CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor

BRENDA L. STUMBO

Clerk

HEATHER JARRELL ROE

Treasurer

STAN ELDRIDGE

Trustees

JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON, JR.

November 16, 2021

Work Session – 5:00 pm
Regular Meeting – 7:00 p.m.

Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197

DEPARTMENTAL REPORTS

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

222 South Ford Boulevard, Ypsilanti, MI 48198

MONTHLY REPORT FOR OCTOBER 2021

Fire Department staffing levels are as follows:

1 Fire Chief	3 Shift Captains	19 Fire Fighters
1 Fire Marshal	3 Shift Lieutenants	1 Clerk III/Staff Support

All fire department response personnel are licensed as Emergency Medical Technicians by the State of Michigan Public Health. During the month, the fire department responded to 550 requests for assistance. Of those requests, 353 were medical emergency service calls, with the remaining 197 incidents classified as non-medical and/or fire related.

Department activities for the month of October 2021:

1) The Public Education Department participated in the following events:

   a) Smoke Alarms: 2938 Prescott (2) 1085 Levona (2)
   b) Wiards Orchard Tour
   c) Trunk or Treat @Community Center

2) Fire fighters received training in the following areas:

   a) Washtenaw County Hazmat

The Fire Marshal had these activities / events for the month of October 2021:

1. Fire Investigations: 1
2. Building Inspections: 9
3. Plan Reviews: 3
4. Hood / Suppression Inspections: 3
5. Completed Covid 19 screenings for staff
6. Meetings: 4
7. Alarm Inspections: 1
8. Public Education Demonstrations: 2
9. Flush Test
10. Meeting with Sheila McGeorge in memory of her son

The Fire Chief attended these meetings / events for the month of October 2021:

1. Covid 19 staff screenings
2. WAMAA
3. Update Covid policy with Human Resources and Michael Saranen
4. Contacted Midwest to scrub and sanitize stations due to Covid outbreak
5. Fire Investagation@209 N. Prospect with Fire Marshall
6. Follow up on a CPR request for a Township Business
7. Inspection at Play it at the Cage
8. 2022 Budget Meeting with Supervisor Stumbo and Accounting Director Neel
9. Funeral Leave
10. Snow Emergency Council Meeting
11. Discuss Fire Marshall Position with Supervisor Stumbo and Township Attorney
12. Inspection at ACM Vehicle Storage
13. Inspection at Maxar for Fire Suppression
14. Capital Improvement Plan to Trustee John Newman
15. Presentation to the Board – 2022 Fire Fund (draft)
16. Organize Pub Ed's
17. Fire Lane Violations

There was 0 injuries and 0 deaths reported this month for civilians.

There was 0 injuries and 0 deaths reported this month for fire fighters.

This month the total fire loss, including vehicle fires, is estimated at ***$5,000.00.*** All occurred at the following locations:

	DATE OF LOSS	ADDRESS		ESTIMATED LOSS	
1)	10/10/2021	1439 Gregory	$	0.00	(mutual aid – City)
2)	10/20/2022	I -94	$	5,000.00	(semi truck fire)
3)	10/27/2021	1310 Mccarthy	$	0.00	(electrical)
4)	10/27/2021	Bridge Road	$	0.00	(outside fire)

Respectfully submitted,

Maria Batianis
Charter Township of Ypsilanti Fire Department

Attachment: Image Trend Incident Type Report (Summary): 10/01/2021 – 10/31/2021

Ypsilanti Township - Incident Type Report (Summary)
monthly

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
Incident Type Category (FD1.21): 1 - Fire						
100 - Fire, other	1	0.18%				
113 - Cooking fire, confined to container	3	0.55%				
132 - Road freight or transport vehicle fire	1	0.18%	5000.00	0.00	5000.00	100.00%
151 - Outside rubbish, trash or waste fire	1	0.18%				
	Total: 6	**Total: 1.09%**	**Total: 5000.00**	**Total: 0.00**	**Total: 5000.00**	**Total: 100.00%**
Incident Type Category (FD1.21): 2 - Overpressure Rupture, Explosion, Overheat (No Fire)						
200 - Overpressure rupture, explosion, overheat, other	1	0.18%				
251 - Excessive heat, scorch burns with no ignition	1	0.18%				
	Total: 2	**Total: 0.36%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident						
300 - Rescue, EMS incident, other	41	7.45%				
311 - Medical assist, assist EMS crew	54	9.82%				
320 - Emergency medical service, other	45	8.18%				
321 - EMS call, excluding vehicle accident with injury	182	33.09%				
322 - Motor vehicle accident with injuries	9	1.64%				
323 - Motor vehicle/pedestrian accident (MV Ped)	2	0.36%				
324 - Motor vehicle accident with no injuries.	17	3.09%				
350 - Extrication, rescue, other	1	0.18%				
352 - Extrication of victim(s) from vehicle	1	0.18%				
360 - Water & ice-related rescue, other	1	0.18%				
	Total: 353	**Total: 64.18%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 4 - Hazardous Condition (No Fire)						
400 - Hazardous condition, other	3	0.55%				
412 - Gas leak (natural gas or LPG)	4	0.73%				
440 - Electrical wiring/equipment problem, other	1	0.18%				
441 - Heat from short circuit (wiring), defective/worn	1	0.18%				
445 - Arcing, shorted electrical equipment	1	0.18%				
461 - Building or structure weakened or collapsed	1	0.18%				
480 - Attempted burning, illegal action, other	1	0.18%				
	Total: 12	**Total: 2.18%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 5 - Service Call						
500 - Service call, other	2	0.36%				
510 - Person in distress, other	1	0.18%				
511 - Lock-out	1	0.18%				
520 - Water problem, other	1	0.18%				
522 - Water or steam leak	2	0.36%				
531 - Smoke or odor removal	7	1.27%				
541 - Animal problem	1	0.18%				
550 - Public service assistance, other	1	0.18%				
551 - Assist police or other governmental agency	4	0.73%				
552 - Police matter	1	0.18%				

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents	Total Property Loss	Total Content Loss	Total Loss	Total Loss Percent of Total
553 - Public service	3	0.55%				
554 - Assist invalid	4	0.73%				
561 - Unauthorized burning	4	0.73%				
	Total: 32	**Total: 5.82%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 6 - Good Intent Call						
600 - Good intent call, other	2	0.36%				
611 - Dispatched and cancelled en route	95	17.27%				
622 - No incident found on arrival at dispatch address	6	1.09%				
650 - Steam, other gas mistaken for smoke, other	1	0.18%				
	Total: 104	**Total: 18.91%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
Incident Type Category (FD1.21): 7 - False Alarm & False Call						
700 - False alarm or false call, other	9	1.64%				
710 - Malicious, mischievous false call, other	1	0.18%				
715 - Local alarm system, malicious false alarm	1	0.18%				
730 - System malfunction, other	1	0.18%				
733 - Smoke detector activation due to malfunction	2	0.36%				
735 - Alarm system sounded due to malfunction	7	1.27%				
736 - CO detector activation due to malfunction	2	0.36%				
740 - Unintentional transmission of alarm, other	1	0.18%				
743 - Smoke detector activation, no fire - unintentional	2	0.36%				
744 - Detector activation, no fire - unintentional	2	0.36%				
745 - Alarm system activation, no fire - unintentional	10	1.82%				
746 - Carbon monoxide detector activation, no CO	3	0.55%				
	Total: 41	**Total: 7.45%**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00**	**Total: 0.00%**
	Total: 550	**Total: 100.00%**	**Total: 5000.00**	**Total: 0.00**	**Total: 5000.00**	**Total: 100.00%**

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Charter Township of Ypsilanti
Hydro Station

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 544.3690
Fax: (734) 544.3626

www.ytown.org

Date: November 1, 2021
To: **Clerk's Office**
CC: **Brenda Stumbo, Supervisor**
From: Michael Saranen, Operation Manager

Subject: Department Report (activities in October 2021)

Activities:

Ford Lake Dam (Hydro Station)

General Operation Summary:
The Hydro Station continues to operate safely and continues to get routine safety inspections and preventive maintenance. Covid-19 has not impacted operations. Operators had 5 after hour call-ins for the month.

Average precipitation for the month of October is around 3.20", this year it was about 5.25".

Power generation for October was a new high record. The generation forecast for the year is forecasted to be about average.

Regulatory:

For 2021-

- update DSSMP, now planned for 2022
- DSSMR, **Complete**
- Owners Dam Safety Program Review – **Complete**
- EAP annual update and test- **Started**
- EAP Training- **Complete**
- Part 12 Inspection- **Plan and Schedule have been filed with FERC. Follow-up letter to FERC due by 12/31/2021**
- WQ Report – **At state for comment**
- Nuisance Plant Plan Report – **Complete**
- Wildlife Plan Report – **At state for comment**
- Historical Activity Report – **Complete**
- Gate Certification – **Complete**
- Security Review – **Complete**
- FERC Security Inspection- **Postponed (COVID)**
- FERC Annual Dam Safety Inspection – **Complete**
- Annual DEQ Lake Operation Monitoring Report- **Complete**
- Spillway Assessment Action Plan- **In process, (Due 12/31/2021)**

Projects:

Concrete Repairs- Planning put together bid documents to address spalling concrete on crest of the concrete spillway. Construction is planned for 2022. Field inspection was conducted on 5/6/21, an assessment report was provided by Barr. Report outlines areas that need repairs within 5 to 10 years.

Sluice Gate Repairs- Board approved replacing last 2 hydraulic panels later this fall. A Purchase Order was approved. Scheduled for October 2021- **Complete**

Bridge Deck Concrete Repairs- Complete Washtenaw County Road Commission is planning a project to preserve the bridge deck, restore the sidewalk that is deteriorating and other items. The sidewalk has been repaired with the remaining work later this summer.

Sluice Stress Analysis- the FERC has requested a detail study of gates. This is common industry request from FERC as they continuously look at safety involving dams. We are currently working with engineering to develop a procedure to complete this task. This task should be completed by 2024.

Powerhouse Service Power Upgrades- Replace the High voltage transformer to correct power issues. AF Smith has ordered the transformer. We hope to have complete by the end of November.

Operation Summary

2021	**October**	**YTD**	**5 Year Ave.**
Precipitation total (inches)[1]	5.25	34.61	41.3[1]
Days Online	31.0	272.9	359.2
Generation MWH (estimated)	1,415.100	7,673.084	10,696.5
Generation MWH **lost** (estimated)*	3.168	399.920	525.7
After Hour Call In			
Water levels	5	27	43
Mechanical/Electrical	0	8	5
Other	0	0	2
Totals	5	35	50

Recent History	**2016**	**2017**	**2018**	**2019**	**2020**
Precipitation total (inches)[2]	36.5	40.8	42.2	45.4	41.38
Days Online	359.5	362.0	364.2	350.6	359.7
Generation MWH (estimated)	8,803.4	10,744.9	10,635.0	12,576.7	10,722.7
Generation MWH **lost** (estimated)*	229.8	269.6	552.9	1,005.8	570.2
After Hour Call In					
Water levels	31	26	30	69	57
Mechanical/Electrical	4	5	3	4	7
Other	2	3	0	2	2
Totals	37	34	33	75	66

[1] Preliminary totals from NOAA for Detroit

*losses related to scheduled & unscheduled maintenance and water quality discharges.

Gate Spilling Summary:

Releasing water from the sluice gates is primary done to maintain lake level when flow exceeds the powerhouse. At certain times, we can use the gates to help keep the lake mixing to maintain oxygen levels (effectiveness depends on a number of factors) at the bottom of the lake.

The water quality monitoring begins on June 1st and will end on September 30th; operators monitor the water quality conditions and take readings as outline in the WQ Plan. The dam releases water from the bottom gates to maintain run of river and/or help with water quality in Ford Lake. The Federal License requires we pass water with a minimum of 5mg/l of dissolved oxygen all the time. Therefore, spilling from the bottom gates in the summer for improving the lake is not always possible.

Sluice Gate Usage Summary:

Current Year **2021**	Current Year Days Spilled	Current Year Lost KWh*	Current Year Lost $*	Prior Yr. Lost $*
January	0	0	0	0
February	0	0	0	0
March	0	0	0	0
April	1.3	0	0	0
May	11.0	93,311	$ 5,852	0
June	15.7	109,140	$ 6,624	$ 2,502
July	17.0	123,521	$ 6,147	$ 3,000
August	15.8	66,017	$ 3,067	0
September	4.1	0	0	0
October	7.8	0	0	0
November				0
December				
Totals	72.7	392,059	$ 21,690	$ 5,502

*estimated losses from diverting water away from generators for the **purpose improving WQ**.

Sargent Charles Dam

This dam continues to get routine safety inspections and appropriate maintenance.

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

2201 Hogback Road ◆ Ann Arbor, Michigan 48105-9732 ◆ **OFFICE** (734) 971-8400 ◆ **FAX** (734) 973-4624 ◆ **EMAIL** sheriffinfo@ewashtenaw.org

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

To: Brenda Stumbo, Ypsilanti Township Supervisor
From: Shane Peltier, Police Services Lieutenant
Cc: Ypsilanti Township Board
Keith Flores, WCSO Police Services Commander
Nancy Hansen, WCSO Police Services Captain
Date: November 9, 2021
Re: October 2021 Police Services Monthly Report

SUMMARY:
During the month of October 2021, there were 3,470 calls for service in Ypsilanti Township, a 4% decrease in calls for service as compared to October 2020.

OPERATIONS
During October 2021, Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our citizen's quality of life.

The month of October showed an increase in home invasions of 56% (14 compared to 9 in 2020). In many of these incidents a domestic relationship and unauthorized entry were common. The best prevention methods for a typical residential home invasion are to keep all windows and doors locked (including vehicles in the driveway), including deadbolts, while away from home. External lighting and visual deterrents such as "Beware of Dog" or alarm signage also discourages criminals.

In October 2021 we took 7 reports of a breaking and entering's (non-residential buildings). Compared to October 2020 this was a 75% increase (4 reports taken in October 2020). In the month of October 2021, we saw 4 robberies. In the month of October 2020, we saw a total of 5 robberies (20% decrease). From a year-to-date perspective, we are at a 24% decrease in robberies (31 in 2021 YTD compared to 41 in 2020 YTD).

In October 2021 there were 10 reported UDAA's. This is a 29% decrease from October 2020 where there were 14 reported UDAA's. Many of these vehicle thefts occurred by the suspect gaining entry to an unlocked vehicle. Citizens are reminded to lock all vehicle doors and keep ignition keys in separate and secure areas to prevent such thefts. Valuables, if left in a vehicle, should be placed in a concealed location. The following website provides further information regarding the reduction of potential for theft of your vehicle, common vehicles targeted, and further information.

https://www.nhtsa.gov/road-safety/vehicle-theft-prevention

YOUTH INITIATIVE
The Sheriff's Office continues to partner with courts, probation, and social services to ensure that there is accountability beyond Sheriff's Office contact with the offenders that are consistently involved in crimes. From a year-to-date perspective, comparing 2021 to the same period in 2020, our juvenile offenses and complaints are up 25.90% (from 166 to 209) and our runaway complaints are up 12.5% (from 40 to 45).

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UNDERSHERIFF

COMMUNITY ACTION TEAM

The purpose of the Community Action Team (CAT) is to respond to situations involving or with a nexus of drugs, guns, or violence. The team focuses on the timely assessment and response to tips they receive from our community and community problems identified through crime pattern analysis.

CAT collaboration with the Michigan Department of Corrections in reference to parole compliance contributes to effective monitoring and management of parolees who live in our community. Timely and efficient response to tips regarding parolee misconduct combined with regular unannounced home visits are expected by the parolees that reside in Ypsilanti Township and surrounding areas.

For any violent crime tips related to guns, gang activity or violence in general please call 734-661-9034.

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: https://www.washtenaw.org/1743/House-Watch

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: Creating public safety, providing quality service, and building strong and sustainable communities.

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: https://www.washtenaw.org/1124/Sheriff

We have rewarding career opportunities available for those seeking a profession with a greater purpose.

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

Search Criteria: (This report counts for offenses but excludes UCR status of 'Unfounded'.)	
Month:	October
Year:	2021
City:	Ypsilanti Twp-YPT

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Oct/2021	Oct/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Oct/2021	ADULT YTD	JUV Oct/2020	JUV YTD	Total Oct	Total YTD
09001	MURDER/NONNEGLIGENT MANSLAUGHTER (VOLUNTARY)	1	0	0%	4	3	33.33%	0	3	0	0	0	3
09002	NEGLIGENT HOMICIDE/MANSLAUGHTER (INVOLUNTARY)	0	0	0%	2	0	0%	0	2	0	0	0	2
10001	KIDNAPPING/ABDUCTION	2	1	100%	11	4	175%	0	1	0	0	0	1
10002	PARENTAL KIDNAPPING	0	0	0%	1	0	0%	0	0	0	0	0	0
11001	SEXUAL PENETRATION PENIS/VAGINA -CSC lST DEGREE	3	4	-25%	21	19	10.52%	0	4	0	0	0	4
11002	SEXUAL PENETRATION PENIS/VAGINA -CSC 3RD DEGREE	2	0	0%	8	4	100%	0	1	0	0	0	1
11003	SEXUAL PENETRATION ORAL/ANAL -CSC lST DEGREE	0	0	0%	3	6	-50%	0	1	0	0	0	1
11004	SEXUAL PENETRATION ORAL/ANAL -CSC 3RD DEGREE	0	0	0%	2	5	-60%	0	0	0	0	0	0
11006	SEXUAL PENETRATION OBJECT -CSC 3RD DEGREE	0	0	0%	0	1	-100%	0	0	0	0	0	0
11007	SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE	2	1	100%	13	6	116.6%	0	1	0	0	0	1
11008	SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE	2	2	0%	13	12	8.333%	1	2	0	0	1	2
12000	ROBBERY	4	5	-20%	31	40	-22.5%	2	7	0	1	2	8
12001	ROBBERY	0	0	0%	2	2	0%	0	1	0	1	0	2
13001	NONAGGRAVATED ASSAULT	50	43	16.27%	472	431	9.512%	10	150	1	4	11	154
13002	AGGRAVATED/FELONIOUS ASSAULT	34	39	-12.8%	299	318	-5.97%	10	139	0	6	10	145
13003	INTIMIDATION/STALKING	4	9	-55.5%	57	49	16.32%	2	7	0	0	2	7
20000	ARSON	2	0	0%	6	6	0%	0	0	0	0	0	0
21000	EXTORTION	2	0	0%	3	2	50%	0	0	0	0	0	0
22001	BURGLARY -FORCED ENTRY	20	12	66.66%	130	99	31.31%	0	15	0	1	0	16
22002	BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)	1	1	0%	33	19	73.68%	1	5	0	1	1	6
23001	LARCENY -POCKETPICKING	0	0	0%	0	2	-100%	0	0	0	0	0	0
23002	LARCENY -PURSESNATCHING	0	2	-100%	3	8	-62.5%	0	0	0	0	0	0

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Oct/2021	Oct/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Oct/2021	ADULT YTD	JUV Oct/2020	JUV YTD	Total Oct	Total YTD
23003	LARCENY -THEFT FROM BUILDING	10	13	-23.0%	118	116	1.724%	0	3	0	0	0	3
23004	LARCENY -THEFT FROM COIN-OPERATED MACHINE/DEVICE	0	1	-100%	0	1	-100%	0	0	0	0	0	0
23005	LARCENY -THEFT FROM MOTOR VEHICLE	15	29	-48.2%	209	204	2.450%	1	2	2	2	3	4
23006	LARCENY -THEFT OF MOTOR VEHICLE PARTS/ACCESSORIES	5	1	400%	32	17	88.23%	0	1	0	0	0	1
23007	LARCENY -OTHER	8	11	-27.2%	101	80	26.25%	0	1	0	0	0	1
24001	MOTOR VEHICLE THEFT	10	14	-28.5%	140	102	37.25%	2	9	0	3	2	12
24002	MOTOR VEHICLE, AS STOLEN PROPERTY	1	0	0%	26	17	52.94%	1	9	0	9	1	18
24003	MOTOR VEHICLE FRAUD	1	0	0%	5	3	66.66%	0	1	0	0	0	1
25000	FORGERY/COUNTERFEITING	1	1	0%	4	28	-85.7%	0	0	0	0	0	0
26001	FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	15	6	150%	96	72	33.33%	0	1	0	0	0	1
26002	FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	7	8	-12.5%	84	68	23.52%	0	1	0	0	0	1
26004	FRAUD -WELFARE FRAUD	0	0	0%	0	1	-100%	0	0	0	0	0	0
26005	FRAUD -WIRE FRAUD	3	0	0%	23	12	91.66%	0	0	0	0	0	0
26007	FRAUD - IDENTITY THEFT	5	9	-44.4%	54	56	-3.57%	0	0	0	0	0	0
27000	EMBEZZLEMENT	0	0	0%	5	15	-66.6%	0	0	0	0	0	0
28000	STOLEN PROPERTY	1	3	-66.6%	19	14	35.71%	0	3	0	2	0	5
29000	DAMAGE TO PROPERTY	31	28	10.71%	327	284	15.14%	1	19	0	2	1	21
30001	RETAIL FRAUD -MISREPRESENTATION	0	1	-100%	1	12	-91.6%	0	0	0	0	0	0
30002	RETAIL FRAUD -THEFT	5	15	-66.6%	55	103	-46.6%	1	2	0	0	1	2
30003	RETAIL FRAUD -REFUND/EXCHANGE	0	0	0%	1	0	0%	0	0	0	0	0	0
35001	VIOLATION OF CONTROLLED SUBSTANCE ACT	9	11	-18.1%	61	75	-18.6%	3	29	0	0	3	29
35002	NARCOTIC EQUIPMENT VIOLATIONS	1	5	-80%	16	36	-55.5%	0	3	0	0	0	3
37000	OBSCENITY	1	0	0%	4	5	-20%	1	1	0	0	1	1
40002	COMMERCIALIZED SEX -ASSISTING/PROMOTING PROSTITUTION	0	1	-100%	0	1	-100%	0	0	0	0	0	0

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Oct/2021	Oct/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Oct/2021	ADULT YTD	JUV Oct/2020	JUV YTD	Total Oct	Total YTD
52001	WEAPONS OFFENSE- CONCEALED	9	11	-18.1%	59	50	18%	2	27	0	1	2	28
52002	WEAPONS OFFENSE -EXPLOSIVES	1	0	0%	1	0	0%	0	0	0	0	0	0
52003	WEAPONS OFFENSE -OTHER	7	5	40%	42	42	0%	1	5	0	0	1	5
72000	ANIMAL CRUELTY	0	0	0%	9	8	12.5%	0	0	0	0	0	0
	Group A Totals	**275**	**292**	**-5.82%**	**2606**	**2458**	**6.021%**	**39**	**456**	**3**	**33**	**42**	**489**
22003	BURGLARY - UNLAWFUL ENTRY (NO INTENT)	1	1	0%	3	5	-40%	0	0	0	0	0	0
26006	FRAUD -BAD CHECKS	1	2	-50%	7	11	-36.3%	0	0	0	0	0	0
36004	SEX OFFENSE -OTHER	0	0	0%	4	5	-20%	0	0	0	0	0	0
38001	FAMILY -ABUSE/NEGLECT NONVIOLENT	4	6	-33.3%	31	47	-34.0%	0	1	0	0	0	1
38002	FAMILY -NONSUPPORT	1	0	0%	1	0	0%	0	0	0	0	0	0
38003	FAMILY -OTHER	0	0	0%	2	1	100%	0	0	0	0	0	0
41002	LIQUOR VIOLATIONS -OTHER	1	2	-50%	23	14	64.28%	0	0	0	0	0	0
42000	DRUNKENNESS	0	0	0%	0	1	-100%	0	0	0	0	0	0
48000	OBSTRUCTING POLICE	17	12	41.66%	153	107	42.99%	1	15	0	3	1	18
49000	ESCAPE/FLIGHT	0	0	0%	1	3	-66.6%	0	0	0	0	0	0
50000	OBSTRUCTING JUSTICE	19	19	0%	146	135	8.148%	1	28	0	0	1	28
53001	DISORDERLY CONDUCT	0	1	-100%	21	20	5%	0	3	0	0	0	3
53002	PUBLIC PEACE -OTHER	0	0	0%	8	1	700%	0	0	0	0	0	0
54001	HIT and RUN MOTOR VEHICLE ACCIDENT	1	1	0%	6	17	-64.7%	0	0	0	0	0	0
54002	OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS	16	18	-11.1%	160	140	14.28%	10	114	0	1	10	115
55000	HEALTH AND SAFETY	0	0	0%	6	10	-40%	0	0	0	0	0	0
57001	TRESPASS	1	0	0%	22	28	-21.4%	0	3	0	0	0	3
57002	INVASION OF PRIVACY -OTHER	0	0	0%	1	0	0%	0	0	0	0	0	0
58000	SMUGGLING	0	0	0%	6	2	200%	0	1	0	0	0	1
63000	VAGRANCY	0	0	0%	2	0	0%	0	0	0	0	0	0
70000	JUVENILE RUNAWAY	5	4	25%	45	40	12.5%	0	0	0	0	0	0
73000	MISCELLANEOUS CRIMINAL OFFENSE	1	2	-50%	18	18	0%	0	0	0	0	0	0

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Oct/2021	Oct/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Oct/2021	ADULT YTD	JUV Oct/2020	JUV YTD	Total Oct	Total YTD
	Group B Totals	**68**	**68**	**0%**	**666**	**605**	**10.08%**	**12**	**165**	**0**	**4**	**12**	**169**
2800	JUVENILE OFFENSES AND COMPLAINTS	20	15	33.33%	209	166	25.90%	0	0	0	0	0	0
2900	TRAFFIC OFFENSES	31	22	40.90%	290	229	26.63%	1	8	0	0	1	8
3000	WARRANTS	31	29	6.896%	289	356	-18.8%	19	153	0	6	19	159
3100	TRAFFIC CRASHES	126	97	29.89%	999	872	14.56%	0	3	0	0	0	3
3200	SICK / INJURY COMPLAINT	184	190	-3.15%	1725	1664	3.665%	0	0	0	0	0	0
3300	MISCELLANEOUS COMPLAINTS	839	746	12.46%	7891	7392	6.750%	0	0	0	0	0	0
3400	WATERCRAFT COMPLAINTS / ACCIDENTS	1	0	0%	6	5	20%	0	0	0	0	0	0
3500	NON - CRIMINAL COMPLAINTS	956	824	16.01%	9553	9206	3.769%	0	0	0	9	0	9
3700	MISCELLANEOUS TRAFFIC COMPLAINTS	696	1150	-39.4%	6512	7174	-9.22%	0	1	0	0	0	1
3800	ANIMAL COMPLAINTS	73	56	30.35%	589	553	6.509%	0	0	0	0	0	0
3900	ALARMS	122	125	-2.4%	1135	1294	-12.2%	0	0	0	0	0	0
	Group C Totals	**3079**	**3254**	**-5.37%**	**29198**	**28911**	**0.992%**	**20**	**165**	**0**	**15**	**20**	**180**
4000	HAZARDOUS TRAFFIC CITATIONS / WARNINGS	2	0	0%	7	10	-30%	0	0	0	0	0	0
4100	NON-HAZARDOUS TRAFFIC CITATIONS / WARNINGS	0	0	0%	1	1	0%	0	0	0	0	0	0
4200	PARKING CITATIONS	1	0	0%	8	9	-11.1%	0	0	0	0	0	0
4300	LICENSE / TITLE / REGISTRATION CITATIONS	0	0	0%	3	7	-57.1%	0	0	0	0	0	0
4500	MISCELLANEOUS A THROUGH UUUU	19	12	58.33%	165	153	7.843%	0	0	0	0	0	0
4600	LIQUOR CITATIONS / SUMMONS	0	0	0%	0	1	-100%	0	0	0	0	0	0
	Group D Totals	**22**	**12**	**83.33%**	**184**	**181**	**1.657%**	**0**	**0**	**0**	**0**	**0**	**0**
5000	FIRE CLASSIFICATIONS	0	0	0%	2	4	-50%	0	0	0	0	0	0
5100	18A STATE CODE FIRE CLASSIFICATIONS	0	0	0%	2	9	-77.7%	0	0	0	0	0	0
	Group E Totals	**0**	**0**	**0%**	**4**	**13**	**-69.2%**	**0**	**0**	**0**	**0**	**0**	**0**
6000	MISCELLANEOUS ACTIVITIES (6000)	29	42	-30.9%	294	357	-17.6%	0	0	0	0	0	0
6100	MISCELLANEOUS ACTIVITIES (6100)	121	120	0.833%	1238	1170	5.811%	0	0	0	0	0	0
6300	CANINE ACTIVITIES	2	2	0%	31	56	-44.6%	0	0	0	0	0	0
6500	CRIME PREVENTION ACTIVITIES	2	4	-50%	50	54	-7.40%	0	0	0	0	0	0
6600	COURT / WARRANT ACTIVITIES	3	0	0%	11	8	37.5%	0	0	0	0	0	0

October 2021 Ypsilanti Township Call Report (WD)

City:Ypsilanti Twp-YPT

CLASS	Description	Oct/2021	Oct/2020	% CHG	YTD 2021	YTD 2020	% CHG	ADULT Oct/2021	ADULT YTD	JUV Oct/2020	JUV YTD	Total Oct	Total YTD
6700	INVESTIGATIVE ACTIVITIES	49	30	63.33%	360	236	52.54%	0	0	0	0	0	0
	Group F Totals	**206**	**198**	**4.040%**	**1984**	**1881**	**5.475%**	**0**	**0**	**0**	**0**	**0**	**0**
	City : Ypsilanti Twp Totals	**3650**	**3824**	**-4.55%**	**34642**	**34049**	**1.741%**	**71**	**786**	**3**	**52**	**74**	**838**

JERRY L. CLAYTON
SHERIFF

YPSILANTI TOWNSHIP MONTHLY POLICE SERVICES DATA
October 2021

Incidents	Month 2021	Month 2020	% Change	YTD 2021	YTD 2020	% Change
Traffic Stops	535	1045	-49%	5058	6174	-18%
Citations	241	448	-46%	2420	3823	-37%
Drunk Driving (OWI)	13	14	-7%	119	99	20%
Drugged Driving (OUID)	0	4	-	32	30	7%
Calls for Service Total	3470	3620	-4%	32462	31749	2%
Calls for Service *(Traffic stops and non-response medicals removed)*	2475	2212	12%	23265	21944	6%
Robberies	4	5	-20%	31	41	-24%
Assaultive Crimes	93	87	7%	823	786	5%
Home Invasions	14	9	56%	122	95	28%
Breaking and Entering's	7	4	75%	41	23	78%
Larcenies	38	57	-33%	462	427	8%
Vehicle Thefts	10	14	-29%	148	118	25%
Traffic Crashes	87	77	13%	745	703	6%
Medical Assists	57	54	6%	579	602	-4%
Animal Complaints *(ACO Response)*	21	16	31%	214	187	14%

In/Out of Area Time	Month *(minutes)*	YTD *(minutes)*
Into Area Time	1375	13075
Out of Area Time	2020	28603
Investigative Ops (DB)	54580	361015
Secondary Road Patrol	1955	10672
County Wide	0	4715

+ = Positive Change
- = Negative Change

	Hours Accum.	Hours Used	Balance
Banked Hours	504	596.25	50.25

Into Area Time

For: 10/01/2021 thru 10/31/2021

Patrol Area	Reporting Area	Username	Location	Activity Category	Incident Number	Comments	Start Time	Duration in Minutes	Start Date
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKELLEYW	APPLERIDGE ST	BACKUP DISPATCHED CALLS	210069017	ASSIST YPT PER SGT BYNUM WITH FAMILY TROUBLE	21:00:00	40	10/1/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKELLEYW	CHESTNUT DR	DISPATCHED CALLS	210069214	ASSIST WITH UDAA PER SGT. HOUK	16:40:00	40	10/2/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	CHESTNUT DR	DISPATCHED CALLS	210069214	ASSIST WITH UDAA PER SGT. HOUK	16:40:00	40	10/2/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDERROESTB	E MICHIGAN AVE/N FORD BLVD	BACKUP DISPATCHED CALLS	210069403	WELFARE CHECK // PER SGT. HOUK STAND BY UNTIL TWP CAR CAN MAKE THE SCENE	12:05:00	15	10/3/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDURBANS	VILLAGE LN/S HARRIS RD	BACKUP DISPATCHED CALLS	210069733	SGT RUSH REQUESTED ASSISTANCE REFERANCE SUBJECTS WITH GUNS	17:35:00	55	10/4/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	HARVEY PL	BACKUP DISPATCHED CALLS	210071220	BACK KNOPP ON SUICIDAL THREATING SUICIDE BY COP, NO BACK UP UNITS AVAL, OKAY PER PENNINGTON	05:15:00	45	10/10/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	E CLARK RD	BACKUP DISPATCHED CALLS	210071440	REASON FOR OUT OF AREA TIME: 10 YEAR OLD GIRL THERE ALONE - WAS IN THE AREA AT THE TIME AND STOOD BY WITH CHILD UNTIL YPT DEPS ARRIVED / APPROVED BY SGT PENNINGTON	00:50:00	25	10/11/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	E MICHIGAN AVE	BACKUP DISPATCHED CALLS	210072447	SHOOTING, APPROVED BY SGT ARTS TO ASSIST TWP UNITS.	16:55:00	245	10/14/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDMONTGOMERYJ	E MICHIGAN AVE	EVIDENCE TECH DETAIL	210072447	ASSIST ON YPSI SHOOTING PER SGT ARTS	17:00:00	140	10/14/2021
YORK TWP	YPSILANTI TWP	WDRISHAM	S HARRIS RD	DISPATCHED CALLS	210072424	SGT. ARTS ADVISED TO DISPATCH TO SEND SALEM AND YORK TWP CARS TO HANDLE THE RUN IN YPSI BC OF A SHOOTING TOOK UP ALL THE UNITS IN YPSI. HOWEVER I WAS RE-ROUTE TO A MEDICAL CALL	17:39:00	3	10/14/2021
SALEM TWP	YPSILANTI TWP	WDREXB	S HARRIS RD	DISPATCHED CALLS	210072424	DISP: HANDLED FAMILY TROUBLE PER SGT ARTS DUE TO SHOOTING IN YPT.	17:40:00	55	10/14/2021
YORK TWP	YPSILANTI TWP	WDRISHAM	HARRIS	BACKUP DISPATCHED CALLS		SGT. ARTS ADVISED TO DISPATCH SALEM AND YORK TWP UNITS. BOTH SUBJECTS WERE ARGUING BUT NO ASSAULT. THEY WERE ADVISED TO STAY AWAY FROM EACH OTHER	17:45:00	47	10/14/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDMONTGOMERYJ	HOLMES RD	BACKUP DISPATCHED CALLS	210072703	ASSIST ON FIGHT PER SGT PENNINGTON	19:50:00	10	10/15/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	CONCORD DR	BACKUP DISPATCHED CALLS	210073521	responded to shooting scene / assisted w/ life saving aids / Sgt. Pennington Approval.	00:55:00	35	10/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	CONCORD DR	BACKUP DISPATCHED CALLS	210073521	responded to shooting scene / assisted w/ life saving aids / Sgt. Pennington Approval.	00:55:00	35	10/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDROSSJ	N HEWITT RD/MCAULEY DR	DISPATCHED CALLS	210073652	PDC handled per Lt Robinson	12:56:00	18	10/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDROSSJ	UPON Hewitt and AT/NEAR Huron River Drive	CITATIONS	210073652	citation issued	13:14:00	6	10/19/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	HOLMES RD	BACKUP DISPATCHED CALLS	210074866	BACK YPT UNITS ARMED SUBJECT / RECKLASS DISCHARGE PER PENNNGTON	21:50:00	40	10/23/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	WASHTENAW AVE	BACKUP DISPATCHED CALLS	210075100	BACK TOWNSHIP UNITS ON SHOOTING PER SGT BYNUM	21:25:00	25	10/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	S HEWITT RD	BACKUP DISPATCHED CALLS	210075112	BACK YPT UNITS ON HOME INVASION PER SGT BYNUM	21:50:00	15	10/24/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDKHATTARR	E MICHIGAN AVE/HARVEY PL	BACKUP DISPATCHED CALLS	210075506	APPROVED BY SGT HOUK TO BACK UP TROWBRIDGE ON A CRASH WHERE THE DRIVERS WERE DISORDERLY. NO OTHER UNITS AVAIL.	14:20:00	40	10/26/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDSIRIANNIJ	E MICHIGAN AVE/HARVEY PL	BACKUP DISPATCHED CALLS	210075506	APPROVED BY SGT HOUK TO BACK UP TROWBRIDGE ON A CRASH WHERE THE DRIVERS WERE DISORDERLY. NO OTHER UNITS AVAIL.	14:20:00	40	10/26/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	BELMONT DR	DISPATCHED CALLS	210075855	all Ypsi Twp units unavailable. Per Sgt. Pennington approval SUT units handled call, only verbal.	00:30:00	15	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDHOWARDS	BELMONT DR	BACKUP DISPATCHED CALLS	210075855	YPT DISORDERLY (CALLER BELIEVED THERE WAS DV AT THIS RESIDENCE) / ALL YPT UNITS TIED UP ON PURSUIT & MISC. CALLS / APPROVED BY SGT. BYNUM	00:30:00	20	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBLANDC	BEDFORD DR	BACKUP DISPATCHED CALLS	210075887	reported GSW to back / assisted w/ securing scene / assisted w/ K9 track.	07:40:00	110	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDFARMERH	penninsular park	BACKUP DISPATCHED CALLS		per Lt Robinson/standby w/ evidence -detective sinks responded 21-75887	08:20:00	136	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBETTSI	BYNAN DR	BACKUP DISPATCHED CALLS	210076010	REPORT OF 13 PERSON FIGHT IN PROG - OK SGT BYNUM	17:55:00	20	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	BYNAN DR	BACKUP DISPATCHED CALLS	210076010	BACK YPT UNITS ON IN PROGRESS FIGHT PEPR SGT BYNUM	18:00:00	20	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDBETTSI	WASHTENAW AVE/N HEWITT RD	TRAFFIC STOP	210076038	UNAVOIDABLE - NO LIGHTS	19:55:00	5	10/28/2021

Into Area Time

For: 10/01/2021 thru 10/31/2021

ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDGOMBOSJ	E CLARK RD	BACKUP DISPATCHED CALLS	210076066	BACK YPT RE: ASSAULT, PER SGT BYNUM	22:45:00	25	10/28/2021
ANN ARBOR-SUPERIOR TWP COLLABORATION	YPSILANTI TWP	WDVANDUSSENK	E CLARK RD	DISPATCHED CALLS	210076066	BACKED ON POSSIBLE GUNMAN / APPROVED BY SGT BYNAM	22:45:00	10	10/28/2021
							Sum:	**1,375**	

Out of Area Time

For: 10/01/2021 thru 10/31/2021

YPSILANTI TWP	SUPERIOR TWP	WDFARMERA	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210072297	NO ASSAULTS ACCORDING TO ADULT PARTIES. POLICE NOT WANTED. OK PER SGT PENNINGTON TO BACK SUPERIOR CAR	06:25:00	20	10/14/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDKNOPW	MACARTHUR BLVD	DISPATCHED CALLS	210072297	PER SGT PENNINGTON. POSSIBLE DV	06:30:00	10	10/14/2021
YPSILANTI TWP	SUPERIOR TWP	WDGOMBOSJ	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210072297	DV BACK SUPERIOR UNITS OKAY PER SGT PENNINGTON	06:30:00	10	10/14/2021
YPSILANTI TWP	SUPERIOR TWP	WDTROWBRIDGEM	RIDGE RD	BACKUP DISPATCHED CALLS	210072671	BACKUP OTHER UNITS ON EDP FEMALE SGT FOX APPROVAL	18:05:00	70	10/15/2021
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	PERRY ST/HARRIET ST	DISPATCHED CALLS	210072792	LOCATED UDAA / APPROVED PER SGT PENNINGTON	03:40:00	25	10/16/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDRIEBOLDTR	MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210072799	DISP: ASISSTED SUPERIOR DEPUTIES / WAS NOT NEEDED UPON ARRIVAL / APPROVED BY SGT PENNINGTON	06:15:00	5	10/16/2021
YPSILANTI TWP	YORK TWP	WDTROWBRIDGEM	NB US23/STONY CREEK RD	BACKUP DISPATCHED CALLS	210072896	BACKUP OTHER UNITS ON FLEEING AND ELUDING SUSPECT VEHICLE	16:25:00	35	10/16/2021
YPSILANTI TWP	YPSILANTI CITY	WDSOYRING	NB US23/STONY CREEK RD	BACKUP DISPATCHED CALLS	210072896	ASSIST MILAN / YPD WITH FLEEING SUSPECT THAT FLED ON FOOT -- PERIMETER -- SGT. FOX APPROVAL	16:25:00	40	10/16/2021
YPSILANTI TWP	YPSILANTI CITY	WDKORONAM	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	ASSIST YPD CLEAR BUILDING FOR REPORTS OF SHOTS HEARD OK PER SGY HOUK	20:55:00	30	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDLUKEC	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	ASSIST YPD CLEAR BUILDING FOR REPORTS OF SHOTS HEARD OK PER SGY HOUK	20:55:00	30	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDRUSSELLT	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	PER SGT HOUK / ASSIST YPD / CALL CAME IN OF ACTIVE SHOOTER IN APARTMENT BUILDING / NO SHOOTER LOCATED	20:55:00	30	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDVANDUSSENK	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	ASSISTED WITH POSIBLE ACTIVE SHOOTER / APPROVED WITH SGT HOUK	20:55:00	30	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDRIEBOLDTR	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	DISP: ASSISTED YPD WITH SHOTS HEARD AT 330 CHIDESTER ST/ APPROVED BY SGT HOUK	21:00:00	25	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	CHIDESTER ST	BACKUP DISPATCHED CALLS	210073198	POSSIBLE ACTIVE SHOOTER/ YPSI CITY/ SGT. FOX	21:00:00	25	10/17/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDVANDUSSENK	STAMFORD RD/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210073215	ASSISTED WITH PARIMITER K9 TRACK FOR S1 / APPROVED PER SGT HOUK	22:00:00	25	10/17/2021
YPSILANTI TWP	SUPERIOR TWP	WDKORONAM	STAMFORD RD/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210073215	ASSIST WITH PERIMETER FOR SUSPECT WHO FLED TRAFFIC STOP OK PER SGT HOUK	22:00:00	30	10/17/2021
YPSILANTI TWP	SUPERIOR TWP	WDLUKEC	STAMFORD RD/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210073215	ASSIST WITH PERIMETER FOR SUSPECT WHO FLED TRAFFIC STOP OK PER SGT HOUK	22:00:00	30	10/17/2021
YPSILANTI TWP	SUPERIOR TWP	WDRIEBOLDTR	STAMFORD RD/MACARTHUR BLVD	BACK-UP TRAFFIC STOP	210073215	DISP: ASSISTED SUPERIOR DEPUTIES / DRIVER FLED FROM CAR / SET PERIMETER / APPROVED BY SGT FOX	22:00:00	25	10/17/2021
YPSILANTI TWP	SUPERIOR TWP	WDRUSSELLT	STAMFORD RD/MACARTHUR BLVD	BACKUP DISPATCHED CALLS	210073215	PER SGT HOUK / FOOT PURSUIT / K9 TRACK	22:00:00	25	10/17/2021
YPSILANTI TWP	YPSILANTI CITY	WDLEWISN	PEARL ST/N HAMILTON ST	DISPATCHED CALLS	210073414	ASSIST W/ DOG TRACK PER SGT. BEEVER	16:00:00	30	10/18/2021
YPSILANTI TWP	YPSILANTI CITY	WDRIEBOLDTR	S HAMILTON ST/HARRIET ST	TRAFFIC STOP	210074104	DISP: CCW ARREST MADE	00:25:00	65	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	S HAMILTON ST/HARRIET ST	BACK-UP TRAFFIC STOP	210074104	BU DEPUTY RIEBOLDT	00:40:00	15	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	TOWNER ST/S PROSPECT ST	TRAFFIC STOP	210074107	RFS BROKEN TAILLIGHT	00:55:00	15	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDSOYRING	JARVIS ST/N HURON ST	TRAFFIC STOP	210074285	IMPROPER PLATE	16:45:00	15	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDRIEBOLDTR	N HURON ST/WASHTENAW AVE	TRAFFIC STOP	210074335	DISP: VEHICLE WAS TRAVELING WEST BOUND ON MICHIGAN AVE. SWERVING WITHIN TRAFFIC FAILING TO SIGNAL LANE CHANGES / DRIVING WITHIN FEET OF OTHER VEHICLES / DRIVING IRRATIC WITHIN HEAVY TRAFFIC / DRIVER CLEAR AND VALID / CITED FOR CARELESS DRIVING	21:00:00	20	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDRIEBOLDTR	UPON MICHIGAN AVE. and AT/NEAR S	CITATIONS	210074335	DISP: CARELESS DRIVING	21:10:00	0	10/21/2021
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	N HURON ST/W CROSS ST	TRAFFIC STOP	210074352	RFS EIV=N / DRIVER SUSPENDED	22:05:00	20	10/21/2021
YPSILANTI TWP	SUPERIOR TWP	WDTRIPPB	N PROSPECT ST/E CLARK RD	BACKUP DISPATCHED CALLS	210074668	PER SGT BYNUM BACKUP ON POSSIBLE INJURY CRASH,. CANCELLED	02:20:00	10	10/23/2021
YPSILANTI TWP	SUPERIOR TWP	WDKNOPW	RIDGE RD	BACKUP DISPATCHED CALLS	210074671	PER SGT BYNUM. BACK UP SUPERIOR DEPUTY	03:10:00	10	10/23/2021
YPSILANTI TWP	SUPERIOR TWP	WDRUSSELLT	RIDGE RD	BACKUP DISPATCHED CALLS	210074671	PER SGT. BYNUM	03:10:00	10	10/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDMCQUEENC	WASHTENAW AVE/N ADAMS ST	TRAFFIC STOP	210074743	OWI STOP	11:50:00	125	10/23/2021
YPSILANTI TWP	YPSILANTI CITY	WDBETTSI	BALLARD ST	DISPATCHED CALLS	210074907	ASSIT TO YPD - WEAPONS VIOLATION REP OF MULTIPLE ARMED SBJS - OK SGT PENNINGTON	00:56:00	0	10/24/2021
YPSILANTI TWP	SUPERIOR TWP	WDGARLICKK	RIDGE RD	BACKUP DISPATCHED CALLS	210075011	Sgt. Beever / b.u. for DV	13:24:00	28	10/24/2021
YPSILANTI TWP	YPSILANTI CITY	WDPHILLIPSA	W FOREST AVE/BALLARD ST	TRAFFIC STOP	210075057	WHILE IN ROUTE TO 21-75056, UNAVOIDABLE STOP	17:25:00	5	10/24/2021
YPSILANTI TWP	YPSILANTI CITY	WDCOUCKED	GAS STATION	VEHICLE MAINTENANCE		FUEL	11:30:00	30	10/25/2021

Out of Area Time

For: 10/01/2021 thru 10/31/2021

YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	SPRING ST/S HURON ST	TRAFFIC STOP	210075381	RFS FAILED TO YIELD TO TRAFFIC APPROACHING INTERSECTION	01:30:00	5	10/26/2021
YPSILANTI TWP	YPSILANTI COMMUNITY SCHOOLS	WDVANDUSSENK	STA 2	MEAL BREAK		MEAL BREAK	03:50:00	30	10/26/2021
YPSILANTI TWP	YPSILANTI COMMUNITY SCHOOLS	WDHILOBUKT	SHELL	VEHICLE MAINTENANCE		GAS	04:05:00	10	10/26/2021
YPSILANTI TWP	YPSILANTI CITY	WDSIMMST	S PROSPECT ST/MAUS AVE	TRAFFIC STOP	210075595	RFS DROVE ON CURB BEHIND PATROL VEHICLE ON TRAFFIC STOP	21:45:00	15	10/26/2021
YPSILANTI TWP	PITTSFIELD TOWNSHIP	WDRUSSELLT	WOODLAND HILLS DR	DISPATCHED CALLS	210076456	ASSISTED PITSFIELD PD WITH SHOOTING PER SERGEANT CRASTENBURG	16:30:00	65	10/30/2021
YPSILANTI TWP	MACARTHUR BLVD CONTRACT	WDVANDUSSENK	MACARTHUR BLVD/N HARRIS RD	BACK-UP TRAFFIC STOP	210076859	BACK UP SUT DEPS / THEY REQUESTED MORE UNITS / APPROVED BY SGT CRATS	23:50:00	10	10/31/2021
YPSILANTI TWP	SUPERIOR TWP	WDSIMMST	MACARTHUR BLVD/DEERING ST	BACK-UP TRAFFIC STOP	210076860	BU DEPUTY STEWART/ TRAFFIC STOP/ SGT. CRATSENBURG	00:00:00	10	11/1/2021
							Sum:	**2,090**	

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON • JIMMIE WILSON, JR.

WORK SESSION AGENDA
CHARTER TOWNSHIP OF YPSILANTI
TUESDAY, NOVEMBER 16, 2021

5:00pm

1. WASHTENAW AVE. PHASE II AND REIMAGINE WASHTENAW……..…NATHAN VOGT WASHTENAW COUNTY
2. AAATA PRESENTATION……..……MATT CARPENTER AAATA
3. FINANCIAL POLICY DISCUSSION……..……...…….JAVONNA NEEL ACCOUNTING DIRECTOR
4. AGENDA REVIEW ……..SUPERVISOR STUMBO
5. OTHER DISCUSSION ..... BOARD MEMBERS

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

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Washtenaw Avenue Sidewalk Infill Phase II and ReImagine Washtenaw

Project Update

Ypsilanti Charter Township

Board of Trustees

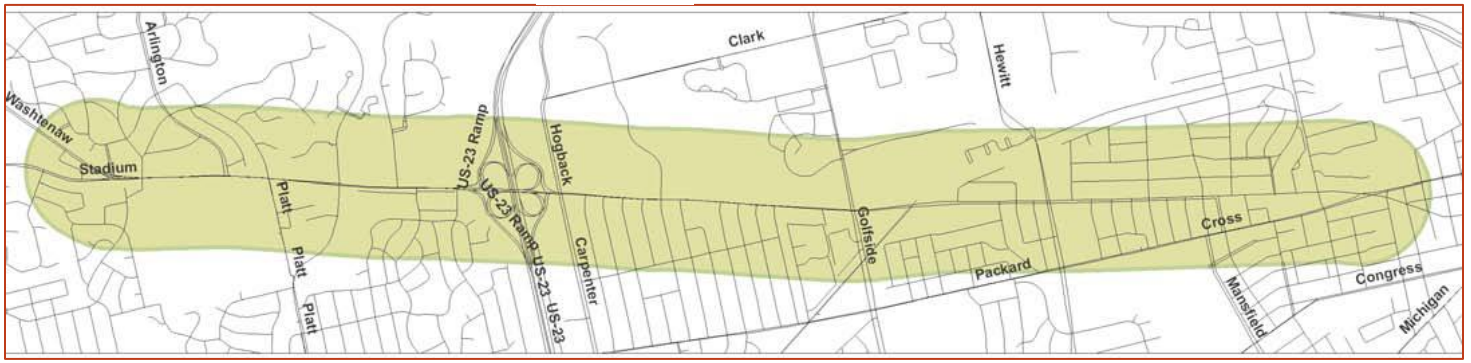
Work Session

November 16, 2021

Nathan Voght, Economic Development Specialist
and ReImagine Washtenaw Project Manager

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

What is ReImagine Washtenaw?



A *multi-jurisdictional*, *cooperative* initiative to TRANSFORM Washtenaw Avenue around efficient mass transit into an attractive, vibrant, ***walkable***, mixed-use corridor, with sense of place.

Redevelopment Strategy

Mixed-use corridor with Sense of Place

"Complete Street" providing for all modes of transportation

Concentrate Transit-Oriented Development at "Nodes"

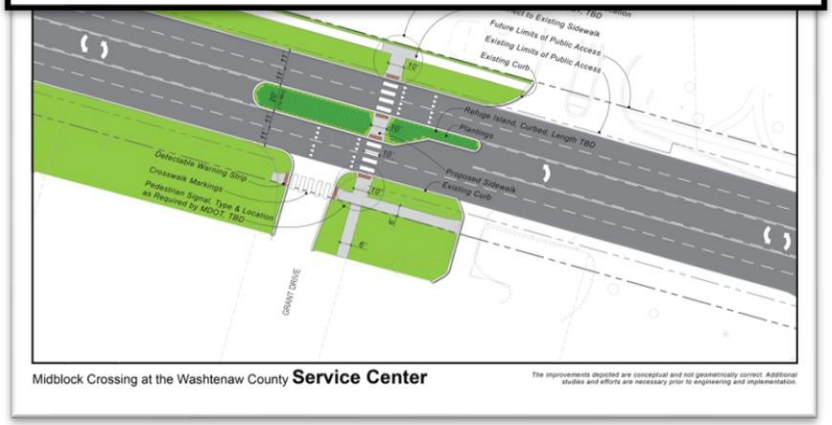
Housing, retail space, office space, all easily accessible through high quality transit

Vibrant neighborhoods and commercial areas ***connected by safe and pleasant walking*** and biking facilities

2014 Corridor Improvement Study









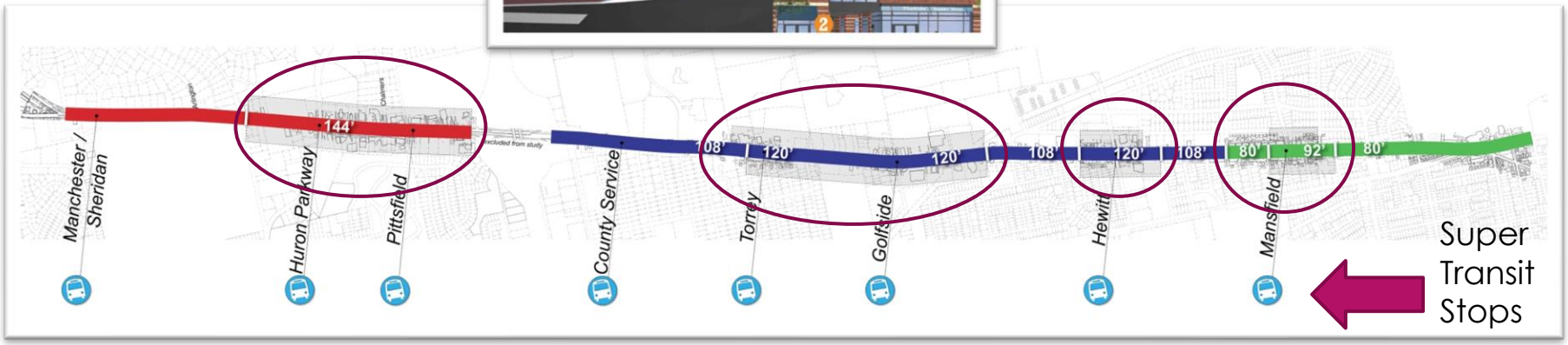
2014 Corridor Improvement Study

- *Nodes and Links*





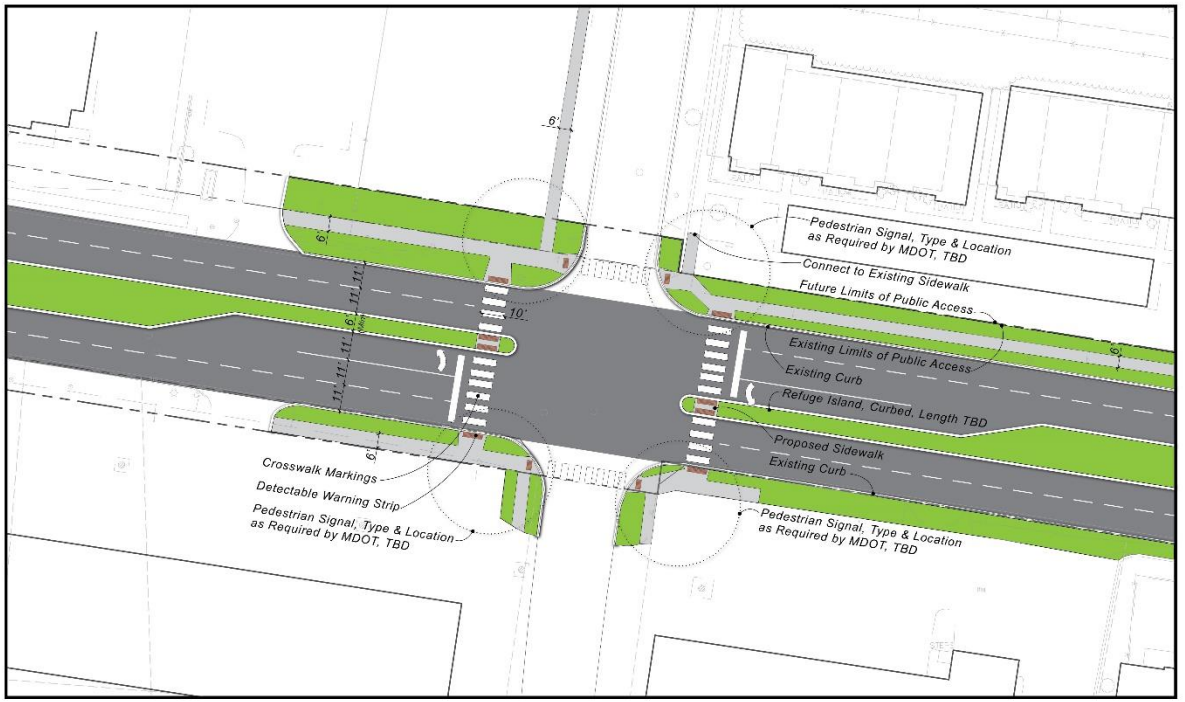




2014 Corridor Improvement Study

• *Pedestrian Safety Improvements*

- Complete Sidewalk Network
- Safe Pedestrian Crossings

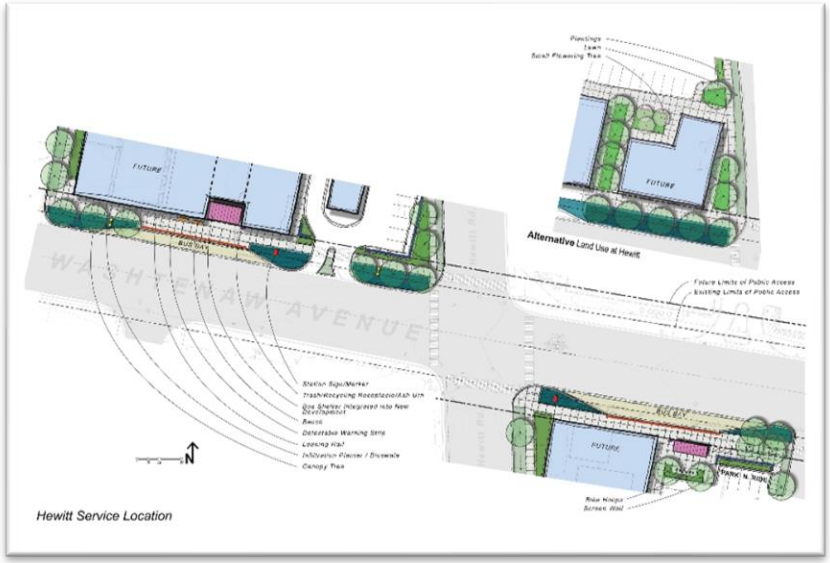


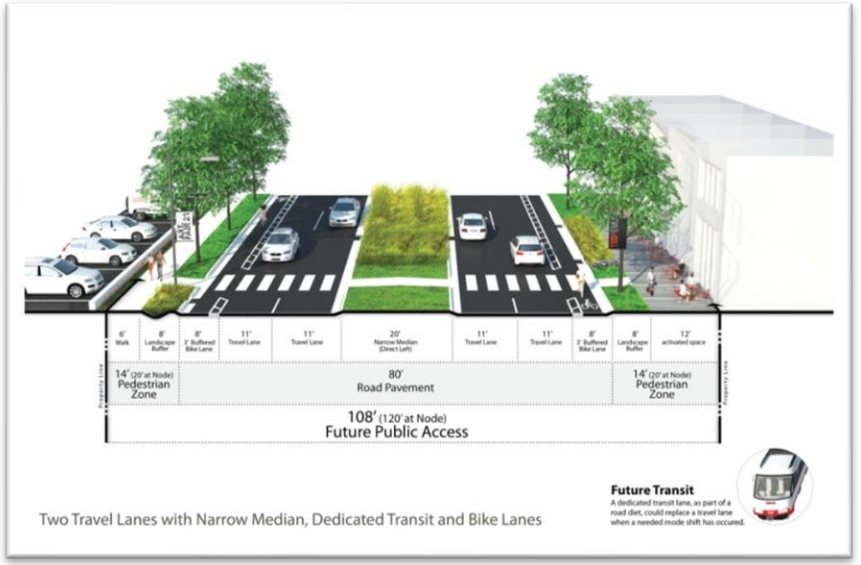
Crossing at **Courtland**

The improvements depicted are conceptual and not geometrically correct. Additional studies and efforts are necessary prior to engineering and implementation.

Corridor Improvement Study Adoption

- Adopted October 2014 – Pittsfield Charter Township
- ***Adopted October 2014 – Ypsilanti Charter Township***
- Adopted October 2014 – City of Ypsilanti
- Adopted February 2015 – Washtenaw County Board of Commissioners
- Adopted June 2015 – City of Ann Arbor

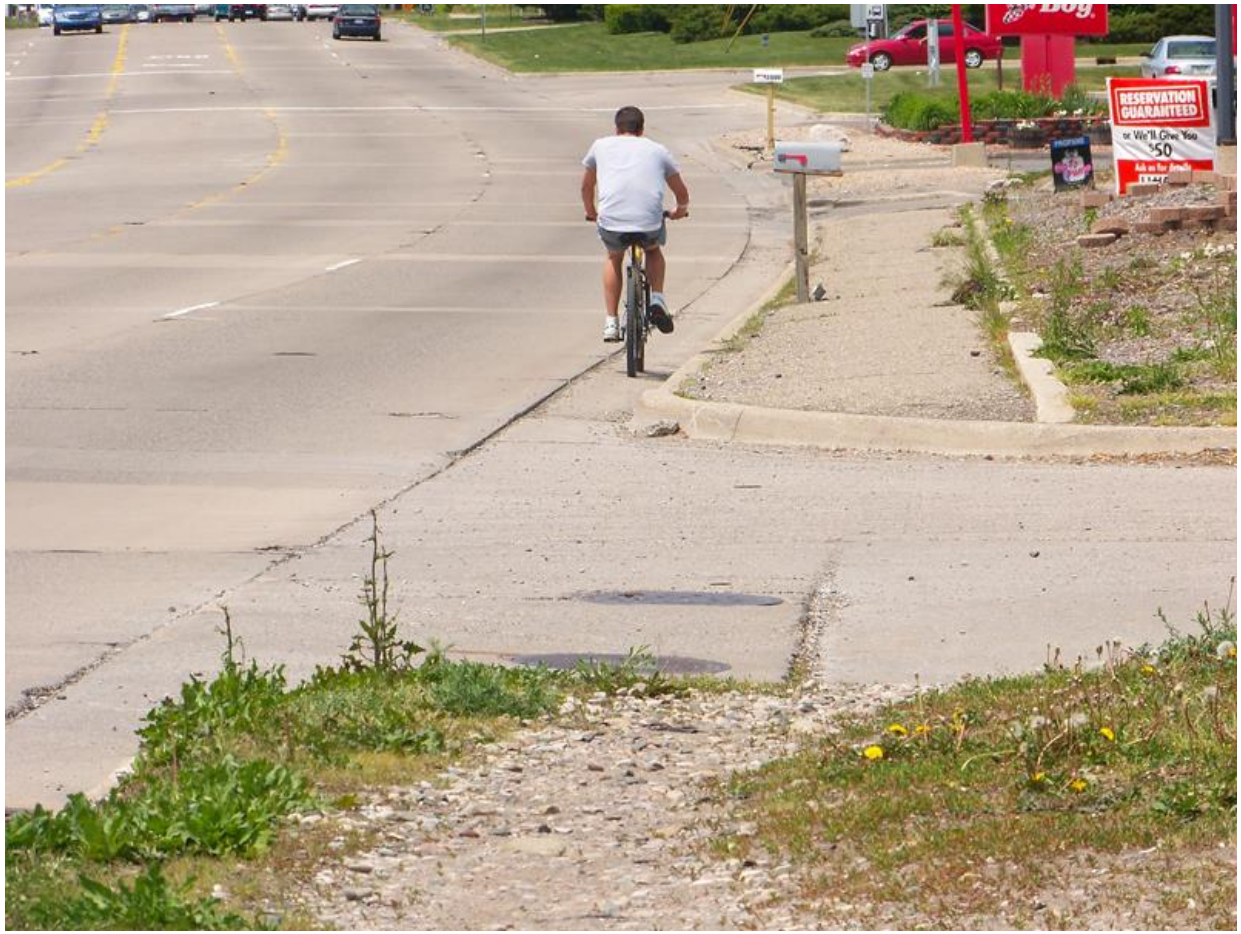




Washtenaw Avenue Sidewalk Infill

- Efforts to fill in gaps in existing sidewalk network and replace existing sidewalk in poor condition and/or not ADA compliant
- Bus stop improvements are made as part of sidewalk projects
- Community Development Block Grant (CDBG) funding used by Pittsfield and Ypsilanti Townships since 2017:
  - Pittsfield Township $350,000 CDBG funding in 2017-2018, between Carpenter and Golfside
  - Ypsilanti Township $400,000 CDBG funding in 2020, between Golfside and Mr. Muffler (Boston Ave.)
- Washtenaw County OCED Staff managed the Sidewalk Infill Phase I in 2020, at the request of the Township.
- OCED Staff available to manage the Phase II project, at the Township's request

Washtenaw Avenue Existing Conditions



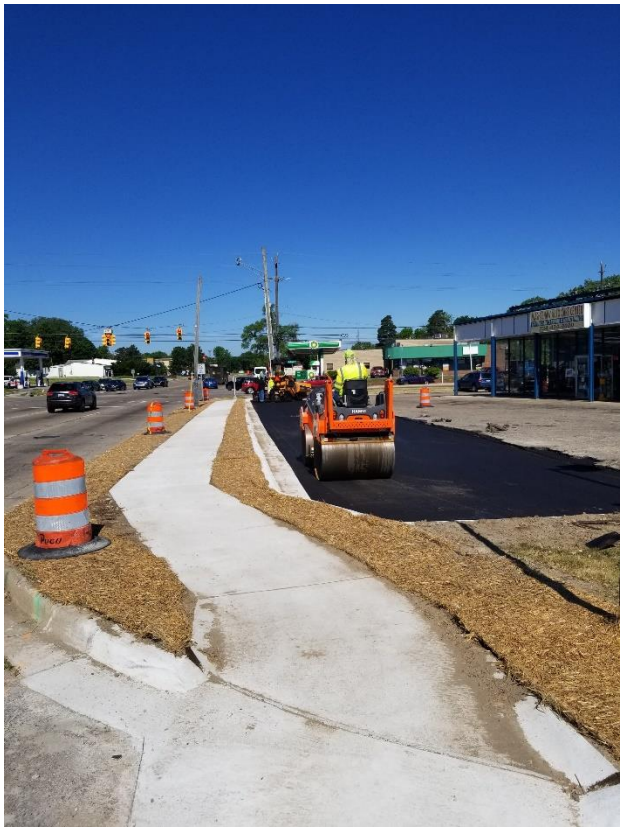
Sidewalk Infill Phase I 2020





Sidewalk Infill Phase I 2020





Washtenaw Avenue Sidewalk Infill Phase II

Ypsilanti Charter Township Remaining Washtenaw Avenue Sidewalk Infill



Washtenaw Avenue Sidewalk Infill Phase II

- Phase II would complete 95% of the remaining sidewalk infill and/or replacement required along Washtenaw Avenue within the Township
- Coordination with City of Ypsilanti is recommended to build sidewalk additional 200 ft. to Courtland, to avoid leaving half sidewalk infill completed in front of strip mall between Berkley and Courtland
- The Ride has committed to substantially contribute to the project, given improvements to bus stops

Preliminary Estimated Budget

- Base Map and Right-of-Way Survey completed in September by OHM utilizing remaining $10,000 in CDBG funding from 2020 (Phase I) Sidewalk Infill
- Steps and Cost Estimate to Complete Phase II Sidewalk Infill:
  - Engineering Design - $69,000 (OHM Proposal received)
  - Easement Descriptions and Surveys ($15,000 to $25,000)
  - Easement Acquisition (Staff time only, assuming easements are donated)
  - Construction estimate $700-$900,000 (2024 or 2025 dollars)
  - Construction Engineering (Construction oversight) by OHM 15% of construction cost $135,000 to $170,000
  - **Total estimated cost = $920,000 to $1,164,000**
  - *Substantial cost due to rising construction costs and much more sidewalk replacement needed than anticipated*

CDBG Funding Availability

- Township annual CDBG Funding Allocation estimate of $175,000 per year
- 2021-2022 CDBG Allocation of $175,000 now available to complete Sidewalk Engineering Design ($69,000) and Easement Survey work (max $25,000), *if the Township decides to proceed*.
- CDBG Funding Projections:
  - 2021-2022 $75,000 (remaining after design and easements)
  - 2022-2023 $175,000
  - 2023-2024 $175,000
    - Only $425,000 available for construction in fall of 2023 or spring 2024
  - **Funding gap of $495,000 to $739,000 for 2024 construction** (not including The Ride financial contribution, and prorated contribution from City of Ypsilanti for extending sidewalk 200 ft. to Courtland Street)

Segmented Approach

Ypsilanti Charter Township Remaining Washtenaw Avenue Sidewalk Infill



- Cost for each segment to be determined after Sidewalk Engineering Design completed

Sidewalk Gaps

Not Shown Replacement Sidewalk Areas

Funding Sources

- CDBG (Limited Annual Funding)
- TAP Grant (Larger, regional projects more competitive, all easements must be acquired before applying, then construction 2 years after award)
- Local General Fund
- Federal infrastructure funding?

Summary

- Sidewalk Infill is critical for pedestrian safety and mobility for the corridor
- The Township has demonstrated a strong commitment to walkability and ReImagine Washtenaw
- A funding gap to complete the project of $495,000 to $739,000 in 2024, not including The Ride's financial commitment, which will only reduce gap by approximately 25%
- Township can proceed with Sidewalk Engineering Design for $69,000, and easement survey work ($25,000 max) utilizing current remaining 2021-2022 CDBG allocation, and then determine whether to:
  - 1) segment the construction in 2024 and a future year, or
  - 2) seek additional funding to fully complete the project in 2024
- Recommended to complete Sidewalk Design and Easement Acquisition to position the project for construction

www.Washtenaw.org/oced
www.washtenawavenue.org

Questions?

Nathan Voght
voghtn@washtenaw.org
734-660-1061

MDOT Michigan Department of Transportation

Washtenaw County Road Commission

TheRide Ann Arbor Transportation Authority

Ypsilanti Township
the official website of the
Charter Township of Ypsilanti

Pittsfield Charter Township

City of Ypsilanti
Pride. Diversity. Heritage.

City of Ann Arbor Michigan

TheRide 2045

Long-Range Plan



Fall 2021

Project Overview

TheRide 2045

TheRide 2045 is a long-range transit plan for the Ann Arbor-Ypsilanti area

- Transit network
- Higher-order transit
- New types of services
- Infrastructure
- Technology
- Fleet

Goals for the Plan

Community Values Drive Transit's Goals:

- Increase social equity, access to jobs, education, and housing
- Help the environment and reduce air pollution
- Support workers and businesses

Scenarios to spur discussion

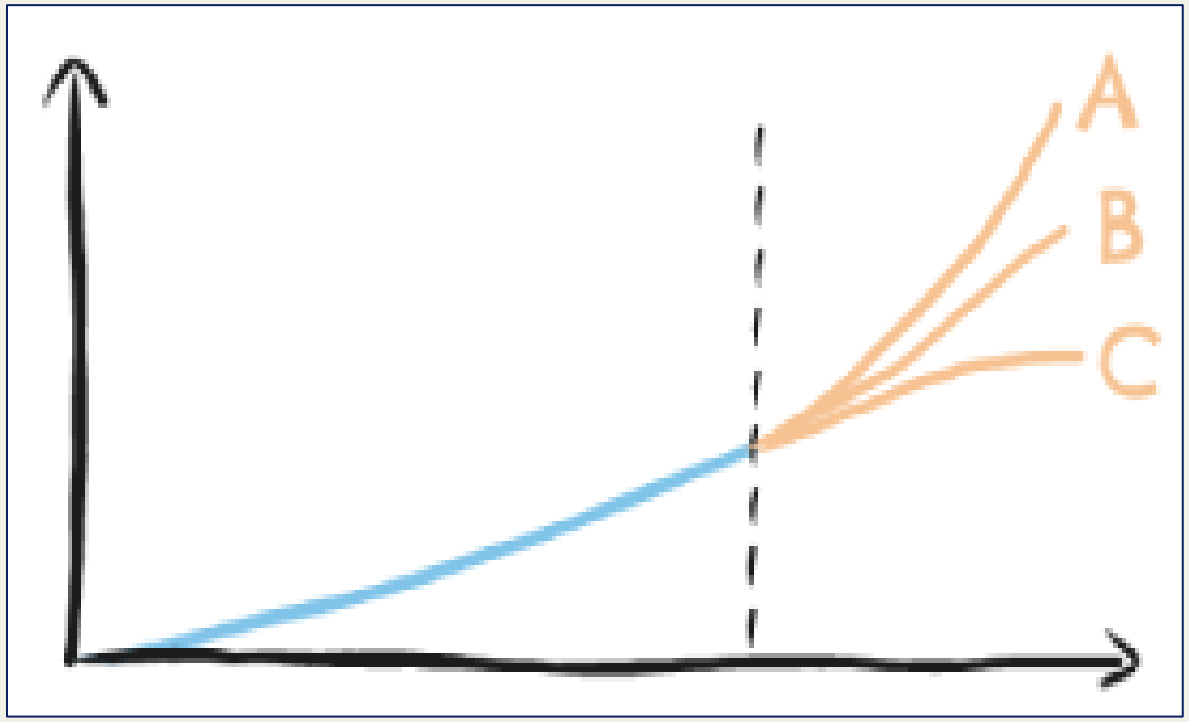
Four scenarios to explore ideas and start a public discussion

1: Baseline (status quo)

2: Minor enhancement

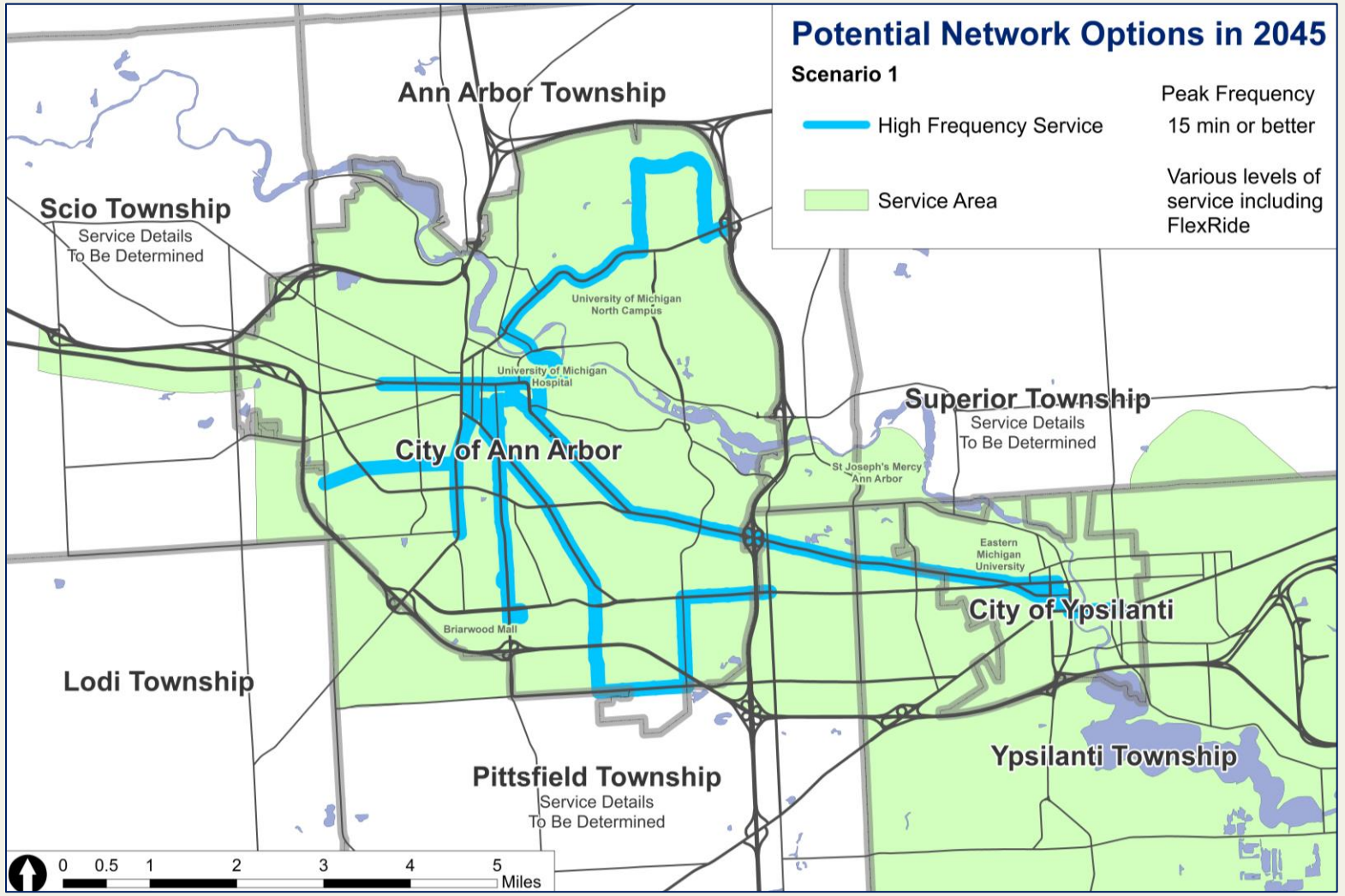
3: Modest enhancement

4: Major enhancement



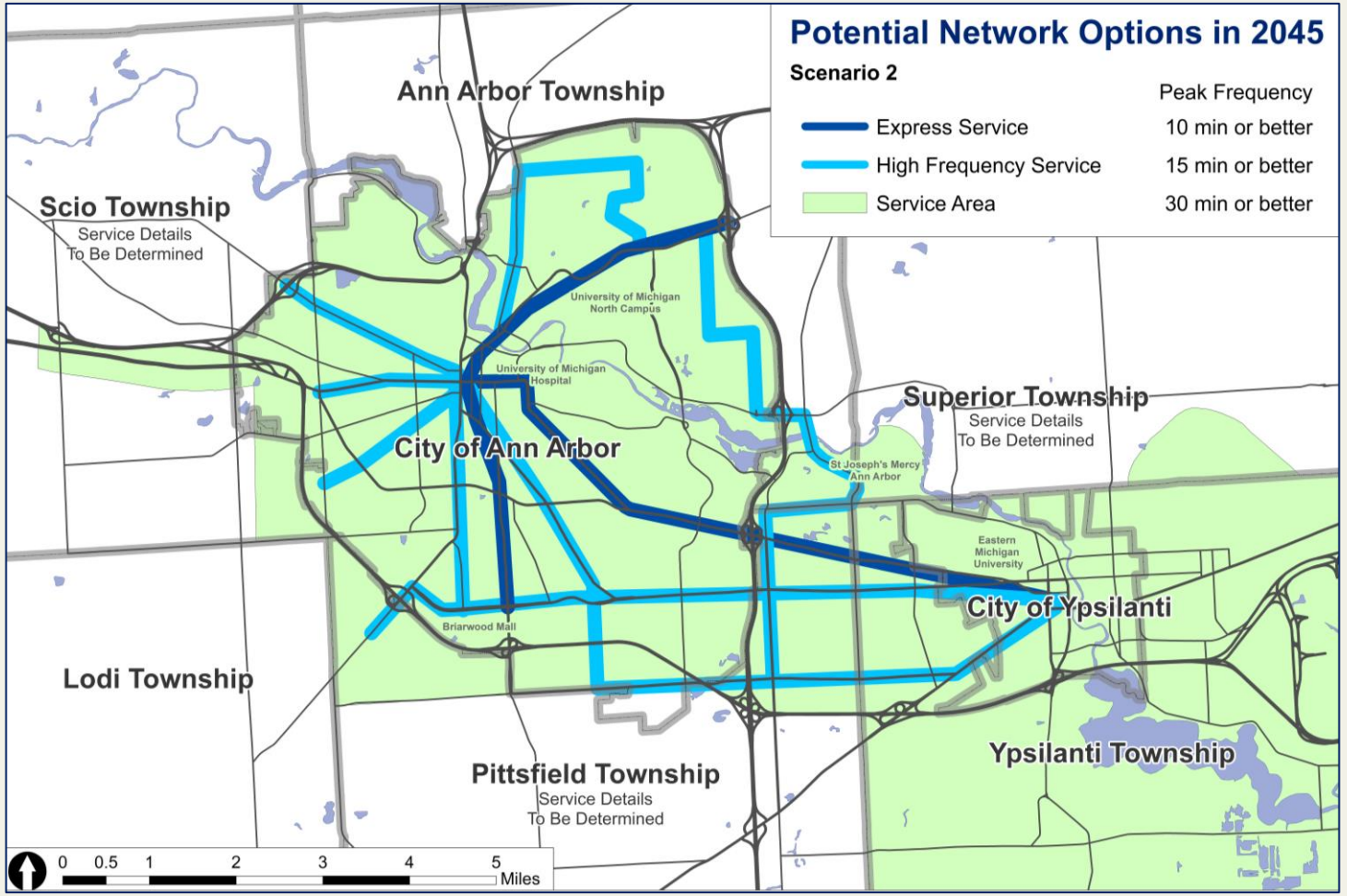
Scenario 1 Baseline (status quo)

- Ridership falls behind pop growth
- *Minor* adjustments over next 25 years
- 63% of population and 82% of jobs are close to high-frequency service (15 mins or better)
- Upgrades to Transit Centers
- Minimal to no increase in local millage



Scenario 2 Minor Enhancement

- Ridership & service grows as fast as pop.
- Minor enhancements
  - New express services
  - Concentrate service on major corridors
  - Buses on time more often
  - More off-peak service including NightRide
- 77% of population and 93% of jobs are close to high-frequency service (15 mins or better)
- Small increase to local millage



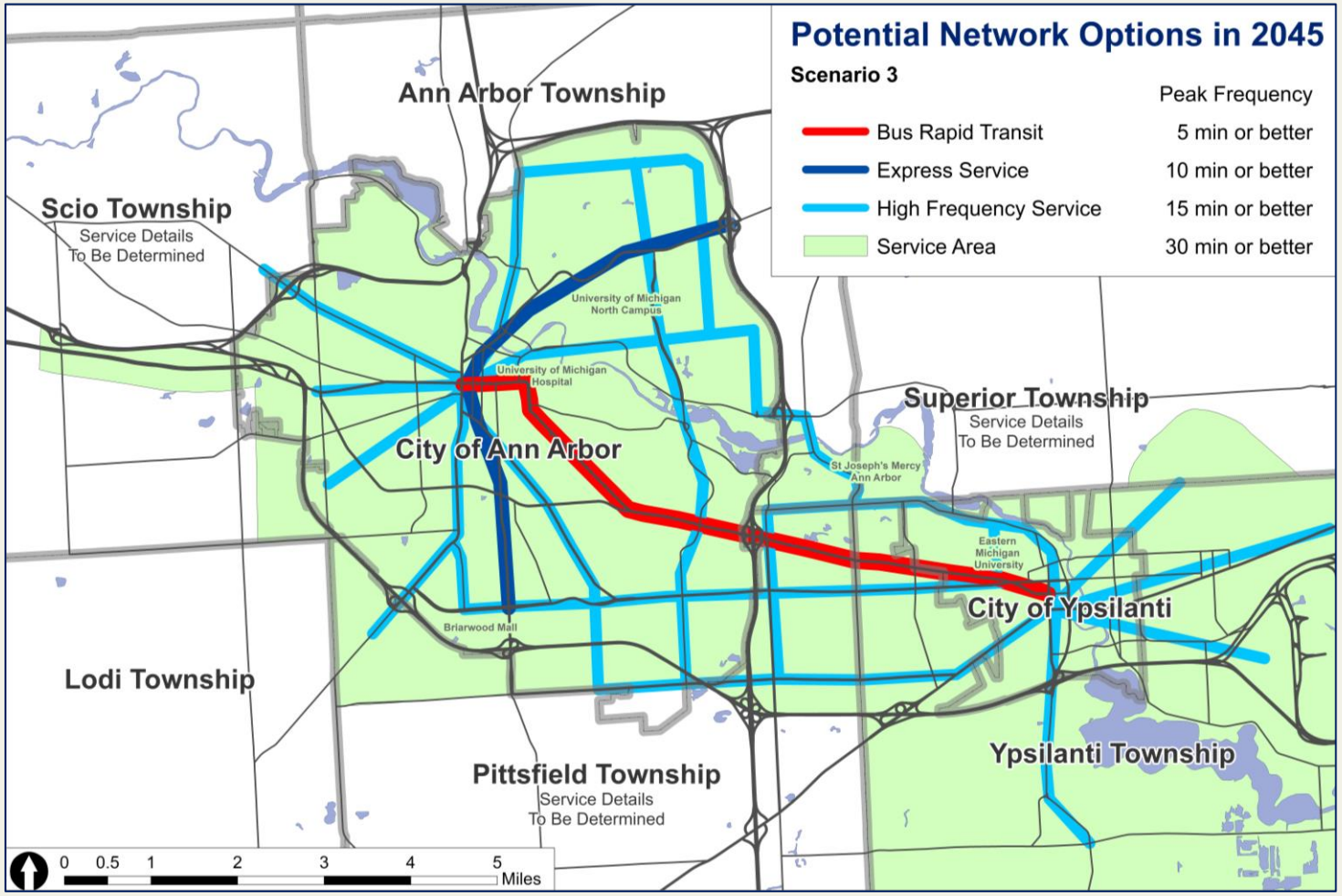
What is Transit Priority?

- Prioritize the movement of buses over cars using:
  - Transit signal priority at traffic lights
  - Queue jump lanes
  - Dedicated transit lanes (bus-only lanes)
- Makes transit faster, more attractive, efficient and reliable
- Helps transit compete with cars resulting in significant ridership growth

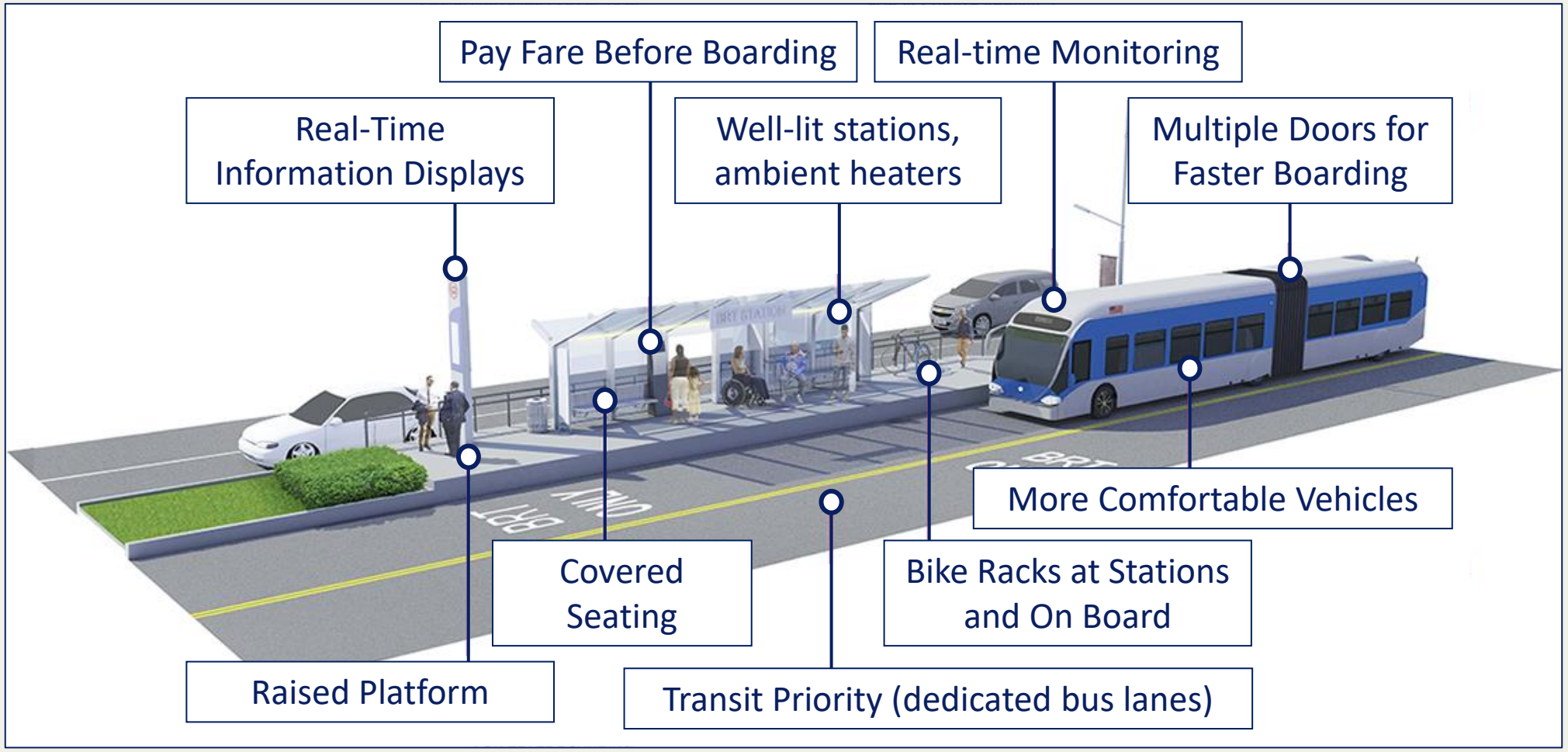


Scenario 3 Modest Enhancement

- Ridership & Service grow faster than pop.
- Better service all around, with new types of transit:
  - Bus Rapid Transit
  - High frequency service in more places
  - Better transfers
- 86% of population and 96% of jobs are close to high-frequency service (15 mins or better)
- Modest increase to local millage

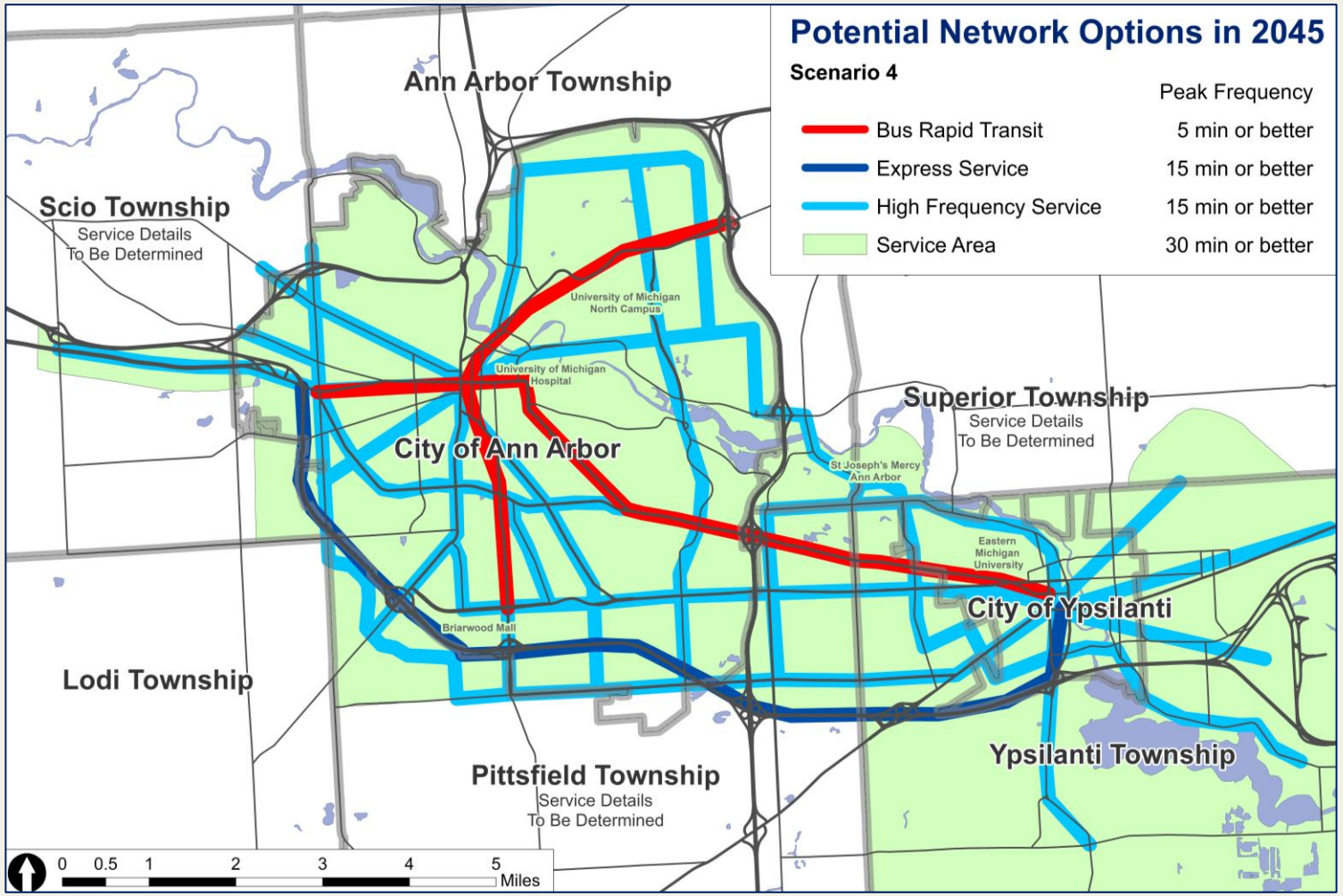


Introduction of Bus Rapid Transit



Scenario 4 Major Enhancement

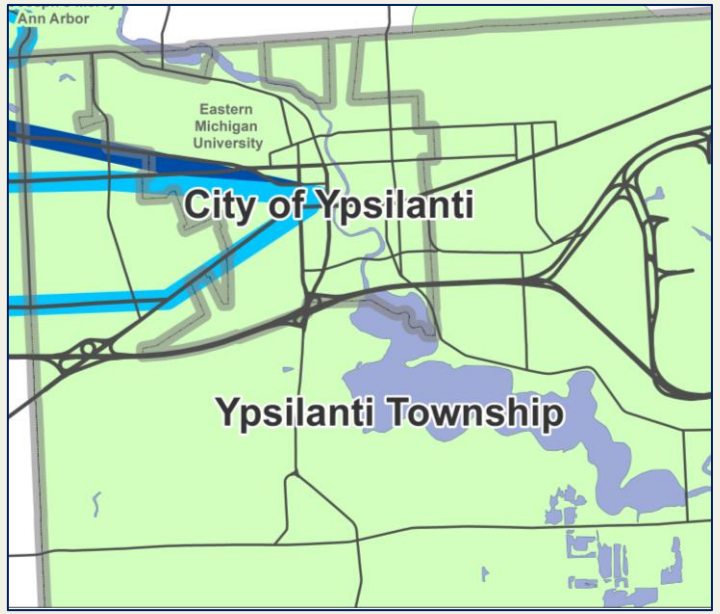
- Highest ridership growth. Transformational change of the entire system
- Better service changes how people get around the area:
  - More Bus Rapid Transit
  - Broad network of high frequency service
  - Better transfers
  - Buses on time more often
  - Even more off-peak service including NightRide
- 93% of population and 99% of jobs are close to high-frequency service (15 mins or better)
- Large increase to local millage



1



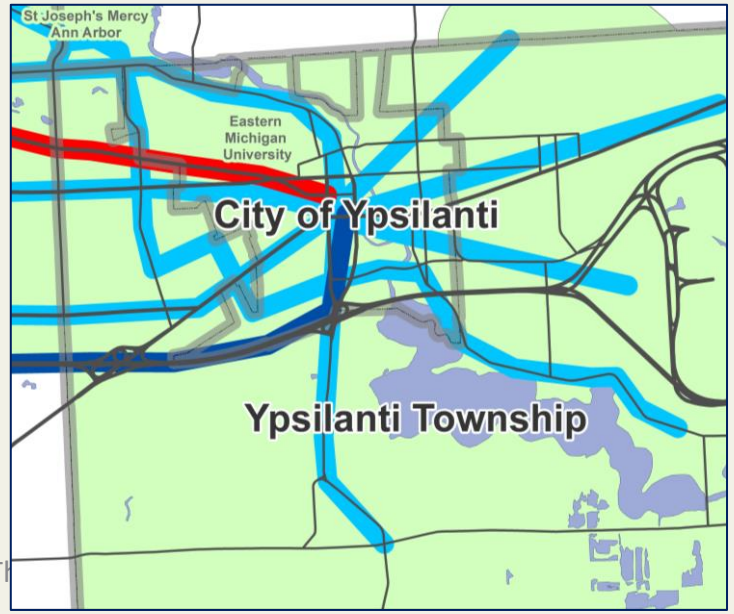
2



3



4



Potential Network Options in 2045

Scenario 4

	Peak Frequency
Bus Rapid Transit	5 min or better
Express Service	15 min or better
High Frequency Service	15 min or better
Service Area	30 min or better

Scenario Summary

	1 Baseline	2 Minor Enhancement	3 Modest Enhancement	4 Major Enhancement
Achieving plan goals (environment, economy, and social equity)	-	+	++	+++
Ridership increase (in 2045)	0 – 15%	30 – 50%	90 – 110%	140 – 160%
Overall service increase		25%	60%	100%
2045 additional local millage for operations*		1.3 – 1.8	1.9 – 2.4	2.6 – 3.1
2045 additional property tax for operations (per $100,000 assessed value)*		$130 – $180	$190 – $240	$260 – $310
Capital costs 2022-2045*	$33M	$71M	$191M	$383M

* 2021 dollars

Other Plan Elements

- Paratransit & Door-to-Door services
- Land Use & Transit-Oriented Development
- New mobility & Emerging Technology
- Collaborations with RTA, UM, etc.

