PR | DATE

REVISIONS: | REVISIONS:

CITY OF YPSILANTI

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

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N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
LEGEND

SHEET 2 OF 23

DRAWING PATH: P:\0000_0100\0094\400860_adams\dwg\Misc\1400860LEG.dwg Mar 19, 2015 - 1:17pm

LOCATION AND SCOPE OF PROJECT

THE PROJECT SITE IS LOCATED IN SECTION 5 OF THE CITY OF YPSILANTI IN WASHTENAW COUNTY, MICHIGAN. THE PROJECT IS ROUGHLY BORDERED ON THE SOUTH BY PEARL ST AND ON THE NORTH BY WEST CROSS AVE. THE WORK TO BE COMPLETED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO CONSTRUCT THE PROPOSED ROADWAY AND WATER MAIN IMPROVEMENTS.

GENERAL NOTES

1. IT IS THE INTENTION OF THESE PLANS TO CONSTRUCT ALL WORK IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION, THE FEDERAL HIGHWAY ADMINISTRATION, THE CITY OF YPSILANTI AND THE PLANS AND SPECIAL PROVISIONS REFERENCED HEREIN. WHERE THERE IS A CONFLICT BETWEEN ANY OF THE AFOREMENTIONED SPECIFICATIONS AND THE PERMIT REQUIREMENTS OF THE AGENCY CONTROLLING THE RESPECTIVE UTILITY OR RIGHTS-OF-WAY, THE MORE RESTRICTIVE SHALL GOVERN.
2. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING AT A TIME AND PLACE ARRANGED BY THE CITY OF YPSILANTI AND THE ENGINEER AT WHICH THE AFFECTED UTILITY COMPANIES AND GOVERNMENT AGENCY REPRESENTATIVES WILL BE PRESENT.
3. AFTER A PRE-CONSTRUCTION MEETING IS HELD, THE CONTRACTOR SHALL NOTIFY ORCHARD, HILTZ & MCCLIMENT, INC. (734) 522-6711, A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR INSPECTION.
4. CONTRACTOR SHALL NOTIFY MISS DIG FOR EXISTING UTILITY STAKE OUT 72 HOURS IN ADVANCE OF CONSTRUCTION. THE PROJECT WILL BE BILLED FOR EXCESSIVE STAKING.
5. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING AND VERIFYING THE LOCATION, DEPTH, AND ELEVATION OF EXISTING UTILITIES, AND PROPOSED UTILITIES CROSSING THE CONSTRUCTION AREA PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF LOCATIONS AND DEPTHS DIFFER SIGNIFICANTLY FROM THE PLANS.
6. ALL ELEVATIONS REFER TO CURRENT NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
7. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION OF THE PROPERTY OR FACILITY BY THE CONTRACTOR AT THEIR OWN EXPENSE.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY BARRICADES AND TRAFFIC CONTROL DEVICES REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION, THE WASHTENAW COUNTY ROAD COMMISSION OR OTHER AGENCIES HAVING JURISDICTION.
9. WHERE TWO UTILITIES CROSS, UNLESS OTHERWISE SHOWN, GRANULAR BACKFILL SHALL BE TAMPED IN 6" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. AN 18" MINIMUM CUSHION OF GRANULAR MATERIAL SHALL BE REQUIRED BETWEEN UTILITIES. IT SHALL BE COMPACTED 95%, OF ITS MAXIMUM UNIT WEIGHT.
10. ALL ROADS, ROAD SHOULDERS, AND DRIVEWAYS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AS CALLED FOR ON THE PLANS AND PAID FOR AT THE UNIT PRICES BID.

YCUA TRENCH DETAILS

THE CONTRACTOR SHALL REFER TO MDOT STANDARD PLAN R-83-D FOR THE WATER MAIN AND SEWER TRENCH BACKFILL DETAILS. PIPE BEDDING MATERIAL SHALL BE PER THE CORRESPONDING DETAIL ON THE YCUA DETAIL SHEETS PROVIDED WITHIN THE PLAN SET (SHEETS 18-22).

TRENCH	YCUA TRENCH DETAIL	MDOT TRENCH DETAIL
WATER MAIN IN GREENBELT	WATER MAIN – DETAIL B	DETAIL F
WATER MAIN UNDER PAVEMENT	WATER MAIN – DETAIL A	DETAIL G
SANITARY SEWER IN GREENBELT	SANITARY – DETAIL B	DETAIL A
SANITARY SEWER UNDER PAVEMENT	SANITARY – DETAIL A	DETAIL B

UTILITIES

THE FOLLOWING UTILITY COMPANIES HAVE FACILITIES WITHIN THE PROJECT LIMITS:

1. FOR ELECTRIC:
   DTE ENERGY
   982 BROADWAY
   ANN ARBOR, MI 48103
   ATTN: ADOLFO CASTILLO
   PH: 313-389-7254
2. FOR GAS:
   MICHCON DTE GAS CO.
   17150 ALLEN RD.
   MELVINDALE, MI 48122
   ATTN: LAURIE FORRESTER
   PH: 313-389-7261
3. FOR TELEPHONE:
   AT&T
   550 S. MAPLE RD, 2nd FLOOR
   ANN ARBOR, MI 48103
   ATTN: ANDY JOHNSON
   PH: 734-996-5350
4. FOR CABLE TELEVISION:
   COMCAST
   25626 TELEGRAPH
   SOUTHFIELD, MI 48034
   ATTN: DARYL WOOD
   PH: 248-809-2749

   WINDSTREAM
   4074 S. LINDEN RD.
   FLINT, MI 48507
   ATTN: DIRK WELTE
   PH: 810-691-1035

   GREAT LAKES COMNET
   1781 HOLLOWAY DR.
   HOLT, MI 48842
   ATTN: RYAN SCHANER
   PH: 517-742-4109
5. FOR WATER AND SANITARY SEWERS:
   YPSILANTI COMMUNITY UTILITIES AUTHORITY
   2777 STATE ROAD
   YPSILANTI, MI 48198
   ATTN: SCOTT WESTOVER
   PH: 734-728-1770
6. FOR TRAFFIC SIGNAL (MICHIGAN AVE)
   WASHTENAW COUNTY ROAD COMMISSION
   555 N. ZEEB RD.
   ANN ARBOR, MI 48103
   ATTN: BRENT SCHLACK
   PH: 734-327-6670
7. FOR TRAFFIC SIGNAL (SPRING/MAUS)
   CITY OF YPSILANTI
   14 WEST FOREST AVE
   YPSILANTI, MI 48197
   ATTN: JIM HORTON
   PH: (734) 323-8044

SOIL BORINGS

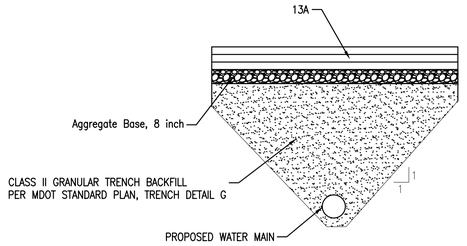
THE SOIL BORINGS IN THE SPECIFICATIONS DOCUMENTS OR ON THE PLANS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION IN NO WAY INFERS THAT SUBSURFACE CONDITIONS ARE THE SAME AT LOCATIONS OTHER THAN THE EXACT LOCATION OF THE BORING. SOIL BORINGS ARE SHOWN ON SHEET __ OF THE PLANS.

BENCHMARKS & TRAVERSE POINTS

JOB BENCHMARK #200 SET BENCH-TIE IN THE N/SIDE OF WOOD GUY POLE AT THE NW/CORNER OF PEARL & N ADAMS ELEV 735.47	TRAVERSE POINT #100 N 271431.22 E 13326563.83 ELEV 735.33
JOB BENCHMARK #201 SET RED CAP IRON E/SIDE OF N ADAMS S/SIDE OF HOUSE #120 7' E OF BACK OF CURB, 27' NW OF CORNER OF IRON FENCE ELEV 736.49	TRAVERSE POINT #101 N 271734.14 E 13326626.84 ELEV 736.25
JOB BENCHMARK #202 TOP OF NW BOLT TO METAL LIGHT POLE AT THE NE CORNER OF N ADAMS & WASHTENAW ELEV 736.55	TRAVERSE POINT #102 N 271953.48 E 13326637.50 ELEV 736.62
JOB BENCHMARK #203 ARROW ON HYDRANT OF THE NW CORNER OF EMMET & N ADAMS ELEV 739.89	TRAVERSE POINT #103 N 272283.60 E 13326617.39 ELEV 737.37
JOB BENCHMARK #204 TOP OF NE BOLT TO METAL LIGHT POLE AT THE SW CORNER OF N ADAMS AND CROSS ELEV 738.46	TRAVERSE POINT #104 N 272753.56 E 13326604.41 ELEV 737.38

M.D.O.T. STANDARD PLANS	
TITLE	PLAN NO.
DRAINAGE STRUCTURES	R-1-E
COVER B	R-7-F
COVER K	R-15-F
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	R-28-I
DRIVEWAY OPENINGS AND APPROACHES AND CONCRETE SIDEWALKS	R-29-I
CONCRETE CURB AND CONCRETE CURB AND GUTTER	R-30-G
ISOLATION JOINT DETAILS	R-37-B
TRANSVERSE PAVEMENT JOINTS (PLAIN CONCRETE PAVEMENT)	R-39-I
LOAD TRANSFER ASSEMBLIES FOR TRANSVERSE JOINTS	R-40-H
LONGITUDINAL PAVEMENT JOINTS	R-41-H
TYPICAL JOINT LAYOUTS FOR CONCRETE PAVEMENT	R-42-F
UTILITY TRENCHES	R-83-B
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES	R-96-E

TRAFFIC AND SAFETY STANDARD PLANS	
TITLE	PLAN NO.
GROUND DRIVEN SIGN SUPPORTS FOR TEMP SIGNS	WZD-100-A
TEMPORARY TRAFFIC CONTROL DEVICES	WZD-125-E



HMA
N.T.S.

NOTE:
HAND PATCHING SHALL BE USED OF REPAIRS WITHIN W. CROSS STREET.
PAVEMENT SHALL BE IN ACCORDANCE WITH THE HMA APPLICATION CHART.

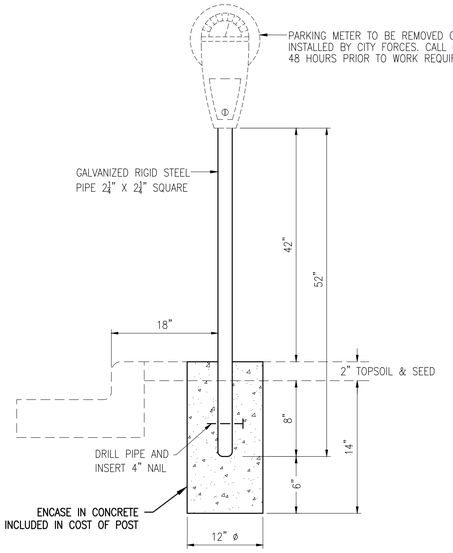
HMA APPLICATION CHART				
IDENT NO.	ITEM	RATE CB/SYD	PERFORMANCE GRADE	LOCATION/REMARKS
13A	HMA, 13A	220	PG 64-28	WEARING COURSE
13A	HMA, 13A	275	PG 64-28	BASE COURSE & LEVELING COURSE
HAND PATCHING	HMA, 13A	250	PG 64-28	AS DIRECTED
BOND COAT AT 0.05 TO 0.10 GAL/SYD BETWEEN EACH LIFT AND OVER EXISTING PAVEMENT. MINIMUM AGGREGATE WEAR INDEX = 260				

PARTICIPATING - MISCELLANEOUS QUANTITIES

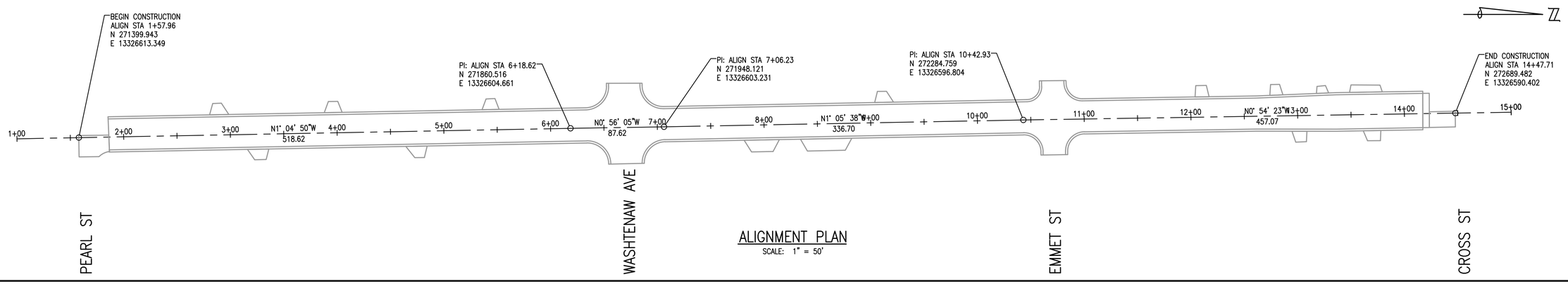
TOTAL	UNIT	DESCRIPTION
1	LS	Mobilization, Max. ___
125	Cyd	_Subgrade Undercut and Refill, 21AA, Limestone
50	Cyd	_Subgrade Undercutting, Type II, Special
25	Ton	_Maintenance Aggregate, 21AA
10	Ft	Dr Structure, Adj, Add Depth
10	Ton	Hand Patching

NON PARTICIPATING - MISCELLANEOUS QUANTITIES

TOTAL	UNIT	DESCRIPTION
1	LS	_Audio Video Route Survey
25	Cyd	Trench Undercut and Backfill
50	Ft	_Dewatering System, Trench



POST, METER
N.T.S



ALIGNMENT PLAN
SCALE: 1" = 50'

OHM
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DATE 11/13/15 | CADD PR | ENG / ARCH T.J.L. | PROJ MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E | CLIENT CITY OF YPSILANTI | COUNTY WASHTENAW | CITY/VILLAGE/TOWNSHIP YPSILANTI | SCALE H: AS NOTED V: AS NOTED | HORIZ DATUM NAD 83/84 | VERT DATUM NAVD 88 | JOB # 0094-14-0060 | REVISIONS

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
ALIGNMENT PLAN, GENERAL NOTES AND DETAILS

SHEET 3 OF 23

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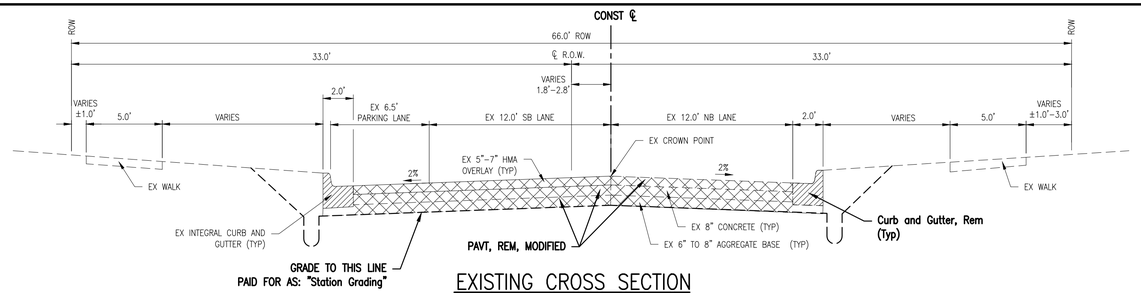
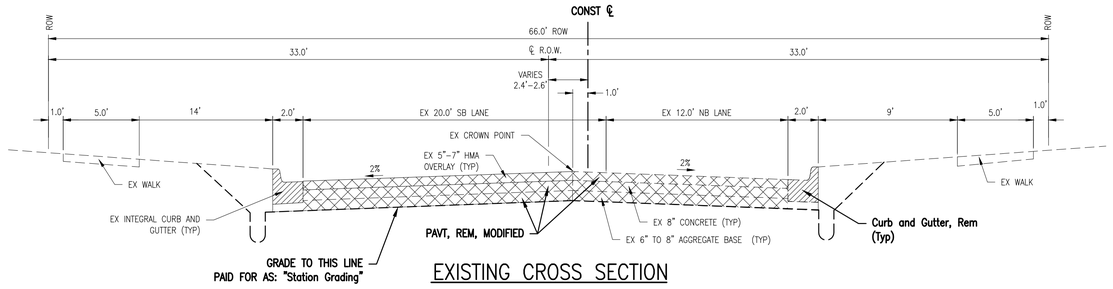


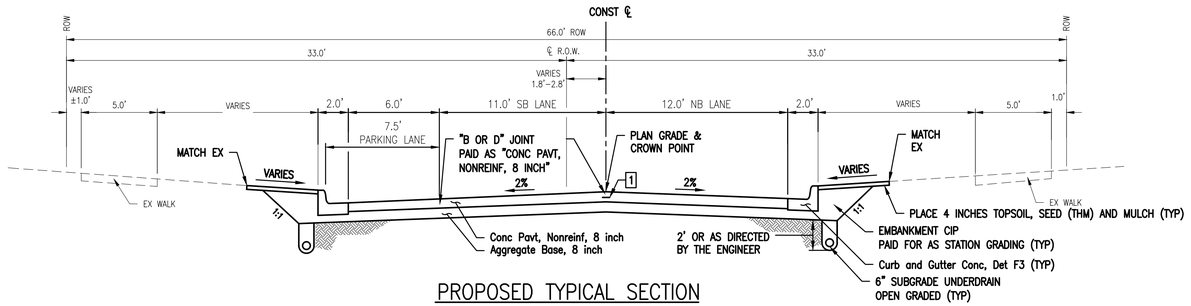
EXISTING CROSS SECTION

APPLIES TO: STA 1+86 TO STA 13+30



EXISTING CROSS SECTION

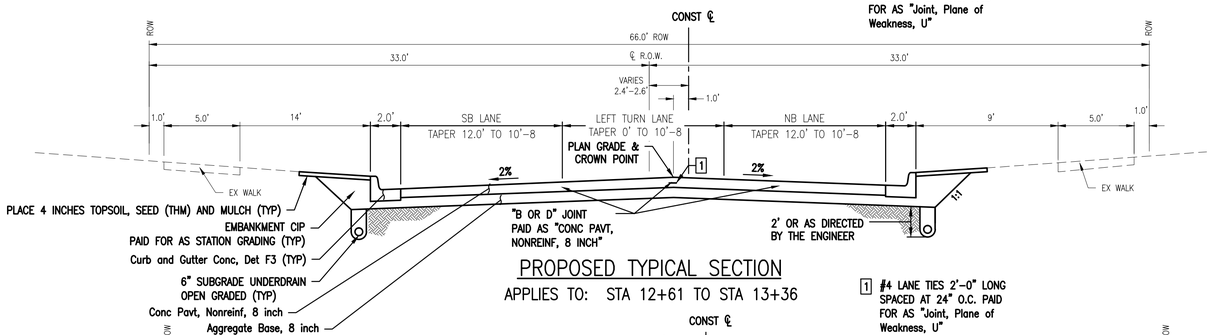
APPLIES TO: STA 13+30 TO STA 14+17



PROPOSED TYPICAL SECTION

APPLIES TO: STA 1+86 TO STA 12+61

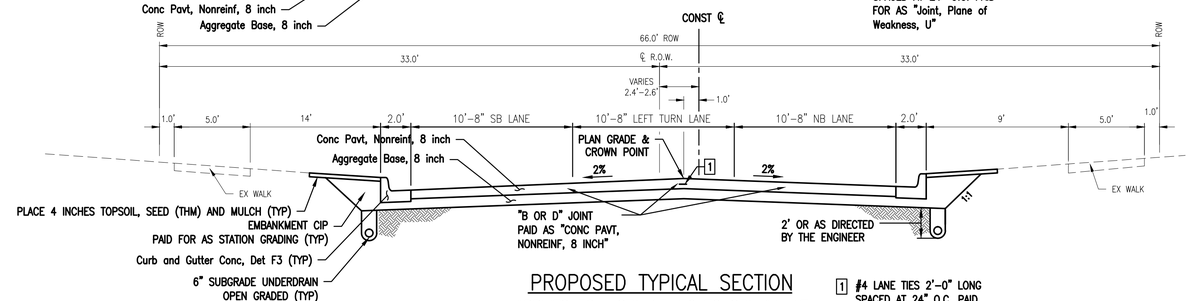
1 #4 LANE TIES 2'–0" LONG SPACED AT 24" O.C. PAID FOR AS "Joint, Plane of Weakness, U"



PROPOSED TYPICAL SECTION

APPLIES TO: STA 12+61 TO STA 13+36

1 #4 LANE TIES 2'–0" LONG SPACED AT 24" O.C. PAID FOR AS "Joint, Plane of Weakness, U"



PROPOSED TYPICAL SECTION

APPLIES TO: STA 13+36 TO STA 14+17

1 #4 LANE TIES 2'–0" LONG SPACED AT 24" O.C. PAID FOR AS "Joint, Plane of

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OHM

COUNTY: WASHTENAW
CITY/VILLAGE/TOWNSHIP: YPSILANTI
SCALE: H: 1"=5' V: -
JOB #: 0094-14-0060
HORZ DATUM: NAD 83/94
VERT DATUM: NAVD 88
REVISIONS:

WWW.OHM-ADVISORS.COM

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DATE: 1/13/15
CADD: PR
ENG / ARCH: TJL
PROJ MGR: MM
SECTION: 9
TOWN: 3 S
RANGE: 7 E
CLIENT: CITY OF YPSILANTI
REVISIONS:

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS

TYPICAL CROSS SECTIONS

SHEET 4 OF 23

N ADAMS STREET
(66' R.O.W.)

JOB BENCHMARK #200
SET BENCH-TIE IN THE N/SIDE OF WOOD GUY POLE AT THE NW/CORNER OF PEARL & N ADAMS
ELEV 735.47

JOB BENCHMARK #201
SET RED CAP IRON E/SIDE OF N ADAMS S/SIDE OF HOUSE #120 7' E OF BACK OF CURB, 27' NW OF CORNER OF IRON FENCE
ELEV 736.49

JOB BENCHMARK #202
TOP OF NW BOLT TO METAL LIGHT POLE AT THE NE CORNER OF N ADAMS & WASHTENAW
ELEV 736.55

TRAVERSE POINT #100
N 271431.22
E 13326563.83 ELEV 735.33

TRAVERSE POINT #101
N 271734.14
E 13326626.84 ELEV 736.25

TRAVERSE POINT #102
N 271953.48
E 13326637.50 ELEV 736.62

HAZARDOUS OR FLAMMABLE MATERIAL

HAZARDOUS OR FLAMMABLE MATERIAL

HAZARDOUS OR FLAMMABLE MATERIAL

BEGIN CONSTRUCTION
ALIGN STA 1+57.96
N 271399.943
E 13326613.349

MATCH LINE STA 9+00

PEARL ST
(66' R.O.W.)

