CITY OF ANN ARBOR SWIFT RUN (WHEELER) SERVICE CENTER

SITE PLAN FILE NO.: RZ 20-02

DEVELOPMENT NOTES:

1. OUTDOOR LIGHTING

ALL OUTDOOR LIGHTING, EXCEPT BUILDING ENTRANCE SAFETY LIGHTING OF LESS THAN 100 WATTS, SHALL BE PROHIBITED SOUTH OF THE HALF SECTION LINE OF SECTION 15. ALL OUTDOOR LIGHTING MUST BE OF CULL CUT-OFF DESIGN AND SHIELDED TO DIRECT LIGHT AWAY FROM NEIGHBORING PROPERTIES AND ALL ROAD RIGHT-OF-WAY. LIGHT LEVELS CANNOT EXCEED 0.1 FOOT-CANDLE AT THE RIGHT-OF-WAY OR PROPERTY LINE UNLESS APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION.

2. USES

USES SHALL BE LIMITED TO THE FOLLOWING ACTIVITY AREA USE DESCRIPTIONS, NO OTHER USES SHALL BE PERMITTED WITHOUT THE APPROVAL OF PITTSFIELD TOWNSHIP PER THE PROCEDURES OUTLINED IN ARTICLE 52 OF THE PITTSFIELD TOWNSHIP ZONING ORDINANCE.

ACTIVITY AREA USE DESCRIPTION

CITY OF ANN ARBOR FIELD OPERATIONS & MAINTENANCE FACILITY ACTIVITY AREAS SHALL ONLY INCLUDE:

- CITY PUBLIC SERVICES OPERATIONS BUILDING (OFFICES AND CREW AREAS)
- CITY PUBLIC SERVICES STORAGE BUILDINGS (VEHICLES, EQUIPMENT AND SUPPLIES)
- CITY PUBLIC SERVICES MAINTENANCE BUILDING (VEHICLES/EQUIPMENT REPAIR)
- CITY PUBLIC SERVICES OUTDOOR MATERIAL AND SUPPLY STORAGE AREAS (INCLUDING SALT DOME WITH HEIGHT OF 55FT)
- TWO-WAY RADIO TOWER (MAX. HEIGHT OF 125 FT) NON-ILLUMINATED
- FLEET VEHICLE FUELING AND WASH FACILITIES
- FLEET VEHICLE PARKING AREAS
- EMPLOYEE AND VISITOR PARKING
- STORM WATER MANAGEMENT FACILITIES

THE AREA WEST OF THE ELLSWORTH ACCESS ROAD, EAST OF THE ACTUAL MAINTENANCE FACILITY AND NORTH OF THE POND SHALL BE RETAINED AS OPEN SPACE WITH A JOINT USE ACCESS ROAD. NO OTHER ACTIVITIES SHALL BE PERMITTED. THIS AREA IS INCLUDED IN THE MAINTENANCE ACTIVITY AREA FOR THE ACCESS ROAD AND TO PROVIDE ADDITIONAL OPEN SPACE SQUARE FOOTAGE FOR THE DENSITY CALCULATIONS.

HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH FRIDAY 6AM TO 11:30 PM, AND SATURDAY 7AM TO 3:30PM, AND AS NEEDED FOR EMERGENCY SERVICE AND TRANSPORTATION SERVICES. TRUCKS OVER 25,000 LBS. GVW SHALL NOT HAVE ACCESS TO ELLSWORTH ROAD AFTER 6:00 PM EXCEPT TO PERFORM ESSENTIAL CITY SERVICES.

WASTE TRANSFER AND MATERIAL RECOVERY

ACTIVITY AREA SHALL ONLY INCLUDE:

- DROP-OFF STATION (ACTIVITIES TO OCCUR IN BOTH OUTDOOR PADS AND ROLL-OFFS AND IN ENCLOSED BUILDING) FOR TIPPING, PROCESSING AND TRANSFER OF RESIDENTIAL AND COMMERCIAL RECYCLABLE AND WASTE MATERIAL
- CONSTRUCTION AND DEMOLITION (C&D) WASTE TIPPING BOTH IN OPEN ROLL-OFFS AND UNDER COVERED TIPPING FLOOR
- WASTE TRANSFER STATION
- OUTDOOR TRAILER AND ROLL-OFF CONTAINER STORAGE
- COMPOST EQUIPMENT STORAGE BUILDING
- RECYCLING TRUCK STORAGE BUILDING
- TRUCK SCALE AND SCALE HOUSE
- COMPOSTABLE MATERIAL DROP-OFF
- COMPOST PROCESSING, STORAGE AND DISTRIBUTION
- EMERALD ASH BORER WOOD DROP-OFF AND PROCESSING (PER AGREEMENT WITH MID-MICHIGAN RECYCLING AND PITTSFIELD TOWNSHIP)
- FARMING ACTIVITIES IN UNDERDEVELOPED AREAS
- EMPLOYEE AND VISITOR PARKING
- THE AREA WEST OF THE NORTH/SOUTH AXIS OF THE ON-SITE ACCESS ROAD (APPROXIMATELY 6 ACRES AS SHOWN ON THE AREA PLAN) SHALL BE USED FOR EMERALD ASH BORER ACTIVITIES AND COMPOST MATERIAL DROP-OFF, PROCESSING, STORAGE AND DISTRIBUTION ONLY. NO PERMANENT BUILDING OF EQUIPMENT OR STORAGE OF EMPTY ROLL-OFFS OR TRANSFER TRAILERS SHALL BE PERMITTED IN THIS SUB-AREA.
- BERMING AND/OR A LANDSCAPE BUFFER ON THE WEST BOUNDARY OF THE 6-ACRE AREA, WEST OF THE NORTH/SOUTH AXIS, SHALL BE PROVIDED TO SCREEN OPERATIONS.
- BERMING AND/OR A LANDSCAPE BUFFER, ON THE EAST AND SOUTH BOUNDARIES OF THE DROP-OFF STATION, SHALL BE PROVIDED TO SCREEN OPERATIONS FROM ANY EXISTING DEVELOPED SITES AND FUTURE DEVELOPMENTS.

HOURS OF OPERATION SHALL BE LIMITED TO; MONDAY THROUGH SUNDAY 7 AM TO 7 PM

COMPOSTING

ACTIVITY AREA SHALL ONLY INCLUDE:

- COMPOSTABLE MATERIAL DROP-OFF
- COMPOSTABLE PROCESSING, STORAGE AND DISTRIBUTION
- AGRICULTURE CROPS AND GRAZING PERMITTED IN UNDEVELOPED COMPOST AREAS
- "COMPOSTABLE MATERIAL" SHALL BE MATERIALS ALLOWABLE BY THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, & ENERGY (EGLE) AS STATED IN THE STATE OF MICHIGAN COMPOST RULES. ALL COMPOSTING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE EGLE COMPOST RULES AND PROPERLY MANAGED TO PREVENT THE CONTAMINATION OF SURFACE WATER AND GROUND WATER, AND IN COMPLIANCE WITH OTHER ENVIRONMENTAL REGULATIONS. THIS INCLUDES CONTROLLING NOISE OR ODOR NUISANCES, AND CONTROLLING RODENT AND INSECTS. ACTIVITIES LOCATED IN OR NEAR A WETLAND OR A FLOODPLAIN SHALL BE MANAGED TO PREVENT CONTAMINATION BY STORM WATER, RUNOFF OR LEACHATE. THESE RESTRICTIONS AND ALL OTHER COMPOSTING RELATED PARAMETERS OF THIS PUD SHALL REPLACE THOSE OF PITTSFIELD TOWNSHIP CUP #91-8.

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

USE OF MOTORIZED VEHICLES SHALL BE LIMITED TO MAINTENANCE ACTIVITIES ONLY. HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY THROUGH SUNDAY 6 AM TO DUSK

OPEN SPACE,

ACTIVITY AREAS SHALL ONLY INCLUDE:

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

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

ONSITE SOLAR GENERATION

ACTIVITY AREA SHALL ONLY INCLUDE:

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

3. PEDESTRIAN CONNECTIVITY (PER CSPA 15-09)

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

A 5-FOOT WIDE CONCRETE SIDEWALK WAS CONSTRUCTED ALONG THE ENTIRE FRONTAGE OF THE CITY OF ANN ARBOR PROPERTY WITHIN THE EAST ELLSWORTH ROAD RIGHT-OF-WAY (SOUTH SIDE).

A 5-FOOT WIDE CONCRETE SIDEWALK WAS CONSTRUCTED WITHIN THE EAST ELLSWORTH ROAD RIGHT-OF-WAY (SOUTH SIDE) ALONG TWO PRIVATE PROPERTIES (PARCEL IDS: L-12-15-250-002 AND L-12-15-250-003) AND ONE WASHTENAW COUNTY PROPERTY (PARCEL ID L-12-15-250-008).

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

4. VEHICLE ENTRANCES

ALL CUSTOMERS OF THE DROP OFF FACILITY ACCESSING THE "WASTE TRANSFER AND MATERIAL RECOVERY AREA," AND "COMPOSTING AREAS", SHALL ENTER AND EXIT USING THE SOUTHERN MOST PLATT ROAD ENTRANCE. CITY AND AUTHORIZED VEHICLES USING THE "WASTE TRANSFER AND MATERIAL RECOVERY AREA" AND "COMPOSTING AREAS" SHALL ENTER AND EXIT USING THE NORTHERN MOST PLATT ROAD ENTERANCE IN THE NORMAL COURSE OF BUSINESS, BUT MAY TRANSIT THROUGH AND TO THEIR AREAS IN THE PUD DISTRICT USING THE INTERNAL ROAD SYSTEM.

ALL VEHICLES ACCESSING THE "CITY OF ANN ARBOR FIELD OPERATIONS AND MAINTENANCE FACILITY" AREA, EXCEPT EMPLOYEE, VENDOR AND CUSTOMER PASSENGER VEHICLES, SHALL ENTER AND EXIT THE PUD DISTRICT ONLY FROM ELLSWORTH ROAD OR PLATT ROAD, EXCEPT AS OTHERWISE NOTED. ACCESS TO A PARKING LOT FROM STONE SCHOOL ROAD SHALL BE PERMITTED FOR EMPLOYEE, VENDOR, VISITOR, AND CUSTOMER PASSENGER VEHICLES. VEHICLE ACCESS ROUTES FROM STONE SCHOOL ROAD TO ANY OTHER PUBLIC ROAD SHALL BE PROHIBITED.

ACCESS POINTS NOT DEPICTED ON THE AREA PLAN SHALL BE PROHIBITED WITHOUT APPROVAL OF PITTSFIELD TOWNSHIP.

5. WIRELESS COMMUNICATIONS SUPPORT STRUCTURES

ALL WIRELESS COMMUNICATIONS SUPPORT FACILITIES OVER 20 FEET IN HEIGHT SHALL BE OF A MONOPOLE DESIGN. SUPPORT STRUCTURES SHALL NOT BE ARTIFICIALLY ILLUMINATED. DISPLAY OF ADVERTISING OR IDENTIFICATION OF ANY KIND INTENDED TO BE VISIBLE FROM THE GROUND OR OTHER STRUCTURES, EXCEPT AS REQUIRED FOR EMERGENCY PURPOSES, SHALL BE PROHIBITED. THE BASE OF THE SUPPORTING STRUCTURE SHALL BE SET BACK FROM ALL PROPERTY LINES AND MINIMUM DISTANCE EQUAL TO THE COMBINED OVERALL HEIGHT IF THE SUPPORT STRUCTURE. ALL COMPONENTS OF A SUPPORT STRUCTURE SHALL BE LOCATED AT LEAST FIVE HINDRED (500) FEET FROM AND RESIDENTIAL BUILDING. THE HEIGHT OF THE SUPPORT STRUCTURE SHALL NOT EXCEED ONE HUNDRED TWENTY-FIVE (125) FEET.

6. RECREATION FACILITIES

PITTSFIELD TOWNSHIP RESIDENTS SHALL HAVE THE RIGHT TO ACCESS AND ENJOY ALL RECREATION FACILITIES CONSTRUCTED WITHIN THE TOWNSHIP, SUBJECT TO THE SAME CONDITIONS IMPOSED ON THE RESIDENTS OF THE CITY OF ANN ARBOR.

7. LANDSCAPE BERMS, TRANSITION STRIPS AND OTHER SCREENING

BEFORE NEW SITE PLANS ARE APPROVED FOR USES WITHIN THE PUD, LANDSCAPE UNDULATING BERMS IN THE AREA DEPICTED ON THE AREA PLAN, WHOSE DESIGN AND CONSTRUCTION SHALL BE APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION, SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- SUFFICIENT BERMING PARALLEL TO THE PROPOSED DRIVE FROM PLATT ROAD TO THE DROP OFF STATION ON BOTH SIDES. WHERE THE BERM IS NOT FEASIBLE SUFFICIENT SCREENING LANDSCAPING SHALL BE PROVIDED TO BUFFER RESIDENCE ON THE PLATT ROAD.
- SUFFICIENT BERMING SURROUNDING THE DROP OFF STATION.
- SUFFICIENT SURROUNDING NEW COMPOST AREA.

BEFORE ANY NEW SITE PLANS ARE APPROVED WITHIN THE PUD DISTRICT, A LANDSCAPED TRANSITION STRIP OF SUFFICIENT WIDTH AND HEIGHT SHALL BE INSTALLED BETWEEN THE FACILITIES AND ANY EXISTING ADJACENT SITES. THE TOWNSHIP BOARD MAY WAIVE THE REQUIREMENT FOR THE LANDSCAPING OF THE TRANSITION STRIP TO BE COMPLETED IT, IN ITS OPINION, THE CITY HAS PROCEEDED IN GOOD FAITH, THE DESIGN AND ALL PERMITS ARE APPROVED AND FINANCIAL SECURITY IS POSTED FOR THE COMPLETION OF THE TRANSITION STRIP IMPROVEMENTS WITHIN A SPECIFIED TIME.

