

SITE CONDOMINIUM PLANS REED INDUSTRIAL PARK

PITTSFIELD TOWNSHIP, MICHIGAN

ABBREVIATIONS

A	A.F.F.	ABOVE FINISH FLOOR
	AC.	ACRE
	A/C	AIR CONDITION
	ALUM.	ALUMINUM
	ASPH.	ASPHALT
	B.F.F.	BELOW FINISH FLOOR
B	BIT.	BITUMINOUS
	BLDG.	BUILDING
C	CB	CATCH BASIN
	C.O.	CLEAN OUT
	COMP.	COMPRESSOR
	CONC.	CONCRETE
	CMU	CONCRETE MASONRY UNIT
	C.J.	CONTROL JOINT
D	DIA.	DIAMETER
	DIM.	DIMENSION
	DWG.	DRAWING
	D.I.	DUCTILE IRON
E	EA.	EACH
	ELEC.	ELECTRIC
	EL. / ELEV.	ELEVATION
	EQ.	EQUAL
	EXIST. / EX.	EXISTING
	EXP.	EXPANSION
	E.J.	EXPANSION JOINT
	EXT.	EXTERIOR
F	FT.	FEET
	F.F.	FINISH FLOOR
	F.H.	FIRE HYDRANT
	FIXT.	FIXTURE
	FLR.	FLOOR
	F.A.R.	FLOOR/AREA RATIO
G	GA.	GAUGE
	GALV.	GALVANIZED
	GL.	GLASS
H	HT.	HEIGHT
	H.P.	HIGH POINT
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
I	I.D.	INSIDE DIAMETER
	INT.	INTERIOR
	INV.	INVERT
J	JT.	JOINT
L	LL.	LIVE LOAD
	LL.H.	LONG LEG HORIZONTAL
	LL.V.	LONG LEG VERTICAL
	L.P.	LOW POINT
M	MFR.	MANUFACTURER
	MH.	MANHOLE
	MAS.	MASONRY
	M.O.	MASONRY OPENING
	MAX.	MAXIMUM
	ML.	MILLIMETER
	MIN.	MINIMUM
	MTD.	MOUNTED
N	NOM.	NOMINAL
	N.I.C.	NOT IN CONTRACT
	NO.	NUMBER
O	O.C.	ON CENTER
	O.D.	OUTSIDE DIAMETER
	O.H.	OVERHEAD
	OE	OVERHEAD ELECTRIC
	OTE	OVERHEAD TELEPHONE & ELECTRIC
P	PTD.	PAINTED
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PEMB	PRE-ENGINEERED METAL BUILDING
	PREFAB.	PREFABRICATED
R	RAD.	RADIUS
	REV.	REVISED
	R.O.W.	RIGHT OF WAY
	RTU	ROOF TOP UNIT
	RM.	ROOM
S	SAN.	SANITARY
	SCHED./SCH.	SCHEDULE
	SIM.	SIMILAR
	S.P.A.	SITE PLAN APPROVAL
	SQ. FT./ S.F.	SQUARE FEET
	STD.	STANDARD
	ST. MH	STORM MANHOLE
T	TV&S	TAPPING VALVE & SLEEVE
	T/C	TOP OF CURB
	T/M	TOP OF MASONRY
	TBR	TO BE REMOVED
	TYP.	TYPICAL
U	UE	UNDERGROUND ELECTRICAL
	UTE	UNDERGROUND TELEPHONE & ELECTRICAL
	U.N.O.	UNLESS NOTED OTHERWISE
	U.P.	UTILITY POLE
V	VERT.	VERTICAL
W	W/	WITH
	W/O	WITHOUT

LEGAL DESCRIPTION

PARCEL ID L -12-35-400-002

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, T.3S., R.6E., PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S 88°35'45"W 1711.50 FEET ALONG THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF BEMIS ROAD; THENCE N 01°30'15"W 383.50 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S. 23 EXPRESSWAY TO THE POINT OF BEGINNING; THENCE S 88°35'45"W 340.00 FEET; THENCE S 01°24'15"E 328.50 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEMIS ROAD IN THE FOLLOWING COURSES: S 88°35'45"W 12.33 FEET, S01°24'15"E 10.00 FEET AND S 88°35'45"W 121.44 FEET; THENCE N 01°01'00"W 2395.00 FEET ALONG AN EXISTING FENCE LINE; THENCE N 88°35'45"E 503.25 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S. 23 EXPRESSWAY IN THE FOLLOWING COURSES: S 00°58'45"W 388.85 FEET, 1498.55 FEET ALONG THE ARC OF A 34574.62 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°29'00" HAVING A CHORD WHICH BEARS S 00°15'45"E 1498.43 FEET AND S 01°30'15"E 169.80 FEET TO THE POINT OF BEGINNING; SAID PARCEL BEING A PART OF THE SOUTHEAST ¼ OF SECTION 35, T.3S., R.6E., PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND CONTAINING 23.61 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

PROJECT DESCRIPTION

This site is proposed to be a 7 lot industrial site condominium. Public sewer and water services are not available to this parcel. Each site shall be serviced by well and septic. Uses shall be restricted in the master deed and bylaws to sanitary water usage only. On-site detention/infiltration basins shall be provided on each proposed lot at the time of site plan approval. Sites shall be service by a proposed private road (California St.)

GENERAL NOTES:

- All site work shall meet all applicable codes, laws and regulations including Michigan Barrier-Free Design Requirements and all walkways shall meet ADA Accessibility Guidelines (ADAAG).
- Verify existing conditions on site. Notify architect/engineer of discrepancies prior to proceeding with construction.
- Provide signs per Michigan Barrier-Free Requirements at handicapped spaces. Van spaces shall have an additional sign, "VAN ACCESSIBLE" per ADAAG requirements.
- All work in R.O.W. shall conform to WCRC Standards and permitting guidelines.
- All work done shall be performed in accordance with Pittsfield Township's current ordinances, standards and regulations.
- Existing utility information and locations are per existing records and may or may not have been field verified.

UTILITY NOTES

The existing utilities shown on the drawings represent the best information available as obtained by field surveys and from existing records. This information does not relieve the contractor of the responsibility to contact Miss Dig or to satisfy himself as to the accuracy of the location shown.

SEWER AND WATER	TELEPHONE
Utilities Department	AT&T
Pittsfield Township	5500 South Maple Road
6201 W. Michigan Ave.	Ann Arbor, Michigan 48103
Ann Arbor, Michigan 48108	(734) 996-5351
734.822.3101	

ELECTRIC	GAS
DTE	Michigan Consolidated Gas Co.
8001 Haggerty Road	3150 East Michigan Avenue
Belleville, MI 48112	Ypsilanti, Michigan 48198
(734) 332-3322	(734) 485-8250

For protection of underground utilities, the contractor shall notify the Miss Dig Utility Location Service a minimum of 72 hours prior to excavation.

The improvements covered by these plans shall be done in accordance with the Pittsfield Township's standards and supplemental specifications.

SITE INFORMATION

CURRENT ZONING: PUD - Industrial
GROSS SITE AREA: 23.61 AC.
NET SITE AREA: 23.61 AC.
EXISTING USE: VACANT

	REQUIRED
MIN. LOT AREA	1 Acre
MIN. LOT WIDTH	150'
MAX. LOT COVERAGE	30%
FLOOR AREA RATIO	60%
MAX. IMPERVIOUS	60%
MAX. BUILDING HEIGHT	45' max., 2 stories
FRONT SETBACK	50'
SIDE SETBACK	20' Least, 40' Total
REAR SETBACK	35'

SITE BENCH MARK #1
R.R. Spike in South
Face of Utility Pole
ELEVATION = 832.58(NAVD 88 DATUM)

SITE BENCH MARK #2
R.R. Spike in West
Face of Utility Pole
ELEVATION = 829.73(NAVD 88 DATUM)

NATURAL FEATURES:

This parcel of land has been under agricultural use with fringes of tree lines and scrub brush under growth on the east and west property lines. Trees to be cleared for road construction along the west property line.