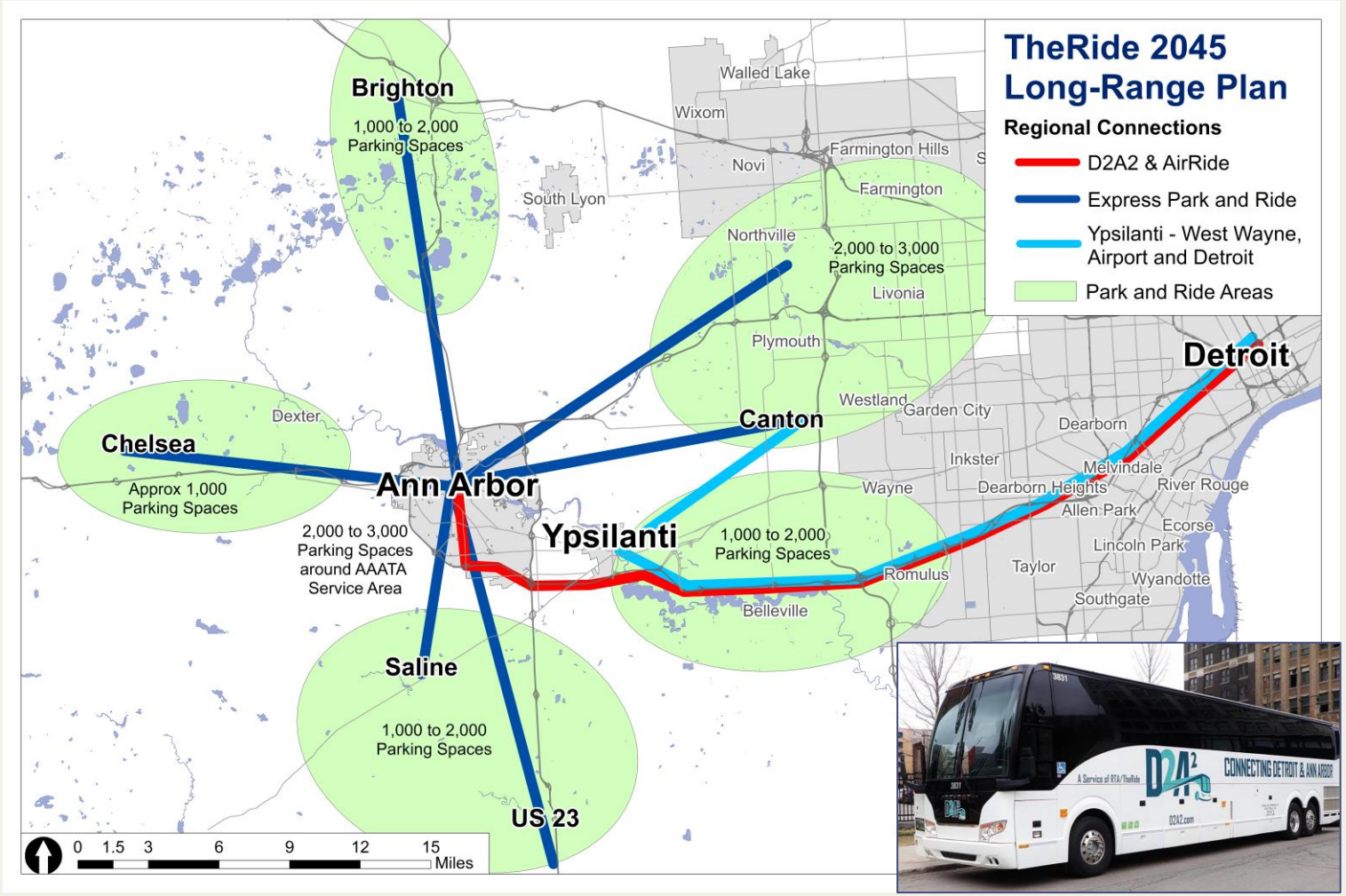






Regional Connections

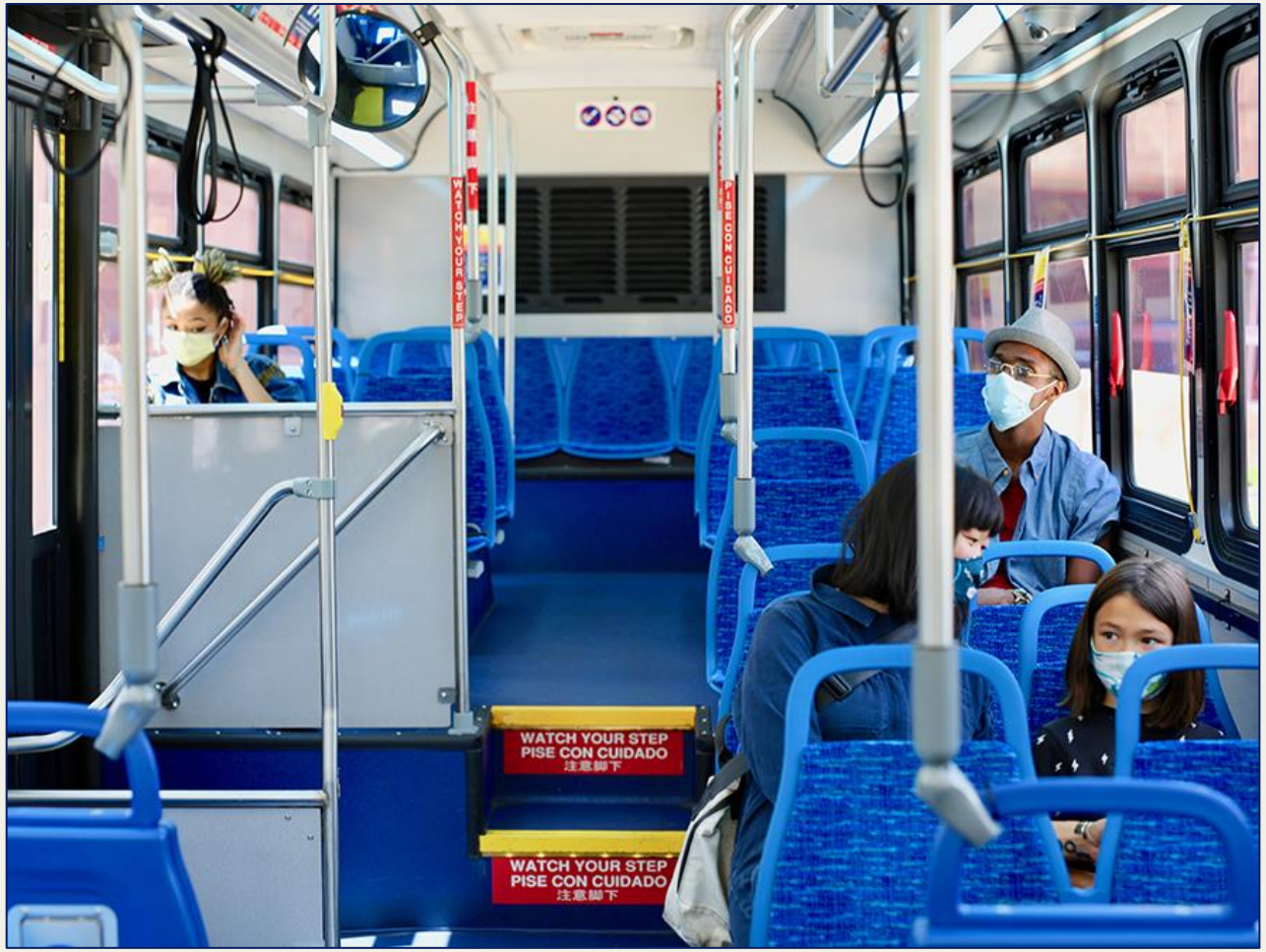
- Park n Ride and Express coaches; 5 areas
- Ann Arbor and Ypsilanti
- Significant growth potential



Discussion

1. What are your thoughts on the scenarios and concepts presented?

2. What is the right level of balance between costs and benefits for our communities?



Public Input Has Started!

For more information, visit **TheRide.org**

To provide feedback, take our survey or give us your comments by:

- **Email:** 2045@TheRide.org
- **Call:** 734-794-1882
- **Mail:**

  Ann Arbor Area Transportation Authority
  c/o TheRide 2045
  2700 S. Industrial Highway
  Ann Arbor, MI 48104



Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

SUPERVISOR

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 481-0617
Fax: (734) 484-5154
www.ytown.org

MEMORANDUM

TO: The Charter Township of Ypsilanti Board of Trustees

FROM: Javonna Neel, Accounting Director

DATE: November 12, 2021

SUBJECT: Discussion of draft Procurement Policy

Attached is the draft procurement policy for work session discussion on November 16, 2021. A preliminary draft was sent to board members on October 29th. Per state and federal law we need to adopt this in December in order to use grant funds.

There are a couple of sections that have major changes, in particular section 3.2 “Standards for Procurement” with the approval levels and section 3.2.6.3 “Asset Purchases.”

Please send any questions you may have to me in advance so we are ready to share in discussion.

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1. Policy

1.1. The Charter Township of Ypsilanti will engage in purchasing activities that are fair and equitable, and which provide the maximum purchasing value for public funds. The Township will implement procedures designed to maintain a procurement system of quality and integrity. The provisions of this policy conform to the Township's charter and applicable code, laws and regulations. See: Code of Ordinance Numbers 69 and 116, as amended.

2. Statutory References

2.1. The Board may establish such rules and regulations regarding the business concerns of the Township as the Board considers necessary and proper. See: MCL 42; Act 359 of 1947, as amended.

3. Procedure

3.1. Operational Guidelines

3.1.1. Intent

3.1.1.1. It is the intent of this policy to maximize the purchasing power and value of public funds through procurement policy that maintains a system of quality and integrity and promotes efficiency, effectiveness and equity in public purchasing. It is the goal of this Policy to recognize the obligation to the taxpayers to maximize the purchasing power of public funds to gain the best value for our residents. The Township will comply with all applicable federal and state laws concerning public purchasing.

3.1.2. Application

3.1.2.1. This Policy applies to the procurement of supplies, goods, equipment, services, and construction entered into by Township and its constituent departments and agencies, after the effective date of this Policy. It shall apply to every expenditure of public funds by Township irrespective of the source of the funds. When the procurement involves the expenditure of federal or state assistance or contract funds, the procurement shall be conducted in accordance with any applicable federal or state laws and regulations. Nothing in this Policy shall prevent any public agency from complying with the terms and conditions of any grant, gift, or bequest that is otherwise consistent with law.

3.1.3. Administration

3.1.3.1. The Township Supervisor shall act as a purchasing agent of the Township unless they designate another officer employed by the township to act in this capacity, or delegate part of this responsibility to other employees of the township; provided further, that such delegation shall not relieve them of this responsibility as set forth in the Policy. All formal solicitations are administered through the Township Clerks Office.

3.1.3.2. Every purchase order and/or lease shall be approved by the Township Supervisor or their appointed Purchasing Agent before being issued as required in

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section 2.3. The Township Supervisor (agent) shall adopt any necessary rules respecting requisitions and purchase orders.

3.1.3.3. Signing of statements, checks, and warrants. All statements, checks, and warrants shall be signed as authorized as by the resolution of the Township Board.

3.1.4. Sales Tax Exemption

3.1.4.1. The Township shall not be charged or pay sales tax. Ypsilanti Township, as a Michigan Municipal Corporation, is exempt from sales tax as provided in Act 167 of Public Acts *of* 1933. MCL 205.54(7); MSA 7.525(4)(7), and the Michigan Sales and Use Tax Rule, 1979 MAC Rule 205.79, provide that sales to the United States government, the State of Michigan, and their political subdivisions, departments and institutions are not taxable when ordered on a Purchase Order and paid for by warrant on government funds. In the alternative, the government may claim exemption at the time of purchase by providing the seller with a signed statement to the effect that the purchaser is a governmental entity. This position was affirmed by the Michigan Department of Treasury through its Revenue Administrative Bulletin 1990-32, approved on October 11, 1990.

3.1.4.2. The issuance of a Township Purchase Order or a Michigan Sales Tax Exemption Certificate does not, by itself, mandate the seller to exempt the sale. Therefore, all departments, divisions, and Elected Officials shall utilize Township's purchase order and accounts payable systems to the fullest extent possible when purchasing and paying for tangible personal property while still adhering to the other provisions within this Purchasing Policy.

3.1.5. Cooperative Purchasing

3.1.5.1. The Township may join in cooperative purchasing arrangements with school districts and other government units. The Township may accept extended government pricing with appropriate documentation, if it is determined to be cost-effective and in the Township's best interest.

3.1.6. Gratuities, Personal Benefits, and Kickbacks

3.1.6.1. It shall be a violation of this Policy for any person to offer, give or agree to give any Township employee or former Township employee, or for any Township employee or former Township employee to solicit, demand, accept or agree to accept from another person, a gratuity, personal benefit, or kickback in connection with any purchasing or contracting decision.

3.1.7. Exemptions

3.1.7.1. The Township Supervisor and Accounting Director have established a list of commodities that may be procured throughout the year that do not require formal Board approval when exceeding the authorized purchasing limits. These commodities and services are typically not competitively bid annually or are typically awarded due to other factors other than price. Certain items (OPEB, Payroll, IRS, etc…) may not require a formal purchase order be created:

- Utilities – Water, Gas, Electric, Sewer, Phone, Internet, Gasoline, Radio Service, etc.

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- Liability Insurance
- Health – Medical, Dental, Vision, Life and Disability, etc.
- Workers Compensation
- Legal Service
- Accounting & Audit Services
- United States Postal Service
- Membership Dues (MTA, SEMCOG, Huron River Watershed Council, etc.)
- Bond and Interest payments
- Local, County, State and Federal Mandated Fees

3.1.8. Unlawful Expenditures

3.1.8.1. Local units of government in Michigan are only allowed to incur expenditures for a valid "public purpose." The local unit is the steward of public resources, and they may not be used for a private purpose. The Michigan Supreme Court defined Public Purpose, as having "for its objective the promotion of the public health, safety, morals, general welfare, security, prosperity, and contentment of all the inhabitants or residents within the municipal corporation, the sovereign powers of which are used to promote such public purpose." As a guide, the following is a list of common types of questionable expenditures as provided by the State of Michigan's Treasury Department. Employees should contact Finance if they have a question regarding an expenditure.

3.1.8.2. A township cannot loan its credit for any private purpose, or even public purpose, except as provided by law. Const 1963 art. VII, §26

3.1.8.3. A township may not lend its credit to any person, association, or corporation. Const 1963 art IX, §18

3.1.8.4. A township only has those powers that are "fairly implied" and not prohibited by the constitution. Const 1963 art VII, §34

3.1.8.5. Through court cases, the following have specifically been deemed "unlawful expenditures" by townships:

- Donations of cash or goods to churches or to improve church property
- Donations of cash or goods to a private ambulance or EMS service
- Donations of cash or goods to any community organizations
- Donations of cash or goods to veterans or non-profit organizations
- Donations of cash or goods to Little League, Scouts, Big Brothers/Big Sisters
- Contributions/ Legal Expenses to lawsuits by taxpayers
- Flowers for the sick or departed
- Per Diem Payments, Mileage of officials to and from their residences to township hall or meeting rooms of the Board – see MCL 46.52 and 46.62
- Office picnics
- Office refreshments - providing coffee, food, plates, etc. must be for a public, not an individual or private group or purpose. These expenditures for use at a regular or special meeting where the public is also participating in the coffee, food, etc., for fire fighters, volunteer or full time employees, when working an extended period of time or when dedicating public buildings are normally considered expenditures for a public purpose.
- Presents to officials

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- Retirement/Recognition Functions/Events and Employee and Retiree Gifts
- Retroactive pay increases, excluding those subject to Public Act 312 arbitration.
- Private Roads – see PA 188 of 1954 MCL 41.721 – 41.738

3.1.9. Failure to Follow Policy

3.1.9.1. The Township shall not be responsible for the costs of goods and services ordered or purchased by any Township official or employee that are not obtained in accordance with this policy. Contracts negotiated outside of this policy will be considered invalid and non-binding.

3.2. Standards for Procurement

3.2.1. Procurement Procedures:

3.2.1.1. The procurement procedure to be used is determined by the dollar amount of the procurement. Contracts or purchases shall not be artificially divided to circumvent the purchasing procedures in this policy. An aggregate of regular, reoccurring purchases shall be determined on an annual basis; (for example: gasoline, paper products, cleaning supplies, etc.). Grant funded procurements will follow all grant procurement requirements and guidelines, see section 4.

3.2.1.2. A cost analysis is required for all procurement actions. This entails verification of the proposed cost data and evaluation of the specific elements of costs and profits, including comparison with the agency's prior independent cost or price estimate. Funds must be budgeted and available in the cost center.

3.2.1.3. Purchase requests are required prior to purchase and will need the approval of the Township Supervisor or their appointed Purchasing Agent.

3.2.1.4. The Township Board has approved the use of BidNetDirect Michigan Inter-governmental Trade Network (MITN) purchasing group to request quotes and formal bids. The MITN system is also capable of requesting and accepting electronic sealed bids to be opened at a designated time. This online bidding system is used for local government purchasing departments to invite vendors to register for access to RFPs, bids and awards on the bid system. Vendor may register at no cost to compete in the bidding. Since this site is open to all vendors, this will cover the minimum requirement of three (3) quotes or bids.

3.2.1.5. The Township has approved using cooperative contract programs such as MiDeal, which is the State of Michigan's extended purchasing program and evaluates vendor's ensuring a fair price and high-quality contracts and Sourcewell National Joint Powers Alliance (NJPA), which has competitively solicited cooperative contracts available for government, education, and nonprofit organizations. These cooperative contract programs and any other ones approved by the Board and may be used as one (1) of the required quotes/bids where competitive sealed bids are not required.

3.2.2. Purchases from $0 to $999.99

3.2.2.1. Purchases in this dollar amount are approved by the department manager. A purchase order is required and must include quotes if applicable.

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3.2.3. Purchases from $1,000 to $2,999.99

3.2.3.1. Purchases in this dollar amount are approved by the department manager. A minimum of three quotes for goods and services must be requested. The vendor's price quote may be verbal, written, electronic or by reverse auction. Vendor selection and pricing should be reviewed annually for adequate and reasonable competition. A purchase order is required and must include quotes if applicable.

3.2.4. Purchases from $3,000 to $9,999.99:

3.2.4.1. Purchases in this dollar amount are approved by the department manager, department supervisor, and the Purchasing Agent. A minimum of three quotes for goods and services must be requested. The vendor's price quote may be written, electronic or by reverse auction. Vendor selection and pricing should be reviewed annually for adequate and reasonable competition. A purchase order is required and must include quotes.

3.2.5. Purchases from $10,000 to $14,999.99:

3.2.5.1. Purchases in this dollar amount are approved by the department manager, department supervisor, Township Supervisor and 1 other Full-Time Elected Official. Such purchases or contracts shall be by competition and require the solicitation of a minimum of three (3) price quotations. The vendor's price quote may be written, electronic or by reverse auction and must be included when requesting a purchase order. Award shall be made to the qualified vendor offering the best value in the opinion of the Supervisor.

3.2.5.2. Written approval from required elected officials must be attached to the Purchase Order request.

3.2.5.3. This provision shall not apply to purchases or contracts where quotations are impractical. Such purchases or contracts shall contain appropriate documentation.

3.2.5.4. Posting bid requests on MITN is required.

3.2.6. Purchases $15,000.00 and above:

3.2.6.1. Posting bid requests on MITN is required.

3.2.6.2. Construction, repair, or improvement for public works or buildings

3.2.6.2.1. Purchases in this dollar amount will require Board Approval.

3.2.6.2.2. Board approval to seek bids will be required on any public works projects. This includes improvements to buildings, land, and public works.

3.2.6.2.3. Formal competition required for all public work projects. Purchases or contracts estimated to exceed $15,000 shall require formal competition as deemed appropriate, including but not limited to competitive sealed bids, requests for proposals, quality-based selection (QSB), negotiated purchases, etc. Award shall be made to the qualified vendor offering the best value in the opinion of the Board. See section 3.3. Completive Sealed Bidding

3.2.6.2.4. Under MCL 339.2011, a township may not engage in a public works project costing $15,000 or more, unless the plans and specifications for the project are prepared by a licensed architect or licensed professional engineer,

the land is surveyed by a licensed professional surveyor and the work is supervised by either a licensed professional architect or engineer.

3.2.6.3. Asset purchases not requiring specifications from licensed professionals under $100,000

3.2.6.3.1. Purchases in this dollar amount will require Board Approval

3.2.6.3.2. Purchases of every kind, nature and description not needing specs provided by a licensed professional will require at least three competitive quotes/bids. This would include but not be limited to mowers, tractors, vehicles, computers, fuel, mulch, and sand. The vendor's price quote may be written, electronic or by reverse auction and must be *included when presenting to the Board.* Award shall be made to the qualified vendor offering the best value in the opinion of the Board.

3.2.6.4. Asset purchases not requiring specifications from licensed professionals over $100,000

3.2.6.4.1. Purchases in this dollar amount will require Board Approval

3.2.6.4.2. Board approval to seek bids will be required.

3.2.6.4.3. Purchases of every kind, nature and description not needing specs provided by a licensed professional will require competitive sealed bids. This would include but not be limited to mowers, tractors, vehicles, computers, fuel, mulch, and sand. Award shall be made to the qualified vendor offering the best value in the opinion of the Board. See section 3.3. Completive Sealed Bidding

3.2.6.5. General Requirements

3.2.6.5.1. Awards shall be made to the offeror determined to be best qualified based on the evaluation factors set forth and negotiation of fair and reasonable compensation, with the approval of the Board of Trustees

3.2.7. Exceptions to bidding requirements

3.2.7.1. Exceptions to competitive bidding requirements for purchases or contracts exceeding $3,000 are as follows:

3.2.7.1.1. In the employment of professional services, in which case the Township shall have discretion as to their qualifications.

3.2.7.1.2. Where the Township Board shall determine that a public interest would best be served by the purchase from or joint purchase with another unit of government.

3.2.7.1.3. In the case of an emergency, where it is essential to health, safety or welfare of the people that immediate good faith action be taken. The word "emergency," as used in here and section 3.7 is defined as a condition which is present, immediate and existing, and not one which may or may not arise in the future, or one which reasonably may be foreseen in time to advertise for bids.

3.2.8. Geographic Location

3.2.8.1. Every attempt shall be made to make purchases in the following order: Charter Township of Ypsilanti, Washtenaw County, State of Michigan, and lastly outside the State of Michigan.

3.2.8.2. Public Act 517 of 2012, the Iran Economic Sanctions Act, MCL 129.311, requires townships to require a person submitting a bid on a request for proposal (RFP) to certify that it is not an Iran-linked business. The act prohibits individuals who have economic relations with Iran from submitting bids on RFPs with the State, any political subdivision of the state or any other public entities. The act also includes penalty provisions for those who submit false certification and is scheduled to take effect April 1, 2013.

3.3. Competitive Sealed Bidding

3.3.1. Conditions for Use

3.3.1.1. When competitive sealed bidding is required; all procurement contracts of the Township shall be awarded by competitive sealed bidding, except as otherwise provided in this Policy.

3.3.2. Invitation for Bids

3.3.2.1. An invitation for bids shall be issued and shall include specifications, and all contractual terms and conditions applicable to the procurement.

3.3.3. Public Notice

3.3.3.1. Public notice of the invitation for bids shall be given a reasonable time prior to the bid submission date set forth therein. Such notice may include publication in a newspaper of general circulation and/or online media for a reasonable time as determined by the Township Clerk prior to the bid opening. The public notice shall state the place, date and time of bid opening, and shall be in a format approved by the Township Clerk.

3.3.3.2. Prospective bidders may be notified by sending each a copy of the notice requesting bids and/or directing them to the preferred MITN purchase group bid site https://ytown.link/mitn. Sealed bids may be submitted to the Township Civic Center in person or by mail and online at MITN by the appointed deadline as defined in the bid solicitation.

3.3.4. Bidder's statement of qualifications.

3.3.4.1. Pursuant to Act No. 170 of the Public Acts of Michigan of 1933 (MCL 123.501 et seq., MSA 5.2311 et seq.), as amended, the agent may require that any person proposing to bid on any such work submit a sworn statement at least ten days before bids are opened on such standard form, in such detail and at such time as may be deemed necessary by the Township Board, setting forth the bidder's qualifications to satisfactorily carry out the work to be performed within the time specified for such performance. The qualifications may be judged by the Township Board upon the basis of the proposed bidder's past performance on work of a similar nature, his financial resources and his construction equipment and facilities which he proposes

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to use on the work advertised for construction, as disclosed by such sworn statement and any other available information, and a determination made whether or not he proposed bidder is a suitable person to bid on the work. Any person determined not to be a suitable person to bid on any proposed work shall be notified in writing five days before bids are opened of such determination.

3.3.4.2. Such questionnaire and statement filed with the Township Board shall be deemed to be confidential and shall not be imparted to any other person without the written consent of the bidder.

3.3.4.3. Should the prospective bidder fail to file the statement as required by the Township Board within the time specified, or should they, in the judgment of the board, not be qualified to bid on the duly advertised proposed work, such board may refuse to furnish such person with plans, specifications and proposals and may reject any bid made.

3.3.4.4. It is further provided that when, in the judgement of the Township Board, the volume of work regularly advertised for construction would justify such course, bidders on a public work project may be rated according to their experience, equipment and resources and may be furnished with proposals, plans and specifications for only such type and quantity of work as their qualifications.

3.3.4.5. No action or proceeding of any nature or description in any court, except as stated in this section, shall lie against any officer of the township government because of their refusal to furnish plans, specifications or proposals or to award to any person a contract for the construction of a public work, maintenance or repair thereof for the satisfactorily performance of which such person is not, in the opinion of the officer, fully qualified, or who has failed to comply with the provisions of this division.

3.3.4.6. Any person feeling aggrieved at the determination of any such officer, board, commission, committee or department shall have the right of appeal by mandamus, certiorari or other proper remedy to the state supreme court, or in any proper case to any circuit court having jurisdiction. See section 6 Appeals and Remedies

3.3.5. Bid Opening

3.3.5.1. Bids shall be opened in public following the deadline set for the submission of bids at the time and place designated in the invitation for bids. Opening shall be witnessed and recorded in the presence of the Township Clerk or a representative of the Township Clerk, one of the township board members (if available) and at least one other township official, preferably the head of the department most closely concerned with the subject of the contract. The amount of each bid, and such other relevant information as the Township Clerk deems appropriate, together with the name of each bidder shall be recorded. The record and each bid shall be open to public inspection in accordance with Act 442 of the Public Acts of 1976, MCL 15.231 et seq.

3.3.6. Bid Acceptance and Bid Evaluation

3.3.6.1. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as inspection,

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testing, quality, workmanship, experience, delivery, warranty, and suitability for a particular purpose. Bids which do not comply with all criteria set forth in the invitation to bid may be subject to disqualification.

3.3.7. Correction or Withdrawal of Bids; Cancellation of Awards

3.3.7.1. Correction or withdrawal of inadvertently erroneous bids before or after bid opening, or cancellation of awards or contracts based on such bid mistakes, may be permitted in the sole discretion of the Township. Mistakes discovered before bid opening may be modified or withdrawn by written notice received in the office designated in the invitation for bids, prior to the time set for bid opening. After bid opening, corrections in bids shall be permitted only to the extent that the bidder can show by clear and convincing evidence, as determined by the Purchasing Agent~~,~~ that a mistake of a nonjudgmental character was made.

3.3.8. Award

3.3.8.1. Upon careful examination and tabulation the results shall be reported to the Township Board with the recommendation of the department manager for Township Board approval.

3.3.8.2. The Township Board reserves the right to reject any or all of the bids submitted under this section for any reason or for no reason at all.

3.3.8.3. Security deposits requirements. Unless required by the Township Board, the purchasing agent shall prescribe the amount of any security to be deposited with any bid, which deposit shall be in the form of cash, certified check, cashier's check or bond written by a surety company authorized to do business in the state. The amount of such security shall be expressed in terms of percentage of the bids as required by Act No. 213 of the Public Acts of Michigan of 1963 (MCL129.201 et seq., MSA 5.2321(1) et seq.). Unless fixed by the Township Board, the agent shall fix the amount of the performance bond and the amount of the labor and material bond to be required by the successful bidder.

3.3.8.4. The contract shall be awarded by appropriate notice to the responsible and responsive bidder whose bid meets the requirements and response selection criteria set forth in the invitation for bids. Nothing in the award process shall prevent the Township Board from acting in the Township's best interest when making the bid award, including awarding the bid to other than the low bidder, using a best value based selection process. No contract or purchase order shall knowingly be entered into with any company or business which is in bankruptcy, receivership or debarment. In the event the bid for a project exceeds available funds, the Township Board may authorize to negotiate an adjustment of the bid price when time or economic considerations preclude re-solicitation of work of a reduced scope, in order to bring the bid within the amount of available funds.

3.3.8.5. At the time the contract is executed by them, the contractor shall file a bond, executed by a security company authorized to do business in the state, to the Township, conditioned to pay all laborers, mechanics, subcontractors and material suppliers, as well as all just debts, dues and demands incurred in the performance of such work and shall file a performance bond when one is required. The contractor

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shall also file evidence of liability insurance in an amount satisfactory to the agent and agree to save the Township harmless from any loss or damage caused to any person or property by reason of the contractor's negligence. Bid Security. *See exhibit A - Contract Provision Checklist.*

3.3.9. Tie Bids

3.3.9.1. Bids that are equal in all aspects shall be awarded to the vendor whose headquarters is closest to the Township delivery point. To determine the location of a vendor, the Township will use the address on file with the State of Michigan as the vendor's Registered Office Address as of the day the solicitation request was first issued by the Township. If a vendor does not have a Registered Office Address with the State of Michigan, that vendor will be deemed to be the vendor at the greatest distance from the Township. If multiple vendors are not registered with the State of Michigan, the state or township of incorporation will be used to determine the vendor's location.

3.3.10. Failure or refusal to enter into contract

3.3.10.1. All bids and deposits of certified or cashier's checks may be retained until the contract is awarded and signed. If any successful bidder fails or refuses to enter into the contract awarded to them within five days after same has been awarded, or file any bond required within the same time, the deposit accompanying their bid shall be forfeited to the Township and the Board may, in its discretion, award the contract to the next lowest qualified bidder or rea-advertise the contract.

3.4. Request for Proposal (RFP)

3.4.1. Conditions for Use

3.4.1.1. When the Purchasing Agent determines that the use of competitive sealed bidding is either not practicable or not advantageous to the Township, a contract may be entered into by use of competitive sealed requests for proposals (RFP).

3.4.2. Request for Proposal

3.4.2.1. Proposals shall be solicited through a (RFP).

3.4.2.2. See "What to include in a Request for Proposals" Exhibit B.

3.4.3. Public Notice

3.4.3.1. Adequate public notice of the (RFP) shall be given in the same manner as provided in Section 3.3.3 (Competitive Sealed Bidding, Public Notice).

3.4.4. Receipt of Proposals

3.4.4.1. No proposal shall be handled so as to permit disclosure of the content of any proposal to competing offerors until the time for the public opening of bids or proposals or if a public opening is not to be conducted, until the deadline for submission of bids or proposals has expired. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered.

3.4.5. Public Bid Opening

3.4.5.1. Should public bid opening be required; Bid openings shall be given in the same manner as provided in Section 3.3.5 (Competitive Sealed Bidding, Bid Opening).

3.4.6. Evaluation Factors

3.4.6.1. The request for proposal may state the relative importance of price and other evaluation and selection criteria, and may include specific criteria detailing a best value based method of determining and selecting the best bid.

3.4.7. Responsible Offerors and Revisions of Proposals

3.4.7.1. As provided in the (RFP), discussions may be conducted with responsible offerors to assure understanding of, and conformance to, the solicitation requirements. Responsible offers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of the identity of competing offerors or of any information derived from proposals submitted by competing offerors.

3.4.8. Discussions made through the Question and Answer portion shall be made available to all offerors.

3.4.9. Award

3.4.9.1. Award shall be made to the responsible offeror whose proposal is determined to be the most advantageous to the Township, as determined by the Purchasing Agent, taking into consideration price and the evaluation criteria set forth in the request for proposals.

3.4.9.2. Upon careful examination and tabulation the results shall be reported to the Township Board with the recommendation of the department manager for Board approval.

3.5. Request for Qualifications (RFQ)

3.5.1. When it is considered impractical to initially prepare a purchase description to support an award based on price, and/or where the capability of the prospective proposers or bidders are uncertain, a request for qualifications (RFQ) may be issued. Once the prospective bidders/offerors have submitted their responses to the RFQ and have been determined to be technically acceptable and qualified to perform, then an invitation to bid or RFP may be issued to the qualified bidders/offerors.

3.6. Sole Source Procurement

3.6.1. Sole source purchases are defined as those in which “only one vendor possesses the unique and singularly available capability to meet the requirements set. Such as technical qualifications, ability to deliver at a particular time, services from a public utility or in a situation where a particular supplier or person is identified as the only qualified source available.

3.6.2. Sole source purchases may also result because of compatibility with existing equipment or systems, the product or service is patented, copyrighted or has other proprietary information or trade secrets retained by the owner.

3.6.3. A contract may be awarded, without competition, when the Purchasing Agent determines, in writing, after conducting a good faith review of available sources, that there is only one appropriate source, and/or, when it is in the best interest of the Township to choose the one appropriate source, for the required supply, equipment, service, or construction item. The Township Supervisor, their delegated agent or department manager, shall conduct negotiations, as appropriate, as to price, delivery, and terms.

3.7. Emergency Procurements

3.7.1.1. Notwithstanding any other provisions of this Policy, the Township Supervisor may make, or authorize others to make emergency procurements of supplies, services, or construction items, when there exists a threat to public health, safety, welfare, or where it is in the Township's best interest to do so, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances, and shall be documented in writing.

3.7.1.2. Whenever there is an imminent threat to the public health, safety or welfare of the Township or its citizens. The Township Supervisor should be made aware of the situation. If an emergency purchase is made, a memo or email describing the nature of the emergency and related purchase from the department manager must be submitted to the Township Supervisor no later than the next business day. The Township Supervisor or in their absence, 2 Full-Time Elected Officials may authorize the award of a contract, utilizing competition as may be practical and reasonable under the circumstances, for the emergency purchase of supplies, materials, equipment, services or construction. Such purchase must be reported to the Township Board as soon as possible.

3.8. Preferred Contractors

3.8.1. Skilled trades, such as; Carpenters, Electricians, HVAC repair technicians, automotive repair technicians, structured wiring installers, and etc may be necessary on an “as-needed” basis and whereas the cost of services are difficult to calculate prior to services being rendered.

3.8.2. Preferred Contractors undergo a RFP process whereas their service rates are defined prior to any services being performed and are called upon as services defined in the RFP are required. Preferred Contractor agreements shall not exceed five years. Preferred Contractor agreement shall be approved by the Township Board. Individual service requests shall not exceed amounts set and approved by the Township Board at the time of approval. Differences will be required to be bought back to the Board.

3.9. Cancellation of Bids or Requests for Proposals

3.9.1. A bid or a request for proposal, or other solicitation, may be cancelled, or any or all bids or proposals may be rejected in whole or in part, as may be specified in the solicitation, when it is in the best interest of the Township, as determined by the Purchasing Agent. Each solicitation issued by the Township shall state that the solicitation may be cancelled and

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that any bid or proposal may be rejected in whole or in part when it is in the best interest of the Township.

3.10. Rejection of all Bids or Offerors; Responsibility of Bidders or Offerors

3.10.1. It shall be within the discretion of the Purchasing Agent not to award a contract to a bidder or offeror for any reason, including a determination that the party is not a responsible bidder or offeror.

3.11. Bid, Payment, and Performance Bonds on Contracts

3.11.1. To protect the Township's interests, bid surety, payment bonds, or performance bonds or other security may be required for contracts in conformance with State law, as determined by the Purchasing Agent. Any such requirements shall be set forth in the solicitation. Bid or performance bonds shall not be used as a substitute for a determination of a bidder or offeror's responsibility. Financial statements or performance bonds may be required from any company, if deemed appropriate by the Supervisor and/or Legal Counsel. *See Exhibit A – Contract Provision Checklist*

3.12. Types of Contracts

3.12.1. All contracts are to be reviewed by Legal Counsel. Subject to the limitations of this Section and subject to approval by the Township Board of Trustees. Any type of contract which is appropriate to the procurement and which will promote the best interest of the Township may be used. A cost reimbursement contract may be used only when a determination is made that such contract is likely to be less costly to the Township than any other type, or it is not practicable to obtain the supply, equipment, service, or construction item required except under such a contract.

3.12.2. All software licenses shall be reviewed by Computer Support and if necessary reviewed by Legal Counsel.

3.13. Multi-Term Contracts:

3.13.1. Specified Period. Unless otherwise provided by law, a contract may be entered into for any period of time deemed to be in the best interests of the Township. Payment and performance obligations shall be subject to the availability and appropriation of funds.

3.13.2. Determination Prior to Use. Prior to the utilization of a multi-term contract, it shall be determined:

3.13.2.1. That needs of the Township and the contract price are reasonably firm and continuing; and,

3.13.2.2. That such a contract will serve the best interests of the Township by encouraging effective competition or otherwise promoting economies in Township procurement.

3.13.3. Payment and performance obligations for succeeding period shall be subject to the availability and appropriation of funds as set forth in the annual budget.

3.14. Contract Clauses

3.14.1. Contract Clauses. All Township contracts shall include provisions necessary to define the responsibilities and rights of the parties to the contract. The Township's Legal Counsel,

may issue clauses appropriate for particular contracts, addressing among others, of the following subjects and be presented to the Board for approval:

3.14.1.1. The unilateral right of the Township to order, in writing, changes in the work within the scope of the contract;

3.14.1.2. The unilateral right of the Township to order, in writing, the temporary stoppage of the work or delaying performance that does not alter the scope of the contract;

3.14.1.3. Variations occurring between estimated quantities of work in the contract and actual quantities;

3.14.1.4. Defective pricing;

3.14.1.5. Liquidated damages;

3.14.1.6. Specified excuses for delay or nonperformance;

3.14.1.7. Termination of the contract for default;

3.14.1.8. Termination of the contract in whole or in part for the convenience of the Township;

3.14.1.9. Suspension of work on a project;

3.14.1.10. Site conditions differing from those indicated in the contract, or ordinarily encountered, except that differing site conditions need not be included in a contract:

3.14.1.10.1. When the contract is negotiated;

3.14.1.10.2. When the contractor provides the site or design; or

3.14.1.10.3. When the parties have otherwise agreed with respect to the risk of differing site conditions.

3.14.1.11. Warranty clauses, including warranty of fitness for a particular purpose;

3.14.1.12. Failure to meet contracted-for performance objectives.

3.14.2. Price Adjustments. Adjustments in price resulting from the use of contract clauses required by Subsection (1) of this Section shall be computed by one or more of the following ways:

3.14.2.1. by agreement on a fixed price adjustment before commencement of the pertinent performance or as soon thereafter as practicable;

3.14.2.2. by unit prices specified in the contract or subsequently agreed upon;

3.14.2.3. by the cost attributable to the events or situations under such clauses with adjustment of profit or fee, all as specified in the contract or subsequently agreed upon;

3.14.2.4. in such other manner as the contracting parties may mutually agree; or

3.14.2.5. in the absence of agreement by the parties, by a unilateral determination by the Township of the costs attributable to the events or situations under such clauses with adjustment of profit or fee as computed by the Township, as accounted for in accordance with generally accepted accounting principles and subject to the provisions of Section 6 - Appeals and Remedies.

3.14.3. Standard Clauses and Their Modification. The Township's Legal Counsel may establish standard contract clauses for use in Township contracts. If the Township's Legal Counsel establishes any standard clauses addressing the subjects set forth in section 3.14.1, such clauses may be varied provided that the circumstances justify such variations.

3.15. Contract Administration

3.15.1. The assigned Township department manager or project leader shall provide assessments to the Purchasing Agent and shall oversee contract administration to ensure that a contractor is performing in accordance with the solicitation and proposal under which the contract was awarded, and according to the terms and conditions of the contract.

3.15.2. When external Contract Administration is used, the Township project leader is responsible for ensuring compliance.

3.16. Right to Inspect Place of Business, etc.

3.16.1. The Township may inspect the place of business or work site of a contractor or subcontractor at any time, if such inspection *is* pertinent to the performance of any contract awarded or to be awarded by the Township.

3.17. Right to Audit Records

3.17.1. Audit of Cost or Pricing Data

3.17.1.1. The Township may audit the books and records of any contractor that has submitted cost or pricing data as a part of its bid or proposal, for three (3) years from the date of final payment under the contract.

3.17.2. Contract Records to Be Maintained

3.17.2.1. The Township shall be entitled to audit the books and records of a contractor or a subcontractor at any time under any contract or subcontract, other than a firm fixed-price contract, to the extent that such books, documents, papers, and records are pertinent to the performance of such contract or subcontract. Such books and records shall be maintained by the contractor for a period of three (3) years from the date of final payment under the prime contract and by the subcontractor for a period of three (3) years, or longer if required, from the date of final payment under the subcontract.

3.18. Reporting of Anti-competitive Practices

3.18.1. When for any reason collusion or other anti-competitive practices are suspected among any bidders or offerors, the Township Supervisor shall give notice of the relevant facts to the Township Board and Township legal counsel.

3.19. Township Procurement Records

3.19.1. Bid File

3.19.1.1. All determinations and other written records pertaining to solicitation and award of a contract done by the Purchasing Agent shall be maintained by the Township Clerk in a bid file.

3.19.2. Retention of Procurement Records

3.19.2.1. All procurement records shall be retained and disposed of by the Township in accordance with the appropriate Records Retention Schedules.

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3.20. Specifications

3.20.1. Maximum Practicable Competition

3.20.1.1. Specifications shall be written so as to promote overall economy for the purposes intended and to encourage competition in satisfying the Township's needs, while still providing a fair opportunity to all qualified vendors. The policy enunciated in this Section applies to all specifications prepared by Township staff or prepared by others on the Township's behalf.

3.21. "Brand Name or Equal" Specification

3.21.1. "Brand name or equal" specifications may be used when the Purchasing Agent determines that use of a "brand name or equal" specifications is in the Township's best interest.

3.21.2. The Purchasing Agent shall seek to identify sources from which the designated brand name item or items may be obtained and shall solicit such sources to achieve whatever degree of price competition is practicable. If only one source can supply the requirement, the procurement shall be made under Section 3.6(Sole Source Procurement).

3.22. Nondiscrimination

3.22.1. Every contract or purchase order issued by the Township shall be entered into under provisions which require the contractor, subcontractor or vendor not to discriminate against any employee or applicant for employment because of race, religion, sexual orientation, gender identity, color, national origin, height, weight, disability or marital status.

3.23. Prevailing Wage and Living Wage Requirements

3.23.1. Prevailing wage occurs when a project involves employing construction workers (e.g., asbestos, hazardous material handling, boilermakers, carpenter, cement mason, electrician, office reconstruction and installation, laborer including cleaning debris, scraping floors, or sweeping floors in construction areas, etc.) and is sponsored or financed in whole or part by any federal funds in excess of $2,000. This is referred to as the Davis-Bacon and Related Acts requirement and wage determinations are published online at www.sam.gov.

3.23.2. Living Wage is the lowest wage at which life needs can be met by an employee. This is different than minimum wage which is mandated and enforced by legislation whereas living wages are not. Living wage can include benefits, such as health and dental care, and overtime pay. Living wage calculation for Washtenaw County can be found at Living Wage Calculator - Living Wage Calculation for Washtenaw County, Michigan (mit.edu)

3.24. Procurement of Construction Services

3.24.1. Responsibility for Selection of Methods of Construction Contracting Management

3.24.1.1. The Township Supervisor shall have discretion to select the method of construction contracting management for a particular project. In determining which method to use, the Township Supervisor ~~s~~hall consult with the appropriate Township officials and legal counsel; consider the Township's requirements, its resources, the project type and scope, and the potential contractor's capabilities.

3.24.2. Bid Security

3.24.2.1. Requirement for Bid Security

3.24.2.1.1. Bid security may be required for competitive sealed bidding, for construction contracts when the price is estimated to exceed $50,000. Bid security shall be a bond provided by a surety company authorized to do business in the State of Michigan, or the equivalent in cash, or otherwise supplied in a form satisfactory to the Township under MCL 129.201. Nothing herein shall prevent the requirement of such bonds on construction contracts under $50,000 when the circumstances warrant. See Exhibit A – Contract Provision Checklist.

3.24.2.1.2. Amount of Bid Security. Bid security shall be in an amount equal to at least 5% of the amount of the bid.

3.24.2.1.3. Rejection of Bids for Noncompliance with Bid Security Requirements. When the invitation for bids requires security, the bid may be rejected for non-compliance.

3.24.2.2. Withdrawal of Bids. If the bidder is permitted to withdraw the bid before award as provided in Section 3.3.7 (Competitive Sealed Bidding; Correction or Withdrawal of Bids, Cancellation of Awards), no action shall be taken against the bidder or the bid security.

3.24.3. Contract Performance and Payment Bonds – *See Exhibit A*

3.24.3.1. Bond Amounts: When Required

3.24.3.1.1. When a construction contract is awarded the following bonds or security may be required and shall become binding on the parties upon the execution of the contract:

3.24.3.1.1.1. A performance bond satisfactory to the Township, executed by a surety company authorized to do business in the State of Michigan, or otherwise secured in a manner satisfactory to the Township, in an amount equal to 100% of the price specified in the contract; and

3.24.3.1.1.2. A payment bond satisfactory to the Township, executed by a surety company authorized to do business in the State of Michigan, or otherwise secured in a manner satisfactory to the Township, for the protection of all persons supplying labor and material to the contractor or its subcontractors for the performance of the work provided for in the contract. The bonds shall be an amount equal to 100% of the price specified in the contract.

3.24.3.2. Authority to Require Additional Bonds

3.24.3.2.1. Nothing in this Section shall be construed to limit the authority of the Township to require a performance bond or other security in addition to those bonds, or in circumstances other than specified in Section 3.23.3.1.

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3.24.3.3. Actions on Payment Bonds

3.24.3.3.1. Where and When Brought. Unless otherwise required by law, every action instituted upon a payment bond shall be brought in a court of competent jurisdiction within Township.

3.24.4. Fiscal Responsibility

3.24.4.1. Every contract modification, change order, or contract price adjustment which exceeds the authorized contract amount, plus contingency of the total contract amount under a construction contract with the Township, shall be subject to the applicable Township policies and approved by the Township Board.

4. Federal Awards:

4.1. Conflict of Interest

4.1.1. Purpose

4.1.1.1. Federal Regulations 2CFR Part 200 requires that the Charter Township of Ypsilanti must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of Federal contracts.

4.2. Standards

4.2.1. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of Ypsilanti Township may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.

4.3. Disclosure

4.3.1. Ypsilanti Township must disclose in writing any potential conflict of interest to the Federal awarding agency or pass-through entity in accordance with Federal awarding agency policy.

4.4. Violations

4.4.1. Except as it pertains to elected officials, repeated or intentional violations of the conflict of interest section may be grounds for disciplinary action up to and including removal and/or discharge, where applicable, adapted to the circumstances of the particular violation(s) and having as a primary objective furtherance of Ypsilanti Township's interest in preventing violations and making clear that violations are neither tolerated nor condoned. Violations of Ypsilanti Township's ethics and conflict of interest policies by township employees shall be dealt with through the appropriate governing office.

4.4.2. As to allegations of criminal conduct against an elected official, shall be refer County Sheriff or other appropriate enforcement agency for investigation/prosecution. This policy

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recognizes the peculiarities of sanctioning or removing a duly elected official under state law. Election to public office includes protections not afforded other officials, employees, contractors, volunteers or groups.

4.5. Procurement Rules

4.5.1. Purpose

4.5.1.1. Federal Regulations 2CFR Part 200 requires that the Charter Township of Ypsilanti must document procurement standards which reflect applicable State, Local and tribal laws and regulations, provided that the procurements conform to applicable Federal law.

4.6. Competition

4.6.1. All procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements.

4.7. Methods of Procurement

4.7.1. The Charter Township of Ypsilanti must use one of the following methods of procurement:

4.7.1.1. Procurement by micro-purchases. Procurement by micro-purchase is the acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold (§200.67 Micro-purchase). Limits up to $3,000 with no quotes needed.

4.7.1.2. Procurement by small purchase procedures. Small purchase procedures are those relatively simple and informal procurement methods for securing services, supplies, or other property that do not cost more than the Simplified Acquisition Limits up to $150,000 with 3 quotes needed.

4.7.1.3. Procurement by sealed bids (formal advertising). Bids are publicly solicited and a firm fixed price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price. The sealed bid method is the preferred method for procuring construction. For contracts over $150,000.

4.7.1.4. Procurement by competitive proposals. The technique of competitive proposals is normally conducted with more than one source submitting an offer, and either a fixed price or cost-reimbursement type contract is awarded. For contracts over $150,000.

4.7.1.5. Procurement by noncompetitive proposals. Procurement by noncompetitive proposals is procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

4.7.1.5.1. The item is available only from a single source;

4.7.1.5.2. The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation;

4.7.1.5.3. The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity; or

4.7.1.5.4. After solicitation of a number of sources, competition is determined inadequate.

4.7.1.5.5. The Charter Township of Ypsilanti will adhere to these Federal rules by applying our own more restrictive rules spelled out in section 3.2 Standard for Procurement.

5. Suspensions

5.1. Authority to Suspend

5.1.1. The Township Supervisor, upon consultation with Legal Counsel, is authorized to suspend vendors whose performance of Township contracts and purchase orders has been materially deficient. Suspension shall include non-consideration of bids or quotes submitted and cancellation of awards, and other procedures to prevent the suspended vendor from receiving Township business. The suspension shall be for a period of not more than three years. The guidelines for making a suspension include, but are not limited to any one or more of the following:

5.1.1.1. Conviction of a person for commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract, or pending, unresolved charges thereof;

5.1.1.2. Conviction of a person under state or federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which seriously and directly affects responsibility as a Township contractor, or pending, unresolved charges thereof;

5.1.1.3. Conviction of a person under state or federal statutes arising out of the submission of bids or proposals, or pending, unresolved charges thereof;

5.1.1.4. A vendor may be removed from bidding by the Purchasing Agent if the vendor has failed to provide goods or services satisfactory in accordance with bid specifications and/or terms of the contract. It shall be the joint responsibility of the Purchasing Agent and the user department to document any acts of noncompliance or unsatisfactory performance on the part of the vendor. A vendor may be removed from bidding for a maximum of two (2) years

5.1.1.5. Any other cause the Township Supervisor determines to be so serious and compelling as to affect responsibility as a Township contractor, including suspension or termination by another governmental entity for any cause substantially similar to those listed in this Section.

5.2. Notice to Suspend

5.2.1. The Township Clerk shall issue a written notice to suspend.

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5.3. Finality of Decision

5.3.1. A notice under Section 5.2 (Notice to Suspend) shall be final and conclusive.

6. Appeals and Remedies

6.1. Bid Protests

6.1.1. Any actual or prospective bidder, offeror, or contractor who is aggrieved in connection with the solicitation or award of a contract may protest and submit a request in writing to the Township Clerk that the proposal receive a second review within seven (7) day of an award. Aggrieved persons are urged to seek resolution of their complaints initially with the appropriate department manager and/or the Purchasing Agent. A protest with respect to an invitation for bids or request for proposals shall be submitted in writing within seven (7) calendar days of the date the contract is awarded. The Township Supervisor and the Township Legal counsel shall make a determination on the merits of the protest, and, if appropriate, determine a remedy, and that determination shall be final and conclusive.

6.2. Contract Claims

6.2.1. Claims By a Contractor

6.2.1.1. All claims by a contractor against the Township relating to a contract, except bid protests, shall be submitted in writing to the Purchasing Agent. The contractor may request a conference with the Township Supervisor and Township Legal counsel on the claim and taken to the Township Board for approval. Claims may include, without limitation, disputes arising under a contract, and those based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission.

6.2.2. Notice of Decision

6.2.2.1. The decision of the Township Board and Legal Counsel shall be issued in writing, and shall be mailed or otherwise furnished to the contractor.

6.2.3. Contractor's Right to Appeal

6.2.3.1. The Township Board's decision shall be final and conclusive unless, within seven (7) calendar days from the date of receipt of the decision, a written appeal is received by the Township Clerk. The Township Supervisor and Township Legal counsel shall make a determination on the merits of the appeal, and, if appropriate, determine a remedy, and those determinations shall be final and conclusive.

6.2.4. Failure to Render Timely Decision

6.2.4.1. If the Township Supervisor does not issue a written decision regarding any contract controversy within seven (7) calendar days after written request for a final decision or within such longer period as may be agreed upon between the parties, then the contractor shall file an appeal with the Township Clerk to be reviewed by the Township Board.

6.3. Authority of the Township Board to Settle Bid Protests and Contract Claims

6.3.1. The Township Board is authorized to settle any protest regarding the solicitation or award of a Township contract, or any claim arising out of the performance of a Township contract, prior to an appeal to the Township Supervisor.

6.4. Remedies for Solicitations or Awards in Violation of Law

6.4.1. Prior to Bid Opening or Closing Date for Receipt of Proposals. If prior to the bid opening or the closing date for receipt of proposals, the Township Supervisor or Township Clerk, after consultation with the Township Legal counsel, determines that an invitation to bid or RFP is in violation of applicable law, it shall be canceled or revised to comply with applicable law.

6.4.2. Prior to Award

6.4.2.1. If, after bid opening or the closing date for receipt of proposals, the Township Supervisor or Township Clerk after consultation with the Township Legal counsel, determines that an invitation to bid or RFP, or a proposed award of a contract is in violation of applicable law, then the invitation to bid, RFP, or proposed award shall be canceled.

6.4.3. After Award

6.4.3.1. If, after an award, the Township Supervisor, after consultation with the Township Legal counsel, determines that an invitation to bid, RFP, or award of a contract was in violation of applicable law, then the contract shall be modified to be consistent with the law, or shall be terminated.

6.4.4. Reservation of Right to Sue for Damages; Equitable Relief

6.4.4.1. Nothing herein shall prohibit, impair or bar the Township's right, to sue for damages or equitable relief, in addition to the remedies set forth herein.

6.4.5. Venue

6.4.5.1. Any action filed by any party for relief on a determination under the terms of this Policy shall be filed in a court of competent jurisdiction within Township.

7. Ethics in Public Purchasing/Contracting

7.1. Criminal Penalties

7.1.1. To the extent that violations of the ethical standards of conduct set forth in this Policy constitute violations of federal statutes or Michigan law, they shall be punishable as those statutes provide therein. Such penalties shall be in addition to the civil and administrative sanctions set forth in this policy.

7.2. Employee's Duty to Abide by Township Policies

7.2.1. Township employees shall abide by existing Township policies including, but not limited to, policies regarding conflict of interest, gratuities or "kickbacks" and confidential information.

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7.3. Overriding the Provisions of the Policy

7.3.1. Under no circumstance shall Township employees manipulate the circumstances of a purchase transaction to override the provisions of this policy. For example, a proposed or actual purchase for 26,000 may not be split into separate transactions of lesser amounts to avoid soliciting sealed bids.

7.4. Conflicts of Interest

7.4.1. Board of Trustees

7.4.1.1. No member of the Board of Trustees, individually or through a business in which they are an owner, partner or has a financial interest other than as an employee, will be allowed to bid or perform as a contractor or sub-contractor on any Township construction or procurement projects.

7.4.2. Professional Service Contracts with Former Township Employees

7.4.2.1. To avoid the potential for conflict of interest, or any appearance thereof, the Township requires that all requests for entering into professional service contracts with former Township employees be approved by the Board of Trustees.

7.4.3. Vendor/Township Employee Relationships

7.4.3.1. To avoid any real or perceived conflict of interest, all proposals or contracts for professional services should, to the extent possible, identify any relative of the contractor of their employees who are presently employed by the Township.

7.4.4. Contracts with Township Employees

7.4.4.1. Current employees are prohibited from doing business with the Township.

8. Equipment Disposition/Disposal

8.1. Equipment Disposition

8.1.1. Equipment, supplies or other Township property which have been determined by the department manager or the Township Supervisor to be obsolete, worn out or no longer needed, shall be disposed of in the following manner:

8.1.1.1. For Items $5,000 or greater (Original Cost).

8.1.1.1.1. Disposal shall be by auction, sealed bid, public offering or any other method the Township Supervisor deems to be in the Township's best interest.

8.1.1.1.2. A file shall be maintained by the Accounting Director containing the following information on each item disposed of:

8.1.1.1.2.1. Item Description
8.1.1.1.2.2. Tag number
8.1.1.1.2.3. Original Cost and Date of Purchase if available
8.1.1.1.2.4. Date of Transfer or Sale
8.1.1.1.2.5. Dollar Amount Received at Sale
8.1.1.1.2.6. Method of Transfer - Auction, Sealed Bid, Public Offering, Other.

8.1.1.2. For Items Under $5,000 (Original Cost) or Lost, Stolen, Unclaimed and Other Property.

8.1.1.2.1. The Residential Services Director shall dispose of these items in a manner which encourages competition and/or as appropriate for the situation.

8.1.1.2.2. A file shall be maintained by the Accounting Director indicating the date, amount of sale, and a description of the item sold, according to an applicable records retention schedule.

8.1.1.2.3. Any item lost, stolen, damaged beyond salvage value, or beyond economical repair shall be dispose in a manner confirmed by the Township Supervisor. A description of the item disposed to be maintained by the Accounting Director, according to an applicable records retention schedule.

9. Sale of Township Owned Real Property

9.1. Identify lots to sell, take to Township Board for authorization to enter into negotiations for sale of the property.

9.2. Conduct a valuation of the property based upon Assessing Department review and analysis. Determine the asking price as a starting point of negotiation.

9.3. Send letter to adjacent home owners. Priority is given to owner occupied homes.

9.4. Negotiate a sale price. No land contracts. Township will hold offer, assuming no other offer is received, up to 6 months or an otherwise agreed upon time period for buyer to pay.

9.5. Consent from Township Supervisor and Legal Counsel to proceed and prepare Letter of Agreement with buyer to take to the Township Board.

9.6. As a requirement to purchase the property, lots must be maintained and meet the criteria of the Ypsilanti Township Ordinance and all other specific requirements from the Township as agreed upon within the letter of agreement.

9.7. Present offer to the Ypsilanti Township board for their approval.

9.8. Closing. Quit Claim deed to be prepared and signed by Township Supervisor and Township Clerk. The buyer pays Township by certified check. Buyer is responsible for paying all closing costs associated with the purchase of the property, if applicable.

10. REVIEW PERIOD

10.1. A Policy Review Team will be appointed by the Supervisor to review this Policy at least once every four years, and will make recommendations for changes to the Board of Trustees.

11. Definitions

Whenever applicable, this Policy shall utilize the following definitions:

"BRAND NAME OR EQUAL" SPECIFICATION

A specification limited to one or more items by manufacturers' names or catalogue numbers to describe the standard of quality, performance, and other salient characteristics needed to meet Township requirements and which provides for the submission of equivalent products.

BRAND NAME SPECIFICATION

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A specification limited to one or more items by manufacturers' names or catalogue numbers.

BUSINESS

Any corporation, partnership, individual, sole proprietorship, joint stock company, joint venture, or any other private legal entity.

COMPETITIVE SEALED BIDS

As determined by the Purchasing Division, the process of receiving two or more sealed bids, responses, or proposals submitted by responsive vendors. Whereas no knowledge of the bids contents is known till after the published bid opening date.

CONFIDENTIAL INFORMATION

Any information which is available to an employee only because of the employee's status as an employee of the Township and is not a matter of public knowledge or available to the public on request.

CONSTRUCTION

The process of building, altering, repairing, improving, or demolishing any public structure or building, or other public improvements of any kind to any public real property. It does not include the routine operation, routine repair, or routine maintenance of existing structures, buildings, or real property.

CONTRACT

All types of Township agreements, regardless of what they may be called, for the procurement of supplies, equipment, services, or construction.

CONTRACTOR

Any person having a contract with the Township or any agency thereof.

COOPERATIVE PURCHASING

The combination of procurement requirements of two or more public agencies in order to obtain the benefits of volume purchases and/or reduction in administration expenses.

COST-REIMBURSEMENT CONTRACT

A contract under which a contractor is reimbursed for costs which are allowable and allocable in accordance with the contract terms and the provisions of this Policy, and a fee or profit, if any.

EMPLOYEE

An individual drawing a salary or wages from the Township, whether elected or not; any non-compensated individual performing personal services for the Township or any department, agency, commission, council, board, or any other entity established by the executive or legislative branch of the Township.

ENCUMBRANCES

Setting aside funds; funds previously committed.

EQUIPMENT

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All fungible, non-consumable personal property.

Gratuity

A payment, loan, subscription, advance, deposit of money, service, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is received.

Invitation for Bids

All documents, whether attached or incorporated by reference, utilized for soliciting sealed bids.

Person

Any individual, business (including the partners, officers, directors, agents, employees and individual members of the business, association or their lessees, trustees, receivers or any combination thereof), union, committee, club, other organization, or group of individuals.

Procurement

The buying, purchasing, renting, leasing, or otherwise acquiring of any supplies, equipment, services, or construction. It also includes all functions that pertain to the obtaining of any supply, service, or construction including description of requirements, selection, and solicitation of sources, preparation and award of contract, and all phases of contract administration.

Professional Services

Services rendered by members of a recognized profession which involve extended analysis, exercise of discretion, and independent judgment in their performance, and an advanced, specialized type of knowledge, expertise or training customarily acquired either by a prolonged course of study or equivalent experience in the field, and thus are unique and not subject to price competition in the usual senses.

Request for Proposals (RFP)

A method for acquiring goods, services and construction for public use in which other factors will be considered in the selection of a vendor in addition to the price, or when there is not sufficient information to prepare a specification suitable for competitive sealed bidding, or when it is expected that negotiations with one or more vendors may be required with respect to any aspect of the requirements.

Request for Qualifications (RFQ)

As determined by the Purchasing Division, the process of receiving proposals, documents, specifications, recommendations, samples, records, brochures, or personnel information, to establish that an offeror is fully qualified to provide a particular good or service in accordance with anticipated contract standards, requirements, and specifications.

Responsible Bidder or Offeror

A person who has the capability in all respects to perform fully the contract requirements, and the tenacity, perseverance, experience, integrity, reliability, capacity, facilities, equipment, and credit which will assure good faith performance.

RESPONSIVE BIDDER

A person who has submitted a bid which conforms in all material respects to the requirements set forth in the invitation for bids.

REVERSE AUCTION

A reverse auction (also called procurement auction, e-auction) is a real-time auction where sellers compete to sell goods or services for progressively lower prices.

SERVICES

The furnishing of labor, time, or effort by a contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. This term shall not include employment agreements or collective bargaining agreements.

SPECIFICATION

Any description of the physical or functional characteristics or of the nature of supplies, services, or construction items. It may include a description of any requirement for inspecting, testing, or preparing a supplies, equipment, services, or construction items for delivery.

SUBCONTRACTOR

A person providing supplies, services, or construction items to or for the benefit of the Township, pursuant to a contract with a person who has a direct contract with the Township.

SUPPLIES

All consumable goods purchased by Township, materials, printing, insurance, and leases of personal property, excluding land or a permanent interest in land.

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Purchasing Summary

Amount of Purchase	Line Item Budgeted Funds Required	Type of Quote/Bid Required	Award Authorization Required By	Purchase Order Required
$0-999.99	Yes	None	Department manager	Yes
$1,000 - $2,999.99	Yes	Minimal three verbal, written, electronic or by reverse auction	Department manager	Yes
$3,000 - $9,999.99	Yes	Minimal three written, electronic or by reverse auction	Department manager, Department supervisor, and the Purchasing Agent	Yes
$10,000 - $14,999.99	Yes	Minimal three written, electronic or by reverse auction	Department manager, Department supervisor, and 2 of 3 Full-Time Elected Officials	Yes
$15,000+ Non-Public Works	Yes	Minimal three written or sealed bids	Board of Trustees	Yes
$15,000+ Public Works Projects	Yes	Approval by Board of Trustees to seek Competitive Sealed Bids	Board of Trustees	Yes

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Exhibit A - Contract Provision Checklist

Prevailing wage provision (Ordinance No. 59) (If Applicable)	
Living Wage Ordinance (If Applicable)	
Bonds: (If construction project is over $50,000.00)	
Performance-Labor-Materials Bond-(If Required) Guarantees Company will do the job correctly. Amount equal to the amount of the contract. Sometimes called a Labor & Materials bond.	
Maintenance-Guarantee Bond (If Required) Amount equal to the amount of the contract.	
Payment Bond (If Required) Guarantees contractor will pay subcontractors and suppliers. Amount equal to the amount of the contract.	
Bid Bond (If Required) Guarantees price of project. Usually 5% of their bid. Sometimes called a "Surety Bond"	
Insurance Certificates:	
Workers Compensation ($1,000,000.00 Limit each accident)	
General Liability (Combined single limit of $1,000,000.00 each occurrence for bodily injury & property damage) Must include 60 day written notice for: Change of coverage, Cancellation, or Non-Renewal of coverage. Must name: "The Charter Township of Ypsilanti and its past, present, and future elected Officials shall be named as "Additional Named Insured" on the General Liability Policy with respect to the services provided under this contact" – Occurrence basis.	
Owner's Protective Policy (Combined single limit of $1,000,000.00 each occurrence for bodily injury & property damage)	
Automobile Liability Covers owned, hired, and non-owned vehicles with Personal Protection Insurance and Property Protection. Includes residual liability insurance with a combined single limit of $1,000,000.00 each accident for bodily injury and property damage.	
Builder's Risk	
Umbrella Policy / Excess Coverage	

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Exhibit B - What to Include in a Request for Proposal

In order to receive comparable and informative bids and proposals, the Township should prepare comprehensive specifications for prospective candidates. In general, a request for proposals (RFP) should ask each candidate to describe:

1. The individual or firm's municipal and township experience.
2. Specific experience with the service or project.
3. The names, credentials and references of the specific individuals who will be assigned to work with the township.
4. Specific certification, such as certified public accountant, or memberships in an appropriate association, such as the Public Law Section of the Michigan Bar Association.
5. Potential conflicts of interest, such as Township property owned, interest owned in businesses located in the Township, or other clients who may have interests that are potentially adverse to the Township.
6. Services to be billed above the retainer amount, including the amount charged per hour, with a maximum amount for specific types of services such as additional meetings not covered under the retainer or whether the meetings are to be billed on a per diem or hourly basis.
7. The individual or firm's policy regarding reimbursement for travel time, phone bills, mileage, copying, postage and other incidental expenses.
8. Public Act 517 of 2012, the Iran Economic Sanctions Act, MCL 129.311, et seq., requires townships to require a person submitting a bid on a request for proposal (RFP) to certify that it is not an Iran-linked business. The act prohibits individuals who have economic relations with Iran from submitting bids on RFPs with the state, any political subdivision of the state or any other public entities. The act also includes penalty provisions for those who submit false certification and is scheduled to take effect April 1, 2013.
9. Formal bid requests shall also include a non-collusion and non-discrimination affidavit

The Township's RFP should also specify the services the Township requires and if those services are to be included in a retainer. The request should indicate the following items:

1. The Township's RFP should also specify the services the Township requires and if those services are to be included in a retainer. The request should indicate the following items:
2. The length of the contract period.
3. Any required qualifications, such as a certified public accountant's license.
4. If attendance is required at board or other meetings, and the number of meetings per year.
5. The amount of anticipated telephone consultation time.
6. The anticipated nature and number of the activities required, such as the average number of ordinance enforcement prosecutions for an attorney, the number and type of funds to be audited for an accountant, or the number of parcels for an appraiser.
7. The titles of the township officials authorized to direct or request services.
8. Whether the activity, such as auditing or appraisal, is to be performed at the Township Civic Center. (Note, all documents and records created in a governmental function are property of the Township and will be subject to the Freedom of Information Act.) Townships are not required to advertise for professional services. However, if a Township chooses to do so, the RFP and any advertisement should include the job title and description, the minimum and any

preferred qualifications, pay rate or range, application method, and a statement that the township will award the contract without regard to the applicant's race, creed, color, religion, sex, national origin or disability.

To allow the board some flexibility in its decisions, the RFP and any ad should also include a disclaimer stating, "The Township reserves the right to reject any and all bids."

Townships are not required to select the lowest bidder. All qualifications may be considered in selecting the consultant.

The Township may want to conduct a pre-bid conference for interested individuals and firms before the final applications are accepted. During a pre-bid conference, the applicants can ask questions about the township, the services required, and the selection process. This allows all the applicants to hear the same information from the township board at the same time.

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CHARTER TOWNSHIP OF YPSILANTI

FINANCIAL POLICY

APPROVED
FEBRUARY 6, 2007
REGULAR BOARD MEETING

Prepared by Jeri L. Sizemore, Purchasing Clerk

CHRIS OLSHELFSKE

Supervisor
Ruth Ann Jamnick
Clerk
Brenda L. Stumbo
Treasurer
Larry J. Doe
Trustees
Jean Hall Currie
Stan Eldridge
David Ostrowski
Dee Sizemore

Charter Township *of* YPSILANTI

"Placing Residents First"

Purchasing Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-4020
Fax: (734) 484-5158
www.twp.ypsilanti.mi.us

March 2, 2007

To: Township Board Members
Administrative Staff/Department Heads

From: Jeri Sizemore, Purchasing Clerk

Re: Updated Financial Policy

Here is your copy of the new Financial Policy. I have also included a copy, used by the Ypsilanti Township Board for their review prior to approval, of the old and new policies, side by side, so you can easily see the changes that were made.

The Financial Policy was approved by the Township Board at the February 6, 2007 Regular Meeting. These changes are effective immediately.

If you have any questions, please feel free to contact me.

CHARTER TOWNSHIP OF YPSILANTI
FINANCIAL POLICY – ordinance #86-116
RULES AND REGULATIONS

These rules and regulations were accepted by the Charter Township of Ypsilanti, Board at the **February 6, 2007** regularly scheduled board meeting.

Any future changes to this policy will require notification to the board in writing.

Township Supervisor designates Purchasing Director as the Purchasing Agent for the Charter Township of Ypsilanti.

It is expected these Rules and Regulations will assist Department Heads in planning their year, not only as it relates to work accomplishments, but also to the materials/supplies needed.

Every attempt shall be made to make purchases:

Geographic Location - In the following order: Township of Ypsilanti, Washtenaw County, State of Michigan, outside State of Michigan.

Every attempt should be made to purchase pre and post consumer recycled and recyclable products as long as they meet required specifications and the price does not exceed cost plus 10% of the non-recycled or recyclable product.

Invoices-All statements/invoices will be mailed to
Charter Township of Ypsilanti
Attention: Accounting Department
7200 S. Huron River Drive

Ypsilanti, Michigan 48197

Accounting will disperse the statements/invoices to the correct department head.

If the department who made the purchase is known, then the statements/invoices should be mailed to the attention of that department.

Under $7,500.00-These Rules and regulations shall apply to any and all purchases, expenditures and contracts of every kind, nature and description, including the construction, repair or improvement of a public work.

All purchases MUST be approved by the Purchasing Agent/Purchasing Department, PRIOR to receipt or delivery from the vendor, except emergency, single source needs, and items purchased from vendors on a list for blanket purchase orders.

PURCHASES – SPECIAL CIRCUMSTANCE

A. In certain circumstances when applicable, bids/proposals may be sent and received via e-mail or fax. On some items, better pricing is found available online. Examples: Computer related items.
B When purchasing fuel, the department may get three written quotes to purchase fuel for up to $20,000.00, without seeking board approval.

1. Purchase requisition required prior to purchase.
2. Requires a minimum of three written quotes solicited by the department needing the item, or the Purchasing Department.
3. Purchase order required and approved by the Purchasing Agent or the Purchasing Department.
4. Receipt for merchandise/materials signed by person picking item up, or invoice and packing slip with account number to be charged indicated and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

PURCHASES UNDER $50.00

Employee – Out of Pocket Expenses

1. May be reimbursed with petty-cash fund by the Treasurer's Office
2. Must have receipt, Department Head approval, and include account number to be charged.

PURCHASES UNDER $100.00

Non-blanket and blanket purchase order

1. No purchase requisition or purchase order required.
2. No prior approval from Purchasing Agent/Purchasing Department. Still requires prior approval from the Department Head.
3. Receipt for merchandise/materials signed by person picking item up, or invoice and packing slip with purchase requisition number assigned, account number to be charged indicated, and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

PURCHASES FROM $100.00 TO $500.00

Non-blanket purchase order vendor

1. Purchase requisition required prior to purchase, and approved by the Department Head.
2. Purchase order approved by Purchasing Agent/Purchasing Department.
3. Receipt for merchandise/materials signed by person picking item up, or invoice and packing slip with purchase requisition number assigned, account number to be charged indicated and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

Blanket purchase order vendor

1. Purchase requisition required prior to purchase, and approved by the Department Head.
2. Vendor must be listed on the blanket purchase order list.
3. Receipt for merchandise/materials signed by person picking item up, or invoice and packing slip with purchase requisition number assigned, account number to be charged indicated and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

PURCHASES FROM $500.01 TO $1,000.00

Non-blanket and blanket purchase order vendor.

1. Purchase requisition required prior to Purchase, and approved by the Department Head.
2. Requires a minimum of three telephone quotes solicited by the department needing the item, or the Purchasing Department.
3. Purchase order required and approved by the Purchasing Agent or the Purchasing Department.
4. Receipt for merchandise/materials signed by person picking item up, or invoice and Packing slip with purchase requisition number assigned, account number to be charged Indicated and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

PURCHASE FROM $1,000.00 TO $7,500.00

Non-blanket and blanket purchase order vendor.

1. Purchase requisition required prior to purchase, and approved by the Department Head.
2. Requires a minimum of three written quotes solicited by the department needing the item, or the Purchasing Department. Written quotes may be a fax quote from a vendor, or a copy of an online webpage.
3. Purchase order required and approved by the Purchasing Agent or the Purchasing Department.
4. Receipt for merchandise/materials signed by person picking item up, or invoice and Packing slip with purchase requisition number assigned, account number to be charged Indicated and approved by the Department Head, is provided to the Accounting Department no later than 3 days from time of purchase or receipt of invoice.

PURCHASES OVER $7,500.00

The following rules and regulations shall apply to any and all purchases, expenditures or contracts of every nature and description including the construction, repair or improvement of a public work.

1. Written request for bid/request for proposal is submitted to the Purchasing Agent/Purchasing Department and must be accompanied by written Specifications from the department head, along with a list of potential vendors.

   A. Develop Specifications – Some projects may require and be conducted with the use of a professional consultant who will develop specifications and assist in planning, design, financial management and contract administration. The township may develop specifications, contractual terms and clauses through their administrative staff or may use the services of professionals to insure compliance with all applicable Federal, State, and Local laws as well as sound business practices.

2. Authorization to take bids is always approved by the Township Board at their regular board meeting held the first and third Tuesday of each month.

3. Notice/Invitation to Bidders is advertised in a newspaper and other appropriate media at the discretion of the Purchasing Agent/Purchasing Department, and may be mailed to selected bidders along with any pertinent information provided by the department head.

4. Bids received will be publicly opened by the Purchasing Agent/Purchasing Department and a witness.

5. Bids are tabulated, noted corrections and adjustments, and a joint recommendation from the department head involved, grant coordinator and the Purchasing Agent/Purchasing Department, is prepared for the Township Board's consideration.

6. Approval/Rejection of bids by the Township Board generally at their regular meeting on The first and third Tuesday of each month, and if appropriate, the purchase order is prepared by the Purchasing Agent/Purchasing Department.

   A. The township attorney may be authorized to review bid documents for proper form, and if needed, prepare contracts for signature by the Township Supervisor and Clerk.

   B. Please recognize that the entire process could take several months from the beginning to the end. PLEASE PLAN AHEAD TO ALLOW ADEQUATE TIME FOR THIS PROCESS.

   C. It will be up to each Department Supervisor to monitor this process and copy the Purchasing Department of the progress.

   NO ACTIVITY CAN TAKE PLACE WITHOUT A SIGNED AGREEMENT/ CONTRACT.

NOTE: ALL BID DOCUMENTS ARE RETAINED IN THE PURCHASING DEPARTMENT

LEASING - Requires Purchasing Agent make a cost effective determination. Duration of lease agreement will not exceed actual cost to purchase item.

UNDER $7,500.00

1. Agent/Purchasing Department to make a cost effective determination.

2. Requires purchase order, signed/approved by Purchasing Agent/Purchasing Department.

3. Lease agreement/contract, signed by the Township Supervisor and the Township Clerk.

OVER $7,500.00

1. Requires township board approval, always at their regular meeting on the first and third Tuesday of each month.

2. After board approval, requires purchase requisition signed by the department head.

3. Requires purchase order, signed/approved by Purchasing Agent/Purchasing Department.

4. Lease agreement/contract signed by the Township Supervisor and the Township Clerk.

LEASES

Deleted – Contradicts above language.

MAINTENANCE AGREEMENTS/CONTRACTS

Determination of Need

1. Determination of need will be made at the time of purchase, after discussion between the Purchasing Agent/Purchasing Department and the appropriate department head.
2. The Department Head will approve agreement/contract and it will be sent to the township attorney for review.
3. Upon the attorney's review and approval, and approval by the Township Board, the Township Supervisor and the Township Clerk shall sign the agreement/contract.
4. All individual maintenance agreements/contracts must be approved by the Township Board, unless they are on the "Annual Contracts/Agreements" list, approved in December of every year.
5. Once they are approved by the Township Board they will follow the same steps as stated above. (Sent to Township Attorney for review, and approval, then signed by the Township Supervisor and the Township Clerk)

Renewal

1. Prior to renewal, all maintenance agreements/contracts will be reviewed and a determination made by the Purchasing Agent/Purchasing Department and the appropriate Department Head.

   Renewals and/or extensions of agreements which have identical terms as the original will be placed on the contract renewal list in the Clerk's Office, and will then be sent to a December board meeting for the following year approval. They may then be signed by the Township Supervisor and the Township Clerk.

EMERGENCY

The Purchasing Agent may make or authorize others to make, emergency purchases of supplies, services or construction items when there exists a threat to public health, welfare or safety provided that such emergency purchases shall be made with competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular vendor shall be provided to the Purchasing Agent/ Purchasing Department.

SINGLE SOURCE

After conducting a good faith review of available sources, if there is only on source for the required item, the Purchasing Agent/Purchasing Department shall follow the rules and regulations relating to cost in order to issue the purchase order.

The Purchasing Agent/Purchasing Department and appropriate department shall conduct appropriate negotiations, as to price, delivery and terms.

RESALE

When the township has used equipment/vehicles that they would like to sell they may do the following:

1. List all items for sale.
2. Send letter and list to Purchasing to go with Bids and Authorizations for the next regularly scheduled board meeting.
3. With Board approval, Purchasing will advertise items for sale in local newspapers, and Township website or items may be advertised on eBay for sale.
4. When bids are received and tabulated, Purchasing will notify the highest bidder on each item that they are being awarded the bid, and may pick up the item.
5. Items will then be disbursed.

SPECIAL NOTE:

Purchase requisitions and purchase orders are normally signed by the Purchasing Agent, or if under $500.00, the Purchasing Department Clerk signs. When the Purchasing Agent is on vacation/unavailable there should be another person designated to sign.

BONDING REQUIREMENTS

1. Contractors who perform work or services for the Charter Township of Ypsilanti will require the following bonding requirements:

A. Contracted Value - $0 to $25,000.00

1. No bonding required, unless specified in the bid documents at request of project Coordinator and applicable to the project.
2. Job must be 100% completed to the satisfaction and acceptance of the Township before payment is made.
3. Contractor must provide a sworn statement or "waiver of lien" that all labor and material has been paid.

Contracted Value - $25,000.00 to $50,000.00

1. Performance bond required.
2. Payment or Labor and Material bond required – if applicable.
3. Maintenance and Guarantee or Warranty bond required – if applicable.
4. Bid bond or Surety bond required – if applicable
5. Cash bond may be acceptable as long as there is prior approval of the Township Supervisor or his/her agent.

Contracted Value - Greater than $50,000.00

1. Performance bond required.
2. Payment or Labor and Material bond required – if applicable.
3. Maintenance and Guarantee or Warranty bond required – if applicable.
4. Bid bond required – if applicable.

NOTES

1. **Projects in which our Township professional consultants prepare the construction documents and/or are the construction managers, may require different bonds and additional types of bonds. In these cases, the bonding requirements as described in the construction documents shall apply.**

2. **CONTRACTORS MUST PROVIDE THE TOWNSHIP WITH ALL APPLICABLE BONDS AND INSURANCES BEFORE WORK CAN COMMENCE.**

PURCHASING POLICY – EFFECTIVE FEBRUARY 6, 2007

AMOUNTS	PURCHASE REQUISITION	PURCHASE ORDER	ADDITIONAL INFORMATION
Under $50.00	Not Required	Not Required	Note: May get petty cash up to $50.00
$50.01 - $100.00 Blanket and Non-Blanket	Not Required	Not Required	
$100.01 -$500.00 Blanket and Non-Blanket	Required	Required	
$1,000.01 - $7,500.00 Blanket and Non-Blanket	Required	Required	3 Written Quotes
$7,500.01 – and Up All Purchases	See Financial Policy Requires Board Action		Bid per Board Approval

NOTE: "Blanket" refers to Ypsilanti Township's Blanket Purchase Order list; maintained by the Purchasing Department; renewed periodically; with various vendors; covering purchases up to $500.00

DIVISION 2. PURCHASING; SALE OF PROPERTY

Sec. 2-166. Designation of purchasing/leasing agent; approval of purchase orders; rules with respect to requisitions and purchase orders.

The supervisor shall act as a purchasing/leasing agent of the township unless he shall designate another officer employed by the township to act in this capacity, or delegate part of this responsibility to other employees of the township; provided further, that such delegation shall not relieve him of this responsibility as set forth in this article. Every purchase order and/or lease shall be approved by the supervisor (agent) before being issued. The township supervisor (agent) shall adopt any necessary rules respecting requisitions and purchase orders.

(Code 1975, § 7 1/2-30)

Sec. 2-167. Purchases or contracts for construction, improvement or repair of public property or lease of personal property.

(a) *Expenses under $2,000.00.* Whenever the expense of construction, improving or repairing any public work or leasing of any personal or real property does not exceed the sum of $2,000.00, the work or lease shall be done in accordance with the rules and regulations adopted by the township supervisor (agent).

(b) *Expenses exceeding $2,000.00.* Whenever the expense shall exceed the sum of $2,000.00, such expenditure shall first be approved by the township board and shall be governed by the following provisions:

(1) *Bid notices.* The purchasing agent shall solicit bids from a reasonable number of such qualified prospective bidders as are known to him by sending each a copy of the notice requesting bids. Bid notices shall also be solicited by newspaper advertisement.

(2) *Bidder's statement of qualifications.* Pursuant to Act No. 170 of the Public Acts of Michigan of 1933 (MCL 123.501 et seq., MSA 5.2311 et seq.), as amended, the agent may require that any person proposing to bid on any such work submit a sworn statement at least ten days before bids are opened on such standard form, in such detail and at such time as may be deemed necessary by the township board, setting forth the bidder's qualifications to satisfactorily carry out the work to be performed within the time specified for such performance. The qualifications may be judged by the township board upon the basis of the proposed bidder's past performance on work of a similar nature, his financial resources and his construction equipment and facilities which he proposes to use on the work advertised for construction, as disclosed by such sworn statement and any other available information, and a determination made whether or not the proposed bidder is a suitable person to bid on the work. Any person determined not to be a suitable person to bid on any proposed work shall be notified in writing five days before bids are opened of such determination.

(3) *Failure of bidder to file statement or to prove qualification; rejection.* Should the prospective bidder fail to file the statement as required by the township board within the time specified, or should he, in the judgment of the board, not be qualified to bid on the duly advertised proposed work, such board may refuse to furnish such person with plans, specifications and proposals and may reject any bid made by him.

(4) *Rating of bidders according to experience.* It is further provided that when, in the judgment of the township board, the volume of work regularly advertised for construction would justify such course, bidders on a public work may be rated according to their experience, equipment and resources and may be furnished with proposals, plans and specifications for only such type and quantity of work as their qualifications as outlined in subsection (b)(2) of this section would warrant.

(5) *Confidentiality of questionnaire and statement.* Such questionnaire and statement filed with the township board shall be deemed to be confidential and shall not be imparted to any other person

without the written consent of the bidder.

(6) *Actions or proceedings against township officers.* No action or proceeding of any nature or description in any court, except as stated in this section, shall lie against any officer of the township government because of his refusal to furnish plans, specifications or proposals or to award to any person a contract for the construction of a public work, maintenance or repair thereof for the satisfactorily performance of which such person is not, in the opinion of the officer, fully qualified, or who has failed to comply with the provisions of this division.

(7) *Appeals by bidders.* Any person feeling himself aggrieved at the determination of any such officer, board, commission, committee or department shall have the right of appeal by mandamus, certiorari or other proper remedy to the state supreme court, or in any proper case to any circuit court having jurisdiction.

(8) *Fraudulent statements.* Any person who willfully makes, or causes to be made, any false, deceptive or fraudulent statement in any questionnaire or statement required to be submitted under this division shall be guilty of a misdemeanor, and, upon conviction, shall be sentenced to pay a fine of not less than $100.00, or more than $1,000.00, or to imprisonment in the county jail for a period not exceeding 90 days.

(9) *Security deposit.* Unless required by the township board, the agent shall prescribe the amount of any security to be deposited with any bid, which deposit shall be in the form of cash, certified check, cashier's check or bond written by a surety company authorized to do business in the state. The amount of such security shall be expressed in terms of percentage of the bids as required by Act No. 213 of the Public Acts of Michigan of 1963 (MCL 129.201 et seq., MSA 5.2321(1) et seq.). Unless fixed by the township board, the agent shall fix the amount of the performance bond and the amount of the labor and material bond to be required by the successful bidder.

(10) *Bids opened in public; recording.* Bids shall be opened in public at the time and place designated in the notice requesting bids in the presence of only the agent, one of the township board members (if available) and at least one other township official, preferably the head of the department most closely concerned with the subject of the contract. The bid shall thereupon be carefully recorded. Upon careful examination and tabulation they shall be reported to the township board with the recommendation of the agent and department head.

(11) *Right of township to reject.* The township board reserves the right to reject any or all of the bids submitted under this section for any reason or for no reason at all.

(12) *Filing of bond and evidence of insurance.* At the time the contract is executed by him, the contractor shall file a bond, executed by a security company authorized to do business in the state, to the township, conditioned to pay all laborers, mechanics, subcontractors and material suppliers, as well as all just debts, dues and demands incurred in the performance of such work and shall file a performance bond when one is required. The contractor shall also file evidence of public liability insurance in an amount satisfactory to the agent and agree to save the township harmless from any loss or damage caused to any person or property by reason of the contractors negligence.

(13) *Failure or refusal to enter into contract.* All bids and deposits of certified or cashier's checks may be retained until the contract is awarded and signed. If any successful bidder fails or refuses to enter into the contract awarded to him within five days after same has been awarded, or file any bond required within the same time, the deposit accompanying his bid shall be forfeited to the township and the board may, in its discretion, award the contract to the next lowest qualified bidder or readvertise the contract.

(14) *Person defined.* The word "person," as used in this section, shall mean and include any individual, corporation, copartnership, association or their lessees, trustees or receivers.

(c) *Inspection of materials.* The responsibility for the inspection and acceptance of all materials, supplies and equipment shall rest with the ordering department.

(d) *Purchase orders and contracts in which agent or other township employee is financially interested.* Any

purchase order or contract within the purview of this section in which the agent or any officer or employee of the township is financially interested shall be governed by the terms of state law.

(e) *Signing of statements, checks and warrants.* All statements, checks and warrants shall be signed as authorized by the resolution of the township board.

(Code 1975, § 7 1/2-31; Ord. No. 95-141, 12-19-95)

Sec. 2-168. Purchases, expenditures or contracts of every kind, nature and description other than for the construction, repair or improvement of a public work--Under $2,000.00.

Purchases, expenditures or contracts of every kind, nature and description other than for the construction, repair or improvement of a public work, the cost of which does not exceed the sum of $2,000.00, may be made in the open market in accordance with the rules and regulations adopted by the township supervisor (agent) and without prior approval of the township board. Such purchases, expenditures or contracts shall, where practicable, be based on at least three competitive bids and shall be awarded to thelowest qualified bidder. The purchasing agent may solicit bids pursuant to this section verbally, by telephone or by contacting prospective bidders by written communication. The records shall be kept for six months of all open market orders and the bids submitted thereon, which records shall be available for public inspection. Any and all bids may be rejected or irregularities in bidding may be waived, and a bid which does not conform in every respect to the bidding requirements may be accepted. The township supervisor (agent) shall exercise such discretion as is authorized by the township board on bids under the amount specified in this section.

(Code 1975, § 7 1/2-32; Ord. No. 95-141, 12-19-95)

Sec. 2-169. Same--Over $2,000.00.

Purchases, expenditures or contracts of every kind, nature and description other than for the construction, repair or improvement of a public work, the cost of which exceeds the sum of $2,000.00, shall be first approved by the township board and shall be governed by the provisions in section 2-167(b)--(d).

(Code 1975, § 7 1/2-33; Ord. No. 95-141, 12-19-95)

Sec. 2-170. Execution of purchase, expenditure or contract without competitive bidding.

Notwithstanding the provisions of sections 2-168 and 2-169, whenever the township board, upon written recommendation of the township supervisor (agent), in good faith deems that no advantage to the township would result from requiring competitive bidding, or that competitive bidding is otherwise not within the best interests of the township with respect to the subject of a particular purchase, expenditure or contract, the township board may authorize execution of such purchase, expenditure or contract without competitive bidding.

(Code 1975, § 7 1/2-34)

Sec. 2-171. Exceptions to bidding requirements for purchases or contracts exceeding $2,000.00.

Exceptions to competitive bidding requirement for purchases or contracts for the construction, repair or improvement of a public work where the costs exceeds the sum of $2,000.00 are as follows:

(1) In the employment of professional services, in which case the township shall have discretion as to his qualifications.

(2) Where the township board shall determine that a public interest would best be served by purchase from or joint purchase with another unit of government.

(3) In the case of an emergency, where it is essential to the health, safety or welfare of the people that immediate good faith action be taken. The word "emergency," as used in this subsection, is defined as a condition which is present, immediate and existing, and not one which may or may not arise in the future, or one which reasonably may be foreseen in time to advertise for bids.

(4) Where the township elects to undertake the work itself.

(Code 1975, § 7 1/2-35; Ord. No. 95-141, 12-19-95)

Sec. 2-172. Sale of property.

Whenever any township property, either real or personal, is no longer needed for public purposes, the same may be offered for sale. Personal property not exceeding $500.00 in value may be sold for cash by the township supervisor (agent) after receiving quotations or competitive bids therefor for the best price attainable. Personal or real property with a value in excess of $500.00 may be sold after advertising and receiving competitive bids as provided in subsection 2-167(b)(1), and after approval of the sale has been given by the township board.

(Code 1975, § 7 1/2-36)

Sec. 2-173. Audit of all accounts.

An independent audit shall be made of all accounts of the township at least annually and more frequently as deemed necessary by the township board. Such audit shall be made by a certified public accountant, experienced in municipal accounting, selected by the township board. The auditor's report shall be on file for public inspection in the township clerk's office during the regular office hours. Copies of the audit shall be sent to the township board.

(Code 1975, § 7 1/2-37)

Secs. 2-174--2-185. Reserved.

PURCHASES POLICY - ADDITIONAL INFORMATION

RFB and RFQ

The primary distinction between choosing a **Request for Bid (RFB)** versus a **Request for Proposal (RFP)** is as follows:

> **Request for Bid (RFB):** A solicitation in which the terms, conditions, and specifications are described and responses are not subject to negotiation. Such as equipment, roof replacement, etc.
>
> **Request for Proposal (RFP):** A solicitation in which it is not advantageous to set forth all the actual, detailed requirements at the time of solicitation and responses are subject to negotiations. Such as software proposals, etc.

ADVERTISING

The Purchasing Department will place the "Public Notice" of the RFP or RFQ in a local publication for at least one (1) advertising. **Please make sure to allow time for this ad to be placed.**

FUNDING FOR PURCHASE/PROJECT

It is the responsibility of the Department Director to confirm that sufficient funds have been budgeted, and are available, prior to the initiation of a Purchase Requisition.

BLANKET PURCHASE ORDERS

Blanket Purchase Orders – At the end of each year Department Heads are contacted and ask to review the Blanket Purchase Order List. They are asked to add or delete vendors. Please note that vendors added to this list must be vendors used several times a month.

EMERGENCY PURCHASES

As stated in the financial policy the township realizes that some situations require emergency purchases to be made. Even though it is after the fact, these purchases still must go through the purchasing procedures.

PURCHASING ETHICS

An employee shall not solicit or accept anything of value, including a gift, loan, contribution, reward or promise of future employment based on an agreement that an action or judgment would be influenced thereby.

Nor shall and employee use Township personnel, resources, property or funds for personnel gain.

PURCHASING GUIDELINES

The following steps are guidelines to be used when you are purchasing/bidding any items.

1. Submit request to your Department Head with all of the pertinent information.
2. Department Head will approve and process according to the financial policy.

    a. If cost is between $500.00 and $1000.00 you must submit three phone quotes.
    b. If cost is between $1000.00 and $7,500.00 you must submit three written quotes.
    c. If cost is over $7,500.00 a request must be submitted to the Purchasing Department. Purchasing will then send the request To the next available Township Board Meeting for the Boards Approval. **Please remember that Purchasing has deadlines. You need to make sure that you allow plenty of time for The request to be processed.**
    d. Once the Board has authorized the request to go out for bid, Purchasing will get together with the Department Head to Review the Department's specifications, bidder's list (if supplied) and any other information needed to prepare for the bid process.
    e. When bid is received and tabulated, the Department Head will then submit a request to the Purchasing Department of the recommended bidder. Again, this request will go to the next available Township Board Meeting for the Boards approval.
    f. Once the chosen bidder is approved by the Board, any contract or agreement will be sent to the Township Attorney, for his review. **Please allow at least thirty days or more for this process to take place.**
    g. When the attorney approves and/or he request that changes be made, Purchasing will follow through with this process. **This process takes time. Please allow two weeks for everything to get done.**
    h. It is expected that the "project manager" will keep track of the revenues and expenditures for the project. Please see attachment.

It is very important that the Department/Department Head plan ahead for any projects that will require going out to bid. To be safe, I would recommend that You allow at least three months from beginning to end of the request/bid process.

When specifications are sent out incorrectly, due to rushing the process by everyone involved it can cause many unnecessary problems.