WASHTENAW AVE
(66' R.O.W.)

11-11-40-482-015
BEAL PROPERTIES, LLC
103 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-016
ROGER PRITZEL TRUST
105 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-017
RONALD COLMAN
111 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-018
ERIC & KAREN MAURER
115 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-019
HEDGER BREED
119 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-001
EKKLESIA FELLOWSHIP MINISTRIES
123 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-413-009
SCOTT & MAURA RYE
207 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-413-010
BARNES & BARNES PROPERTIES,LLC
211 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-006
ISKCON OF YPSILANTI INC.
106 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-005
CITY OF YPSILANTI
110 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-004
EASTERN MICH. UNIVERSITY
114 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-003
PETER WEBB & MEAGHAN FUKANAGA
120 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-002
YPSI ONE, LLC
126 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-412-010
FIRST UNITED METHODIST CHURCH
209 WASHTENAW AVE.
YPSILANTI, MI 48197

11-11-40-483-007
ANN ARBOR TRANSPORTATION
220 PEARL ST.
YPSILANTI, MI 48197

PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
2	Ea	Dr Structure, Rem
31	Ft	Sewer, Rem, Less than 24 inch
1427	Ft	Curb and Gutter, Rem
22	Syd	Sidewalk, Rem
2732	Syd	_Pavt, Rem, Modified
6	Ea	_Metal Post, Rem
19	Cyd	Excavation, Earth
14	Ea	Sign, Type III, Rem

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
31	Syd	Sidewalk, Rem
117	Syd	_Pavt, Rem, Modified
100	Ft	_Sanitary Buidling Sewer Pipe, Rem
10	Ea	_Curb Stop and Box, Rem
1	Ea	_Gate Box, Rem

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

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
REMOVAL PLAN
P.O.B. TO STA 9+00

SHEET 5 OF 23

DATE 11/14/15 | CADD PR | ENG / ARCH TJL | PROJ MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E | CLIENT CITY OF YPSILANTI

REVISIONS:

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

SCALE V: N/A H: 1"=40' | HORZ DATUM NAD 83/84 | VERT DATUM NAVD 88 | JOB # 0094-14-0060

CITY/VILLAGE/TOWNSHIP YPSILANTI | COUNTY WASHTENAW

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DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\Removal\140060REM.dwg Mar 19, 2015 - 1:18pm

N ADAMS STREET
(66' R.O.W.)

JOB BENCHMARK #200 SET BENCH-TIE IN THE N/SIDE OF WOOD GUY POLE AT THE NW/CORNER OF PEARL & N ADAMS ELEV 735.47
JOB BENCHMARK #201 SET RED CAP IRON E/SIDE OF N ADAMS S/SIDE OF HOUSE #120 7' E OF BACK OF CURB, 27' NW OF CORNER OF IRON FENCE ELEV 736.49
JOB BENCHMARK #202 TOP OF NW BOLT TO METAL LIGHT POLE AT THE NE CORNER OF N ADAMS & WASHTENAW ELEV 736.55
TRAVERSE POINT #100 N 271431.22 E 13326563.83 ELEV 735.33
TRAVERSE POINT #101 N 271734.14 E 13326626.84 ELEV 736.25
TRAVERSE POINT #102 N 271953.48 E 13326637.50 ELEV 736.62

UTILITY POLE
ELEC MANHOLE
#483 SANITARY MANHOLE T/CAST 735.35
8" RCP INV N 724.75
18" RCP INV E-W 724.75

#482 STORM MANHOLE T/CAST 735.15
18" CLAY INV N 727.45
12" CLAY INV S 727.45
12" RCP INV E 727.05
12" CLAY INV NE 729.40
12" CLAY INV NW 729.75
12" CLAY INV SE 729.35
12" CLAY INV SW 729.55
12" CLAY INV WSW 729.50
12" CLAY INV NNW 729.55
LIGHT POLE-METAL W/CONC BASE
UTILITY POLE
SIGN-REGULATORY
IRON ROD-FD
GUY WIRE ANCHORS (3)
SIGN-REGULATORY
#694 SQUARE CATCH BASIN T/CAST 734.08
12" CLAY INV E 731.43
SIGN-REGULATORY

PARKING METER
CL3 DECID TREE 28"

CL2 DECID TREE 10"

IRON ROD-FD
CL2 DECID TREE 12"

PARKING METER
CL4 DECID TREE 42"

IRON ROD-FD
ADJ #693 SANITARY MANHOLE T/CAST 735.68
8" CLAY INV N 727.94
8" CLAY INV S 728.04
8" RCP INV E 728.19
PARKING METER
CL3 DECID TREE 36"

PARKING METER
CL1 DECID TREE 5"

CL2 DECID TREE 10"

PARKING METER

CL4 DECID TREE 42"
ADJ #795 SANITARY MANHOLE T/CAST 736.08

IRON ROD-FD
SIGN-REGULATORY
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
CL2 DECID TREE 14"

METAL POST, ROUND
SIGN-REGULATORY

#1000 SQUARE CATCH BASIN T/CAST 735.90
12" CLAY INV S 733.15
SIGN-REGULATORY
WATER STOP BOX
ADJ #1000 SANITARY MANHOLE T/CAST 736.35
24" RCP INV S 728.75
12" CLAY INV E 730.15
12" CLAY INV NE 739.95
12" INV NW
12" CLAY INV WNW 728.80
12" CLAY INV WSW 731.00

GAS VALVE
#1053 SQUARE CATCH BASIN T/CAST 735.90
12" CLAY INV S 731.40
GATE VALVE & BOX (PER REC)
FIRE HYDRANT F.G. 736.77
SIGN-REGULATORY
CL2 DECID TREE 32"
DECIDUOUS SHRUB 2x3
DECIDUOUS SHRUB 2x3
DECIDUOUS SHRUB 2x3
LIGHT POLE
DECIDUOUS SHRUB 2x3
DECIDUOUS SHRUB 2x3

#1129 SQUARE CATCH BASIN T/CAST 735.41
12" RCP INV E 732.71

CL2 DECID TREE 6"

HAZARDOUS OR FLAMMABLE MATERIAL

11-11-40-482-015
BEAL PROPERTIES, LLC
103 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-016
ROGER PRITZEL TRUST
105 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-017
RONALD COLMAN
111 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-018
ERIC & KAREN MAURER
115 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-019
HEDGER BREED
119 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-001
EKKLESIA FELLOWSHIP
MINISTRIES
123 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-413-009
SCOTT & MAURA RYE
207 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-413-010
BARNES & BARNES
PROPERTIES,LLC
211 N ADAMS ST.
YPSILANTI, MI 48197

RAMP REPLACEMENT TYP.

TP# 100
BM# 200
TP# 101
BM# 201
TP# 102
BM# 202

BEGIN CONSTRUCTION
ALIGN STA 1+57.96
N 271399.943
E 13326613.349

FIELD VERIFY STRUCTURE

MATCH LINE STA 9+00

HAZARDOUS OR FLAMMABLE MATERIAL

11-11-40-483-006
ISKCON OF YPSILANTI INC.
106 N ADAMS ST.
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11-11-40-483-005
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11-11-40-483-003
PETER WEBB &
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11-11-40-483-002
YPSI ONE, LLC
126 N ADAMS ST.
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11-11-40-412-010
FIRST UNITED METHODIST CHURCH
209 WASHTENAW AVE.
YPSILANTI, MI 48197

PEARL ST
(66' R.O.W.)

WASHTENAW AVE
(66' R.O.W.)

11-11-40-483-007
ANN ARBOR TRANSPORTATION
220 PEARL ST.
YPSILANTI, MI 48197

SIGN-REGULATORY
FIRE HYDRANT F.G. 734.82
GATE VALVE
#354 GATE WELL T/CAST 734.30
12" 1/P N-S 730.55

#355 SQUARE CATCH BASIN T/CAST 734.00
12" CLAY INV NW 730.60
CL2 DECID TREE 12"
GAS VENT
#357 STORM MANHOLE T/CAST 734.34
12" RCP INV E 729.49
12" RCP INV W 729.39
12" RCP INV NE 729.49
GAS VENT

#359 SQUARE CATCH BASIN T/CAST 734.01
12" CLAY INV SW 730.41
SIGN-REGULATORY
#362 GATE WELL T/CAST 734.34
18" 1/P S-N 730.34
18" 1/P E-W 730.34

#381 SQUARE CATCH BASIN T/CAST 734.04
12" RCP INV SW 732.44
LIGHT POLE-METAL W/CONC BASE

ROCK
ROCK

IRON PIPE-FD

CL2 DECID TREE 14"

LIGHT POLE-METAL W/CONC BASE

SIGN-REGULATORY
CL2 DECID TREE 14"

SOIL BORING

CL2 DECID TREE 10"

CL3 DECID TREE 28"

GATE VALVE & BOX (PER REC)
SIGN-REGULATORY
SIGN-REGULATORY
#1047 GATE VALVE & BOX T/CAST 736.27

ADJ #1049 SANITARY MANHOLE T/CAST 736.41
8" CLAY INV N 729.71
8" CLAY INV S 729.41
10" CLAY INV E 726.41
10" CLAY INV W 726.41
LIGHT POLE-METAL W/CONC BASE

CL2 DECID TREE 10"
ADJ #1281 STORM MANHOLE T/CAST 736.43
12" CLAY INV N 732.53
12" CLAY INV S 732.43
12" RCP INV E 732.93
SIGN-REGULATORY
TELEPHONE RISER

LIGHT POLE
#1313 SQUARE CATCH BASIN T/CAST 735.50
12" RCP INV W 732.70

CL2 DECID TREE 9"
LIGHT POLE

DRIVEWAY QUANTITIES THIS SHEET

STA	OFFSET	L/R	Aggregate Base, 6 inch, Modified	Driveway, Nonreinf, Conc, 6 inch	Driveway, Nonreinf, Conc, 8 inch
2+79	19	L	18	17	
3+88	19	L	17	16	
3+17.75	14	R	18	17	
4+34.76	14	R	19	18	
5+36.25	19	L	17	16	
7+80.66	14	R	37		37
8+31.25	14	R	39		39

STRUCTURE ADJUSTMENTS THIS SHEET

TYPE	STR ID	STA	OFFSET	L/R	COVER TYPE
STORM MH	1281	7+32	14	R	TYPE B
SANITARY MH	1049	6+78	1	L	YCUA- SANITARY
STORM MH	1048	6+56	15	L	TYPE B
SANITARY MH	795	5+81	11	L	YCUA- SANITARY
SANITARY MH	693	4+08	8.5	L	YCUA- SANITARY

PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
8	Sta	_Station Grading
8	Syd	_Aggregate Base, 4 inch, Modified
160	Syd	_Aggregate Base, 6 inch, Modified
2364	Syd	_Aggregate Base, 8 inch, Modified
31	Ft	Sewer, Cl E, 12 inch, Tr Det B
2	Ea	Dr Structure Cover, Adj, Case 1
2	Ea	Dr Structure Cover, Type B
2	Ea	Dr Structure Cover, Type K
2	Ea	Dr Structure, 24 inch dia
6	Ea	Dr Structure, Tap, 6 inch
3	Ea	_Utility Structure, Adj, Case 1
1438	Ft	Underdrain, Subgrade, Open-Graded, 6 inch
1987	Syd	Conc Pavt, Nonreinf, 8 inch
69	Ft	Joint, Expansion, E2
1796	Ft	Joint, Plane-of-Weakness, W
84	Syd	Driveway, Nonreinf Conc, 6 inch
76	Syd	Driveway, Nonreinf Conc, 8 inch
1356	Ft	Curb and Gutter, Conc, Det F3
71	Ft	Driveway Opening, Conc, Det M
324	Sft	Sidewalk, Conc, 4 inch
200	Sft	_Sidewalk Ramp, 6 inch, ADA, Modified
7	Ea	_Post, Meter
1055	Syd	Slope Restoration, Type A

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
476	Syd	_Aggregate Base, 8 inch, Modified
476	Syd	Conc Pavt, Nonreinf, 8 inch
18	Ft	Joint, Expansion, E2
306	Ft	Joint, Plane-of-Weakness, W
3	Ea	_Sanitary Structure Covers

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

OHM
WWW.OHM-ADVISORS.COM

DATE: 1/14/15	CADD: PR	ENG / ARCH: TJL	PROJ MGR: MM
SECTION: 9	TOWN: 3 S	RANGE: 7 E	
CLIENT: CITY OF YPSILANTI			
REVISIONS:			

SCALE: H: 1"=40'	V: N/A	HORZ DATUM: NAD 83/84	VERT DATUM: NAVD 88
JOB #: 0094-14-0060			
REVISIONS:			

COUNTY: WASHTENAW
CITY/VILLAGE/TOWNSHIP: YPSILANTI

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427

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N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
CONSTRUCTION PLAN
P.O.B. TO STA 9+00

SHEET
6
OF 23

DRAWING PATH: P:\0000_0100\0094\140860_adams\dwg\Plans_Const\140860CON.dwg Mar 19, 2015 - 1:18pm

N ADAMS STREET
(66' R.O.W.)

JOB BENCHMARK #200 SET BENCH-TIE IN THE N/SIDE OF WOOD GUY POLE AT THE NW/CORNER OF PEARL & N ADAMS ELEV 735.47
JOB BENCHMARK #201 SET RED CAP IRON E/SIDE OF N ADAMS S/SIDE OF HOUSE #120 7' E OF BACK OF CURB, 27' NW OF CORNER OF IRON FENCE ELEV 736.49
JOB BENCHMARK #202 TOP OF NW BOLT TO METAL LIGHT POLE AT THE NE CORNER OF N ADAMS & WASHTENAW ELEV 736.55
TRAVERSE POINT #100 N 271431.22 E 13326563.83 ELEV 735.33
TRAVERSE POINT #101 N 271734.14 E 13326626.84 ELEV 736.25
TRAVERSE POINT #102 N 271953.48 E 13326637.50 ELEV 736.62

#483 SANITARY MANHOLE T/CAST 735.35
8" RCP INV N 724.75
18" RCP INV E-W 724.75

#482 STORM MANHOLE T/CAST 735.15
18" CLAY INV N 727.45
18" CLAY INV S 727.45
12" CLAY INV W 729.40
12" CLAY INV NE 729.40
12" CLAY INV SE 729.35
12" CLAY INV SW 729.35
12" CLAY INV NW 729.75
12" CLAY INV NW 729.55
LIGHT POLE-METAL W/CONC BASE
FIRE HYDRANT F.G. 734.78
SIGN-REGULATORY
IRON ROD-FD
GUY WIRE ANCHORS (3)
SIGN-REGULATORY
#694 SQUARE CATCH BASIN T/CAST 734.08
12" CLAY INV E 731.43
SIGN-REGULATORY
PARKING METER
CL3 DECID TREE 28"
CL2 DECID TREE 10"
IRON ROD-FD
CL2 DECID TREE 12"
PARKING METER
CL4 DECID TREE 42"
IRON ROD-FD
#693 SANITARY MANHOLE T/CAST 735.69
8" CLAY INV N 727.94
8" CLAY INV S 728.04
8" RCP INV E 728.19
PARKING METER
CL3 DECID TREE 36"
PARKING METER
CL1 DECID TREE 5"
CL2 DECID TREE 10"
PARKING METER
CL4 DECID TREE 42"
#795 SANITARY MANHOLE T/CAST 736.08
IRON ROD-FD
SIGN-REGULATORY
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
DECIDUOUS SHRUB 2x2
CL2 DECID TREE 14"
METAL POST, ROUND
SIGN-REGULATORY
#1000 SQUARE CATCH BASIN T/CAST 735.90
12" CLAY INV S 733.15
SIGN-REGULATORY
#1048 STORM MANHOLE T/CAST 736.35
24" CLAY INV S 730.15
12" CLAY INV NE 730.95
12" CLAY INV NW
24" CLAY INV WNW 728.80
12" CLAY INV WSW 731.00
GAS VALVE
#1053 SQUARE CATCH BASIN T/CAST 735.90
12" CLAY INV NE 733.40
GATE VALVE & BOX (PER REC)
FIRE HYDRANT F.G. 736.77
SIGN-REGULATORY
DECIDUOUS SHRUB 2x3
DECIDUOUS SHRUB 2x3
SIGN-REGULATORY
DECIDUOUS SHRUB 2x3
LIGHT POLE
DECIDUOUS SHRUB 2x3
DECIDUOUS SHRUB 2x3
#1129 SQUARE CATCH BASIN T/CAST 735.41
12" RCP INV E 732.71
CL2 DECID TREE 6"

HAZARDOUS OR FLAMMABLE MATERIAL

SEE DETAIL THIS SHEET

11-11-40-482-015
BEAL PROPERTIES, LLC
103 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-482-016
ROGER PRITZEL TRUST
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11-11-40-413-010
BARNES & BARNES PROPERTIES,LLC
211 N ADAMS ST.
YPSILANTI, MI 48197

PROP 8" PC 350 DI WATER MAIN

RAMP REPLACEMENT TYP.

REMOVE OR CAP EX 8"x6" TEE
Paid for as: Water Main, 6 inch, Cut and Plug, 1 Ea
Connection to Existing Water Main, 1 Ea
45° BEND
23 Ft (BEND TO BEND)

45° BEND

476 Ft (BEND TO CONNECT)

Water Main, 6 inch, Cut and Plug, 1 Ea
Connection to Existing Water Main, 1 Ea

178 Ft (BEND TO MATCH LINE)
322 Ft TOTAL (BEND TO GV&B)

Water Main, 6 inch, Cut and Plug, 1 Ea

BM# 200 — TP# 100 — BM# 201 — TP# 101 — TP# 102 — BM# 202

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+

STA 9+00

MATCH LINE

PEARL ST
(66' R.O.W.)

11-11-40-483-007
ANN ARBOR TRANSPORTATION
220 PEARL ST.
YPSILANTI, MI 48197

11-11-40-483-006
ISKCON OF YPSILANTI INC.
106 N ADAMS ST.
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11-11-40-483-005
CITY OF YPSILANTI
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11-11-40-483-004
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11-11-40-483-003
PETER WEBB &
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120 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-483-002
YPSI ONE, LLC
126 N ADAMS ST.
YPSILANTI, MI 48197

11-11-40-412-010
FIRST UNITED METHODIST CHURCH
209 WASHTENAW AVE.
YPSILANTI, MI 48197

WASHTENAW AVE
(66' R.O.W.)

N ADAMS AT PEARL ST
SCALE: 1" = 20'

Water Main, Conflict, 8 inch, 1 Ea

PROP 8" PC 350 DI WATER MAIN

Water Main, 6 inch, Cut and Plug, Modified, 1 Ea

Remove Ex 8"x6" Reducer
Connection to Existing Water Main, 1 Ea

90° BEND
10 Ft
(CONNECT TO BEND)

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
117	Syd	_Aggregate Base, 8 inch, Modified
117	Syd	Conc Pavt, Nonreinf, 8 inch
60	Ft	Joint, Plane-of-Weakness, W
333	Sft	Sidewalk, Conc, 4 inch
69	Ft	_Exploratory Trenching
15	Ft	_Water Main, Cold Weather Protection
690	Ft	_Polyethylene Encasement of Water Main, Modified
100	Ft	_Sanitary Buidling Sewer, PVC, 4 inch, Tr Det F
690	Ft	_Water Main, DI, 8 inch, Tr Det G, Modified
3	Ea	_Connection to Existing Water Main, Modified
10	Ea	_Curb Stop and Box, 1 inch
3	Ea	_Sanitary Structure Covers
3	Ea	_Water Main, 6 inch, Cut and Plug, Modified
1	Ea	_Water Service, 1 inch, Jumper Connect
7	Ea	_Water Service, 1 inch, Long
2	Ea	_Water Service, 1 inch, Short
1	Ea	_Water Service, 1-1/2 inch, Jumper Connect
900	Ft	_ Sanitary Sewer Televising and Cleaning

WATER SERVICES

No.	Street	Size	Ex Material	Action	Length	Size
103	N. Adams St	unk	unk	Replace	Long	1 in
105	N. Adams St	unk	unk	Replace	Long	1 in
111	N. Adams St	unk	unk	Replace	Long	1 in
115	N. Adams St	unk	unk	Replace	Long	1 in
119	N. Adams St	unk	unk	Replace	Long	1 in
123	N. Adams St	1 in	Copper	Jumper	Jumper	1 in
207	N. Adams St	unk	unk	Replace	Long	1 in
211	N. Adams St	unk	unk	Replace	Long	1 in
106	N. Adams St	unk	unk	Replace	Short	1 in
120	N. Adams St	unk	unk	Replace	Short	1 in
126	N. Adams St	1.5 in	Copper	Jumper	Jumper	1.5 in

WATER MAIN APPURTENANCES

ITEM	STATION	OFFSET	T/CAST OR F.G.
90° BEND	1+62.94	3.0' R	
8"x8"x8" TEE CONNECT TO EX	1+62.94	8.0' R	
8"x8"x8" TEE CONNECT TO EX	6+39.00	5.4' R	
45° BEND CONNECT TO EX	7+06.57	11.3' L	
45° BEND	7+22.45	4.7' R	

NOTE:
WATER MAIN DESIGN BY YPSILANTI COMMUNITY UTILITIES AUTHORITY

YPSILANTI COMMUNITY UTILITIES AUTHORITY
Environmental Leaders
YCUA
www.ycua.org
Dedicated to Providing Top Quality, Cost Effective, and Environmentally Safe Water and Wastewater Services to Our Customers

Know what's below.
Call before you dig.