SOILS INFORMATION:

SeB Seward loamy fine sand, 2 to 6 percent slopes, A
StB St. Clair clay loam, 2 to 6 percent slopes, D
NaB Nappanee silty clay loam, 2 to 6 percent slopes, D
YpA Ypsi sandy loam, 0 to 4 percent slopes, C



LOCATION MAP

SCALE: 1" = 1000'-0"

GENERAL INFORMATION

PROPERTY LOCATION:

Bemis Rd adj. to US 23 4033 Morgan Rd.
Ypsilanti, Michigan 48197 Ypsilanti, Michigan 48197

LAND OWNER:

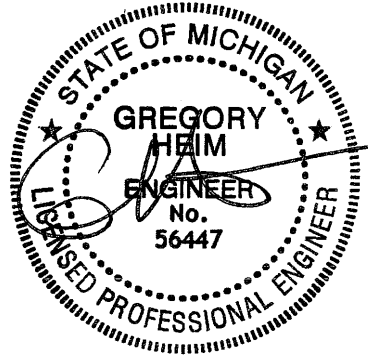
BEMIS LAND LLC.
408 TAMARACK DR
SALINE MI 48176

SITE PLANNER/ENGINEER/CONTRACTOR:

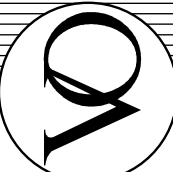
Vanston/O'Brien, Inc.
8150 Jackson Road, Ste. A
Ann Arbor, MI 48103
(734) 424-0661

DRAWING INDEX:

C-1	TITLE SHEET
C-2	EXISTING CONDITIONS PLAN
C-3.0	SITE PLAN
C-3.1	SITE PLAN
C-4.0	GRADING PLAN
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C-6	DRAINAGE CALCULATIONS
C-7	NATURAL FEATURES PLAN
C-8	BEMIS ROAD ENTRY DETAIL



REED INDUSTRIAL



DESIGNERS
Vanston/O'Brien, Inc.
BUILDERS

8150 Jackson Road, Ste. A
Ann Arbor, MI 48103
Tel: (734) 424-0661
Fax: (734) 424-0677
e-mail: design@vanston.com • www.vanston.com

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Bemis Road
Pittsfield Township, Michigan

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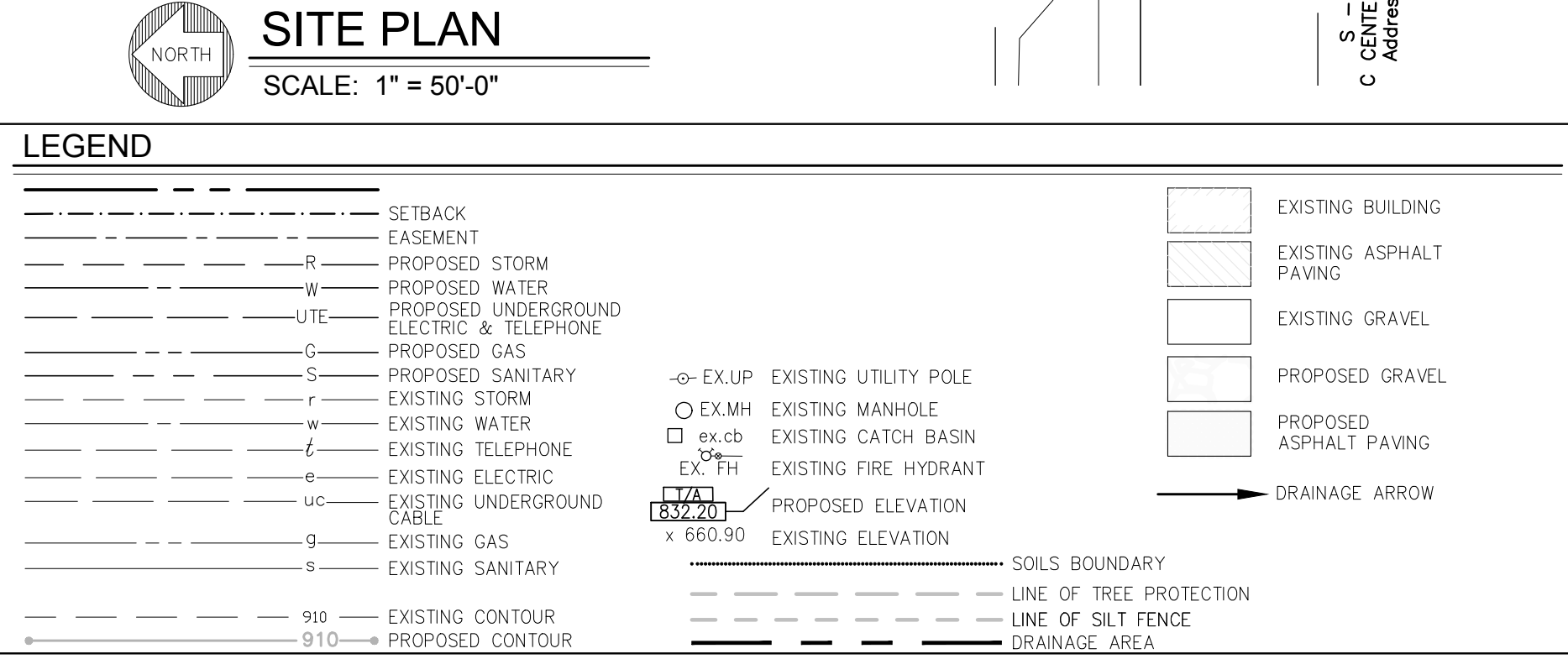
ISSUED FOR: DATE:
PRELIMINARY 3-31-22
SITE PLAN

DRAWN BY: GAH
JOB NO.: XXX

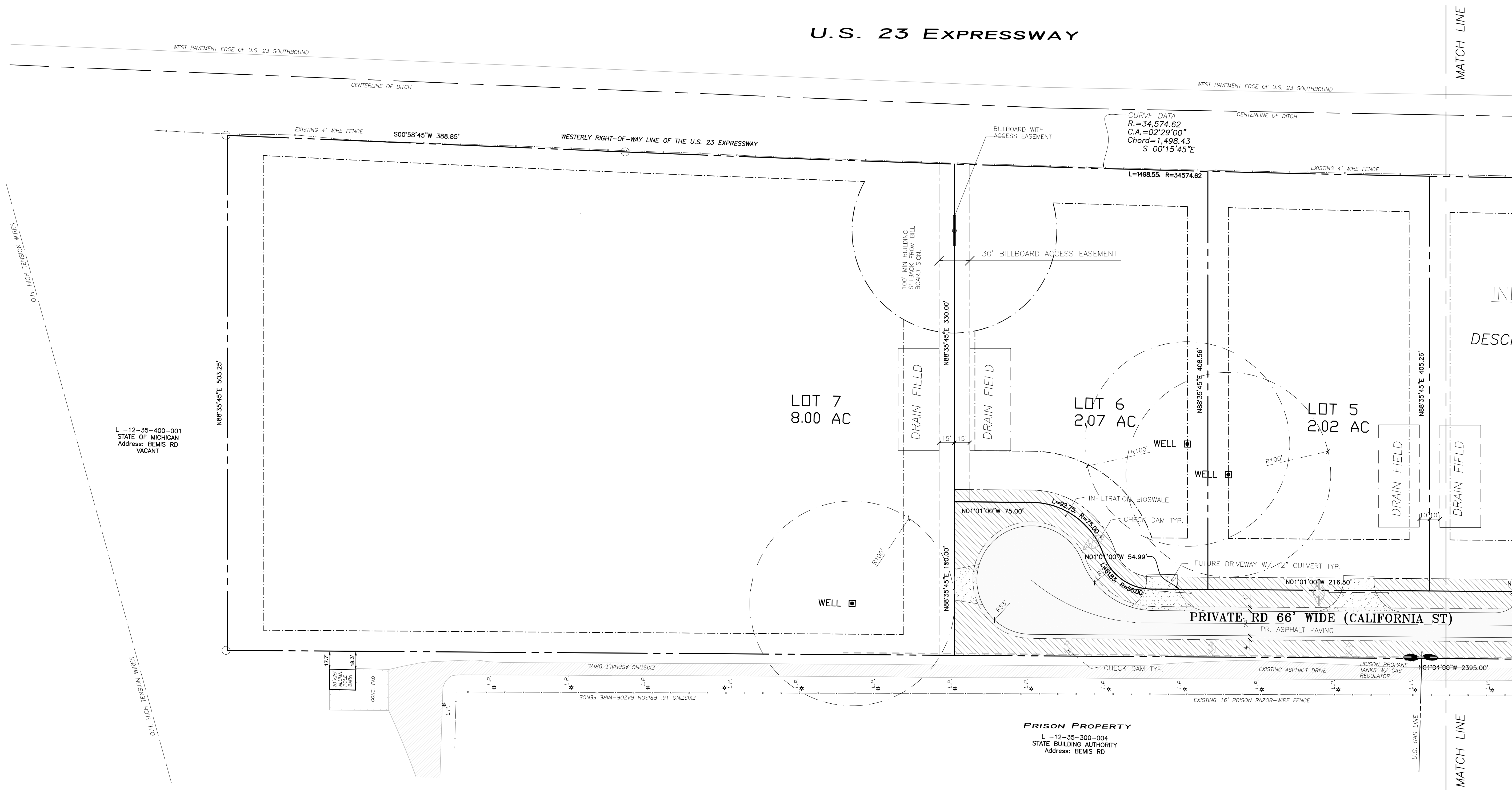
TITLE SHEET
EAGLE INDUSTRIAL PARK
C.S.P.A. #21-08
SHEET NO.

