

Agenda
Planning Commission
Wednesday, 20 November 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Mike Davis, Jr	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Michael Simmons	P	A

III. Approval of Minutes

- September 18, 2019,

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public

V. Old Business

VI. New Business

- Octapharma Site Plan Review
- 2020 Calendar of PC Meetings for Approval
- Capital Improvements Review

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Housing Plan

X. Adjournment

ACTION MINUTES
Planning Commission
Wednesday, 18 September 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Mike Davis, Jr	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	P

III. Approval of Minutes

- August 21, 2019
Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- 1820 Washtenaw
Special Use/Site Plan
Motion to open public hearing:
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga
Approved: Yes – 7; No – 0; Absent – 0
Motion to close public hearing:
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 0
Motion that the Planning Commission approve the Special Use Permit for the Indica Provisioning Center with the following findings and conditions:
Findings: The application is substantially in compliance with §122-324(b).
Conditions: Special use approval shall be subject to approval of site plan.
Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 1 (Davis Jr.); Absent – 0

Motion that the Planning Commission approve the Limited Site Plan for the Indica Provisioning Center with the following findings, waivers, and conditions:

Findings

The application substantially complies with §122-311.

Waivers

A waiver for the southern portion of the site 122-634(d), with the finding that a 30-42" screening fence of at least 50% opacity when not within 20' of a building, in conformance with corner visibility requirements, beginning from the south parking lot through to the rear lot line, meets the intent of the zoning ordinance in general and this district in particular by preserving a sense of connectedness and existing

sightlines between properties.

Conditions

- Dimension parking spaces.
- Supply two handicap -placard parking spaces in front parking lot
- Provide off-street parking landscaping in conformance with 122-684
- Provide at least 2 bike hoops (4 spaces) on site, at least one per parking area, in conformance with 122-693.
- Provide sidewalk on Washtenaw. MDOT permit required.
- Repair the sidewalk on Whittier
- Repair the storm drain on the Whittier street frontage.
- Any new or changed lighting shall conform with the provisions of 122-609.
- Any dumpster/waste collection area to conform with screening requirements of 122-608
- Applicant to provide screening fence to east and west.
- Staff recommends that applicant to provide 2 trees in front yard & fee-in-lieu for remaining 3 trees, due to site constraints.
- Remove North/South sidewalk internal to the site, and gate it to prevent foot traffic within the site. The Washtenaw sidewalk should be offset at least 10 feet from the existing curb and should be continuous with the surrounding sidewalk on adjoining parcels.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 0

VI. Old Business

VII. New Business

- Master Plan/Sustainability Plan update

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access Committee report

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Simmons; Seconded By: Commissioner Jugenitz

Approved: Yes – 7; No – 0; Absent – 0



11/20/2019

**Staff Review of Site Plan Review
Octapharma Plasma
815 W Michigan Avenue**

GENERAL INFORMATION

Applicant: Washtenaw Engineering Company
3526 W Liberty Road, Suite 400
Ann Arbor, MI 48103

Project: Octapharma Plasma Expansion

Application Date: 09/16/19

Location: South side of W Michigan Avenue between Summit and Hawkins

Zoning: GC – General Corridor

Action Requested: Site Plan Approval

Staff Recommendation: Approval with conditions

PROJECT AND SITE DESCRIPTION

The total for all three parcels is 1.13 acres; this includes 809 W Michigan Ave, 815 W Michigan Ave, and 822 Hill Street, parcels # 11-11-39-131-001, 11-11-39-131-015, and 11-11-39-131-013, respectively. These contiguous parcels including frontage on West Michigan and Hill St.

Zoned **GC- General Corridor**, which allows for commercial establishments, restaurants, offices, and other businesses that are geared toward automobile traffic. Medical or dental clinics, 10,000 square feet or more are permitted by right under §122-451 of the zoning code.

The plans submitted call for reducing the number of parking spots from 54 to 49 with no barrier free or compact spaces reserved, which is less than what is required for compliance with ADA standards. This site plan amendment primarily serves the purpose of expanding the building frontage on Michigan Ave for storage. Staff recommends resolving significant legal nonconformities that exist on site currently as part of the conditional approval recommendation.

Figure 1: Subject Site Location

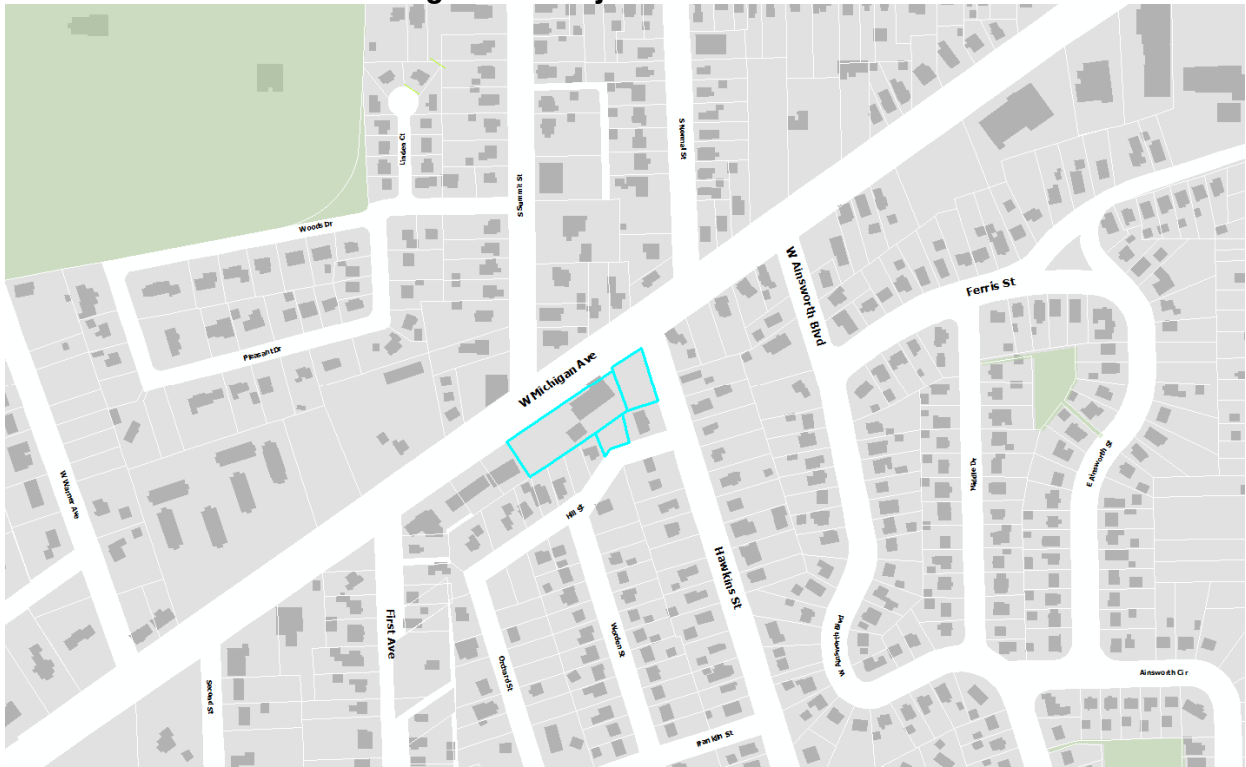


Figure 2: Site Aerial (2015)



Figure 3: Photo of the site (Google Image, 2019)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-Mid
EAST	Residential	Single Family Residential
SOUTH	Residential	Single Family Residential
WEST	Church	GC

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a sketch plan for review in lieu of a full site plan per §122-126(19).

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms to all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure N: Building location and site arrangement.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-466	Determined by lot size	Single story commercial	Unchanged
LOT REQUIREMENTS			

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Width ft	Min 50	Max 300	416.80	Unchanged
Depth ft	Min 100	Max 300	105.55	Unchanged
Area sf	Min 7500	Max 90,000	49,302	Unchanged
Coverage %	Min -	Max 60%	15.4%	16.7%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 5	Max 15	5	Unchanged
Side setback ft	Min 0	Max -	0	3'6", 13'
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	15	35'
Frontage buildout %	Min 50	Max 100	25%	33%
Height stories	Min 1	Max 1	2 stories	+ 1 Story
PARKING PROVISIONS	Location:		Front, Rear, and East	5 spaces removed from the front.
PRIVATE FRONTAGES	Required: Thoroughfare Commercial			
Distance between façade openings ft	Min -	5 ft	20 ft	No change
Door recess Ft	Min -	5 ft	0 ft	No change
Ground floor transparency %	Min 50%	-	95% +/- at main door	No change
Height to bottom of window ft	Min -	Max 3 ft	No windows besides main entrance.	No windows proposed as the addition will be a walk-in cooler.

Items to be addressed: None

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"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."

Items to be addressed: None

SITE ACCESS, TRAFFIC, AND PARKING

§122-311(d)

"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."

Figure N: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.	Front entrance does not face street addressed	Unchanged
NC: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan	Less than 3 acres	Unchanged
	Easements: nonmotorized plan, ReImagine Washtenaw, other	None	Unchanged
§122-685 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)	Parking dimensions vary from 8 x 15 ft. to 9 x 18 ft.	Unchanged

§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.	0 Barrier Free	1 required, 2 recommended by staff. 0 proposed.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	5' walkway present from entrance to contiguous sidewalk along MI Ave. No raised or marked crosswalks within parking lot	Unchanged
Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Measures between 20 and 30 ft. measures less than 50 fifty ft. from intersection.	Unchanged
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.	Each driveway is more than 10 ft wide	Unchanged
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	Asphalt	Unchanged
Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	On site storm sewer drain graded in front parking lot.	Unchanged

	Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.	Parking located in the front, side, and rear of the building	Permitted in the side, street side, and rear yards. Existing non-confirming in the front yard. Removal of parking in the front actually helps reduce this conformity.
	Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	All striping is wider than 3 inches	Unchanged
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, 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 encroaching upon any landscaping.	Not all parking spaces on site currently have wheel stops	Missing wheel stops must be placed on site.
	Lighting	With the exception of 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. All such outdoor lighting shall meet the requirements of §122-609.	No photometric provided in the plans	Applicant to provide photometric for the entire site.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces	Over a dozen trees currently on site.	Unchanged
		1 landscape island for each 16 spaces	1 landscaped islands	0 proposed, staff recommends 2 landscaped islands

		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	0 landscaped islands	Unchanged
		All aisle-ends & corners protected w curbed island	None	Unchanged
		3' between curb and planting (5' if vehicle overhang)	Less than 3 ft	Unchanged
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	Screening consists of fencing and landscaping along rear abutting R-1.	Unchanged. Must be a solid wall or fence constructed of face brick, poured-in-place simulated face brick, precast brick face panels having simulated face brick, stone, or wood.
		3'-4' screen 80% opacity where visible from ROW	Sufficient opacity	Unchanged
		Landscaped areas, walls, structures, walks- must be protected by curbing	Sufficient curbing is landscaped areas	Unchanged
§122-691	Motor spaces	BY USE		
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2	5 bicycle spaces are provided	Proposed unchanged, 49 total parking spaces requires 9 bicycle spaces.
§122-692	Parking discounts	Transit	None	Unchanged
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path	Sidewalk is provided	Unchanged
§122-675	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.	Sufficient visibility at driveways and intersections	Unchanged

§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'	No Off Street Loading provided	Applicant must provide a truck turning plan for rear deliveries.
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Items to be addressed: The existing site currently lacks any barrier free spaces staff recommends requiring at least 1 barrier free spot and would prefer to see 2 spaces made available. Staff recommends closing the easternmost upper level curb cut due to potential conflict with the new building. Rearrange remaining parking (entrance appropriately located opposite Summit) for flow and accessibility. Not all existing parking spaces have wheel stops and should be required to replace those missing. No Photometric Study exists for the entire site to determine sufficient lighting conditions. Staff recommends 2 landscaped islands be provided to comply with the requirement in §122-684 per the number of parking spaces on site. Staff recommends the addition of 5 new bicycle spaces to bring into compliance with 1 per 5 parking spaces standard. Staff recommends a truck turning plan for the deliveries taken in the upper lot. Rear parking screening must be a solid wall or fence constructed of face brick, poured-in-place simulated face brick, and precast brick face panels having simulated face brick, stone, or wood.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

(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 Engineering review required because there is no impervious surface changes, slope/grade issues, or utility issues.

Items to be addressed: None

SCREENING

§122-311(h)

"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 N: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 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	Unknown	Applicant shall submit a photometric to ensure dark sky compliance.
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Applicant must provide plan for trash storage areas.
§122-631 Landscape plan		None provided	Landscape plan not provided, applicant must provide this for consideration.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height	Insufficient screening provided in rear parking abutting R-1 neighborhood	Unchanged, does not meet opacity requirements and must be addressed
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees	No street trees provided	416 ft. of frontage on MI Ave requiring 13 trees.
§122-638 Site Landscaping	10%	Meets requirement	Unchanged

Items to be addressed: Applicant shall submit a photometric to ensure dark sky compliance. Applicant shall provide a plan for trash storage area. Applicant shall submit a landscaping plan and address street tree deficit of 13 trees and 2 landscaped islands. A chain fence exists in the rear parking lot but does not meet the opacity requirements listed in §122-634.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

None Required

MASTER PLAN CONSIDERATIONS

§122-311(k)

"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."

Safety Comes First. Ensure lighting recommendations are followed.

Diversity is our strength. This development sustains the existing economic diversity of the City.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the Octapharma Plasma at approximately 815 W Michigan Ave with the following conditions:

Conditions

1. The existing site currently lacks any barrier free spaces staff recommends requiring at least 1 barrier free spot and would prefer to see 2 spaces made available.
2. Staff recommends closing the easternmost upper level curb cut due to potential conflict with the new building. Rearrange remaining parking (entrance appropriately located opposite Summit) for flow and accessibility.
3. Not all existing parking spaces have wheel stops and should be required to replace those missing.
4. No Photometric Study exists for the entire site to determine sufficient lighting conditions.
5. Staff recommends 2 landscaped islands be provided to comply with the requirement in §122-684 per the number of parking spaces on site.
6. Staff recommends the addition of 5 new bicycle spaces to bring into compliance with 1 per 5 parking spaces standard.
7. Staff recommends a truck turning plan for the deliveries taken in the upper lot.
8. Rear parking screening must be a solid wall or fence constructed of face brick, poured-in-place simulated face brick, and precast brick face panels having simulated face brick, stone, or wood.
9. Applicant shall submit a photometric to ensure dark sky compliance.
10. Applicant shall provide a plan for trash storage area.
11. Applicant shall submit a landscaping plan and address street tree deficit of 13 trees and 2 landscaped islands.
12. A chain fence exists in the rear parking lot but does not meet the opacity requirements listed in §122-634.

Christopher Jacobs

Community Development Manager, Community & Economic Development Department

CC

File

Washtenaw Engineering Company

Site designer 1 (architect or other lead designer)

ADMINISTRATIVE AMENDMENT

809-815 W. MICHIGAN AVE

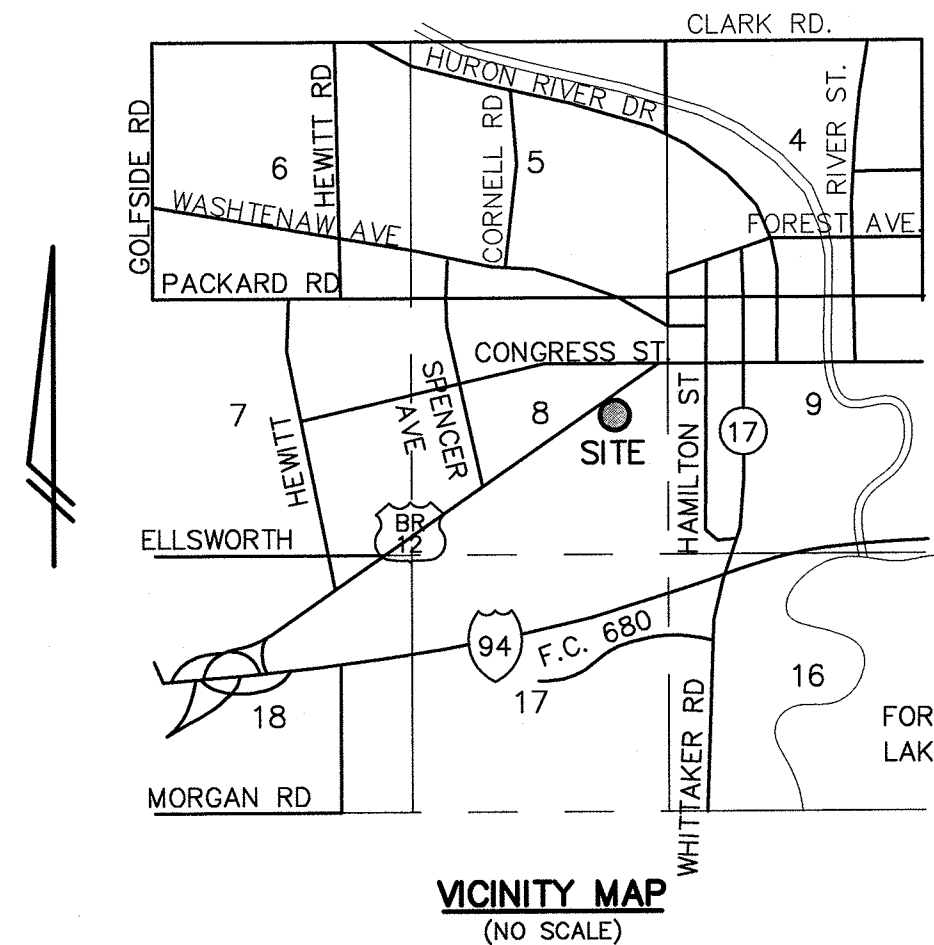
CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF YPSILANTI AND THE W.C.R.C. SPECIFICATIONS.
2. ALL WORK NOT COVERED BY THE ABOVE WILL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, PROPOSED SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
3. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
6. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) FOR UTILITY LOCATIONS.
7. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
8. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
10. ANY CONDITIONS EXISTING ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION CONTROL PERMIT.
11. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
12. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRE VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE.
13. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
14. THE FINISHED SUBBASE MUST BE GRADED WITHIN A TOLERANCE OF $\pm 3/4$ INCH OF THE DESIGN GRADE AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE SUBBASE.
15. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
16. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
17. THERE ARE TO BE NO STOCKPILES OF TOPSOIL ONSITE. ANY EXCAVATED TOPSOIL IS TO BE REMOVED PROMPTLY BY THE CONTRACTOR.

PARCEL ID # 11-11-39-131-001, 11-11-39-131-013 & 11-11-39-131-015
A PART OF THE SOUTHEAST 1/4 SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN

FOR:
OCTAPharma PLASMA, INC.
813 W. MICHIGAN AVE.
YPSILANTI, MI 48197
734-483-2084



SITE DATA TABLE

	EXISTING	REQUIRED	PROPOSED
ZONING	GC	GC	GC
LOT AREA	49,302 SF	60,000 SF MAX	49,302 SF
GROUND FLOOR AREA	7,476 SF±	—	805 SF± (TOTAL=8,281 SF±)
GROUND FLOOR COVERAGE	15.4%	—	16.7%
TOTAL FLOOR AREA	17,702 SF±	—	18,504 SF±
OFFICE AREA	8,771 SF±	—	8,771 SF±
STORAGE AREA	8,930 SF±	—	9,732 SF±
FLOOR AREA RATIO	35.9%	90% (OVERALL PROP.)	37.5%
SETBACKS			
FRONT	5 FT	0 FT	8 FT (MICHIGAN AVE)
REAR	15 FT	10 FT	76.5 FT (SE'LY)
SIDE	0 FT	0 FT	155 FT (NW'LY)
MIN. WIDTH	416.8	60 MIN	416.8 FT
NUMBER OF BUILDINGS	3	15	1
HEIGHT	(2) STORY	(2) STORY	(1) STORY
PARKING	54 TOTAL 54 REGULAR 1 BARRIER FREE		49 TOTAL 49 REGULAR COMPACT BARRIER FREE (2 VAN)

GC - GENERAL CORRIDOR

PARKING CALCULATIONS:
STORAGE SPACE = 1 SPACE / 1000 SQFT. = 9,732.55 / 1000 SQFT. = 9.7 OR 10 SPACES
OFFICE SPACE = 1 SPACE / 300 SQFT. = 8,771.55 / 300 SQFT. = 29.2 OR 30 SPACES
TOTAL SPACES BASED ON SQFT = 10 + 30 = 40 SPACES

EMPLOYEES ON SHIFT = 1 SPACE / 1.5 EMPLOYEES + 5 SPACES =
TOTAL SPACES BASED ON EMPLOYEES =

SHEET TITLE SHEET NO.

COVER. 1
BOUNDARY AND TOPOGRAPHICAL SURVEY. 2
SITE & REMOVAL PLAN. 3
UTILITY, GRADING AND SOIL EROSION &
SEDIMENTATION CONTROL PLAN 4

ARCHITECTURAL PLANS
BASEMENT FLOOR PLANS. A1.1 5
LOWER LEVEL FLOOR PLANS. A1.2 6
GROUND LEVEL FLOOR PLANS. A1.3 7
BUILDING SECTIONS AND ELEVATIONS A4.1 8

YPSILANTI COMMUNITY UTILITY AUTHORITY SPECIFICATIONS AND STANDARD DETAILS
SOIL EROSION CONTROL 9

OWNER/APPLICANT

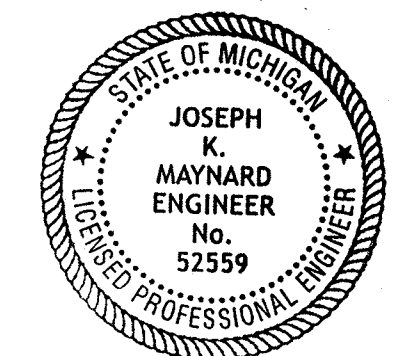
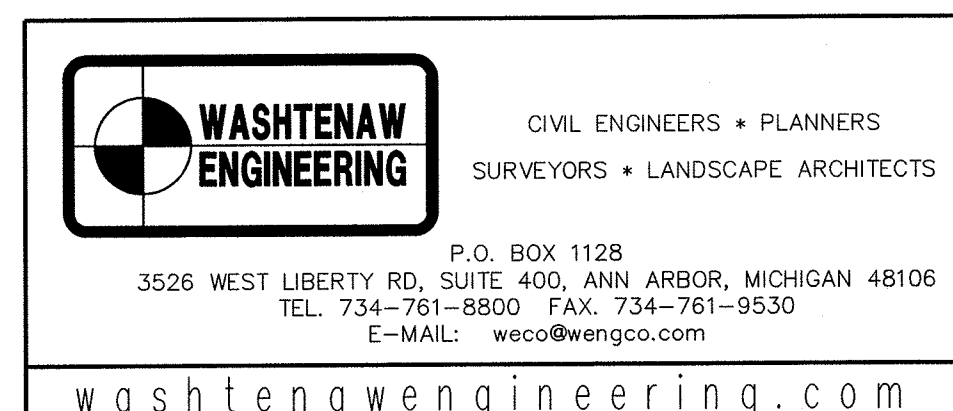
RR COMPANY OF AMERICA, LLC
1100 CAMELLIA BLVD, STE 201
LAFAYETTE, LA 70508
OFFICE: 337-216-6539

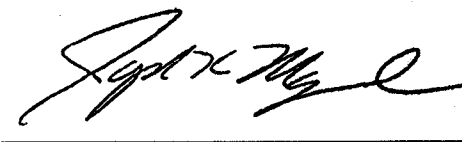
CIVIL ENGINEERING

WASHTENAW ENGINEERING COMPANY
3526 W. LIBERTY RD., SUITE 400
ANN ARBOR, MI 48106
OFFICE: 734-761-8800

ARCHITECT

ERIK JORGENSEN
24200 146TH STREET
LEAVENWORTH, KS 66048
OFFICE: 913-558-5548



PREPARED BY 
JOSEPH K. MAYNARD P.E., MICH No. 52559

ORIGINAL: 9-6-19

OCTAPharma PLASMA, INC. - ADMINISTRATIVE AMENDMENT



THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTEAM ENGINEERING COMPANY (WECO) IS NOT ADDED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS AGREEMENT.

_____ r _____ = EXISTING STORM
 _____ s _____ = EXISTING SANITARY
 _____ w _____ = EXISTING WATER
 _____ g _____ = EXISTING GAS
 _____ e _____ = EXISTING ELECTRIC
 _____ t _____ = EXISTING TELEPHONE

REVISIONS

PREPARED BY Joseph K. Maynard
JOSEPH K. MAYNARD P.E., MICH No. 52559



STATE OF MICHIGAN
JOSEPH
K.
MAYNARD
ENGINEER
No. 52559
LICENSED PROFESSIONAL ENGINEER

SECTION 8 TOWN 3 SOUTH RANGE 7 EAST

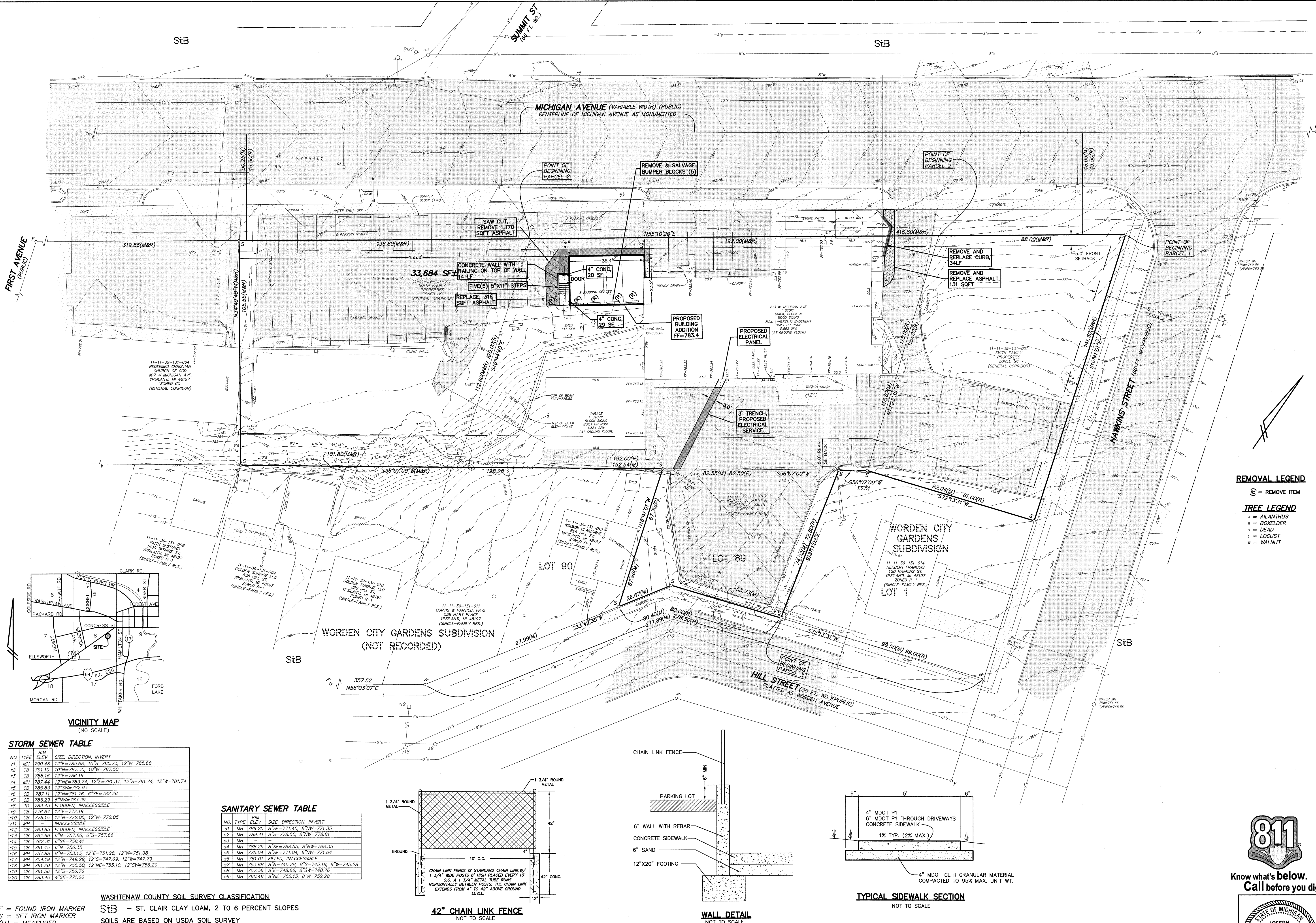
CITY OF YPSILANTI

WASHTENAW COUNTY • MICHIGAN

DATE	<u>9-6-19</u>	JOB NO.	<u>32553</u>
SHEET	3	DWG NO.	<u>553-site</u>
		FIELD BOOK	<u>643</u>
		FILE NO.	<u>10438</u>

The logo for Washtenaw Engineering is located in the bottom right corner. It consists of a circle divided into four quadrants by a cross. The top-left and bottom-right quadrants are black, while the top-right and bottom-left quadrants are white. To the right of the circle, the words "WASHTENAW" and "ENGINEERING" are stacked vertically in a bold, sans-serif font.

CIVIL ENGINEERS
PLANNERS * SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8800
FAX. 734-761-9530
JENNY@ENVIRONMENTALCONCEPTS.COM



THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND ANY OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND ANY OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

— = LIGHT POLE
— = UTILITY POLE
— = GUY ANCHOR
— = HYDRANT

• = SPOT ELEV.
• = POST
• = GATE VALVE
— = SIGN

TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
○ = CATCHBASIN
— = END SECTION

— = GRAVEL
— = FENCE
— = CONCRETE
— = ASPHALT

— = EXISTING STORM
— = EXISTING SANITARY
— = EXISTING WATER
— = EXISTING GAS
— = EXISTING ELECTRIC
— = EXISTING TELEPHONE

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

STB - ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

TREE LEGEND

— = ALANATHUS
— = BOXELDER
— = DEAD
— = LOCUST
— = WALNUT

BENCHMARK BM1=CHISEL "X" IN CONCRETE CURB, 73± S'LY OF MICHIGAN AVE AND 92± W'LY OF BUILDING (813 W. MICHIGAN AVE), ELEV=789.05 (NAVD 88).

BM2=SE BOLT ON LIGHTPOLE BASE AT THE NWLY CORNER OF MICHIGAN AVE AND SUMMIT ST INTERSECTION, ELEV=791.12 (NAVD 88).

REVISIONS

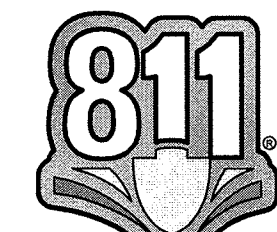
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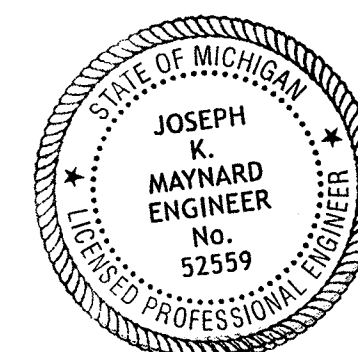
SCALE: 1"=10'

PREPARED BY: *Joseph K. Maynard*

JOSEPH K. MAYNARD P.E., MICH No. 52559



Know what's below.
Call before you dig.



SECTION 8 TOWN 3 SOUTH RANGE 7 EAST

CITY OF YPSILANTI

DATE 9-6-19

JOB NO. 32553

DWG NO. 553-grd uti

FIELD BOOK 643

SHEET 4

FILE NO. 10438

809-815

W. MICHIGAN AVE

& 822 HILL ST

UTILITY, GRADING AND SOIL

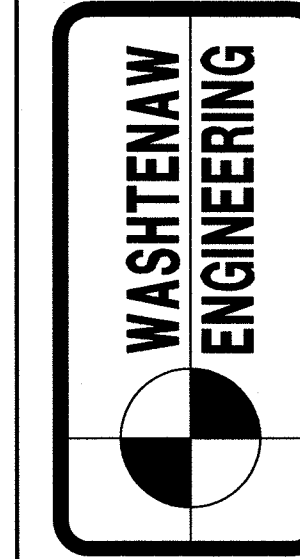
EROSION & SEDIMENTATION

CONTROL PLAN

OCTAPHARMA

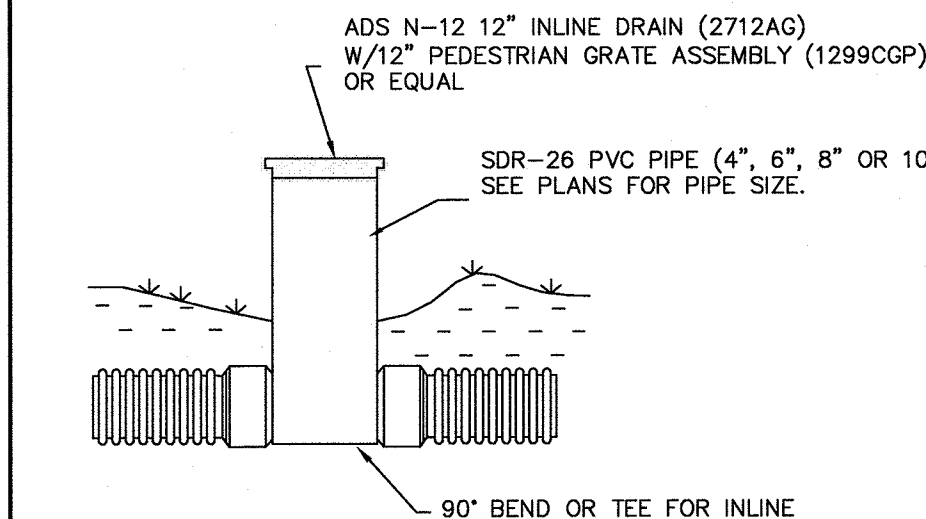
PLASMA, INC.