BLANKET PURCHASE ORDER LIST
EFFECTIVE DATES: JANUARY 1, 2007 – DECEMBER 31, 2008

COMPANY	P.O. #	TYPE OF BUSINESS	PHONE #
ACME GLASS	12386	GLASS & REPAIRS	(734)483-3820
ACO HARDWARE	12387	HARDWARE, MISC.	(734)483-2073
ACTION PRINTING & COPYING	12388	PRINTING & COPYING	(734)544-4400
ACTION RENTAL	12389	MISC. RENTALS	(734)971-8330
ALL TECH	12390	OFFICE SUPPLIES	(734)482-0640
ALLGRAPHICS	12391	SPORTS UNIFORMS	(248)352-7575
ANN ARBOR CLEANING	12392	CUSTODIAL SUPPLIES	(734) 662-5293
ANN ARBOR WELDING	12393	WELDING SUPPLIES	(734)572-0444
ASSOCIATED FENCE	12394	FENCE MATERIALS	(734)485-8383
ATLANTIC WELDING	12395	WELDING SUPPLIES	(734)483-3962
AUTO VALUE-(FORMERLY NEWHOUSE)	12396	AUTOMOTIVE PARTS	(734)482-2362
BANDIT INDUSTRIES	12397	CHIPPER REPAIR PARTS	(989)561-2270
BUDGET TOWING	12398	VEHICLE TOWING	(734)485-2055
CARSON, JAMES J.	12399	OFFICE MACHINE REPAIR	(734)769-0647
CARTER LUMBER	12400	LUMBER/BUILDING SUPPLIES	(734)484-3923
CDWG	12402	COMPUTER EQUIPMENT	(866)339-5193
COLMAN-WOLF SUPPLY	12403	CLEANING SUPPLIES	(586)779-6909
COMMERCIAL LAWNMOWER	12404	MOWER PARTS	(800)738-1388
COMPLETE BATTERY SOURCE	12405	BATTERIES	(734) 484-4830
COM SOURCE	12406	RADIO REPAIRS-FIRE	(734) 482-4870
CONGDON'S ACE HARDWARE	12407	HARDWARE, MISC.	(734)482-2545
DELUX RENTAL	12408	MISC. RENTALS	(734)483-2561
DIUBLE EQUIPMENT	12414	TRACTOR PARTS	(734)994-1313
FIDLAR/DOUBLEDAY	12415	BUSINESS FORMS	(517)263-8140
ED'S GARAGE	12416	VEHICLE REPAIR	(734)482-1650
FAST SIGNS	12418	SIGNS	(734)677-1500
FERGUSON (FORMERLY GAGE)	12419	PLUMBING SUPPLIES	(734)663-9335
FOOT JOY	12420	GOLF SHOES	(800)225-8500
GENESCO	12421	GOLF SHOES	(615)367-7419
GORDON FOOD SERVICE	12422	FOODS	(734)677-2500
W.W. GRAINGER	12423	INDUSTRIAL EQUIP.	(734) 662-1060
GRAND DESIGN	12424	PRINTING, PAPER, ETC.	(734)944-2501
GRAYBAR (formerly Splane)	12425	ELECTRICAL SUPPLIES	(734)957-5500
GREAT LAKES TRUCK & TRAILER	12434	TRUCK REPAIRS	(734)729-4588
GUARDIAN AUTO GLASS	12435	GLASS REPAIRS	(734)975-8817

COMPANY	P.O.#	TYPE OF BUSINESS	PHONE
HARBOR FREIGHT	12436	TOOLS	(734)434-2402
HEIKKINEN PRODUCTIONS	12437	EMBROIDERY & SILK SCREEN	(734)485-5118
HEIKKS (DAVID)	12438	SHIRTS W/LOGOS	(734) 481-0140
HOME DEPOT	12439	MISC.	(734)975-1029
ICI DELUX PAINTS	12440	PAINT SUPPLIES	(734)665-6241
JOHN DEERE LANDSCAPES	12441	SPRINKLER PARTS	(734)668-1020
KINKO'S – STATE STREET	12442	PRINTING, COPYING	(734)665-2400
KINKO'S – PLYMOUTH ROAD	12442	PRINTING, COPYING	(734)996-0050
LESCO	12443	TURF PRODUCTS	(734)487-5559
LOWER HURON SUPPLY	12444	FLOOR MACHINE PARTS	(734)721-3601
LOWES OF ANN ARBOR	12445	SUPPLIES	(734)477-5980
MCNALLY FOOD SERVICE	12446	PRO SHOP FOOD RESALE	(734)721-4623
MCNAMARA RENTAL	12447	MISC. RENTALS	(734)482-6253
MEIJER'S	12448	MISC. ITEMS	(734)973-1200
W.F. MILLER	12449	LAWN EQUIP. & PARTS	(248)349-4100
NATIONAL BANKER'S SUPPLY	12450	OFFICE PRODUCTS	(800)968-7868
O'BRYAN'S LOCK & KEY	12451	KEYS AND LOCK PARTS	(734)482-1920
OFFICE MAX	12452	OFFICE SUPPLIES	(734)677-1405
ORBIT TECH (4039 CARPENTER)	12453	CELL PHONE PARTS	(734)528-4900
PARKWAY SERVICES	12454	PORT-A-JOHN RENTALS	(734)482-7633
PINTER'S FLOWERLAND	12455	PLANTS,FLOWERS, ETC.	(734)482-2776
PRESTIGE PONTIAC	12462	AUTOMOBILES & PARTS	(734)483-0322
SAM'S CLUB	12463	MISC. ITEMS	(734)434-6646
SHEMIN NURSERIES	12464	HORTICULTURE SUPPLIES	(313)299-0872
SHERWIN WILLIAMS	12465	PAINT	(734)482-0622
SHRADER TIRE	12466	TIRES	(734)434-9300
SIGNS BY TOMORROW	12467	SIGNS	(734)822-0537
SPARTAN DISTRIBUTORS	12468	LAWN EQUIPMENT	(616)887-7301
SPARTAN TIRE	12469	TIRES	(734)482-1182
SPEARS FIRE & SAFETY	12470	FIRE EQUIPMENT	(734)663-4133
STADIUM TROPHY	12471	TROPHIES & ENGRAVING	(734)487-3366
SYSCO DETROIT	12472	FOODS	(734)397-7700
TARGET INFORMATION	12473	COURT FORMS	(800)258-0258
TERMINAL SUPPLY	12474	AUTO. ELEC.COMPONENTS	(800)989-9632
TITLEIST	12475	GOLF BALLS, EQUIP.	(800)225-8500
TRACTOR SUPPLY	12476	BOOTS	(734)944-2676
TURF GRASS	12477	TURF PRODUCTS	(800)521-8873
UNIQUE ONE SERVICES	12478	FIRE TRUCK MAINT.	(248)471-4271

COMPANY	P.O.#	TYPE OF BUSINESS	PHONE
VAN BUREN STEEL	12479	STEEL MATERIALS	(734)697-8609
VARSITY FORD	12480	VEHICLES	(734)996-2300
VESCO OIL	12481	HYDRO OIL	(800)557-0260
VICTORY LANE	12482	OIL CHANGES	(734)572-0590
WHITTAKER & GOODING/BARRETT PAVING	12483	PAVING, TRUCKING	(734)483-4775
WILLIS FEED MILL	12484	DUCK FOOD	(734)461-1760
WM. F. SELL & SONS	12485	TRACTOR PARTS	(734)282-5100
WINGFOOT COMMERCIAL TIRE	12486	TIRES	(734)397-7110
WOLVERINE FREIGHTLINER	12487	TRUCK REPAIR & PARTS	(734) 879-2500
WOLVERINE SUPPLY	12488	PLUMBING SUPPLIES	(734)665-9771
YOUNG'S SUPPLY	12494	LATCH KITS	(800)523-5454
ZEE MEDICAL	12495	MEDICAL SUPPLIES	(734)354-6001
ZEP MANUFACTURING	12496	CLEANING SUPPLIES	(877) 428-9937

2006 LIST OF CONTRACTUAL VENDORS
ANNUAL LIST OF CONTRACTS AND RENEWALS

VENDOR/FIRM	DESCRIPTION
360 Service	Printing & mailing assessment notices & Pers. Prop.
AATA	
Action Printing	
Air Source One	Breathing Air Compressor Maintenance
Albin Business Systems	Copier Maintenance
American Institute of Architects (AIA)	Software License Renewal
American Planning Association	C.E.D. (Dave Nicholson) training, reference
American Institute of Certified Planners	C.E.D. (Dave Nicholson) training, reference
APEX	Per Travis
Arch Wireless	Pagers
Apollo Fire Equipment	
Arrakis Fire Programs	Per Travis
ASC	
ASCAP	Phone Music
Bresser's	
BSA	Per Travis
Business Health Services	Physical Exams for Fire Dept. Employees
Centron Data Services	Printing & mailing assessment notices & Pers.Prop.
Cincinnati Time	Time Clocks
Comcast	Per Travis
Controlled Power	U.P.S. (Uninterruptible Power Supply) Maintenance, Fire Dept.
Creative Solutions	Chris Olson – fixed asset software
DTE Energy	Generator Maintenance
D J Conneley	Boiler Maintenance
Doan Construction	Sidewalk Repair Contractor and Engineer
Elvisfest	N/A
ERSI	GIS Software Maintenance
Fire Findings	
Fundbalance	Accounting & Purchasing Dept. Software Support
GCSI	
Godaddy.com	Web Server SSL Certs
Governor Computer	Printer Repairs
Great Lakes Telecom	Phone System Maintenance
Greater Ypsilanti Santa Claus Project	N/A
Guardian Alarm	
Hastings Air Energy Control	Plymovent System Preventive Maintenance, Fire Dept.
Honeywell	Alarm & HVAC - RSD
Huron River Watershed Council Dues	
Imagistics	Copier Service
Incat	Per Travis
Int. Assoc. of Arson Invest	

Intern. Fire Chief's Assoc.	
Internet Services	Civic Center t1
Langworthy, Strader & LeBlanc	
Looking Good Lawns	Noxious Weed Control
Maps by Wagner	
Marketplace Solutions of Ohio, Inc.	
MASA	Softball purchase for adult programs at Rec. Dept.
Meals on Wheels	
Medtronic/Physio-Control	
Michigan Assessor Association	Dues for Assessor Office
MI Association of Fire Chiefs	
Michigan Fire Inspector's Society	
Michigan Fireman's Association	
Michigan Municipal League	Insurance
(MRPA)Michigan Recreation & Park Assoc.	Per Art S.
Michigan Society of Planning	C.E.D. (Dave Nicholson) training, reference
Michigan Township Association Dues	Clerk's Office
Microsoft	Microsoft Licensing
Millennium Business Systems	Copier Service
National Fire Protection Association	
Netarx	
Niswander LLC	
Spam Filtering Subscription	
Novell	Per Travis
OHM Engineering	
Parson's Brinkerhoff	
Pitney Bowes	Postage Machine
Professional Tree Service	Tree Removal
RackSpace	
SEMCOG	Per Travis
SE Michigan Fire Chief's Assoc	
Senior Nutrition Lease	Per Art
Spears Fire & Safety	Fire Extinguisher Inspections/Maintenance
Total Fitness	
TRV (State of Michigan Dept of Corr)	
Verizon	
Vermont Systems	
Washtenaw Area Transportation Study Dues	
Mobile Internet Service	
RecTrac Support	
Washtenaw County Mutual Aid	
Washtenaw County Road Commission	
Washtenaw Development Council Dues	Purchase of Salt & Grading
Western Wayne County Mutual Aid	
Ypsilanti Heritage Festival	
Ypsi Pride	

Invoices

Before an invoice can be processed for payment by the Accounting Department, the invoice must be signed and dated by the department head, have an appropriation number, and the purchase requisition number, if needed, If an invoice in submitted without proper information, the invoice is sent back to the department head indicating what information is needed.

All purchase requisitions are submitted to and processed by the Purchasing Department. (Note: Financial policy determines if a purchase requisition/purchase order is needed). Each invoice that has a purchase requisition is available on Support Web. When an invoice has a purchase requisition, the Accounting Department verifies the information on Support Web.

Once verified, the invoice number is added to purchase requisition and the purchase requisition is closed. If an invoice has backordered items, the requisition will remain open until all items have been received. All purchase orders are generated by the Purchasing Department. (Note: Once a purchase order is completed, all information is assumed correct and no changes can be made by the Accounting Department). If an invoice has a purchase order assigned to it, that purchase order is pulled from our file and attached to the invoice and the purchase requisition for processing.

Payment Processing

Each invoice is paid on Fundbalance. If assigned, the purchase order number is entered along with the vendor information, invoice dates, bank information, invoice descriptions, invoice amounts, and general ledger distribution instructions. A check is processed and printed and sent to the Treasurer's Department until the Board meeting. Once approved at the Board meeting, the check is mailed out.

Hand Checks

Hand Checks are requested by the Department Head only. Normally, a check authorization is completed, signed and submitted, with supporting paperwork, to the Township Treasurer or the Township Clerk for approval. Once approval has been given, the check authorization is given to the Accounting department for processing. Afterwards, the hand check is either picked up or mailed out to the vendor.

Note: Hand Checks can not be for over $5,000.00 per the Township Treasurer.

EDUCATION/TRAINING POLICY

POLICY:

It is the policy of the Township to provide reasonable educational/training opportunities for all employees. This policy is meant to improve the quality of Township services and assist employees in preparing themselves for advancement in Township employment. Approval and level of funding will be determined on an annual basis during the budget process.

PROVISIONS FOR TRAINING: ALL EMPLOYEES

Any employee required to maintain a certification or license relative to their position shall have training opportunities pursuant to the provisions of the employee's relative collective bargaining unit contract.

State Act 154 of Michigan Public Acts of 1974 (MIOSHA) and the Amendment to Act 154, the Michigan Right to Know Act, require employers to provide the following training to employees:

1. The employer must furnish protection to employees to abate known hazards, including training in knowledge and work habits to foster safe performance of all job duties.

2. Training on hazardous materials must include:

    a. information on the purpose and requirements of the Michigan Right to Know Act,
    b. an overview of the Township's written hazards communication program distributed to employees,
    c. a list of the hazards and chemicals used in specific employee work sites, and
    d. information on the location of, and access to, MSDS sheets for each hazardous chemical used in specific employee work sites.

3. Employer training must help employees to understand the training information, particularly the MSDS sheets and the information on container labels of hazardous materials, and how to use this knowledge to foster safe working conditions.

4. Training must stress procedures on the use of the hazardous materials.

5. Such training must be provided at initial assignment of the employee to a work site where hazardous materials or conditions may occur, or when a new hazard is introduced to the work site, or when an employee is transferred to areas with hazards new to that employee.

EDUCATION/TRAINING POLICY (CON'T)

6. Township employees already hired who have not received training pursuant to the Act should be trained as soon as possible as if they had taken on initial assignments.

PROVISIONS FOR FIRE FIGHTERS: EDUCATION

1. The Township agrees to pay the cost for educational courses pursuant to the provisions of the collective bargaining unit contract. Prior approval must have been obtained and the course successfully completed by the receipt of a passing grade or receipt of a certificate of completion in lieu of grade.

2. The cost of books for educational courses shall be paid in accordance with the provisions of the collective bargaining unit contract.

3. No more than two (2) employees per shift shall be released with pay to attend Michigan Firefighter Training Council approved fire officer training courses applicable to their next level of promotion. Procedure shall be in accordance with guidelines developed by Local 1830 and submitted to the Fire Chief.

PROVISIONS FOR AFSCME, TEAMSTER AND NON-UNION EMPLOYEES:

1. Employees may be reimbursed for classes or workshops that the Township determines are related to the employee's present job or that will enhance the employee's potential for advancement.

2. Employees are to complete an Education/Training Request Form and submit it to their supervisor who in turn will forward the request to the Human Resource Department for approval. The request for approval should be submitted at least four (4) weeks prior to the deadline if one is given or four (4) weeks prior to event. The Township will inform the employee if it will pay any or all of the costs of the program and what arrangements, if any can be made for time off. If approval is not provided in advance the employee may be required to pay for the training and seek reimbursement.

3. Employees who wish to seek assistance in advancing their formal education must submit the request at least four (4) weeks prior to the time for enrollment. This is in order for the Township to adequately determine whether it wishes to assist the employee with the cost. The Township will inform the employee if it will pay any or all of the costs of the program. If a grade is given, a passing grade must be obtained before reimbursement is made. Employees who attend classes without the prior written approval of the Human Resource Department shall not be reimbursed for any expenses incurred.

TRAVEL POLICY

POLICY:

It is the policy of the Township to provide transportation to or reimburse transportation expenses for authorized employees in the performance of Township duties or related activities. All travel must be approved in advance and should be in accordance to the following guidelines.

PROVISIONS:

All request for travel authorization/re-imbursement must be submitted on a Travel Request Report – see Appendix "A" to the employee's supervisor and Human Resource Director for approval in advance of proposed travel.

The Travel Request Report should include all expenses to be paid or reimbursed including transportation, lodging, meals and other cost such as registration fees. Once the request has been approved the employee will receive a copy of the Travel Request with signature indicating approval. Maximum allowances for reimbursement are as follows:

1. **Transportation**

(a) Air-fare

Air-fare is to be used only when travel by car is not feasible. Air-coach passage will be considered standard for out-of-state travel where the airline flight includes both coach and first-class passengers. First-class passage will be considered standard only when coach passage is not available or when coach flights are scheduled at irregular hours or involve additional travel time.

Round-trip tickets shall be purchased whenever air, rail, or bus transportation is used. Receipts for travel expenditures must be obtained and submitted with the Travel Expense Report. No travel allowances will be made in excess of the actual cost of travel.

(b) Township Vehicle

Employees are encouraged to use Township vehicle when available. When using a Township vehicle employees will be reimbursed for:

*Fuel expenses – must have receipts
*Emergency Repairs – Receipts must be furnished
*Other out of pocket expenses with receipts

TRAVEL POLICY (CON'T)

(c) Personal Vehicle

Personal vehicles should only be used if prior approval has been received. When personal vehicles are approved for use, the employee will be reimbursed for:

*Fuel expenses – must have receipts
*Mileage – Beginning and rending mileage must be documented and will be reimbursed according to the established rate within the relative collective bargaining contract. In absence of contract language mileage will be reimbursed relative to IRS rates.

When personal automobiles are approved for the convenience of the employee, the total allowance for transportation shall in no case exceed the cost of coach-class air passage if such service is available. If air service is not available, the allowance for use of a personal care as indicated above, shall be determined by the Human Resource Director. All Township employees are required to have and maintain appropriate insurance coverage before personal cars are used on Township related travel.

In instances where use of personal cars for out-of-state travel is allowed for the convenience of the employee, lodging, per diem allowances, and other expenses will be allowed on the same basis as if the employee had traveled by air.

Travel time will also be allowed on the same basis as if the employee had traveled by air. The employee will charge to the Township only the time that would have been required to make the trip using airline transportation. All time in excess of air travel time will be charged to vacation time. (Example: Round trip air travel time to California – 2 days, estimated vehicle time to California 8 days. Thus six days shall be charged to vacation).

(d) Other

When air, rail, or bus transportation is used, expenses for local transportation, such as taxicab, bus fare, and rentals will be allowed whenever such transportation is necessary in the conduct of Township business and receipts are submitted.

TRAVEL POLICY (CON'T)

2. Lodging

Expenses will be allowed for adequate lodging. Hotel accommodations should be appropriate to the purpose of the trip. Sharing of rooms with employees of the same sex is encouraged, but not required, to hold down cost. Employees should make every attempt to take advantage of discounts that may be offered at hotels that may be in close proximate to the conference or meeting they are attending. Receipts for lodging must be provided to obtain reimbursement. Expenses attributable to employee's spouse will, in no instance, be reimbursable.

3. Meals

A per day per diem allowance is authorized to cover the cost of meals and tips. The per diem allowance will be prorated for partial days and adjusted for meals provided through conference.

Pro-ration and adjustment of the per diem allowance will be left to the discretion of the Human Resource Director. As a guideline the following has been established for meals and tips

Breakfast	$10.00
Lunch	$15.00
Dinner	$25.00
TOTAL	$50.00/per day

NOTE: **In no instance will alcoholic beverages be reimbursable**

Employees must submit all receipt to receive reimbursement for meal expenses.

4. Other Cost

(a) Registration Fees

Fees charged for registration for conference or seminars are allowed for reimbursement. If registration fees need to be paid in advance a request must be submitted with the Travel Request to the Human Resource Department. The request should include a copy of the conference/seminar program that sets forth the fee schedule and indicates any deadlines for payment.

If an employee has authorization to attend a conference or seminar and pays the registration fees they will be reimbursed. A receipt and program verifying cost must be submitted to the Human Resource Department for processing.

TRAVEL POLICY (CON'T)

(b) Long Distance Phone/Facsimile/Copy Machine

Reimbursement for local telephone calls, long distance calls, copies and facsimiles will be allowed only for documented work related business with receipts. Personal telephone calls, copies and facsimiles expenses **are not** reimbursable.

Other items incidental to purpose of trip will be reimbursed upon approval of the department head and the Human Resource Director.

5. Upon completion of travel

Within 5 working days of returning from travel the Travel Report should be returned to the Human Resource department with the actual cost section of the form completed.

The Travel Report and receipts will be reviewed within the Human Resource Department and a check request forwarded to Accounting for processing of any balance due to the employee. If money is due the Township by the employee, it should be turned into the Human Resource Department at the time the Travel Report is submitted.

SAMPLE

FORMS

PR#13640 (OPEN)

USER/DEPARTMENT:
Jeri Sizemore
Purchasing

OPTIONS:
Computer Related: **No**
Building Maintenance: **No**

DATE PLACED/CLOSED:
08/17/06

APPROPRIATION NO:
101-233.000-727.000

PURCHASE ORDER NO:
10350

INVOICE NUMBER:

VENDOR NAME:
ALL-TECH BUSINESS PRODUCTS

ADDRESS:
260 AIRPORT INDUSTRIAL DR.
YPSILANTI, MI 48198

TELEPHONE/FAX NO:
(734) 482-0640 (734) 482-0640

VENDOR CONTACT:
Heather

REM:	QUANTITY:	DESCRIPTION:	UNIT COST:	EST. COST:
☐	1.00	#AAG-G545-50 Refill Only-Jeri	16.690	$16.69
☐	1.00	#AAF-G200-00-Susan	8.390	$8.39
				$25.08

Jeri Sizemore, *Aug 17, 2006 at 10:21 am*
2007 Calendar Order

Signatures

Jeri Sizemore (Thursday, August 17, 2006)

Waiting for approval of **purchasing**.

DRAFT

Charter Township of YPSILANTI

"Placing Residents First"

PURCHASING DEPARTMENT
7200 South Huron River Drive
Ypsilanti, Michigan 48197-7099
Phone: 734-484-4020
Fax: 734-484-5158

PURCHASE ORDER

SALES TAX EXEMPT NO. B-38-6007433

DATE	DATE REQUIRED	P.O. NUMBER	PAGE
08/22/2006		12110	1

NUMBER MUST APPEAR ON ALL CORRESPONDENCE

VENDOR NO.: 0265

VENDOR
MICHIGAN STATE FIREMEN'S ASSOC
P.O. BOX 405
SWARTZ CREEK MI 48473-0405

SHIP TO
FIRE DEPARTMENT
222 S. FORD BLVD.
YPSILANTI, MI 48198

SHIP VIA:
F.O.B.:
TERMS: BOOKS

ORDERED BY: FIRE DEPT-LARRY MORABITO
P.O. TYPE: Regular
REQ. NO.:

QUANTITY	PROD. CODE	DESCRIPTION	UNIT PRICE	TOTAL COST
5		MANAGING FIRE SERVICE	$49.9500	$249.75
5		FIRE COMMAND, 2ND EDITION	$49.9500	$249.75
1		10% DISCOUNT	-$49.9500	-$49.95
1		SHIPPING	$8.5600	$8.56
		206-206.000-960.000	$458.1100	
			Total:	$458.11

DRAFT

THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS SHOWN HEREON. NO CHANGES MAY BE MADE WITHOUT THE PRIOR CONSENT OF THE PURCHASER. MATERIAL SAFETY DATA SHEET REQUIRED.

PURCHASING COPY

PURCHASING AGENT 8-22-0

AUTHORIZED SIGNA

CHARTER TOWNSHIP OF YPSILANTI
SOLICITATION FOR BIDS OF PURCHASES OVER $500

Items to be purchased: _____

Note: *If you are requesting a printing job, you also need to complete the "Request for Printing" form. These can be obtained from the Purchasing Department.*

Today's Date: _____
Department: _____
Purchase Req. # _____

QUOTE #1

Company _____
Contact Person _____
Address _____
Phone Number _____
Additional Information _____

BID AMOUNT $_____ **EFFECTIVE THROUGH** _____

QUOTE #2

Company _____
Contact Person _____
Address _____
Phone Number _____
Additional Information _____

BID AMOUNT $_____ **EFFECTIVE THROUGH** _____

QUOTE #3

Company _____
Contact Person _____
Address _____
Phone Number _____
Additional Information _____

BID AMOUNT $_____ **EFFECTIVE THROUGH** _____

CONTRACT PROVISION CHECKLIST

PREVAILING WAGE PROVISION (ORDINANCE NO. 69) (IF APPLICABLE) _____

LIVING WAGE ORDINANCE (IF APPLICABLE) _____

BONDS: (IF PROJECT IS OVER $25,000.00)

PERFORMANCE BOND- (IF REQUIRED) _____
GUARANTEES COMPANY WILL DO THE JOB CORRECTLY. AMOUNT USUALLY EQUAL TO THE AMOUNT OF THE BID.

MAINTENANCE & GUARANTEE BOND- (REQUIRED IF OVER $25,000.00 – ASK DOUG) _____
INSURES THE BIDDER WILL COVER THE WARRANTY ON THE WORK. USUALLY 5% OF THEIR BID

PAYMENT OR LABOR & MATERIAL BOND (IF REQUIRED)- _____
GUARANTEES CONTRACTOR WILL PAY SUBCONTRACTORS AND SUPPLIERS. USUALLY EQUAL TO THE AMOUNT OF THEIR BID.

BID BOND OR SURETY BOND- (IF REQUIRED)-GUARANTEES _____
PRICE OF PROJECT. USUALLY 5% OF THEIR BID.

INSURANCE CERTIFICATES:

WORKERS COMPENSATION – ($500,000.00 LIMIT EACH ACCIDENT) _____

GENERAL LIABILITY-(COMBINED SINGLE LIMIT OF $1,000,000.00 EACH OCCURRENCE FOR BODILY INJURY & PROPERTY DAMAGE) MUST INCLUDE 30 DAY WRITTEN NOTICE FOR CHANGE OF COVERAGE , CANCELLATION, OR NON-RENEWAL OF COVERAGE. _____

PROTECTIVE POLICY- (COMBINED SINGLE LIMIT OF $1,000,000.00 EACH OCCURRENCE FOR BODILY INJURY & PROPERTY DAMAGE) MUST NAME "**THE CHARTER TOWNSHP OF YPSILANTI AND ITS PAST, PRESENT, AND FUTURE ELECTED OFFICIALS, APPOINTED COMMISSIONS AND BOARDS, AGENTS AND EMPLOYEES SHALL BE NAMED AS "ADDITIONAL NAMED INSURED" (UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ATTORNEY) ON THE GENERAL LIABILITY POLICY WITH RESPECT TO THE SERVICES PROVIDED UNDER THIS CONTRACT"** _____

AUTOMOBILE LIBILITY-COVERS OWNED, HIRED AND NON-OWNED VEHICLES WITH PERSONAL PROTECTION INSURANCE AND PROPERTY PROTECTION. INCLUDES RESIDUAL LIABILITY INSURANCE WITH A COMBINED SINGLE LIMIT OF $1,000,000.00 EACH ACCIDENT FOR BODILY INJURY AND PROPERTY DAMAGE. _____

BUILDER'S RISK- (REQUIRED IF OVER $25,000.00 ASK DOUG – COVERS TIME DURING CONSTRUCTION, ETC. MATERIALS DAMAGED, STOLEN, PARTIAL CONSTRUCTION KNOCKED DOWN DUE TO WINDSTORMS OR WHATEVER. _____

UMBRELLA POLICY/EXCESS COVERAGE- (OPTIONAL). MAY BE USED TO COVER EVERYTHING. _____

CORRECT COVERAGE AMOUNTS _____

TOWNSHIP NAMED AS "ADDITIONAL NAMED INSURED" (UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ATTORNEY) _____

ACCOUNTING

IMMEDIATE ATTENTION REQUIRED

TO: _____

DATE: _____

Please Complete the Following:

_____ Purchase Requisition

_____ Purchase Order

_____ Budget Account Number

_____ Signature

_____ Amount of Purchase

_____ Needs Quote/Bid

_____ Needs Packing Slip/Shipper

_____ Other _____

_____

Please Return To: _____

Your Comments: _____

_____

_____

CPC-056

SAMPLE

LINE ITEM TRANSFER

Budget Amendment

Placed: 2006-02-03
Department: Police Services
Effective Year: 2006

Change:	Line:	Amount:
+ Increase	#266-301.000-706.012	$5000.00
- Decrease	#266-301.000-831.001	$5000.00

Signatures:
Michael Radzik -- 2006-02-03
Ruth Ann Jamnick -- 2006-02-03

Comments

Posted on Feb 3, 2006 by *Michael Radzik*
Transfer $5,000 from Sheriff Special Overtime account to Neighborhood Enforcement account to cover special contract wages for special neighborhood enforcement by Ordinance Dept.

Your Comments:

Update

Budget Amendment List

(NAME OF PROJECT) BUDGET
ACCOUNT NUMBER

Revenues:

Vendor	Description	Dollar Amount
Grant Fund	Twp Accepted at 2-19-06 Board Meeting	$ 300,000.00
Budget Amendment	Proposed at 3-2-06 Board Meeting	$ 100,000.00

Expenditures: 101-101-000-956-000

Architects & Planners	Consulting Services	$ 30,000.00
State Of Michigan	Permits	$ 500.00
ABC Construction		

SAMPLE

REQUEST FOR PRINTING

Department: _____ **Today's Date:** _____

How soon do you need to receive the finished printing project?

☐ Please Obtain Quotes for us

☐ No Quotes were required; job is under $500.00

☐ **We have obtained the quotes**
(check applicable box below)

☐ The job is over $500.00, as required, three verbal quotes were obtained on the attached form.

☐ The job is over $1,000.00, I obtained 3 written quotes from vendors and they are attached as required.

☐ **I have attached a sample.** (Please indicate any changes you want on the sample).

☐ **I need the printer to create a template for this job** (Additional charges will apply).

SPECIFICATIONS:

_____ **Quantity Needed**

_____ **Color of Ink**

_____ **Is folding required?**

_____ **What type of fold? (attach sample)**

_____ **What size paper?**

_____ **Weight of paper (if known)**

_____ **Is your project in carbonless sets?**

_____ **How many pages in your sets?**

_____ **What color paper?**

_____ **What type of paper? (cardstock, gloss, etc.)**

Complete this portion if your printing project is going to be mailed:

1.) Is the postage going to be affixed from our postage machine? If your answer is "yes," you are finished with this section.
☐Yes ☐No

2.) Do you want the printing company to mail your pieces?
☐Yes ☐No
If "yes," please check with them to see if you need a separate check for postage.

3.) Is your department taking this mailing to the post office?
☐Yes ☐No

4.) Is your mailing going to be first class? (at no additional cost to us, first class gets returned if the property is vacant or the piece can't be delivered) ☐Yes ☐No
If "yes," you will need to complete form 3600EZ for the post office, and give the Purchasing Dept. a copy.

5.) Does your mail piece have a section that you want completed by the resident and mailed back to you?
☐Yes ☐No

5a.) If the answer is "yes," do you want them to pay for the return postage, or is the township paying for the postage?
☐Resident ☐Township

FOR OFFICE USE ONLY: If the township is paying for the return postage (item 5a above) you will need to send the printer our original template for Business Reply Permit 465. If they answer "yes" to item 4 above, the pieces will need to be printed with our "first class 565" indicia.

Education/Training Request

It is the policy of Ypsilanti Township to provide educational assistance to employees wishing to further their education. Any employee wishing to seek educational assistance must follow the guidelines established within the Education Training Policy and complete and submit this form to the Human Resource Department for approval.

Name:_____ Date_____

Department:_____ Supervisor:_____

Type of Educational Request:

☐ College Tuition Name of Institution:_____

Degree Pursuing:_____

Date of Class:_____ Time of Class:_____ Cost of Class: $_____

Title and Description of Class and Benefit to be Derived:

☐ Seminar/Workshop Title of Seminar/Workshop:_____

Is this a continuing education requirement for current certification: ☐ Yes ☐ No
Number of CEU received for attending?_____

Date of Seminar/Workshop:_____ Time of Seminar/Workshop:_____

Cost of Seminar/Workshop:$_____

Description of Seminar/Workshop and Benefit to be Derived:

***The above request must be submitted at least 4 weeks prior to the event if there is not deadline for registration, or 4 weeks from the registration deadline if one.**

_____ _____
Employee Signature Human Resource Approval

Comments:

TRAVEL REQUEST REPORT
CHARTER TOWNSHIP OF YPSILANTI
7200 SOUTH HURON RIVER DRIVE
YPSILANTI, MICHIGAN 48197

Name of Employee:_____	Position:_____
Department:_____	Budget Account #_____

Purpose of Trip (Be Specific):_____

_____

_____

Estimated Cost of Trip		Actual Cost of Trip	
Date Submitted:_____ Period Covered:_____		Date Submitted:_____ Period Covered:_____	
Transportation (Specify) ☐ Mileage ☐ Air Fare	$	Transportation (Specify) ☐ Mileage ☐ Air Fare	$
Lodging (Describe) _____	$	Lodging (Describe) _____	$
Meals (Including Tips) ____ Days at $_____/Day	$	Meals (Including Tips) ____ Days at $_____/Day	$
Other Costs (Itemize) _____ _____ _____	$	Other Costs (Itemize) _____ _____ _____	$
TOTAL ESTIMATED COST	$	TOTAL ACTUAL COST OF TRIP	$

Personal Cash Advance Required $_____ Date Desired:_____	Amount Advanced $_____ Balance Due Employee $_____ Balance Due Township $_____
Approved By: Department Head:_____ Date:_____	Approved By: Department Head:_____ Date:_____
Human Resources Director:_____ Date:_____	Human Resources Director:_____ Date:_____

ALL EXPENSE RECEIPTS MUST BE ATTACHED

PROJECT BUDGET

SAMPLE

NORTH HYDRO PARK DEVELOPMENT BUDGET
280-970-000

Revenues:

MDNR Trust Fund Grant	(Twp accepted at 11/18/2004 Board Meeting)	$ 432,729.00
*** Township Match for Grant**		$ 368,571.00
Budget Amendment	(Approved at 3/15/2005 Board Meeting)	$ 226,000.00
Budget Amendment	(Proposed at 5/16/2006 Board Meeting)	$ 173,000.00
Sale of Contruction Drawings and Specifications		$ 1,100.00
	Total Revenues:	**$ 1,201,400**

Expenditures: 280-970-000-975.775

Landscape Architects & Planners, inc (Consulting Services)		
LAP Base Contract	(Approved at 12/01/2004 Board Meeting)	$ 85,515.00
LAP Amendment To Contract for Interpretive Signage	(Approved at 10/19/2005 Board Meeting)	$ 3,075.00
LAP Amendment To Contract for Expanded Scope of Work	(Approved at 1/17/2006 Board Meeting)	$ 32,626.00
LAP Reimbursables	(Printing, Postage, etc...)	$ 2,000.00
	LAP Total:	**$ 123,216.00**
Community & Economical Development	(OHM Engineering - Plan Review)	$ 3,535.00
State of Michigan	(MDEQ and NPDES Permits)	$ 2,400.00
Washtenaw County Road Commission	(Plan Review & Permit Fee)	$ 248.00
Niswander Environmental, LLC	(Wetland Delineation)	$ 586.25
Somat Engineering	(Construction Material Testing)	$ 14,500.00
Peter A Basile Sons, inc.	(General Contractor)	$ 967,773.25
Contingency		$ 89,141.50
	Total Expenditures:	**$ 1,201,400**

* BRG Development Agreement - $173,000 was contractually committed to the development of North Hydro Park. This amount was indicated in our MDNR grant application as part of our match, however, the funds to date have not been transferred.

* To date, the Community and Economic Development Department has collected $150,000.00 from BRG Development. We will follow up with CED to collect the balance of $23,000.00 prior to construction.

* BRG Development has agreed to contruct a 10' wide pathway along Bridge Road from where the existing pathway ends to the current entrance of North Hydro Park. We will follow up with CED to ensure this project is completed this summer.

North Hydro Park Budget
Landscape Architects and Planners, Inc.
280-970-000-975.755

Landscapes Architects & Planners

	Date	Invoice	Item	Other Charges	Contract Amount	Contract Running Balance
	12/1/2004		**PO #10528; LAP - Consulting Services**			**$ 85,515.00**
*	**10/19/2005**		**Amendment to Contract: Interpretive Signage**			**$ 3,075.00**
*	**1/17/2006**		**Amendment to Contract: Expanded Scope & Reimbursables**			**$ 34,626.00**
						$123,216.00
1	11/30/2004	1608	Sub Consultant work; Soil Borings, PSI		$ 4,344.00	$118,872.00
2	12/8/2004	1641	Sub Consultant work; Site Survey		$ 20,500.00	$ 98,372.00
3	2/7/2005	1700	Preliminary design work		$ 5,569.00	$ 92,803.00
4	4/1/2005	1744	Design Work		$ 3,848.00	$ 88,955.00
5	5/10/2005	1777	Design Work		$ 4,276.00	$ 84,679.00
6	6/14/2005	1805	Planning & meetings		$ 4,220.50	$ 80,458.50
7	8/15/2005	1853	5% Progress in Planning		$ 4,275.75	$ 76,182.75
8	8/15/2005	1853	Printing Charges - Project Plans	$ 99.85		
9	9/12/2005	1900	5% Billing		$ 4,275.75	$ 71,907.00
10	10/10/2005	1928	5% Billing		$ 4,275.75	$ 67,631.25
11	10/20/2005	1942	5% Billing; Survey for Trail		$ 5,475.75	$ 62,155.50
12	11/7/2005	1963	Billing 50% Interpretive Signage		$ 937.50	$ 61,218.00
13	11/29/2005	1981	Billing Sub-Consultant Drawings		$ 5,455.50	$ 55,762.50
14	1/19/2006	2029	Billing 5% of Construction Drawings		$ 736.50	$ 55,026.00
15	1/27/2006	2031	Construction Documents, Meeting & Review, Interpretive signage		$ 14,887.50	$ 40,138.50
16	3/31/2006	2076	Construction Documents, Bid Assistance		$ 8,325.00	$ 31,813.50
17	3/31/2006	2076	Printing & Postage Costs	$ 1,147.21		$ 31,813.50
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
				$ 1,247.06	**$ 91,402.50**	**$ 29,813.50**

* PO# 11798 includes Interpretive signage, expanded scope of project and reimbursables.

North Hydro Park Budget
Other Project Costs
280-970-000-975.755

Community & Economic Development Department

	Date	Invoice	Item	Cost
1	9/13/2005		OHM Engineering services rendered through 8/13/05	$ 1,340.00
2	3/23/2006		OHM Engineering services rendered	$ 2,195.00
3				
			Total Cost:	**$ 3,535.00**

North Hydro Park Budget
Other Project Costs
280-970-000-975.755

State of Michigan

	Date	Invoice	Item	Cost
1	4/26/2005		MDEQ Application Permit Fee	$ 2,000.00
2	8/8/2005		NPDES Permit Fee	$ 400.00
3				
			Total Cost:	**$ 2,400.00**

North Hydro Park Budget
Other Project Costs
280-970-000-975.755

Washtenaw County Road Commission

	Date	Invoice	Item		Cost
1	8/5/2005		PO #11174 Commercial Driveway Permit Fee	$	150.00
2	9/27/2005	502917	Reviewing Proposed Driveway Location	$	98.00
3					
			Total Cost:	**$**	**248.00**

North Hydro Park Budget
Other Project Costs
280-970-000-975.755

Niswander Environmental, LLC

	Date	Invoice	Item		Cost
1	11/1/2005	197	Wetland delineation	$	586.25
2					
3					
			Total Cost:	**$**	**586.25**

North Hydro Park Budget
Other Project Costs
280-970-000-975.755

Miscellaneous

	Date	Invoice	Item	Cost
1	1/17/2006		Next Day Postage to mail info to LAP	$ 14.40
2				
3				
			Total Cost:	**$ 14.40**

Supervisor
Ruth Ann Jamnick
Clerk
Brenda L. Stumbo
Treasurer
Larry J. Doe
Trustees
Jean Hall Currie
Stan Eldridge
David Ostrowski
Dee Sizemore

Charter Township of YPSILANTI
"Placing Residents First"

Recreation Department
Community Center
2025 E. Clark Road
Ypsilanti, MI 48198
Phone: (734) 544-3800
Fax: (734) 544-3888
Senior Office: (734) 544-3838
www.twp.ypsilanti.mi.us

Memorandum

TO: Purchasing Department

FROM: Art Serafinski, CPRP, CPSI, Recreation Director

CC: Jeff Allen, Residential Services Director

RE: Request for Proposals for Park & Playground Equipment for Harris and Community Center Park (CDBG Funded), and Bike Racks and Trash Receptacles for Ford Heritage Park.

DATE: January 17, 2007

The Residential Services Department – Recreation Division respectfully requests authorization to seek competitive proposals for the purchase and installation of park and playground equipment in the following parks:

1. **Harris Park** –Add new playground equipment, swings, park benches, trash receptacles and a bike rack. This item was approved at the October 17, 2006 Township Board meeting as part of a Community Development Block Grant. $45,350.00 has been budgeted in 2007 for this portion of the grant.

2. **Community Center Park** – Add new playground equipment, swings, park benches, picnic tables, trash receptacles and a bike rack. This item was approved at the October 17, 2006 Township Board meeting as part of a Community Development

Block Grant. $61,650.00 has been budgeted in 2007 for this portion of the grant.

3. **Ford Heritage Park** – Add bike racks and trash receptacles in select areas throughout the park. A balance of $6,289.05 was left after the renovation of Rambling Road Park in 2006 (account no. 245-245-000-974.028). At the request of staff and the Park Commission, it was recommended that this balance be transferred over to the 2007 budget to complete this work (a budget amendment request has been submitted for approval).

We plan on sending out the RFP's in early February and make our recommendation to the township Board at their April 3, 2007 meeting. We anticipate the work being completed this spring.

Should you have any questions, please contact me at your convenience. Please have this item placed on the February 6, 2007 Township Board meeting agenda for consideration.

Supervisor
Ruth Ann Jamnick
Clerk
Brenda L. Stumbo
Treasurer
Larry J. Doe
Trustees
Jean Hall Currie
Stan Eldridge
David Ostrowski
Dee Sizemore

Charter Township of YPSILANTI
"Placing Residents First"

Recreation Department
Community Center

2025 E. Clark Road
Ypsilanti, MI 48198

Phone: (734) 544-3800
Fax: (734) 544-3888
Senior Office: (734) 544-3838
TDD: (734) 544-3868

MEMORANDUM

TO: Purchasing Department

CC: Jeff Allen, Residential Services Director

FROM: Art Serafinski, CPRP, CPSI, Recreation Director

RE: Request to Seek Competitive Proposals for the Printing of the Discover Magazine, Senior Newsletter, Park Pass Application Cards, Season Park/Boat Stickers and Daily Park/Boat Passes for 2007 and 2008.

DATE: January 17, 2007

The Residential Services Department, Recreation Division is requesting authorization to seek competitive proposals for printing several items for the 2007 and 2008 seasons. Over the past several years, we have found that entering into a two-year agreement for our printing needs gives us greater consistency, better pricing and more efficiency in administrative time and effort.

Funding for the following items has been approved in the 2007 budget:

1. **"Discover Ypsilanti Township" Brochure** – Three issues printed annually.
   Account No. 101-751-000-880.000 Amount Budgeted: $36,000.00.

2. **Senior Newsletter** – Eleven issues printed annually.
   Account No. 101-751-000-880.000 Amount budgeted $2,400.00.

3. **Park Pass Application Cards** – Printed once a year.
   Account No. 101-751-000-757.775 Amount Budgeted: $500.00.

4. **Season Park/Boat Stickers** – Printed once a year.
   Account No. 101-751-000-757.775 Amount Budgeted: $1,200.00.

5. **Daily Park/Boat Passes** – Printed once a year.
   Account No. 101-751-000-757.775 Amount Budgeted: $400.00

As in the past, an RFP will be drafted for each of the five printing projects requesting itemized pricing and alternatives. All five projects will be sent out collectively to local printing vendors.

Should you have any questions, please contact me at your convenience. Please have this item placed on the February 6, 2007 Township Board meeting agenda for consideration.

CHARTER TOWNSHIP OF YPSILANTI
FIRE DEPARTMENT

222 SOUTH FORD BOULEVARD
YPSILANTI, MICHIGAN 48198-6067

Telephone (734)544-4225 Fax (734) 544-4195

FIRE CHIEF LARRY MORABITO, (734) 544-4100
FIRE MARSHAL PHILIP B. STACHLEWITZ, (734) 544-4107

To: Charter Township of Ypsilanti Board of Trustees

From: Larry Morabito

Cc: Jeri Sizemore

Re: Station 3 Addition

Date: January 24, 2007

The Local 1830 Bargaining Agreement (Article 40, Section 2) makes physical fitness a mandatory part of the workday. Two stations have adequate facilities and equipment to allow this. Fire Station 3 has an inadequate area for this physical fitness training, and must go to headquarters in order to do physical fitness training.

In Fiscal Year 2007, money has been allocated to bid an addition to this station. I am requesting permission to put forward a Request for Proposal to design and build the addition. As this is a simple addition of 960 square feet, engineered drawing will be sufficient for permitting and construction. The addition will be to the north end of the building, and match the existing structure. A copy of the general specifications is attached.

This addition should reduce costs by reducing the trips between Station 3 and Headquarters for individuals to work out and keeping Station 3 in its service area.

The money is appropriated in Line 206.970.000.971.008.

Thank you.

Supervisor
RUTH ANN JAMNICK
Clerk
BRENDA L. STUMBO
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
DAVID OSTROWSKI
DEE SIZEMORE

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Greens Commission

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Phone: (734)485-5881
Fax: (734) 485-1992
www.twp.ypsilanti.mi.us

MEMORANDUM

To: Jeri Sizemore, Purchasing Clerk

From: Amby Wilbanks, Greens Commission

Date: January 29, 2007

Subject: ***Request to seeks bids for Golf Cart Lease***

The Ypsilanti Township Greens Commission met to discuss seeking bids for the 2007 golf cart lease.

Due to the time constraints, the Greens Commission would like the Township Board to consider approval of a one-year lease with Club Car that would utilize the 60 golf carts currently located at the course and authorize signing of the lease.

This request is being made because the 2007 season is expected to begin in approximately five weeks. For the 2008 season, the Greens Commission will begin the standard bid process in early fall.

Cc: Greens Commissioners
Board Members
Chris Olson, Accounting Director
File

REVIEW AGENDA

A. SUPERVISOR STUMBO WILL REVIEW BOARD MEETING AGENDA

OTHER DISCUSSION

A. BOARD MEMBERS HAVE THE OPPORTUNITY TO DISCUSS ANY OTHER PERTINENT ISSUES

Charter Township of Ypsilanti

7200 S. HURON RIVER DRIVE•YPSILANTI, MI 48197

SUPERVISOR BRENDA STUMBO • CLERK HEATHER JARRELL ROE • TREASURER STAN ELDRIDGE TRUSTEES: JOHN P. NEWMAN II • GLORIA PETERSON • DEBBIE SWANSON • JIMMIE WILSON, JR.

REGULAR MEETING AGENDA

TUESDAY, NOVEMBER 16, 2021
7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. PUBLIC COMMENTS

   - THREE MINUTES PER PERSON
   - ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR
   - PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM

4. CONSENT AGENDA

   A. MINUTES OF THE NOVEMBER 2, 2021 WORK SESSION AND REGULAR MEETING

   B. STATEMENTS AND CHECKS

      1. STATEMENTS AND CHECKS FOR NOVEMBER 16, 2021 IN THE AMOUNT OF $405,907.40
      2. CLARITY HEALTHCARE DEDUCTIBLE ACH FOR OCTOBER 2021 IN THE AMOUNT OF $35,304.55
      3. CLARITY HEALTHCARE ADMIN FEE FOR OCTOBER 2021 IN THE AMOUNT OF $1,245.12

   C. TREASURER'S REPORT SEPTEMBER 2021

5. ATTORNEY REPORT

   A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. 2nd READING OF RESOLUTION 2021-23, PROPOSED ORDINANCE 2021-497, AN ORDINANCE TO REZONE 1441 RUSSELL STREET, BEING PARCEL ID K-11-10-160-003, FROM ITS CURRENT RM-2 (MULTI FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION TO I-1 (LIGHT INDUSTRIAL) DISTRICT ZONING CLASSIFICATION WITH VOLUNTARY CONDITIONS IN WRITING BY THE APPLICANT
   (1st READING HELD AT THE OCTOBER 19, 2021 REGULAR BOARD MEETING)

NEW BUSINESS

1. RESOLUTION 2021-28, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR STATE STREET PUMP IMPROVEMENTS

2. RESOLUTION 2021-29, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR SNOW ROAD IMPROVEMENTS

3. RESOLUTION 2021-30, APPROVING CONTRACT AND AUTHORIZING NOTICE FOR PRIMARY SWITCHGEAR

4. REQUEST APPROVAL OF PROPOSAL FROM GROUNDWORK0 FOR OUTDOOR WIRELESS INTERNET IN THE AMOUNT OF $3,610.00 BUDGETED IN LINE ITEM #236-136-947-038 TO BE PAID FOR BY THE CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING GRANT (CESF)

5. REQUEST TO APPROVE ADOPTING THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

6. BUDGET AMENDMENT #14

AUTHORIZATIONS AND BIDS

1. REQUEST TO SEEK PROPOSALS FOR AN IRRIGATION SYSTEM RENOVATION INCLUDING DESIGN AND CONSTRUCTION SERVICES AT GREEN OAKS GOLF COURSE

OTHER BUSINESS

BOARD MEMBER UPDATES

PUBLIC COMMENTS

CONSENT AGENDA

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE NOVEMBER 2, 2021 WORK SESSION

Supervisor Stumbo called the meeting to order at approximately 5:00PM. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: Gloria Peterson, Debbie Swanson, Jimmie Wilson, Trustee Newman – arrived late

Members Absent: none

Legal Counsel: Wm. Douglas Winters - Absent

1. 2022 DRAFT BUDGET REVIEW…….SUPERVISOR STUMBO ……JAVONNA NEEL

Javonna Neel, Accounting Director presented the following Funds to the Board.

- **FUND 230 – RECREATION -** Javonna Neel explained the revenues and expenditures in the Recreation Fund. Clerk Jarrell Roe thanked John Hine,Deputy Supervisor, Angela Verges, Recreation Director and the recreation staff. Angela Verges, Recreation Services Director thanked all the recreation staff for their hard work.
  Supervisor Stumbo asked about the dance fund. Angela Verges stated that there was more interest this year in outdoor activities, likely due to COVID-19. Angela Verges explained to the board the activities they have offered this year.

  Treasurer Eldridge asked if they raised fees this year. John Hines, Deputy Supervisor stated they have looked into raising fees but as of this year only increased the baseball field rental fee. He said before the next brochure is printed they will look into the fees for 2022.

- **FUND 236 – 14B COURT –** Javonna Neel explained the revenues and expenditures for 14B Court.

  Magistrate Nelson stated since 2017 traffic citations have went down every year.

  Judge Erane Washington stated they are looking into past fines that have not been paid and contacting those individuals to find out why they have not been paid and if they have the ability to pay them.

- **FUND 584 – GOLF COURSE –** Javonna Neel explained the revenues and expenditures for the Golf Course. She said the Golf Course Fund is considered an enterprise fund.

2. ZONING ORDINANCE UPDATE.....JASON IACOANGELI PLANNING DIRECTOR And MEGAN MASSON-MINOCK, CARLISLE WORTMAN

Jason Iacoangeli, Planning Director presented the proposed updates of the zoning ordinance for Ypsilanti Township. He said there has been two workshops with the planning commission. He said the next formal step for the the planning commission will be a Public Hearing which is set for November 23rd for the draft zoning ordinance. Mr. Iacoangeli stated they will get letters mailed to all the owners of the properties that will be affected by these zoning changes. He said they will also have times available to meet with property owners at the Civic Center if they wish to speak to us personally about the zoning changes. He said after the Public Hearing they will send the County a letter outlining the zoning changes. Mr. Iacoangeli said although the County has no statutory authority to make any changes they can provide their input as long as it is within 30 days.

Jason Iacoangeli and Megan Masson-Minock explained the changes in all the articles of the proposed zoning ordinance and took questions from the Board.

The Work Session meeting was adjourned at approximately 6:49PM.

Respectfully Submitted,

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE NOVEMBER 2, 2021 REGULAR BOARD MEETING

Supervisor Stumbo called the meeting to order at approximately 7:01PM in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited followed by a moment of silent prayer.

Members Present: Supervisor Stumbo, Clerk Heather Jarrell Roe, and Treasurer Eldridge
Trustees: Gloria Peterson,
Debbie Swanson, and Jimmie Wilson, Jr.

Members Absent: Trustee Newman

Legal Counsel: Wm. Douglas Winters (late)

PUBLIC COMMENTS

- **THREE MINUTES PER PERSON**
- **ALL COMMENTS MUST BE ADDRESSED TO THE CHAIR**
- **PUBLIC COMMENTS ARE ALSO WELCOME AS THE BOARD ADDRESSES EACH AGENDA ITEM**

Alisha Dyer, Township Resident asked if the Township would consider streaming the board meetings.

Arloa Kaiser, Township Resident stated she was thankful for the work that was done to fix the potholes on Grove Rd.

Larisha Thornton, Township Resident would like the board to work with grassroots non-profits to work on providing programs for our children. She said she had a child that was involved with the juvenile justice system and there were not many services and programs available at that time. She would like to see a support network for kids before they enter the juvenile system. She said she has started a non-profit, Her Story, to work with girls in the community. She said she would like to work with the board and see how to incorporate this type of program in the school systems and throughout the community.

CONSENT AGENDA

A. **MINUTES OF THE OCTOBER 19, 2021 WORK SESSION AND REGULAR MEETING**

B. **STATEMENTS AND CHECKS**
   1. **STATEMENTS AND CHECKS FOR NOVEMBER 2, 2021 IN THE AMOUNT OF $759,192.94**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Consent Agenda.

The motion carried unanimously.

NEW BUSINESS

1. **REQUEST TO APPROVE AMENDMENT TO THE AGREEMENT WITH COMMUNITY PUBLISHING AND MARKETING FOR MAILING OF THE TOWNSHIP MAGAZINE IN THE AMOUNT OF $9,657.50 BUDGETED IN LINE ITEMS #226-528-900-000, #230-765-880-000, AND #101-267-900-000**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Amendment to the Agreement with Community Publishing and Marketing for Mailing of the Township Magazine in the Amount of $9,657.60 Budgeted in Line Items #226-528-900-000, #230-754-880-000, and #101-267-900-000 (see attached).

Michael Hoffmeister, Residential Services Director explained that they are sending out the Township Magazine three times a year. He said the first publication for the new year will include a magnet regarding trash pick-up and a Helpful Handbook. The extra cost of the magnet is what the budget amendment will help cover.

Supervisor Stumbo stated she thinks the magazine has helped to increase participation in the programs we offer.

The motion carried unanimously.

2. **REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE FOR THE PURCHASE OF A BOX TRAILER TO D.R. TRAILER IN THE AMOUNT OF $8,799.00 BUDGETED IN LINE ITEM #101-265-977-000**

A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Waive the Financial Policy and Award the Low Quote for the Purchase of a Box Trailer to D.R. Trailer in the amount of $8,799.00 Budgeted in Line Item #101-265-977-000.

Michael Hoffmeister, stated this will help with the storage, delivery and efficiency for the elections.

Clerk Jarrell Roe thanked Mike Hoffmeister and his staff for all their partnership and helping to make our election set up run smoothly.

The motion was carried unanimously.

3. **REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE LOW QUOTE FOR THE PURCHASE OF THREE (3) LANDSCAPING TRAILERS TO TRAILER SALES OF MICHIGAN IN THE AMOUNT OF $11,670.00 BUDGETED IN LINE ITEM #101-770-977-000**

A motion was made by Treasurer Eldridge, supported by Trustee Wilson to Approve the Request to Waive the Financial Policy and Award the Low Quote for the Purchase of Three (3) Landscaping Trailers to Trailer Sales of Michigan in the Amount of $11,670.00 Budgeted in Line Item #101-770-977-000.

Michael Hoffmeister stated this was needed to move all the equipment that is used throughout the Township.

The motion was approved unanimously.

4. **REQUEST TO WAIVE THE FINANCIAL POLICY AND AWARD THE QUOTE FOR THE PURCHASE OF A TORO GROUNDMASTER 4100D AND WORK GTX EFI UTILITY CART IN THE AMOUNT OF $89,371.62 BUDGETED IN LINE ITEM #213-753-977-000**

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve the Request to Waive the Financial Policy and Award the Low Quote for the Purchase of a Toro Groundmaster 4100D and Work GTX EFI Utility Cart in the Amount of $89,371.62 Budgeted in Line Item #213-753-977-000.

Michael Hoffmeister stated this was to help with the mowing at the golf course.

The motion was approved unanimously.

5. **REQUEST TO APPROVE THE FACILITY USAGE AGREEMENT WITH WILLOW RUN ACRES FOR THE DEVELOPMENT OF A COMMUNITY FARM AT APPLERIDGE PARK**

A motion was made by Treasurer Eldridge, supported by Trustee Swanson to Approve the Facility Usage Agreement with Willow Run Acres for the Development of a Community Farm at Appleridge Park contingent upon Attorney Review.

Michael Hoffmeister explained they have communicated with the park commission and residents regarding this community farm. He would like this approved with Attorney review.

Supervisor Stumbo stated this is a great opportunity for the youth to learn about growing healthy food. She said eventually they could work towards having a farmers market available at the site.

Trustee Swanson wondered about a restroom and asked what would happen to the baseball field that is in the park. She said she would like it to have greenspace in this area.

Michael Hoffmeister stated they will provide a portable restroom. He said that the ball field is not being used at this time but it will still be there for residents to use.

Supervisor Stumbo stated they will also put in a well at the park so they will have water for the Community Farm.

Attorney Winters stated we have a community meeting where a lot of the questions Trustee Swanson asked were addressed. He said the community was very receptive to having this in Appleridge Park.

The motion was approved unanimously.

6. **RESOLUTION 2021-24, ESTABLISHING TOWNSHIP SUPERVISOR'S SALARY**

A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve Resolution 2021-24, Establishing Township Supervisor's Salary (See Attached).

The motion was approved unanimously.

7. **RESOLUTION 2021-25, ESTABLISHING TOWNSHIP CLERK'S SALARY**

A motion was made by Trustee Peterson, supported by Trustee Wilson to Approve Resolution 2021-25, Establishing Township Clerk's Salary (See Attached).

The motion was approved unanimously.

8. **RESOLUTION 2021-26, ESTABLISHING TOWNSHIP TREASURER'S SALARY**

A motion was made by Clerk Jarrell Roe, supported by Trustee Peterson to Approve Resolution 2021-26, Establishing Township Treasurer's Salary (See Attached).

The motion was approved unanimously.

9. **RESOLUTION 2021-27, ESTABLISHING TOWNSHIP TRUSTEE'S SALARY**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Resolution 2021-27, Establishing Township Trustee's Salary (See Attached).

The motion was approved unanimously.

10. **REQUEST TO SET A PUBLIC HEARING FOR THE 2022 BUDGET ON TUESDAY, DECEMBER 7, 2021 AT APPROXIMATELY 7:00PM**

A motion was made by Clerk Jarrell Roe, supported by Trustee Wilson to Approve Request to Set a Public Hearing for the 2022 Budget on Tuesday, December 7, 2021 at Approximately 7:00PM.

The motion was approved unanimously.

11. BUDGET AMENDMENT #13

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve Budget Amendment #13 (See Attached).

The motion was approved unanimously.

AUTHORIZATION AND BIDS

1. **REQUEST TO SEEK SEALED BIDS FOR PHASE I OF THE HURON STREET PATHWAY PROJECT**

A motion was made by Clerk Jarrell Roe, supported by Treasurer Eldridge to Approve the Request to Seek Sealed Bids for Phase I of the Huron Street Pathway Project.

Michael Hoffmeister, Residential Services Director stated this is to provide an addition of a pathway along Huron Street between S. Huron River Drive and Joe Hall Drive on the west side of Huron St. and a small portion on the east side from the Eaglecrest entrance to the park and ride at the North Bay Park entrance.

Supervisor Stumbo stated they will make the extension over I-94 bridge into the City of Ypsilanti in 2022. She said lighting will also be part of this project.

Clerk Jarrell Roe asked if it should be stated that we will take electronic bids and explained the secure online sealed bids process to the board members and audience.

Michael Hoffmeister stated this is a large package and not sure if we should offer electronic bids.

Supervisor Stumbo stated they will ask the engineer if they want us to accept bids electronically.

The motion was approved unanimously.

BOARD MEMBER UPDATES

Trustee Swanson stated the trunk or treat at the Community Center was a huge success on Saturday and our staff did a great job.

Trustee Wilson stated he would support getting a virtual option for our residents so they can be involved with board meetings when they cannot be present.

Supervisor Stumbo reminded everyone of the upcoming 30th anniversary of the Vietnam Memorial. She discussed the American Recovery Plan Act dollars and shared that our auditor recommended to not proceed quickly, but rather with caution. She said Javonna Neel, Accounting Director has been attending webinars regarding this. She said we do want to get our residents involved with the planning. Supervisor Stumbo stated they toured a new business in Ypsilanti Township, that is education focused and an amazing opportunity for young people to come there afterschool and get help they need with learning. She said they offer all types of learning with robotics, computers, printers, etc.

A motion was made by Trustee Wilson, supported by Treasurer Eldridge to Adjourn.

Motion carried unanimously.

The meeting was adjourned at approximately 7:57PM.

Respectfully Submitted,

Brenda L. Stumbo, Supervisor	**Heather Jarrell Roe, Clerk**
Charter Township of Ypsilanti	**Charter Township of Ypsilanti**

Community Publishing & Marketing
2021 Ypsilanti Lifestyle Magazine
Prepared for the Ypsilanti Township

2021 Ypsilanti Lifestyle Magazine

Strategy

This marketing plan is to produce (create, design, layout, print, bind and mail) 3 full size full color 32 page + 4 page cover magazines each year that showcases all of Ypsilanti to its community residences. It is our mission and distinct honor to work hand and hand with the Ypsilanti Township and its Residential Services Department, to collaborate and formulate a production and marketing strategy that facilitates the entire production process for the 2021 Ypsilanti Lifestyle Magazine.

Specs:

- 15,500 magazines (approximately 15,000 mailing to residences of Ypsilanti Township per Township's mailing list and/or specifications) with postage being paid by Township. The balance will be carton packed and delivered to the township.
- 32 page + 4 page cover
- Text: 60# c2s gloss and/or matte text
- Cover: 80# c2s Satin Cover with Satin/Matte finish
- 4 color process throughout
- 8.5 x 11 trim (8.75 x 11.25 including 1/8" bleed all 4 sides)
- Saddle stitch along the 11 dimensions (vertical pub)
- CPM will print this project with a company of its choosing (parent company Printwell)
- Entire creation, design, layout will be a collaboration with Ypsilanti Township and CPM
- There will be no advertising in the publication at this time, however, CPM may be able to provide in the future and work out an appropriate deal with Township
- CPM will utilize photos/artwork provided by the Township for the magazine.
- CPM will produce a Digital Version of the magazine that will be accessible for both Android and Apple devices as well as on the Township's and CPM's website.
- The Ypsilanti Township will own all information and graphics/artwork within the 2021 Magazine (this is a Ypsilanti Township project/magazine and all content within the publication, the other material/graphics/information/text/etc. are township property and will not be used in any other context/publication/marketing material without written permission from the Ypsilanti Township).
- Final layout will be approved by the Ypsilanti Township.

Though both parties should do their very best to work out any difficulties and/or problems together, either party may opt out of the agreement with a minimum advance notice of 90 days prior to each scheduled mail date of the subsequent edition.

Total amount due per edition (3 editions per year, 2 in 2021): $10,452.50/ edition, ($31,357.50 per year). This will be a three-year agreement from February 2, 2021 – December 2023 (all of 2021,2022, & 2023)

100% due 7 days prior to mailing/shipping, as well as separate postage paid to either USPS directly or our printer... depending on arrangement and permit # used.

Community Publishing & Marketing
2021 Ypsilanti Lifestyle Magazine
Prepared for the Ypsilanti Township

2021 Ypsilanti Lifestyle Magazine

Signatures:

Brenda L. Stumbo 2/9/2021

Township Supervisor, Brenda Stumbo, Ypsilanti Township Date

Heather Jarrell Roe 2/9/2021

Township Clerk, Heather Jarrell Roe, Ypsilanti Township Date

2/9/2021

Director of Publishing Mark A. Fisher, Community Publishing & Marketing Date

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2021-24

ESTABLISH TOWNSHIP SUPERVISOR'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS in July 2021, Teamster, AFSCME and non-union employees received a 2.5% increase in their base wages; and

WHEREAS it is recommended that trustees and full-time elected officials receive a 2.5% increase;

NOW THEREFORE BE IT RESOLVED that the salary for the office of Supervisor shall receive a lump sum to cover January 2021 to November 2021 (non MERS wages) the same as all other employees, 2.5% on their base salary with annual salary going from $86,341.55 to $88,500.09.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-24 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 2, 2021.

Heather Jarrell Roe

_____

Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2021-25

ESTABLISH TOWNSHIP CLERK'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS in July 2021, Teamster, AFSCME and non-union employees received a 2.5% increase in their base wages; and

WHEREAS it is recommended that trustees and full-time elected officials receive a 2.5% increase;

NOW THEREFORE BE IT RESOLVED that the salary for the office of Clerk shall receive a lump sum to cover January 2021 to November 2021 (non MERS wages) the same as all other employees, 2.5% on their base salary with annual salary going from $86,341.55 to $88,500.09.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-25 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 2, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION NO. 2021-26

ESTABLISH TOWNSHIP TREASURER'S SALARY

WHEREAS according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for elected officials shall be determined by the township board; and

WHEREAS in July 2021, Teamster, AFSCME and non-union employees received a 2.5% increase in their base wages; and

WHEREAS it is recommended that trustees and full-time elected officials receive a 2.5% increase;

NOW THEREFORE BE IT RESOLVED that the salary for the office of Treasurer shall receive a lump sum to cover January 2021 to November 2021 (non MERS wages) the same as all other employees, 2.5% on their base salary with annual salary going from $86,341.55 to $88,500.09.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-26 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 2, 2021.

Heather Jarrell Roe

_____

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
AMENDED RESOLUTION NO. 2021-27

ESTABLISH TOWNSHIP TRUSTEE'S SALARY

WHEREAS a new policy was adopted at the October 18, 2016 Township Board meeting that included compensation for Township Trustees; and

WHEREAS all AFSCME, Teamsters and non-union employees received a 2.5% increase in 2021; and

WHEREAS it is recommended that both trustees and full-time elected officials also receive a 2.5% increase in 2021;

NOW THEREFORE BE IT RESOLVED that the Trustees will be paid a lump sum of $352.34 to cover January 2021 to November 2021 and effective December 2021, trustees will receive a 2.5% increase from $15,375 to $15,759.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-27 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on November 2, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #13

November 2, 2021

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND

Total Increase $3,152.00

Request to increase budget for PTO payout request of 70 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$1,481.00**
		Net Revenues	**$1,481.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**101-191-708.004**	**$1,376.00**
	FICA	**101-191-715.000**	**$105.00**
		Net Expenditures	**$1,481.00**

Request to increase budget for PTO payout request of 60 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$1,671.00**
		Net Revenues	**$1,671.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**101-270-708.004**	**$1,553.00**
	FICA	**101-270-715.000**	**$118.00**
		Net Expenditures	**$1,671.00**

249 - BUILIDING FUND

Total Increase $4,000.00

Request to add a new expenditure line for the annual service fee and online processing fees charged by BS&A for online permit payment capability. The annual service fee is $2,280 and the cost of processing online permits is $2 per permit. Approved at 6/16/2020 Board meeting. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**249-000-699.999**	**$4,000.00**
		Net Revenues	**$4,000.00**
Expenditures:	**Contractual - Online Permits**	**249-371-801.060**	**$4,000.00**
		Net Expenditures	**$4,000.00**

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #13

November 2, 2021

287 - NUISANCE ABATEMENT FUND **Total Increase** **$5,000.00**

Request to increase the revenue line for noxious weeds - tax reimbursement due to more funds collected than budgeted and increase the expenditure line for noxious weed enforcement cost due to more citations than budgeted. This will be funded by revenues collected from noxious weed property owners.

Revenues:	**Noxious Weeds - Tax Reimbursement**	**287-000-452.002**	**$5,000.00**
		Net Revenues	**$5,000.00**
Expenditures:	**Noxious Weed Enforcement Cost**	**287-733-806.003**	**$5,000.00**
		Net Expenditures	**$5,000.00**

Motion to Amend the 2021 Budget (#13)

Move to increase the General Fund budget by $3,152 to $9,962,348 and approve the department line item changes as outlined.

Move to increase the Building Fund budget by $4,000 to $885,456 and approve the department line item changes as outlined.

Move to increase the Nuisance Abatement Fund budget by $5,000 to $67,027 and approve the department line item changes as outlined.

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

ytown.org
A community of opportunity

Charter Township of Ypsilanti

Accounting Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-3702
Fax: (734) 484-5154

STATEMENTS AND CHECKS

NOVEMBER 16, 2021 BOARD MEETING

ACCOUNTS PAYABLE CHECKS -	$	365,763.00
HAND CHECKS -	$	32,853.67
CREDIT CARD PURCHASES-	$	7,290.73
GRAND TOTAL -	**$**	**405,907.40**

Clarity Health Care Deductible –

ACH EFT - $35,304.55 (OCT)
ADMIN FEE - $1,245.12 (OCT)

CHECK NUMBERS 189260 - 189314

HAND Checks

Check Date	Check	Vendor Name	Amount	
Bank AP AP				
11/03/2021	189260	ALVERTA CULVER	18.00	
11/03/2021	189261	AMANDA BECK	66.00	
11/03/2021	189262	BEULAH PERUMALLA	66.00	
11/03/2021	189263	BRAVONNEY WALKER	66.00	
11/03/2021	189264	DARRYL STEELE	18.00	
11/03/2021	189265	EMILY ANNE TENANT	18.00	
11/03/2021	189266	ERIC ROPER	18.00	
11/03/2021	189267	GILLETTE MULLINS	18.00	
11/03/2021	189268	HAILEY STIMAC	18.00	
11/03/2021	189269	HUE LIEU HUYNH	18.00	
11/03/2021	189270	JANIS SUE BEARD	18.00	
11/03/2021	189271	JAONNA KOVACEVICH	66.00	V
11/03/2021	189272	JOSHUA BYERS	18.00	
11/03/2021	189273	JOSHUA PACE	18.00	
11/03/2021	189274	KAREN HOW	18.00	
11/03/2021	189275	KARYN KEMP	66.00	
11/03/2021	189276	KORRINE PALMER	18.00	
11/03/2021	189277	LAUREN ASSALLEY	18.00	
11/03/2021	189278	LORNA MAE BUTTS	18.00	
11/03/2021	189279	MATTIE DOSS	18.00	
11/03/2021	189280	MELANIE KING	18.00	
11/03/2021	189281	MELONY KAY HOLLEN	18.00	
11/03/2021	189282	MOLLY WYSONG	18.00	
11/03/2021	189283	MUTHU JAYATISSA	18.00	
11/03/2021	189284	NOAH PYLE	18.00	
11/03/2021	189285	PAUL NICHOLS	18.00	
11/03/2021	189286	RAOUF ABBAS	18.00	V
11/03/2021	189287	REBECCA MURRAY	18.00	V
11/03/2021	189288	RYAN WEINBERG	18.00	
11/03/2021	189289	SETH NOLAN	66.00	
11/03/2021	189290	SHANIA JOHNSON	66.00	V
11/03/2021	189291	SUE BARKER	18.00	
11/03/2021	189292	TAMERIA SHANNON	18.00	
11/03/2021	189293	TIFFANY GORE	18.00	
11/03/2021	189294	WILLIAM CUNNINGHAM	18.00	
11/03/2021	189295	WILLIAM MUNSEL	18.00	
11/04/2021	189296	JOANNA KOVACEVICH	66.00	
11/04/2021	189297	RAOUF ABBAS	18.00	
11/04/2021	189298	REBECCA MURRAY	18.00	
11/04/2021	189299	SHANIA JOHNSON	66.00	
11/05/2021	189300	AT & T	638.33	
11/05/2021	189301	AT & T	40.43	
11/05/2021	189302	CLEAR RATE COMMUNICATIONS, INC	872.34	
11/05/2021	189303	COMCAST BUSINESS	3,556.88	
11/05/2021	189304	COMCAST CABLE	102.62	
11/05/2021	189305	COMCAST CABLE	8,368.10	
11/05/2021	189306	DTE ENERGY	5,407.35	
11/05/2021	189307	GUARDIAN ALARM	500.46	
11/05/2021	189308	VERIZON WIRELESS	2,378.60	
11/05/2021	189309	WASTE MANAGEMENT	61.78	
11/05/2021	189310	WASTE MANAGEMENT	143.33	
11/05/2021	189311	WEX BANK	1,806.80	
11/09/2021	189312	PETERSON COMPANIES	7,192.65	
11/10/2021	189314	POSTMASTER	800.00	

AP TOTALS:

Total of 54 Checks:	33,021.67
Less 4 Void Checks:	168.00
Total of 50 Disbursements:	32,853.67

A/P checks

Check Date	Check	Vendor Name	Amount
Bank AP AP			
11/16/2021	189315	AAA AUTO PARTS & SERVICE	2,401.86
11/16/2021	189316	AHSHA GILLUM	100.00
11/16/2021	189317	ALLGRAPHICS CORPORATION	714.10
11/16/2021	189318	AMAZON CAPITAL SERVICES	5,554.10
11/16/2021	189319	ANN ARBOR CLEANING SUPPLY	274.50
11/16/2021	189320	ANN ARBOR WELDING SUPPLY CO	686.85
11/16/2021	189321	APEX SOFTWARE	150.00
11/16/2021	189322	ASCENTIS CORPORATION	328.25
11/16/2021	189323	AUTO VALUE YPSILANTI	648.53
11/16/2021	189324	AUTOMATED CONFIRMATIONS, LLC	39.35
11/16/2021	189325	BS & A SOFTWARE	698.00
11/16/2021	189326	CARLISLE/WORTMAN ASSOCIATES	138.75
11/16/2021	189327	CGS, INC.	1,860.00
11/16/2021	189328	CISLO TITLE	1,825.00
11/16/2021	189329	COLMAN-WOLF SANITARY SUPPLY CO	213.95
11/16/2021	189330	CRYSTAL FLASH, INC.	8,112.50
11/16/2021	189331	CSI EMERGENCY APPARATUS, LLC	12,641.01
11/16/2021	189332	DYNAMIC DRAINS LLC	37.50
11/16/2021	189333	EMERGENT HEALTH PARTNERS	7,208.56
11/16/2021	189334	EXECUTIVE CONSULTANTS UNITED	7,097.20
11/16/2021	189335	FASTENAL	249.80
11/16/2021	189336	GRAINGER	721.92
11/16/2021	189337	GRIFFIN PEST SOLUTIONS	61.00
11/16/2021	189338	HOME DEPOT	511.01
11/16/2021	189339	HOME DEPOT USA INC	45.00
11/16/2021	189340	INNOVATIVE OFFICE TECHNOLOGY GROUP	79.49
11/16/2021	189341	INTERGRITY BUSINESS SOLUTIONS LLC	774.75
11/16/2021	189342	JOSEPH NGUYEN	65.00
11/16/2021	189343	KELCEE GREEN	100.00
11/16/2021	189344	LAG DEVELOPMENT LLC	3,181.00
11/16/2021	189345	LOOKING GOOD LAWNS	15,278.50
11/16/2021	189346	LOYALTY CAR CARE LLC	265.00
11/16/2021	189347	M3 GROUP	19,000.00
11/16/2021	189348	MAYNARDS AUTO SERVICE CENTER	12.00
11/16/2021	189349	MICHIGAN CAT	98.33
11/16/2021	189350	MICHIGAN LINEN SERVICE, INC.	1,136.55
11/16/2021	189351	MILTON ANDREWS	2,870.00
11/16/2021	189352	MOBILE BLASTMAN	400.00
11/16/2021	189353	NATIONAL RECREATION & PARK	543.75
11/16/2021	189354	NEXTCARE URGENT CARE MICHIGAN	150.00
11/16/2021	189355	OAKLAND COUNTY	2,036.00
11/16/2021	189356	OFFICE DEPOT	50.06
11/16/2021	189357	OFFICE EXPRESS	376.14
11/16/2021	189358	OSCAR W. LARSON CO.	665.00
11/16/2021	189359	PETER POWER	1,610.00
11/16/2021	189360	PIONEER ATHLETICS	49.00
11/16/2021	189361	PREMIER GROUP ASSOCIATES	183,087.36
11/16/2021	189362	PROTECH PROJECTION SYSTEMS, INC.	4,155.00
11/16/2021	189363	RHETT REYES	1,710.00
11/16/2021	189364	RICOH USA, INC.	526.43
11/16/2021	189365	ROSE PEST SOLUTIONS	4,100.00
11/16/2021	189366	SALADINO CONSTRUCTION COMPANY	2,400.00
11/16/2021	189367	SAM'S CLUB DIRECT	658.68
11/16/2021	189368	SENSAPHONE	185.30
11/16/2021	189369	SHALONDA CASANOVA	60.00
11/16/2021	189370	SHERWIN WILLIAMS COMPANY	42.62
11/16/2021	189371	SHRADER TIRE & OIL	1,229.71
11/16/2021	189372	SOUTHERN COMPUTER WAREHOUSE	8,364.46
11/16/2021	189373	SPARTAN DISTRIBUTORS	174.19
11/16/2021	189374	SPICER GROUP	122.25
11/16/2021	189375	STADIUM TROPHY	2,330.10
11/16/2021	189376	STANDARD PRINTING	23.56
11/16/2021	189377	STANTEC	7,616.64
11/16/2021	189378	STARWINDS SOFTWARE INC	3,599.60
11/16/2021	189379	STATE OF MICHIGAN##	700.00
11/16/2021	189380	TARGET SPECIALTY PRODUCTS	1,244.54
11/16/2021	189381	TERRAFIRMA	115.00
11/16/2021	189382	THE PAINT PROFESSIONALS LLC	24,210.00
11/16/2021	189383	TOM GREENWOOD	1,124.32
11/16/2021	189384	U.S. POSTAL SERVICE*	245.00
11/16/2021	189385	ULLIANCE	1,008.00
11/16/2021	189386	UNIFIRST CORPORATION	164.47
11/16/2021	189387	UNIMEASURE	901.18
11/16/2021	189388	UTILITIES INSTRUMENTATION SERV	787.50
11/16/2021	189389	W.J. O'NEIL COMPANY	518.02
11/16/2021	189390	WASHTENAW COUNTY LEGAL NEWS	55.00
11/16/2021	189391	WASHTENAW COUNTY TREASURER#	12,069.85
11/16/2021	189392	WOLVERINE FREIGHTLINER	1,141.58

Check Date	Check	Vendor Name	Amount
11/16/2021	189393	YPSILANTI ACE HARDWARE	33.33

AP TOTALS:

Total of 79 Checks:	365,763.00
Less 0 Void Checks:	0.00
Total of 79 Disbursements:	365,763.00

CHECK REGISTER FOR CHARTER TOWNSHIP OF YPSILANTI
CHECK NUMBERS 73 - 73

CREDIT CARDS

Check Date	Check	Vendor Name	Description	Amount
Bank CARDS COMERICA COMMERICAL CARD				
11/16/2021	73(E)	COMERICA BANK	REFRESHMENTS FOR RPP TRAINING	29.92
			REGISTRATION FOR ANNUAL MEETING FOR WILL	182.72
			FEDEX SHIPMENT - SARANEN	101.01
			FEDEX INVOICE - SARANEN	138.12
			OPERATING SUPPLIES AND FOOD AND BEVERAGE	240.12
			FOOD AND BEVERAGE FOR RESALE IN THE GOLF	50.47
			RENEWAL OF BILL BALMES MEMBERSHIP	120.00
			COSTUMES FOR COMPETITION DANCE CLASS. PA	459.25
			FIXED ASSETS CS RENEWAL	429.30
			ANNUAL MEMEBERSIHIP JAVONNA & ANDREW	305.00
			COMPETITION DANCE COSTUMES	514.25
			PURCHASE OF REHABILITATION CODE BOOK 201	73.00
			CITY TAX ON LODGING FOR T MCDUGALD TO AT	17.25
			VOIP MONITORING	1,512.00
			LANSWEEPER	1,568.80
			50 & BEYOND OUTING TO CORNWALL'S TURKEYV	100.00
			JOOMLASHACK RENEWAL	199.00
			ANNUAL MFIS MEMBERSHIP FEE FOR 2021	30.00
			NFPA CERTIFIED FIRE INSPECTOR 1	350.00
			SSL CERT RENEWAL	29.95
			CODE BOOKS FOR OFFICE OF COMMUNITY STAND	127.85
			REHAB SUPPLIES FOR FIRE FIGHTERS	104.64
			SURVEYMONKEY RENEWAL	408.00
			50 & BEYOND OUTING	104.00
			REFRESHMENTS FOR CPR CLASS	21.08
			MONTHLY SUBSCRIPTION FEE FOR TLO SERVICE	75.00
				7,290.73

CARDS TOTALS:

Total of 1 Checks:	7,290.73
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	7,290.73

OFFICE OF THE TREASURER
STAN ELDRIDGE



MONTHLY TREASURER'S REPORT
OCTOBER 1, 2021 THROUGH OCTOBER 31, 2021

Account Name	Beginning Balance	Cash Receipts	Cash Disbursements	Ending Balance
101 - General Fund	6,688,422.61	1,873,233.47	1,567,039.72	6,994,616.36
101 - Payroll	204,322.20	973,192.90	926,373.85	251,141.25
101 - Willow Run Escrow	145,382.94	1.24	0.00	145,384.18
206 - Fire Department	2,366,636.82	4,730.22	446,409.00	1,924,958.04
208 - Parks Fund	18,542.91	0.15	847.71	17,695.35
213 - Roads/Bike Path/Rec/General Fund	763,273.34	1,003.92	3,457.29	760,819.97
226 - Environmental Services	1,829,467.69	111.67	240,685.80	1,588,893.56
230 - Recreation	182,630.45	19,478.04	48,206.24	153,902.25
236 - 14-B District Court	50,063.28	67,112.54	139,595.38	(22,419.56)
244 - Economic Development	70,457.42	0.59	0.00	70,458.01
249 - Building Department Fund	1,584,556.79	67,617.83	64,011.04	1,588,163.58
250 - LDFA Tax	19,995.05	0.17	0.00	19,995.22
252 - Hydro Station Fund	828,490.19	45,225.03	68,404.46	805,310.76
266 - Law Enforcement Fund	7,281,974.97	7,131.14	85,410.00	7,203,696.11
287 - Nuisance Abatement Fund	68,018.81	3,046.57	4,246.87	66,818.51
398 - LDFA 2006 Bonds	22,427.66	0.04	20,340.00	2,087.70
584 - Green Oaks Golf Course	322,643.37	50,134.49	59,748.42	313,029.44
597 - Compost Site	837,864.93	26,231.48	43,559.78	820,536.63
661 - Motor Pool	368,453.48	8,131.83	6,932.07	369,653.24
702 - General Tax Collection	119,798.98	53,542.32	147,585.49	25,755.81
703 - Current Tax Collections	6,414,774.11	434,423.27	4,515,825.72	2,333,371.66
707 - Bonds & Escrow/GreenTop	1,455,805.27	46,412.35	24,689.75	1,477,527.87
708 - Fire Withholding Bonds	157,142.03	1.24	12,746.00	144,397.27
GRAND TOTAL	**31,801,145.30**	**3,680,762.50**	**8,426,114.59**	**27,055,793.21**

ATTORNEY REPORT

GENERAL LEGAL UPDATE

OLD BUSINESS

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2021-23
In Reference to Ordinance 2021-497

Rezoning of 1441 RUSSELL STREET (K -11-10-160-003)

Whereas, at is regularly scheduled meeting held October 27, 2020, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a voluntary conditional rezoning request pursuant to MCL125.3405 for a certain parcel of property comprising 8.24 acres, commonly identified as 1441 Russell Street, Parcel ID K -11-10-160-003, from the RM-2 (Multiple-Family Residential) zoning district to the I-1 (Light Industrial) zoning district with voluntary conditions in writing by the Applicant.

Whereas, the entire development includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Whereas, proposed Ordinance No. 2021-497 rezones 1441 Russel Street, Parcel ID K-11-10-160-003, from RM-2 District to I-1 District zoning classification with voluntary conditions of: *The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:*

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

Whereas, the Township Board of Trustees agrees that the rezoning is appropriate.
Now Therefore, Be it Resolved that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2021-497 attached hereto, by reference, in its entirety.

Charter Township of Ypsilanti
PROPOSED ORDINANCE 2021-497

An Ordinance Amending Ordinance 2021-497 Township Zoning Ordinance, So As To Rezone 1441 Russell Street, being Parcel ID K-11-10-160-003, From Its Current RM-2 (Multi-Family Residential) District Zoning Classification to I-1 (Light Industrial) District Zoning Classification with voluntary conditions in writing by the Applicant

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 8.24 acres of land located at 1441 Russell Street, also known as Parcel ID K-11-10-160-003, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current RM-2 (Multi-Family Residential) District zoning classification to the I-1 (Light Industrial) District zoning classification with voluntary conditions of:

The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its RM-2 District zoning classification to the I-1 District zoning classification.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

This Ordinance shall become effective upon:

1) Recording of a Deed Restriction, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003, setting forth voluntary conditions in writing by the Applicant; and
2) Recording of a Conditional Rezoning Agreement, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003; and
3) Publication of this ordinance in a newspaper of general circulation as required by law.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2021-497 by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on October 19, 2021. The second reading is scheduled to be heard on November 16, 2021.

Heather Jarrell Roe

Heather Jarrell Roe, Clerk

Charter Township of Ypsilanti

"ATTACHMENT A"

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K -11-10-280-019
COM AT CENT OF SEC 10, TH N 87-15- 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K -11-10-160-002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K -11-10-160-003
COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South - Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

R and L CARRIERS
1441 RUSSELL STREET

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement") is entered into between **RLR INVESTMENTS LLC,** a Ohio corporation, the address of which is 600 Gilliam Road, Wilmington Ohio 45177 ("Developer"), and **THE CHARTER TOWNSHIP OF YPSILANTI**, with its principal offices at 7200 S. Huron Drive, Ypsilanti, Michigan 48198 (the "Township").

R E C I T A L S :

A. Developer is the owner of certain real property located in the Township, Washtenaw County, Michigan as more particularly described on Exhibit A attached hereto (the "Property").

B. The Property includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2.

C. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

D. As part of voluntary condition of the rezoning which will result in parcel K-11-10-160-003 to be rezoned from RM-2, Multiple Family Residential to I-1, Light Industrial, the Developer has voluntarily offered the following:

The Property will be developed as illustrated on the preliminary site plan drawings (dated 7-21-20), specifically:

1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.
2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.
3. A minimum pavement setback of 80’ is provided on the south side of the property (20’ minimum by ordinance)
4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.
5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.

6. Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.

E. The Township requires the execution of a Conditional Zoning Agreement in connection with the approval of a rezoning for the Project. The proposed rezoning is submitted with a Developer's Site Plan. A copy of Developer's Site Plan is attached as Exhibit B hereto ("Site Plan").

F. Any conditions, representations or promises included in the Agreement have been voluntarily offered by the Developer to induce the Township to rezone the land to the proposed classification. The Developer and the Township agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq.

G. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property parcels shall become effective as set forth in Section 6.2 of this Agreement. Once this Agreement is approved by the Ypsilanti Charter Township Board of Trustees, it shall be binding upon the Township, the Developer, and their agents, successors and assigns. The Township Zoning Map shall be updated to reflect the amendment to within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by the Developer and entered into voluntarily by the Developer and the Township.

H. The Developer has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act.

I. This Conditional Rezoning Agreement is made by the Township pursuant to authority granted to the Township under MCLA §125.3405, as amended.

J. The Township's Planning Commission, at its October 27, 2020 meeting, recommending to the Township Board that the Developers, be granted.

K. The Township, by action of its Township Board at its meeting of (inset date) adopted a resolution and has accepted the offer of the Developer to enter into this Conditional Rezoning Agreement, which incorporates the conditions offered by the applicant.

NOW, THEREFORE, the Developer and the Township for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE I

GENERAL TERMS

1.1 Developer and the Township acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

1.2 The terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property and shall run with and bind the Property and shall bind and inure to the benefit of the successors and assigns of the parties to this Agreement.

ARTICLE 2
CONDITIONS FOR REZONING

2.1 **Representation.** The Developer represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.

2.2 **Expiration.** The Developer shall be subject to the expiration of the provisions of Section 6.2 of this Agreement.

ARTICLE 3
REZONING

3.1 **Resolution and Zoning Map Amendment.** Directly after the Township Board approval of this Conditional Rezoning Agreement, the Township Board shall pass a Resolution rezoning the Parcel K-11-10-160-003 from RM-2, Multiple Family Residential to I-1, Light Industrial zoning classification. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Township Clerk's office shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

ARTICLE 4
OBLIGATIONS AND PROPERTY RESTRICTIONS

4.1 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable Township Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable Township Ordinances and State law.

4.2 **Compliance with Township Ordinances.** The Developer shall comply with the Township Code of Ordinances, obtain any necessary approvals and permits for the development of the Property.

4.3 **Reconstruction of Minion Drive.** The Developer shall reconstruct Minion Drive per the approved Engineering Design Standards of the Charter Township of Ypsilanti. The cost of the reconstruction of Minion Drive will be the at the sole expense of the Developer. The Developer has provided the Township with a memorandum of understanding agreeing to this condition attached as Exhibit C to this agreement. The Developer shall provided a performance bond in the form of a surety bond for one hundred percent of the cost of construction as provided for in the construction cost estimate provided by the Developer. This bond shall be maintained until such time as the work has been inspected and approved by the Township.

4.4 **Maintenance of Minion Drive.** The Developer will share in the Private Road Maintenance for Minion Drive as set forth in the Private Road Maintenance Declaration dated July 13, 2021 Exhibit D. The Township shall reserve the right to inspect the condition of Minion Drive and require that the road be maintained in a manner consistent with the approved site plan for the development.

ARTICLE 5
THE TOWNSHIP'S RIGHTS AND OBLIGATIONS

5.1 **Police Powers.** The action of the Township in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the Township relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The Township is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

5.2 **Expiration.** The conditional rezoning shall be subject to Developer obtaining final site plan approval and commencing construction for phase one within two (2) years and fifteen (15) years from for phase two from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the Township. Phase one and two are outlined in Exhibit B. The Township shall have the sole discretion to determine if progress has been diligently pursued by the Developer. The Township, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

5.3 **Zoning if Expired.** If the Conditional Rezoning Agreement shall expire under its own terms and conditions as set forth in Section 5.2, the Township has the right to rezone the property following the amendment procedures set forth in Article 27 of the current Zoning Ordinance.

5.4 **Enforcement.** The Township may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the Township obtains any relief as a result of such litigation, the Developer shall pay all court costs and attorney fees incurred by the Township in connection with such suit.

5.5 **Non-Compliance.** If the Developer is developing the Property in non-compliance with the Conditional Rezoning Agreement, the Township may issue a stop work order as to any or all aspects of the Development; may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy; and may suspend further inspections of any or all aspects of the Development.

ARTICLE 6
GENERAL PROVISIONS

6.1 The **Township's Representations and Warranties.** The Township represents and warrants to the Developer as follows:

a. **Authority.** The Township has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The Township's authority shall be evidenced by appropriate resolutions.

b. **Transfer of Ownership.** The transfer of title of the Property from the Developer to an entity in which the principals of the Developer do not have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of Township Ordinances, including the Township Zoning Ordinance.

d. **Sole Authority.** The Township Board is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with the Developer.

e. **Use.** The intended land use for the Property is a permissible use under the Ypsilanti Township Zoning Ordinance.

f. **Validity of Use.** In the event that the Township Zoning Ordinance is amended such that the use provided for in this Conditional Rezoning Agreement for the Property is no longer a permitted use of right in the

I-1, Light Industrial, the use provided for in this Conditional Rezoning Agreement and continuation of that use shall be governed by the provisions of the Townships Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 22 of the Zoning Ordinance.

g. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Township's Charter, or any agreement to which the Township is a party or by which it is bound.

6.2 **The Developers Representations and Warranties.** The Developer represents and warrants to the Township as follows:

a. **Organization**. The Developer has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

b. **Authorization**. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by the Developer.

c. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.

d. **Disclosure**. No representation or warranty by the Developer, or any statement or certificate furnished to the Townships pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

e. **Litigation**. The Developer has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the Developer or its principals from carrying out the covenants and promises made herein.

f. **Financial**. The Developer is financially able to develop the Property.

g. **Compliance with Laws.** The Developer shall comply with all Laws and all Township ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

6.3 **Effective Date.** The effective date of this Conditional Rezoning Agreement is the date the Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

The parties hereto have executed this Agreement as of the year and date set forth above.

"DEVELOPER"

RLR INVESTMENTS LLC
a Ohio corporation

By:_____

Its:_____

"TOWNSHIP"

CHARTER TOWNSHIP OF YPSILANTI

By:_____
Brenda Stumbo, Supervisor

By:_____
Heather Jarrell Roe, Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, _____ of _____Corporation, on behalf of the corporation.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, Supervisor, and _____, Clerk of the Charter Township of Ypsilanti, on behalf of the Township.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

EXHIBIT A

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions

43 EMERICK ST

Parcel Number: K -11-10-280-019

COM AT CENT OF SEC 10, TH N 87-15- 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST

Parcel Number: K -11-10-160-002

COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST

Parcel Number: K -11-10-160-003

COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:

An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

EXHIBIT B

PRELIMINARY SITE PLANS FOR

R+L CARRIERS EXPANSION

43 EMERICK STREET

YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

R+L CARRIERS
600 GILLAM ROAD
WILMINGTON, OHIO 45177
CONTACT: SCOTT ECCARD
PHONE: (937) 382-2248
EMAIL: SCOTT.ECCARD@RLCARRIERS.COM

ARCHITECT:

WAH YEE ASSOCIATES
42400 GRAND RIVER AVE. SUITE 200
NOVI, MI 48375
CONTACT: WILLIAM ELAND
PHONE: (248) 513-4391
EMAIL: WELAND@WAHYEEASSOC.COM

CIVIL ENGINEER:

PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JONATHAN CURRY
PHONE: (517) 546-8583 EXT. 232
FAX: (517) 546-8973
EMAIL: JCURRY@PEAINC.COM

LANDSCAPE ARCHITECT:

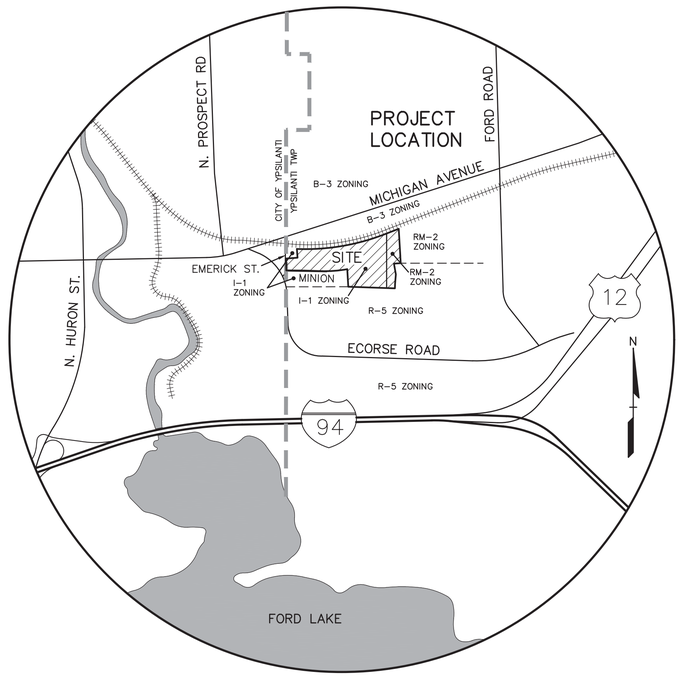
PEA, INC.
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAINC.COM

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LOCATION MAP
NO SCALE

PROJECT NARRATIVE

R+L CARRIERS IS PROPOSING TO EXPAND THEIR EXISTING FACILITY LOCATED AT 43 EMRICK STREET, YPSILANTI MI. THE YPSILANTI TWP. R+L CARRIERS LOCATION IS A TRUCKING TERMINAL PROVIDING SHIPPING AND FREIGHT SERVICES. PROPOSED CONSTRUCTION WILL CONSIST OF A TOTAL BUILDING EXPANSION AND CONSTRUCTION OF 219,000 S.F. THE EXISTING TRUCK TERMINAL IS PROPOSED TO BE EXPANDED IN TWO LOCATIONS. AN EXISTING PORTION OF THE TERMINAL IS TO BE WIDENED PROVIDING AN ADDITIONAL 10,000 S.F. THE EAST PORTION OF THE TERMINAL IS PROPOSED TO BE EXTENDED PROVIDING AN EXPANSION OF 45,900 S.F. THE EASTERLY EXPANSION WILL PROVIDE FOR AN ADDITIONAL 80 TRUCK LOADING DOCKS. THE EXISTING FUEL STATION AND MAINTENANCE BUILDING OF 23,580 SF ARE PROPOSED TO BE DEMOLISHED AND RELOCATED TO THE SOUTH AREA OF THE SITE. A TRUCK WASH OF 8,160 IS ALSO PROPOSED TO BE LOCATED IN THIS VICINITY. TWO STORM WATER DETENTION BASINS ARE PROPOSED ON THE EASTERLY PORTION OF THE SITE. ON THE WEST PORTION OF THE SITE, EXISTING PAVEMENT WILL BE STRIPED TO PROVIDE OVERFLOW PARKING AND THE ENTRANCE GATE FOR TRUCK TRAFFIC WILL BE REMOVED. IN THE SITE'S PROPOSED CONDITION, TRUCK TRAFFIC WILL ENTER THE DRIVE FROM MINION DRIVE. IMPROVEMENTS TO MINION DRIVE ARE PROPOSED. THE SITE IS PRIMARILY ZONED I-1 AND THE CURRENT USE IS PERMITTED IN THIS ZONE. THE EAST PORTION OF THE SITE IS ZONED R-3 AND WILL REQUIRE RE-ZONING TO FACILITATE THIS USE.