8. BULK LIMITS AND SET BACKS

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

PHASE	PUD ACTIVITY AREA	PUD AREA PREVIOUS USE DESIGNATION	NET LOT AREA PREVIOUS (AC)	NET LOT AREA (SF)	NET LOT AREA (ACRES)	CHANGE IN AREA (AC)	MAXIMUM LOT COVERAGE AREA (SF)	LOT COVERAGE %	MAX FLOOR AREA RATIO %	NET LOT COVERAGE AREA (SF)	MAXIMUM NET LOT COVERAGE %	MIN SETBACK FROM PUBLIC ROAD (FT)	MINIMUM SETBACK FROM PROPERTY LINE (FT)	MAXIMUM BUILDING HEIGHT (FT)	PARKING SPACE MINIMUM SIZE	SIGNS
A	OPERATIONS AND MAINTENANCE FACILITY	NO CHANGE		1,991,808	45.4	NO CHANGE	190,000	10.0%	10.0%	910,219	46%	50	20 FEET + 25 FT TRANSITION STRIP	25 FT; SALT DOME: 55FT, AND WIRELESS COMMUNICATIONS TOWER: 125 FT	9x18 FT	AS PERMITTED IN THE LIMITED INDUSTRIAL (L-1) ZONING DISTRICT
B	WASTE TRANSFER AND MATERIAL RECOVERY	NO CHANGE		840,451	19.4	NO CHANGE	129,808	15.3%	15.3%	130,808	15%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT.	9x18 FT.	AS PERMITTED IN THE LIMITED INDUSTRIAL (L-1) ZONING DISTRICT
B	COMPOSTING (NORTH OF RR)	NO CHANGE		479,204	11.0	NO CHANGE	-	0.0%	0.0%	71,708	15%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
B	COMPOSTING (SOUTH OF RR)	NO CHANGE		751,848	17.3	NO CHANGE	-	0.0%	0.0%	37,292	5%	50	20 FEET	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
C	COMPOSTING (FUTURE)	NO CHANGE		266,718	6.2	NO CHANGE	-	0.0%	0.0%	17,798	6%	50	20 FEET + 25 FT TRANSITION STRIP	NOT PERMITTED	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
D	WASTE TRANSFER AND MATERIAL RECOVERY (FUTURE)	NO CHANGE		55,906	1.3	NO CHANGE	20,506	50.0%	50.0%	20,407	50%	50	20 FEET + 25 FT TRANSITION STRIP	35 FT.	9x20 FT (EMP); 10x20 FT (PUBLIC)	AS PERMITTED IN THE LIMITED INDUSTRIAL (L-1) ZONING DISTRICT
D	WASTE TRANSFER AND MATERIAL RECOVERY (FUTURE)	NO CHANGE		752,206	17.3	NO CHANGE	410,712	55.0%	55.0%	410,712	55%	50	20 FEET + 25 FT TRANSITION STRIP	18 FT.	9x20 FT (EMP); 10x20 FT (PUBLIC)	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
E	SOLAR (A + B + D)	COMPOSTING & PASSIVE/ACTIVE RECREATION		2,520,008	54.8		1,555,906	55.0%	55.0%	1,555,906	55%	50	20 FEET + 25 FT TRANSITION STRIP	18 FT.	NOT PERMITTED	AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
E	SOLAR (FLOATING)**	PASSIVE RECREATION		310,008	7.1		170,508	55.0%	55.0%	170,508	55%					AS PERMITTED IN THE AGRICULTURAL (AG) ZONING DISTRICT
		COMPOSTING	10.4		0.4	-10.4										
ALL	OPEN SPACE			5,452,000	124.7		47,850	0.8%	0.8%	0	8%	50	20 FEET	18 FT.	NOT PERMITTED	AS PERMITTED IN THE RECREATION (RC) ZONING DISTRICT
		PASSIVE/ACTIVE RECREATION	191.2		0.4	-191.2										
	NET TOTAL			13,380,114	307.3											
	GROSS TOTAL			13,992,417	314.2											

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

9. COMPLIANCE WITH TOWNSHIP ORDINANCES

ALL USES AND CONSTRUCTION SHALL COMPLY WITH ALL TOWNSHIP ORDINANCES.

10. SIGNAGE

THE TOWNSHIP REQUESTS THAT NEW SIGNAGE FOR FACILITIES WITHIN THE PUD ACKNOWLEDGE THEIR LOCATION IN PITTSFIELD CHARTER TOWNSHIP.

11. APPROVALS

SITE PLANS FOR ALL DEVELOPMENT WITHIN THE DISTRICT SHALL BE APPROVED BY THE PITTSFIELD TOWNSHIP PLANNING COMMISSION, WASHTENAW COUNTY ROAD COMMISSION, AND WASHTENAW COUNTY WATER RESOURCES COMMISSION BEFORE ANY CONSTRUCTION COMMENCES.

APPROVALS / PERMITS REQUIRED:

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

VICINITY MAP

LEGAL DESCRIPTION OF PUD AREA

PARCEL NUMBERS:

L-12-15-250-005	L-12-15-300-003
L-12-15-250-008	L-12-15-300-005
L-12-15-250-009	L-12-15-400-001
L-12-15-250-010	

314.26 ACRE PUD PARCEL OF LAND IN SECTION 15, PITTSFIELD TWP.

COMMENCING AT NORTHWEST CORNER OF SECTION 15, T3S, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S 01 DEG 04' 49" E 657.26 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF STONE SCHOOL ROAD FOR A PLACE OF BEGINNING; THENCE N 87 DEG 54' 31" E 741.03 FT; THENCE N 01 DEG 04' 58" W 326.63 FT; THENCE N 87 DEG 54' 31" E 384.73 FT; THENCE N 02 DEG 05' 29" W 328.63 FT TO THE NORTH LINE OF SAID SECTION 15; THENCE N 87 DEG 54' 31" E 530.43 FT ALONG SAID SECTION LINE AND CENTERLINE OF ELLSWORTH ROAD; THENCE S 01 DEG 14' 29" E 152.85 FEET; THENCE S 87 DEG 36' 31" W 29.59 FT; THENCE S 1 DEG 43' 28" E 1643.88 FT; THENCE N 88 DEG 12' 01" E 812.97 FT; THENCE S 00 DEG 40' 44" E 890.54 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION; THENCE N 88 DEG 07' 03" E 2686.89 FEET ALONG THE EAST-WEST ¼ LINE TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE S 01 DEG 06' 17" E 300.03 FEET ALONG THE EAST LINE OF SAID SECTION AND CENTERLINE OF PLATT ROAD (66 FEET WIDE); THENCE S 88 DEG 07' 03" W 1345.62 FEET; THENCE S 00 DEG 52' 37" E 435.07 FEET; THENCE S 88 DEG 07' 03" W 562.15 FEET; THENCE S 00 DEG 45' 49" E 1292.55 FEET; THENCE S 87 DEG 58' 29" W 787.79 FEET; THENCE S 00 DEG 39' 00" E 203.77 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N 87 DEG 28' 25" E 88.09 FEET; THENCE S 00 DEG 39' 00"E 473.47 FEET; THENCE S 87 DEG 58' 29" W 88.03 FEET ALONG THE SOUTH LINE OF SAID SECTION AND CENTER LINE OF MORGAN ROAD (66 FEET WIDE) TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S 88 DEG 50' 11" W 2645.01 FEET ALONG THE SOUTH LINE OF SAID SECTION AND SAID CENTER LINE OF MORGAN ROAD TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N 00 DEG 40' 06" W 838.73 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF SAID STONE SCHOOL ROAD (66 FEET WIDE); THENCE N 88 DEG 50' 11" E 498.42 FEET; THENCE N 00 DEG 40' 06" W 762.03 FEET; THENCE S88 DEG 50' 11"W 498.42 FEET; THENCE N 00 DEG 40' 06" W 1074.61 ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE N 01 DEG 04' 49" W 2022.14 FEET ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE PLACE OF BEGINNING, EXCEPTING THOSE LANDS OWNED BY THE ANN ARBOR RAILROAD AS ITS 100 FEET WIDE RIGHT-OF-WAY PASSES THROUGH SAID SECTION 15, T3S R6E IN A NORTHEAST-SOUTHWEST DIRECTION. THE RESULTING PARCEL CONTAINS 314.26 NET ACRES OF LAND, MORE OR LESS.

NOTES

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL CALL 811 OR 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS, NOT INCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

THE UNDERGROUND LOCATIONS SHOWN FOR NATURAL GAS, TELEPHONE, ELECTRICAL POWER, CABLE TV AND FIBER OPTIC LINES ARE APPROXIMATE. THE CITY OF ANN ARBOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURATE REPRESENTATION IN THIS DRAWING. MISS DIG MUST BE CONTACTED PRIOR TO CONSTRUCTION TO LOCATE THESE UTILITIES.

THE CONSTRUCTION CONFORMS BY THESE PLANS SHALL CONFORM TO THE 1984 EDITION OF THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, ITS DETAILS, WHICH ARE INCLUDED BY REFERENCE, AND THIS PROJECT'S CONTRACT DOCUMENTS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	LEGEND
3	STANDARD NOTES
4	DETAILS
5	PUD AREA PLAN - OVERALL
6	PUD AREA PLAN - COMPARISON PLAN
7	PUD AREA PLAN - NORTHWEST SECTOR
8	PUD AREA PLAN - NORTHEAST SECTOR
9	PUD AREA PLAN - SOUTHEAST SECTOR
10	PUD AREA PLAN - SOUTHWEST SECTOR
11	SITE PLAN - NORTHWEST SECTOR
12	SITE PLAN - SOUTHWEST SECTOR
13	SITE PLAN - SOUTHEAST SECTOR
14	PUD AREA PLAN - EXISTING LAND USES, SOIL TYPES & EASEMENTS
15	PUD AREA PLAN - AREA DRAINAGE MAP
16	PUD AREA PLAN - NATURAL FEATURES
17 - 19	LANDSCAPE PLAN

OWNER/APPLICANT:
CITY OF ANN ARBOR
301 E. HURON ST.
ANN ARBOR, MI 48104
c/o MR. CRAIG HUPY, P.E.
PUBLIC SERVICES AREA ADMINISTRATOR
(734) 794-6000

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

PREPARED UNDER THE SUPERVISION OF

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

12 / 05 / 2019
DATE

STATE OF MICHIGAN — CHRISTOPHER CARSON — LICENSED PROFESSIONAL ENGINEER — No. 47156

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
01	DTE SOLAR - PITTSFIELD TWP. COMMENTS	03-11-2020	CEC	CEC

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

CITY OF ANN ARBOR PUBLIC SERVICES
301 EAST HURON STREET
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING

APPLICATION FOR AMENDMENT TO APPROVED PUD FINAL SITE PLAN FOR THE CITY OF ANN ARBOR SWIFT RUN SERVICE CENTER AREA PLAN (RZ 04-01 & ANN ARBOR MAINTENANCE FACILITY FINAL SITE PLAN CSPA 04-21, CSPA 15-09). RZ 04-01 AND CSPA 04-21 WERE APPROVED BY THE PITTSFIELD TOWNSHIP BOARD IN 2004, UPDATED IN 2008 (RZ08-01)

DRAWING No. 2014031-1

SCALE

SHEET No. 1 OF 19

© SWIFT RUN (WHEELER) SERVICE CENTER; RZ #20-02

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EXISTING LEGEND

- FIRE HYDRANT
- GATE VALVE IN BOX
- GATE VALVE IN WELL
- STOP BOX
- WATER VAULT
- WELL
- CATCH BASIN (SQ)
- CATCH BASIN (RD)
- STORM MANHOLE
- NON-CURB CATCH BASIN (SQ)
- END SECTION
- SANITARY MANHOLE
- CLEAN-OUT
- POST
- PEDESTRIAN SIGNAL
- SIGN
- HAND HOLE
- ORNAMENTAL LIGHT
- FLOOD LIGHT
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- GAS VALVE
- GAS VENT
- GAS BOX
- ELECTRICAL RISER
- TRANSFORMER
- UTILITY POLE
- LAMP POLE
- GUY ANCHOR
- GUY POLE
- MONITORING WELL
- MAILBOX
- SOIL BORING
- TRAVERSE POINT
- BENCH MARK
- IRON PIPE
- MON BOX
- SHRUB (DECIDUOUS)
- STUMP

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- ELECTRICAL OVER HEAD
- ELECTRICAL UNDER GROUND
- ELECTRICAL DUCT BANK
- TELEPHONE OVER HEAD
- TELEPHONE UNDER GROUND
- TELEPHONE DUCT BANK
- CABLE TV OVER HEAD
- CABLE TV UNDER GROUND
- FIBER OPTIC
- FIBER OPTIC DUCT BANK
- BOUNDARY
- BUILDING
- CENTERLINE OF DITCH
- CENTERLINE/CROWN OF ROAD
- CONTOUR MAJOR
- CONTOUR MINOR
- EDGE OF WATER
- FLOODPLAIN
- WETLANDS
- FENCE
- GRAVEL
- GUARDRAIL
- STONE WALL
- R.O.W.
- TREELINE
- WETLAND
- EDGE OF BRUSH
- HEDGE
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)

PROPOSED LEGEND

- HYDRANT (PLAN)
- WATER GATE WELL
- REDUCER
- WATER GATE VALVE
- WATER STOP BOX
- WATER VAULT
- INLET
- DOUBLE INLET
- INLET JUNCTION CHAMBER
- ROUND CATCH BASIN
- STORM MANHOLE
- DRAIN ARROW
- FLARED END SECTION
- SANITARY MANHOLE
- CLEAN-OUT
- BARREL
- SIGN
- PUSH BUTTON
- HAND HOLE
- TREE (DECIDUOUS)
- TREE (CONIFEROUS)

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- FIBER OPTIC
- ELECTRICAL
- CENTERLINE OF DITCH
- CENTERLINE OF ROAD
- FENCE
- GRAVEL
- SILT FENCE
- PROTECTIVE FENCE
- GUARDRAIL
- LOT/UNIT
- CURB
- TEMPORARY GRADING PERMIT
- CONTOUR MAJOR
- CONTOUR MINOR
- WATER EASEMENT
- STORM EASEMENT
- SANITARY EASEMENT
- R.O.W.
- LIMITS OF CONSTRUCTION
- LIMIT OF GRADING
- STONE WALL
- DETECTABLE WARNING
- ASPHALT
- CONCRETE
- SIDEWALK

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

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
01	DTE SOLAR – PITTSFIELD TWP. COMMENTS	03-11-2020	CEC	CEC

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410 FAX 794-6505
www.a2gov.org

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

SCALE: NA

DRAWING No. 2014031-2

SHEET No. 2 OF 19

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 Cover_PUD19.dwg -- a2 standard bw.stb -- Plot Date: 7/11/2020 1:46:08 PM

CONSTRUCTION NOTES:

1. DRIVEWAYS AND ENTRANCES TO BUILDINGS, REAL PROPERTY, AND THE LIKE SHALL NOT BE BLOCKED EXCEPT FOR SHORT DURATIONS AND ONLY WHEN APPROVED BY THE ENGINEER. VEHICULAR AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL NECESSARY DRIVEWAY CLOSURES WITH THE PROPERTY OWNER(S) AND RESIDENT(S) IN THE AREAS OF CONSTRUCTION.
2. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICE LEADS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. LOCATION AND DEPTH OF UTILITIES AS DEPICTED ON THE PLANS IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE AHEAD AND ADJUST DEPTH OF CONFLICT UTILITIES ACCORDINGLY. ANY DAMAGE TO UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID AND/OR REPAIR AS NECESSARY.
4. THE CONTRACTOR IS TO TAKE SPECIAL CARE TO PROTECT THE EXISTING WATER MAIN AND BE RESPONSIBLE FOR MAINTAINING CONSISTENT WATER SERVICE.
5. DURING NON-WORKING HOURS NO TRENCH SHALL REMAIN OPEN; ANY OPEN TRENCH SHALL BE PROPERLY SECURED WITH PROTECTIVE FENCING. THIS WORK SHALL BE INCLUDED IN THE ITEM OF WORK "GENERAL CONDITIONS".
6. POSTAL DELIVERY AND REFUSE PICKUP SERVICE SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.
7. WHERE STREET CURBS ARE UNDERMINED DUE TO CONSTRUCTION ACTIVITIES, THEY SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUOUS MAINTENANCE OF THE TEMPORARY ROAD SURFACE AND SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE FULL COMPLETION OF THE PROJECT. THIS WORK SHALL BE INCLUDED IN THE ITEM OF WORK "GENERAL CONDITIONS".
9. ALL CURB, SIDEWALK, DRIVEWAY APPROACH REMOVALS SHALL BE APPROVED BY ENGINEER BEFORE THE WORK IS DONE.
10. SAWED SEWER PIPE CONNECTIONS SHALL BE COUPLED WITH A FERNCO FLEXIBLE COUPLING AND A STAINLESS STEEL SHEAR RING.
11. THE LOCATION OF MATERIAL STOCK PILES AND ON-SITE STAGING AREAS TO BE APPROVED BY THE ENGINEER.
12. PAYMENT FOR DRAINAGE STRUCTURE SUMPS, WHERE SPECIFIED, SHALL BE INCLUDED IN THE PAYMENT FOR THE VARIOUS DRAINAGE STRUCTURE SIZES AND OR TYPES.
13. WHERE SEWER PIPES OF DIFFERENT SIZES OR MATERIALS ARE JOINED, FERNCO FLEXIBLE COUPLINGS WITH STAINLESS STEEL SHEAR RINGS SHALL BE USED. THE CONTRACTOR'S PURCHASE PRICE FOR THESE DEVICES, INCLUDING SHIPPING, SHALL BE PAID AS AN EXTRA. PRIOR TO PAYMENT FOR THIS ITEM, THE CONTRACTOR SHALL SUBMIT RECEIPTS FOR THE ENGINEER'S REVIEW AND APPROVAL. ALL OTHER COSTS ASSOCIATED WITH THE INSTALLATION OF THESE DEVICES SHALL BE INCLUDED IN THE PAYMENT FOR THE SEWER.
14. WHERE SEWER AND WATER MAIN ARE TO BE REMOVED & REPLACED OR ADDED, ALL PIPE SHALL BE INSTALLED USING TRENCH DETAIL DETAILED IN THE SPECIFICATIONS OR SHOWN ON PLANS. BACKFILL FOR SEWER AND WATER CONSTRUCTION SHALL BE MOOT GRANULAR MATERIAL, CLASS II, MODIFIED.
15. EXISTING STREET NAME, GUIDE, AND REGULATORY SIGNS, AND MAILBOXES WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED PRIOR TO CONSTRUCTION, STORED IN A MANNER WHICH WILL PREVENT DAMAGE, AND RE-SET IN LOCATIONS AS DIRECTED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN "MACHINE GRADING, MODIFIED"
16. IN AREAS WHERE EDGE DRAIN CANNOT BE INSTALLED IN ACCORDANCE WITH CITY OF ANN ARBOR DETAIL SD-TD-11, THE EDGE DRAIN SHALL BE INSTALLED AT THE DEPTH AS INDICATED ON THE PLANS, OR AS DIRECTED BY ENGINEER. IN NO CASE SHALL THE EDGE DRAIN BE INSTALLED AT A GRADE LESS THAN 0.50% OR AT A DEPTH OF LESS THAN 2' BELOW TOP OF PROPOSED PAVEMENT.