C-1





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SITE PLAN

SCALE: 1" = 50'-0"

LEGEND

---	SETBACK EASEMENT	□ EX.MH	EXISTING MANHOLE	□	EXISTING BUILDING
-R-	PROPOSED STORM	□ EX.CB	EXISTING CATCH BASIN	▨	EXISTING ASPHALT PAVING
-W-	PROPOSED WATER	EX.FH	EXISTING FIRE HYDRANT	□	EXISTING GRAVEL
---	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE	---	PROPOSED ELEVATION	□	PROPOSED GRAVEL
-G-	PROPOSED GAS	---	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
-S-	PROPOSED SANITARY	---	SOILS BOUNDARY	---	
-w-	EXISTING STORM	---	LINE OF TREE PROTECTION	---	
-W-	EXISTING WATER	---	LINE OF SILT FENCE	---	
-T-	EXISTING TELEPHONE	---	DRAINAGE AREA	---	
-e-	EXISTING ELECTRIC	---		---	
-uc-	EXISTING UNDERGROUND CABLE	---		---	
-g-	EXISTING GAS	---		---	
-s-	EXISTING SANITARY	---		---	
-910-	EXISTING CONTOUR	---		---	
-910-	PROPOSED CONTOUR	---		---	

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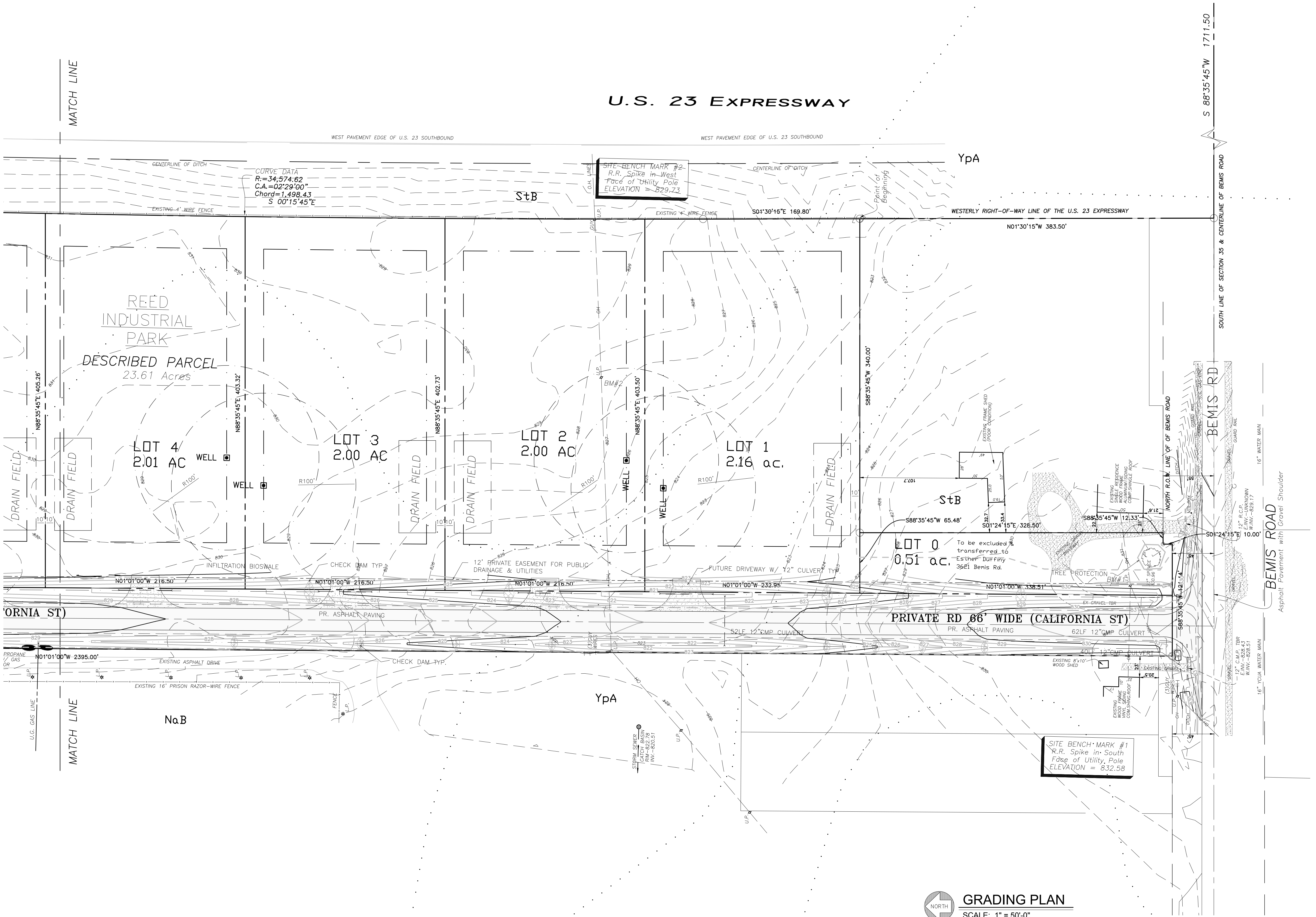
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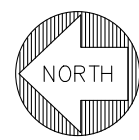
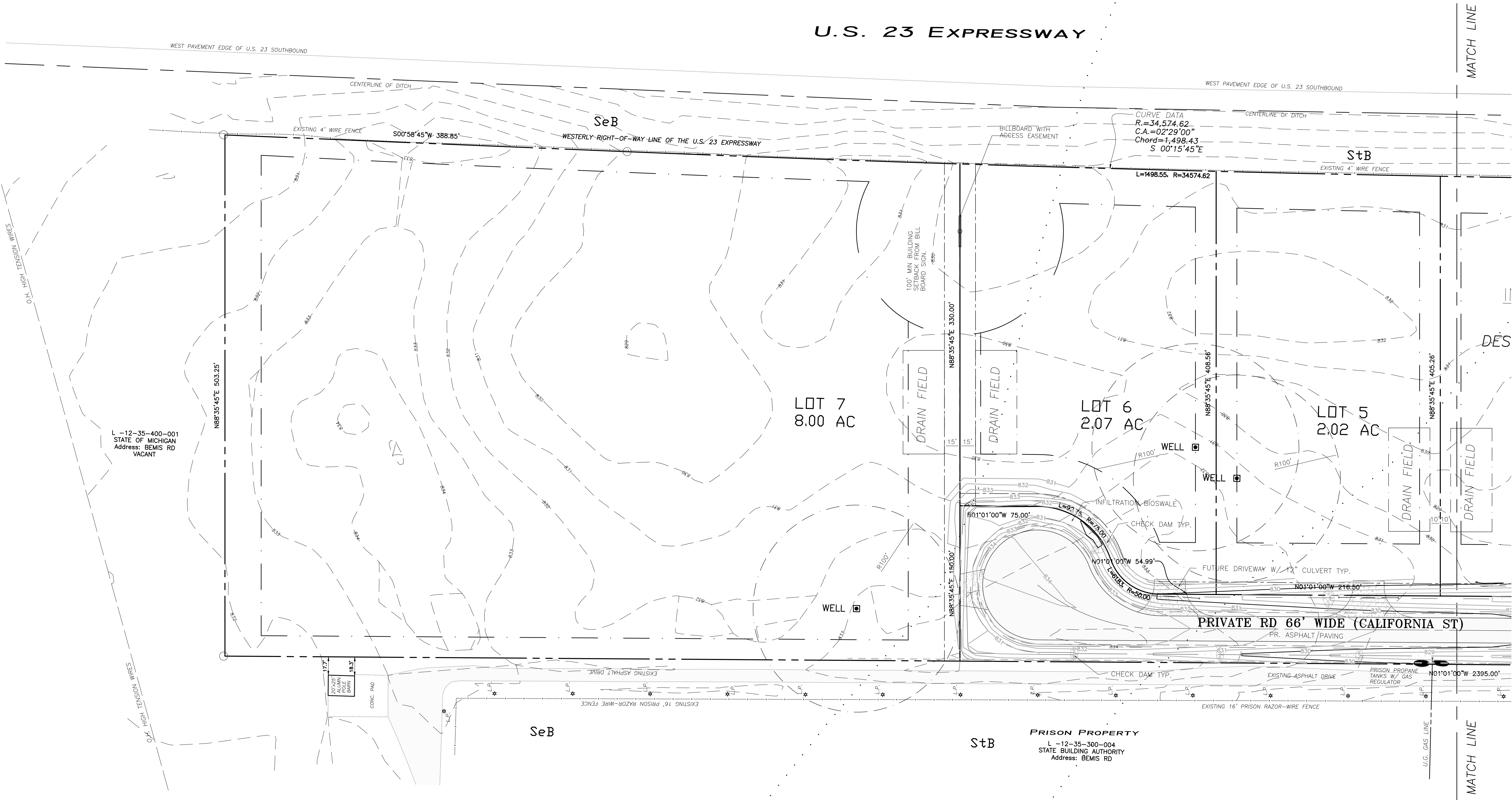
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JOB NO.: XXX

SITE PLAN

SHEET NO.