10644 WEST LAKE DR
CHARLOTTE, NC 28273
TEL 704-654-6660
www.octapharmaplasmac.com

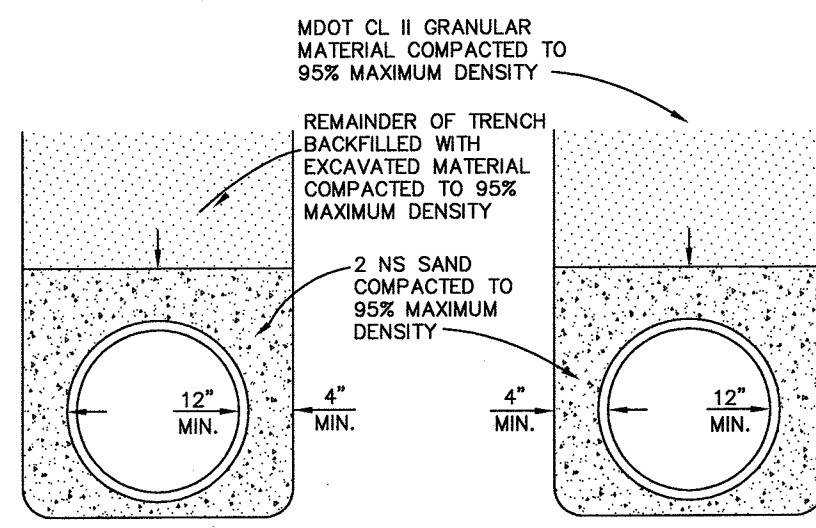


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LANDSCAPE ARCHITECTS

3526 W. LIBERTY RD
ANN ARBOR, MI 48103
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WWW.WASHTENAWENGINEERING.COM



PVC DRAIN SECTION
NOT TO SCALE

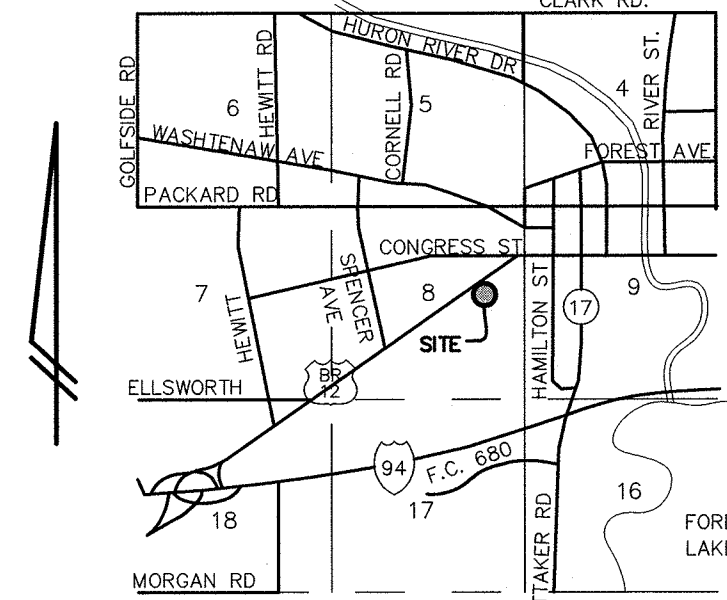


PROPOSED STORM SEWER & WATER MAIN BEDDING
OUTSIDE THE INFLUENCE OF ROAD CORRIDOR (NOT TO SCALE)

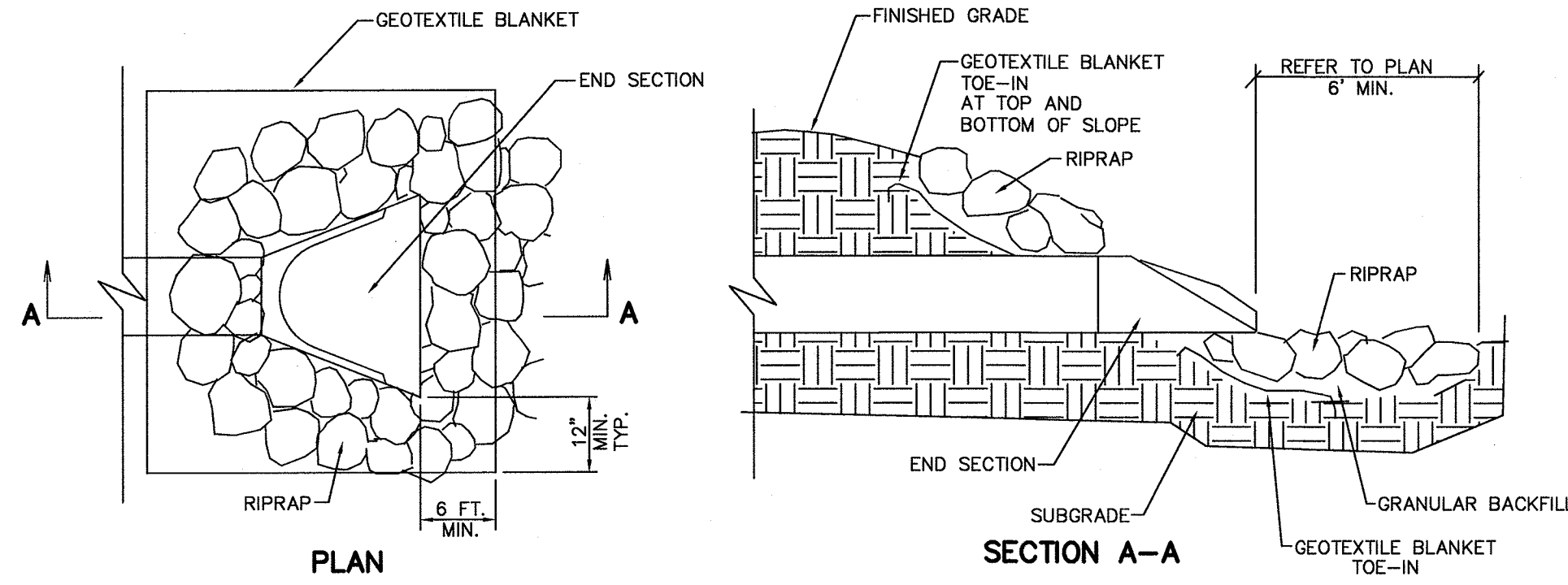
PROPOSED UTILITY BEDDING
IN ROAD CORRIDOR (NOT TO SCALE)

BEDDING AND UTILITY DETAIL
(NOT TO SCALE)

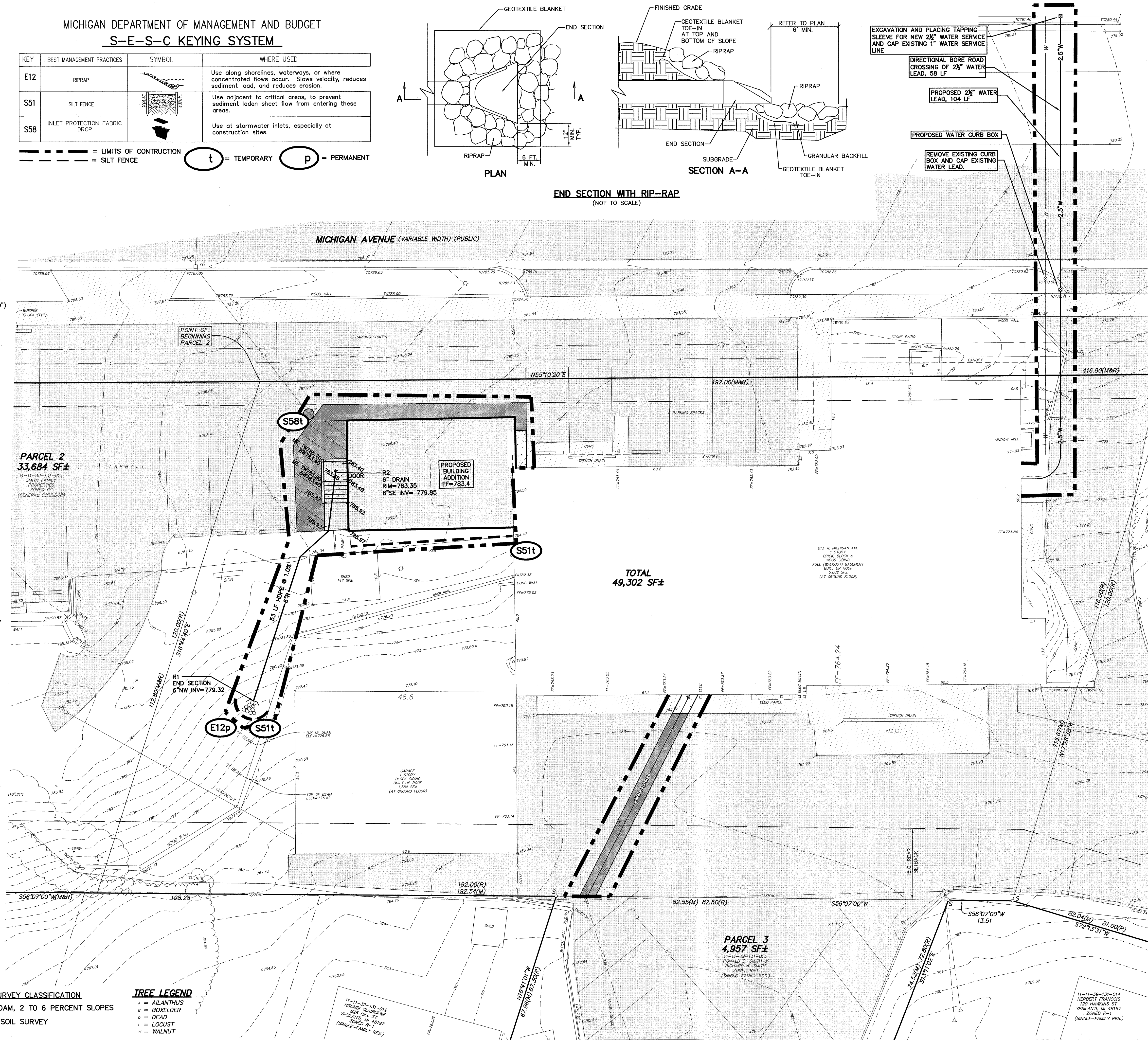
VICINITY MAP
(NO SCALE)



MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET S-E-S-C KEYING SYSTEM			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.
--- = LIMITS OF CONSTRUCTION --- = SILT FENCE t = TEMPORARY p = PERMANENT			



END SECTION WITH RIP-RAP
(NOT TO SCALE)

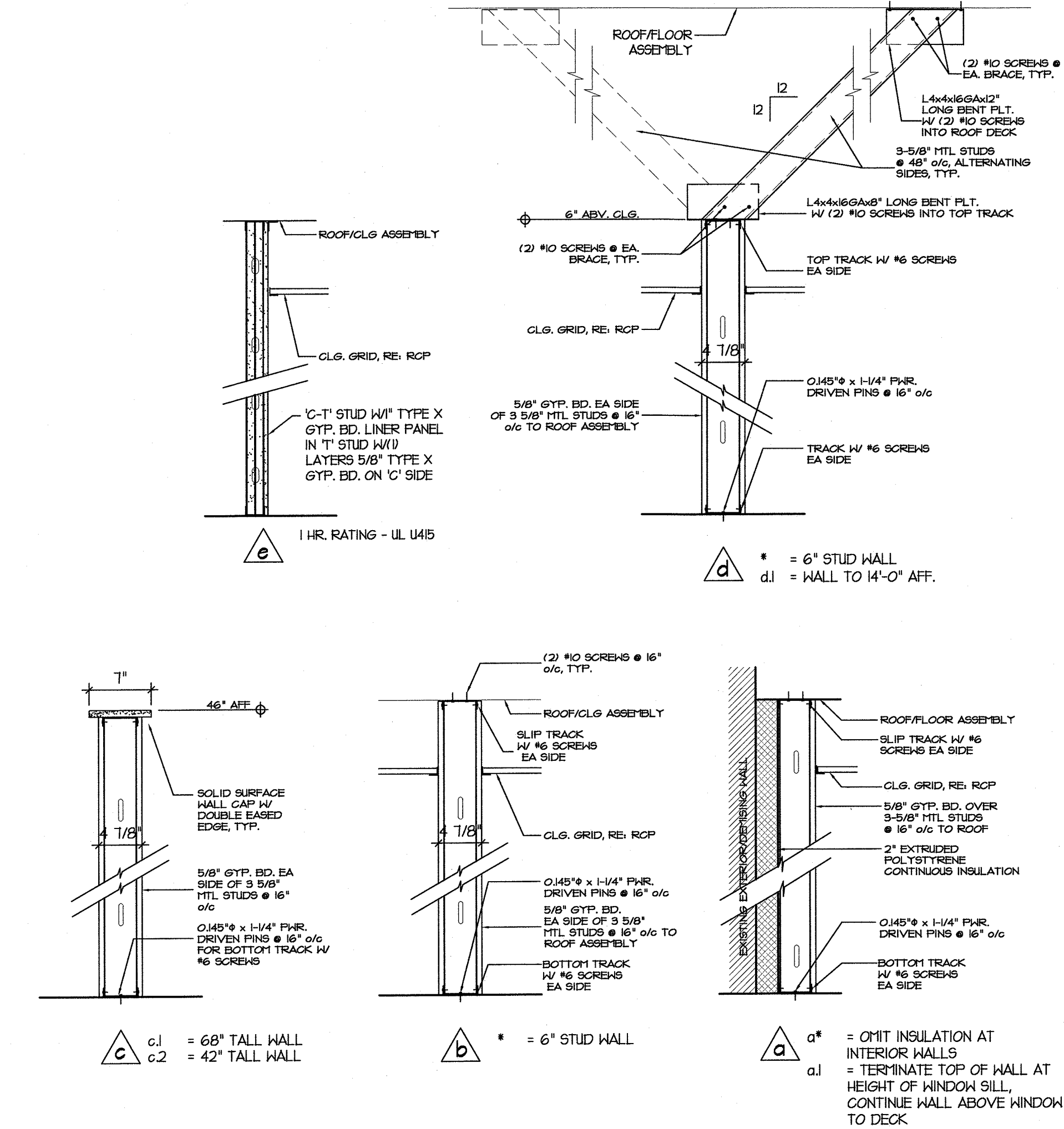


GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FIN. WALL. @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/WIN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
2. THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL U.N.O.
3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.

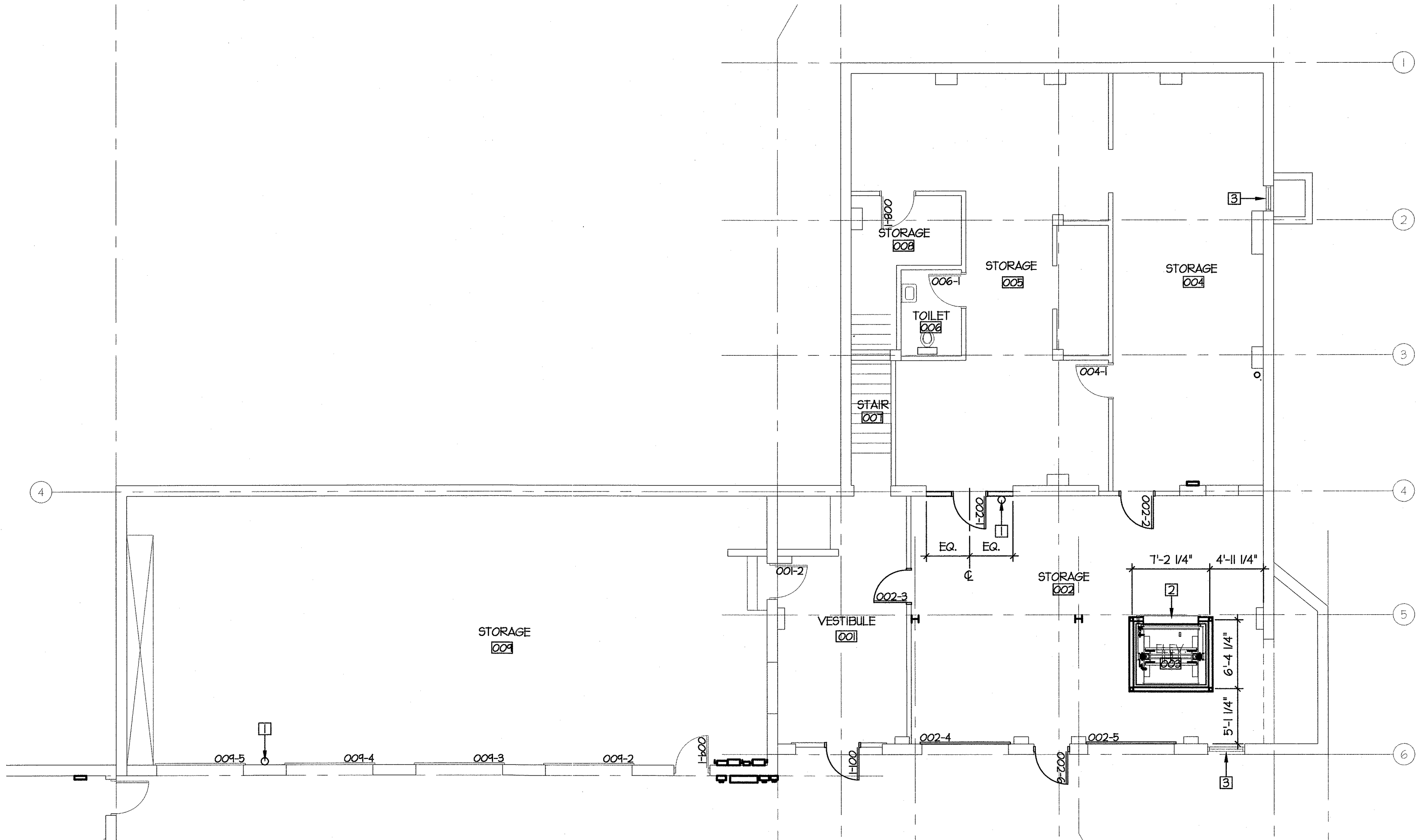
PLAN NOTES

1. FIRE EXTINGUISHER & 96"11-RECESSED S/S CABINET, RE: SPECS. BOTTOM OF R.O. @ 24" AFF.
2. NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR 50 36W x 48D x 60H
3. INSTALL BLACK-OUT GLAZING FILM AT EXISTING GLAZING.



3 WALL TYPES
SCALE: 1" = 1'-0"

- WALL TYPES GENERAL NOTE:
1. PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DEMISING WALLS, AND TOILET ROOMS.
 2. RE: SPECIFICATIONS FOR STUD GAUGES.
 3. CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.

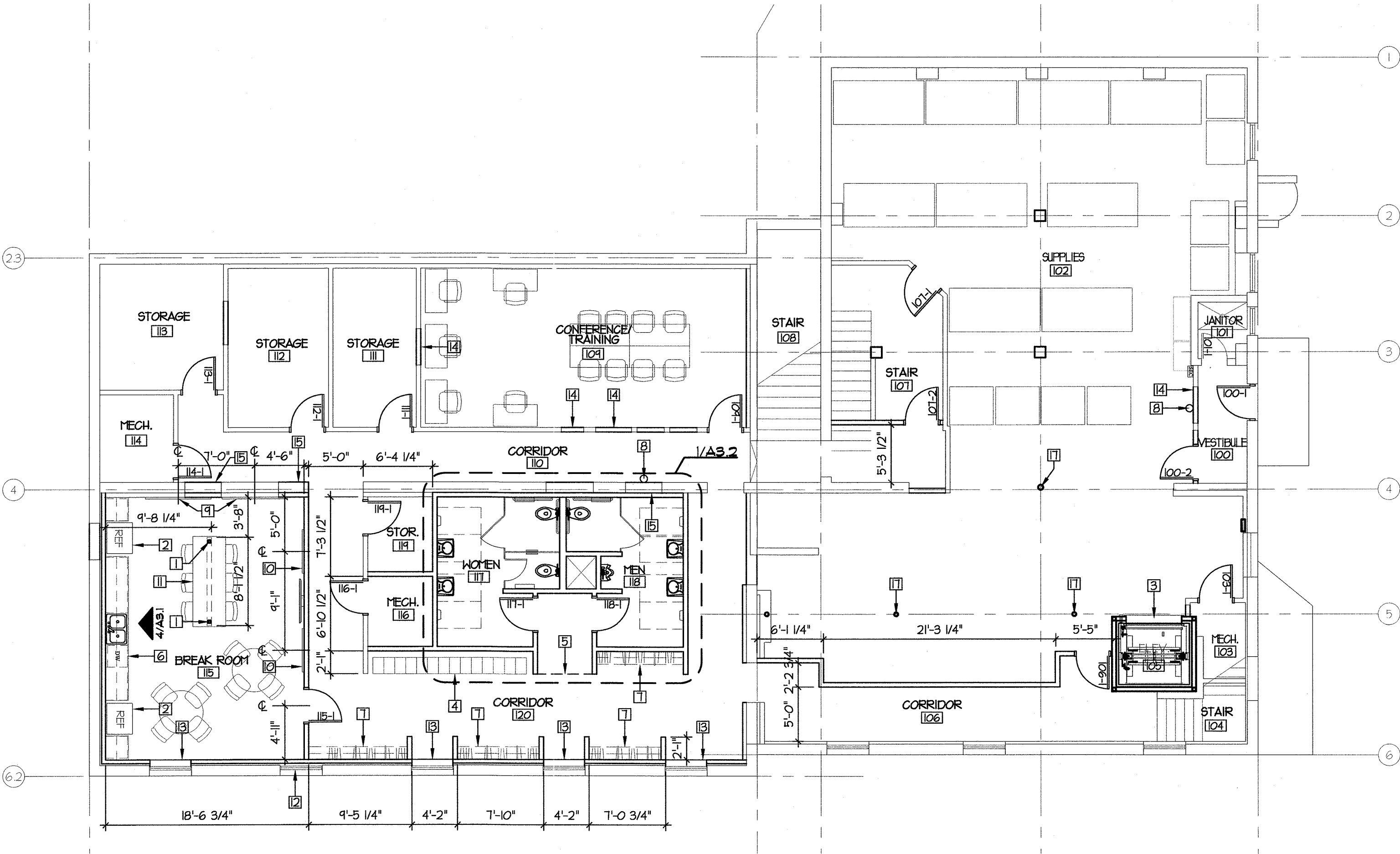


GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FIN. WALL @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/WIN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
2. THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL UNO.
3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.

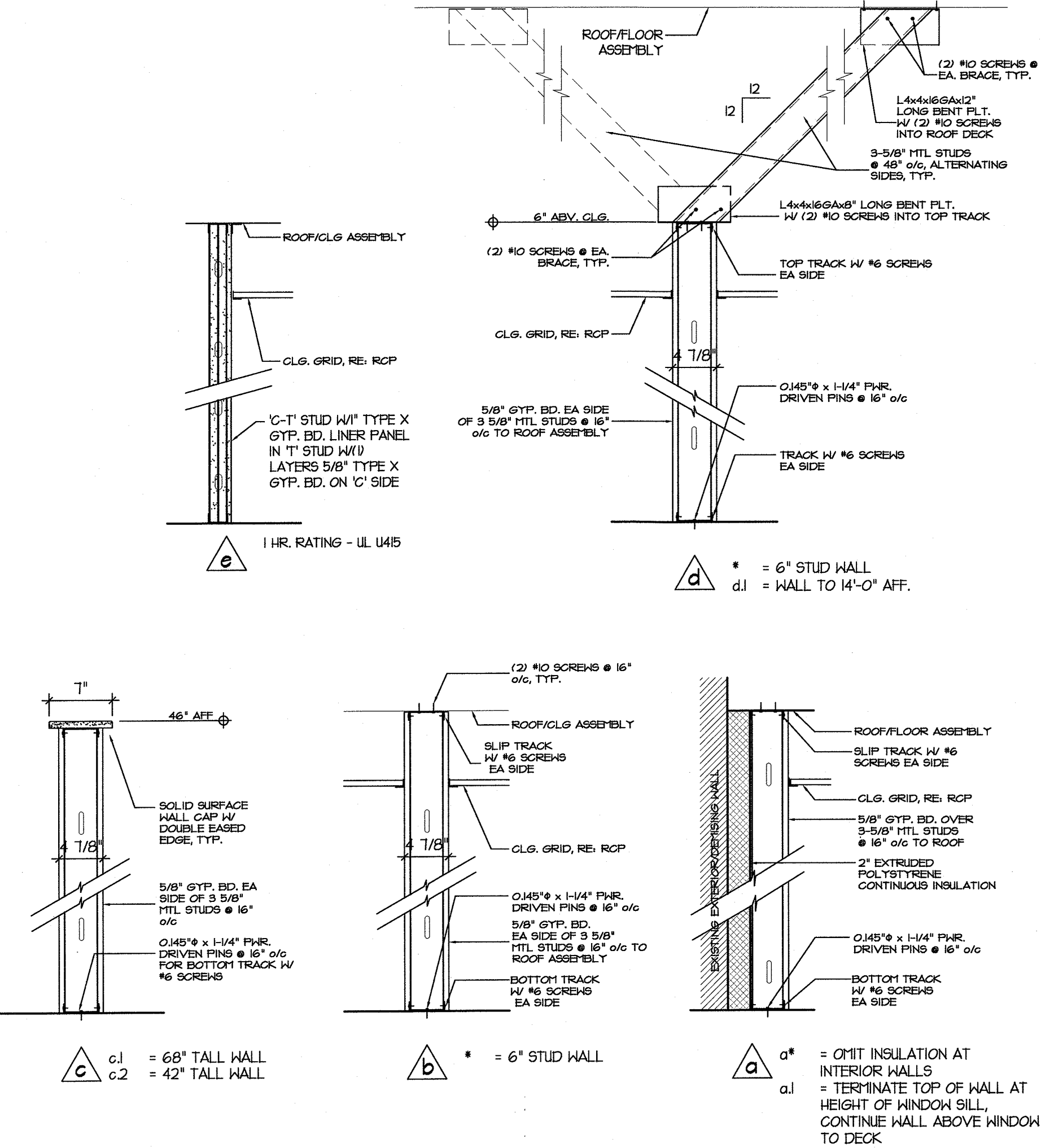
PLAN NOTES

1. CORE OUT EXISTING CONCRETE FLOOR & SET 2-1/2x2-1/2 STL TUBE (HGT. OF WALL) IN SOLID NON-SHRINK GROUT @ ENDS OF LOW WALLS & @ 10'-0" o/c WHERE WALLS ARE OVER 20'-0" LONG. TYP. STL. TUBES SHALL EXTEND BELOW FIN. FLR. 18" MIN.
2. OWNER PROVIDED & INSTALLED REFRIGERATOR.
3. NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SU 36W x 48D x 60H
4. 12"x18" PREFIN. (4) TIER METAL LOCKERS, RE: SPECS. LOCKER COLOR TO MATCH WALL PAINT. PROVIDE ANGLE CLOSER TRANSITION, COLOR TO MATCH LOCKERS.
5. FRAMED GYP. BD. SOFFIT, FRAME W 18GA, 3-8" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
6. DISHWASHER TO BE PROVIDED & INSTALLED BY GENERAL CONTRACTOR TO BE GE GDT6556JSS DISHWASHER. PROVIDE BRACKET KIT FOR NON-WOOD COUNTERTOP INSTALLATION, & CUTLERY TRAY. COLOR: S/S
7. 14" DEEP WALL MOUNTED P-LAM SHELF & HANGER ROD. MOUNT SHELF @ 66" AFF. PROVIDE BLOCKING IN WALL FOR ATTACHMENT. PROVIDE PLAM VERTICAL SUPPORT @ 5'-0" o/c.
8. FIRE EXTINGUISHER & SEMI-RECESSED S/S CABINET, RE: SPECS. BOTTOM OF R.O. @ 24" AFF.
9. OWNER PROVIDED, CONTRACTOR INSTALLED 6'-0" X 4'-0" CORK BOARD, MOUNT BOTTOM OF BOARD AT 28" AFF.
10. OWNER PROVIDED & INSTALLED 4'-0" X 4'-0" DISPLAY BOARD, MOUNT 60" AFF TO CENTER.
11. BREAK ROOM BAR COUNTER, RE: MILLWORK DETAILS.
12. INSTALL BLACK-OUT GLAZING FILM AT GLAZING CONCEALED BY NEW GYP. BD. FRAMING PARTITIONS, TYP.
13. GYPSUM BOARD WINDOW SILL
14. INFILL EXISTING DOOR OPENING W/ 5/8" GYP. BD. EA. SIDE OF MTL STUDS TO MATCH EXISTING.
15. INFILL EXISTING OPENING W/ CONSTRUCTION TO MATCH EXISTING. TOOTH-IN NEW MASONRY.
16. COMMERCIAL GRADE 96"W x 48"D x 96"H METAL SHELVING EQ TO GLOBAL INDUSTRIAL "GLOBAL TEARDROP PALLET RACK STARTER" WITH ONE SHELF INSTALLED AT 62" AFF AND A SECOND HORIZONTAL BEAM INSTALLED AT THE BACK OF THE RACK AS CLOSE TO THE FLOOR AS POSSIBLE. THE RACKS SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH A 2" GAP BETWEEN ALL RACKS AND BETWEEN THE RACKS AND THE WALL. THE RACKS SHALL BE BOLTED TO THE FLOOR AFTER INSTALLATION IS COMPLETE.
17. CLEAN COLUMNS & PREPARE FOR NEW PAINT.

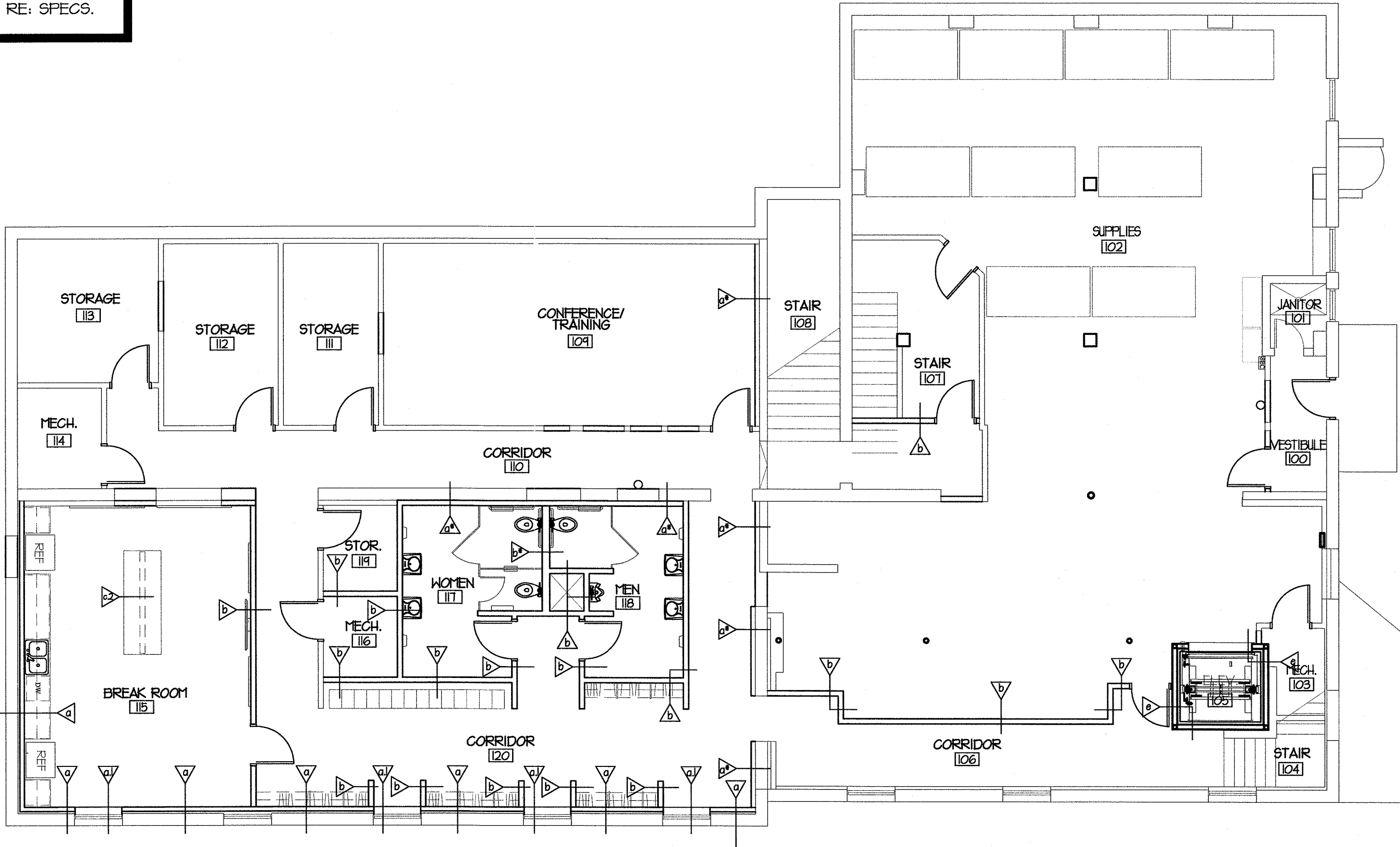


2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPES GENERAL NOTE:
1. PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DEMISING WALLS, AND TOILET ROOMS.
2. RE: SPECIFICATIONS FOR STUD GAUGES.
3. CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.



3 WALL TYPES
SCALE: 1" = 1'-0"



1 LOWER LEVEL WALL TYPES PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

Archetype
DESIGN
GROUP
INC.

8010 State Line, Suite 150
Leawood, KS 66208
913.341.2356 p
www.adgiaia.com

architecture by erik jorgensen, arch.
24200 148th street, leaworth, ks 66048

OCTAPARMA PLASMA, INC.®
TENANT IMPROVEMENTS
815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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CONFIDENTIAL

DATE
18 JUNE 2019

SCALE
1/8" = 1'-0"

JOB NO.
18-030

SHEET

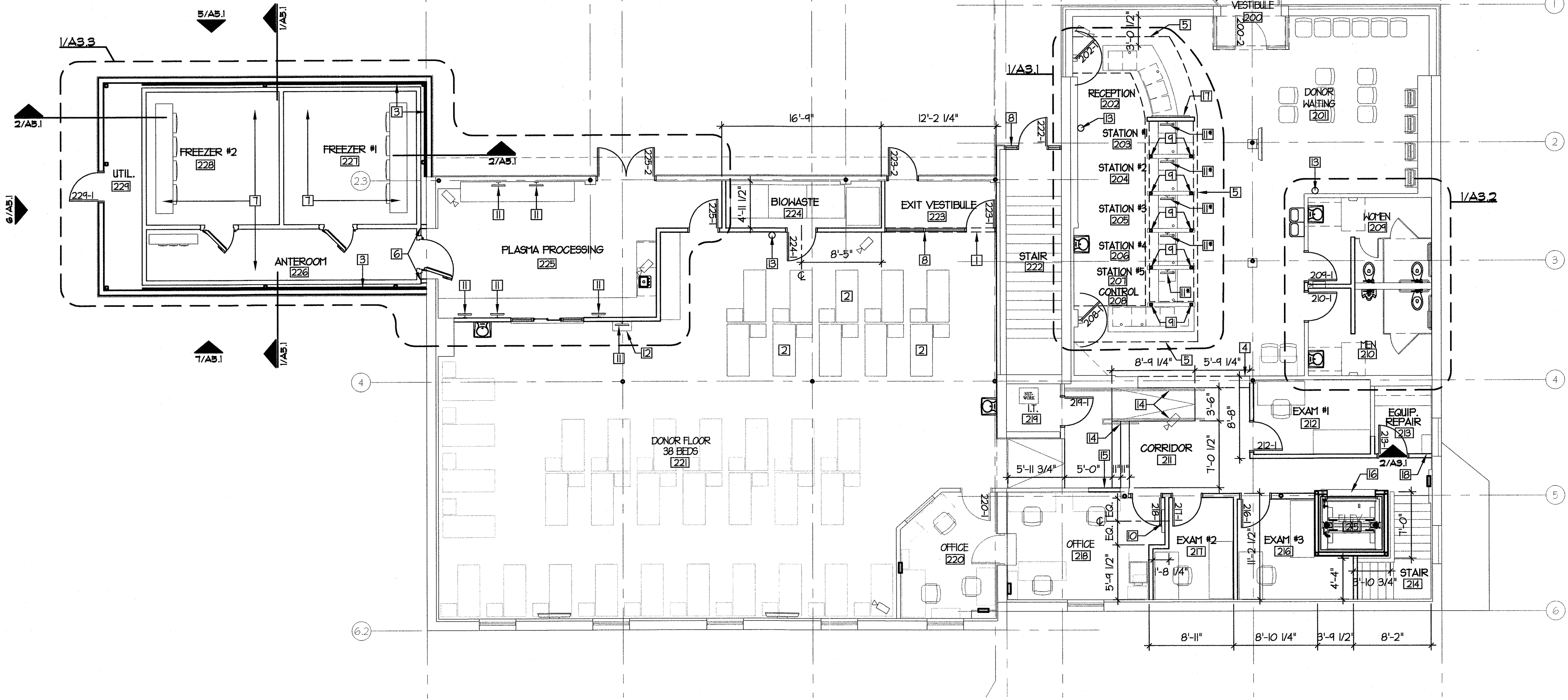
A1.2
LOWER LEVEL
FLOOR PLANS

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FIN. WALL @ NEW CONSTRUCTION, FACE OF STOREFRONT FRAMING, OR CENTERLINE OF DOOR/WIN. OPENING TYPICAL FOR ALL PLANS. FIELD VERIFY DIMENSIONS.
2. THE HINGE SIDE FRAME OF ALL NEW DOORS SHALL BEGIN 3" FROM THE CORNER OF THE WALL UNO.
3. CONFIRM & RESOLVE LAYOUT DISCREPANCIES WITH ARCHITECT PRIOR TO SLAB TRENCHING OR FRAMING OF PARTITION WALLS.
4. PROVIDE R-38 UNFACED BATT INSULATION AT THE ROOF DECK W/ 1/2" MESH INSULATION NETTING OR STICK CLIPS IN THE ENTIRE LEASE SPACE. VERIFY AMOUNT OF EXISTING ROOF INSULATION & REPORT TO THE ARCHITECT BEFORE INSTALLATION.

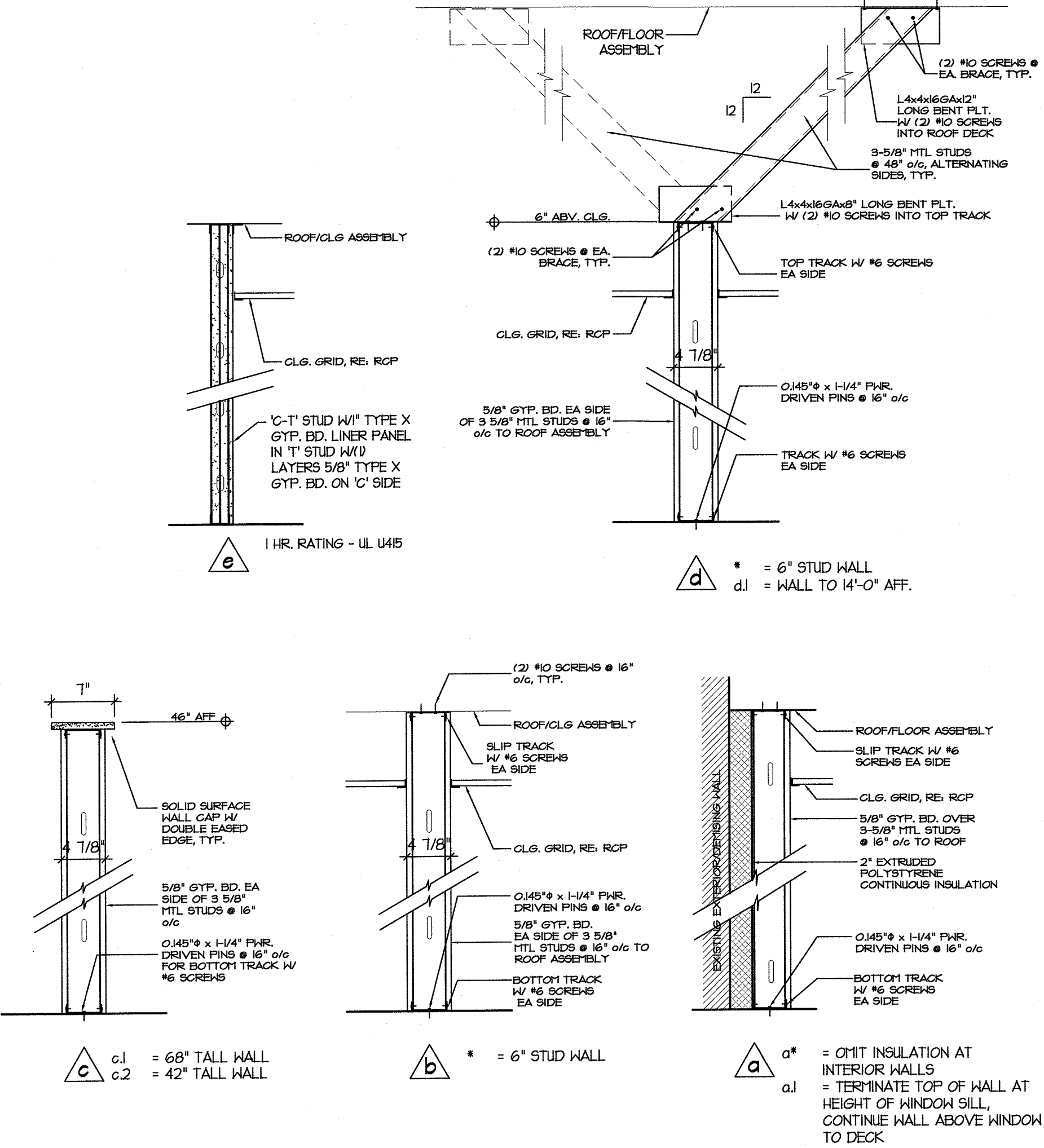
PLAN NOTES

1. 3-5/8" HEADER W/ 5/8" GYP BD EA. SIDE AT HEAD OF NEW STOREFRONT VESTIBULE, RE: DOOR/WINDOW TYPES FOR HEIGHT.
2. DONOR BED & EQUIPMENT TO BE PROVIDED BY OWNER, TYP.
3. PROVIDE WATER RESISTANT GYP. BD. & FRP ON INSIDE FACE OF FRAMED WALLS ADJACENT TO FREEZER BOX, TYP. SHOWN THUS.
4. NEW HEADER TO MATCH WIDTH OF EXISTING WALL W/ 5/8" GYP BD EA. SIDE @ 1'-0" AFF.
5. FRAMED GYP. BD. SOFFIT, FRAME W/ 18GA, 3-5/8" METAL STUDS @ 16" O.C. TYP. RE: REFLECTED CEILING PLAN.
6. 16 GA 3" x 4-1/8" x 3" STAINLESS STEEL ENDWALL CAP (FLOOR TO CEILING). INSTALL WITH CONSTRUCTION ADHESIVE & #6 x 1-1/2" STAINLESS STEEL PHILIPS OVAL HEAD SCREWS @ 32" o/c. PROVIDE SOLID BLOCKING IN FRAMED WALLS FOR ATTACHMENT.
7. COMMERCIAL FREEZER SYSTEM TO BE PURCHASED BY OWNER. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE FREEZER SYSTEM (TO BE PERFORMED BY OTHERS) W/ HIS OWN WORK & PREVIOUSLY APPROVED CONSTRUCTION SCHEDULE. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR FURNISHING & INSTALLING ALL REQUIRED ROOF MOUNTED EQUIPMENT SUPPORTS, REQUIRED ROOF PENETRATIONS, & FLASHING AND SEALING OF ALL PENETRATIONS AND EQUIPMENT MOUNTS PER ROOF MANUFACTURER'S STRICT RECOMMENDATIONS. ROOFING WORK PERFORMED UNDER THE GENERAL CONTRACTOR'S CONTRACT WITHOUT LANDLORD APPROVAL IS STRICTLY PROHIBITED UNLESS ALLOWED BY THE LANDLORD IN WRITING W/ COPIES OF THE APPROVAL DISTRIBUTED TO THE ARCHITECT & THE OWNER PRIOR TO PROCEEDING W/ THE WORK. GC SHALL VERIFY LEVEL SURFACE PLANE TOLERANCE OF THE EXISTING SLAB TO BE WITHIN 1/4" IN 20'-0". IF EXISTING SLAB DOES NOT MEET THESE TOLERANCES, GC SHALL NOTIFY OWNER PRIOR TO PROCEEDING WITH THE WORK.
8. NEW STOREFRONT RE: WINDOW/DOOR SCHEDULE
9. CORE OUT EXISTING CONCRETE FLOOR & SET 2-1/2x2-1/2 STL TUBE (HIGHT. OF WALL) IN SOLID NON-SHRINK GROUT @ ENDS OF LOW WALLS & @ 10'-0" o/c WHERE WALLS ARE OVER 20'-0" LONG, TYP. STL. TUBES SHALL EXTEND BELOW FIN. FLR. 18" MIN.
10. LOCKABLE WALL MOUNTED CABINET W/ TEMPERED GLASS VIEWING PANEL FOR T-STAT CONTROLS. RE: CABINET DETAILS.
11. OWNER PROVIDED, CONTRACTOR INSTALLED MONITOR MOUNT, TYP. MOUNT AT 60" AFF. * DENOTES MOUNTING HEIGHT AT IT" ABOVE COUNTERTOP.
12. COMPUTER SHELF. RE: MILLWORK DETAILS.
13. FIRE EXTINGUISHER & SEMI-RECESSED 5/8" CABINET, RE: SPECS. BOTTOM OF R.O. @ 29" AFF.
14. NEW 1-1/2" PAINTED STEEL HANDRAIL. RE: DETAILS.
15. INFILL EXISTING DOOR OPENING W/ 5/8" GYP. BD. EA. SIDE OF STL STUDS TO MATCH EXISTING.
16. NEW HOIST TO BE PROVIDED & INSTALLED BY CONTRACTOR. MODEL: MATOT, INC. INLINE FLOOR SJ 36W x 48D x 60H
17. OWNER PROVIDED & INSTALLED 48"x 45" EMPLOYEE OF THE MONTH PLAQUE. MOUNT 60" AFF TO CENTER.
18. SHELVING PROVIDED BY OTHERS.
19. NEW 3500PS CONCRETE STAIR, RAMP & LANDING W/ #4 BARS @ 24" o/c EACH WAY HORIZ. MIN. 2" FROM TOP SURFACE OF RAMP. RE: DETAILS.