INDEX OF DRAWINGS:

P-0.0 – COVER SHEET
P-1.0 – TOPOGRAPHIC SURVEY – WEST
P-1.1 – TOPOGRAPHIC SURVEY – CENTRAL
P-1.2 – TOPOGRAPHIC SURVEY – EAST
P-1.3 – TOPOGRAPHIC SURVEY – SOUTH
P-2.0 – OVERALL PLAN
P-3.0 – DIMENSION PLAN – WEST
P-3.1 – DIMENSION PLAN – CENTRAL
P-3.2 – DIMENSION PLAN – EAST
P-3.3 – DIMENSION PLAN – SOUTH
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P-4.2 – GRADING PLAN – EAST
P-4.3 – GRADING PLAN – SOUTH
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P-7.2 – WCWRC COMPUTATIONAL REQUIREMENTS–NORTH
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SL-1.4 – SITE PHOTOMETRIC DETAILS

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L-1.2 – PRELIM. LANDSCAPE PLAN – ENTRANCE
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P-2.2 – ARCHITECTURAL FLOOR PLAN
P-2.3 – ARCHITECTURAL FLOOR PLAN
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P-4.1 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.2 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.3 – ARCHITECTURAL BUILDING ELEVATIONS
P-4.4 – ARCHITECTURAL BUILDING ELEVATIONS

STANDARD DETAIL SHEETS:

YCUA STANDARD WATER MAIN DETAILS (1 OF 2)
YCUA STANDARD WATER MAIN DETAILS (2 OF 2)
YCUA/YPSILANTI TWP STANDARD STORM SEWER DETAILS (1 OF 2)
YCUA/YPSILANTI TWP STANDARD STORM SEWER DETAILS (2 OF 2)
YPSILANTI TWP STANDARD SOIL EROSION CONTROL DETAILS (1 OF 1)

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

REVISIONS

STATE OF MICHIGAN
WENDY RIPPER
ENGINEER
NO. 42115
LICENSED PROFESSIONAL ENGINEER

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811
Know what's below Call before you dig
MISS DIG System, Inc.
1-800-482-7171 (TOLL FREE) www.missdig.org

PEA

PEA, Inc.
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Troy, MI 48083-1872
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SP.dwg

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

COVER SHEET
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. WR | DN. WR | SUR. XXX | P.M. JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -JC\CIVIL\SITE PLANS\INDEX SHTS\P-0.0_COVER 2018-229

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: N.T.S.

DRAWING NUMBER:
P-0.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

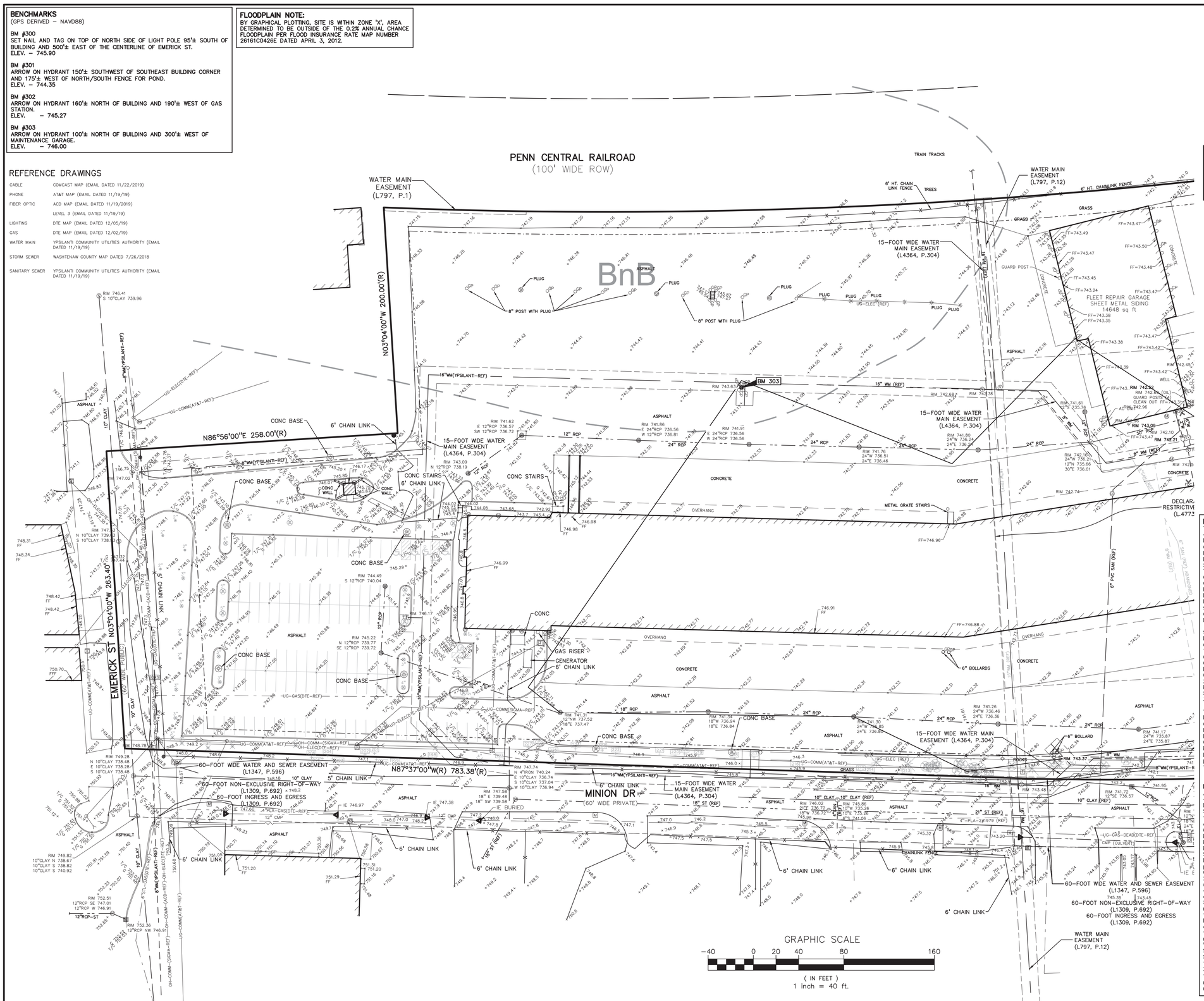
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

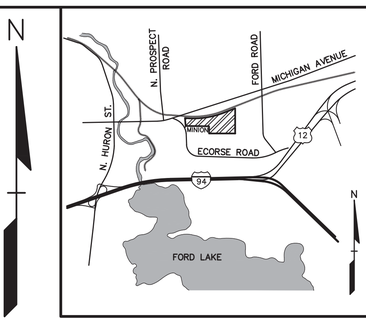
BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
WATER MAIN	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)
STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)





LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- ⅝ BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21
671
STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 100.25 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATIONS, DEPTHS, CONDITIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; CONSTRUCTION CONTRACTOR SHALL FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
800 GILLIAN ROAD
WILMINGTON OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - WEST
PART OF THE NW & NE 1/4 OF SECTION 10, T 03 S, R 07 E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN	IB	SLR	CB	P.M.	JC
–	–					

S:\YPSILANTI\2018\18-229\LDP\18-229 XL CARRIERS - YPSILANTI TOPOGRAP - v.DWG\LXSD\18-229-TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
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STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)

PENN CENTRAL RAILROAD
(100' WIDE ROW)

ARC = 2,053.08'
RADIUS = 4,961.15'(R)
DELTA = 23°42'39"
CHORD = 2,038.46'
CH. BRG. = N80°54'47"E

SpB

DISTRIBUTION CENTER
43 EMERICK ST
CONC BASE AND WALLS
SOME SHEET METAL SIDING

FLEET REPAIR GARAGE
SHEET METAL SIDING
14648 sq ft

MINION DR
(60' WIDE PRIVATE)

ARC = 605.79'
RADIUS = 2,765.00'(R)
DELTA = 12°33'11"
CHORD = 604.58'
CH. BRG. = S86°06'25"W

DECLARATION OF RESTRICTIVE COVENANT (L.4773, P.826)

WATER MAIN EASEMENT (L797, P.12)

15–FOOT WIDE WATER MAIN EASEMENT (L4364, P.304)

60–FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)
60–FOOT NON–EXCLUSIVE RIGHT–OF–WAY (L1309, P.692)
60–FOOT INGRESS AND EGRESS (L1309, P.692)

FUEL STATION OVERHANG
DIESEL PUMP ON PEDISTAL 743.83'
ROOF DRAIN
1"X1' STEEL POST
POSTS/ANTENNA/FIP
AIR PUMP/DIESEL PUMP ON PAD 743.69
OIL SEPARATOR TANK
AIR PUMP/GUARD POSTS
DIESEL PUMP ON PEDISTAL T/P 743.43
BLDG HT. 12' TYP.
4"PVC DRAIN (REF)
DIESEL PUMP ON PEDISTAL
AIR PUMP W/ GUARD POSTS
DIESEL PUMP ON CONC. PEDISTAL T/P 742.35
DIESEL PUMP ON PEDISTAL T/P 741.98
OVHD. BUILDING COLUMN
3'X3' ELEC. STRG.
DIESEL FU (14,000 G T/TANK 7 (14,000 G

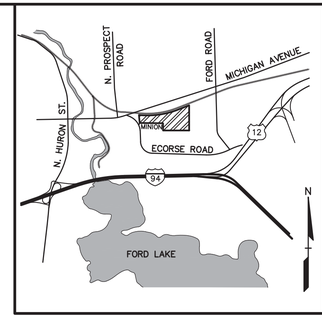
BM #301
BM #302
BM #303

SCALE-LIGHT
ROCKS
BROKEN BOX
DIRT/GRAVEL
STRM STR. (REF) COULD NOT LOCATE
WOODS
MINION (60' WIDE PR
UNRE DELIN 10–2

OVERHEAD BEAMS ON STEEL POSTS
6" BOLLARDS CONC PADS
WEIGH STATION
CONCRETE & METAL PAD
POST (REF)
4" BOLLARD
6" BOLLARD
20' EMERGENCY ENTRANCE GATE (NORMALLY LOCKED)
EMERGENCY SHUTOFF LOCATION
18" RED ABRRICADE WALL (PROPANE STORAGE AREA)
GUARD POST (6)
PROPANE TANK
POLE 20' HT+/–
SHED
6" WALL
RADIO TOWERS (3) GUARD POSTS (5)
1' WALL 3'–4' HT. ±
COMPACTOR
METAL GRATE STAIRS
6' CHAIN LINK
6' HT. CHAINLINK FENCE
20' SIDE YARD SETBACK
45'(R)
SETBACK
TRAIN TRACKS
TREES
GRASS
ASPHALT
CONCRETE
OVERHANG

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
OH–ELEC–W		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG–CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG–PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG–ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

CAUTION!!
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(TOLL FREE)

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Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - CENTRAL
PART OF THE NW & NE 1/4 OF SECTION 10, T 3 S., R 07 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

DES.	DN	IB	SUR	CB	P.M.	JC
–	DN	IB	SUR	CB	P.M.	JC

S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPO BASE.dwg – R.L. CARRIERS – YPSILANTI TOWNSHIP – CONNECTICUT – TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

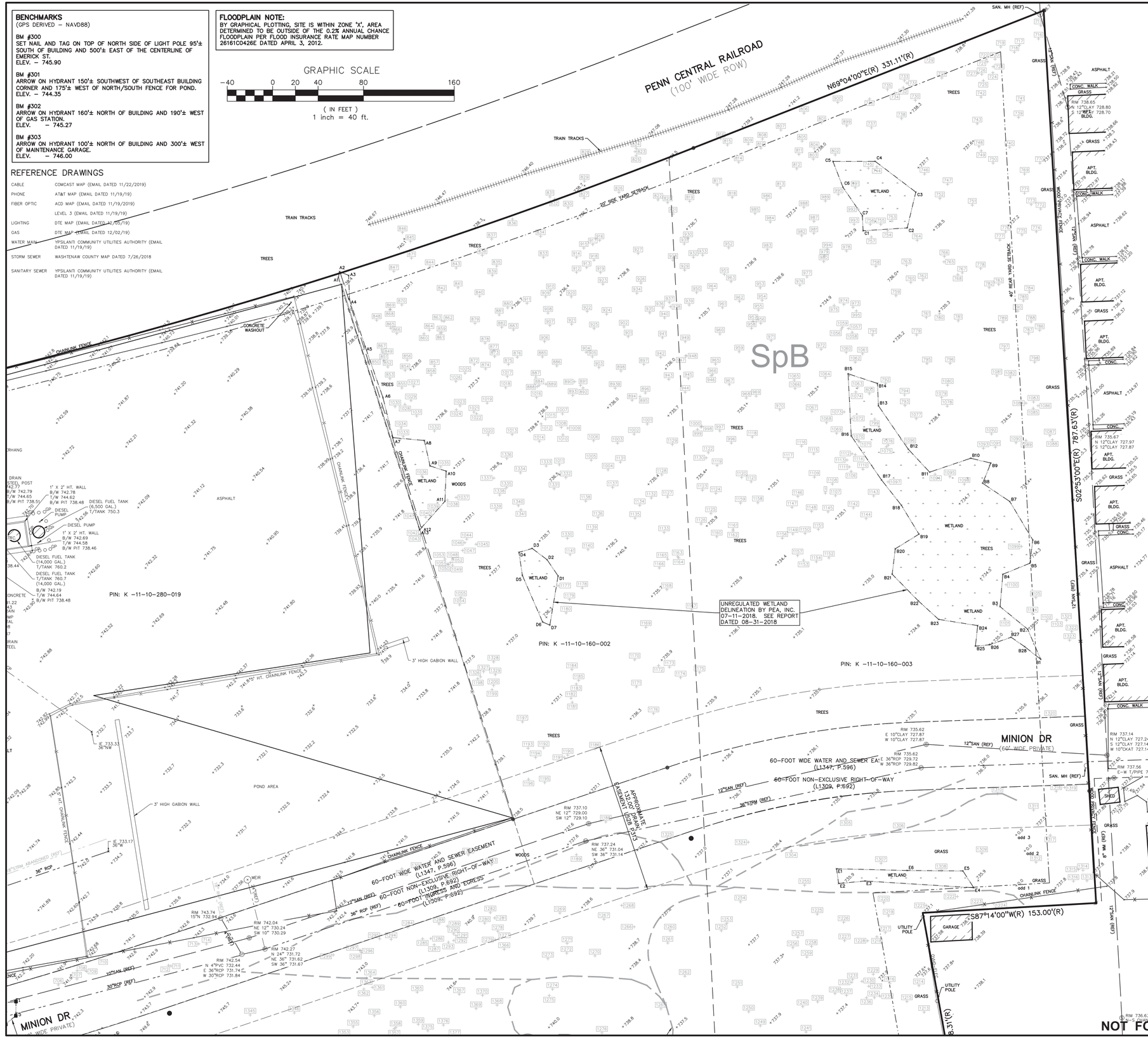
BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

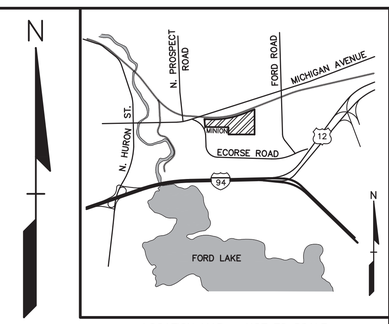
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
WATER MAIN	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)
STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)





LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–○		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–□		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–◇		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–[E]		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
–GAS–		GAS MAIN, VALVE & GAS LINE MARKER
–W–		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
–S–		SANITARY SEWER, CLEANOUT & MANHOLE
–ST–		STORM SEWER, CLEANOUT & MANHOLE
–C–		COMBINED SEWER & MANHOLE
▦		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
⊗		POST INDICATOR VALVE
M T I		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
?		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
816.06 ×		UNIDENTIFIED STRUCTURE
816.06 ×		SPOT ELEVATION
670		CONTOUR LINE
–x–x–x–		FENCE
		GUARD RAIL
☼		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21
671

STD DUTY	HEAVY DUTY	R.O.W. ONLY
STD DUTY	HEAVY DUTY	DEEP STRENGTH

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions

43 EMERICK ST
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATIONS, DEPTHS, CONDITIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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Troy, MI 48083-1872
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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - EAST
PART OF THE NW & NE 1/4 OF SECTION 10, T. 03 S., R. 07 E.
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	CB	P.M.
--	IB	SUR	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP —JC\DWG\BS29–TOPO BASE.dwg

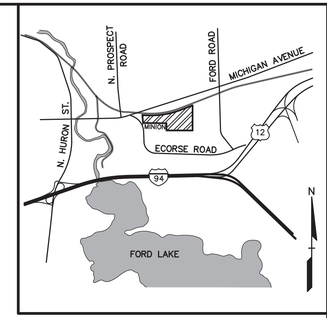
ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.2





LOCATION MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
-OH-ELEC-	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
-UG-CATV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

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Tax Parcel Descriptions
43 EMERICK ST
Parcel Number: K -11-10-280-019
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59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
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MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K -11-10-160-002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
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NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

REFERENCE DRAWINGS

CABLE	COMCAST MAP (EMAIL DATED 11/22/2019)
PHONE	AT&T MAP (EMAIL DATED 11/19/19)
FIBER OPTIC	ACD MAP (EMAIL DATED 11/19/2019)
	LEVEL 3 (EMAIL DATED 11/19/19)
LIGHTING	DTE MAP (EMAIL DATED 12/05/19)
GAS	DTE MAP (EMAIL DATED 12/02/19)
WATER MAIN	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)
STORM SEWER	WASHTENAW COUNTY MAP DATED 7/26/2018
SANITARY SEWER	YPSILANTI COMMUNITY UTILITIES AUTHORITY (EMAIL DATED 11/19/19)

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015XXX\DWG\15XXX–TOPOBASE.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–BASE–15XXX.DWG
XREF: S:\PROJECTS\2015\2015XXX\DWG\CONSTRUCTION\X–TBLK–15XXX.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

R.L. CARRIERS
TOPOGRAPHIC & BOUNDARY SURVEY - SOUTHEAST
PART OF THE NW & NE 1/4 OF SECTION 10, T. 03 S., R. 07 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	--	DN.	IB	SUR.	CB	P.M.	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP --JC\DWG\BS29-TOPO BASE.dwg

ORIGINAL ISSUE DATE:
AUGUST 29, 2018

PEA JOB NO. 2018-229

SCALE: 1" = 40'

DRAWING NUMBER:
P-1.3

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SITE ACCESSIBILITY NARRATIVE:

GENERAL TRUCK TRAFFIC PATTERNS ARE DESCRIBED AS FOLLOWS AND SCHEMATICALLY SHOWN ON THIS SHEET:

1. TRUCKS ENTER THE SITE FROM MINION DRIVE AND ACCESS THE TERMINAL THROUGH THE PROPOSED GATED CARD READER.
2. TRUCKS PASS THROUGH THE PROPOSED SAFETY INSPECTION BUILDING.
3. TRUCKS PROCEED TO THEIR DESIGNATED TRUCK BAY AND DROP OFF THEIR TRAILER.
4. CAB OF TRUCK PROCEEDS TO PROPOSED FUEL STATION FOR FUELING.
5. CAB PARKS NEAR HEATER BLOCKS AT FRONT OF SITE
6. CAB RECEIVES INSTRUCTION TO PICK UP TRAILER AT DESIGNATED TRUCK BAY
6A. TRUCK (WITH TRAILER) TAKES OPTIONAL PATH THROUGH TRUCK WASH
7. TRUCK (WITH TRAILER) PROCEEDS TO PROPOSED TRUCK SCALE AND EXITS THE TERMINAL THROUGH PROPOSED GATED ACCESS POINT.

EXISTING AND PROPOSED HOURS OF OPERATION:

FUEL STATION: 24 HOURS

TERMINAL: 24 HOURS

TYPICAL TRUCK VOLUMES:

EXISTING: 90–95 TRUCKS PER DAY

PROPOSED: 95–110 TRUCKS PER DAY

LEGAL DESCRIPTIONS:
Tax Parcel Descriptions
43 EMERICK ST.
Parcel Number: K –11–10–280–019
COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39–
59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE
OF 15–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A
RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB.
CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY
MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST
Parcel Number: K –11–10–160–002
COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32–
00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03–
04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W
504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

1441 RUSSELL ST
Parcel Number: K –11–10–160–003
COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH
N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE
OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH
N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF
NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

Proposed Combined/Overall Parcel Description:
An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 87 degrees 35 minutes East, along the East–West 1/4 line of Section 10, 102.85 feet to the point of beginning of this description; thence North 02 degrees 47 minutes West, 400.45 feet; thence 605.79 feet along the arc of a 2765.00–foot radius curve to the right which has a central angle of 12 degrees 33 minutes 11 seconds and a chord which bears South 86 degrees 06 minutes 25 seconds West, 604.58 feet; thence North 87 degrees 37 minutes West, 783.38 feet to the centerline of Emerick Street; thence North 03 degrees 04 minutes West, along the centerline of Emerick Street, 263.40 feet; thence North 86 degrees 56 minutes East, perpendicular to the centerline of Emerick Street, 258.00 feet; thence North 03 degrees 04 minutes West, parallel with the centerline of Emerick Street 200.00 feet to the south line of the railroad right–of–way; thence along south line of the railroad right–of–way 2053.08 feet along the arc of a 4961.15–foot radius curve to the left which has a central angle of 23 degrees 42 minutes 39 seconds and a chord which bears North 80 degrees 54 minutes 47 seconds East, 2038.46 feet; thence North 69 degrees 04 minutes East, along south line of the railroad right–of–way, 331.11 feet to the West line of the subdivision plat of Ypsi Little Farms, as recorded in Liber 4 of Plats, Page 11, Washtenaw County Records; thence South 02 degrees 53 minutes East, along the West line of Ypsi Little Farms, 787.63 feet to the North line of the subdivision plat of Crestwood Subdivision, as recorded in Liber 14 of Plats, Page 30; thence South 87 degrees 14 minutes West, along the North line of Crestwood Subdivision, 153.00 feet; thence South 09 degrees 45 minutes East, along the West line of Crestwood Subdivision, 248.31 feet; thence South 05 degrees 47 minutes West, along the West line of Crestwood Subdivision, 205.12 feet; thence South 02 degrees 25 minutes West, along the West line of Crestwood Subdivision, 110.01 feet to the East–West 1/4 line of Section 10; thence North 87 degrees 35 minutes West, along the East–West 1/4 line of Section 10, 1054.12 feet returning to the point of beginning.

SITE DATA TABLE:

SITE AREA: +/–45.7 ACRES

ZONING: I–1, LIGHT INDUSTRIAL

ADJACENT ZONING: R–1 ONE–FAMILY RESIDENTIAL (WEST)
R–M 2 MULTI–FAMILY RESIDENTIAL (WEST)
I–1 LIGHT INDUSTRIAL (SOUTH AND EAST)

BUILDING SETBACKS

REQUIRED: FRONT: 40' MIN. FRONT YARD
REAR: 40' MIN. REAR YARD
SIDE: 20' MIN. SIDE YARD

PROVIDED: FRONT: 270' (WEST)
REAR: 591' (EAST)
SIDE: 259' (NORTH)
SIDE: 123' (SOUTH)

PARKING CALCULATIONS:

USE	PARKING REQUIREMENT
WAREHOUSES AND WHOLESALE ESTABLISHMENTS AND RELATED SPACES ACCESSORY OFFICES	5 SPACES PLUS 1 FOR EVERY EMPLOYEE IN THE LARGEST WORKING SHIFT OR FIVE PLUS 1 FOR EVERY 1,700 S.F. OF USEABLE FLOOR SPACE, WHICHEVER IS GREATER

REQUIRED PARKING:

BASED ON LARGEST SHIFT:
5 SPACES + 150 EMPLOYEES*1 SPACE/EMPLOYES = 155 SPACES

BASED ON BUILDING BUILDING AREA:
(EXISTING AND PROPOSED): 219,000 S.F.
5 SPACES + (1 SPACE)*(219,000 S.F./1,700 S.F.) =134 SPACES

TOTAL SPACES REQUIRED (GREATER OF TWO CALCS) = 155 SPACES

PROVIDED PARKING:

EXISTING PARKING:	130 SPACES (INCL. 7 ACCESSIBLE)
PROPOSED PARKING:	39 SPACES (EMPLOYEE OVERFLOW) 30 SPACES (MAINTENANCE AREA– PKG, INCL. 2 ACCESSIBLE)
TOTAL SPACES PROVIDED:	199 SPACES (INCL. 9 ACCESSIBLE)

MINION DRIVE PAVING NARRATIVE::

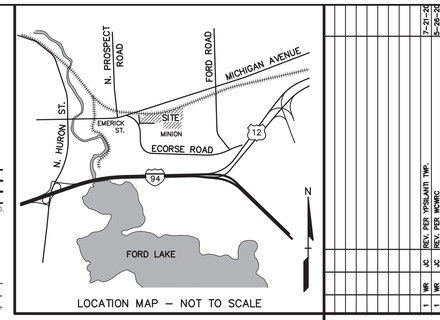
The scope of work for the proposed expansion of the RL Carriers site includes the rehabilitation of Minion Drive. Minion Drive is a private road that currently serves several industrial and commercial businesses located along its south side. The RL Carriers site abuts Minion Drive to the north and to the east but currently only uses the road for emergency access purposes. With the expansion of the RL Carriers site, Minion Drive will be used for general truck traffic to access their site and improvements will be made to the drive to facilitate this.

Drive rehabilitation will extend from Emerick Street west to the proposed RL Carriers gate access. Improvements will include demolishing and reconstructing approximately 1350' of roadway in accordance with Washtenaw County Road Commission standards. Drainage improvements related to the drive will also be addressed at the time of reconstruction. Improvements will be coordinated with all businesses adjacent to Minion Drive.

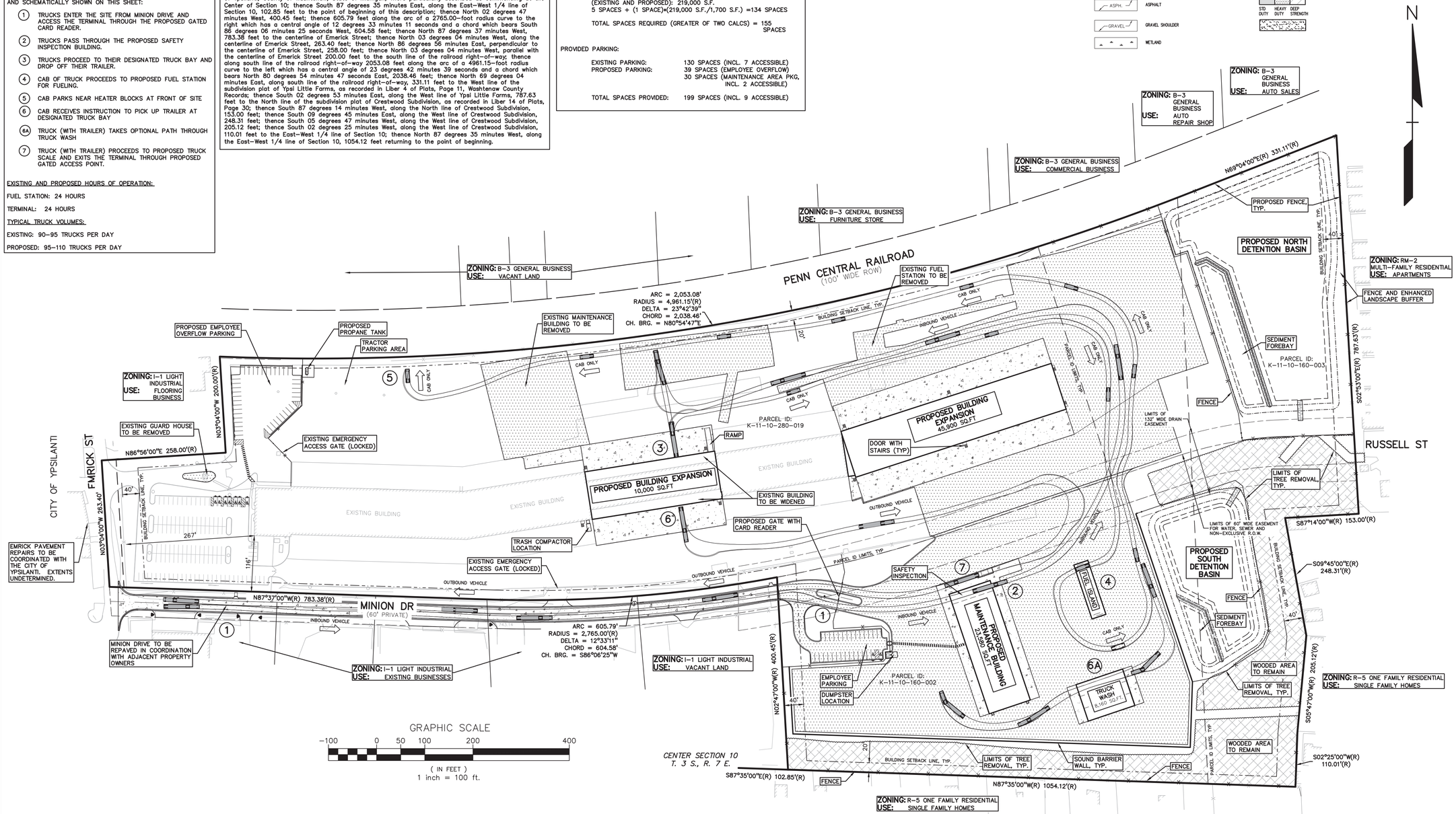
The re–construction of Minion Drive will occur after the RL Carriers site improvements are complete. Construction staging will be coordinated with the other properties access by the roadway. Minion Drive in its current state will be used to access the RL Carriers site during the proposed expansion.

LEGEND

EXISTING		PROPOSED
	IRON FOUND	
	IRON SET	
	NAIL FOUND	
	NAIL & CAP SET	
	BRASS PLUG SET	
	MONUMENT FOUND	
	MONUMENT SET	
	SEC. CORNER FOUND	
	RECORDED	
	MEASURED	
	CALCULATED	
–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	



LOCATION MAP – NOT TO SCALE



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	PROV. PER MCWRC	7–25–20
2	WR	JC	REVISIONS	7–25–20

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600 GILLHAM ROAD
WILMINGTON, OHIO 45177

OVERALL PLAN
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	WR	DN.	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG, 7–27–2020 10:37:04

ORIGINAL ISSUE DATE: MARCH 3, 2020

PEA JOB NO. 2018–229

SCALE: 1"=100'

DRAWING NUMBER: P–2.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

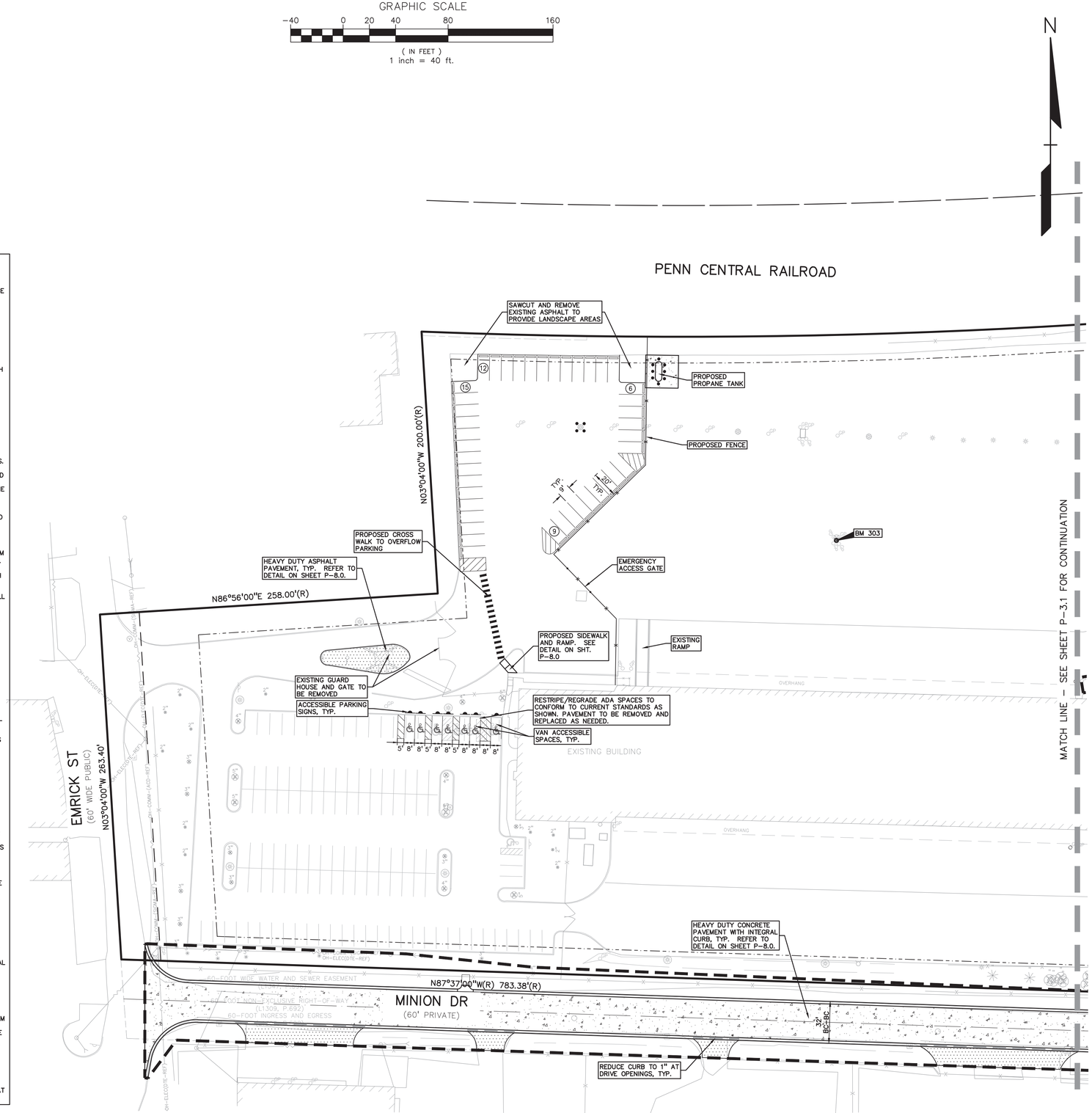
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

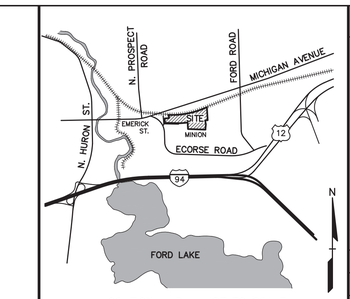
GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

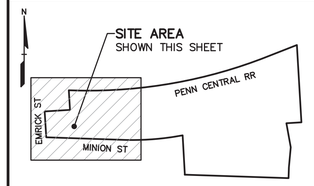
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO NOTES & DETAILS SHEET FOR ON–SITE PAVING DETAILS.
3. REFER TO NOTES & DETAILS SHEET FOR ON–SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE TWP. ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
8. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL TWP. INSPECTION FEES.
9. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
10. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, TWP. AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
13. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
14. PROVIDE EXPANSION JOINTS AND JOINT SEALANT AT TWO "END–OF–RADIUS" LOCATIONS (OPPOSITE SIDES AT EACH LONG END) OF CONCRETE CURB ISLANDS.
15. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
16. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
17. PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW:
    - 17.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
    - 17.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
    - 17.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
18. CONCRETE PAVEMENT JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
    - 18.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE PROVIDE A MINIMUM ½" EXPANSION JOINT WITH SEALANT, THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A ½INCH TO ALLOW FOR SEALING
    - 18.2. WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT) PROVIDE 5/8"DOWELS EVERY 30"CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
    - 18.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 18.4. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED CURBING PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 18.5. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS;
        - 18.5.1. 6–INCH THICK CONCRETE PAVEMENT: 12' X 12'
        - 18.5.2. 8–INCH THICK CONCRETE PAVEMENT: 15' X 15'
    - 18.6. IRREGULAR–SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
    - 18.7. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
19. CONCRETE CURBING JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION;
    - 19.1. WHERE PROPOSED CONCRETE CURBING ABUTS A STRUCTURE PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 19.2. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK PROVIDE A MINIMUM ½"EXPANSION JOINT WITH SEALANT
    - 19.3. WHERE PROPOSED CONCRETE ABUTS EXISTING CURBING PROVIDE A MINIMUM ½" EXPANSION JOINT WITH SEALANT
    - 19.4. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT)
        - 19.4.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
        - 19.4.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
    - 19.5. CONTROL JOINTS SHALL BE PLACED A MAXIMUM 10' CENTER TO CENTER AND AT ALL RADIUS RETURNS

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

● IRON FOUND	% BRASS PLUG SET
⊠ IRON SET	◉ MONUMENT FOUND
◩ NAIL FOUND	◉ MONUMENT SET
⊘ NAIL & CAP SET	✚ SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

EXISTING		PROPOSED
–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
$16.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

REVISIONS				
NO.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

DIMENSION PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – ACV\DWG\SITE PLAN\NOV 3\P3.0–3.0 DIM 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

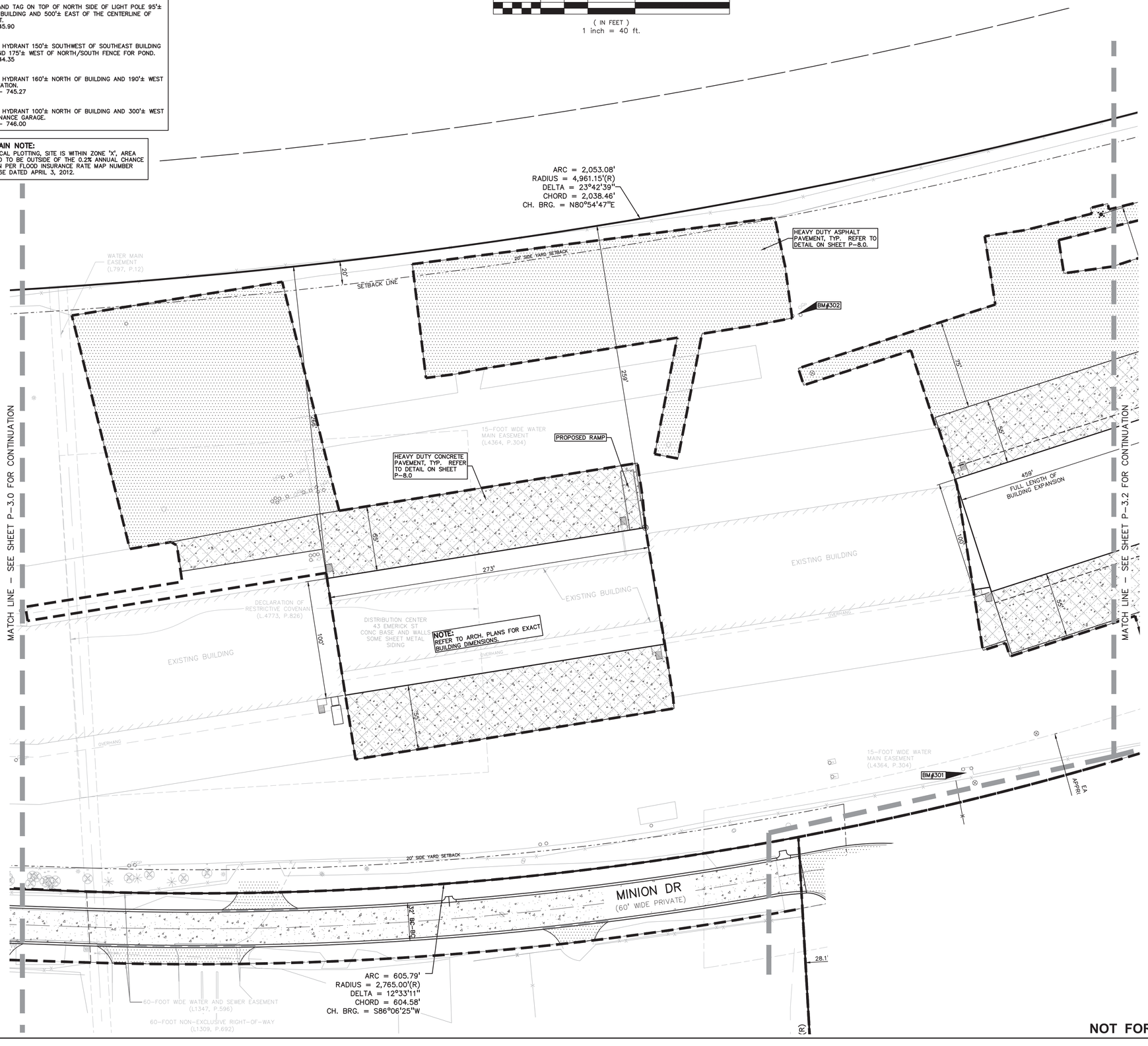
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N



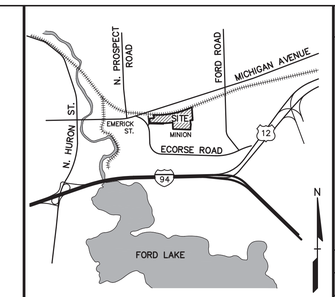
GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

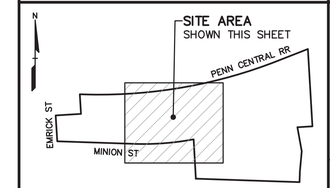
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET P–8.0 FOR ON–SITE PAVING DETAILS.
3. REFER TO MDOT STANDARD PLANS FOR ON–SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH YPSILANTI TOWNSHIP CURRENT STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21

STD DUTY | HEAVY DUTY | R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

REVISIONS

CAUTION!!
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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

DIMENSION PLAN - CENTRAL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP —JC\DWG\SITE PLAN\(NOV 9TH)\P-3.1(P-3.0) DIM 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

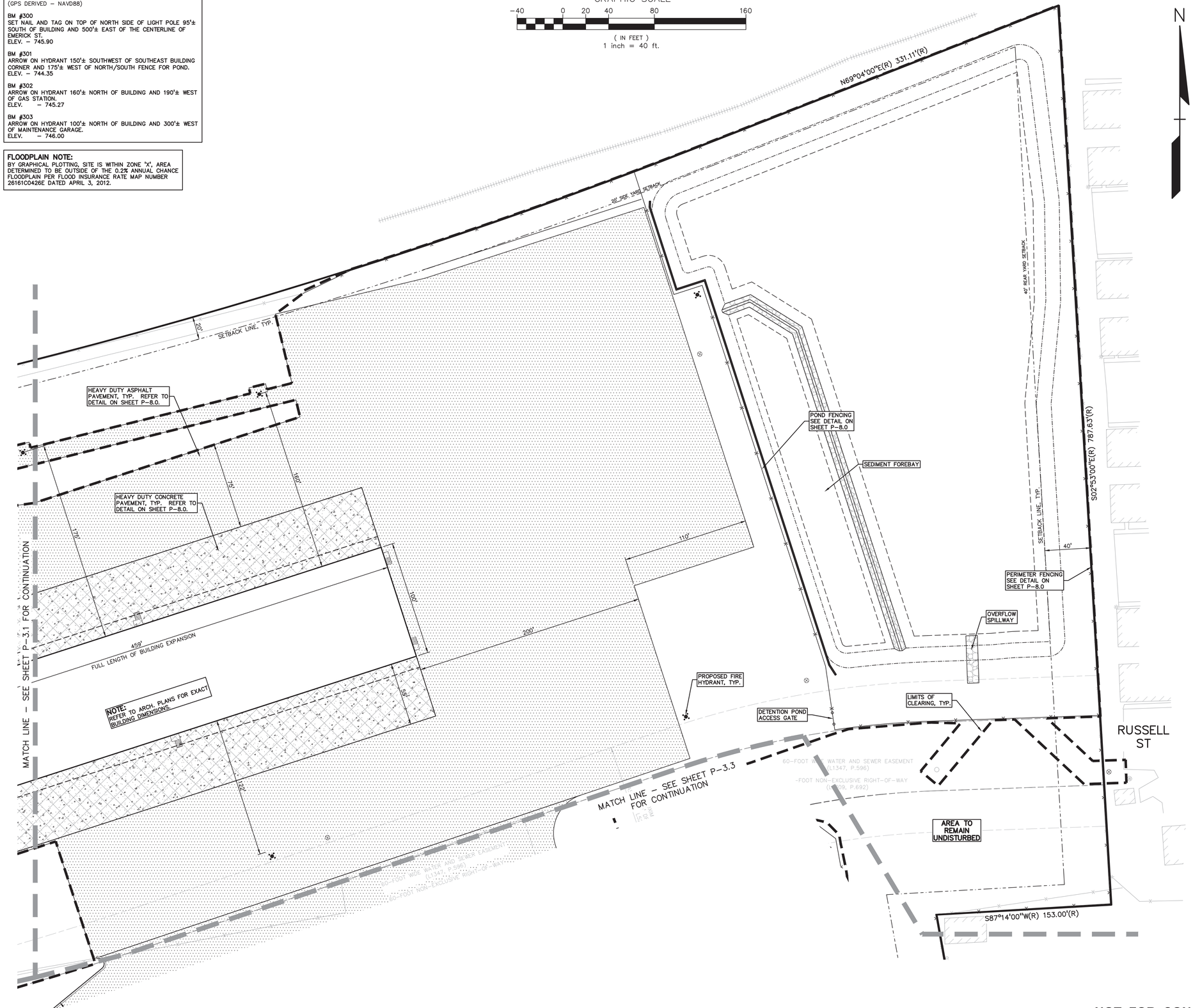
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ELEV. – 744.35

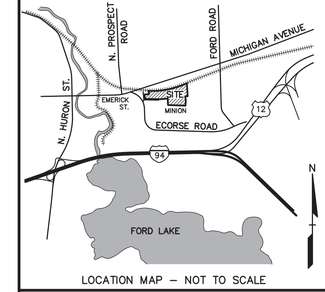
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ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

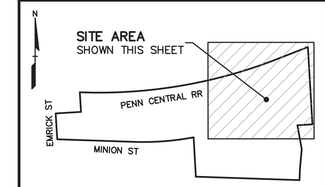
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GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
–OH–ELEC–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

REVISIONS

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

DIMENSION PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP –ACI\WC\SITE PLANS\NOV 3rd'19\SP–3.2D Dec 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
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ELEV. – 744.35

BM #302
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ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
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LEGEND

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- NAIL & CAP SET
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- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

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UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
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SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
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POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
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UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
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STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

GRAPHIC SCALE

−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

LOCATION MAP – NOT TO SCALE
(N. PROSPECT ROAD, FORD ROAD, MICHIGAN AVENUE, N. HURON ST., EMERICK ST., SITE, MINION, ECORSE ROAD, 12, 94, FORD LAKE)

SITE AREA
SHOWN THIS SHEET
(EMERICK ST, PENN CENTRAL RR, MINION ST)

SITE MAP – NOT TO SCALE

MATCH LINE – SEE SHEET P-3.1 FOR CONTINUATION
MATCH LINE – SEE SHEET P-3.2 FOR CONTINUATION
EASEMENT APPROXIMATE L528 P213
24' DRAIN
GATE WITH CARD READER
TRUCK SCALE
TURNSTILE FOR EMPLOYEE ENTRY
PROPOSED CROSS WALK TO EMPLOYEE PARKING
DUMPSTER ENCLOSURE SEE DETAIL ON SHEET P–8.0
PARKING FOR MAINTENANCE BUILDING
PROPOSED FENCE, TYP.
NOTE: REFER TO ARCH. PLANS FOR EXACT BUILDING DIMENSIONS, TYP.
HEAVY DUTY CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET P–8.0.
DETENTION POND ACCESS GATE
SOUND BARRIER WALL, TYP. WALL TYPE TO BE DETERMINED
HEAVY DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET P–8.0.
OVERFLOW SPILLWAY
LIMITS OF CLEARING, TYP.
SEDIMENT FOREBAY
POND FENCING SEE DETAIL ON SHEET P–8.0
AREA TO REMAIN UNDISTURBED
PERIMETER FENCING SEE DETAIL ON SHEET P–8.0
LOCATION OF WALL HEIGHT TRANSITION
WALL HT. 12'
WALL HT. 16'
WALL HT. 18'
40' FRONT YARD SETBACK
40' REAR YARD SETBACK
20' SIDE YARD SETBACK
N02°47'00"W(R) 400.45'(R)
S87°14'00"W(R) 153.00'(R)
S09°45'00"E(R) 248.31'(R)
S05°47'00"W(R) 205.12'(R)
S02°25'00"W(R) 110.01'(R)
N87°35'00"W(R) 1054.12'(R)
0"E(R) 102.85'(R)
NOT FOR CONSTRUCTION

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2	WR	JC	REV. PER WCWRC	8-28-20

REVISIONS

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DIMENSION PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLANS\NOV 3\P3\[P-3.0] DIM 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-3.3

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

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BM #303
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ELEV. – 746.00

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GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.

2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.

4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE WCWRC PRIOR TO CONSTRUCTION.

5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.

6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.

7. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.

8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

10. ON–SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON–SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.

11. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.

12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.

13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.

14. ANY SUB–GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

SITE SOILS NOTE/LEGEND:

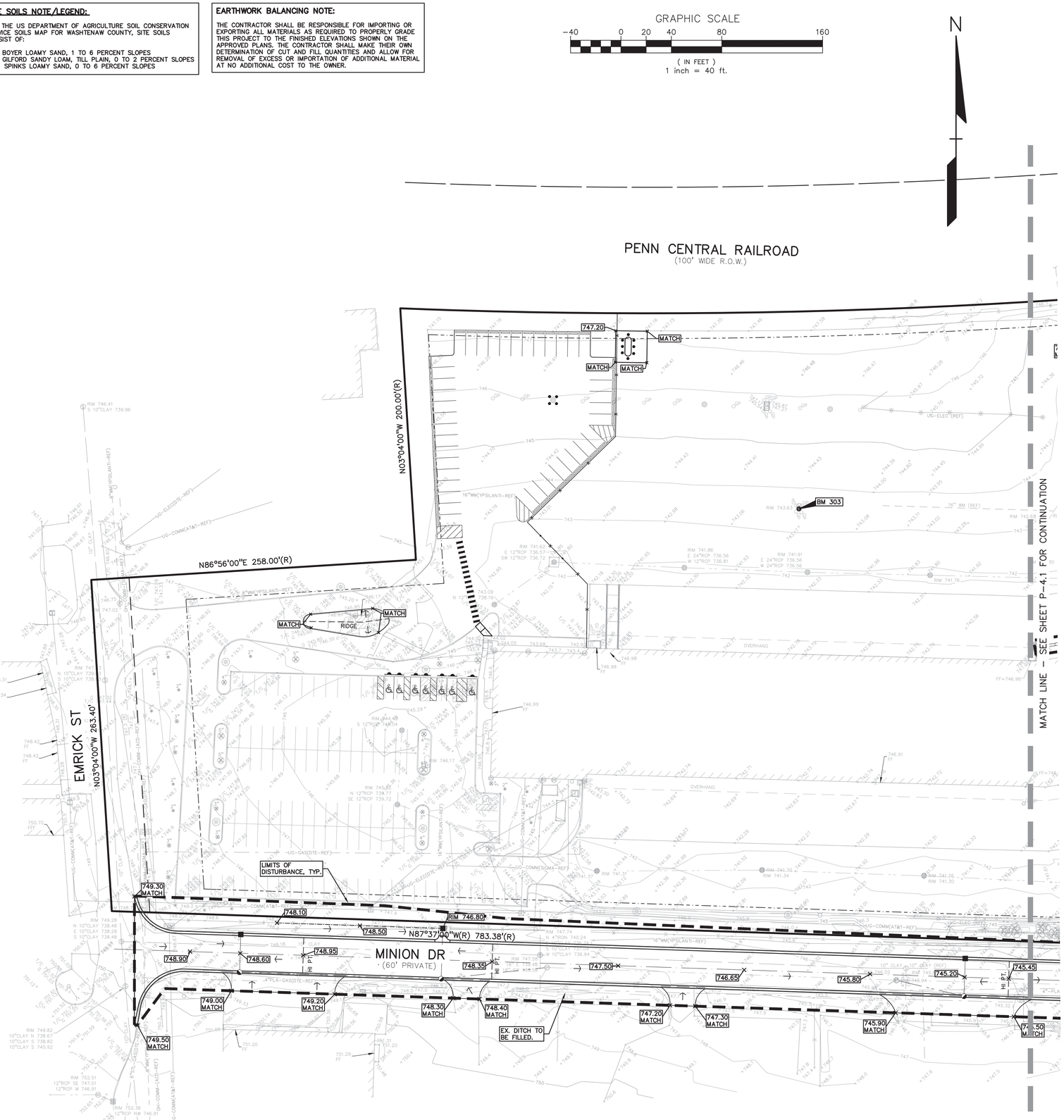
PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTENAW COUNTY, SITE SOILS CONSIST OF:

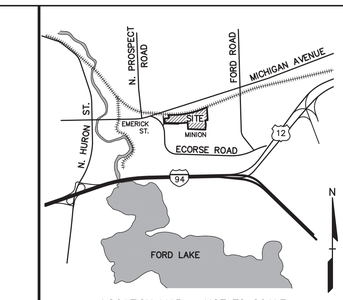
BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

EARTHWORK BALANCING NOTE:

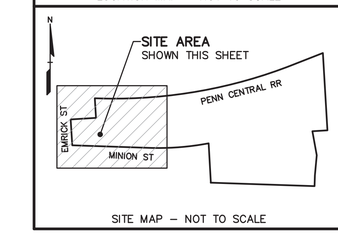
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GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
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		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
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816.06		SPOT ELEVATION
670		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21
671
STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION 671.21
(ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED)

PROPOSED CONTOUR LINE ——671——

TOP OF PAVEMENT = TP
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NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
2	WR	JC	REV. PER WCWRC	9–28–20

REVISIONS

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f: 248.689.1044
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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

GRADING PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\MDOT 3PTS\P–4.0 GRAD 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.0

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
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ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

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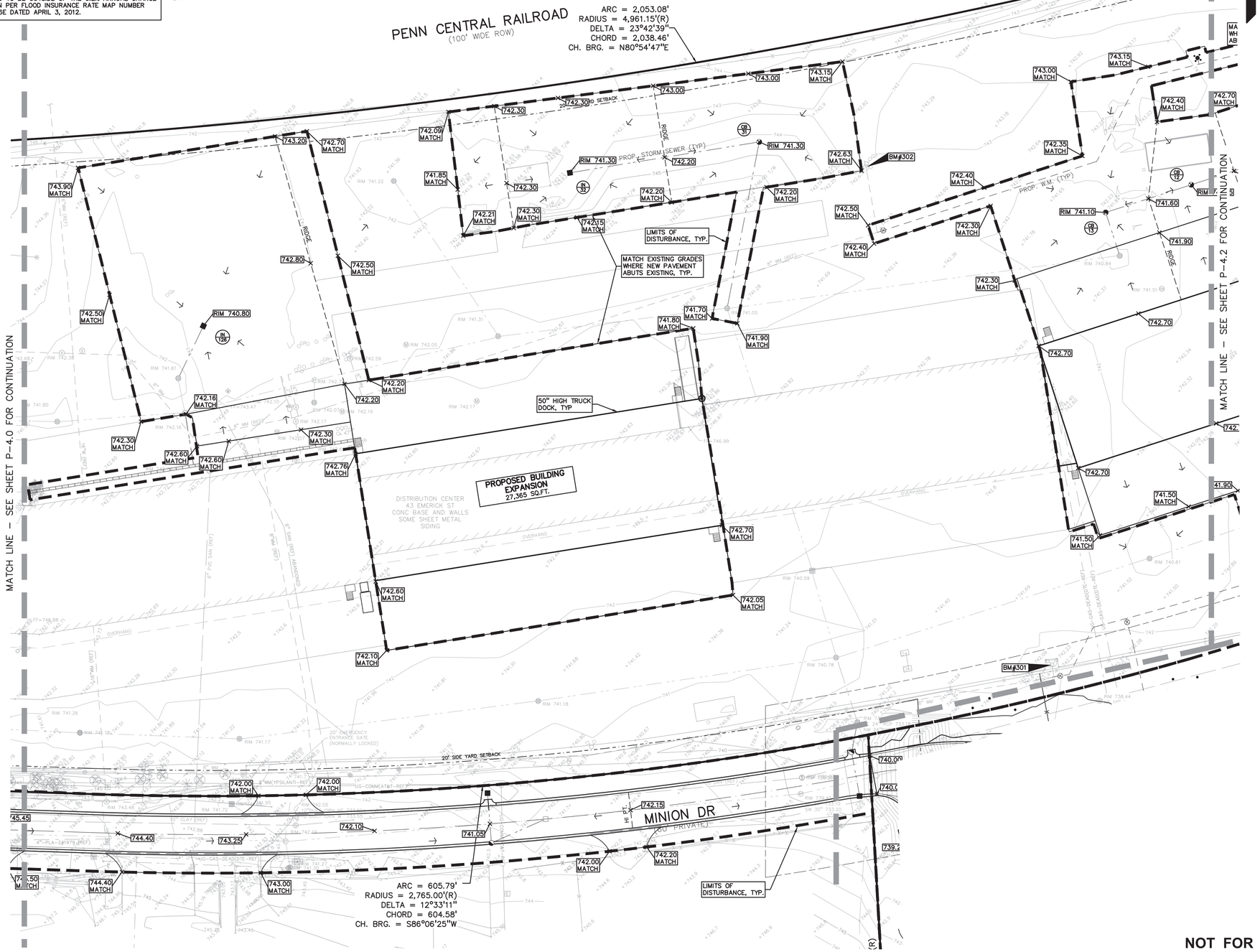
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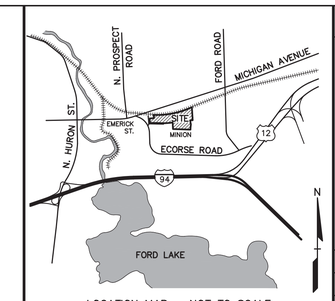
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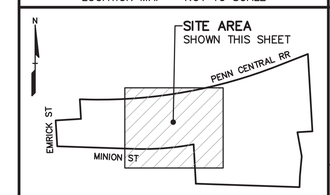
GRAPHIC SCALE
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(IN FEET)
1 inch = 40 ft.

N





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

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- NAIL & CAP SET
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ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

671.21 / 671

STD DUTY | HEAVY DUTY | R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION 671.21
(ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED)

PROPOSED CONTOUR LINE 671

TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
RIM ELEVATION = RIM
INVERT ELEVATION = INV

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT OR FINISH GRADE UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF YPSILANTI TOWNSHIP AND WASHTENAW COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE TOWNSHIP PRIOR TO CONSTRUCTION.
5. SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET P–8.0 REFER TO SHEETS P–5.0 AND P–5.1 FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
8. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
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REVISIONS

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GRADING PLAN - CENTRAL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS\ YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 9\TS\(P–4.0) GRAD 2018–229 SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
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BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S02°25'00"E(R) 787.63'(R)

S87°14'00"W(R) 153.00'(R)

GRADE DETENTION BASIN SLOPES USING A 1:3 SLOPE MAXIMUM, TYP. SEE TYPICAL POND CROSS SECTIONS ON SHEET P–7.1

DRAINAGE SWALE AT 1.0% MINIMUM.

PROPOSED NORTH DETENTION BASIN
HW ELEV 736.0
LW ELEV 731.7

SEDIMENT FOREBAY OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAIL

SEDIMENT FOREBAY SEE SHEET P–7.1 FOR DETAIL AND CROSS SECTION A–A

RETAINING WALL MAXIMUM HEIGHT 4.0'

PROPOSED WATER MAIN, TYP. REFER TO UTILITY PLAN.

OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAIL

DRAINAGE SWALE AT 1.0% MINIMUM.

LIMITS OF DISTURBANCE, TYP.

MATCH EXISTING GRADES WHERE NEW PAVEMENT ABUTS EXISTING, TYP.

50" HIGH TRUCK DOCK, TYP

PROPOSED BUILDING EXPANSION
45,900 SQ.FT.

PROP. W.M. (TYP)

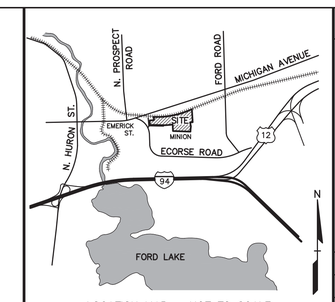
PROP. STORM SEWER (TYP)

MATCH LINE – SEE SHEET P–4.1 FOR CONTINUATION

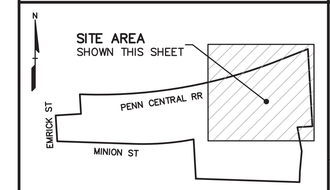
MATCH LINE – SEE SHEET P–4.3 FOR CONTINUATION

RUSSELL S

LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE



LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
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INVERT ELEVATION = INV

EARTHWORK BALANCING NOTE:

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SITE SOILS NOTE/LEGEND:

PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTENAW COUNTY, SITE SOILS CONSIST OF:

BnB: BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES
Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	9-28-20

REVISIONS

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GRADING PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\MOV 9"X15"(2–4-0) (2A2) 2018-229SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.2

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SITE SOILS NOTE/LEGEND:

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LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
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- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

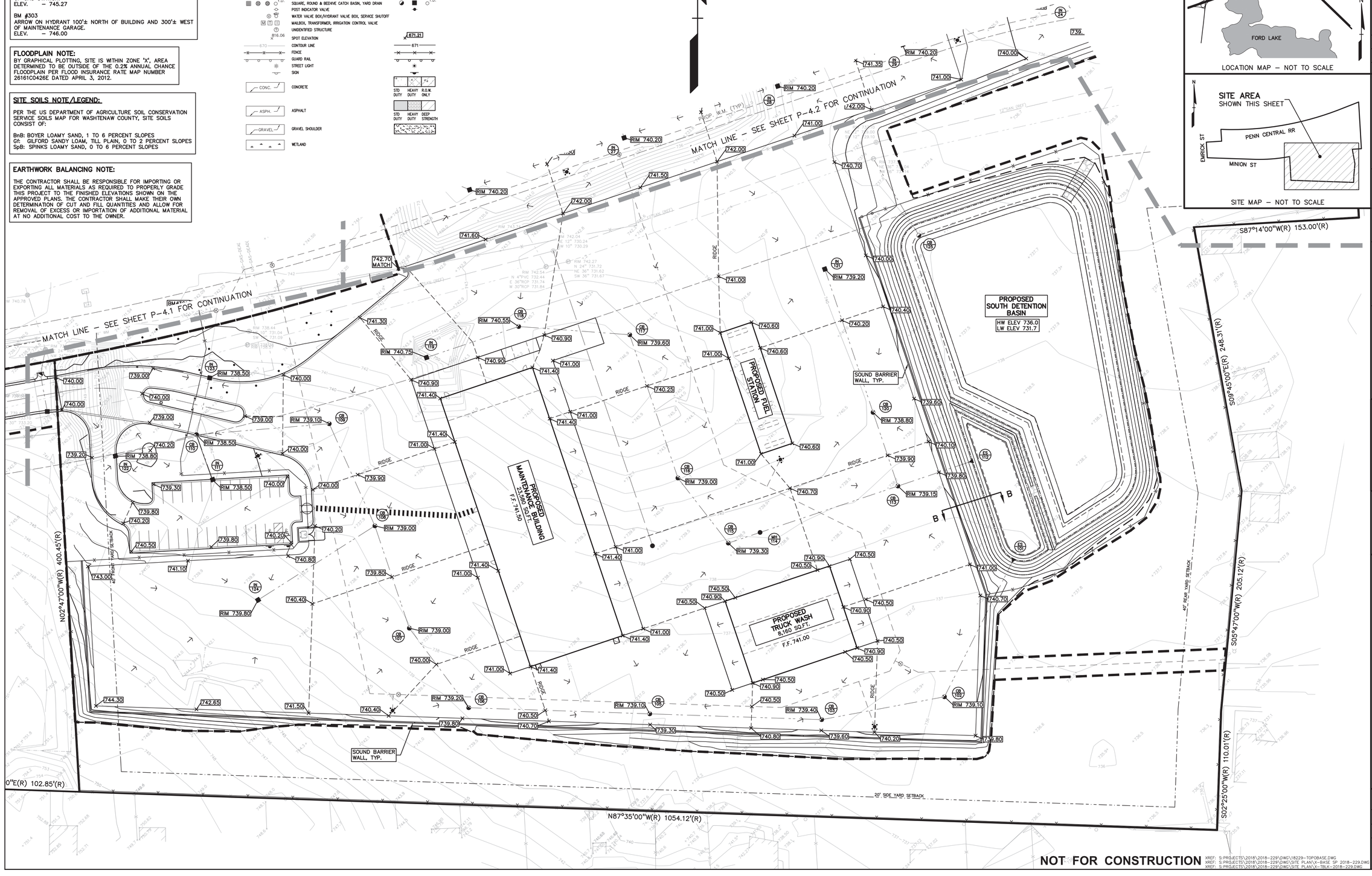
STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

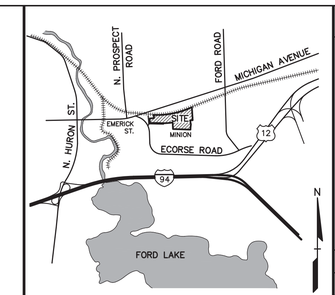
SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION (ALL GRADES INDICATE TOP OF PAVEMENT UNLESS OTHERWISE NOTED) — 671.21
PROPOSED CONTOUR LINE — 671

TOP OF PAVEMENT = TP
TOP OF SIDEWALK = TW
FINISH GRADE = FG
TOP OF SLAB = TS
RIM ELEVATION = RIM
INVERT ELEVATION = INV

GRAPHIC SCALE
−40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE

SITE MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	REV. PER YPSILANTI TWP.	REV. PER WCWRC	DATE
1	WR	JC				7-21-20
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REVISIONS

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GRADING PLAN - SOUTH
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DES.	DN.	WR	SUR.	XXX	P.M.	JC

G:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLANS\NEW SHTS\P-4.0 GRAD 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-4.3

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

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SOIL EROSION MAINTENANCE SCHEDULE AND NOTES:

1. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS OCCURRED.
2. ANY DEBRIS OR DIRT ON ANY PAVED AREA RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
3. ALL DIRT AND MUD TRACKED ONTO PAVED AREAS SHALL BE REMOVED DAILY BY SCRAPING. STREET SWEEPING IS REQUIRED WEEKLY.
4. SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR REBACKFILL THE SILTATION FENCE SHOULD IT FALL OR BE DAMAGED DURING CONSTRUCTION.
5. INLET FILTER MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY ACCUMULATED SILT OR OTHER DEBRIS. THE REMOVAL OF SILT SHOULD BE WITH THE USE OF A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTERS CAN NOT BE CLEANED OR ARE DAMAGED, THEN THE FABRIC MUST BE REPLACED.
6. A WATER TRUCK SHALL BE AVAILABLE TO WATER DOWN THE SITE ON A DAILY BASIS AS REQUIRED TO MAINTAIN DUST CONTROL..

SITE SOILS NOTE/LEGEND:

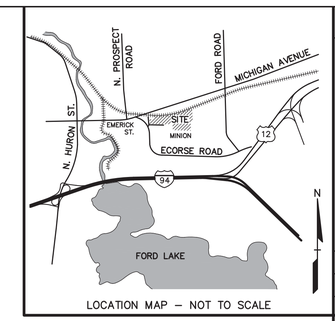
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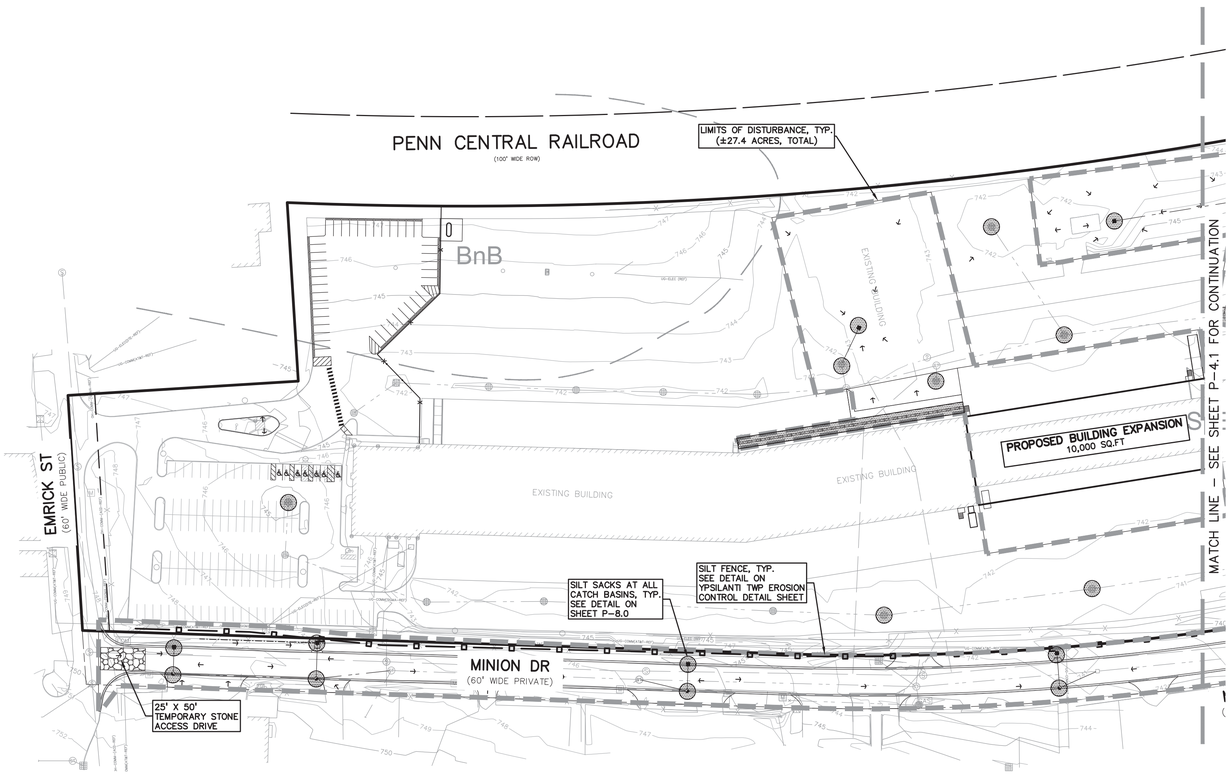
NOTE:

SEE YPSILANTI TWP. STANDARD SOIL EROSION CONTROL DETAIL SHEETS FOR FURTHER NOTES AND DETAILS

GRAPHIC SCALE
−80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



LOCATION MAP – NOT TO SCALE



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
-OH-ELEC-W-O-	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
-UG-CATV-TV-	UNDERGROUND CABLE TV, CATV PEDESTAL	
-UG-PHONE-T-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
-UG-ELEC-E-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	
WaA	SOIL TYPE	
	SOIL TYPE LIMITS	

SYMBOLS: EROSION CONTROL
- SILT FENCE, TYP.
- STORM SEWER INLET FILTER
- TEMPORARY CONSTRUCTION ACCESS DRIVE.

EROSION CONTROL STANDARDS:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AGENCY UNDER PART 91 OF ACT 451 OF 1994, AS AMENDED.
2. DAILY INSPECTIONS SHALL BE MADE BY CONTRACTOR WHILE WORKING TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY. ALL SOIL EROSION CONTROL PROVISIONS SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF– SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN–MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGE AREAS HAVE BEEN COMPLETED.
5. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
7. DUST SHALL BE CONTROLLED BY WATERING OR BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 5 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
9. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
10. ANY WORK OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REQUIRE A SEPARATE GRADING PERMIT.
11. FOLLOWING THE PLACEMENT OF 4" OF TOPSOIL AND HYDROSEED, STRAW MULCH BLANKET IS TO BE INSTALLED PERPENDICULAR ALONG THE PROPOSED SLOPES 1:4 OR STEEPER FROM TOP OF SLOPE TO TOE OF SLOPE, INCLUDING DITCH BOTTOMS, AND IT MUST BE PEGGED IN PLACE.
12. ALL MUD/DIRT TRACKED ONTO EXISTING COUNTY/CITY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
13. TEMPORARY STABILIZATION OF THE ENTIRE SITE SHALL BE COMPLETED AND APPROVAL OBTAINED FROM THE WASHTENAW COUNTY DRAIN COMMISSIONERS OFFICE PRIOR TO THE ISSUANCE OF ANY SINGLE FAMILY DWELLING PERMITS.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
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DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP –ACWC\SITE PLANS\NOV 9TH\SP-5.0) 3ESC 2018-229.DWG

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=80'

DRAWING NUMBER:
P-5.0

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(GPS DERIVED – NAVD88)

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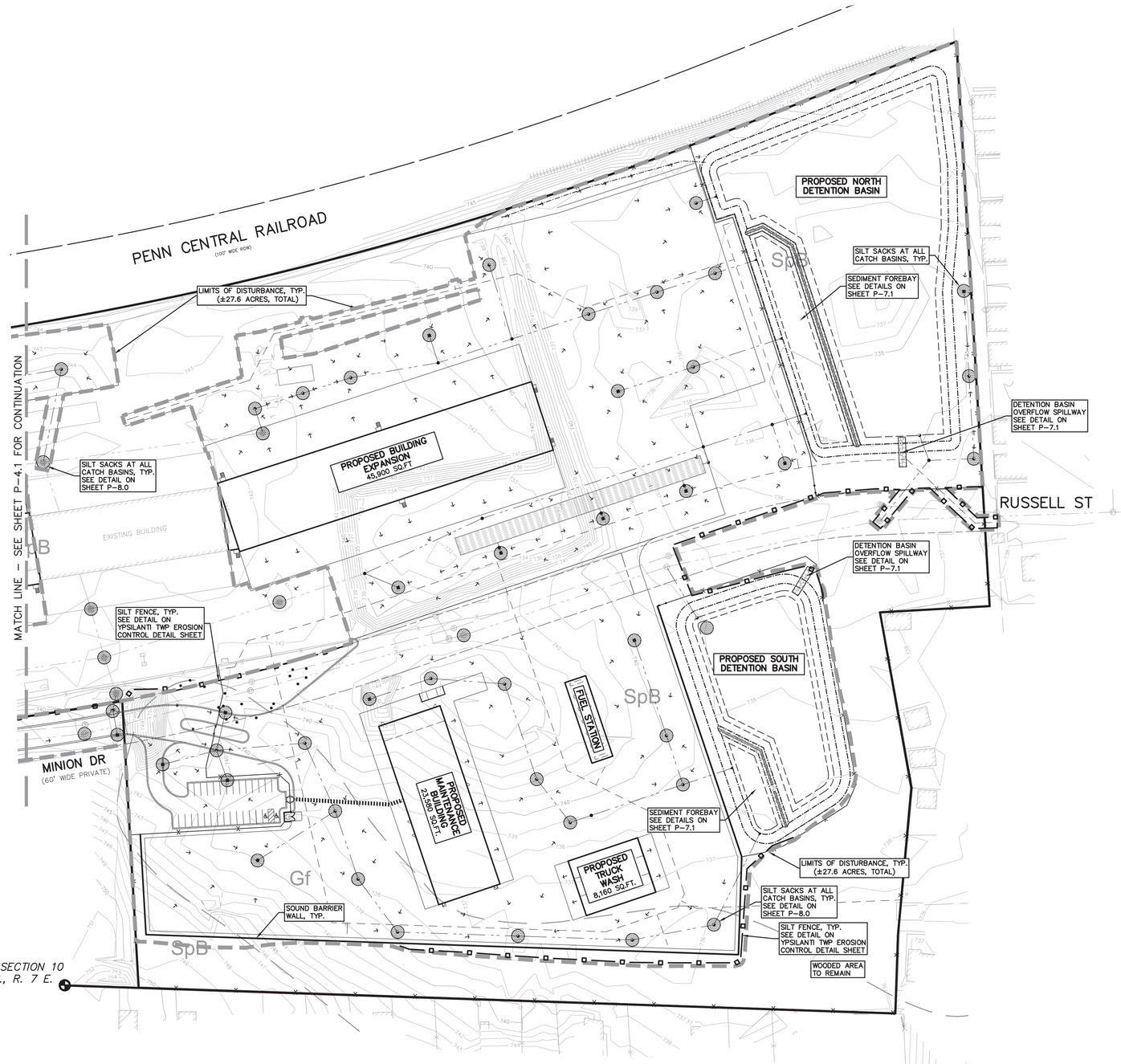
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Gf: GILFORD SANDY LOAM, TILL PLAIN, 0 TO 2 PERCENT SLOPES
SpB: SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES

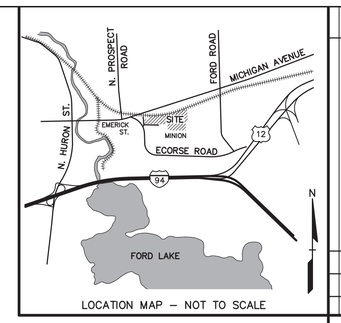
NOTE:

SEE YPSILANTI TWP. STANDARD SOIL EROSION CONTROL DETAIL SHEETS FOR FURTHER NOTES AND DETAILS

GRAPHIC SCALE
–80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.



N



LOCATION MAP – NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
–OH–ELEC–W–O–	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
–UG–CATV–	UNDERGROUND CABLE TV, CATV PEDESTAL	
–UG–PHONE–	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
–UG–ELEC–	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
816.06	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	
WaA	SOIL TYPE	
	SOIL TYPE LIMITS	

SYMBOLS: EROSION CONTROL
SILT FENCE, TYP.
STORM SEWER INLET FILTER
TEMPORARY CONSTRUCTION ACCESS DRIVE.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	DESCRIPTION	DATE
1	WR	REV. PER YPSILANTI TWP.	7-21-20
1	WR	REV. PER WCWRC	5-28-20

REVISIONS

CAUTION!!
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SOIL EROSION & SEDIMENTATION CONTROL PLAN-WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TWP\SHP – ACV\WG\SITE PLAN\SHEETS\P-5.0 SESC 2018-229.DWG

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=80'

DRAWING NUMBER:
P-5.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF YPSILANTI TOWNSHIP AND THE YPSILANTI COMMUNITY UTILITIES AUTHORITY (YCUA).
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY–FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY–FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D–1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
5. THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
7. YCUA STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE YCUA STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTE AND DETAILS.

STORM SEWER NOTES:

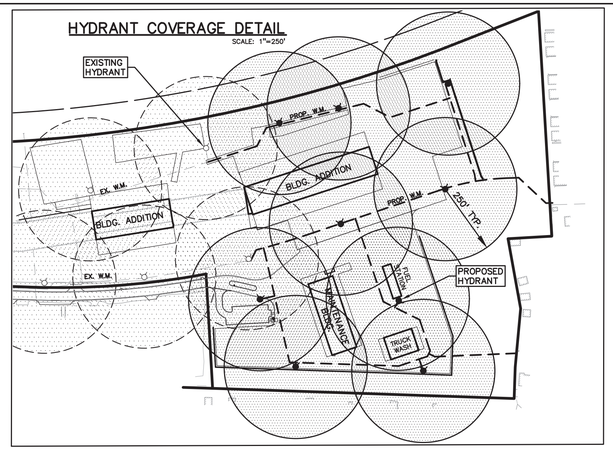
1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C–76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443).
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D–3212.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TWP AND YCUA.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER YCUA STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY YCUA.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF YCUA AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

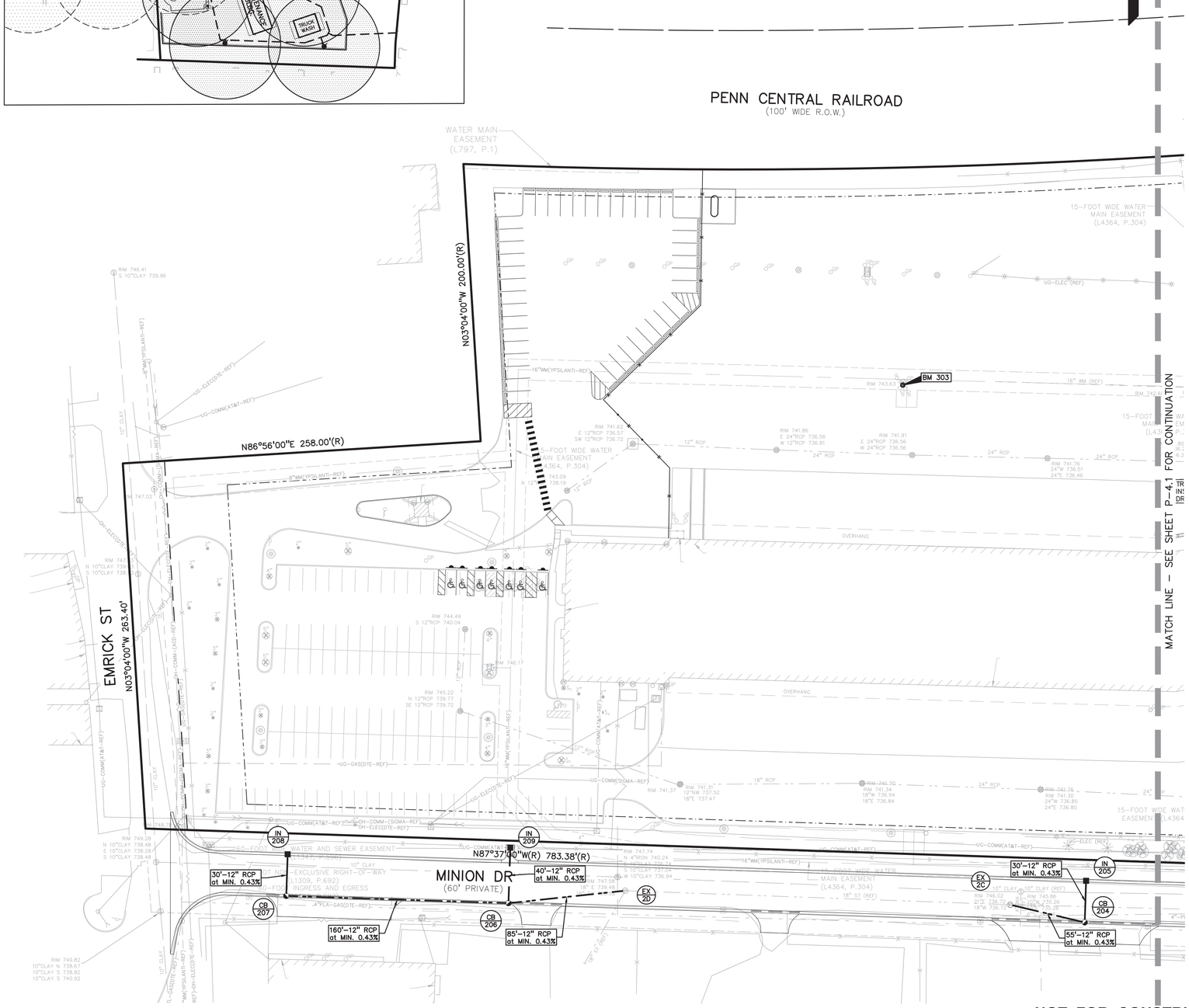
SANITARY SEWER NOTES:

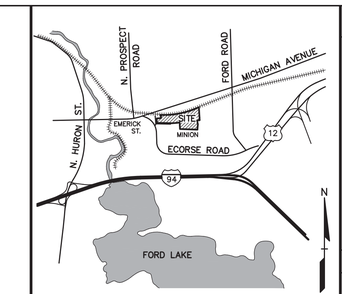
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



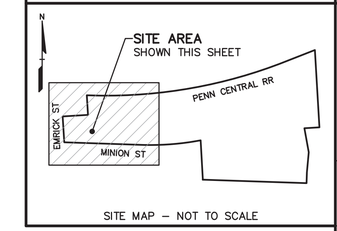
SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY, HEAVY DUTY, R.O.W. ONLY
STD DUTY, HEAVY DUTY, DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER YCWRC	9–28–20

REVISIONS

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UTILITY PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS\YPSILANTI TOWNSHIP –JC\WC\SITE PLANS\NOV 9\TS\P–4.0 UTIL 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

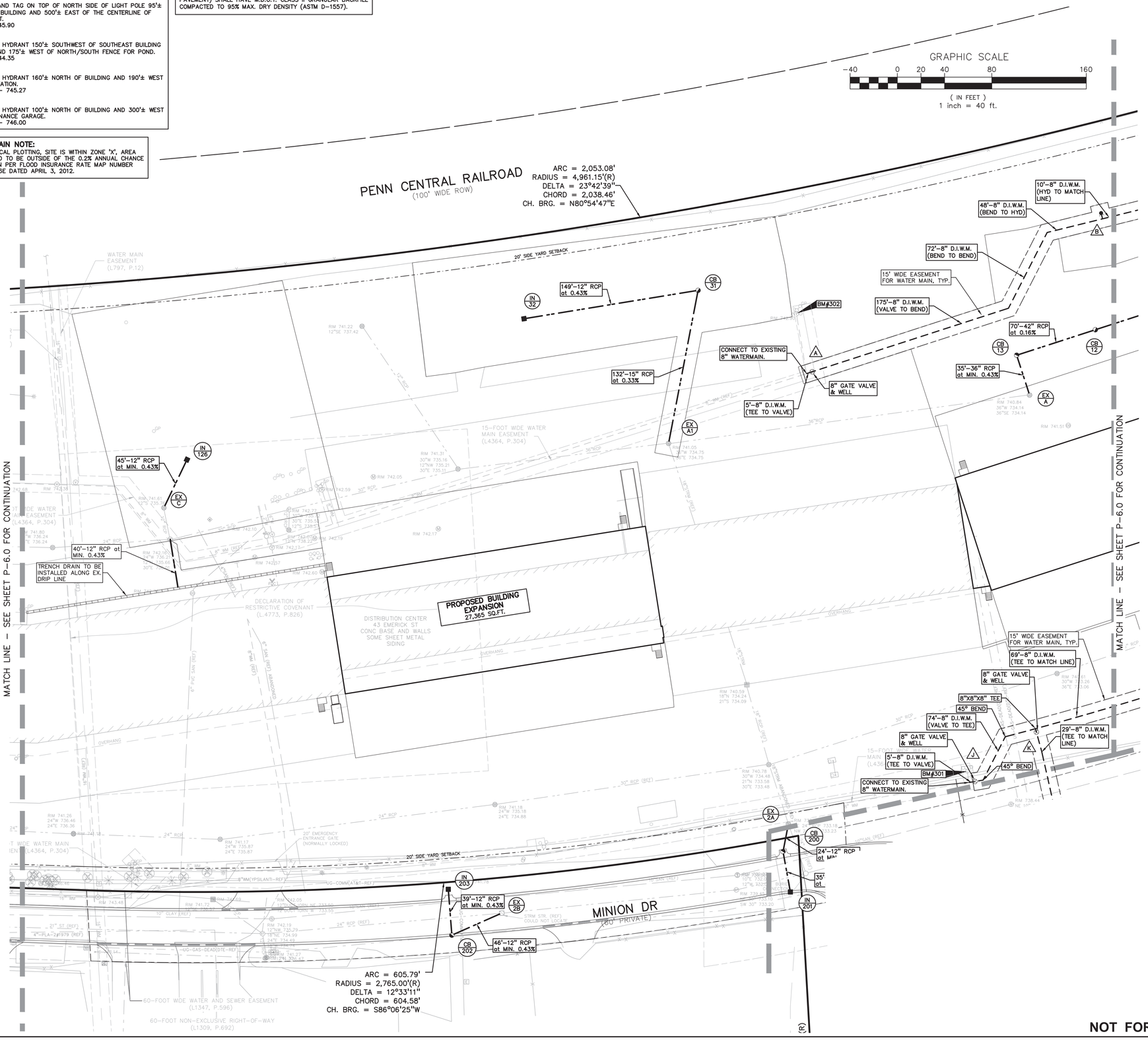
BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

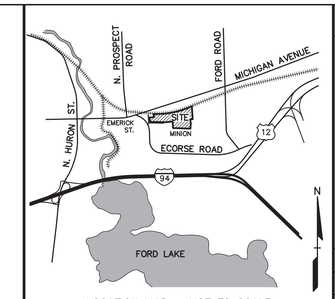
BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

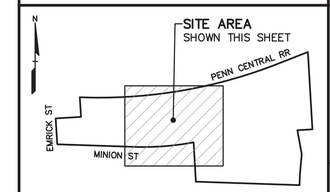
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
–OH–ELEC–		ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE
–UG–CATV–		UNDERGROUND CABLE TV, CATV PEDESTAL
–UG–PHONE–		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
–UG–ELEC–		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
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		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06	671.21	SPOT ELEVATION
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		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

STD DUTY / HEAVY DUTY / R.O.W. ONLY

STD DUTY / HEAVY DUTY / DEEP STRENGTH

GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF YPSILANTI TOWNSHIP AND THE YPSILANTI COMMUNITY UTILITIES AUTHORITY (Y.C.U.A.).
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TOWNSHIP AND YCUA.
3. REFER TO DETAIL SHEETS P–7.1 & P–8.0 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
4. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
5. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL BE PROVIDED WITH 5.5' OF COVER UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER Y.C.U.A. STANDARDS.
8. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
9. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE YCUA
10. ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
12. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 90 FEET (MIN.) AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
13. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C–76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C–443).
14. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
15. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
16. THE YCUA STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE YCUA STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER YCUA/WRC	8–28–20

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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WILMINGTON, OHIO 45177

UTILITY PLAN - CENTRAL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 3rd'19\U–4.0) UTIL 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.1

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S87°14'00"W(R) 153.00'(R)

30' SIDE YARD SETBACK

40' REAR YARD SETBACK

PROPOSED NORTH DETENTION BASIN
HWL 736.0
LWL 731.7

PROPOSED BUILDING EXPANSION
45,900 SQ.FT.

MATCH LINE – SEE SHEET P–6.1 FOR CONTINUATION

MATCH LINE – SEE SHEET P–6.3 FOR CONTINUATION

RUSSELL ST

EMERICK ST

STORMCEPTER STC 450i STORMWATER TREATMENT STRUCTURE. SEE DETAIL ON SHEET P–7.4

STORMCEPTER STC 450i STORMWATER TREATMENT STRUCTURE. SEE DETAIL ON SHEET P–7.4

INFILTRATION BED 360'X25' SEE SHEET P–7.1 FOR DETAILS

OUTLET CONTROL STRUCTURE FOR INFILTRATION BED SEE SHEET P–7.1 FOR DETAILS

OUTLET CONTROL STRUCTURE SEE SHEET P–7.1 FOR DETAILS

OVERFLOW SPILLWAY SEE SHEET P–7.1 FOR DETAILS

CONCEPTUAL RELOCATION OF PUBLIC SANITARY SEWER (BY YCUA)

RETAINING WALL

SEDIMENT FOREBAY

CONNECT TO EXISTING 8" WATERMAIN.

15' WIDE EASEMENT FOR WATER MAIN, TYP.

60–FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)

60–FOOT NON–EXCLUSIVE RIGHT–OF–WAY (L1359, P.92)

FENCE

203'–8" D.I.W.M. (MATCH LINE TO HYDRANT)	89'–8" D.I.W.M. (HYDRANT TO BEND)
45° BEND	106'–8" D.I.W.M. (BEND TO BEND)
FIRE HYDRANT, TYP.	108'–18" RCP at 0.70%
45° BEND	112'–54" RCP at 0.07%
40'–12" RCP at 0.43%	124'–42" RCP at 0.16%
70'–42" RCP at 0.16%	108'–54" RCP at 0.07%
100'–60" RCP at 0.05%	219'–8" D.I.W.M. (BEND TO TEE)
85'–60" RCP at 0.05%	61'–60" RCP at 0.05%
301'–8" D.I.W.M. (BEND TO VALVE)	8"X6"X8" TEE
8" GATE VALVE & WELL	60'–8" D.I.W.M. (BEND TO TEE)
FIRE HYDRANT, TYP.	130'–12" RCP at 3.00%
110'–12" RCP at 0.43%	118'–12" RCP at 0.43%
115'–12" RCP at 0.43%	37'–18" RCP at 0.25%
63'–15" RCP at 0.33%	109'–18" RCP at 0.25%
140'–8" D.I.W.M. (BEND TO BEND)	5'–8" D.I.W.M. (VALVE TO TEE)
45° BEND	7'–8" D.I.W.M. (BEND TO VALVE)
8" GATE VALVE & WELL	151'–8" D.I.W.M. (TEE TO BEND)
8" GATE VALVE & WELL	5'–8" D.I.W.M. (VALVE TO TEE)
8"X8"X8" TEE	57'–12" RCP at 0.43%
101'–54" RCP at 0.05%	51'–54" RCP at 0.05%
23'–15" RCP at 3.00%	324'–36" RCP at 0.34%
8'–12" RCP at 0.43%	8'–12" RCP at 0.85%
113'–8" D.I.W.M. (HYDRANT TO TEE)	FIRE HYDRANT, TYP.
382'–8" D.I.W.M. (HYDRANT TO HYDRANT)	181'–36" RCP at 0.34%
8'–12" RCP at 0.85%	FIRE HYDRANT, TYP.
8"X8"X8" TEE	8" GATE VALVE & WELL
51'–15" RCP at 0.33%	215'–8" D.I.W.M. (MATCH LINE TO HYDRANT)
43'–8" D.I.W.M. (TEE TO MATCH LINE)	

CB 14, CB 34, CB 8, CB 6A, CB 7, CB 16, CB 17, CB 18, CB 11, CB 5, CB 2, CB 25, CB 29, CB 24, CB 1, CB 3
ES 33, ES 6, ES 16, ES 19
MH 9, MH 10, MH 20, MH 21, MH 22, MH 28A, MH 29A, MH 26, MH 27, MH 23, MH 1
IN 15, IN 4, IN 24, IN 29, IN 28, IN 27, IN 30
EX E, EX G

LOCATION MAP – NOT TO SCALE
(N. HURON ST., N. PROSPECT ROAD, FORD ROAD, MICHIGAN AVENUE, EMERICK ST., SITE, MINION, ECORSE ROAD, 12, 94, FORD LAKE)

SITE MAP – NOT TO SCALE
SITE AREA
SHOWN THIS SHEET
(EMERICK ST, PENN CENTRAL RR, MINION ST)

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED
ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE	
UNDERGROUND CABLE TV, CATV PEDESTAL	
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS MAIN, VALVE & GAS LINE MARKER	
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
SANITARY SEWER, CLEANOUT & MANHOLE	
STORM SEWER, CLEANOUT & MANHOLE	
COMBINED SEWER & MANHOLE	
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
POST INDICATOR VALVE	
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
UNIDENTIFIED STRUCTURE	
SPOT ELEVATION	
CONTOUR LINE	
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
CONCRETE	
ASPHALT	
GRAVEL SHOULDER	
WETLAND	

STD DUTY, HEAVY DUTY, R.O.W. ONLY
STD DUTY, HEAVY DUTY, DEEP STRENGTH

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER YCWRC	8–28–20

REVISIONS

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WILMINGTON, OHIO 45177

UTILITY PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES. WR | DN. WR | SUR. XXX | P.M. JC
S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\DWG\SITE PLAN.DWG 3/17/\D–4.0 LTBL 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
P-6.2

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D–1557).