C-3.1





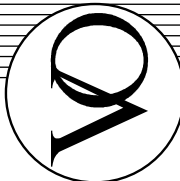
GRADING PLAN

SCALE: 1" = 50'-0"

LEGEND

—	PROPERTY LINE	□	EXISTING BUILDING
---	SETBACK	▨	EXISTING ASPHALT PAVING
- - -	EASEMENT	□	EXISTING GRAVEL
-R-	PROPOSED STORM	□	PROPOSED GRAVEL
-W-	PROPOSED WATER	□	PROPOSED ASPHALT PAVING
-U-	PROPOSED UNDERGROUND	○	EXISTING UTILITY POLE
-E-	ELECTRIC & TELEPHONE	○	EXISTING MANHOLE
-G-	PROPOSED GAS	□	EXISTING CATCH BASIN
-S-	PROPOSED SANITARY	○	EXISTING FIRE HYDRANT
-W-	EXISTING STORM	○	PROPOSED ELEVATION
-W-	EXISTING WATER	○	EXISTING ELEVATION
-E-	EXISTING TELEPHONE	○	SOILS BOUNDARY
-E-	EXISTING ELECTRIC	○	LINE OF TREE PROTECTION
-uc-	EXISTING UNDERGROUND CABLE	○	LINE OF SILT FENCE
-g-	EXISTING GAS	○	DRAINAGE AREA
-s-	EXISTING SANITARY	○	
-w-	EXISTING WETLAND	○	
-910-	EXISTING CONTOUR	○	
-910-	PROPOSED CONTOUR	○	

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SITE PLAN

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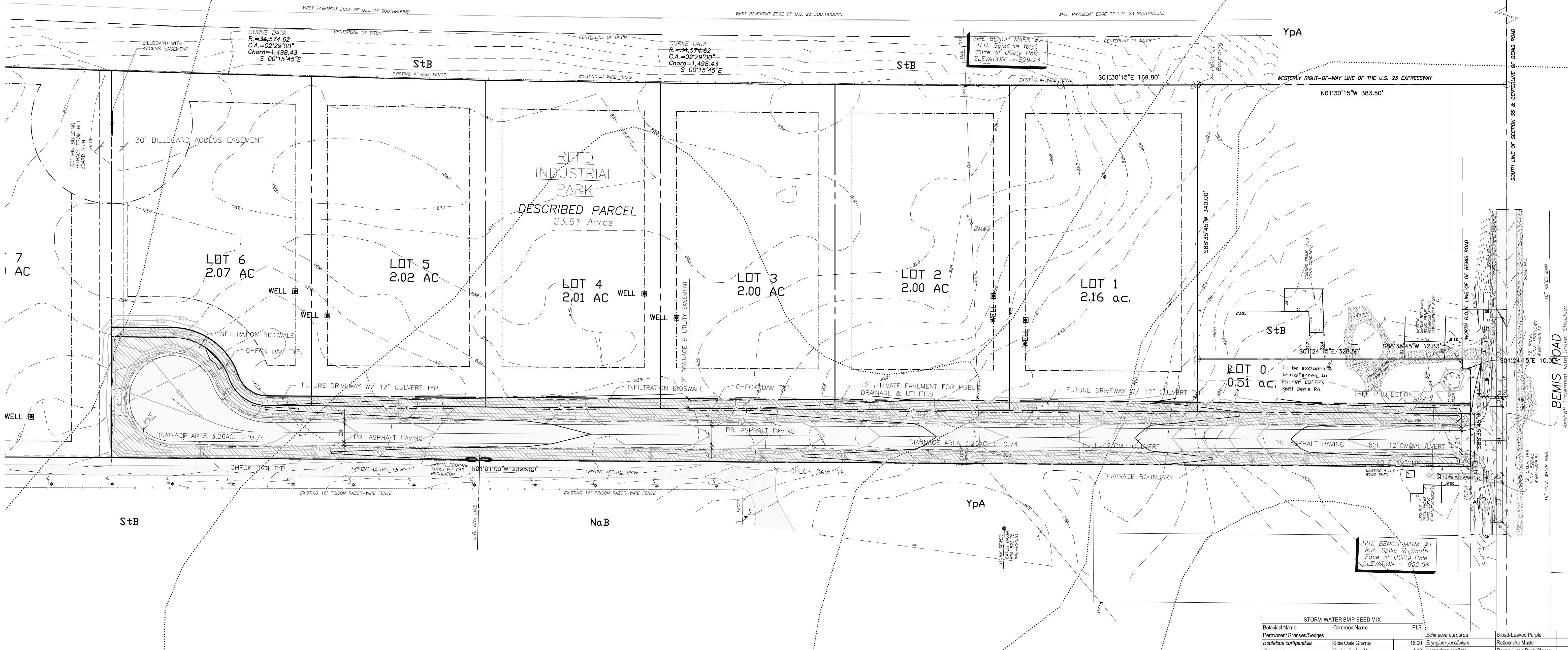
GRADING PLAN

SHEET NO.

C-4.1

J.S. 23 EXPRESSWAY

U.S. 23 EXPRESSWAY



PERMANENT MAINTENANCE TASKS AND SCHEDULE:

COMPONENTS	STREETS	STORM DRAINAGE SYSTEM	CATCH BASIN SLEETS	CATCH BASIN SLEET CASINGS	CHANNLES	CHANNLE CONTROL STRUCTURES	INFILTRATION BASIN	INFILTRATION DETENTION BASINS	STORMWATER OVERFLOW
OWNER'S RESPONSIBILITY TASKS									
INSPECT FOR PROPER OPERATION AND SEDIMENT	X	X	X	X	X	X	X	X	X
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	X	X
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	X	X
INSPECT FOR EROSION	X	X	X	X	X	X	X	X	X
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X	X	X	X	X	X	X	X	X
REPLACEMENT OF GRAVEL JOINTS	X	X	X	X	X	X	X	X	X
MOWING	X	X	X	X	X	X	X	X	X
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X	X	X	X	X	X	X	X	X
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION	X	X	X	X	X	X	X	X	X
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND REPORT TO OWNER	X	X	X	X	X	X	X	X	X
REVIEW COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKE ADJUSTMENTS AS NEEDED	X	X	X	X	X	X	X	X	X
OWNER TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS	X	X	X	X	X	X	X	X	X

NOTE: "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH OR THE JACKET HAS BEEN CLOGGED WITH SEDIMENT DUE TO CONSTRUCTION ACTIVITIES. NO CHEMICALS SHALL BE USED WITHIN STORM WATER FEATURES OR BUFFER ZONES EXCEPT FOR INVASIVE SPECIES MAY BE TREATED BY A CERTIFIED APPLICATOR. MOWING IS ONLY ALLOWED TWICE PER YEAR.

A. DURING CONSTRUCTION, IT IS THE DEVELOPER'S RESPONSIBILITY TO PERFORM THE MAINTENANCE.

B. FOLLOWING CONSTRUCTION IT WILL BE THE RESPONSIBILITY OF THE OWNER TO PERFORM MAINTENANCE.

C. ROUTINE MAINTENANCE SHALL BE COMPLETED WITHIN 45 DAYS OF RECEIPT OF WRITTEN NOTIFICATION THAT ACTION IS REQUIRED, UNLESS OTHER ACCEPTABLE ARRANGEMENTS ARE MADE WITH THE TOWNSHIP/CITY OR COUNTY COMMISSIONER.