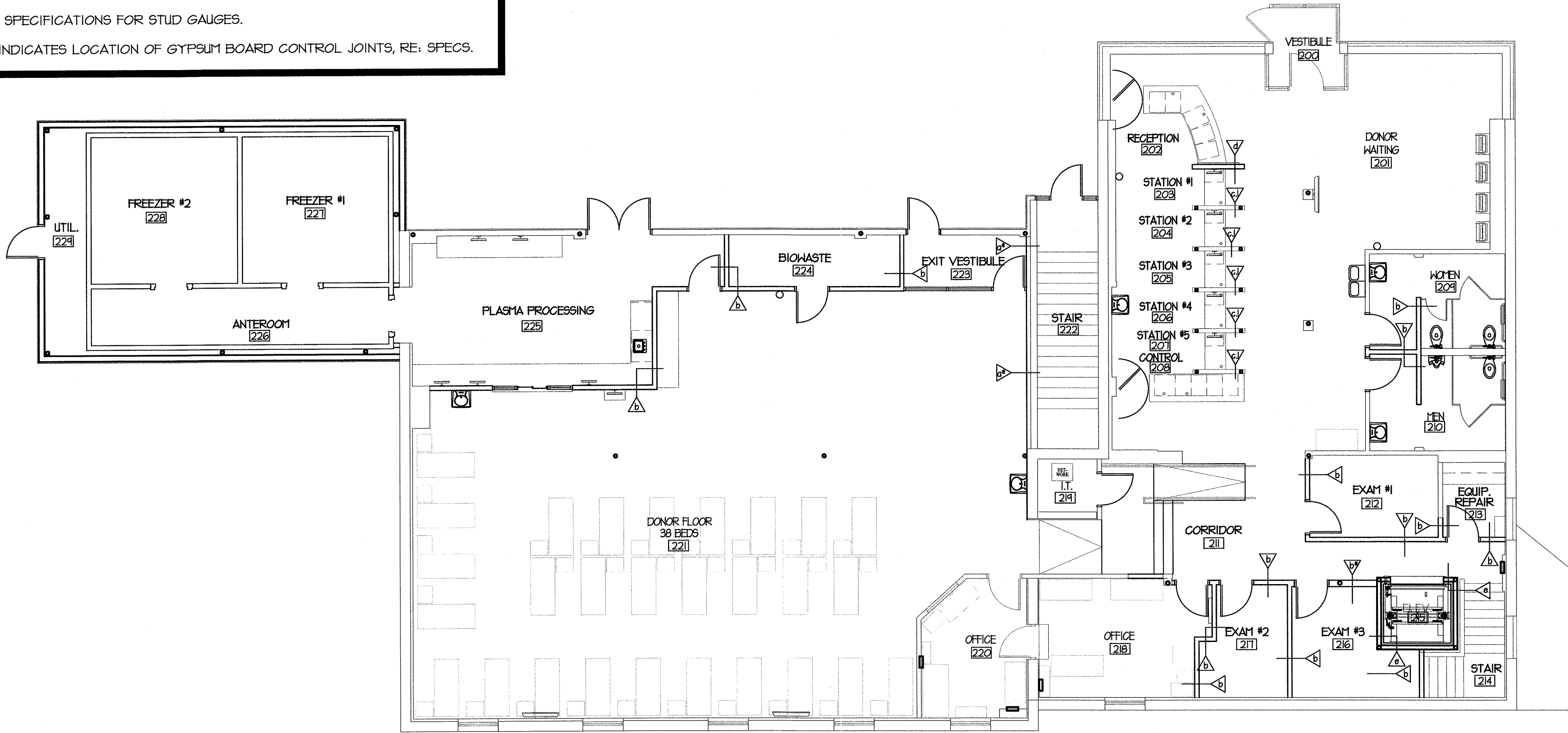


2 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPES GENERAL NOTE:
1. PROVIDE SOUND ATTENUATION BATTS IN WALLS AT ALL OFFICES, DONOR SCREENING BOOTHS, EXAM ROOMS, TRAINING & CONFERENCE ROOMS, NEW DEMISING WALLS, AND TOILET ROOMS.
2. RE: SPECIFICATIONS FOR STUD GAUGES.
3. CJ INDICATES LOCATION OF GYPSUM BOARD CONTROL JOINTS, RE: SPECS.



3 WALL TYPES
SCALE: 1" = 1'-0"



1 GROUND LEVEL WALL TYPES PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION

ERIK JORGENSEN, ARCHITECT
LICENSED ARCHITECT
NO. 0000000000

Archetype
DESIGN
GROUP
INC.

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www.adgiaia.com

architecture by erik jorgensen, arch.
2200 14th street, leawood, ks 66048

OCTAPARMA PLASMA, INC.®
TENANT IMPROVEMENTS
815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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DATE
18 JUNE 2019
SCALE
1/8" = 1'-0"
JOB NO.
18-030
SHEET

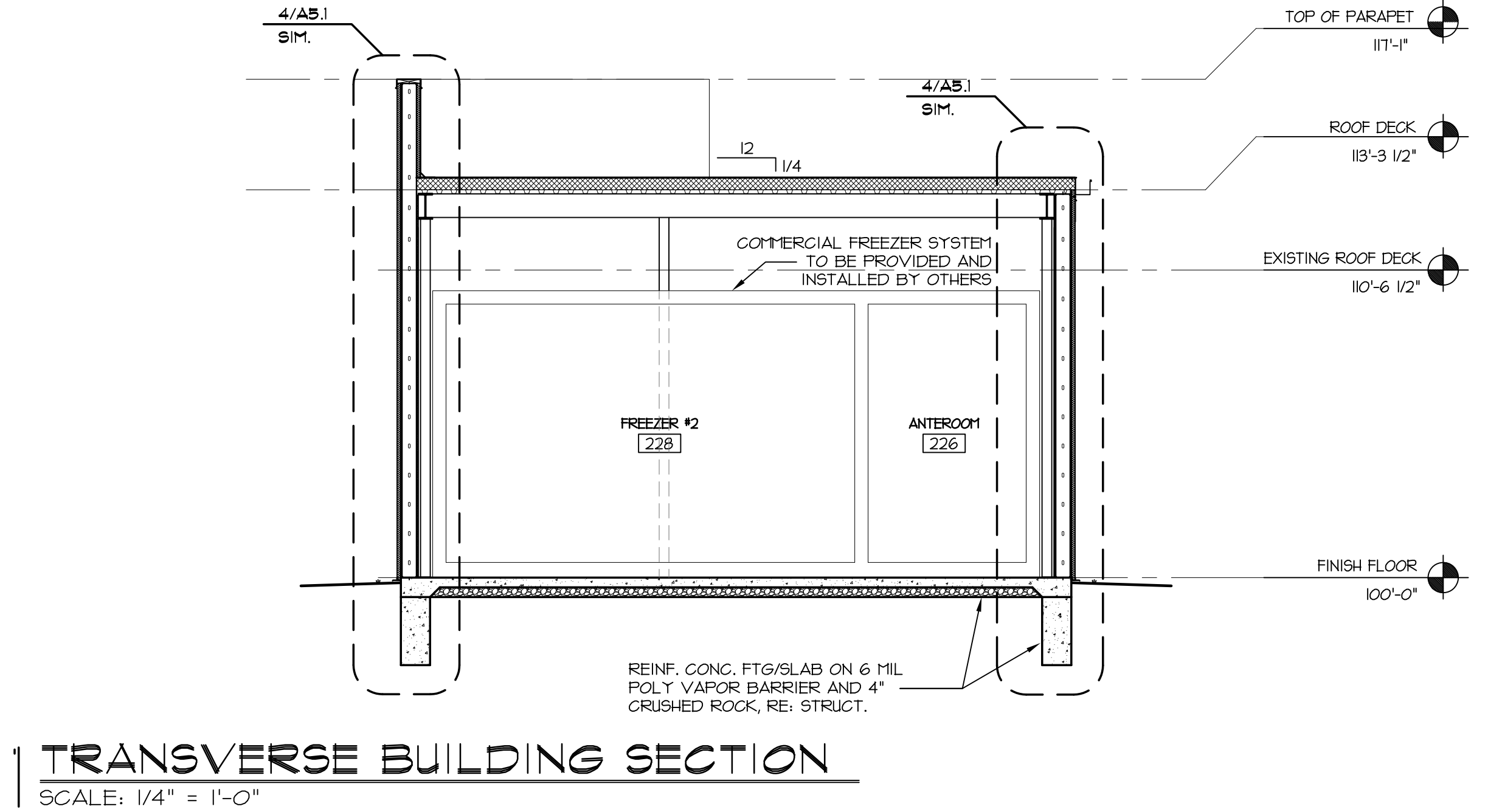
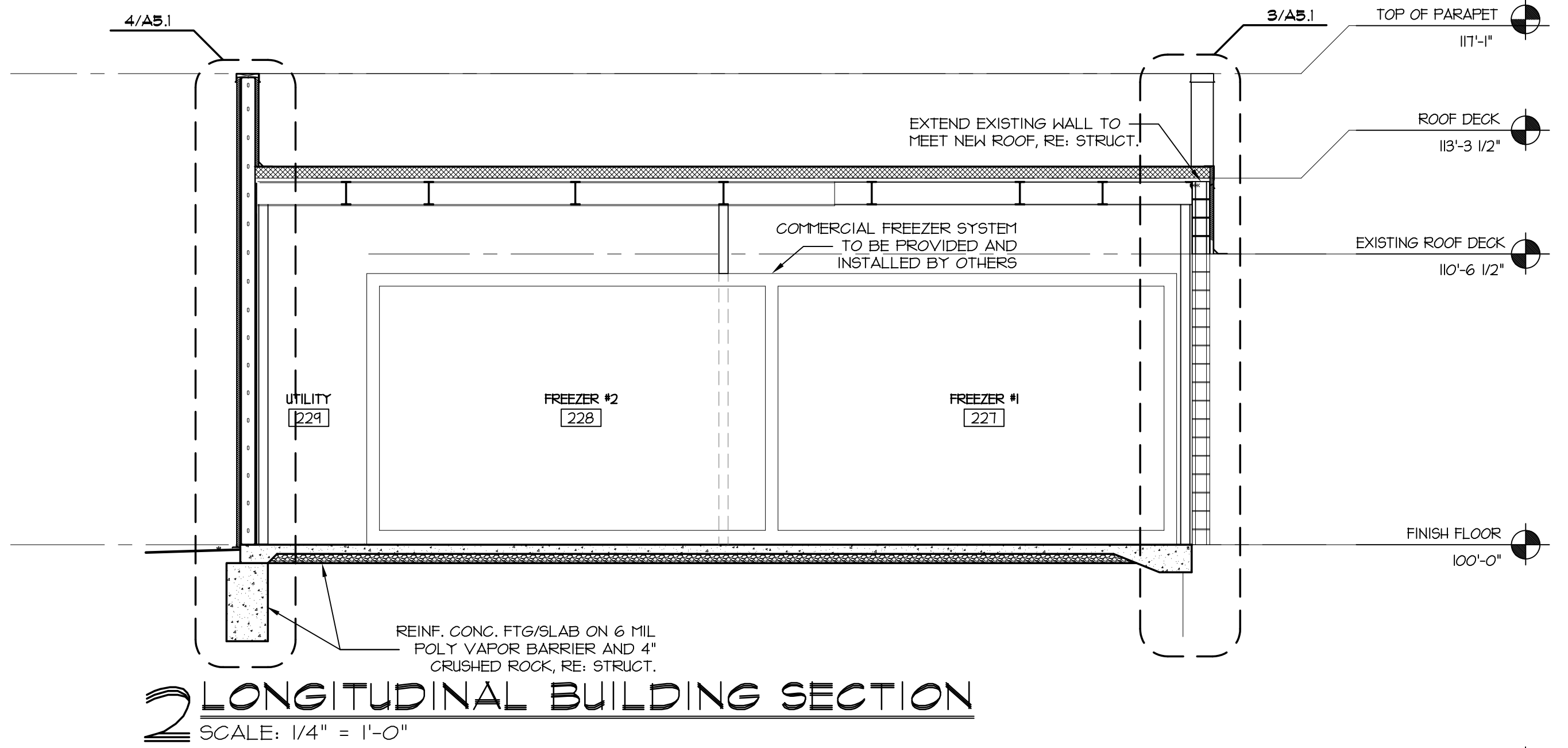
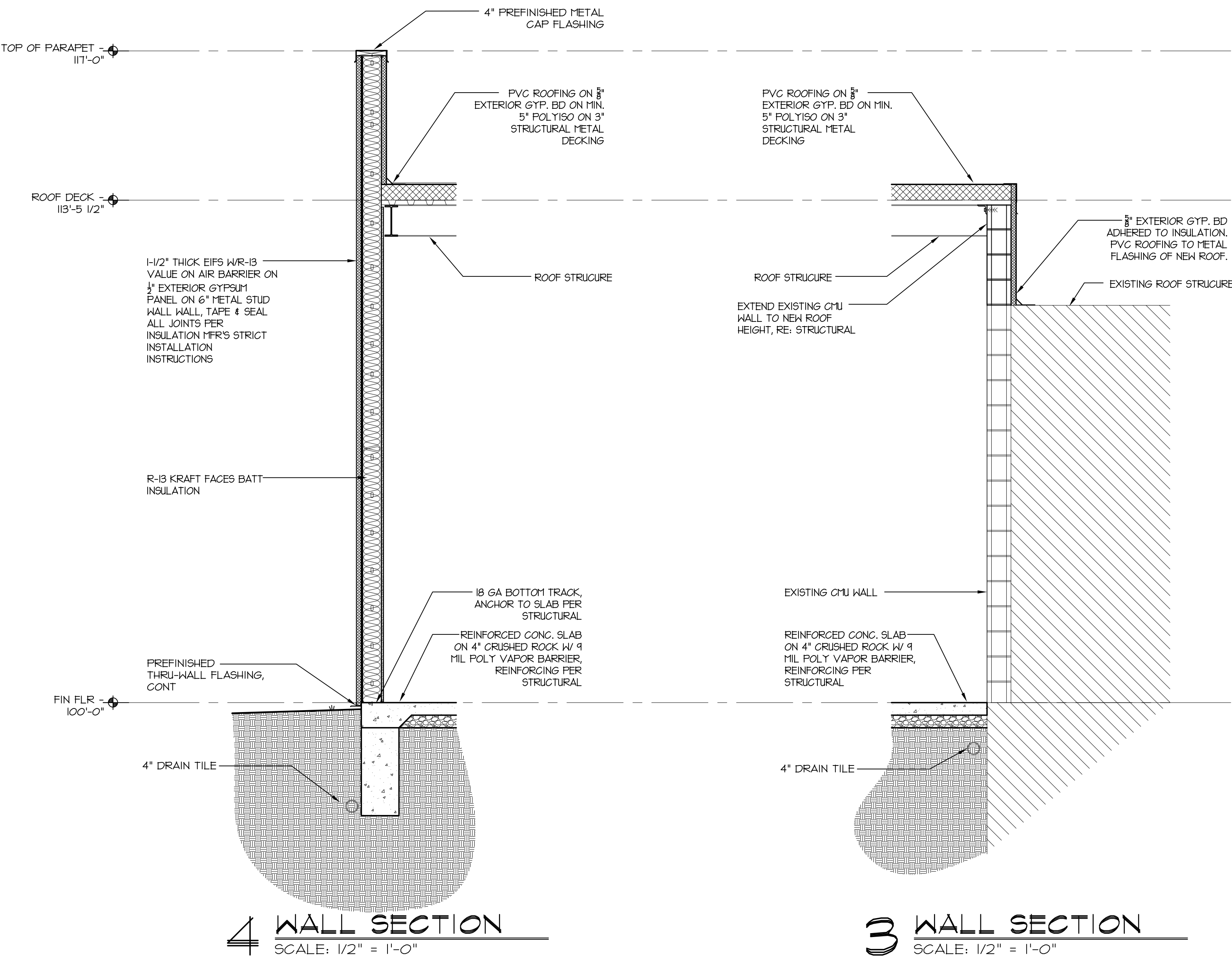
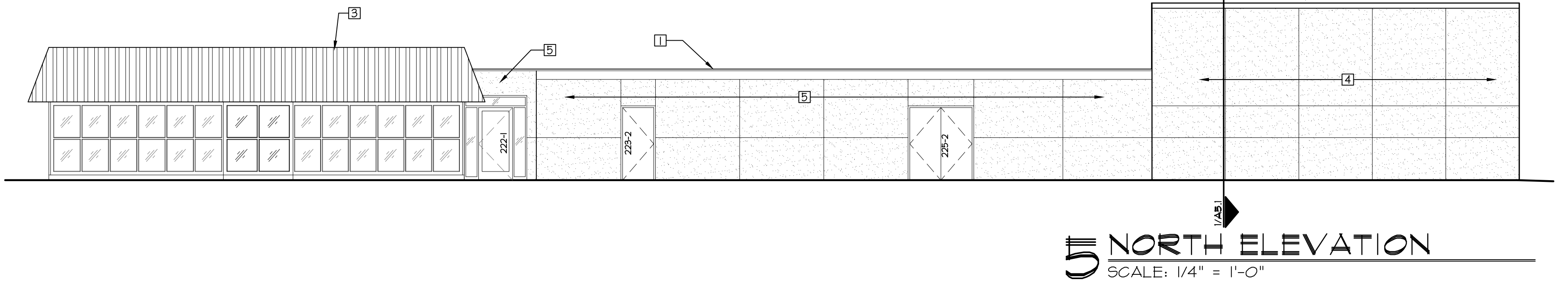
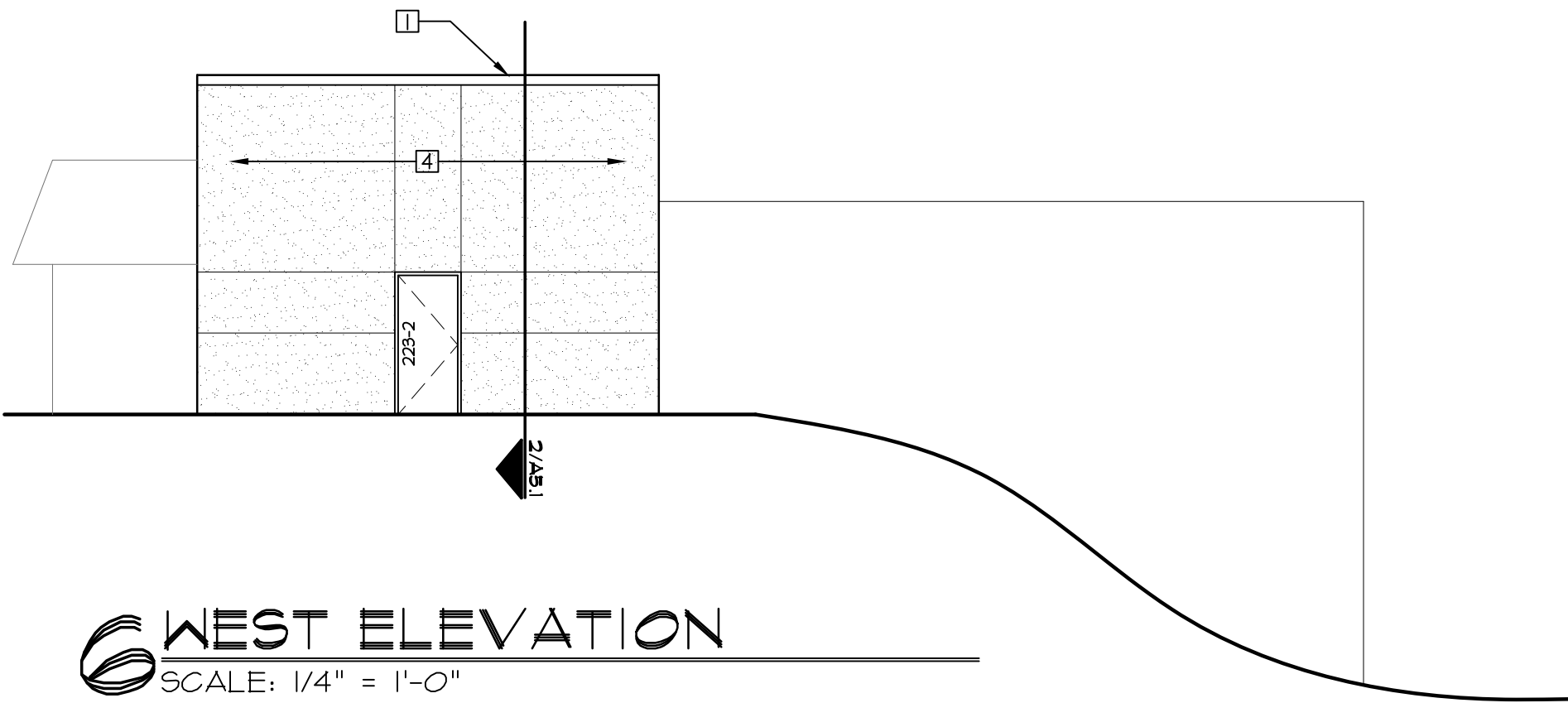
A1.3
GROUND LEVEL FLOOR PLANS

GENERAL ELEVATION NOTES

1. ALL VERT. DIMENSIONS ARE FROM FIN. FLOOR ELEVATION UNLESS OTHERWISE NOTED.
2. GROUND FLOOR FIN. FLOOR ELEVATION 100'-0"

ELEVATION NOTES

- 1] PREFINISHED METAL WALL CAP TO MATCH METAL ROOF
- 2] 6x6 METAL GUTTER & OPEN-FACED DOWNSPOUT BACK TO BUILDING AND DOWN TO GRADE
- 3] PREFINISHED STANDING SEAM METAL ROOF PANELS ON EXISTING PLYWOOD SHEATHING. REMOVE AND REPLACE DAMAGED SHEATHING PRIOR TO INSTALLATION.
- 4] 1-1/2" EIFS W/ V-GROOVE CONTROL JOINTS AS SHOWN
- 5] 1-1/2" EIFS W/ V-GROOVE CONTROL JOINTS AS SHOWN ON EXISTING FRAMING. REMOVE EXISTING EXTERIOR FINISHES TO SUBSTRATE AND PREPARE FOR INSTALLATION OF NEW EIFS.



REVISIONS

NO.	DESCRIPTION

STATE OF MICHIGAN
ERIK JORGENSEN
ARCHITECT
No. 1301065695
LICENSED ARCHITECT
09.11.19

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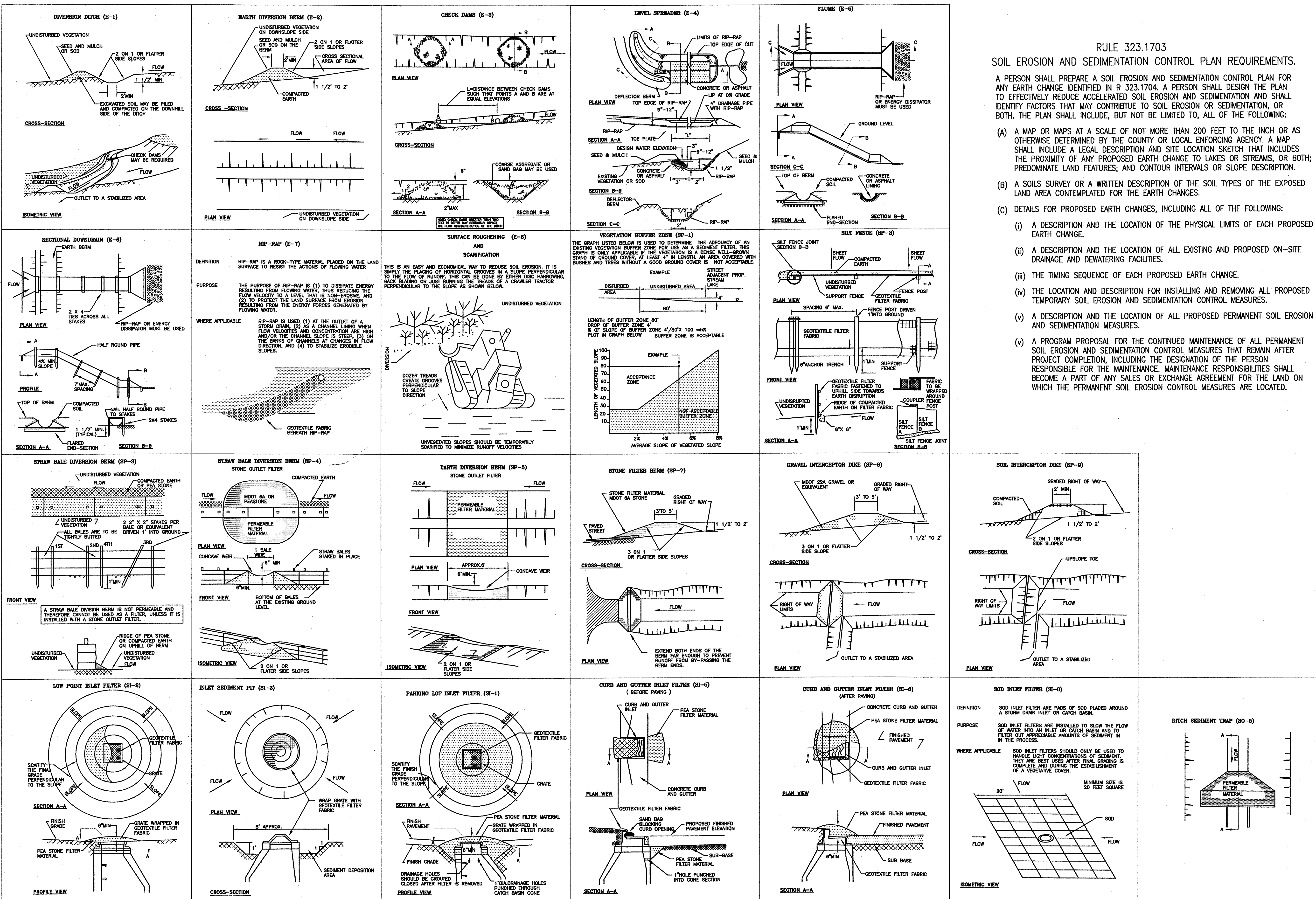
architecture by erik jorgensen, arch.
2200 146th street, leavenworth, ks 66048

OCTAPARMA PLASMA, INC.®
TENANT IMPROVEMENTS
815 W. MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197

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DATE
10 SEPTEMBER 2019
SCALE
1/2" = 1'-0"
JOB NO.
18-030
SHEET
A4.1
BUILDING SECTIONS



RULE 323.1703 SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R 323.1704. A PERSON SHALL DESIGN THE PLAN TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBUTE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINANT LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.
- A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.
- DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.
 - A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.
 - THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.
 - A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

REVISIONS:	ISSUE NO.	BID DATE
	B.S. DRN	03/25/04
	TOPO DRN	DESIGN
	PROFILE DRN	END. DRN
	APPROVED	SCALE
	V: H: NTS	CLIENT:

YPSILANTI TOWNSHIP TOWNSHIP STANDARD SOIL EROSION CONTROL DETAILS

ORCHARD, HILTZ & McCLEMENT, INC.	34000 Plymouth Road Livonia, MI 48150 (734) 522-6711 (734) 522-6427 FAX
TOPOG: CAD DRAWING: SESC.dwg LAYOUT: BESC	SHEET 9
	JOB NO.



City of Ypsilanti
PLANNING COMMISSION
One South Huron Street
Ypsilanti, Michigan 48197

2020 Calendar of Meetings

The regular meetings of the City of Ypsilanti **Planning Commission** for the year of 2020 will be held on the **third Wednesday of each month**, unless a holiday falls on that date. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for 2020 meetings are as follows:

January 15
February 19
March 18
April 15
May 20
June 17
July 15
August 19
September 16
October 21
November 18
December 16

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting. Individuals requiring auxiliary aids or services should provide two (2) days' notice to the City, and contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Planning Commission, contact the Planning and Development Department at the above address, or 734-483-9646, or www.cityofypsilanti.com/planningcommission.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, November 7, 2019

1. Call to order - The meeting was called to order at 7:02pm, November 7, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Helen Schulte, Lee Stimpson, Jared Walfish, Sarah Walsh, and Bob Krzewinski. Also attending the meeting was City Public Services Project Manager Bonnie Wessler.
2. Introductions - Audience participation - Public input – None
3. General business
 - a. Agenda approval - A motion was made to approve the agenda by Lee, seconded by Helen, passing unanimously.
 - b. Approval of October meeting minutes - A motion was made to approve the October minutes by Helen, seconded by Lee, passing unanimously.
 - c. Bylaws review - The Committee bylaws were reviewed with no conflicts or upcoming actions required.
 - d. Additional Committee member recruitment – The City Planning Commission did not meet in October so the confirmation of new Committee member Jenny Connolly will take place at the Commission's November 20th meeting. Bob will also place on the Committee's City web page, and on the Bike, Bus, Walk Ypsi web site (www.bbwypsi.org), the [Committee Member Duties and General Information sheet](#) for individuals interested in serving on the Committee.
4. Old & continuing business
 - a. 2019 Committee priorities
 1. City Non-Motorized Plan – Complete update – Jared Talaga indicated he could not attend the meeting tonight but texted that he is nearly done with the update and will meet with Bonnie to finalize map data. Bob will request a draft copy to start text final editing.
 2. Sidewalk curb cut inventory & improvements
 - Top 10" list of curb cut needs and improvements – City controlled streets – Bob will send Committee members the data received from a social media request for curb cut deficiencies.
 - Site visits - Downtown, Depot Town, West Cross Street (Huron to water tower), Senior Center/Pool, Parkridge Center area – Bob will send out a request for volunteers to conduct site visits and record deficiencies.
 3. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, traffic calming
 - Mid-block pedestrian crossing signage of the Border To Border Trail on Cornell – New pedestrian/bike crossing signs were installed on Cornell but northbound traffic cannot see the sign easily due to vegetation growth on the east side of Cornell north of Collegewood. Bonnie will contact City Public Services about clearing the vegetation.
 - Permanent radar speed sign locations – Request went out on social media for suggested locations. Bob will forward collected data to Committee members.
 4. Bike Lanes – West Cross Street, repainting – West Cross Street is still on track for a 2021 reconstruction west of Wallace with traffic calming measures and bike lanes planned.

5. Communication – Meeting invitations (City Council, Mayor, etc.), quarterly Non-Motorized Committee newsletter – Winter Committee newsletter will be out in December 2019. Public Services Department Director to be invited to a future meeting.
6. Non-Motorized City budget – Amount of funds for non-motorized projects, Committee involvement in disbursement decisions – Committee will forward 2020 priorities to the Planning Commission, including budget requests (i.e. funding for permanent radar speed control signs), after approval of priorities at it's December meeting.
7. Neighborhood Connectors (formerly "Bike Boulevards") potential projects – Discussed.
8. Border To Border Trail gap completion & improvements – Discussed.
9. Walk Friendly Community application / Bike Friendly Community reapplication for 2021 – Walk Friendly application will be submitted after Non-Motorized Plan update approved. Bike Friendly award expires in November 2021. Renewal application needs to be turned in either February or August of 2021.
10. Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion – Bob will send out social media item on sidewalk snow removal to all neighborhood groups after first snowfall of 2" or more.
11. Events – Downtown Halloween Festival (Very well received Committee table on 10/25 where wrist-lights, courtesy of AAATA, were given away), B2B night walk (Planned for a night prior to Halloween), Cold weather cycling talks – December 7 (downtown Library) and December 8 (Sunday Corner Brewery) – Bike Ypsi Holiday Lights ride on 12/17.
12. Dockless bicycle/scooter policy by City – City adopted ordinance in early 2019).

b. Parkridge bike repair station – City applying for grant.

c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – Discussed.

5. New Business

a. Planning Department update – A public input meeting is planned soon for 2022 Huron/Hamilton/Washtenaw non-motorized projects.

b. 2020 Committee priorities – The Committee reviewed a draft 2020 priority list with recommended changes/additions/deletions given. Bob will revise the list and send it to the Committee for final approval at the Committee's December 6th meeting.

c. Other

- The City Council will hold a special meeting on road projects in the coming years at City Hall, 7pm on December 10th.
- The City Planning Commission will hold public input during their November 20th meeting on the West Cross road project (reference 4.a.4 in these minutes) and Border To Border Trail construction planned for 2020-21 in Frog Island and Grove Road.
- January Committee meeting – The January Non-Motorized Advisory Committee meeting will be held on the 2nd Thursday of January so not to conflict with the New Year's holiday period.

6. Other Items – Announcements – Next meeting – December 5th

7. Adjournment - A motion was made by Helen, seconded by Sarah, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:20pm.

Nominee For City of Ypsilanti Non-Motorized Advisory Committee
Term of office: November 20, 2019 to November 30, 2021

Jenny Connolly
jenny.r.connolly@gmail.com

I am requesting your approval as a new member of the City of Ypsilanti Non-Motorized Advisory Committee. I have been a City of Ypsilanti resident for two years, living near Depot Town with my spouse and two young children. Our family chooses to walk, bike, push a stroller, or ride a scooter to local Ypsilanti destinations for work, shopping, park visits, library visits, dining, exercise, etc. whenever possible. I enjoy experiencing our community in this active and social way. We also try to choose transportation options with a smaller environmental impact. For these reasons, I became interested in local efforts to make non-motorized transportation options safe, accessible, and enjoyable for all Ypsilanti residents and visitors.

I have attended three Non-Motorized Advisory Committee meetings and would like to formally join the Committee. I understand the member duties and will readily contribute to current and future Committee projects. Thank you for your consideration.



Memo

To: Planning Commission

From: Bonnie Wessler, Project Manager (DPS)

Date: 15 November 2019

Subject: Capital Improvements & Complete Streets Review: 2020 West Cross Reconstruct

This is a road reconstruction project, which triggers our Complete Streets ordinance as well as our regular Capital Improvements review. This project has been anticipated since the 2013 reconstruction work done on West Cross between Washtenaw and Elbridge; this continues those improvements to the west boundary of the City.

West Cross in this area is 25 mph; it has 2 vehicle lanes and 2 parking lanes for the majority of the City portion (Mansfield to Elbridge) and 4 vehicle lanes (no parking lanes) further west to Courtland. This project proposes extending the current configuration of West Cross (Elbridge to Washtenaw) of 2 vehicle lanes, 2 bike lanes, and one parking lane from Elbridge to approximately Mansfield; at Mansfield, there would be a transition to 2 vehicle lanes, a center-turn lane, and two bike lanes to the City boundary (see cross-sections on sheet 3). The speed limit will remain unchanged at 25mph; bump-outs will be added to the south side and all ramps and crosswalks will be improved to meet ADA standards.

The addition of the center turn lane at Mansfield in particular is expected to reduce the incidence of rear-end and sideswipe crashes in the project limits.

Due to the high travel speeds currently on Cross west of Mansfield, only one pedestrian crossing of Cross is proposed, at a new mid-block, rapid rectangular flashing beacon enabled crossing between Marion and Douglas. This would be the first RRFB in the City, but there are several throughout the County, including further west on this same street, just west of Carpenter. See Sheet 7.

A new pedestrian crossing of Marion, with sidewalk to the bus stop just west of this intersection, is provided; however, sidewalk is not provided for the full length of Cross between Courtland and Marion. See sheet 7.

OVERALL STAFF REMARKS AND RECOMMENDATIONS ON THE PROJECT

- The design speed for Cross is noted at 5mph above the posted speed. As these are local roads over level terrain in an urban environment, staff believes the design speed should be set no higher than the posted speed limit.
- Bus stops are located within the project extents. The AATA was contacted prior to the PC meeting, and would appreciate the addition of bus pads in these locations due to ridership. These routes are not anticipated to change in the near future. The City has coordinated with AAATA on bus pads in the past; combining installation with roadworks provides cost savings and minimizes both the number of disturbances and the extent of disturbances to the area with construction.
- Crosswalk placement (or lack thereof) is subject to review by the AACIL. The AACIL has reviewed the proposed configuration and found it acceptable.
- Sidewalk on the north side of the street ends at the bus pad, not at the project extents. Staff would like to see costs to continue the sidewalk further westward.
- The bike lanes currently conclude at the City boundary. Washtenaw County Road Commission & the Charter Township of Ypsilanti have jurisdiction west of this point.