OHM
WWW.OHM-ADVISORS.COM

DATUM: VERT NAVD 88 | HORZ NAD 83/94 | SCALE: V: N/A H: 1"=40' | JOB# 0094-14-0060

CITY/VILLAGE/TOWNSHIP: YPSILANTI | COUNTY: WASHTENAW | TOWN 3 S | RANGE 7 E | SECTION 9 | PRO.MGR MM | ENG.ARCH TJL | CADD PR | DATE 11/14/15

CLIENT: CITY OF YPSILANTI

REVISIONS:

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427

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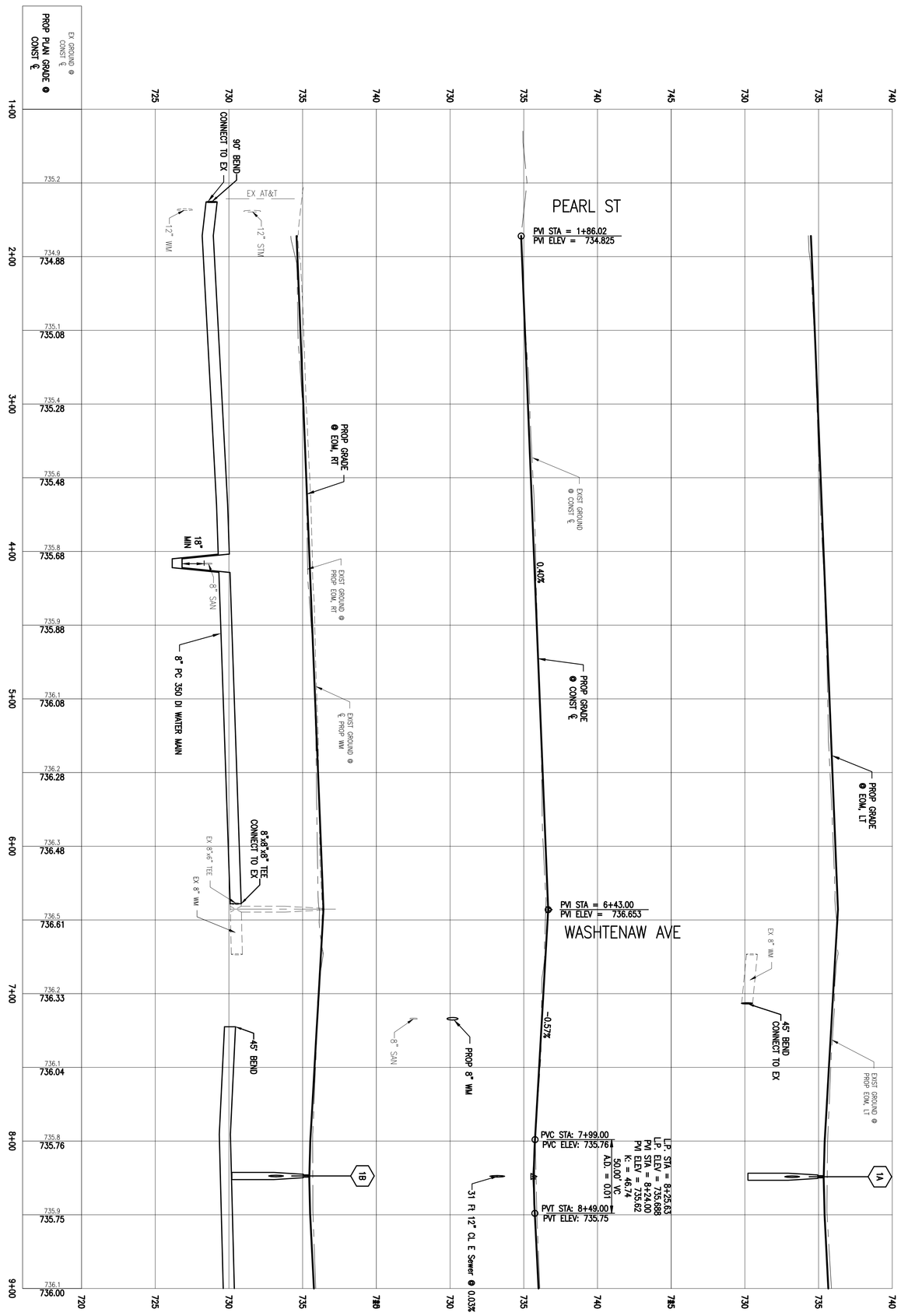
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
WATER MAIN PLAN
P.O.B. TO STA 9+00

SHEET 7 OF 23

DRAWING PATH: P:\0000_0100\009414\0060_adams\dwg\Plans_Const\140060WM.dwg Mar 19, 2015 - 1:19pm



1B
STA 8+23.68, 13.0' R
48" DM Dr Structure, 24 inch dia. Cover K
T/CAST 735.38
12" INV W 732.70
12" INV S TO BE FIELD DETERMINED

1A
STA 8+24.18, 18.0' L
48" DM Dr Structure, 24 inch dia. Cover K
T/CAST 735.27
12" INV E 732.71

DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
1/14/15	PR	TJL	MM	9	3 S	7 E	WASHTENAW	YPSILANTI	H: 1"=40' V: 1"=4'	NAD 83/94	NAVD 88

CLIENT: CITY OF YPSILANTI — JOB #: 0094-14-0060

REVISIONS: | REVISIONS: | REVISIONS:

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
PROFILES
P.O.B. TO STA 9+00

SHEET 8 OF 23

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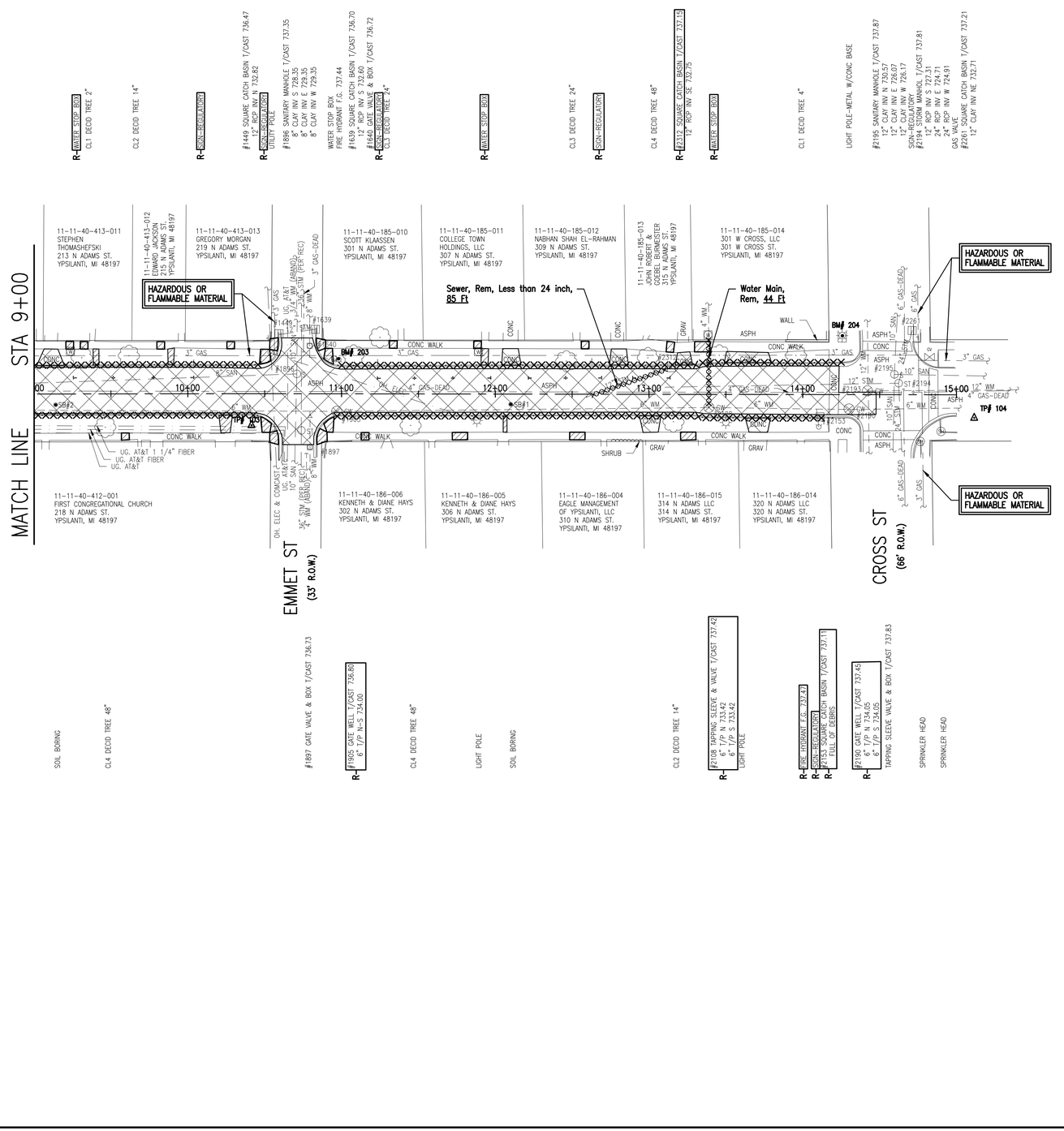
JOB BENCHMARK #203 ARROW ON HYDRANT OF THE NW CORNER OF EMMET & N ADAMS ELEV 739.89
JOB BENCHMARK #204 TOP OF NE BOLT TO METAL LIGHT POLE AT THE SW CORNER OF N ADAMS AND CROSS ELEV 738.46
TRAVERSE POINT #103 N 272283.60 E 13326617.39 ELEV 737.37
TRAVERSE POINT #104 N 272753.56 E 13326604.41 ELEV 737.38

N ADAMS STREET

(66' R.O.W.)



PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
2	Ea	Dr Structure, Rem
66	Ft	Sewer, Rem, Less than 24 inch
929	Ft	Curb and Gutter, Rem
33	Syd	Sidewalk, Rem
1902	Syd	_Pavt, Rem, Modified
6	Cyd	Excavation, Earth
5	Ea	Sign, Type III, Rem

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
44	Syd	Sidewalk, Rem
41	Syd	_Pavt, Rem, Modified
44	Ft	_Water Main, Rem
100	Ft	_Sanitary Buidling Sewer Pipe, Rem
11	Ea	_Curb Stop and Box, Rem
3	Ea	_Gate Well, Abandon
1	Ea	_Hydrant, Rem, Modified

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

DRAWING PATH: P:\0000_0100\0094\140060_adams\dwg\Removal\140060REM.dwg Mar 19, 2015 - 1:19pm

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DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE
1/14/15	PR	TJL	MM	9	3 S	7 E

CITY OF YPSILANTI | COUNTY: WASHTENAW | CITY/VILLAGE/TOWNSHIP: YPSILANTI | SCALE: H: 1"=40' V: N/A | HORIZ DATUM: NAD 83/94 | VERT DATUM: NAVD 88 | JOB #: 0094-14-0060

CLIENT

REVISIONS

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
REMOVAL PLAN
STA 9+00TO P.O.E.

SHEET 9 OF 23

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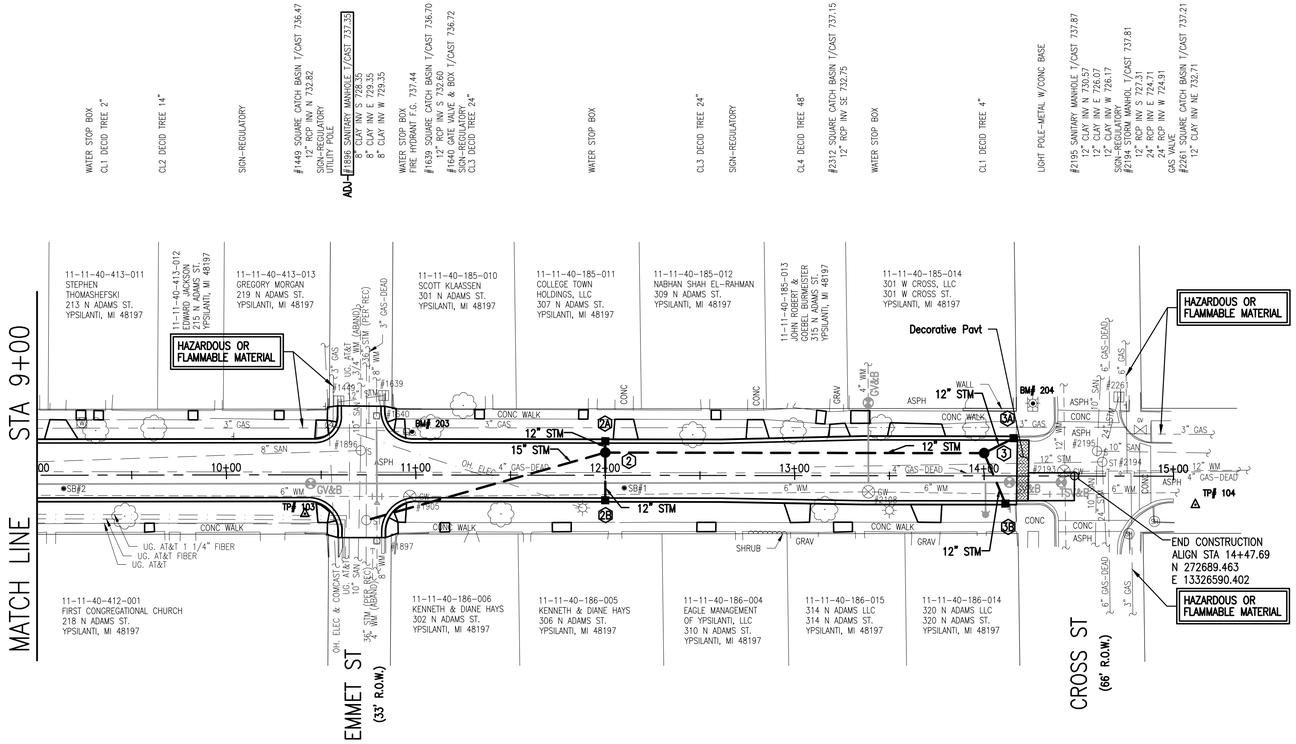
JOB BENCHMARK #203 ARROW ON HYDRANT OF THE NW CORNER OF EMMET & N ADAMS ELEV 739.89
JOB BENCHMARK #204 TOP OF NE BOLT TO METAL LIGHT POLE AT THE SW CORNER OF N ADAMS AND CROSS ELEV 738.46
TRAVERSE POINT #103 N 272283.60 E 13326617.39 ELEV 737.37
TRAVERSE POINT #104 N 272753.56 E 13326604.41 ELEV 737.38

N ADAMS STREET

(66' R.O.W.)



PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
6	Sta	_Station Grading
122	Syd	_Aggregate Base, 6 inch, Modified
1781	Syd	_Aggregate Base, 8 inch, Modified
275	Ft	Sewer, Cl E, 12 inch, Tr Det B
133	Ft	Sewer, Cl E, 15 inch, Tr Det B
1	Ea	Dr Structure Cover, Adj, Case 2
3	Ea	Dr Structure Cover, Type B
4	Ea	Dr Structure Cover, Type K
4	Ea	Dr Structure, 24 inch dia
2	Ea	Dr Structure, 48 inch dia
8	Ea	Dr Structure, Tap, 6 inch
1	Ea	Dr Structure, Tap, 15 inch
1	Ea	_Utility Structure, Adj, Case 1
1034	Ft	Underdrain, Subgrade, Open-Graded, 6 inch
1442	Syd	Conc Pavt, Nonreinf, 8 inch
46	Ft	Joint, Expansion, E2
1002	Ft	Joint, Plane-of-Weakness, W
83	Syd	Driveway, Nonreinf Conc, 6 inch
23	Syd	Driveway, Nonreinf Conc, 8 inch
997	Ft	Curb and Gutter, Conc, Det F3
31	Ft	Driveway Opening, Conc, Det M
120	Sft	_Sidewalk Ramp, 6 inch, ADA, Modified
776	Syd	Slope Restoration, Type A

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
278	Syd	_Aggregate Base, 8 inch, Modified
278	Syd	Conc Pavt, Nonreinf, 8 inch
179	Ft	Joint, Plane-of-Weakness, W

SOIL BORING
CL4 DECID TREE 48"
#1897 GATE VALVE & BOX T/CAST 736.73
#1905 GATE WELL T/CAST 736.80
6" T/P N-S 734.00
CL4 DECID TREE 48"
LIGHT POLE
SOIL BORING
CL2 DECID TREE 14"
#2108 TAPPING SLEEVE & VALVE T/CAST 737.42
6" T/P N 733.42
6" T/P S 733.42
LIGHT POLE
FIRE HYDRANT F.G. 737.47
SOIL BORING
#2153 SQUARE CATCH BASIN T/CAST 737.11
FULL OF DEBRIS
#2190 GATE WELL T/CAST 737.45
6" T/P N 734.05
6" T/P S 734.05
TAPPING SLEEVE VALVE & BOX T/CAST 737.83
SPRINKLER HEAD
SPRINKLER HEAD

DRIVEWAY QUANTITIES THIS SHEET

STA	OFFSET	L/R	Aggregate Base, 6 inch, Modified	Driveway, Nonreinf, Conc, 6 inch	Driveway, Nonreinf, Conc, 8 inch
9+02	19	L	18	17	
12+03	19	L	15	14	
12+74	19	L	15	14	
12+94	14	R	15	14	
13+17	19	L	10	9	
13+49	21.5	L	24		23
13+63	15.5	R	16	15	

STRUCTURE ADJUSTMENTS THIS SHEET

TYPE	STR ID	STA	OFFSET	L/R	COVER TYPE
SANITARY MH	1896	10+71	13	L	YCUA- SANITARY
STORM MH		10+74	24	R	TYPE B

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

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DATE 1/12/15	CADD PR	ENG ARCH TJL	PROJMGR MM	SECTION 9	TOWN 3 S

CITY OF YPSILANTI — RANGE 7 E — CLIENT

REVISIONS	SCALE H: 1"=40' V: N/A	HORZ DATUM NAD 83/94	VERT DATUM NAVD 88
	JOB # 0094-14-0060		

CITY/VILLAGE/TOWNSHIP YPSILANTI — COUNTY WASHTENAW

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N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
CONSTRUCTION PLAN
STA 9+00TO P.O.E.

SHEET 10 OF 23

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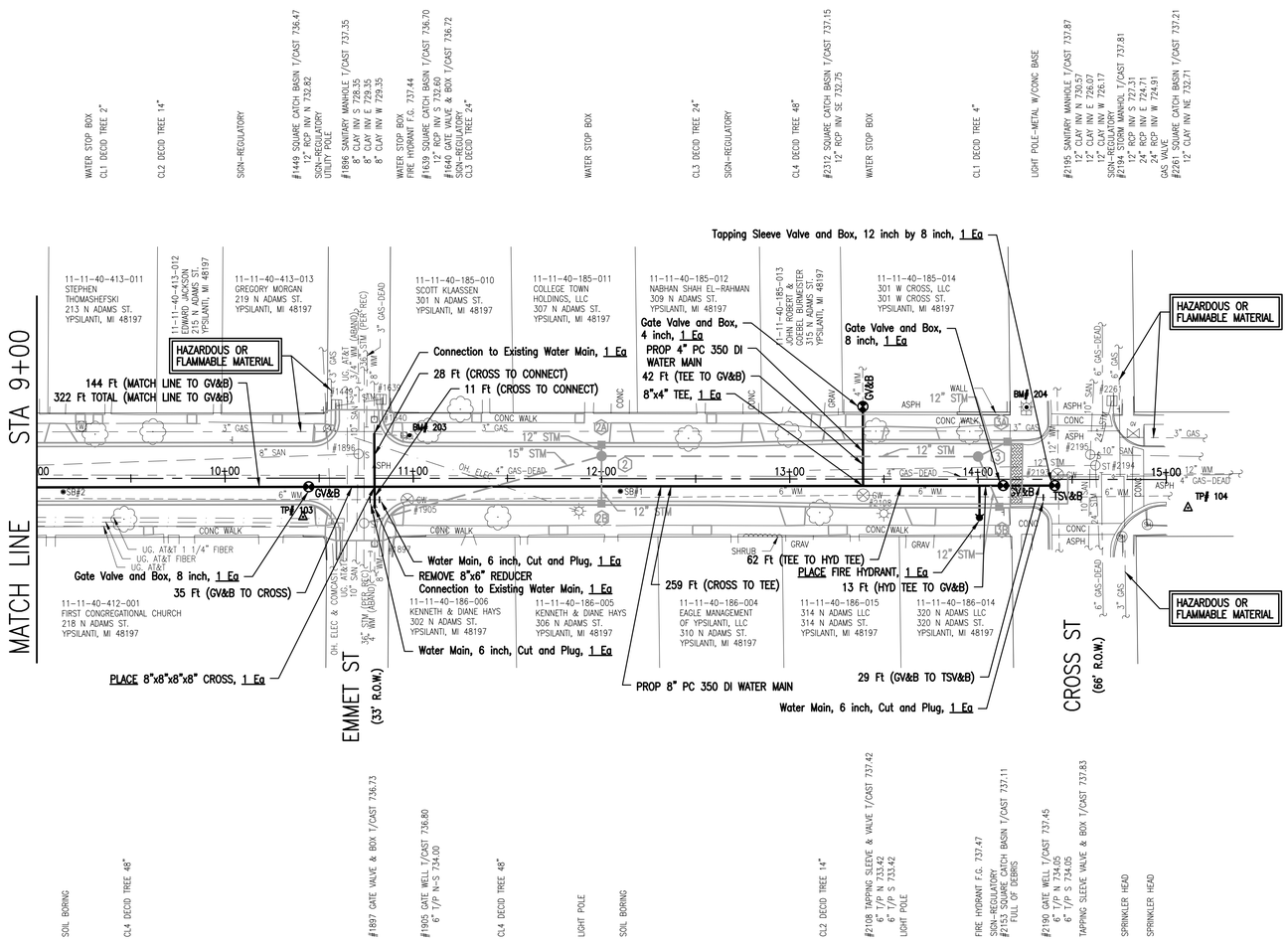
DRAWING PATH: P:\0000_0100\0094140060_adamsdwg\Plans_Const\140060CON.dwg Mar 19, 2015 - 1:20pm

JOB BENCHMARK #203 ARROW ON HYDRANT OF THE NW CORNER OF EMMET & N ADAMS ELEV 739.89
JOB BENCHMARK #204 TOP OF NE BOLT TO METAL LIGHT POLE AT THE SW CORNER OF N ADAMS AND CROSS ELEV 738.46
TRAVERSE POINT #103 N 272283.60 E 13326617.39 ELEV 737.37
TRAVERSE POINT #104 N 272753.56 E 13326604.41 ELEV 737.38

N ADAMS STREET

(66' R.O.W.)