SOIL EROSION & SEDIMENT CONTROL NOTES:

NOTIFY PITTSFIELD CHARTER TOWNSHIP DEPARTMENT OF UTILITIES & MUNICIPAL SERVICES PRIOR TO ANY EARTHWORK ACTIVITIES, 6201 WEST MICHIGAN AVENUE, ANN ARBOR, MI 48108 PHONE: (734) 822-3130 FAX: (734) 944-1103 WEBSITE: WWW.PITTSFIELD-MI.GOV EMAIL: PLANNING@PITTSFIELD-MI.GOV

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE SESC PLANS AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO THE SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS, SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE OWNER, PROJECT ENGINEER, OR PITTSFIELD CHARTER TOWNSHIP.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE PERMIT REQUIREMENTS OF PITTSFIELD CHARTER TOWNSHIP AND THE LAWS OF THE STATE OF MICHIGAN.
3. A NPDES CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FOR ALL SITES GREATER THAN FIVE (5) ACRES.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR. PERIODIC INSPECTIONS MAY BE MADE BY THE OWNER/PROJECT ENGINEER/TOWNSHIP. TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY CORRECTIONS SHALL BE MADE WITHOUT DELAY BY THE ONSITE RESPONSIBLE INDIVIDUAL.
5. EROSION AND SEDIMENTATION FROM WORK ON THE SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
6. ALL MUD/DIRT TRACKED ONTO ROADS FROM THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. RESTORATION OF ALL DISTURBED AREAS, INCLUDING PLACEMENT OF TOPSOIL, SEED, FERTILIZER AND MULCH AND/OR SOD SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF THE COMPLETION OF FINAL GRADE.
8. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS, AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.
9. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
10. PROPER DUST CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION BY USE OF WATER TRUCKS AND/OR CHLORIDE AS REQUIRED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND REMOVAL OF SOME UPON AUTHORIZED COMPLETION OF PROJECT. COMPLETION OF PROJECT WILL NOT BE AUTHORIZED UNTIL ALL SITE WORK, HOME BUILDING, ROAD WORK, AND UTILITY CONSTRUCTION IS COMPLETE AND ALL SOILS ARE STABILIZED.
12. THE CONTRACTOR SHALL NOT GRADE IN EXISTING WETLAND OR CONSERVATION AREAS TO BE PROTECTED. SILT FENCE SHALL BE INSTALLED AND MAINTAINED ADJACENT TO EXISTING WETLAND AND CONSERVATION AREAS TO PREVENT GRADING, EROSION, AND SEDIMENTATION INTO THEM.
13. TREE PROTECTION FENCING MUST REMAIN INTACT UNTIL RESTORATION OF THE SITE IS COMPLETE.

SEQUENCE OF CONSTRUCTION

1. INSTALL SEDIMENT FENCE AND TREE PROTECTION FENCING PRIOR TO ANY GRADING OPERATION.
2. INSTALL MUD TRACKING PAD.
3. CONSTRUCT TEMPORARY SEDIMENT/DETENTION BASIN.
4. PLACE TOPSOIL, FERTILIZER, SEED, AND MULCH OVER THE ENTIRE DETENTION BASIN AREA.
5. ROUGH GRADE SITE, STOCKPILE TOPSOIL, AND BEGIN BUILDING CONSTRUCTION.
6. INSTALL STORM DRAINAGE SYSTEM, INCLUDING RIPRAP AND PARKING LOT INLET FILTERS AND DETENTION BASIN STANDPIPE.
7. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED.
8. INSTALL SANITARY SEWER AND WATER SYSTEMS.
9. BRING PAVEMENT AREAS TO SUB-BASE GRADE, PLACE SUB-BASE AND BITUMINOUS PAVEMENT.
10. INSTALL FRANCHISED UTILITIES.
11. FINISH GRADE, REDISTRIBUTE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS.
12. REMOVE ANY ACCUMULATED SEDIMENT WITHIN THE DETENTION BASIN AND REPLACE CLEAN WASHED STONE AROUND STANDPIPE.
13. COMPLETE CONSTRUCTION OF SITE.
14. ENSURE ALL SOIL IS STABILIZED. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES.

SEEDING/SOD

1. SEED OR SOD IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
2. ALL AREAS OF DISTURBED EARTH THAT ARE NOT TO BE PAVED OR SODDED SHALL HAVE 4 INCHES OF TOPSOIL, SEED, FERTILIZER AND MULCH.
3. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW (PREFERABLY WHEAT) OR HAY SPREAD. SPREAD UNIFORMLY AT THE RATE OF 1-1/2 TO 2 TONS OR 100 POUNDS (2 TO 3 BALES) PER 1,000 SQUARE FOOT. THIS MULCH SHOULD BE ANCHORED WITH A DISC-TYPE MULCH-ANCHORING TOOL.
4. ANY DISTURBED AREA NOT PAVED, SEEDED OR MULCHED, SODDED OR BUILT UPON ON OR AFTER NOVEMBER 15TH, IS TO BE MULCHED IN THE MANNER AS SPECIFIED ABOVE, IN ORDER TO PROVIDE SOIL EROSION PROTECTION DURING THE WINTER AND EARLY SPRING.
5. ALL EROSION AND SEDIMENTATION CONTROL PREVENTION PROCEDURES AND STRUCTURES ARE TO COMPLY WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL OF THE WASHTENAW COUNTY SOIL CONSERVATION DISTRICT.

CATCH BASIN/MANHOLE PROTECTION

PROTECT STORM SEWER CATCH BASINS WITH THE FOLLOWING PRODUCT OR APPROVED EQUAL:
- REGULAR FLOW SILTSACK (FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF).
- HI-FLOW SILTSACK (FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF).
- OIL-ABSORBANT SILTSACK (FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS).

ROADS

1. DURING CONSTRUCTION, ALL ROADS SHALL BE PROTECTED FROM UNVEGETATED AREAS WASHING ONTO ROAD SURFACES BY PLACEMENT OF SILT FENCE BEHIND CURB OR A 10-FOOT WIDE STRAW MULCH BANK BEHIND THE CURB OR OTHER APPROVED METHOD AND/OR AS SHOWN ON THE PLANS.
2. DURING CONSTRUCTION OF ANY PORTION OF THE PROJECT, ROADS SHALL BE MAINTAINED FREE OF DIRT, SILT, AND CONSTRUCTION DEBRIS.

CONTACT INFORMATION

PUBLIC UTILITIES	OWNER	CONTACT
WATER SANITARY STORM FORESTRY	CITY OF ANN ARBOR PUBLIC WORKS W.R. WHEELER SERVICE CENTER 4251 STONE SCHOOL ROAD ANN ARBOR, MI 48108	(734) 794-6350
SIGNS SIGNALS STREET LIGHTS		(734) 794-6361
PITTSFIELD TOWNSHIP UTILITIES		(734) 794-6361
PITTSFIELD TOWNSHIP UTILITIES	PITTSFIELD CHARTER TOWNSHIP 6201 W. MICHIGAN AVE. ANN ARBOR, MICHIGAN 48108	(734) 822-3105
PRIVATE UTILITIES	**OWNER**	**CONTACT**
GAS	DTE ENERGY 3150 E. MICHIGAN AVE. YPSILANTI TOWNSHIP, MI 48198	ROBERT CZAPIEWSKI (734) 544-7818
ELECTRIC	DTE ENERGY WESTERN WAYNE SERVICE CENTER 8001 HAGGERTY ROAD BELLEVILLE, MI 48111	CLAY COMBEE (734) 397-4112
CABLE	COMCAST 27800 FRANKLIN ROAD SOUTHFIELD, MI 48034	RON SUTHERLAND (313) 999-8300
PHONE	AT&T 550 S. MAPLE ROAD ANN ARBOR, MI 48103	(734) 996-2135
FIBER OPTIC	MCI 2800 N. GLENVILLE ROAD RICHARDSON, TX 75082	DEAN BOYERS (972) 729-6016

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REV.	DESCRIPTION	DATE	DRAWN	CHECKED
01	DTE SOLAR - PITTSFIELD TWP COMMENTS	03-11-2020	CEC	CEC

CITY OF ANN ARBOR PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8010, ANN ARBOR, MI 48107-8047
ANN ARBOR, MI 48104
www.a2gov.org

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

SCALE: NA
DRAWING No. 2014031-3
SHEET No. 3 OF 19

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CanadianSolar

MAX POWER CS6X-310|315|320P

High quality and reliability in all Canadian Solar modules is ensured by 14 years' experience in module manufacturing, well-engineered module design, stringent BOM quality testing, an automated manufacturing process and 100% EL testing.

KEY FEATURES

- Excellent module efficiency up to 16.68%
- Outstanding low irradiance performance: 96.0%
- Positive power tolerance up to 5 W
- High PTC rating up to 91.97%
- IP67 junction box for long-term weather endurance
- Heavy snow load up to 5400 Pa, wind load up to 2400 Pa
- Salt mist, ammonia and blowing sand resistance, apply to seaside, farm and desert environments

25 years — insurance-backed warranty, non-cancelable, immediate warranty insurance linear power output warranty

10 years — product warranty on materials and workmanship

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2008 / Quality management system
ISO/TS 16949:2009 / The automotive industry quality management system
ISO 14001:2004 / Standards for environmental management system
OHSAS 18001:2007 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

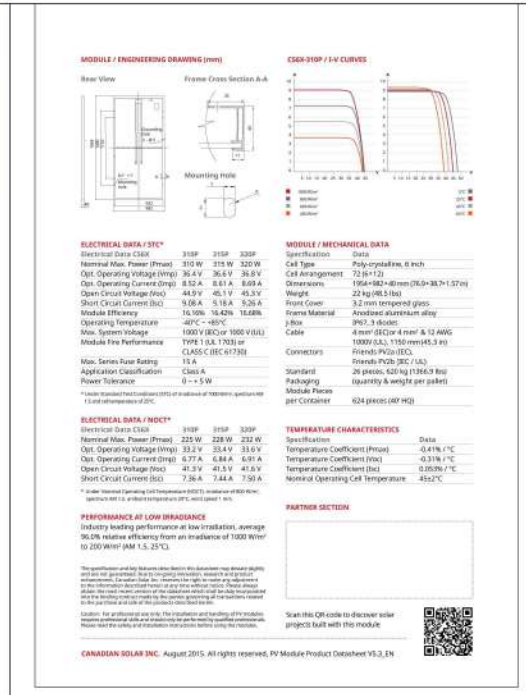
IEC 61215 / IEC 61730: VDE / MCS / CE / EU / CEC AU / CQC / INMETRO
UL 1703 / IEC 61215 performance: CEC listed (US)
UL 1703: CSA / IEC 61701 ED2: VDE / IEC 62716: VDE / IEC 60068-2-68: SGS
PV CYCLE (EU) / UNI 9177 Reaction to Fire: Class 1

* to show are different certification requirements in different markets, please contact your local Canadian Solar sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

CANADIAN SOLAR INC. is committed to providing high quality solar products, solar system solutions and services to customers around the world. As a leading manufacturer of solar modules and PV project developer with about 10 GW of premium quality modules deployed around the world since 2001, Canadian Solar Inc. (NASDAQ: CSIQ) is one of the most bankable solar companies worldwide.

CANADIAN SOLAR INC.
545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, www.canadiansolar.com, support@canadiansolar.com

TYPICAL SOLAR PANEL



MODULE / ENGINEERING DRAWING (mm)

Rear View — Frame Cross Section A-A — Mounting Hole

CS6X-310P / I-V CURVES

ELECTRICAL DATA / STC*

Electrical Data CS6X	310P	315P	320P
Nominal Max. Power (Pmax)	310 W	315 W	320 W
Opt. Operating Voltage (Vmp)	36.4 V	36.6 V	36.8 V
Opt. Operating Current (Imp)	8.52 A	8.61 A	8.69 A
Open Circuit Voltage (Voc)	44.9 V	45.1 V	45.3 V
Short Circuit Current (Isc)	9.08 A	9.18 A	9.26 A
Module Efficiency	16.10%	16.42%	16.68%
Operating Temperature	-40°C ~ +85°C		
Max. System Voltage	1000 V (IEC)or 1000 V (UL)		
Module Fire Performance	TYPE 1 (UL 1703) or CLASS C (IEC 61730)		
Max. Series Fuse Rating	15 A		
Application Classification	Class A		
Power Tolerance	0 ~ + 5 W		

* Under Standard Test Conditions (STC) of irradiance of 1000W/m², spectrum AM 1.5 and temperature of 25°C.

ELECTRICAL DATA / NOCT*

Electrical Data CS6X	310P	315P	320P
Nominal Max. Power (Pmax)	225 W	228 W	232 W
Opt. Operating Voltage (Vmp)	33.2 V	33.4 V	33.6 V
Opt. Operating Current (Imp)	6.77 A	6.84 A	6.91 A
Open Circuit Voltage (Voc)	41.3 V	41.5 V	41.5 V
Short Circuit Current (Isc)	7.36 A	7.44 A	7.50 A

* Under Nominal Operating Cell Temperature (NOCT), irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

PERFORMANCE AT LOW IRRADIANCE

Industry leading performance at low irradiation, average 96.0% relative efficiency from an irradiance of 1000 W/m² to 200 W/m² (AM 1.5, 25°C).

This specification and key features sheet herein this datasheet may deviate slightly from our actual product due to our ongoing efforts to improve our PV modules and enhancements. Canadian Solar Inc. reserves the right to make any adjustment to the information described herein at any time without notice. Please always obtain the most recent version of the datasheet which shall be duly incorporated into the binding contract made by the parties governing all transactions related to the purchase and sale of the products described herein.

Caution: For professional use only. The installation and handling of PV modules requires professional skills and should only be performed by qualified professionals. Please read the safety and installation instructions before using the modules.