CITY OF YPSILANTI, MICHIGAN
AND THE
YPSILANTI COMMUNITY UTILITIES AUTHORITY
IN CO-OPERTION WITH
MICHIGAN DEPARTMENT OF TRANSPORTATION
AND
FEDERAL HIGHWAY ADMINISTRATION
WEST CROSS STREET RECONSTRUCTION

CONTROL SECTION: STU 81075
MICHIGAN JOB NUMBER: 203583

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	TYPICAL CROSS SECTION SHEET
4	LEGEND SHEET
5	ALIGNMENT PLAN, GENERAL NOTES AND MISCELLANEOUS DETAILS
6-17	REMOVAL, CONSTRUCTION, AND PROFILE SHEETS
18-21	DETAIL GRADING
22-24	PAVEMENT MARKING & SIGNING PLAN
25-26	SOIL EROSION & SEDIMENTATION PLAN
27	MAINTENANCE OF TRAFFIC
28	TRAFFIC SIGNAL LEGEND SHEET
29	TRAFFIC SIGNAL NOTES SHEET
30	TRAFFIC SIGNAL REMOVAL PLAN
31	TRAFFIC SIGNAL CONSTRUCTION PLAN
32	RRFB PEDESTRIAN CROSSING CONSTRUCTION PLAN
33-34	STANDARD SANITARY SEWER DETAILS
35-36	STANDARD WATER MAIN DETAILS
37-38	STANDARD STORM SEWER DETAILS

M.D.O.T. STANDARD PLANS	
TITLE	PLAN NO.
DRAINAGE STRUCTURES	R-1-G *
COVER K	R-15-F
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	R-28-J *
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS	R-29-I
CONCRETE CURB AND CONCRETE CURB & GUTTER	R-30-G
GRANULAR BLANKET, UNDERDRAINS, OUTLET ENDINGS FOR UNDERDRAINS, AND SEWER BULKHEADS	R-80-E
UTILITY TRENCHES	R-83-C
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES	R-96-E
SEEDING AND TREE PLANTING	R-100-H

*MDOT SPECIAL DETAIL

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

*MDOT SPECIAL DETAIL

GENERAL PROVISIONS

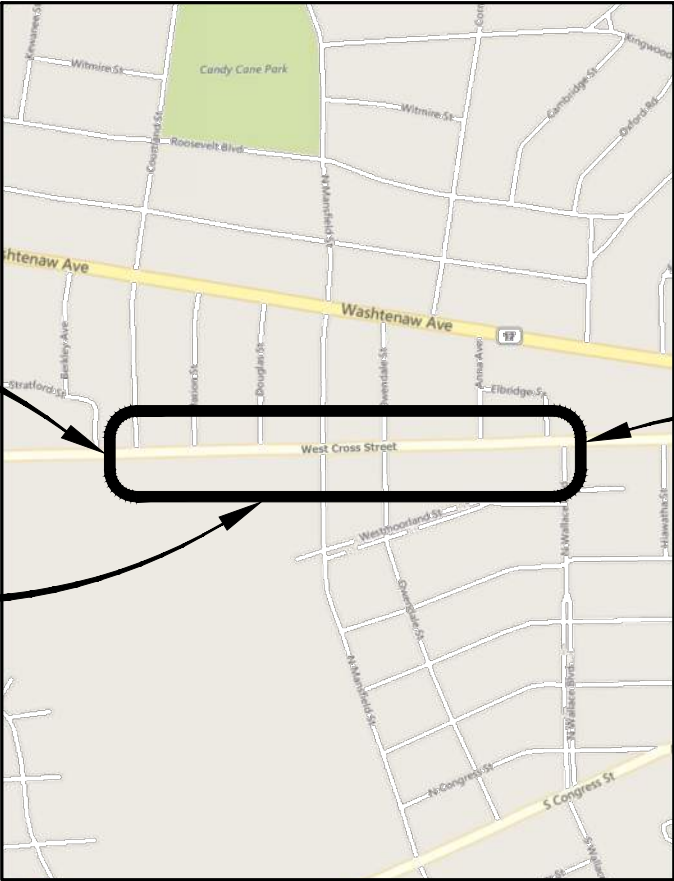
THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE PROPOSAL AND ACCOMPANYING SPECIFICATIONS FOR THIS PROJECT INCLUDING THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, AASHTO'S 2011 A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. THE CITY OF YPSILANTI WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATIONS SHOWN. PURSUANT TO ACTS 173 & 174 OF THE P.A. OF 2013, 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 OR 811. 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 1988 VERTICAL DATUM.

WEST CROSS STREET
POB STA 0+38.3

PROJECT LOCATION



LOCATION MAP

N.T.S.

WEST CROSS STREET
POE STA 22+64.7

APPLICATION DATE	PERMITS	APPROVAL DATE
8/22/2019	MDOT RIGHT OF WAY	8/22/2019
9/6/2019	EGLE WATER MAIN PERMIT	
9/4/2019	WASHTENAW COUNTY ROAD COMMISSION	9/24/2019

CITY OF YPSILANTI
CITY COUNCIL

BETH BASHERT
• MAYOR •

LOIS RICHARDSON
• MAYOR PRO-TEM •

NICOLE BROWN
JENNIFER SYMANNS

STEVE WILCOXEN

ANTHONY MORGAN

ANNIE SOMERVILLE
• COUNCIL MEMBERS •

YCUA BOARD OF
COMMISSIONERS

BRENDA STUMBO
• CHAIR •

MICHAEL BODARY
• VICE CHAIR •

JON R. ICHESCO
• SECRETARY - TREASURER •

LARRY J. DOE
• COMMISSIONER •

KEITH P. JASON
• COMMISSIONER •

TRAFFIC DATA	DESIGN SPEED	POSTED SPEED			% COMMERCIAL	
WEST CROSS ST	30 MPH	25 MPH	2019	2039	2019	2039
			8,900	9,836	5%	5%

CONTRACT FOR: 0.42 MILES OF FULL-DEPTH RECONSTRUCTION OF HMA PAVEMENT, ADA RAMP UPGRADES, CONCRETE CURB AND GUTTER, STORM SEWER, WATER MAIN IMPROVEMENTS.



Advancing Communities

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

PREPARED UNDER THE SUPERVISION OF:

JESSICA KATERS

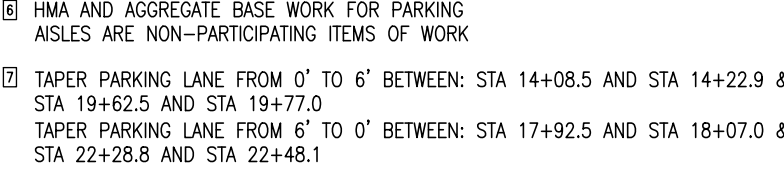
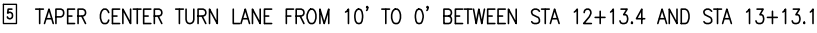
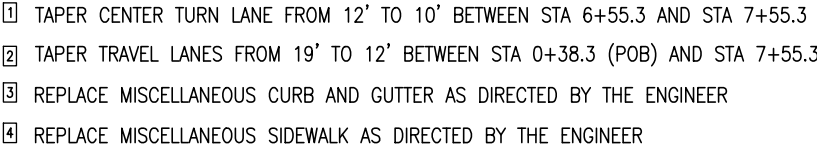
6201050569
Registration No.
Date

REVISIONS

BID PLANS 10/25/2019

PROJECT NO.
0094-18-0090

SHEET NO.
1 OF 38



HMA APPLICATION ESTIMATE					
MIX TYPE	ITEM DESCRIPTION	RATE OF APPL. LB/SYD	EST THICKNESS (INCHES)	PERFORMANCE GRADE	LOCATION/NOTES
5E3	HMA, 5E3	220	2.0"	58-28	TOP COURSE (AWI = 260 MIN)
4E3	HMA, 4E3	440	4.0"	58-28	BASE AND LEVELING COURSE

* BOND COAT AT .05 TO 0.10 GAL/SYD BETWEEN EACH LIFT

* FOR INFORMATION ONLY. PLACE HMA BOND COAT SS-IH @ 0.10 GAL/SYD BETWEEN EXISTING PAVEMENT OR PROPOSED CONCRETE BASE COURSE AND PROP HMA WEDGING. ALSO PLACE 0.05 GAL/SYD BETWEEN HMA LAYERS. HMA BOND COAT WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE HMA PAY ITEM BEING PLACED.



WATER & SEWER UTILITY SYMBOLS

EXISTING

	STORM MANHOLE
	SQUARE CATCH BASIN
	ROUND CATCH BASIN
	CULVERT
	CULVERT W/O END SECTION
	CULVERT W/END SECTION
	SANITARY MANHOLE
	CLEAN OUT
	GATE VALVE & WELL
	GATE VALVE & BOX
	WATER STOP BOX
	FIRE HYDRANT
	METER PIT
	WATER METER
	SPRINKLER HEAD
	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

DI/DI PC 350 = DUCTILE IRON PRESSURE CLASS 350 PIPE

REAL ESTATE SYMBOLS

	CONTIGUOUS PROPERTY SYMBOL
	PARCEL NUMBER BOX
	NO ROW IMPACTS

MISCELLANEOUS UTILITY SYMBOLS

EXISTING

	GUY WIRE
	GUY POLE
	UTILITY POLE
	UTILITY POLE W/LIGHT
	LIGHT/DECOR LAMP POLE
	FLOOD LIGHT
	GAS VALVE
	GAS VENT
	GAS METER
	GAS RISER
	TRAFFIC SIGNAL
	PEDESTRIAN RISER
	TRANSFORMER PAD
	PRIVATE UTILITY MANHOLE
	RAILROAD CROSSING
	ELECTRIC METER
	PHONE BOOTH
	TRAFFIC SIGNAL CONTROLLER
	HAND HOLE
	ELECTRIC RISER
	TELEPHONE RISER
	CABLE TV RISER
	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	
	CONIFEROUS SHRUB	
	DECIDUOUS SHRUB	
	SOIL BORING	
	SECTION CORNER	
	MONUMENT	
	IRON ROD/PIPE	
	PK NAIL	
	BENCHMARK	
	TRAVERSE POINT	
	MAIL/NEWSPAPER BOX	
	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
	STRUCTURE NUMBER WM SAN STM
	
	
	ADA SIDEWALK RAMP

UTILITY PATTERN

EXISTING

<u>ELEC</u>	ELECTRICAL *
<u>6" (COMPANY) GAS</u>	GAS\OIL
<u>(COMPANY) CABLE/TEL</u>	CABLE/TELEPHONE *
<u>FIBER OPTIC</u>	FIBER OPTIC *
<u>12" WM</u>	WATER
<u>12" SAN</u>	SANITARY
<u>12" STM</u>	STORM
 <u>PROPOSED</u> 	
<u>12" ~></u>	STORM/SANITARY/WATER
<u>12"</u>	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
LOT	PROPERTY/PARCEL

PROPOSED

ROW	ROW
-----	-----

TOPO PATTERN

EXISTING

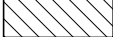
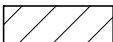
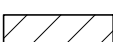
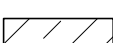
	HEDGE/TREE
	FENCE
	GUARDRAIL
	CENTERLINE OF DITCH
	RAILROAD
	WETLAND/EDGE OF WATER

PROPOSED

The diagram illustrates a cross-section of a road and its surrounding features. From top to bottom, the elements are:

- A dashed line representing the **GRADING LIMIT (SLOPE STAKE)**.
- A solid line with a small arrow pointing right, representing the **CENTERLINE OF DITCH**.
- A line with small squares along its length, representing the **GUARDRAIL**.
- A line with diagonal slashes along its length, representing the **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- 	SALVAGE
B- 	BULKHEAD
A- 	ABANDON
R- 	REMOVE
ADJ- 	ADJUST
REL- 	RELOCATE
REC- 	RECONSTRUCT
R B/O- 	REMOVE BY OTHERS
A B/O- 	ADJUST BY OTHERS
R B/O- 	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

THE PROJECT SITE IS LOCATED IN SECTION 5 AND SECTION 8 OF THE CITY OF YPSILANTI IN WASHTEWATER COUNTY, MICHIGAN. THE PROJECT IS ROUGHLY BORDERED ON THE WEST BY COURTLAND ST AND ON THE EAST BY ELBRIDGE ST. THE WORK TO BE COMPLETED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO CONSTRUCT THE PROPOSED ROADWAY IMPROVEMENTS.

3. 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, THE WASHTENAW COUNTY ROAD COMMISSION, 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 MICHIGAN DEPARTMENT OF TRANSPORTATION 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 & McCLEMENT, 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.

THE FOLLOWING UTILITIES HAVE FACILITIES WITHIN THE PROJECT LIMITS:

ATTENTION: BARBARA SAUNDERS
ONE ENERGY PLAZA
DETROIT, MICHIGAN, 48226
PHONE: (313) 235-5111

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 15 OF THE PLANS.

JOB BENCHMARK #204 SET CAPPED IRON ROD ON S/SIDE OF W CROSS @ INT OF DOUGLAS +36"NW OF 20" MAPLE +45"NE OF 18" CEDIC TREE +95" OF B/C CONCRETE ELEV 796.04	TRAVERSE POINT #102 N 272424.18 E 13321210.82 ELEV 787.71 TRAVERSE POINT #103 N 272493.97 E 13320881.92 ELEV 789.07 TRAVERSE POINT #315S N 272402.45 E 13320846.08 ELEV 788.86	TRAVERSE POINT #100 N 272462.64 E 13322152.50 ELEV 790.61 TRAVERSE POINT #101 N 272497.96 E 13321651.21 ELEV 789.49
JOB BENCHMARK #205 S BOLT ON FLANGE FACE OF HYD IN NE QUAD OF W CROSS ST & MARION ELEV 796.15	TRAVERSE POINT #104 N 272412.67 E 13320543.53 ELEV 791.32 TRAVERSE POINT #105 N 272474.80 E 13320261.80 ELEV 793.61	

THE ITEMS OF WORK ON THIS SHEET SHALL BE DONE AS THEY APPLY THROUGHOUT THE PROJECT AS DIRECTED BY THE ENGINEER. THESE ITEMS ARE NOT DETAILED OR INCLUDED ON THE PLAN AND PROFILE SHEETS. THESE MAY VARY BASED ON FIELD CONDITIONS.

TOTAL	UNIT	DESCRIPTION
1	LSUM	Mobilization, Max
50	Cyd	Subgrade Undercut and Refill, 21AA, Limestone
60	Ton	Maintenance Aggregate, 21AA

TOTAL	UNIT	DESCRIPTION
25	Cyd	Trench Undercut and Backfill
50	Ft	Dewatering System, Trench
100	Ft	Sanitary Building Sewer Pipe, Rem
100	Ft	Sanitary Building Sewer, PVC, 4 inch, Tr Det F
1	Ea	Line Strip, 12 inch
1	Ea	Line Strip, 8 inch
1	Ea	Tapping Sleeve, Valve and Box, 12 inch by 8 inch
1	Ea	Tapping Sleeve, Valve and Box, 16 inch by 12 inch
1	Ea	Water Main, Conflict, 12 inch
1	LSUM	Audio Video Route Survey

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).

<u>TRENCH</u>	<u>YCUA TRENCH DETAIL</u>	<u>MDOT TRENCH DETAIL</u>
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

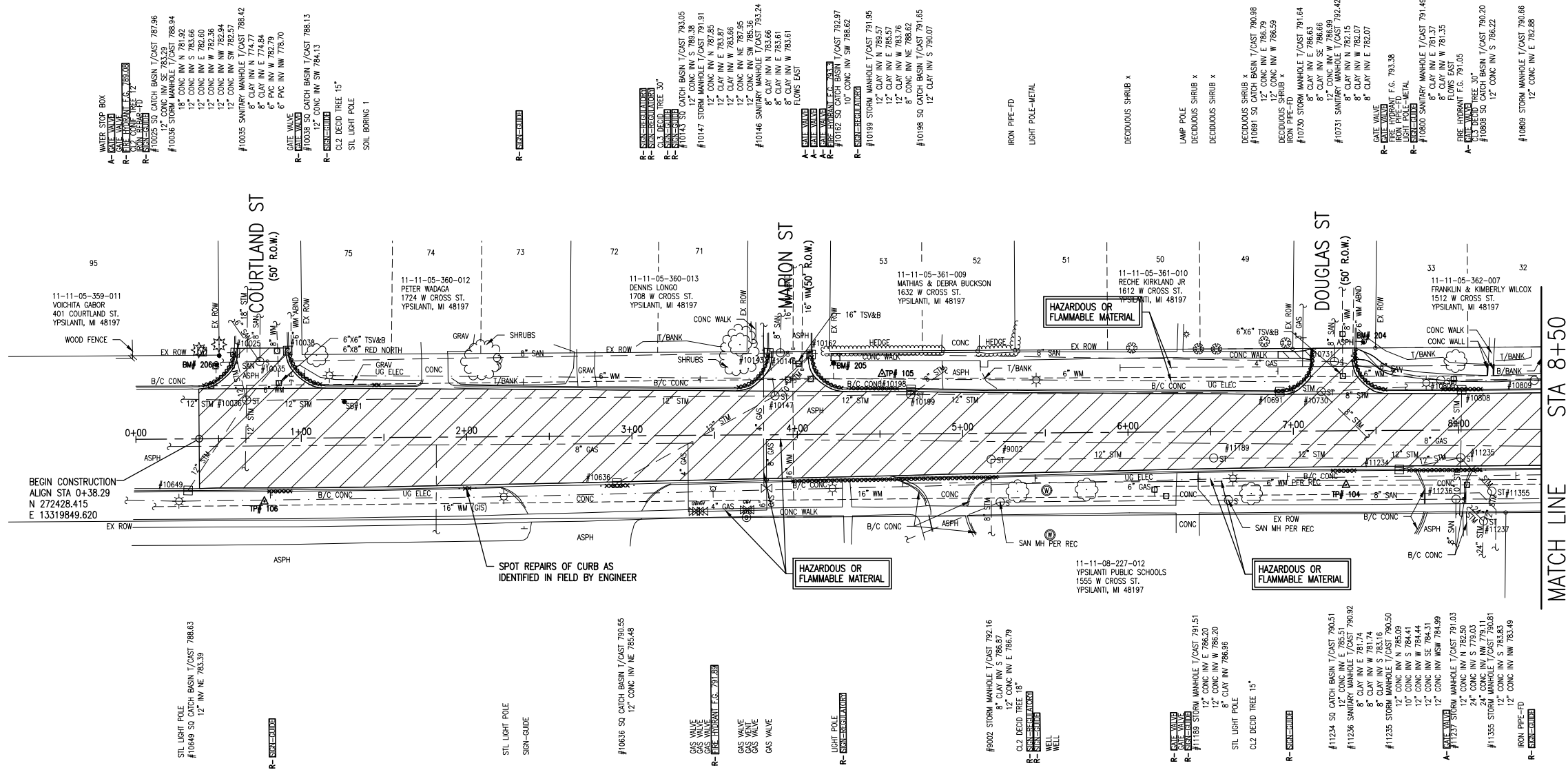


REVISIONS

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OF 38

JOB BENCHMARK #204 SET CAPPED IRON ROD ON S/SIDE OF W CROSS @ INT OF DOUGLAS ±36"NW OF 20" MAPLE ±45"NE OF 18" DECID TREE ±95"S OF 8/C CONC ELEV 796.04	
JOB BENCHMARK #205 S BOLT ON FLANGE FACE OF HYD IN NE QUAD OF W CROSS ST & MARION AVE ELEV 796.15	
JOB BENCHMARK #206 LOWER ESE FLANGE BOLT ON HYD ON NW QUAD OF COURTLAND AVE & W CROSS ST ELEV 790.16	
TRAVERSE POINT #104 N 272412.67 E 13320543.53 ELEV 791.32	
TRAVERSE POINT #105 N 272474.80 E 13320261.80 ELEV 793.61	

WEST CROSS STREET
(100' R.O.W.)



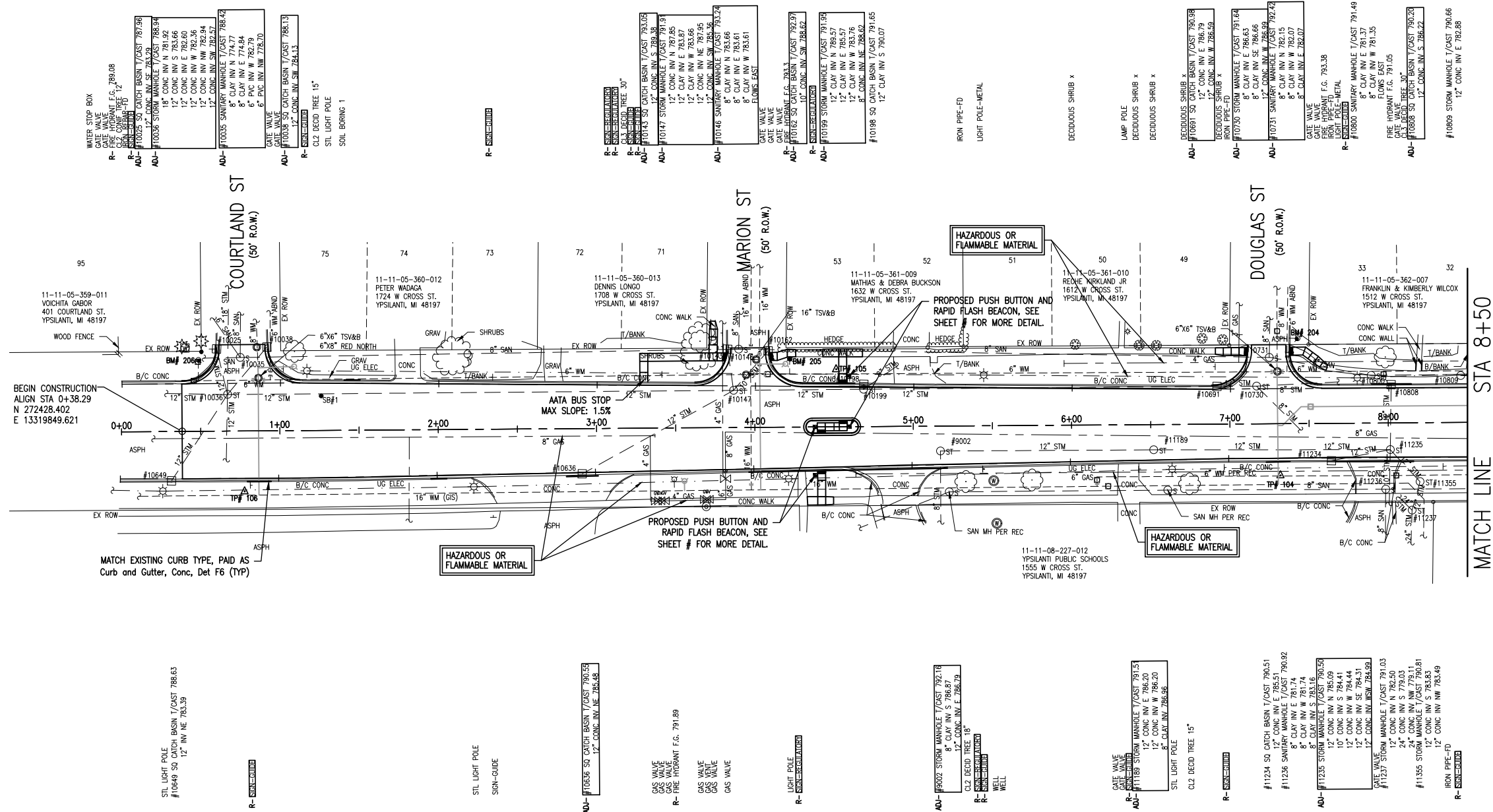
QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
51	Syd	Sidewalk, Rem
452	Ft	Curb and Gutter, greater than 25 feet, Rem
70	Ft	Curb and Gutter, less than 25 ft, Rem
4915	Syd	Pavt, Rem, Modified



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

JOB BENCHMARK #204 SET CAPPED IRON ROD ON S/SIDE OF W CROSS @ INT OF DOUGLAS +36°NW OF 20" MAPLE +45°NE OF 18" DECID TREE +95° OF B/C CONC ELEV 796.04	
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TRAVERSE POINT #104 N 272412.67 E 13320543.53 ELEV 791.32	
TRAVERSE POINT #105 N 272474.80 E 13320261.80 ELEV 793.61	

WEST CROSS STREET
(100' R.O.W.)

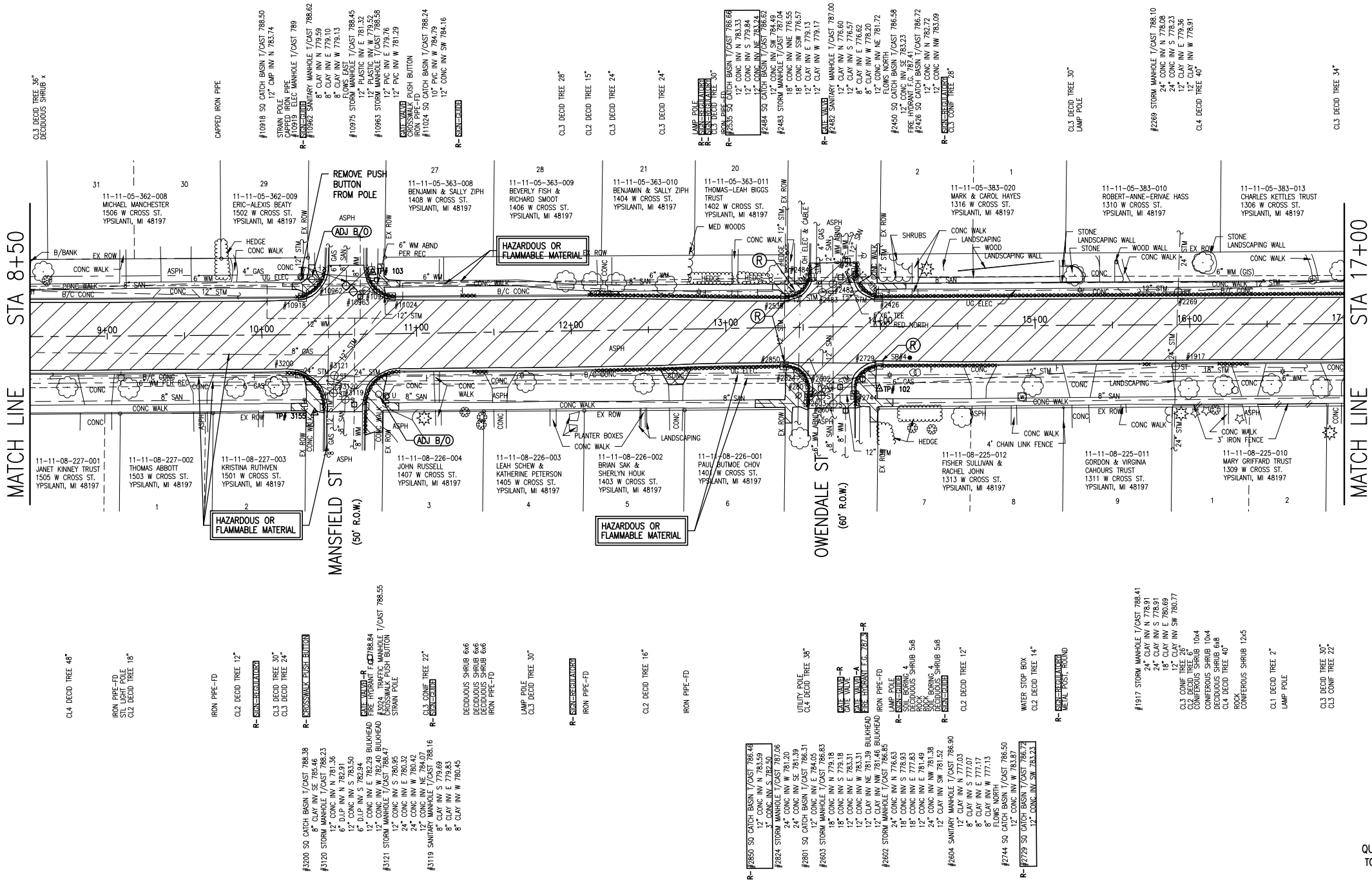


QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
8	Sta	Station Grading
147	Syd	Aggregate Base, 4 inch, Modified
5101	Syd	Aggregate Base, 8 inch, Modified
14	Ea	Dr Structure Cover, Adj, Case 1
3	Ea	Sanitary Sewer Cover, Adj, Case 1
1077	Ton	HMA, 4E3
539	Ton	HMA, 5E3
565	Ft	Curb and Gutter, Conc, Det F6
59	Ft	Curb Ramp Opening, Conc
823	Sft	Sidewalk, Conc, 4 inch
41	Ft	Detectable Warning Surface, Modified
279	Sft	Sidewalk Ramp, 6 inch, ADA Modified
134	Syd	Surface Restoration, Modified



Know what's **below**.
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TRAVERSE POINT #102	
N 272424.18	
E 13321210.82	ELEV 787.71
TRAVERSE POINT #103	
N 272493.72	
E 13320881.97	ELEV 789.07
TRAVERSE POINT #3155	
N 272402.45	
E 13320846.08	ELEV 788.86



QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
3	Ea	Dr Structure, Rem
21	Ft	Sewer, Rem, Less than 24 inch
235	Syd	Sidewalk, Rem
930	Ft	Curb and Gutter, greater than 25 feet, Rem
50	Ft	Curb and Gutter, less than 25 ft, Rem
4354	Syd	Pavt, Rem, Modified



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REVISIONS:

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	H	V	VERT DATUM
Value	0804180090	RM	JK		WASHTENAW	YPSILANTI	1"=40'		1"=4'	NAVB8

CITY OF YPSILANTI

WEST CROSS STREET RECONSTRUCTION

REMOVAL PLAN - STA 8+50 TO STA 17+00

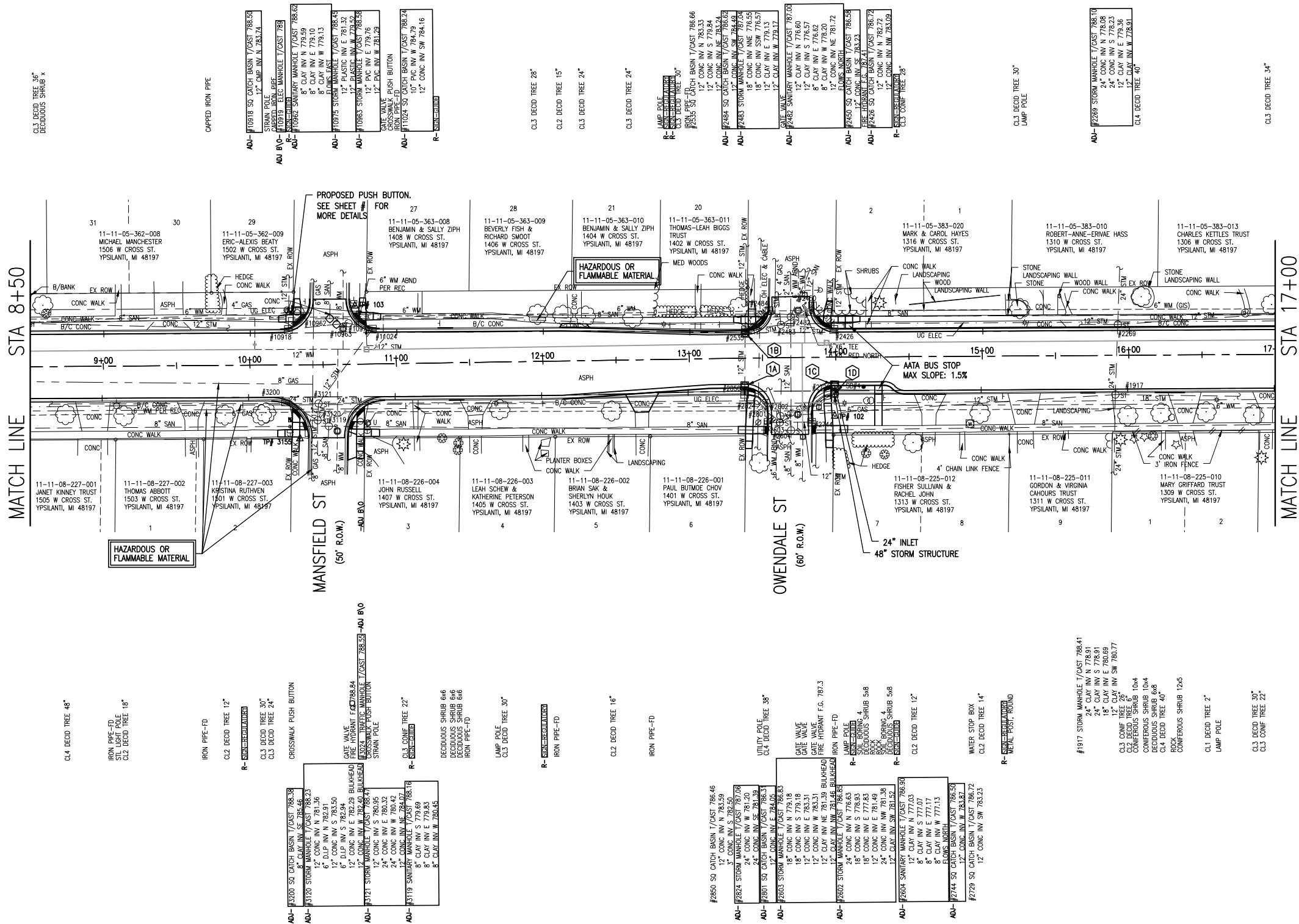
SHEET

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OF 38

TRAVERSE POINT #102	
N 272424.18	
E 13321210.82	ELEV 787.71
TRAVERSE POINT #103	
N 272493.72	
E 13320881.97	ELEV 789.07
TRAVERSE POINT #3155	
N 272402.45	
E 13320846.08	ELEV 788.86

WEST CROSS STREET
(100' R.O.W.)

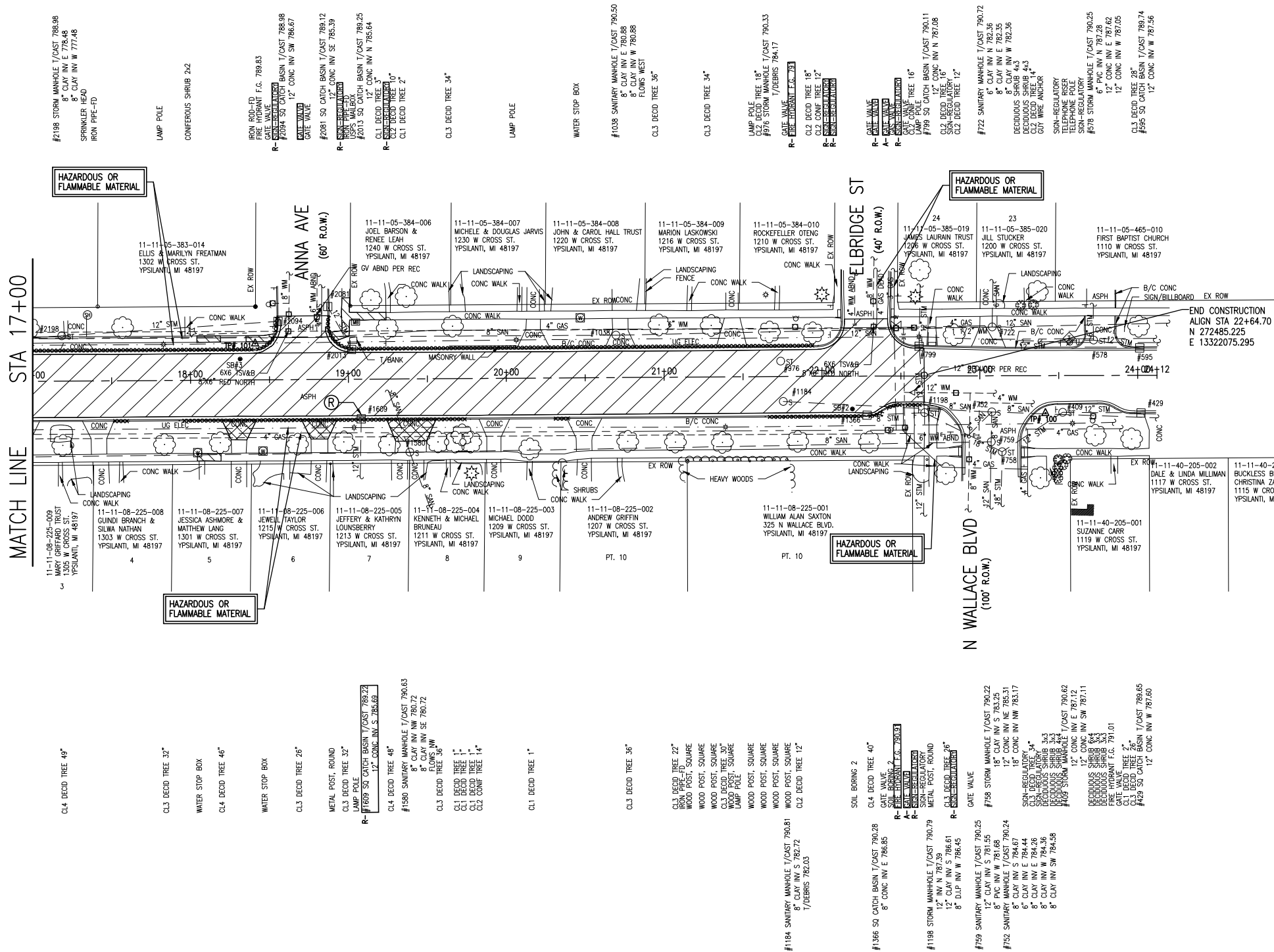


QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
9	Sta	Station Grading
283	Syd	Aggregate Base, 4 inch, Modified
4364	Syd	Aggregate Base, 8 inch, Modified
37	Ft	Sewer, CI A, 12 inch, Modified
16	Ea	Dr Structure Cover, Adj, Case 1
1	Ea	Dr Structure Cover, Adj, Case 2
1	Ea	Dr Structure Cover, Type K
1	Ea	Dr Structure, 24 inch dia
3	Ea	Dr Structure, 48 inch dia
4	Ea	Sanitary Sewer Cover, Adj, Case 1
886	Ton	HMA, 4E3
443	Ton	HMA, 5E3
54	Syd	Driveway, Nonreinf Conc, 6 inch, Mod
873	Ft	Curb and Gutter, Conc, Det F6
146	Ft	Curb Ramp Opening, Conc
1282	Sft	Sidewalk, Conc, 4 inch
95	Ft	Detectable Warning Surface, Modified
489	Sft	Sidewalk Ramp, 6 inch, ADA Modified
602	Syd	Surface Restoration, Modified

QUANTITIES THIS SHEET - NON-PARTICIPATING - PARKING	TOTAL	UNIT	DESCRIPTION
183	Syd	Aggregate Base, 8 inch, Modified	
39	Ton	HMA, 4E3	
20	Ton	HMA, 5E3	

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
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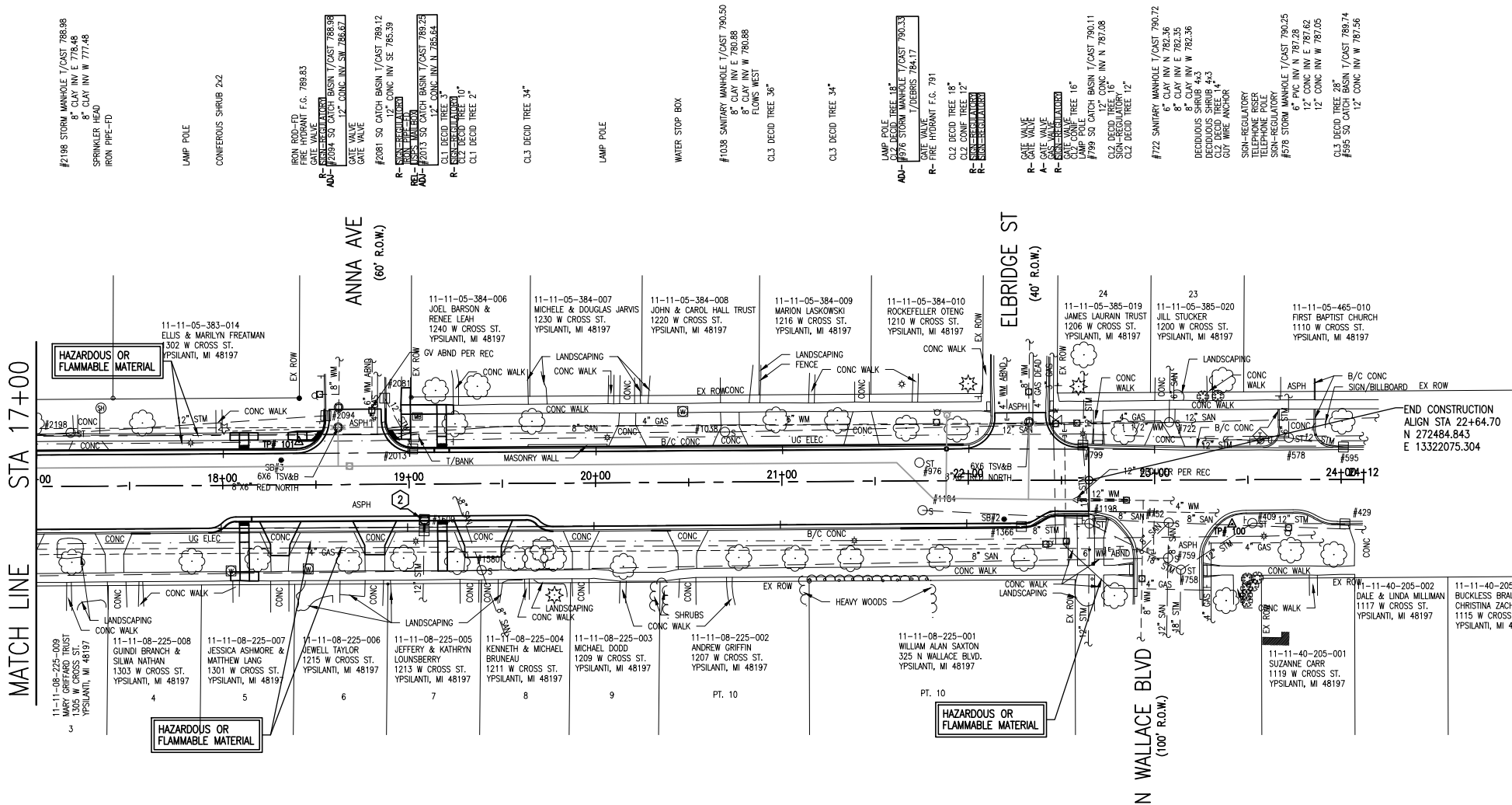
CITY OF YPSILANTI
WEST CROSS STREET RECONSTRUCTION
REMOVAL PLAN - STA 17+50 TO P.O.E.