GRAPHIC SCALE
–40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

MATCH LINE – SEE SHEET P–6.1 FOR CONTINUATION
MATCH LINE – SEE SHEET P–6.2 FOR CONTINUATION
TO EXISTING TERMAIN.
45° BEND
24'–12" RCP at MIN. 0.43%
35'–12" RCP at MIN. 0.43%
54'–12" RCP at MIN. 0.43%
123'–15" RCP at MIN. 0.33%
78'–12" RCP at MIN. 0.43%
44'–12" RCP at MIN. 0.43%
52'–8" D.I.W.M. (TEE TO HYDRANT)
8"X8"X8" TEE
136'–8" D.I.W.M. (MATCH LINE TO TEE)
104'–18" RCP at MIN. 0.26%
100'–18" RCP at MIN. 0.26%
128'–12" RCP at MIN. 0.43%
259'–8" D.I.W.M. (TEE TO TEE)
8" GATE VALVE & WELL
8"X6"X8" TEE
BEND
15'–6" D.I.W.M. (TEE TO HYDRANT)
5'–8" D.I.W.M. (TEE TO VALVE)
FIRE HYDRANT, TYP.
92'–24" RCP at MIN. 0.17%
168'–24" RCP at MIN. 0.17%
15' WIDE EASEMENT FOR WATER MAIN, TYP.
SOUND BARRIER WALL, TYP.
90'–12" RCP at MIN. 0.43%
103'–12" RCP at MIN. 0.43%
8" SANITARY SEWER
140'–15" RCP at MIN. 0.33%
308'–8" D.I.W.M. (TEE TO TEE)
PROPOSED FUEL STATION
PROPOSED MAINTENANCE BUILDING 23,598 SQ.FT.
FIRE LEAD TO FUEL STATION
45° BEND
28'–6" D.I.W.M. (TEE TO HYDRANT)
8"X6"X8" TEE
SANITARY LEAD
76'–15" RCP at MIN. 0.33%
31'–18" RCP at MIN. 0.26%
FIRE LEAD
DOMESTIC WATER LEAD
SANITARY LEAD
NOTE: OIL/GRIT SEPARATOR PROVIDED AS PART OF TRUCK WASH ARCHITECTURAL DESIGN
PROPOSED TRUCK WASH 8,160 SQ.FT.
431'–8" D.I.W.M. (VALVE TO TEE)
159'–30" RCP at MIN. 0.13%
44'–6" D.I.W.M. (TEE TO HYDRANT)
FIRE HYDRANT, TYP.
PROPOSED SOUTH DETENTION BASIN
HWL 736.0
LWL 731.7
140'–12" RCP at MIN. 0.43%
82'–18" RCP at MIN. 0.26%
SOUND BARRIER WALL, TYP.
72'–12" RCP at MIN. 0.43%
73'–30" RCP at MIN. 0.13%
SEDIMENT FOREBAY
135'–18" RCP at MIN. 0.26%
45° BEND
223'–8" D.I.W.M. (TEE TO TEE)
143'–36" RCP at MIN. 0.10%
5'–8" D.I.W.M. (TEE TO VALVE)
8" GATE VALVE & WELL
45° BEND
8"X8"X8" TEE
45° BEND
8"X6"X8" TEE
22.5° BEND
116'–36" RCP at MIN. 0.10%
?????'–8" D.I.W.M. (TEE TO VALVE)
S87°14'00"W(R) 153.00'(R)
S09°45'00"E(R) 248.31'(R)
S05°47'00"W(R) 205.12'(R)
S02°25'00"W(R) 110.01'(R)
N87°35'00"W(R) 1054.12'(R)
N02°47'00"W(R) 400.45'(R)
0"E(R) 102.85'(R)
40' FRONT YARD SETBACK
40' REAR YARD SETBACK
20' SIDE YARD SETBACK
D.I.W.M. (HYDRANT TO TEE)
HYDRANT, TYP.
MAIN, TYP.
TO HYDRANT)
VALVE
WELL
60-FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)
60-FOOT NON-EXCLUSIV. (L1309, P.692)
60-FOOT NON-EXCLUSIVE RIGHT-OF-WAY (L1309, P.692)
60-FOOT INGRESS AND EGRESS (L1309, P.692)
APPROXIMATE LOCATION OF CENTERLINE OF DRAIN NO. 2
12"SAN (REF)
36"STM (REF)
30"WCP (REF)
10"SAN (REF)
RIM 742.04 NE 12" 730.24 SW 10" 730.29
RIM 742.27 N 24" 731.72 NE 36" 731.62 SW 36" 731.67
RIM 742.24 N 4"PVC 732.44 E 36"RCP 731.74 W 30"RCP 731.84
RIM 737.10 NE 12" 729.00 SW 12" 729.10
RIM 737.24 N 36" 731.04 S 36" 731.14
RIM 738.44 NE 10" 731.34 SW 10" 731.39
RIM 738.09 30"N 733.57 30"E 732.42
RIM 738.18 30"W 733.23 30"S 733.20
RIM 738.09 NE 10" 733.18 SW 10" 733.20
RIM 738.09 NE 10" 733.18 SW 10" 733.20
RIM 738.09 NE 10" 733.18 SW 10"

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
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BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

STORM SEWER CALCULATIONS – NORTH SYSTEM

I = B/(T+D)^E B = 175.0 D = 25.0 E = 1
C = varies
T = 15 (min.) Pipe 'n' Value = 0.013

FROM STR	TO STR	AREA (A) (Acres)	COEF. C	A x C	TOTAL AREA (AxC)	TOTAL AREA (Acres)	TIME t (min.)	INT. I (in/hr)	FLOW Q (cfs)	PIPE CAP. (cfs)	PIPE DIA. (in.)	PIPE LENGTH (ft.)	PIPE SLOPE (%)	MIN HG PER "Q"	VEL. FULL (ft./sec)	TIME FLOW (min.)	H.G.L. ELEV. UP STREAM	H.G.L. ELEV. DOWN STREAM	RIM ELEV. UP STREAM	RIM ELEV. DOWN STREAM	INVERT ELEV. UP STREAM	INVERT ELEV. DOWN STREAM	PIPE COVER UP STREAM	PIPE COVER DOWN STREAM	HGL COVER UP STREAM	HGL COVER DOWN STREAM
A	13	9.34	0.84	7.89	7.89	9.34	20.00	3.69	30.67	42.18	36	35	0.40	0.21%	6.0	0.1	736.54	736.40	741.79	741.10	734.14	734.00	4.31	3.77	5.24	4.70
13	12	0.94	0.95	0.89	8.78	10.28	20.10	3.68	34.07	40.24	42	70	0.16	0.11%	4.2	0.3	736.40	736.29	741.10	741.05	733.60	733.49	3.63	3.69	4.70	4.76
12	11	0.28	0.95	0.27	9.05	10.56	20.40	3.65	34.87	40.24	42	70	0.16	0.12%	4.2	0.3	736.29	736.17	741.05	741.05	733.49	733.37	3.69	3.80	4.76	4.88
11	10	0.29	0.95	0.28	9.32	10.85	20.70	3.63	35.70	40.24	42	124	0.16	0.13%	4.2	0.5	736.17	735.98	741.05	741.60	733.37	733.18	3.80	4.55	4.88	5.62
10	9	0.00	0.00	0.00	9.74	11.30	21.20	3.79	36.91	52.03	54	108	0.07	0.04%	3.3	0.6	735.98	735.90	741.60	741.75	732.38	732.30	4.26	4.49	5.62	5.85
9	8	0.00	0.00	0.00	11.72	13.84	21.80	3.74	43.83	52.03	54	112	0.07	0.05%	3.3	0.6	735.90	735.82	741.75	741.00	732.30	732.22	4.49	3.82	5.85	5.18
8	7	0.40	0.95	0.38	12.10	14.24	22.40	3.69	44.68	58.23	60	100	0.05	0.03%	3.0	0.6	735.82	735.77	741.00	741.00	731.82	731.77	3.68	3.73	5.18	5.23
7	6A	0.29	0.95	0.28	12.38	14.53	23.00	3.65	45.13	58.23	60	85	0.05	0.03%	3.0	0.5	735.77	735.73	741.00	737.23	731.77	731.73	3.73	0.00	5.23	1.50
6A	6	0.15	0.95	0.15	12.52	14.68	23.50	3.61	45.19	58.23	60	61	0.05	0.03%	3.0	0.3	735.73	733.33	737.23	737.70	731.73	731.70	0.00	0.50	1.50	4.37
32	31	0.44	0.69	0.31	0.31	0.44	15.00	4.38	1.34	2.34	12	149	0.43	0.14%	3.0	0.8	738.08	737.44	741.30	741.30	737.28	736.64	2.86	3.50	3.22	3.86
31	A1	0.78	0.95	0.89	8.78	1.22	15.80	4.29	3.52	3.71	15	132	0.33	0.30%	3.0	0.7	737.44	737.00	741.30	741.79	736.44	736.00	3.43	4.35	3.86	4.79
15	10	0.44	0.95	0.42	0.42	0.44	15.00	4.38	1.84	2.34	12	40	0.43	0.27%	3.0	0.2	736.15	735.98	740.40	741.60	735.35	735.18	3.88	5.26	4.25	5.62
14	9	2.54	0.78	1.98	1.98	2.54	15.00	4.38	8.65	8.79	18	108	0.70	0.68%	5.0	0.4	736.63	735.90	739.00	741.75	733.06	732.30	4.24	7.74	2.37	5.85
18	17	0.36	0.95	0.34	0.34	0.36	15.00	4.38	1.48	2.34	12	110	0.43	0.17%	3.0	0.6	736.88	736.41	741.00	741.00	736.08	735.61	3.75	4.22	4.12	4.59
17	16	0.30	0.95	0.29	0.62	0.66	15.60	4.31	2.69	6.17	12	130	3.00	0.57%	7.9	0.3	736.41	733.33	741.00	732.90	735.61	731.70	4.22	0.03	4.59	-0.43
23	22	7.15	0.82	5.89	6.62	7.93	20.00	3.89	25.76	38.89	36	181	0.34	0.15%	5.5	0.5	736.13	735.86	740.61	741.81	733.49	732.88	3.79	5.60	4.48	5.95
22	21	0.00	0.00	0.00	6.62	7.93	20.50	3.85	25.76	38.89	36	324	0.34	0.15%	5.5	1.0	735.86	735.38	741.81	741.85	732.88	731.78	5.60	6.74	5.95	6.47
21	20	0.00	0.00	0.00	6.62	7.93	21.50	3.76	33.57	43.97	54	101	0.05	0.03%	2.8	0.6	735.38	735.33	741.85	741.20	731.78	731.73	5.12	4.52	6.47	5.87
20	19	4.61	0.95	4.38	11.37	12.92	22.10	3.72	42.23	43.97	54	51	0.05	0.05%	2.8	0.3	735.33	733.33	741.20	737.10	731.73	731.70	4.52	0.44	5.87	3.77
24	20	0.38	0.95	0.36	0.36	0.38	15.00	4.38	1.58	2.34	12	57	0.43	0.20%	3.0	0.3	736.57	735.33	739.00	741.20	734.77	734.53	3.06	5.51	3.43	5.87
30	23	0.78	0.95	0.74	0.74	0.78	15.00	4.38	3.23	3.71	15	51	0.33	0.25%	3.0	0.3	736.25	736.13	740.20	741.20	735.06	734.89	3.71	4.87	3.95	5.07
25	21	0.00	0.00	0.00	0.00	0.00	15.00	4.38	7.81	11.19	15	23	3.00	1.46%	9.1	0.0	738.51	737.83	741.66	741.85	737.51	736.83	2.71	3.58	3.15	4.02
4	3	0.17	0.30	0.05	0.05	0.17	15.00	4.38	0.23	2.34	12	118	0.43	0.00%	3.0	0.7	732.58	732.07	734.80	734.80	731.78	731.27	1.85	2.36	2.22	2.73
3	2	0.14	0.30	0.04	0.09	0.32	15.70	4.30	0.41	2.34	12	115	0.43	0.01%	3.0	0.6	732.07	731.78	734.80	736.00	731.27	730.78	2.36	4.05	2.73	4.22
2	1	0.05	0.30	0.02	0.11	0.37	16.30	4.24	0.47	3.71	15	63	0.33	0.01%	3.0	0.3	731.78	731.77	736.00	735.70	730.78	730.57	3.78	3.69	4.22	3.93
1	E	0.00	0.00	0.00	0.11	0.37	16.60	4.21	4.87	5.25	18	109	0.25	0.21%	3.0	0.6	731.77	731.50	735.70	735.54	730.57	730.30	3.42	3.53	3.93	4.04
27	26	0.73	0.95	0.70	0.70	0.73	15.00	4.38	3.05	3.28	12	8	0.85	0.73%	4.2	0.0	737.87	737.80	740.20	740.44	737.07	737.00	1.97	2.27	2.33	2.64
28	28A	0.78	0.95	0.74	0.74	0.78	15.00	4.38	3.23	3.28	12	8	0.85	0.82%	4.2	0.0	737.87	737.80	740.20	740.44	737.07	737.00	1.97	2.27	2.33	2.64
29	29A	0.47	0.74	0.35	0.35	0.47	15.00	4.38	1.53	2.34	12	8	0.43	0.18%	3.0	0.0	737.83	737.80	740.20	740.48	737.03	737.00	2.00	2.31	2.37	2.68
5	1	0.00	0.00	0.00	0.00	0.00	15.00	4.38	4.40	5.25	18	37	0.25	0.18%	3.0	0.2	731.86	731.77	736.00	735.70	730.66	730.57	3.63	3.42	4.14	3.93
34	33	0.46	0.95	0.44	0.44	0.46	15.00	4.38	1.91	7.81	12	30	4.80	0.29%	9.9	0.1	733.96	733.33	740.57	732.90	733.16	731.70	6.24	0.03	6.61	-0.43

PROPOSED & EXISTING RUNOFF TO SITE OUTLET

NORTH POND
EXISTING RUNOFF

EXISTING POND RELEASE:
A = 22.0 AC. (TRIBUTARY TO EX. POND)
ALLOWABLE RELEASE RATE = 0.15 CFS/ACRE
Q(ALLOWABLE) = 22.0 AC. X 0.15 CFS/ACRE = 3.30 CFS

RUNOFF FROM EXISTING UNDEVELOPED PORTION OF SITE + OFFSITE AREA AT ADJACENT RAILWAY:
A = 9.70 AC.
C = 0.15
TC = 15 MIN.

I(100-YEAR) = 275/(TC+25) = 275/(15+25) = 6.875 in/hr
Q(100-YEAR) = CIA = 0.15 X 6.875 X 9.70 = 10.00 CFS

TOTAL EXISTING RUNOFF = 3.30 CFS + 10.00 CFS = 13.30 CFS

PROPOSED RUNOFF (RESTRICTED FROM POND)
Q (BASIN) = 4.73 CFS (FROM CALCS ON SHEET P–7.4)

4.73 CFS (PROPOSED) < 13.30 CFS (EXISTING)

SOUTH POND
EXISTING RUNOFF

EXISTING UNDEVELOPED AREA TRIBUTARY TO PROPOSED POND:
A = 12.72 AC.
C = 0.15
TC = 15 MIN.

I(100-YEAR) = 275/(TC+25) = 275/(15+25) = 6.875 in/hr
Q(100-YEAR) = CIA = 0.15 X 6.875 X 12.72 = 13.12 CFS

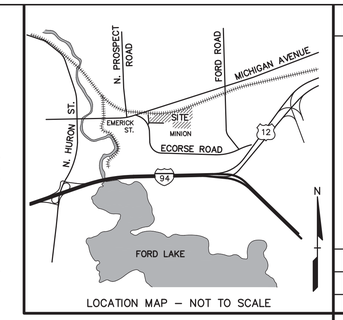
PROPOSED RUNOFF (RESTRICTED FROM POND)
Q (BASIN) = 1.91 CFS (FROM CALCS ON SHEET P–7.4)

1.91 CFS (PROPOSED) < 13.12 CFS (EXISTING)

LEGEND

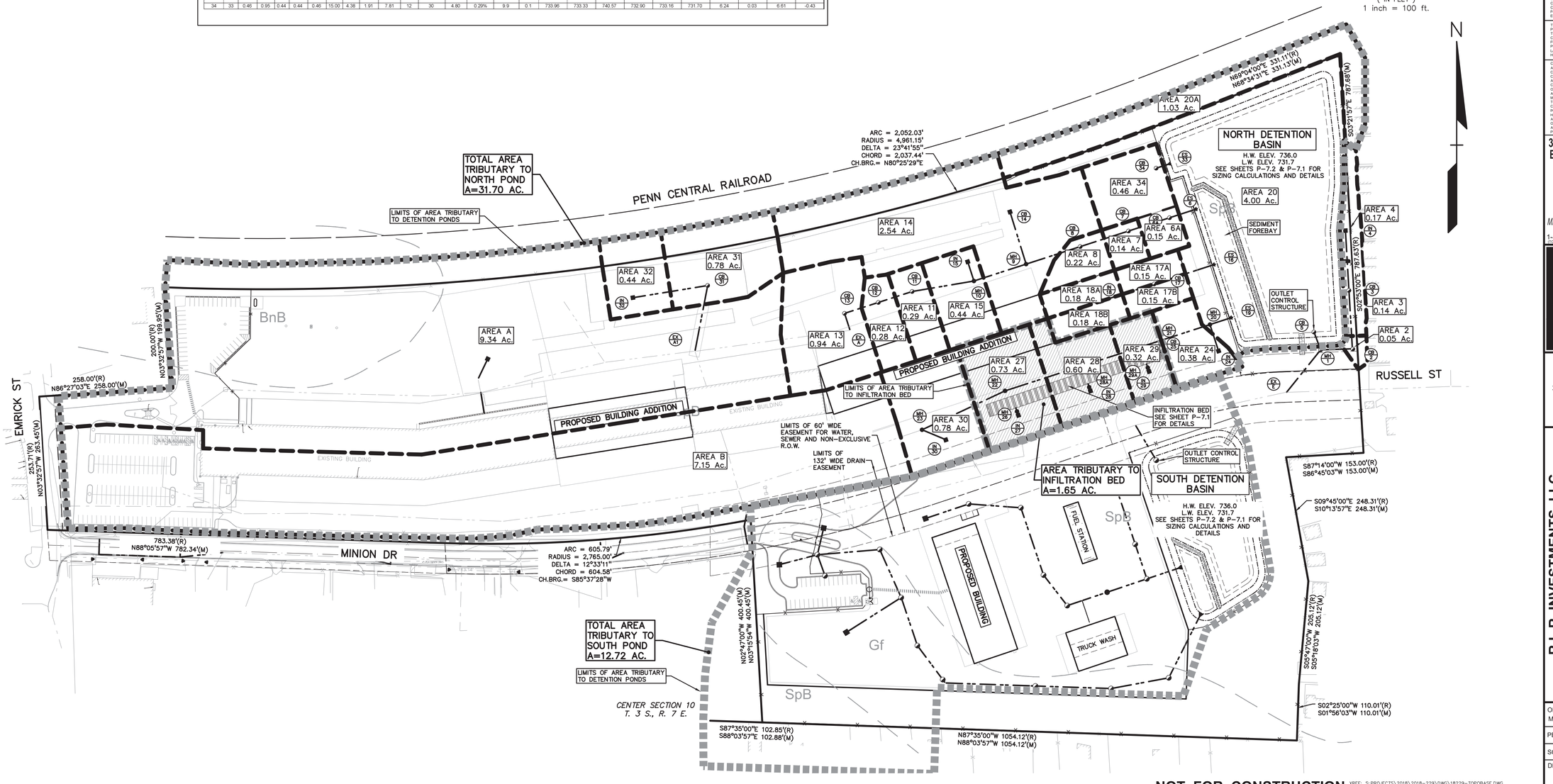
IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UNDERGROUND CABLE TV, CATV PEDESTAL	
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
GAS MAIN, VALVE & GAS LINE MARKER	
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
SANITARY SEWER, CLEANOUT & MANHOLE	
STORM SEWER, CLEANOUT & MANHOLE	
COMBINED SEWER & MANHOLE	
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
POST INDICATOR VALVE	
WATER VALVE BOX,HYDRANT VALVE BOX, SERVICE SKUTOFF	
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
UNIDENTIFIED STRUCTURE	
SPOT ELEVATION	671.21
CONTOUR LINE	671
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
CONCRETE	STD DUTY; HEAVY DUTY; R.O.W. ONLY
ASPHALT	STD DUTY; HEAVY DUTY; DEEP STRENGTH
GRAVEL SHOULDER	
WETLAND	



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
–100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
1	WR	JC	REV. PER WCWRC	5–28–20

REVISIONS

CAUTION!!
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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

STORMWATER MANAGEMENT PLAN
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP – JC\DWG\SITE PLAN\NOV 3\P7S\[P–7.0 STORMWATER PLAN 2018–229 SP.dwg]

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: 1"=100'
DRAWING NUMBER: P-7.0

STORMWATER MAINENTENCE SCHEDULES

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION (RESPONSIBILITY OF DEVELOPER AND HIS CONTRACTOR)

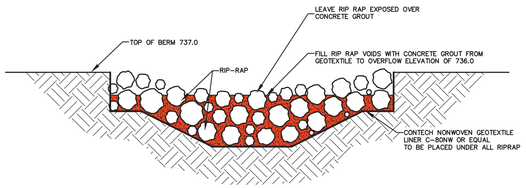
TASKS	COMPONENTS: Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet castings	Channels & Ditches	Detention System and Sediment Basin	Outlet Control Structure	SCHEDULE
Install & maintain soil erosion control measures			X	X			Per plans or as required
Inspect for accumulated sediment	X	X	X	X	X	X	Weekly or after rain event
Removal of accumulated sediment > 1' deep	X	X		X	X		As required
Inspect for erosion				X	X	X	Weekly or after rain event
Re-establish permanent & temporary controls			X	X	X	X	As required
Inspect for floatables and debris	X	X		X	X	X	Weekly or after rain event
Remove floatables and debris	X	X		X	X	X	As required
Replace stone check dams				X			As required
Mowing				X			As required
Certified Stormwater Manager Inspections	X	X	X	X	X	X	Weekly or after rain event
Professional engineer, reporting to developer, construction observations	X	X	X	X	X	X	As required
Modifications per engineering recommendation	X	X	X	X	X	X	Monthly
Certified Stormwater Manager maintenance and inspection records							Weekly
Street Sweeping							Weekly or as needed
Inspect storm water system and components during wet weather and compare to as-built plans (by professional engineer, reporting to maintenance financing company)	X	X	X	X	X	X	Annually
Make adjustments or replacements as determined by annual wet weather inspection.	X	X	X	X	X	X	As required

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE

POST CONSTRUCTION (RESPONSIBILITY OF OWNER)

TASKS	COMPONENTS: Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet castings	Channels & Ditches	Detention System and Sediment Basin	Outlet Control Structure	SCHEDULE	ESTIMATED ANNUAL BUDGET 1st year	2nd year	3rd year	SESC TASKS
Inspect for accumulated sediment	X	X		X	X	X	Annually	$100	$100	$100	X
Removal of accumulated sediment > 1' deep	X	X		X	X	X	5 years or as required	$300	$100	$0	X
Inspection for erosion				X	X		Annually	$125	$100	$100	X
Inspection of infiltration basin					X		Following storms of >1"	$125	$100	$100	
Re-establish permanent controls, eroded areas				X	X		As required	$250	$100	$100	X
Inspect for floatables and debris	X	X	X	X	X	X	Annually	$75	$75	$100	
Remove floatables and debris	X	X	X	X	X	X	Annually	$150	$50	$0	
Replace stone check dams				X			As required	$150	$0	$300	X
Mowing				X	X		Twice Anually	$2,500	$1,750	$300	
Vegetation and animal control				X	X		Annually, or as required	$50	$50	$100	
Clean Streets							As required	$250	$250	$250	X
Inspect storm water system and components during wet weather and compare to as-built plans (by professional engineer, reporting to maintenance financing company)	X	X	X	X	X	X	Annually	$75	$75	$100	
Make adjustments or replacements as determined by annual wet weather inspection.	X	X	X	X	X	X	As required	$300	$300	$300	
Keep records of all inspections and maintenance activities and report to maintenance financing provider.							Annually	$0	$0	$0	
Keep records of all costs for inspections, maintenance and repairs. Report to maintenance financing provider.							Annually	$0	$0	$0	
Professional engineer, emergency observations							As required	$0	$250	$0	
							Total Budget:	$4,450	$3,300	$1,850	
							SESC Budget:	$1,175	$650	$850	X

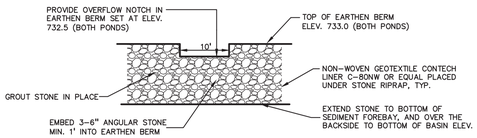
Note: No chemicals allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator.



DETENTION BASIN OVERFLOW SPILLWAY CROSS SECITON

NOT TO SCALE

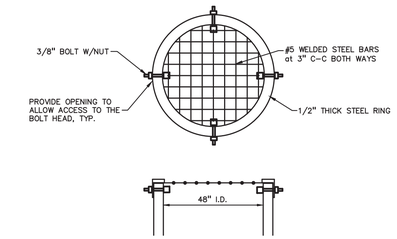
THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS



FOREBAY BERM CROSS-SECTION

NOT TO SCALE

THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS

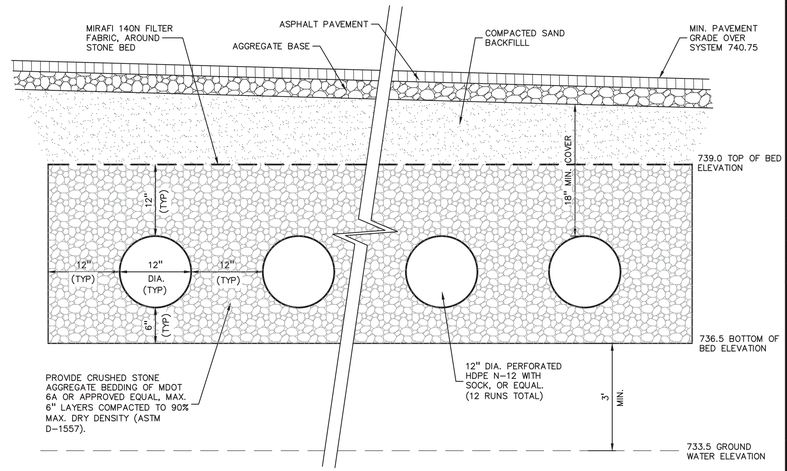


BAR GRATE FOR DETENTION BASIN RISERS

NOT TO SCALE

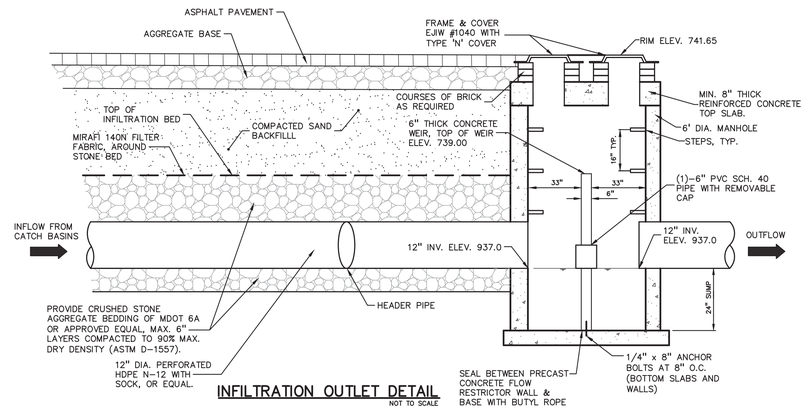
NOTE: BAR GRATE TO BE BOLTED TO STANDPIPE AS SHOWN

THIS DETAIL APPLIES TO BOTH NORTH AND SOUTH PONDS



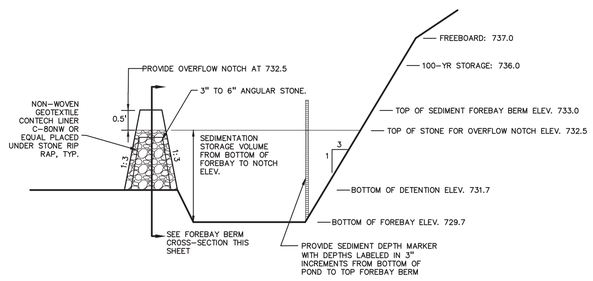
INFILTRATION BED CROSS SECTION

NOT TO SCALE



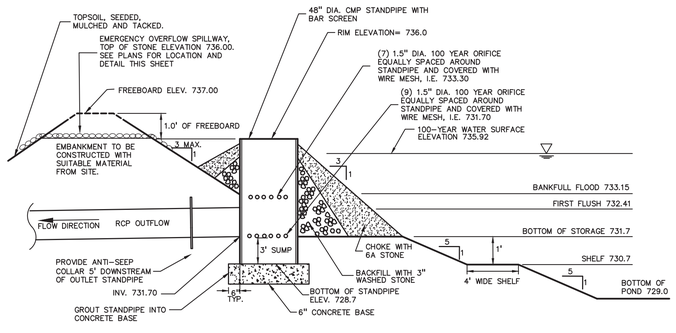
INFILTRATION OUTLET DETAIL

NOT TO SCALE



SEDIMENTATION BASIN-BOTH PONDS CROSS SECTIONS A-A & B-B

NOT TO SCALE

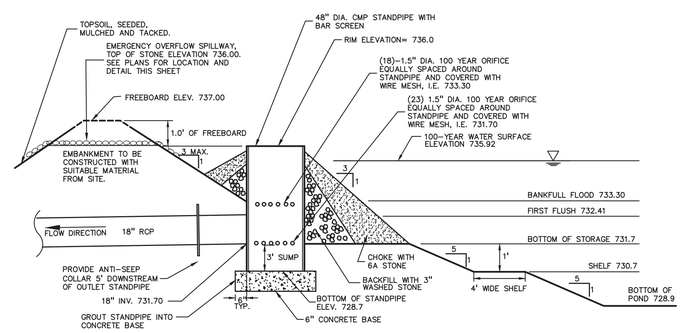


NOTE: HOLES IN STANDPIPE MUST BE KEPT CLEAR OF SEDIMENT DURING CONSTRUCTION

DETENTION OUTLET STRUCTURE

SOUTH DETENTION POND

NOT TO SCALE



NOTE: HOLES IN STANDPIPE MUST BE KEPT CLEAR OF SEDIMENT DURING CONSTRUCTION

DETENTION OUTLET STRUCTURE

NORTH DETENTION POND

NOT TO SCALE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	5-28-20

REVISIONS

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STORMWATER NOTES & DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -ACDWG\SITE PLANS\NOV 9TH\(P-7.1) STORMWATER DETAILS 2018-229 SP.DWG

ORIGINAL ISSUE DATE: MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER: P-7.1

WCWRC COMPUTATIONAL REQUIREMENTS FOR DETENTION AREA NORTH OF MINION DRIVE

Part E.
STANDARD METHOD RUNOFF VOLUME WORK SHEETS

W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

[A] Total Site Area = 31.70 ac
[A] Total Site Area Excluding "Self- Crediting" BMPs = 31.70 ac[A]

Rational Method Variables[B]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
PERVIOUS	A	197,283	4.53	0.15	29,592
PERVIOUS	B	38,774	0.89	0.25	9,694
PERVIOUS	C	0	0	0.40	0
PERVIOUS	D	0	0	0.45	0
IMPERVIOUS	A/B/C/D	1,031,307	23.68	0.95	979,742
IMPERVIOUS	POND BF	113,602	2.61	1.00	113,602

Total - ∑(C)(Area) = 1,132,630
Area Total - ∑ac or ∑sf = 1,380,996
Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.82

NRCS Variables[C]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
PERVIOUS	A	197,283	4.53	39	7,694,037
PERVIOUS	B	38,774	0.89	61	2,365,214
PERVIOUS	C	0	0	74	0
PERVIOUS	D	0	0	80	0

Total - ∑(CN)(Area) = 10,059,251
Area Total - ∑ac or ∑sf = 236,057
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 43

NRCS Variables[C]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
IMPERVIOUS	A/B/C/D	1,031,307	23.68	98	101,680,086
IMPERVIOUS	POND BF	113,603	2.61	98	11,133,094

Total - ∑(CN)(Area) = 112,201,180
Area Total - ∑ac or ∑sf = 1,144,909
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 98

[A] Use this area for the remainder of the runoff calculations
[B] Required for first flush runoff calculations
[C] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$V_{ff}=(1")\left(\frac{1ft}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)AC$ $\quad V_{ff}=(1")\left(\frac{1ft}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)31.7\ (ac)\ 0.82\ (_)$

$V_{ff}=\frac{94,386}{}ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
C= Weighted Runoff Coefficient from Worksheet 1

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations ($V_{bf\text{-}pre}$)

A. 2 year/24 hour storm event $P = 2.35in$

COMPOSITE (BF–PRE) CN= (32+1,266,679 SF)+(58+114,287 SF)+(72+0)+(79+0) / 1,380,966 SF = 34

B. The pre-development land cover will be **Good Cover Woods or Meadow.** Determine the associated soil hydrologic group for the entire site and choose the curve number. $CN = 34$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{34}\cdot 10$ $\quad S = 19.28\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{19.28\ ^2\ (2.35-(0.2)(_))}{(2.35+\ (0.8)\ (_))}$ $\quad 19.28$ $\quad Q = 0.13\ in$

E. Total Site Area (sf) excluding "Self- Crediting" BMPs $Area = \frac{1,380,966}{}sf$

F. $V_{bf\text{-}pre}=Q(1/12)Area$ $\quad V_{bf\text{-}pre}=\frac{0.13}{}(_)(1/12)(_)\frac{1,380,966}{}$

$V_{bf\text{-}pre} = 14,688\ ft^3$

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\text{-}per\text{-}post}$)

A. 2 year/24 hour storm event $P = 2.35in$

B. Pervious Cover CN From Worksheet 1 $CN = 43$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{43}\cdot 10$ $\quad S = 13.47\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{13.47\ ^2\ (2.35-(0.2)(_))}{(2.35+\ (0.8)\ (_))}$ $\quad 13.47$ $\quad Q = 0.0090in$

E. Pervious Cover Area from Worksheet 1 $Area = \frac{236,057}{}sf$

F. $V_{bf\text{-}per\text{-}post}=Q(1/12)Area$ $\quad V_{bf\text{-}per\text{-}post}=\frac{0.0090}{}(_)(1/12)(_)\frac{236,057}{}$

$V_{bf\text{-}per\text{-}post} = 177\ ft^3$

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\text{-}imp\text{-}post}$)

A. 2 year/24 hour storm event $P = 2.35in$

B. Impervious Cover CN From Worksheet 1 $CN = 98$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{98}\cdot 10$ $\quad S = 0.20\ in$

D. $Q=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q=\frac{0.20\ ^2\ (2.35-(0.2)(_))}{(2.35+\ (0.8)\ (_))}$ $\quad 0.20$ $\quad Q = 2.12\ in$

E. Impervious Cover Area from Worksheet 1 $Area = \frac{1,144,909}{}sf$

F. $V_{bf\text{-}imp\text{-}post}=Q(1/12)Area$ $\quad V_{bf\text{-}imp\text{-}post}=\frac{2.12}{}(_)(1/12)(_)\frac{1,144,909}{}$

$V_{bf\text{-}imp\text{-}post} = 202,427\ ft^3$

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}per\text{-}post}$)

A. 100-year Storm Event $P = 5.11in$

B. Pervious Cover CN From Worksheet 1 $CN = 43$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{43}\cdot 10$ $\quad S = 13.47\ in$

D. $Q_{100\text{-}per}=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}per}=\frac{13.47\ ^2\ (5.11-(0.2)(_))}{(5.11+\ 0.8\ (_))}$ $\quad 13.47$ $\quad Q_{100\text{-}per} = 0.37\ in$

E. Pervious Cover Area from Worksheet 1 $Area = 236,057\ sf$

F. $V_{100\text{-}per\text{-}post}=Q(1/12)Area$ $\quad V_{100\text{-}per\text{-}post}=\frac{0.37}{}(_)(1/12)(_)\frac{236,057}{}$

$V_{100\text{-}per\text{-}post} = 7,233\ ft^3$

W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}imp\text{-}post}$)

A. 100-year Storm Event $P = 5.11in$

B. Impervious Cover CN From Worksheet 1 $CN = 98$

C. $S=\frac{1000}{CN}\cdot 10$ $\quad S=\frac{1000}{98}\cdot 10$ $\quad S = 0.20\ in$

D. $Q_{100\text{-}imp}=\frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}imp}=\frac{0.20\ ^2\ (5.11-(0.2)(_))}{(5.11+\ 0.8\ (_))}$ $\quad 0.20$ $\quad Q_{100\text{-}imp} = 4.87\ in$

E. Impervious Cover CN From Worksheet 1 $Area = 1,144,909 sf$

F. $V_{100\text{-}imp\text{-}post}=Q(1/12)Area$ $\quad V_{100\text{-}imp\text{-}post}=\frac{4.87}{}(_)(1/12)(_)\frac{1,144,909}{}$

$V_{100\text{-}imp\text{-}post} = 464,928\ ft^3$

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\text{-}flow}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100%)	$S^{1/2}$	V=K*S^0.5	Tc=L/(V*3600)
Sheet Flow*	0.48						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

Total Time of Concentration ($T_{c\text{-}flow}$) = 0.25

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff}) 94,386 ft³
Pre-Development Bankfull Runoff Volume ($V_{bf\text{-}pre}$) 14,688 ft³
Pervious Cover Post-Development Bankfull Volume ($V_{bf\text{-}per\text{-}post}$) 177 ft³
Impervious Cover Post-Development Bankfull Volume ($V_{bf\text{-}imp\text{-}post}$) 202,427 ft³
Total BF Volume ($V_{bf\text{-}post}$) 202,604 ft³
Pervious Cover Post-Development 100-year Volume ($V_{100\text{-}per\text{-}post}$) 7,233 ft³
Impervious Cover Post-Development 100-year Volume ($V_{100\text{-}imp\text{-}post}$) 464,928 ft³
Total 100-year Volume (V_{100}) 472,162 ft³

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull volume

Total Post-Development Bankfull Volume ($V_{bf\text{-}post}$) 202,604 ft³
Pre-Development Bankfull Runoff Volume ($V_{bf\text{-}pre}$) 14,688 ft³
Bankfull Volume Difference 187,915 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The ***greater*** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{oir}) 187,915 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6T_c^{-0.61}$ $\quad Q_p = 238.6(_)^{-0.61}$ $\quad 0.25$

Peak of the Unit Hydrograph $Q_p = \frac{744}{}\ cfs/in-mi^2$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* $Area = 31.70\ ac$

C. $Q_{100} = Q_{100\text{-}per} + Q_{100\text{-}imp}$ $\quad Q_{100} = \frac{0.37}{}+\frac{4.87}{}$

Note: $Q_{100\text{-}per}$ and $Q_{100\text{-}imp}$ from W6 and W7, respectively $Q_{100} = \frac{5.24}{}in$

D. Peak Flow (PF) = $\frac{Q\left(\frac{cfs}{in-mi^2}\right)P_{100(in)}Area(ac)}{640}$ $\quad PF = \frac{744}{}\frac{5.24}{}\frac{31.70}{640}$

$PF = 193.05$ cfs

E. Δ = PF (cfs) – 0.15 Area(ac) $\quad \Delta = \frac{193.05}{}-0.15\frac{31.70}{}$

$\Delta = 188.29$ cfs

F. $V_{det}=\frac{\Delta(cfs)}{PF\ (cfs)}V_{100}\ (ft^3)$ $\quad V_{det} = \frac{188.29}{}\frac{472,162}{}$

$V_{det} = \frac{193.05}{}$

$V_{det} = 460,531\ ft^3$

V_{det} = Calculated Detention (ft^3), not including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention

A. $V_{ret} = 2(V_{100})$ $\quad V_{ret} = 2(\frac{N/A}{})$

$V_{ret} = N/A\ ft^3$

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP[a]	Area (ft²)	Storage Volume[b] (ft³) Surface| Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[c] (ft³)	Total Volume Reduction[d] (ft³)
Pervious Pavement w/Infiltration Bed					
Infiltration Basin					
Subsurface infiltration Bed	9,000 (BOTTOM BED)	5,730	0.35	1,575	10,704
Infiltration Trench					
Bioretention Systems					
Rain Gardens					
Dry Well					
Bioswale					
Vegetated Filter Strip					
Green Roof					

Total Volume Reduction Credit by Proposed Structural BMPs (ft³) = 10,704
Runoff Volume Infiltration Requirement (V_{oir}) from Worksheet 9 - 187,915
Runoff Volume Credit (ft³) = −177,211

NOTE: FURTHER VOLUME CALCULATIONS PROVIDED THIS SHEET

[a] Complete checklist from Section VI for each Structural BMP type
[b] Storage volume as defined in individual BMP write-ups
[c] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft³)
[d] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W12 Natural Features Inventory

1. Provide Natural Resources Map. This map should identify waterbodies, floodplains, riparian areas, wetlands, woodlands, natural drainage ways, steep slopes and other natural features.
2. Summarize the existing extent of each natural resource in the Existing Natural Resources Table.
3. Summarize total proposed Protected/Undisturbed Area.
4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once (include as either floodplain or wetland, not both).

Existing Natural Resources	Mapped (yes, no, n/a)	Total Area (ac)	Protected/Undisturbed Area (ac)
Waterbodies			
Floodplains			
Riparian Areas			
Wetlands			
Woodlands			
Natural Drainage Area			
Steep Slopes, 15%-25%			
Steep Slopes, over 25%			
Special Habitat Areas			
Other			
TOTAL EXISTING (ac)			

W13 Summary

Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{oir} 187,915 ft³
Designed/Provided Infiltration Volume 10,704 ft³
% Minimum Required Infiltration Provided 5.7 %
Total Calculated Detention Volume, V_{det} 460,531 ft³
Net Required Detention Volume *(V_{det} - Designed/Provided Infiltration Volume)* 449,826 ft³

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved

% Required Infiltration NOT provided *(100% - % Minimum Required Infiltration Provided)* 94.3 %
Net % Penalty *(20% x % Required Infiltration NOT Provided)* 18.9 %
Total Required Detention Volume, including penalty *[(100% + Net % Penalty) x Net Required Detention Volume)]* 534,667 ft³

Acceptable Curve Numbers and Runoff Coefficients for Stormwater Calculations

Commonly Used Curve Numbers (from TR-55, AMC2)

Cover Description — Cover Type and Hydrologic Condition	Curve Numbers for Hydrologic Soil Group A	B	C	D
Fully developed urban areas (vegetation established)				
Open space (lawns, parks, golf course, cemeteries, etc.):				
Poor condition (grass cover <50%)	68	79	86	89
Fair conditions (grass cover 50% to 75%)	49	69	79	84
Good condition (grass cover >75%)	39	61	74	80
Impervious areas:				
Paved parking lots, roofs, driveways, etc. (excluding right-of-ways)	98	98	98	98
Streets and Roads:				
Paved; curbs and storm sewers (excluding right-of-way)	98	98	98	98
Paved; open ditches (including right-of-way)	83	89	92	93
Gravel (including right-of-way)	76	85	89	91
Pasture, grassland or range - continuous forage for grazing				
Poor	68	79	86	89
Fair	49	69	79	84
Good	39	61	74	80
Meadow**- continuous grass, protected from grazing and generally mowed for hay	30	58	71	78
Brush - brush-weed-grass mixture with brush the major element				
Poor	48	67	77	83
Fair	35	56	70	77
Good	30	48	65	73
Woods - grass combination (orchard or tree farm)				
Poor	57	73	82	86
Fair	43	65	76	82
Good**	32	58	72	79
Woods				
Poor	45	66	77	83
Fair	36	60	73	79
Good	30	55	70	77
Farmsteads- buildings, lanes, driveways and surrounding lots	59	74	82	86
Wetlands				
No standing water that contributes to runoff	78	78	78	78
With standing water	98	98	98	98

** Use Woods (good) or Meadow when estimating the pre-development bankfull runoff

Commonly Used Runoff Coefficients

Type of Surface	Runoff Coefficient
Water Surfaces	1.00
Roofs	0.95
Asphalt or concrete pavements	0.95
Gravel, brick or macadam surfaces	0.85

Semi-pervious: lawns, parks, playgrounds	Slope <4%	Slope 4-6%	Slope >6%
Hydrologic Soil Group A	0.15	0.20	0.25
Hydrologic Soil Group B	0.25	0.30	0.35
Hydrologic Soil Group C	0.30	0.35	0.45
Hydrologic Soil Group D	0.45	0.50	0.55

AVERAGE INFILTRATION RATE CALCULATION:

TEST PIT	FACTOR OF SAFETY INFILTRATION RATE (IN./HR.)	GRND WATER DEPTH (FT.)
TP–1A	HIGH GROUND WATER	2.8
TP–1B	0.20	6.7
TP–1C	0.15	6.0
TP–2A	0.35	6.3
TP–2B	0.15	4.5
TP–2C	HIGH GROUND WATER	3.0

DESIGN INFILTRATION RATE (IN./HR.)
USE TEST PIT 2A LOCATED IN VICINITY OF INFILTRATION BED
0.35 IN/HR

SEE PEA, INC. REPORT DATED 10–17–2018 FOR FURTHER DETAIL

CALCULATIONS ON THIS SHEET WERE APPROVED BY WCWRC 5–20–2019

SUB–SURFACE INFILTRATION BED CALCULATIONS:

WCWRC MIN. BED AREA REQUIREMENT = CONTRIBUTING IMPERVIOUS AREA/8

CONTRIBUTING IMPERVIOUS AREA = 1.65 AC. OR 72,003 S.F.

MIN. BED AREA REQUIRED = 72,003 S.F./8 = 9,000 S.F.
BED AREA PROVIDED = 360' X 25' = 9,000 S.F.

VOLUME PROVIDED:

Subsurface storage/ infiltration bed volume (CF)

Infiltration credit

Bed Bottom Area=	9,000	sf
Infiltration Design Rate=	0.35	in/hr
Infiltration period= (48 hours max)	6	hours
Storage volume= Bed Bott Area * infiltr. rate * infiltr. Pd. * 1/12	1,575	CF

Pipe Storage Volume:

Total L.F. of pipe:	4328	ft.
Pipe Dia.	12	in.
Storage Volume=Length of Pipe * Area of pipe=	3,399	CF

Stone Volume Storage:

Bed Bottom Area=	9,000	sf
Depth of Material=	2.5	ft.
Volume of Stone - Pipe Volume =	19,101	cf
Void Ratio=	30	%
Storage Volume=Stone Volume * Void Ratio=	5,730	CF

Total Volume Reduction Credit by Proposed Structural BMPS 10,704 CF

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER WCWRC	5-28-20
1	WR	JC	REV. PER HPSLANTI TWP.	7-21-20

REVISIONS

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WCWRC COMPUTATIONAL REQUIREMENTS-NORTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS HPSLANTI TOWNSHIP - JC\DWG\SITE PLANS\NOV 9\P15\P-7.1) STORMWATER DTD 2018-229 - 9th.dwg

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: NO SCALE
DRAWING NUMBER: P-7.2

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-TBLK-2018-229.DWG

WCWRC COMPUTATIONAL REQUIREMENTS FOR DETENTION AREA SOUTH OF MINION DRIVE

Part E. STANDARD METHOD RUNOFF VOLUME WORK SHEETS

W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

[A] Total Site Area = 12.72 ac
[A] Total Site Area Excluding "Self- Crediting" BMPs = 12.72 ac[A]

Rational Method Variables[B]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
PERVIOUS	A	119,337	2.74	0.15	17,901
PERVIOUS	B	0	0	0.25	0
PERVIOUS	C	0	0	0.40	0
PERVIOUS	D	18,825	0.43	0.45	8,471
IMPERVIOUS	A/B/C/D	362,564	8.32	0.95	344,436
IMPERVIOUS	POND BF	53,165	1.22	1.00	53,165

Total - ∑(C)(Area) = 423,973
Area Total - ∑ac or ∑sf = 553,891
Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.76

NRCS Variables[C]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
PERVIOUS	A	119,337	2.74	39	4,654,143
PERVIOUS	B	0	0	61	0
PERVIOUS	C	0	0	74	0
PERVIOUS	D	18,825	0.43	80	1,506,000

Total - ∑(CN)(Area) = 6,160,143
Area Total - ∑ac or ∑sf = 138,162
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 45

NRCS Variables[C]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
IMPERVIOUS	A/B/C/D	362,564	8.32	98	35,531,272
IMPERVIOUS	POND BF	53,165	1.221	98	5,210,170

Total - ∑(CN)(Area) = 40,741,442
Area Total - ∑ac or ∑sf = 415,729
Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 98

[A] Use this area for the remainder of the runoff calculations
[B] Required for first flush runoff calculations
[C] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$V_{ff} = (1")\left(\frac{1ft}{12"}\right)\left(\frac{43560 ft^2}{1ac}\right) AC$ $\quad V_{ff} = (1")\left(\frac{1ft}{12"}\right)\left(\frac{43560 ft}{1ac}\right) 12.72 (0.77)$

$V_{ff} = \frac{35,331}{} ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
C= Weighted Runoff Coefficient from Worksheet 1

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations (V_{bfpre})

A. 2 year/24 hour storm event — $P = 2.35in$

B. The pre-development land cover will be **Good Cover Woods or Meadow.** Determine the associated soil hydrologic group for the entire site and choose the curve number. $CN = 44$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{44} \cdot 10$ $\quad S = 12.69\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{12.69}{(2.35-(0.2)(__))^2} \over (2.35+(0.8)(__))\ 12.69$ $\quad Q = 0.003\ in$

E. Total Site Area (sf) excluding "Self- Crediting" BMPs — $Area = 553,891\ sf$

F. $V_{bf\,pre} = Q(1/12)Area$ $\quad V_{bf\,pre} = \frac{0.003}{(__)}(1/12)\frac{553,891}{(__)}$ $\quad V_{bf\,pre} = 130\ ft^3$

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\,per\text{-}post}$)

A. 2 year/24 hour storm event — $P = 2.35in$

B. Pervious Cover CN From Worksheet 1 — $CN = 45$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S_{PC} = \frac{1000}{45} \cdot 10$ $\quad S = 12.43\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{12.43}{(2.35-(0.2)(__))^2} \over (2.35+(0.8)(__))\ 12.43$ $\quad Q = 0.0015in$

E. Pervious Cover Area from Worksheet 1 — $Area = 138,162\ sf$

F. $V_{bf\,per\text{-}post} = Q(1/12)Area$ $\quad V_{bf\,per\text{-}post} = \frac{0.0015}{(__)}(1/12)\frac{138,162}{(__)}$ $\quad V_{bf\,per\text{-}post} = 17\ ft^3$

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\,imp\text{-}post}$)

A. 2 year/24 hour storm event — $P = 2.35in$

B. Impervious Cover CN From Worksheet 1 — $CN = 98$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{98} \cdot 10$ $\quad S = 0.20\ in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{0.20}{(2.35-(0.2)(__))^2} \over (2.35+(0.8)(__))\ 0.20$ $\quad Q = 2.12\ in$

E. Impervious Cover Area from Worksheet 1 — $Area = 415,729\ sf$

F. $V_{bf\,imp\text{-}post} = Q(1/12)Area$ $\quad V_{bf\,imp\text{-}post} = \frac{2.12}{(__)}(1/12)\frac{415,729}{(__)}$ $\quad V_{bf\,imp\text{-}post} = 73,503\ ft^3$

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}per\text{-}post}$)

A. 100-year Storm Event — $P = 5.11in$

B. Pervious Cover CN From Worksheet 1 — $CN = 45$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{45} \cdot 10$ $\quad S = 12.43\ in$

D. $Q_{100\,per} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\,per} = \frac{12.43}{(5.11-(0.2)(__))^2} \over (5.11+0.8(__))\ 12.43$ $\quad Q_{100\,per} = 0.46\ in$

E. Pervious Cover Area from Worksheet 1 — $Area = 138,162\ sf$

F. $V_{100\text{-}per\text{-}post} = Q(1/12)Area$ $\quad V_{100\text{-}per\text{-}post} = \frac{0.46}{(__)}(1/12)\frac{138,162}{(__)}$ $\quad V_{100\text{-}per\text{-}post} = 5,268\ ft^3$

W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-}imp\text{-}post}$)

A. 100-year Storm Event — $P = 5.11in$

B. Impervious Cover CN From Worksheet 1 — $CN = 98$

C. $S = \frac{1000}{CN} \cdot 10$ $\quad S = \frac{1000}{98} \cdot 10$ $\quad S = 0.20\ in$

D. $Q_{100\text{-}imp} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100\text{-}imp} = \frac{0.20}{(5.11-(0.2)(__))^2} \over (5.11+0.8(__))\ 0.20$ $\quad Q_{100\text{-}imp} = 4.87\ in$

E. Impervious Cover CN From Worksheet 1 — $Area = 415,729\ sf$

F. $V_{100\text{-}imp\text{-}post} = Q(1/12)Area$ $\quad V_{100\text{-}imp\text{-}post} = \frac{4.87}{(__)}(1/12)\frac{415,729}{(__)}$ $\quad V_{100\text{-}imp\text{-}post} = 168,821\ ft^3$

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\,flow}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100%)	$S^{1/2}$	$V=K*S^{1/2}$	Tc=L/(V*3600)
Sheet Flow*	0.48						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

Total Time of Concentration ($T_{c\,flow}$) = 0.25

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff}) = 35,331 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre}) = 130 ft³
Pervious Cover Post-Development Bankfull Volume ($V_{bf\,per\text{-}post}$) = 17 ft³
Impervious Cover Post-Development Bankfull Volume ($V_{bf\,imp\text{-}post}$) = 73,503 ft³

Total BF Volume ($V_{bf\,per\text{-}post}$) = 73,521 ft³

Pervious Cover Post-Development 100-year Volume ($V_{100\text{-}per\text{-}post}$) = 5,268 ft³
Impervious Cover Post-Development 100-year Volume ($V_{100\text{-}imp\text{-}post}$) = 168,821 ft³

Total 100-year Volume (V_{100}) = 174,088 ft³

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull volume

Total Post-Development Bankfull Volume (V_{bfpost}) = 73,521 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre}) = 130 ft³
Bankfull Volume Difference = 73,391 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The **greater** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{oir}) = 73,391 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6 T_c^{-0.61}$ $\quad Q_p = 238.6(__)^{-0.61}$ $\quad$ Peak of the Unit Hydrograph $\quad Q_p = 744\ cfs/in-mi^2$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* — $Area = 12.72\ ac$

C. $Q_{100} = Q_{100\,per} + Q_{100\,imp}$ $\quad Q_{100} = 0.46 + 4.87$
Note: $Q_{100\,per}$ and $Q_{100\,imp}$ from W6 and W7, respectively $\quad Q_{100} = 5.53\ in$

D. Peak Flow (PF) = $\frac{Q\left(\frac{cfs}{in-mi^2}\right)(Q_{100}(in)Area(ac))}{640}$ $\quad PF = \frac{744\ 5.53\ 12.72}{640}$ $\quad PF = 78.76\ cfs$

E. Δ = PF (cfs) - 0.15 Area(ac) $\quad \Delta = 78.76 - 0.15(12.72)$ $\quad \Delta = 76.85\ cfs$

F. $V_{det} = \frac{\Delta(cfs)}{FF(cfs)} V_{100}(ft^3)$ $\quad V_{det} = \frac{76.85}{78.76}\ 174,088$ $\quad V_{det} = 169,872\ ft^3$

V_{det} = Calculated Detention (ft³), not including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention

A. $V_{ret} = 2(V_{100})$ $\quad V_{ret} = 2(__N/A__)$ $\quad V_{ret} = N/A\ ft^3$

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP[A]	Area (ft²)	Storage Volume[B] (ft³) Surface/ Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[C] (ft³)	Total Volume Reduction[D] (ft³)
Pervious Pavement w/Infiltration Bed					
Infiltration Basin					
Subsurface Infiltration Bed					
Infiltration Trench					
Bioretention Systems					
Rain Gardens					
Dry Well					
Bioswale					
Vegetated Filter Strip					
Green Roof					

Total Volume Reduction Credit by Proposed Structural BMPs (ft³) = 0
Runoff Volume Infiltration Requirement (V_{oir}) from Worksheet 9 - 73,391
Runoff Volume Credit (ft³) = −73,391

NOTE: FURTHER VOLUME CALCULATIONS PROVIDED THIS SHEET

[A] Complete checklist from Section VI for each Structural BMP type
[B] Storage volume as defined in individual BMP write-ups
[C] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft³)
[D] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W12 Natural Features Inventory

1. Provide Natural Resources Map. This map should identify waterbodies, floodplains, riparian areas, wetlands, woodlands, natural drainage ways, steep slopes and other natural features.
2. Summarize the existing extent of each natural resource in the Existing Natural Resources Table.
3. Summarize total proposed Protected/Undisturbed Area.
4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once (include as either floodplain or wetland, not both).

Existing Natural Resources	Mapped (yes, no, n/a)	Total Area (ac)	Protected/Undisturbed Area (ac)
Waterbodies			
Floodplains			
Riparian Areas			
Wetlands			
Woodlands			
Natural Drainage Area			
Steep Slopes, 15%-25%			
Steep Slopes, over 25%			
Special Habitat Areas			
Other			
TOTAL EXISTING (ac)			

W13 Summary

Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{oir} = 73,391 ft³
Designed/Provided Infiltration Volume = 0 ft³
% Minimum Required Infiltration Provided = 0 %
Total Calculated Detention Volume, V_{det} = 169,872 ft³
Net Required Detention Volume (V_{det} - *Designed/Provided Infiltration Volume)* = 169,872 ft³

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved

% Required Infiltration NOT provided *(100% - % Minimum Required Infiltration Provided)* = 100.0 %
Net % Penalty *(20% x % Required Infiltration NOT Provided)* = 20.0 %
Total Required Detention Volume, including penalty *[(100% + Net % Penalty) x Net Required Detention Volume)]* = 203,847 ft³

Acceptable Curve Numbers and Runoff Coefficients for Stormwater Calculations

Commonly Used Curve Numbers (from TR-55, AMC2)

Cover Description — Cover Type and Hydrologic Condition	Curve Numbers for Hydrologic Soil Group A	B	C	D
Fully developed urban areas (vegetation established)				
Open space (lawns, parks, golf course, cemeteries, etc.):				
Poor condition (grass cover <50%)	68	79	86	89
Fair conditions (grass cover 50% to 75%)	49	69	79	84
Good condition (grass cover >75%)	39	61	74	80
Impervious areas:				
Paved parking lots, roofs, driveways, etc. (excluding right-of-ways)	98	98	98	98
Streets and Roads:				
Paved; curbs and storm sewers (excluding right-of-way)	98	98	98	98
Paved; open ditches (including right-of-way)	83	89	92	93
Gravel (including right-of-way)	76	85	89	91
Pasture, grassland or range - continuous forage for grazing				
Poor	68	79	86	89
Fair	49	69	79	84
Good	39	61	74	80
Meadow**- continuous grass, protected from grazing and generally mowed for hay	30	58	71	78
Brush - brush-weed-grass mixture with brush the major element				
Poor	48	67	77	83
Fair	35	56	70	77
Good	30	48	65	73
Woods - grass combination (orchard or tree farm)				
Poor	57	73	82	86
Fair	43	65	76	82
Good**	32	58	72	79
Woods				
Poor	45	66	77	83
Fair	36	60	73	79
Good	30	55	70	77
Farmsteads- buildings, lanes, driveways and surrounding lots	59	74	82	86
Wetlands				
No standing water that contributes to runoff	78	78	78	78
With standing water	98	98	98	98

** Use Woods (good) or Meadow when estimating the pre-development bankfull runoff

Commonly Used Runoff Coefficients

Type of Surface — Runoff Coefficient			
Water Surfaces	1.00		
Roofs	0.95		
Asphalt or concrete pavements	0.95		
Gravel, brick or macadam surfaces	0.85		
Semi-pervious: lawns, parks, playgrounds	Slope <4%	Slope 4-6%	Slope >6%
Hydrologic Soil Group A	0.15	0.20	0.25
Hydrologic Soil Group B	0.25	0.30	0.35
Hydrologic Soil Group C	0.30	0.35	0.45
Hydrologic Soil Group D	0.45	0.50	0.55

AVERAGE INFILTRATION RATE CALCULATION:

TEST PIT	FACTOR OF SAFETY INFILTRATION RATE (IN./HR.)
TP-3A	0.22
TP-3B	0.18
TP-3C	0.13
TP-3D	0.24

NO INFILTRATION PROVIDED DUE TO LOW INFILTRATION RATES. UNDERGROUND INFILTRATION BED DEEMED TO BE UNDESIRABLE NEAR TEST PIT TP-3D DUE TO CLOSE PROXIMITY OF FUEL STATION. ADDITIONAL DETENTION PROVIDED AS PENALTY.

SEE PEA, INC. REPORT DATED 10-29-2019 FOR FURTHER DETAIL

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	MR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	MR	JC	REV. PER WCWRC	5-28-20

REVISIONS

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WCWRC COMPUTATIONAL REQUIREMENTS-SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 R+L CARRIERS YPSILANTI TOWNSHIP - JC\DWG\SITE PLAN\NOV 3\YTS\P-7.1) STORMWATER DTL 2018-229 - SP.DWG

ORIGINAL ISSUE DATE: MARCH 3, 2020
PEA JOB NO. 2018-229
SCALE: NO SCALE
DRAWING NUMBER: P-7.3

STORM WATER NARRATIVE:

EXISTING CONDITIONS:

THE EXISTING PARCEL CONTAINS BOTH DEVELOPED AND UNDEVELOPED LAND AREAS. THE WESTERN PART OF THE SITE IS DEVELOPED WITH AN EXISTING TRUCK TERMINAL THAT INCLUDES STORM SEWER CONVEYANCE AND A DETENTION POND. THE EASTERN AND SOUTHERN PARTS OF THE SITE ARE UNDEVELOPED. RUNNING FROM WEST TO EAST THROUGH THE CENTRAL PART OF THE SITE IS AN ENCLOSED COUNTY DRAIN (BEYER RELIEF DRAIN).

EXISTING DEVELOPMENT: THE WESTERN PART OF THE PARCEL THAT IS CURRENTLY DEVELOPED, FLOWS FROM WEST TO EAST VIA STORM SEWER AND SHEET FLOW INTO AN EXISTING DETENTION POND. FROM THE TOPOGRAPHIC SURVEY, THE EXISTING POND APPEARS TO HAVE SEDIMENTATION BASINS AND A RELEASE STRUCTURE COMPROMISED OF A WEIR AND OUTLET PIPE THAT DIRECTLY CONNECTS TO THE PORTION OF THE BEYER DRAIN LOCATED IN THE VICINITY OF MINION DRIVE. THE SOUTHERN HALF OF THE PENN CENTRAL RAILROAD RIGHT OF WAY IS TRIBUTARY TO THIS PART OF THE PARCEL.

EASTERN PORTION OF SITE (UNDEVELOPED): THE EASTERN PART OF THE PARCEL LOCATED NORTH OF MINION DRIVE IS UNDEVELOPED. RUNOFF FROM THIS AREA FLOWS OVERLAND BOTH TO THE EAST INTO THE EXISTING APARTMENT COMPLEX AS WELL AS SOUTH TO THE BEYER RELIEF DRAIN. THIS PORTION OF THE SITE CONTAINS 5 SMALL UNREGULATED WETLANDS. THE SOUTHERN HALF OF THE PENN CENTRAL RAILROAD RIGHT OF WAY FLOWS ONTO THE PARCEL IN THIS VICINITY. THE EASTERN PORTION OF THE SITE FLOWS UNDETAINED.

SOUTHERN PORTION OF THE SITE (UNDEVELOPED): THE PORTION OF THE SITE LOCATED SOUTH OF MINION DRIVE IS UNDEVELOPED. THE MAJORITY OF THIS AREA DRAINS FROM NORTHWEST TO SOUTHEAST VIA SHEET FLOW, FLOWING ONTO NEIGHBORING RESIDENTIAL PROPERTY IN THE SOUTHEAST CORNER OF THE SITE. IT APPEARS TO BE INTERCEPTED BY A PORTION OF THE ENCLOSED BEYER DRAIN THAT IS TRIBUTARY TO THE BRANCH OF THE BEYER DRAIN THAT RUNS SOUTH ALONG GLENWOOD AVENUE. THE AREA TRIBUTARY TO THIS POINT APPEARS TO ALSO CARRY OFFSITE FLOW FROM NEIGHBORING INDUSTRIAL AND RESIDENTIAL PROPERTIES LOCATED TO THE WEST AND SOUTH. THE NORTHEAST PART OF THE SITE LOCATED SOUTH OF MINION DRIVE DRAINS TO THE NORTHEAST AND IS TRIBUTARY TO THE BEYER RELIEF DRAIN LOCATED NEAR RUSSELL STREET. THE SOUTHERN PORTION OF THE SITE FLOWS UNDETAINED.

ALTHOUGH PORTIONS OF THE SITE ENTER THE BEYER RELIEF DRAIN AT DIFFERENT LOCATIONS, THE BEYER DRAIN IS ULTIMATELY TRIBUTARY TO THE TYLER DAM DRAIN TO THE SOUTHEAST NEAR AIRPORT ROAD.

PROPOSED CONDITIONS:

IN THE SITE'S PROPOSED CONDITION, THE EXISTING TRUCK TERMINAL WILL REMAIN AND BE EXPANDED TO THE EAST. THE EXISTING MAINTENANCE BUILDING WILL BE RELOCATED TO THE SOUTHER PORTION OF THE SITE ALONG WITH A NEW FUEL STATION AND TRUCK WASH. DUE TO RESTRICTIONS CAUSED BY THE EXISTING COUNTY DRAIN, LOCATED IN THE MINION/RUSSELL STREET CORRIDOR, THE PROPOSED DRAINAGE IMPROVEMENTS WILL OPERATE INDEPENDENTLY ON THE NORTH AND SOUTH PORTIONS OF THE SITE.

NORTH DETENTION AREA:
THE EXISTING DETENTION POND WILL BE RELOCATED TO THE FAR EAST PORTION OF THE SITE. THE EXISTING OUTFLOW TO THE BEYER RELIEF DRAIN FROM THE EXISTING POND WILL BE ABANDONED. THE NEW DETENTION POND WILL PROVIDE STORAGE AND SEDIMENTATION FOR THE PORTION OF THE SITE LOCATED NORTH OF THE MINION CORRIDOR, THE NEWLY DEVELOPED PART OF THE PARCEL AND THE SOUTH HALF OF THE R.R. R.O.W. THE PROPOSED POND WILL OUTFLOW TO A NEW CONNECTION TO THE BEYER RELIEF DRAIN. THE PROPOSED POND FOR THE NOTH PORTION OF THE SITE HAS BEEN DESIGNED PER CURRENT W.C.W.R.C. STANDARDS AND WAS APPROVED ON 5-20-2019 AS PART OF A PRIOR SUBMITTAL.

THE STORM SEWER SYSTEM LOCATED ON THE CURRENTLY DEVELOPED PORTION OF THE SITE WILL REMAIN IN USE AND IS PROPOSED TO BE EXTENDED TO THE EAST TO CONVEY STORMWATER RUNOFF FROM THE NEWLY DEVELOPED PORTION OF THE SITE ALSO. THIS STORM SEWER WILL CONVEY RUNOFF TO THE PROPOSED DETENTION POND. THE NEW STORM SEWER WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

INFILTRATION TESTING WAS PERFORMED BY PEA INC. ON THE SUBJECT PARCEL IN ACCORDANCE WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (W.C.W.R.C.) RULES AND GUIDELINES AT 6 LOCATIONS ONSITE (SEE REPORT DATED 10-17-2018 BY PEA, INC).

INFILTRATION TESTS IN THE AREA OF THE PROPOSED POND SHOWED THIS AREA TO HAVE HIGH GROUND WATER AND BE UNSUITABLE FOR INFILTRATION BASED ON W.C.W.R.C. REQUIREMENTS. FOR THIS REASON, A SUBSURFACE INFILTRATION BED IS PROPOSED SOUTH OF THE BUILDING ADDITION. THIS INFILTRATION BED PROVIDES A PORTION OF THE REQUIRED INFILTRATION. THE FULL INFILTRATION VOLUME REQUIRED BY W.C.W.R.C. STANDARDS, CANNOT BE PROVIDED THEREFORE ADDITIONAL VOLUME WILL BE PROVIDED IN THE DETENTION POND.

SOUTH DETENTION AREA:
THE AREA SOUTH OF MINION AND INCLUDING THE MINION DRIVE CORRIDOR THROUGH THE SITE WILL BE DEVELOPED WITH A MAINTENANCE AREA, FUEL STATION AND TRUCK WASH BAY. DETENTION WILL BE PROVIDED FOR THIS AREA SEPARATELY FROM THE NORTH PART OF THE SITE SINCE ELEVATIONS OF THE EXISTING COUNTY DRAIN DO NOT ALLOW FOR A PIPE CROSSING. DEVELOPED PORTIONS OF THIS AREA WILL BE ROUTED TO A DETENTION POND LOCATED TO THE EAST. THIS DETENTION POND WILL HAVE OUTFLOW DIRECTED TO THE BEYER RELIEF DRAIN VIA A NEW CONNECTION. THE PROPOSED POND WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

STORM WATER RUNOFF WILL BE CONVEYED VIA A NEW STORM SEWER SYSTEM TO THE PROPOSED DETENTION POND. THE NEW STORM SEWER WILL BE DESIGNED PER CURRENT W.C.W.R.C. STANDARDS.

INFILTRATION TESTING WAS SEPARATELY PERFORMED BY PEA INC. ON THE SOUTH PORTION OF THE SUBJECT PARCEL IN ACCORDANCE WITH THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER (W.C.W.R.C.) RULES AND GUIDELINES AT 4 LOCATIONS IN THIS VICINITY (SEE REPORT DATED 10-29-2019 BY PEA, INC).

INFILTRATION TESTS IN THE AREA OF THE PROPOSED POND SHOWED THIS AREA TO BE UNSUITABLE FOR INFILTRATION BASED ON W.C.W.R.C. REQUIREMENTS, THEREFORE ADDITIONAL VOLUME WILL BE PROVIDED IN THE DETENTION POND.

REFER TO THE "PROPOSED AND EXISTING RUNOFF TO SITE OUTLET" CALCULATIONS ON SHEET P-7.0 AND THE OUTLET RELEASE RATES ON THIS SHEET.

STORMWATER DETENTION CALCULATIONS - NORTH POND

APPROVED BY WCWRC 5-20-2019

DETENTION POND:	Natural Detention Basin				
DESIGN STORM EVENT:	100 YEAR STORM				POND OUTLET: ORIFICE
ALLOWABLE OUTFLOW:	0.15 CFS / AC.				
Input Parameters					
	TOTAL DRAINAGE AREA:		1,380,966	SF	
A	TOTAL DRAINAGE AREA:		31.70 Ac.		
Impervious Areas					
	NET IMPERVIOUS AREA:		26.28 ac.	at 'C' = 0.95	
	PERVIOUS (A Soils) AREA:		4.53 ac.	at 'C' = 0.15	
	PERVIOUS (B Soils) AREA		.89 ac.	at 'C' = 0.30	
	PERVIOUS (C Soils) AREA		.00 ac.	at 'C' = 0.40	
	PERVIOUS (D Soils) AREA		.00 ac.	at 'C' = 0.45	
C	COMPOUND C:		0.82		
			31.70 ac.		

DETENTION CALCS

Q_o = OUTFLOW	(.15 CFS/AC.) =	4.755	CFS	
$Q_o = Q_o / (AREA \times C) =$		0.18	CFS/ACRE IMPERVIOUS	

NET REQUIRED DETENTION VOLUME

V_{RET} = (Per WCWRC Worksheets)		**534,667**	CF

INFILTRATION VOLUME DURING STORM

V_{STORM} = (Per WCWRC Worksheets)		**10,704**	CF

FIRST FLUSH VOLUME

$V_{F.F.}$ = (Per WCWRC Worksheets)		**94,386**	CF

NET FIRST FLUSH VOLUME

$V_{F.F.\ (NET)} = V_{F.F.} - V_{STORM}$		**83,681**	CF

BANK FULL VOLUME

$V_{BF\ POST}$ = (Per WCWRC Worksheets)		**202,604**	CF

NET BANK FULL VOLUME

$V_{BF\ POST\ (NET)} = V_{BF\ POST} - V_{STORM}$		**191,899**	CF

SEDIMENT FOREBAY VOLUME

$V_{SED.}$ = 5% of V_{BF}		**26,733**	CF

BASIN SIZING

CONTOUR ELEV	DETENTION AREA	INCR. VOLUME	CUMUL. VOLUME	
TOP OF DET.	736	136,251	134,610	545,350
	735	132,968	130,656	410,741
	734	128,343	125,706	280,085
	733	123,068	119,747	154,380
	732	116,426	34,633	34,633
BOT. OF DET.	731.7	114,460	-	-

CONTOUR INTERPOLATION CALCS.

	100-YR HWL	NET BANK FULL	NET FIRST FLUSH
	534,667	191,899	83,681
	-	-	-
	735.92	-	-
	-	-	-
	-	**733.30**	-
	-	-	**732.41**
	-	-	-
	-	-	-

SEDIMENT FOREBAY

CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME	
TOP OF SED.	732.5	16,508	12,515	37,901
	731.7	14,779	9,828	25,386
	731	13,301	12,275	15,558
	730	11,248	3,284	3,284
BOT. OF SED.	729.7	10,645	-	-
		37,901	>	26733

PERMANENT POOL VOLUME

Volume Required:				
First Flush Volume x 2.5				
First Flush Volume:		94,386	CF	
Required Permanent Pool Volume:		235,965	CF	
Volume Provided:				

	CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
BOTTOM OF DET.	731.7	99,618	96,023	241,087
	730.7	92,427	-	145,064
	730.7	86,700	59,035	145,064
	730	81,912	86,029	86,029
BOT. OF PERM. POOL	728.9	74,504	-	-
		235,965	>	241,087

OUTLET STRUCTURE SIZING

First Flush Calculations

Total First Flush Storage Volume, V(ff) =	83,681	CF	
Elevation of First Flush, X(ff-actual) =	732.41		
Outlet Sizing for First Flush:			
Q_{ave} = V(ff)/86,400 sec	0.969	CFS	
Average Head for Orifice Equation:			
Elevation Difference from X(ff) to Outlet Elevation	0.71	FT	
h_{ave} 2/3 * (elev diff)	0.47	FT	
Orifice Area Required			
A = Q/(0.62*sqrt(2gh))	0.2830	SF	
Number of Orifice Holes Required			
Hole Diameter 1.50"	Hole Area =	0.0123	SF
Holes =A/ 0123		23.06	HOLES
	therefore, use	23	HOLES
Actual Release Rate:			
A(ff) = # holes * (hole area)	0.2823	SF	
Q_{act} = 0.62*A*sqrt(2gh))	0.966	CFS	
Actual Holding Time			
$T_{act} = V/Q_{act}$	24.07	HR	
	(Tact> 24 OK!)		

Bank Full Calculations

Bank Full Storage Volume, V(bf) =	191,899	CF	
Elevation of Bank Full, X(bf-actual) =	733.30		
Average Head for Orifice Equation:			
Elevation Difference from X(bf) to Outlet Elevation	1.60	FT	
h_{ave} = 2/3 * (elev diff)	1.07	FT	
Release Rate thru Bottom of Det. Orifices:			
Q_i = 0.62*A(ff)*sqrt(2gh))	1.450	CFS	
Actual Holding Time			
$T_{act} = V/Q_{act}$	36.77	HR	
	(36 < Holding Time < 48)		
	(No additional holes required for Bankfull)		

100-Year Storm Calculations

100-yr Detention Volume, V(100) =	534,667	CF	
Elevation of 100 Year Storm, X(100-actual) =	735.92		
Design Rim Elevation for 100-Yr Storm, X(100) =	736.00		
Allowable Outflow Rate, Q(allow) = 0.15 cfs/acre =	4.755	CFS	
Actual Release Rate Provided by First Flush Orifices for 100-yr Storm:			
A(ff) =	0.2823	SF	
h_{ave} = X(100) - X(bottom)	4.30	FT	
Q(ff) = 0.62*A(ff)*sqrt(2gh))	2.91	CFS	
Q(max) = Q(allow) - Q(ff) =	1.843	CFS	
Maximum Head for Orifice Equation:			
Elevation Difference from X(100) to X (BF)	2.70	FT	
Orifice Area Required			
A = Q/(0.62*sqrt(2gh))	0.225	SF	
Number of Orifice Holes Required			
Hole Diameter 1.500"	Hole Area =	0.0123	SF
Holes =A/ 0123		18.37	HOLES
	therefore, use	18	HOLES
Actual Release Rate:			
A(100) = # holes * (hole area)	0.2209	SF	
Q(100) = 0.62*A*sqrt(2gh))	1.81	CFS	
Q(out) = Q(100) + Q(ff)=	4.72	CFS	
Q(out) < Q(allow) 4.72 <= 4.76	OK!		

Discharge through the first flush orifices when the first flush and 100 year holes are contributing

h(all ave)= (2/3)(X100- Xb(f)+(Xbf - Xbot)	3.40	FT
Q (all)= (0.62)*(# ff orif)*(A ff orif)*sqrt (2*g*have-all)	2.59	CFS

Average Discharge Through the 100 yr orifices when the other orifices are contributing

h(100-ave)= (2/3)*(X000-Xb(f)	1.80	FT
Q(100-ave)= (0.62)*(#100 orif)*(A 100 orif)* sqrt(2*32.2*(h100ave))	1.475	CFS

Check the 100 yr storm volume is dicharged in less than 72 hrs

Vrem= V100-Vbf	342,768	CFT
T100= Tbf +(Vrem/(Qall+Q100ave))	60.20	HRS
	(T100 < 72 OK!)	

STORMWATER DETENTION CALCULATIONS - SOUTH POND

DETENTION POND:	Natural Detention Basin				
DESIGN STORM EVENT:	100 YEAR STORM				POND OUTLET: ORIFICE
ALLOWABLE OUTFLOW:	0.15 CFS / AC.				
Input Parameters					
	TOTAL DRAINAGE AREA:		553,891	SF	
A	TOTAL DRAINAGE AREA:		12.72 Ac.		
Impervious Areas					
	NET IMPERVIOUS AREA:		9.54 ac.	at 'C' = 0.95	
	PERVIOUS (A Soils) AREA:		1.94 ac.	at 'C' = 0.15	
	PERVIOUS (B Soils) AREA		.00 ac.	at 'C' = 0.30	
	PERVIOUS (C Soils) AREA		.00 ac.	at 'C' = 0.40	
	PERVIOUS (D Soils) AREA		.41 ac.	at 'C' = 0.45	
C	COMPOUND C:		0.74		
			12.72 ac.		

DETENTION CALCS

Q_o = OUTFLOW	(.15 CFS/AC.) =	1.907	CFS	
$Q_o = Q_o / (AREA \times C) =$		0.20	CFS/ACRE IMPERVIOUS	

NET REQUIRED DETENTION VOLUME

V_{RET} = (Per WCWRC Worksheets)		**203,847**	CF

INFILTRATION VOLUME DURING STORM

V_{STORM} = (Per WCWRC Worksheets)		-	CF

FIRST FLUSH VOLUME

$V_{F.F.}$ = (Per WCWRC Worksheets)		**35,331**	CF

NET FIRST FLUSH VOLUME

$V_{F.F.\ (NET)} = V_{F.F.} - V_{STORM}$		**35,331**	CF

BANK FULL VOLUME

$V_{BF\ POST}$ = (Per WCWRC Worksheets)		**73,521**	CF

NET BANK FULL VOLUME

$V_{BF\ POST\ (NET)} = V_{BF\ POST} - V_{STORM}$		**73,521**	CF

SEDIMENT FOREBAY VOLUME

$V_{SED.}$ = 5% of V_{BF}		**10,192**	CF

BASIN SIZING

CONTOUR ELEV	DETENTION AREA	INCR. VOLUME	CUMUL. VOLUME	
736	61,605	60,185	236,871	
735	58,764	57,282	176,687	
734	55,800	54,209	119,405	
733	52,617	50,718	65,196	
732	48,818	14,479	14,479	
731.7	47,707	-	-	

CONTOUR INTERPOLATION CALCS.

	100-YR HWL	NET BANK FULL	NET FIRST FLUSH
	203,847	73,521	35,331
	-	-	-
	735.45	-	-
	-	**733.15**	-
	-	-	**732.41**
	-	-	-
	-	-	-

SEDIMENT FOREBAY

CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME	
732.5	6,038	4,485	12,856	
731.7	5,174	3,372	8,371	
731	4,461	3,986	4,999	
730	3,511	1,013	1,013	
729.7	3,242	-	-	
	12,856	>	10192	

PERMANENT POOL VOLUME

Volume Required:				
First Flush Volume x 2.5				
First Flush Volume:		35,331	CF	
Required Permanent Pool Volume:		88,328	CF	
Volume Provided:				

	CONTOUR ELEV	CONTOUR AREA	INCR. VOLUME	CUMUL. VOLUME
BOTTOM OF DET.	731.7	42,533	40,381	94,003
	730.7	38,228		53,622
	730.7	34,915	23,454	53,622
	730	32,101	30,168	30,168
BOT. OF PERM. POOL	729	28,235	-	-
		88,328	>	94,003

OUTLET STRUCTURE SIZING

First Flush Calculations

Total First Flush Storage Volume, V(ff) =	35,331	CF	
Elevation of First Flush, X(ff-actual) =	732.41		
Outlet Sizing for First Flush:			
Q_{ave} = V(ff)/86,400 sec	0.409	CFS	
Average Head for Orifice Equation:			
Elevation Difference from X(ff) to Outlet Elevation	0.71	FT	
h_{ave} 2/3 * (elev diff)	0.47	FT	
Orifice Area Required			
A = Q/(0.62*sqrt(2gh))	0.1194	SF	
Number of Orifice Holes Required			
Hole Diameter 1.50"	Hole Area =	0.0123	SF
Holes =A/ 0123		9.73	HOLES
	therefore, use	9	HOLES
Actual Release Rate:			
A(ff) = # holes * (hole area)	0.1104	SF	
Q_{act} = 0.62*A*sqrt(2gh))	0.378	CFS	
Actual Holding Time			
$T_{act} = V/Q_{act}$	25.94	HR	
	(Tact> 24 OK!)		

Bank Full Calculations

Bank Full Storage Volume, V(bf) =	73,521	CF	
Elevation of Bank Full, X(bf-actual) =	733.15		
Average Head for Orifice Equation:			
Elevation Difference from X(bf) to Outlet Elevation	1.45	FT	
h_{ave} = 2/3 * (elev diff)	0.97	FT	
Release Rate thru Bottom of Det. Orifices:			
Q_i = 0.62*A(ff)*sqrt(2gh))	0.541	CFS	
Actual Holding Time			
$T_{act} = V/Q_{act}$	37.75	HR	
	(36 < Holding Time < 48)		
	(No additional holes required for Bankfull)		

100-Year Storm Calculations

100-yr Detention Volume, V(100) =	203,847	CF	
Elevation of 100-Year Storm, X(100-actual) =	735.45		
Design Rim Elevation for 100-Yr Storm, X(100) =	736.00		
Allowable Outflow Rate, Q(allow) = 0.15 cfs/acre =	1.907	CFS	
Actual Release Rate Provided by First Flush Orifices for 100-yr Storm:			
A(ff) =	0.1104	SF	
h_{ave} = X(100) - X(bottom)	4.30	FT	
Q(ff) = 0.62*A(ff)*sqrt(2gh))	1.14	CFS	
Q(max) = Q(allow) - Q(ff) =	0.768	CFS	
Maximum Head for Orifice Equation:			
Elevation Difference from X(100) to X (BF)	2.85	FT	
Orifice Area Required			
A = Q/(0.62*sqrt(2gh))	0.091	SF	
Number of Orifice Holes Required			
Hole Diameter 1.500"	Hole Area =	0.0123	SF
Holes =A/ 0123		7.45	HOLES
	therefore, use	7	HOLES
Actual Release Rate:			
A(100) = # holes * (hole area)	0.0859	SF	
Q(100) = 0.62*A*sqrt(2gh))	0.72	CFS	
Q(out) = Q(100) + Q(ff)=	1.86	CFS	
Q(out) < Q(allow) 1.86 <= 1.91	OK!		

Discharge through the first flush orifices when the first flush and 100 year holes are contributing

h(all ave)= (2/3)(X000- Xb(f)+(Xbf - Xbot)	3.35	FT
Q (all)= (0.62)*(# ff orif)*(A ff orif)*sqrt (2*g*have-all)	1.01	CFS

Average Discharge Through the 100 yr orifices when the other orifices are contributing

h(100-ave)= (2/3)*(X000-Xb(f)	1.90	FT
Q(100-ave)= (0.62)*(#100 orif)*(A 100 orif)* sqrt(2*32.2*(h100ave))	0.589	CFS

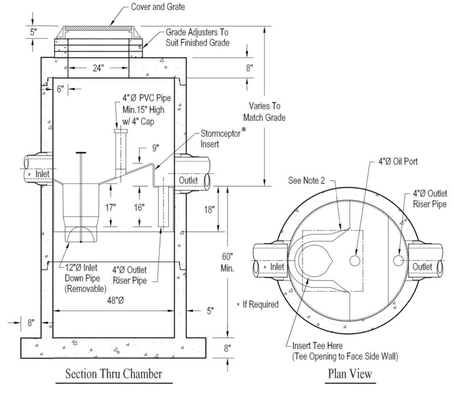
Check the 100 yr storm volume is dicharged in less than 72 hrs

Vrem= V100-Vbf	130,326	CFT
T100= Tbf +(Vrem/(Qall+Q100ave))	60.45	HRS
	(T100 < 72 OK!)	

STORMWATER TREATMENT STRUCTURE

STRUCTURE 120
(IN VICINITY OF FUEL STATION)

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

NO.	BY	CHK	DESCRIPTION	REV. PER YPSILANTI TWP.	DATE
1	WR	JC	REV. PER WCWRC		7-21-20
					5-28-20

REVISIONS

CAUTION!!
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2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

STORMWATER CALCULATIONS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

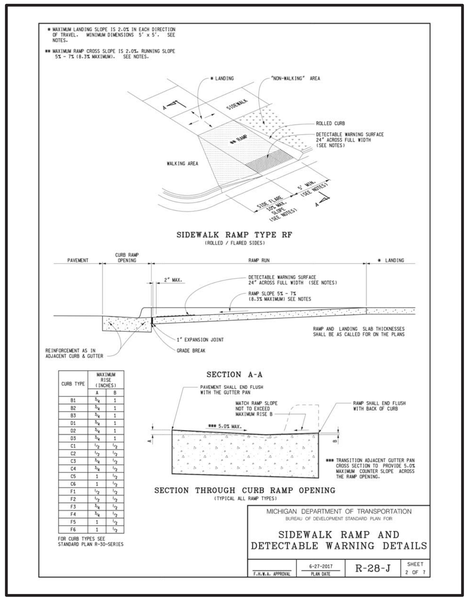
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ORIGINAL ISSUE DATE:
MARCH 3, 2020

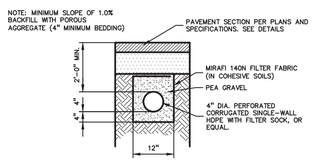
PEA JOB NO. 2018-229

SCALE: NO SCALE

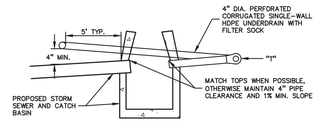
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P-7.4



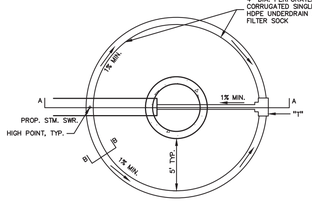
SIDEWALK RAMP DETAIL
NOT TO SCALE



SECTION B-B

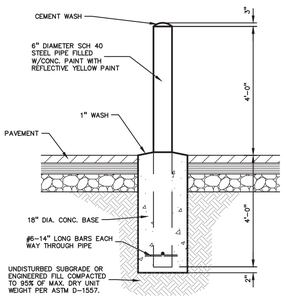


SECTION A-A

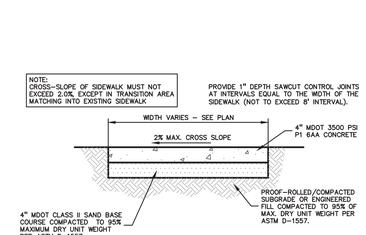


PLAN VIEW

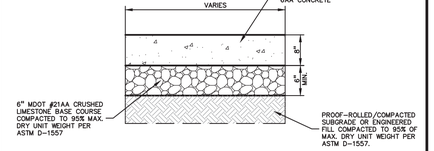
RADIAL UNDERDRAIN DETAIL
NOT TO SCALE



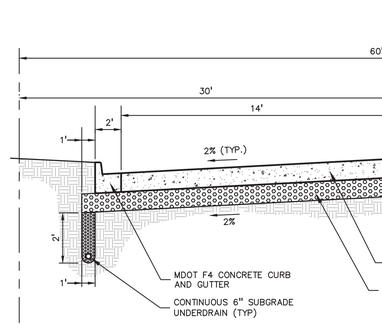
6" DIA. GUARD POST DETAIL
NOT TO SCALE



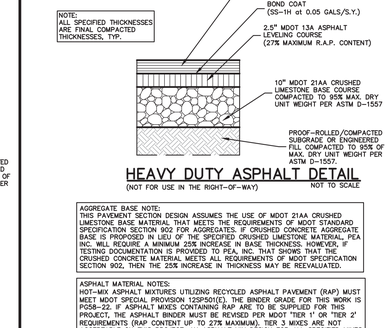
CONCRETE SIDEWALK
NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



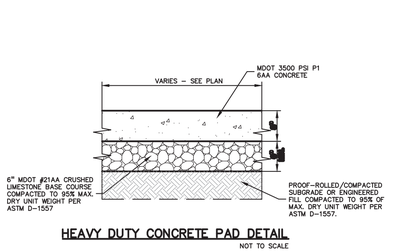
TYPICAL ROAD CROSS-SECTION
MINION DRIVE
NOT TO SCALE



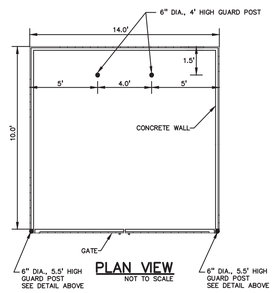
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA INC. WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA, INC. THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

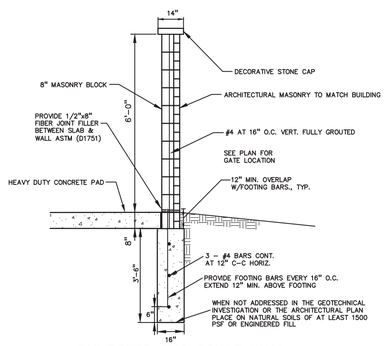
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG58-22. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA INC. FOR REVIEW PRIOR TO CONSTRUCTION



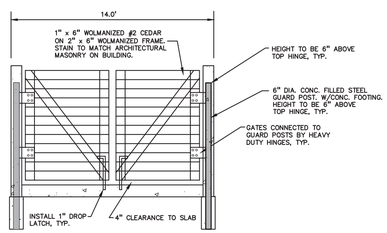
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

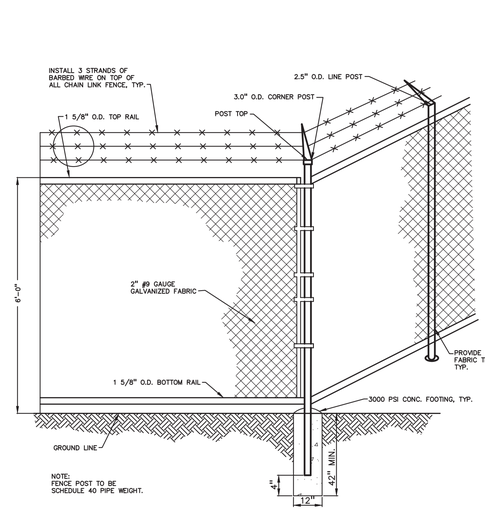


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



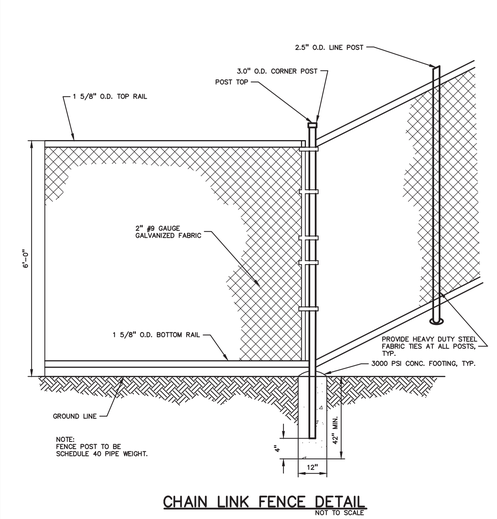
TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

SINGLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



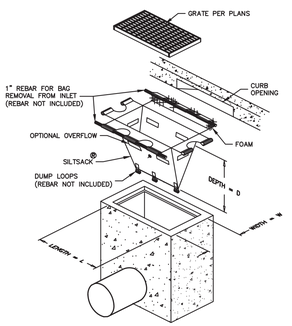
CHAIN LINK FENCE DETAIL
NOT TO SCALE

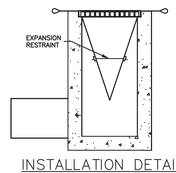
FOR USE AT PROPERTY PERIMETER



CHAIN LINK FENCE DETAIL
NOT TO SCALE

FOR USE ENCLOSING DETENTION BASINS





INSTALLATION DETAIL

'SILTSACK' DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

NO.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCWRC	8-28-20

REVISIONS

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f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

NOTES & DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -JC\DWG\SITE PLAN\(NOV 3rd'S)\P-8.0) NOTES 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: N.T.S.

DRAWING NUMBER:
P-8.0

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

YP#10–10B COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39– 59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARKS

(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
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ARROW ON HYDRANT 160'± NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GENERAL SITE LIGHTING NOTES:

1. THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL ON SHEET SL–1.1.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS AND 5 FEET FROM ANY UNDERGROUND UTILITIES. ALL POLES LOCATED ALONG SOUND WALL SHALL PLACED 2.5' OFF EDGE OF PAVEMENT.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
6. ALL AREA LIGHT FIXTURES ARE TO BE FULL CUTOFF.
7. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
8. COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
9. ALL CONDUCTORS SHALL BE IN CONDUIT.

YPSILANTI SITE LIGHTING NOTES:

1. ALL LIGHT POLES WITHIN 50' OF RESIDENTIAL PROPERTY LINE ARE TO BE NO MORE THAN 15' IN HEIGHT.
2. ALL LIGHT POLES WITHIN 300' BUT GREATER THAN 50' FROM ANY RESIDENTIAL PROPERTY LINE ARE TO BE NO MORE THAN 20' IN HEIGHT.
3. ALL LIGHT POLES GREATER THAN 300' FROM ANY RESIDENTIAL PROPERTY LINE CAN BE 25' IN HEIGHT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
1. MAX SITE FOOTCANDLE		
1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

Schedule

Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	25' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-PC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
**	P4	6	17'	Cireon	OL2-072-AJ-AL-AB-WH-SF-WS MODEL 4-7	CANOPY LIGHT		1	11,010	0.95	78

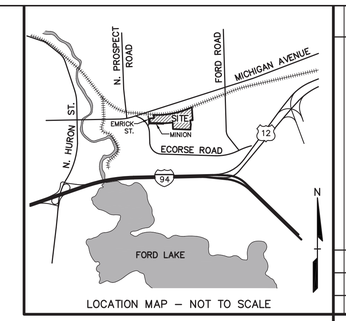
** IES FILES OF THIS LIGHT COULD NOT BE OBTAINED. CNY LED CANOPY LIGHTING FROM LITHONIA WAS USED TO MODEL THIS LIGHT.