EMERGENCY MAINTENANCE SHALL BE PERFORMED IMMEDIATELY UPON RECEIPT OF WRITTEN NOTICE. SHOULD THE OWNER FAIL TO ACT WITHIN THESE TIME FRAMES, THE TOWNSHIP/CITY OR COUNTY MAY PERFORM THE NEEDED MAINTENANCE AND ASSESS THE COSTS AGAINST THE OWNER.

MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION:

COMPONENTS	STREETS	STORM DRAINAGE SYSTEM	CATCH BASIN SLEETS	CATCH BASIN SLEET CASINGS	CHANNLES	CHANNLE CONTROL STRUCTURES	INFILTRATION BASIN	INFILTRATION DETENTION BASINS	STORMWATER OVERFLOW
CONTRACTOR'S RESPONSIBILITY TASKS									
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X
REMOVAL OF SEDIMENT ACCUMULATION	X	X	X	X	X	X	X	X	X
INSPECT FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	X	X
CLEANING FOR FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	X	X
INSPECT FOR EROSION	X	X	X	X	X	X	X	X	X
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES	X	X	X	X	X	X	X	X	X
REPLACEMENT OF GRAVEL JOINTS	X	X	X	X	X	X	X	X	X
MOWING	X	X	X	X	X	X	X	X	X
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO THE OWNER)	X	X	X	X	X	X	X	X	X
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED	X	X	X	X	X	X	X	X	X

NOTE: "AS NEEDED" MEANS WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH OR THE JACKET HAS BEEN CLOGGED WITH SEDIMENT DUE TO CONSTRUCTION ACTIVITIES. NO CHEMICALS SHALL BE USED WITHIN STORM WATER FEATURES OR BUFFER ZONES EXCEPT FOR INVASIVE SPECIES MAY BE TREATED BY A CERTIFIED APPLICATOR. MOWING IS ONLY ALLOWED TWICE PER YEAR.

SOIL EROSION CONTROL SEQUENCE:

1. Install all perimeter erosion and sedimentation control measures.
2. Install storm drainage system, including rip-rap and parking lot filter.
3. Rough grade site, stock pile top soil in location approved by owner and engineer.
4. Install sanitary sewer and water services.
5. Maintain erosion and sedimentation control measures, as required.
6. Install all utilities (Phone, Gas and Electric).
7. Bring pavement areas to sub-base grade and install concrete curb and gutter.
8. Install pavement complete, repair or replace inlet filter as required.
9. Finish grade, redistribute top soil, seed and mulch in all required areas.
10. Complete construction of building.
11. Remove all temporary soil erosion and sedimentation control measures after stabilization.

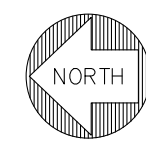
MAINTENANCE PLAN BUDGET:

Annual inspection for sedimentation accumulation	100.00
Removal of sediment accumulation every 5 years as needed	1000.00
Inspect for floatables and debris annually and after major storms	100.00
Removal of floatables and debris annually and after major storms	50.00
Inspect system for erosion annually and after major storms	100.00
Reestablish permanent vegetation of eroded slopes as needed	350.00
Replacement of gravel jackets every 3-5 years as needed	400.00
Mowing 2 times per year	100.00
Inspect structural elements during wet weather and compare to as built plans every 2 years	150.00
Make structural adjustments or replacements as determined by inspection as needed	400.00
Have Professional Engineer carry out emergency inspections upon identification of severe problems	200.00
TOTAL ANNUAL BUDGET:	13,650.00

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
6	Seeding with Mulch and/or Paving	Facilitates establishment of vegetative cover. Effective for stabilization with low velocity. Early planted in small quantities by hand-planted personnel. Should include prepared topsoil bed.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
54	Soil Filter	Inexpensive and easy to construct. Filters sediment from runoff. May be repaired if damaged. Sit back with beaver dam for curb holes.
55	Geotextile Silt Fence	Use geotextile and posts or poles. May be constructed or pre-packaged. Easy to construct and locate as necessary.

1. Bio Swale soils, seed, & plantings
2. Seeding and/or live plantings are allowed. Only native seeds (as defined by Michigan Flora, michiganflora.net) are allowed for permanent soil stabilization. Annual seeds are allowed in an amount necessary to temporarily stabilize the limits of disturbance. Include the species list and quantity for the Native Grass seed mix.
3. At the time of plant and seed delivery, a WQWR/Landscape reviewer must be present. The quantity and species delivered will be reviewed on site. Contact Colie Wytchak at wytychak@washtenaw.org or (734) 222-6813 to coordinate.
4. Any clay encountered at the bottom of the basin during construction will need to be removed and replaced with material that meets or exceeds the proposed infiltration rate of 0.75"/hour.



DRAINAGE PLAN

SCALE: 1" = 60'-0"

LEGEND

--- SETBACK	--- EXISTING BUILDING
--- EASEMENT	--- EXISTING ASPHALT PAVING
--- PROPOSED STORM	--- EXISTING GRAVEL
--- PROPOSED WATER	--- PROPOSED GRAVEL
--- UTE	--- PROPOSED ASPHALT PAVING
--- PROPOSED GAS	
--- PROPOSED SANITARY	
--- EXISTING STORM	
--- EXISTING WATER	
--- EXISTING TELEPHONE	
--- EXISTING ELECTRIC	
--- EXISTING UNDERGROUND	
--- EXISTING GAS	
--- EXISTING SANITARY	
--- EXISTING CONTOUR	
--- PROPOSED CONTOUR	

--- EX-UP EXISTING UTILITY POLE	--- SOILS BOUNDARY
--- EX-MH EXISTING MANHOLE	--- LINE OF TREE PROTECTION
--- EX-CB EXISTING CATCH BASIN	--- LINE OF SILT FENCE
--- EX-FH EXISTING FIRE HYDRANT	--- DRAINAGE AREA
--- PROPOSED ELEVATION	
--- EXISTING ELEVATION	

DESIGNERS
Vanston/O'Brien, Inc.
BUILDERS

8150 Jackson Road, Ste. A
Ann Arbor, MI 48103
Tel: (734) 424-0661
Fax: (734) 424-0677
e-mail: design@vanston.com • www.vanston.com

REED INDUSTRIAL PARK
Bemis Rd.
Pittsfield Township, Michigan

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ISSUED FOR: DATE:
PRELIMINARY 3-31-22
SITE PLAN

DRAWN BY: CAH
JOB NO.: XXX

DRAINAGE PLAN

SHEET NO.