TRAVERSE POINT #100	
N 272462.64	
E 13322152.50	ELEV 790.61
TRAVERSE POINT #101	
N 272497.96	
E 13321651.21	ELEV 789.49

WEST CROSS STREET

(100' R.O.W.)



QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
6	Sta	Station Grading
235	Syd	Aggregate Base, 4 inch, Modified
2563	Syd	Aggregate Base, 8 inch, Modified
6	Ft	Sewer, CI 4, 12 inch, Modified
4	Ea	Dr Structure Cover, Adj, Case 1
1	Ea	Dr Structure Cover, Type K
1	Ea	Dr Structure, 48 inch dia
1	Ea	Sanitary Sewer Cover, Adj, Case 1
505	Ton	HMA, 4E3
253	Ton	HMA, 5E3
113	Syd	Driveway, Nonreinf Conc, 6 inch, Mod
764	Ft	Curb and Gutter, Conc, Det F6
47	Ft	Curb Ramp Opening, Conc
702	Sft	Sidewalk, Conc, 4 inch
33	Ft	Detectable Warning Surface, Modified
178	Sft	Sidewalk Ramp, 6 inch, ADA Modified
550	Syd	Surface Restoration, Modified

QUANTITIES THIS SHEET - NON-PARTICIPATING - PARKING

TOTAL	UNIT	DESCRIPTION
264	Syd	Aggregate Base, 8 inch, Modified
56	Ton	HMA, 4E3
28	Ton	HMA, 5E3



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DATE	PROJ NUMBER	ENG	RM	PROJ MGR	JK	CADD	KH	COUNTY	WASHTENAW	CITY/VILLAGE/TOWNSHIP	YPSILANTI	HORIZ DATUM	VERT DATUM	SCALE	V:	H:	REVISIONS:
08/14/2020	08/14/2020	RM										NAVB8	NAVB8	1"=4'		1"=40'	

CITY OF YPSILANTI

WEST CROSS STREET RECONSTRUCTION

CONSTRUCTION PLAN - STA 17+50 TO P.O.E.

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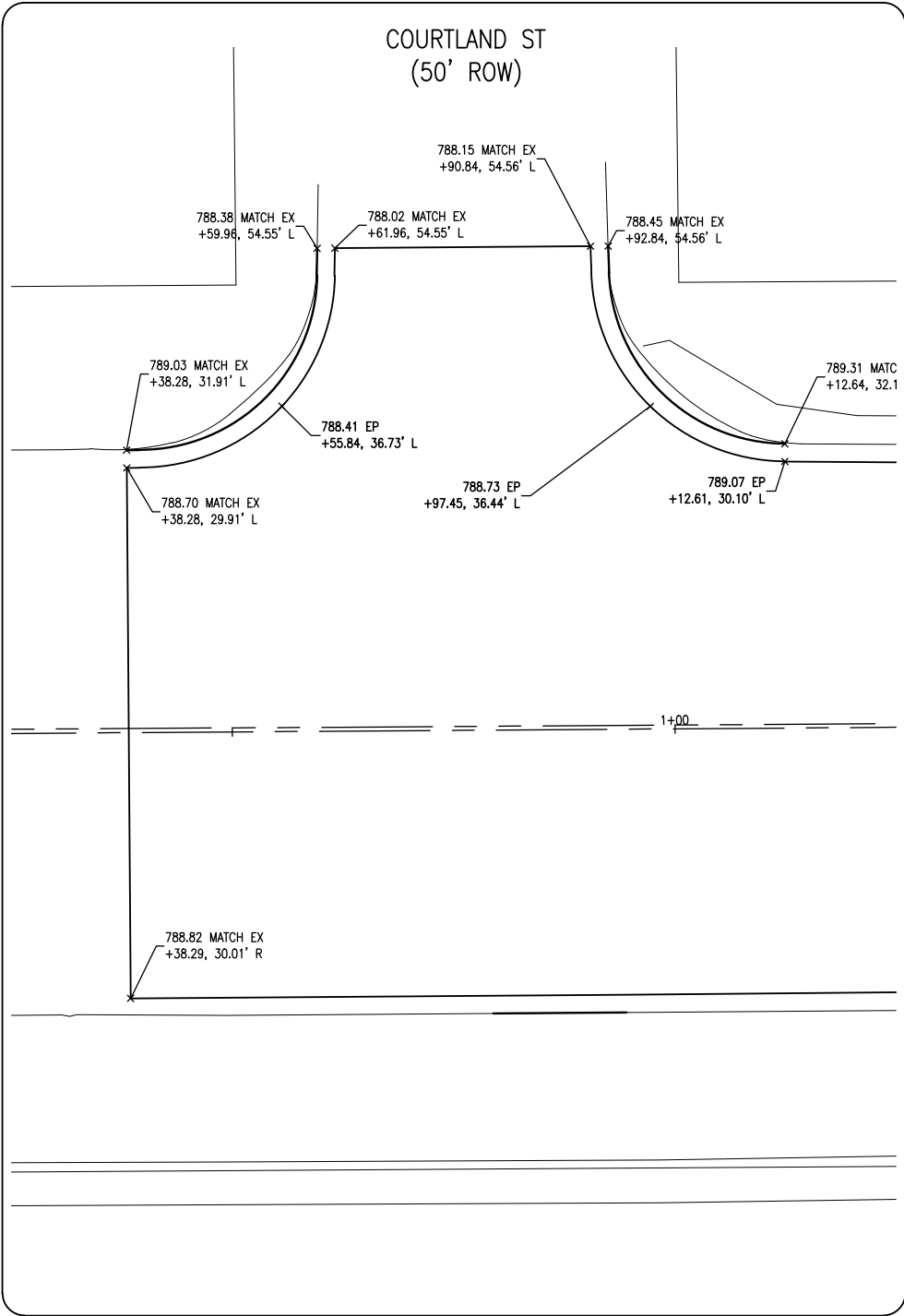
WEST CROSS ST



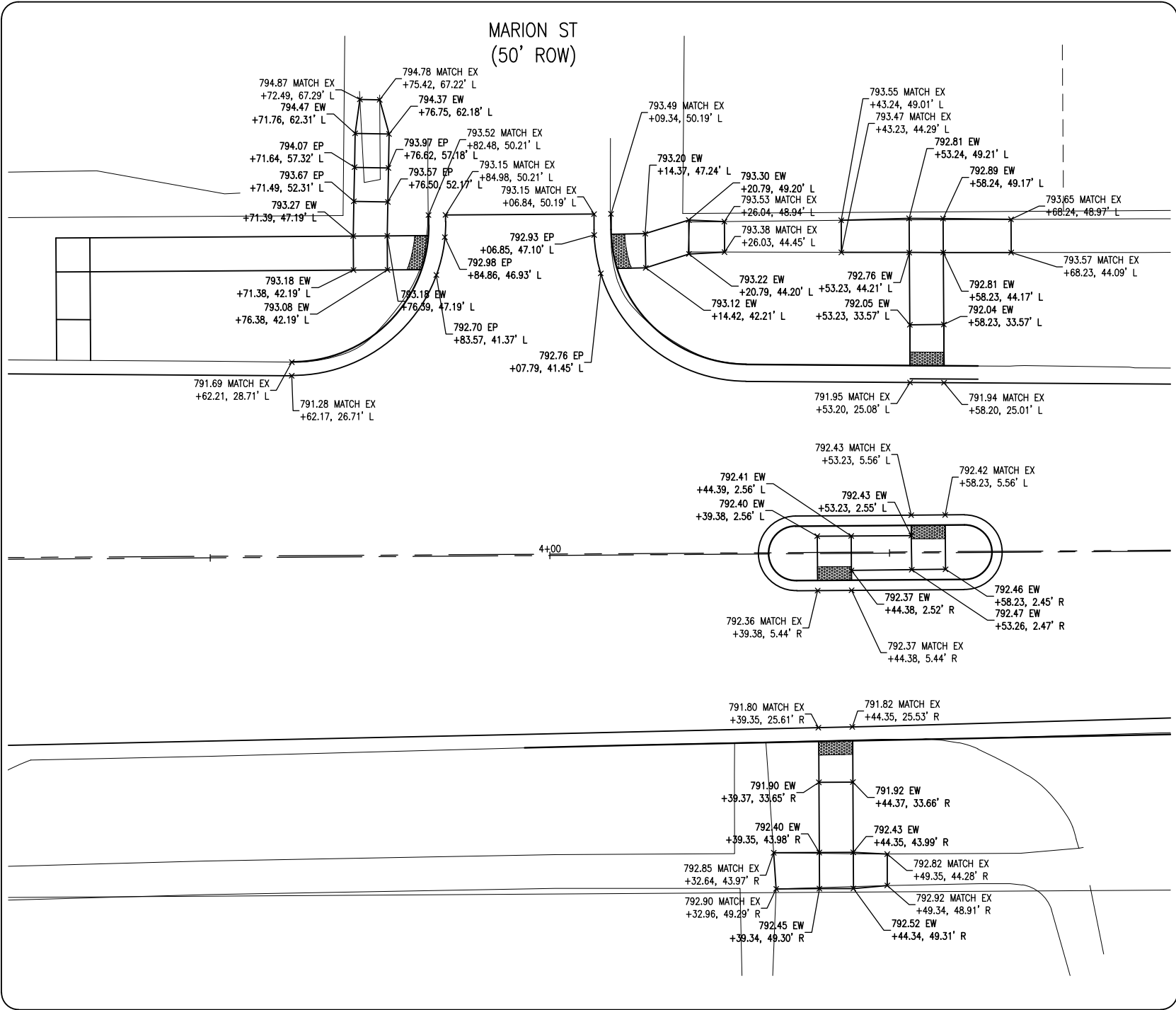


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WEST CROSS ST AT COURTLAND ST



WEST CROSS ST AT MARION ST

REVISIONS:

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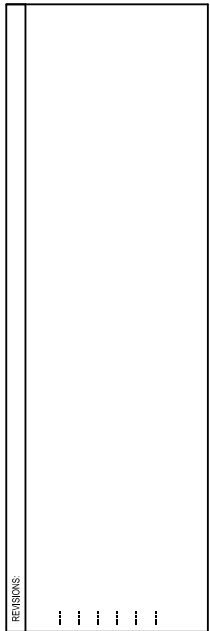


DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
Value	0094-18-0090	RM	JK	KH	WASHTENAW	YPSILANTI	H: 1"=40' V: 1"=4'	NAD83	NAV88

CITY OF YPSILANTI
WEST CROSS STREET RECONSTRUCTION
DETAIL GRADING

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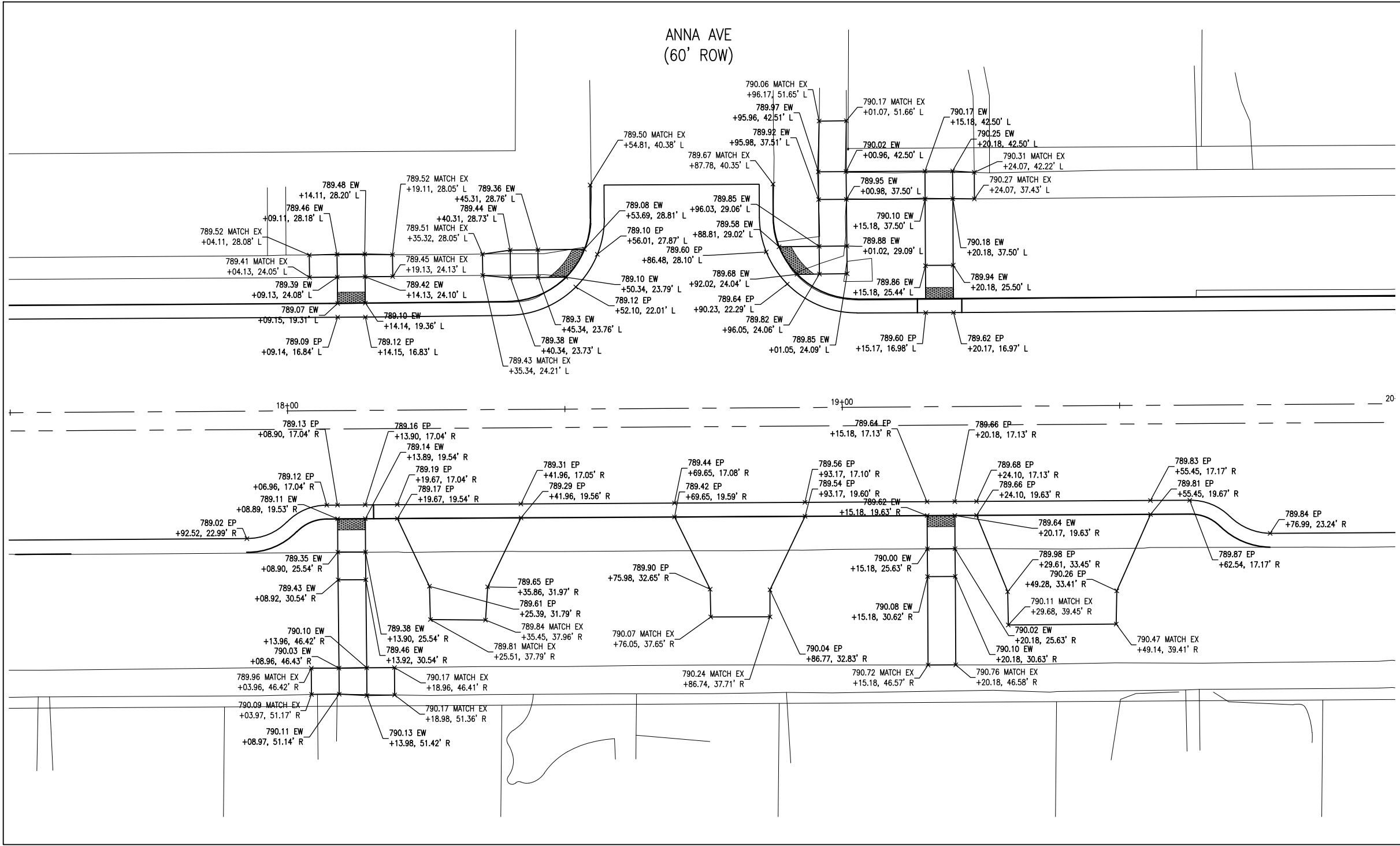
WEST CROSS ST AT OWENDALE ST



SHEET	20
	OF 38

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WEST CROSS ST



WEST CROSS ST AT ANNA AVE





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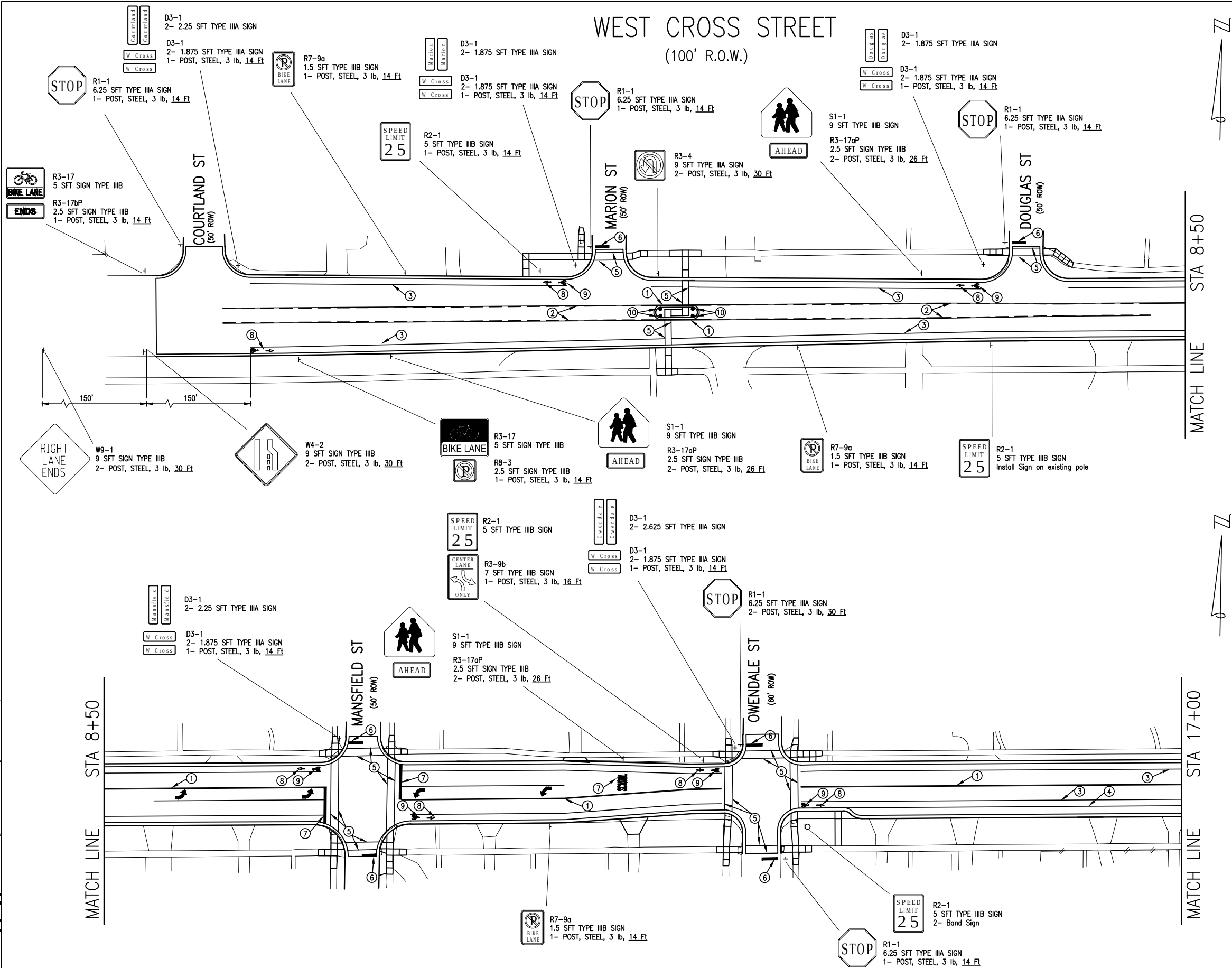
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Livonia, MI 48150
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DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
1/26/20	094-18-0090	RM	JK	KH	WASHTENAW	YPSILANTI	H: 1"=40' V: 1"=4'	NAVD83	NAVD83
CITY OF YPSILANTI WEST CROSS STREET RECONSTRUCTION DETAIL GRADING									

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LEGEND

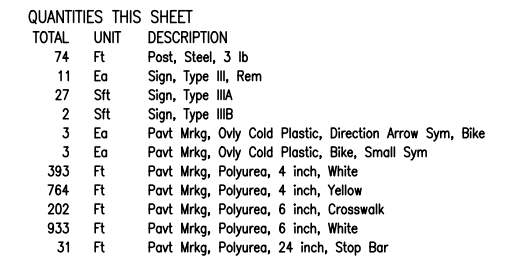
- ① PAVT MRKG, POLYUREA, 4 INCH, YELLOW
DOUBLE SOLID LINES, 1' CENTER TO CENTER
- ② PAVT MRKG, POLYUREA, 4 INCH, YELLOW
SOLID LINE WITH BROKEN LINE ON INSIDE, 1' CENTER TO CENTER
- ③ PAVT MRKG, POLYUREA 6 INCH, WHITE
- ④ PAVT MRKG, POLYUREA 4 INCH, WHITE
- ⑤ PAVT MRKG, POLYUREA 6 INCH, CROSSWALK
- ⑥ PAVT MRKG, POLYUREA 24 INCH, STOP BAR
- ⑦ PAVT MRKG, OVLY COLD PLASTIC, SCHOOL
- ⑧ PAVT MRKG, OVLY COLD PLASTIC, DIRECTION ARROW SYMBOL, BIKE
- ⑨ PAVT MRKG, OVLY COLD PLASTIC, BIKE
- ⑩ REBOUNDABLE DELINEATOR

QUANTITIES THIS SHEET

TOTAL	UNIT	DESCRIPTION
2	Ea	Band, Sign
364	Ft	Post, Steel, 3 lb
37	Ea	Sign, Type III, Rem
81	Sft	Sign, Type IIIA
81	Sft	Sign, Type IIIB
	Ea	Pavt Mrkg, Ovlv Cold Plastic, Direction Arrow Sym, Bike
7	Ea	Pavt Mrkg, Ovlv Cold Plastic, Bike, Small Sym
4	Ea	Pavt Mrkg, Ovlv Cold Plastic, Lt Turn Arrow Sym
1	Ea	Pavt Mrkg, Ovlv Cold Plastic, School
1	Ea	Pavt Mrkg, Ovlv Cold Plastic, Sharrow Symbol
292	Ft	Pavt Mrkg, Polyurea, 4 inch, White
2947	Ft	Pavt Mrkg, Polyurea, 4 inch, Yellow
743	Ft	Pavt Mrkg, Polyurea, 6 inch, Crosswalk
3054	Ft	Pavt Mrkg, Polyurea, 6 inch, White
126	Ft	Pavt Mrkg, Polyurea, 24 inch, Stop Bar
4	Ea	Reboundable Delineator

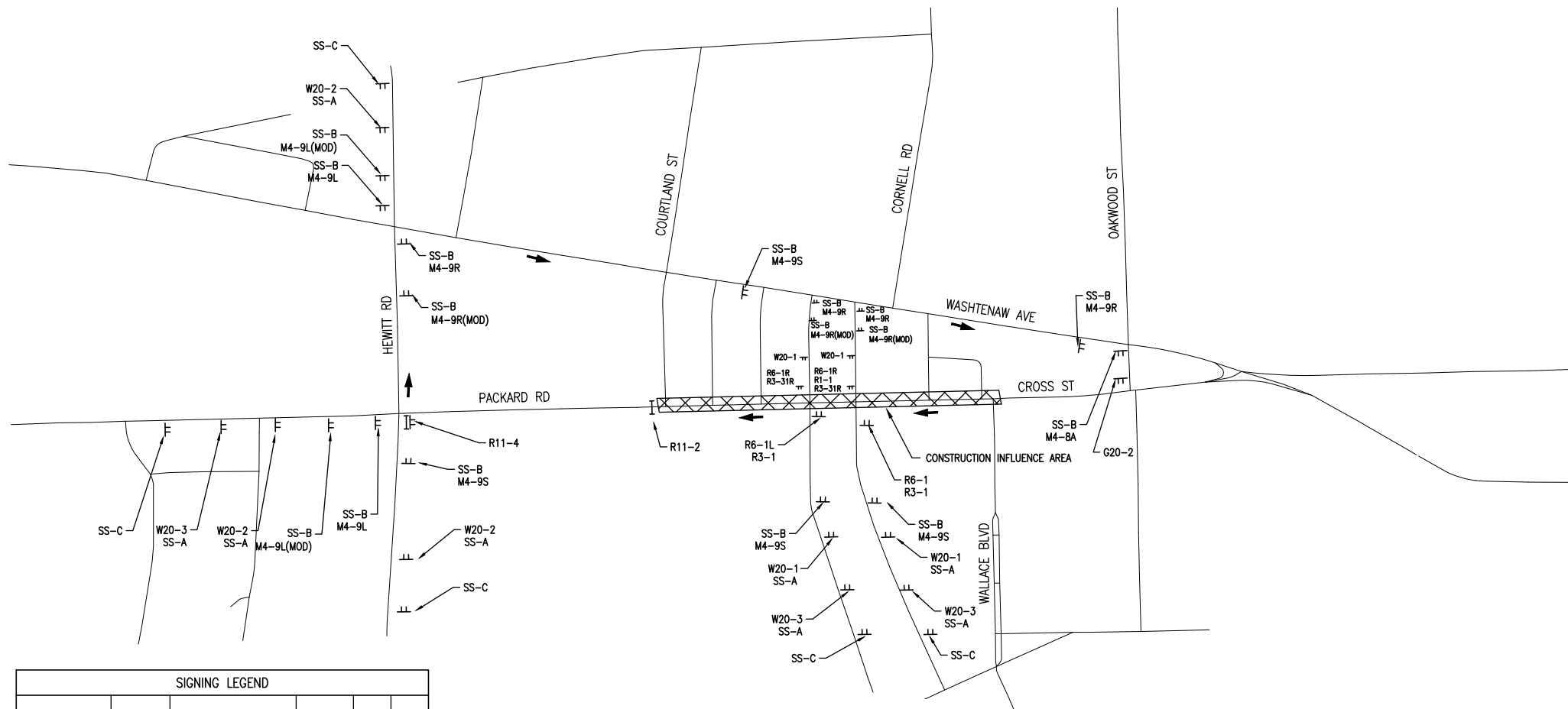


Know what's **below**.
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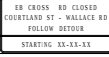


- ① PAVT MRKG, POLYUREA 4 INCH, YELLOW
DOUBLE SOLID LINES, 1' CENTER TO CENTER
- ② PAVT MRKG, POLYUREA, 4 INCH, YELLOW
SOLID LINE WITH BROKEN LINE ON INSIDE, 1' CENTER TO CENTER
- ③ PAVT MRKG, POLYUREA 6 INCH, WHITE
- ④ PAVT MRKG, POLYUREA 4 INCH, WHITE
- ⑤ PAVT MRKG, POLYUREA 6 INCH, CROSSWALK
- ⑥ PAVT MRKG, POLYUREA 24 INCH, STOP BAR
- ⑦ PAVT MRKG, OVLY COLD PLASTIC, SCHOOL
- ⑧ PAVT MRKG, OVLY COLD PLASTIC, DIRECTION ARROW SYMBOL, BIKE
- ⑨ PAVT MRKG, OVLY COLD PLASTIC, BIKE





SIGNING LEGEND					
SIGN	SIGN CODE	SIZE	NUMBER REQUIRED	AREA (SFT)	TOTAL (SFT)
	G20-2	48"x24"	1	8	8
	M4-8a	24"x18"	1	3	3
	M4-9L	30"x24"	2	5	10
	M4-9LA (MOD)	30"x30"	2	6.3	12.6
	M4-9R	30"x24"	4	5	20
	M4-9R (MOD)	30"x30"	3	6.3	18.9
	M4-9S	30"x30"	4	6.3	25.2
	R11-2	48"x30"	1	10	10
	R1-1	48"x48"	6	16	96
	R11-2	60"x30"	1	12.5	12.5

SIGNING LEGEND					
SIGN	SIGN CODE	SIZE	NUMBER REQUIRED	AREA (SFT)	TOTAL (SFT)
	R3-1	36"x36"	2	9	18
	R3-31R	24"x30"	6	5	30
	R5-1	36"x36"	12	9	108
	R5-18c	48"x48"	0	16	0
	R5-1a	36"x24"	6	6	36
	R6-1L	36"x12"	2	3	6
	R6-1R	36"x12"	7	3	21
	SS-A	60"x15"	8	6.25	50
	SS-B	42"x12"	17	3.5	59.5
	SS-C	96"x48"	6	32	192

SIGNING LEGEND					
SIGN	SIGN CODE	SIZE	NUMBER REQUIRED	AREA (SFT)	TOTAL (SFT)
	W20-1	48" x 48"	5	16	80
	W20-2	48" x 48"	3	16	48
	W20-3 (AHEAD)	48" x 48"	2	16	32

QUANTITIES THIS SHEET		
TOTAL	UNIT	DESCRIPTION
10	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn
10	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper
2	Ea	Lighted Arrow, Type C, Furn
2	Ea	Lighted Arrow, Type C, Oper
1	LSUM	Minor Traf Devices
10	Ea	Sign Cover
240	Sft	Sign, Type A, Temp, Prismatic, Furn
240	Sft	Sign, Type A, Temp, Prismatic, Oper
358	Sft	Sign, Type B, Temp, Prismatic, Furn
358	Sft	Sign, Type B, Temp, Prismatic, Oper
302	Sft	Sign, Type B, Temp, Prismatic, Special, Furn
302	Sft	Sign, Type B, Temp, Prismatic, Special, Oper
1	LSUM	Traf Regulator Control

GENERAL NOTES

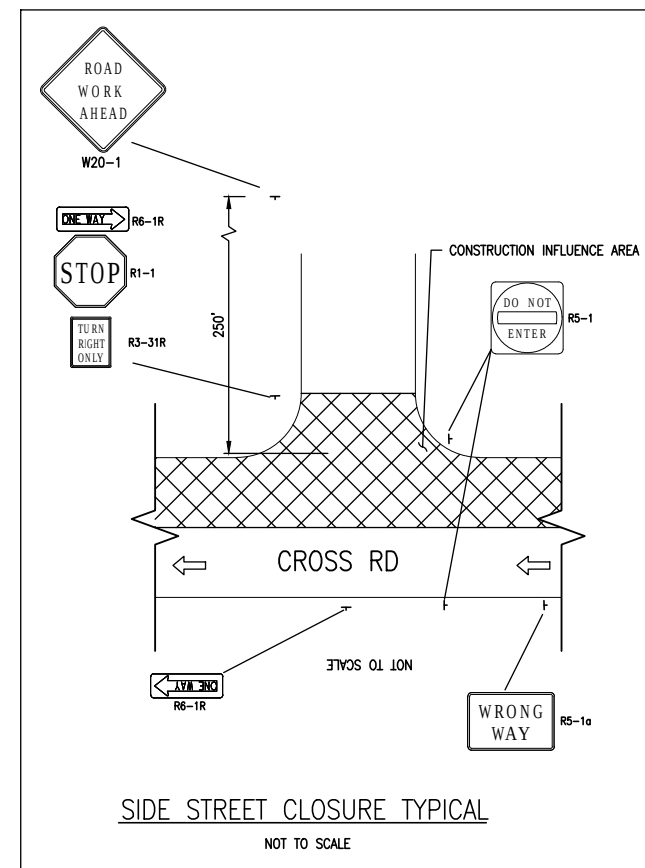
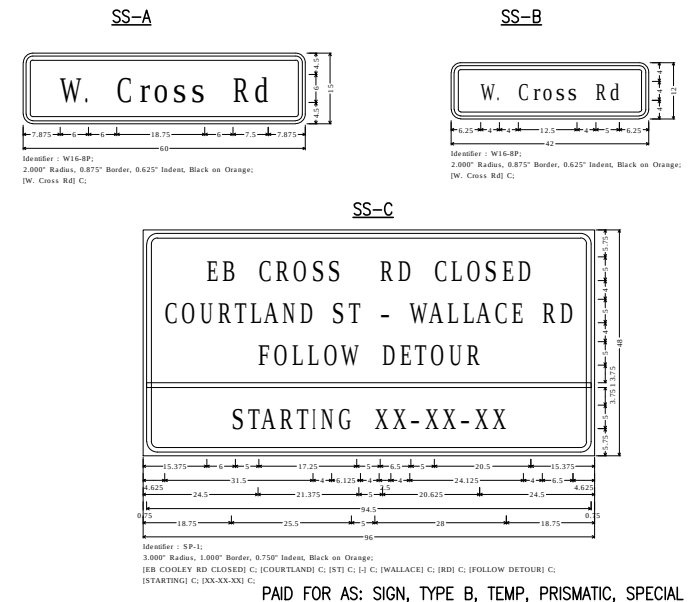
1. ALL DRIVEWAYS SHALL BE MADE ACCESSIBLE BY CONTRACTOR DAILY AND SHALL NOT BE BLOCKED FOR EXCESSIVE PERIODS OF TIME AS DIRECTED BY THE ENGINEER.
2. SIDEWALK CLOSURE SIGNS MUST ALSO BE USED WHILE ALL REPAIRS OR REPLACEMENT OF SIDEWALK TAKE PLACE.
3. ALL SIGNS AND SIGN SUPPORT STANDARDS, BARRICADES, PLASTIC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

NOTES

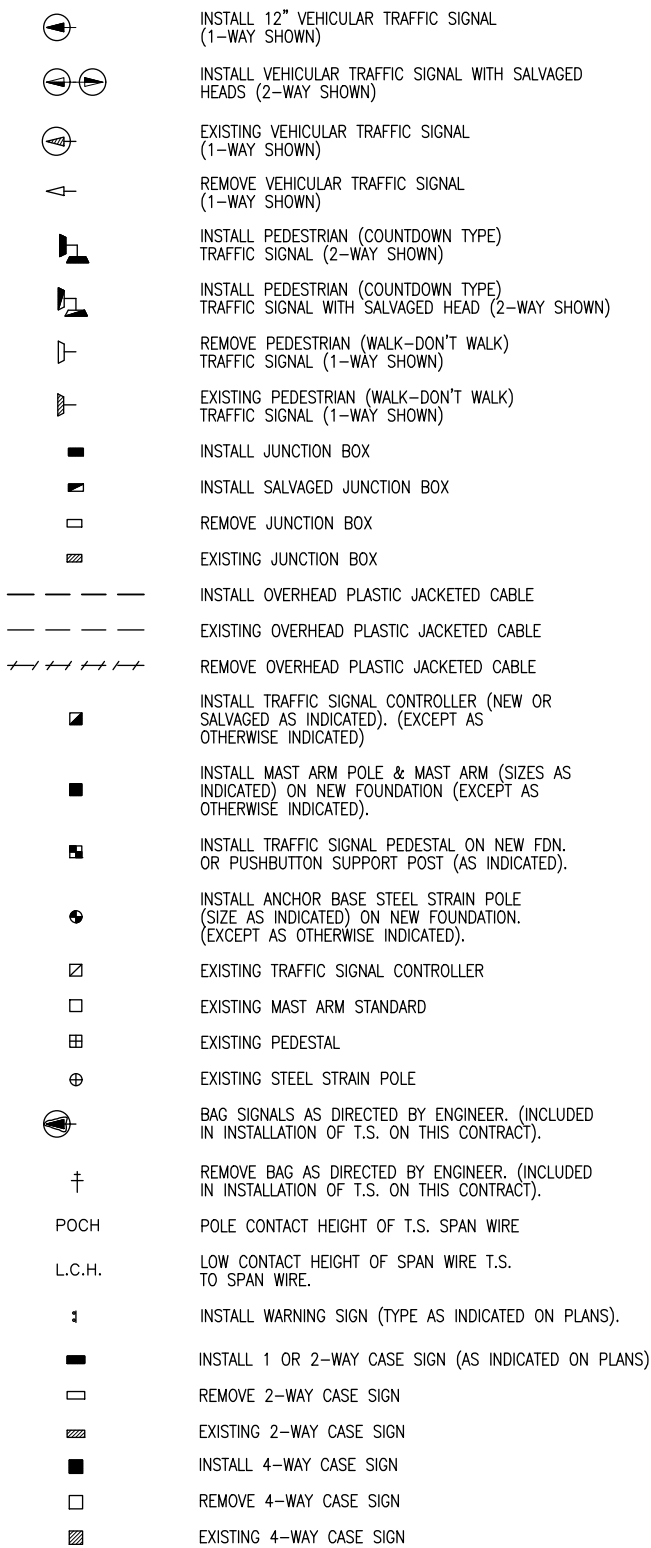
1. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING/PHASING PLAN WITH A SCHEDULE PRIOR TO STARTING CONSTRUCTION.