MODULE / MECHANICAL DATA

Specification	Data
Cell Type	Poly-crystalline, 6 inch
Cell Arrangement	72 (6×12)
Dimensions	1954×982×40 mm (76.9×38.7×1.57 in)
Weight	22 kg (48.5 lbs)
Front Cover	3.2 mm tempered glass
Frame Material	Anodized aluminium alloy
J-Box	IP67, 3 diodes
Cable	4 mm² (IEC)or 4 mm² & 12 AWG 1000V (UL), 1150 mm (45.3 in)
Connectors	Friends PV2a (IEC), Friends PV2b (IEC / UL)
Standard Packaging (quantity & weight per pallet)	26 pieces, 620 kg (1366.9 lbs)
Module Pieces per Container	624 pieces (40' HQ)

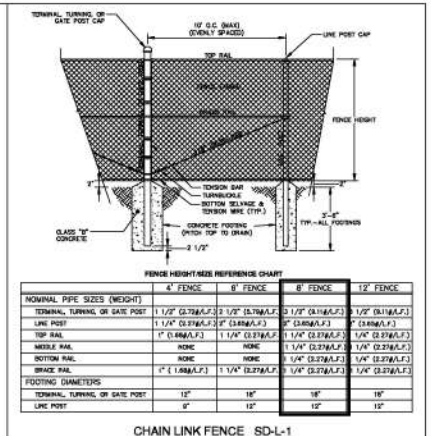
TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.41% / °C
Temperature Coefficient (Voc)	-0.31% / °C
Temperature Coefficient (Isc)	0.053% / °C
Nominal Operating Cell Temperature	45±2°C

PARTNER SECTION

Scan this QR code to discover solar projects built with this module

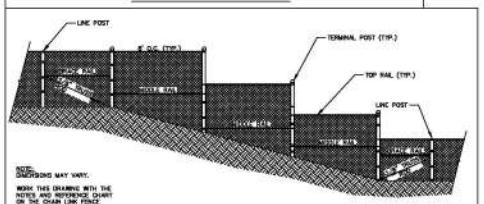
CANADIAN SOLAR INC. August 2015. All rights reserved, PV Module Product Datasheet V5.3_EN



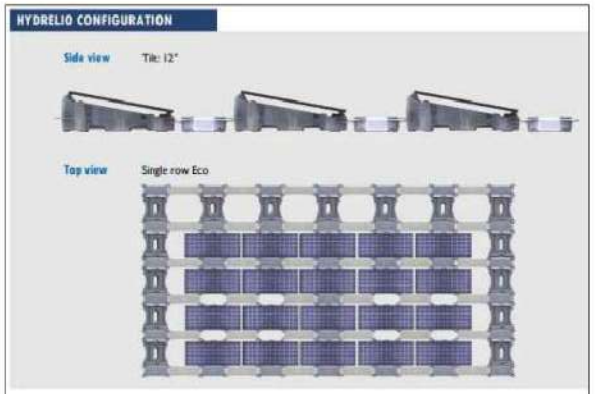
FENCE HEIGHT/SIZE REFERENCE CHART

	4' FENCE	8' FENCE	8' FENCE	12' FENCE
NOMINAL PIPE SIZES (WEIGHT)				
TERMINAL, TURNING, OR GATE POST	1 1/2" (2.72#/L.F.)	2 1/2" (5.79#/L.F.)	3 1/2" (8.11#/L.F.)	3 1/2" (8.11#/L.F.)
LINE POST	1 1/4" (2.27#/L.F.)	2" (3.65#/L.F.)	2" (3.65#/L.F.)	2" (3.65#/L.F.)
TOP RAIL	1" (1.68#/L.F.)	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)
MIDDLE RAIL	NONE	NONE	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)
BOTTOM RAIL	NONE	NONE	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)
BRACE RAIL	1" (1.68#/L.F.)	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)	1 1/4" (2.27#/L.F.)
FOOTING DIAMETERS				
TERMINAL, TURNING, OR GATE POST	12"	18"	18"	18"
LINE POST	8"	12"	12"	12"

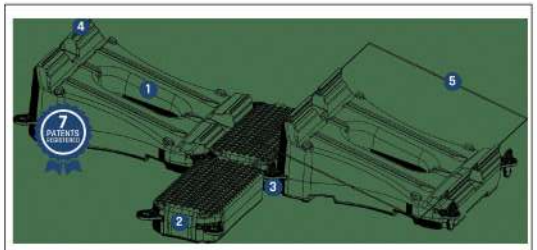
CHAIN LINK FENCE SD-L-1



STEP CHAIN LINK FENCE SD-L-2



EXAMPLE OF FLOATING SOLAR ARRAYS



HYDRELIO®: FLOATING PV SYSTEM

EXAMPLE OF GROUND COVER UNDER SOLAR ARRAYS

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REV.	DESCRIPTION	DATE	DRAWN	CHECKED
01	DTE SOLAR – PITTSFIELD TWP COMMENTS	03-11-2020	CEC	CEC

CITY OF ANN ARBOR PUBLIC SERVICES
301 EAST HURON STREET
ANN ARBOR, MI 48107-8647
734-994-2780 www.a2gov.org

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

SCALE: NA
DRAWING No. 20140311-4
SHEET No. 4 OF 19

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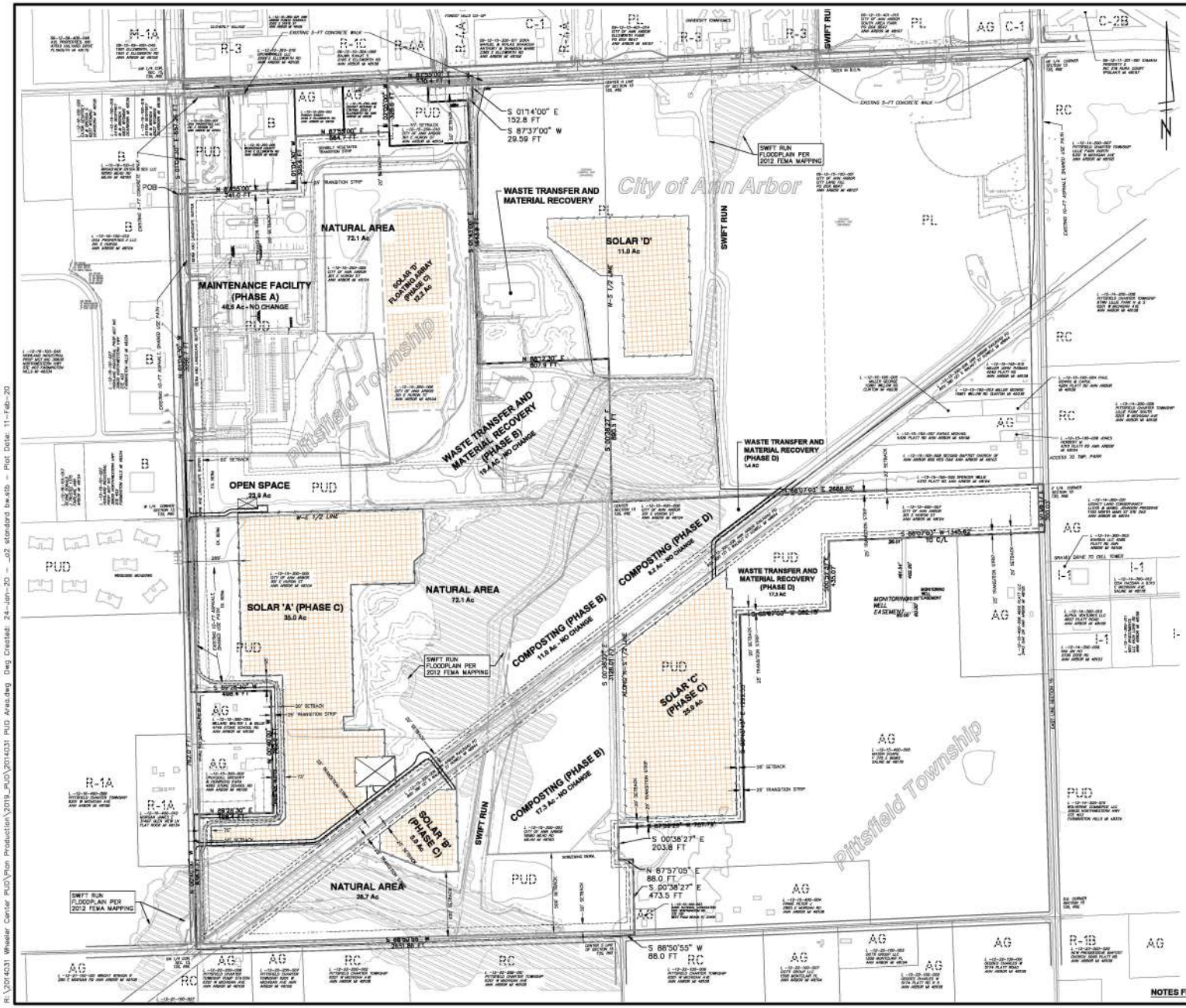

ZONING DISTRICTS LEGEND:

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

ZONING NOTES:

1. ZONING INFORMATION PROVIDED BY PITTSFIELD TOWNSHIP AND THE CITY OF ANN ARBOR.

UTILITIES NOTES:

1. THE SANITARY SEWER SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 1/08/01, AND CITY OF ANN ARBOR, REVISED 08/99, AND ATWELL-HICKS, 07/04.
2. WATER DISTRIBUTION SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 3/90, AND CITY OF ANN ARBOR, REVISED 12/01/03.
3. STORM SYSTEM DATA PROVIDED BY PITTSFIELD TOWNSHIP, REVISED 1/08/01, CITY OF ANN ARBOR, REVISED 08/99, AND ATWELL-HICKS, 07/04.
4. THE OPERATIONS AND MAINTENANCE FACILITY AREA IS SERVED BY PITTSFIELD TOWNSHIP WATER AND SANITARY SEWER. THE WASTE TRANSFER FACILITY AND MATERIAL RECOVERY AREA NORTH OF THE RAILROAD RIGHT-OF-WAY IS SERVED BY TOWNSHIP WATER AND CITY SANITARY SEWER. THE SOUTHEAST QUARTER SECTION OF SECTION 15 WILL BE SERVED BY A WELL AND SEPTIC SYSTEM. STORM DRAINAGE WILL BE CONTROLLED BY ON-SITE DETENTION AND RETENTION.

NOTES FROM SWIFT RUN SERVICE CENTER PUD AREA PLAN, FILE NO.: RZ 08-01

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
01	DTE SOLAR – PITTSFIELD TWP COMMENTS	02-11-2020	CEC	CEC

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CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING

SWIFT RUN (WHEELER) SERVICE CENTER

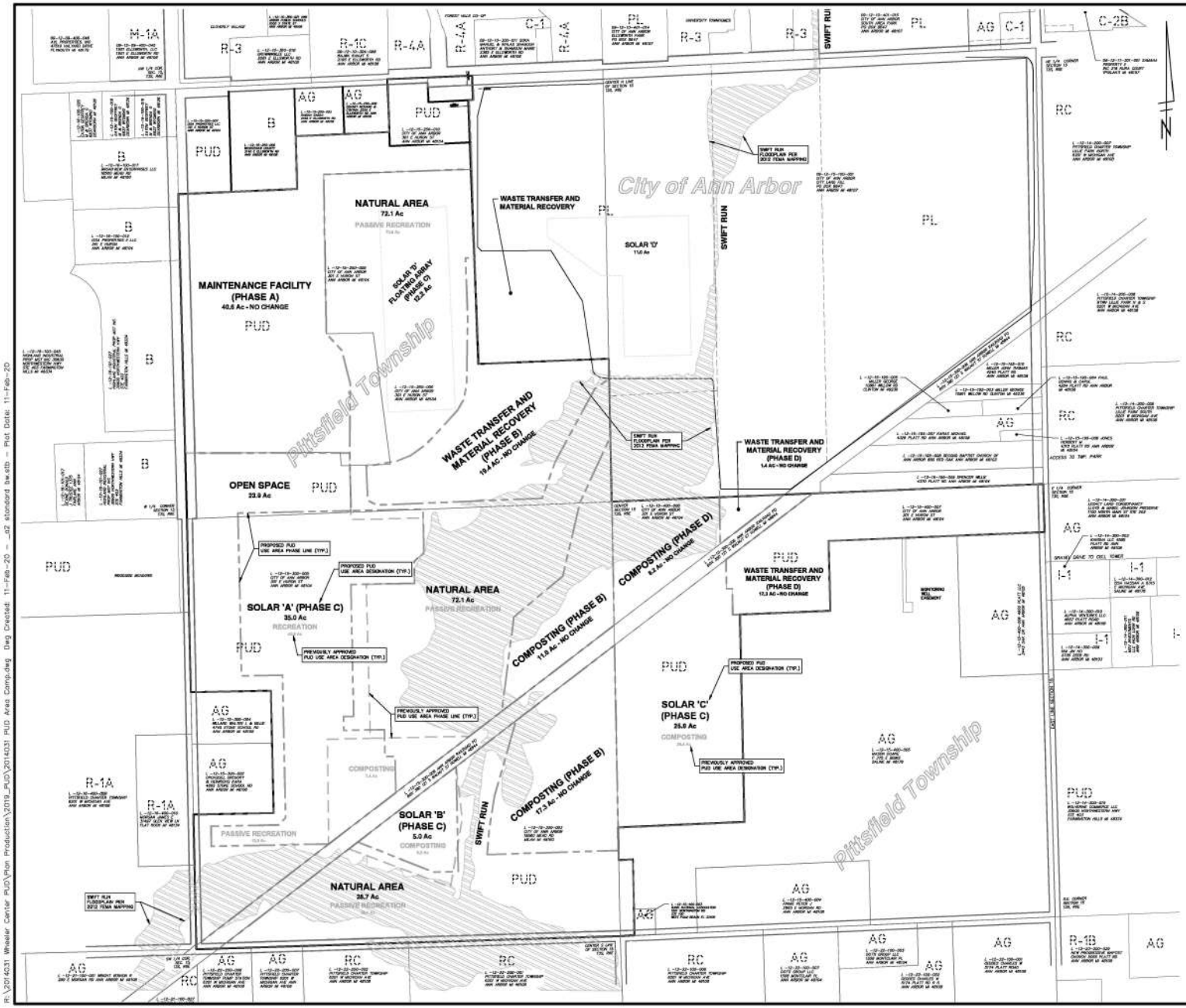
2014031 PUD AREA PLAN

SCALE PLAN: 1" = 200'

DRAWING No. 2014031-5

SHEET No. 5 OF 19

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 PUD Area.dwg Dwg Created: 24-Jan-20 – a2 standard bw.stb – Plot Date: 11-Feb-20



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SWIFT RUN (WHEELER) SERVICE CENTER
20140311 PUD AREA COMPARASION PLAN

SCALE PLAN: 1" = 200'

DRAWING No. 20140311-G

SHEET No. 6 OF 19

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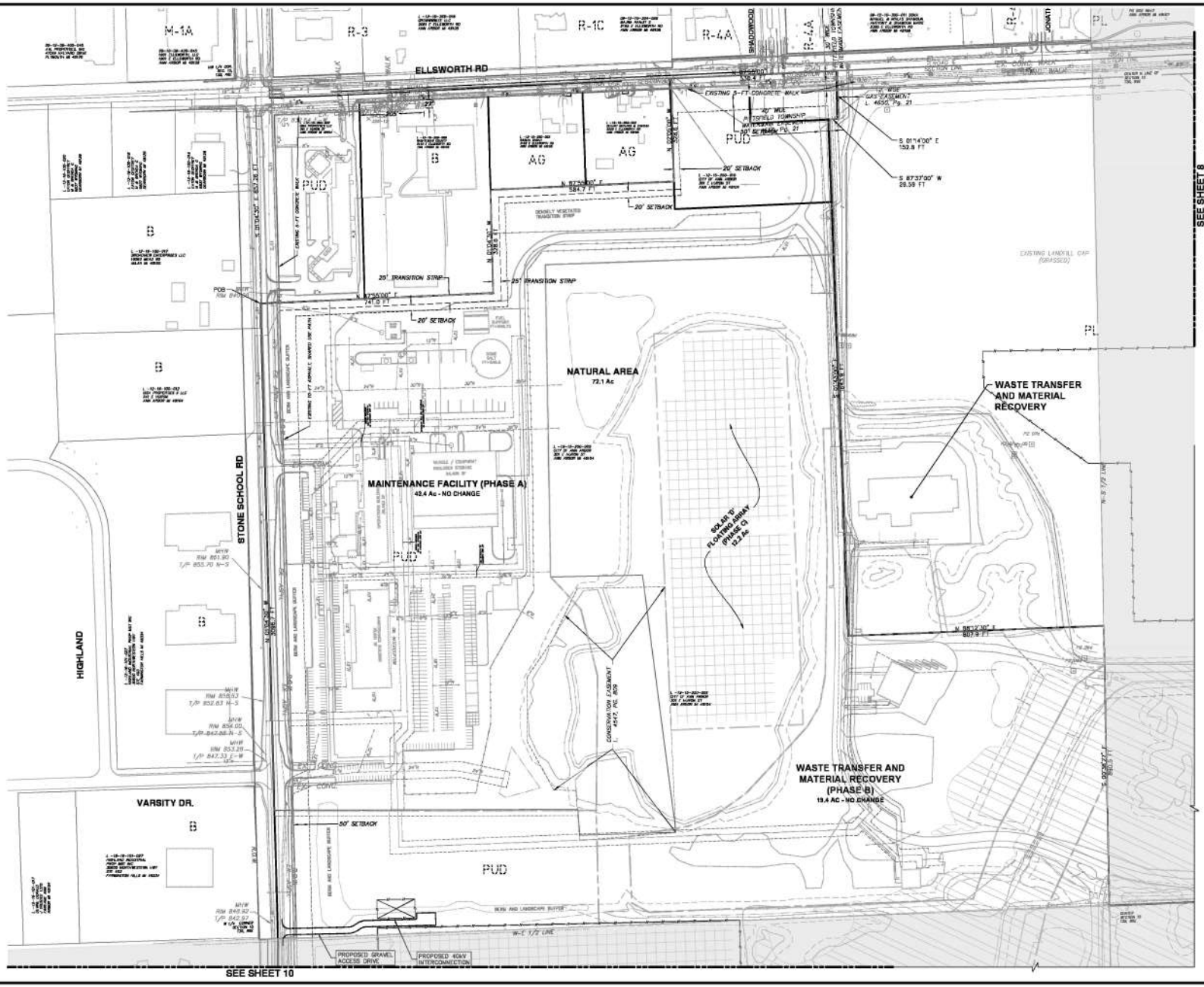

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SWIFT RUN (WHEELER) SERVICE CENTER

2014031 PUD AREA PLAN NW SECTOR

SCALE PLAN: 1" = 100'

DRAWING No. 2014031-7

SHEET No. 7 OF 19

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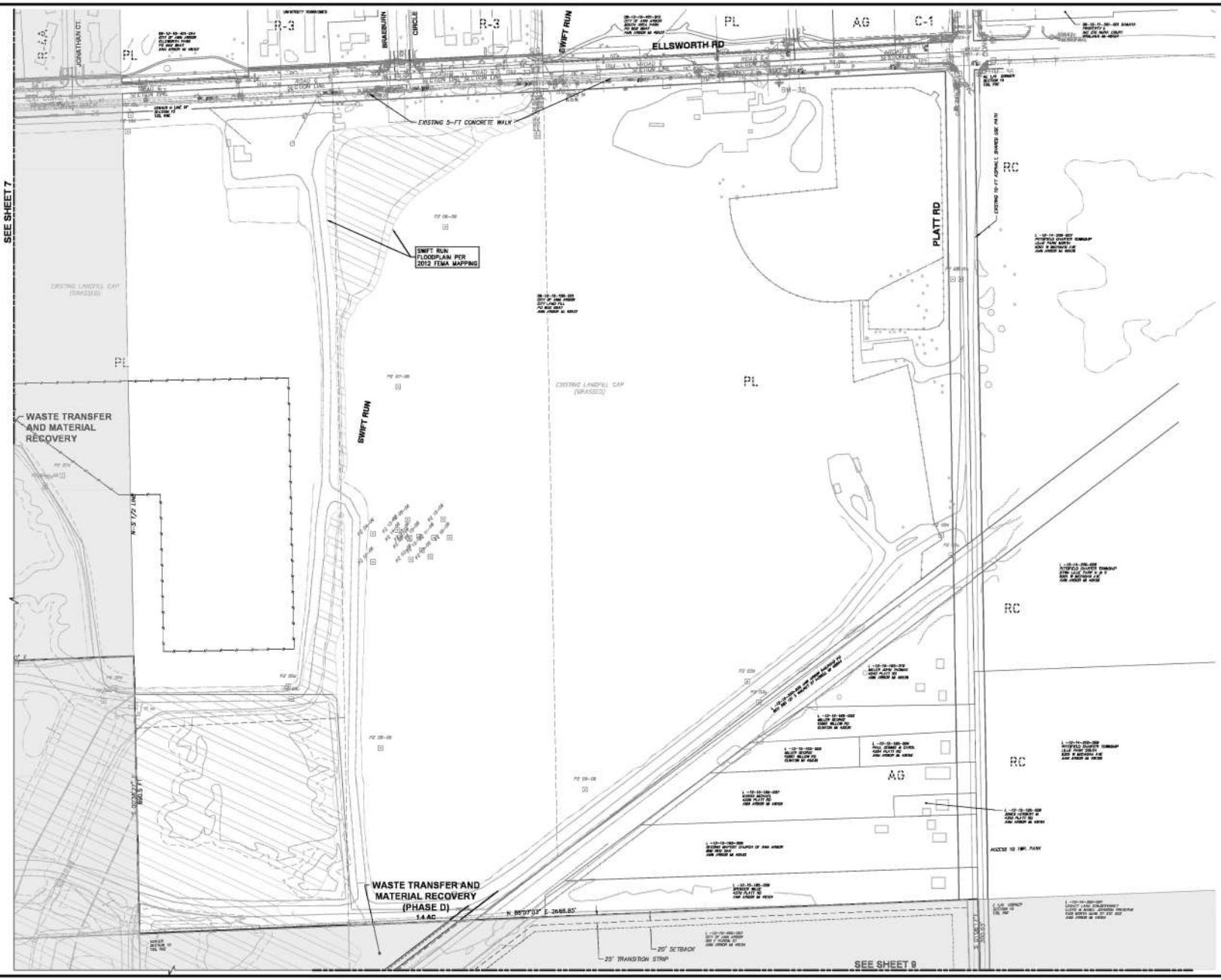

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SWIFT RUN (WHEELER) SERVICE CENTER

2014031 PUD AREA PLAN NE SECTOR

SCALE PLAN: 1" = 150'

DRAWING No. 2014031-8

SHEET No. 8 OF 19

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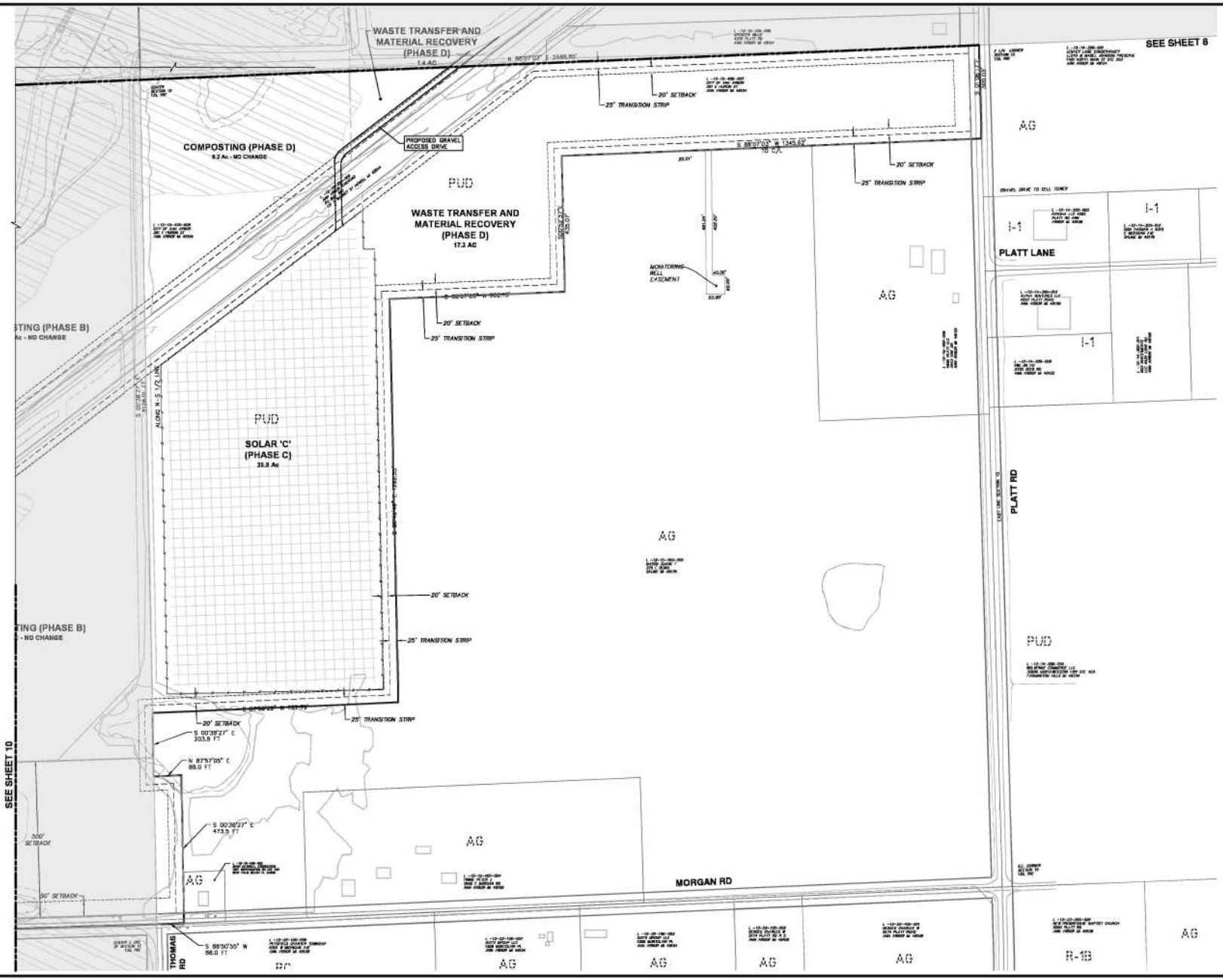

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SWIFT RUN (WHEELER) SERVICE CENTER

2014031 PUD AREA PLAN SE SECTOR

SCALE: PLAN: 1" = 100'

DRAWING No. 2014031-9

SHEET No. 9 OF 19

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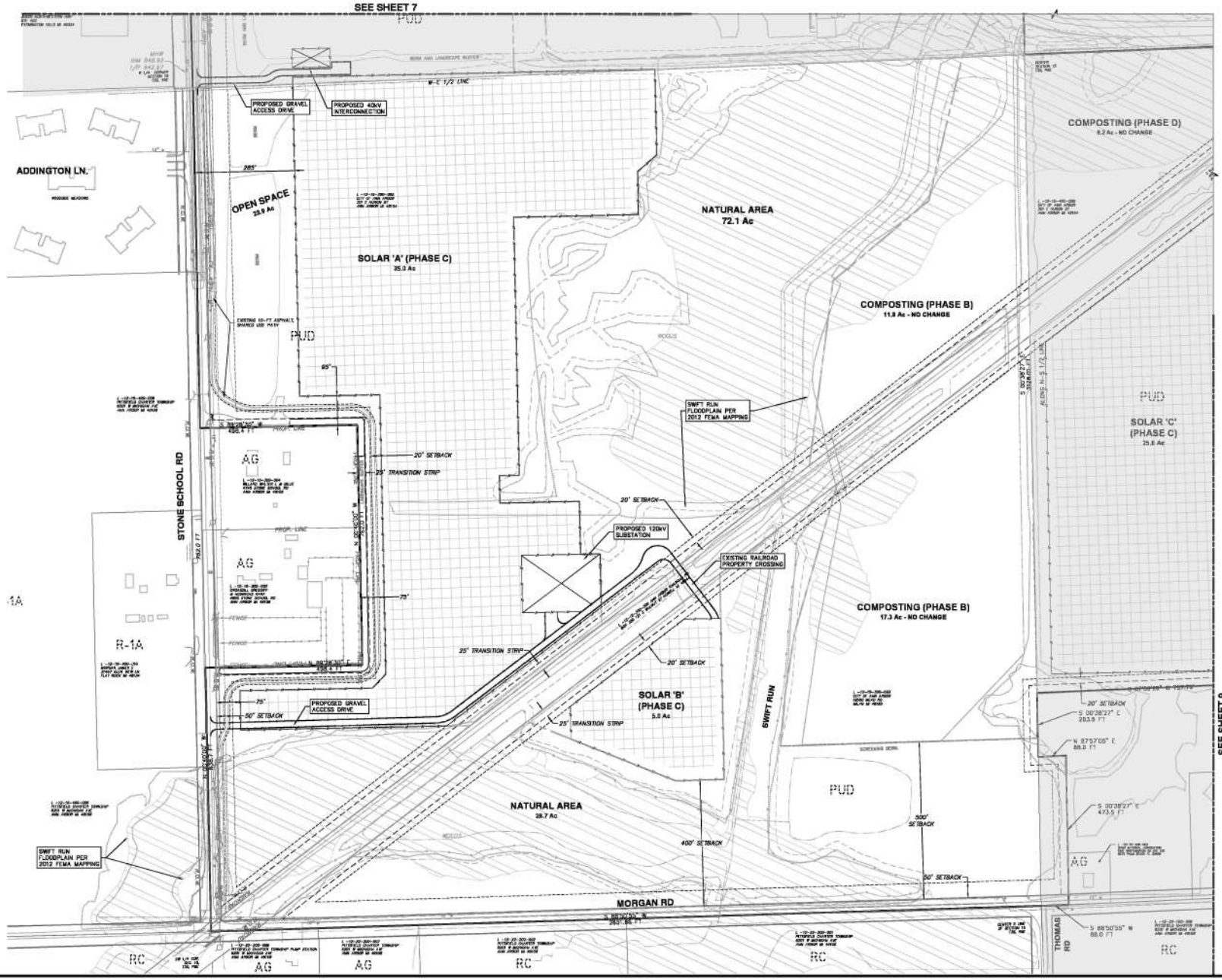

NOTES:

THE 40 kV INTERCONNECTION AND 120 kV SUBSTATION ARE SHOWN AS CONCEPTUAL. THE FINAL CONNECTION OF THE SOLAR ARRAYS TO THE EXISTING ELECTRICAL GRID IS CONTINGENT UPON THE CAPACITY OF THOSE FACILITIES.

DTE IS CURRENTLY STUDYING THE SYSTEM CAPACITIES TO DETERMINE WHICH POINT OF GRID INTERCONNECTION WILL BE USED FOR THE FINAL SITE PLAN.

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SWIFT RUN (WHEELER) SERVICE CENTER

2014031 PUD AREA PLAN SW SECTOR

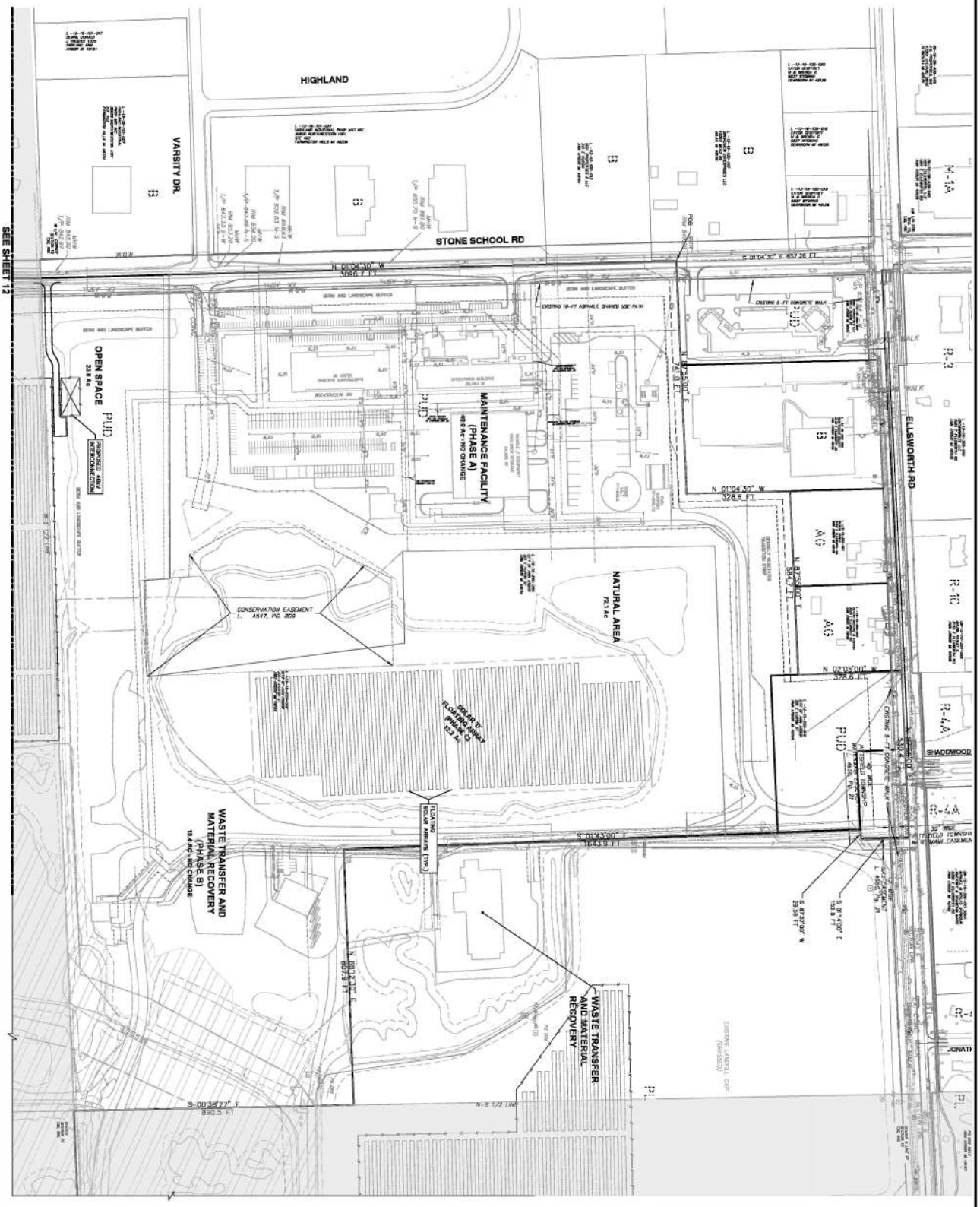
SCALE PLAN: 1" = 150'

DRAWING No. 2014031-10

SHEET No. 10 OF 19

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 PUD Sector.dwg Dwg Created: 11-Feb-20 – _a2 standard twistb – Plot Date: 11-Feb-20

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 PUD Site.dwg Dwg Created: 11-Feb-20 - _a2 standard bw.stb - Plot Date: 11-Feb-20



SHEET No.	CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING						
11 OF 19	SCALE PLAN: 1" = 150'	SWIFT RUN (WHEELER) SERVICE CENTER	CITY OF ANN ARBOR PUBLIC SERVICES 301 EAST HURON STREET P.O. BOX 8647 ANN ARBOR, MI 48107-8647 734-794-6410 www.a2gov.org	01	DTE SOLAR – PITTSFIELD TWP COMMENTS	02-11-2020	CEC	CEC
	DRAWING No. 2014031-11	2014031 PUD SITE PLAN NW SECTOR		REV.	DESCRIPTION	DATE	DRAWN	CHECKED

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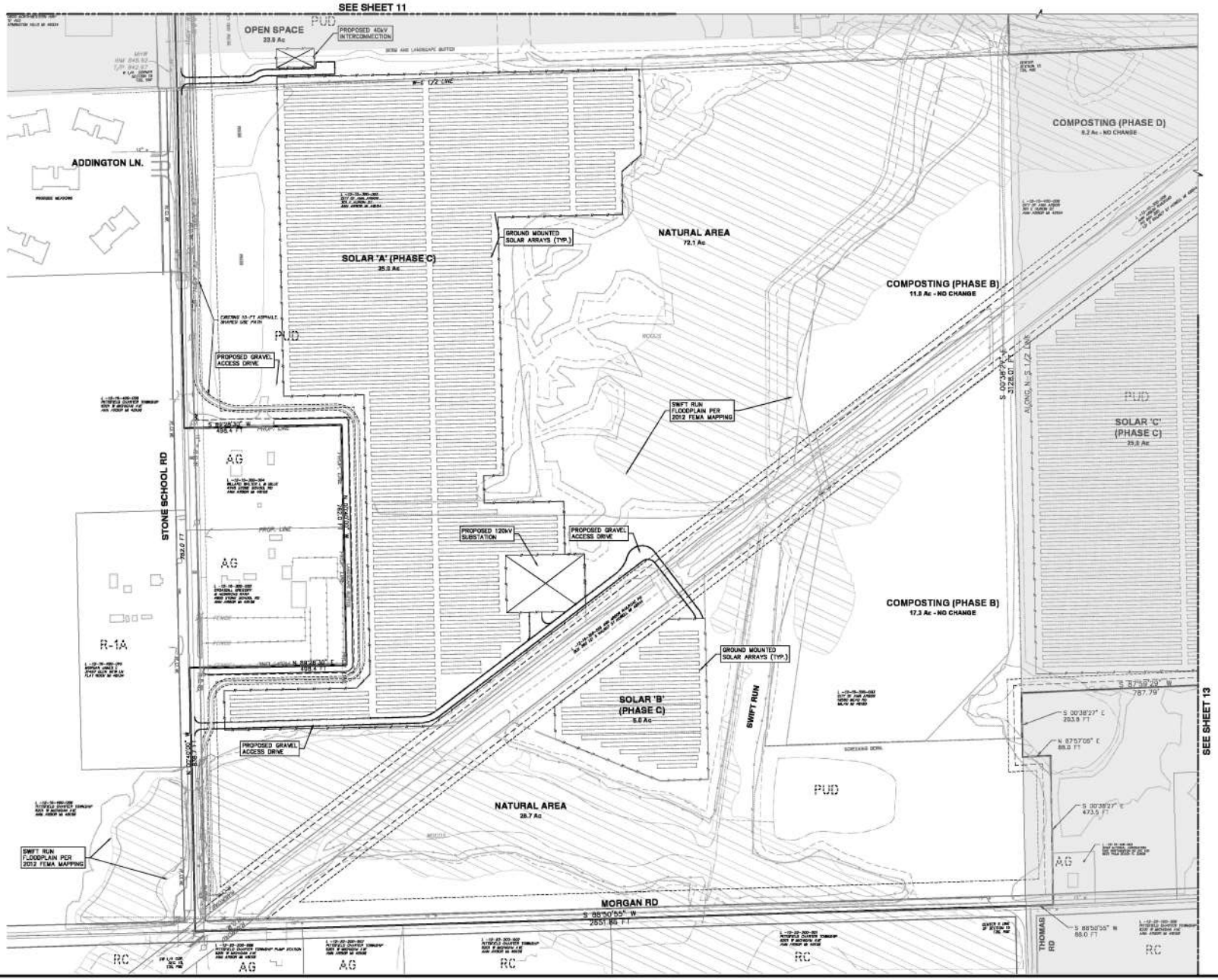

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DTE IS CURRENTLY STUDYING THE SYSTEM CAPACITIES TO DETERMINE WHICH POINT OF GRID INTERCONNECTION WILL BE USED FOR THE FINAL SITE PLAN.

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2014031 PUD SITE PLAN SW SECTOR

SCALE PLAN: 1" = 100'

DRAWING No. 2014031-12

SHEET No. 12 OF 19

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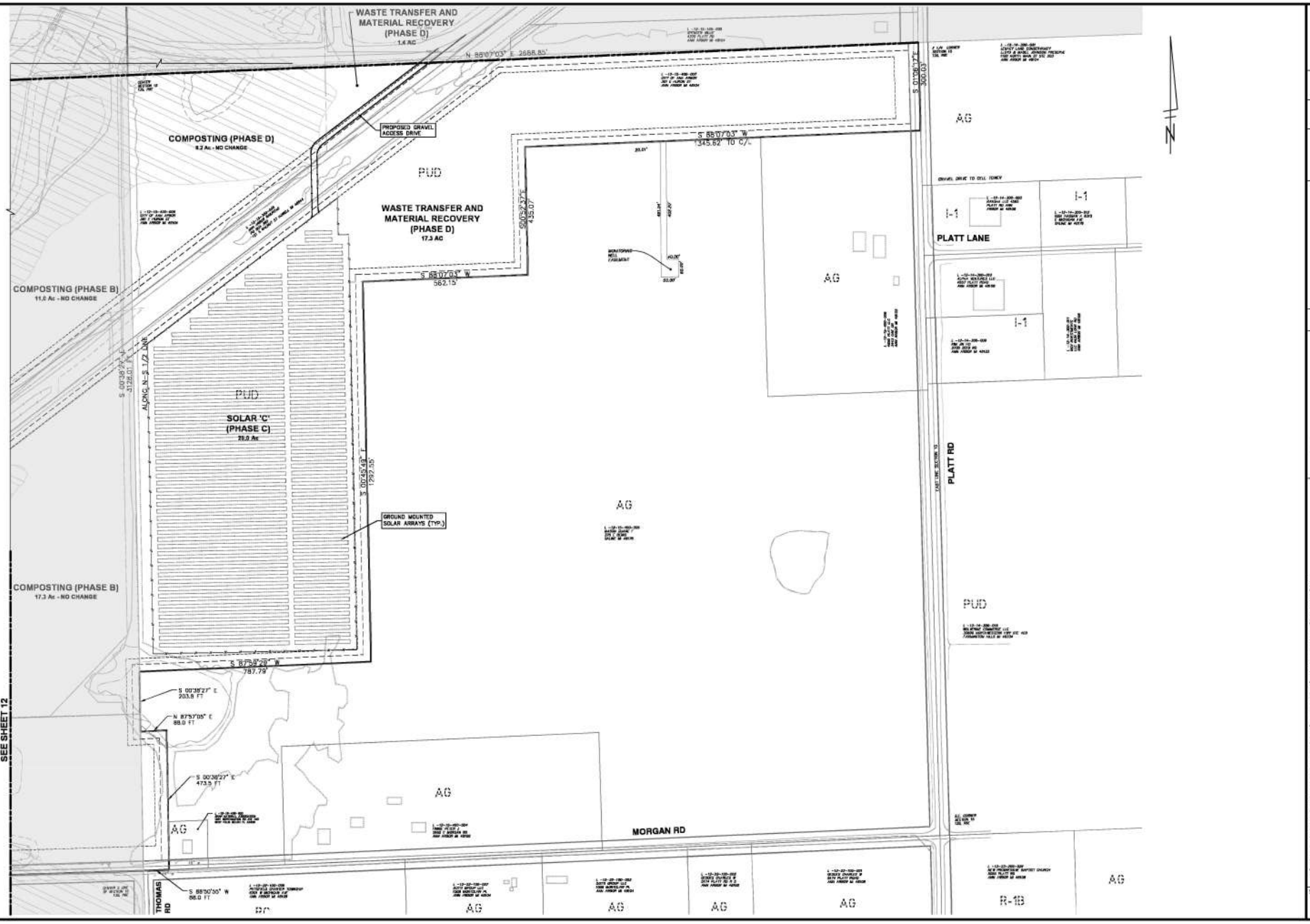

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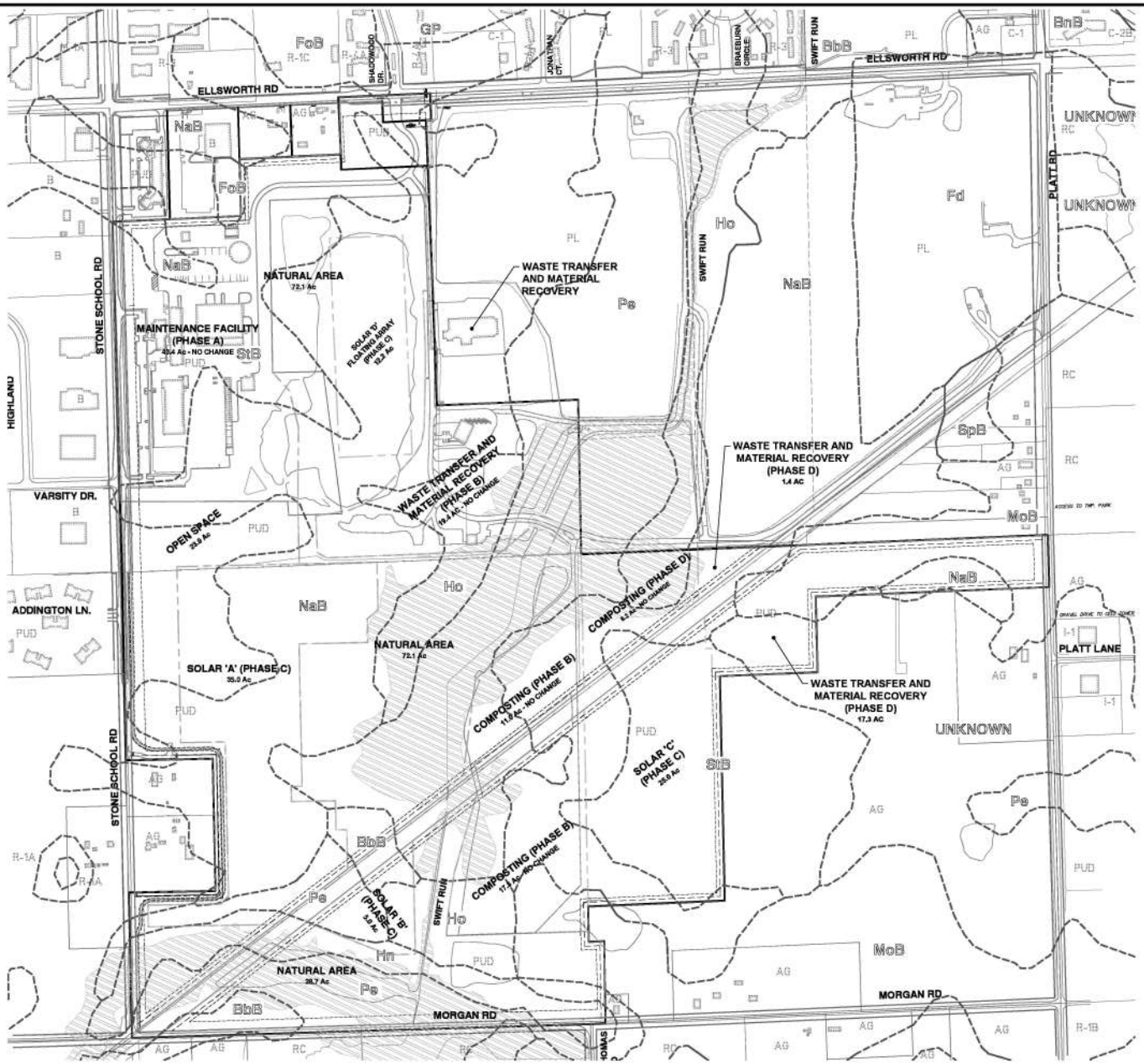
2014031 PUD SITE PLAN SE SECTOR

SCALE: 1" = 150'

DRAWING No. 2014031-13

SHEET No. 13 OF 19

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 PUD Site.dwg Dwg Created: 11-Feb-20 – .02 standard.pc3 – Plot Date: 11-Feb-20



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2014031 PUD SOILS - SOILS

SCALE PLAN: 1" = 200'

DRAWING No. 2014031-14

SHEET No. 14 OF 19

R:\2014031 Wheeler Center PUD\Plan Production\2019_PUD\2014031 PUD Soils.dwg Dwg Created: 11-Feb-20 — _a2 standard tbs.stb — Plot Date: 11-Feb-20

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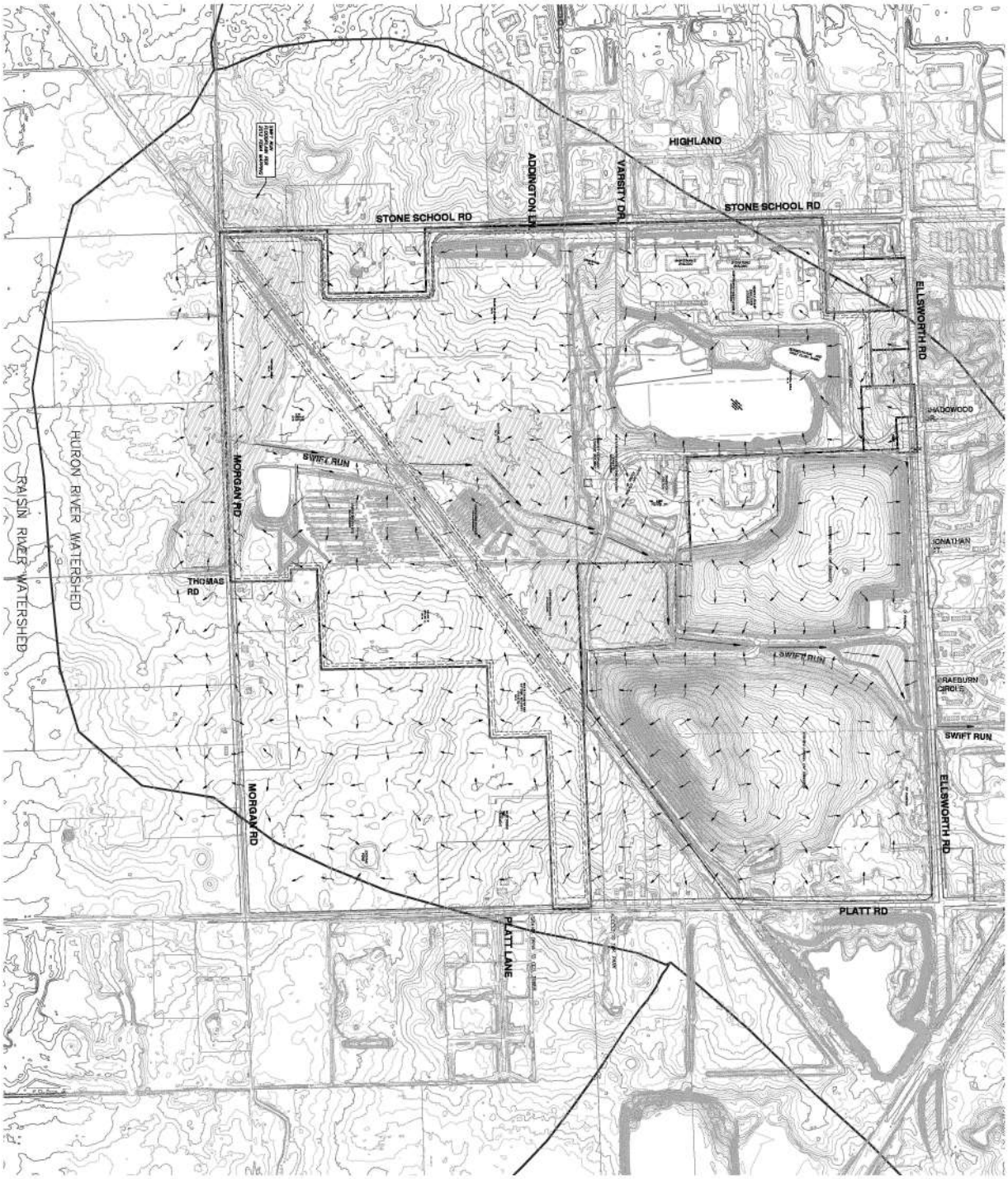

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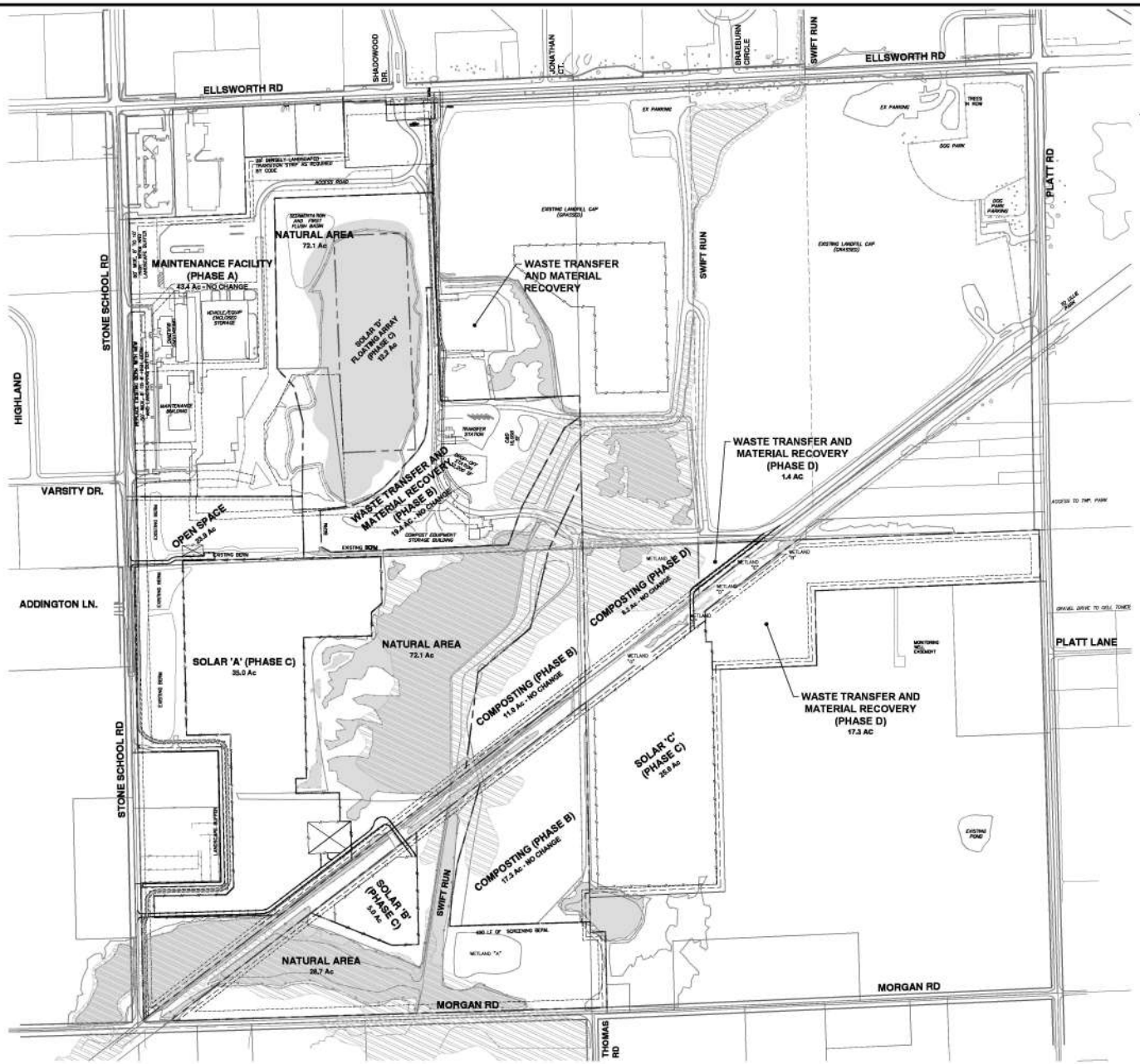
2014031 PUD DRAINAGE MAP - PUD DRAINAGE AREA MAP

SCALE PLAN: 1" = 400'

DRAWING No. 2014031-15

SHEET No. 15 OF 19



NATURAL FEATURES NOTES

1. NATURAL FEATURE INFORMATION SUPPLIED BY PITTSFIELD TOWNSHIP DEVELOPMENT CD NOVEMBER 2003 AND CITY OF ANN ARBOR SEPTEMBER 2001.
2. NATURAL FEATURE INFORMATION SUPPLEMENTED BY DISCUSSIONS AND SITE WALK-THROUGHS WITH DAVE BORNEMAN (CITY OF ANN ARBOR PARKS), DAN COZART (CITY OF ANN ARBOR COMPOST SITE MANAGER), TILTON & ASSOCIATES WETLAND SPECIALISTS, MARK SPENCER (PITTSFIELD TOWNSHIP) DURING NOVEMBER AND DECEMBER 2003 AND JANUARY THROUGH MARCH 2004.
3. WETLAND DELINEATION OVERVIEW SUPPLIED BY DR. EUGENE JAWORSKI, J & L CONSULTING, MARCH 23, 2004. FULL WETLAND DELINEATION STUDY TO BE COMPLETED AND PROVIDED WITH THE INDIVIDUAL AREA SITE PLANS.
4. WETLANDS INDENTIFIED IN THE COMPOST AREA WILL BE MITIGATED WITH TOWNSHIP AND MDEQ COORDINATION.
5. A 25' BUFFER WILL BE RETAINED AROUND ALL REMAINING WETLANDS.
6. TREE SURVEY SUPPLIED BY MO IN NOVEMBER 2004.

DESCRIPTION OF SITE NATURAL FEATURES (2020)

GRASSLAND

THE AREAS IDENTIFIED AS "SOLAR 'A'" AND "SOLAR 'B'" ARE LOCATED ON TWO MAINTAINED GRASSLAND AREAS SEPARATED BY A FORMER RAILROAD. "SOLAR 'A'" IS LOCATED ON AN APPROXIMATELY 30-ACRE FIELD AND "SOLAR 'B'" IS LOCATED ON AN APPROXIMATELY 7-ACRE FIELD. THE TWO FIELDS SHARE SIMILAR VEGETATION AND APPEAR TO BE MAINTAINED WITH MOWING. THE GRASS SPECIES IDENTIFIED INCLUDES COMMON SPECIES GROWN FOR HAY PRODUCTION SUCH AS SMOOTH BROME (BROMUS INERMIS) AND TIMOTHY (PHLEUM PRATENSE). OTHER GRASS SPECIES IDENTIFIED ARE RED FESCUE (FESTUCA RUBRA) AND GREEN FOXTAIL (SETARIA FABER). "SOLAR 'A'" CONTAINS A NARROW WOODLOT, APPROXIMATELY 100-FEET WIDE, THAT TRANSECTS THE SOUTHERN PORTION OF THE FIELD. THIS WOODLOT CONTAINS MULTIPLE HICKORY SPECIES (CARYA LACINIOSA AND CARYA OVATA), COMMON BUCKTHORN (RHAMNUS CATHARTICA), RIVERBANK GRAPE (VITIS RIPARIA), YELLOW AVENS (GEUM ALEPPICUM), AND COMMON SELF-HEAL (PRUNELLA VULGARIS).

AGRICULTURE FIELD

THE AREA IDENTIFIED AS "SOLAR 'C'" IS A 25-ACRE FIELD THAT IS PREDOMINANTLY IN ACTIVE AGRICULTURAL PRODUCTION. THE DOMINANT GROUND COVER CONSISTS OF CORN (ZEA MAYS) WITH SPARSE ANNUAL RAGWEED (AMBROSIA ARTEMISIFOLIA). THIS FIELD IS SURROUNDED BY WINDBREAKS TO THE NORTH, WEST, AND SOUTH. AGRICULTURAL FIELDS ARE LOCATED TO THE EAST. THE WINDBREAKS ARE APPROXIMATELY 50-FEET AT THE WIDEST POINT. COMMON VEGETATION IDENTIFIED IN THESE WINDBREAKS CONSISTS OF THE FOLLOWING: SHAGBARK HICKORY (CARYA OVATA), COMMON BUCKTHORN (RHAMNUS CATHARTICA), BLACK WALNUT (JUGLANS NIGRA), RED OAK (QUERCUS RUBRA), HAWTHORN (CRATAEGUS CRUS-GALLI), TARTARIAN HONEYSUCKLE (LONICERA TATARICA), SMOOTH BROME (BROMUS INERMIS), TALL GOLDENROD (SOLIDAGO ALTISSIMA), AND WILD CARROT (DAUCUS CAROTA).

POND

THE AREA IDENTIFIED AS "SOLAR 'D' FLOATING ARRAY" IS LOCATED IN AN APPROXIMATELY 19-ACRE POND. THE POND DISPLAYS SIGNS OF DISTURBANCE DUE TO THE ABUNDANCE OF COMMON REED (PHRAGMITES AUSTRALIS), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), AND SANDBAR WILLOW (SALIX EXIGUA SUBSP. INTERIOR) GROWING IN THE SHALLOWER PORTIONS OF THE POND. OUTSIDE OF THE WETLAND FRINGE OF THE POND, THE UPLAND AREAS DISPLAY EVIDENCE OF NATIVE PLANT RESTORATION DUE TO THE PRESENCE OF SWITCHGRASS (PANICUM VIRGATUM), BIG BLUESTEM (ANDROPOGON GERARDII), INDIANGRASS (SORGHASTRUM NUTANS), AND LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM). MIXED AMONG THE NATIVE GRASS SPECIES INCLUDES PLANTS COMMONLY FOUND IN DISTURBED AREAS SUCH AS: COMMON BUCKTHORN (RHAMNUS CATHARTICA), EASTERN COTTONWOOD (POPULUS DELTOIDES), CHICORY (CICHORIUM INTYBUS), AND TEASEL (DIPSACUS LACINIATUS). HONEY LOCUST (GLEDITSIA TRIACANTHOS) IS PRESENT EAST OF THE POND. SIGNS ADJOINED NEAR THE POND INDICATE THAT THE AREA IS AN "MDEQ CONSERVATION EASEMENT."

ALL AREAS IDENTIFIED ABOVE ARE LOCATED ON SLOPES THAT ARE LESS THAN 5%. TREES THAT HAVE A DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 24-INCHES INCLUDE BLACK WALNUT AND RED OAK. TREES THAT HAVE A DBH BETWEEN 12- AND 24-INCHES INCLUDE THE HICKORY SPECIES. TREES WITH A DBH LESS THAN 12-INCHES INCLUDE: COMMON BUCKTHORN, EASTERN COTTONWOOD, HONEY LOCUST, AND TARTARIAN HONEYSUCKLE.

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SCALE PLAN: 1" = 200'

DRAWING No. 2014031-16

2014031 PUD NAT FEAT - NAT FEATURES

SHEET No. 16 OF 19

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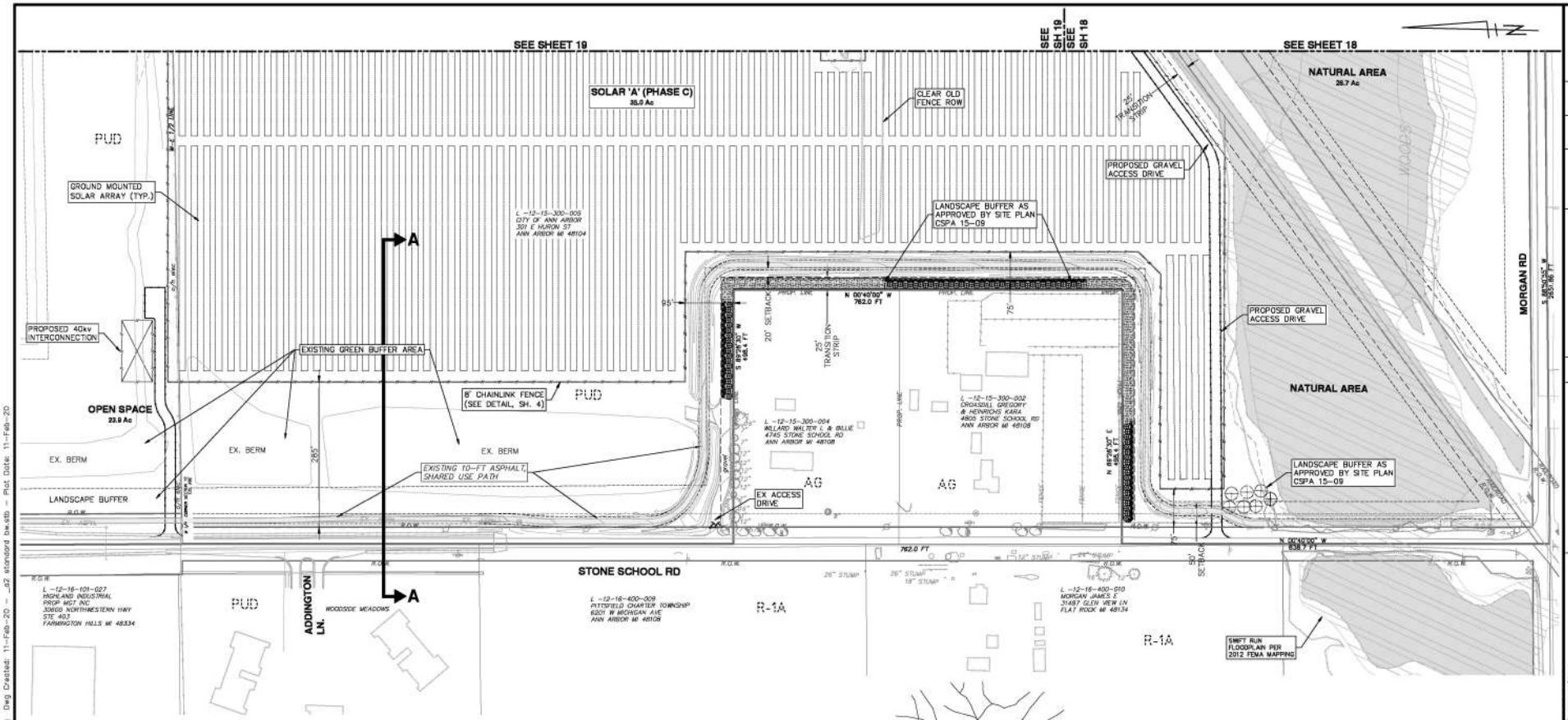
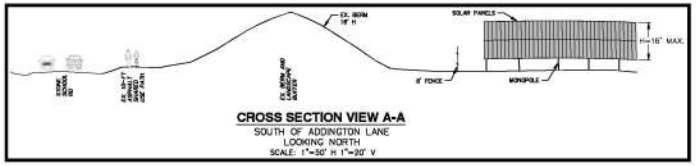
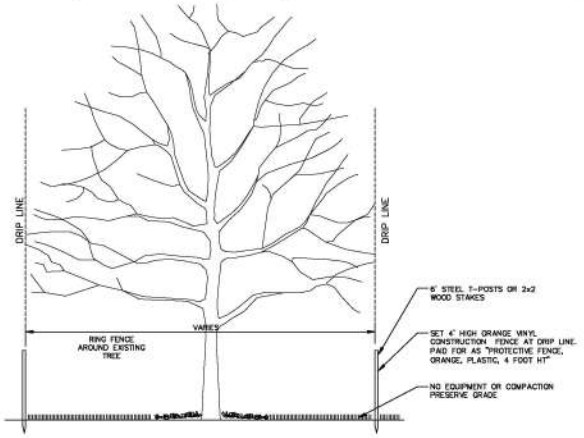




CROSS SECTION VIEW A-A
SOUTH OF ADDINGTON LANE
LOOKING NORTH
SCALE: 1"=50' H 1"=20' V



TREE PROTECTION DETAIL

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SWIFT RUN (WHEELER) SERVICE CENTER
EX LANDSCAPE PLAN 1

SCALE PLAN: 1" = 100'
DRAWING No. 201403 1-17
SHEET No. 17 OF 19

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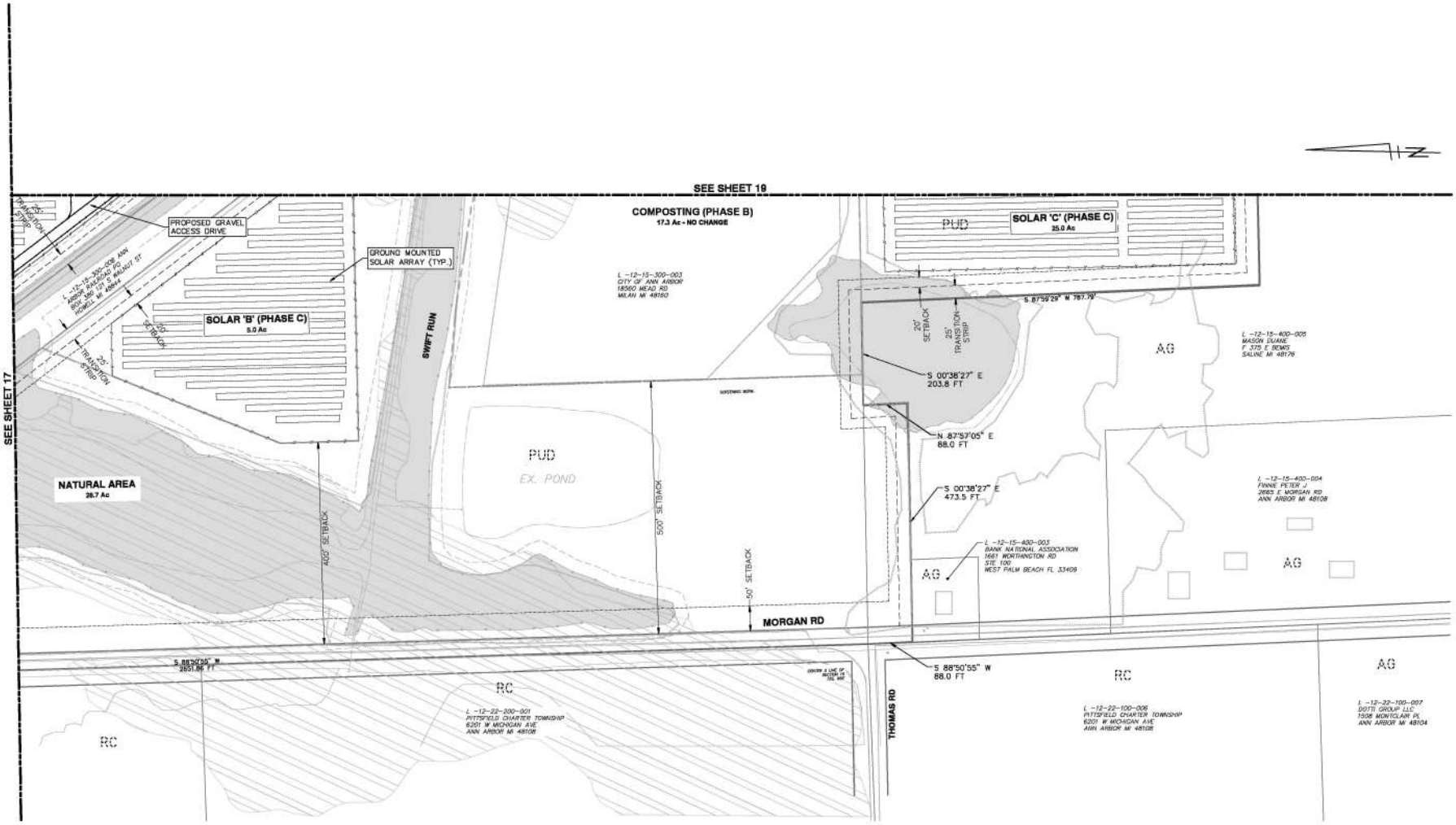

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SWIFT RUN (WHEELER) SERVICE CENTER

EX LANDSCAPE PLAN 2

SCALE PLAN: 1" = 100'

DRAWING No. 2014031-18

SHEET No.

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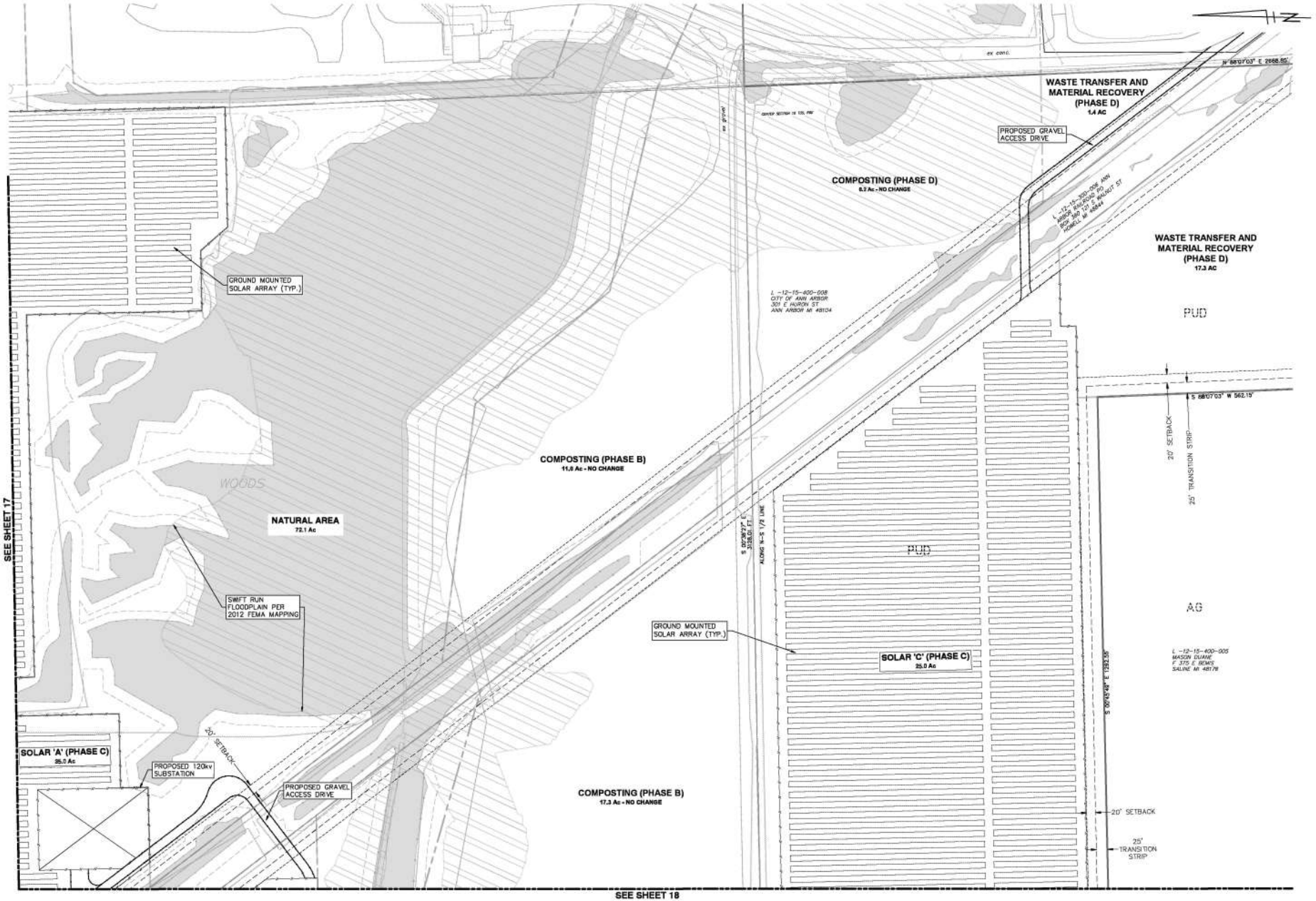

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CITY OF ANN ARBOR - PUBLIC SERVICES - ENGINEERING

SWIFT RUN (WHEELER) SERVICE CENTER

EX LANDSCAPE PLAN 3

SCALE PLAN: 1" = 100'

DRAWING No. 201403 1-19

SHEET No. 19 OF 19

R:\201403 1 Wheeler Center PUD\Plan Production\2019_PUD\201403 1 PUD19 Leg2.dwg Dwg Created: 2-Dec-19 – _a2 standard tw.stb – Plot Date: 11-Feb-20

LEGAL DESCRIPTION OF PUD AREA

PARCEL NUMBERS:

L-12-15-250-005	L-12-15-300-003
L-12-15-250-006	L-12-15-300-005
L-12-15-250-009	L-12-15-400-001
L-12-15-250-010	

314.26 ACRE PUD PARCEL OF LAND IN SECTION 15, PITTSFIELD TWP.

COMMENCING AT NORTHWEST CORNER OF SECTION 15, T3S, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S 01 DEG 04' 49" E 657.26 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF STONE SCHOOL ROAD FOR A PLACE OF BEGINNING; THENCE N 87 DEG 54' 31" E 741.03 FT; THENCE N 01 DEG 04' 59" W 328.63 FT; THENCE N 87 DEG 54' 31" E 584.73 FT; THENCE N 02 DEG 05' 29" W 328.63 FT TO THE NORTH LINE OF SAID SECTION 15; THENCE N 87 DEG 54' 31" E 530.43 FT ALONG SAID SECTION LINE AND CENTERLINE OF ELLSWORTH ROAD; THENCE S 01 DEG 14' 29" E 152.85 FEET; THENCE S 87 DEG 36' 31" W 29.59 FT; THENCE S 1 DEG 43' 29" E 1643.88 FT; THENCE N 88 DEG 12' 01" E 812.97 FT; THENCE S 00 DEG 40' 44" E 890.54 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION, THENCE N 88 DEG 07' 03" E 2688.85 FEET ALONG THE EAST-WEST ¼ LINE TO THE EAST 1/4 CORNER OF SAID SECTION; THENCE S 01 DEG 06' 17" E 300.03 FEET ALONG THE EAST LINE OF SAID SECTION AND CENTERLINE OF PLATT ROAD (66 FEET WIDE); THENCE S 88 DEG 07' 03" W 1345.62 FEET; THENCE S 00 DEG 52' 37" E 435.07 FEET; THENCE S 88 DEG 07' 03" W 562.15 FEET; THENCE S 00 DEG 45' 49" E 1292.55 FEET; THENCE S 87 DEG 59' 29" W 787.79 FEET; THENCE S 00 DEG 39' 00" E 203.77 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N 87 DEG 28' 25" E 88.05 FEET; THENCE S 00 DEG 39' 00"E 473.47 FEET; THENCE S 87 DEG 56' 59" W 88.03 FEET ALONG THE SOUTH LINE OF SAID SECTION AND CENTER LINE OF MORGAN ROAD (66 FEET WIDE) TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S 88 DEG 50' 11" W 2645.01 FEET ALONG THE SOUTH LINE OF SAID SECTION AND SAID CENTER LINE OF MORGAN ROAD TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N 00 DEG 40' 06" W 838.73 FEET ALONG THE WEST LINE OF SAID SECTION AND CENTERLINE OF SAID STONE SCHOOL ROAD (66 FEET WIDE); THENCE N 88 DEG 50' 11" E 498.42 FEET; THENCE N 00 DEG 40' 06" W 762.03 FEET; THENCE S88 DEG 50' 11"W 498.42 FEET; THENCE N 00 DEG 40' 06" W 1074.61 ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE N 01 DEG 04' 49" W 2022.14 FEET ALONG SAID WEST SECTION LINE AND SAID CENTERLINE TO THE PLACE OF BEGINNING. EXCEPTING THOSE LANDS OWNED BY THE ANN ARBOR RAILROAD AS ITS 100 FEET WIDE RIGHT-OF-WAY PASSES THROUGH SAID SECTION 15, TS3 R6E IN A NORTHEAST-SOUTHWEST DIRECTION. THE RESULTING PARCEL CONTAINS 314.26 NET ACRES OF LAND, MORE OR LESS.