C-5

TREE INVENTORY

NO.	COMMON	SCIENTIFIC	SIZE	CONDITION	REMOVE	NO.	COMMON	SCIENTIFIC	SIZE	CONDITION	REMOVE
101	Spruce	Picea spp	27"	Excellent		80	Black Locust	Robinia pseudoacacia	16"	Fair	
102	Elm	Ulmus spp.	Multi 12", 9"	Good		81	Black Locust	Robinia pseudoacacia	Multi 5.5", 10"	Fair	
103	Elm	Ulmus spp.	17.25"	Good		82	Black Locust	Robinia pseudoacacia	8"	Poor, Leaning	
104	Black Cherry	Prunus serotina	6.5"	Good		83	Black Locust	Robinia pseudoacacia	10"	Poor	
105	Black Cherry	Prunus serotina	9"	Good		84	Black Locust	Robinia pseudoacacia	10"	Fair	
106	Boxelder	Acer negundo	8.5"	Poor		85	Black Locust	Robinia pseudoacacia	8"	Poor	
107	Boxelder	Acer negundo	15"	Good		86	Black Locust	Robinia pseudoacacia	10"	Fair	
108	Boxelder	Acer negundo	15"	Good		87	Black Locust	Robinia pseudoacacia	11"	Fair	
109	Boxelder	Acer negundo	8.5"	Fair		88	Black Locust	Robinia pseudoacacia	Multi 5", 6.5"	Good	
110	Boxelder	Acer negundo	11"	Good		89	Black Locust	Robinia pseudoacacia	Multi 5", 8.5"	Good	
111	Boxelder	Acer negundo	15"	Fair		90	Black Locust	Robinia pseudoacacia	12"	Good	
112	Boxelder	Acer negundo	11"	Fair		91	Boxelder	Acer negundo	12"	Fair	
113	Poplar	Populus spp.	8"	Fair		92	Black Locust	Robinia pseudoacacia	6.5"	Poor	
114	Black Locust	Robinia pseudoacacia	8.5"	Fair		93	Black Locust	Robinia pseudoacacia	10.5"	Good	
115	Black Locust	Robinia pseudoacacia	7"	Fair		94	Black Locust	Robinia pseudoacacia	6.5"	Poor	
116	Black Locust	Robinia pseudoacacia	15"	Fair		95	Black Locust	Robinia pseudoacacia	9.5"	Poor	
117	Black Locust	Robinia pseudoacacia	Multi 11", 8.5"	Fair		96	Black Locust	Robinia pseudoacacia	11"	Fair	
118	Black Locust	Robinia pseudoacacia	Multi 9", 5.5"	Fair		97	Black Locust	Robinia pseudoacacia	8"	Poor	
119	Black Locust	Robinia pseudoacacia	Multi 7", 7.5"	Fair		98	Black Locust	Robinia pseudoacacia	11.5"	Fair	
120	Black Locust	Robinia pseudoacacia	8.5"	Fair		99	Black Locust	Robinia pseudoacacia	6.5"	Poor	
121	Black Locust	Robinia pseudoacacia	Multi 9.5", 8.5"	Good		1	Black Locust	Robinia pseudoacacia	8.5"	Fair	
122	Black Locust	Robinia pseudoacacia	8"	Good		2	Black Walnut	Juglans nigra	9"	Fair	
123	Black Cherry	Prunus serotina	12"	Good		3	Black Locust	Robinia pseudoacacia	7"	Poor	
124	Black Locust	Robinia pseudoacacia	17.5"	Good		4	Black Locust	Robinia pseudoacacia	7"	Fair	
125	Black Locust	Robinia pseudoacacia	9"	Good		5	Black Locust	Robinia pseudoacacia	26"	Good	
126	Black Locust	Robinia pseudoacacia	6"	Good		6	Black Locust	Robinia pseudoacacia	6"	Fair	
127	Black Locust	Robinia pseudoacacia	8"	Good		7	Black Locust	Robinia pseudoacacia	7"	Poor	
128	Black Locust	Robinia pseudoacacia	9.5"	Good		8	Black Locust	Robinia pseudoacacia	6.5"	Poor	
129	Black Locust	Robinia pseudoacacia	7.5"	Fair		9	Black Locust	Robinia pseudoacacia	6.5"	Poor	
130	Black Locust	Robinia pseudoacacia	Multi 7", 13"	Good		10	Black Locust	Robinia pseudoacacia	10"	Fair	
131	Black Locust	Robinia pseudoacacia	8"	Fair		11	Black Locust	Robinia pseudoacacia	13"	Fair	
132	Black Locust	Robinia pseudoacacia	14.5"	Fair		12	Black Locust	Robinia pseudoacacia	16"	Good	
133	Black Cherry	Prunus serotina	Multi 7", 14"	Fair		13	Black Locust	Robinia pseudoacacia	13"	Good	
134	DEAD		8"	DEAD		14	Black Locust	Robinia pseudoacacia	Multi 14", 8.5"	Fair	
135	Black Locust	Robinia pseudoacacia	Multi 6", 11.5", 18"	Fair		15	Black Cherry	Prunus serotina	16"	Good	
136	Maple	Acer spp.	8"	Fair		16	Black Cherry	Prunus serotina	13"	Fair	
137	Black Locust	Robinia pseudoacacia	14"	Fair		17	Black Locust	Robinia pseudoacacia	6.5"	Good	
138	Black Locust	Robinia pseudoacacia	12"	Good		18	Black Locust	Robinia pseudoacacia	6"	Fair	
139	Black Cherry	Prunus serotina	Multi 13", 21"	Good		19	Black Locust	Robinia pseudoacacia	6.5"	Poor	
140	Boxelder	Acer negundo	7"	Fair		20	Black Locust	Robinia pseudoacacia	11"	Good	
141	Black Locust	Robinia pseudoacacia	Multi 9", 11"	Good		21	Black Locust	Robinia pseudoacacia	Multi 6.5", 14"	Fair	
142	Black Cherry	Prunus serotina	19"	Fair		22	Black Locust	Robinia pseudoacacia	Multi 11", 11"	Good	
143	Black Locust	Robinia pseudoacacia	13.5"	Good		23	Black Locust	Robinia pseudoacacia	9"	Poor	
144	Black Locust	Robinia pseudoacacia	9"	Fair		24	Black Locust	Robinia pseudoacacia	9.5"	Fair	
145	Black Locust	Robinia pseudoacacia	9"	Fair		25	Black Locust	Robinia pseudoacacia	10"	Fair	
146	Black Locust	Robinia pseudoacacia	11"	Fair		26	Black Locust	Robinia pseudoacacia	Multi 5", 11", 14"	Good	
147	Black Locust	Robinia pseudoacacia	16.5"	Fair		27	Black Locust	Robinia pseudoacacia	6.5"	Fair	
148	Black Cherry	Prunus serotina	12"	Fair		28	Black Locust	Robinia pseudoacacia	7"	Poor	
149	Black Locust	Robinia pseudoacacia	Multi 16", 27"	Good		29	Black Locust	Robinia pseudoacacia	8"	Poor	
150	Poplar	Populus spp.	7.5"	Fair		30	Black Locust	Robinia pseudoacacia	6.5"	Fair	
151	Black Locust	Robinia pseudoacacia	18"	Fair		31	Black Locust	Robinia pseudoacacia	6"	Fair	
152	Black Locust	Robinia pseudoacacia	11"	Good		32	Black Locust	Robinia pseudoacacia	6"	Poor	
153	Pin Oak	Quercus palustris	15"	Excellent		33	Black Locust	Robinia pseudoacacia	7"	Fair	
154	Black Locust	Robinia pseudoacacia	14"	Good		34	Black Locust	Robinia pseudoacacia	9.5"	Fair	
155	Black Locust	Robinia pseudoacacia	8"	Fair		35	Black Locust	Robinia pseudoacacia	6"	Poor	
156	Black Cherry	Prunus serotina	13"	Fair		36	Black Locust	Robinia pseudoacacia	7"	Poor	
157	Black Cherry	Prunus serotina	Multi 4.5", 7"	Poor		37	Black Cherry	Prunus serotina	13"	Fair	
158	Black Cherry	Prunus serotina	Multi 8", 13"	Fair		38	Black Locust	Robinia pseudoacacia	14"	Fair	
159	Black Locust	Robinia pseudoacacia	11"	Fair		39	Black Cherry	Prunus serotina	9"	Good	
160	Black Locust	Robinia pseudoacacia	14"	Fair		40	Black Locust	Robinia pseudoacacia	8.5"	Poor or DEAD	
161	Black Locust	Robinia pseudoacacia	6.5"	Fair		41	Black Locust	Robinia pseudoacacia	6.5"	Poor	
162	Black Locust	Robinia pseudoacacia	6"	Fair		42	Black Locust	Robinia pseudoacacia	7"	Poor	
163	Black Locust	Robinia pseudoacacia	7"	Fair		43	Black Locust	Robinia pseudoacacia	7"	Fair	
164	Black Locust	Robinia pseudoacacia	9"	Good		44	Black Locust	Robinia pseudoacacia	6"	Poor	
165	Black Locust	Robinia pseudoacacia	6.5"	Fair		45	Black Locust	Robinia pseudoacacia	8"	Fair	
166	Black Locust	Robinia pseudoacacia	Multi 4.5", 9"	Fair		46	Black Locust	Robinia pseudoacacia	8.5"	Fair	
167	Black Locust	Robinia pseudoacacia	6"	Poor, Leaning		47	Black Locust	Robinia pseudoacacia	6.5"	Poor	
168	Black Locust	Robinia pseudoacacia	6"	Poor, Leaning		48	Black Locust	Robinia pseudoacacia	6"	Poor	
169	Black Locust	Robinia pseudoacacia	6"	Poor		49	Black Locust	Robinia pseudoacacia	6"	Poor	
170	Black Cherry	Prunus serotina	15"	DEAD		50	Black Locust	Robinia pseudoacacia	8"	Poor	
171	Black Cherry	Prunus serotina	20"	Good		51	Black Locust	Robinia pseudoacacia	7.5"	Fair	
172	Black Locust	Robinia pseudoacacia	7.5"	Good		52	Black Locust	Robinia pseudoacacia	10.5"	Good	
173	Black Locust	Robinia pseudoacacia	7.5"	Poor		53	Black Locust	Robinia pseudoacacia	9"	Poor	
174	Black Locust	Robinia pseudoacacia	6.5"	Fair		54	Black Locust	Robinia pseudoacacia	10.5"	Fair	
175	Black Locust	Robinia pseudoacacia	7.5"	DEAD		55	Black Locust	Robinia pseudoacacia	Multi 4", 6.5"	Fair	
176	Black Locust	Robinia pseudoacacia	Multi 4.5", 7.5"	DEAD		56	Black Locust	Robinia pseudoacacia	6.5"	Fair	
177	Black Locust	Robinia pseudoacacia	9"	Poor		57	Black Locust	Robinia pseudoacacia	7.5"	Fair	
178	Black Locust	Robinia pseudoacacia	8.5"	Poor		58	Black Locust	Robinia pseudoacacia	7"	Fair	
179	Black Locust	Robinia pseudoacacia	7.5"	Fair		59	Black Locust	Robinia pseudoacacia	6.5"	Fair	
180	Black Locust	Robinia pseudoacacia	Multi 7", 10"	Fair		60	Black Locust	Robinia pseudoacacia	13"	Good	
181	Black Locust	Robinia pseudoacacia	Multi 9.5", 10"	Good		61	Black Locust	Robinia pseudoacacia	14"	Good	
182	Black Locust	Robinia pseudoacacia	Multi 5.5", 10"	Good		62	Black Locust	Robinia pseudoacacia	7"	Fair	
183	Black Locust	Robinia pseudoacacia	Multi 11", 11"	Good		63	Black Locust	Robinia pseudoacacia	6.5"	Poor	
184	Black Locust	Robinia pseudoacacia	8.5"	Excellent		64	Black Locust	Robinia pseudoacacia	6.5"	Poor	
185	Black Locust	Robinia pseudoacacia	12.5"	Good		65	Black Locust	Robinia pseudoacacia	7"	Fair	
186	Black Locust	Robinia pseudoacacia	13"	Poor		66	Black Locust	Robinia pseudoacacia	6.5"	Fair	
187	Boxelder	Acer negundo	8"	Good		67	Black Locust	Robinia pseudoacacia	6.5"	Fair	
188	Black Locust	Robinia pseudoacacia	15.5"	Poor		68	Black Locust	Robinia pseudoacacia	11"	Fair	
189	Black Locust	Robinia pseudoacacia	9.5"	Fair		69	Red Maple	Acer rubrum	9.5"	Excellent	
190	Black Locust	Robinia pseudoacacia	8"	Fair		70	Black Locust	Robinia pseudoacacia	7"	Fair, Poison Ivy	
191	Black Locust	Robinia pseudoacacia	6"	Fair		71	Black Locust	Robinia pseudoacacia	9.5"	Fair	
192	Black Locust	Robinia pseudoacacia	13"	Poor		72	Black Locust	Robinia pseudoacacia	9"	Fair	
193	Boxelder	Acer negundo	7"	Fair		73	Black Locust	Robinia pseudoacacia	7"	Fair	
194	Black Locust	Robinia pseudoacacia	9.5"	Good		74	Black Locust	Robinia pseudoacacia	12"	Fair	
195	Black Locust	Robinia pseudoacacia	8"	Poor		75	Black Locust	Robinia pseudoacacia	7"	Fair	
196	Black Locust	Robinia pseudoacacia	Multi 5", 9.5"	Poor		*76	Black Locust	Robinia pseudoacacia	8"	Fair	
197	Black Locust	Robinia pseudoacacia	6"	Fair		*77	Black Locust	Robinia pseudoacacia	11"	Fair	
198	Black Locust	Robinia pseudoacacia	6.5"	Poor		*78	Black Locust	Robinia pseudoacacia	10"	Fair	
199	Black Locust	Robinia pseudoacacia	7.5"	Poor		*79	Black Locust	Robinia pseudoacacia	6.5"	Fair	
200	Black Locust	Robinia pseudoacacia	9"	Fair		*80	Black Locust	Robinia pseudoacacia	10"	Poor	
76	Black Locust	Robinia pseudoacacia	6.5"	Poor		*81	Black Locust	Robinia pseudoacacia	10.5"	Fair, Poison Ivy	
77	Black Locust	Robinia pseudoacacia	Multi 10.5", 12"	Fair		*82	Black Locust	Robinia pseudoacacia	11"	Fair	
78	Black Locust	Robinia pseudoacacia	Multi 6", 10"	DEAD		*83	Black Locust	Robinia pseudoacacia	10.5"	Fair	
79	Black Locust	Robinia pseudoacacia	Multi 10", 14"	Good		*84	Black Locust	Robinia pseudoacacia	26.5"	Fair	
						*85	Black Locust	Robinia pseudoacacia	18"	Good	
						*86	Black Locust	Robinia pseudoacacia	Multi 6", 8.5", 12"	Fair	
						*87	Black Locust	Robinia pseudoacacia	11"	Fair	
						*88	Black Locust	Robinia pseudoacacia	10.5"	Fair	
						*89	Black Locust	Robinia pseudoacacia	20"	Good	
						*90	Black Locust	Robinia pseudoacacia	18.5"	Good	
						*91	Black Cherry	Prunus serotina	Multi 14.5", 15"	Excellent	

NO.	COMMON	SCIENTIFIC	SIZE	CONDITION	REMOVE
WEST	SIDE OF PROPERTY				
401	Sweet Gum	Liquidambar styraciflua	11.5"	Excellent	
402	Pin Oak	Quercus palustris	9.5"	Excellent	
403	Pin Oak	Quercus palustris	9"	Excellent	
404	Pin Oak	Quercus palustris	8"	Excellent	
405	Pin Oak	Quercus palustris	6"	Good	
406	Pin Oak	Quercus palustris	6.5"	Good	
407	Pin Oak	Quercus palustris	8"	Excellent	
408	Pin Oak	Quercus palustris	12.5"	Excellent	
409	Pin Oak	Quercus palustris	Multi 9", 12.5"	Excellent	
410	Pin Oak	Quercus palustris	10.5"	Excellent	
411	Pin Oak	Quercus palustris	8.5"	Excellent	
412	Pin Oak	Quercus palustris	9.5"	Excellent	
413	Pin Oak	Quercus palustris	9"	Excellent	
414	Pin Oak	Quercus palustris	8"	Excellent	
415	Pin Oak	Quercus palustris	7.5"	Good	
416	Pin Oak	Quercus palustris	9.5"	Excellent	
417	Pin Oak	Quercus palustris	12"	Excellent	
418	Pin Oak	Quercus palustris	18"	Good	
419	Pignut Hickory	Carya glabra	11"	Good	
420	Bitternut Hickory	Carya cordiformis	Multi 8", 9"	Good	
421	DEAD		Multi 7", 8"	DEAD	X
422	Shagbark Hickory	Carya ovata	7"	Fair	X
423	Shagbark Hickory	Carya ovata	10.5"	Good	X
424	Pin Oak	Quercus palustris	14"	Excellent	X

DRAINAGE CALCULATIONS

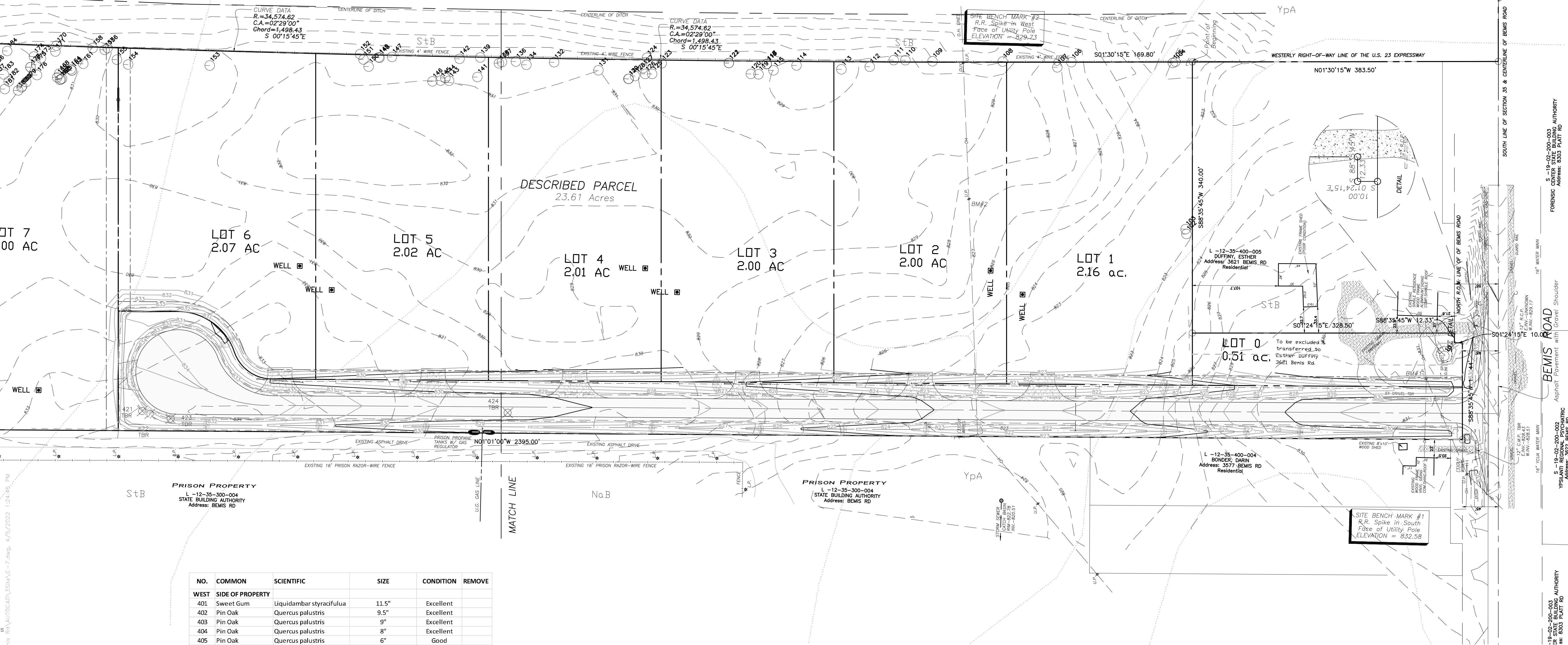
WASHTENAW COUNTY	DETENTION VOLUME CALCULATIONS					
ROAD DRAINAGE CALCULATION	ACRES	ON-SITE				
Impervious Area (0.95)	1.58	C=	0.74			
Pervious Area (0.55)	1.52	A=	3.26 ACRES			
Pervious Area (0.40)	0.15					
Bankfull Basin(1.0)	0.00					
ALLOWABLE RELEASE RATE=			0.15 CFS/AC			
Q _{u(on-site)} = ALLOWABLE RELEASE RATE x A =			0.49 CFS			

FIRST FLUSH VOLUME						
V _{ff} =(1")/(1/12")[(43560SF/1ac) x A x C =	V _{ff} =	8729	cf			

Pre-Development Bankfull Volume						
2-year/24 hour storm event	P=	2.35	in.			
Pre-Development CN	CN=	77				
S = 1000/CN - 10=	S=	2.987	in.			

U.S. 23 EXPRESSWAY

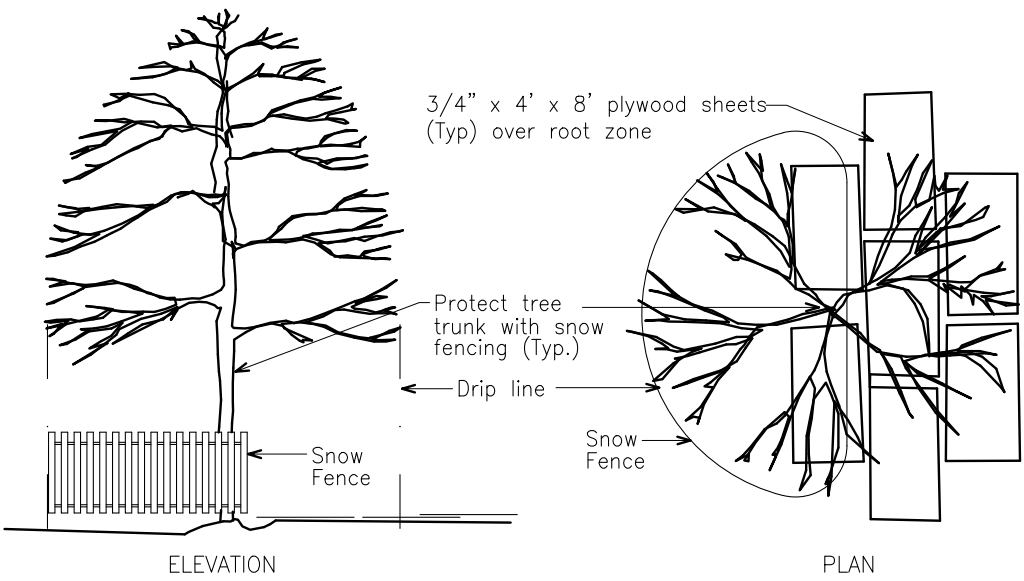
U.S. 23 EXPRESSWAY



NO.	COMMON	SCIENTIFIC	SIZE	CONDITION	REMOVE
WEST SIDE OF PROPERTY					
401	Sweet Gum	Liquidambar styraciflua	11.5"	Excellent	
402	Pin Oak	Quercus palustris	9.5"	Excellent	
403	Pin Oak	Quercus palustris	9"	Excellent	
404	Pin Oak	Quercus palustris	8"	Excellent	
405	Pin Oak	Quercus palustris	6"	Good	
406	Pin Oak	Quercus palustris	6.5"	Good	
407	Pin Oak	Quercus palustris	8"	Excellent	
408	Pin Oak	Quercus palustris	12.5"	Excellent	
409	Pin Oak	Quercus palustris	Multi 9", 12.5"	Excellent	
410	Pin Oak	Quercus palustris	10.5"	Excellent	
411	Pin Oak	Quercus palustris	8.5"	Excellent	
412	Pin Oak	Quercus palustris	9.5"	Excellent	
413	Pin Oak	Quercus palustris	9"	Excellent	
414	Pin Oak	Quercus palustris	8"	Excellent	
415	Pin Oak	Quercus palustris	7.5"	Good	
416	Pin Oak	Quercus palustris	9.5"	Excellent	
417	Pin Oak	Quercus palustris	12"	Excellent	
418	Pin Oak	Quercus palustris	18"	Good	
419	Pignut Hickory	Carya glabra	11"	Good	
420	Bitternut Hickory	Carya cordiformis	Multi 8", 9"	Good	
421	DEAD		Multi 7", 8"	DEAD	X
422	Shagbark Hickory	Carya ovata	7"	Fair	X
423	Shagbark Hickory	Carya ovata	10.5"	Good	X
424	Pin Oak	Quercus palustris	14"	Excellent	X

NATURAL FEATURES:

THE SITE HAS A GENERAL ROLLING TOPOGRAPHY. IS CURRENTLY A CULTIVATED FIELD WITH TREE LINES AND BRUSH ALONG EAST AND WEST BOUNDARIES. THE CONSTRUCTION ON OF THE ROAD WILL FOLLOW THE GENERAL TOPOGRAPHY OF THE WESTERN BOUNDARY. A FEW TREES SHALL BE REMOVED FOR THIS CONSTRUCTION. THE SITE DRAINS TO THE EAST AND THE US-23 ROAD RIGHT OF WAY. STORM WATER FROM THE ROAD SHALL BE INFILTRATED VIA VEGETATED SWALES ON EITHER SIDE OF THE ROAD.



STANDARD TREE PROTECTION
NOTE: Pull back fencing to install plywood when access in root zone is necessary.

LEGEND

PROPERTY LINE	EXISTING BUILDING
SETBACK	EXISTING ASPHALT PAVING
EASEMENT	EXISTING GRAVEL
R- PROPOSED STORM	PROPOSED GRAVEL
W- PROPOSED WATER	PROPOSED ASPHALT PAVING
UTE- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE	
G- PROPOSED GAS	
S- PROPOSED SANITARY	
r- EXISTING STORM	
w- EXISTING WATER	
t- EXISTING TELEPHONE	
e- EXISTING ELECTRIC	
uc- EXISTING UNDERGROUND CABLE	
g- EXISTING GAS	
s- EXISTING SANITARY	
- EXISTING WETLAND	
-910- EXISTING CONTOUR	
-910- PROPOSED CONTOUR	
EX-UP EXISTING UTILITY POLE	
EX-MH EXISTING MANHOLE	
EX-CB EXISTING CATCH BASIN	
EX-FH EXISTING FIRE HYDRANT	
PROPOSED ELEVATION	
EXISTING ELEVATION	
SOILS BOUNDARY	
LINE OF TREE PROTECTION	
LINE OF SILT FENCE	
DRAINAGE AREA	



NATURAL FEATURES PLAN

SCALE: 1" = 60'-0"

DESIGNERS
Vanston/O'Brien, Inc.
BUILDERS

8150 Jackson Road, Ste. A
Ann Arbor, MI 48103
Tel: (734) 424-0661
Fax: (734) 424-0677
e-mail: design@vanston.com • www.vanston.com

REED INDUSTRIAL PARK
Bemis Road
Pittsfield Township, Michigan

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ISSUED FOR: DATE:
PRELIMINARY 3-31-22
SITE PLAN

DRAWN BY: CAH
JOB NO.: XXX

**NATURAL
FEATURES PLAN**
SHEET NO.

C-7