LEGEND

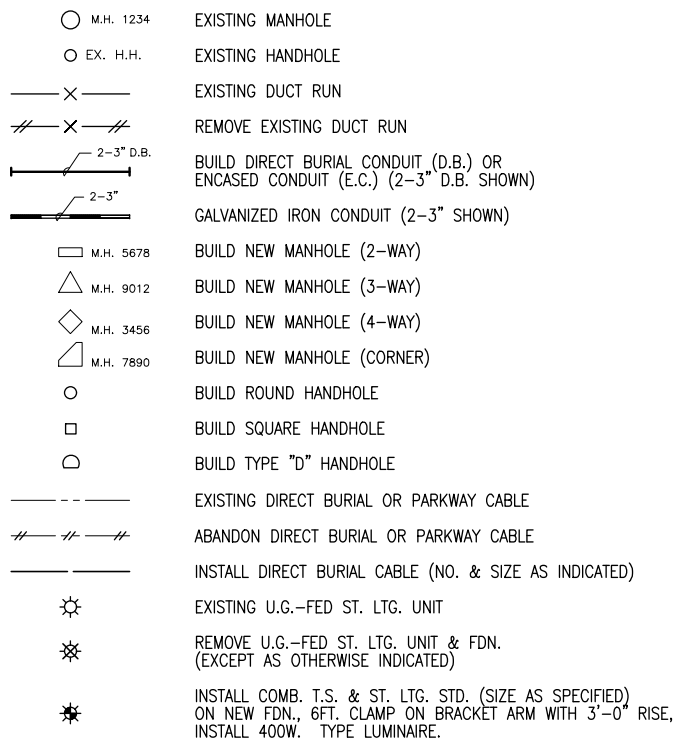
- BARREL
- ┤ PROPOSED SIGN
- ├─ TYPE III BARRICADE
- ➔ DIRECTION OF TRAVEL



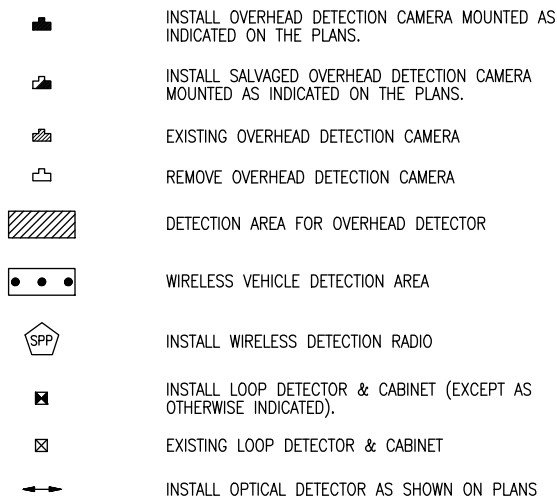
TRAFFIC SIGNAL



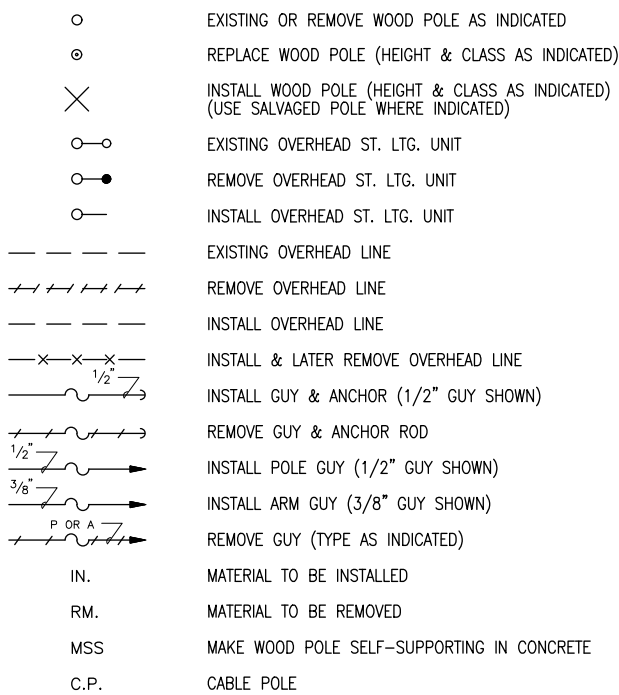
UNDERGROUND



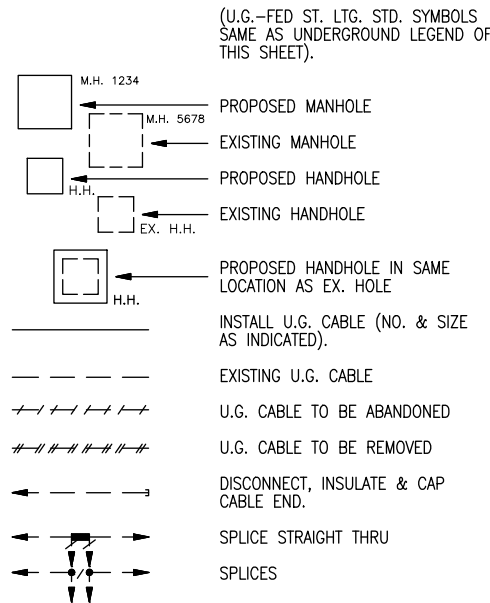
TRAFFIC SIGNAL



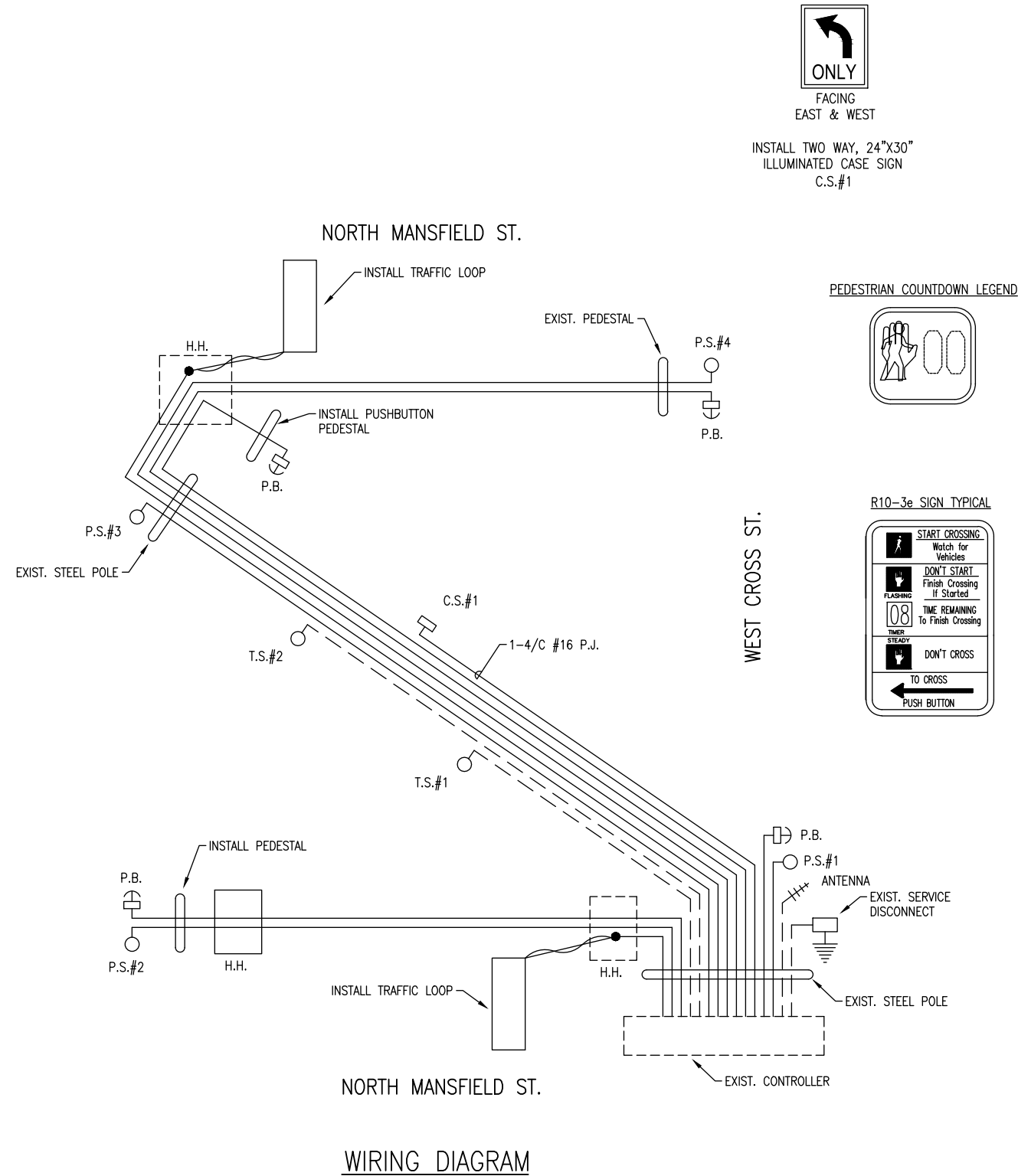
OVERHEAD



DIAGRAMS



DRAWING PATH: P:\0000_01000094\180090_W_Cross_ST_Reconstruction\Drawings\CitySignals\1800090SIG.dwg Cor 25: 2019 - 3:44pm

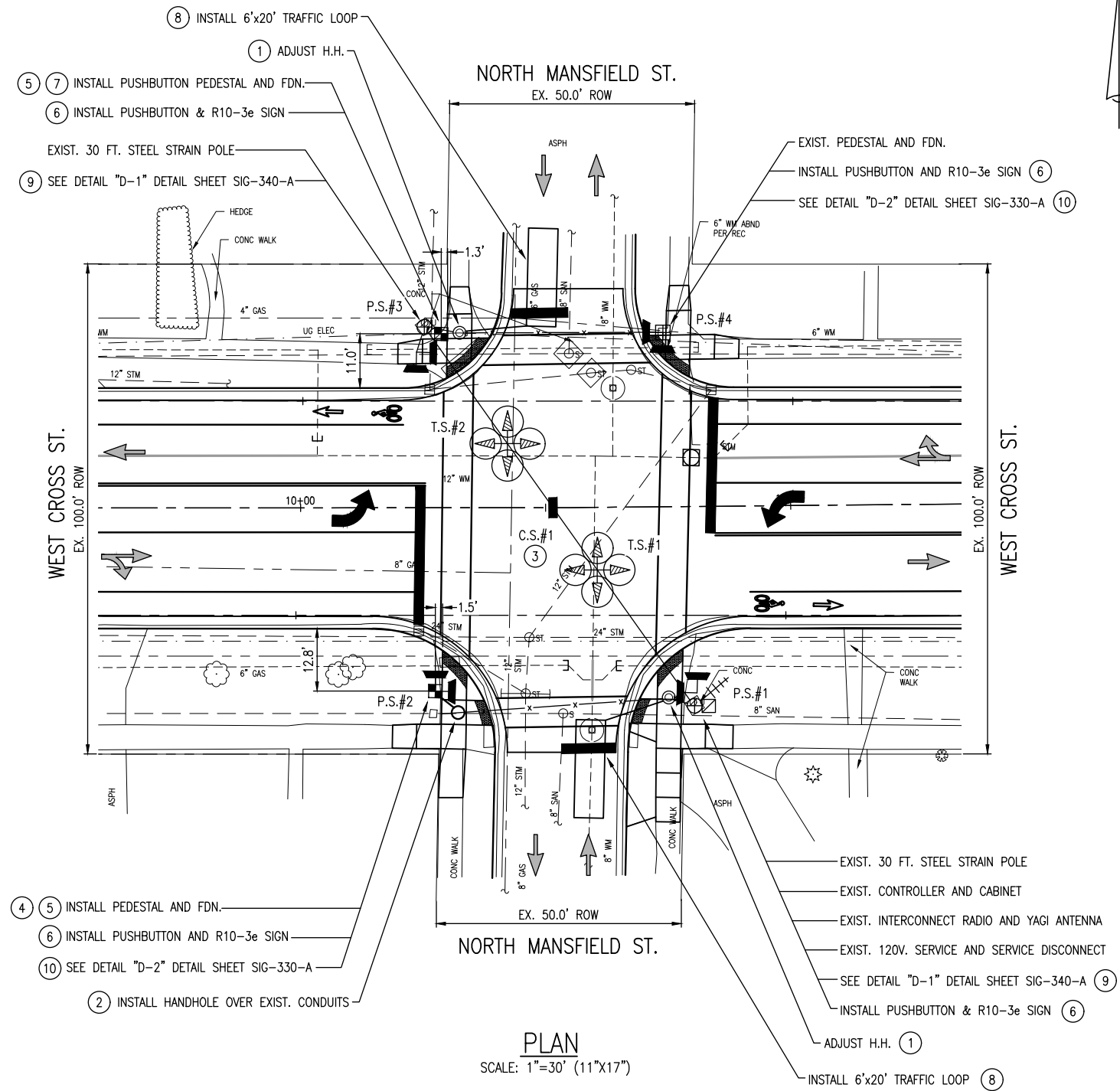


ALL PED T.S. CABLES SHALL BE 1-7/C #16 P.J. UNLESS OTHERWISE INDICATED.

ALL P.B. CABLES SHALL BE 1-2/C #16 SHIELDED (I.M.S.A. 50-2)

LOOP HOME RUN CABLES SHALL BE 1-2/C #16 SHIELDED (I.M.S.A. 50-2)

ALL STRUCTURES SHALL BE GROUNDED IN THE NEAREST H.H. ALL GROUND RODS SHALL BE CONNECTED TOGETHER WITH A 1-1/C #6 AWG COPPER.



NO.	ITEM	QUANTITIES
①	Hh, Adj	2 Ea
②	Hh, Round	1 Ea
③	Case Sign (LED), Two Way, 24 inch by 30 inch	1 Ea
④	Pedestal, Alum	1 Ea
⑤	Pedestal, Fdn	2 Ea
⑥	Pushbutton and Sign	4 Ea
⑦	Pushbutton Pedestal, Alum	1 Ea
⑧	Traf Loop	2 Ea
⑨	TS, Pedestrian, Two Way Bracket Arm Mtd (LED) Countdown	2 Ea
⑩	TS, Pedestrian, Two Way Pedestal Mtd (LED) Countdown	2 Ea
	Conduit, DB, 1, 1 1/2 inch	10 Ft



Know what's below.
Call before you dig.



NO.	ITEM	QUANTITIES
①	Pedestal, Alum	4 Ea
②	Pedestal, Fdn	4 Ea
③	Pushbutton and Sign	4 Ea
④	Flsh Beacon, Rectangular Rapid, Solar Power	4 Ea
⑤	Sign, Type IIIB	54 Sft

NOTES:

1. EXACT LOCATIONS OF PEDESTALS / PUSHBUTTONS SHALL BE DETERMINED BY THE ENGINEER.
2. SEE DETAIL GRADING SHEETS FOR SIDEWALK DETAIL GRADES. COORDINATE SIDEWALK AND SIGNAL CONSTRUCTION.



Know what's below.
Call before you dig.



Resolution No. 2019 -
November 20 2019

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YPSILANTI:

Whereas, the City has adopted a Complete Streets Ordinance to encourage the construction of safe transportation infrastructure for all users; and

Whereas, the City has adopted a Non-Motorized Plan calling for the addition of bike lanes on West Cross; and

Whereas, West Cross from Courtland to Elbridge is proposed for Reconstruction in 2020;

Now therefore be it resolved that the Ypsilanti Planning Commission support the proposed reconstruction plans dated 10/25/2019, and encourages the Department of Public Services and City Council to complete the sidewalk along the north side of Cross between Marion and Courtland in the near future.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

ARTICLE IX. - COMPLETE STREETS

Sec. 94-300. - Purpose

- (a) The intent of this article is to provide for the planning, design, construction, and maintenance of a transportation system within the City of Ypsilanti that provides for the varying access and mobility needs of all users, regardless of age, ability, or trip purpose. The road network must function as an integral part of the overall transportation system and provide for safe, accessible, comfortable, and efficient transportation options for people and goods in order to support the city's quality of life, economic vitality, and environmental sustainability.
- (b) This article shall serve as the City of Ypsilanti's "complete streets policy" for the purposes of the State of Michigan's Act 51 of 1951, as amended (MCL 247.660p).

Sec. 94-301. - Definitions.

The following words, terms and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Complete streets means roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe, efficient, and convenient movement of people and goods whether by car, truck, transit, assistive device, foot, bicycle, or other means.

Maintenance means routine maintenance or preventive maintenance, or both, as provided in the State of Michigan's Act 51 of 1951, as amended.

Preservation means an activity undertaken to preserve the integrity of the existing roadway system, as provided in the State of Michigan's Act 51 of 1951, as amended.

Sec. 94-302. - Applicability.

Any project involving the construction, reconstruction, capacity enhancement, or preservation of a roadway, bridge, public parking facility, or other transportation right-of-way within the City of Ypsilanti shall be subject to the provisions of this article, regardless of the agency having jurisdiction over the facility. Projects involving only maintenance of a roadway, bridge, publicly-owned parking lot, or other transportation right-of-way shall conform to the plans and standards referenced in this article but shall not be required to undergo the full review process described.

Sec. 94-303. - Design and construction of complete streets.

- (a) All projects subject to this article shall be presented to the planning commission for approval during the scoping and conceptual design process. This review shall serve as the planning commission review of a capital project as required under Act 33 of 2008, MCL 125.3861. During this review, the planning commission shall base their findings upon:
 - (1) Consistency with the city's master plan, non-motorized transportation plan, and other current adopted transportation plans, considering both the overall goals of and any specific improvements identified in those plans.
 - (2) The needs of all legal users of the facility.
 - (3) The access and operation of emergency vehicles.

- (4) Management of vehicular access points to private properties.
- (5) Current design standards published by the American Association of State Highway Transportation Organizations (AASHTO), the Michigan Manual on Uniform Traffic Control Devices (MMUTCD) (MDOT), and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
- (6) Any publications or advisories produced by the Michigan Department of Transportation's Complete Streets Advisory Council.
- (7) Necessary or desired modifications to lighting, street trees, and related elements of the travel corridor that affect user safety, travel speed, and comfort.
- (b) The final engineering designs shall incorporate the findings of the planning commission as administered by the city manager or their designee. Exceptions to this requirement shall only be granted by the city council or other legislative body having jurisdiction over the project upon finding any one or more of the following:
 - (1) The cost would result in an unacceptable diminishing of other city services.
 - (2) The scale of the project does not permit a meaningful addition to the non-motorized transportation network.
 - (3) The cost of conforming to plans for additional travel modes would exceed 25 percent of the project cost, exclusive of costs related to right-of-way acquisition and ADA compliance.
- (c) The City of Ypsilanti shall meet or exceed state requirements for the funding of non-motorized transportation enhancements in accordance with Act 51 of 1951, as amended.

Sec. 94-304. - Review of implementation.

Upon the completion of the annual Act 51 Street Financial Report, the department of public services shall provide the city council with a summary of transportation projects performed during the past year, including funding sources for each, and a calculation of the share of the city's Act 51 funding spent on non-motorized transportation facilities.



Memo

To: Planning Commission

From: Bonnie Wessler, Project Manager (DPS)

Date: 15 November 2019

Subject: Capital Improvements Review: 2020 Border to Border Trail Improvements

The Border to Border Trail links Washtenaw County from the west side to the east, roughly following the Huron River, and is part of the statewide Iron Belle Trail system. In Ypsilanti, portions are on-road, shared between sidewalks and occasionally bike lanes; other portions are shared-use path. The Frog Island pathway, running along the west edge of the park at the top of an embankment, is currently not “officially” part of the Border to Border in large part due to its degraded condition. The Grove Road portion, from the River’s Edge (Water Street) trail southward, consists of narrow sidewalk and on-street southbound-only bike lane. This project would improve the Frog Island trail- and the park’s accessibility- and the Grove Road portion of the B2B Trail. This project is generously funded by Washtenaw County Parks and Recreation and the DNR, and is currently planned to break ground in spring/early summer.

In Frog Island, a paved pathway connection is proposed to Forest St, enabling safe pedestrian access from the north side. This will be connected to the current start point of the paved trail, just north of the berm. The berm will be lowered somewhat to accommodate a wider pathway, and new pavement installed. The pathway will then follow existing routes to connect to both the Frog Island parking lot as well as Cross Street. Grade and accessibility improvements will be made throughout. Although lighting is not currently shown on the attached drawings, the City is currently working with DTE to improve lighting along both this trail and in the north parking lot.

Along Grove Road, an 8-10’ wide paved pathway is proposed to take the place of the existing 3-5’ concrete sidewalk from the connection point with the River’s Edge trail to the south access drive of the former Visteon/Ford plant, currently owned by Angstrom. The City is currently working with Angstrom to explore improvements to the fence in that area, including potential relocation of the fence or narrowing of the roadway to accommodate a sufficiently wide path.

Staff recommends support.

CITY OF YPSILANTI
WASHTENAW COUNTY, MICHIGAN
BORDER TO BORDER DESIGN

[illegible]

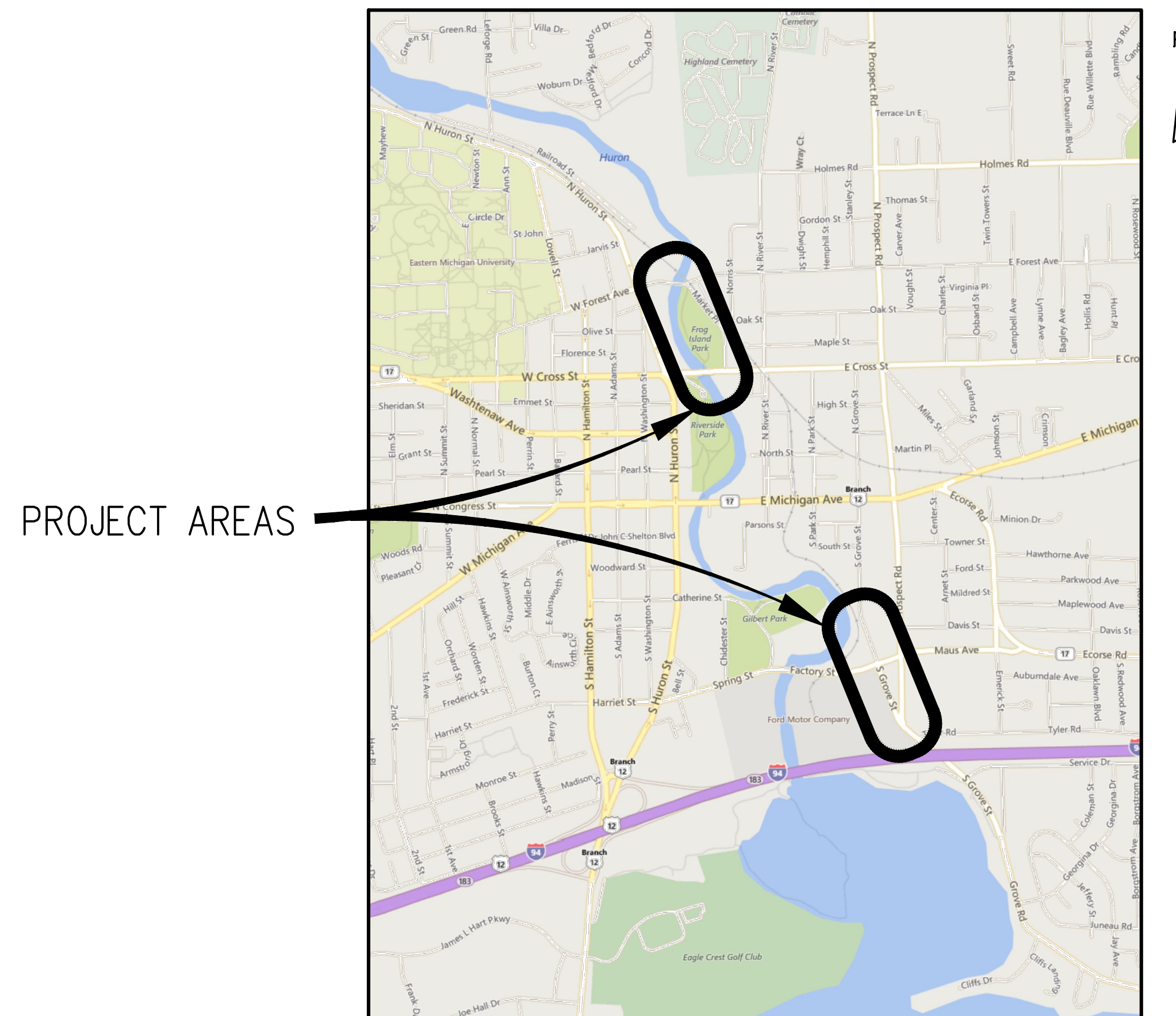
M.D.O.T. STANDARD PLANS	
TITLE	PLAN NO.
DRAINAGE STRUCTURES	R-1-D
COVER B	R-7-E
COVER E	R-10-C
COVER K	R-15-D
*SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	*R-28-F
DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS	R-29-F
CONCRETE CURB AND CONCRETE CURB & GUTTER	R-30-E
GRANULAR BLANKET, UNDERDRAINS, OUTLET ENDINGS FOR UNDERDRAINS, AND SEWER BULKHEADS	R-80-D
UTILITY TRENCHES	R-83-B
PRECAST CONCRETE END SECTIONS FOR PIPE CULVERT	R-86-D
*SEEDING AND TREE PLANTING	*R-100-F
GRADING CROSS-SECTIONS	R-105-D
*MDOT SPECIAL DETAIL	

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, AASHTO'S 2011 A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. THE WASHTENAW COUNTY ROAD COMMISSION, AND THE CITY OF YPSILANTI WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATIONS SHOWN, PURSUANT TO ACTS 173 & 174 OF THE P.A. OF 2013, 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 OR 811. UTILITY SERVICE CONNECTIONS ARE NOT SHOWN ON THE PLANS AND ARE NOT THE RESPONSIBILITY OF THE ROAD COMMISSION.

THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988
VERTICAL DATUM.



LOCATION MAP
N.T.S.

APPLICATION DATE	PERMITS	APPROVAL DATE
	MDEQ JOINT PERMIT	
	WASHTENAW COUNTY SESC PERMIT	

CITY OF YPSILANTI
CITY COUNCIL

BETH BASHERT
• MAYOR •

LOIS RICHARDSON
•MAYOR PRO-TEM•

NICOLE BROWN
ANTHONY MORGAN
ANNIE SOMERVILLE
JENNIFER SYMANNS
STEVE WILCOXEN
• COUNCIL MEMBERS •

 <i>Advancing Communities</i> 34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427	
PREPARED UNDER THE SUPERVISION OF: RICH HOBGOOD — Registration No. Date	
REVISIONS	
PROJECT NO.	SHEET NO.
0094-18-0130	1 OF 14

DRAWING PATH: P:\0000_010000094\80130_Border_To_Border_Design\Drawings\Civil\Misc\180130LEG_NOT.dwg Nov 15, 2019 - 3:21 pm

WATER & SEWER UTILITY SYMBOLS

EXISTING	
	STORM MANHOLE
	SQUARE CATCH BASIN
	ROUND CATCH BASIN
	CULVERT
	CULVERT W/O END SECTION
	CULVERT W/END SECTION
	SANITARY MANHOLE
	CLEAN OUT
	GATE VALVE & WELL
	GATE VALVE & BOX
	WATER STOP BOX
	FIRE HYDRANT
	METER PIT
	WATER METER
	SPRINKLER HEAD
	IRRIGATION VALVE

PROPOSED	
	STORM MANHOLE
	INLET/CATCH BASIN
	CULVERT END SECTION
	SANITARY MANHOLE
	GATE VALVE & WELL
	GATE VALVE & BOX
	TAPPING SLEEVE VALVE & WELL
	TAPPING SLEEVE VALVE & BOX
	FIRE HYDRANT

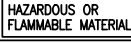
REAL ESTATE SYMBOLS

	CONTIGUOUS PROPERTY SYMBOL
	PARCEL NUMBER BOX
	NO ROW IMPACTS

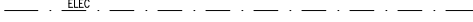
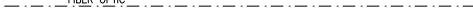
MISCELLANEOUS UTILITY SYMBOLS

EXISTING	
	GUY WIRE
	GUY POLE
	UTILITY POLE
	UTILITY POLE W/LIGHT
	LIGHT/DECOR LAMP POLE
	FLOOD LIGHT
	GAS VALVE
	GAS VENT
	GAS METER
	GAS RISER
	TRAFFIC SIGNAL
	PEDESTRIAN RISER
	TRANSFORMER PAD
	PRIVATE UTILITY MANHOLE
	RAILROAD CROSSING
	ELECTRIC METER
	PHONE BOOTH
	TRAFFIC SIGNAL CONTROLLER
	HAND HOLE
	ELECTRIC RISER
	TELEPHONE RISER
	CABLE TV RISER
	MONITORING WELL
	UNDERGROUND MARKER

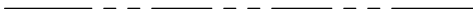
MISCELLANEOUS SYMBOLS

EXISTING	
	RIPRAP
	SIGN
	FLOW DIRECTION
	STUMP
	WETLAND
	CONIFEROUS TREE
	DECIDUOUS TREE
	CONIFEROUS SHRUB
	DECIDUOUS SHRUB
	SOIL BORING
	SECTION CORNER
	MONUMENT
	IRON ROD/PIPE
	PK NAIL
	BENCHMARK
	TRAVERSE POINT
	MAIL/NEWSPAPER BOX
	FLAG POLE
	POST
	USED WITH UNDERGROUND GAS & ELECTRICAL LINES
	USED WITH TELEPHONE & FIBER OPTIC LINES
PROPOSED	
	RIPRAP
	SIGN
	FLOW DIRECTION
	STRUCTURE NUMBER
	WM SAN STM
	ADA SIDEWALK RAMP

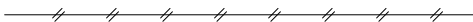
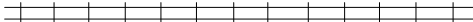
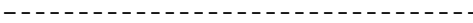
UTILITY PATTERN

EXISTING	
	ELECTRICAL *
	GAS\OIL
	CABLE/TELEPHONE *
	FIBER OPTIC *
	WATER
	SANITARY
	STORM
PROPOSED	
	STORM/SANITARY/WATER
	PRIMARY UTILITY WILL HAVE A CONTINUOUS LIFESTYLE, WITH THE SECONDARY UTILITY MATCHING ITS RESPECTIVE EXISTING UTILITY LIFESTYLE
*OH = OVERHEAD , UG = UNDERGROUND	

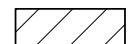
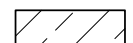
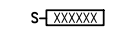
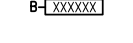
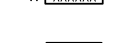
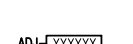
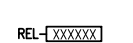
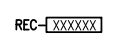
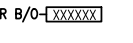
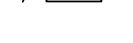
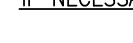
ROW PATTERN

EXISTING	
	ROW
	SECTION
	PROPERTY/PARCEL
PROPOSED	
	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 CUTTER, REM
	TREE, REM
	SALVAGE
	BULKHEAD
	ABANDON
	REMOVE
	ADJUST
	RELOCATE
	RECONSTRUCT
	REMOVE BY OTHERS
	ADJUST BY OTHERS
	RELOCATE BY OTHERS

IF NECESSARY FOR CLARITY

	SALVAGE
	BULKHEAD
	ABANDON
	CLEARING
	REMOVE
	RELOCATE
	RECONSTRUCT
	RELOCATE BY OTHERS
	ADJUST BY OTHERS

SPECIAL LEGEND



ARCHITECTS ENGINEERS PLANNERS

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

OHM-ADVISORS.COM

REVISIONS:

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DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/TOWNSHIP	SCALE	VERT DATUM	REV
###	0000-10000	RT	Value	PR	WASHINGTON	YPSILANTI	H: 1"=40' V: 1"=4'	NAVD83	NAVD83

CITY OF YPSILANTI
BORDER TO BORDER DESIGN
LEGEND

SHEET

2
OF 14

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DRAWING PATH: P:\0000_01000024\180130_Border_to_Border_Design\Drawings\Civil\Misc\180130\LEG_NOT.dwg Nov 15, 2019 - 3:21pm

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, THE WASHTENAW COUNTY ROAD COMMISSION, WASHTENAW COUNTY PARKS AND RECREATION, 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 WASHTENAW COUNTY PARKS AND RECREATION 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 WASHTENAW COUNTY PARKS AND RECREATION, 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, CITY OF YPSILANTI, 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

GENERAL PROVISIONS

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) 2012 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION EXCEPT AS NOTED HEREIN AND IN THE PROPOSAL BOOK.

THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES FOR NOISE LEVELS, VIBRATIONS, OR ANY OTHER RESTRICTIONS WHILE REMOVING PAVEMENT OR FOR ANY OTHER CONSTRUCTION OPERATIONS WITHIN THIS CONTRACT TO BE INCLUDED IN THE RESPECTIVE ITEM OF WORK.

THE CONTRACTOR SHALL NOT ENTER UPON PRIVATE PROPERTY FOR ANY PURPOSE WITHOUT OBTAINING WRITTEN PERMISSION, AND HE/SHE SHALL BE RESPONSIBLE FOR PRESERVATION OF ALL PUBLIC PROPERTY, TREES, MONUMENTS, ETC. ALONG AND ADJACENT TO THE STREET AND/OR RIGHT OF WAY, AND SHALL USE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE OR INJURY THERETO. HE/SHE SHALL USE SUITABLE PRECAUTIONS TO PREVENT DAMAGE TO PIPES, CONDUITS, AND OTHER UNDERGROUND STRUCTURES AND SHALL PROTECT CAREFULLY FROM DISTURBANCE OR DAMAGE ALL MONUMENTS AND PROPERTY MARKERS UNTIL THE ENGINEER OR AUTHORIZED AGENT HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION AND SHALL NOT REMOVE THEM UNTIL DIRECTED.

THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE LOCAL FIRE AND POLICE DEPARTMENTS 24 HOURS IN ADVANCE OF PROPOSED ROAD CLOSURES REQUIRED FOR WORK SUCH AS FOR SEWER, CULVERT CROSSINGS AND ROADWAY EXCAVATION.

UTILITIES

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

TELEPHONE

AT&T
ATTN: ANDY JOHNSON
550 S. MAPLE, 2ND FLOOR
ANN ARBOR, MI 48103
PHONE: (734) 996-5350
EMAIL: oj1728@att.net

CABLE

COMCAST
ATTN: RAYMOND LABEAU
25626 TELEGRAPH RD
SOUTHFIELD, MI 48034
PHONE: (734) 216-8091
EMAIL: Raymond_LaBeau@cable.comcast.com

ELECTRIC TRANSMISSION

DTE, ELECTRIC
ATTN: CLAY COMBEE
DIST. OPS. REGIONAL PLANNING, SW 4
8001 HAGGERTY RD.
BELLEVILLE, MICHIGAN 48111
PHONE: (734) 397-4338
EMAIL: combee@dteenergy.com

H.P. GAS PIPELINE

TRANSCANADA PIPELINE/ ANR PIPELINE

ATTN: KYLE MARK REYNOLDS
6357 SR 66 NORTH
DELIANCE, OHIO 43512
PHONE: (419) 783-3136
EMAIL: Kyle_Reynolds@transcanada.com

NATURAL GAS DISTRIBUTION
H.P. GAS TRANSMISSION PIPELINE

DTE GAS COMPANY aka MICHCON
MICHCON 20" SUMPTER PIPELINE
ATTN: LAURIE FORRESTER
17150 ALLEN RD.
MELVINDALE, MICHIGAN 48122
PHONE: (313) 389-7261
EMAIL: forrester@dteenergy.com

WATER AND SEWER

YPSILANTI COMMUNITY UTILITIES AUTHORITY
ATTN: SCOTT WESTOVER
2777 STATE ROAD,
YPSILANTI MICHIGAN 48198
PHONE: (734) 484-4600
EMAIL: swestover@ycua.org

YPSILANTI PARKS

CITY OF YPSILANTI
ATTN: RON AKERS
PHONE: (734) 483-1421
EMAIL: rakers@cityofypsilanti.com

DRIVEWAY NOTE

PAVED DRIVE APPROACHES SHALL BE REMOVED FROM THE EDGE OF EXISTING ROAD UP TO THE R.O.W. LINES AND SHALL BE RESTORED AS INDICATED IN THE DRIVEWAY RESTORATION TABLES, OR AS DIRECTED BY THE ENGINEER.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON THIS PROJECT. IT SHALL BE UNDERSTOOD THAT THIS IS A RESIDENTIAL NEIGHBORHOOD. KEEPING DUST TO A MINIMUM IS HIGH PRIORITY AND WILL BE EXPECTED TO BE MAINTAINED ON A REGULAR BASIS. DUST CONTROL WILL BE CONSIDERED INCIDENTAL TO THE PROJECT.

SAWCUTS

THE CONTRACTOR SHALL SAWCUT THE EXISTING CONCRETE AND/OR HMA PAVEMENT AND DRIVEWAYS TO THE LIMITS OF PROPOSED CONSTRUCTION, TO MAKE A NEAT AND SMOOTH CONNECTION TO THE EXISTING PAVEMENT OR DRIVEWAY AS REQUIRED AND DIRECTED. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCLUDED IN THE CONTRACT UNIT PRICE BID FOR OTHER REMOVAL ITEMS.

FLAGGING OPERATIONS

THE CONTRACTOR AND ANY SUBCONTRACTORS WHO WILL BE USING A FLAGGING OPERATION FOR THIS PROJECT SHALL BE REQUIRED TO PROVIDE SATISFACTORY DOCUMENTATION PROVING THAT THEY HAVE MET THE MINIMUM REQUIREMENTS SET FORTH IN SECTION 812 OF THE 2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. FAILURE TO PROVIDE DOCUMENTATION WILL RESULT IN THE ROAD AUTHORITY WITHHOLDING PAYMENT FOR FLAGGING OPERATIONS. FLAGGING OPERATIONS WILL BE CONSIDERED INCIDENTAL TO Traffic Maintenance and Control, Div. ...

LAWN SPRINKLER SYSTEMS AND LANDSCAPING

OWNERS OF EXISTING LAWN SPRINKLER SYSTEMS AND/OR LANDSCAPING SHALL BE NOTIFIED (IN WRITING WITH A COPY SENT TO THE ENGINEER) BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF ANY WORK TO BE DONE THAT WILL AFFECT THOSE SYSTEMS AND/OR LANDSCAPING. IF THE PROPERTY OWNER FAILS TO MARK AND/OR RELOCATE THE LAWN SPRINKLER SYSTEM PRIOR TO THE CONTRACTOR BEGINNING WORK, AND IF THE CONTRACTOR CUTS THE SYSTEM DURING CONSTRUCTION, THE CONTRACTOR SHALL CAP THE SYSTEM PIPE AND WITNESS THE LOCATION OF THE CAP WITH A WOODEN STAKE FOR THE RESIDENTS' USE. THE CONTRACTOR SHALL PLACE THE SALVAGED SPRINKLER HEADS ON THE PROPERTY OWNERS PROPERTY. IF THE PROPERTY OWNER FAILS TO RELOCATE THE LANDSCAPING PRIOR TO THE CONTRACTOR BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY SALVAGE THE LANDSCAPING ITEMS AND STOCKPILE THEM ON THE PROPERTY OWNERS PROPERTY FOR THE PROPERTY OWNER. ANY OTHER MODIFICATION TO THE LAWN SPRINKLER SYSTEMS AND/OR LANDSCAPING, IS THE RESPONSIBILITY OF THE OWNER AND IS NOT PART OF THIS CONTRACT. THIS WORK AND ALL REQUIRED COMMUNICATION AND COORDINATION WITH THE RESIDENT IS INCLUDED IN THE SHARED USE PATH, GRADING, SPECIAL, CASE B PAY ITEMS AND WILL NOT BE PAID FOR SEPARATELY (INCLUDES CASE B).

MISCELLANEOUS

RUBBISH COLLECTION SHALL NOT BE INTERFERED WITH BY CONTRACTOR'S OPERATIONS. IF ACCESS TO CERTAIN AREAS IS BLOCKED BY CONTRACTOR OPERATIONS, HE/SHE SHALL TRANSPORT THE RUBBISH THEMSELVES TO A LOCATION ACCESSIBLE TO COLLECTION CREWS.