ZONING: B–3 GENERAL BUSINESS
USE: VACANT LAND

LEGEND

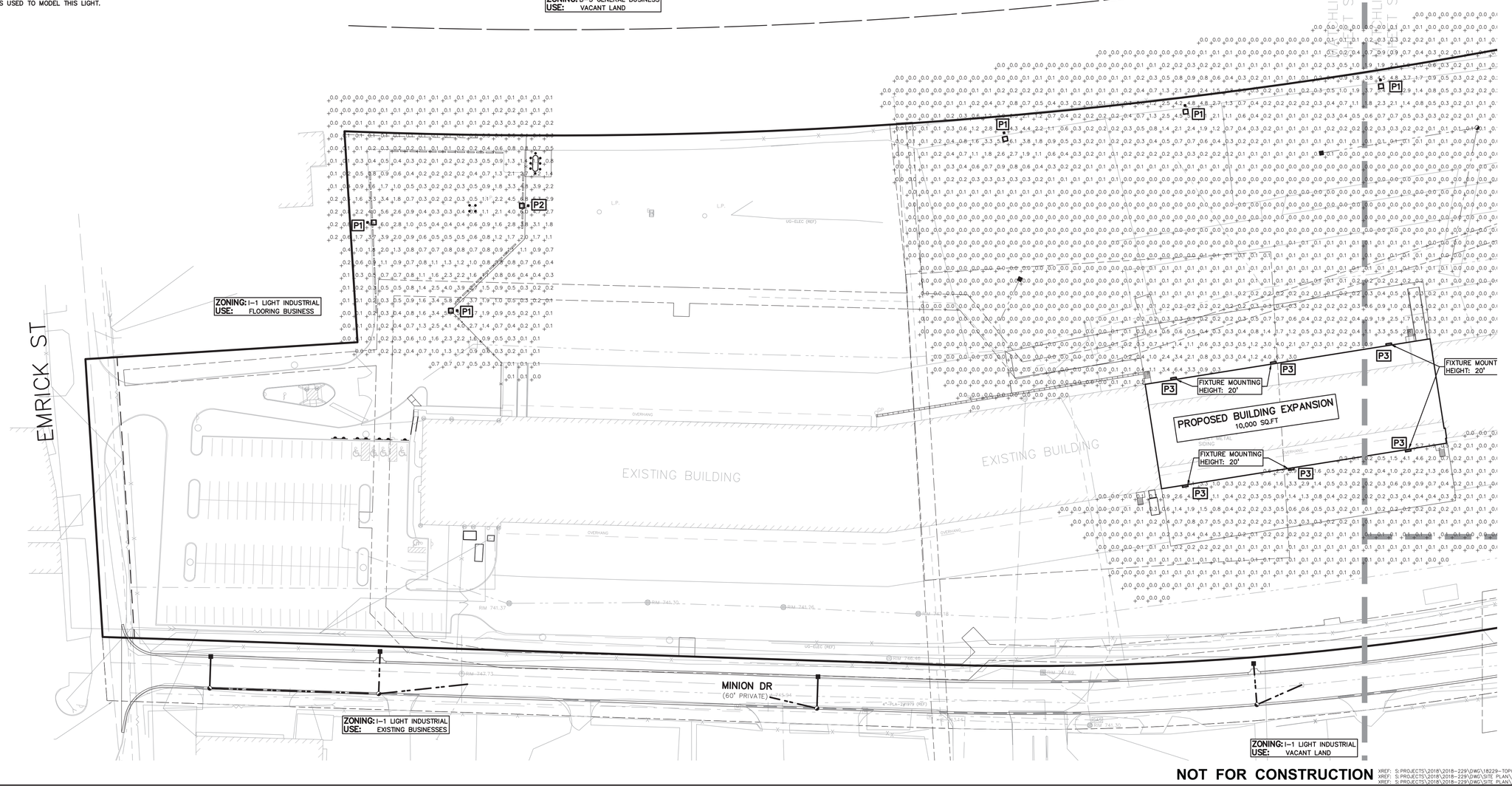
IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND
IRON SET	MONUMENT FOUND	R RECORDED
NAIL FOUND	MONUMENT SET	M MEASURED
NAIL & CAP SET		C CALCULATED

EXISTING	PROPOSED	
OH ELEC CATV		ELEC., PHONE OR CABLE TV O/H. LINE, POLE & GUY WIRE
UG CATV		UNDERGROUND CABLE TV, CATV PEDESTAL
UG PHONE		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG ELEC		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS		GAS MAIN, VALVE & GAS LINE MARKER
W		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S		SANITARY SEWER, CLEANOUT & MANHOLE
S		STORM SEWER, CLEANOUT & MANHOLE
C		COMBINED SEWER & MANHOLE
C.O.	C.O.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T I		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
816.06		UNIDENTIFIED STRUCTURE
	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.	STD DUTY / HEAVY DUTY / R.O.W. ONLY	CONCRETE
ASPH.	STD DUTY / HEAVY DUTY / DEEP STRENGTH	ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND



LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7-21-20
1	WR	JC	REV. PER WCMRC	9-28-20

REVISIONS

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC PLAN - WEST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP —JC\DWG\SITE PLANS\NOV SHTS\(SL-1.0) PHOTOMETRICS

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.1

2018-229 SP.dwg

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–06–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

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BENCHMARKS

(GPS DERIVED – NAVD88)

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ELEV. – 745.90

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ELEV. – 744.35

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ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

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9. ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
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1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

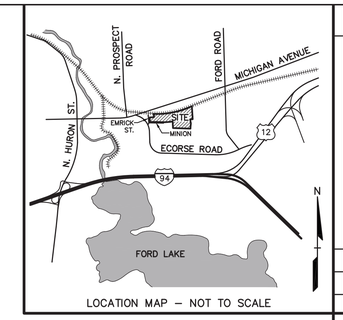
LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPH. — ASPHALT
- GRAVEL — GRAVEL SHOULDER
- WETLAND

STD DUTY — HEAVY DUTY — R.O.W. ONLY — STD DUTY — HEAVY DUTY — DEEP STRENGTH



LOCATION MAP – NOT TO SCALE

Schedule											
Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	20' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-IPC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
	P4	6	17'	LSI INDUSTRIES, INC	SCS-LED-15L-SC-40			1	15945	0.95	117.7

ZONING: B–3 GENERAL BUSINESS
USE: VARIOUS BUSINESSES

PENN CENTRAL RAILROAD

PROPOSED DETENTION BASIN

PROPOSED BUILDING EXPANSION
45,900 SQ.FT

EXISTING BUILDING

FIXTURE MOUNTING HEIGHT: 20'

SEE SL–1.2 FOR CONTINUATION

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

REVISIONS				
No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
2	WR	JC	REV. PER WCWRC	8–28–20

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN:	SUR.	P.M.
WR	WR	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLAN\[2018–229 SP.dwg]2018–229 PHOTOMETRICS

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.2

LEGAL DESCRIPTIONS

YP#10–10A–1 COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02–51–W 1223.37 FT TO P.O.B., TH S02–51E 1223.37 FT, TH N87–32– 00W 879.15 FT, TH N02–47–00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87–07–54W 604.19 FT TH N03– 04–00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82–08–00E 984.04FT, TH N71–53–00E 341.56 FT, TH N17–07–10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72–38–58E 303.31 FT TO POB. SEC 10, T3S–R7E, 14.78 AC

YP#10–10B COM AT CENT OF SEC, TH S87–32–00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02–51–00W 1223.37 FT, TH N69–58–00E 115.66 FT IN S LINE OF RAILROAD TH N69–27–00E 239.23 FT, TH S02–51–00E 1362 FT, TH N87–16–00W 23.48 FT, TH N87–32–00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S–R7E. 8.15 AC.

COM AT CENT OF SEC 10, TH N 87–15– 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3–4–0 W 331.02 FT FOR PL OF BEG, TH N 87–37–0 W 775.69 FT, TH N 3–39– 59 W 261.96 FT, TH N 86–19–31 E 258.03 FT, TH N 3–40–29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19–51–9 AND A CHORD BEARING N 82–48–47 E 1719 FT, TH S 17–7–10 E 504.86 FT, TH S 71–53–0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20–30–0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/– AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENCHMARKS

(GPS DERIVED – NAVD88)

BM #300
SET NAIL AND TAG ON TOP OF NORTH SIDE OF LIGHT POLE 95'± SOUTH OF BUILDING AND 500'± EAST OF THE CENTERLINE OF EMERICK ST.
ELEV. – 745.90

BM #301
ARROW ON HYDRANT 150'± SOUTHWEST OF SOUTHEAST BUILDING CORNER AND 175'± WEST OF NORTH/SOUTH FENCE FOR POND.
ELEV. – 744.35

BM #302
ARROW ON HYDRANT 160'± NORTH OF NORTH OF BUILDING AND 190'± WEST OF GAS STATION.
ELEV. – 745.27

BM #303
ARROW ON HYDRANT 100'± NORTH OF BUILDING AND 300'± WEST OF MAINTENANCE GARAGE.
ELEV. – 746.00

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0426E DATED APRIL 3, 2012.

GENERAL SITE LIGHTING NOTES:

1. THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL ON SHEET SL–1.1.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS AND 5 FEET FROM ANY UNDERGROUND UTILITIES. ALL POLES LOCATED ALONG SOUND WALL SHALL PLACED 2.5' OFF EDGE OF PAVEMENT.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
5. ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
6. ALL AREA LIGHT FIXTURES ARE TO BE FULL CUTOFF.
7. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
8. COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
9. ALL CONDUCTORS SHALL BE IN CONDUIT.

SITE PHOTOMETRIC DATA:

	ALLOWED	PROPOSED
1. MAX SITE FOOTCANDLE		
1.1. ON SITE:	10 Fc.	10 Fc.
1.2. UNDER CANOPY:	10 Fc.	19.8 Fc.
2. MAX POLE MOUNTED FIXTURE HEIGHT		
2.1. <50' FROM RESIDENTIAL BOUNDARY:	15 FT.	N/A FT.
2.2. >50' FROM RESIDENTIAL BOUNDARY:	20 FT.	20 FT.
2.3. >300' FROM RESIDENTIAL BOUNDARY:	25 FT.	25 FT.
3. MAX FOOTCANDLE AT PROP LINE		
3.1. NON–RESIDENTIAL:	1.0 Fc.	2.5 Fc. (NEAR TRAIN TRACK)
3.2. RESIDENTIAL :	0.5 Fc.	0.1 Fc.

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

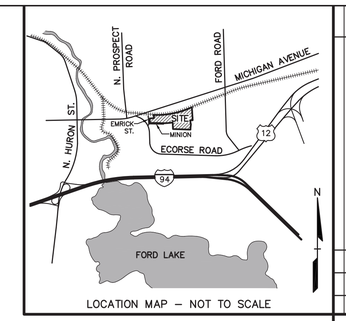
N

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

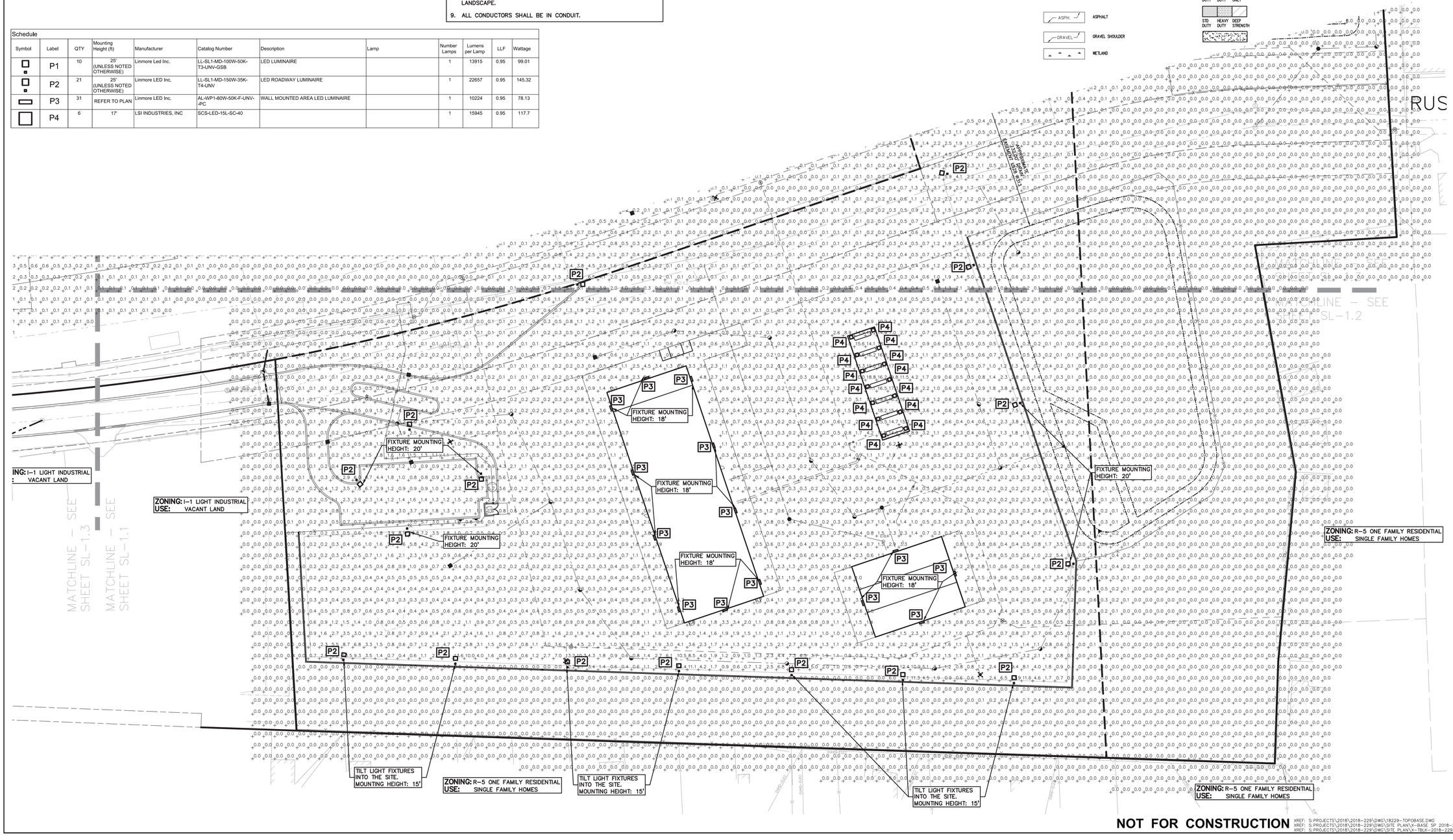
EXISTING / PROPOSED

- OH–ELEC–W–C — ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG–CATV — UNDERGROUND CABLE TV, CATV PEDESTAL
- UG–PHONE — TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG–ELEC — ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION — 671.21
- CONTOUR LINE — 671
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. — CONCRETE — STD DUTY / HEAVY DUTY / R.O.W. ONLY
- ASPH. — ASPHALT — STD DUTY / HEAVY DUTY / DEEP STRENGTH
- GRAVEL — GRAVEL SHOULDER
- WETLAND



LOCATION MAP – NOT TO SCALE

Schedule										
Symbol	Label	QTY	Mounting Height (ft)	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1	10	25' (UNLESS NOTED OTHERWISE)	Linmore Led Inc.	LL-SL1-MD-100W-50K-T3-UNV-GSB	LED LUMINAIRE		1	13915	0.95	99.01
	P2	21	25' (UNLESS NOTED OTHERWISE)	Linmore LED Inc.	LL-SL1-MD-150W-35K-T4-UNV	LED ROADWAY LUMINAIRE		1	22657	0.95	145.32
	P3	31	REFER TO PLAN	Linmore LED Inc.	AL-WP1-80W-50K-F-UNV-PC	WALL MOUNTED AREA LED LUMINAIRE		1	10224	0.95	78.13
	P4	6	17'	LSI INDUSTRIES, INC	SCS-LED-15L-SC-40			1	15945	0.95	117.7



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
1	WR	JC	REV. PER YPSILANTI TWP.	7–21–20
2	WR	JC	REV. PER WCWRC	8–28–20

REVISIONS

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SITE PHOTOMETRIC PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	WR	SUR.	XXX	P.M.	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –JC\DWG\SITE PLANS\NOV 9\SL1(3L–1.0) PHOTOMETRICS 2018–229 SP.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=50'

DRAWING NUMBER:
SL-1.3

LUMEN P1 & P2

SITE LIGHTER (SL1)

Specifications

Suitability	Wet Locations-IP65 Rated
Warranty	10 Years
Expected Life	L70- 150,000 Hours
System Wattages	50W, 75W, 100W, 125W, 150W, 200W & 300W, 400W
Color Rendering Index (CRI)	>70
Color Temperature	2200K, 3500K, 4000K & 5000K

Operating Temperature	-40F to +130F
Efficacy	(5000K) Up to 183 Lumens/Watt
Voltage	120-277V, 200-480V
Certifications	UL 1598, FCC CFR 47, Part 15, ROHS, CUL Canada, BAA/TAA Compliant, ANSI C136.31-2010 "ANS for Roadway and Area Lighting Equipment - Luminaire Vibration"
Design Lights Consortium	Yes

Ordering Information

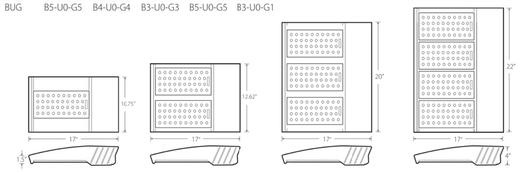
Model	Housing Size	Wattage	Kelvin	Optic	Volts	Housing Color	Mounting	Options
LL-SL1-	Small (SM)	50	2200K (22K)	Type 2 (T2)	120-277V (UNV)	Bronze (BRN)	Slip Fitter (SF)	FSP-201 (SN)
	Medium (MD)	75	3500K (35K)	Type 3 (T3)	200-480V (HV)	White (WHT)	Standard Arm (SA)	Photo Cell (PC)
	Large (LG)	100	4000K (40K)	Type 4 (T4)		Black (BLK)	Trunnion (TM)	
	Extra Large (XL)	125	5000K (50K)	Type 5 (T5)		Custom (CUS)*	Slip Fitter/	
		150		Flood (60)		* Special Order	Knuckle Adapter (SF)	
		200						
		300						
		400						

Example

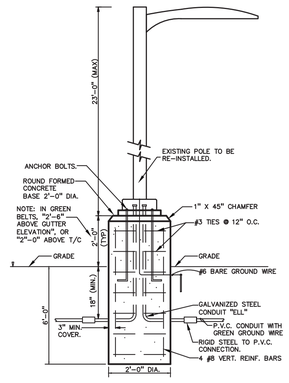
LL-SL1-SM-75WD-50K-T2-UNV-BRN-SF-SN

Lumen Packages

	T2	T3	T4	T5	60	Housing Type	Size (WxLxH)	Weight
50W	9897	9838	9611	9516	7000	Small	10.75 x 17 x 4 (taper to 1.5)	14
75W	13104	13026	12636	12558	10500	Small	10.75 x 17 x 4 (taper to 1.5)	14
100W	16224	16126	15600	16175	14000	Small	10.75 x 17 x 4 (taper to 1.5)	14
125W	21710	21493	20930	21645	17250	Medium	12.62 x 17 x 4 (taper to 1.5)	16
150W	25272	25019	24382	25196	20700	Medium	12.62 x 17 x 4 (taper to 1.5)	16
200W	30923	30745	32240	29648	26800	Medium	12.62 x 17 x 4 (taper to 1.5)	16
300W	47424	46950	45552	47282	40200	Large	20 x 17 x 4 (taper to 1.5)	24
400W	61000	61000	64000	59500	52000	Extra Large	22 x 17 x 4 (taper to 1.5)	37
BUG	B5-U0-G5	B4-U0-G4	B3-U0-G3	B5-U0-G5	B3-U0-G1			



Specifications are Subject to Change.



CONCRETE BASE DETAIL
NOT TO SCALE

ACE Wall Pack (WP1)

LUMEN P3

Efficacy

- Only high quality Philips™ LumiLED™ LEDs used to ensure maximum light output and longevity

Thermal Dissipation

- LED's are populated to an aluminum core board to maximize thermal dissipation

Lens

- Frosted

Mounting

Designed for wall mounting

Controls/Sensors

- Photo Cell-Standard

Specifications

Suitability	Wet Locations-IP65 Rated
Warranty	5 Years
Expected Life	>100,000
Driver	0-10v Compatible with most wireless controls
System Wattages	40W, 60W, 80W
Efficacy	>130 lm/w
Voltage	100-277V AC
Beam Angle	120°
Lens Options	Frosted
Color Rendering Indsx (CRI)	>70
Color Temperature	3500K, 4000K OR 5000K
Operating Temperature	-40F +122F
Power Factor	0.90
Total Harmonic Distortion	<10% (277V)
Certifications	DLC Standard*, ETL, RoHS

*Refer to the DLC QPL for current listings

Ordering Information

Model	Wattage	Kelvin	Lens	Voltage	Sensor
AL-WP1-	40	35C0K (35K)	Frosted	UNV	Photo Cell (PC)
	60	40C0K (40K)			
	80	50C0K (50K)			

Lumen Output

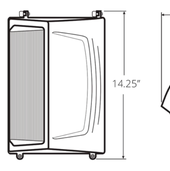
Wattage	Lumen
40	5200
60	7800
80	10400

Example

AL-WP1-XXW-XXK-F-UNV-PC

Quick Ship Options Available

Contact your sales representative for more information.



weight 5.20 lbs.

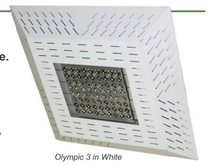
Specifications are Subject to Change.

LUMEN P4

Olympic Series

Canopy lighting the right way.

OVERVIEW



Olympic 3 in White



Extruded Heat Sinks Outperform Castings

Thermal Design determines product life.

The more dense the heat sink, the greater the thermal conductivity. Die cast heat sinks are porous and make poor thermal conductors. Using only extruded heat sinks and heavily ventilated plenum designs, the Olympic Series runs cooler to maintain output and color quality well beyond the life of die cast and especially enclosed designs.



Thermally Isolated and Heavily Ventilated Power Supplies

Thermally managing the Power Supply.

Cireon power supplies never sit above the heat sink or in the midst of the LED arrays. And since they generate their own heat, power supplies should never sit in enclosed spaces to bake in their own heat. The Olympic's thermal capacity is the product of thermal isolation and a plenum design that delivers a fresh air exchange to all six sides of the power supply.

As every 10°C drop doubles power supply life, the Alpine doubles to quadruples the power supply life of poorly located and enclosed driver designs.



Proprietary Optics Aluminum Boards

Proprietary Optics.

All Ontario optics have been designed specifically for high bay layouts. Diffused products can't compete in high bay mounting heights while the Ontario delivers the highest foot-candles im mounting heights to 100'.





Example Part Number: AL2-048-AJ-AH-AG-WH-SF-WS

Family	CCT[1][2]	Driver	Optics	Housing	Mount	Sensor
OL2-048 *48LEDs*	-AG *5700K*	-AH *(350mA, 120-277V)*	-AB *80°*	-SG *Steel Grey*	-CC *8' Cord*	-NS *No Sensor*
OL3-072 *72 LEDs*	-AH *4000K*	-AJ *(525mA, 120-277V)*	-AC *60°*	-WH *White*	-SF *Flush Mount, J-Box, Myers Hub*	
	-AJ *5000K*	-AK *(700mA, 120-277V)*	-AF *Type II*	-CU *Custom*		
	-CU *Custom*	-AL *(700mA, 347-480V)*	-AG *Type V*		-CU *Custom Mount*	
		-AM *(530mA, 347-480V)*	-AL *120°*			
		-AN *(350mA, 347-480V)*	-AN *Type III*			

For more information, contact:

CIREON *doing right with light*

383 Science Drive
Moorpark, CA 93021
(805) 557-9100

No.	BY:	CHK	DESCRIPTION	REV. PER YPSILANTI TWP.	REV. PER WCWRC	DATE
1	WR	JC				7-21-20
1	WR	JC				5-28-20

REVISIONS

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2018-229 SP.dwg

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

SITE PHOTOMETRIC DETAILS
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN:	SUR.	P.M.	JC
WR	WR	XXX		

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP -JC\DWG\SITE PLAN\(NOV 3rd'19)\(3-1-0) PHOTOMETRICS

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: NO SCALE

DRAWING NUMBER:
SL-1.4

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN;INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES.

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

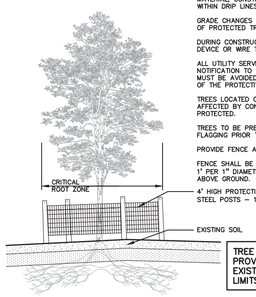
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.



TREE PROTECTIION FENCE MUST BE PROVIDED AT THE DRIP LINE OF ALL EXISTING TREES THAT FALL WITHIN THE LIMITS OD DISTURBANCE

TREE PROTECTION DETAIL
NOT TO SCALE

GRAPHIC SCALE

−100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

NOTES

NUMBER OF EXISTING TREES TO REMAIN ON SITE: 247
NUMBER OF EXISTING TREES TO BE REMOVED ON SITE: 1047
NUMBER OF EXISTING REGULATED TREES BE REMOVED/ AND REPLACED: 39

EXISTING REGULATED TREES DOES NOT INCLUDE TREES LOCATED WITHIN THE BUILDING ENVELOPE, PARKING LOT, AND DETENTION POND AREA AND DAMAGED, DISEASED OR DEAD TREES.

FOR REPLACEMENT CALCULATIONS SEE SHEET L–1.0

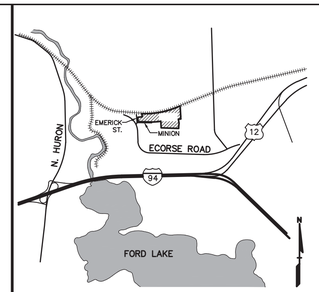
TREE REMOVAL NARRATIVE
TREE REMOVAL DOES NOT REQUIRE REPLACEMENT WHEN NECESSARY FOR THE LOCATION OF A STRUCTURE OR SITE IMPROVEMENT AND WHEN NO FEASIBLE ALTERNATIVE LOCATION FOR THE STRUCTURE OR IMPROVEMENTS CAN BE ACHIEVED WITHOUT CAUSING UNDUE HARDSHIP

KEY

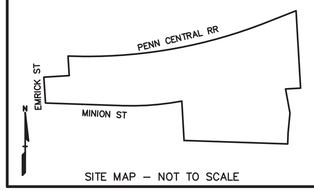
= EXISTING TREE/ TAG TO REMAIN

= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\Y–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

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800 GILLIAM ROAD
WILMINGTON, OHIO 45177

TREE SURVEY PLAN - OVERALL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018–229 RL CARRIERS YPSILANTI TOWNSHIP –ACDWG\SITE PLANS\(T–1.0) TREE SURVEY PLAN 2018–229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER:
T-1.0

PENN CENTRAL RAILROAD
(100' WIDE ROW)

N69°04'00"E(R) 331.11'(R)

S02°53'00"E(R) 787.63'(R)

S87°14'00"W(R) 153.00'(R)

20' SIDE YARD SETBACK

40' REAR YARD SETBACK

PIN: K -11-10-280-019

PIN: K -11-10-160-002

PIN: K -11-10-160-003

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO BE REMOVED TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

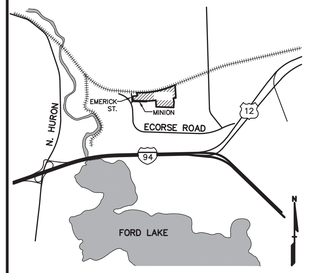
MINION DR
(60' WIDE PRIVATE)

MATCH LINE - SEE SHEET T-1.2 FOR CONTINUATION

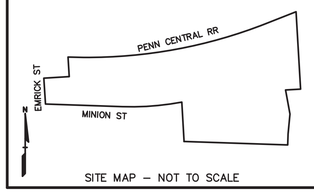
MATCH LINE - SEE SHEET T-1.2 FOR CONTINUATION

N

LOCATION MAP - NOT TO SCALE



SITE MAP - NOT TO SCALE



GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KEY

= EXISTING TREE/ TAG TO REMAIN

= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

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600 GILLIAM ROAD
WILMINGTON, OHIO 45177

TREE SURVEY PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 R. CARRIERS YPSILANTI TOWNSHIP - AZ\DWG\SITE PLANS\[T-1.0] TREE SURVEY PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE_SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

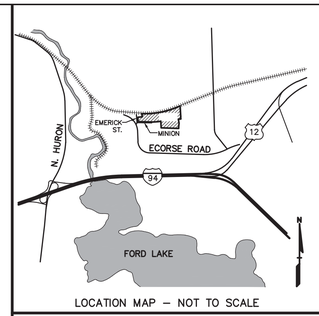
KEY

= EXISTING TREE/ TAG TO REMAIN

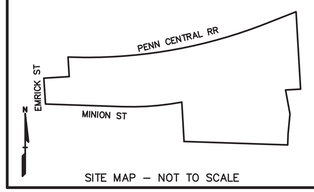
= EXISTING TREE / TAG TO BE REMOVED FOR BUILDING AND SITE IMPROVEMENT

= TREE PROTECTION FENCING

N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

MATCH LINE – SEE SHEET T-1.1 FOR CONTINUATION

MATCH LINE – SEE SHEET T-1.1 FOR CONTINUATION

MATCH LINE – SEE SHEET T-1.1 FOR CONTINUATION

MINION DR
(60' WIDE PRIVATE)

N02°47'00"W(R) 400.45'(R)

N87°35'00"W(R) 1054.12'(R)

S09°45'00"E(R) 248.31'(R)

S05°47'00"W(R) 205.12'(R)

S02°25'00"W(R) 110.01'(R)

R) 102.85'(R)

40' FRONT YARD SETBACK

40' REAR YARD SETBACK

20' SIDE YARD SETBACK

EXISTING TREE TO BE REMOVED, TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

GARAGE

GRASS

ASPHALT

HOUSE

UTILITY POLE

OHID-ELEC

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

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JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1762
REGISTERED LANDSCAPE ARCHITECT

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

TREE SURVEY PLAN - SOUTHEAST R+L CARRIERS

PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP --4\DWG\SITE PLAN\(T-1.0) TREE SURVEY PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
T-1.2

TREE REMOVAL SUMMARY

331 Trees Removed (Excluding Poor Condition)
39 Non-Location-Exempt Trees Removed (Excluding Poor Condition)

247 Total Trees Saved
1047 Total Trees Removed

*LOC. EXEMPT: trees to be removed for building and site improvements

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
1	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
2	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
3	E	10	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
4	EE	11	Siberian Elm	Ulmus pumila	Poor	x3	NOT-EXEMPT	R	-
5	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
6	MR	12	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
7	E	8	American Elm	Ulmus americana	Fair		NOT-EXEMPT	R	REPLACE
8	NM	8	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	REPLACE
9	EE	13	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
10	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
11	BX	11	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
12	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
13	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
14	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
15	EE	10	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
16	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
17	NM	10	Norway Maple	Acer platanoides	Good		EXEMPT	R	-
18	EE	11	Siberian Elm	Ulmus pumila	Fair	x3	EXEMPT	R	-
19	EE	11	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
20	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	R	-
21	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
22	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
23	E	8	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
24	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
25	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
26	CT	14	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
27	CT	14	Cottonwood	Populus-deltoides	Fair	x1	EXEMPT	R	-
28	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
29	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
30	EE	20	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
31	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
32	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
33	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
34	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
35	EE	11	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
36	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
37	EE	9	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
38	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
39	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
40	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
41	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
42	E	14	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
43	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
44	EE	8	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
45	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
46	NM	9	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	-
47	NM	14	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	R	REPLACE
48	BX	8	Box elder	Acer negundo	Very Poor	x2	NOT-EXEMPT	S	-
49	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
50	BX	11	Box elder	Acer negundo	Fair		NOT-EXEMPT	R	REPLACE
51	EE	8	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
52	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
53	BW	19	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
54	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
55	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
56	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
57	EE	14	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
58	EE	13	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
59	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
60	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
61	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
62	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
63	EE	12	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
64	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
65	E	9	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
66	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
67	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
68	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
69	MR	9	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
8	BX	7	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
71	AA	8	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
72	AA	11	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
73	AA	9	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	R	REPLACE
74	AA	13	Tree-of-Heaven	Ailanthus Altissima	Fair		NOT-EXEMPT	S	-
75	MR	11	Red Mulberry	Morus rubra	Fair	x3	NOT-EXEMPT	S	-
76	MR	11	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
77	MR	12	Red Mulberry	Morus rubra	Fair		NOT-EXEMPT	S	-
78	MR	9	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
79	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
80	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
81	BW	13	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	S	-
82	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
83	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
84	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
86	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
85	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
87	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
88	BC	10	Wild Black Cherry	Prunus serotina	Poor	x3	EXEMPT	R	-
89	BC	22	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
90	BW	15	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
91	EE	11	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
92	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
93	MR	8	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
94	EE	19	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
95	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
96	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	R	-
97	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
98	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
99	NM	9	Norway Maple	Acer platanoides	Fair		EXEMPT	R	-
100	BX	9	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
101	EE	9	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
102	EE	9	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
103	E	10	American Elm	Ulmus americana	Fair		EXEMPT	R	-
104	E	12	American Elm	Ulmus americana	Fair		EXEMPT	R	-
105	BX	12	Box elder	Acer negundo	Fair		EXEMPT	R	-
106	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
107	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
108	EE	13	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
109	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
110	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
111	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
112	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
113	EE	13	Siberian Elm	Ulmus pumila	Poor	5	NOT-EXEMPT	R	-
114	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
115	CT	13	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
116	CT	21	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
117	CT	17	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
118	CT	14	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
119	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
120	EE	13	Siberian Elm	Ulmus pumila	Poor	x1	EXEMPT	R	-
121	EE	10	Siberian Elm	Ulmus pumila	Fair	x2	EXEMPT	R	-
122	EE	10	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
123	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
124	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
125	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
126	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
127	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
128	BX	12	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
129	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
130	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
131	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
132	HK	8	Hackberry	Celtis occidentalis	Fair		EXEMPT	R	-
133	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
134	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
135	E	8	Silver Maple	Acer saccharinum	Fair	x7	EXEMPT	R	-
136	BX	9	Box elder	Acer negundo	Fair	x1	EXEMPT	R	-
137	EE	13	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
138	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
139	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
140	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
141	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
142	E	8	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
143	BW	14	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
144	MR	12	Red Mulberry	Morus rubra	Poor		EXEMPT	R	-
145	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
146	BW	19	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
147	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
148	BW	20	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
149	BW	13	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
150	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
151	BX	8	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
152	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
153	EE	11	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
154	EE	10	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
155	E	18	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	R	-
156	BX	11	Box elder	Acer negundo	Poor	x1	EXEMPT	R	-
157	BX	9	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
158	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
159	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
160	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
161	BW	23	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
162	BW	17	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
163	CT	8	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
164	CT	8	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
165	CT	9	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
166	MR	16	Red Mulberry	Morus rubra	Fair		EXEMPT	R	-
167	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
168	BC	0	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
169	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
170	BX	9	Box elder	Acer negundo	Fair	x1	EXEMPT	R	-
171	BX	14	Box elder	Acer negundo	Fair		EXEMPT	R	-
172	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
173	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
174	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
175	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
176	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
177	EE	8	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
178	BX	12	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
179	BW	14	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
180	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
181	EE	15	Siberian Elm	Ulmus pumila	Poor	x1	NOT-EXEMPT	S	-
182	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
183	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
184	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
185	SM	19	Silver Maple	Acer saccharinum	Fair	x4	NOT-EXEMPT	S	-
186	EE	11	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	S	-
187	EE	14	Siberian Elm	Ulmus pumila	Fair		NOT-EXEMPT	S	-
188	EE	10	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
189	MR	8	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
190	MR	8	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
191	MR	9	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
192	MR	9	Red Mulberry	Morus rubra	Fair	x2	NOT-EXEMPT	S	-
193	EE	11	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
194	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
195	BX	10	Box elder	Acer negundo	Fair		NOT-EXEMPT	S	-
196	EE	12	Siberian Elm	Ulmus pumila	Fair	x1	NOT-EXEMPT	S	-
197	BL	33	Black Locust	Robinia pseudoacacia	Fair		NOT-EXEMPT	S	-
198	BL	34	Black Locust	Robinia pseudoacacia	Fair		NOT-EXEMPT	S	-
199	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
200	CT	36	Cottonwood	Populus-deltoides	Fair		NOT-EXEMPT	R	REPLACE
201	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
202	C	10	Catalpa	Catalpa speciosa	Poor	x2	NOT-EXEMPT	S	-
203	CT	26	Cottonwood	Populus-deltoides	Poor		NOT-EXEMPT	R	-
204	EE	13	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
205	BX	10	Box elder	Acer negundo	Very Poor	dead	NOT-EXEMPT	R	-
206	EE	10	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
207	HK	10	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
208	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
209	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
210	HK	9	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
211	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
212	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
213	NS	8	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
214	NS	10	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
215	NS	9	Norway Spruce	Picea Abies	Fair		NOT-EXEMPT	S	-
216	BW	14	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
217	BW	12	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
218	HK	10	Hackberry	Celtis occidentalis	Fair	x1	NOT-EXEMPT	S	-
219	BW	14	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
220	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
220	BW	15	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
221	HK	8	Hackberry	Celtis occidentalis	Fair	x1	NOT-EXEMPT	S	-
222	BW	11	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
223	HK	15	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
224	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
225	BW	9	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
226	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
227	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
701	CT	9	Cottonwood	Populus-deltoides	Poor		NOT-EXEMPT	R	-
702	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
703	BX	15	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
704	BX	16	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
705	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
706	E	12	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
707	AS	14	Quaking Aspen	Populus tremuloides	Poor		NOT-EXEMPT	R	-
708	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
709	BX	8	Box elder	Acer negundo	Fair		NOT-EXEMPT	R	REPLACE
710	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
711	M	8	Musclewood	Carpinus-caroliniana	Poor		EXEMPT	R	-
712	M	8	Musclewood	Carpinus-caroliniana	Poor		EXEMPT	R	-
713	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
714	E	16	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
715	CT	33	Cottonwood	Populus-deltoides	Good		NOT-EXEMPT	R	REPLACE
716	E	21	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
717	SM	8	Silver Maple	Acer saccharinum	Fair		NOT-EXEMPT	R	REPLACE
718	SM	28	Silver Maple	Acer saccharinum	Good	x1	EXEMPT	R	-
719	SM	16	Silver Maple	Acer saccharinum	Good		NOT-EXEMPT	R	REPLACE
720	SM	26	Silver Maple	Acer saccharinum	Good		EXEMPT	R	-
721	SM	20	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
722	SM	11	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
723	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
724	SM	20	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
725	RE	19	Rock Elm	Ulmus thomasii	Very Poor		EXEMPT	R	-
726	SM	18	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
727	SM	48	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
728	E	8	American Elm	Ulmus americana	Fair		EXEMPT	R	-
729	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	R	-
730	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
731	E	9	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
732	E	13	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
733	SM	28	Silver Maple	Acer saccharinum	Good		NOT-EXEMPT	R	REPLACE
734	SM	19	Silver Maple	Acer saccharinum	Very Poor		EXEMPT	R	-
735	SM	10	Silver Maple	Acer saccharinum	Very Poor		NOT-EXEMPT	R	-
736	BO	16	Black Oak	Quercus velutina	Poor		NOT-EXEMPT	R	-
737	BC	17	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
738	E	8	American Elm	Ulmus americana	Good		EXEMPT	R	-
739	E	27	American Elm	Ulmus americana	Fair		EXEMPT	R	-
740	E	8	American Elm	Ulmus americana	Fair		EXEMPT	R	-
741	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
742	SM	19	Silver Maple	Acer saccharinum	Good		EXEMPT	R	-
743	SM	13	Silver Maple	Acer saccharinum	Fair	x1	EXEMPT	R	-
744	E	10	American Elm	Ulmus americana	Poor		EXEMPT	R	-
745	E	17	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
746	E	17	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
747	RM	13	Red Maple	Acer rubrum	Fair	x1	EXEMPT	R	-
748	SM	12	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
749	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
750	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
751	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
752	BC	15	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
753	BE	12	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
754	BE	8	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
755	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
756	B	18	Basswood	Tilia americana	Fair		EXEMPT	R	-
757	BW	9	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
758	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
759	E	14	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
760	BC	12	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
761	E	20	American Elm	Ulmus americana	Fair		EXEMPT	R	-
762	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
763	BC	13	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
764	BC	18	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
765	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
766	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
767	E	11	American Elm	Ulmus americana	Poor		EXEMPT	R	-
768	E	12	American Elm	Ulmus americana	Poor		EXEMPT	R	-
769	E	11	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
770	E	8	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
771	RE	12	Rock Elm	Ulmus thomasii	Very Poor	x2	EXEMPT	R	-
772	E	14	American Elm	Ulmus americana	Very Poor	x1	EXEMPT	R	-
773	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
774	BE	9	American Beech	Fragus grandifolia	Very Poor	x3	EXEMPT	R	-
775	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
776	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
777	E	21	American Elm	Ulmus americana	Poor		EXEMPT	R	-
778	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
779	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
780	BW	15	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
781	E	11	American Elm	Ulmus americana	Poor		EXEMPT	R	-
782	E	10	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
783	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
784	BE	10	American Beech	Fragus grandifolia	Very Poor	x2	EXEMPT	R	-
785	E	13	American Elm	Ulmus americana	Good		EXEMPT	R	-
786	BE	8	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
787	BE	8	American Beech	Fragus grandifolia	Poor	x1	EXEMPT	R	-
788	BE	10	American Beech	Fragus grandifolia	Very Poor	x3	EXEMPT	R	-
789	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
790	BE	9	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
791	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
792	BE	9	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
793	RM	10	Red Maple	Acer rubrum	Fair		EXEMPT	R	-
794	BE	15	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
795	BE	21	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
796	E	36	American Elm	Ulmus americana	Good		EXEMPT	R	-
797	BE	8	American Beech	Fragus grandifolia	Poor	x3	EXEMPT	R	-
798	BE	9	American Beech	Fragus grandifolia	Poor		EXEMPT	R	-
799	RM	12	Red Maple	Acer rubrum	Fair		EXEMPT	R	-
800	RM	14	Red Maple	Acer rubrum	Good		EXEMPT	R	-
801	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
802	E	18	American Elm	Ulmus americana	Fair		EXEMPT	R	-
803	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
804	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
805	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
806	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	R	-
807	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	R	REPLACE
808	E	15	American Elm	Ulmus americana	Fair		NOT-EXEMPT	R	REPLACE
809	E	16	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
810	E	9	American Elm	Ulmus americana	Fair		EXEMPT	R	-
811	BX	14	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
812	E	12	American Elm	Ulmus americana	Poor		EXEMPT

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
872	E	10	American Elm	Ulmus americana	Poor		EXEMPT	R	-
873	BC	12	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
874	BC	14	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
875	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
876	E	14	American Elm	Ulmus americana	Poor		EXEMPT	R	-
877	E	9	American Elm	Ulmus americana	Fair		EXEMPT	R	-
878	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
879	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
880	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
881	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
882	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
883	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
884	BX	18	Box elder	Acer negundo	Poor		EXEMPT	R	-
885	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
886	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
887	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
888	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
889	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
890	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
891	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
892	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
893	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
893B	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
894	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
895	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
896	RE	12	Rock Elm	Ulmus thomasii	Fair		EXEMPT	R	-
897	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
898	E	19	American Elm	Ulmus americana	Good		EXEMPT	R	-
899	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
900	BX	28	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
901	E	19	American Elm	Ulmus americana	Good		EXEMPT	R	-
902	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
903	E	12	American Elm	Ulmus americana	Good		EXEMPT	R	-
904	CA	16	Crab Apple	Malus-caronaria	Fair		EXEMPT	R	-
905	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
906	E	11	American Elm	Ulmus americana	Fair		EXEMPT	R	-
907	BC	12	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
908	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
909	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
910	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
911	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
912	BC	11	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
913	BC	11	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
914	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
915	E	15	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
916	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
917	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
918	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
919	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
920	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
921	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
922	E	19	American Elm	Ulmus americana	Fair		EXEMPT	R	-
923	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
924	BX	18	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
925	BC	13	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
926	BE	8	American Beech	Fragus grandifolia	Very Poor		EXEMPT	R	-
927	CT	17	Cottonwood	Populus-deltoides	Fair		EXEMPT	R	-
928	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
929	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
930	CT	18	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
931	CT	18	Cottonwood	Populus-deltoides	Poor		EXEMPT	R	-
932	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
933	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
934	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
935	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
936	BC	14	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
937	BC	14	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
938	BC	8	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
939	BC	13	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
940	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
941	BC	10	Wild Black Cherry	Prunus serotina	Good	EXEMPT	R	-	
942	E	20	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
943	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
944	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
945	BC	8	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
946	BC	12	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
947	E	13	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
948	E	14	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
949	BC	8	Wild Black Cherry	Prunus serotina	Fair	NOT-EXEMPT	R	REPLACE	
950	BC	8	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
951	HK	9	Hackberry	Celtis occidentalis	Poor	EXEMPT	R	-	
952	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
953	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
954	BC	15	Wild Black Cherry	Prunus serotina	Very Poor	EXEMPT	R	-	
955	BC	8	Wild Black Cherry	Prunus serotina	Very Poor	EXEMPT	R	-	
956	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
957	BC	12	Wild Black Cherry	Prunus serotina	Good	EXEMPT	R	-	
958	E	11	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
959	E	10	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
960	E	8	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
961	E	9	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
962	BO	26	Black Oak	Quercus velutina	Fair	EXEMPT	R	-	
963	BX	11	Box elder	Acer negundo	Poor	EXEMPT	R	-	
964	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
965	BX	12	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
966	BC	9	Wild Black Cherry	Prunus serotina	Poor	NOT-EXEMPT	R	-	
967	BC	10	Wild Black Cherry	Prunus serotina	Poor	EXEMPT	R	-	
968	E	9	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
969	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
970	BX	15	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
971	BX	18	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
972	E	22	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
973	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
974	E	16	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
975	E	18	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
976	BX	18	Box elder	Acer negundo	Poor	EXEMPT	R	-	
977	E	13	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
978	BX	12	Box elder	Acer negundo	Poor	EXEMPT	R	-	
979	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
980	E	10	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
981	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
982	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
983	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
984	E	18	American Elm	Ulmus americana	Good	EXEMPT	R	-	
985	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
986	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
987	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
988	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
989	BC	9	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
990	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
991	E	8	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
992	BC	8	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
993	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
994	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
995	E	18	American Elm	Ulmus americana	Good	EXEMPT	R	-	
996	BX	17	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
997	E	12	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
998	E	12	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
999	E	15	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1000	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1001	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1002	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1003	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1004	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1005	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1006	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1007	E	9	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1008	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1009	BC	12	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1010	BC	13	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1011	BC	9	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1012	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1013	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1014	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1015	YB	8	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1016	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1017	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1018	YB	15	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1019	E	15	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1020	BX	20	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1021	E	9	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1022	E	18	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1023	E	8	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1024	BE	10	American Beech	Fragus-grandifolia	Very Poor	EXEMPT	R	-	
1025	YB	11	Yellow Birch	Betula-alleghaniensis	Fair	EXEMPT	R	-	
1026	BX	11	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1027	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1028	E	13	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1029	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1030	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1031	BX	12	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1032	BE	12	American Beech	Fragus-grandifolia	Very Poor	EXEMPT	R	-	
1033	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1034	BX	17	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1035	BX	14	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1036	BX	13	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1037	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1038	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1039	E	10	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1040	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1041	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1042	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1043	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1044	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1045	BW	17	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1046	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1047	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1048	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1049	BW	10	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1050	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1051	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1052	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1053	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1054	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1055	BX	13	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1056	BX	19	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1057	E	7	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1058	E	12	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1059	RM	8	Red Maple	Acer-rubrum	Fair	EXEMPT	R	-	
1060	RM	8	Red Maple	Acer-rubrum	Fair	EXEMPT	R	-	
1061	SM	8	Silver Maple	Acer-saccharinum	Poor	EXEMPT	R	-	
1062	SM	14	Silver Maple	Acer-saccharinum	Good	EXEMPT	R	-	
1063	SM	14	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1064	SM	13	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1065	E	16	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1066	HK	8	Hackberry	Celtis occidentalis	Poor	EXEMPT	R	-	
1067	BX	13	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1068	E	17	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1069	SM	9	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1070	SM	8	Silver Maple	Acer-saccharinum	Poor	EXEMPT	R	-	
1071	SM	13	Silver Maple	Acer-saccharinum	Poor	EXEMPT	R	-	
1072	SM	14	Silver Maple	Acer-saccharinum	Fair	x2 EXEMPT	R	-	
1073	SM	13	Silver Maple	Acer-saccharinum	Very Poor	EXEMPT	R	-	
1074	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1075	HK	9	Hackberry	Celtis occidentalis	Very Poor	EXEMPT	R	-	
1076	HK	8	Hackberry	Celtis occidentalis	Poor	EXEMPT	R	-	
1077	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1078	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1079	BX	14	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1080	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1081	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1082	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1083	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1084	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1085	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1086	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1087	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1088	HK	12	Hackberry	Celtis occidentalis	Very Poor	NOT-EXEMPT	R	-	
1089	CT	20	Cottonwood	Populus-deltoides	Fair	EXEMPT	R	-	
1090	E	8	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1091	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1092	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1093	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1094	BX	17	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1095	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1096	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1097	BX	9	Box elder	Acer negundo	Poor	X3 EXEMPT	R	-	
1098	SM	14	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1099	E	51	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1100	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1101	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1102	BW	13	Black Walnut	Juglans nigra	Fair	X2 EXEMPT	R	-	
1103	BX	8	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1104	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1105	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1106	SM	15	Silver Maple	Acer-saccharinum	Very Poor	EXEMPT	R	-	
1107	BX	16	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1108	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1109	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1110	SM	10	Silver Maple	Acer-saccharinum	Good	EXEMPT	R	-	
1111	SM	15	Silver Maple	Acer-saccharinum	Good	EXEMPT	R	-	
1112	SM	11	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1113	SM	10	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1114	SM	15	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1115	SM	15	Silver Maple	Acer-saccharinum	Good	EXEMPT	R	-	
1116	E	25	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1117	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1118	HK	12	Hackberry	Celtis occidentalis	Good	EXEMPT	R	-	
1119	E	17	American Elm	Ulmus americana	Very Poor	NOT-EXEMPT	R	-	
1120	BX	8	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1121	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1122	B	19	Basswood	Tilia americana	Good	EXEMPT	R	-	
1123	SM	30	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1124	BX	13	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1125	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1126	BW	12	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1127	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1128	BW	12	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1129	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1130	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1131	E	30	American Elm	Ulmus americana	Good	EXEMPT	R	-	
1132	BC	10	Wild Black Cherry	Prunus serotina	Fair	EXEMPT	R	-	
1133	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1134	E	27	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1135	E	11	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1136	E	12	American Elm	Ulmus americana	Very Poor	EXEMPT	R	-	
1137	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1138	BX	11	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1139	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1140	BW	14	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1141	BW	14	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1142	SM	8	Silver Maple	Acer-saccharinum	Fair	EXEMPT	R	-	
1143	BX	9	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1144	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1145	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1146	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1147	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1148	BW	8	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1149	BX	10	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1150	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1151	BX	8	Box elder	Acer negundo	Poor	x2 EXEMPT	R	-	
1152	BX	8	Box elder	Acer negundo	Poor	x2 EXEMPT	R	-	
1153	BX	8	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1154	BX	9	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1155	BX	8	Box elder	Acer negundo	Poor	EXEMPT	S	-	
1156	BX	8	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1157	BX	8	Box elder	Acer negundo	Poor	EXEMPT	R	-	
1158	BX	8	Box elder	Acer negundo	Poor	NOT-EXEMPT	R	-	
1159	BX	11	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1160	BX	12	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1161	BX	9	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1162	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1163	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1164	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1165	BX	10	Box elder	Acer negundo	Very Poor	EXEMPT	R	-	
1166	BW	9	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1167	CT	46	Cottonwood	Populus-deltoides	Good	NOT-EXEMPT	R	REPLACE	
1168	E	21	American Elm	Ulmus americana	Good	NOT-EXEMPT	R	REPLACE	
1169	BX	12	Box elder	Acer negundo	Fair	NOT-EXEMPT	R	REPLACE	
1170	E	47	American Elm	Ulmus americana	Poor	EXEMPT	R	-	
1171	CT	22	Cottonwood	Populus-deltoides	Poor	x1 EXEMPT	R	-	
1172	E	13	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1173	E	17	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1174	BX	32	Box elder	Acer negundo	Very Poor	NOT-EXEMPT	R	-	
1175	E	22	American Elm	Ulmus americana	Poor	NOT-EXEMPT	R	-	
1176	E	19	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1177	BW	22	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1178	BW	14	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1179	BW	15	Black Walnut	Juglans nigra	Fair	EXEMPT	R	-	
1180	BX	10	Box elder	Acer negundo	Fair	EXEMPT	R	-	
1181	BW	21	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1182	BW	12	Black Walnut	Juglans nigra	Poor	EXEMPT	R	-	
1183	E	21	American Elm	Ulmus americana	Fair	EXEMPT	R	-	
1184	BX	12	Box elder	Acer negundo	Good	EXEMPT	R	-	
1185	CT	38	Cottonwood	Populus-deltoides	Fair	EXEMPT	R	-	
1186	BW	8	Black Walnut	Juglans nigra	Good	EXEMPT	R	-	
1187	TAG DROPPED							S	-
1188	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1189	E	12	American Elm	Ulmus americana	Poor		NOT-EXEMPT	R	-
1190	BW	11	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1191	BW	30	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1192	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1193	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1194	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1195	BW	12	Black Walnut	Juglans nigra	Fair	x2	EXEMPT	R	-
1196	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1197	BW	18	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1198	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
1199	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1200	BW		Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1201	BW	9	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1202	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1203	MR	14	Red Mulberry	Morus rubra	Poor		NOT-EXEMPT	S	-
1204	EE	31	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1205	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1206	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1207	E	15	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	S	-
1208	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1209	E	12	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	S	-
1210	E	15	American Elm	Ulmus americana	Very Poor	x1	NOT-EXEMPT	S	-
1211	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1212	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1213	BW	11	Black Walnut	Juglans nigra	Fair	x2	NOT-EXEMPT	S	-
1214	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1215	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1216	BW	11	Black Walnut	Juglans nigra	Poor	x4	NOT-EXEMPT	S	-
1217	BW	10	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1218	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1219	BW	13	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1220	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1221	BW	10	Black Walnut	Juglans nigra	Fair	x3	NOT-EXEMPT	S	-
1222	BW	8	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	S	-
1223	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1224	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1225	E	17	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1226	RO	8	Red Oak	Quercus rubra	Fair	x2

TAG #	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT	LOC EXEMPT	SAVE/REMOVE	REPLACE?
1276	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1277	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1278	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1279	BW	12	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1280	E	12	American Elm	Ulmus americana	Very Poor	x3	EXEMPT	R	-
1281	BW	8	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1282	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1283	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1284	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1285	BW	10	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1286	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1287	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1288	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1289	E	8	American Elm	Ulmus americana	Very Poor	x2	EXEMPT	R	-
1290	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1291	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1292	HK	8	Hackberry	Celtis occidentalis	Fair		EXEMPT	R	-
1293	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1294	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1295	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1296	E	8	American Elm	Ulmus americana	Poor	x2	EXEMPT	R	-
1297	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1298	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1299	E	13	American Elm	Ulmus americana	Poor	x1	EXEMPT	R	-
1300	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1301	BW	8	Black Walnut	Juglans nigra	Fair	x1	EXEMPT	R	-
1302	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1303	E	9	American Elm	Ulmus americana	Very Poor	x4	EXEMPT	R	-
1304	E	8	American Elm	Ulmus americana	Very Poor	x3	NOT-EXEMPT	R	-
1305	BW	12	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1306	E	8	American Elm	Ulmus americana	Very Poor	x4	NOT-EXEMPT	S	-
1307	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1308	E	15	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1309	BW	15	Black Walnut	Juglans nigra	Good	x1	NOT-EXEMPT	S	-
1310	E	9	American Elm	Ulmus americana	Poor	x3	NOT-EXEMPT	S	-
1311	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1312	E	10	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1313	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1314	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1315	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1316	E	12	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1317	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1318	BW	11	Black Walnut	Juglans nigra	Good	x2	NOT-EXEMPT	S	-
1319	E	24	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1320	BW	14	Black Walnut	Juglans nigra	Good	x3	NOT-EXEMPT	R	REPLACE
1321	BW	8	Black Walnut	Juglans nigra	Fair	x1	NOT-EXEMPT	R	REPLACE
1322	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
1323	BX	8	Box elder	Acer negundo	Very Poor	x1	NOT-EXEMPT	R	REPLACE
1324	E	11	American Elm	Ulmus americana	Fair	x3	NOT-EXEMPT	R	REPLACE
1325	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	R	-
1326	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1327	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1328	BW	15	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1329	BW	18	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1330	BW	18	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1331	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1332	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1333	BC	10	Wild Black Cherry	Prunus serotina	Very Poor	dead	EXEMPT	R	-
1334	BX	11	Box elder	Acer negundo	Poor		EXEMPT	R	-
1335	E	21	American Elm	Ulmus americana	Fair		EXEMPT	R	-
1336	YB	18	Yellow Birch	Betula alleghaniensis	Very Poor		EXEMPT	R	-
1337	BW	15	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1338	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1339	E	15	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1340	BW	18	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1341	BW	8	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1342	BW	13	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1343	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1344	BW	9	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1345	EE	18	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1346	BW	10	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1347	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1348	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
1349	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1350	E	14	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1351	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1352	BW	11	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1353	BX	14	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1354	BX	11	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1355	BX	11	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1356	BW	12	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1357	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1358	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1359	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1360	BC	11	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1361	BC	11	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1362	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1363	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1364	E	8	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1365	BW	12	Black Walnut	Juglans nigra	Fair	x2	EXEMPT	R	-
1366	EE	8	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1367	BW	13	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1368	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1369	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1370	BW	9	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1371	BW	11	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1372	E	10	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1373	E	9	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1374	BW	9	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1375	BW	12	Black Walnut	Juglans nigra	Poor		EXEMPT	R	-
1376	BW	12	Black Walnut	Juglans nigra	Very Poor		EXEMPT	R	-
1377	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1378	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1379	BW	8	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1380	BW	9	Black Walnut	Juglans nigra	Good		EXEMPT	R	-
1381	BX	12	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1382	BW	10	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1383	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1384	BC	8	Wild Black Cherry JUMP IN SEQUENCE	Prunus serotina	Poor	x1	EXEMPT	R	-
1401	BS	26	Blue Spruce	Picea pungens	Very Poor	dead	NOT-EXEMPT	S	-
1402	SU	19	Sugar Maple	Acer saccharum	Good		NOT-EXEMPT	S	-
1403	SU	12	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1404	SU	12	Sugar Maple	Acer saccharum	Poor	x1	NOT-EXEMPT	S	-
1405	SU	13	Sugar Maple	Acer saccharum	Poor		NOT-EXEMPT	S	-
1406	SU	12	Sugar Maple	Acer saccharum	Poor		NOT-EXEMPT	S	-
1407	SU	15	Sugar Maple	Acer saccharum	Fair	x1	NOT-EXEMPT	S	-
1408	SU	11	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1409	SU	9	Sugar Maple	Acer saccharum	Fair		NOT-EXEMPT	S	-
1410	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1411	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1412	BWW	8	Black Willow	Salix nigra	Poor		NOT-EXEMPT	S	-
1413	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1414	BX	9	Box elder	Acer negundo	Poor	x1	NOT-EXEMPT	S	-
1415	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1416	BW	11	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1417	E	44	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1418	BX	10	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1419	E	28	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1420	E	11	American Elm	Ulmus americana	Very Poor	x1	NOT-EXEMPT	S	-
1421	BX	20	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1422	E	10	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1423	E	20	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1424	E	8	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1425	BW	12	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1426	BW	17	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1427	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1428	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1429	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1430	BW	8	Black Walnut	Juglans nigra	Poor	x3	NOT-EXEMPT	S	-
1431	BW	9	Black Walnut	Juglans nigra	Poor	x2	NOT-EXEMPT	S	-
1432	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1433	SE	10	Slippery Elm	Ulmus rubra	Poor		NOT-EXEMPT	S	-
1434	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1435	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1436	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1437	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1438	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1439	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1440	BW	12	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1441	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1442	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1443	BU	17	Balsam Poplar	Populus balsamifera	Good		NOT-EXEMPT	S	-
1444	WP	8	(Eastern) White Pine	Pinus strobus	Poor		NOT-EXEMPT	S	-
1445	BW	17	Black Walnut	Juglans nigra	Good		NOT-EXEMPT	S	-
1446	MR	10	Red Mulberry	Morus rubra	Poor	x2	NOT-EXEMPT	S	-
1447	HK	10	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1448	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	S	-
1449	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1450	NM	9	Norway Maple	Acer platanoides	Fair		NOT-EXEMPT	S	-
1451	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	S	-
1452	E	8	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1453	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
1454	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1455	BW	9	Black Walnut	Juglans nigra	Very Poor		NOT-EXEMPT	S	-
1456	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1457	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	S	-
1458	BW	12	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1459	BW	16	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1460	EE	9	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1461	BW	8	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1463	BW	8	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1464	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1465	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1466	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1467	EE	12	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1468	HK	8	Hackberry	Celtis occidentalis	Poor		NOT-EXEMPT	R	-
1469	E	9	American Elm	Ulmus americana	Very Poor	x3	NOT-EXEMPT	R	-
1470	EE	12	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
1471	EE	10	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	R	-
1472	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
1473	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	R	-
1474	BC	15	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1475	E	8	American Elm	Ulmus americana	Very Poor	x3	EXEMPT	R	-
1476	EE	12	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1477	E	10	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1478	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	R	-
1479	EE	17	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1480	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1481	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1482	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1483	EE	8	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
1484	EE	10	Siberian Elm	Ulmus pumila	Very Poor	x2	EXEMPT	R	-
1485	EE	12	Siberian Elm	Ulmus pumila	Poor	x3	EXEMPT	R	-
1486	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1487	BW	10	Black Walnut	Juglans nigra	Poor		NOT-EXEMPT	S	-
1488	EE	8	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	S	-
1489	EE	9	Siberian Elm	Ulmus pumila	Very Poor		NOT-EXEMPT	R	-
1490	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1491	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1492	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1493	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1494	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1495	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1496	SM	12	Silver Maple	Acer saccharinum	Poor	x3	EXEMPT	R	-
1497	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1498	EE	11	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1499	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1500	BW	16	Black Walnut	Juglans nigra	Fair		EXEMPT	R	-
1501	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1502	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1503	EE	12	Siberian Elm	Ulmus pumila	Very Poor		EXEMPT	R	-
1504	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1505	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1506	BC	12	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1507	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1508	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1509	BC	9	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1510	BX	13	Box elder	Acer negundo	Poor		EXEMPT	R	-
1511	BX	9	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1512	BX	9	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1513	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1514	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1515	BX	8	Box elder	Acer negundo	Poor	x2	NOT-EXEMPT	R	-
1516	BX	12	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1517	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1518	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1519	BX	8	Box elder	Acer negundo	Poor		EXEMPT	R	-
1520	BX	8	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1521	BX	13	Box elder	Acer negundo	Poor		EXEMPT	R	-
1522	SM	14	Silver Maple	Acer saccharinum	Very Poor		EXEMPT	R	-
1523	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1524	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1525	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1526	BC	9	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	R	-
1527	BX	9	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	R	-
1528	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1529	E	11	American Elm	Ulmus americana	Poor	x2	NOT-EXEMPT	R	-
1530	HK	8	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1531	BX	11	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1532	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1533	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1534	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1535	E	9	American Elm	Ulmus americana	Poor	x2	EXEMPT	R	-
1536	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1537	BX	12	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
1538	BX	10	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1539	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1540	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1541	BX	8	Box elder	Acer negundo	Very Poor	x2	NOT-EXEMPT	R	-
1542	HK	12	Hackberry	Celtis occidentalis	Fair		NOT-EXEMPT	S	-
1543	BX	8	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1544	BC	10	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1545	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1546	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1547	BX	11	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1548	BC	10	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	R	REPLACE
1549	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	R	-
1550	BC	9	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1551	E	9	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1552	PN	8	Pin Cherry	Prunus pennsylvanica	Fair		NOT-EXEMPT	S	-
1553	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
1554	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1555	BX	8	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1556	BX	8	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1557	BC	9	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1558	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1559	BC	8	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1560	E	11	American Elm	Ulmus americana	Poor		NOT-EXEMPT	S	-
1561	BC	8	Wild Black Cherry	Prunus serotina	Poor		NOT-EXEMPT	S	-
1562	BW	15	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1563	BW	11	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1564	BX	9	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1565	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		NOT-EXEMPT	S	-
1566	EE	8	Siberian Elm	Ulmus pumila	Very Poor	x3	NOT-EXEMPT	S	-
1567	EE	12	Siberian Elm	Ulmus pumila	Poor	x2	NOT-EXEMPT	S	-
1568	EE	14	Siberian Elm	Ulmus pumila	Poor		NOT-EXEMPT	S	-
1569	BW	19	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1570	BX	10	Box elder	Acer negundo	Very Poor		NOT-EXEMPT	S	-
1571	BW	13	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	S	-
1572	E	14	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
1573	E	15	American Elm	Ulmus americana	Fair		NOT-EXEMPT	S	-
1574	E	8	American Elm	Ulmus americana	Very Poor	x2	NOT-EXEMPT	S	-
1575	E	12	American Elm	Ulmus americana	Very Poor		NOT-EXEMPT	S	-
1576	BC	12	Wild Black Cherry	Prunus serotina	Fair		NOT-EXEMPT	S	-
1577	BX	10	Box elder	Acer negundo	Poor		NOT-EXEMPT	S	-
1578	BW	10	Black Walnut	Juglans nigra	Fair		NOT-EXEMPT	R	REPLACE
1579	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1580	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1581	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1582	SM	12	Silver Maple	Acer saccharinum	Fair		EXEMPT	R	-
1583	BX	8	Box elder	Acer negundo	Very Poor	x2	EXEMPT	R	-
1584	SM	10	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
1585	BX	10	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1586	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1587	E	9	American Elm	Ulmus americana	Poor		EXEMPT	R	-
1588	EE	12	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1589	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1590	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1591	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1592	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1593	EE	14	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1594	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1595	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1596	BX	12	Box elder	Acer negundo	Poor		EXEMPT	R	-
1597	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1598	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1599	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1600	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1601	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1602	BX	9	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1603	BC	8	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1604	SM	9	Silver Maple	Acer saccharinum	Poor		EXEMPT	R	-
1605	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1606	EE	15	Siberian Elm	Ulmus pumila	Fair		EXEMPT	R	-
1607	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1608	BC	9	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1609	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1610	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1611	E	12	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1612	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1613	BX	9	Box elder	Acer negundo	Very Poor		EXEMPT	R	-
1614	BX	10	Box elder	Acer negundo	Poor		EXEMPT	R	-
1615	BC	8	Wild Black Cherry	Prunus serotina	Poor		EXEMPT	R	-
1616	E	8	American Elm	Ulmus americana	Very Poor		EXEMPT	R	-
1617	BC	10	Wild Black Cherry	Prunus serotina	Very Poor		EXEMPT	R	-
1618	BC	9	Wild Black Cherry	Prunus serotina	Fair		EXEMPT	R	-
1619	EE	9	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1620	EE	10	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1621	EE	9	Siberian Elm	Ulmus pumila	Poor	x2	EXEMPT	R	-
1622	BX	9	Box elder	Acer negundo	Poor	x3	EXEMPT	R	-
1623	BX	9	Box elder	Acer negundo	Poor		EXEMPT	R	-
1624	BX	8	Box elder	Acer negundo	Poor	x2	EXEMPT	R	-
1625	BC	9	Wild Black Cherry	Prunus serotina	Poor	x3	EXEMPT	R	-
1626	SM	11	Silver Maple	Acer saccharinum	Fair	x2	EXEMPT	R	-
1627	EE	8	Siberian Elm	Ulmus pumila	Poor		EXEMPT	R	-
1628	E	10	American Elm	Ulmus americana

TREE REMOVAL NARRATIVE:
THE MAJORITY OF THE UNDEVELOPED PORTIONS OF THE SITE ARE WOODED, THEREFORE EXISTING TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THE PROPOSED EXPANSION. IN CONCEPT DEVELOPMENT OF THIS SITE PLAN, WE INVESTIGATED LOCATING THE DETENTION BASIN SOUTH OF MINION DRIVE, BUT THE DEPTH OF THE EXISTING COUNTY DRAIN PREVENTED THIS. WE ALSO CONSIDERED LOCATING THE YARD AND DOCK EXPANSION IN THIS AREA, BUT THE SITE FUNCTIONS WITH ALL OPERATIONS COORDINATED WITHIN A SINGLE BUILDING. CONTINUITY OF OPERATIONS AND CIRCULATION REQUIRES THAT THE FACILITY BE EXPANDED IN THE PROPOSED MANNER. WHILE THE WOODED AREA OF THE SITE EXPANSION WILL BE REMOVED, THE LOCATION OF THE STAGING AREA WAS CAREFULLY SHAPED TO AVOID AS MANY LIVE TREES AS POSSIBLE ON THE SOUTHERN SIDE OF THE SITE, AND LARGER TREES IN PARTICULAR WERE AVOIDED.

OVERALL PLANT LIST
SHEETS L-1.1, L-1.2 AND L-1.3

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AR2.5	Redpointe Maple	*Acer rubrum 'Redpointe'*	2.5" Cal.	B&B
13	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
15	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
3	BP10	Paper Birch	*Betula papyrifera*	10' Ht.	B&B
9	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
6	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
11	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
6	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
8	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
11	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
8	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
5	TC2.5	Greenspire Linden	*Tilia cordata 'Greenspire'*	2.5" Cal.	B&B
97	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
28	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
46	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
21	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
19	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
31	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
30	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
175	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
308	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
44	EA36	Compact Burning Bush	*Euonymus alatus 'Compactus'*	36" Ht.	Cont.
200	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
111	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
89	SP36	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	36" Ht.	Cont.
40	VD36	Arrowood Viburnum	*Viburnum dentatum*	36" Ht.	Cont.
792	TOTAL SHRUBS				

LANDSCAPE CALCULATIONS:
PER YPSILANTI TOWNSHIP ZONING ORDINANCE; SITE ZONED I–1

LANDSCAPE BUFFER (NORTHEAST PROPERTY LINE)

REQUIRED: 1 EVG. TREE / 25 LF, 1 DEC. TREE / 50 LF, AND 1 SHRUB / 10 LF ALONG REQUIRED PROPERTY LINE (MIN. 20' BUFFER DEPTH)
835 LF / 25 LF = 33.4 EVG. TREES
835 LF / 50 LF = 16.7 DEC. TREES
835 LF / 10 LF = 83.5 SHRUBS

PROVIDED: 33 EVG TREES (+27 EVG. REPLACEMENT TREES COUNTING AS BUFFER TREES), 21 DEC. TREES, AND 84 SHRUBS

LANDSCAPE BUFFER (SOUTHEAST PROPERTY LINE)

REQUIRED: 1 EVG. TREE / 25 LF, 1 DEC. TREE / 50 LF, AND 1 SHRUB / 10 LF ALONG REQUIRED PROPERTY LINE (MIN. 20' BUFFER DEPTH)
1,935 LF / 25 LF = 77.4 EVG. TREES
1,935 LF / 50 LF = 38.7 DEC. TREES
1,935 LF / 10 LF = 193.5 SHRUBS

PROVIDED: 78 EVG. TREES, 39 DEC. TREES, AND 200 SHRUBS

DETENTION POND LANDSCAPE (NORTH)

REQUIRED: 1 DEC. OR EVG. TREE AND 10 SHRUBS PER 50 LF OF TOP OF BANK POND PERIMETER
1,539 LF OF POND PERIMETER/50 = 30.78 TREES & 308 SHRUBS

PROVIDED: 31 TREES AND 308 SHRUBS

DETENTION POND LANDSCAPE (SOUTH)

REQUIRED: 1 DEC. OR EVG. TREE AND 10 SHRUBS PER 50 LF OF TOP OF BANK POND PERIMETER
1,005 LF OF POND PERIMETER/50 = 20.1 TREES & 200 SHRUBS

PROVIDED: 20 TREES AND 200 SHRUBS

PARKING LOT LANDSCAPE

REQUIRED: 1 LARGE DEC TREE PER 3000 SF OF PAVED DRIVEWAY AND PARKING SURFACE
31,391 SF OF PAVED SURFACE / 3000 = 10.5 TREES

PROVIDED: 11 DEC TREES

REPLACEMENT TREES

REQUIRED: 1 TO 1 TREE REPLACEMENT OF TREES NOT WITHIN THE LOCATION OF THE BUILDING, PARKING LOT, AND DETENTION POND
39 REGULATED TREES REMOVED
(NIC DAMAGED, DISEASED OR DEAD TREES).

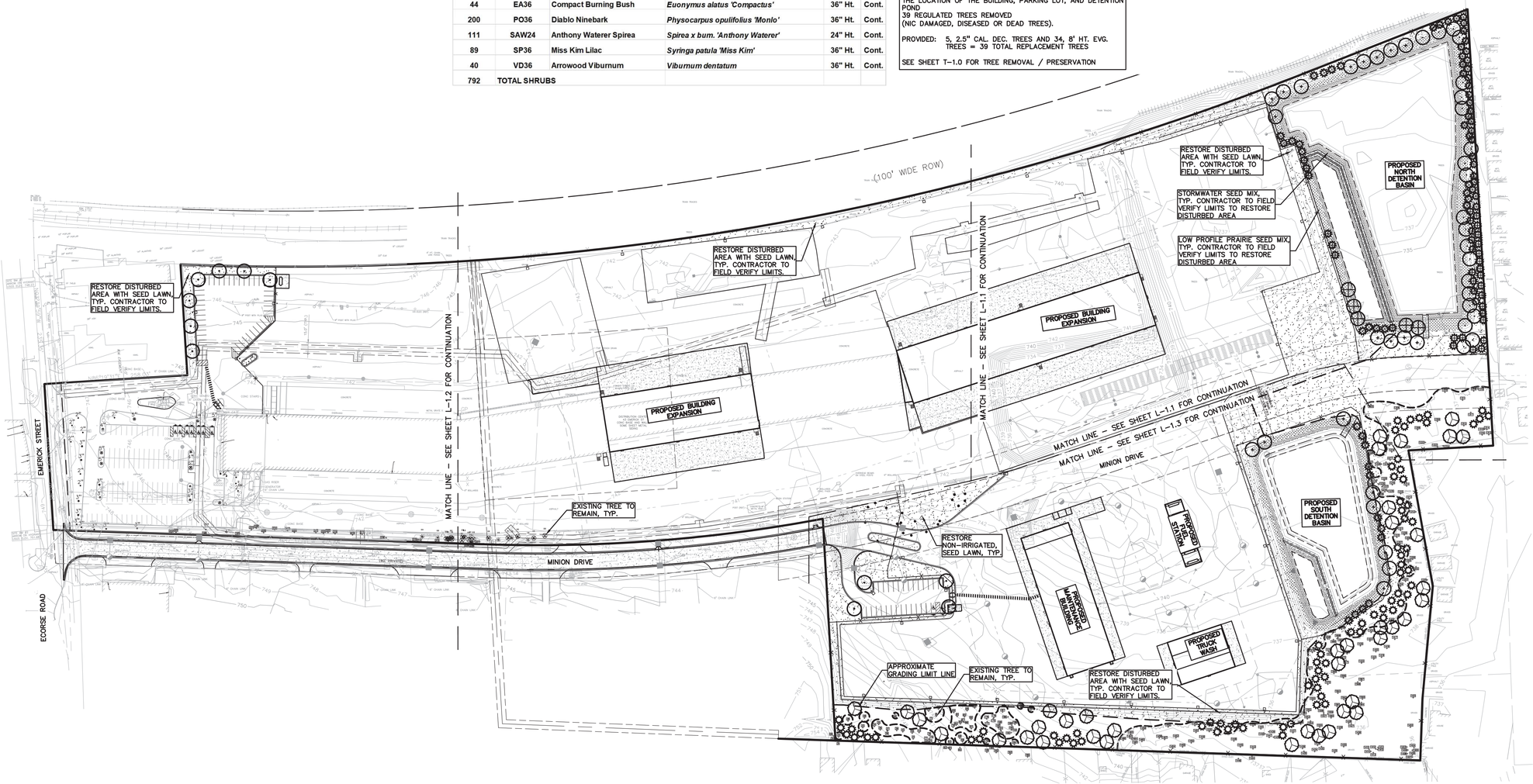
PROVIDED: 5, 2.5" CAL. DEC. TREES AND 34, 8' HT. EVG. TREES = 39 TOTAL REPLACEMENT TREES

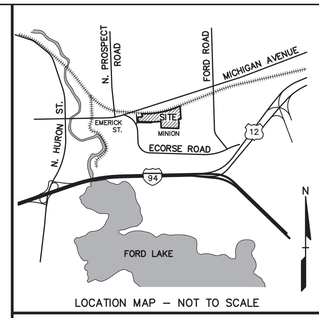
SEE SHEET T–1.0 FOR TREE REMOVAL / PRESERVATION

GRAPHIC SCALE
−100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

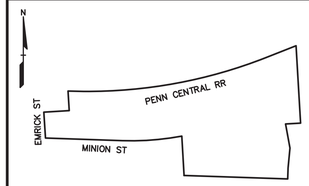
KEY:
- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = RESTORED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

NOTE: PROPOSED LANDSCAPING SHALL NOT BE PLACED DIRECTLY ABOVE ANY EXISTING OR PROPOSED UTILITIES AND ARE TO BE PLACED OUTSIDE OF ALL PROPOSED AND EXISTING EASEMENTS





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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R.L.R. INVESTMENTS, LLC
800 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - OVERALL
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP —CV\CIVIL\SITE PLANS\L-1.0 LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=100'

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBUL-2018-229.DWG

L-1.1 PLANT LIST

DECIDUOUS TREE PLANT LIST:

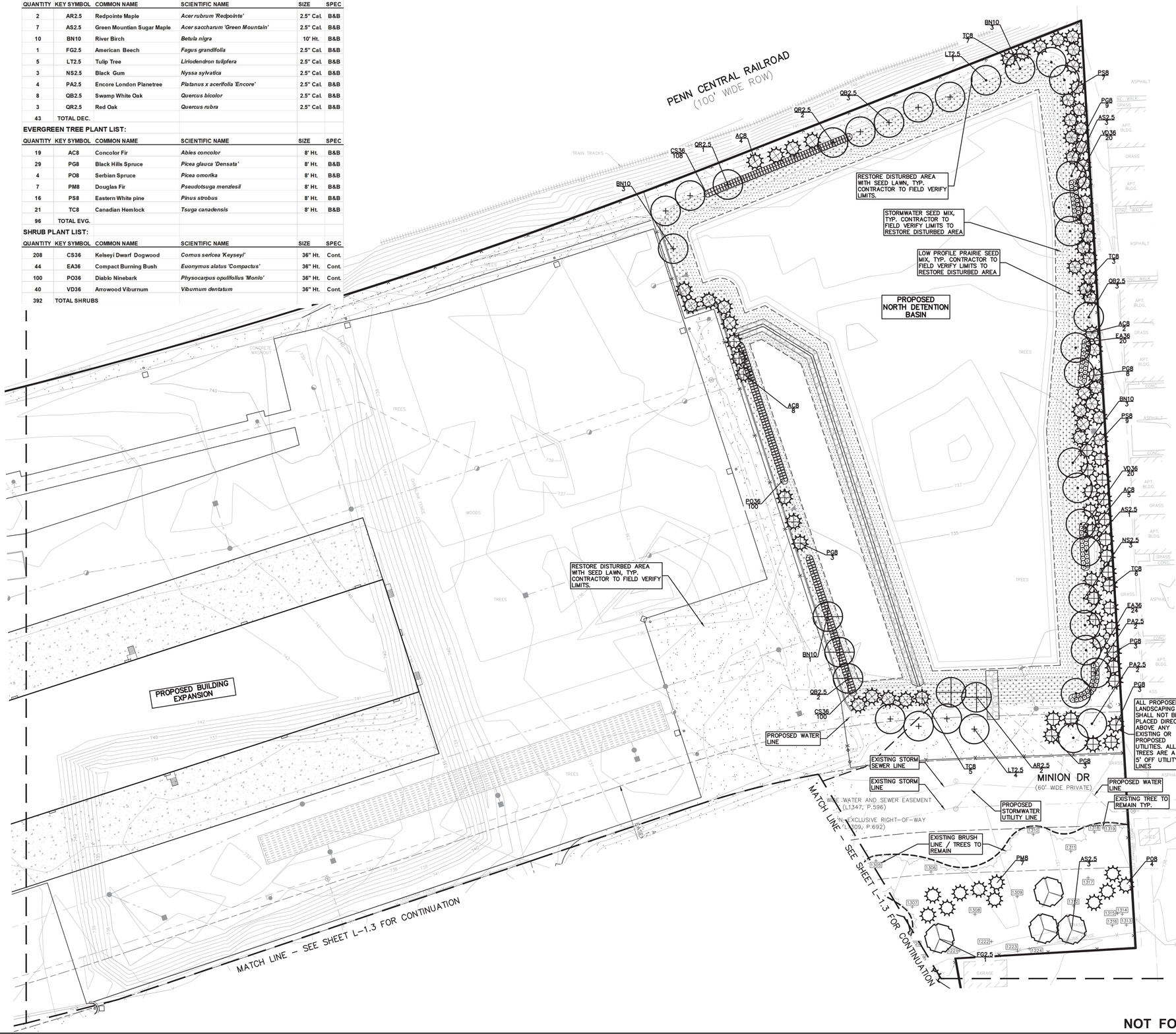
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AR2.5	Redpointe Maple	*Acer rubrum 'Redpointe'*	2.5" Cal.	B&B
7	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
10	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
1	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
5	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
3	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
4	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
8	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
3	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
43	TOTAL DEC.				

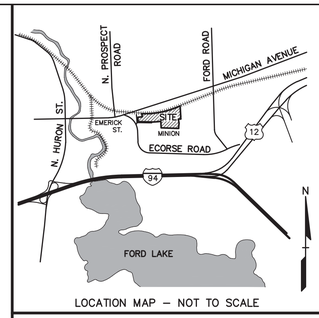
EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
19	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
29	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
4	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
7	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
16	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
21	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
96	TOTAL EVG.				

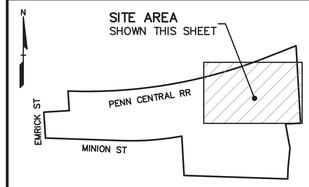
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
208	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
44	EA36	Compact Burning Bush	*Euonymus alatus 'Compactus'*	36" Ht.	Cont.
100	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
40	VD36	Arrowood Viburnum	*Viburnum dentatum*	36" Ht.	Cont.
392	TOTAL SHRUBS				





LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KEY:

- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = NON-IRRIGATED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- 2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

NOTE:

ALL TREES ARE PLANTED OUTSIDE OF ALL PROPOSED AND EXISTING EASEMENTS AND ARE A MIN. OF 5' OFF ALL PROPOSED AND EXISTING UTILITY LINES

NOTE:

SOIL MIXTURE FOR PLANTING AREAS AND THE STORM WATER SYSTEM MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. A RECOMMENDED SOIL BLEND INCLUDES 20–30% COMPOSTED MATERIAL.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\V-BASE_SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

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3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

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1-800-482-7171 www.missdig.org
(TOLL FREE)

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - EAST
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

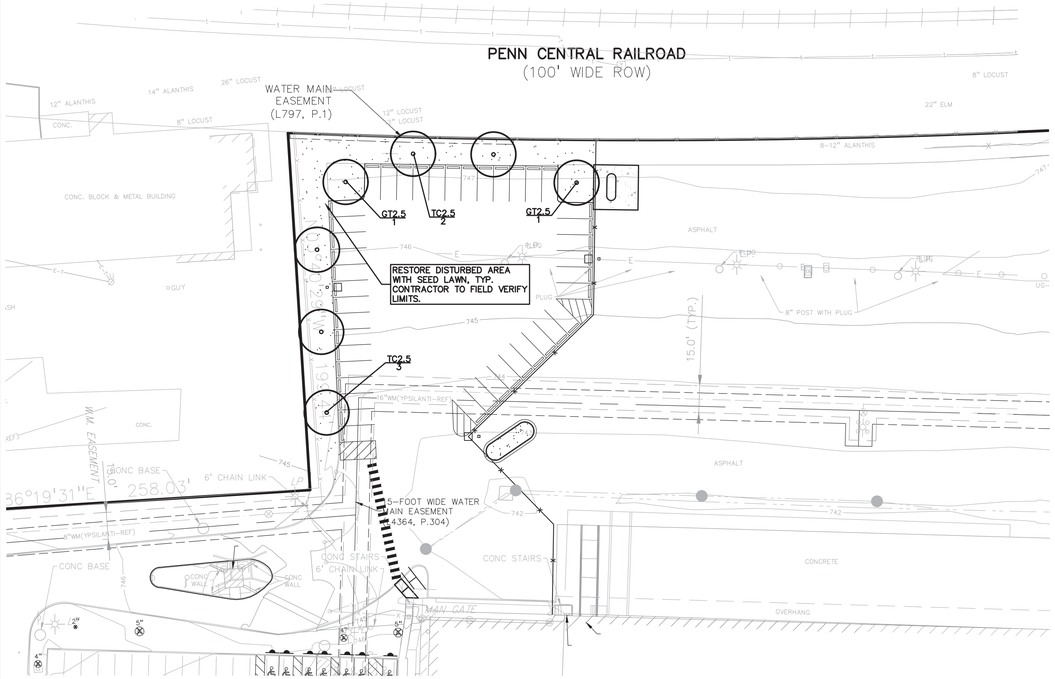
S:\PROJECTS\2018\2018-229 R. CARRIERS YPSILANTI TOWNSHIP - AZ\DWG\SITE PLAN\L-1.0) LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.1



GRAPHIC SCALE

−40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

KEY:

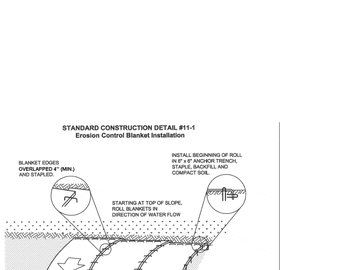
- = NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS
- = DETENTION POND TREES AND SHRUBS
- = PARKING LOT TREES
- = REPLACEMENT TREES
- = NON-IRRIGATED SEED LAWN
- = LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- = STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412
- 2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

N

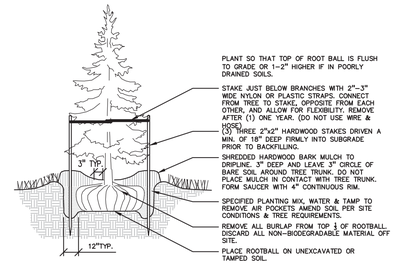
L-1.2 PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
5	TC2.5	Greenspire Linden	*Tilia cordata 'Greenspire'*	2.5" Cal.	B&B
7	TOTAL DEC.				

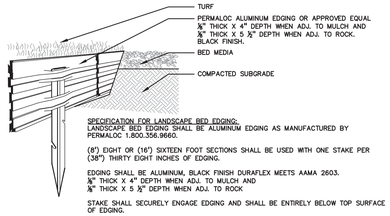


EROSION CONTROL BLANKET DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



ALUMINUM EDGE DETAIL
NOT TO SCALE

CARDNO NATIVE PLANT NURSERY
STAKE EROSION MAT ON SLOPES
PHONE: 574.586.2412

Stormwater Seed Mix MICHIGAN NATIVES ONLY
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Bolboschoenus fluviatilis	River Bulrush	1.00
Carex crinitarella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	460.00
Forbs & Shrubs:		
Alisma subcordatum	Common Water Plantain	2.50
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia hirtida	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	26.00

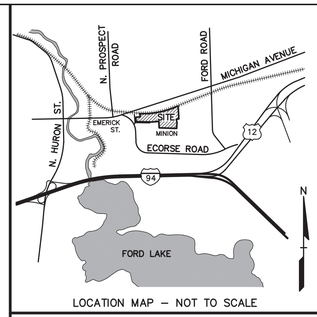
Native Component	PLS lbs /Acre
Forbs	1.63
Grasses	2.59
Total Natives	4.22
Cover	28.75
Totals	32.97

CARDNO NATIVE PLANT NURSERY
STAKE EROSION MAT ON SLOPES
PHONE: 574-586-2412

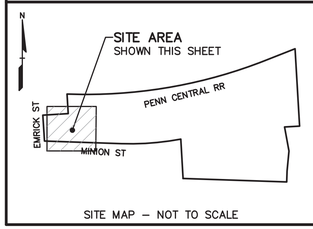
Low-profile Prairie Seed Mix MICHIGAN NATIVES ONLY
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side Oats Grama	16.00
Carex spp.	Prairie Carex Mix	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria pyramidata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
		90.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
		460.00
Forbs:		
Amorpha canescens	Lead Plant	0.50
Anemone cylindrica	Thimbleweed	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Milkweed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	12.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Lespedeza capitata	Round-Head Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.75
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	0.75
Verbena stricta	Hoary Vervain	1.00
Vernonia spp.	Ironweed (Various Milk)	1.75
Veronicastrum virginicum	Culvers Root	0.25
	Total	68.75

Native Component	PLS lbs /Acre
Forbs	4.13
Grasses	5.63
Total Natives	9.75
Cover	28.75
Totals	38.50



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1–800–482–7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. AT THE TIME OF PLANT AND SEED DELIVERY, A WCWRC LANDSCAPE REVIEWER MUST BE PRESENT. THE QUANTITY AND SPECIES DELIVERED WILL BE REVIEWED ON SITE. CONTACT CATIE WYTYCHAK AT WYTYCHAKC@EWASHTENAW.ORG OR 734.222.6813 TO COORDINATE.

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018–229\DWG\18229–TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–BASE SP 2018–229.DWG
XREF: S:\PROJECTS\2018\2018–229\DWG\SITE PLAN\X–TBLK–2018–229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1752
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
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2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - ENTRANCE
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E.,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP - ACV\DWG\SITE PLANS\L-1.0_LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.2

L-1.3 PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AS2.5	Green Mountian Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B
5	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
3	BP10	Paper Birch	*Betula papyrifera*	10' Ht.	B&B
8	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
4	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B
6	LT2.5	Tulip Tree	*Liriodendron tulipfera*	2.5" Cal.	B&B
3	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
4	PA2.5	Encore London Planetree	*Platanus x acerifolia 'Encore'*	2.5" Cal.	B&B
3	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
5	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
47	TOTAL DEC.				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
17	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
17	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
12	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
15	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
9	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
79	TOTAL EVG.				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
100	CS36	Kelseyi Dwarf Dogwood	*Cornus sericea 'Keyseyi'*	36" Ht.	Cont.
100	PO36	Diablo Ninebark	*Physocarpus opulifolius 'Monlo'*	36" Ht.	Cont.
111	SAW24	Anthony Waterer Spirea	*Spirea x bum. 'Anthony Waterer'*	24" Ht.	Cont.
89	SP36	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	36" Ht.	Cont.
400	TOTAL SHRUBS				

KEY:

= NORTHEAST LANDSCAPE BUFFER TREES AND SHRUBS

= SOUTHEAST LANDSCAPE BUFFER TREES AND SHRUBS

= DETENTION POND TREES AND SHRUBS

= PARKING LOT TREES

= REPLACEMENT TREES

= NON-IRRIGATED SEED LAWN

= LOW-PROFILE PRAIRIE SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412

= STORMWATER SEED MIX & STAKED EROSION MAT BY: CARDNO NATIVE PLANT NURSERY PHONE: 574 . 586 . 2412

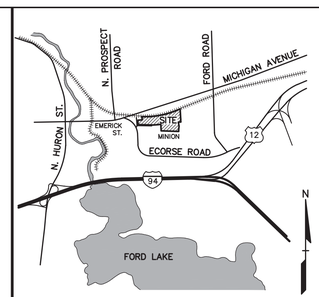
2782 = EXISTING TREE / TAG TO REMAIN WITH TREE PROTECTION FENCE

GRAPHIC SCALE

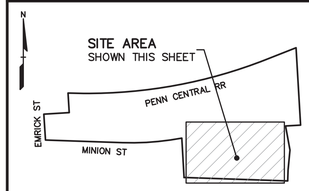
−40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N



LOCATION MAP – NOT TO SCALE



SITE MAP – NOT TO SCALE

MATCH LINE – SEE SHEET L-1.1 FOR CONTINUATION

MINION DR
(60' WIDE PRIVATE)

60-FOOT WIDE WATER AND SEWER EASEMENT (L1347, P.596)
60-FOOT NON-EXCLUSIVE RIGHT-OF-WAY (L1309, P.692)
60-FOOT INGRESS AND EGRESS (L1309, P.692)

APPROXIMATE LOCATION OF 12" WATER MAIN PER AS-BUILT (L29 P113)

PROPOSED SOUTH DETENTION BASIN

PROPOSED FUEL STATION

PROPOSED MAINTENANCE BUILDING

PROPOSED TRUCK WASH

RESTORE DISTURBED AREA WITH SEED LAWN, TYP. CONTRACTOR TO FIELD VERIFY LIMITS.

NON-IRRIGATED SEED LAWN, TYP.

STORMWATER SEED MIX, TYP. CONTRACTOR TO FIELD VERIFY LIMITS TO RESTORE DISTURBED AREA

LOW PROFILE PRAIRIE SEED MIX, TYP. CONTRACTOR TO FIELD VERIFY LIMITS TO RESTORE DISTURBED AREA

ALUMINUM EDGE BETWEEN LAWN AND PLANT BED TYP.

EXACT LOCATIONS OF BUFFER PLANTINGS TO BE VERIFIED IN FIELD TO MAXIMIZE SCREENING BETWEEN ADJACENT PROPERTIES

EXISTING TREE / BRUSH TO REMAIN TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXACT LOCATIONS OF BUFFER PLANTINGS TO BE VERIFIED IN FIELD TO MAXIMIZE SCREENING BETWEEN ADJACENT PROPERTIES

GARAGE

GRASS

ASPHALT

CONCRETE

HOUSE

UTILITY POLE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2018\2018-229\DWG\18229-TOPOBASE.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-BASE SP 2018-229.DWG
XREF: S:\PROJECTS\2018\2018-229\DWG\SITE PLAN\X-TBLK-2018-229.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

STATE OF MICHIGAN
JAMES R. GOFF
LANDSCAPE ARCHITECT
No. 1762
REGISTERED LANDSCAPE ARCHITECT

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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R.L.R. INVESTMENTS, LLC
600 GILLIAM ROAD
WILMINGTON, OHIO 45177

PRELIM. LANDSCAPE PLAN - SOUTH
R+L CARRIERS
PART OF THE NW & NE 1/4 OF SECTION 10, T. 3 S., R. 7 E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
JRG	JRG	XXX	JC

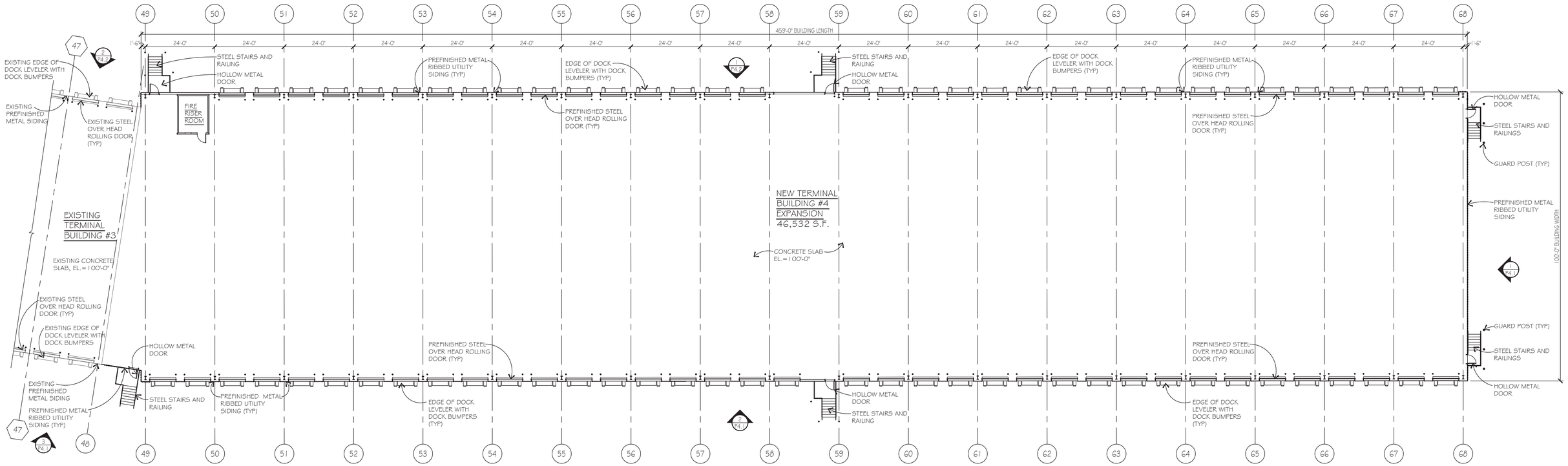
S:\PROJECTS\2018\2018-229 RL CARRIERS YPSILANTI TOWNSHIP – ACTIVE\SITE PLAN\XL-1.0 LANDSCAPE PLAN 2018-229.dwg

ORIGINAL ISSUE DATE:
MARCH 3, 2020

PEA JOB NO. 2018-229

SCALE: 1"=40'

DRAWING NUMBER:
L-1.3

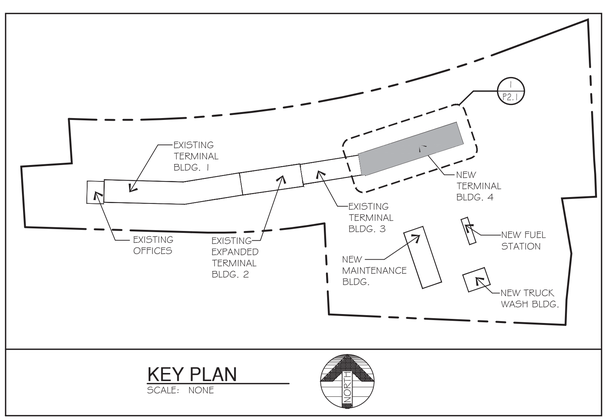


FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 P2.1

NORTH



KEY PLAN

SCALE: NONE

GENERAL NOTES:

1. EGRESS MAN DOOR AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

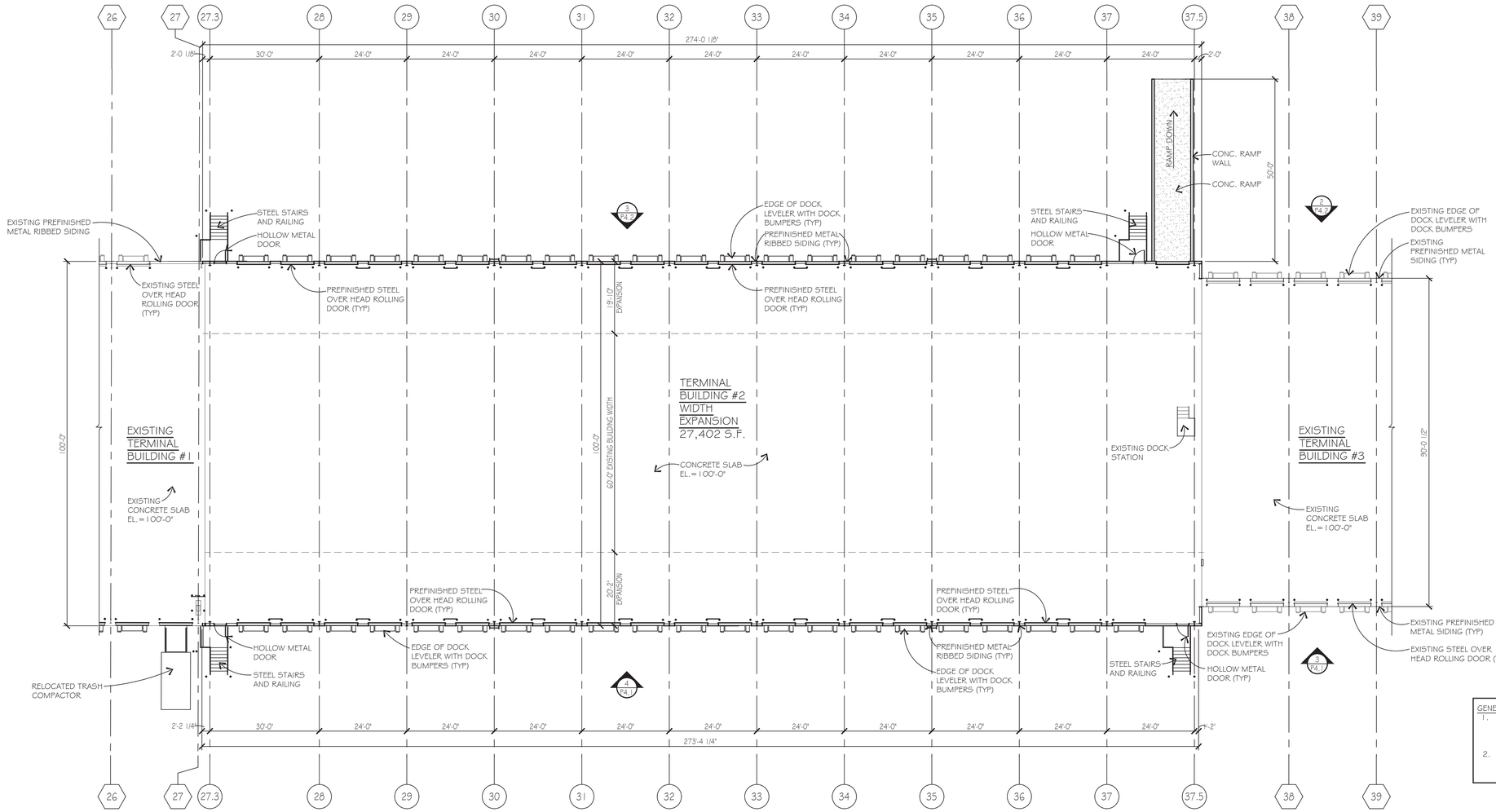
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P2.1

CAD DWG 5029P21_2-6-20.DWG



FLOOR PLAN

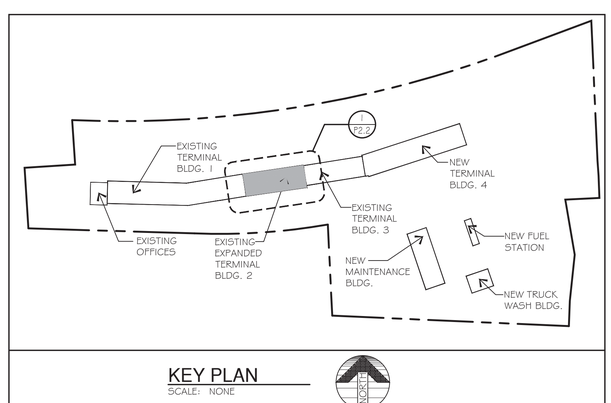
SCALE: 1/16" = 1'-0"

1 P2.2

NORTH

GENERAL NOTES:

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KEY PLAN

SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

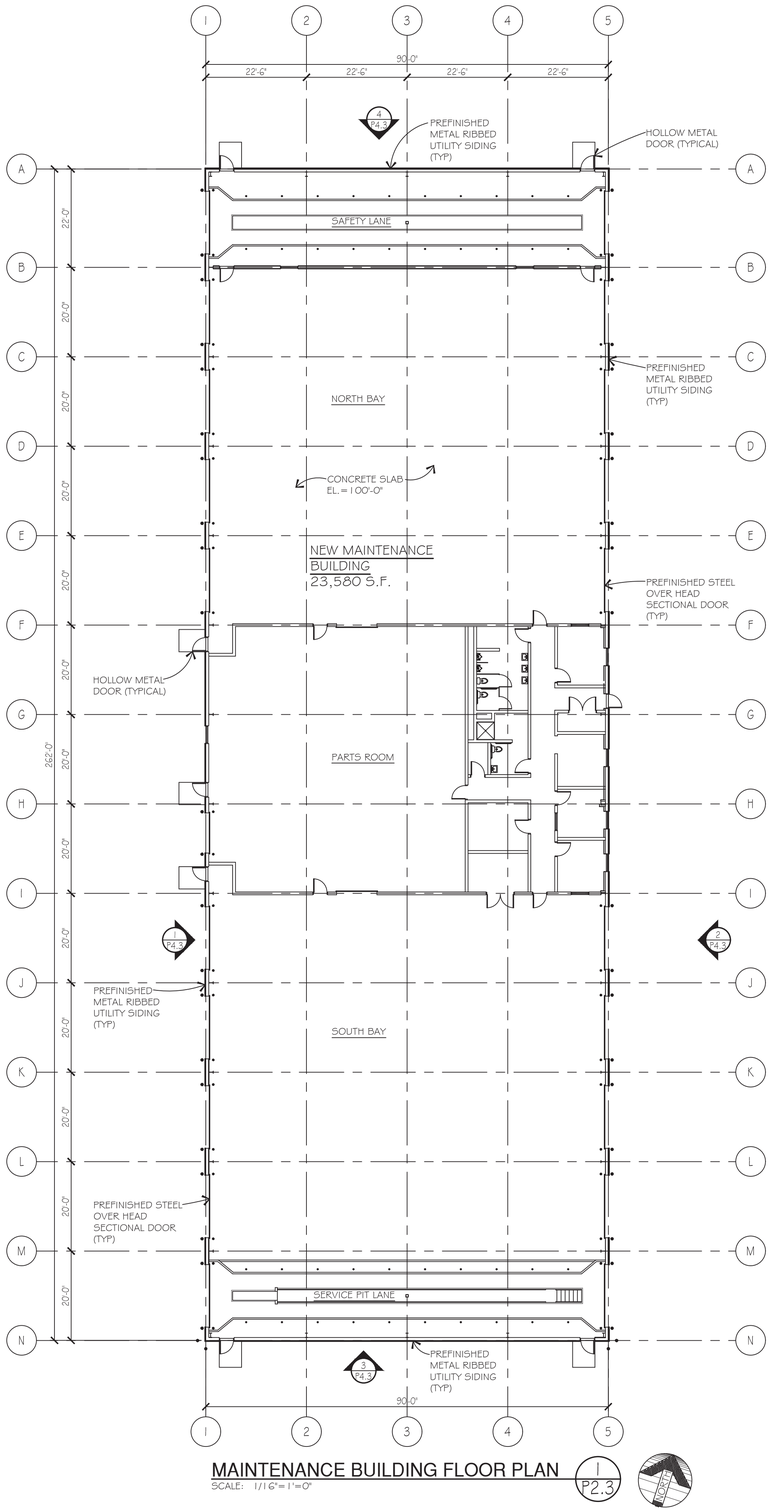
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PRELIMINARY
NOT FOR CONSTRUCTION

P2.2

February 6, 2020

CAD DWG 5029P21_2-6-20.DWG

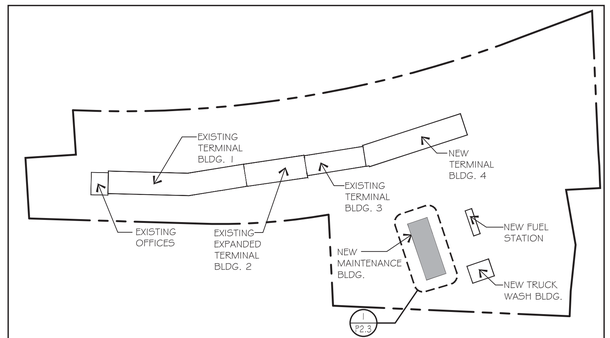


MAINTENANCE BUILDING FLOOR PLAN
SCALE: 1/16"=1'-0"

1
P2.3

GENERAL NOTES:

1. EGRESS MAN DOORS AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL BUILDING LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.



KEY PLAN
SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

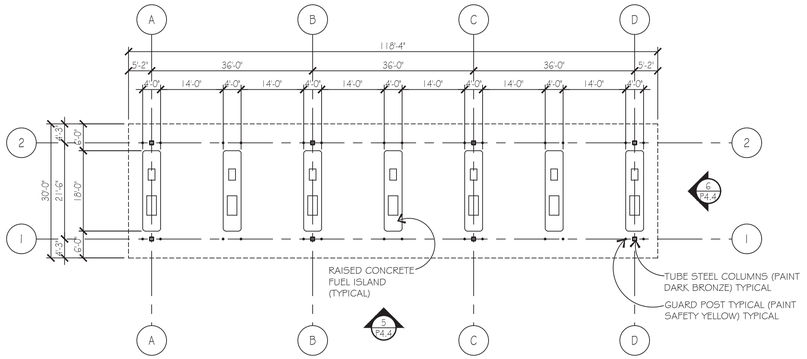
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February 6, 2020

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P2.3

CAD DWG 5029P23_2-6-20.DWG

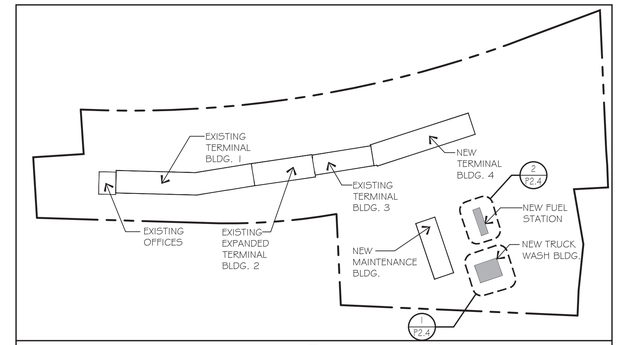


FUEL STATION FLOOR PLAN

SCALE: 1/16"= 1'=0"

2 P2.4

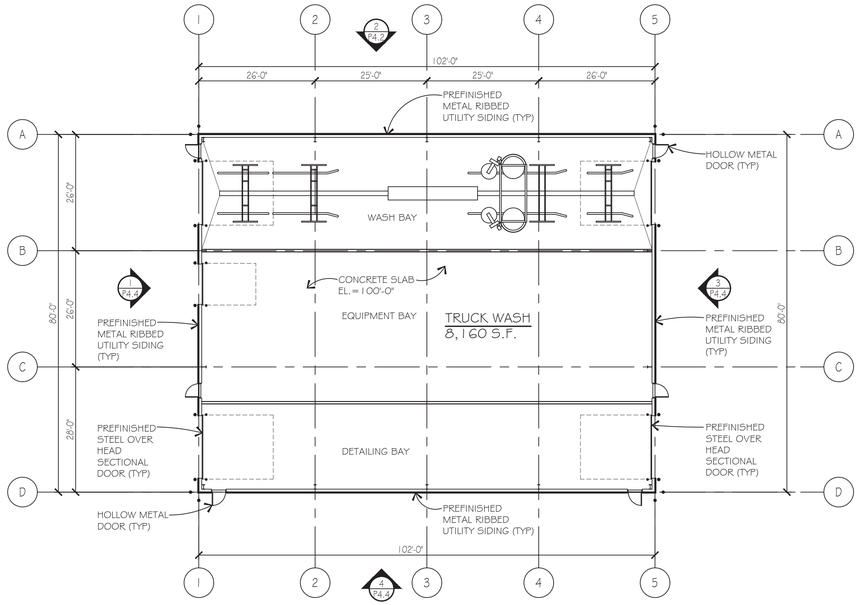
NORTH



KEY PLAN

SCALE: NONE

NORTH



TRUCK WASH BUILDING FLOOR PLAN

SCALE: 1/16"= 1'=0"

1 P2.4

NORTH

GENERAL NOTES:

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R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

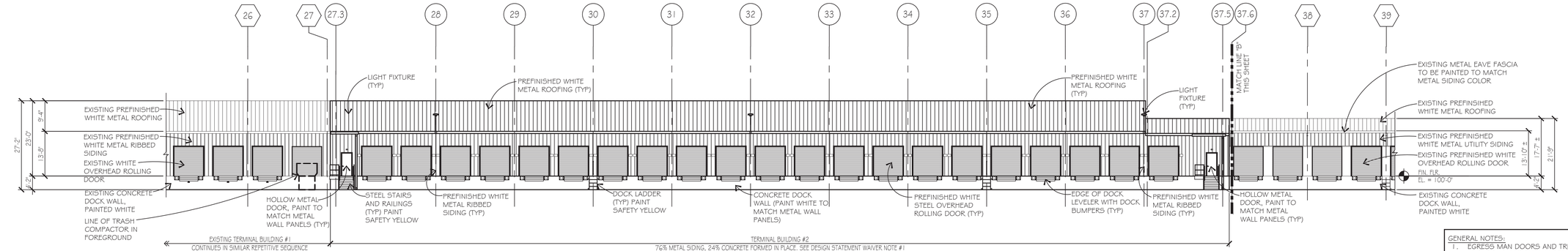
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P2.4

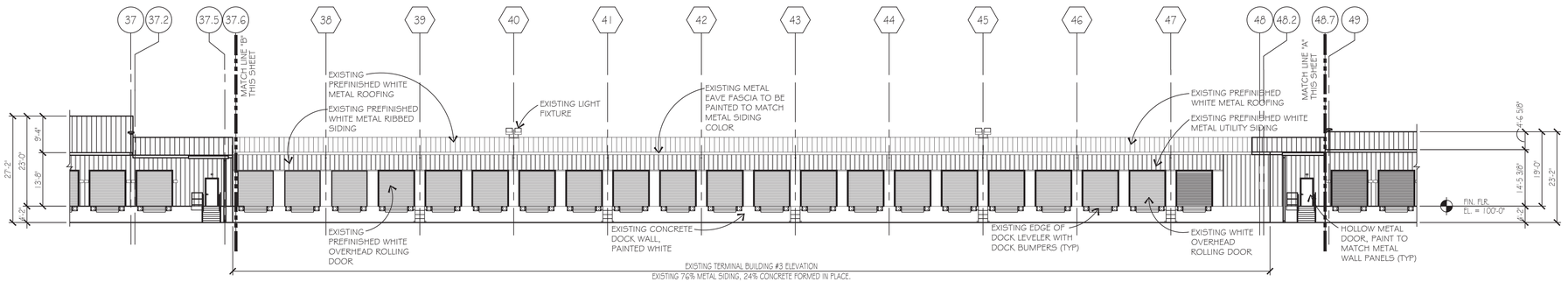
CAD DWG 5029P23_2-6-20.DWG



TERMINAL BUILDING #2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

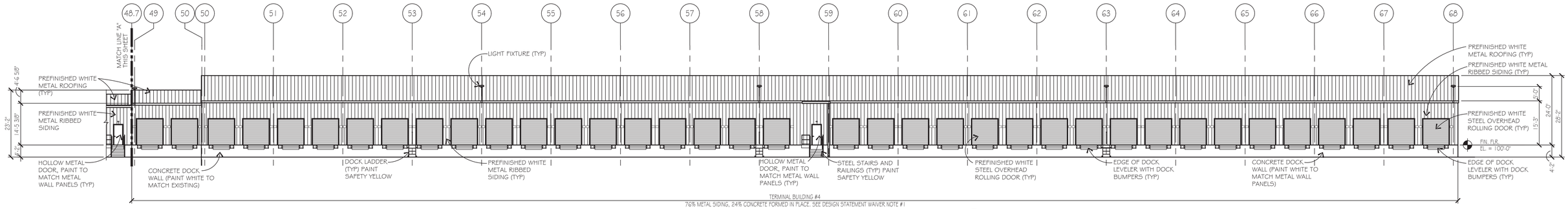
4 / P4.1



EXISTING TERMINAL BLDG. #3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

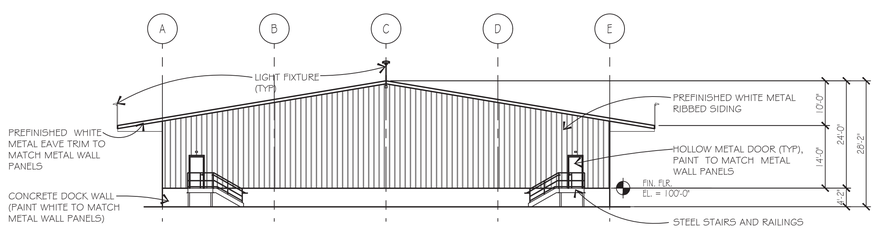
3 / P4.1



TERMINAL BLDG. #4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

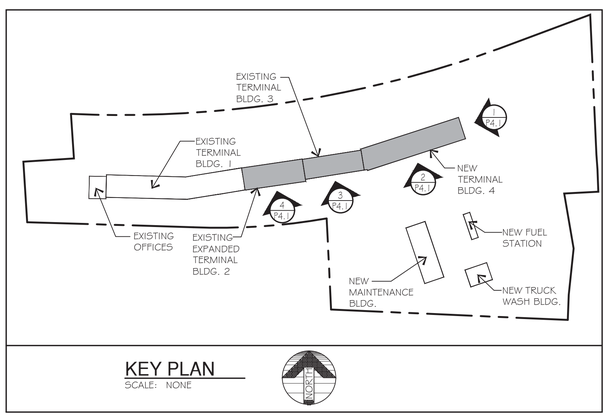
2 / P4.1



TERMINAL BUIILDING #4 EAST ELEVATION

SCALE: 1/16" = 1'-0"

1 / P4.1



KEY PLAN

SCALE: NONE

GENERAL NOTES:

1. EGRESS MAN DOORS AND TRUCK DOCK DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK TERMINAL OPERATION REQUIREMENTS.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING TRUCK TERMINAL BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
PAINTED CONCRETE DOCK WALL	COLOR TO MATCH PREFINISHED METAL WALL PANELS
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
OVERHEAD ROLLING DOORS	"STANDARD WHITE"
DOCK LADDER AT TERMINAL	PAINTED "SAFETY YELLOW"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

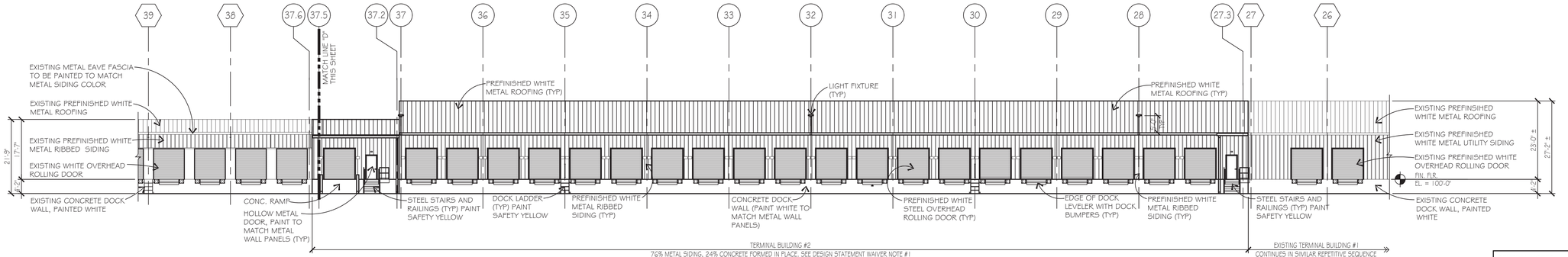
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February 6, 2020

PRELIMINARY
NOT FOR CONSTRUCTION

P4.1

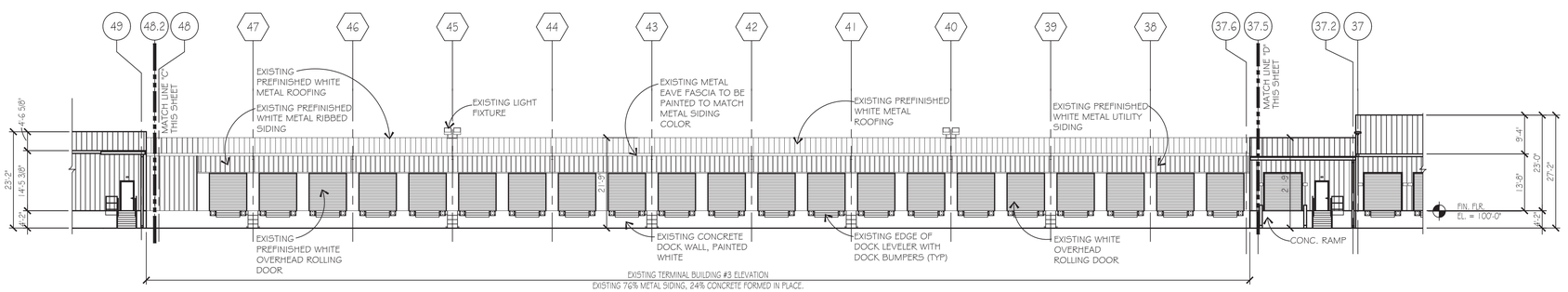
CAD DWG 5029P41_2-6-20.DWG



TERMINAL BUILDING #2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

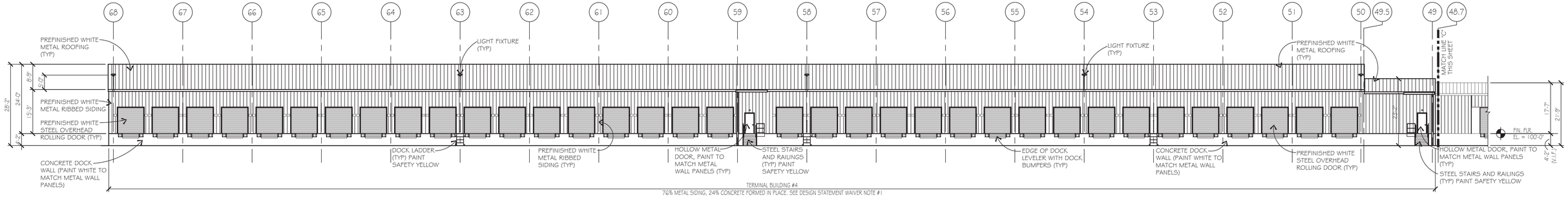
3 / P4.2



EXISTING TERMINAL BLDG. #3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

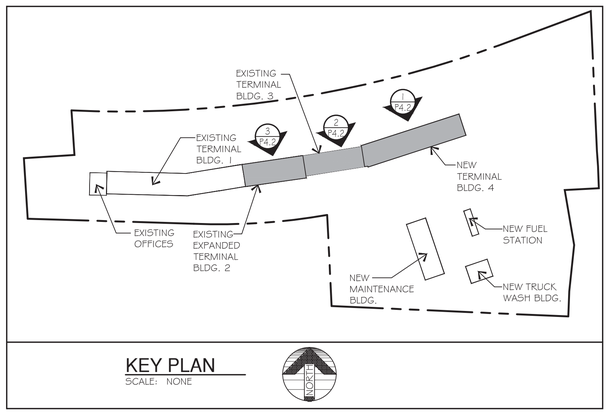
2 / P4.2



TERMINAL BLDG. #4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

1 / P4.2



KEY PLAN

SCALE: NONE

GENERAL NOTES:

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DESIGN STATEMENT

ZONED I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING TRUCK TERMINAL BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

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PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
PAINTED CONCRETE DOCK WALL	COLOR TO MATCH PREFINISHED METAL WALL PANELS
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
OVERHEAD ROLLING DOORS	"STANDARD WHITE"
DOCK LADDER AT TERMINAL	PAINTED "SAFETY YELLOW"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN · WILLIAM J. ELAND · ARCHITECT · No. 1301027024 · LICENSED ARCHITECT

February 6, 2020

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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

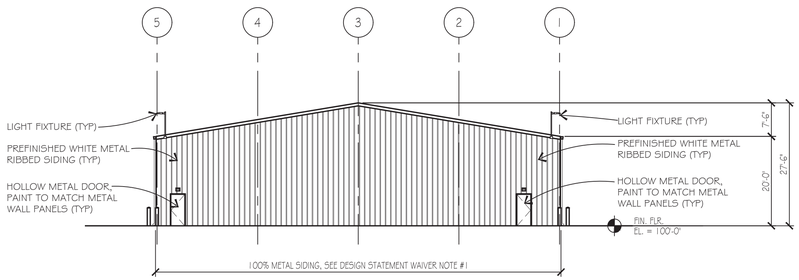
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

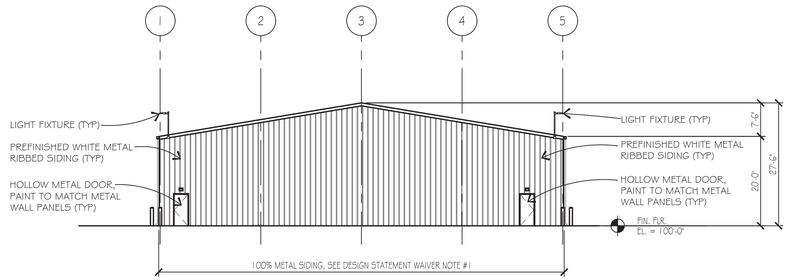
PRELIMINARY
NOT FOR CONSTRUCTION

P4.2

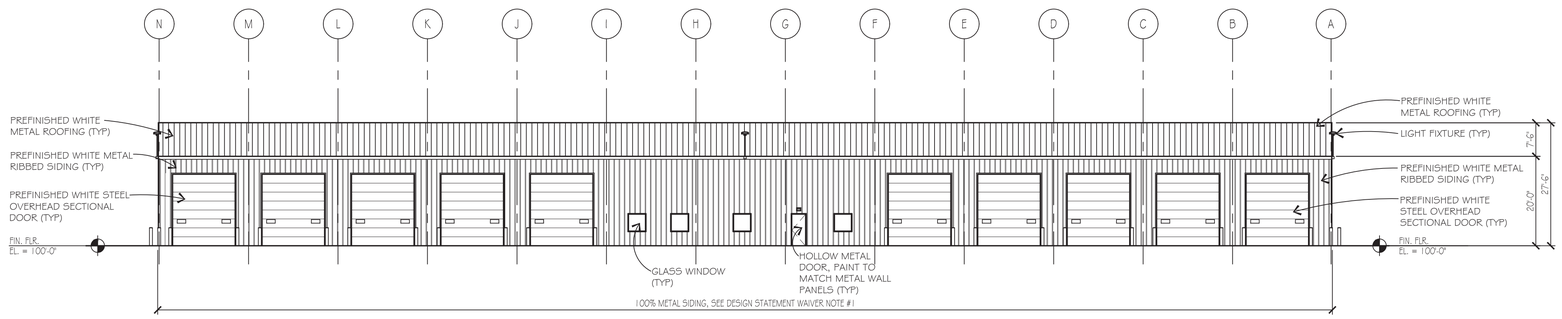
CAD DWG 5029P41_2-6-20.DWG



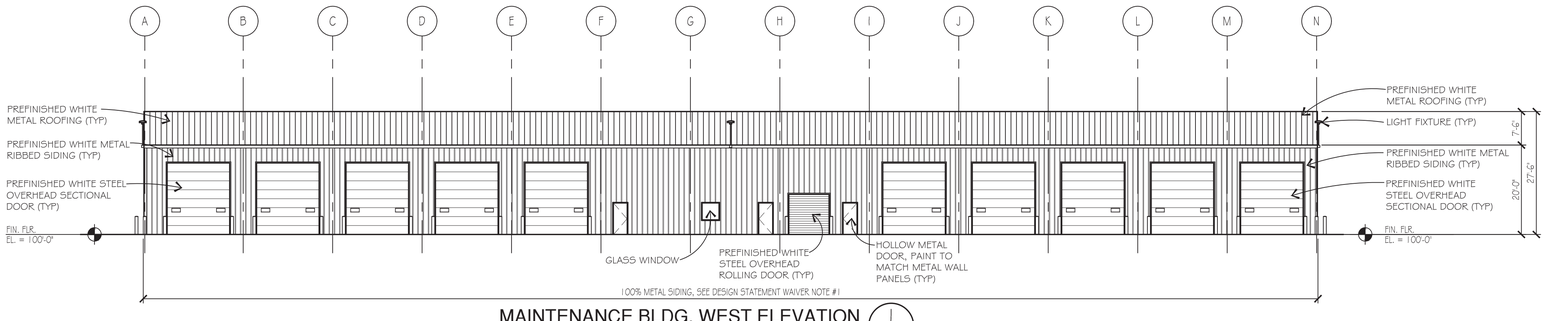
MAINTENANCE BLDG. NORTH ELEVATION 4/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. SOUTH ELEVATION 3/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. EAST ELEVATION 2/P2.3
SCALE: 1/16"=1'-0"



MAINTENANCE BLDG. WEST ELEVATION 1/P2.3
SCALE: 1/16"=1'-0"

GENERAL NOTES:
1. EGRESS MAN DOORS AND OVERHEAD SECTIONAL DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY, LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL MAINTENANCE BUILDING FLOOR PLAN LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

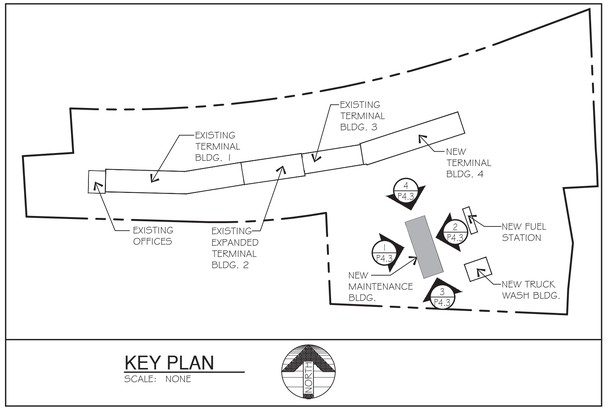
DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

NOTE #1. A FACADE WAIVER IS BEING REQUESTED ON THE MAINTENANCE BUILDING TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
OVERHEAD SECTIONAL DOORS, OVERHEAD ROLLING DOORS	"STANDARD WHITE"
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"



KEY PLAN
SCALE: NONE

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

STATE OF MICHIGAN
WILLIAM J. ELAND
ARCHITECT
No. 1301027024
LICENSED ARCHITECT

February 6, 2020

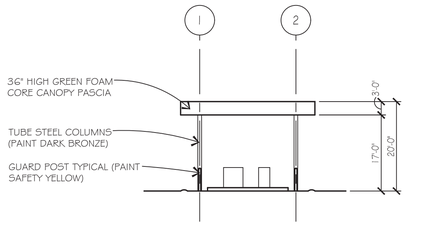
WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

PROJECT NO. 5029

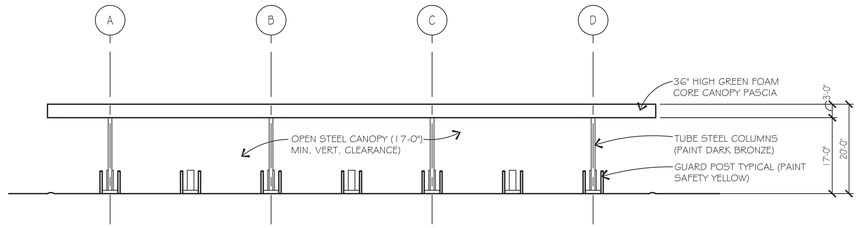
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PRELIMINARY
NOT FOR CONSTRUCTION
P4.3

CAD DWG 5029P43_2-6-20.DWG



FUEL STATION ELEVATION 6 P2.4
SCALE: 1/16"=1'-0"



FUEL STATION ELEVATION 5 P2.4
SCALE: 1/16"=1'-0"

GENERAL NOTES:
1. EGRESS MAN DOORS AND OVERHEAD DOOR QUANTITIES AND LOCATIONS ARE SHOWN FOR CONCEPT ONLY. LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGE PER FINAL TRUCK WASH FLOOR PLAN LAYOUT.
2. STRUCTURAL FRAME GRID IS SHOWN FOR CONCEPT ONLY. STRUCTURAL FRAME GRID IS SUBJECT TO CHANGE PER FINAL STRUCTURAL ENGINEERING.

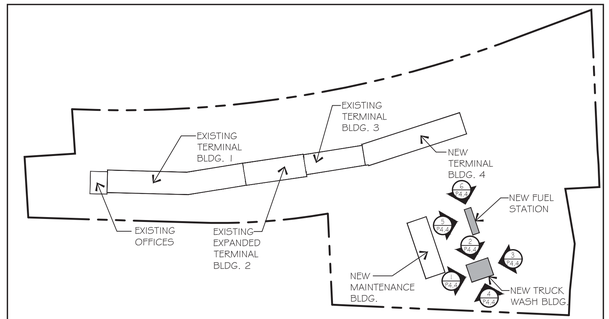
DESIGN STATEMENT

ZONED: I-1 (LIGHT INDUSTRIAL)

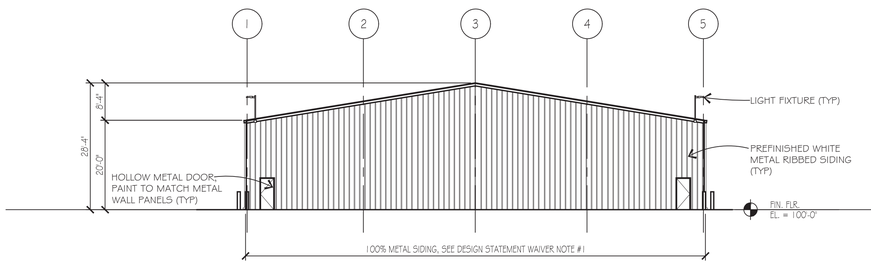
NOTE #1. A FACADE WAIVER IS BEING REQUESTED ON THE TRUCK WASH BUILDING TO EXCEED THE MAXIMUM ALLOWABLE 75% METAL SIDING FACADE MATERIAL REQUIREMENT IN ORDER TO MATCH THE EXISTING BUILDINGS FACADE MATERIALS AND ARCHITECTURAL CONCEPT.

BUILDING MATERIAL FINISHES

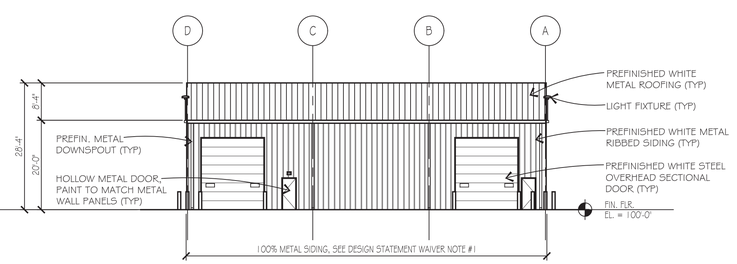
MATERIAL	COLOR
PREFINISHED STANDING SEAM METAL ROOF PANEL	"POLAR WHITE"
PREFINISHED RIBBED METAL WALL PANEL	"POLAR WHITE"
OVERHEAD SECTIOAL DOORS	"STANDARD WHITE"
HOLLOW METAL DOORS	COLOR TO MATCH PREFINISHED METAL WALL PANELS "POLAR WHITE"
FUEL STATION CANOPY FASCIA	PMS 342 "GREEN"



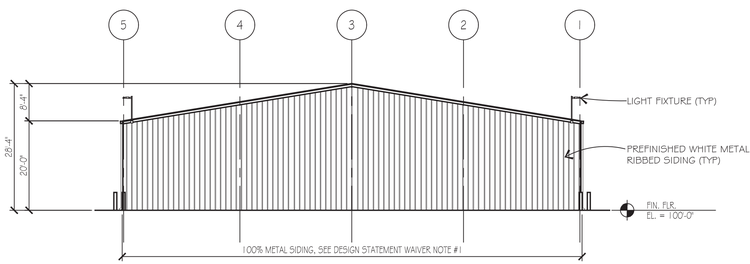
OVERALL SITE BUILDING PLAN
SCALE: NONE



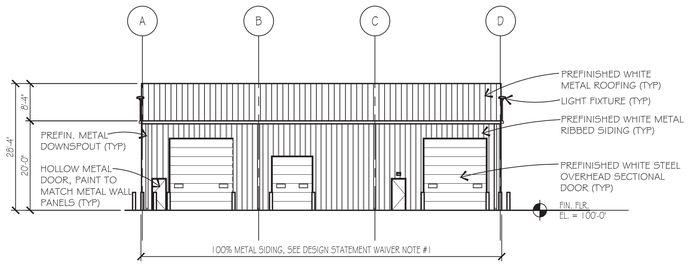
TRUCK WASH SOUTH ELEVATION 4 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH EAST ELEVATION 3 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH NORTH ELEVATION 2 P2.4
SCALE: 1/16"=1'-0"



TRUCK WASH WEST ELEVATION 1 P2.4
SCALE: 1/16"=1'-0"

R + L CARRIERS EXPANSION

YPSILANTI, MICHIGAN

ZONED: I-1 (LIGHT INDUSTRIAL)

OWNER/DEVELOPER:

R + L CARRIERS
43 EMERICK STREET
YPSILANTI, MICHIGAN 48198

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WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160

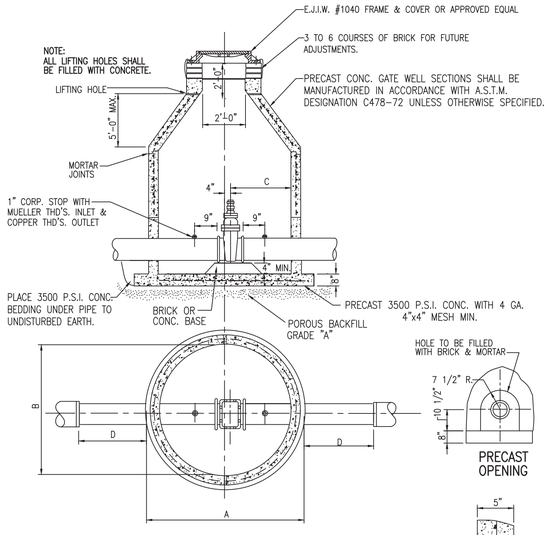
PROJECT NO. 5029

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PRELIMINARY
NOT FOR CONSTRUCTION

P4.4

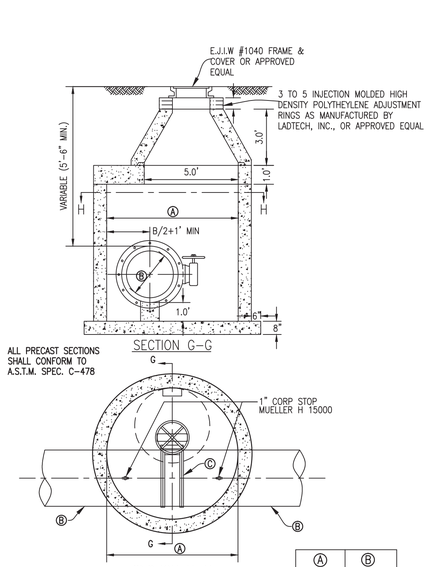
CAD DWG 5029P43_2-6-20.DWG



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

* DUCTILE IRON PIPE

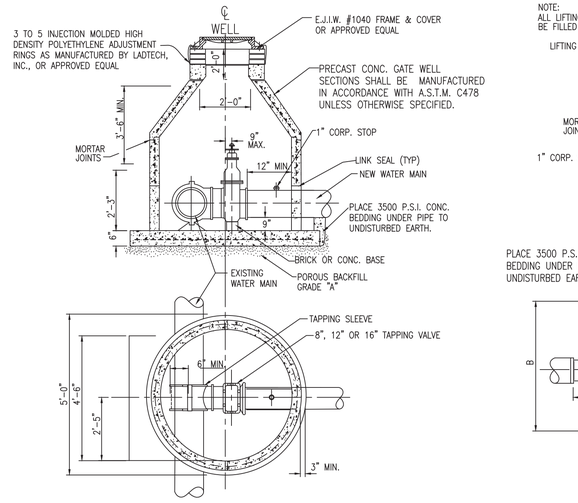
STANDARD PRECAST GATE VALVE & WELL (CONCENTRIC)



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

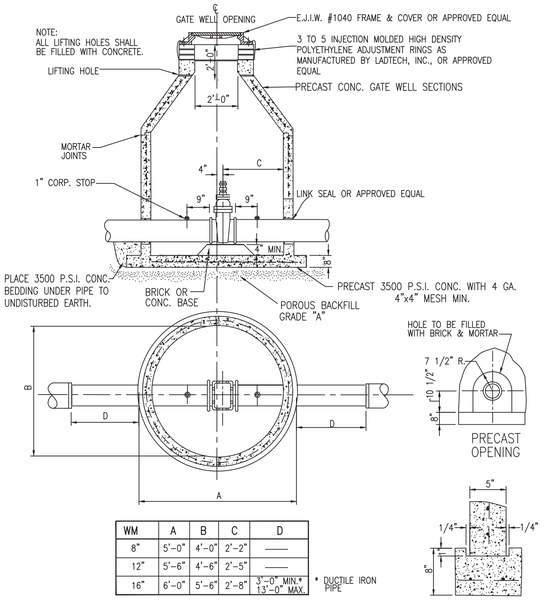
BUTTERFLY VALVE AND WELL (CONCENTRIC)

NOT TO SCALE



TAPPING SLEEVE, VALVE & WELL (CONCENTRIC)

NOT TO SCALE

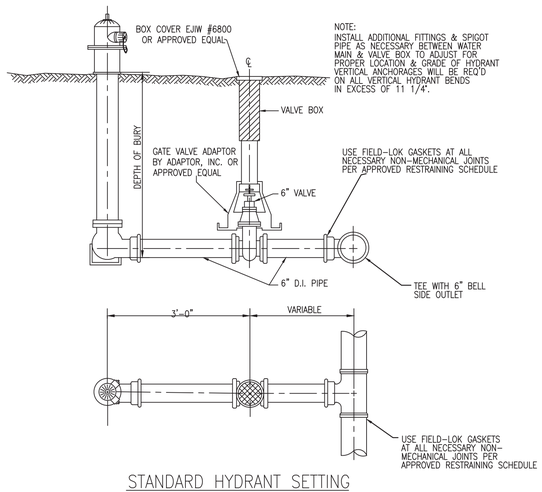


WM	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX.

* DUCTILE IRON PIPE

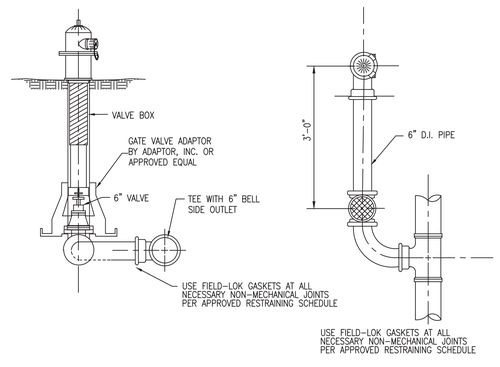
GATE VALVE & WELL (CONCENTRIC)

NOT TO SCALE



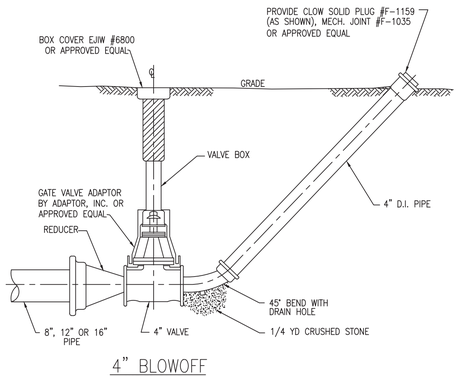
STANDARD HYDRANT SETTING

NOT TO SCALE



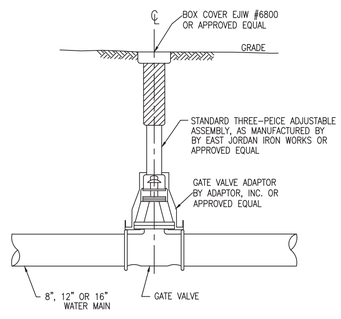
CLOSE COUPLE HYDRANT SETTING

NOT TO SCALE



4" BLOWOFF

NOT TO SCALE



GATE VALVE & BOX

NOT TO SCALE

3 WORKING DAYS EXCLUDING SATURDAY, SUNDAY & HOLIDAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171
(TOLL FREE)
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

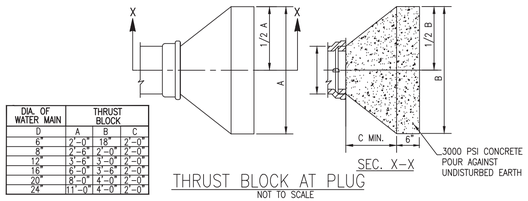
REVISIONS

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STANDARD WATER MAIN DETAILS

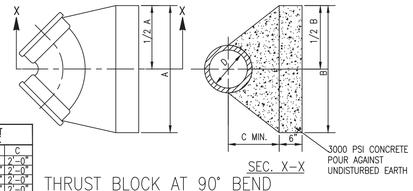
YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
WWW.YCUA.ORG
YCUA ENVIRONMENTAL LEADERS

DATE	SCALE	SHEET
2/6/2009	NO SCALE	



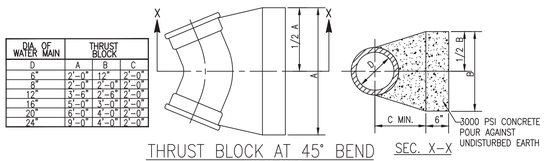
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'-0"	18"	2'-0"
8"	2'-6"	2'-0"	2'-0"
12"	3'-6"	3'-0"	2'-0"
16"	5'-0"	3'-6"	2'-0"
20"	8'-0"	4'-0"	2'-0"
24"	11'-0"	4'-0"	2'-0"

THRUST BLOCK AT PLUG
NOT TO SCALE



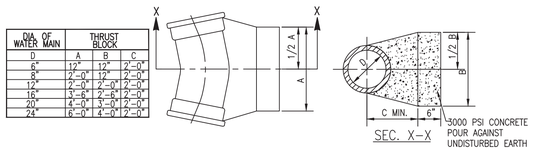
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'-0"	2'-0"	2'-0"
8"	3'-6"	2'-0"	2'-0"
12"	5'-6"	3'-0"	2'-0"
16"	6'-0"	4'-0"	2'-0"
20"	12'-0"	4'-0"	2'-0"
24"	17'-0"	4'-0"	2'-0"

THRUST BLOCK AT 90° BEND
NOT TO SCALE



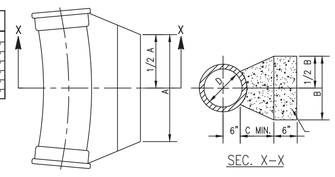
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'-0"	12"	2'-0"
8"	2'-0"	2'-0"	2'-0"
12"	3'-6"	2'-6"	2'-0"
16"	3'-6"	3'-0"	2'-0"
20"	6'-0"	4'-0"	2'-0"
24"	9'-0"	4'-0"	2'-0"

THRUST BLOCK AT 45° BEND
NOT TO SCALE



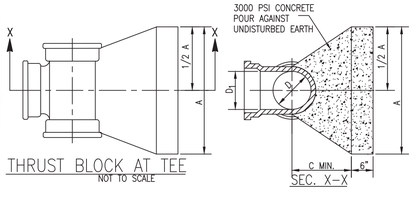
DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	1'-3"	1'-3"	2'-0"
8"	2'-0"	1'-3"	2'-0"
12"	2'-0"	2'-0"	2'-0"
16"	3'-6"	2'-6"	2'-0"
20"	4'-0"	3'-0"	2'-0"
24"	6'-0"	4'-0"	2'-0"

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



DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	1'-3"	1'-3"	2'-0"
8"	1'-3"	1'-3"	2'-0"
12"	2'-0"	1'-3"	2'-0"
16"	2'-0"	2'-0"	2'-0"
20"	3'-0"	2'-0"	2'-0"
24"	3'-6"	2'-6"	2'-0"

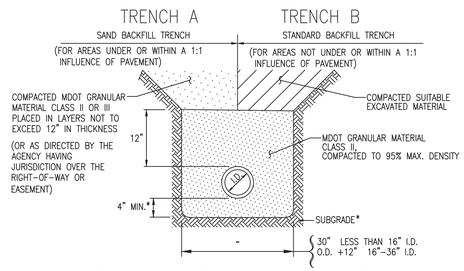
THRUST BLOCK AT 11 1/4° BEND
NOT TO SCALE



DIA. OF TEE		THRUST BLOCK	
D	D1	A	C
6"	6"	2'-6"	2'0"
8"	8"	2'-6"	2'0"
10"	8"	2'-6"	2'0"
16"	8"	2'-6"	2'0"
12"	12"	3'-6"	2'0"
16"	12"	3'-6"	2'0"
20"	12"	3'-6"	2'0"
24"	12"	3'-6"	2'0"
16"	16"	6'-0"	2'3"
20"	16"	6'-0"	2'3"
24"	16"	6'-0"	2'3"

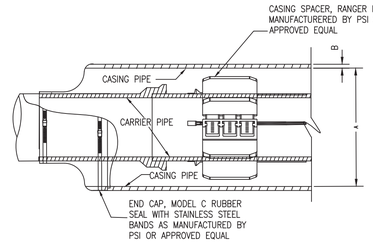
THRUST BLOCK AT TEE
NOT TO SCALE

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



BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

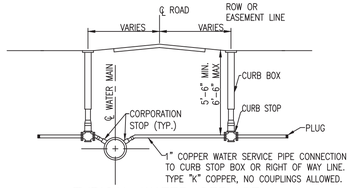
*NOTE: IF THE EXISTING SUBGRADE MATERIAL MEETS THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED EXISTING SUBGRADE MATERIAL.



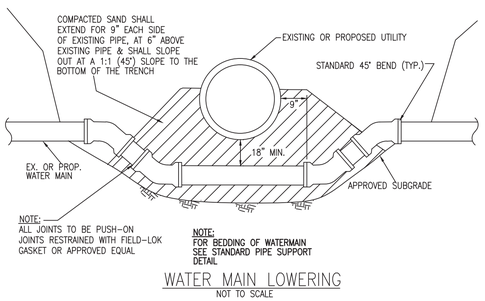
STANDARD CASING SECTION
NOT TO SCALE

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

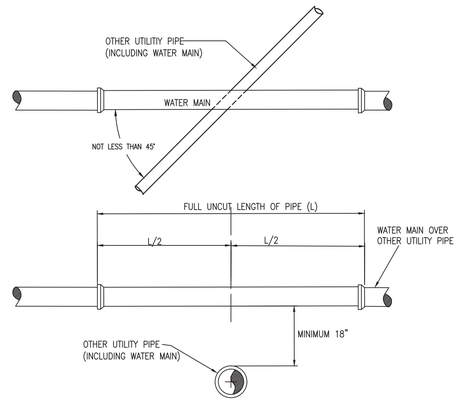
DIA. OF WATER MAIN	MIN. (I.D) A	ROAD CROSSING MIN. "B"	RAILROAD CROSSING MIN. "B"
6"	14"	0.250"	0.312"
8"	16"	0.250"	0.375"
12"	20"	0.250"	0.438"
16"	24"	0.250"	0.500"
20"	30"	0.375"	0.500"
24"	36"	0.375"	0.500"



TYPICAL WATER SERVICE
NOT TO SCALE

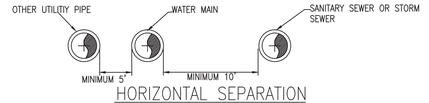


WATER MAIN LOWERING
NOT TO SCALE

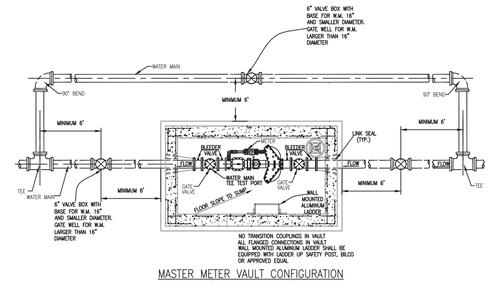


VERTICAL SEPARATION
NOTE: SEPARATION REQUIREMENTS APPLY REGARDLESS OF VERTICAL ALIGNMENTS OF UTILITIES

WATER MAIN CROSSING OTHER UTILITIES

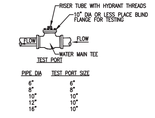


HORIZONTAL SEPARATION
NOT TO SCALE

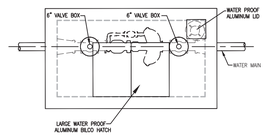


MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOT TO SCALE

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



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



MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE

3 WORKING DAYS EXCLUDING SATURDAY, SUNDAY & HOLIDAYS
BEFORE YOU DIG CALL MISS DIG
1-800-482-7171 (TOLL FREE)
ALL TIES FOR THE LOCATION OF UNDERGROUND FACILITIES

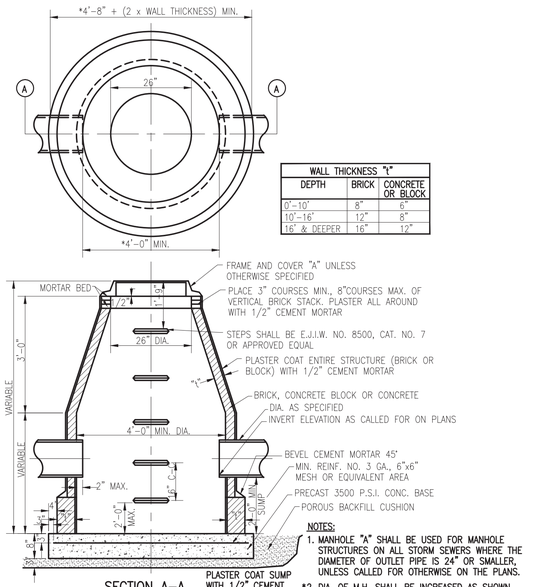
REVISIONS

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF YCUA AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF YCUA

STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
WWW.YCUA.ORG
YCUA ENVIRONMENTAL LEADERS

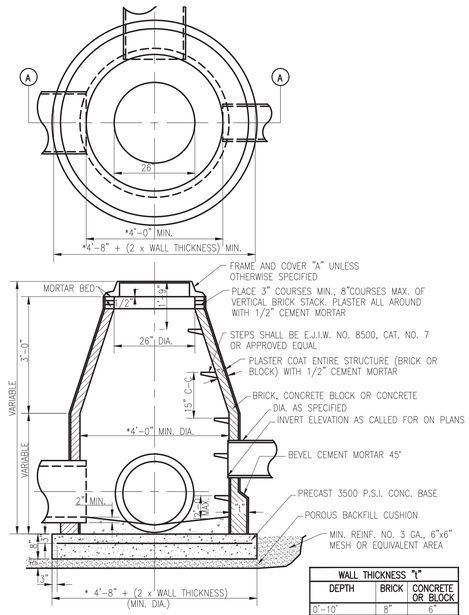
DATE 2/6/2009
SCALE NO SCALE
SHEET



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

SECTION A-A
MANHOLE "A"

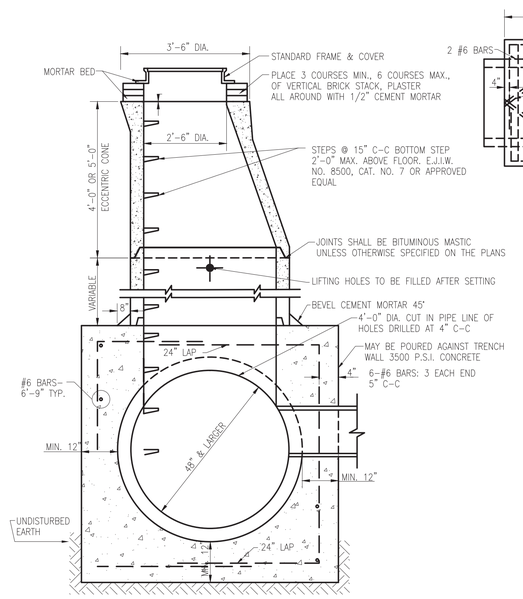
NOTES:
1. MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



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

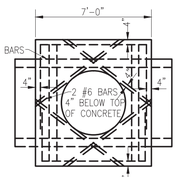
SECTION A-A
MANHOLE "B"

NOTES:
1. MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
*2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



TYPICAL SECTION
PRECAST MANHOLE "C"

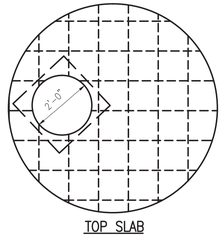
NOTES:
1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



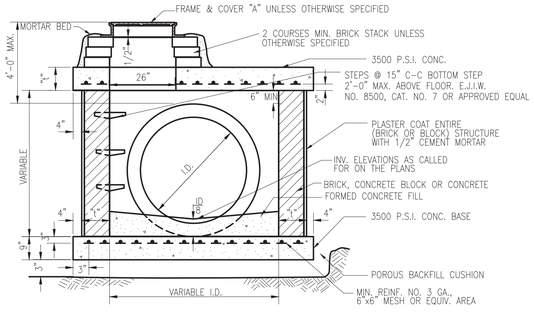
ROOF PLAN
SCALE: 1/4"=1'

GENERAL NOTES FOR
STORM SEWER MANHOLES

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



TOP SLAB

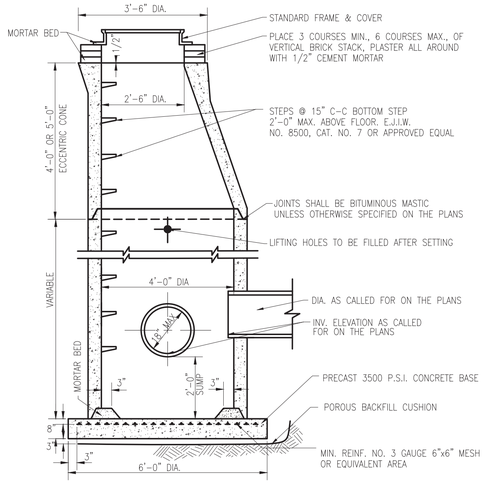


OUTLET I.D.	M.H. D	TOP SLAB "T"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	*4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	*4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	*5'-0"	10"	12"	3/4" @ 9" EACH WAY
48" 54"	*6'-0"	11"	12"	7/8" @ 9" EACH WAY

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

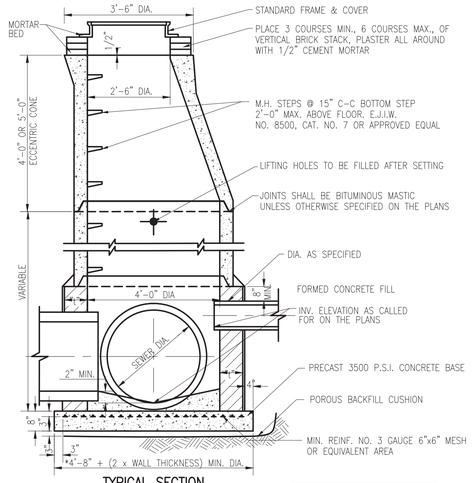
NOTES:
*1. DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE ANGLE OF THE SEWERS.
2. MH. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'-0". MH. "D" SHALL BE CONSTRUCTED WITH A 2' SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.

TYPICAL SECTION
MANHOLE "D"



TYPICAL SECTION
PRECAST MANHOLE "E"

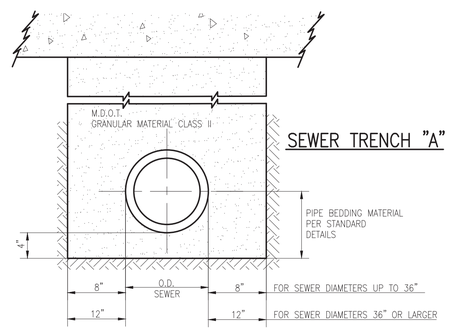
NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



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

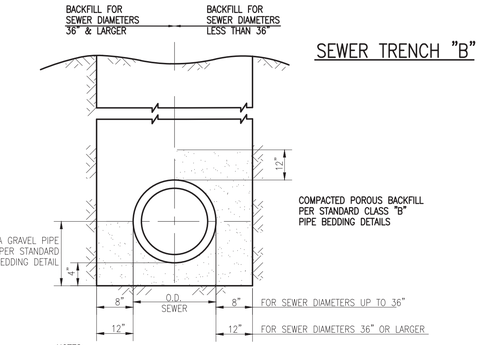
TYPICAL SECTION
PRECAST MANHOLE "F"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.
*3. DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL, DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



SEWER TRENCH "A"

NOTES:
1. TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT
2. GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT



SEWER TRENCH "B"

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

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DATE | CADD | ENG / ARCH | PROJ.MGR | SECTION | TOWN | RANGE | CLIENT | COUNTY | CITY/VILLAGE/TOWNSHIP | SCALE V: H: | HORIZ DATUM | VERT DATUM | JOB #

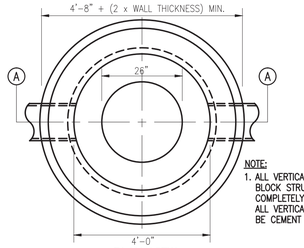
REVISIONS:
REVISIONS:

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YPSILANTI TOWNSHIP / Y.C.U.A.
STANDARD STORM SEWER DETAILS

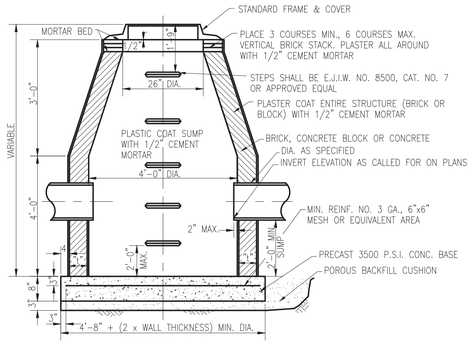
SHEET
OF ##

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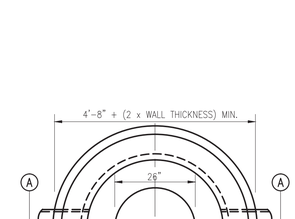


NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.

PLAN VIEW

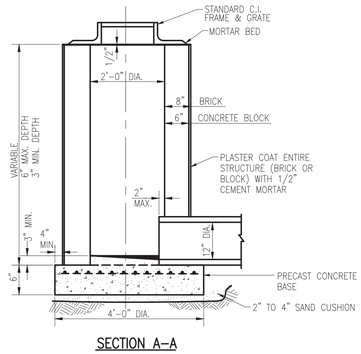


SECTION A–A
CATCH BASIN "A"

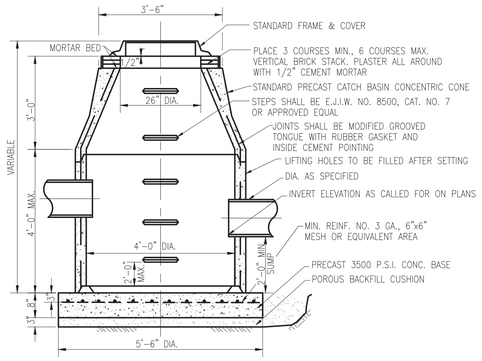


NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

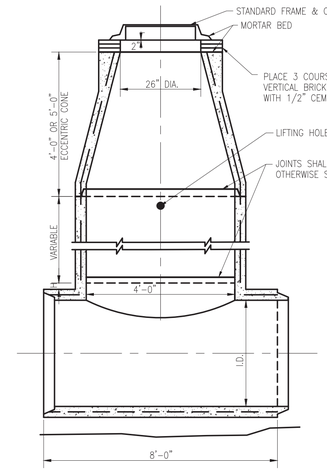
PLAN VIEW



SECTION A–A
STANDARD INLET



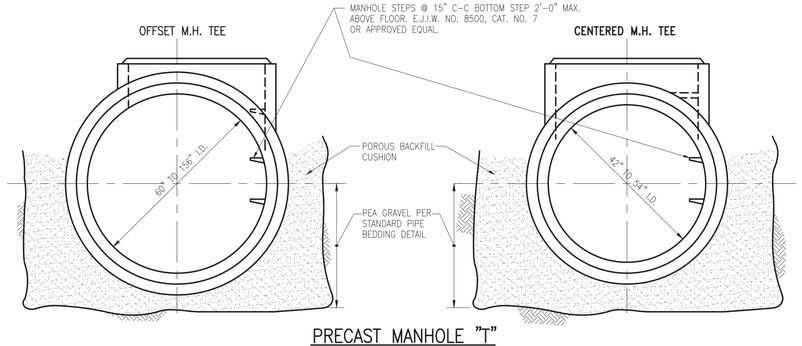
CROSS-SECTION
CATCH BASIN "B"



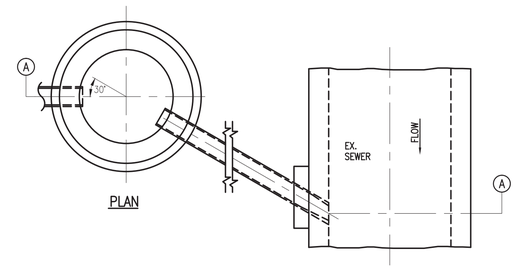
NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

H DIMENSION

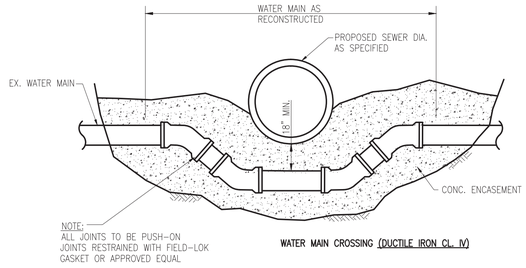
I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	13"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"



PRECAST MANHOLE "T"



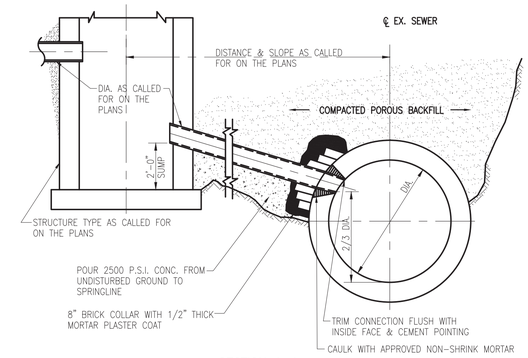
PLAN



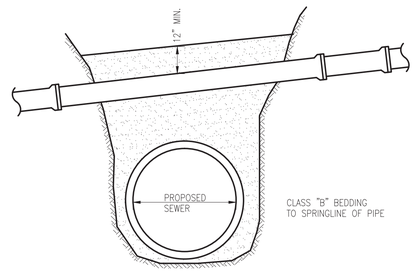
NOTE:
ALL JOINTS TO BE PUSH-ON JOINTS RESTRAINED WITH FIELD-LOK GASKET OR APPROVED EQUAL

WATER MAIN CROSSING (DUCTILE IRON CL. IV)

WATER MAIN CROSSING

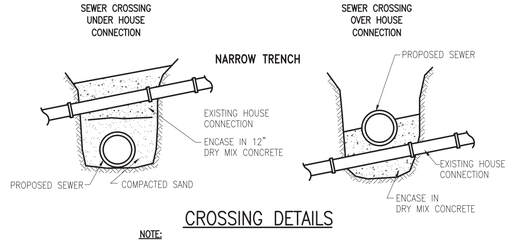


SECTION A–A
TYPICAL CONNECTIONS TO EXISTING SEWERS



HOUSE CONNECTION CROSSING

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



CROSSING DETAILS

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

OHM

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DATE | CADD | ENG / ARCH | PROJ MGR | SECTION | TOWN | RANGE | CLIENT | REVISIONS

SCALE H: V: | HORZ DATUM | VERT DATUM | JOB # | CITY/VILLAGE/TOWNSHIP | COUNTY | REVISIONS

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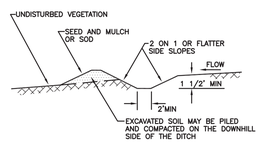
YPSILANTI TOWNSHIP / Y.C.U.A.
STANDARD STORM SEWER DETAILS

SHEET

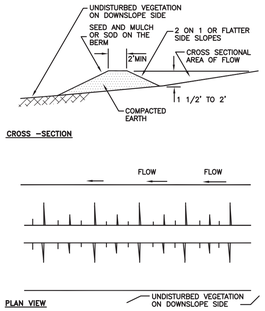
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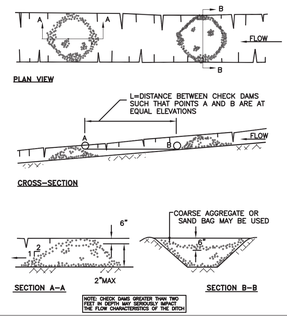
DIVERSION DITCH (E-1)



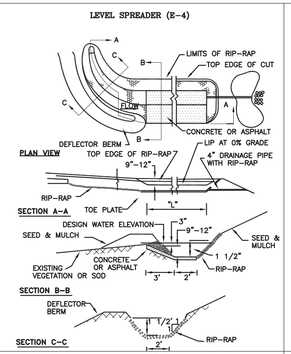
EARTH DIVERSION BERM (E-2)



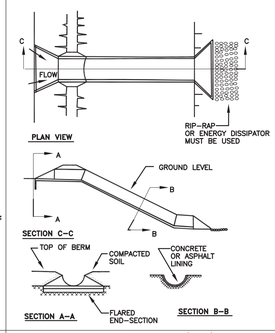
CHECK DAMS (E-3)



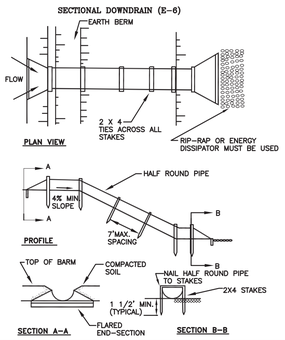
LEVEL SPREADER (E-4)



FLUME (E-5)



SECTIONAL DOWNDRAIN (E-6)

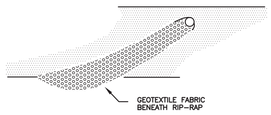


RIP-RAP (E-7)

DEFINITION — RIP-RAP IS A ROCK-TYPE MATERIAL PLACED ON THE LAND SURFACE TO RESIST THE ACTIONS OF FLOWING WATER

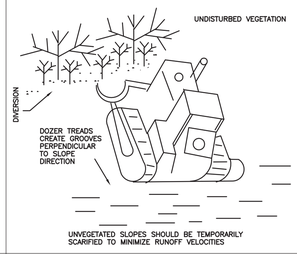
PURPOSE — THE PURPOSE OF RIP-RAP IS (1) TO DISSIPATE ENERGY RESULTING FROM FLOWING WATER, THUS REDUCING THE FLOW VELOCITY TO A LEVEL THAT IS NON-EROSIVE, AND (2) TO PROTECT THE LAND SURFACE FROM EROSION RESULTING FROM THE ENERGY FORCES GENERATED BY FLOWING WATER.

WHERE APPLICABLE — RIP-RAP IS USED (1) AT THE OUTLET OF A STORM DRAIN, (2) AS A CHANNEL LINING WHEN FLOW VELOCITIES AND CONCENTRATION ARE HIGH AND/OR THE CHANNEL SLOPE IS STEEP, (3) ON THE BANKS OF CHANNELS AT CHANGES IN FLOW DIRECTION, AND (4) TO STABILIZE ERODIBLE SLOPES.



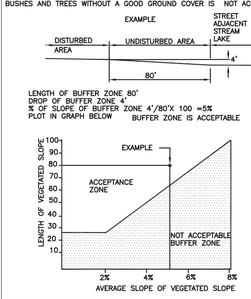
SURFACE ROUGHENING (E-8) AND SCARIFICATION

THIS IS AN EASY AND ECONOMICAL WAY TO REDUSE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

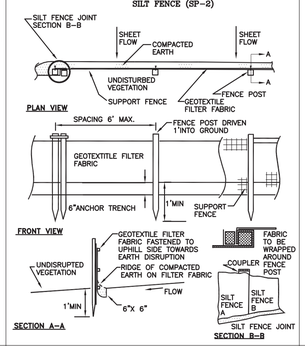


VEGETATION BUFFER ZONE (SP-1)

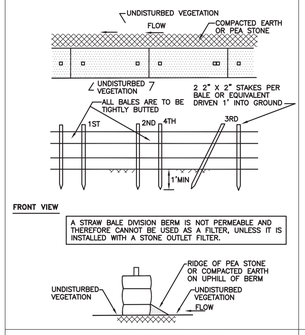
THE GRAPH LISTED BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATION BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS A DENSE WELL-GROWN STAND OF GROUND COVER, AT LEAST 4" IN LENGTH. AN AREA COVERED WITH BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.



SILT FENCE (SP-2)

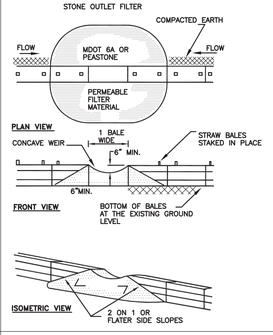


STRAW BALE DIVERSION BERM (SP-3)



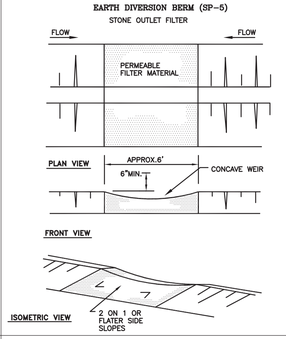
STRAW BALE DIVERSION BERM (SP-4)

STONE OUTLET FILTER

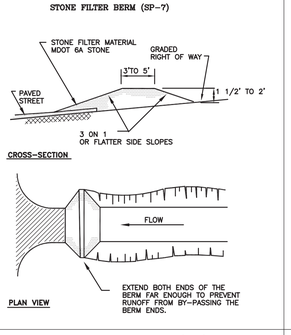


EARTH DIVERSION BERM (SP-5)

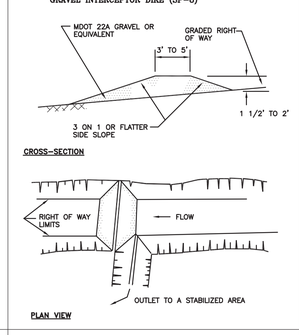
STONE OUTLET FILTER



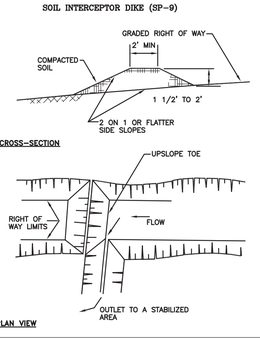
STONE FILTER BERM (SP-7)



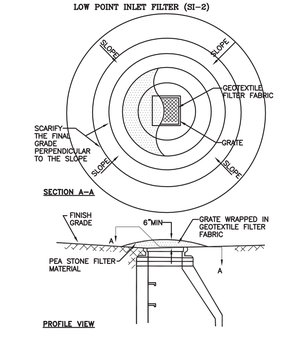
GRAVEL INTERCEPTOR DIKE (SP-8)



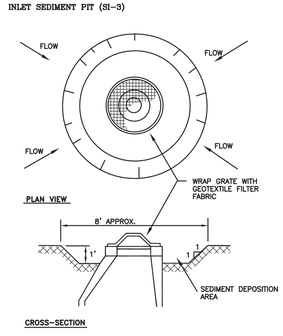
SOIL INTERCEPTOR DIKE (SP-9)



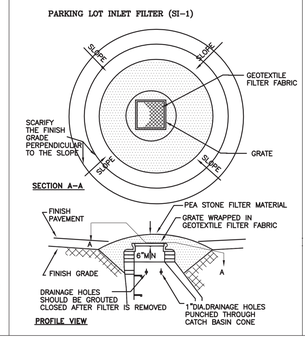
LOW POINT INLET FILTER (SI-2)



INLET SEDIMENT PIT (SI-3)

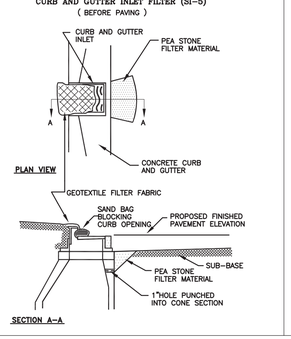


PARKING LOT INLET FILTER (SI-1)



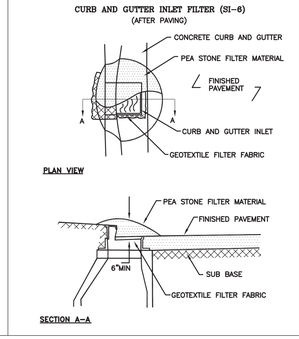
CURB AND GUTTER INLET FILTER (SI-5)

(BEFORE PAVING)



CURB AND GUTTER INLET FILTER (SI-6)

(AFTER PAVING)

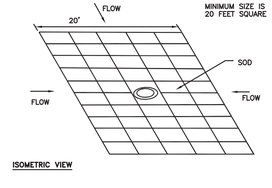


SOD INLET FILTER (SI-8)

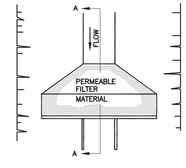
DEFINITION — SOD INLET FILTER ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.

PURPOSE — SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT APPRECIABLE AMOUNTS OF SEDIMENT IN IN THE PROCESS.

WHERE APPLICABLE — SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.



DITCH SEDIMENT TRAP (SO-5)



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 CONTRIBTUE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

(A) 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; PREDOMINATE LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.

(B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.

(C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:

(i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.

(ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.

(iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.

(iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

(v) A DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION MEASURES.

(v) 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.G. DRN.	DATE 03/25/04
TOPO DRN.	DESIGN
PROFILE DRN.	ENG. DRN.
APPROVED	SCALE V: H: NTS

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YPSILANTI TOWNSHIP

TOWNSHIP STANDARD SOIL EROSION CONTROL DETAILS

CLIENT: YPSILANTI TOWNSHIP

ORCHARD, HILTZ & McCLIMENT, INC.
CONSULTING ENGINEERS
34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

TOPO: CAD
DRAWING: SESC.dwg
LAYOUT: SESC

SHEET

JOB NO.

DRAWING NAME: SESC.dwg
CLIENT: YPSILANTI TOWNSHIP
Drawing Path: P:\0000_0100\009808061_Ypsi_Twp_Stnds_Update\0098050050_Ypsi_Twp_Stds_Update C_MUNI\SESC.dwg
JOB #

EXHIBIT C

R+L CARRIERS
R.L.R. INVESTMENTS L.L.C.
A REAL ESTATE INVESTMENT COMPANY

October 7, 2021

Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Dr
Ypsilanti, MI 48197
734-544-3667

Subject: Minion Rd Memorandum

Mr. Jason Iacoangeli,

Please let this serve as confirmation that RLR Investments LLC will be responsible, at its sole cost, to Improve and Maintain Minion Dr per the Minion Dr “Maintenance Agreement” specs and standards. There will be no agreements or assistance from neighboring property owners.

Minion Drive will be constructed per the approved Final Site Plan in conformance with Ypsilanti Townships Engineering Design Standards. R&L Carriers has furnished the Charter Township of Ypsilanti with a performance Guarantee in the form of a surety bond in the amount of $972,222.00 based on the (Attached) Minion Road Improvement Cost Summary provided by R&L Carriers Engineer dated 04.22.21".

Sincerely,

Stan Richards
Director of Construction

PEA GROUP

844.813.2949
PEAGROUP.COM

COST OPINION

PROJECT DESCRIPTION RL Carriers-Minion Road Improvements **JOB NO.** 18-229

PREPARED BY WR **REVIEWED BY** JC **DATE** 04/22/21

SUMMARY

SITE IMPROVEMENTS

Demolition	$96,485.00
Earthwork & Erosion Control	$40,743.60
Storm Sewer	$91,080.00
Paving	$572,102.00
Miscellaneous	$45,000.00
Total | Site Improvements	$845,410.60
15% Contigency	$126,811.59
Project Total	**$972,222.19**

Note: This Cost Estimate does not include the following: Proposed Landscaping, Proposed Lighting, Electric/Phone/Cable TV OH Wire Removal, Remedial Earthwork costs, Permits, New Electrical Service, Transformer Pads, Electrical Relocations, and Pylon or Monument Signage.

NOTE: The engineer has no control over the cost of labor, materials, equipment or services furnished by others, over the contractor's method of determining prices, or over competitive bidding or market conditions. The opinions of probable project costs and construction costs provided herein are made on the basis of their experience and qualifications and represent their best judgment as an experienced and qualified engineer familiar with the construction industry. However, the engineer cannot and does not guarantee that proposals, bids or actual project or construction costs will not vary from their opinion of probable cost.

COST OPINION

PROJECT NAME: RL Carriers Exp.-Minion Road Reconstruction JOB NO. 18-229

DEMOLITION

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	CLEAR AND GRUB	$3,000.00	$3,000.00
25,000	S.F.	REMOVE ASPHALT PAVEMENT	$3.50	$87,500.00
950	C.Y.	HAUL AWAY EXCESS MILLINGS	$6.30	$5,985.00
		TOTAL DEMOLITION		$96,485.00

EARTHWORK & EROSION CONTROL

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	STRIP AND STOCKPILE TOPSOIL	$3,000.00	$3,000.00
1	L.S.	CUT AND FILL (ONSITE USEAGE)	$15,000.00	$15,000.00
150	C.Y.	SUBGRADE UNDERCUTTTING	$40.00	$6,000.00
11	EA.	INLET FILTERS	$140.00	$1,540.00
888	L.F.	SILT FENCE	$2.20	$1,953.60
3,750	S.Y.	SEED AND MULCH	$3.00	$11,250.00
1	EA.	GRAVEL MUD MAT	$2,000.00	$2,000.00
		TOTAL GRADING & EROSION CONTROL		$40,743.60

EXHIBIT D

PRIVATE ROAD MAINTENANCE DECLARATION

This Declaration is made on July 13, 2021 by the following property owners:

Property Owner Names and Addresses:
R.L.R. Investments, L.L.C.
600 Gillam Rd
Wilmington, OH 45177

The following declaration is made for the Private Road:

1. **Access Easement:** A perpetual, non-exclusive easement for ingress and egress is created in favor of all the Parcel Owners and their occupants, agents, employees, guests, services, and emergency vehicles over the Private Road.

2. **Utility Easement:** A perpetual, non-exclusive easement for the installation and maintenance of above- and below-ground public utilities is created over the Private Road.

3. **Road Agent:** A Road Agent shall be elected by a majority of the property owners. The Road Agent may be replaced at any time by a majority vote of the Parcel Owners. The Road Agent is responsible for monitoring the condition of the road surface and initiating maintenance activities as need to maintain the minimum road surface standards.

4. **Road and Ditch Maintenance:** Road and ditch maintenance and road improvements will be undertaken whenever necessary to maintain the road and ditches in good operating condition and to ensure safe access by emergency vehicles. A majority vote of Parcel Owners is required for any road and ditch improvements and to accept the bid for any road improvement contract. The Road Agent will provide a breakdown of the proposed improvements or maintenance, along with a cost estimate, prior to the vote. If any parcel owner performs maintenance or improvements without the approval of the other lot owners prior to performing the work, the lot owner performing the work is responsible for the entire cost of the work.

Road Maintenance

Task	Recommended Frequency
Inspect for erosion	Annual
Grading	As needed
Supplement gravel	Every 3-5 years as needed

Sediment Basin and Ditch Maintenance

Inspect for sediment accumulation	Biannual
Removal of sediment accumulation	Biannual as needed
Inspect for floatables and debris	Annual
Clearing of floatable and debris	Annual
Inspect for erosion	Annual
Re-establish permanent vegetation on eroded slopes	As needed
Replace/supplement stone check dams	Every 3-5 years as needed
Mowing	Annual

5. **Parking:** No machinery, trailers, vehicles, or other property may be stored or parked upon the Private Road, except parking of vehicles for limited periods of time (not to exceed 12 hours).

6. **Cost Sharing:** Road maintenance (including snow plowing) and improvement costs shall be shared on an equal basis between the owners of Parcels K-11-10-280-001, K-11-10-280-019, K-11-10-160-001, K-11-10-160-002, K-11-10-280-002, K-11-10-280-003, K-11-10-280-004, K-11-10-280-007, K-11-10-280-008, K-11-10-280-009, & K-11-10-280-010.

7. **Prepayment:** Prepayment of maintenance and improvement costs will be made to the road maintenance account by the owners of Parcels K-11-10-280-001, K-11-10-280-019, K-11-10-160-001, K-11-10-160-002, K-11-10-280-002, K-11-10-280-003, K-11-10-280-004, K-11-10-280-007, K-11-10-280-008, K-11-10-280-009, & K-11-10-280-010. The Road Agent shall call an annual meeting for purposes of establishing the estimated annual costs for road maintenance, improvements, and snow plowing. Payment for each Parcel Owner's share of the costs agreed to at the annual meeting is due within two weeks of the conclusion of the meeting.

8. **Future Parcels:** If any additional parcels are created with access to the Private Road, each parcel will be bound by this agreement and will be required to pay an equal share of the costs for maintenance and improvements.

9. **Snow Plowing:** The Private Road shall be snowplowed so as to permit year round access. The costs shall be shared as set forth in Paragraph 6. Individual driveway snow plowing, if desired, will be invoiced to the requesting parcel owner directly by the snow plow contractor.

10. **Accounting:** The Road Agent shall maintain a checking account with a local bank. Annually the Road Agent shall prepare and distribute to the Parcel Owners an income and expense report and a year-end balance sheet accounting for all funds received and disbursed.

11. **Emergency Repairs:** If the Road Agent is made aware of emergency safety conditions on the Private Road, the Road Agent may make emergency repairs as needed without further notification of the Parcel Owners. As soon as reasonably possible the Road Agent will notify the Parcel Owners of the costs of the repairs, the amount due from the Parcel Owners, and the reasons for making the emergency repairs.

12. **Term:** This dedication is perpetual and binds the declarant and all future Parcel Owners.

13. **Amendment:** This Declaration may be amended only with the consent of two-thirds of the Parcel Owners.

14. **Enforcement:** This Declaration may be enforced by a majority of the Parcel Owners. If a court action is necessary to enforce this Declaration the prevailing party is entitled to reasonable attorney fees and costs.

15. **Notices:** Notices to Parcel Owners shall be in person or by mail sent to the address for which tax bills for the parcel are sent.

16. **Invalidity:** If any provision of this Declaration is determined to be unenforceable, the remaining provisions will remain enforceable.

17. **Township Road and Driveway Ordinance:** The Private Road shall be constructed and maintained in accordance with Ypsilanti Township's Private Road Ordinance.

18. **Disclaimer by Township and County:** Neither Ypsilanti Township nor the Washtenaw County Road Commission is liable or responsible in any way for any debt, claim, demand, damages, or cause of action arising out of this Declaration or the Private Road created by the Declaration.

Property Owners Names, Addresses and Signatures:

R.L.R. Investments, L.L.C.
600 Gillam Road
Wilmington, OH 45177

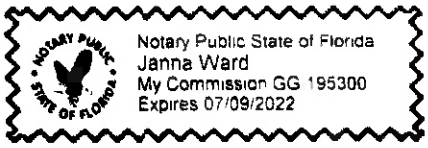
BY: _____
Donald R. DeLuca, Vice President and General Counsel

Acknowledged before me in Lee County, Florida, in my physical precence on July 13, 2021 by Donald R. DeLuca, VP and General Counsel of R.L.R. Investments, L.L.C. who is personally known by me.

Janna Ward My commission expires 7/9/22

Notary Public

When recorded return to:



STORM SEWER

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2,800	L.F.	4" HDPE SUBGRADE UNDERDRAIN WITH FILTER SOCK	$12.00	$33,600.00
544	L.F.	12" STORM SEWER, RCP CLASS IV	$45.00	$24,480.00
3	EA.	2' DIA. INLET	$2,000.00	$6,000.00
8	EA.	4' DIA. CATCH BASIN	$3,000.00	$24,000.00
2	EA.	12" CONCRETE END SECTION	$1,500.00	$3,000.00
		TOTAL STORM SEWER		$91,080.00

PAVING

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2,903	L.F.	18" CONCRETE CURB AND GUTTER	$20.00	$58,060.00
39,160	S.F.	8" CONCRETE WITH 6" SAND BASE	$12.00	$469,920.00
6,788	S.F.	5.5" ASPHALT PAVEMENT	$4.50	$30,546.00
6,788	S.F.	10" 21AA AGGREGATE	$2.00	$13,576.00
		TOTAL PAVING		$572,102.00

MISCELLANEOUS

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
1	L.S.	MOBILIZATION	$20,000.00	$20,000.00
1	L.S.	TRAFFIC CONTROL	$5,000.00	$5,000.00
1	L.S.	MISC UTILITY RELOCATION AND COORDINATION	$20,000.00	$20,000.00
		TOTAL MISCELLANEOUS		$45,000.00

TOTAL		**$ 845,411**

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To:	Brenda Stumbo, Township Supervisor Ypsilanti Township Board of Trustees
From:	Jason Iacoangeli AICP, Planning Director
Re:	**Draft Ypsilanti Township Zoning Ordinance Review**
Copy:	McLain & Winters, Township Attorneys
Date:	October 14, 2021

It is with a great deal of excitement and enthusiasm that I write you today asking for your consideration of the draft Ypsilanti Township Zoning Ordinance. This Zoning Ordinance has been an ongoing project since the adoption of the Township 2040 Master Plan in May of 2020. Many hours have been spent in drafting and reviewing the language that will lay the ground work for the realization of the Townships Master Plan and its future land use. Carlisle Wortman and Associates in conjunction with McLain and Winters and the Township's Staff have worked to put together an ordinance that is both user friendly and legally sound. This ordinance will be organized in such a manner that both our residence and the development community will be able to easily locate and identify answer to questions from locations for sheds on a property to what building materials are required for commercial buildings.

The draft Zoning Ordinance is now at a place where the Planning Department along with Carlisle Wortman would like to begin the process of meeting with you to discuss the Ordinance and its changes. We would propose to meet with you on two (2) occasions as a part of your work sessions held prior to your regular meetings. We will be prepared with a presentation laying out the Articles in the Ordinance for discuss and questions. **We would like to go over Articles 1 -7 at the October 19th Board Meeting and then Articles 8-19 on November 2nd.**

Included with this memo is the Power Point Presentation that will be used for the October 19th meeting for Articles 1-7. Also, each Board Member should have received a red-lined copy of the draft Ordinance. The Ordinance includes an executive summary prepared by Carlisle Wortman along with an 11 x 17 z-fold draft Zoning Map of the Township.

I look forward to meeting with you and Township Board on October 19th to review Articles 1-7 and answer any questions that you might have.

Kind Regards,

Jason Iacoangeli, AICP
Planning Director
Ypsilanti Township

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Heather Jerrell Roe, Clerk

From: Jason Iacoangeli, Planning Director

Re: Request to conditionally rezone a 8.24 acre parcel from RM-2 (Multiple-Family Residential to I-1 (Light Industrial) with conditions at 1441 Russell Street, Parcel ID K -11-10-160-003.

Date: October 13, 2021

R and L Carriers (Developer) is the owner of three (3) parcels off Emrick Street, and Minion Street. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Please be advised that the Planning Commission recommended approval of the request to conditionally rezone the 8.24 acre parcel (K-11-10-160-003) from RM-2 (Multiple-Family Residential to I-1 (Light Industrial), with voluntary conditions of:

> The Site will be developed as illustrated on the preliminary site plan drawings (dated 7-21-20), specifically:
>
> 1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.
> 2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.
> 3. A minimum pavement setback of 80’ is provided on the south side of the property (20’ minimum by ordinance)
> 4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.
> 5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.
> 6. Minion Drive will be improved to the Township Engineering Design Standards and the cost will be borne by the Developer.

The enclosed packet includes the following components:

1. Planning Commission meeting minutes and recommendation 10/27/2020 (extended via the Planning Commission (10/27/2022)
2. Carlisle |Wortman report 10/07/20
3. Planning Commission staff report 09/03/2020
4. Rezoning application 02/05/2019
5. Conditional Rezoning Agreement
6. Resolution 2021-23
7. Ordinance 2021-497

Please be further advised that the Planning Commission made the following recommendation to the Township Board on 10/27/2020 this approval and recommendation was then extended for one year 10/27/2022 at the 09/28/2021 Planning Commission Meeting :

A. R&L CARRIERS

A motion was made by Commissioner Krieg supported by Commissioner El-Assadi to approve the request to rezone the 8.24 acre parcel from RM-2 (Multiple-Family Residential) to I1 (Light Industrial) located at 1441 Russell Street, Parcel K-11-10-160-003 subject to the voluntary conditions offered. The motion was carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

B. R&L CARRIERS

A motion was made by Commissioner Sinkule, supported by Commissioner El-Assadi to approve the preliminary site plan for expansion of an existing Frieght Terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, Parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003. The motion carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

I respectfully request that you place this information packet and recommendation for approval on the October 19, 2021 Board of Trustees meeting agenda for its consideration. Please contact me with questions or concerns.

CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISION
MINUTES OF THE OCTOBER 27, 2020 REGULAR MEETING

Chair Sally Richie called the meeting to order at 6:30pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Muddassar Tawakkul, Elizabeth El-Assadi, Stan Eldridge and Gloria Peterson.

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director; Mike Radzik, OCS Director; Jonathan Currey, PEA Group; Wendy Ripper, PEA Group; Neil Mullins, R&L Carriers; Stan Richards, R&L Carriers; Keith Pruitt, R&L Carriers; Craig Kohring, Township Resident.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF THE SEPTEMBER 8, 2020 REGULAR MEETING MINUTES**

A motion was made by Commissioner Krieg, supported by Commissioner Eldridge to approve the minutes of the September 8, 2020 Regular Meeting. The motion carried unanimously.

4. **APPROVAL OF AGENDA**

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve the agenda. The motion carried unanimously.

5. **PUBLIC HEARINGS AND PLAN REVIEW**
   None

6. **OLD BUSINESS**
   A. **R&L CARRIERS**
      Jason Iacoangeli, Planning Director said this is regarding the R&L Carriers Freight Terminal project on Emerick Street that was before The Commission last month. They are proposing an addition to an existing freight terminal. The property is currently zoned I1 and the applicant would like to utilize property they own, that is contiguous to their existing site a portion of which is zoned RM2. They would like to do a conditional rezoning to rezone that portion to I1 in order to utilize it for the freight terminal. The Planning Commission had tabled this matter in to get clarification on a number of issues that were sent to the Planning Department.

Those issues were put together and given back to PEA, is the design firm of engineers for R&L Carriers. They put together a response letter to the Planning Commission pointing out some of the issues raised by the Planning Commission and some of the neighbors nearby. He explained they have sent a letter along with a color rendering that did a pretty good job of illustrating the different types of screening and security, and the sound wall they're proposing to install as part of the sound study done for this project.

Chair Richie said that her concerns had been addressed.

A motion was made by Commissioner Eldridge, supported by Commissioner Krieg to remove the item from the table.

Commissioner Eldridge said his concerns, were the same ones Chair Richie had and it appears they had been addressed. He thanked those from R&L for addressing them and stated that he was good with the project.

Chair Richie thanked R&L and the Township for working with the Commission. She said they wanted R&L in our community but wanted them to be compatible with residents.

Commissioner Krieg said all of his concerns were addressed and he appreciated it very much.

Commissioner Eldridge stated that he had a question for the representative from R&L. He asked what plywall is and what was the life span?

Jonathan Currey, PEA Group responded that it is basically a modular system of very heavy duty treated wood material. He referred to the exhibit we sent. He added that as far as life span from what I've read around most of those type products had a 20-25 year life span.

Commissioner Eldridge asked if R&L was open to the idea of a 8'cyclone fence instead of a 6' fence on that northeast section where the larger pond is located that butts up to the apartment complex.

Mr. Currey responded that they proposed 6ft with barbed wire on top and he would have to defer to R&L to see if they'd be willing to go 8ft if the Township prefer a higher fence on that side.

Discussion followed regarding the fence.

Chair Richie asked if they want to have 2 separate objects for motions.

A. **R&L CARRIERS**

A motion was made by Commissioner Krieg supported by Commissioner El-Assadi to approve the request to rezone the 8.24 acre parcel from RM-2 (Multiple-Family Residential) to I1 (Light Industrial) located at 1441 Russell Street, Parcel K-11-10-160-003 subject to the voluntary conditions offered. The motion was carried as follows:
Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
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Sinkule: Yes Krieg: Yes El-Assadi: Yes Eldridge: Yes
Tawakkul: Yes Richie: Yes Peterson: Yes

7. **NEW BUSINESS**
   None

8. **OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**
   A. **CORRESPONDENCE RECEIVED**
      None
   B. **PLANNING COMMISSION MEMBERS**
      None
   C. **MEMBERS OF THE AUDIENCE**
      None

9. **TOWNSHIP BOARD REPRESENTATIVE REPORT**
   None

10. **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**
    None

11. **TOWNSHIP ATTORNEY REPORT**
    None

12. **PLANNING DEPARTMENT REPORT**

Jason Iacoangeli said that they were continuing to review the Chatfield Project for final site plan and we're getting close to having a tennis facility on W Michigan Ave. to come before the Commission at the intersection of I-94 and US12.
He also explained that there is a provision in the ordinance that requires the Planning Department to bring before the Planning Commission any architecture in a residential district that doesn't fit in with the neighborhood. Someone is proposing a home where the architecture is totally different than any of the other houses in the neighborhood up toward Washtenaw that was built in the 1960's. The architecture there is the quintessential bi-level. And what is being proposed is definitely not that, it is very modern. He added if the applicants continue to move forward with their application for new construction, The Commission may have to make a determination on whether or not that type of architecture will fit in the neighborhood

Commissioner Tawakkul asked for an update on ACM?

Planning Director Iacoangeli responded that the event center was probably being put on hold due to the pandemic. It is his understanding that they were going to utilize that garage for research and development and for lease space, which was their original idea.

OCS Director Mike Radzik stated that, Mark Chaput ACM Chief Operating Officer, contacted The Township a couple of weeks ago on this very issue. Toyota leased significant space at the facility recently and COVID took the wind out of their sail. They've been struggling but Toyota is a new partner and is very interested in finishing the rest of that short term garage space. Instead of converting it to event space, they want to build it out strictly as garage space and were hoping to see plans come through pretty quickly.

13. OTHER BUSINESS

A motion was made by Commissioner Krieg, supported by Commissioner Sinkule to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 6:52pm

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 18, 2019
April 18, 2019
June 18, 2019
March 27, 2020
April 14, 2020
August 3, 2020

Preliminary Site Plan and Conditional Rezoning Review
For
Ypsilanti Charter Township, Michigan

GENERAL INFORMATION

Applicant:	R + L Carriers
Project Name:	R + L Carriers Expansion
Plan Date:	July 21, 2020
Location:	43 Emerick Street (K-11-10-280-019)
Zoning:	I-1, Light Industrial and RM-2, Multiple Family Residential
Action Requested:	Preliminary Site Plan, Special Use, and Rezoning from RM-2, Multiple Family to I-1, Light Industrial

PROJECT SUMMARY

An application has been submitted to expand the existing R + L Carriers Facility at their 45-acre site at 43 Emerick Street. The applicant proposes two areas of expansion:

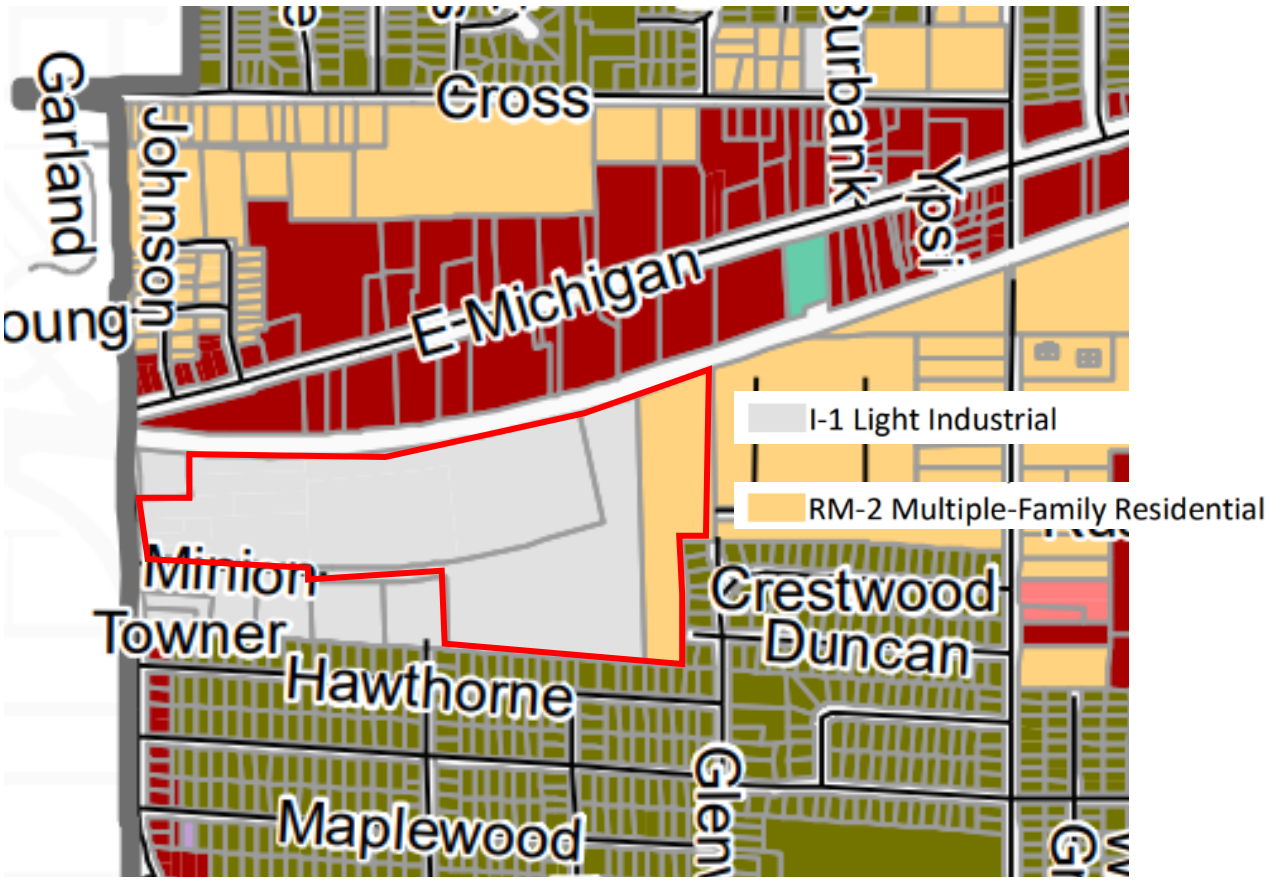
1). They propose to expand their existing building by 56,800 sq/ft. The addition requires the relocation and enlargement of the site's stormwater detention facility, relocation of the maintenance building, and relocation of the fuel station; and

2). They propose to develop the southern-most parcel in order to construct a new 23,500 sq/ft maintenance building, construct an 8,100 sq/ft truck wash, and relocate the existing onsite fuel station. This southern-most parcel is undeveloped and heavily wooded. They propose to maintain a wooded

"collar" of various depth along the southern and eastern property line of this parcel. The southern and eastern property line is adjacent to residential uses.

As a result of building expansion, the applicant proposes to utilize Minion Drive as the primary access point. Currently Minion Drive is an unimproved private road. The applicant notes that Minion Drive will be repaved in coordination with adjacent property owners.

The site includes three parcels, two of which are zone I-1, light industrial, and one parcel is zoned RM-2, multiple family residential. The relocated stormwater detention facility will be located along the eastern property line, which is currently zoned RM-2, Multiple Family Residential.



The applicant is seeking a conditional rezoning to rezone the RM-2, Multiple Family Residential to I-1, Light Industrial. In addition, the three parcels that will need to be combined. Please note that the parcel that is currently zoned RM-2, which the applicant seeks a rezoning, will not include any buildings. Rather it will be used for a detention basins.

We applaud the applicant in the proposed investment in the site and find that conceptually the expansion of the operations at this site is appropriate.

Location of Subject Property:



Proposed Development:



Surrounding Property Details:

Direction	Zoning	Use
North	B-3, General Business	Railroad
South	I-1, Light Industrial / R5, One Family Residential	Warehousing / Single Family Residential
East	RM-2, Multiple Family Residential / Single Family Residential	Multiple and Single Family Residential
West	City of Ypsilanti	Commercial

Size of Site:

+/- 45.7 acres

Current and Proposed Use of Site:

The site is currently used as a freight terminal and the parcel for expansion is vacant. Freight terminal is not a permitted use in the RM-2 District but is in the I-1 District. The applicant is seeking a conditional rezoning of the RM-2 parcel.

MASTER PLAN

The 2020 Master Plan identifies this area as neighborhood preservation. Though this area is identified as neighborhood preservation, the use is existing and surrounded to the north by a railroad and vacant commercial zoned area, to the west by commercial and industrial uses, and to the southwest by commercial and industrial uses. Due to proximity and adjacency to industrial used land the proposed extension is consistent with the Master Plan

However, a tenet of the Master Plan is land use transition and mitigation of impacts upon adjacent properties. The property abuts residential directly to the south of the proposed to-be developed vacant parcel and residential to the east. With the development of the southern parcel more activity (maintenance building, fuel station, truck wash, plus truck movements: breaking, backing up, etc), will be closer to residential uses. Issues such as hours of operation, noise, odor, and lighting can negatively impact adjacent properties, particularly residential ones.

To address our concerns the applicant has revised their application to better protect adjacent properties:

- The applicant is proposing to improve Minion Drive. Currently Minion is a substandard road that creates public safety issues with emergency vehicle access.
- The applicant is providing to preserve the existing woodland along the southern and portions of the eastern property line. The depth of collar varies, but in no case is less than 50-feet in depth.
- The applicant is proposing to construct a sound wall between the area of disturbance and the woodland collar. The fence varies in height from 12 to 18-feet depending on location. The wall shall have minimal vision impact upon adjacent properties as it is at least 50-feet from any property line, and obscured behind a 50-foot in depth area of existing dense woodlands.

- The applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

Our review below strongly considers potential impacts and considers considers additional mitigation techniques to reduce impacts upon adjacent properties. We find that the applicant has made substantial improvements to the site to reduce impacts upon adjacent properties.

Items to be Addressed: *None.*

OPERATIONS

According to accessor records the site includes approximately 125,000 sq/ft of building. The applicant is proposing to add an additional 56,000 sq/ft of warehousing use and 23,500 sq/ft for a mechanical garage, and an 8,160 sq/ft truck wash. In addition, there are expansions to areas where trucks will travel, which are closer to adjacent residential properties to the south and east.

Site operations are important to review, because the applicant is 1). expanding the operations of the site; 2). moving operations closer to residential uses; and 3). removing an existing woodland that provides a buffer to the residential use. Of particular importance is to confirm that minimal impact upon adjacent residential uses are proposed.

We had asked the following questions to the applicant, which they answered, for their previous submittal. However, that plan did not include the long-term development of the southern parcel and construction of the mechanical garage and truck wash. Based on the new plan, the applicant was asked to answer the following questions:

- **How many additional trucks will this facility handle?**
- **Is the site able to accommodate larger trucks as a result of the expansion?**
- **What are the existing hours of operation? Do the hours of operation change based upon the expansion? What are the hours of operation for the maintenance building, fuel station, and truck wash?**
- **Does the expansion increase site intensity other than ability to accommodate additional trucks?**
- **What is the noise/odors associated with the relocation of the fuel station? And the construction of the mechanical garage and truck wash?**
- **Has an acoustics study been complete to confirm noise impacts?**
- **What mitigation techniques have been/will be employed to reduce noise impacts?**
- **What additional landscaping/screening has been considered?**
- **With the development of the southern parcel more activity (maintenance building, fuel station, truck wash, plus truck movements: breaking, backing up, etc), will be closer to residential uses.**

Has the applicant considered additional site plan layout or other mitigation techniques to reduce impacts upon adjacent residential property and tree removal?

- **How will the adjacent residential uses, particularly to the south, be impacted with use of Minion Drive as the primary access point?**

- **How will the adjacent residential uses, particularly to the south, be impacted with development of the southern parcel for the maintenance building, fuel station, and truck wash?**

The applicant has answered them in a detailed narrative. See applicant's narrative for details.

Items to be Addressed: *None.*

SOUND STUDY

In order to understand noise impacts, we asked the applicant to provide a sound study. The sound study is provided for your review.

The study concludes:

> *The proposed expansion is expected to increase capacity by 40%. This alone is expected to increase the average sound levels from the R + L facility by 1.5 db. While this change in sound level is small and likely not detectable, it is the relocation of truck routes and service buildings to the south of the site that will have the greatest effect on the adjacent community.*
>
> *To reduce the impact of noise from the proposed R + L facility expansion, we recommend installing sound barrier walls along the south area of expansion that includes the maintenance building, truck wash and fuel station. This will help reduce noise from the activities and operations that are the closest to the residents.*

The sound wall will range in height from 12 to 18 feet. The material has not been indicated

Items to be Addressed: *Indicate material of sound wall.*

CONDITIONAL REZONING

The applicant has submitted a Conditional Zoning Statement. The following voluntary condition are offered:

> *The Site will be developed as illustrated on the preliminary site plan drawings, specifically:*
>
> 1. *The existing parcel zoned RM-2 will not contain any buildings or driveways.*
> 2. *Open detention basins and landscaping will occupy the existing parcel zoned RM-2.*
> 3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
> 4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*

5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*

If the site is rezoned, the conditional rezoning conditions will be formulized in a Conditional Rezoning Agreement.

Items to be Addressed: *None*

NATURAL RESOURCES & UTILITIES

Topography: The subject parcel relatively flat.

Woodlands: Per Section 24.67 (4):

The removal or relocation of trees or shrubs shall be limited to those instances:

a. When necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing undue hardship;

b. The tree is dead, diseased, injured and in danger of falling, is too close to proposed or existing structures, interferes with existing utility services, interferes with safe vision clearances, or conflicts with other ordinances or regulations.

Replacement of trees as provided in Section 24-68 shall not apply to removals permitted under this paragraph. This exemption shall not be construed by affected property owners as an exemption from providing new plantings on the development site as a part of a landscaping plan which may be required by the planning commission in order to address the loss of trees or other vegetation due to construction activity.

Replacement trees when required shall be provided as follows:

1. Tree replacement at 100 percent of trees removed will be required except in instances where the location of buildings, structures or grading are necessary to allow the development of the site and replacement of the trees cannot be accommodated on the site.

2. In instances where 100 percent tree replacement, is not feasible as provided in this section, the planning commission may allow reduction of the replacement trees to not less than 30 percent for industrial and business properties and not less than 50 percent replacement for residential properties.

3. Tree replacement as required shall be on the site in question; or, in lieu thereof, monies may be placed in escrow with the township at a fee established by the township for tree purchase and planting on public properties within the township.

4. Street trees required for subdivision may serve as a credit of 50 percent toward the number of replacement trees required.

The applicant has provided a full tree survey of the subject parcel. Per a note provided on Sheet T-1.3 and within the Landscape Calculations on Sheet L-1.0, the applicant is proposing to remove 1,047 trees. According to the applicant they state that of those 1,047 trees, all but 39 are exempt from replacement because there are either invasive species, or in poor quality, or "When necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing undue hardship." Applicant is providing 39 replacement trees.

Wetlands: The subject site includes five (5) wetlands. The wetlands vary in size from 0.03 acres to 0.38 acres in size. The applicant's wetland consultant's opinion is that these are not regulated wetlands. The applicant received confirmation from the MDEQ that these are not regulated wetlands.

Items to be Addressed: *None*

BUILDING AND SITE ARRANGEMENT

As noted, the applicant proposes two areas of expansion:

1). They propose to expand their existing building by 56,800 sq/ft. The majority of the expansion is a 45,900 sq/ft addition to the existing easternmost building. The addition requires the relocation and enlargement of the site's stormwater detention facility; and

2). They propose to develop the southern-most parcel in order to construct a 23,500 sq/ft maintenance building, construct a 8,100 sq/ft truck wash, and relocate the existing onsite fuel station. This southern-most parcel is undeveloped and heavily wooded. They propose to maintain a wooded "collar" of various depth along the southern and eastern property line of this parcel. The southern and eastern property line is adjacent residential uses.

As a result of building expansion, the applicant proposes to utilize Minion Drive as the primary access point. Currently Minion Drive is an unimproved private road. Significant repairs/improvement to Minion will be required.

Items to be Addressed: *None*

HEIGHT, BULK, DENSITY AND AREA

We find the structure and design layout the meets the height, bulk, density and area zoning ordinance requirements:

		Required / Allowed	Provided	Complies with Ordinance
Lot Area		N/A	45 Acres	Complies
Lot Width		N/A	+250 Feet	Complies
Setback	Front	40 feet	98 Feet	Complies
	Side (north)	20 Feet	240 Feet	Complies
	Side (south)	20 Feet	121 Feet	Complies
	Rear	40 Feet	580 Feet	Complies

Building Height (Feet)	40 Feet	30 feet	Complies

In addition to meeting all setback the applicant is maintaining a wooded "collar" of various depth along the southern and eastern property line of this parcel. The minimum depth of the collar is approximately 50 to 60-feet.

Items to be Addressed: *None*

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

Primary site access has been shifted Minion Drive. Currently Minion Drive is an unimproved private road. Significant repairs/improvement to Minion will be required. The applicant notes that Minion Drive will be repaved in coordination with adjacent property owners. Improvements to Minion Drive will be reviewed as part of the final engineering.

In addition is appears there will be a secondary point of access off Emerick Street. The applicant notes that improvements to Emerick Street will be made based upon City of Ypsilanti requirements. The applicant received a letter from City of Ypsilanti stating that though details need to be worked out, they will continue to work with the applicant and do not object to the Township granting preliminary site plan and conditional rezoning at this time.

The applicant has applied a truck turning template to confirm site circulation is sufficient.

Items to be Addressed: *None*

PARKING

Per Section 2104 2.d.(1) the parking requirement is as follows:

Parking Requirements	Number of Spaces Required	Number of Spaces Provided
Warehousing/Storage: Five plus one for every one employee in the largest working shift, or five plus one for every 1,700 square feet of usable floor space, whichever is the greater	5 spaces + 150 employees = 155 spaces or 5 spaces + (180,000/1,700) = 111 spaces. 155 is greater	199 spaces
Barrier-Free Spaces	9 space	9 space

The applicant is adding a 39-space parking lot in the northwest corner of the site and a 30-car space around the maintenance building. Parking is sufficient.

Items to be Addressed: *None.*

EXTERIOR LIGHTING

The applicant is adding thirty-nine (39) building/canopy lights and thirty-one (31) pole mounted lights. The lights meet the maximum 10 foot-candle maximum; however the lighting levels under the canopy are

19.5 foot-candles. The planning commission or zoning official may permit a maximum intensity of 20.0 foot-candles for lighting under a gas station pump island canopy. The Planning Commission is to consider this request.

As we requested, the applicant has reduced the height of the poles and tilted them into the site for those seven (7) poles along the south portion of the site. This will reduce the potential for a nuisance to the adjacent residential properties.

The ordinance requires that all exterior lighting fixtures in non-residential districts shall be turned off between the hours of 11:00 p.m. and sunrise, except where used for security purposes or where the use of the property continues after 11:00 p.m. The applicant notes that this site has 24-hour operations.

Items to be Addressed: *The Planning Commission to consider allowance of a maximum of 19.5 foot-candles under the canopy*

LANDSCAPE STANDARDS AND REQUIREMENTS

Upon thorough review of the site plan landscape requirements, we have determined the landscape plan provided meets the general intent and minimum requirements of the zoning ordinance.

Along the southern property line, the applicant proposes to maintain the existing tree collar, with a minimum depth of 50-60-feet. In addition, the applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

The applicant is providing a dense landscape screen between the proposed detention pond and the multiple family residential use along the eastern property

Items to be Addressed: *None*

BUILDING ELEVATIONS AND FLOOR PLAN

The applicant has submitted colored elevations. The warehousing additions will match the existing metal siding and roof. As set forth Section 2125, where an addition is proposed to an existing building, the Planning Commission may allow the use of existing wall materials for the addition provided that the design of the alteration is consistent with the existing building wall design.

The maintenance building and truck wash are to match the existing metal seamed buildings on site. Though indenting to match the existing buildings on site, Section 2125 only permits new buildings to be a maximum of 75% metal. The other 25% must be a different material including masonry, stone, brick, precast concrete, or glass. Also as set forth in Section 2125, when a particular building design and the materials or combination of materials proposed to be used in exterior walls are found by the Planning Commission, after consultation and review by an appropriate design professional, to be in keeping with the intent and purpose of this section, but which may differ from the strict application of the schedule regulating material use of this section, the Planning Commission may waive the requirements of this section pertaining to materials.

The applicant has provided a written design statement that describes how the selected wall materials and material combinations will be consistent with and enhance the building design.

Items to be Addressed: *Planning Commission to consider written statement seeking relief from Section 2125 for building material use.*

DUMPSTER ENCLOSURE

The applicant is proposing a new dumpster adjacent to the maintenance building. The dumpster will be obscured with vegetation and the sound wall.

Items to be Addressed: *None*

REZONING STANDARDS

As set forth in Sec. 2704. - Criteria for amendment of the official zoning map, the Planning Commission shall consider the following standards:

a) *Consistency with the goals, policies and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

b) *Compatibility of the site's physical, geological, hydrological and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*

c) *Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one of the uses permitted under the current zoning.*

d) *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values compared to uses permitted under current zoning.*

e) *The capacity of township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the "health, safety and welfare" of the township.*

f) *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A traffic impact study in accordance with the requirements of the township traffic impact study ordinance shall be provided if the proposed rezoning district permits uses that could generate 100 or more directional trips during the peak hour, or at least 1,000 more trips per day than the majority of the uses that could be developed under the current zoning, as determined by the community and economic development department.*

g) *The apparent demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, in relation to the amount of land in the township, and surrounding area, currently zoned and available to accommodate the demand.*

h) The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in article XX, schedule of regulations.

i) If a rezoning is appropriate, the requested zoning district shall be more appropriate from the township's perspective than another zoning district.

j) The requested rezoning will not create an isolated and unplanned spot zone.

k) The request has not previously been submitted within the past one year, unless conditions have changed or new information has been provided.

l) Other criteria as determined by the planning commission or township board which would protect the health and safety of the public, protect public and private investment in the township, and enhance the overall quality of life in Charter Township of Ypsilanti.

We recommend the rezoning for the following reasons:

- The applicant significant investment in the site is consistent with Township goals and policies for site improvement, economic development, and job creation.
- The applicant is making significant improvements to Minion Drive, which will improve access for emergency vehicles.
- The proposed expansion of the site is consistent with the surrounding land uses including multiple family residential, light industrial, commercial, and warehousing.
- The applicant is greatly improving the site including stormwater management, site lighting, and site landscaping.
- The site can be accommodated with utilities and services.
- The applicant has made substantial improvements to the site to mitigate impacts upon adjacent properties.

Recommendation: *None.*

AGENCY APPROVALS

The applicant has obtained the following preliminary approvals from the following agencies:

(1) YCUA
(2) City of Ypsilanti (access to Emerick Street)
(3) MDEQ
(4) Washtenaw County Water Resources Commission
(5) MDOT/Washtenaw County Road Commission (if applicable)

Items to be Addressed: *None*

SUMMARY

We applaud the applicant in the proposed investment in the site and find that conceptually the expansion of the operations at this site is appropriate. To address our concerns the applicant has revised their application to better protect adjacent properties:

- The applicant is proposing to improve Minion Drive. Currently Minion is a substandard road that creates public safety issues with emergency vehicle access.
- The applicant is providing to preserve the existing woodland along the southern and portions of the eastern property line. The depth of collar varies, but in no case is less than 50-feet in depth.
- The applicant is proposing to construct a sound wall between the area of disturbance and the woodland collar. The fence varies in height from 12 to 18-feet depending on location. The wall shall have minimal vision impact upon adjacent properties as it is at least 50-feet from any property line, and obscured behind a 50-foot in depth area of existing dense woodlands.
- The applicant is adding additional 8-foot tall evergreen, deciduous, and shrubs to supplement the buffer.

We find that the rezoning standards have been met. The Planning Commission is to consider the allowance of a maximum of 19.5 foot-candles under the canopy and relief from Section 2125 for building material use.

If the Planning Commission grants the requested waivers, we recommend that the Planning Commission recommend conditional rezoning and preliminary site plan approval, with condition that applicant submit an elevation of sound wall as part of the final site plan.

Ben R. Carl

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
R&L Carriers Expansion
43 Emerick Street, 960 Minion Street, and 1441 Russell Street
Preliminary Site Plan and Conditional Rezoning Review

September 3, 2020

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a conditional rezoning and preliminary site plan application from R&L Carriers for the rezoning of the 8.24 acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003 and for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, respectively.

APPLICANT

R&L Carriers
43 Emerick Street
Ypsilanti, MI 48198

CROSS REFERENCES

Zoning Ordinance citations:

- Article V, Section 500, RM-1 and RM-2 Multiple Family Residential Districts
- Article XIV, Section 1400, I-1 Light Industrial District
- Article XXI, Section 2115, Site Plan Review
- Article XXVII, Section 2700, Changes and Amendments

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our procedures.

Planning Consultants (Carlisle/Wortman Associates): CWA reviewed the preliminary site plan and conditional rezoning request in their letter dated August 3, 2020 and recommended approval if the Planning Commission grants the allowance of a maximum of 19.5 foot-candles under the canopy and relief from Section 2125 for exterior building materials with the condition that the applicant shall submit an elevation of the proposed sound wall as a part of the final site plan.

Engineering Consultants (OHM): The Township Engineer recommended approval with the condition that the applicant shall submit a maintenance agreement for Minion Drive shall be submitted with the final site plan in their August 7, 2020 review letter. Engineer Matt Parks also offers comments relating to detailed engineering.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover found the plans acceptable in a letter dated August 11, 2020 and offered comments for detailed engineering.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball recommended approval in a letter dated August 6, 2020.

Washtenaw County Water Resources Commission: WCWRC reviewing agent Theresa Marsik found the plans technically correct in a letter dated June 10, 2020.

Washtenaw County Road Commission: N/A

Michigan Department of Transportation: N/A

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Conditional Rezoning

Motion to table:

"I move to table the request for ***conditional rezoning*** *recommendation of approval to the Township Board of Trustees to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, to consider the comments presented by the Planning Commission during discussion of the project"*

Motion to approve:

"I move to recommend approval to the Township Board of Trustees for the request for the ***conditional rezoning*** *to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, with the following conditions:*

1. *_____"*

Motion to deny:

"I move to recommend denial to the Township Board of Trustees for the request for ***conditional rezoning*** *to rezone the 8.24-acre parcel from RM-2, Multiple Family Residential, to I-1, Light Industrial, located at 1441 Russell Street, parcel K-11-10-160-003, due to the following reasons:*

1. *_____*
2. *_____"*

Preliminary Site Plan

Motion to table:

*"I move to table the request for **preliminary site plan** approval for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, to consider the comments presented by the Planning Commission during discussion of the project"*

Motion to approve:

*"I move to approve the request for a **preliminary site plan** for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, with the following conditions:*

1. *The applicant shall submit an elevation of the proposed sound wall as a part of the final site plan.*
2. *The applicant shall submit a maintenance agreement for Minion Street as a part of the final site plan.*
3. *The Planning Commission grants the allowance of a maximum of 19.5 foot-candles under the canopy.*
4. *The Planning Commission grants relief from Section 2125 for exterior building materials.*
5. *_____"*

Motion to deny:

*"I move to deny the request for **preliminary site plan** approval for the expansion of an existing freight terminal located at 43 Emerick Street, 960 Minion Street, and 1441 Russell Street, parcels K-11-10-280-019, K-11-10-160-002, and K-11-10-160-003, due to the following reasons:*

1._____

2._____"

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

RECEIVED
BY CW
FEB 05 2019
YPSILANTI TOWNSHIP
OCS

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: https://ytown.org

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

I. APPLICATION TYPE

- ☐ Rezoning*
- ☐ Ordinance Text Amendment
- ☒ Conditional Rezoning*
- ☐ Master Plan/Future Land Use Map Amendment

II. PROJECT LOCATION (if applicable)

Address: 1441 RUSSELL ST, Ypsilanti, MI, 48198
Parcel ID #: K-11- 10-160-003
Current Zoning: RM-2 Proposed Zoning (if rezoning): I-1
Lot Number: _____ Subdivision: _____

- ☐ Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: RLR INVESTMENTS Phone: 937-382-2248
Applicant address: 600 GILLIAM RD City: WILMINGTON State: OH Zip: 45177
Fax: — Email: SCOTT.ECCARDO@RLCARRIERS.COM
Is applicant the property owner?

- ☒ YES
- ☐ NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

- ☐ Applicant has attached a letter of interest and written authorization

IV. FEES

Total: $3,000

Breakdown of fee:
Non-refundable: $1,500
Refundable: $1,500

V. APPLICANT SIGNATURE

Applicant Signature | SCOTT ECCARD (Print Name) | 1/15/2019 (Date)

***For rezoning applications only:**
Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Applicant Signature | SCOTT ECCARD (Print Name) | 1/15/2019 (Date)

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: https://ytown.org

OFFICE USE ONLY

Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

- ☐ The application is filled out in its entirety and includes the signature of the applicant
- ☐ A legal description of the property, including the street address and tax code numbers of the subject property
- ☐ A written description of how the requested rezoning satisfies the requirements identified in Section 2703
- ☐ Fees
- ☐ If applicant is not the property owner:
  - ☐ Attached statement of the applicant's interest in the subject property
  - ☐ Name and address of the record owners
  - ☐ Record owners' and other interested parties' signed consent to the petition
- ☐ A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
  - ☐ A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
  - ☐ A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
  - ☐ A boundary survey of the subject property
  - ☐ The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels
  - ☐ The location, width and names of existing streets and public or private easements adjacent to the site
  - ☐ The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
  - ☐ The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board
  - ☐ Existing and proposed zoning classification(s) of the site and adjacent parcels.

*Rezoning/ Conditional Rezoning Only (in addition to information above)

- ☐ If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 2705 for more details.
- ☐ Applicant has agreed to post signage for public notice, adhering to the following guidelines:
  - ☐ Sign will be 3' x 3'
  - ☐ Sign to be painted white
  - ☐ Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Community Development Department at 734 -485-3943"
  - ☐ Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.

R and L CARRIERS
1441 RUSSELL STREET

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement ("Agreement") is entered into between **RLR INVESTMENTS LLC,** a Ohio corporation, the address of which is 600 Gilliam Road, Wilmington Ohio 45177 ("Developer"), and **THE CHARTER TOWNSHIP OF YPSILANTI**, with its principal offices at 7200 S. Huron Drive, Ypsilanti, Michigan 48198 (the "Township").

R E C I T A L S :

A. Developer is the owner of certain real property located in the Township, Washtenaw County, Michigan as more particularly described on Exhibit A attached hereto (the "Property").

B. The Property includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2.

C. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

D. As part of voluntary condition of the rezoning which will result in parcel K-11-10-160-003 to be rezoned from RM-2, Multiple Family Residential to I-1, Light Industrial, the Developer has voluntarily offered the following:

The Property will be developed as illustrated on the preliminary site plan drawings (dated 7-21-20), specifically:

1. The existing parcel formally zoned RM-2 will not contain any buildings or driveways.
2. Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.
3. A minimum pavement setback of 80’ is provided on the south side of the property (20’ minimum by ordinance)
4. A variable width buffer of existing woods will remain as depicted on the preliminary site plans.
5. 30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.

6. Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.

E. The Township requires the execution of a Conditional Zoning Agreement in connection with the approval of a rezoning for the Project. The proposed rezoning is submitted with a Developer's Site Plan. A copy of Developer's Site Plan is attached as Exhibit B hereto ("Site Plan").

F. Any conditions, representations or promises included in the Agreement have been voluntarily offered by the Developer to induce the Township to rezone the land to the proposed classification. The Developer and the Township agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq.

G. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property parcels shall become effective as set forth in Section 6.2 of this Agreement. Once this Agreement is approved by the Ypsilanti Charter Township Board of Trustees, it shall be binding upon the Township, the Developer, and their agents, successors and assigns. The Township Zoning Map shall be updated to reflect the amendment to within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by the Developer and entered into voluntarily by the Developer and the Township.

H. The Developer has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act.

I. This Conditional Rezoning Agreement is made by the Township pursuant to authority granted to the Township under MCLA §125.3405, as amended.

J. The Township's Planning Commission, at its October 27, 2020 meeting, recommending to the Township Board that the Developers, be granted.

K. The Township, by action of its Township Board at its meeting of (inset date) adopted a resolution and has accepted the offer of the Developer to enter into this Conditional Rezoning Agreement, which incorporates the conditions offered by the applicant.

NOW, THEREFORE, the Developer and the Township for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE I

GENERAL TERMS

1.1 Developer and the Township acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

1.2 The terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property and shall run with and bind the Property and shall bind and inure to the benefit of the successors and assigns of the parties to this Agreement.

ARTICLE 2
CONDITIONS FOR REZONING

2.1 **Representation.** The Developer represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.

2.2 **Expiration.** The Developer shall be subject to the expiration of the provisions of Section 6.2 of this Agreement.

ARTICLE 3
REZONING

3.1 **Resolution and Zoning Map Amendment.** Directly after the Township Board approval of this Conditional Rezoning Agreement, the Township Board shall pass a Resolution rezoning the Parcel K-11-10-160-003 from RM-2, Multiple Family Residential to I-1, Light Industrial zoning classification. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Township Clerk's office shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

ARTICLE 4
OBLIGATIONS AND PROPERTY RESTRICTIONS

4.1 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable Township Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable Township Ordinances and State law.

4.2 **Compliance with Township Ordinances.** The Developer shall comply with the Township Code of Ordinances, obtain any necessary approvals and permits for the development of the Property.

4.3 **Reconstruction of Minion Drive.** The Developer shall reconstruct Minion Drive per the approved Engineering Design Standards of the Charter Township of Ypsilanti. The cost of the reconstruction of Minion Drive will be the at the sole expense of the Developer. The Developer has provided the Township with a memorandum of understanding agreeing to this condition attached as Exhibit C to this agreement. The Developer shall provided a performance bond in the form of a surety bond for one hundred percent of the cost of construction as provided for in the construction cost estimate provided by the Developer. This bond shall be maintained until such time as the work has been inspected and approved by the Township.

4.4 **Maintenance of Minion Drive.** The Developer will share in the Private Road Maintenance for Minion Drive as set forth in the Private Road Maintenance Declaration dated July 13, 2021 Exhibit D. The Township shall reserve the right to inspect the condition of Minion Drive and require that the road be maintained in a manner consistent with the approved site plan for the development.

ARTICLE 5
THE TOWNSHIP'S RIGHTS AND OBLIGATIONS

5.1 **Police Powers.** The action of the Township in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the Township relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The Township is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

5.2 **Expiration.** The conditional rezoning shall be subject to Developer obtaining final site plan approval and commencing construction for phase one within two (2) years and fifteen (15) years from for phase two from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the Township. Phase one and two are outlined in Exhibit B. The Township shall have the sole discretion to determine if progress has been diligently pursued by the Developer. The Township, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

5.3 **Zoning if Expired.** If the Conditional Rezoning Agreement shall expire under its own terms and conditions as set forth in Section 5.2, the Township has the right to rezone the property following the amendment procedures set forth in Article 27 of the current Zoning Ordinance.

5.4 **Enforcement.** The Township may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the Township obtains any relief as a result of such litigation, the Developer shall pay all court costs and attorney fees incurred by the Township in connection with such suit.

5.5 **Non-Compliance.** If the Developer is developing the Property in non-compliance with the Conditional Rezoning Agreement, the Township may issue a stop work order as to any or all aspects of the Development; may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy; and may suspend further inspections of any or all aspects of the Development.

ARTICLE 6
GENERAL PROVISIONS

6.1 The **Township's Representations and Warranties.** The Township represents and warrants to the Developer as follows:

a. **Authority.** The Township has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The Township's authority shall be evidenced by appropriate resolutions.

b. **Transfer of Ownership.** The transfer of title of the Property from the Developer to an entity in which the principals of the Developer do not have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of Township Ordinances, including the Township Zoning Ordinance.

d. **Sole Authority.** The Township Board is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with the Developer.

e. **Use.** The intended land use for the Property is a permissible use under the Ypsilanti Township Zoning Ordinance.

f. **Validity of Use.** In the event that the Township Zoning Ordinance is amended such that the use provided for in this Conditional Rezoning Agreement for the Property is no longer a permitted use of right in the

I-1, Light Industrial, the use provided for in this Conditional Rezoning Agreement and continuation of that use shall be governed by the provisions of the Townships Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 22 of the Zoning Ordinance.

g. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Township's Charter, or any agreement to which the Township is a party or by which it is bound.

6.2 **The Developers Representations and Warranties.** The Developer represents and warrants to the Township as follows:

a. **Organization**. The Developer has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

b. **Authorization**. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by the Developer.

c. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.

d. **Disclosure**. No representation or warranty by the Developer, or any statement or certificate furnished to the Townships pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

e. **Litigation**. The Developer has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the Developer or its principals from carrying out the covenants and promises made herein.

f. **Financial**. The Developer is financially able to develop the Property.

g. **Compliance with Laws.** The Developer shall comply with all Laws and all Township ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

6.3 **Effective Date.** The effective date of this Conditional Rezoning Agreement is the date the Agreement is recorded with the Washtenaw County Register of Deeds and a certified copy of the Agreement is filed with the Township Clerk.

The parties hereto have executed this Agreement as of the year and date set forth above.

"DEVELOPER"

RLR INVESTMENTS LLC
a Ohio corporation

By:_____

Its:_____

"TOWNSHIP"

CHARTER TOWNSHIP OF YPSILANTI

By:_____
Brenda Stumbo, Supervisor

By:_____
Heather Jarrell Roe, Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, _____ of _____Corporation, on behalf of the corporation.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, Supervisor, and _____, Clerk of the Charter Township of Ypsilanti, on behalf of the Township.

_____
_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires:_____

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2021-23
In Reference to Ordinance 2021-497

Rezoning of 1441 RUSSELL STREET (K -11-10-160-003)

Whereas, at is regularly scheduled meeting held October 27, 2020, the Charter Township of Ypsilanti (Township) Planning Commission (Commission) recommended that the Township Board approve a voluntary conditional rezoning request pursuant to MCL125.3405 for a certain parcel of property comprising 8.24 acres, commonly identified as 1441 Russell Street, Parcel ID K -11-10-160-003, from the RM-2 (Multiple-Family Residential) zoning district to the I-1 (Light Industrial) zoning district with voluntary conditions in writing by the Applicant.

Whereas, the entire development includes three (3) parcels. Parcels K -11-10-280-019 and K -11-10-160-002 are zoned I-1, General Industrial. Parcel K-11-10-160-003 is zoned RM-2. The Developer desires to conditionally rezone parcel K-11-10-160-003 of the Property from RM-2, Multiple Family Residential to I-1, Light Industrial. The purpose of the rezoning is to develop the Property for the primary purpose of expanding the existing use of the property as a freight terminal.

Whereas, proposed Ordinance No. 2021-497 rezones 1441 Russel Street, Parcel ID K-11-10-160-003, from RM-2 District to I-1 District zoning classification with voluntary conditions of: *The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:*

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

Whereas, the Township Board of Trustees agrees that the rezoning is appropriate.
Now Therefore, Be it Resolved that the Charter Township of Ypsilanti hereby adopts and incorporates by reference Ordinance No. 2021-497 attached hereto, by reference, in its entirety.

Charter Township of Ypsilanti
ORDINANCE 2021-497
An Ordinance Amending Ordinance 2021-497 Township Zoning Ordinance, So As To Rezone 1441 Russell Street, being Parcel ID K-11-10-160-003, From Its Current RM-2 (Multi-Family Residential) District Zoning Classification to I-1 (Light Industrial) District Zoning Classification with voluntary conditions in writing by the Applicant

The Charter Township of Ypsilanti hereby ordains that Ordinance No. 74, adopted May 18, 1994, shall be amended as follows:

Real Property consisting of 8.24 acres of land located at 1441 Russell Street, also known as Parcel ID K-11-10-160-003, and more particularly described as follows:

See attached legal description labeled "Attachment A" shall be rezoned from its current RM-2 (Multi-Family Residential) District zoning classification to the I-1 (Light Industrial) District zoning classification with voluntary conditions of:

The Site will be developed as illustrated on the preliminary site plan drawings (dated 9-29-20), specifically:

1. *The existing parcel formally zoned RM-2 will not contain any buildings or driveways.*
2. *Open detention basins and landscaping will occupy the existing parcel formally zoned RM-2.*
3. *A minimum pavement setback of 80' is provided on the south side of the property (20' minimum by ordinance)*
4. *A variable width buffer of existing woods will remain as depicted on the preliminary site plans.*
5. *30 additional landscape buffer trees will be provided beyond ordinance requirements along the east and south property lines adjacent to single family residents.*
6. *Minion Drive will be reconstructed per the approved engineering standards of the Charter Township of Ypsilanti at the sole cost of the Developer.*

The Zoning Map, as incorporated by reference, in the Charter Township of Ypsilanti Zoning Ordinance is hereby amended by the rezoning of the afore-described parcel of property from its RM-2 District zoning classification to the I-1 District zoning classification.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

This Ordinance shall become effective upon:

1) Recording of a Deed Restriction, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003, setting forth voluntary conditions in writing by the Applicant; and
2) Recording of a Conditional Rezoning Agreement, approved by the Ypsilanti Township Attorney for Parcel ID K-11-10-160- 003; and
3) Publication of this ordinance in a newspaper of general circulation as required by law.

"ATTACHMENT A"

LEGAL DESCRIPTIONS:

Tax Parcel Descriptions

43 EMERICK ST

Parcel Number: K -11-10-280-019

COM AT CENT OF SEC 10, TH N 87-15- 30 W 502.72 FT ALONG E & W 1/4 LINE, TH N 3-4-0 W 331.02 FT FOR PL OF BEG, TH N 87-37-0 W 775.69 FT, TH N 3-39-59 W 261.96 FT, TH N 86-19-31 E 258.03 FT, TH N 3-40-29 W 199.44 FT, TH ALONG A CURVE TO THE L HAVING A RADIUS OF 4691.15 FT AND A CENTRAL ANGLE OF 19-51-9 AND A CHORD BEARING N 82-48-47 E 1719 FT, TH S 17-7-10 E 504.86 FT, TH S 71-53-0 W 341.56 FT, TH ALONG A CURVE TO THE R HAVING A RADIUS OF 2765 FT AND A CENTRAL ANGLE OF 20-30-0 A DISTANCE OF 989.30 FT TO THE POB. CONTAINING 22.78 +/- AC T3S R7E WASHTENAW COUNTY MICHIGAN SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

960 MINION ST

Parcel Number: K -11-10-160-002

COM AT CEN OF SEC, TH S 87 DEG 32' E 982.02 FT ALNG E & W 1/4 LN, TH N02-51-W 1223.37 FT TO P.O.B., TH S02-51E 1223.37 FT, TH N87-32-00W 879.15 FT, TH N02-47-00W 334.45 FT, TH 605.39 FT ALNG ARC OF A CIRCULAR CURVE TO RIGHT RADIUS 2831.0 FT, CHORD S87-07-54W 604.19 FT TH N03-04-00W 66.31 FT, TH ELY 989.30 FT ALNG ARC OF CURVELEFT, RADIUS 2765.0 FT, CHORD N82-08-00E 984.04FT, TH N71-53-00E 341.56 FT, TH N17-07-10W 504.86 FT TO S LN RR ROW, TH ELY ALONG S LINE RR ROW N72-38-58E 303.31 FT TO POB. SEC 10, T3S-R7E, 14.78 AC

1441 RUSSELL ST

Parcel Number: K -11-10-160-003

COM AT CENT OF SEC, TH S87-32-00E 982.02 FT IN E & W 1/4 LINE FOR PL OF BEG, TH N02-51-00W 1223.37 FT, TH N69-58-00E 115.66 FT IN S LINE OF RAILROAD TH N69-27-00E 239.23 FT, TH S02-51-00E 1362 FT, TH N87-16-00W 23.48 FT, TH N87-32-00W 316.23 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4, EXC THAT PART INCLUDED IN CRESTWOOD SUBDIVISION, SEC 10, T3S-R7E. 8.15 AC.

Combined/Overall Parcel Description:

An area of land being located in the North 1/2 Section 10, Town 03 South – Range 07 East, Township of Ypsilanti, County of Washtenaw, State of Michigan; more particularly described as commencing at the Center of Section 10; thence South 88 degrees 03 minutes 40 seconds East, 102.81 feet to the point of beginning of this description; thence North 03 degrees 19 minutes 25 seconds West, 334.87 feet; thence 605.35 feet along the arc of a 2831.00-foot radius curve to the right which has a central angle of 12 degrees 15 minutes 05 seconds and a chord which bears South 85 degrees 44 minutes 06 seconds West, 604.20 feet; thence North 03 degrees 36 minutes 59 seconds West, 66.31 feet; thence North 88 degrees 00 minutes 29 seconds West, 783.27 feet; thence North 04 degrees 08 minutes 29 seconds West, 259.17 feet; thence North 85 degrees 51 minutes 31 seconds East, 258.00 feet; thence North 04 degrees 08 minutes 29 seconds West, 200.00 feet to the south line of the railroad right-of-way; thence 2057.70 feet along the arc of a 4962.68-foot radius curve to the left which has a central angle of 23 degrees 45 minutes 25 seconds and a chord which bears North 80 degrees 29 minutes 54 seconds East, 2043.00 feet; thence North 68 degrees 34 minutes 20 seconds East, 331.64 feet; thence South 03 degrees 21 minutes 49 seconds East, 787.65 feet; thence South 86 degrees 47 minutes 21 seconds West, 153.08 feet; thence South 10 degrees 10 minutes 05 seconds East, 248.31 feet; thence South 05 degrees 21 minutes 55 seconds West, 205.12 feet; thence South 01 degrees 59 minutes 55 seconds West, 110.00 feet; thence North 88 degrees 03 minutes 40 seconds West, 1053.73 feet returning to the point of beginning.

NEW BUSINESS

Memo

Date: September 15, 2021

2777 STATE ROAD
YPSILANTI, MI 48198-9112
Telephone No.: 734.484.4600

TO: **JEFF CASTRO, Director**
FROM: **SCOTT WESTOVER, P.E., Engineering Manager**
CC: **MIKE SHAFFER, Director of Service Operations**
SREE MULLAPUDI, P.E., Director of Wastewater Operations
RYAN STETLER, Director of Maintenance Operations
DWAYNE HARRIGAN, Finance Director
REFERENCE: **CAPITAL IMPROVEMENTS PROGRAM – Upcoming Projects**
Charter Township of Ypsilanti and City of Ypsilanti

This memorandum is written to provide background for upcoming large scale capital improvements to both the water supply and wastewater systems in various areas of the Charter Township of Ypsilanti and City of Ypsilanti. Three of the four projects were identified as recommended solutions to recognized problems in the wastewater system with the proposed water supply improvements needing to be completed in advance of paving improvements proposed by one of the transportation agencies that has jurisdiction over the roads in the Authority service area.

The scope of work for each project has expanded slightly to moderately from the start of design, with more significant increases to the projected costs that have been realized in both material and labor during the past 18 months or so. This memorandum is offered in advance of Authority staff initiating the financing process with the Charter Township of Ypsilanti and City of Ypsilanti.

WWTP Primary Switchgear Replacement

The primary electrical switchgear, which was part of the original wastewater treatment plant (WWTP) construction completed during 1982, has exceeded the design life, has numerous components showing signs of deterioration, and several components that are obsolete. The primary switchgear is located near the southwest corner of the WWTP site and serves as an interface between two independent supplies from the outside power grid. The two independent electrical supplies provide required redundancy to the WWTP, including McGregor Effluent Pump Station, with normal operation supplied from both sources. Should either electrical source fail, the switchgear automatically transfers the entire WWTP load to the other supply.

The project was started during September 2019 and was eligible for funding through a State Revolving Fund (SRF) loan administered by the Michigan Department of Environment, Great Lakes and Energy (EGLE). Construction bids received during January 2021 were significantly higher than expected and the project did not proceed at that time.

Although the project design remains almost identical to the previously bid plans and specifications, the project cost opinion was reviewed and updated and the proposed work was included in a new SRF project plan approved by the Authority Board during the May 2021 meeting and submitted to EGLE immediately thereafter. The project is tentatively scheduled for a second quarter loan closing during the current fiscal year with an expected total project cost of $3.125 million.

State Street Pump Station and Force Main Improvements

Following a significant storm event during May 2019 that resulted in sewage backing up into approximately 60 basements in the West Willow neighborhood, the capacity of the existing State Street pump station as well as the sanitary sewer system both upstream and downstream of the facility were analyzed. The analysis was completed during July 2020 and design engineering was authorized the following month.

The primary focus of the analysis was on the complicated hydraulic profile upstream of the station and appropriate sizing of the pumps to minimize sewage backups in the neighborhood. During the design phase, hydraulic profile challenges were identified downstream of the pump station and have resulted in the proposed replacement force main being extended further away from the facility to minimize the likelihood of surcharging the receiving gravity sanitary sewers.

The State Street pump station and force main, both of which are assets of the Township division of the Authority, were included in the recent SRF project plan with the project tentatively scheduled for a second quarter loan closing during the current fiscal year with an expected total project cost of $3.55 million.

Snow Road Sanitary Sewer River Crossing

Following the same May 2019 storm event that adversely affected the neighborhood upstream of the State Street pump station, a sanitary sewer overflow occurred on the south side of the Huron River across from the Snow Road pump station in the Township. An analysis of the existing sanitary sewer identified the need for additional capacity between the south side of the Huron River and the pump station on the north side.

Design work was initiated during January 2020 and has progressed slowly but steadily since. Several construction methods were investigated before it was determined that open-cut installation of a new sanitary sewer parallel to the existing pipe would be the most practical. However, proposed open-cut excavation of the river has created numerous additional permitting and design requirements not normally associated with typical underground construction projects pursued by the Authority. The project is anticipated to be financed by a bond issued on the open market with an expected total project cost of $8.7 million. The project schedule is expected to be similar to the second quarter SRF loan closings.

M-17 and US-12 Water System Improvements

As a follow up to the project recently completed by the Authority on West Cross Street in the City of Ypsilanti, the next phases of the project will replace existing old and mostly undersized water mains along Washtenaw Avenue between West Cross Street and Hamilton Street, Hamilton Street between Washtenaw Avenue and I-94, Huron Street between I-94 and West Cross Street, and Michigan Avenue between Huron Street and Hamilton Street. In addition to replacement of the water mains, a number of the existing water services within the project limits have been identified as needing to be replaced to satisfy the lead and copper rule mandated by the EGLE. A limited amount of repairs are to the sanitary sewer system within the corridor will also be completed during the project. The water supply system improvements will be constructed in advance of road and drainage improvements being implemented by the Michigan Department of Transportation (MDOT).

Design work was initiated during August 2020 and has progressed steadily since. Similar to the recent work on West Cross Street, both a significantly greater amount of temporary traffic control required by MDOT as well as numerous contingency bid items to accommodate unanticipated conditions are included than the typical Authority underground construction project. The project is anticipated to be financed by a bond issued on the open market with an expected total project cost of $11.9 million. The project schedule is expected to be similar to the second quarter SRF loan closings.

Charter Township of Ypsilanti

RESOLUTION 2021-28

APPROVING CONTRACT
AND AUTHORIZING NOTICE
(State Street Pump Station Improvements)

Minutes of a regular meeting of the Township Board (the "Governing Body") of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the "Local Unit"), held on the 16th day of November, 2021, at 7:00 o'clock p.m., prevailing Eastern Time.

PRESENT: Members: _____

_____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____ and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain improvements to the wastewater system, consisting of the acquisition, construction and installation of improvements to the State Street pump station in the Local Unit, including replacement and extension of force main further from the facility, together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the "Improvements"); and

WHEREAS, an SRF Contract (the "Contract") has been prepared between the Local Unit and the Ypsilanti Community Utilities Authority (the "Authority") whereby the Authority will issue its bonds (the "Bonds") on behalf of the Local Unit to provide for the financing of the Local Unit's share of the cost of the acquisition, construction and installation of the Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Improvements and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Approval of Contract; Effectiveness. The Contract is hereby approved and the Supervisor and the Clerk of the Local Unit are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Local Unit; provided, however, that the Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the ***Washtenaw Legal News***, a newspaper of general circulation within the Local Unit, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Local Unit of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. Rescission. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

AYES: Members: _____

_____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

_____
Heather Jarrell Roe, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on November 16, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Heather Jarrell Roe, Township Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the "Local Unit") has approved by resolution the execution of a contract (the "Contract") with the Ypsilanti Community Utilities Authority (the "Authority") pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the State Street pump station in the Local Unit, including replacement and extension of force main further from the facility, together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the "Improvements"), and will issue its bonds in the principal amount not to exceed $3,600,000 to finance the cost of the acquisition and construction of such Improvements for the Local Unit AND THE LOCAL UNIT WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

LOCAL UNIT'S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be issued in the principal amount of not to exceed $3,600,000, will mature serially over a period of not to exceed twenty-five (25) years from the date of issuance of the bonds, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two percent (2.0%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Local Unit's pledge of its limited tax full faith and credit for the prompt and timely payment of the Local Unit's obligations as expressed in the Contract. THE LOCAL UNIT WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE LOCAL UNIT TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE LOCAL UNIT TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY'S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Local Unit without vote of the electors as permitted by law unless a petition requesting an election on the question of the Local Unit entering into the Contract, signed by not less than 10% of the registered electors of the Local Unit, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Local Unit qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk's office.

Heather Jarrell Roe
Clerk
Charter Township of Ypsilanti

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SRF CONTRACT

THIS SRF CONTRACT, dated as of November 17, 2021, by and between the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the "Authority"), and the CHARTER TOWNSHIP OF YPSILANTI (hereinafter referred to as the "Local Unit") located in the County of Washtenaw, Michigan,

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as "Act 233"), for the purposes set forth in Act 233 and the Local Unit being a constituent member of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health and welfare of the present and future residents of the Local Unit to acquire and construct certain wastewater system improvements in the Local Unit, consisting of the acquisition, construction and installation of improvements to the State Street pump station in the Local Unit, including replacement and extension of force main further from the facility, together with all necessary appurtenances and attachments thereto, to serve the Local Unit; and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority's consulting engineers (the "Consulting Engineers"), which said estimate of cost totals not to exceed $3,600,000; and

WHEREAS, the Local Unit is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of the Local Unit with improved sanitary sewer system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of the Local Unit; and

WHEREAS, the Authority and the Local Unit are each agreeable to the execution of this Contract by and between themselves, the Contract to provide, among other things, for the financing of the cost of said improvements; and

WHEREAS, the Local Unit has approved and authorized the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for the Local Unit upon expiration of a period of forty-five days following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit;

NOW, THEREFORE, in consideration of the premises and the covenants made herein, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. Approval of Improvements. The Authority and the Local Unit again approve the establishment of sanitary sewer system improvements in the Local Unit under the provisions of Act 233, consisting of the replacement and extension of force main, together with all necessary appurtenances and attachments thereto, to serve the Local Unit, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. Designation of System. The system referred to in Section 1 above is hereby designated as YPSILANTI COMMUNITY UTILITIES AUTHORITY WASTEWATER SYSTEM (Charter Township of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Local Unit Consent to Use of Public Rights of Way. The Local Unit hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in such Local Unit for the purpose of constructing, operating and maintaining the System and any improvements, enlargements and extensions thereto.

SECTION 4. Local Unit Consent to Service. The System is designed to serve areas in the Local Unit as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and the Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in the Local Unit.

SECTION 5. Approval of Plans and Cost Estimate. The Authority and the Local Unit hereby approve and confirm the plans for the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of $3,600,000 and the Local Unit's share thereof of not to exceed $3,600,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. Contracts for System Improvements; Cost Increases. The Authority will take bids for the acquisition and construction of the System and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless the Local Unit, by resolution of its legislative body, (a) approves said increased total cost and the Local Unit's share thereof, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of the Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. Acquisition and Construction of System by Authority; Local Unit Payment. The System shall be acquired and constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction

contracts, the approval of work and materials thereunder, and construction supervision, shall be in the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. The Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition any costs incurred by the Local Unit in connection with the acquisition or construction of the System, including engineering expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority bonds as described in Section 9 hereof.

SECTION 8. System Operation by Authority; Local Unit Benefit. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be acquired, constructed, operated, administered and maintained for the sole use and benefit of the Local Unit and its users.

SECTION 9. Issuance of Bonds by Authority. To provide for the construction and financing of the System in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds, in one or more series, in the aggregate principal amount of not to exceed $3,600,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance the cost of the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of the Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to the Michigan Finance Authority.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the acquisition and construction of the System as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to the Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction and acquisition of the System necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of the Local Unit as permitted by law and investment income shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable

regulations thereunder (the "Code"), in such a manner as to cause the bonds to be "arbitrage bonds" within the meaning of Code § 103(b)(2) and §148.

SECTION 10. Local Unit Payments. That cost of the System shall be charged to and paid by the Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the System to be financed with the issuance of one or more series of bonds of the Authority ($3,600,000) shall be paid by the Local Unit to the Authority in annual installments (corresponding to principal payments on each series of the bonds on the next April 1st of each year) on March 15 of each year, as follows:

2023	$150,000
2024	155,000
2025	155,000
2026	160,000
2027	160,000
2028	165,000
2029	170,000
2030	170,000
2031	175,000
2032	175,000
2033	180,000
2034	185,000
2035	185,000
2036	190,000
2037	195,000
2038	200,000
2039	200,000
2040	205,000
2041	210,000
2042	215,000

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on April 1 of each year, commencing with the year 2023, or such other year as determined at the time the bonds are sold to the Michigan Finance Authority, corresponding to the principal amount of the above installments, and the Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on March 15, 2022, as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed two percent (2.0%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by the Local Unit, or from other actions taken in connection with the System, the Authority shall notify the Local Unit of the amount of such fees and other costs and expenses, and the Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet such fees and other costs and expenses. The principal payment date may be adjusted to October 1 at the time the

bonds are sold to the Michigan Finance Authority but shall be payable in not more than twenty annual installments.

Should cash payment be required from the Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, the Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of its agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. The Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish the Local Unit with a complete schedule of installments of principal and interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2022, advise the Local Unit, in writing, of the exact amount of principal and interest installments due on the Authority bonds on the next succeeding April 1, and payable by the Local Unit on March 15, as hereinbefore provided, and the exact amount of interest installment due on the bonds of the Authority on the next succeeding October 1, and payable by the Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Local Unit Limited Tax Full Faith and Credit Pledge. The Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing January 1, 2022, set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional, statutory and charter tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Advance Payment by Local Unit. The Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Additional Payments by Local Unit. The Local Unit may pay additional

moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. Payment Default by Local Unit; Withholding of State Payments. In the event the Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to the Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the obligations of the Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to the Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of the Local Unit to make its payments in the manner and at the times required by this Contract, including the right of the Authority to direct the Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. Local Unit Payment Obligation. It is specifically recognized by the Local Unit that the debt service payments required to be made by it pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and the Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. Additional Bonds. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete the Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the Local Unit's share of completing the System and to increase the annual payments required to be made by the Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and the Local Unit shall be committed to retire such amount of bonds as may be necessary to pay the Local Unit's share of the costs of the System whether or not in excess of those presently estimated herein. Any such additional bonds shall comply with the requirements of Act 233 and any increase in the annual payments shall be made in the manner and at the times

specified in this Contract. In lieu of such additional bonds, the Local Unit may pay over to the Authority, in cash, sufficient moneys to complete the Local Unit's share of the System.

SECTION 17. Surplus Bond Proceeds. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of the Local Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of the Local Unit; subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by the Local Unit hereunder.

SECTION 18. Voidability. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. Bondholders' Rights. The Authority and the Local Unit each recognize that the owners from time to time of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore, covenanted and agreed by the Authority and the Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Unit and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. Contract Term. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of thirty (30) years. At such time within said 30-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of the Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. Indemnification. The parties hereto hereby expressly agree that the Authority shall not be liable for and the Local Unit shall pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the ownership, acquisition, construction, operation, maintenance and repair of the System, this Contract, or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by the Local Unit from liability for such

claims, actions, demands, expenses, damages and losses, however caused or however arising, including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, the Local Unit will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, the Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, the Local Unit shall, upon written notice and demand from the Authority, but will not, without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. Successors and Assigns. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. Effectiveness of Contract. This Contract shall become effective upon (i) approval by the legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit, and (iv) due execution by the Supervisor and Township Clerk of the Local Unit and by the Chair and Secretary of the Authority.

SECTION 24. Downward Adjustment of Bond Amount. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of bonds for the Local Unit's share to be issued than $3,600,000, the Director of the Authority and the Treasurer of the Local Unit are each authorized on behalf of the Authority and the Local Unit, respectively, to agree to a revised principal amount of the Bonds and a revised maturity schedule and to approve the same as an addendum to this Contract. If a lower amount of bonds is required and if such lower amount and revised maturity schedule is agreed to and approved by the Director of the Authority and the Treasurer, respectively, this Contract shall be construed as referring to the reduced principal amount of said bonds and the revised maturity schedule therefor.

SECTION 25. Counterparts. This Contract may be executed in several counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES AUTHORITY

_____

By: _____
Chair

_____

By: _____
Secretary

In the presence of:

CHARTER TOWNSHIP OF YPSILANTI

_____

By: _____
Supervisor

_____

By: _____
Township Clerk

38342295.1/099369.00045

Charter Township of Ypsilanti

RESOLUTION 2021-29

RESOLUTION APPROVING CONTRACT
AND AUTHORIZING NOTICE
(Snow Road Improvements)

Minutes of a regular meeting of the Township Board (the "Governing Body") of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the "Township"), held on the 16th day of November, 2021, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: _____

_____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____ and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road sanitary sewer main in the Township, including installation of a new sanitary sewer parallel to the existing pipe, together with all necessary appurtenances and attachments thereto, to serve the Township (the "Improvements"); and

WHEREAS, a Contract has been prepared between the Township and the Ypsilanti Community Utilities Authority (the "Authority") whereby the Authority will issue its bonds (the "Bonds") on behalf of the Township to provide for the financing of the Township's share of the cost of the acquisition, construction and installation of the Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Improvements and for providing the needed services;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Approval of Contract; Effectiveness. The Contract is hereby approved and the Supervisor and the Township Clerk of the Township are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Township; provided, however, that the Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the **Washtenaw Legal News**, a newspaper of general circulation within the Township, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Township of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. Reimbursement Declarations. The Township makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) As of the date hereof, the Township reasonably expects to reimburse itself for the expenditures described in (b) below with proceeds of debt to be incurred by the Township.

(b) The expenditures described in this paragraph (b) are for the costs of acquiring and constructing the Improvements which were or will be

paid subsequent to sixty (60) days prior to the date hereof.

(c) The maximum principal amount of debt expected to be issued for the Improvements, including issuance costs, shall not exceed $6,900,000.

4. Rescission. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

AYES: Members: _____

_____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

_____
Heather Jarrell Roe, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on November 16, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Heather Jarrell Roe, Township Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the "Township") has approved by resolution the execution of a contract (the "Contract") with the Ypsilanti Community Utilities Authority (the "Authority") pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire and construct certain wastewater system improvements, consisting of the acquisition, construction and installation of improvements to the Snow Road sanitary sewer main in the Township, including installation of a new sanitary sewer parallel to the existing pipe, together with all necessary appurtenances and attachments thereto, to serve the Township and will issue its bonds in the principal amount of not to exceed $6,900,000 to finance the cost of such improvements for the Township AND THE TOWNSHIP WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

TOWNSHIP'S CONTRACT OBLIGATIONS

It is presently contemplated that said bonds will be in the principal amount of not to exceed $6,900,000, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale but in no event to exceed the maximum rate of interest per annum permitted by law on the balance of the bonds from time to time remaining unpaid. The Contract includes the Township's pledge of its limited tax full faith and credit for the prompt and timely payment of the Township's obligations as expressed in the Contract. THE TOWNSHIP WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE TOWNSHIP TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE TOWNSHIP TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY'S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Township without vote of the electors as permitted by law unless a petition requesting an election on the question of the Township entering into the Contract, signed by not less than 10% of the registered electors of the Township, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Township qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk's office.

Heather Jarrell Roe
Clerk, Charter Township of Ypsilanti

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CONTRACT

THIS CONTRACT, dated as of November 17, 2021, by and between the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the "Authority"), and the CHARTER TOWNSHIP OF YPSILANTI (hereinafter referred to as the "Local Unit") located in the County of Washtenaw, Michigan,

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as "Act 233"), for the purposes set forth in Act 233 and the Local Unit being a constituent member of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health and welfare of the present and future residents of the Local Unit to acquire and construct certain wastewater system improvements in the Local Unit, consisting of the acquisition, construction and installation of improvements to the Snow Road sanitary sewer main in the Local Unit, including installation of a new sanitary sewer parallel to the existing pipe, together with all necessary appurtenances and attachments thereto, to service the Local Unit; and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority's consulting engineers (the "Consulting Engineers"), which said estimate of cost totals not to exceed $6,900,000; and

WHEREAS, the Local Unit is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of the Local Unit with improved water supply system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of the Local Unit; and

WHEREAS, the Authority and the Local Unit are each agreeable to the execution of this Contract by and between themselves, the Contract to provide, among other things, for the financing of the cost of said improvements; and

WHEREAS, the Local Unit has approved and authorize the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for the Local Unit upon expiration of a period of forty-five days following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit.

NOW, THEREFORE, in consideration of the premises and the covenants made herein,

THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. Approval of Improvements. The Authority and the Local Unit again approve the establishment of sanitary sewer system improvements in the Local Unit under the provisions of Act 233, together with all necessary appurtenances, attachments and rights in land adequate and sufficient to furnish such service to the area of the Local Unit, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. Designation of System. The system referred to in Section 1 above is hereby designated as YPSILANTI COMMUNITY UTILITIES AUTHORITY WASTEWATER SYSTEM (Charter Township of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Local Unit Consents of Public Rights of Way. The Local Unit hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in such Local Unit for the purpose of constructing, operating and maintaining the System and any improvements, enlargements and extensions thereto.

SECTION 4. Local Unit Consent to Service. The System is designed to serve areas in the Local Unit as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and the Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in the Local Unit.

SECTION 5. Approval of Plans and Cost Estimate. The Authority and the Local Unit hereby approve and confirm the plans for the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of $6,900,000 and the Local Unit's share thereof of not to exceed $6,900,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. Contracts for System Improvements. The Authority will take bids for the acquisition and construction of the System and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless the Local Unit, by resolution of its legislative body, (a) approves said increased total cost and the Local Unit's share thereof, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of the Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. Acquisition and Construction of System by Authority; Local Unit Payment.

The System shall be acquired and constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction contracts, the approval of work and materials thereunder, and construction supervision, shall be in the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. The Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition any costs incurred by the Local Unit in connection with the acquisition or construction of the System, including engineering expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority Bonds.

SECTION 8. System Operation by Authority; Local Unit Benefit. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be acquired, constructed, operated, administered and maintained for the sole use and benefit of the Local Unit and its users.

SECTION 9. Issuance of Bonds by Authority. To provide for the construction and financing of the System in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds in the principal amount of not to exceed $6,900,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance the cost of the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of the Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to an underwriter or other qualified purchaser.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the acquisition and construction of the System as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to the Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction and acquisition of the System necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of the Local Unit as permitted by law and investment income

shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder (the "Code"), in such a manner as to cause the bonds to be "arbitrage bonds" within the meaning of Code § 103(b)(2) and §148.

SECTION 10. Local Unit Payments. That cost of the System shall be charged to and paid by the Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the System to be financed with the issuance of bonds of the Authority ($6,900,000) shall be paid by the Local Unit to the Authority in annual installments (corresponding to principal payments on the bonds on the next April 1st of each year) on March 15 of each year, as follows:

2023	$225,000
2024	255,000
2025	275,000
2026	100,000
2027	265,000
2028	315,000
2029	330,000
2030	340,000
2031	350,000
2032	360,000
2033	370,000
2034	375,000
2035	385,000
2036	395,000
2037	405,000
2038	415,000
2039	420,000
2040	430,000
2041	440,000
2042	450,000

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on April 1 of each year, commencing with the year 2023, corresponding to the principal amount of the above installments, and the Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on March 15, 2022, as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed five percent (5.0%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by the Local Unit, or from other actions taken in connection with the System, the Authority shall notify the Local Unit of the

amount of such fees and other costs and expenses, and the Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet such fees and other costs and expenses.

Should cash payment be required from the Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, the Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of their agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. The Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish the Local Unit with a complete schedule of installments of principal and interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2022, advise the Local Unit, in writing, of the exact amount of principal and interest installments due on the Authority bonds on the next succeeding April 1, and payable by the Local Unit on March 15, as hereinbefore provided, and the exact amount of interest installment due on the bonds of the Authority on the next succeeding October 1, and payable by the Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Local Unit Limited Tax Full Faith and Credit Pledge. The Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing January 1, 2022, set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional, statutory and charter tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Advance Payment by Local Unit. The Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Additional Payments by Local Unit. The Local Unit may pay additional moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. Payment Default by Local Unit; Withholding of State Payments. In the event the Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to the Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the obligations of the Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to the Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of the Local Unit to make its payments in the manner and at the times required by this Contract, including the right of the Authority to direct the Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. Local Unit Payment Obligation. It is specifically recognized by the Local Unit that the debt service payments required to be made by it pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and the Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. Additional Bonds. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete the Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the Local Unit's share of completing the System and to increase the annual payments required to be made by the Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and the Local Unit shall be committed to retire such amount of bonds as may be necessary to pay the Local Unit's share of the costs of the System whether or not in excess of

those presently estimated herein. Any such additional bonds shall comply with the requirements of Act 233 and any increase in the annual payments shall be made in the manner and at the times specified in this Contract. In lieu of such additional bonds, the Local Unit may pay over to the Authority, in cash, sufficient moneys to complete the Local Unit's share of the System.

SECTION 17. Surplus Bond Proceeds. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of the Local Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of the Local Unit; subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by the Local Unit hereunder.

SECTION 18. Voidability. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. Bondholders' Rights. The Authority and the Local Unit each recognize that the owners from time to time of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore, covenanted and agreed by the Authority and the Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Unit and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. Contract Term. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of thirty (30) years. At such time within said 30-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of the Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. Indemnification. The parties hereto hereby expressly agree that the Authority shall not be liable for and the Local Unit shall pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way

connected with the ownership, acquisition, construction, operation, maintenance and repair of the System, this Contract, or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by the Local Unit from liability for such claims, actions, demands, expenses, damages and losses, however caused or however arising, including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, the Local Unit will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, the Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, the Local Unit shall, upon written notice and demand from the Authority, but will not, without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. Successors and Assigns. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. Effectiveness of Contract. This Contract shall become effective upon (i) approval by the legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit, and (iv) due execution by the Supervisor and Township Clerk of the Local Unit and by the Chair and Secretary of the Authority.

SECTION 24. Downward Adjustment of Bond Amount. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of Bonds for the Local Unit's share to be issued than $6,900,000, the Director of the Authority and the Treasurer of the Local Unit are each authorized on behalf of the Authority and the Local Unit, respectively, to agree to a revised principal amount of the Bonds and a revised maturity schedule and to approve the same as an addendum to this Contract. If a lower amount of Bonds is required and if such lower amount and revised maturity schedule is agreed to and approved by the Director of the Authority and the Treasurer, respectively, this Contract shall be construed as referring to the

reduced principal amount of said Bonds and the revised maturity schedule therefor.

SECTION 25. Counterparts. This Contract may be executed in several counterparts.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES AUTHORITY

_____

By: _____
Chair

_____

By: _____
Secretary

In the presence of:

CHARTER TOWNSHIP OF YPSILANTI

_____

By: _____
Supervisor

_____

By: _____
Township Clerk

38342787.1/099369.00045

Charter Township of Ypsilanti

RESOLUTION 2021-30

RESOLUTION APPROVING CONTRACT
AND AUTHORIZING NOTICE
(Primary Switchgear)

Minutes of a regular meeting of the Township Board (the "Governing Body") of the Township of Ypsilanti, County of Washtenaw, State of Michigan (the "Township"), held on the 16th day of November, 2021, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: _____

_____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____ and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain improvements to the wastewater treatment plant, consisting of replacement of the primary switchgear for the electrical supply to the plant, together with all necessary appurtenances and attachments thereto (the "Project"), to serve the Township and the City of Ypsilanti (the "City"); and

WHEREAS, a contract (the "Contract") has been prepared among the Township, the City and the Ypsilanti Community Utilities Authority (the "Authority") whereby the Authority will issue its bonds (the "Bonds") on behalf of the Township and the City to provide for the financing of costs of the Project; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the Project and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Contract is hereby approved and the Supervisor and the Clerk of the Township are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Township; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the ***Washtenaw Legal News***, a newspaper of general circulation within the Township, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Township of the details of the proposed Contract and the rights of referendum thereunder.

2. The Township Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

AYES: Members: _____

_____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

_____
Heather Jarrell Roe, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on November 16, 2021, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____
Heather Jarrell Roe, Township Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the "Township") has approved by resolution the execution of a contract (the "Contract") with the Ypsilanti Community Utilities Authority (the "Authority") and the City of Ypsilanti (the "City") pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire, construct and install certain improvements to the wastewater treatment plant, consisting of replacement of the primary switchgear for the electrical supply to the plant, together with all necessary appurtenances and attachments thereto to service the Township and the City and will issue its bonds in the principal amount not to exceed $3,125,000 to finance the cost of the acquisition and construction of such wastewater improvements for the Township and the City AND THE TOWNSHIP WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE ITS PERCENTAGE SHARE OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

TOWNSHIP'S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be in the principal amount of not to exceed $3,125,000, of which the Township's "Local Unit Share" (as that term is defined in the Contract and is based on the Township's annual usage of the wastewater system) is initially 75.77%, subject to adjustment annually, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two percent (2.0%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Township's pledge of its limited tax full faith and credit for the prompt and timely payment of the Township's obligations as expressed in the Contract. THE TOWNSHIP WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE TOWNSHIP TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY ITS SHARE OF THE PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE TOWNSHIP TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY'S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Township without vote of the electors as permitted by law unless a petition requesting an election on the question of the Township entering into the Contract, signed by not less than 10% of the registered electors of the Township, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Township qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk's office.

Heather Jarrell Roe
Clerk, Charter Township of Ypsilanti

SRF CONTRACT

THIS SRF CONTRACT, dated as of November 17, 2021, by and among the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the "Authority"), the CHARTER TOWNSHIP OF YPSILANTI (the "Township") and the CITY OF YPSILANTI (the "City," together with the Township referred to as the "Local Units") both located in the County of Washtenaw, Michigan,

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as "Act 233"), for the purposes set forth in Act 233 and the Local Units being constituent members of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health and welfare of the present and future residents of the Local Units to acquire and construct certain improvements to the wastewater treatment plant, consisting of replacement of the primary switchgear for the electrical supply to the plant, together with all necessary appurtenances and attachments thereto be acquired and constructed to service the Local Units (the "Project"); and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority's consulting engineers (the "Consulting Engineers"), which said estimate of cost totals not to exceed $3,125,000; and

WHEREAS, each of the Local Units is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of each of the Local Units with improved wastewater system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of each of the Local Units; and

WHEREAS, the Authority and the Local Units are each agreeable to the execution of this Contract, by and between themselves, to provide, among other things, for the financing of the cost of the Project; and

WHEREAS, each of the Local Units has approved and authorized the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for each of the Local Units upon expiration of a period of forty-five days following publication by each of the Local Units of its respective notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the respective Local Unit;

NOW, THEREFORE, in consideration of the premises and the covenants made herein, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. The Authority and the Local Units each have previously approved and again approve the establishment of wastewater system improvements in the Local Units under the provisions of Act 233, together with all necessary appurtenances, attachments and rights in land adequate and sufficient to furnish such service to the area of each of the Local Units, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. The system referred to in Section 1 above is designated as YPSILANTI COMMUNITY UTILITIES AUTHORITY WASTEWATER SYSTEM (City of Ypsilanti and Charter Township of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Each of the Local Units hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in each Local Unit for the purpose of performing the Project.

SECTION 4. The System is designed to serve areas in each of the Local Units as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and each Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in each Local Unit.

SECTION 5. The Authority and each of the Local Units hereby approve and confirm the plans for the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of $3,125,000 and the Local Units' combined share thereof (100%) of $3,125,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. The Authority will take bids for the construction of the Project and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless each of the Local Units, by resolution of its legislative body, (a) approves said increased total cost, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of each Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. The Project shall be constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction contracts, the approval of work and materials thereunder, and construction supervision, shall be in the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. Each Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition, any costs incurred by any Local Units in connection with the acquisition

or construction of the System, including engineering expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority Bonds.

SECTION 8. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be improved upon, operated, administered and maintained for the sole use and benefit of the Local Units and their respective users, including contract customers.

SECTION 9. To provide for the construction and financing of the Project in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds, in one or more series, in the aggregate principal amount of not to exceed $3,125,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance each of the Local Units' share of the cost of the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of each Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to the Michigan Finance Authority.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the construction of the Project as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to each Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction of the Project necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of each Local Unit as permitted by law and investment income shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder (the "Code"), in such a manner as to cause the bonds to be "arbitrage bonds" within the meaning of Code § 103(b)(2) and §148.

SECTION 10. The cost of the System shall be charged to and paid by each Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the Project to be financed with the issuance of one or more series of bonds of the Authority ($3,125,000) shall be paid by the Local Units to the Authority in annual installments (corresponding to principal payments on each series of the bonds on the next April 1st of each year) on March 15 of each year, as follows:

2023	$130,000
2024	130,000
2025	135,000
2026	140,000
2027	140,000
2028	145,000
2029	145,000
2030	150,000
2031	150,000
2032	155,000
2033	155,000
2034	160,000
2035	165,000
2036	165,000
2037	170,000
2038	170,000
2039	175,000
2040	180,000
2041	180,000
2042	185,000

Each Local Unit shall pay its Local Unit Share (as hereinafter defined) of each payment required to be made by the Local Units to the Authority pursuant to this Section 10 of the Contract. "Local Unit Share" means initially for each Local Unit, the percentage of each payment as follows:

Charter Township of Ypsilanti	75.77%
City of Ypsilanti	24.23%

The Local Unit Share is subject to adjustment on an annual basis based upon existing agreements between the Local Units.

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on April 1 of each year, commencing with the year 2022, corresponding to the principal amount of the above installments, and each Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on March 15, 2022 as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed two percent (2.0%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by each Local Unit, or from other actions taken in

connection with the System, the Authority shall notify each Local Unit of the amount of such fees and other costs and expenses, and each Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet such fees and other costs and expenses. The principal payment date may be adjusted to October 1 at the time the bonds are sold to the Michigan Finance Authority but shall be payable in not more than twenty annual installments.

Should cash payment be required from each Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, each Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of their agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. Each Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish each Local Unit with a complete schedule of installments of principal and interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2022, advise each Local Unit, in writing, of the exact amount of interest installment due on the Authority bonds on the next succeeding April 1, and payable by each Local Unit on March 15, as hereinbefore provided, and the exact amount of principal and interest installments due on the bonds of the Authority on the next succeeding October 1, and payable by each Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Each Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its respective obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing January 1, 2022 for the Township and July 1, 2021 for the City set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional, statutory and charter tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Each Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the respective Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Each Local Unit may pay additional moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. In the event a Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to such Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the obligations of such Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to such Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of each Local Unit to make its respective payments in the manner and at the times required by this Contract, including the right of the Authority to direct each Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. It is specifically recognized by each Local Unit that the debt service payments required to be made by each pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and each Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete each Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the respective Local Unit's share of completing the System and to increase the annual payments required to be made by each Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and each Local Unit shall be committed to retire such amount of bonds as may be necessary to pay each Local Unit's share of the costs of the System whether or not in excess of those presently estimated herein. Any such additional bonds shall comply with the requirements of Act 233 and any increase in the annual payments shall be made in the manner and at the times specified in this

Contract. In lieu of such additional bonds, each Local Unit may pay over to the Authority, in cash, sufficient moneys to complete each Local Unit's share of the System.

SECTION 17. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of any Local Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of said Local Units; subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by said Local Units hereunder.

SECTION 18. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. The Authority and Local Units each recognize that the owners of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore, covenanted and agreed by the Authority and each Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Units and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of thirty (30) years. At such time within said 30-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of each Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. The parties hereto hereby expressly agree that the Authority shall not be liable for and each Local Unit shall, to the extent legally available, pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the Project; the ownership, acquisition, construction, operation, maintenance and repair of the System; this Contract; or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by each Local Unit from liability for such claims, actions, demands, expenses, damages and losses, however caused or however arising,

including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, each Local Unit, to the extent legally available, will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, each Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, each Local Unit shall, upon written notice and demand from the Authority, but not without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. This Contract shall become effective upon (i) approval by each legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by each Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of such Local Unit, and (iv) due execution by the Supervisor and Township Clerk of the Township, the Mayor and City Clerk of the City and by the Chair and Secretary of the Authority.

SECTION 24. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of Bonds for each Local Unit's share to be issued than $3,125,000, the Authority shall be automatically authorized to reduce the amount of Bonds sold and the annual principal installments specified in Section 10 of this Contract shall be automatically revised according to the new debt service schedule for the Bonds, without the necessity of publication of notice of such revision.

SECTION 25. This Contract may be executed in several counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES AUTHORITY

_____

By: _____
Chair

_____

By: _____
Secretary

In the presence of:

CHARTER TOWNSHIP OF YPSILANTI

_____

By: _____
Supervisor

_____

By: _____
Township Clerk

In the presence of:

CITY OF YPSILANTI

_____

By: _____
Mayor

_____

By: _____
City Clerk

38296362.1/099369.00045

Charter Township of Ypsilanti
"Placing Residents First"

14-B DISTRICT COURT

7200 SOUTH HURON RIVER DRIVE
YPSILANTI, MICHIGAN 48197-7099

CRIMINAL/TRAFFIC (734) 483-1333
CIVIL (734) 483-5300
FAX (734) 483-3630

HON. ERANE WASHINGTON
DISTRICT COURT JUDGE

MARK W. NELSON
MAGISTRATE

To: Heather Jarrell Roe, Clerk

From: Mark Nelson, Magistrate / Court Administrator

Re: Request approval of proposal from GroundWork0 for outdoor wireless internet. This expense is covered by Coronavirus Emergency Supplemental Funding Grant (CESF) awarded to the court through the Michigan State Police.

The above requested expense will be from 236.136.000.947.038

Date: October 28, 2021

The 14B District Court is requesting approval of the above referenced proposal from GroundWork0 for expansion of existing public WiFi to be broadcast and extended to the front parking lot of the 14B District Court and Civic Center (quote attached). This will allow those needing attend court via Zoom to do so utilizing a public WiFi feed. This is especially important to those with limited data or no internet at home.

The application will also allow parties to electronically check in upon arrival at the court. This would allow participants to remain outside of the courtroom until they are needed thus allowing the court to keep the number of individuals in the courtroom at one time at a safe number.

GroundWork0 is the vendor selected by Washtenaw County IT. As this is the County WiFi signal that is being amplified we will need to utilize their selected contractor to complete the work.

This expenditure is funded by a reimbursing grant. The intent of the grant award is to facilitate and improve access to court for those affected by COVID. As the court is continuing to hold the majority of its hearings via Zoom, it is necessary for participants to be able to access the internet. As there are a number of challenges to accessing the internet it is important that this additional resource be made available so internet can be accessed at no additional cost to those attending hearings via Zoom.

If there are any questions regarding this proposal, please do not hesitate to contact me.

GROUNDWORK 0

Quote: 1027211
Date: 27-Oct-21
Valid For: 60 days

Washtenaw County - Outdoor Wireless Quote

To: **Washtenaw County**
220 East Huron
Ann Arbor, MI 48104

From: Groundwork0
Phone: 248.318.9338
Address: 2000 Brush St. Ste. 262
Detroit, MI 48226

Qty:	Part #	Description:	Price		Sub Total
3	GW0-Cisco	Cisco Wireless APs	$450.00		$1,350.00
1	GW0-EPOAP	Environmental Protection for Outdoor APs	$300.00		$300.00
2	GW0-5GDA	5Ghz Directional Antennas	$150.00		$300.00
2	GW0-2GDA	2.4Ghz Directional Antennas	$140.00		$280.00
6	GW0-ODA	2.4/5Ghz Omini Directional Antennas	$30.00		$180.00
8	GW0-Install	Labor Configuration/Testing and setup of new SSID's/AP's	$150.00		$1,200.00
3	GW0-Cable	Installation, testing and labeling of CAT 6 data run	$400.00		$1,200.00

GRAND TOTAL	$3,610.00

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

Human Resource Department

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-0065
Fax: (734) 484-5160
ytown.org

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Karen Wallin
Human Resource Manager

Date: November 4, 2021

Subject: Request to Approve Adopting the Annual Exemption Option as Set Forth in 2011 Pubic Act 152, The Publicly Funded Health Insurance Contribution Act.

Under Public Act 152 of 2011, the Township must annually approve the option they shall comply with, in regard to employee health care cost for the upcoming year. In the past, the Township Board has lifted the "Hard Cap" option and elected the "Exemption Option", allowing the Township to set the annual amount of the employee contribution toward health care insurance based on contract language which currently states:

Single Coverage = $600.00/Annually ($25 per pay for 24 pays)
Two Person Coverage = $1,200.00/Annually ($50 per pay for 24 pays)
Family Coverage = $1,800.00/Annually ($75 per pay for 24 pays)

* The proposed 2022 budget has been prepared with the above noted annual employee contributions.

To comply with Public Act 152, I am requesting the Board of Trustee to approve a health care option to cover the 2022 benefit year.

Your consideration in the matter is appreciated. Should you have any additional questions, please contact me at 484-0065 or ext. 3741.

CHARTER TOWNSHIP OF YPSILANTI
2021 BUDGET AMENDMENT #14

November 16, 2021 (Revised)

AMOUNTS ROUNDED UP TO THE NEAREST DOLLAR

101 - GENERAL OPERATIONS FUND — Total Increase $853.00

Request to increase budget for PTO payout request of 40 hours to be paid at 75%. This will be funded by an appropriation for prior year fund balance.

Revenues:	**Prior Year Fund Balance**	**101-000-699.999**	**$853.00**
		Net Revenues	**$853.00**
Expenditures:	**Salaries Pay Out - PTO & Sick**	**101-191-708.004**	**$792.00**
	FICA	**101-191-715.000**	**$61.00**
		Net Expenditures	**$853.00**

252 - HYDRO STATION FUND — Total Increase $26,900.00

Request to increase budget revenue for the higher than expected energy created and expenditures for additional review for tail water curve, a jack hammer, and the City of Ypsilanti's 10% portion of the revenues generated by the dam. This will be funded by the increase in generated revenue of the dam.

Revenues:		**252-000-644.003**	**$26,900.00**
		Net Revenues	**$26,900.00**
Expenditures:		**252-535-801.000**	**$4,900.00**
		252-535-977.000	**$7,000.00**
		252-535-959.000	**$15,000.00**
		Net Expenditures	**$26,900.00**

597 - COMPOST FUND — Total Increase $29,263.00

Request to increase budget for PTO payout request of 180 hours to be paid at 75%. This will be funded by an Appropriation for Prior Year Fund Balance.

Revenues:	**Prior Year Fund Balance**	**597-000-699.999**	**$6,049.00**
		Net Revenues	**$6,049.00**
Expenditures:	**Salaries pay out - PTO**	**597-590-708.004**	**$5,619.00**
	FICA	**597-590-715.000**	**$430.00**
		Net Expenditures	**$6,049.00**

Request to increase budget for health care expenditure due to option switched from health care buy out to full coverage in 2021. The budget was already set for 2021 when the open enrollment for health care was requested.
* **This will be funded by an Appropriation for Prior Year Fund Balance.**

Revenues:	**Prior Year Fund Balance**	**597-000-699.999**	**$23,214.00**
		Net Revenues	**$23,214.00**
Expenditures:	**Health Care**	**597-590-719.000**	**$23,214.00**
		Net Expenditures	**$23,214.00**

* Revised Jneel 11/15/21

Motion to Amend the 2021 Budget (#14) Revised

Move to increase the General Fund budget by $853 to $9,963,201 and approve the department line item changes as outlined.

Move to increase the Hydro Station Fund budget by $26,900 to $537,527 and approve the department line item changes as outlined.

Move to increase the Compost Fund budget by $29,263 to $734,187 and approve the department line item changes as outlined.

AUTHORIZATIONS AND BIDS

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON JR.

Residential Services Department

7200 S. Huron River Drive
Ypsilanti, MI 48197

ytown.org

MEMORANDUM

To: Charter Township of Ypsilanti Board of Trustees

From: Mike Hoffmeister, Residential Services Director

CC: Tim Smith, Golf Course Superintendent
Kirk Sherwood, Director of Golf

Date: November 10, 2021

RE: Request authorization to seek professional services for an irrigation system renovation including design and construction services at Green Oaks Golf Course.

The Residential Services Department and staff at Green Oaks Golf Course are requesting permission to seek professional services for an irrigation system renovation including design and construction services at Green Oaks Golf Course.

An RFP was created and will be posted on MITN and the Township website, if approved. The irrigation lines are the originals and are 51 years old. The pumps have been upgraded since then, but the irrigation lines have not. Currently, staff spend an exorbitant number of hours working on the line and irrigation heads due to its age and constant repairs.

Mike Hoffmeister
Residential Services Director
mhoffmeister@ytown.org
734-544-3515

THE CHARTER TOWNSHIPSHIP OF YPSILANTI, MICHIGAN

REQUEST FOR PROPOSALS FOR

Green Oaks Golf Course Irrigation System Renovation Design

DRAFT

7200 S. Huron River Drive, Ypsilanti, MI 48197

INVITATION TO BID
CHARTER TOWNSHIP OF YPSILANTI

The Charter Township of Ypsilanti is accepting written competitive proposals for:

Green Oaks Golf Course Irrigation System Renovation Design

Sealed proposals will be received by the Charter Township of Ypsilanti, Michigan (the "Township") for Irrigation System Renovation Design for Green Oaks Golf Course, owned by the Charter Township of Ypsilanti.

Proposals must be made in accordance with services scope and specifications which may be obtained from the Township Clerk's Office at the Township Civic Center or at https://ytown.org/departments-services/public-bid-postings.

The defined terms appearing in the services scope and specifications apply to all Contract Documents; as such term is defined in the form contract attached to the Instructions to Bidders and in the General Specifications.

Sealed proposals will be accepted until 2:00pm ET on Thursday, December 16, 2021. Submissions will not be accepted by fax or email. Please provide ***two bid copies*** in a sealed envelope to the Ypsilanti Township Clerk's Office at 7200 S. Huron Drive Ypsilanti, MI 48197 or via the MITN online submission website. Envelopes must be plainly marked with ***"Irrigation System Renovation Design".***

Inquiries or questions regarding this opportunity to bid may be submitted to the Ypsilanti Township Clerk's Office between the hours of 8:30am – 4:30pm at 734-484-4700 or hjarrellroe@ytown.org to request a bid packet or for questions.

The selected proposal will be awarded by Township Board of Trustees, approving and adopting the Contract Documents, providing for its enforcement and penalties as provided by law. The Township has the right not to award any Proposals and/or to choose parts of the bid pricing if it is in the best interest of the Township.

WHILE THIS CONTRACT MAY BE AWARDED TO THE LOWEST BIDDER, THE CHARTER TOWNSHIP OF YPSILANTI RESERVES THE RIGHT TO REJECT ANY BID, AND TO AWARD THE CONTRACT AS IT APPEARS TO BE IN **THE BEST INTEREST OF THE CHARTER TOWNSHIP OF YPSILANTI**

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SECTION A
INTENT AND PURPOSE

The Charter Township of Ypsilanti (Township), a municipality located in eastern Washtenaw County with an estimated population of approximately 55,000, desires to find a consultant to assist with the renovation of a current and outdated irrigation system at Green Oaks Golf Course. As part of this decision, the Township is posting publicly, this Request for Proposal ("RFP") to solicit proposals for consultants responsible for all aspects of golf course irrigation system design and renovation. The selected consultant shall enter into a contract with the Township. The Township's Board of Trustees shall administer the cost of work to be performed and review all services necessary to complete the project. The Township will determine if applicants meet the qualification standards noted in this RFP.

SECTION B
PROPOSAL REQUIREMENTS

1. **General**
    - **a.** Submittal will be accepted in a sealed envelope format or via MITN by the Ypsilanti Township Clerk's Office no later than 2:00 p.m. on Thursday, December 16, 2021. It is the Consultant's responsibility to ensure the submittal is received.
    - a. A Proposal may not be modified, withdrawn or canceled by the submitter for a period of sixty (60) days following the above-stipulated date for the Proposal submission.
    - b. The Proposal shall be signed by an official duly authorized to submit the Proposal and the proposing entity authorized to enter into a contract with the Township.
    - c. Contact information of key personnel that will work on the project, including any sub consultants.

2. **Proposals**
    - a. Rejection: The Township shall have the right to reject any or all Proposals, including, without limitation, a Proposal not accompanied by proper date required by the Request for Proposal document, or Proposals in any way incomplete or irregular.
    - b. Withdrawal: No Proposal shall be withdrawn after submission for a period of sixty (60) days after the scheduled submission deadline date. Permission shall not be given for modification of any Proposal after the same has been filed with the Township.
    - c. Interpretation: Any persons submitting Proposals what are in doubt as to the true meaning of any part of the Specifications should at once notify the Clerk's Office and request as interpretation thereof. Interpretation of the Proposal shall be made in writing only. The Township shall not be responsible for any other explanations or interpretations, written or oral, or the Proposal.
    - d. The Township reserves the right to request that further information be presented from the applicant in order to clarify particular items.

3. **Qualifications of Consultant**
    - a. The Township shall require submission, with the Proposal, of supporting data regarding the qualifications of the Consultant in providing similar services to clients or municipalities.
    - b. Proposers should also include references for any and all municipal clients where relative services have been provided.
    - c. Consultant shall provide examples of work highlighting a variety of golf courses where similar services have been provided

4. **Fees/Expenses:** In its proposal, the Consultant shall:

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a. Specify its total, not-to-exceed cost to provide the services outlined by this RFP for all aspects and phases of the project.
b. Provide a schedule of the hourly rates for Consultant personnel that are to be involved in the services provided that may require going over the not-to-exceed value.
c. Provide a list of any expenses for which reimbursement will be sought in connection with this proposal.

5. **Insurance Requirements**
   a. Consultant shall provide and certify that their insurance complies with all insurance requirements of this agreement and of the Charter Township of Ypsilanti.
   b. Workers Compensation: Consultant shall maintain a coverage of $1,000,000 limit for each accident.
   c. General Liability: Consultant shall maintain a combined single limit of $1,000,000 for each occurrence for bodily injury and include a 60 day written notice for change of coverage, cancellation or non-renewal of coverage. Consultant must name "The Charter Township of Ypsilanti and its Past, Present and Future Elected Officials" as additional insured.

6. **Schedule**

a.	Bidding Window Begins:	November 17, 2021
b.	Requests for Information Due:	December 3, 2021
c.	Proposals Due:	December 16, 2021
d.	Review and Interviews (if necessary):	December 17, 2021 – January 7, 2022
e.	Board of Trustees Agenda Items Due:	January 11, 2022
f.	Board of Trustees contract approval:	January 18, 2022

SECTION C
SERVICE SCOPE AND SPECIFICATIONS

The contractor shall perform all Services described in this section and comply with all obligations set forth in the draft contract (Attachment A).

The contractor will:

Design an irrigation system for an 18 hole golf course. The irrigation design shall include, but will not limited to, the following: site analysis, construction documents, cost estimates and construction observation, general design layout plans, pump station and pump house design, electrical plans, hydraulic {or pipe sizing plans), head layout plans, coverage plans, coverage analysis plans, water usage analysis, and other miscellaneous work.

OVERVIEW OF SCOPE OF SERVICES

Ypsilanti Township invites independent professional, irrigation consultants to provide irrigation consulting and design services leading to the preparation of construction documents, assisting in construction contract solicitation, and support in the administration of the construction contract after it has been awarded to a qualified contractor for the 18-hole Green Oaks Golf Course.

PHASE I - PRELIMINARY AND FINAL DESIGN

a. **PRELIMINARY DESIGN, 25% CD**

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The consultant shall prepare a preliminary design showing the existing and proposed sprinkler layout based in part on information gathered during a walking tour of the golf course accompanied by the Golf Course Superintendent and Director of Golf.

b. COST ESTIMATES

A preliminary construction cost opinion based on the coverage plan will be developed and a project budget will be proposed.

c. PRELIMINARY DESIGN MEETING

The consultant will meet with the Golf Course Superintendent, Director of Golf, Residential Services Director and Township Supervisor (if necessary), to review the preliminary design and budget and to obtain direction with regard to changes to the preliminary design.

d. FINAL IRRIGATION DESIGN, 100% CD

The final design will be prepared following the review and approval of the preliminary design. The consultant will walk the pipe routing with the Golf Course Superintendent to make sure pipe can be installed as routed.

e. IRRIGATION SPECIFICATIONS

The consultant will produce written specifications for the final irrigation design. The specifications shall be written to ensure that only qualified golf course irrigation contractors shall be able to bid the work. Specifications shall be written to permit fair and equitable bidding for Rain Bird. All model numbers, part numbers and other pertinent Information for each **manufacturer's** equipment shall be provided.

Written specifications shall cover staging and coordination of materials on-site, payment issues, prevailing wage rates, insurance and bonding requirements, warranty information and technical specifications.

f. PUMPING SYSTEM

The consultant shall inspect and evaluate the existing pumps (2) and main pump lines. Design of new pumps, pump systems and electrical supplies to the pump system, if required, shall be provided as well as a pump house design.

g. BID DOCUMENTS

The consultant will deliver the 100% construction documents to the Golf Course Superintendent, Director of Golf and the Residential Services Director at least one week prior to meeting with them and other Township personnel. Bid Documents will be produced following incorporation of modifications as directed by the Township personnel.

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PHASE II - CONSTRUCTION COORDINATION

CONSTRUCTION COORDINATION SERVICE

The consultant shall perform administrative construction services during the irrigation system installation, including recommending any needed addenda and/or change orders, as well as reviewing material submittals and deliveries before work begins.

In addition to administrative tasks, the consultant shall perform on site construction coordination for the irrigation system.

Site visits shall be followed by a written report to the Township outlining what was performed and observed while on site.

Upon completion of installation, the consultant shall generate a punch list to highlight all areas of the project installation that need to be addressed due to the lack of compliance to the irrigation specifications or drawings. Punch listing shall consist minimally of operating and observing all installed sprinklers, checking valve boxes for proper grade and checking arcs on all sprinklers.

PHASE III – DELIVERABLES

RECORD DRAWINGS

The consultant will geo-locate components of the irrigation system for inclusion in an AutoCAD record drawing and for integration into the graphical user interface of the Rain Bird irrigation control program. Items to be located include but are not limited to sprinklers, sprinkler numbers, valves, pipe, mainline fittings, wire, wire splices, controllers, and grounding fields.

PHYSICAL DELIVERABLES

The following finished products shall be delivered under this scope of work:

- Golf course map, landscape and hardscape, 1" = 100' scale, color PDF and print
- Irrigation mechanical map, 1" = 100' scale, color PDF and print
- Irrigation electrical map, 1” = 100’ scale, color PDF and print
- A map file appropriately converted for incorporation into the irrigation control program.
- Two (2) hole-by-hole color laminated field books with separate sheets for mechanical and electrical irrigation system information.

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OTHER BUSINESS

BOARD MEMBER UPDATES