SOIL BORING	CL4 DECID TREE 48"	#1897 GATE VALVE & BOX T/CAST 736.73	#1905 GATE WELL T/CAST 736.80 6" T/P N-S 734.00	CL4 DECID TREE 48"	LIGHT POLE	SOIL BORING	CL2 DECID TREE 14"	#2108 TAPPING SLEEVE & VALVE T/CAST 737.42 6" T/P N 733.42 6" T/P S 733.42	LIGHT POLE	FIRE HYDRANT F.G. 737.47 SIGN-REGULATORY #2153 SQUARE CATCH BASIN T/CAST 737.11 FULL OF DEBRIS	#2190 GATE WELL T/CAST 737.45 6" T/P N 734.05 6" T/P S 734.05	TAPPING SLEEVE VALVE & BOX T/CAST 737.83	SPRINKLER HEAD	SPRINKLER HEAD

NON PARTICIPATING - QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
68	Syd	_Aggregate Base, 8 inch, Modified
12	Ton	HMA, 13A
18	Syd	_Conc Pavt, Decorative, Nonreinf, 8 in
396	Sft	Sidewalk, Conc, 4 inch
57	Ft	_Exploratory Trenching
577	Ft	_Polyethylene Encasement of Water Main, Modified
100	Ft	_Sanitary Buidling Sewer, PVC, 4 inch, Tr Det F
44	Ft	_Water Main, DI, 4 inch, Tr Det G, Modified
573	Ft	_Water Main, DI, 8 inch, Tr Det G, Modified
3	Ea	_Connection to Existing Water Main, Modified
11	Ea	_Curb Stop and Box, 1 inch
1	Ea	_Fire Hydrant
1	Ea	_Gate Valve and Box, 4 inch, Modified
2	Ea	_Gate Valve and Box, 8 inch, Modified
1	Ea	_Sanitary Structure Covers
1	Ea	_Tapping Sleeve Valve and Box. 8 inch x 12 inch
3	Ea	_Water Main, 6 inch, Cut and Plug, Modified
1	Ea	_Water Main, Conflict, 8 inch
1	Ea	_Water Service, 1 inch, Jumper Connect
1	Ea	_Water Service, 1 inch, Long
4	Ea	_Water Service, 1 inch, Short
1	Ea	_Water Service, 2 inch, Jumper Connect
900	Ft	_ Sanitary Sewer Televising and Cleaning

WATER MAIN APPURTENANCES

ITEM	STATION	OFFSET	T/CAST OR F.G.
8" GV&B	10+44.44	4.6' R	T/CAST 732.10
CONNECT TO EX	10+79.23	23.7' L	
8"x8" CROSS	10+79.47	4.5' R	
CONNECT TO EX	10+79.52	15.5' R	
4" GV&B	13+38.71	38.5' L	T/CAST 737.86
8"x4" TEE	13+38.93	3.6' R	
FIRE HYDRANT	14+00.76	20.4' R	
8" GV&B	14+13.33	3.4' R	
8"x12" TSV&B	14+40.71	3.3' R	
CONNECT TO EX	14+42.72	3.3' R	

WATER SERVICES

No.	Street	Size	Ex Material	Action	Length	Size
213	N. Adams St	unk	unk	Replace	Long	1 in
215	N. Adams St	unk	unk	Replace	Long	1 in
219	N. Adams St	unk	unk	Replace	Long	1 in
301	N. Adams St	unk	unk	Replace	Long	1 in
307	N. Adams St	unk	Lead	Replace	Long	1 in
309	N. Adams St	unk	unk	Replace	Long	1 in
315	N. Adams St	unk	unk	Replace	Long	1 in
301	W. Cross St	4 in	CI 350	Replace	44 ft	4 in
218	N. Adams St	unk	unk	Replace	Short	1 in
302	N. Adams St	unk	unk	Replace	Short	1 in
306	N. Adams St	1 in	Copper	Jumper	Jumper	1 in
306	N. Adams St	2 in	Copper	Jumper	Jumper	2 in
310	N. Adams St	unk	unk	Replace	Short	1 in
314	N. Adams St	unk	unk	Replace	Short	1 in

NOTE:
WATER MAIN DESIGN BY YPSILANTI COMMUNITY UTILITIES AUTHORITY

YPSILANTI COMMUNITY UTILITIES AUTHORITY
Environmental Leaders
YCUA
www.ycua.org
Dedicated to Providing Top Quality, Cost Effective, and Environmentally Safe Water and Wastewater Services to Our Customers

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CITY OF YPSILANTI
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
WATER MAIN PLAN
STA 9+00TO P.O.E.

DATE	CADD	ENG ARCH	PROJ MGR	SECTION	TOWN	RANGE	CLIENT	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	JOB #	HORIZ DATUM	VERT DATUM
1/14/15	PR	TJL	MM	9	3 S	7 E	CITY OF YPSILANTI	WASHTENAW	YPSILANTI	H: 1"=40' V: N/A	0094-14-0060	NAD 83/84	NAVD 88

REVISIONS

SHEET
11
OF 23

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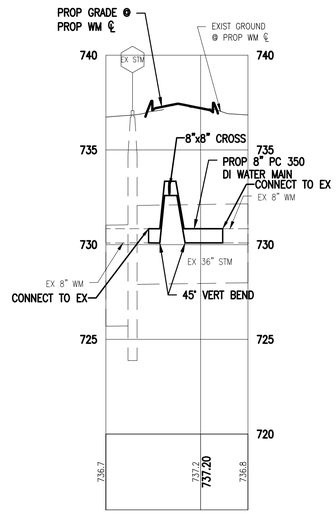
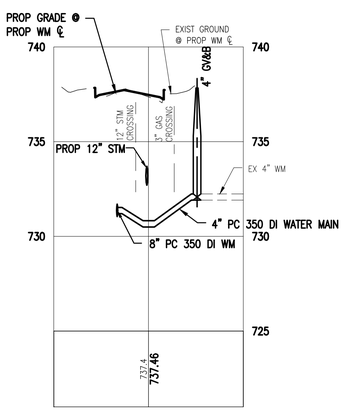
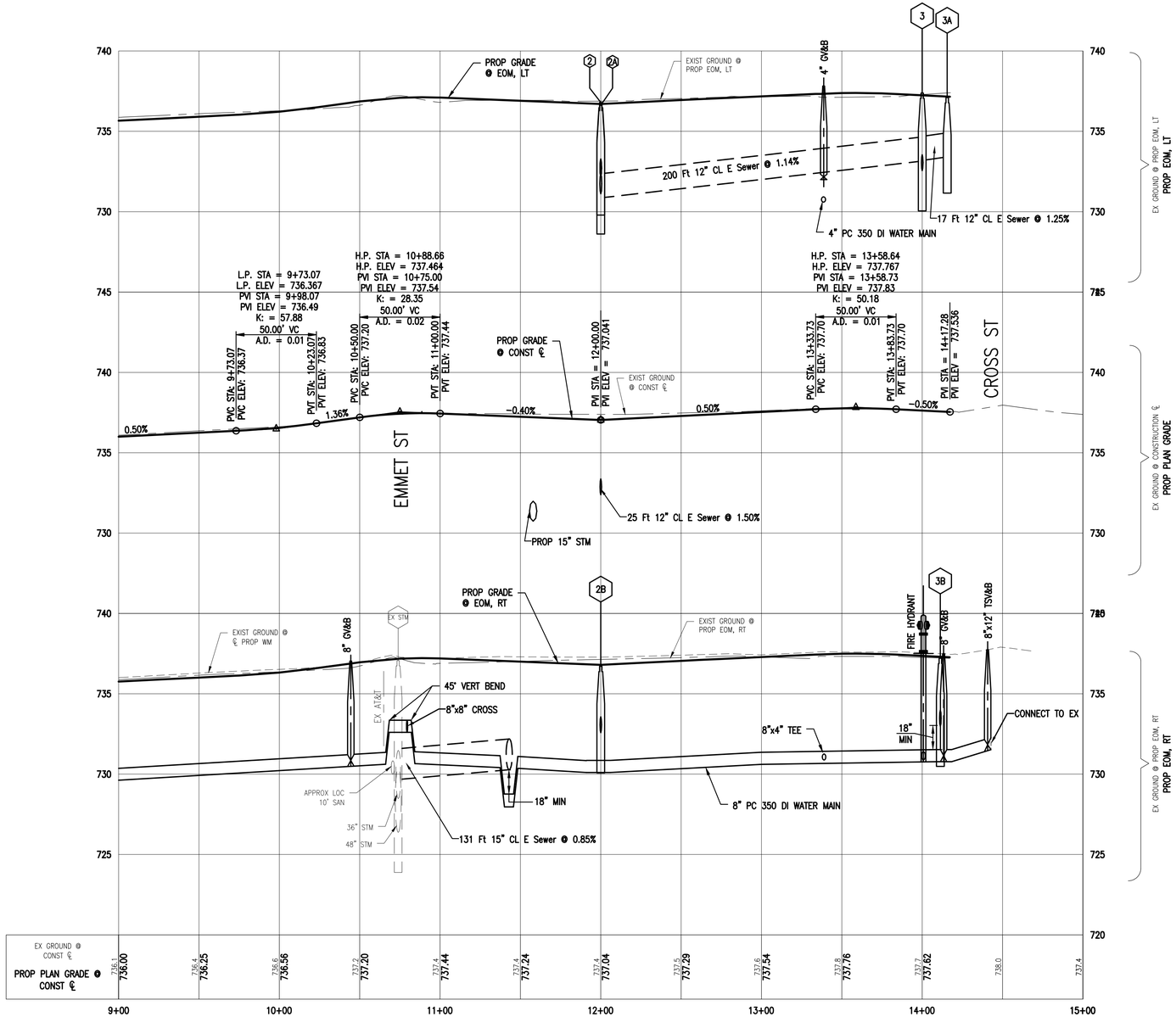
DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\Plans_Const\140060WM.dwg Mar 19, 2015 - 1:20pm



WATER MAIN PROFILE ON EMMET @ ADAMS



4" WATER SERVICE PROFILE
FOR 301 W CROSS ST



EX STM
STA 10+73.92, 24.0' R
EX STORM MANHOLE
T/CAST 737.07
48" INV E 726.38
36" INV W 728.48
15" INV N 730.00

2
STA 12+00.00, 12.0' L
48" DIA Dr Structure, 48 inch dia, Cover B
T/CAST 736.80
12" INV W 732.20
12" INV E 732.20
15" INV S 731.11
12" INV N 731.11

2A
STA 12+00.00, 18.0' L
48" DIA Dr Structure, 24 inch dia, Cover K
T/CAST 736.62
12" INV E 732.29

2B
STA 12+00.00, 13.2' R
48" DIA Dr Structure, 24 inch dia, Cover K
T/CAST 736.71
12" INV W 732.58

3
STA 14+00.00, 12.0' L
48" DIA Dr Structure, 48 inch dia, Cover B
T/CAST 737.38
12" INV S 733.40
12" INV NE 732.55
12" INV NW 733.44

3A
STA 14+15.55, 19.9' L
48" DIA Dr Structure, 24 inch dia, Cover K
T/CAST 737.11
12" INV SE 733.66

3B
STA 14+11.28, 14.6' R
48" DIA Dr Structure, 24 inch dia, Cover K
T/CAST 737.22
12" INV SW 732.98

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DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	CLIENT:
1/14/15	PR	T/L	MM	9	3 S	7 E	CITY OF YPSILANTI

REVISIONS	SCALE	HORZ DATUM	VERT DATUM
	H: 1"=40' V: 1"=4'	NAD 83/94	NAVD 88

REVISIONS	JOB #	COUNTY	CITY/VILLAGE/TOWNSHIP
	0094-14-0060	WASHTENAW	YPSILANTI

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
PROFILES
STA 9+00 TO P.O.E.

SHEET
12
OF 23

DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\Profiles\140060PRF.dwg Mar 19, 2015 - 1:21pm

SCHLEEDE HAMPTON ASSOCIATES INC
CONSULTING ENGINEERS

RECORD OF SUBSURFACE EXPLORATION

BORING 1 PAGE 1 OF 1

PROJECT NAME: North Adams Street
Pearl St. to W. Cross St.
SHA PROJECT NO. 664087
SITE LOCATION Ypsilanti, Michigan
Southbound Lane,
Between W. Cross St. and Emmet St.

DATE STARTED December 4, 2014
DATE COMPLETED December 4, 2014
DRILLER MA BORING METHOD CFA
GW ENCOUNTERED WHILE DRILLING None
GROUND WATER, AT COMPLETION None
GROUND WATER, AFTER - DAYS -
HOLE CAVED, 5 Ft. AT After Completion

ELEV.	DESCRIPTION	DEPTH	SAMPLE	N	Qu	Qp	Wc	REMARKS
-	Surface							
	4.6 in. HMA Pavement 7 in ± PC Concrete Pavement							
	Moist Stiff to Very Stiff Brown Sandy CLAY, Little Silt, Little Gravel		SS-1	17	-	1.75	16.7	
	Slightly Moist Dense Brown SAND, Trace Silt, Little Gravel	5	SS-2	37	-	-	4.5	
			SS-3	45	-	-	4.6	
	Moist Very Dense Coarse Brown SAND, Trace Silt, Little Gravel							
		10	SS-4	68	-	-	8.0	
	End Boring @ 10 Ft.							
		15						
		20						

SYMBOLS

N: STANDARD PENETRATION, BLOWS/FT.
Qu: UNCONFINED COMPRESSISVE STRENGTH, TONS/SQ. FT.
Wc: WATER CONTENT, %
LL: LIQUID LIMIT, %
PI: PLASTICITY INDEX
Dd: NATURAL DRY DENSITY, LBS./CU. FT.
Qp: HAND PENETROMETER, TONS/SQ. FT.

SAMPLE DESIGNATION

SS- DRIVEN SPLIT SPOON 1 3/8" I.D., 2" O.D.
OS- DRIVEN OVER SIZED SPLIT SPOON 3" I.D.
ST- PRESSED SHELBY TUBE
AU- AUGER SAMPLE
RC- ROCK CORE - NXM

BORING METHOD

HSA- HOLLOW STEM AUGERS
CFA- CONTINUOUS FLIGHT AUGERS
C- CASING
MD- MUD DRILLING

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

SCHLEEDE HAMPTON ASSOCIATES INC
CONSULTING ENGINEERS

RECORD OF SUBSURFACE EXPLORATION

BORING 2 PAGE 1 OF 1

PROJECT NAME: North Adams Road
Pearl St. to W. Cross St.
SHA PROJECT NO. 664087
SITE LOCATION Ypsilanti, Michigan
Southbound Lane,
Between Emmet St. and Washtenaw Ave.

DATE STARTED December 4, 2014
DATE COMPLETED December 4, 2014
DRILLER MA BORING METHOD CFA
GW ENCOUNTERED WHILE DRILLING None
GROUND WATER, AT COMPLETION None
GROUND WATER, AFTER - DAYS -
HOLE CAVED, 5 Ft. AT After Completion

ELEV.	DESCRIPTION	DEPTH	SAMPLE	N	Qu	Qp	Wc	REMARKS
-	Surface							
	5.3 in. HMA Pavement 4 in. ± Granular Base							
	Moist Stiff to Very Stiff Brown Sandy CLAY, Little Silt, Little Gravel		SS-1	14	-	2.0	19.8	
		5	SS-2	13	-	2.25	18.0	
	Moist Medium Dense to Dense Coarse Brown SAND, Trace Silt, Little Gravel		SS-3	27	-	-	5.8	
		10	SS-4	44	-	-	6.1	
	End Boring @ 10 Ft.							
		15						
		20						

SYMBOLS

N: STANDARD PENETRATION, BLOWS/FT.
Qu: UNCONFINED COMPRESSISVE STRENGTH, TONS/SQ. FT.
Wc: WATER CONTENT, %
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Qp: HAND PENETROMETER, TONS/SQ. FT.

SAMPLE DESIGNATION

SS- DRIVEN SPLIT SPOON 1 3/8" I.D., 2" O.D.
OS- DRIVEN OVER SIZED SPLIT SPOON 3" I.D.
ST- PRESSED SHELBY TUBE
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HSA- HOLLOW STEM AUGERS
CFA- CONTINUOUS FLIGHT AUGERS
C- CASING
MD- MUD DRILLING

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

SCHLEEDE HAMPTON ASSOCIATES INC
CONSULTING ENGINEERS

RECORD OF SUBSURFACE EXPLORATION

BORING 3 PAGE 1 OF 1

PROJECT NAME: North Adams Road
Pearl St. to W. Cross St.
SHA PROJECT NO. 664087
SITE LOCATION Ypsilanti, Michigan
Southbound Lane,
Between Washtenaw Ave. and Pearl St.

DATE STARTED December 4, 2014
DATE COMPLETED December 4, 2014
DRILLER MA BORING METHOD CFA
GW ENCOUNTERED WHILE DRILLING None
GROUND WATER, AT COMPLETION None
GROUND WATER, AFTER - DAYS -
HOLE CAVED, 5 Ft. AT After Completion

ELEV.	DESCRIPTION	DEPTH	SAMPLE	N	Qu	Qp	Wc	REMARKS
-	Surface							
	5.1 in. HMA Pavement 7 in ± PC Concrete Pavement							
	Moist Stiff Brown Silty CLAY, Little Sand, Little Gravel		SS-1	9	-	1.5	17.0	
		5	SS-2	30	-	-	12.9	
	Moist Dense to Very Dense Coarse Brown SAND, Little Silt, Some Gravel, Occasional Cobbles and Very Coarse Gravel							
			SS-3	51	-	-	5.4	
		10	SS-4	60/6 in.	-	-	6.7	
	End Boring @ 10 Ft.							
		15						
		20						

SYMBOLS

N: STANDARD PENETRATION, BLOWS/FT.
Qu: UNCONFINED COMPRESSISVE STRENGTH, TONS/SQ. FT.
Wc: WATER CONTENT, %
LL: LIQUID LIMIT, %
PI: PLASTICITY INDEX
Dd: NATURAL DRY DENSITY, LBS./CU. FT.
Qp: HAND PENETROMETER, TONS/SQ. FT.

SAMPLE DESIGNATION

SS- DRIVEN SPLIT SPOON 1 3/8" I.D., 2" O.D.
OS- DRIVEN OVER SIZED SPLIT SPOON 3" I.D.
ST- PRESSED SHELBY TUBE
AU- AUGER SAMPLE
RC- ROCK CORE - NXM

BORING METHOD

HSA- HOLLOW STEM AUGERS
CFA- CONTINUOUS FLIGHT AUGERS
C- CASING
MD- MUD DRILLING

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

DRAWING PATH: P:\0000_0100\009\140060_a&ms\dwg\Misc\140060BOR.dwg Mar 19, 2015 - 1:21pm

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DATE 12/9/14	CADD PR	ENG / ARCH T/L	PROJ MGR MM	SECTION 9	TOWN 3 S	RANGE 7 E	COUNTY WASHTENAW	SCALE H: NTS V: NTS	JOB # 0094-14-0060	HORZ DATUM NAD 83/94	VERT DATUM NAVD 88

CLIENT: CITY OF YPSILANTI

REVISIONS:

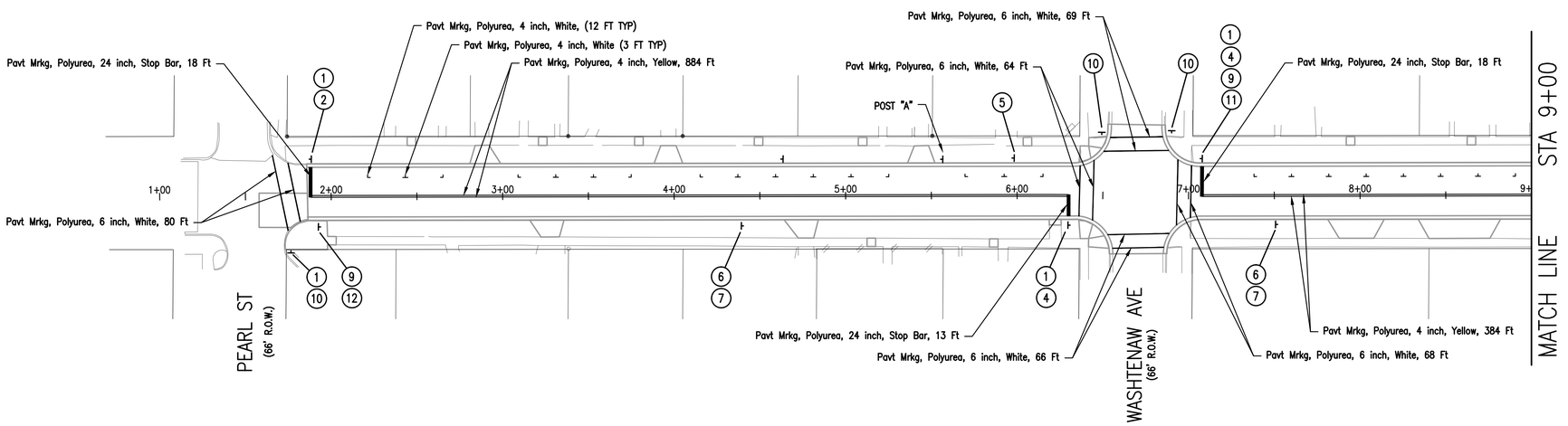
REVISIONS:

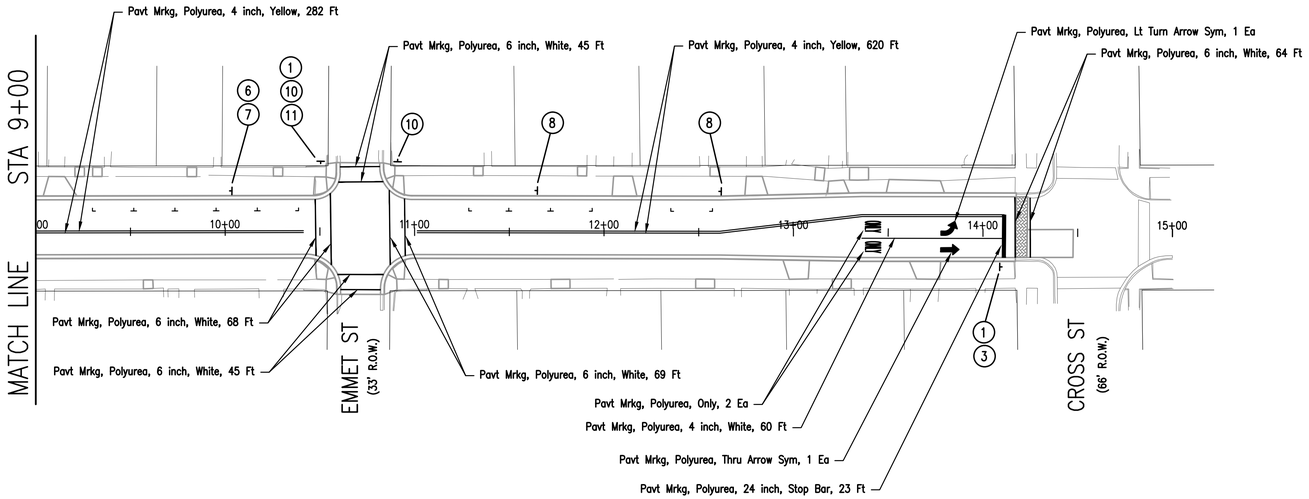
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS

SOIL BORINGS

SHEET 13 OF 23

N ADAMS STREET
(66' R.O.W.)





SIGN LEGEND

I.D. NUMBER	SIGN	SIGN DESIGNATION	QUANTITY REQUIRED
1	STOP	R1-1 (30"x30") 6.25 Sft TYPE III A 3 lb POST, 14 Ft	6
2	ONE WAY	R6-1R (12"x36") 3.0 Sft TYPE III B 3 lb POST, 14 Ft	1
3	ONE WAY	R6-1L (12"x36") 3.0 Sft TYPE III B 3 lb POST, 14 Ft	1
4	ALL WAY	R1-3P (6"x18") 0.75 Sft TYPE III A	2
5	SPEED LIMIT 25	R2-1 (24"x30") 5.0 Sft TYPE III B 3 lb POST, 14 Ft	1
6	NO PARKING	R8-3a (12"x12") 1.0 Sft TYPE III A 3 lb POST, 14 Ft	3
7		R7-201P (6"x12") 0.5 Sft TYPE III A	3
8	TOW-AWAY ZONE	R7-201aP (6"x12") 0.5 Sft TYPE III A 3 lb POST, 14 Ft	2
9		R3-2 (24"x24") 4.0 Sft TYPE III B 3 lb POST, 14 Ft	2
10	DO NOT ENTER	R5-1 (30"x30") 6.25 Sft TYPE III A 3 lb POST, 14 Ft	5
11	Street	D3-1 (8"x24") 1.3 Sft TYPE III A	4
12		BAND, SIGN	2
POST "A"		1-3# DECORATIVE POST (14 FEET)	20

QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
2	Ea	Band, Sign
280	Ft	Post, Steel, 3 lb
81	Sft	Sign, Type IIIA
19	Sft	Sign, Type IIIB
152	Ft	Pavt Mrkg, Polyurea, 4 inch, White
2170	Ft	Pavt Mrkg, Polyurea, 4 inch, Yellow
638	Ft	Pavt Mrkg, Polyurea, 6 inch, White
72	Ft	Pavt Mrkg, Polyurea, 24 inch, Stop Bar
1	Ea	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym
2	Ea	Pavt Mrkg, Polyurea, Only
1	Ea	Pavt Mrkg, Polyurea, Thru Arrow Sym
2226	Ft	Recessing Pavement Markings, Longit
475	Sft	Recessing Pavement Markings, Transv

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VERT DATUM: NAVD 88
HORZ DATUM: NAD 83/94
SCALE: H: 1"=40' V: N/A
JOB #: 0094-14-0060
REVISIONS:
COUNTY: WASHTENAW
CITY/VILLAGE/TOWNSHIP: YPSILANTI
DATE: 1/14/15
CADD: PR
ENG / ARCH: TJL
PROJ MGR: MM
SECTION: 9
TOWN: 3 S
RANGE: 7 E
CLIENT: CITY OF YPSILANTI
REVISIONS:

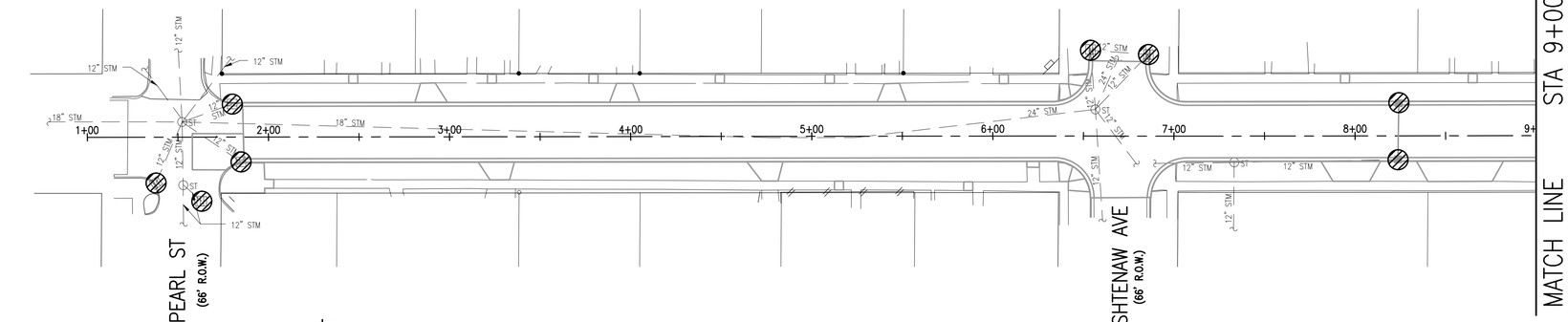
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS

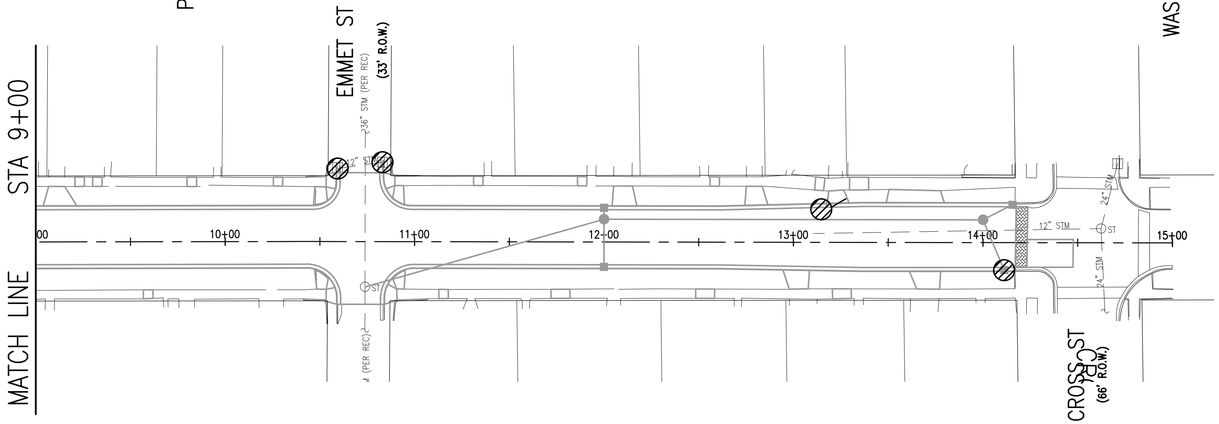
PAVEMENT MARKING & SIGNING

SHEET
14
OF 23

DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\PMS\140060PMS.dwg Mar 19, 2015 - 1:21pm

N ADAMS STREET
(66' R.O.W.)





EROSION AND SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF MICHIGAN, PART 91 OF ACT 451, OF THE PUBLIC ACTS OF 1994, AND THE REQUIREMENTS OF WASHTENAW COUNTY WATER RESOURCES COMMISSION.
2. THE CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL REDUCE ACCELERATED EROSION TO THE PRACTICAL MINIMUM AND PREVENT DAMAGING SILTATION TO EXISTING SEWERS AND WATER COURSES LEADING FROM THE WORK SITE.
3. THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER AS TO PREVENT THE ENTRY OF FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SEWERAGE OR OTHER HARMFUL MATERIALS INTO NEARBY LAKES AND STREAMS.
4. WASTE DISPOSAL AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION OF EROSION AND SEDIMENT CONTROL, SELECTION OF DISPOSAL SITE, AND CONTROL OF OPERATIONS, AND THE RESTORATION OF SAID AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
5. EXCAVATION FROM THE RIGHT-OF-WAY OR OTHER MATERIAL SHALL NOT BE DEPOSITED IN OR NEAR RIVERS, STREAMS OR PONDS WHERE IT MAY ENTER THE WATERWAY.
6. AT THE COMPLETION OF EACH DAY'S CONSTRUCTION, CARE SHALL BE TAKEN TO INSURE THAT MINIMAL EROSION WILL OCCUR IN TRENCHES AND TO STOCKPILED MATERIALS UNTIL RESUMPTION OF WORK
7. CONTRACTOR SHALL CONFINE OPERATIONS TO THE MINIMUM AMOUNT OF WORKING SPACE PRACTICAL TO MINIMIZE SOIL EROSION.
8. THE PROJECT WILL BE CONTINUALLY INSPECTED BY THE ENGINEER FOR EROSION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE OF SUCH DEFICIENCIES. FAILURE TO CORRECT THE DEFICIENCIES MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND THERE WILL BE NO CONTRACT TIME EXTENSION FOR THIS ISSUED STOPPAGE.
9. TEMPORARY SOIL EROSION CONTROL MEASURES CONSISTING OF INLET FILTERS SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT, AND SHALL BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT SOIL PERMANENT SOIL EROSION MEASURES HAVE BEEN COMPLETED.
10. STRAW MULCH WITH NETTING TIE DOWN, EXCELSIOR BLANKET OR OTHER APPROVED MULCH SHALL BE PLACED ON DISTURBED SLOPES WHERE DIRECTED BY THE ENGINEER WHEN THE WORK IS PERFORMED DURING THE PERIOD FROM OCTOBER 1ST THROUGH APRIL 15TH.
11. PERMANENT SOIL EROSION MEASURES CONSISTING OF THM MIXTURE SEED AND MULCH BLANKET SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS OF FINAL GRADING. IN THE EVENT IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE AREA DUE TO SEASONAL LIMITATIONS, THE TEMPORARY MEASURES SHALL REMAIN IN FORCE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS IT IS PRACTICAL TO COMPLETE THE PERMANENT CONTROL MEASURES.
12. THE ENGINEER SHALL HAVE FULL AUTHORITY TO TEMPORARILY SUSPEND WORK IN THE EVENT THAT ANY OF THE ABOVE REQUIREMENTS ARE NOT BEING MET BY THE CONTRACTOR, OR IF CONDITIONS INDICATE THAT ADDITIONAL TEMPORARY CONTROL MEASURES ARE WARRANTED.
13. WORK SHALL OCCUR ONLY WITHIN THE ROADWAY RIGHTS OF WAY OF N. ADAMS ST., PEARL ST., WASHTENAW AVE., EMMET ST., AND CROSS ST.
14. CONTRACTOR WILL BE REQUIRED TO OBTAIN A SESC PERMIT FROM THE WASHTENAW COUNTY WATER RESOURCES COMMISSION. ALL COSTS ASSOCIATED FOR SESC PERMIT WILL BE PAID FOR BY THE CITY OF YPSILANTI.
15. THE CITY OF YPSILANTI WILL PERFORM MAINTENANCE OF PERMANENT EROSION CONTROL MEASURES. THIS WILL CONSIST OF STREET SWEEPING AND CATCH BASIN CLEANING.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TEMPORARY ROAD SURFACE AND SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE FULL COMPLETION OF THE PROJECT.

PROPOSED PROJECT SCHEDULE

ACTIVITY	MAY					JUNE					JULY					AUGUST				
	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5
MOBILIZATION	●																			
INSTALL SOIL EROSION MEASURES	●																			
DEMOLITION/PAVEMENT REMOVAL		→	→	→	→	→	→	→	→	→	→	→	→	→	→					
INSTALL STORM SEWER			→	→	→	→	→	→	→	→										
ROAD BASE						→	→	→	→	→	→	→	→	→	→					
CONCRETE CURN AND GUTTER								→	→	→	→	→	→	→	→	→	→			
ASPHALT PAVING									→	→	→	→	→	→	→	→	→	→		
CONCRETE DRIVEWAYS AND SIDEWALK										→	→	→	→	→	→	→	→	→	→	→
RESTORATION																			→	→
SITE CLEAN-UP																				

SITE DATA

AREA OF DISTURBANCE: 1.11 ACRES

IMPACTED AREA: ALL WORK WILL BE PERFORMED WITHIN THE CITY OF YPSILANTI RIGHT OF WAY (W. CROSS ST.). LEGAL DESCRIPTIONS ARE NOT AVAILABLE FOR PUBLIC RIGHT OF WAY.

SOIL TYPES: ST. CLAIR CLAY LOAM, 2 TO 6% SLOPES

TEMPORARY SOIL EROSION MEASURES: INLET FILTERS
MAINTENANCE AGGREGATE ON ROADWAYS
STREET SWEEPING (INC. IN: Minor Traff Devices)
DUST CONTROL (INC. IN: Minor Traff Devices)

PROXIMITY TO LAKES AND STREAMS: A REVIEW OF AERIAL PHOTOGRAPHY AND MAPS REVEAL THAT NO LAKE OR STREAM EXISTS WITHIN 500 FEET OF THIS SITE

PERMANENT SOIL EROSION MEASURES: STORM SEWER INLETS
4" TOPSOIL, SEED, FERTILIZER STABILIZED WITH MULCH
PAVED SURFACES (SIDEWALK, ASPHALT ROADS)

EROSION CONTROLS MAINTENANCE PLAN

MEASURE	MAINTENANCE SCHEDULE
SILT SACK/INLET FILTER	INSTALL IN EXISTING BASINS AT THE START OF CONSTRUCTION PER PLAN. INSTALL WITHIN PROPOSED CATCH BASINS UPON CONNECTION OF BASINS WITH THE STORM SEWER SYSTEM. INLET PROTECTION SHALL BE INSPECTED DAILY.
STREET SWEEPING	STREETS SHALL BE SWEPT AS DIRECTED BY THE ENGINEER OR CITY PERSONNEL.
DUST CONTROL	WATER SHALL BE APPLIED TO EXPOSED AREAS BY THE CONTRACTOR IN THE EVENT OF EXCESSIVE AIRBORNE DUST. DUST CONTROL SHALL BE APPLIED AS DIRECTED BY THE ENGINEER OR CITY PERSONNEL.
PAVEMENT (PERM)	PAVEMENT SHALL BE PLACED AT THE COMPLETION OF THE GRADING WORK. NEW PAVEMENT SHALL BE SWEPT AS DIRECTED BY THE ENGINEER.
VEGETATION (PERM)	TOPSOIL, SEED AND MULCH SHALL BE PLACED UPON THE COMPLETION OF THE WATER MAIN AND ROADWAY CONSTRUCTION. SEED SHALL BE WATERED AND MULCH MAINTAINED UNTIL VIGOROUS TURF GROWTH HAS BEEN ESTABLISHED.

OWNER

City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197
t: (734) 483-1100

OWNER'S AGENT

Orchard, Hiltz & McCliment, Inc
34000 Plymouth Road
Livonia, MI 48150
t: (734) 522-6711

LEGEND

EROSION CONTROL, INLET PROTECTION, FABRIC DROP

QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
12	Ea	Erosion Control, Inlet Protection, Fabric Drop

N

OHM

DATE 1/14/15 | CADD PR | ENG / ARCH T.JL | PROJ MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E | CLIENT CITY OF YPSILANTI | COUNTY WASHTENAW | CITY/VILLAGE/TOWNSHIP YPSILANTI | SCALE H: 1"=40' V: N/A | JOB # 0094-14-0060 | HORZ DATUM NAD 83/94 | VERT DATUM NAVD 88

REVISIONS:

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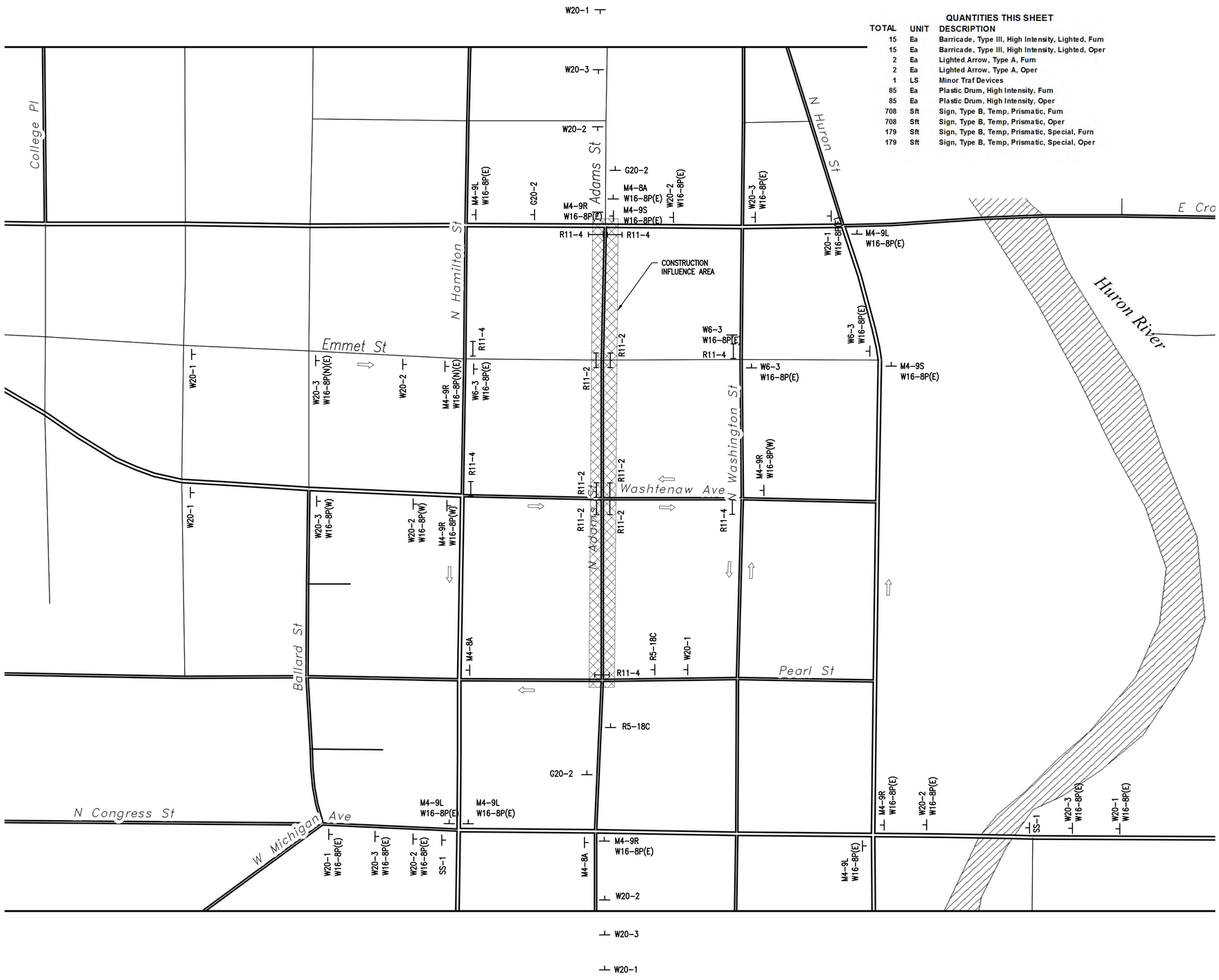
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
SOIL EROSION &
SEDIMENTATION CONTROL PLAN

SHEET
15
OF 23

DRAWING PATH: P:\0000_0100\0094\140060_adams\dwg\Misc\140060SEC.dwg Mar 19, 2015 - 1:22pm



QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
15	Ea	Barricade, Type III, High Intensity, Lighted, Furn
15	Ea	Barricade, Type III, High Intensity, Lighted, Oper
2	Ea	Lighted Arrow, Type A, Furn
2	Ea	Lighted Arrow, Type A, Oper
1	LS	Minor Traf Devices
85	Ea	Plastic Drum, High Intensity, Furn
85	Ea	Plastic Drum, High Intensity, Oper
708	Sft	Sign, Type B, Temp, Prismatic, Furn
708	Sft	Sign, Type B, Temp, Prismatic, Oper
179	Sft	Sign, Type B, Temp, Prismatic, Special, Furn
179	Sft	Sign, Type B, Temp, Prismatic, Special, Oper

GENERAL NOTES

1. ALL DRIVEWAYS SHALL BE MADE ACCESSIBLE BY CONTRACTOR DAILY AND SHALL NOT BE BLOCKED FOR EXCESSIVE PERIODS OF TIME AS DIRECTED BY THE ENGINEER.
2. SIDEWALK CLOSURE SIGNS MUST ALSO BE USED WHILE ALL REPAIRS OR REPLACEMENT OF SIDEWALK TAKE PLACE.
3. ALL SIGNS AND SIGN SUPPORT STANDARDS, BARRICADES, PLASTIC DRUMS, WARNING LIGHTS, AND OTHER TRAFFIC CONTROL DEVICES AS WELL AS THEIR RESPECTIVE SPACING AND PLACEMENT SHALL CONFORM TO THE 2011 MMUTCD.

NOTES

1. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING/PHASING PLAN WITH A SCHEDULE PRIOR TO STARTING CONSTRUCTION.

TEMPORARY SIGN LEGEND

SIGN	SIGN DESIGNATION	SIZE (in)
N Adams	W16-8P(E) (N)	54"x12"
Emmet	W16-8P(E) (E)	42"x12"
Washtenaw	W16-8P(E) (W)	54"x12"
N ADAMS CLOSED AT PEARL FOLLOW DETOUR	SS-1	54"x36"
END ROAD WORK	G20-2	48"x24"
DETOUR	M4-9L	30"x24"
DETOUR	M4-9R	30"x24"
DETOUR	M4-9S	30"x30"
DETOUR ENDS	M4-8A	24"x18"
WORK ZONE BEGINS	R5-18C	48"x48"
ROAD CLOSED	R11-2	30"x48"
ROAD CLOSED TO THRU TRAFFIC	R11-4	30"x48"
	W6-3	48"x48"
ROAD WORK AHEAD	W20-1	48"x48"
DETOUR AHEAD	W20-2	48"x48"
ROAD CLOSED AHEAD	W20-3	48"x48"
LEFT LANE CLOSED AHEAD	W20-5L	48"x48"
RIGHT LANE CLOSED AHEAD	W20-5R	48"x48"

LEGEND

- PROPOSED SIGN
- TYPE III BARRICADE
- ONE WAY TRAFFIC

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DATE 1/7/15 | CADD PR | ENG / ARCH TJL | PROJ MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E

CLIENT: CITY OF YPSILANTI

COUNTY: WASHTENAW

CITY/VILLAGE/TOWNSHIP: YPSILANTI

SCALE V: NTS H: NTS

HORIZ DATUM NAD 83/94 | VERT DATUM NAVD 88

JOB # 0094-14-0060

REVISIONS:

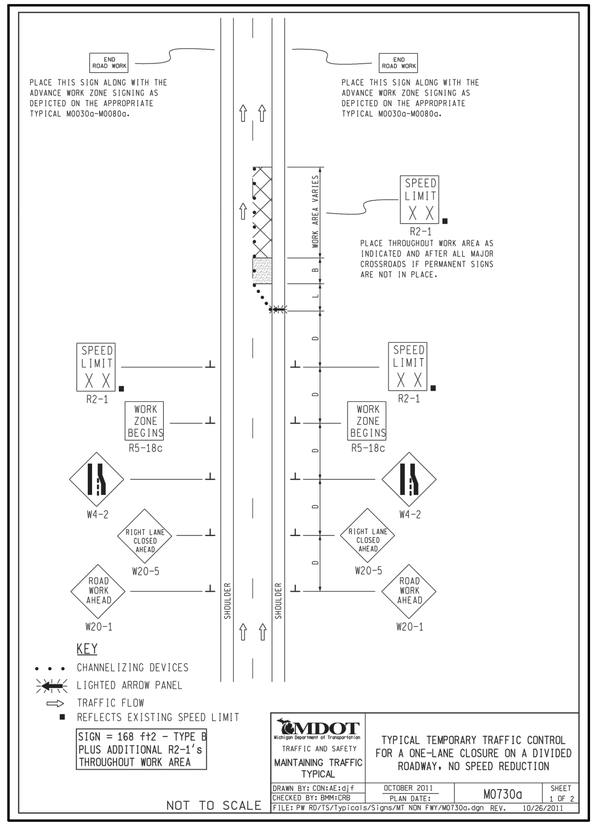
REVISIONS:

N ADAMS STREET RECONSTRUCTION PEARL TO CROSS

MAINTENANCE OF TRAFFIC PLAN

SHEET 16 OF 23

DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\Stage1\140060MOT.dwg Mar 19, 2015 - 1:22pm



NOT TO SCALE

MDOT Michigan Department of Transportation
TRAFFIC AND SAFETY
MAINTAINING TRAFFIC TYPICAL

TYPICAL TEMPORARY TRAFFIC CONTROL FOR A ONE-LANE CLOSURE ON A DIVIDED ROADWAY, NO SPEED REDUCTION

DRAWN BY: CON:AE:djf	OCTOBER 2011	M0730a	SHEET 1 OF 2
CHECKED BY: BMM:CRB	PLAN DATE:		

FILE: P:\R RD\15\Typicals\Signs\MT NON FWY\M0730a.dgn REV. 10/26/2011

NOTES

1B. D = DISTANCE BETWEEN TRAFFIC CONTROL DEVICES
L = MINIMUM LENGTH OF TAPER
B = LENGTH OF LONGITUDINAL BUFFER
SEE M0020a FOR "D," "L," AND "B" VALUES

2. ALL NON-APPLICABLE SIGNING WITHIN THE CIA SHALL BE MODIFIED TO FIT CONDITIONS, COVERED OR REMOVED.

3. DISTANCES BETWEEN SIGNS, THE VALUES FOR WHICH ARE SHOWN IN TABLE D, ARE APPROXIMATE AND MAY NEED ADJUSTING AS DIRECTED BY THE ENGINEER.

3A. THE "WORK ZONE BEGINS" (R5-18c) SIGN SHALL BE USED ONLY IN THE INITIAL SIGNING SEQUENCE IN THE WORK ZONE. SUBSEQUENT SEQUENCES IN THE SAME WORK ZONE SHALL OMIT THIS SIGN AND THE QUANTITIES SHALL BE ADJUSTED APPROPRIATELY.

4E. THE MAXIMUM RECOMMENDED DISTANCE(S) BETWEEN CHANNELIZING DEVICES SHOULD BE EQUAL IN FEET TO THE POSTED SPEED IN MILES PER HOUR ON TAPER(S) AND TWICE THE POSTED SPEED IN THE PARALLEL AREA(S).

5. FOR OVERNIGHT CLOSURES, TYPE III BARRICADES SHALL BE LIGHTED.

6. WHEN CALLED FOR IN THE FHWA ACCEPTANCE LETTER FOR THE SIGN SYSTEM SELECTED, THE TYPE A WARNING FLASHER, SHOWN ON THE WARNING SIGNS, SHALL BE POSITIONED ON THE SIDE OF THE SIGN NEAREST THE ROADWAY.

7. ALL TEMPORARY SIGNS, TYPE III BARRICADES, THEIR SUPPORT SYSTEMS AND LIGHTING REQUIREMENTS SHALL MEET NCHRP 350 CRASHWORTHLY REQUIREMENTS STIPULATED IN THE CURRENT EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE STANDARD PLANS AND APPLICABLE SPECIAL PROVISIONS. ONLY DESIGNS AND MATERIALS APPROVED BY MDOT WILL BE ALLOWED.

8. WHEN BUFFER AREAS ARE ESTABLISHED, THERE SHALL BE NO EQUIPMENT OR MATERIALS STORED OR WORK CONDUCTED IN THE BUFFER AREA.

21. ALL EXISTING PAVEMENT MARKINGS WHICH ARE IN CONFLICT WITH EITHER PROPOSED CHANGES IN TRAFFIC PATTERNS OR PROPOSED TEMPORARY TRAFFIC MARKINGS, SHALL BE REMOVED BEFORE ANY CHANGE IS MADE IN THE TRAFFIC PATTERN. EXCEPTION WILL BE MADE FOR DAYTIME-ONLY TRAFFIC PATTERNS THAT ARE ADEQUATELY DELINEATED BY OTHER TRAFFIC CONTROL DEVICES.

26. THE LIGHTED ARROW PANEL SHALL BE LOCATED AT THE BEGINNING OF THE TAPER AS SHOWN. WHEN PHYSICAL LIMITATIONS RESTRICT ITS PLACEMENT AS INDICATED, THEN IT SHALL BE PLACED AS CLOSE TO THE BEGINNING OF THE TAPER AS POSSIBLE.

SIGN SIZES

DIAMOND WARNING - 48" x 48"
R2-1 REGULATORY - 48" x 60"
R5-18c REGULATORY - 48" x 48"

NOT TO SCALE

MDOT Michigan Department of Transportation
TRAFFIC AND SAFETY
MAINTAINING TRAFFIC TYPICAL

TYPICAL TEMPORARY TRAFFIC CONTROL FOR A ONE-LANE CLOSURE ON A DIVIDED ROADWAY, NO SPEED REDUCTION

DRAWN BY: CON:AE:djf	OCTOBER 2011	M0730a	SHEET 2 OF 2
CHECKED BY: BMM:CRB	PLAN DATE:		

FILE: P:\R RD\15\Typicals\Signs\MT NON FWY\M0730a.dgn REV. 10/26/2011

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

OHM

COUNTY: WASHTENAW | CITY/VILLAGE/TOWNSHIP: YPSILANTI | SCALE H: NTS V: NTS | HORZ.DATUM: NAD 83/94 | VERT.DATUM: NAD 88 | JOB #: 0094-14-0060

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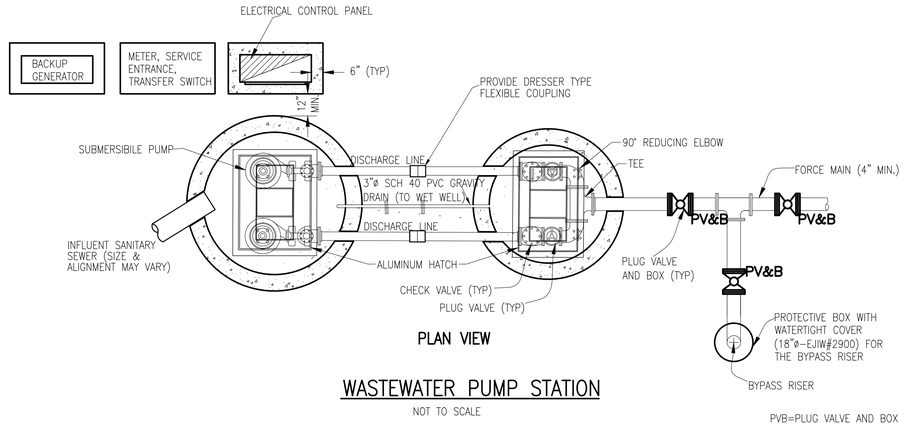
REVISIONS:

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS

MAINTENANCE OF TRAFFIC PLAN

SHEET 17 OF 23

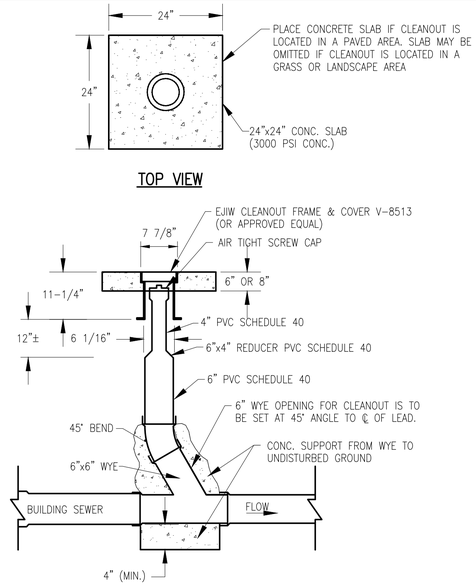
DRAWING PATH: P:\0000_0100\0094\140060_gdams\dwg\Stage1\140060MOT.dwg Mar 19, 2015 - 1:22pm



PLAN VIEW

WASTEWATER PUMP STATION

NOT TO SCALE

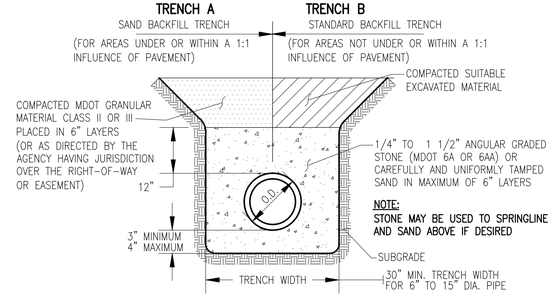


TOP VIEW

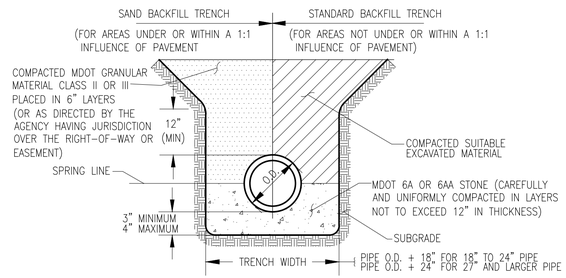
ELEVATION

SANITARY SEWER CLEANOUT

NOT TO SCALE

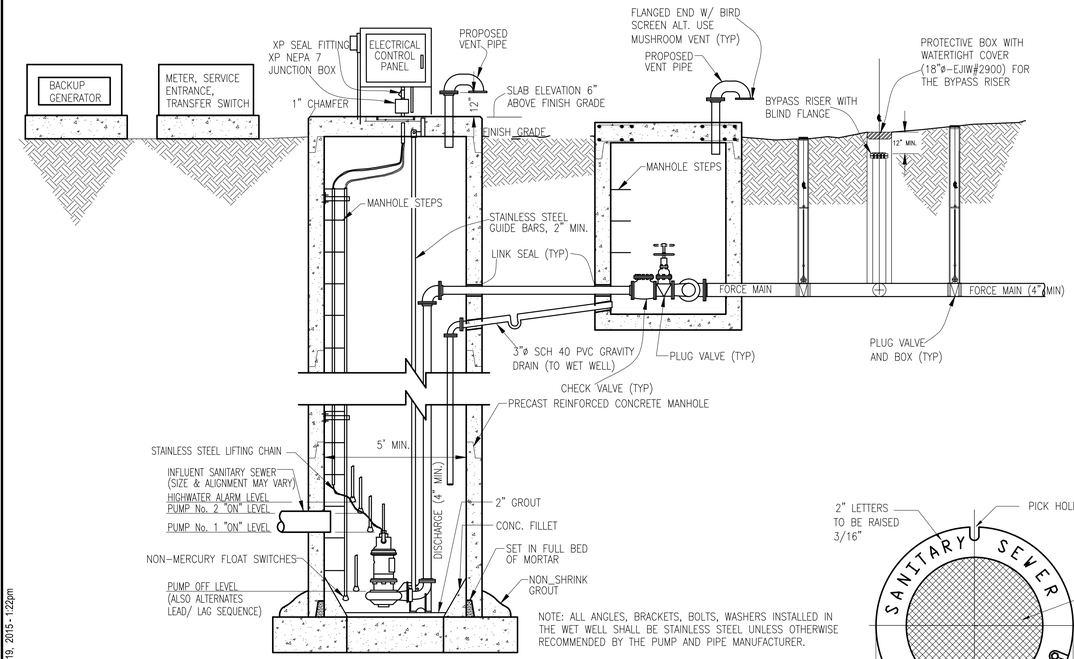


FLEXIBLE PIPE (8" TO 15" DIA SOLID WALL PVC PIPE) STANDARD BEDDING AND TRENCH BACKFILL DETAIL



RIGID PIPE (18" DIAMETER AND LARGER CONCRETE) STANDARD BEDDING AND TRENCH BACKFILL DETAIL

NOT TO SCALE

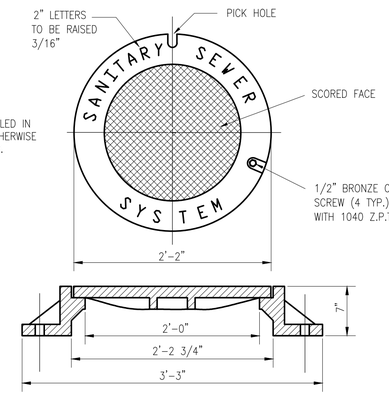


NOTE: ALL ANGLES, BRACKETS, BOLTS, WASHERS INSTALLED IN THE WET WELL SHALL BE STAINLESS STEEL UNLESS OTHERWISE RECOMMENDED BY THE PUMP AND PIPE MANUFACTURER.

PROFILE VIEW

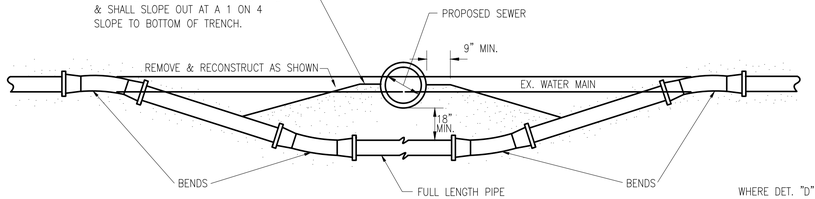
WASTEWATER PUMP STATION

NOT TO SCALE



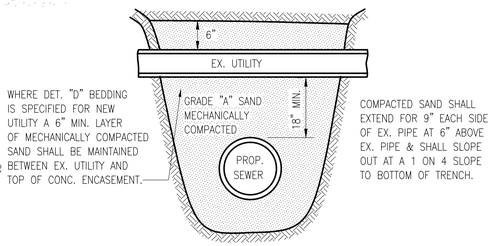
STANDARD FRAME & COVER

E.J.I.W. #1040 OR
1040 Z.P.T. AS REQ'D.



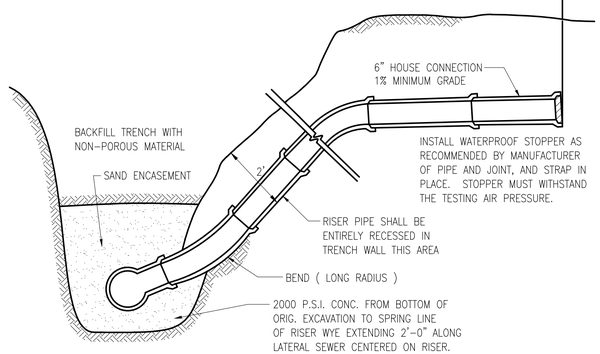
RELOCATION OF WATER MAIN

SANITARY OR STORM



STANDARD PIPE SUPPORT

SANITARY OR STORM



BUILDING SEWER

NOT TO SCALE.

DRAWING PATH: P:\0000_0100\0094140060_adams\dwg\Details\YCUA STD SAN1.dwg Mar 19, 2015 - 1:22pm

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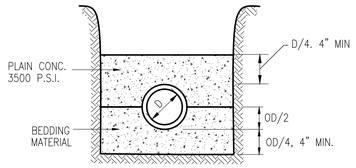
DATE	12/9/14
CADD	PR
ENG / ARCH	TJL
PROJ MGR	MM
SECTION	9
TOWN	3 S
RANGE	7 E
CLIENT:	CITY OF YPSILANTI
REVISIONS:	
COUNTY	WASHTENAW
CITY/VILLAGE/TOWNSHIP	YPSILANTI
SCALE H:	NTS
SCALE V:	NTS
JOB #	0094-14-0060
HORZ DATUM	NAD 83/94
VERT DATUM	NAVD 88
REVISIONS:	

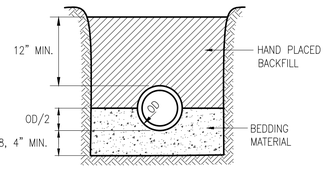
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
Y.C.U.A.
STANDARD SANITARY SEWER DETAILS

SHEET
18
OF 23



LOAD FACTORS
2.8 PLAIN CONC.
OD + 8" MIN.
11/4 OD

CLASS A



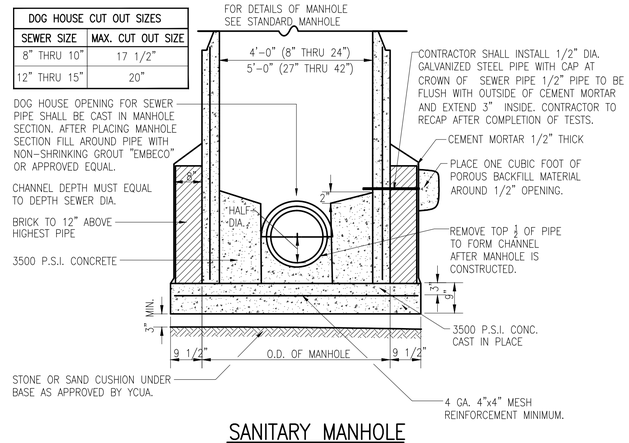
LOAD FACTOR
1.9

CLASS B

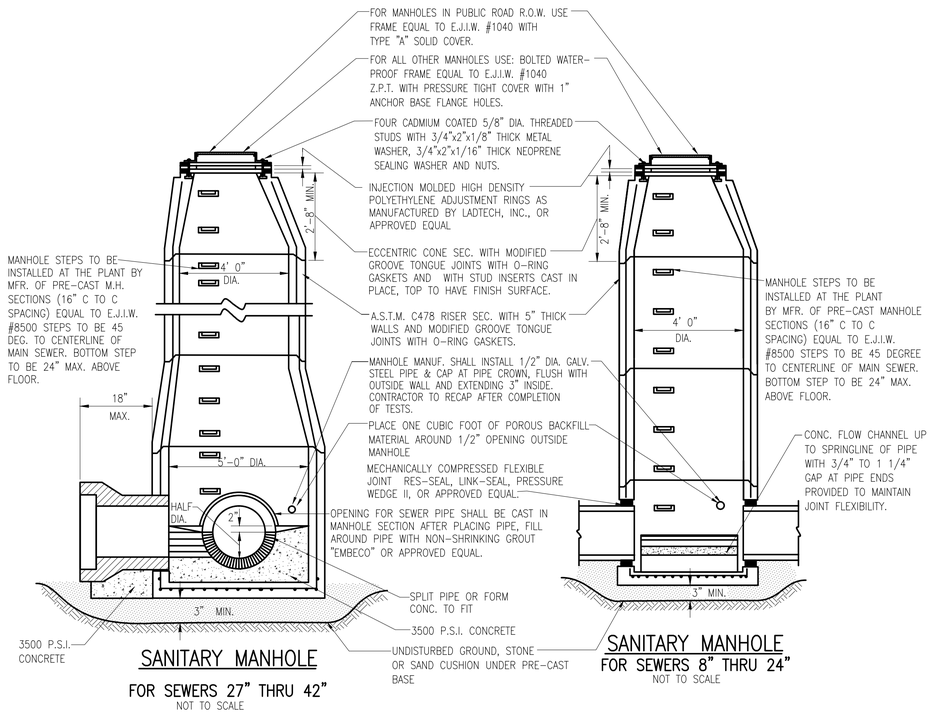
MAX. WIDTH OF TRENCH 12" ABOVE TOP OF PIPE
6" THRU 12" PIPE 30" WIDE
15" THRU 36" PIPE – OD+16"
42" THRU 60" PIPE – OD+20"
OVER 60" PIPE OUTSIDE DIA. OF PIPE+24"
MIN. WIDTH OF TRENCH 12" ABOVE THE TOP OF THE PIPE SHALL BE 6" ON EACH SIDE OF PIPE.

PIPE BEDDING DETAILS

DOG HOUSE CUT OUT SIZES	
SEWER SIZE	MAX. CUT OUT SIZE
8" THRU 10"	17 1/2"
12" THRU 15"	20"

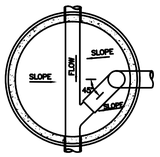


SANITARY MANHOLE
ON EXISTING SEWERS 8" THRU 42"
NOT TO SCALE

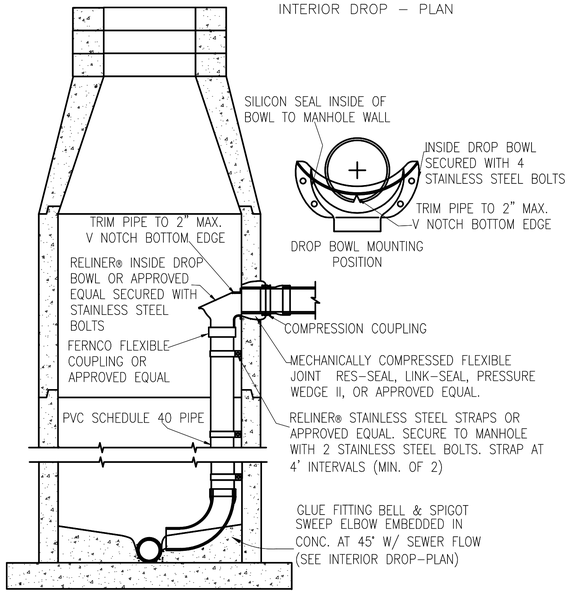


SANITARY MANHOLE
FOR SEWERS 27" THRU 42"
NOT TO SCALE

SANITARY MANHOLE
FOR SEWERS 8" THRU 24"
NOT TO SCALE

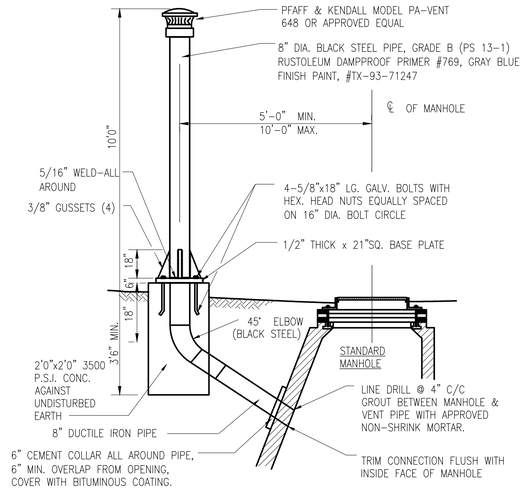


INTERIOR DROP – PLAN

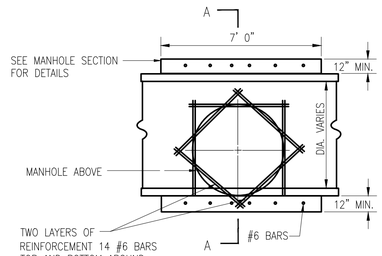


INTERIOR DROP CONNECTION
NOT TO SCALE

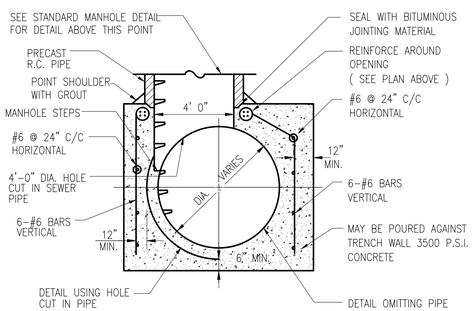
DIA. OF SEWER	DIA. OF DROP CONNECTION
4"	4"
6"	6"
8"	8"
10"	10"



VENT ASSEMBLY
NOT TO SCALE



MANHOLE PLAN
48" & LARGER SEWERS



MANHOLE SECTION
48" & LARGER SEWERS
NOT TO SCALE

SANITARY SEWER NOTES

1. ALL MANHOLE RIMS SHALL BE SET TO GRADE AS FURNISHED BY THE ENGINEER.
2. RISERS ON SANITARY SEWERS SHALL BE INSTALLED WHERE SEWER IS OVER 8' DEEP TO A DEPTH OF 8'.
3. PLACE ONE 6" WYE FOR EACH LOT ON SANITARY SEWERS UNLESS OTHERWISE SPECIFIED.
4. ALL MANHOLES SHALL USE ECCENTRIC CONES PLACED TOWARD THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. INFILTRATION FOR ANY SECTION OF SEWERS BETWEEN MANHOLES SHALL NOT EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF SEWER PER 24 HRS.
6. NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDING SEWER.
7. DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED 6 FEET.
8. NO CONNECTION RECEIVING STORM WATER, SURFACE WATER, OF GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
9. ALL SEWERS SHALL BE SUBJECT TO AIR INFILTRATION OR EXFILTRATION TESTS, OR A COMBINATION OF SAME, PRIOR TO ACCEPTANCE. ALL SEWERS OVER 24" DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR SMALLER, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS OVER 7 FEET, SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR LESS, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS 7 FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS.
10. ALL SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS OF YPSILANTI TOWNSHIP, YCUA AND ANY OTHER AGENCY HAVING JURISDICTION OF THE CONSTRUCTION AREA.
11. ALL SEWERS SHALL BE TELEVISED, WITH TEST RESULTS APPROVED BY THE COUNTY AGENCY PRIOR TO PLACING THE SEWER IN SERVICE.
12. ALL STUBS SHALL HAVE A WATER AND AIR TIGHT BULKHEAD.
13. NO SEWER SHALL BE CONSTRUCTED LESS THAN 10" IN DIAMETER WITHOUT SPECIFIC WRITTEN APPROVAL OF YCUA.

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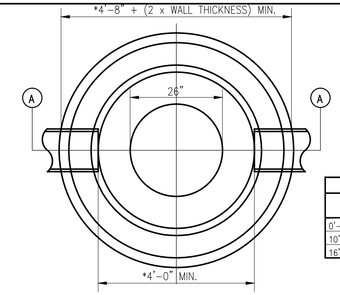
DATE 12/8/14 | CADD PR | ENG / ARCH T.J.L | PROJ MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E | CLIENT CITY OF YPSILANTI | COUNTY WASHTENAW | CITY/VILLAGE/TOWNSHIP YPSILANTI | SCALE H: NTS V: NTS | HORZ DATUM NAD 83/94 | VERT DATUM NAVD 88 | JOB # 0094-14-0060 | REVISIONS: | REVISIONS: | REVISIONS:

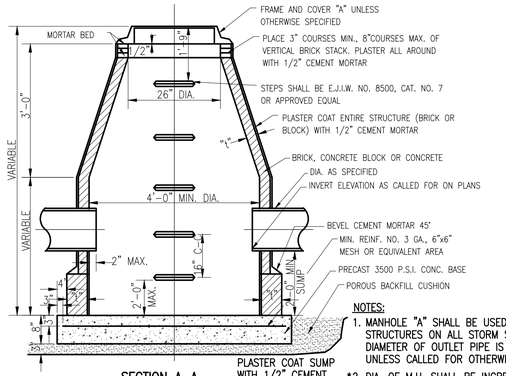
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
Y.C.U.A.
STANDARD SANITARY SEWER DETAILS

SHEET 19 OF 23

DRAWING PATH: P:\0000_0100\009140060_pdams\dwg\Details\YCUA STD SAN.dwg Mar 19, 2015 - 1:22pm



WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"



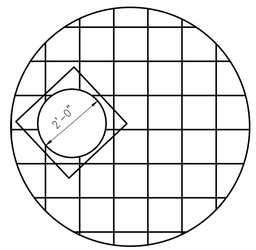
SECTION A–A

MANHOLE "A"

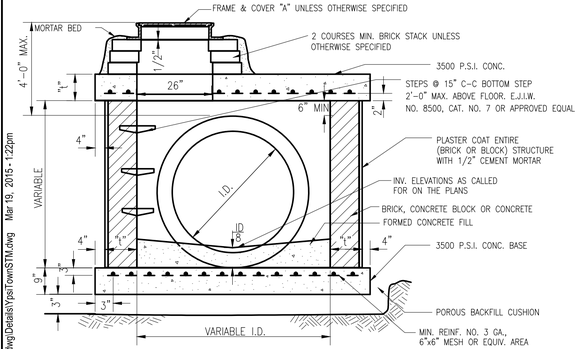
NOTES:

1. MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.

*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



TOP SLAB



OUTLET I.D.	M.H. D	TOP SLAB "T"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	*4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	*4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	*5'-0"	10"	12"	3/4" @ 9" EACH WAY
48" 54"	*6'-0"	11"	12"	7/8" @ 9" EACH WAY

TYPICAL SECTION

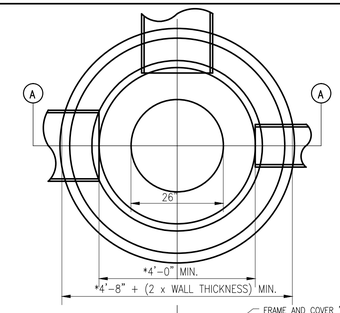
MANHOLE "D"

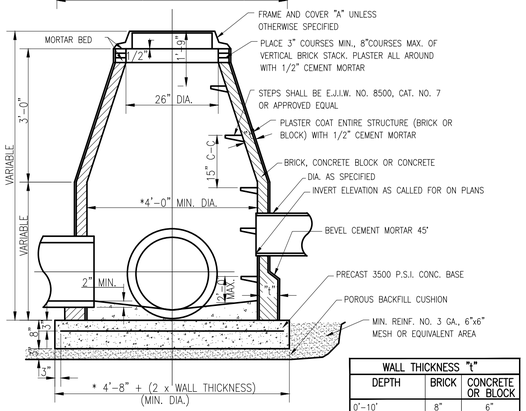
M.H. D	TOP SLAB "T"	WALLS "t"	REINFORCING STEEL (SLAB)
7'-0"	12"	12"	7/8" @ 9" EACH WAY
8'-0"	12"	12"	1" @ 9" EACH WAY

NOTES:

*1. DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE ANGLE OF THE SEWERS.

2. MH. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'–0". MH. "D" SHALL BE CONSTRUCTED WITH A 2' SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.





WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"

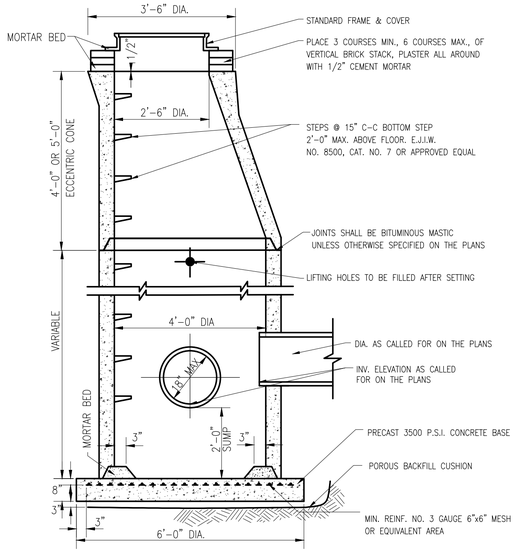
SECTION A–A

MANHOLE "B"

NOTES:

1. MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.

*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



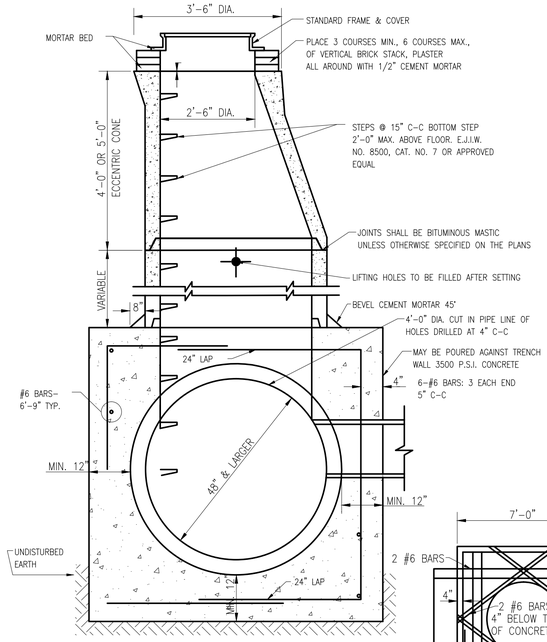
TYPICAL SECTION

PRECAST MANHOLE "E"

NOTES:

1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A

2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C–478–68.



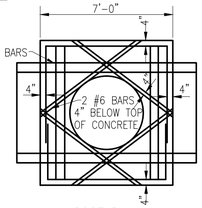
TYPICAL SECTION

PRECAST MANHOLE "C"

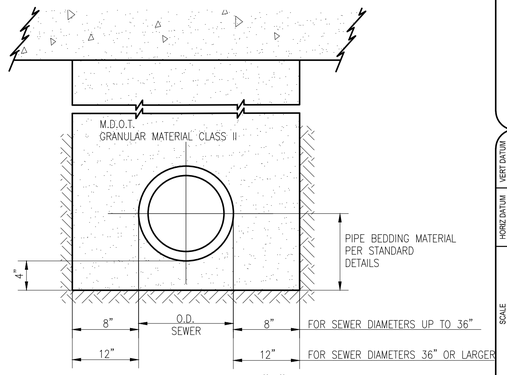
NOTES:

1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.

2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C–478–68.



ROOF PLAN
SCALE: 1/4"=1'

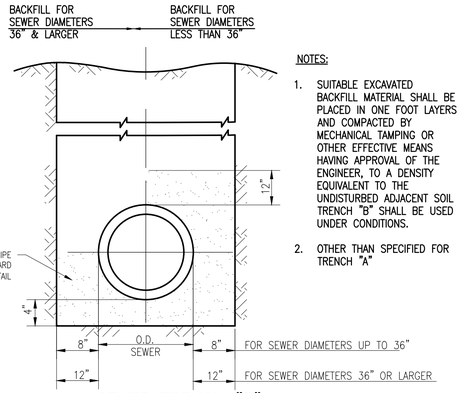


SEWER TRENCH "A"

NOTES:

1. TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT

2. GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT



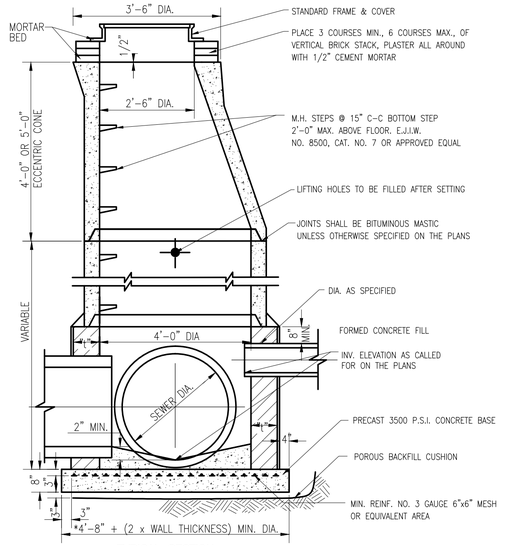
SEWER TRENCH "B"

COMPACTED POROUS BACKFILL PER STANDARD CLASS "B" PIPE BEDDING DETAILS

NOTES:

1. SUITABLE EXCAVATED BACKFILL MATERIAL SHALL BE PLACED IN ONE FOOT LAYERS AND COMPACTED BY MECHANICAL TAMPING OR OTHER EFFECTIVE MEANS HAVING APPROVAL OF THE ENGINEER, TO A DENSITY EQUIVALENT TO THE UNDISTURBED ADJACENT SOIL. TRENCH "B" SHALL BE USED UNDER CONDITIONS.

2. OTHER THAN SPECIFIED FOR TRENCH "A"



TYPICAL SECTION

PRECAST MANHOLE "F"

NOTES:

1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A

2. PRECAST UNITS SHALL MEET REQUIREMENTS SPECIFIED BY A.S.T.M. C–478–68.

*3. DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL, DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"

GENERAL NOTES

STORM SEWER MANHOLES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
2. CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE UNITS ("E", "F", AND "I") IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES ("A" AND "B") IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
   A. MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
   B. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS B. THAN 24" OF UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THAN 30% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
   C. STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE C. OPENING REQUIREMENTS, SHALL BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
   D. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF D. 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER MANHOLE HAS BEEN CONSTRUCTED.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE 3. COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. A "POURED 3500 P.S.I. CONCRETE BASE" WITHOUT STEEL REINFORCEMENT MAY BE 4. SUBSTITUTED FOR PRECAST BASE WHEN APPROVED BY THE TOWNSHIP ENGINEER. A POROUS BACKFILL CUSHION WILL NOT BE REQUIRED UNDER THE POURED BASE UNLESS CONTRACTOR HAS EXCAVATED BELOW THE REQUIRED ELEVATION, AT WHICH TIME THE ENGINEER WILL DECIDE AS TO THE MERITS OF INCREASING THE THICK– NESS OF THE CONCRETE BASE OR THE USE OF A POROUS BACKFILL CUSHION.
5. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, SLAG OR STONE BEDDING 5. SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
6. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED 6. BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
7. WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 7. AT 4" CENTER TO CENTER AROUND PERIPHERY OR OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING SECTION OUT.

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CITY/VILLAGE/TOWNSHIP YPSILANTI | COUNTY WASHTENAW | TOWN 3 S | RANGE 7 E | SECTION 9 | CLIENT CITY OF YPSILANTI | PROJ MGR MM | ENG / ARCH TJL | CADD PR | DATE

SCALE H: - V: - | HORIZ DATUM NAD 83/94 | VERT DATUM NAVD 88 | JOB # 0094-14-0060

REVISIONS:

REVISIONS:

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
CHARTER TOWNSHIP OF YPSILANTI
STANDARD STORM SEWER DETAILS

SHEET 20 OF 23

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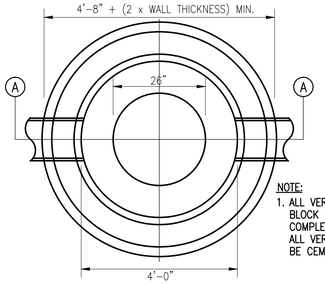
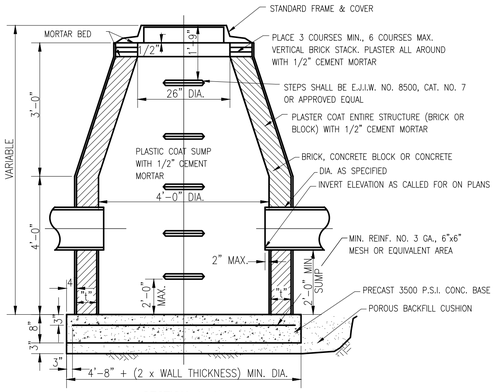
DRAWING PATH: P:\0000_0100\009140060_adams\dwg\Details\YpsiTownSTM.dwg Mar 19, 2015 - 1:22pm



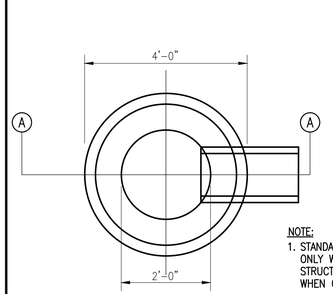
NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.

PLAN VIEW



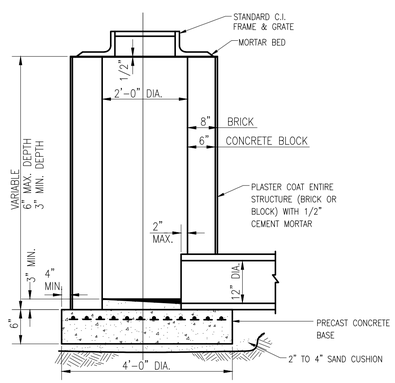
SECTION A-A

CATCH BASIN "A"



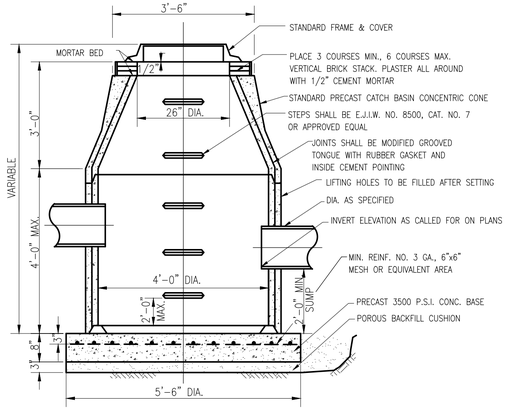
NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

PLAN VIEW



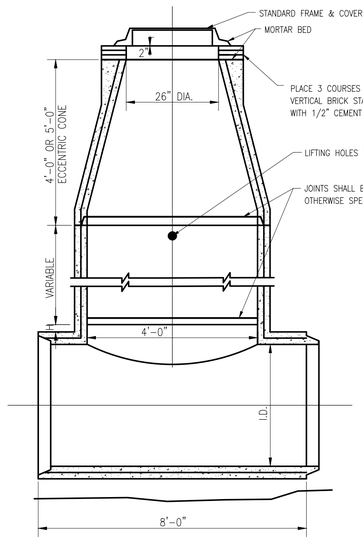
SECTION A-A

STANDARD INLET



CROSS-SECTION

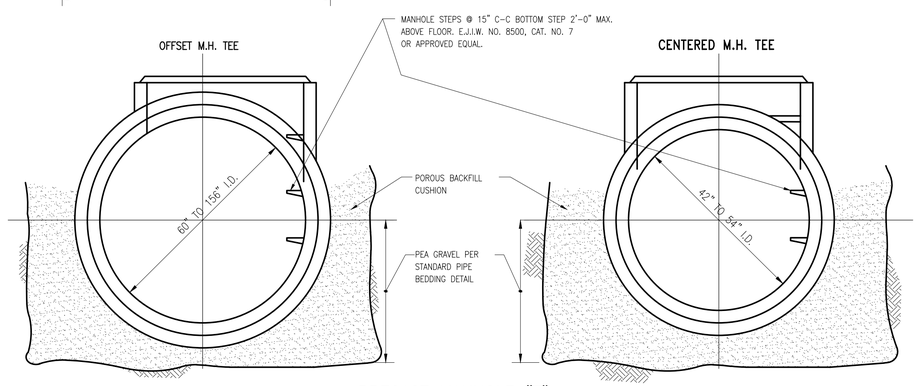
CATCH BASIN "B"



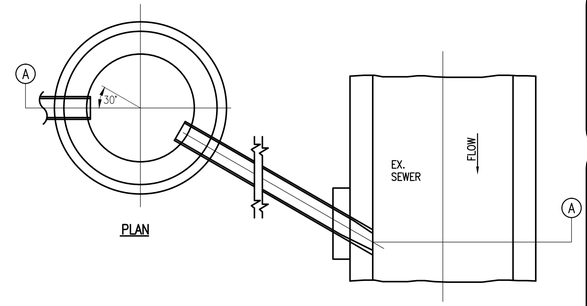
NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

H DIMENSION

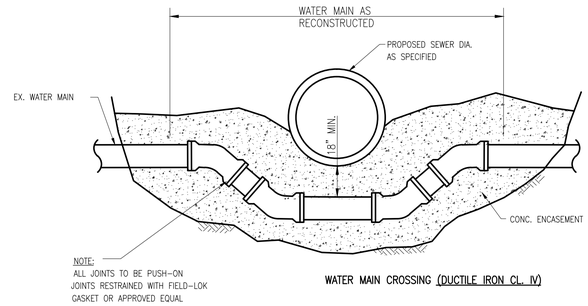
I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	13"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"



PRECAST MANHOLE "T"



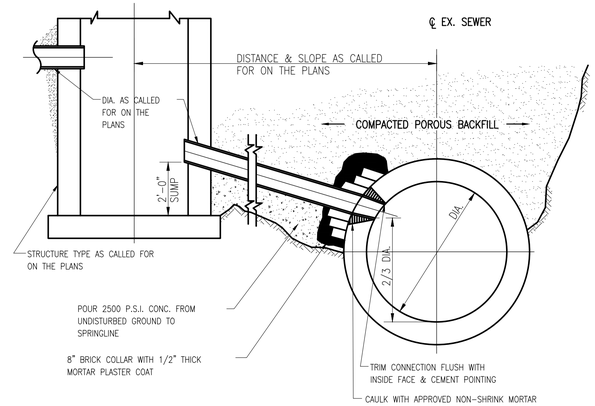
PLAN



NOTE:
ALL JOINTS TO BE PUSH-ON JOINTS RESTRAINED WITH FIELD-LOK GASKET OR APPROVED EQUAL

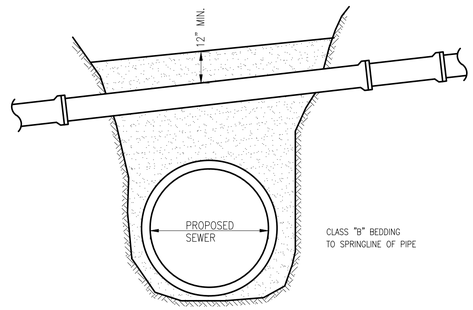
WATER MAIN CROSSING (DUCTILE IRON CL. IV)

WATER MAIN CROSSING



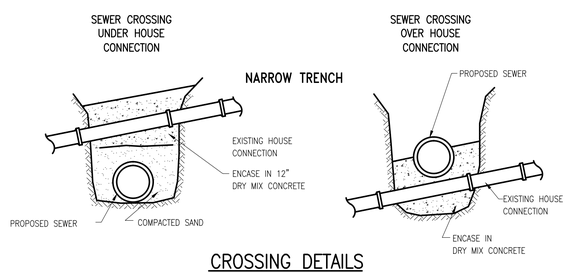
SECTION A-A

TYPICAL CONNECTIONS TO EXISTING SEWERS



HOUSE CONNECTION CROSSING

NOTE:
1. M.D.O.T. GRANULAR MATERIAL CLASS II PLACED IN 6" LAYERS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER LEAD.



CROSSING DETAILS

NOTE:
1. WHEN UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED STONE, SLAG OR DRY MIX CONCRETE SHALL BE USED TO BACKFILL THE TRENCH TO A HEIGHT 12" ABOVE THE TOP OF THE SEWER LEAD.

DRAWING PATH: P:\0000_0100\0094140060_plansheets\dwg\Details\YpsiTownSTM.dwg Mar 19, 2015 - 1:22pm

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DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	CLIENT
12/20/14	PR	TJL	MM	9	3 S	7 E	CITY OF YPSILANTI

REVISIONS	REVISIONS	REVISIONS

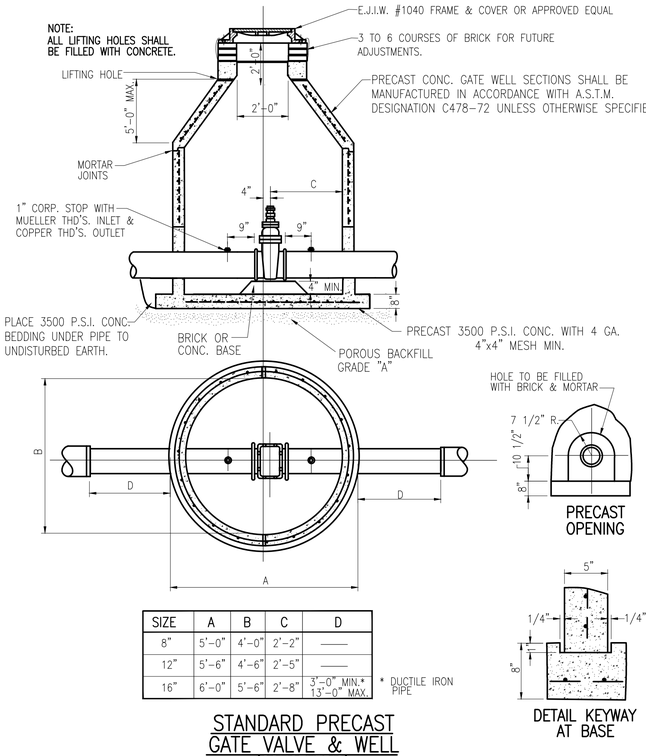
HORZ DATUM	VERT DATUM
NAD 83/94	NAVD 88

SCALE	JOB #
H: - V: -	0094-14-0060

COUNTY	CITY/VILLAGE/TOWNSHIP
WASHTENAW	YPSILANTI

N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
CHARTER TOWNSHIP OF YPSILANTI
STANDARD STORM SEWER DETAILS

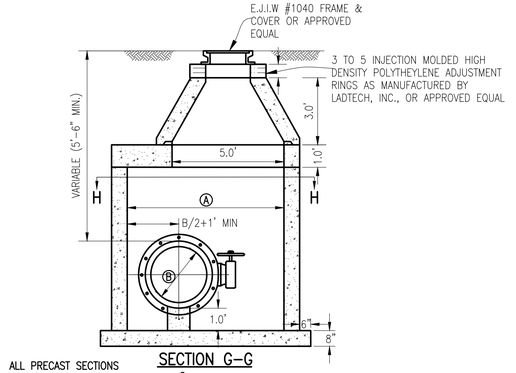
SHEET
21
OF 23



SIZE	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX.

* DUCTILE IRON PIPE

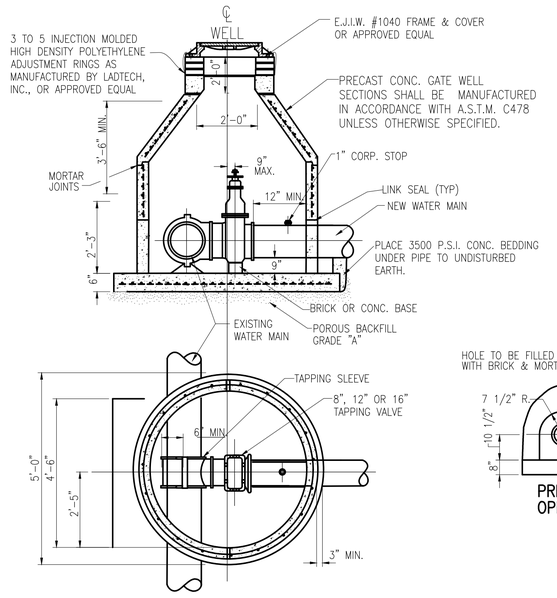
STANDARD PRECAST GATE VALVE & WELL (CONCENTRIC)



Ⓐ DIA WELL	Ⓑ DIA MAIN
7'-0"	20"
7'-0"	24"
8'-0"	30"
8'-0"	36"

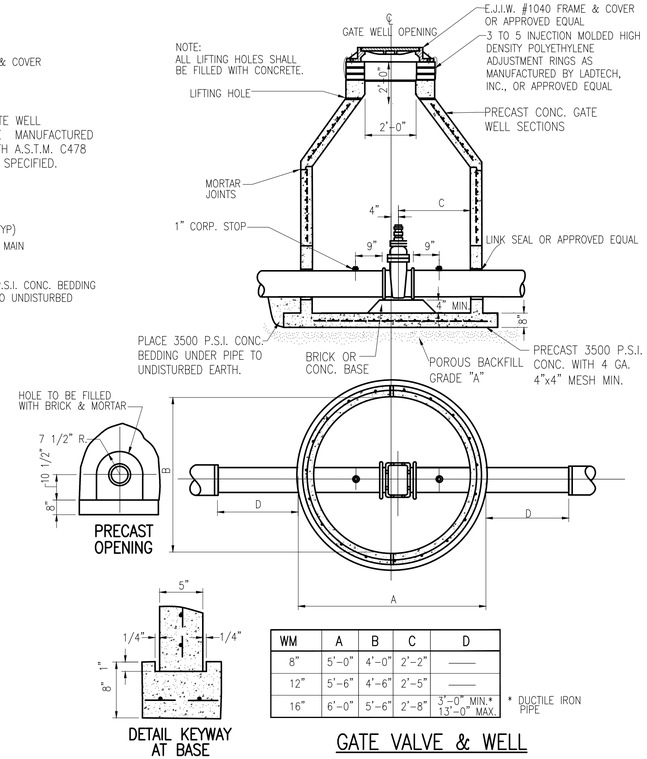
BUTTERFLY VALVE AND WELL (CONCENTRIC)

NOT TO SCALE



TAPPING SLEEVE, VALVE & WELL (CONCENTRIC)

NOT TO SCALE

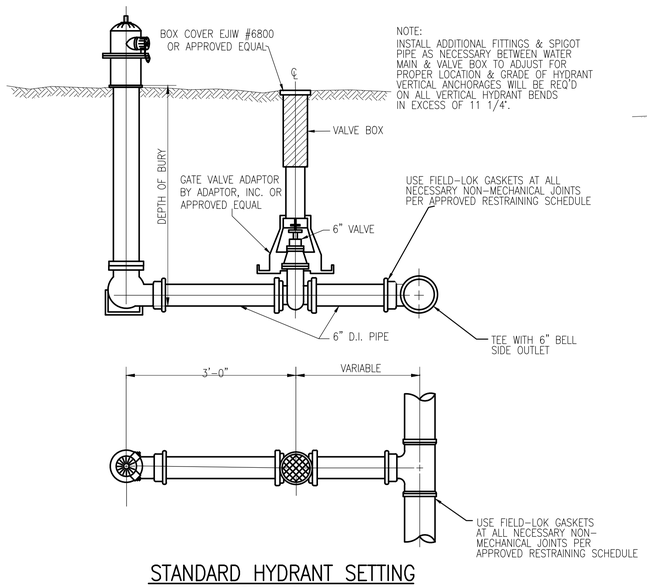


WM	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX.

* DUCTILE IRON PIPE

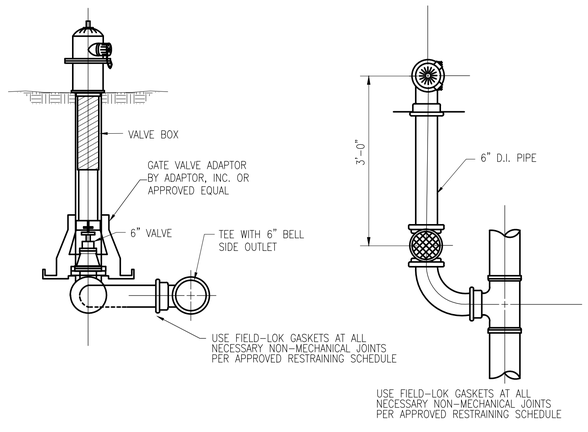
GATE VALVE & WELL (CONCENTRIC)

NOT TO SCALE



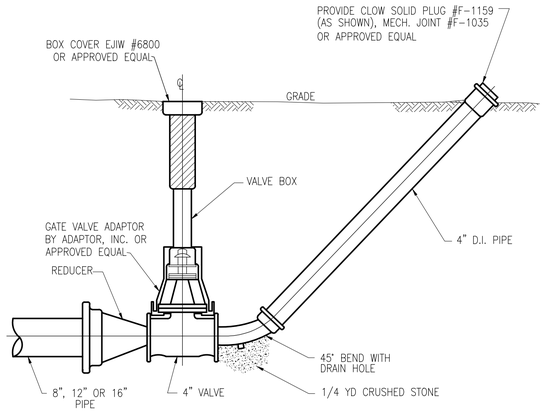
STANDARD HYDRANT SETTING

NOT TO SCALE



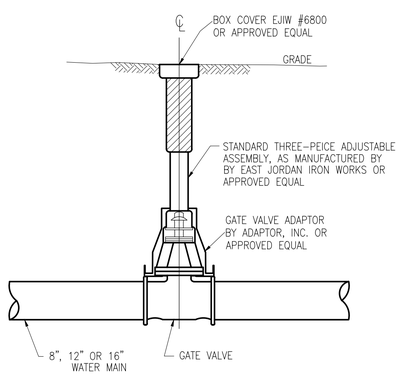
CLOSE COUPLE HYDRANT SETTING

NOT TO SCALE



4" BLOWOFF

NOT TO SCALE



GATE VALVE & BOX

NOT TO SCALE

DRAWING PATH: P:\0000_0100\009414\0060_adams\dwg\Details\YCUA STD WM.dwg Mar 19, 2015 - 1:22pm

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DATE 12/9/14 | CADD PR | ENG./ARCH TJL | PROJ.MGR MM | SECTION 9 | TOWN 3 S | RANGE 7 E | CLIENT CITY OF YPSILANTI

REVISIONS:

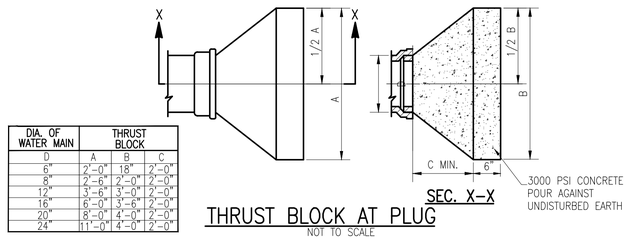
SCALE H: NTS V: NTS | JOB # 0094-14-0060 | HORZ.DATUM NAD 83/94 | VERT.DATUM NAVD 88

CITY/VILLAGE/TOWNSHIP YPSILANTI | COUNTY WASHTENAW

REVISIONS:

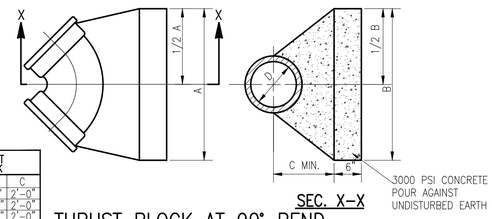
N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
Y.C.U.A.
STANDARD WATER MAIN DETAILS

SHEET 22 OF 23



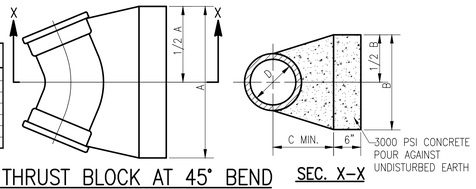
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	18"	2'–0"
8"	2'–6"	2'–0"	2'–0"
12"	3'–6"	3'–0"	2'–0"
16"	6'–0"	3'–6"	2'–0"
20"	8'–0"	4'–0"	2'–0"
24"	11'–0"	4'–0"	2'–0"

THRUST BLOCK AT PLUG
NOT TO SCALE



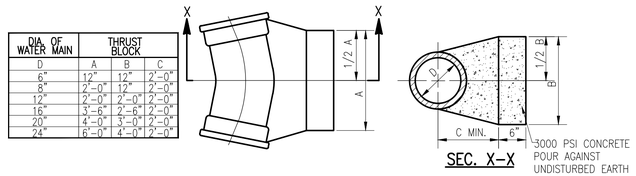
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	2'–0"	2'–0"
8"	3'–6"	2'–0"	2'–0"
12"	5'–6"	3'–0"	2'–0"
16"	6'–0"	4'–0"	2'–0"
20"	12'–0"	4'–0"	2'–0"
24"	17'–0"	4'–0"	2'–0"

THRUST BLOCK AT 90° BEND
NOT TO SCALE



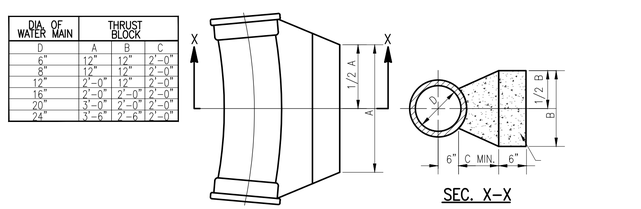
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'–0"	12"	2'–0"
8"	2'–0"	2'–0"	2'–0"
12"	3'–6"	2'–6"	2'–0"
16"	5'–0"	3'–0"	2'–0"
20"	6'–0"	4'–0"	2'–0"
24"	9'–0"	4'–0"	2'–0"

THRUST BLOCK AT 45° BEND
NOT TO SCALE



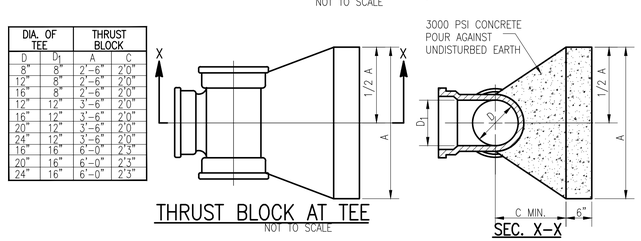
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	12"	12"	2'–0"
8"	2'–0"	12"	2'–0"
12"	2'–0"	2'–0"	2'–0"
16"	3'–6"	2'–6"	2'–0"
20"	4'–0"	3'–0"	2'–0"
24"	6'–0"	4'–0"	2'–0"

THRUST BLOCK AT 22 1/2° BEND
NOT TO SCALE



DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	12"	12"	2'–0"
8"	12"	12"	2'–0"
12"	2'–0"	12"	2'–0"
16"	2'–0"	2'–0"	2'–0"
20"	3'–0"	2'–0"	2'–0"
24"	3'–6"	2'–6"	2'–0"

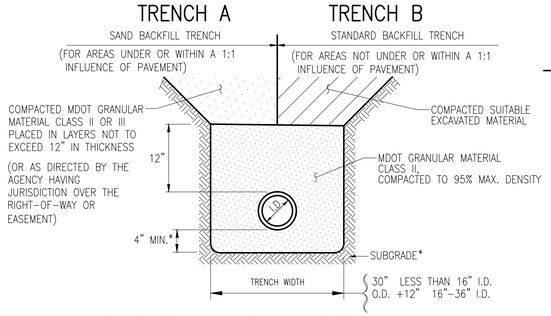
THRUST BLOCK AT 11 1/4° BEND
NOT TO SCALE



DIA. OF TEE		THRUST BLOCK		
D	D_1	A		C
8"	8"	2'–6"	2'0"	
12"	8"	2'–6"	2'0"	
16"	8"	2'–6"	2'0"	
12"	12"	3'–6"	2'0"	
16"	12"	3'–6"	2'0"	
20"	12"	3'–6"	2'0"	
24"	12"	3'–6"	2'0"	
16"	16"	6'–0"	2'3"	
20"	16"	6'–0"	2'3"	
24"	16"	6'–0"	2'3"	

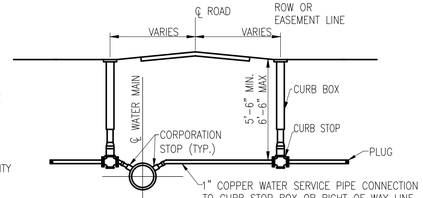
THRUST BLOCK AT TEE
NOT TO SCALE

NOTE:
CONCRETE THRUST BLOCKS WILL NOT BE PERMITTED EXCEPT BEHIND HYDRANT SHOES AND TAPPING SLEEVES. USE OF CONCRETE THRUST BLOCKS IN OTHER LOCATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF YCUA.

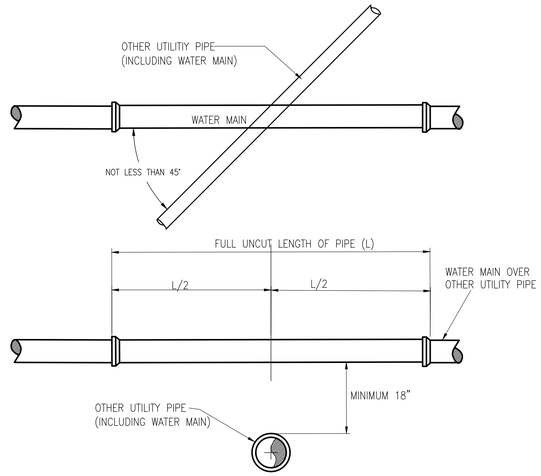


BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

*NOTE: IF THE EXISTING SUBGRADE MATERIAL MEETS THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED EXISTING SUBGRADE MATERIAL.

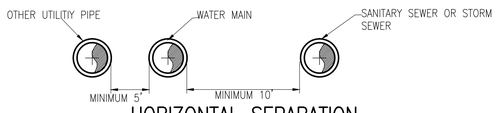


TYPICAL WATER SERVICE
NOT TO SCALE

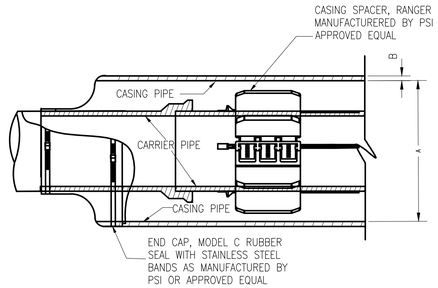


VERTICAL SEPARATION
NOTE: SEPARATION REQUIREMENTS APPLY REGARDLESS OF VERTICAL ALIGNMENTS OF UTILITIES

WATER MAIN CROSSING OTHER UTILITIES



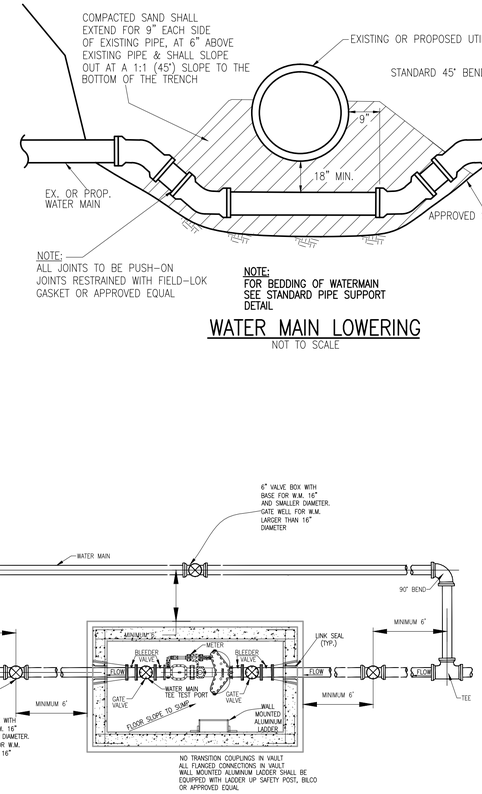
HORIZONTAL SEPARATION
NOT TO SCALE



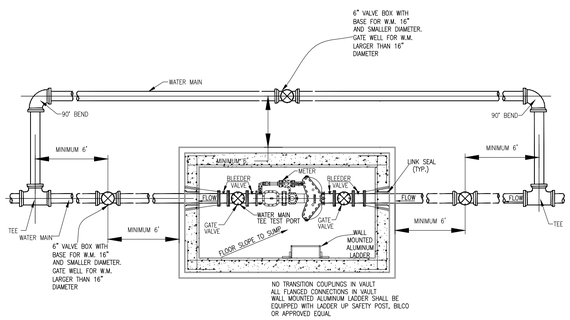
STANDARD CASING SECTION
NOT TO SCALE

NOTES:
1. NO WATER SHALL BE USED IN BORING UNDER RAILROADS.
2. MAINTAIN MIN. OF 5'–6" OF COVER BETWEEN BASE OF RAIL & TOP OF CASING.
3. THE ENDS OF THE CASING SHALL BE SUITABLY PROTECTED AGAINST THE ENTRANCE OF FOREIGN MATERIAL, BUT SHALL NOT BE TIGHTLY SEALED.
4. CASING SPACERS AND END SEALS SHALL BE INSTALLED IN ACCORDANCE WITH MANFACTURER'S RECOMMENDATIONS.

DIA. OF WATER MAIN	MIN. (I.D) A	ROAD CROSSING MIN. "B"	RAILROAD CROSSING MIN. "B"
6"	14"	0.250"	0.312"
8"	16"	0.250"	0.375"
12"	20"	0.250"	0.438"
16"	24"	0.250"	0.500"
20"	30"	0.375"	0.500"
24"	36"	0.375"	0.500"

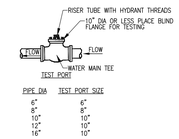


WATER MAIN LOWERING
NOT TO SCALE

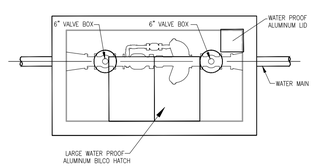


MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOT TO SCALE

NOTES:
1. WHERE POSSIBLE THE METER VAULT SHALL BE LOCATED AWAY FROM TRAFFIC AREAS, ROADS, PARKING LOTS, ETC.
2. THE ACCESS HATCH SHALL BE SIZED LARGE ENOUGH TO ACCOMMODATE REMOVAL OF THE LARGEST METER OR THE LARGEST APPURTENANCE FOR MAINTENANCE PURPOSES. THE HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY. METER VAULT HATCH SHALL BE WATER TIGHT.
3. THE METER VAULT FLOOR SHALL BE SLOPED TO THE SUMP.
4. ELECTRICAL SERVICE SHALL BE SUPPLIED TO THE VAULT.



PIPE DIA	TEST PORT SIZE
6"	6"
8"	8"
10"	10"
12"	10"
16"	10"



MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE

OHM

CITY/VILLAGE/TOWNSHIP: YPSILANTI
COUNTY: WASHTENAW
TOWN 3 S | RANGE 7 E | SECTION 9
PROJ MGR: MM
ENG / ARCH: TJL
CADD: PR
DATE: 12/9/14
REVISIONS:
SCALE H: - V: -
HORZ DATUM: NAD 83/94
VERT DATUM: NAVD 88
JOB #: 0094-14-0060
REVISIONS:
CLIENT: CITY OF YPSILANTI
REVISIONS:

WWW.OHM-ADVISORS.COM
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N ADAMS STREET RECONSTRUCTION
PEARL TO CROSS
Y.C.U.A.
STANDARD WATER MAIN DETAILS

SHEET 23 OF 23

DRAWING PATH: P:\0000_0100\009\140060_adams\dwg\Details\YCUA STD 11M.dwg Mar 19, 2015 - 1:22pm