ALL EXISTING MAILBOXES AFFECTED BY THE PROJECT SHALL BE TEMPORARILY RESET ALONG THE OWNER'S DRIVEWAY OR ALONG AN INTERSECTING STREET, BEYOND THE LIMITS OF CONSTRUCTION, AS DIRECTED BY THE ENGINEER. WHEN THE PROJECT IS COMPLETE, THE MAILBOXES SHALL BE RESET BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL POSTAL REGULATIONS. THE REMOVAL OF EXISTING MAILBOXES, TEMPORARY RESETTING OF EXISTING MAILBOXES, AND FINAL PLACEMENT OF MAILBOXES ON NEW POSTS SHALL BE PAID UNDER THE "POST, MAILBOX" PAY ITEM.

AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY MAILBOXES OR THEIR SUPPORTS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS ACTIVITY.

ANY WATER VALVE BOXES LOCATED IN SIDEWALKS OR DRIVEWAYS THAT ARE TO BE REMOVED AND REPLACED SHALL BE ADJUSTED TO MEET PROPOSED ELEVATIONS. PVC PIPE SHALL BE PLACED AROUND WATER VALVE BOXES PRIOR TO PLACING NEW CONCRETE OR HMA MATERIAL. PAYMENT FOR ADJUSTING AND PVC SLEEVE SHALL BE INCLUDED IN THE DRIVEWAY AND SIDEWALK PAY ITEMS AND WILL NOT BE PAID FOR SEPARATELY.

PROPERTY CORNERS

ANY PROPERTY CORNERS INSIDE THE SLOPE STAKE LIMITS SHALL BE STAKED AND PROTECTED WITH RIBBON. THE REPLACEMENT OF ANY PROPERTY CORNERS UNNECESSARILY DESTROYED DURING CONSTRUCTION WILL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR. RE-ESTABLISHMENT OF ALL MONUMENTS AND PROPERTY CORNERS WILL BE PERFORMED BY A LICENSED SURVEYOR.

SIDEWALK

THE CONTRACTOR SHALL ADHERE TO ALL ADA STANDARDS. THE CROSS-SLOPE OF ALL SIDEWALK, RAMPS, AND LEVEL LANDINGS SHALL NOT EXCEED 2%, PER ADA STANDARDS.

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.

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34000 Plymouth Road
Livonia, MI 48150
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OHM-ADVISORS.COM

REVISIONS:

DATE

PROJ NUMBER

0064-184130

###

ENG

RH

PROJ MGR

Value

CADD

PR

COUNTY

WASHTENAW

CITY/VILLAGE/TOWNSHIP

YPSILANTI

SCALE

H: 1"=40'
V: 1"=4'

HORIZ DATUM

NA83

VERT DATUM

NA83

CITY OF YPSILANTI

BORDER TO BORDER DESIGN

GENERAL NOTES

SHEET

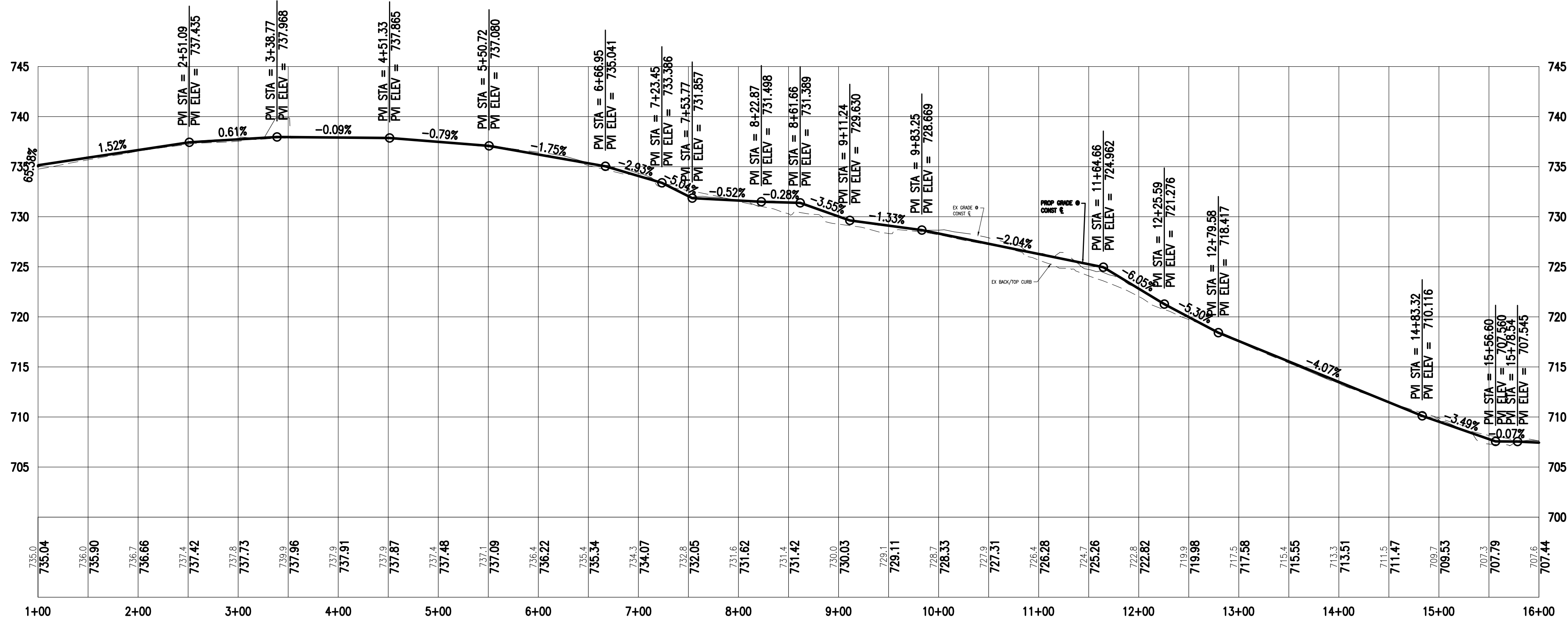
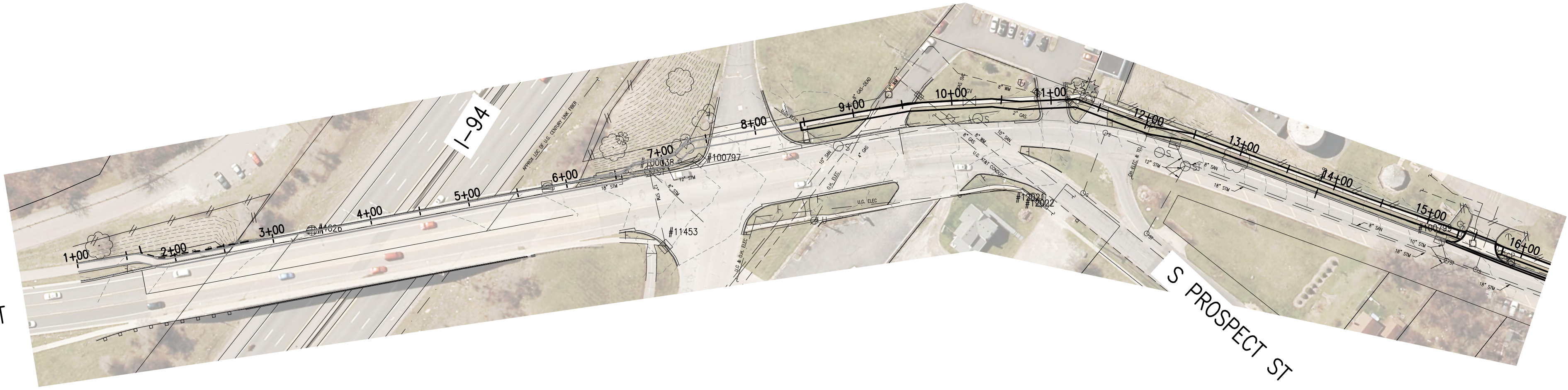
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OF 14

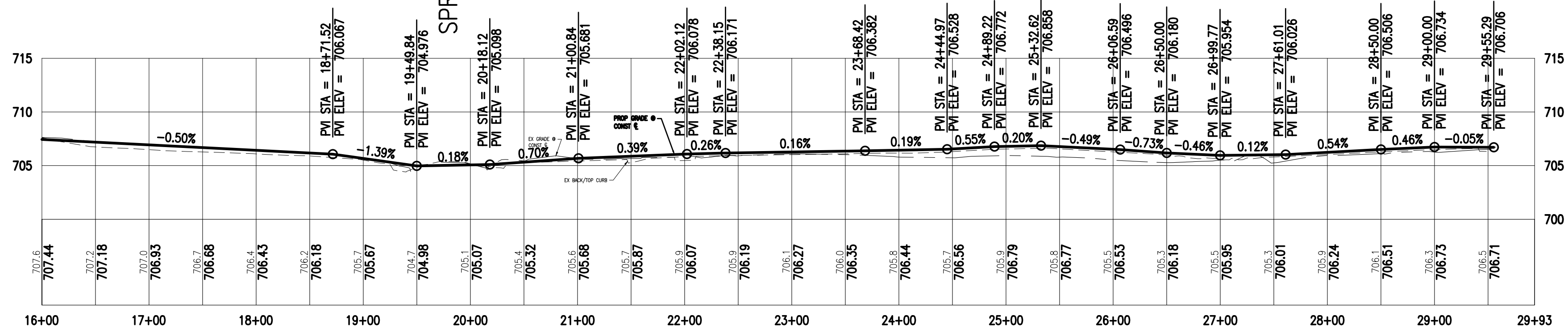
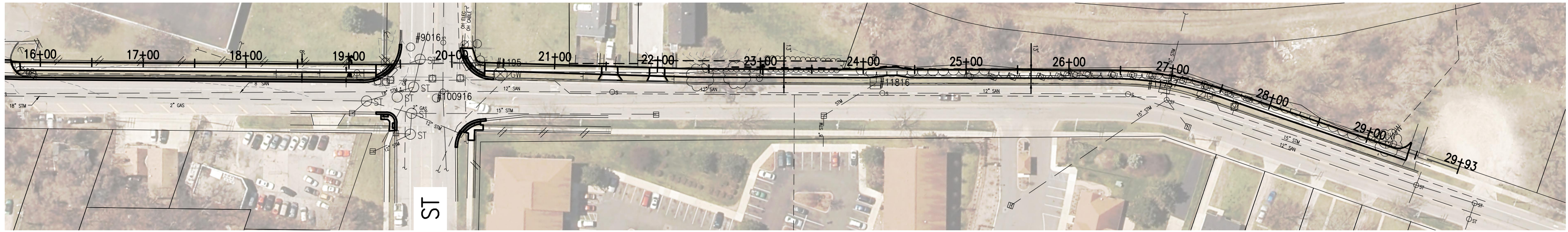
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S GROVE ST



S GROVE ST

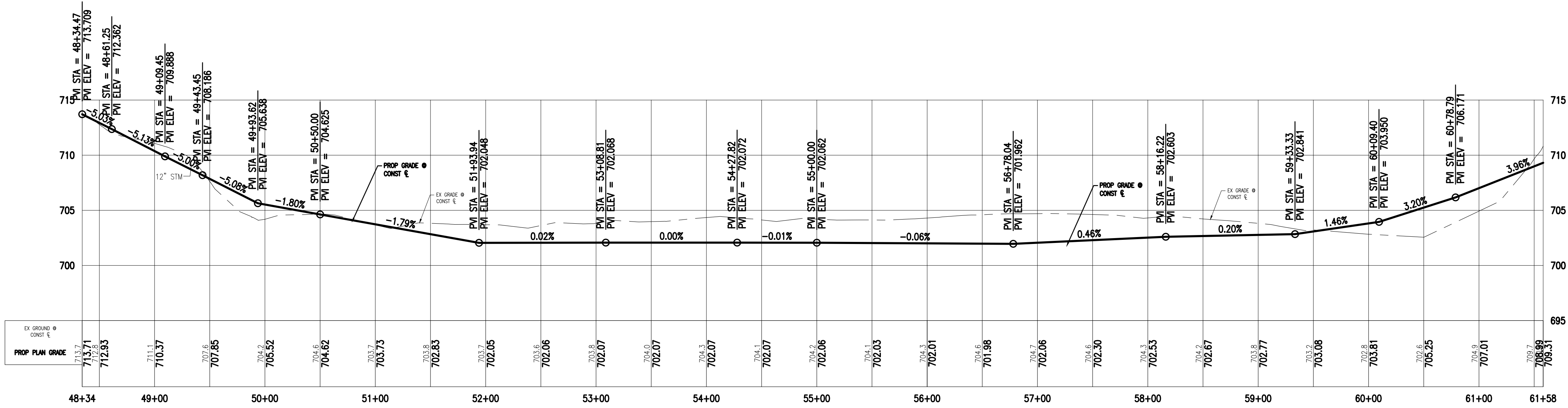


REVISIONS:
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DATE: 09/18/2020 PROJ. NO: 094-18-0130 CADD: PR COUNTY: WASHTENAW CITY/VILLAGE/TOWNSHIP: YPSILANTI SCALE: H: 1"=30' V: N/A

CITY OF YPSILANTI
BORDER TO BORDER DESIGN
OVERALL - GROVE ROAD

DRAWING PATH: P:\0000_010000094\80130_Border_to_Border_Design\Drawings\Civil\Misc\180130C01P5.dwg Nov 15, 2019 - 3:21pm





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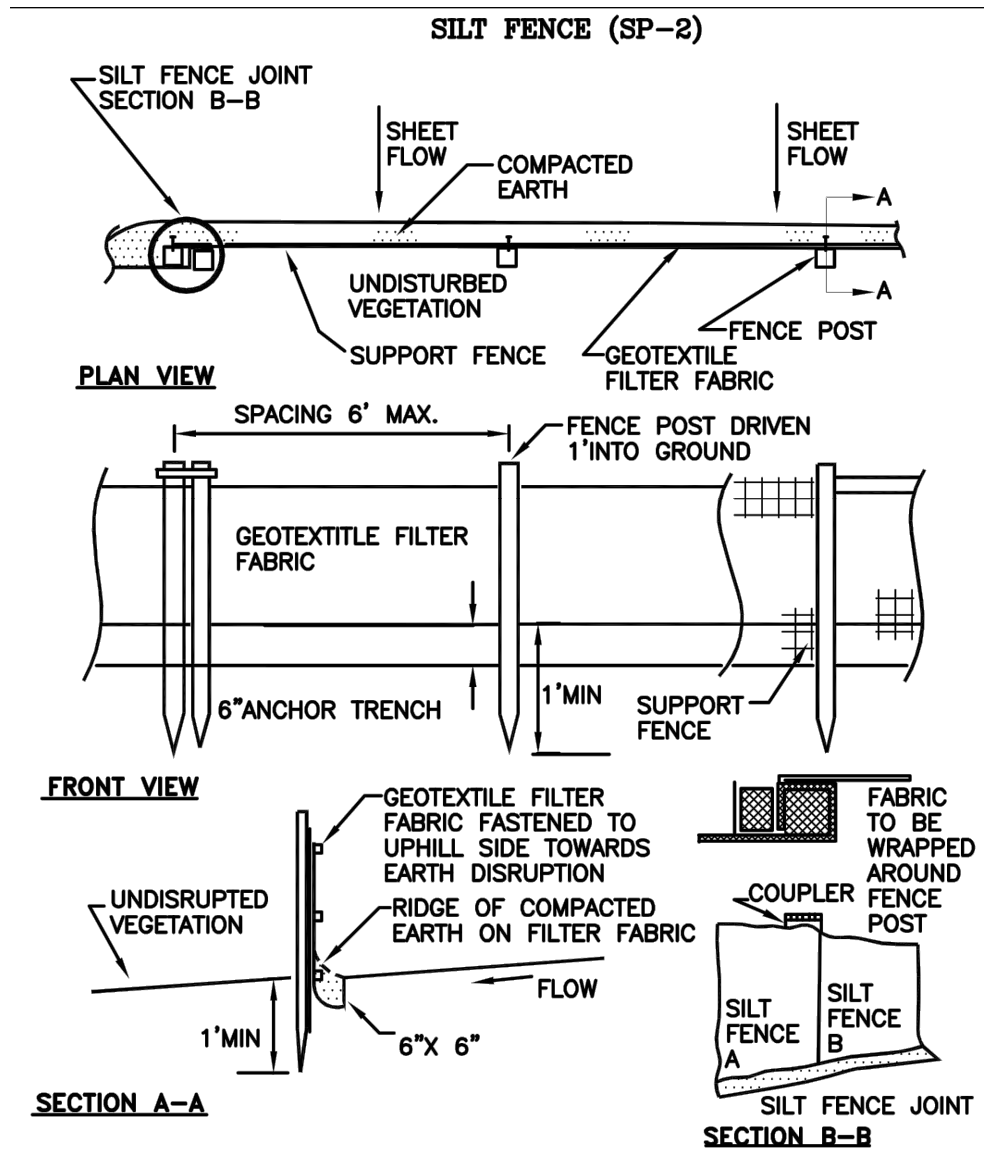
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Livonia, MI 48150
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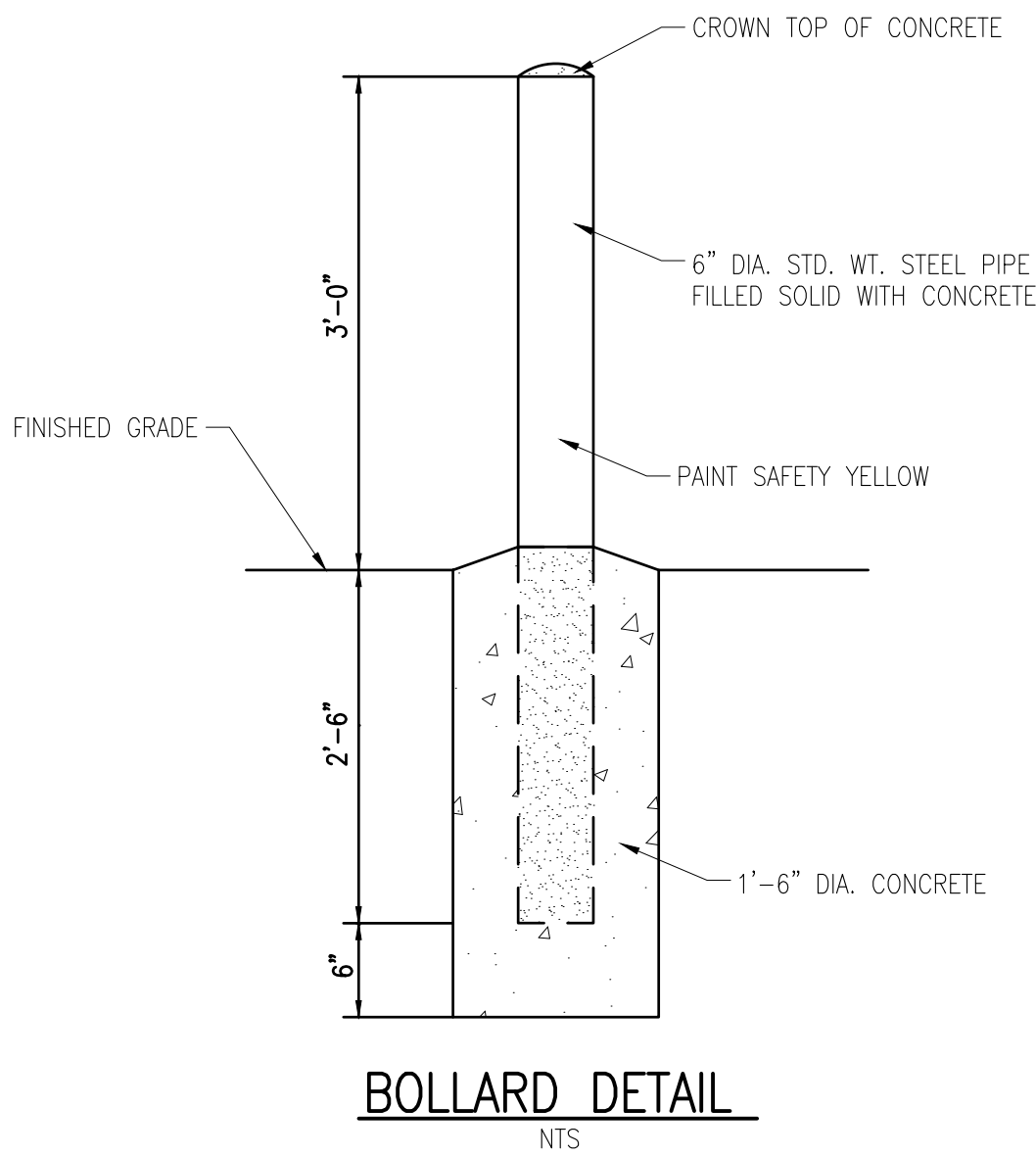
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CITY OF YPSILANTI									
BORDER TO BORDER DESIGN									
OVERALL - FROG ISLAND									

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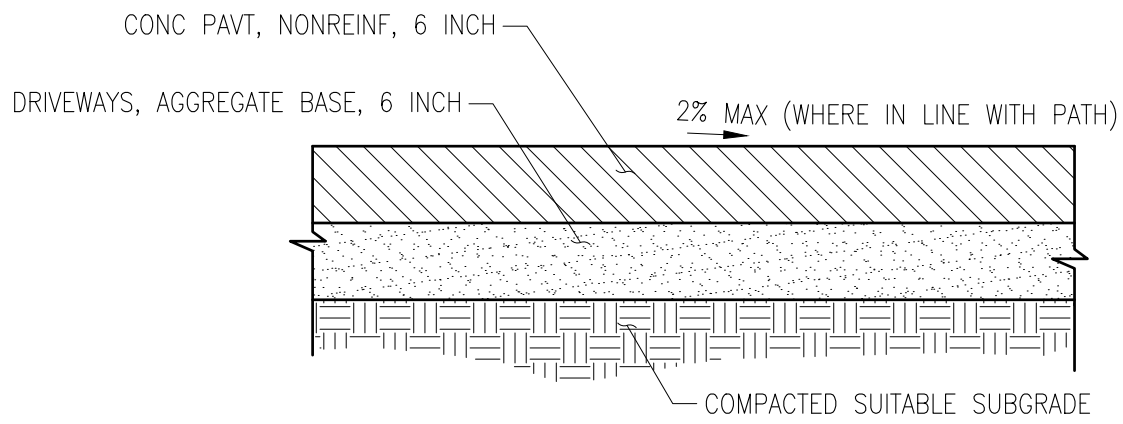


SILT FENCE

NOTE: SEE METHOD OF PAYMENT (PAGE 4) IN CONTRACT DOCUMENTS FOR ACCEPTABLE PRODUCTS FOR EROSION CONTROL, INLET PROTECTION, FABRIC DROP.



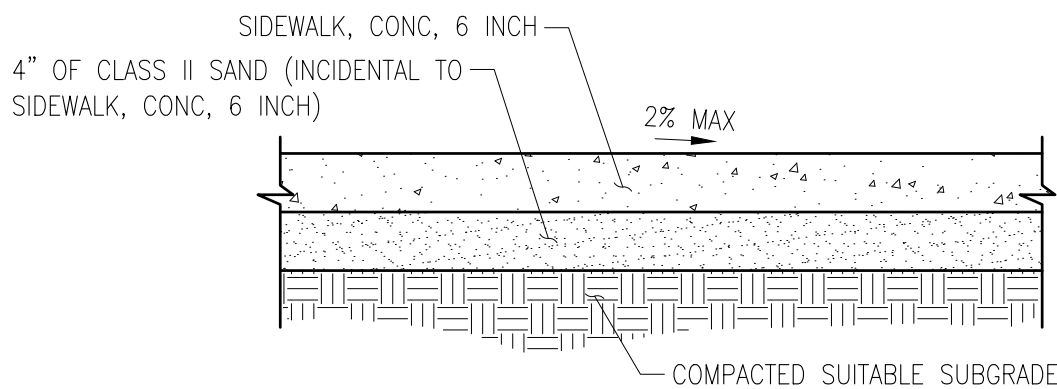
BOLLARD DETAIL



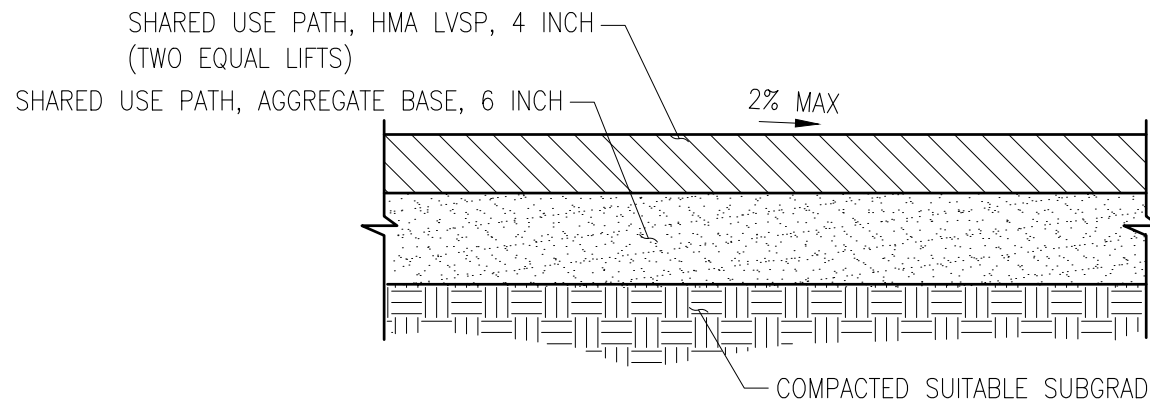
CONCRETE DRIVEWAY APPROACH CROSS-SECTION

NOTE: CONTRACTOR TO VERIFY DEPTH ONCE REMOVALS ARE COMPLETE AND REPLACE IN KIND.

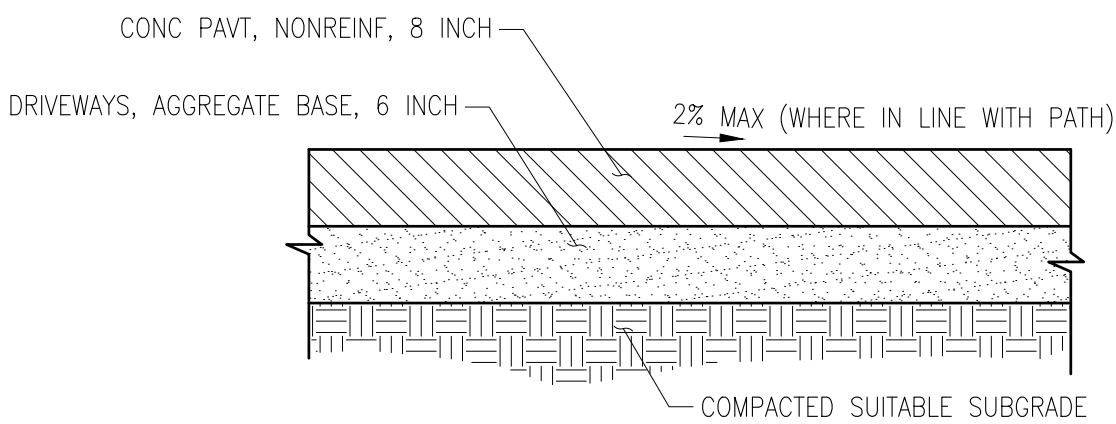
TO BE USED FOR THE REMOVAL AND REPLACEMENT OF THE RESIDENTIAL DRIVEWAYS AT GROVE STREET STA 21+50 AND STA 22+00. TO BE PAID FOR AS Conc Pavt, Nonrein, 6 inch AND Driveways, Aggregate Base, 6 inch



6" CONCRETE SIDEWALK CROSS-SECTION



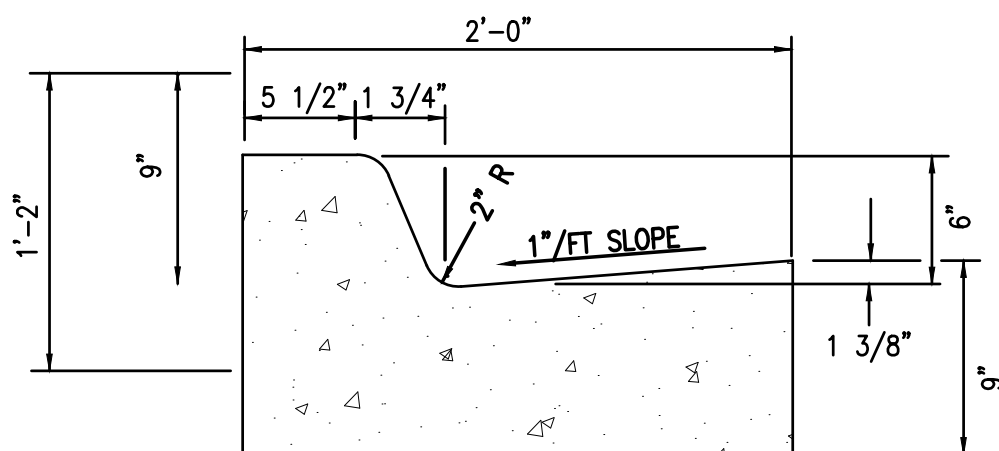
TYPICAL SHARED USE PATH CROSS-SECTION



CONCRETE DRIVEWAY APPROACH CROSS-SECTION

NOTE: CONTRACTOR TO VERIFY DEPTH ONCE REMOVALS ARE COMPLETE AND REPLACE IN KIND.

TO BE USED FOR THE REMOVAL AND REPLACEMENT OF THE MEDICAL ASSOCIATES DRIVE AND DRIVE AT 128 SPRING STREET. TO BE PAID FOR AS Conc Pavt, Nonrein, 8 inch AND Driveways, Aggregate Base, 6 inch



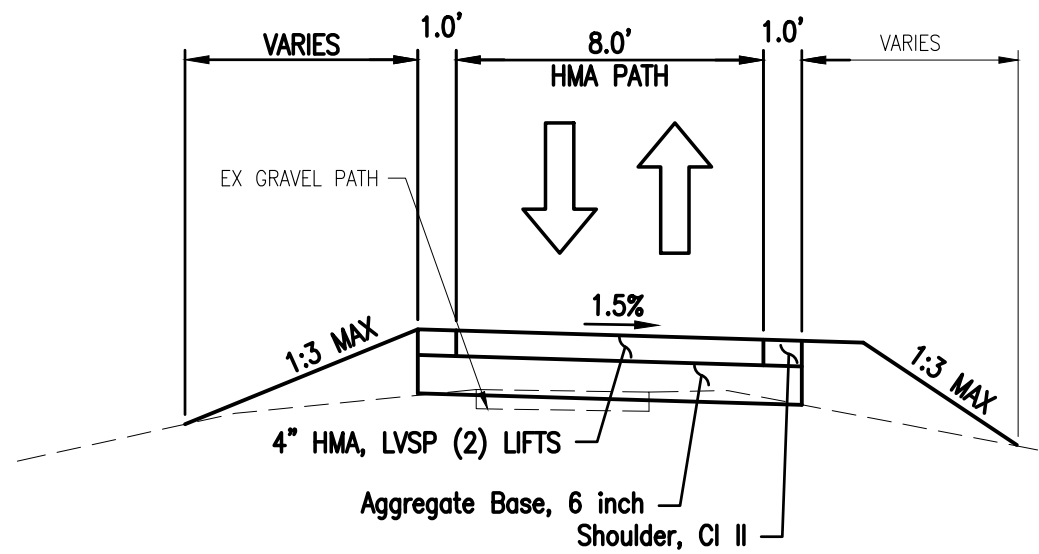
MDOT TYPE F4 CONCRETE CURB AND GUTTER DETAIL

REVISIONS:

DATE: APR 22, 2019
PROJ NUMBER: 0004-16-0130
ENG: RH
PROJ MGR: Vala
CADD: PR
COUNTY: WASHTENAW
CITY/VILLAGE/TOWNSHIP: YPSILANTI
HORIZ DATUM: NAVD83
VERT DATUM: NAVD83

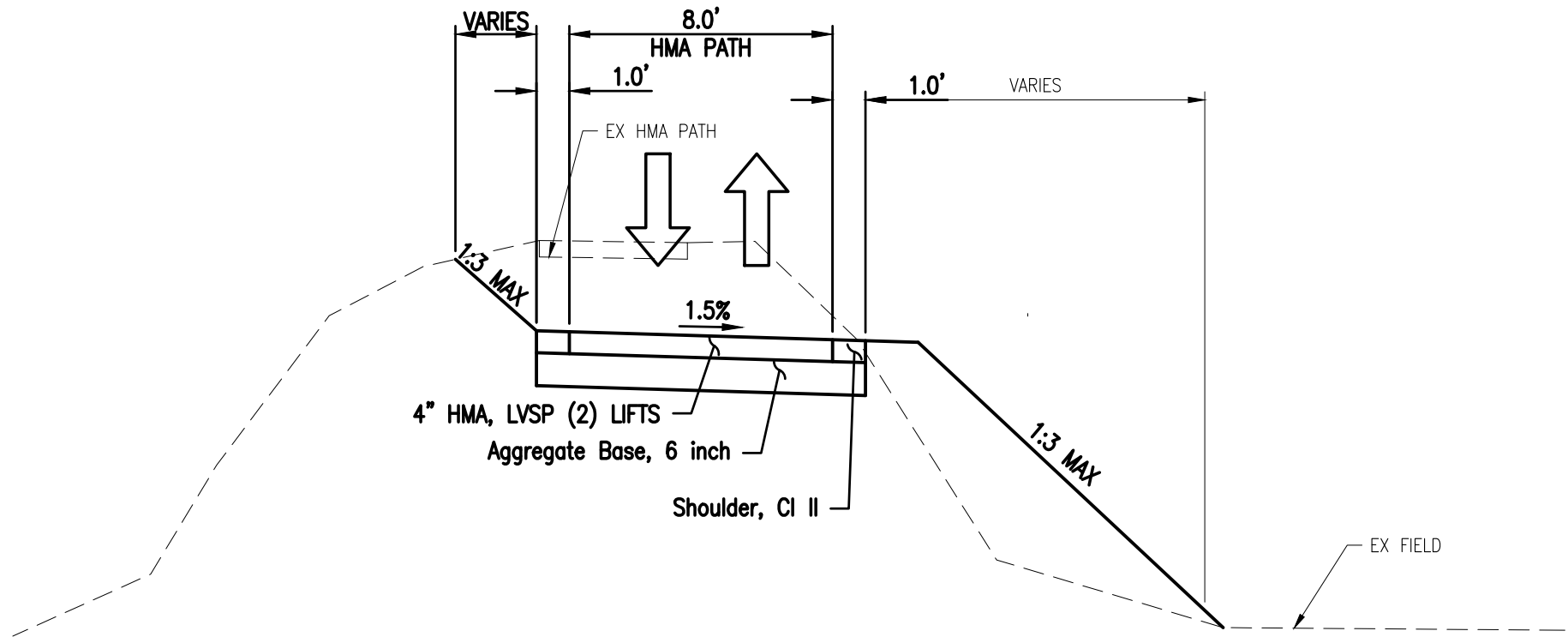
CITY OF YPSILANTI
BORDER TO BORDER DESIGN
DETAILS

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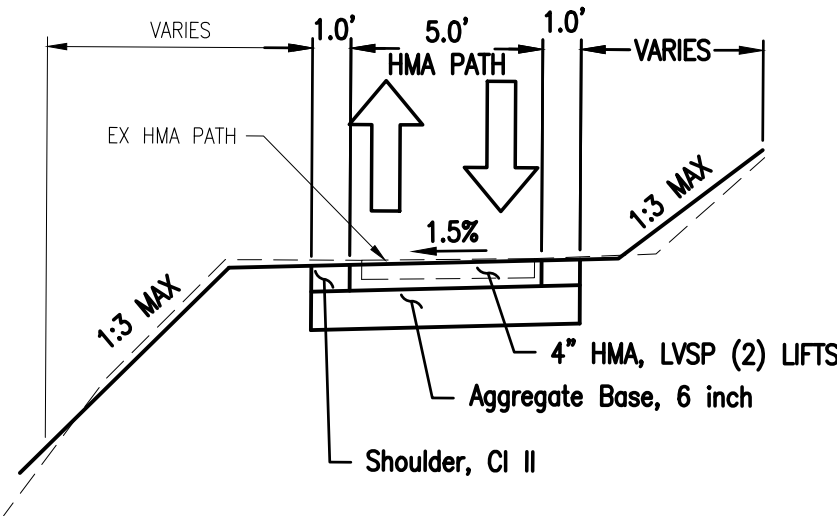
B2B TRAIL – FROG ISLAND CROSS SECTION

SECTION APPLIES TO:
STA 59+15 TO 61+50



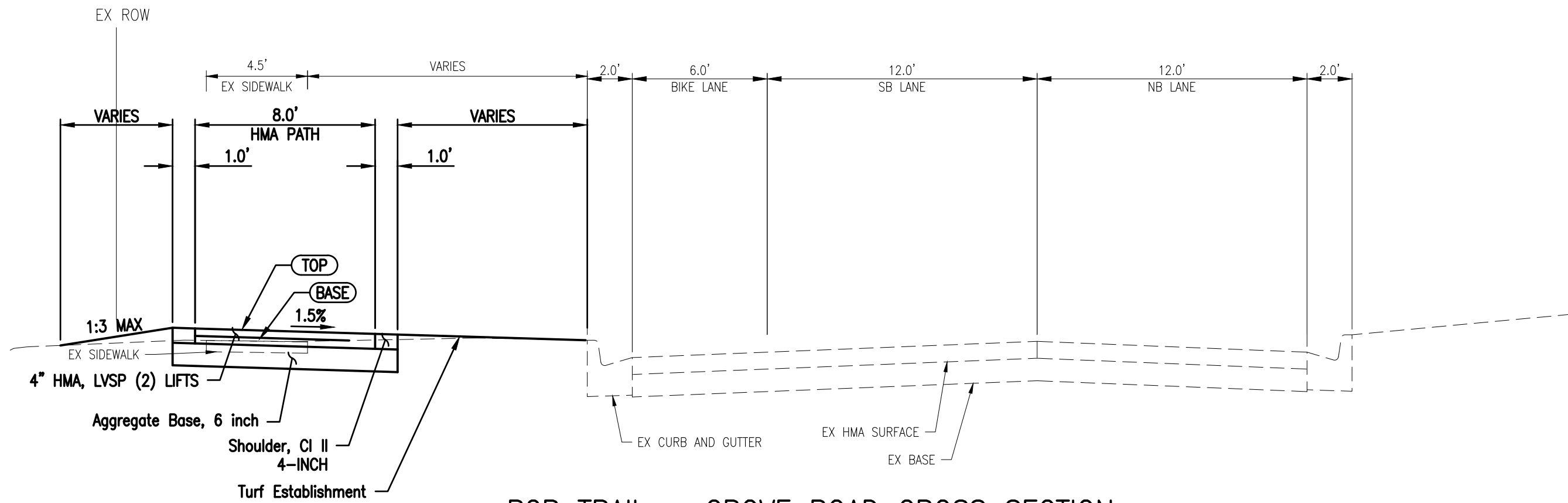
B2B TRAIL – FROG ISLAND CROSS SECTION

SECTION APPLIES TO:
STA 51+00 TO 59+15



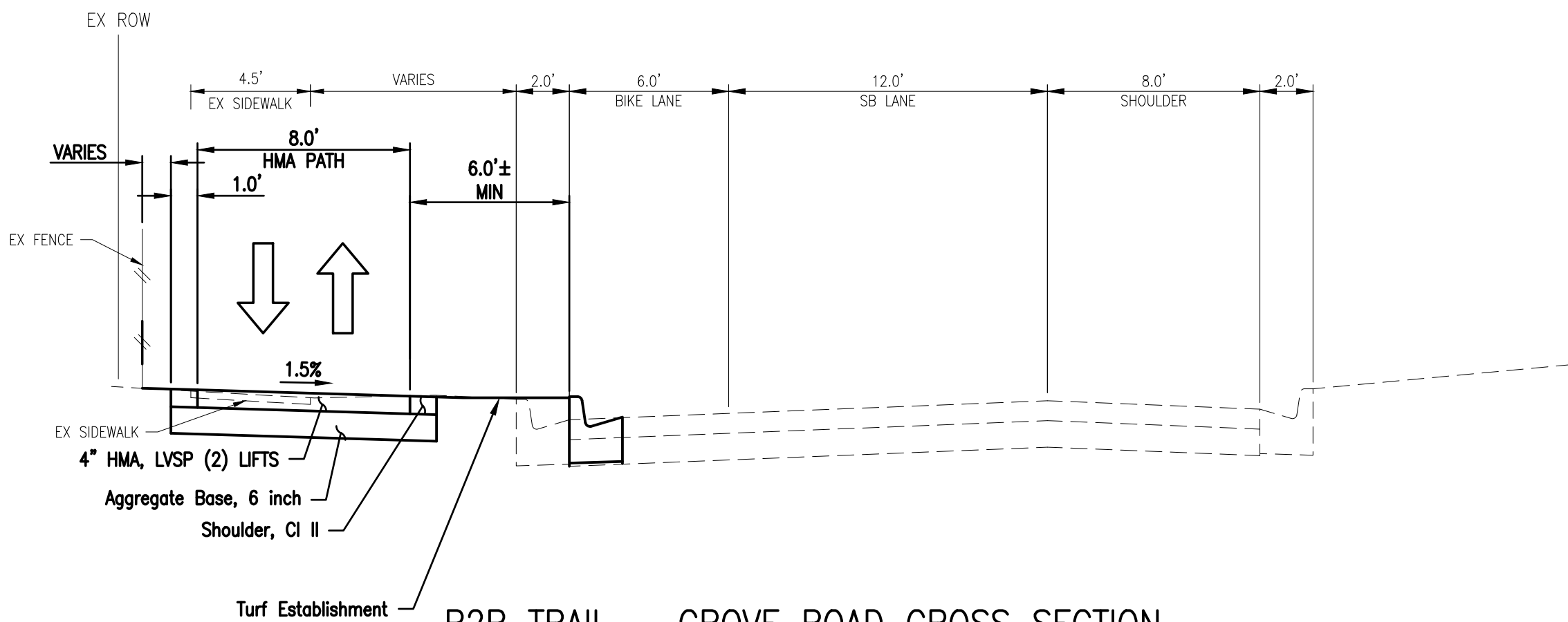
B2B TRAIL – FROG ISLAND CROSS SECTION

SECTION APPLIES TO:
STA 70+00 TO 72+28



B2B TRAIL – GROVE ROAD CROSS SECTION

SECTION APPLIES TO:
STA 25+00 TO POE



B2B TRAIL – GROVE ROAD CROSS SECTION

SECTION APPLIES TO:
STA POB TO 25+00

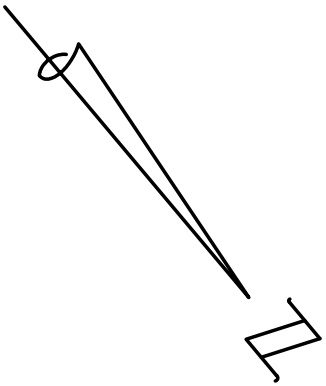
HMA APPLICATION ESTIMATE					
MIX TYPE	ITEM DESCRIPTION	RATE OF APPL. LB/SYD	EST THICKNESS (INCHES)	PERFORMANCE GRADE	LOCATION/NOTES
TOP	HMA, LVSP	220	2"	64-22	TOP COURSE (AWI = 220 MIN)
BASE	HMA, LVSP	220	2"	64-22	BASE COURSE
* BOND COAT AT .05 TO 0.10 GAL/SYD BETWEEN EACH LIFT					
* FOR INFORMATION ONLY. PLACE HMA BOND COAT SS-IH @ 0.10 GAL/SYD BETWEEN EXISTING PAVEMENT OR PROPOSED CONCRETE BASE COURSE AND PROP HMA WEDGING. ALSO PLACE 0.05 GAL/SYD BETWEEN HMA LAYERS. HMA BOND COAT WILL NOT BE PAID FOR SEPERATELY, BUT SHALL BE INCLUDED IN THE HMA PAY ITEM BEING PLACED.					

NOTE – TIER 1 RAP FOR HMA

DRAWING PATH: P:\0000_01000094\80130_Border_to_Border_Design\Drawings\Civil\Plans_Const\80130CON.dwg Nov 15, 2019 - 3:22pm

TRAVERSE POINT #306	
N 268032.94	
E 13330459.08	ELEV 725.51
TRAVERSE POINT #307	
N 267821.41	
E 13330688.25	ELEV 731.95

SOUTH GROVE STREET
(R.O.W. VARIES)

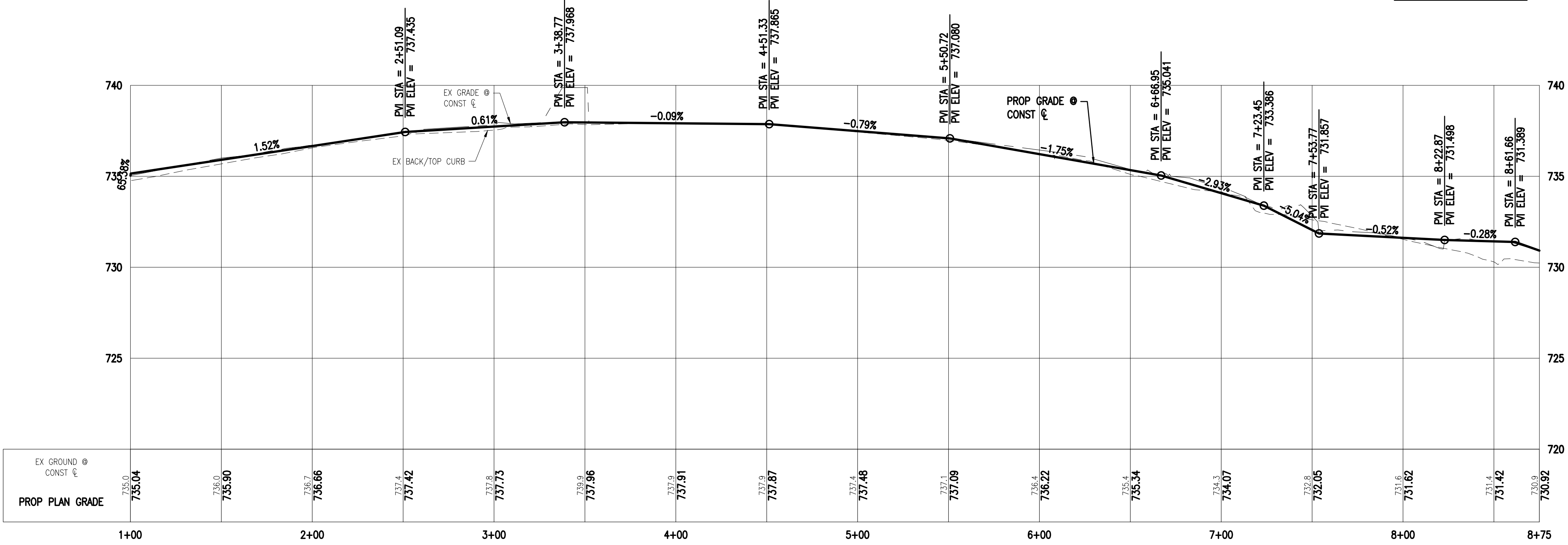
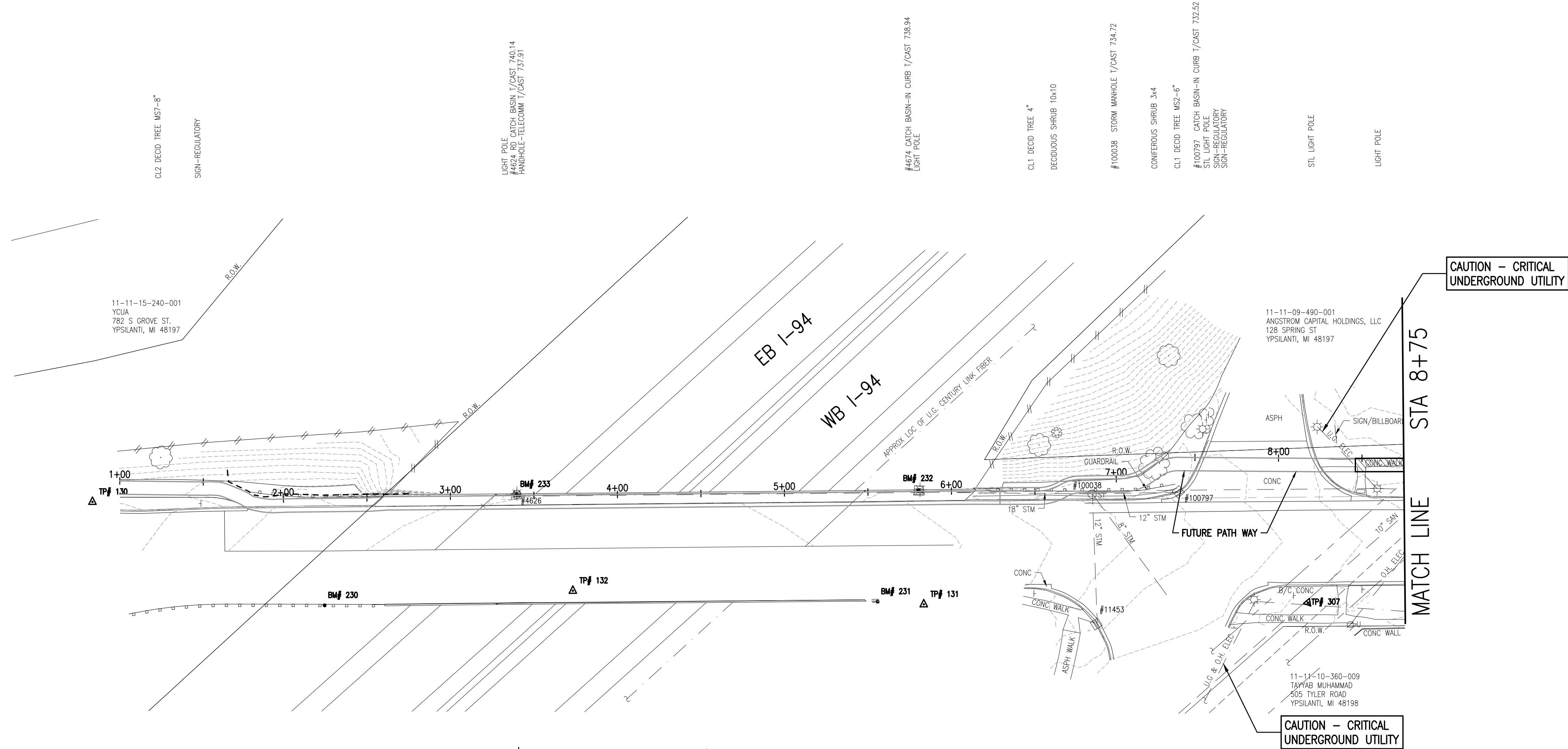




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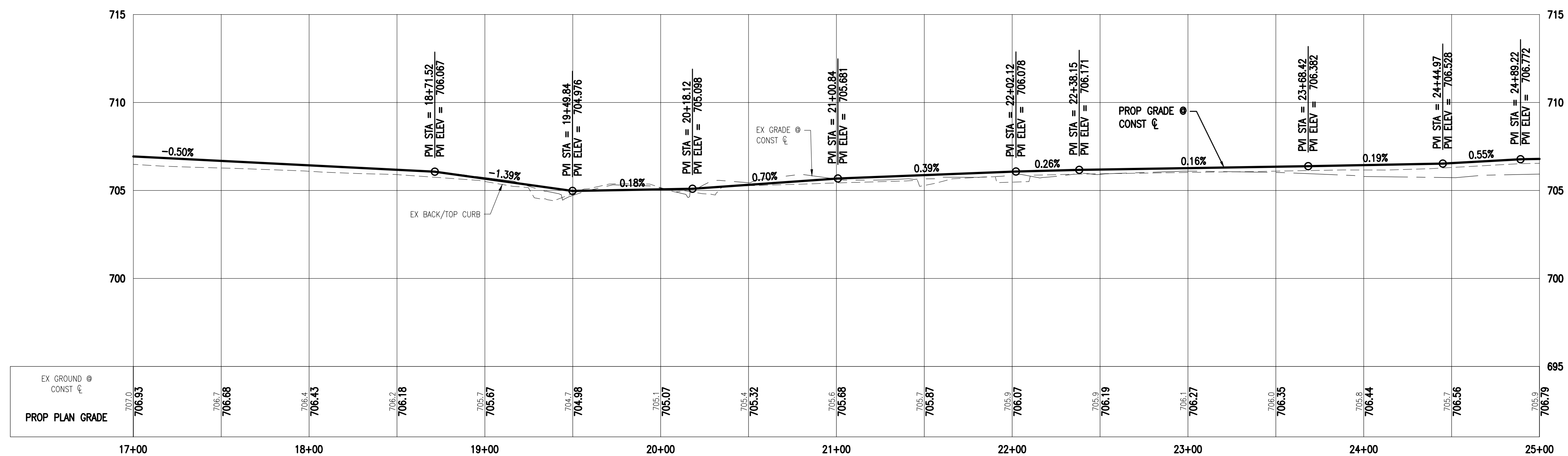
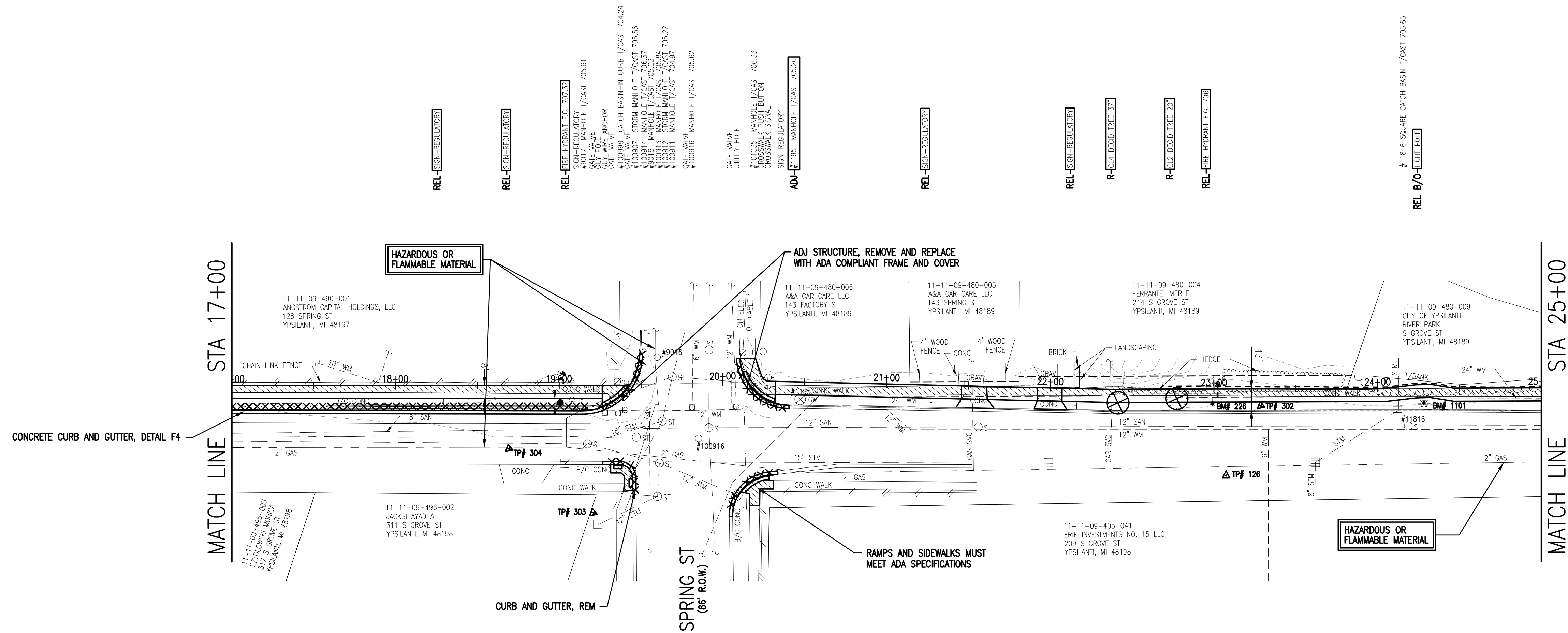
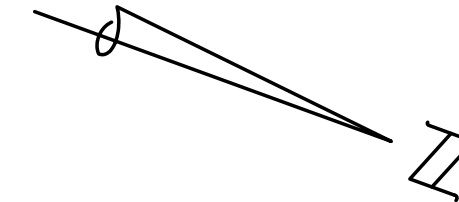
REVISIONS:	

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	H	V	VERT DATUM
##	0094-18-0130	RH	Val#	PR	WASHTENAW	YPSILANTI	1"=40'	1"	1"	NAVD83
CITY OF YPSILANTI										
BORDER TO BORDER DESIGN										
REMOVAL & CONSTRUCTION PLAN & PROFILE										
P.O.B. TO STA 8+75										

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TRAVERSE POINT #303	
N 268742.30	
E 13330211.32	ELEV 708.15
TRAVERSE POINT #304	
N 268680.62	
E 13330191.71	ELEV 705.86
TRAVERSE POINT #305	
N 268454.21	
E 13330239.56	ELEV 707.04

SOUTH GROVE STREET
(66' R.O.W.)



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

DATE	PROJ NUMBER	ENG	PROJ INCR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	H.	SCALE	HORIZ DATUM	VERT DATUM
###	0084-16-0130	RH	Value	PR	WASHINGTON	YPSILANTI		1"=40'	NAD83	NAVD88

CITY OF YPSILANTI

BORDER TO BORDER DESIGN

REMOVAL & CONSTRUCTION PLAN & PROFILE

STA 17+00 TO STA 25+00

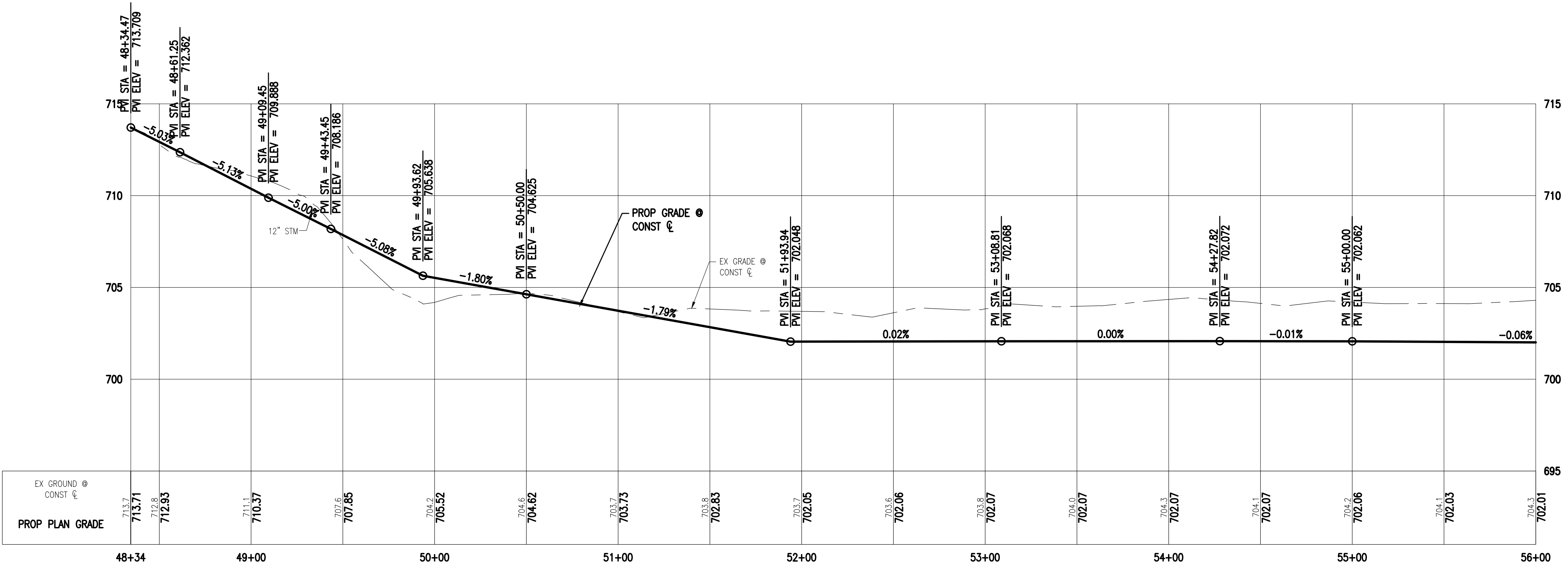
10

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DRAWING PATH: P:\0000_01000094\80130_Border_to_Border_Design\Drawings\Civil\Plans_Const\180130CON 02.dwg Nov 15, 2019 - 3:22pm

JOB BENCHMARK #204 COTTON SPINDLE NE/SIDE UTIL POLE COR OF E FOREST AVE & MARKET PL ELEV 715.01		
TRAVERSE POINT #104 N 273903.85 E 13327604.41	ELEV 714.72	
TRAVERSE POINT #308 N 273884.04 E 13327587.36	ELEV 710.43	
TRAVERSE POINT #309 N 273753.12 E 13327559.23	ELEV 703.02	
TRAVERSE POINT #310 N 273400.12 E 13327506.13	ELEV 704.59	
TRAVERSE POINT #311 N 273246.08 E 13327661.24	ELEV 694.46	
TRAVERSE POINT #312 N 272892.74 E 13327800.94	ELEV 704.46	
TRAVERSE POINT #313 N 273020.08 E 13327949.43	ELEV 713.34	



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34000 Plymouth Road
Livonia, MI 48150
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REVISIONS:

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
##	084-18-0130	RH	Val#	PR	WASHTENAW	YPSILANTI	H: 1"=40' V: 1"=4'	NA83	NA108

CITY OF YPSILANTI

BORDER TO BORDER DESIGN

REMOVAL & CONSTRUCTION PLAN & PROFILE

P.O.B. TO STA 56+00

12

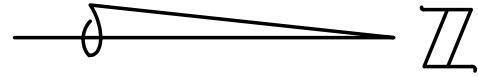
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DRAWING PATH: P:\0000_01000094\80130_Border_to_Border_Design\Drawings\Civil\Plans_Const\180130CON_02.dwg Nov 15, 2019 - 3:22pm

JOB BENCHMARK #204 COTTON SPINDLE NE/SIDE UTIL POLE COR OF E FOREST AVE & MARKET PL ELEV 715.01		
TRAVERSE POINT #104	N 273903.85	ELEV 714.72
TRAVERSE POINT #308	N 273884.04	ELEV 710.43
TRAVERSE POINT #309	N 273753.12	ELEV 703.02
TRAVERSE POINT #310	N 273400.12	ELEV 704.59
TRAVERSE POINT #311	N 273246.08	ELEV 694.46
TRAVERSE POINT #312	N 272892.74	ELEV 704.46
TRAVERSE POINT #313	N 273020.08	ELEV 713.34

FROG ISLAND PARK

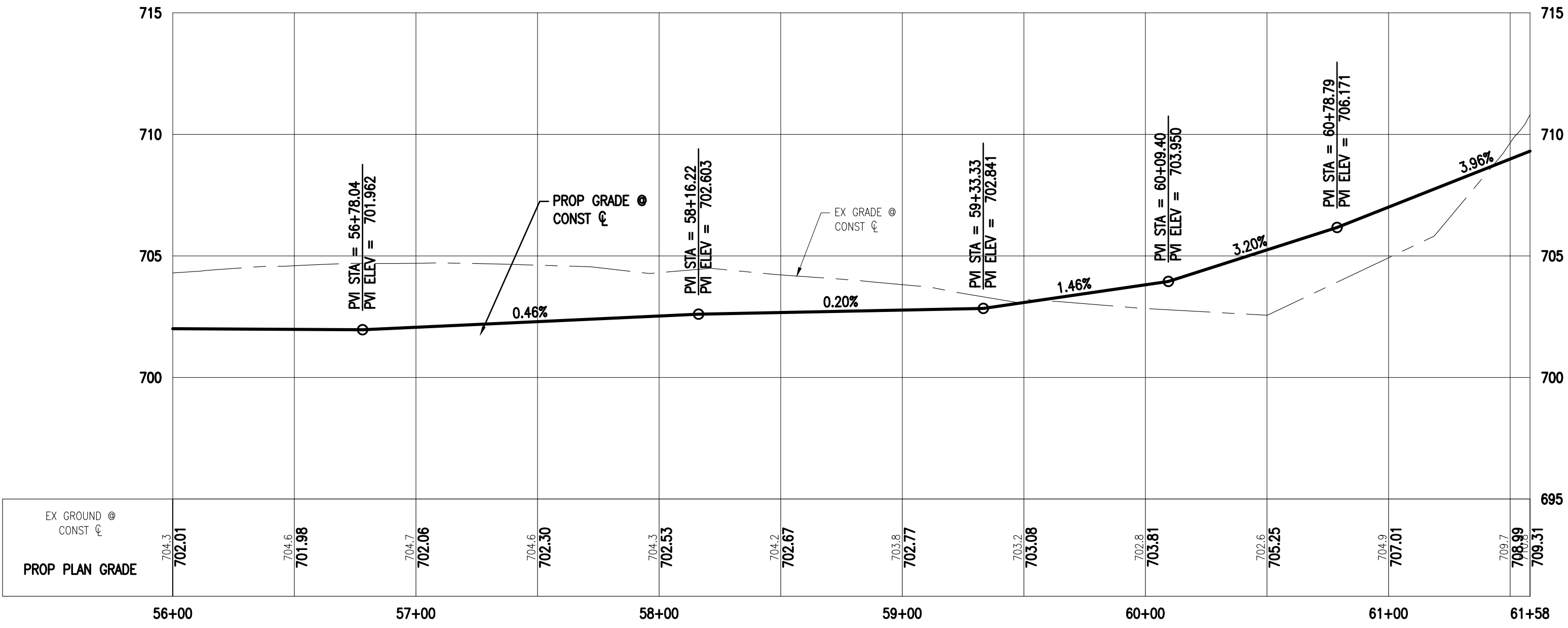
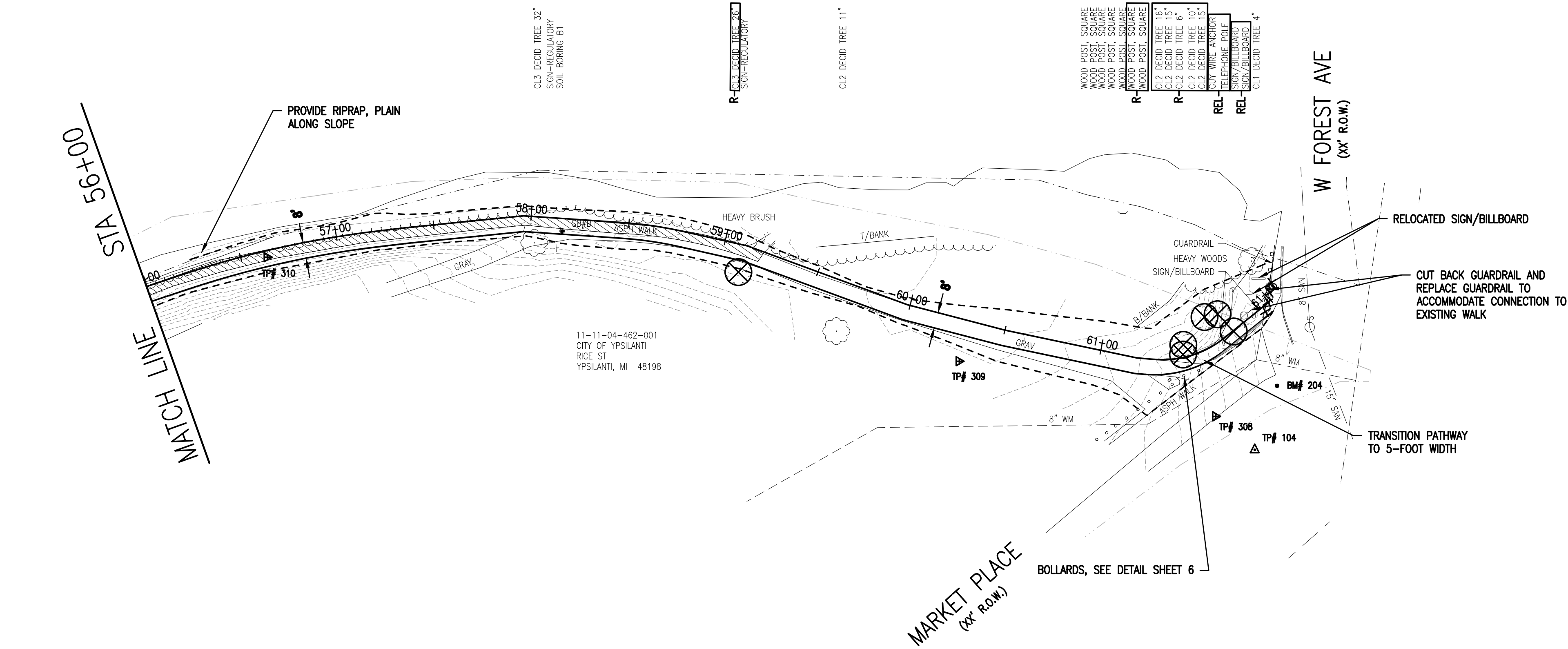




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DATE: 09/24/2020
PROJ NUMBER: 09/24/2020
ENG: RH
CITY/VILLAGE/TOWNSHIP: YPSILANTI
COUNTY: WASHTENAW
CADD: PR
SCALE: H: 1"=40' V: 1"=4'

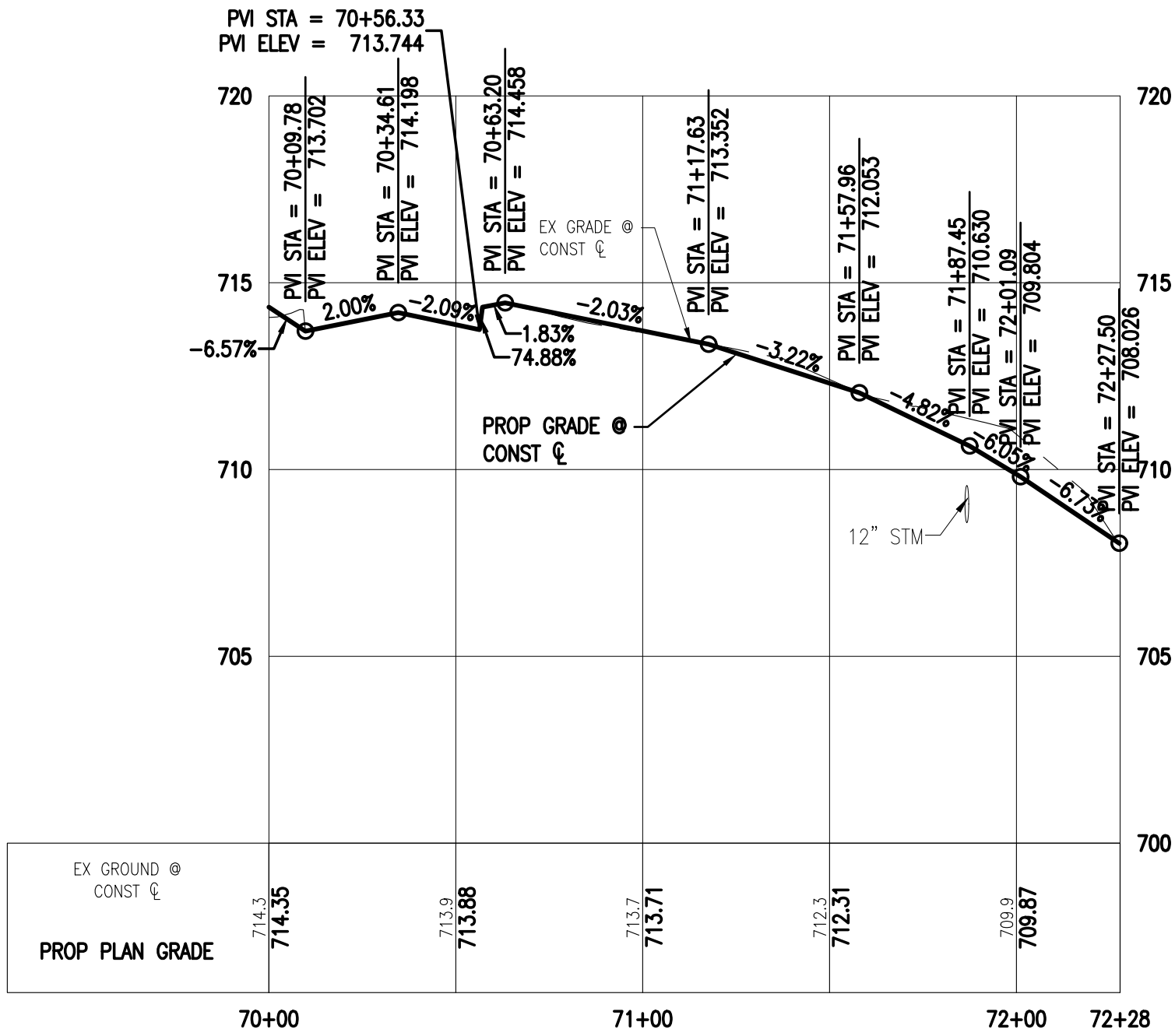
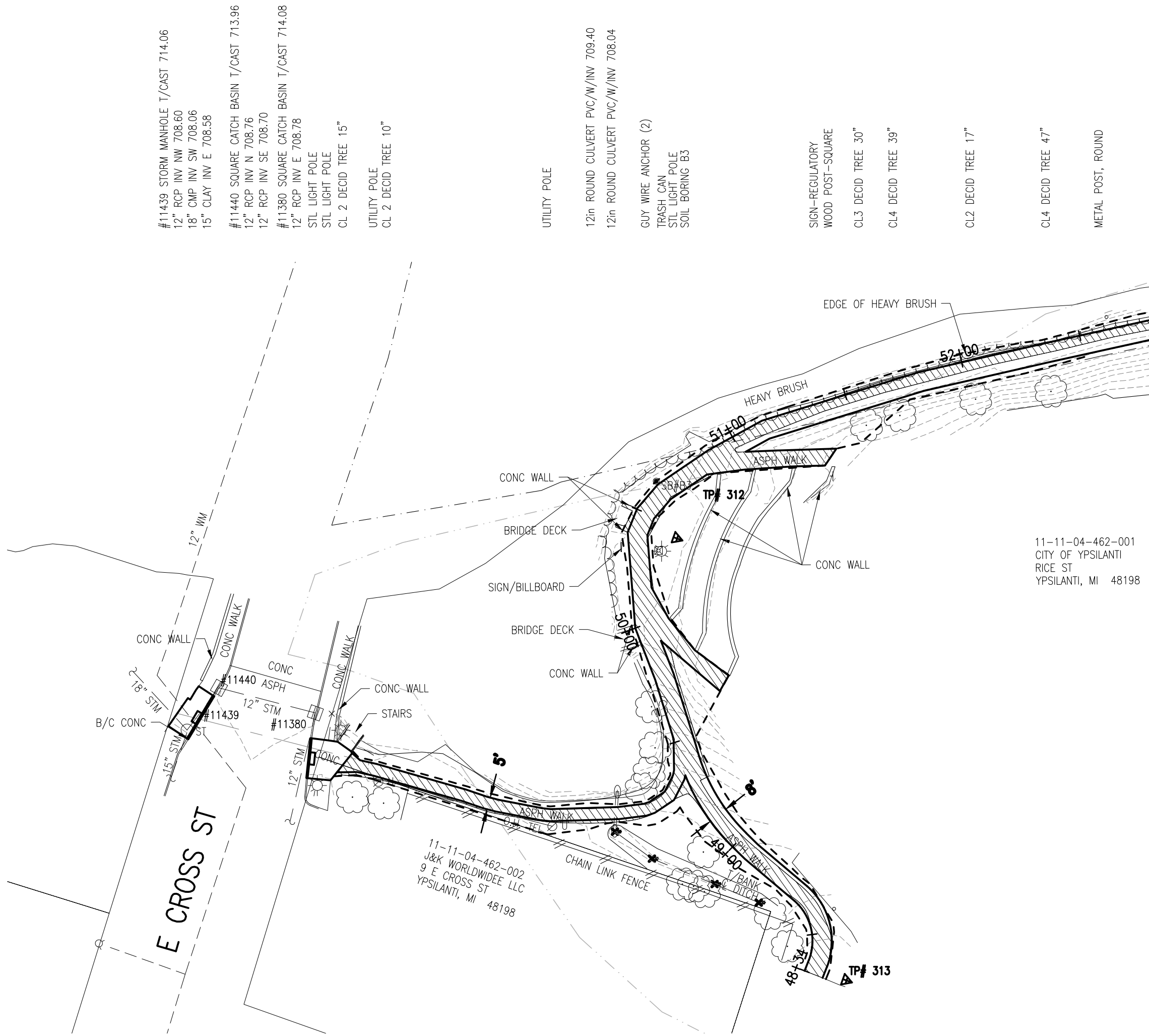
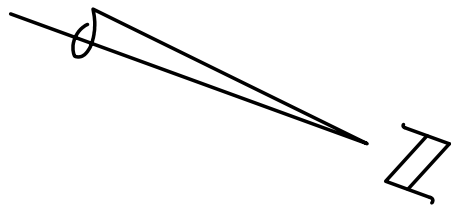
CITY OF YPSILANTI
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N 273020.08		
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FROG ISLAND PARK



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REVISIONS:

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###	0094-180130	RH	Val#	PR	WASHTENAW	YPSILANTI	NA83	NAVD83

CITY OF YPSILANTI

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14

OF 14



Resolution No. 2019 -
November 20 2019

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YPSILANTI:

Whereas, the City has adopted a Parks and Recreation Plan encouraging the extension and support of the Border to Border Trail network; and

Whereas, the proposed work expands the capacity of the trail in Frog Island as well as improves access to the park by all users; and

Whereas, the Washtenaw County Parks and Recreation Commission and the DNR have agreed to provide financial support of this project, and the WCPRC has already provided and will continue to provide extensive in-kind support of this project;

Now therefore be it resolved that the Ypsilanti Planning Commission support the proposed improvement plans received 11/15/2019.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE: