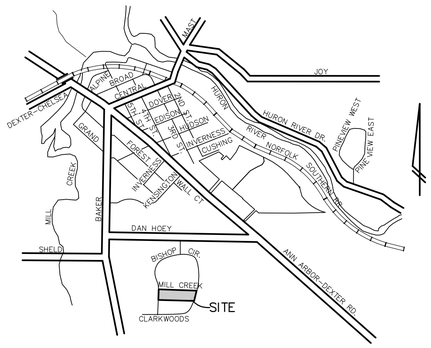
PRELIMINARY & FINAL SITE PLAN
VARIETY DIE & STAMPING

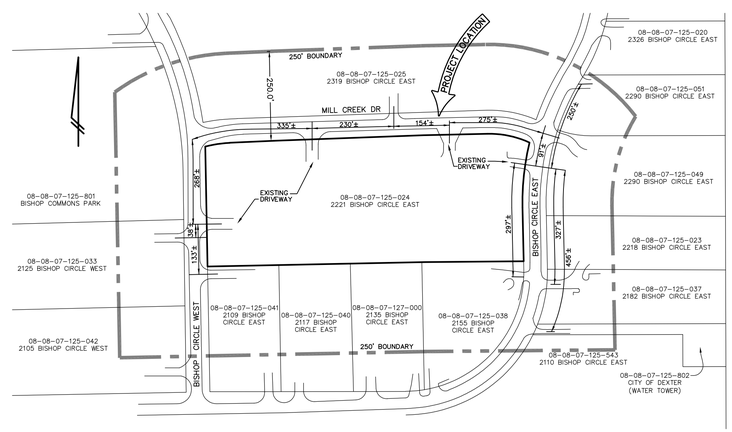
A PART OF THE NE 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 8, T2S, R5E, CITY OF DEXTER, WASHTENAW COUNTY, MICHIGAN

FOR:

A.R. BROUWER CO. LLC
2830 BAKER RD, SUITE 100
DEXTER, MI 48130
PH: (734) 426-9980



VICINITY MAP
NOT TO SCALE



DRIVEWAY'S WITHIN 250 FEET OF THE PROJECT LOCATION
(SCALE: 1"=200')

CONSTRUCTION NOTES:

1.) IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.

2.) THE PUBLIC ROAD IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DEXTER SPECIFICATIONS.

3.) THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.

4.) THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING BASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB.

5.) ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.

6.) THE FINISHED SUB GRADE MUST BE GRADED WITHIN A TOLERANCE OF +/– 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUB.

7.) ALL DISTURBED AREAS, DITCH BOTTOMS AND SLOPES UNLESS NOTED OTHERWISE, SHALL BE SEEDED AND MULCHED PER 2012 M.D.O.T. SPECIFICATION 815 AND 816 INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.

8.) THE CONTRACTOR MUST CONTACT MISS DIG PRIOR TO BEGINNING CONSTRUCTION.

9.) ALL CONSTRUCTION ACTIVITIES SHALL BE SIGNED PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.

10.) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.

11.) CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM WASHTENAW COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.

12.) NOTIFY THE CITY OF DEXTER AND THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

13.) ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT ENGINEERING STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF DEXTER.

14.) CALL MISS DIG (800–483–7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

15.) ALL SOIL EROSION AND SILT MUST BE CONTROLED AND CONTAINED ONSITE PRIOR TO THE START OF CONSTRUCTION.

16.) ALL EXCAVATION ON OR WITHIN 6 FEET OF PUBLIC PAVENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND. (CLASS II MDOT).

17.) THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.

18.) THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THE CONDITIONS THAT EXISTED PRIOR TO THE START OF CONSTRUCTION.

19.) WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; OR SUNUP TO SUNDOWN; WHICHEVER IS LESS.

OWNER:
VARIETY DIE & STAMPING CO.
2221 BISHOP CIRCLE EAST
DEXTER, MI 48130
PH: (734) 426–4488

APPLICANT/DEVELOPER:
A.R. BROUWER CO. LLC
2830 BAKER RD
SUITE 100
DEXTER, MI 48130
PH: (734) 426–9980

WASHTENAW ENGINEERING
CIVIL ENGINEERS * PLANNERS
SURVEYORS * LANDSCAPE ARCHITECTS
P.O. BOX 1128
3526 WEST LIBERTY RD, SUITE 400, ANN ARBOR, MICHIGAN 48106
TEL. 734–761–8800 FAX. 734–761–9530
E–MAIL: weco@wengco.com
washtenawengineering.com

SITE DATA

ZONING	RD RESEARCH AND DEVELOPMENT			
EXISTING USE:	DIE AND STAMPING			
PROPOSED USE:	DIE AND STAMPING			
	REQUIREMENT	MIN./MAX.	EXISTING	PROPOSED
LOT SIZE	1 ACRE	MIN.	7.09 ACRE	7.09 ACRE
LOT WIDTH	150 FT	MIN.	877 FT	877 FT
SETBACKS				
FRONT (MILL CREEK DR)	50 FT	MAX.	55.8 FT	55.8 FT
SIDE – MIN ONE (BISHOP CIR. W)	22.5 FT	MIN.	49.7 FT	49.7 FT
SIDE – MIN BOTH	45 FT	MIN.	413.7 FT	386.3 FT
REAR	35 FT	MIN.	53.2 FT	53.2 FT
LOT COVERAGE	35%	MAX.	27.0%	30.9%
BUILDING HEIGHT (TALLEST BLDG)				
FEET	40 FT	MAX.	25.7 FT	25.7 FT
STORIES	2 STORIES	MAX.	1 STORIES	1 STORIES
TOTAL FLOOR AREA	SF	MIN.	83,546 SF	95,649 SF
FAR	–	–	27.0%	30.9%
WEIGHTED C VALUE	–	–	0.61	0.63
LAWN	–	–	3.27 AC	3.09 AC
IMPERVIOUS	–	–	3.82 AC	4.00 AC
GRAVEL	–	–	0.00 AC	0.00 AC

ANY SITE SIGN CHANGES WILL BE SUBMITTED SEPARATELY

OFF–STREET PARKING CALCULATIONS

NUMBER OF EMPLOYEES @ PEAK 86 1ST SHIFT = 86
CORPORATE VEHICLES 1 2ND SHIFT = 24

SECTION 5.03 1.5 SPACES PER 1,000 SQFT GFA, OR
1.2 SPACE PER EMPLOYEE AT PEAK SHIFT, WHICHEVER IS LESS; PLUS 1 FOR CORPORATE VEHICLE.

EXISTING 83,546 SQFT
PROPOSED 12,103 SQFT
TOTAL 95,649
((95,649 SQFT / 1,000SQFT) • 1.5) + 1 CORPORATE = 144.4 OR 145 SPACES REQUIRED
86 EMPLOYEES @ PEAK • 1.2 + 1 CORPORATE = 104.2 OR 105 SPACES

EXISTING PARKING SPACES = 122
PROPOSED ADDED PARKING SPACES = 0

SECTION 5.05
REQUIRED ACCESSIBLE PARKING =5
PROVIDED ACCESSIBLE PARKING =5

TOTAL PARKING SPACES PROVIDED= 122 SPACES
EXTRA SPACES ARE NEEDED FOR SHIFT OVERLAP

NOTE:
- PREVIOUSLY APPROVED LANDSCAPE MODIFICATION BY PLANNING COMMISSION DATED FOR MAY 1, 2017. IN ACCORDANCE WITH SECTION 6.13 APPLICANT HAS AGREED TO SUBSTITUTE 1 TREE FOR EVERY 5 SHRUBS ALONG THE SOUTHERN PROPERTY LINE, 130 SHRUBS ARE REQUIRED AT A RATIO OF 1:5 TO REPLACE 130 SHRUBS, 26 TREE WOULD BE NEEDED. THE APPLICANT IS PROPOSING 10 DECIDUOUS TREES AND 16 EVERGREEN (26 TOTAL).
- OUTDOOR STORAGE OF SCRAP METAL IS PROHIBITED.

SHEET TITLE	SHEET NO.
COVER SHEET	1
BOUNDARY & TOPOGRAPHICAL SURVEY	2
SITE PLAN & REMOVALS	3
UTILITY, GRADING & SOIL EROSION CONTROL PLAN	4
STORM WATER MANAGEMENT PLAN	5
*(ORIGINAL) 2017 APPROVED LANDSCAPE PLAN	6
*(ORIGINAL) 2017 APPROVED LANDSCAPE DETAILS	6A
LANDSCAPE PLAN	7
SITE DETAILS	8
TURNING TEMPLATES	9
STORM SEWER PLAN AND PROFILE	10
PROPOSED PHOTOMETRIC PLAN	11
CITY OF DEXTER STANDARD DETAILS	12–14
IRRIGATION PLAN	15
ARCHITECTURAL	
FLOOR PLAN	A1.0
FLOOR PLAN	A1.1
ELEVATIONS	A2.0

* FORMERLY SHEETS 11 & 12
FROM THE PREVIOUS SITE PLAN SUBMITTAL,
DATE OF LAST REVISION: 8–21–17

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

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

REVISED: 10–19–2021
REVISED: 9–16–2021
ORIGINAL: 9–2–2021

VARIETY DIE & STAMPING

TREE CHART – AS OF 09/2/21

Tag #	Tree Size	Tree Type	Health
1	11"	Maple	Good
2	30'	Spruce	Good
3	30'	Spruce	Good
4	7"	Crabapple	Good
6	18'	Spruce	Good
8	13'	Spruce	Fair
9	8'	Maple	Good
10	12'	Spruce	Good
11	3"	Locust	Good
12	28'	Spruce	Good
13	8"	Maple	Good
14	3"	Locust	Good
15	3"	Locust	Good
16	6"	Maple	Good
17	3"	Locust	Good
18	15'	Spruce	Fair
19	10"	Oak	Good
20	3"	Oak	Good
21	3"	Oak	Good
22	3"	Oak	Good
23	3"	Oak	Good
24	12'	Spruce	Good
25	12'	Spruce	Good
26	8'	Spruce	Good
27	3"	Maple	Good
28	3"	Maple	Good
29	3"	Maple	Good
30	10"	Juniper	Good
31	8"	Maple	Fair
32	25'	Spruce	Good
33	24'	Spruce	Good
34	3"	Maple	Good
35	8"	Maple	Good
36	28'	Spruce	Good
37	3"	Maple	Good
38	7"	Maple	Good
39	15'	Spruce	Good
40	8'	Spruce	Good
41	8'	Spruce	Good
42	8'	Spruce	Good
43	8'	Spruce	Good
44	8'	Spruce	Dead
45	8'	Spruce	Good
46	8'	Pine	Good
47	8'	Pine	Good
48	8'	Pine	Good
49	8'	Spruce	Good
50	8'	Spruce	Good
51	8'	Spruce	Good
52	8'	Fir	Good
62	12'	Spruce	Good
63	12'	Spruce	Good
64	8'	Spruce	Good
65	3"	Apple	Good
66	8'	Colorado Blue Spruce	Good
67	8'	Colorado Blue Spruce	Good
68	8'	Eastern White Pine	Good
69	3"	Armstrong Maple	Good
70	3"	Armstrong Maple	Good
71	3"	Armstrong Maple	Good
72	3"	Armstrong Maple	Good
73	3"	Armstrong Maple	Good
74	3"	Armstrong Maple	Good
75	3"	Sugar Maple	Good
76	8'	Eastern Hemlock	Dead
77	2"	Little Leaf Linden	Good
78	2"	Little Leaf Linden	Good
79	2.5"	Little Leaf Linden	Good
80	2.5"	Chinese Elm	Good
81	2"	Little Leaf Linden	Good
82	8'	Eastern Hemlock	Good
83	8'	Eastern Hemlock	Good
84	3"	Armstrong Maple	Good
85	3"	Armstrong Maple	Good
86	2"	Little Leaf Linden	Good
87	2"	Little Leaf Linden	Good
88	8'	Eastern Hemlock	Good
89	2"	Little Leaf Linden	Good
90	3"	Sugar Maple	Good
91	3"	Sugar Maple	Good
92	3"	Armstrong Maple	Good
93	3"	Armstrong Maple	Good
☆94	8'	Colorado Blue Spruce	Removed
☆95	8'	Colorado Blue Spruce	Removed
☆96	8'	Colorado Blue Spruce	Removed
☆97	8'	Colorado Blue Spruce	Removed
☆98	3"	Snowdrift Crab	Removed
99	3"	Snowdrift Crab	Good
100	3"	Snowdrift Crab	Good
☆101	3"	Snowdrift Crab	Removed
102	3"	Sugar Maple	Good
103	3"	Sugar Maple	Good
104	2"	Snowdrift Crab	Good
105	2"	Snowdrift Crab	Good
106	2"	Snowdrift Crab	Good
107	8'	Eastern White Pine	Good
108	8'	Eastern White Pine	Good
109	8'	Eastern White Pine	Good
110	3"	Robinson Crabapple	Good
111	3"	Robinson Crabapple	Good
112	8'	Eastern White Pine	Good
113	8'	Eastern White Pine	Good
114	3"	Robinson Crabapple	Good
115	3"	Robinson Crabapple	Good
116	8'	Eastern White Pine	Good
117	8'	Eastern White Pine	Good
118	8'	Eastern White Pine	Good
119	3"	Robinson Crabapple	Good
120	8'	Eastern Hemlock	Good
121	7'	Eastern Hemlock	Good
122	7'	Eastern Hemlock	Good
124	7'	Eastern Hemlock	Good
125	7'	Eastern Hemlock	Good
126	7'	Eastern Hemlock	Good
127	8'	Eastern Hemlock	Good
128	2"	Flowering Dogwood	Good
129	2"	Flowering Dogwood	Good
130	2"	Flowering Dogwood	Good
131	2"	Flowering Dogwood	Good
132	2"	Snowdrift Crab	Good
133	2"	Snowdrift Crab	Good
134	2"	Snowdrift Crab	Good
135	2"	Flowering Dogwood	Good
136	2"	Snowdrift Crab	Good
☆138	2"	Flowering Dogwood	Removed
139	3"	Honey locaust	Good
140	3"	Honey Locust	Good
141	5"	Maple	Good
142	2"	Crabapple	Good
143	2"	Crabapple	Good
144	2"	Crabapple	Good
145	8'	Spruce	Good

☆ = SEVEN (7) TREES REMOVED FROM PREVIOUS SITE PLAN DATED 11/9/20

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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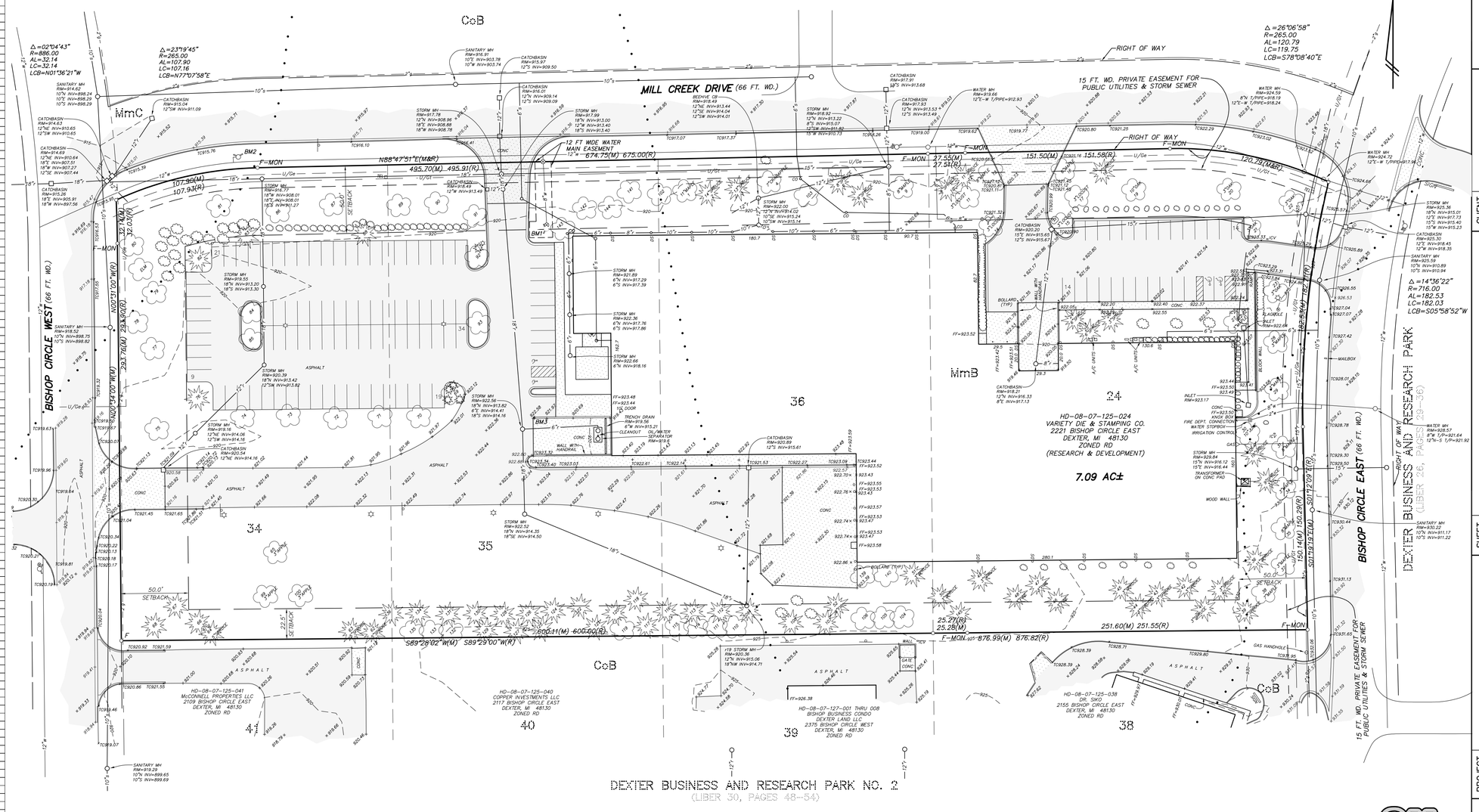
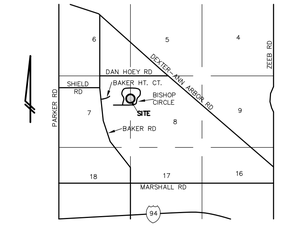




VICINITY MAP
(NO SCALE)

DESCRIPTION

Lot 24, DEXTER BUSINESS AND RESEARCH PARK, a subdivision of part of the Northeast 1/4 of Section 7 and a part of the Northwest 1/4 of Section 8, T2S, R5E, City of Dexter, Washtenaw County, Michigan as recorded in Liber 26 of Plats, Pages 29 through 36, inclusive, Washtenaw County Records, also Lots 34 through 36, inclusive, DEXTER BUSINESS AND RESEARCH PARK NO. 2, a subdivision of part of the Northeast 1/4 of Section 7, and a part of the Northwest 1/4 of Section 8, T2S, R5E, City of Dexter, Washtenaw County, Michigan, as recorded in Liber 30 of Plats, Pages 48 through 54, inclusive, Washtenaw County Records and containing 308,724 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

Know what's below. Call before you dig.

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS-BUILT AND FIELD WORK DATED: 8-31-21

LEGEND

☼ = LIGHT POLE
⊙ = UTILITY POLE
⊕ = GUY ANCHOR
⊕ = HYDRANT
⊕ = SPOT ELEV.
⊕ = POST
⊗ = GATE VALVE
⊕ = SIGN
TC = TOP OF CURB
TW = TOP OF WALL
○ = MANHOLE
□ = CATCHBASIN
◡ = END SECTION
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
= EXISTING STORM
= EXISTING SANITARY
= EXISTING WATER
= EXISTING GAS
= EXISTING ELECTRIC
= EXISTING TELEPHONE

BENCHMARK BM1=ARROW ON HYDRANT, NEAR NW CORNER OF BUILDING, ELEV=924.09.
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NWLY CORNER OF SITE, ELEV=918.33.
BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.
DATUM=(NAVD 88).

REVISIONS

SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY THOMAS L. SUTHERLAND P.S., MICH No. 24620

STATE OF MICHIGAN — THOMAS L. SUTHERLAND — PROFESSIONAL SURVEYOR NO. 24620 — LICENSED PROFESSIONAL SURVEYOR

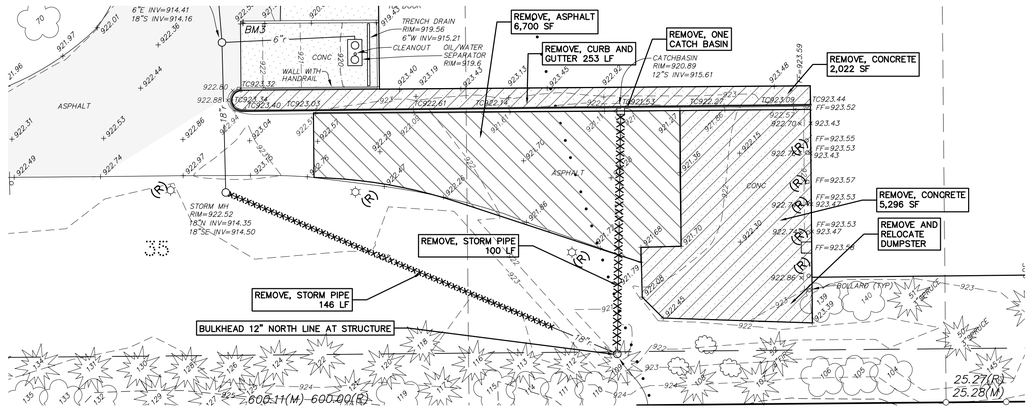
WASHTENAW ENGINEERING
CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL 734-761-8800
FAX 734-761-9530
WASHTENAWENGINEERING.COM

CLIENT: A.R. BROUWER COMPANY LLC
2830 BAKER RD
SUITE 100
DEXTER, MI 48130
TEL 734-426-9980
www.arbrouwer.com

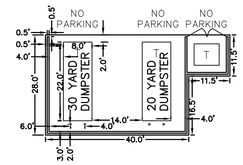
SHEET: BOUNDARY & TOPOGRAPHICAL SURVEY

PROJECT: VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021
JOB NO. 31766, 31951, 32239, 32793, 32866
DWG NO. 769-topo
FIELD BOOK NONE
FILE NO. 10038
SHEET 2



REMOVAL DETAIL
SCALE: 1"=30'



DUMPSTER DETAIL
SCALE: 1"=20'

DESCRIPTION

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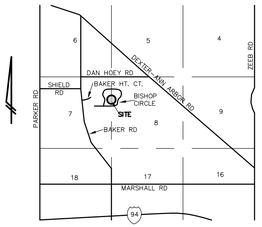
REMOVAL LEGEND

= REMOVE CONCRETE CURB & GUTTER
= REMOVE ASPHALT SURFACE
= REMOVE CONCRETE SURFACE
(R) = REMOVE ITEM

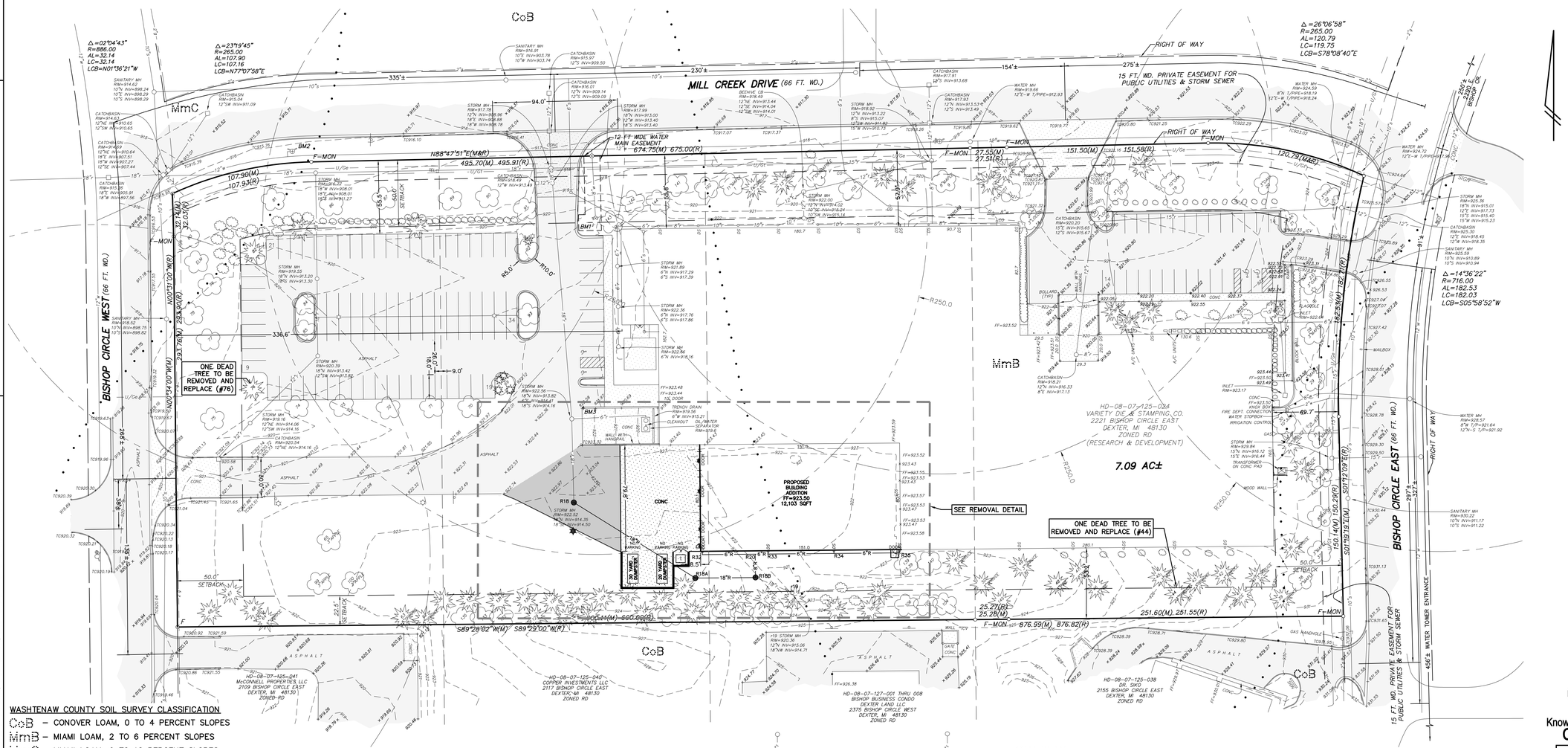
PROPOSED LEGEND

= HMA SURFACE
= CONCRETE SURFACE
—W— = WATER MAIN
—R— = STORM SEWER
= HYDRANT
= GATE VALVE
= SIGN
= LIGHT POLE
= MANHOLE

NOTE: ALL SIGNACE SHALL CONFORM TO CITY OF DEXTER ZONING ORDINANCE AT TIME OF APPLICATION.



VICINITY MAP
(NO SCALE)



SITE PLAN
SCALE: 1"=40'

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

CoB – CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MmB – MIAMI LOAM, 2 TO 6 PERCENT SLOPES
MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES
• • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

Know what's below. Call before you dig.

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS-BUILT AND FIELD WORK DATED: 8-31-21

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

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN SERVICE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGEND		
= LIGHT POLE	= SPOT ELEV.	TC = TOP OF CURB
= UTILITY POLE	= POST	TW = TOP OF WALL
= GUY ANCHOR	= GATE VALVE	= MANHOLE
= HYDRANT	= SIGN	= CATCHBASIN
		= END SECTION
= GRAVEL	= EXISTING STORM	
= FENCE	= EXISTING SANITARY	
= CONCRETE	= EXISTING WATER	
= ASPHALT	= EXISTING GAS	
	= EXISTING ELECTRIC	
	= EXISTING TELEPHONE	

BENCHMARK BM1=ARROW ON HYDRANT, NEAR NW CORNER OF BUILDING, ELEV=924.09.
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NWLY CORNER OF SITE, ELEV=918.33.
BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.
DATUM=(NAVD 88).

REVISIONS 09-16-2021 PER OWNER

SCALE 0 20 40 80
SCALE: 1"=40'

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

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
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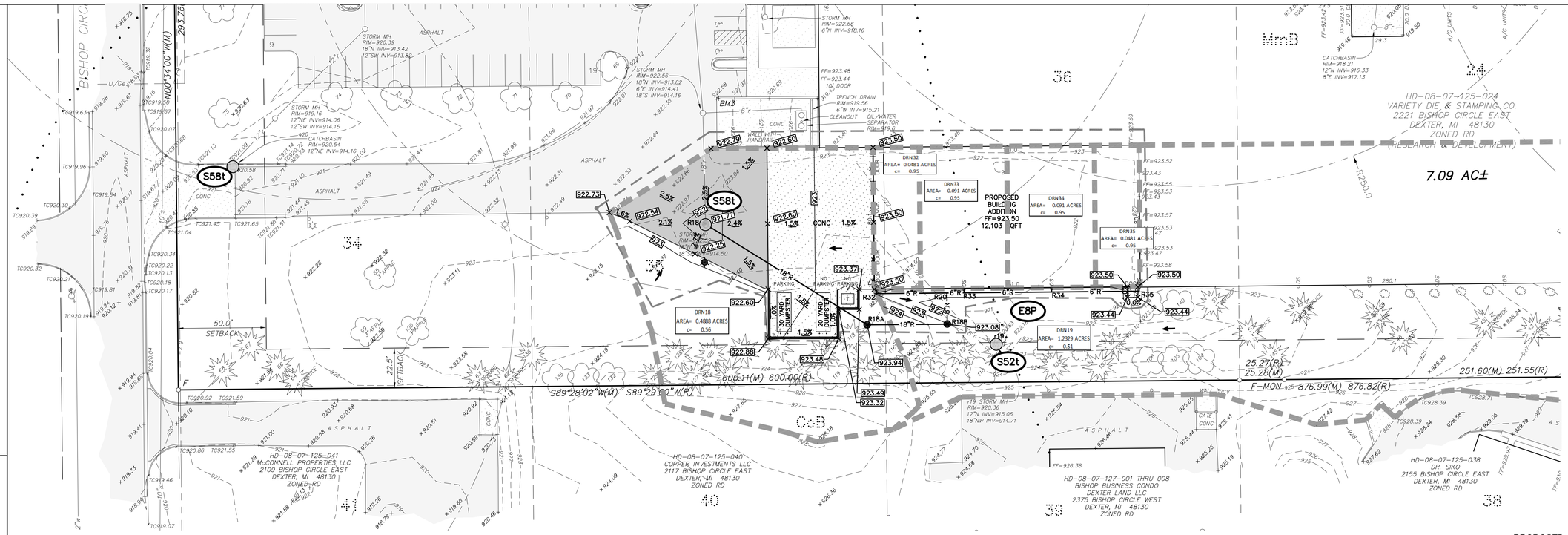
DEXTER, MI 48130
TEL 734-426-9980
www.arbrouwer.com

SITE PLAN & REMOVAL PLAN

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021
JOB NO. 31766, 31953, 32239, 32783, 32866
DWG NO. 866-rem
FIELD BOOK NONE
FILE NO. 10038
SHEET 3



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SHEET
UTILITY, GRADING & SOIL EROSION CONTROL PLAN

PROJECT
VARIETY DIE & STAMPING

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S52	CATCH BASIN SEDIMENT GUARD		Use in or at stormwater inlets, especially at construction sites.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

STORM SEWER CALCULATIONS
VARIETY DIE AND STAMPING

FROM MH	TO MH	Drainage Area Name	"A" ACRES	"C"	EQUIV. AREA ACRES CxA	TOTAL AREA ACRES CxA	"T" TIME MIN.	"I" INTENSITY INCHES PER HOUR	"Q" FLOW CFS CxAxI	CAPACITY OF SEWER CFS	DIA. OF PIPE INCHES	MATERIAL ROUGHNESS COEFFICIENT	LENGTH OF PIPE FT.	SLOPE OF PIPE %	SLOPE OF HGL %	VELOCITY FLOWING FULL FT./SEC.	TIME OF FLOW IN PIPE MIN.	H.G. ELEV UPPER END	H.G. ELEV. LOWER END	RIM ELEV. UPPER END	PIPE INVERT UPPER END	PIPE INVERT LOWER END
R35	R34	DRN35	0.0481	0.95	0.05	0.05	15.00	4.38	0.22	0.94	6	0.011	49	2.0000	0.11	4.77	0.17	919.37	919.37	923.45	919.95	918.97
R34	R33	DRN34	0.0400	0.95	0.04	0.09	15.17	4.36	0.39	0.94	6	0.011	50	2.0000	0.35	4.77	0.17	918.37	918.37	923.00	918.97	917.97
R33	R20	DRN33	0.0400	0.95	0.04	0.13	15.35	4.34	0.56	0.94	6	0.011	10	2.0000	0.72	4.77	0.03	918.17	918.17	923.00	917.97	917.77
R32	R20	DRN32	0.0481	0.95	0.05	0.05	15.00	4.38	0.22	0.94	6	0.011	30	2.0000	0.11	4.77	0.10	918.17	918.17	923.45	918.37	917.77
R20	R18B				0.00	0.18	15.03	4.37	0.79	0.94	6	0.011	18	2.0000	1.41	4.77	0.06	918.06	917.81	N/A	917.77	917.41
R19	R18B	DRN19	1.2329	0.51	0.63	0.63	15.00	4.38	2.76	2.78	18	0.013	30	0.0700	0.07	1.57	0.32	915.91	915.89	920.36	914.71	914.69
R18B	R18A				0.00	0.81	15.10	4.36	3.54	3.61	18	0.013	45	0.1180	0.11	2.04	0.37	915.78	915.78	923.08	914.63	914.58
R18A	R18				0.00	0.81	15.47	4.32	3.50	3.61	18	0.013	108	0.1180	0.11	2.04	0.88	915.72	915.60	923.94	914.53	914.40

SHADED CELLS INDICATE EXISTING PIPE AND STRUCTURES

DRAINAGE AREA CALCULATIONS

PROPOSED DRAINAGE AREAS	ROOF, ASPHALT OR CONCRETE			PERVIOUS SOIL			TOTAL AREA		
NAME	SFT	ACRE	C	SFT	ACRE	C	SFT	ACRE	C
DRN18	10,162	0.2333	0.95	11,128	0.2555	0.20	21,290	0.4888	0.56
DRN19	22,447	0.5153	0.95	31,280	0.7176	0.20	53,707	1.2329	0.51
DRN32	2,095	0.0481	0.95	-	0.0000	0.20	2,095	0.0481	0.95
DRN33	3,965	0.0910	0.95	-	0.0000	0.20	3,965	0.0910	0.95
DRN34	3,965	0.0910	0.95	-	0.0000	0.20	3,965	0.0910	0.95
DRN35	2,095	0.0481	0.95	-	0.0000	0.20	2,095	0.0481	0.95

STRUCTURE CASTING CHART

STRUCTURE	STRUCTURE DIAMETER (FEET)	STRUCTURE TYPE	CASTING TYPE	RIM ELEVATION		INVERTS	PIPE LABEL	PIPE SIZE (INCHES)	SUMP DEPTH (FEET)	STRUCTURE DEPTH	COMMENTS
R18	4	EXISTING	TYPE M	921.77	N	914.35	R18R17	18	2	9.42	TAP STRUCTURE
	EXISTING	STORM	COVER		SE	914.40	R18AR18	18			REPLACE CASTING
		MANHOLE									
R18A	4	STANDARD	TYPE B	923.94	NW	914.53	R18AR18	18		9.41	
		STORM	COVER		E	914.58	R18BR18A	18			
		MANHOLE									
R18B	4	STANDARD	TYPE B	923.08	W	914.63	R18BR18A	18		8.45	
		STORM	COVER		SE	914.69	R19R18B	18			EXISTING PIPE
		MANHOLE			N	917.41	R20R18B	6			
R20	NA	6"X6"X6"	NA		S	917.77	R18BR18A	6			
		TEE			W	917.77	R19R18B	6			
					E	917.77	R20R18B	6			
R32	NA	DOWNSPOUT	NA	923.45	E	918.37	R32R20	6		5.08	
		CONNECTION									
R33	NA	DOWNSPOUT	NA	923.00	W	917.97	R33R20	6		5.03	
		CONNECTION			E	917.97	R34R33	6			
R34	NA	DOWNSPOUT	NA	923.00	W	918.97	R34R33	6		4.03	
		CONNECTION			E	918.97	R35R34	6			
R34	NA	DOWNSPOUT	NA	923.45	W	919.95	R35R34	6		3.50	
		CONNECTION									

SANITARY SEWER / WATER MAIN BASIS OF DESIGN

1. TOTAL NUMBER OF EMPLOYEES IS 86 PERSONS.
2. PROPOSED DESIGN USAGE IS 100 GALLONS/DAY–PERSON.
3. TOTAL USAGE FOR PROJECT IS 8,600 GALLONS PER DAY (GPD) OR 0.0133 CUBIC FEET/SECOND(CFS).
4. USING A PEAK HOUR FACTOR OF 4 THE FLOW IS 34,400 GPD OR 0.05 CFS.
5. CAPACITY OF 10" DIAMETER SEWER WITH 0.40% MINIMUM SLOPE IS 0.14 CFS.
6. THE MAXIMUM RECOMMENDED DESIGN FLOW FOR 2" COPPER TUBING IS 45 GPM. THE BUILDING HAS A PEAK FLOW OF 34,400 GPD OR 24 GPM. THE 2" LINE HAS ADEQUATE CAPACITY.

CONSTRUCTION SEQUENCE

1. TEMPORARY CONTROL MEASURES INSTALLED.
2. LAND CLEARING.
3. STABILIZE DISTURBED AREAS.
4. UTILITY INSTALLATION.
5. PLACE INLET FILTERS FOR CATCH BASINS AND INLETS.
6. GRADING.
7. BUILDING CONSTRUCTION.
8. FINAL GRADE/SEED.
9. CATCHBASINS/SEDIMENT BASINS CLEANED.
10. PERMANENT CONTROL MEASURES INSTALLED AND FUNCTIONING.
11. REMOVE TEMPORARY CONTROL MEASURES.

SOIL EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF DEXTER AND WASHTENAW COUNTY.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECT–IVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WHEN NECESSARY, REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF–SITE AREAS OR IN WATERWAYS, WHICH INCLUDE BOTH NATURAL AND MAN–MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION; SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THIS SITE.
5. THE OWNER SHALL OBTAIN OR CAUSE HIS CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES AND POST ALL BONDS TO EACH AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EROSION CONTROL MEASURES ON THIS PROJECT.
6. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THIS PLAN. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
7. THE CONTRACTOR IS TO PROTECT AS MUCH EXISTING VEGETATION AS POSSIBLE.
8. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND/OR BUILDER. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AND OR BUILDER.
9. ANY SOIL EROSION CONTROL MEASURES DAMAGED BY THEIR CONTRACTOR'S OPERATION SHALL BE REPLACED THE SAME DAY.
10. ESTIMATED COST OF THE PERMANENT AND TEMPORARY EROSION CONTROL DEVICES IS $ 5,700.00
11. THE DISTURBED ARE OF THIS SITE IS 33,760 SFT OR 0.78 ACRES.
12. ESTIMATED COST TO PROTECT SITE FROM EROSION SHOULD CONSTRUCTION DISCONTINUE IS $ 2,000.00.
13. THIS SITE IS NOT WITHIN 500 FEET OF SURFACE WATER.

PROPOSED LEGEND

- = HMA SURFACE
- = CONCRETE SURFACE
- —W— = WATER MAIN
- —R— = STORM SEWER
- = HYDRANT
- = GATE VALVE
- = SIGN
- = LIGHT POLE

SOIL EROSION CONTROL LEGEND

- = INLET FILTER (DANDY BAG)
- = SILT FENCE
- = LIMITS OF DISTURBANCE
- = FLOW ARROW
- (t) = TEMPORARY

NOTES:
1. SEE SHEET 8 FOR THE REST OF THE SOIL EROSION NOTES AND DETAILS.
2. ALL UTILITIES TO BE CONSTRUCTED PER THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DEXTER.
3. ROOF DRAIN STORM SEWER PIPE TO BE SDR 26 PVC.
4. ROOD DRAIN 6" DIA. PIPE SLOPE TO BE 2.0% OR GREATER.
5. ROOF DRAIN 8" DIA. PIPE SLOPE TO BE 1.0% OR GREATER.
8. ALL STORM SEWER 12" DIA. OR LARGER TO BE C76 CLIV RCP.
9. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54, DOUBLE CEMENT LINED AND SEAL COATED WITH APPROVED BITUMINOUS SEAL COAT ACCORDING TO THE LATEST REVISIONS OF AWWA SPECIFICATIONS C–104 AND ANSI STANDARD A21.4.
10. ALL WATER MAIN MUST HAVE TRACER WIRE INSTALLED.
11. PROPOSED NEW BUILDINGS INTERNAL PLUMBING WILL BE CONNECTED WITH THE EXISTING BUILDING.
12. OWNER WILL MAINTAIN PRIVATE SANITARY LEAD UNDER PROPOSED BUILDING ADDITION. REVIEW BY COUNTY BUILDING DEPARTMENT IS REQUIRED.

DESCRIPTION

Lot 24, DEXTER BUSINESS AND RESEARCH PARK, a subdivision of part of the Northeast 1/4 of Section 7 and a part of the Northwest 1/4 of Section 8, T2S, R5E, City of Dexter, Washtenaw County, Michigan as recorded in Liber 26 of Plats, Pages 29 through 36, inclusive, Washtenaw County Records, also Lots 34 through 36, inclusive, DEXTER BUSINESS AND RESEARCH PARK NO. 2, a subdivision of part of the Northeast 1/4 of Section 7, and a part of the Northwest 1/4 of Section 8, T2S, R5E, City of Dexter, Washtenaw County, Michigan, as recorded in Liber 30 of Plats, Pages 48 through 54, inclusive, Washtenaw County Records and containing 308,724 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

STORM WATER NARRATIVE

THIS SITE IS SERVICED BY A COMMUNAL STORM WATER BASIN. NO SITE SPECIFIC DETENTION/RETENTION/INFILTRATION IS PROPOSED. STORM WATER ONSITE IS TO BE COLLECTED BY STORM SEWER AND DIRECTED TO THE COMMUNAL BASIN.

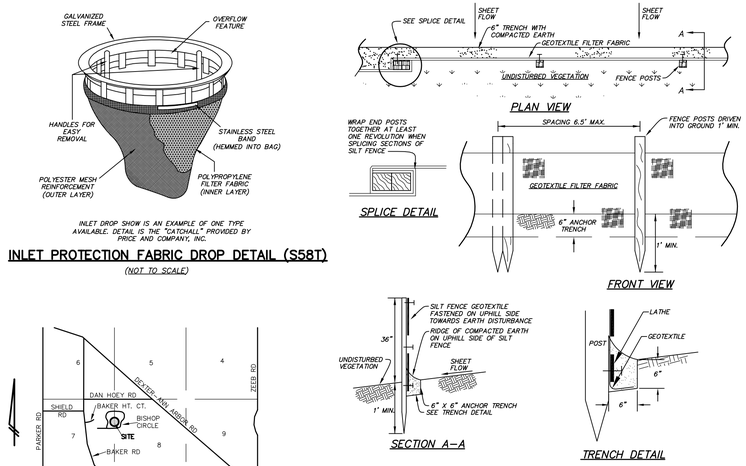
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

CoB – CONOVER LOAM, 0 TO 4 PERCENT SLOPES
MmB – MIAMI LOAM, 2 TO 6 PERCENT SLOPES
MmC – MIAMI LOAM, 6 TO 12 PERCENT SLOPES
• • • • • • – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

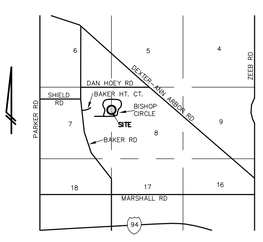
Know what's below. Call before you dig.

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS–BUILT AND FIELD WORK DATED: 8–31–21



INLET PROTECTION FABRIC DROP DETAIL (S58T)
(NOT TO SCALE)

36" SILT FENCE DETAIL (S51t)
NOT TO SCALE



VICINITY MAP
(NO SCALE)

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume Surface1	1.000	1.000	11112.81 Sq. Ft.	125.20 Cu. Yd.	77.59 Cu. Yd.	47.61 Cu. Yd.<Cut>
Totals			11112.81 Sq. Ft.	125.20 Cu. Yd.	77.59 Cu. Yd.	47.61 Cu. Yd.<Cut>

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- 951.23 = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
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SCALE: 1"=30'

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

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

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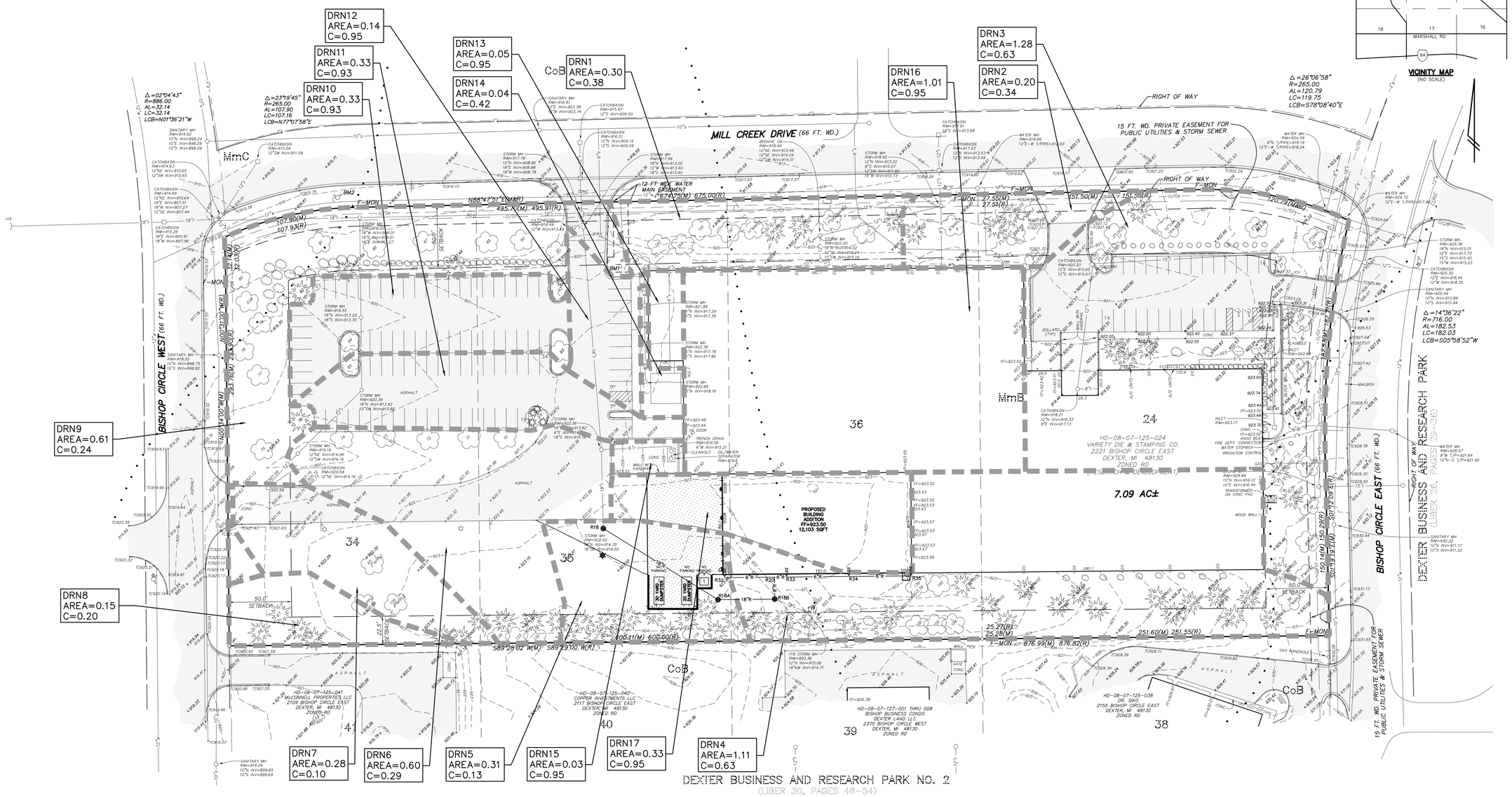

NOTE: PER CITY OF DEXTER, COMMUNAL POND DISCHARGE SIZED FOR SITE C VALUE OF 0.65. PROPOSED SITE WEIGHTED C VALUE DOES NOT EXCEED A VALUE OF 0.65.

PROPOSED SITE DRAINAGE AREA CALCULATION

AREA	GRASS (ACRE)	C	PAVEMENT/ BUILDING (ACRE)	C	TOTAL AREA (ACRE)	WEIGHTED C
Old-SITE	3.34	0.20	3.75	0.95	7.09	0.59
Ex-SITE	3.31	0.20	3.78	0.95	7.09	0.61
Pro-SITE	3.09	0.20	4.00	0.95	7.09	0.63

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JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

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

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CONSENT OF WASHTENAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS, UNLESS THE OWNER ACQUIRES WEC'S WRITTEN CONSENT. ANY USE WHICH IS NOT SPECIFICALLY AUTHORIZED BY WEC IN WRITING SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WEC. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING THEREFROM, WHICH MAY BE MADE OR INCURRED, ARISING OUT OF UNAUTHORIZED REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, OR OTHER INSTRUMENTS OF SERVICE.

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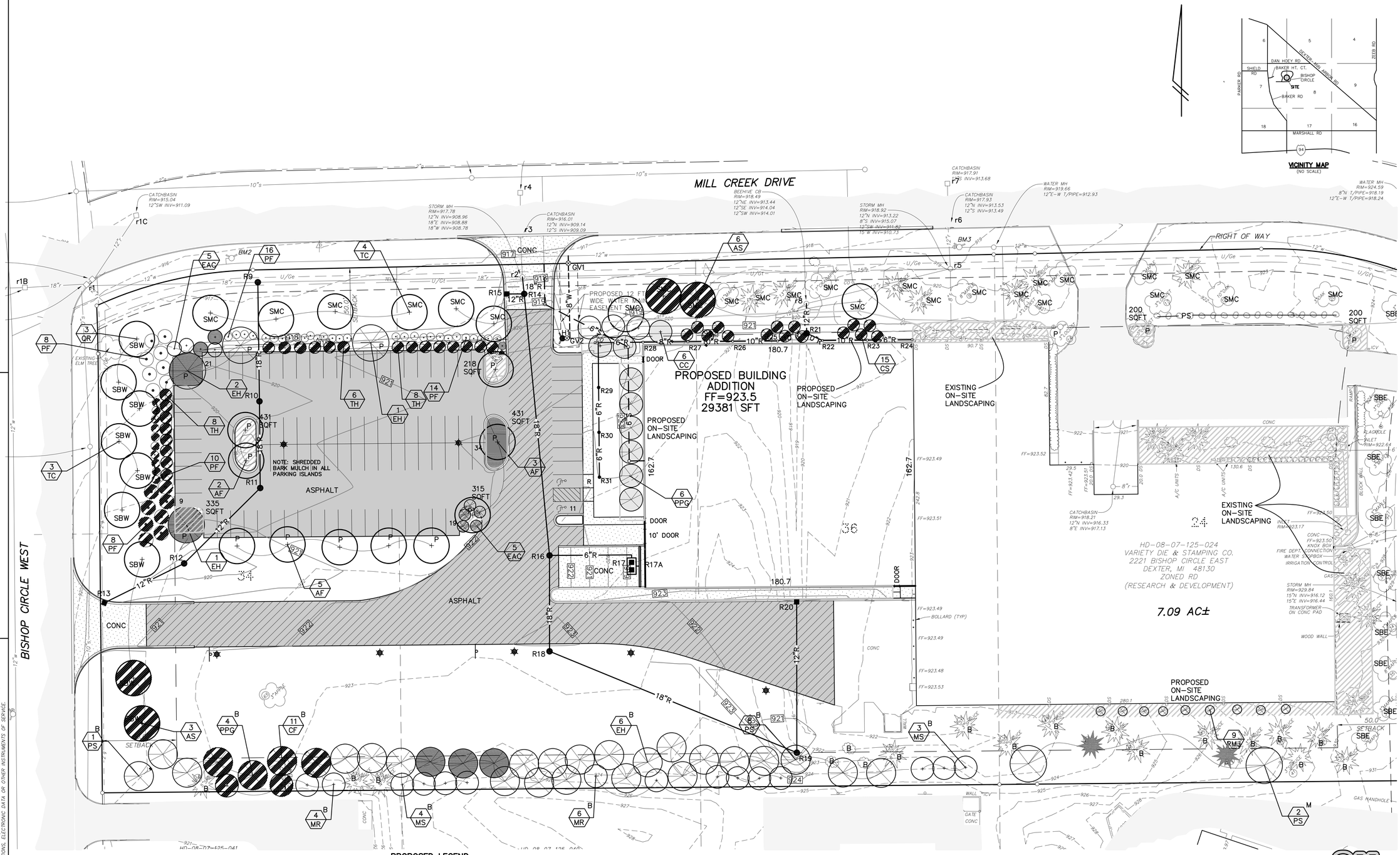
SHEET 5



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PROPOSED LEGEND

- = CONCRETE CURB & GUTTER
- = HMA SURFACE (HEAVY SECTION)
- = HMA SURFACE
- = CONCRETE SURFACE
- = WATER MAIN
- = SANITARY SEWER
- = STORM SEWER
- = HYDRANT
- = GATE VALVE
- = MANHOLE
- = CATCHBASIN
- = SIGN
- = LIGHT POLE

SMC = STREET TREE ON MILL CREEK DR.
SBE = STREET TREE ON BISHOP CIRCLE EAST
SBW = STREET TREE ON BISHOP CIRCLE WEST
PS = PARKING LOT SCREENING
P = PARKING PLANTINGS
B = BUFFER PLANTINGS

- = PLANTINGS NEVER COMPLETED
- = PLANTINGS DEAD, DYING OR UNACCEPTABLE CONDITION
- = REMOVED BY OWNER, NEVER REPLACED OR TRANSPLANTED

SEE SHEET 6A FOR PLANT LIST

Know what's below. Call before you dig.

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK BM1=ARROW ON FLANGE OF HYDRANT, NORTHERLY OF BUILDING, ELEV=923.05.
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NW'LY CORNER OF SITE, ELEV=918.33.
BM3=TOP OF ARROW ON FLANGE OF HYDRANT, WEST OF MILL CREEK DRIVE ENTRANCE, ELEV=920.99.
DATUM=(NAVD 88).

REVISIONS 2017-05-01 Per Review; 2017-06-05 Per Review; 2017-06-21 Per Review 2017-08-21 Modified Parking Lot, 2021-10-19 Per Review.

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN — GERALD J. SOSNOWSKI — LANDSCAPE ARCHITECT NO. 982 — REGISTERED LANDSCAPE ARCHITECT

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WASHTENAW ENGINEERING

CLIENT
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DEXTER, MI 48130
TEL 734-426-9980
www.arbrouwer.com

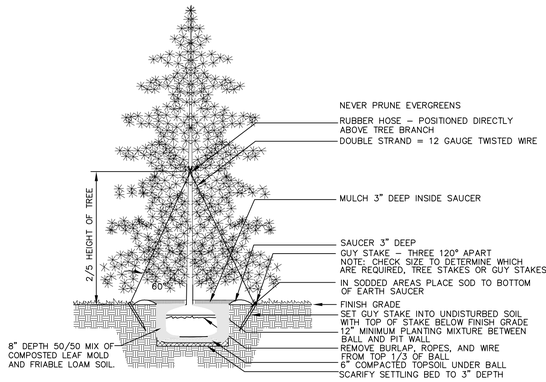
SHEET
APPROVED 2017 LANDSCAPE PLAN

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 4-3-17 JOB NO. 31766, 31953, 32239
DWG NO. 239-land
FIELD BOOK NONE
FILE NO. 10038
SHEET 6

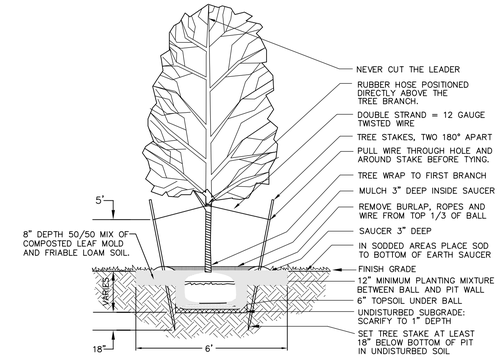
PLANT LIST

SYMBOL	QTY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	Genus Pct of Total Count	Species Pct of Total Count
AF	10	Tree	Acer x freemanii "Armstrong"	Armstrong Maple	3 Inches Cal.	B&B	18.63%	9.80%
AS	9	Tree	Acer saccharum	Sugar Maple	3 Inches Cal.	B&B	18.63%	8.82%
EH	10	Tree	Tauga canadensis	Eastern Hemlock	7 Feet Ht.	B&B	9.80%	9.80%
TC	7	Tree	Tilia cordata "Chancellor"	Little Leaf Linden	3 Inches Cal.	B&B	6.86%	6.86%
CF	11	Tree	Cornus Florida	White Flowering Dogwood	2 Inches Cal.	B&B	10.78%	10.78%
TH	22	Shrub	Taxus hicksi	Hicks Yew	36 Inches Con.	CONT.	25.29%	25.29%
MS	7	Ornamental	Malus 'Snowdrift'	Snowdrift Crab	2 Inches Cal.	B & B	16.67%	6.86%
PF	40	Shrub	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24 Inches Con.	CONT.	45.98%	45.98%
CC	6	Ornamental	Cotinus Coggygria	American Smoke Tree	3 Inches Cal.	B & B	5.88%	5.88%
PS	10	Tree	Pinus strobus	Eastern White Pine	6 Feet Ht.	B & B	9.80%	9.80%
QR	3	Tree	Quercus rubra	Red Oak	2.5 Inches Cal.	B & B	2.94%	2.94%
MR	10	Ornamental	Malus Robinson	Robinson Crabapple	3 Inches Cal.	B & B	16.67%	9.80%
RMJ	9	Tree	Juniperus Scopulorun	Rocky Mountain Juniper	6 Feet Ht.	B & B	8.82%	8.82%
CS	15	Shrub	Cornus Sericel	Redosier Dogwood	24 Inches Con.	CONT.	17.24%	17.24%
EAC	10	Shrub	Euonymus alatus compacta	Compact Burning Bush	24 Inches Con.	CONT.	11.49%	11.49%
PPG	10	Tree	Picea Pungaens Glauca	Colorado Blue Spruce	7 Feet Ht.	B & B	9.80%	9.80%
	87	Total Shrubs						
	102	Total Trees						



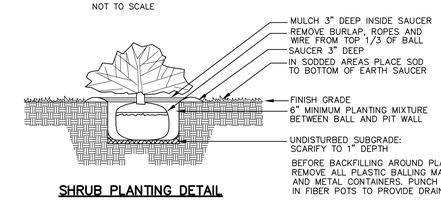
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPING REQUIREMENTS

STREET TREES				
Mill Creek Drive - SMC				
	Requirement	**Basis**	**Required**	**Provided**
Trees	1 canopy tree/40 LF frontage	1,082 LF	28 trees	9 existing canopy trees
				7 existing evergreen trees
				9 new canopy trees
				3 credit trees
Bishop Circle East - SBE				
	Requirement	**Basis**	**Required**	**Provided**
Trees	1 canopy tree/40 LF frontage	333 LF	9 trees	9 existing canopy trees
				0 new canopy trees
Bishop Circle West - SBW				
	Requirement	**Basis**	**Required**	**Provided**
Trees	1 canopy tree/40 LF frontage	326 LF	9 trees	9 new canopy trees
PARKING LOT SCREENING - PS				
	Requirement	**Basis***	**Required**	**Provided**
Buffer	1 buffer strip 10' wide	314 LF	10' wide strip (min)	25' strip
Canopy Trees	1 canopy tree per 40 LF frontage	314 LF	8 trees	0 existing evergreens
				0 new canopy trees
				10 credit trees
Shrubs	4 shrubs per 20 LF frontage	314 LF	63 shrubs	0 existing shrubs
				63 new shrubs
* Total frontage - Mill Creek, Bishop Circle East and Bishop Circle West				
PARKING -P				
	Requirement	**Basis**	**Required**	**Provided**
Required Area	3% of parking lot area	33,486 SF	1,005 sf area	1,080 sf area
Landscape area	100 sf landscaped area per 10 spaces	122 spaces	1,330 sf area	1,385 sf area
Plant material	1 canopy tree per 10 spaces	122 spaces	13 trees	11 new canopy trees
				3 existing trees
BUFFER - Zone A - all interior to industrial park - along south property line - B				
	Requirement	**Basis**	**Required**	**Provided**
Width	10' wide strip	780 LF	10' strip	17.7-53.2' strip
Plant materials	1 ornamental per 40 LF AND	780 LF	20 trees	3 existing ornamentals
				17 new ornamentals
	1 evergreen tree per 40 LF AND	780 LF	20 trees	17 existing evergreens
				3 new evergreens
	5 upright shrubs per 30 LF	780 LF	130 shrubs	0 new shrubs
	Alternative 1 tree/5 shrubs		26 trees	26 trees
DETENTION/RETENTION POND - N/A - detention in industrial park pond				
ON-SITE LANDSCAPING				
	Requirement	**Basis**	**Required**	**Provided**
		308,840 SF		sf existing landscaped
Landscape Area	5% of total lot area		15,442 SF area	7,750 area
				sf proposed landscape
				7,692 area
Trees	1 canopy or 1 evergreen or 1 ornamental tree per 400 sf	15,442 LF	39 trees	1 existing canopy
				6 existing evergreen
				1 existing ornamental
				0 new canopy
				15 new evergreen
				6 new ornamental
				6 credit tree
Shrubs	1 shrub per 250 sf required area	15,442 SF	62 shrubs	47 existing shrubs
				25 proposed shrubs

* See credits calculations on this sheet

MITIGATION LANDSCAPING				
	Requirement	**Basis**	**Required**	**Provided**
Trees	8" to 11.9" trees require 2 new 2.5" trees	1 tree 8" rem	2 trees	2 trees

Credit for Preserved Trees

SIZE CLASS	CREDITS	# OF TREES SAVED	# CREDITS
Over 12"	3	2	6
8 - 11.9"	2	15	30
2.5-7.9"	1	37	37
		54	73

19 Credits

3 used for Mill Creek Street Trees

10 used for Parking Lot Screening

6 used for On-Site Landscaping

0 Balance Credits Remaining

Tag #	Tree Size	Tree Type	Health
1	11	Maple	Good
2	14	Spruce	Good
3	13	Spruce	Good
4	7	Crabapple	Good
5	3	Locust	Good, Removal
6	8	Spruce	Good
7	3	Locust	Good, Removal
8	9	Spruce	Fair
9	8	Maple	Good
10	9	Spruce	Good
11	3	Locust	Good
12	11	Spruce	Good
13	8	Maple	Good
14	3	Locust	Good
15	3	Locust	Good
16	6	Maple	Good
17	3	Locust	Good
18	7	Spruce	Fair
19	10	Oak	Good
20	3	Oak	Good
21	3	Oak	Good
22	3	Oak	Good
23	3	Oak	Good
24	6	Spruce	Good
25	6	Spruce	Good
26	3	Spruce	Good
27	3	Maple	Good
28	3	Maple	Good
29	3	Maple	Good
30	10	Juniper	Good
31	8	Maple	Fair
32	10	Spruce	Good
33	9	Spruce	Good
34	3	Maple	Good
35	8	Maple	Good
36	11	Spruce	Good
37	3	Maple	Good
38	7	Maple	Good
39	7	Spruce	Good
40	3	Spruce	Good
41	3	Spruce	Good
42	3	Spruce	Good
43	3	Spruce	Good
44	3	Spruce	Good
45	3	Spruce	Good
46	3	Pine	Good
47	3	Pine	Good
48	3	Pine	Good
49	3	Spruce	Good
50	3	Spruce	Good
51	3	Spruce	Good
52	8	Fir	Good
53	3	Crabapple	Good, Removal
54	7	Fir	Good, Removal
55	8	Pine	Good, Removal
56	6	Fir	Good, Removal
57	6	Fir	Good, Removal
58	5	Fir	Good, Removal
59	6	Fir	Good, Removal
60	5	Fir	Good, Removal
61	6	Fir	Good, Removal
62	5	Spruce	Good
63	5	Spruce	Good
64	5	Spruce	Good
65	3	Apple	Good

GENERAL LANDSCAPE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CITY OF DEXTER STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE USA STANDARD FOR NURSERY STOCK. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF TWELVE INCHES (12") AND ALL BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONFORM TO 2012 M.D.O.T. SPECIFICATION 815.02
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF SHREDDED BARK MULCH. MULCH SHALL CONFORM TO 2012 M.D.O.T. SPECIFICATION 917.14.
6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED AS DESCRIBED IN SECTION 815.03 (M.D.O.T. 2012 STANDARD SPECIFICATION.)
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE RYERSON STEEL EDGING, 3/16" x 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT, TRUE LINES WITHOUT IRREGULARITIES.
9. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED. PLANTED ACCORDING TO 2012 M.D.O.T. SPECIFICATION.
   - 9.1. SEED MIXTURE SHALL BE THM MIX PER 2012 M.DO.T SPECIFICATIONS 816 AND 816–1A, INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.
   - 9.2. SOD, WHERE SPECIFIED, SHALL BE CLASS B PLANTED PER 2012 M.D.O.T. SPECIFICATION 816. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
10. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A FOUR INCH (4") LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE UTILITIES, BOTH ABOVE AND UNDERGROUND PRIOR TO LANDSCAPING. ANY CONFLICTS BETWEEN UTILITIES AND PLANT MATERIAL SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

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

GERALD J. SOSNOWSKI LANDSCAPE ARCHITECT NO. 982 STATE OF MICHIGAN REGISTERED LANDSCAPE ARCHITECT

PREPARED BY _____ GERALD J. SOSNOWSKI RLA, MICH No. 982

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- 980.23 = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
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- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

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DATUM=(NAVD 88).

REVISIONS 2017-05-01 Per Review; 2017-06-05 Per Reivew; 2017-06-21 Per Review
2017-08-21 Modified Parking Lot

SCALE 0 15 30 60
SCALE: 1"=30'

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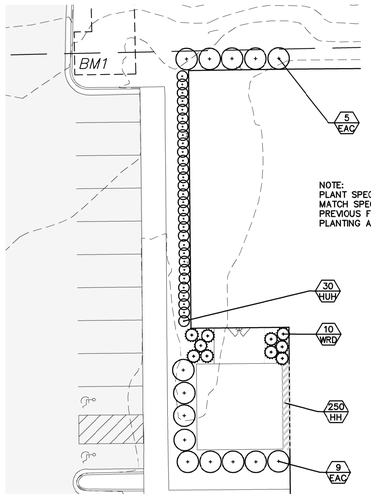
SHEET
APPROVED 2017 LANDSCAPE DETAILS

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN

DATE 4-3-17 | JOB NO. 31766, 31953, 32239 | DWG NO. 239-land-det | FIELD BOOK NONE | FILE NO. 10038

SHEET 6A



NOTE:
PLANT SPECIES SELECTION TO MATCH SPECIES USED ON PREVIOUS FOUNDATION PLANTING AROUND BUILDING.

PROPOSED BUILDING PLANTING DETAIL

SCALE: 1"=20'

(PREVIOUSLY PROPOSED AND NOT PLANTED DUE TO CONSTRUCTION STILL ONGOING)

PLANT SPACING REQUIREMENTS

DECIDUOUS TREES, 15' O.C
EVERGREEN TREES, 12' O.C.
SHRUBBERY, 5' O.C.

LANDSCAPE IRRIGATION & DRAINAGE

THERE IS AUTOMATIC IRRIGATION SYSTEM ON-SITE. LANDSCAPE DRAINAGE RELIES ON SHEET FLOW INTO SITE STORM STRUCTURES.

LANDSCAPE MAINTENANCE PLAN

PLANT BEDS
BEDS WILL BE MAINTAINED FREE OF WEEDS, DEBRIS AND LEAVES. CLEANUP (EARLY SPRING AND LATE FALL) WILL BE CONDUCTED TWICE ANNUALLY.
PRE-EMERGENT HERBICIDE WILL BE PLACED UNDER ALL NEW MULCHES DURING EARLY SPRING.
OPEN GROUND (EXCLUDING STONE MULCHED AREAS) WILL BE COVERED WITH SHREDDED HARDWOOD MULCH (NATURAL COLOR). ANNUAL TOPDRESSING WILL BE PLACED 1~2" LAYER.

TREES & SHRUBS
TRIMMING WILL BE CONDUCTED AS NEEDED AND WILL FOLLOW AMERICAN NURSERYMEN STANDARDS WITH PROCEDURES APPROPRIATE TO INDIVIDUAL SPECIES REQUIREMENTS. ALL PRUNING OF TREES WILL BE DONE AT THE APPROPRIATE TIME OF SEASON NOT TO SPREAD DISEASE OR INFESTATIONS.

LAWN
LAWN AREAS WILL BE MAINTAINED AT 2½" HEIGHT THROUGHOUT THE GROWING SEASON. MOWING SCHEDULE WILL VARY PER WEATHER CONDITIONS. FERTILIZATION IN FIRST THREE YEARS OF ESTABLISHMENT WILL BE A MINIMUM OF 3 TIMES PER SEASON. APPLICATIONS OF BROADLEAF WEED CONTROL WILL BE APPLIED IN THE SPRING SEASON. ALL OTHER APPLICATIONS OF FERTILIZER WILL BE DETERMINED BY EXISTING WEATHER CONDITIONS.

PROPOSED LANDSCAPE INSTALLATION DATES

- DECIDUOUS TREES: MARCH 15, THRU AUGUST 1 – SEPTEMBER 5, THRU NOVEMBER 1
- EVERGREEN TREES: MAY 15, THRU AUGUST 1, NO FALL PLANTINGS OF EVERGREENS IS ALLOWED. TREAT ALL EVERGREEN WITH ANTI-DESCANT IN SEPTEMBER.

PROPOSED PROTECTION OF EXISTING PLANT MATERIALS DURING CONSTRUCTION

ALL EXISTING MATURE TREES WITHIN THE CONSTRUCTION AREA WILL BE PROTECTED WITH A TREE FENCE PLACED OUTSIDE THE CRITICAL ROOT ZONE. CONTRACTOR SHALL PROTECT OTHER TREES AND SHRUBBERY FROM CONSTRUCTION ACTIVITIES INCLUDING, LAY DOWN OF CONSTRUCTION MATERIALS, PARKING VEHICLES AND/OR DRIVING NEAR OR UNDER ANY EXISTING PLANTINGS. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGES.

PLANT LIST ORIGINAL 2017 — ALL PLANTS FROM 2018 PLAN

SYMBOL	QTY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE			COMMENTS	Genus Pct of Total Count	Species Pct of Total Count
AF	0	Tree	Acer x freemanii "Armstrong"	Armstrong Maple	3	Inches	Cal.	B&B	10.71%	0.00%
AS	3	Tree	Acer saccharum	Sugar Maple	3	Inches	Cal.	B&B	10.71%	10.71%
EH	0	Tree	Tsuga canadensis	Eastern Hemlock	7	Feet	Ht.	B&B	0.00%	0.00%
TC	1	Tree	Tilia cordata "Chancellor"	Little Leaf Linden	3	Inches	Cal.	B&B	3.57%	3.57%
CF	3	Tree	Cornus Florida	White Flowering Dogwood	2	Inches	Cal.	B&B	10.71%	10.71%
TH	22	Shrub	Taxus hicksi	Hicks Yew	36	Inches	Con.	CONT.	42.31%	42.31%
MS	0	Ornamental	Malus 'Snowdrift'	Snowdrift Crab	2	Inches	Cal.	B & B	14.29%	0.00%
PF	9	Shrub	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	24	Inches	Con.	CONT.	17.31%	17.31%
CC	1	Ornamental	Cotinus Coggygria	American Smoke Tree	3	Inches	Cal.	B & B	3.57%	3.57%
PS	1	Tree	Pinus strobus	Eastern White Pine	6	Feet	Ht.	B & B	3.57%	3.57%
QR	2	Tree	Quercus rubra	Red Oak	2.5	Inches	Cal.	B & B	7.14%	7.14%
MR	4	Ornamental	Malus Robinson	Robinson Crabapple	3	Inches	Cal.	B & B	14.29%	14.29%
RMJ	9	Tree	Juniperus Scopulorun	Rocky Mountain Juniper	6	Feet	Ht.	B & B	32.14%	32.14%
CS	15	Shrub	Cornus Sericel	Redosier Dogwood	24	Inches	Con.	CONT.	28.85%	28.85%
EAC	6	Shrub	Euonymus alatus compacta	Compact Burning Bush	24	Inches	Con.	CONT.	11.54%	11.54%
PPG	4	Tree	Picea Pungaens Glauca	Colorado Blue Spruce	7	Feet	Ht.	B & B	14.29%	14.29%
	52	Total Shrubs								
	28	Total Trees								

PLANTINGS TO REPLACE PLANTINGS MISSING FROM SHEET 6A

PROPOSED PLANTING LIST — LUNCH ROOM 2020 PLAN

SYMBOL	QTY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE			COMMENTS	Genus Pct of Total Count	Species Pct of Total Count
EAC	14	Shrub	Euonymus alatus compacta	Compact Burning Bush	24	Inches	Con.	CONT.	3.95%	3.95%
WRD	10	Shrub	Taxus Wardi	Wards Yew	24	Inches	Con.	CONT.	2.82%	2.82%
HUH	30	Shrub	Juniperus horizontalis	Hughes Juniper	24	Inches	Con.	CONT.	8.47%	8.47%
HH	250	Ground Cover	Hedera Helix	English Ivy	24	Count	Pot	POT	(NOT REQUIRED)	
	54	Total Shrubs								
	0	Total Trees								

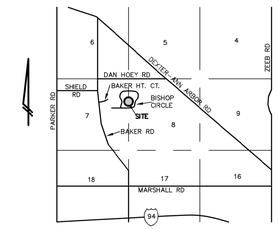
PLANTINGS STILL PROPOSED AS LUNCH ROOM STILL BEING CONSTRUCTED

PROPOSED PLANTING LIST — BUILDING ADDITION 2021 PLAN

SYMBOL	QTY	TYPE	SCIENTIFIC NAME	COMMON NAME	SIZE			COMMENTS	Genus Pct of Total Count	Species Pct of Total Count
PPG	2	Tree	Picea Pungaens Glauca	Colorado Blue Spruce	7	Feet	Ht.	B & B	14.29%	14.29%
	2	Total Shrubs								
	0	Total Trees								

PLANTING PROPOSED FOR CURRENT BUILDING ADDTION

NOTE:
- TWO (2) PROPOSED TREES DONE TO REPLACE DEAD TREES
- TREAT FOLIAGE WITH ANTI-DESICCANT PRIOR TO MOVE.
- TREES TO BE STAKED IN THEIR NEW LOCATIONS
- SHRUBS IN PARKING LOT TO BE PLANTED 1.5' BEHIND CURB PER CITY ORDINANCE

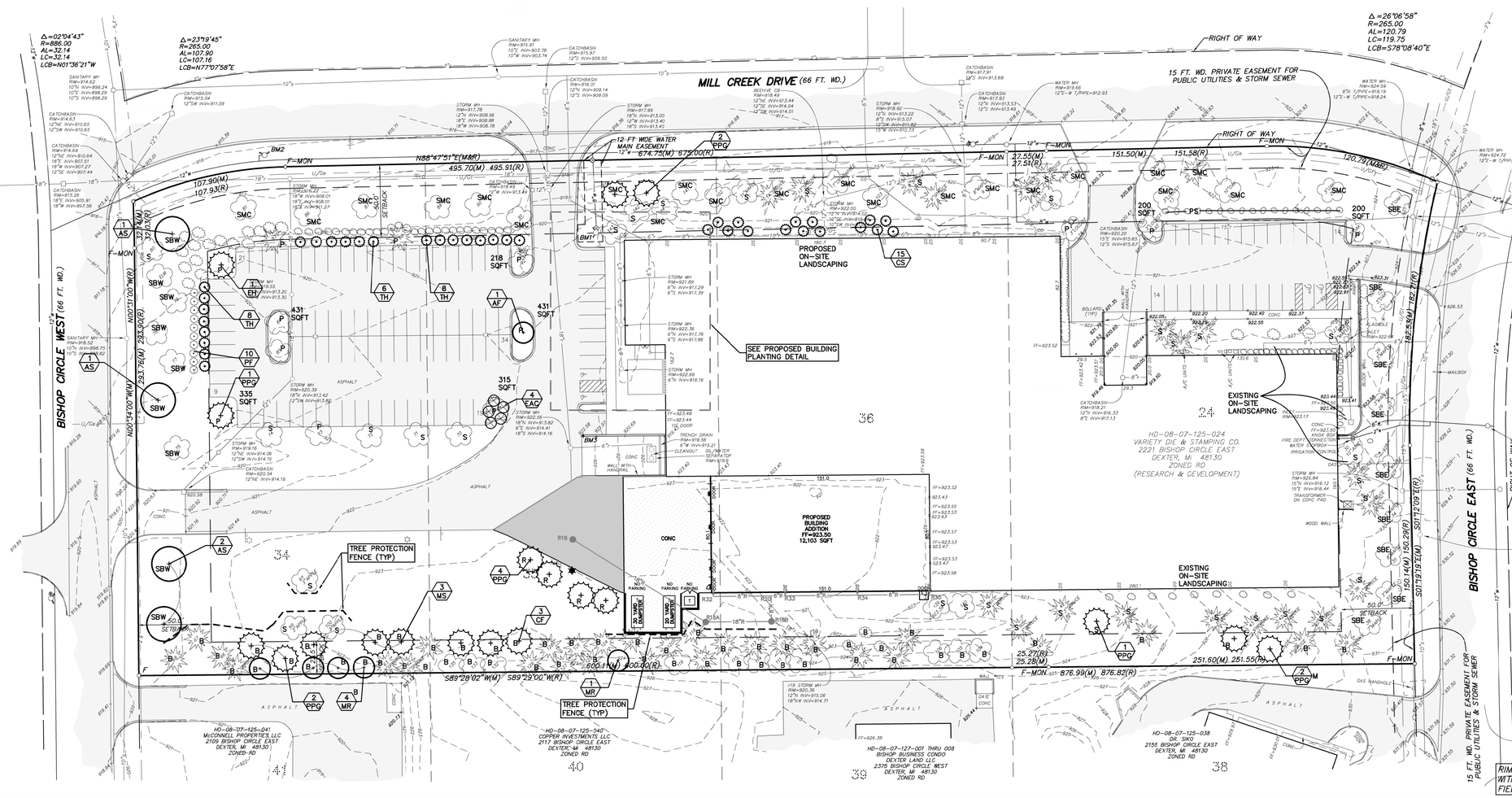


VICINITY MAP
(NO SCALE)

PROPOSED LEGEND

- = HMA SURFACE
- = CONCRETE SURFACE
- = WATER MAIN
- = STORM SEWER
- = HYDRANT
- = GATE VALVE
- = SIGN
- = LIGHT POLE
- = MANHOLE
- = TREE PROTECTION FENCE
- = PROPOSED EVERGREEN SHRUB
- = PROPOSED DECIDUOUS SHRUB
- = PROPOSED DECIDUOUS TREE
- = PROPOSED EVERGREEN TREE

SMC = STREET TREE ON MILL CREEK DR.
SBE = STREET TREE ON BISHOP CIRCLE EAST
SBW = STREET TREE ON BISHOP CIRCLE WEST
PS = PARKING LOT LANDSCAPING
P = PARKING LOT LANDSCAPING
B = SCREENING BETWEEN LAND USES
S = SITE LANDSCAPING
R = REPLACEMENT LANDSCAPING



RIMS AND INVERTS UPDATED WITH ADDITIONAL AS-BUILT AND FIELD WORK DATED: 8-31-21

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- 980.23 = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK BM1=ARROW ON HYDRANT, NEAR NW CORNER OF BUILDING, ELEV=924.09.
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NWLY CORNER OF SITE, ELEV=918.33.
BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.

DATUM=(NAVD 88).

REVISIONS 09-16-2021 PER OWNER, 2021-10-19 PER REVIEW

SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN — GERALD J SOSNOWSKI LANDSCAPE ARCHITECT NO. 982 — REGISTERED LANDSCAPE ARCHITECT

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021 | JOB NO. 31766, 31953, 32239, 32783, 32866 | DWG NO. 866-land | FIELD BOOK NONE | FILE NO. 10038
SHEET 7

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL 734-761-8800
FAX: 734-761-9530
WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

CLIENT
A.R. BROUWER COMPANY LLC
2830 BAKER RD
SUITE 100
DEXTER, MI 48130
TEL 734-426-9980
www.arbrouwer.com

SHEET
LANDSCPAE PLAN

PROJECT
VARIETY DIE & STAMPING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. WE FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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REQUIRED LANDSCAPING TABLE

SECTION 6.04 REQUIRED PARKING LOT SCREENING (PS)

REQUIRED TEN (10) FEET BUFFER WITH ONE (1) CANOPY (DECIDUOUS) TREE FOR EVERY 30–40 LINEAL FEET OF FRONTAGE, OR ONE (1) EVERGREEN TREE FOR EVERY 20 LINEAL FEET OF FRONTAGE. AND FOUR (4) TWO (2) FOOT HIGH SHRUBS FOR EVERY 20 LINEAR FEET OF FRONTAGE. NO SHRUBS NECESSARY IF USING A THREE (3) FOOT HIGH OPAQUE FENCE

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
CANOPY TREES	397 FEET	10 TREES	10 CREDITS	–	10 CREDITS	IN COMPLIANCE
SHRUBS	397 FEET	40 SHRUBS	18 SHRUBS	22 SHRUBS	40 SHRUBS	IN COMPLIANCE

SECTION 6.06 LANDSCAPE SCREENING BETWEEN LAND USES (B)

SOUTHERN PROPERTY LINE BUFFER ZONE A:(B) REQUIRED BETWEEN 'RD' ZONED PROPERTIES. MINIMUM WIDTH OF TEN (10) FEET CONTAINING ONE (1) ORNAMENTAL AND ONE (1) EVERGREEN TREE EVERY FORTY (40) LINEAL FEET AND FIVE (5) UPRIGHT SHRUBS PER EACH THIRTY (30) LINEAL FEET ALONG THE PROPERTY LINE, ROUNDED UPWARD.

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
ORNAMENTAL TREES	876.82 FEET	22 TREES	11 TREES	6 TREES	17 TREES	IN COMPLIANCE
EVERGREEN TREES			32 TREES	6 TREES	38 TREES	IN COMPLIANCE
SHRUBS		146 SHRUBS	3 SHRUBS	0 SHRUBS	0 SHRUBS	WAIVER GRANTED

SECTION 6.07 ON SITE LANDSCAPING (S)

AT LEAST FIVE PERCENT (5%) OF THE TOTAL LOT AREA BE LANDSCAPED, EXCLUSIVE OF OTHER REQUIRED LANDSCAPING, ONE (1) TREE (ORNAMENTAL, DECIDUOUS OR EVERGREEN) EVERY 400 S.F. OF REQUIRED LANDSCAPED AREA & ONE (1) 18" HIGH SHRUB EVERY 250 S.F. OF REQUIRED LANDSCAPED AREA. MUST BE NEAR BUILDING ENTRANCES, AND/OR ALONG BUILDING FOUNDATIONS, PEDESTRIAN PATHWAYS AND SERVICE AREAS. ALL LANDSCAPE AREA SHALL BE FINISHED WITH GROUNDCOVER, STONE, MULCH OR GRASS

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
LANDSCAPE AREA	7.09 AC	15,442 S.F.	15,442 S.F.	0 S.F.	15,442 S.F.	IN COMPLIANCE
TREES	15,442 S.F.	39 TREES	35 TREES	1 TREES	42 TREES	6 CREDITS APPLIED
SHRUBS		62 SHRUBS	47 SHRUBS	15 TREES	62 SHRUBS	IN COMPLIANCE

SECTION 6.08 PARKING LOT LANDSCAPE (P)

THREE PERCENT OF THE TOTAL PARKING AREA IS LANDSCAPED AND ONE (1) CANOPY OR DECIDUOUS TREE AND 100 S.F. OF LANDSCAPED AREA PER 10 SPACES.

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
LANDSCAPE AREA	122 PARKING SPACES	1,200 S.F.	2,130 S.F.	0 S.F.	2,130 S.F.	IN COMPLIANCE
CANOPY TREES		13 TREES	13 TREES	0 TREES	13 TREES	IN COMPLIANCE
3% OF PARKING AREA	38,180 S.F.	1,145.4 S.F.	2,130 S.F.	0 S.F.	2,130 S.F.	IN COMPLIANCE

SECTION 6.09 STREET TREE/REQUIRED GREENBELT (SB)

REQUIRED ONE (1) ORNAMENTAL TREE PER 40 LINEAL FEET OF FRONTAGE, ROUNDED UPWARD.

BISHOP CIRCLE EAST: (SBE)

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
CANOPY TREES	333 FEET	9 TREES	9 TREES	0 TREES	9 TREES	IN COMPLIANCE

MILL CREEK DRIVE: (SMC)

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
CANOPY TREES	903 FEET	23 TREES	20 TREES	3 CREDITS	23 TREES	IN COMPLIANCE

BISHOP CIRCLE WEST: (SBW)

	FACTOR	REQUIRED	PRESERVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
CANOPY TREES	326 FEET	9 TREES	5 TREES	4 TREES	9 TREES	IN COMPLIANCE

SECTION 6.14 REPLACEMENT STANDARDS (R)

REQUIRED TWO (2) ORNAMENTAL PER 8"–11.9" AND THREE (3) PER 12"–23.9", ROUNDED UPWARD.

	FACTOR	REQUIRED	REMOVED	PROPOSED	TOTAL	COMPLIANCE/WAIVER
TREES 2.5"–7.9"	2.5" CAL. TREE	5 TREES	5 TREES	5 TREES	5 TREES	IN COMPLIANCE
TREES 8"–11.9"		–	–	–	–	IN COMPLIANCE
TREES 12"–23.9"		–	–	–	–	IN COMPLIANCE

TREE CREDITS: ONE CREDIT FOR 2.5"–7.9" TREES, 2 CEDITS FOR 8"–11.9" TREES AND 3 CREDITS FOR 12" AND ABOVE.

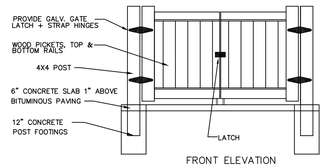
	REQUIRED	PROPOSED	PRESERVED	COMPLIANCE/WAIVER
CREDITS GRANTED	–	–	73	IN COMPLIANCE
CREDITS USED	19	19	54	IN COMPLIANCE

City of Dexter Standard Notes

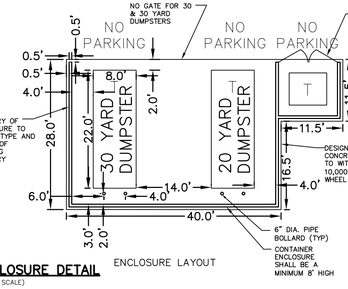
1. **Notify the City of Dexter and the City Engineer a minimum of 72 hours prior to he start of construction.**
2. **All construction must conform to the current engineering standards and specifications adopted by the City of Dexter.**
3. **No paving or excavation for paving shall be allowed until the sanitary sewers, water main storm sewers and/or country drain clean out construction has been approved by the City.**
4. **Call MISS DIG (800–482–7171) a minimum of 72 hours prior to the start of construction.**
5. **All soil erosion and silt must be controlled and contained onsite prior to the start of construction.**
6. **All excavation under the influence of pavement, including sidewalks and driveways, existing or proposed, shall be backfilled and compacted with Class II sand to 95% of maximum unit weight.**
7. **The contractor is responsible for all damage to existing utilities.**
8. **The contractor is responsible for restoring all disturbed areas to the conditions that existed prior the start of construction.**
9. **Working hours (including running of any machinery) shall be restricted to Monday through Saturday, 7:00 am to 7:00 pm; or sunup to sundown; whichever is less.**

GENERAL LANDSCAPE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CITY OF DEXTER STANDARDS AND SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE USA STANDARD FOR NURSERY STOCK. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF TWELVE INCHES (12") AND ALL BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONFORM TO 2012 M.D.O.T. SPECIFICATION 815.02
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF SHREDDED BARK MULCH. MULCH SHALL CONFORM TO 2012 M.D.O.T. SPECIFICATION 917.14.
6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED AS DESCRIBED IN SECTION 815.03 (M.D.O.T. 2012 STANDARD SPECIFICATION.)
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE RYERSON STEEL EDGING, 3/16" x 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT, TRUE LINES WITHOUT IRREGULARITIES.
9. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED. PLANTED ACCORDING TO 2012 M.D.O.T. SPECIFICATION.
   - 9.1. SEED MIXTURE SHALL BE THM MIX PER 2012 M.DO.T SPECIFICATIONS 816 AND 816–1A, INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.
   - 9.2. SOD, WHERE SPECIFIED, SHALL BE CLASS B PLANTED PER 2012 M.D.O.T. SPECIFICATION 816. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
10. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A FOUR INCH (4") LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE UTILITIES, BOTH ABOVE AND UNDERGROUND PRIOR TO LANDSCAPING. ANY CONFLICTS BETWEEN UTILITIES AND PLANT MATERIAL SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.



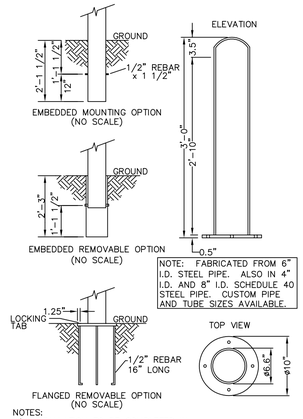
FRONT ELEVATION



ENCLOSURE LAYOUT

CONTAINER ENCLOSURE DETAIL

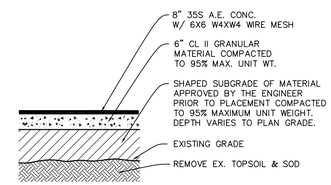
(NOT TO SCALE)



NOTES:
1.) INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.) DO NOT SCALE DRAWINGS.

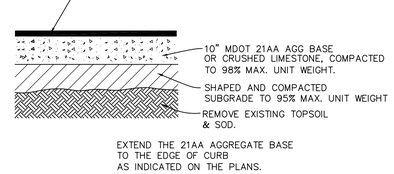
BOLLARD DETAIL

NOT TO SCALE



CONCRETE PAVEMENT DETAIL

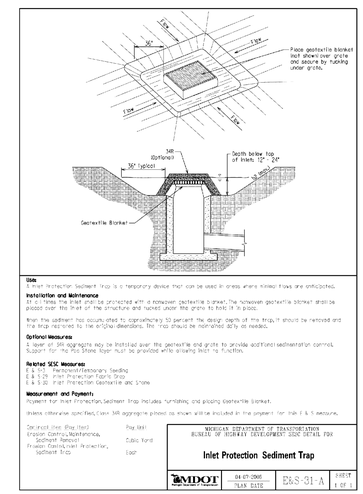
NOT TO SCALE



EXTEND THE 21AA AGGREGATE BASE TO THE EDGE OF CURB AS INDICATED ON THE PLANS.

HEAVY DUTY ASPHALT CONSTRUCTION DETAIL

NOT TO SCALE



CATCH BASIN SEDIMENT GUARD (S52t)

MAINTENANCE SCHEDULE DURING CONSTRUCTION

Tasks	Collection System		Scheduled Frequency
	Ditches/ Swales	Catch Basin Inlets	
Inspect for Sediment Accumulation	X	X	Weekly
Removal of Sediment Accumulation	X	X	As Needed[1] & prior to Acceptance
Inspect for floatables and debris	X	X	Quarterly
Removal of floatables and debris	X	X	As Needed & prior to Acceptance
Inspect for erosion	X		Weekly
Re-establish permanent vegetation on eroded slopes	X		As Needed & prior to Acceptance
Inspect during wet weather & after major storms	X	X	As Needed
Repair Storm Damage to System and Erosion Control	X	X	As Needed

During construction, it is the developer's responsibility to perform the maintenance.
[1] As Needed means when sediment has accumulated to a maximum of one foot.
Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and filtration areas and make recommendations for any necessary sediment removal.

MAINTENANCE SCHEDULE AFTER CONSTRUCTION

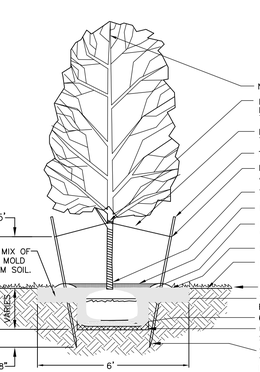
Tasks	Collection System		Scheduled Frequency
	Ditches & Swales	Catch Basin Inlets	
Inspect for Sediment Accumulation	X	X	Annually[1]
Removal of Sediment Accumulation	X	X	Every 2 Years As Needed[1]
Inspect for floatables and debris	X	X	Annually
Removal of floatables and debris	X	X	As Needed
Inspect for erosion	X	X	Annually
Re-establish permanent vegetation on eroded slopes	X	X	As Needed
Inspection stormwater system components during wet weather and comparing to as-built plans by professional engineer	X	X	Annually
Repair Storm Damage to System and Permanent Erosion Control	X	X	As Needed
Keep records on site of all maintenance inspections, actions and costs	X	X	As Needed

Following construction, it will be the responsibility of Variety Die and Stamping, Inc. to perform the maintenance.
[1] As Needed means when sediment has accumulated to a maximum of one foot.
The Variety Die & Stamping, Inc. is required to pay for all maintenance activities on a continuing basis.

Following of construction it will be the responsibility of Variety Die and Stamping, Inc. to continue to perform all perminate soil erosion control maintenance for the property.

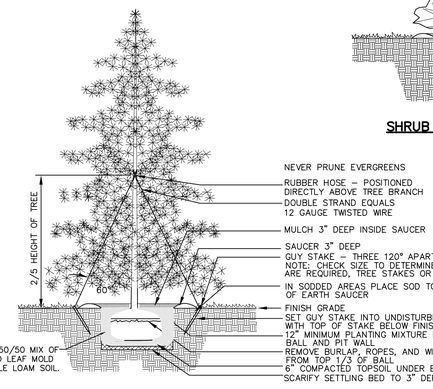
MAINTENANCE COST ESTIMATE

Item No.	Description	Annual Cost
1	Annual Inspection for sediment accumulation	$100.00
2	Removal of sediment accumulation every 2 years as needed	$500.00
3	Inspect for floatable & debris annually and after major storms	$100.00
4	Removal of floatables and debris annually and after major storms	$150.00
5	Inspect for erosion annually and after major storms	$150.00
6	Re-establish permanent vegetation on eroded slopes as needed	$350.00
9	Inspect structural elements during wet weather and compare to as-built plans every 2 years	$150.00
10	Make structuraal adjustments or replacements as determined by inspection as needed	$400.00
11	Have a professional engineer carry out emergency inspections upon identification of severe problems	$200.00
12	Recorrds Maintenance	$100.00
	Estimated Annual Maintenance Cost	$2,200.00



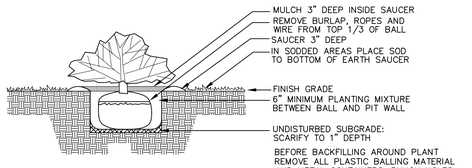
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



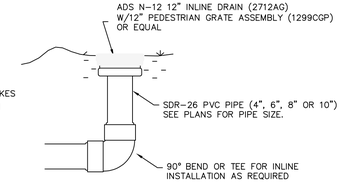
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



PVC YARD DRAIN SECTION

NOT TO SCALE

yard drain1

JOINTS IN CURB AND GUTTER NOT TIED TO PAVEMENT:
A. PLACE 1" FIBER JOINT FILLER AT 400' MAXIMUM INTERVALS.
B. PLACE 1" FIBER JOINT FILLER AT SPRING POINTS OF INTERSECTING STREETS
C. PLACE ½" ISOLATION JOINT AT CATCH BASINS.
D. PLACE CONTRACTION JOINTS AT 40' MAXIMUM INTERVALS.

JOINTS IN INTEGRAL CURB:
A. PLACE 1" FIBER JOINT FILLER OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT.
B. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT.
C. PLACE ½" ISOLATION JOINT AT CATCH BASINS.

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

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS–BUILT AND FIELD WORK DATED: 8–31–21

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

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- 960.23 = SPOT ELEV.
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- MANHOLE
- CATCHBASIN
- END SECTION
- GRAVEL
- FENCE
- CONCRETE
- ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK *BM1=ARROW ON HYDRANT, NEAR NW CORNER OF BUILDING, ELEV=924.09.*
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NWLY CORNER OF SITE, ELEV=918.33.
BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.
DATUM=(NAVD 88).

REVISIONS *09–16–2021 PER OWNER*

SCALE
NO SCALE

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

CIVIL ENGINEERS
PLANNERS * SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
PH. 734–761–8800
FAX. 734–761–9530
WASHTENAWENGINEERING.COM

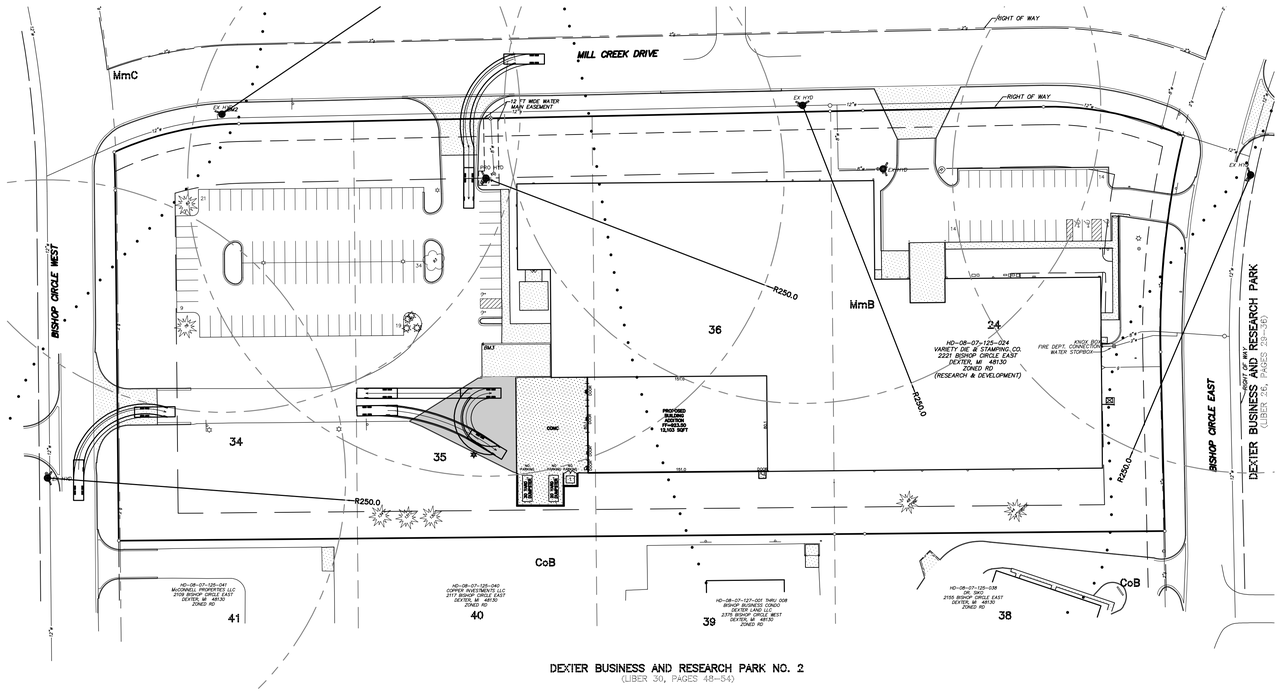
WASHTENAW ENGINEERING

CLIENT
A.R. BROUWER COMPANY LLC
2830 BAKER RD
SUITE 100
DEXTER, MI 48130
TEL 734–426–9980
www.arbrouwer.com

SHEET
SITE DETAILS

PROJECT
VARIETY DIE & STAMPING

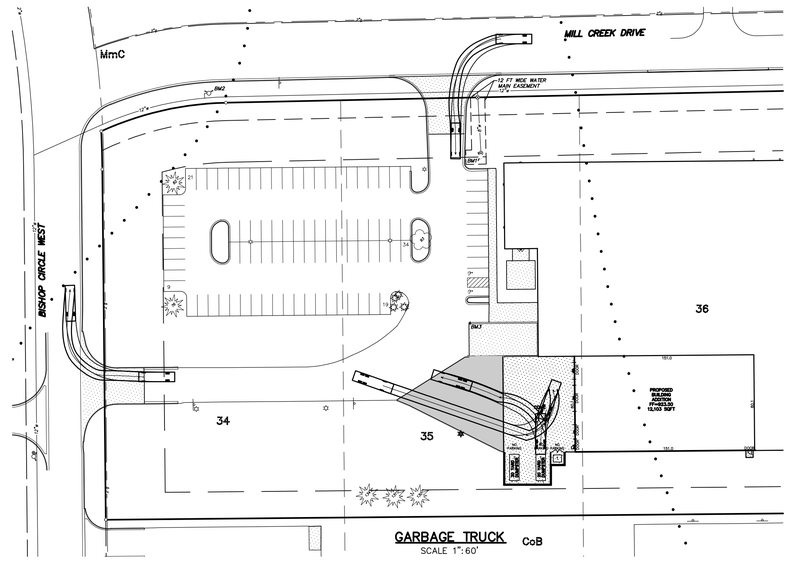
SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY * MICHIGAN
DATE 9–2–2021
JOB NO. 31766, 31853, 32238, 32768, 32866
DWG NO. 866–det
FIELD BOOK NONE
FILE NO. 10038
SHEET 8



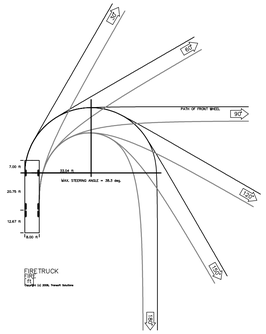
DEXTER BUSINESS AND RESEARCH PARK NO. 2
(LIBER 30, PAGES 48-54)

FIRE TRUCK
SCALE 1":60'

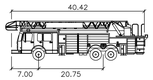
NOTE:
- SEE ARCHITECTURAL PLANS FOR FIRE PROTECTION DETAILS



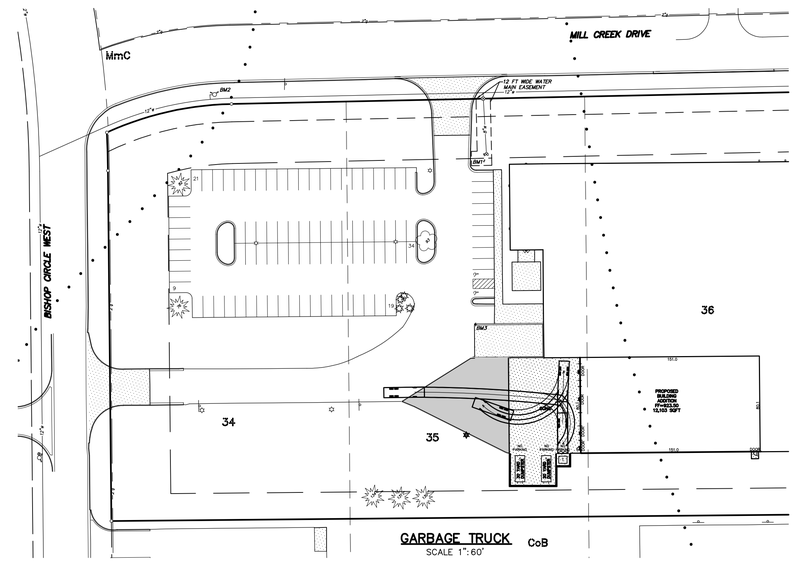
GARBAGE TRUCK
SCALE 1":60'



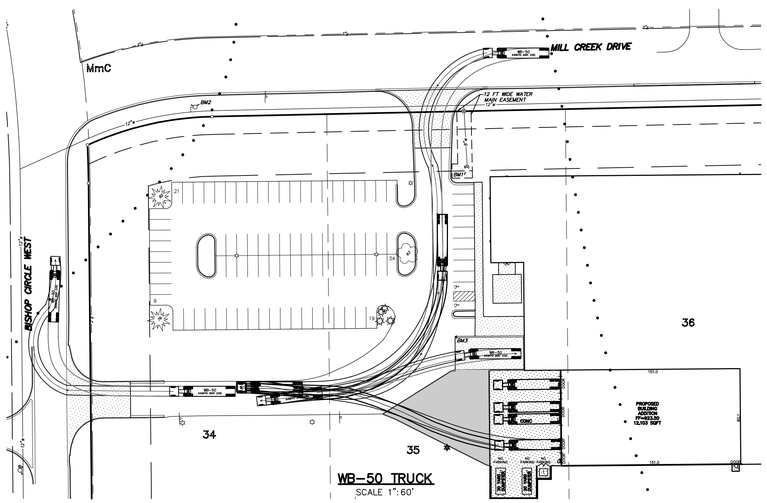
FIRE TRUCK
SCALE 1":40'



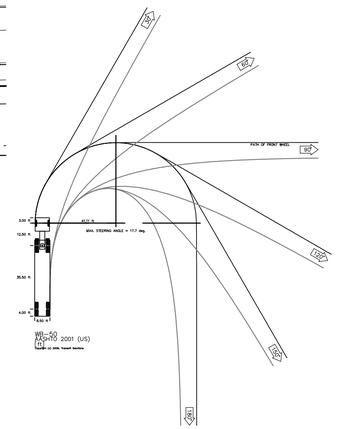
FIRETRUCK	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 38.90



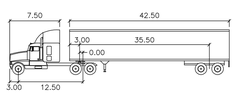
GARBAGE TRUCK
SCALE 1":60'



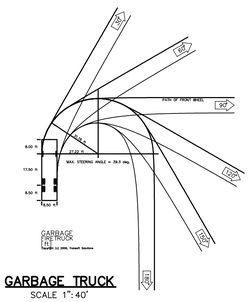
WB-50 TRUCK
SCALE 1":60'



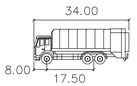
WB-50 TRUCK
SCALE 1":40'



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 17.70
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.50		



GARBAGE TRUCK
SCALE 1":40'



GARBAGE	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.00
Steering Angle	: 40.00

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

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS-BUILT AND FIELD WORK DATED: 8-31-21

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

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

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LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV. (#910.23)
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- MANHOLE
- CATCHBASIN
- END SECTION
- GRAVEL
- FENCE
- CONCRETE
- ASPHALT
- EXISTING STORM
- EXISTING SANITARY
- EXISTING WATER
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BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.

DATUM=(NAVD 88).

REVISIONS 09-16-2021 PER OWNER

SCALE 0 20 40 80
SCALE: 1"=40'

CIVIL ENGINEERS
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LANDSCAPE ARCHITECTS
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ANN ARBOR, MI 48103
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SHEET
TURNING TEMPLATES

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021
JOB NO. 31766, 31933, 32239, 32793, 32866
DWG NO. 866-turn
FIELD BOOK NONE
FILE NO. 10038
SHEET 9

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WERE IN THE EXISTENCE AT THE TIME OF THIS SURVEY. THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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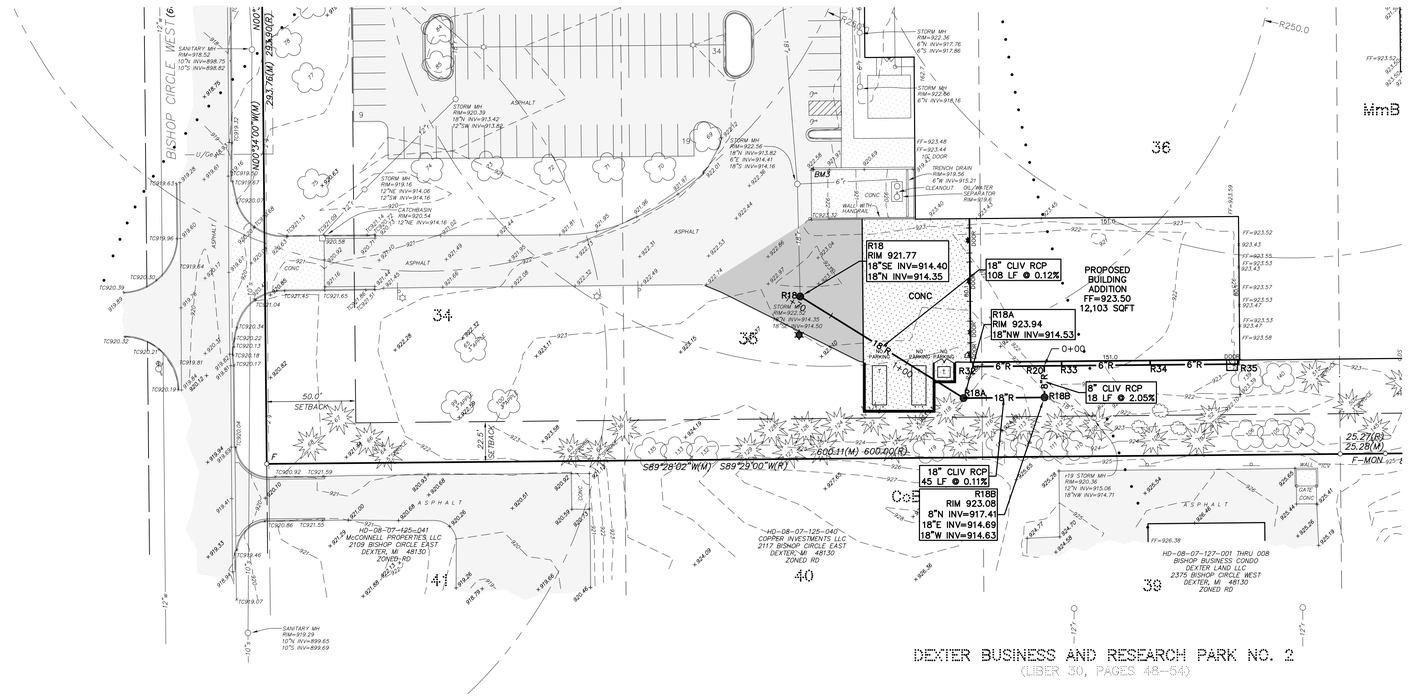
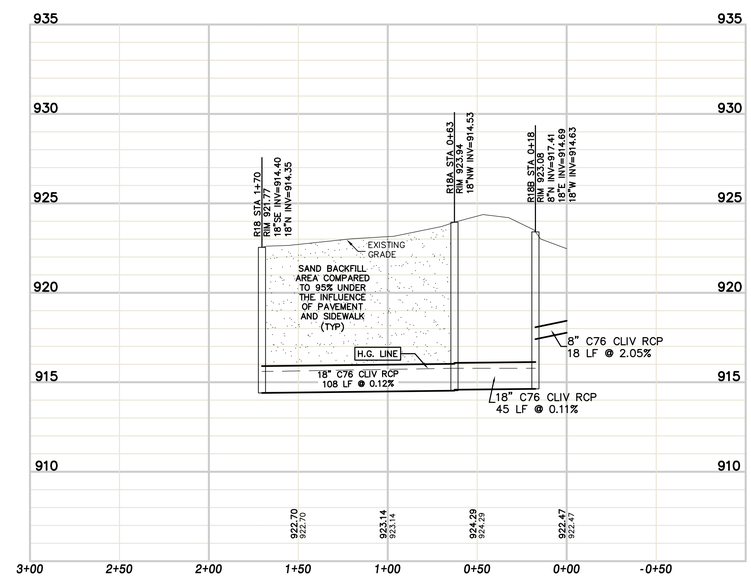
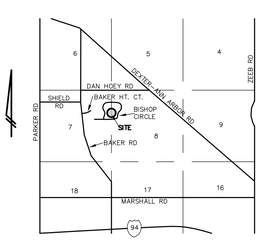
NOTE:
ALL PAVEMENT AND OR CURB AND GUTTER REPAIRS ASSOCIATED WITH FUTURE ACCESS TO PUBLIC WATER MAINS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS.





PROPOSED LEGEND

- = HMA SURFACE
- = CONCRETE SURFACE
- —W— = WATER MAIN
- —R— = STORM SEWER
- = HYDRANT
- = GATE VALVE
- = SIGN
- = LIGHT POLE
- = MANHOLE



VICINITY MAP
(NO SCALE)

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LEGEND

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- = UTILITY POLE
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- = HYDRANT
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- = POST
- = GATE VALVE
- = SIGN
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- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
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DATUM=(NAVD 88).

REVISIONS 09-16-2021 PER OWNER

SCALE 80
0 20 40
HORIZONTAL: 1 INCH = 40 FEET
VERTICAL: 1 INCH = 4 FEET

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

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

RIMS AND INVERTS UPDATED WITH ADDITIONAL AS-BUILT AND FIELD WORK DATED: 8-31-21

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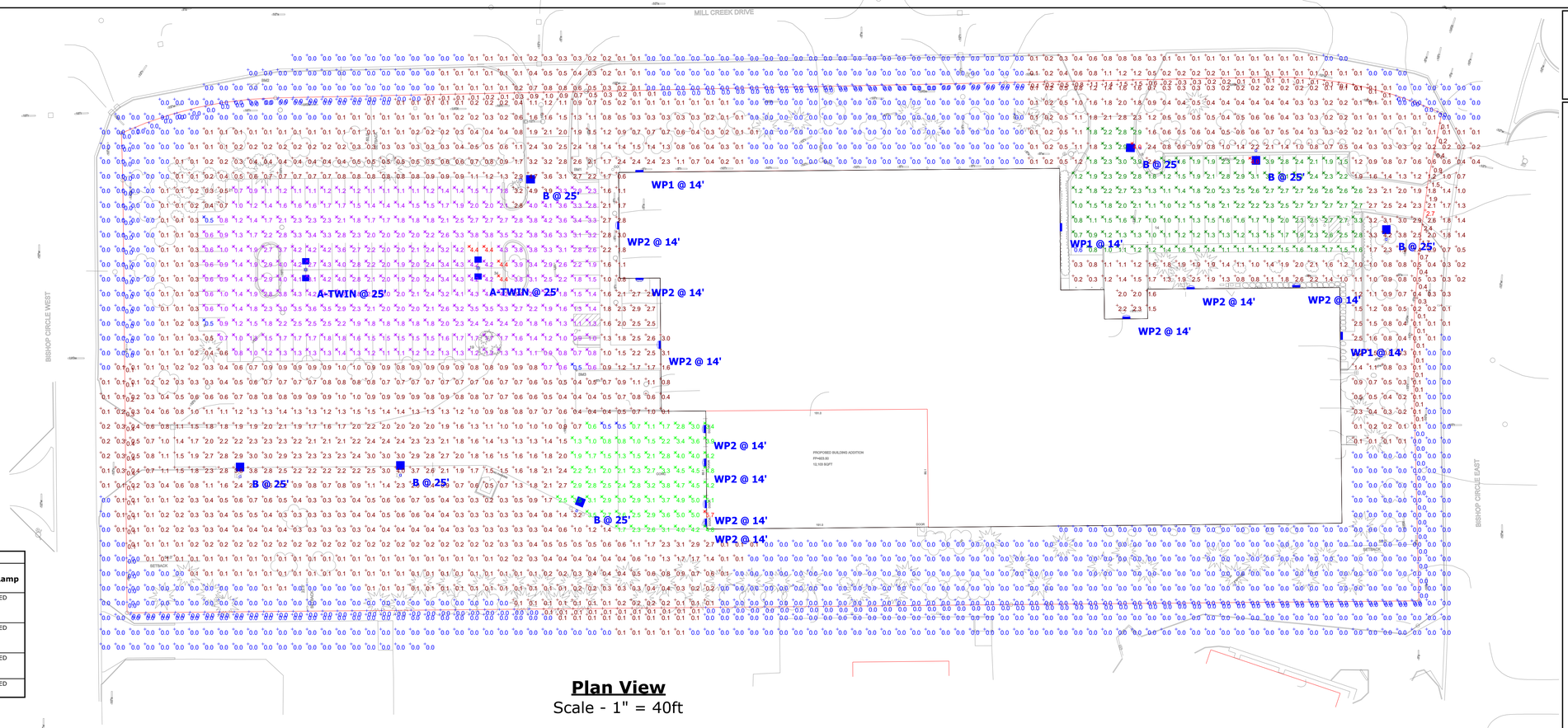
SHEET
WATER MAIN & STORM SEWER PLAN & PROFILE

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021
JOB NO. 31796, 31951, 32219, 32769, 32866
DWG NO. 866-wat-pro
FIELD BOOK NONE
FILE NO. 10038
SHEET 10



Plan View

Scale - 1" = 40ft

Statistics							
Description	**Symbol**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Avg/Max**
Grade	+	0.8 fc	5.7 fc	0.0 fc	N/A	N/A	0.1:1
Loading	×	2.9 fc	5.7 fc	0.5 fc	11.4:1	5.8:1	0.5:1
Main Parking Lot	×	2.2 fc	4.4 fc	0.5 fc	8.8:1	4.4:1	0.5:1
North Parking Lot	×	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1	0.5:1
Property Line	+	0.1 fc	2.7 fc	0.0 fc	N/A	N/A	0.0:1

Schedule						
Symbol	**Label**	**Quantity**	**Manufacturer**	**Catalog Number**	**Description**	**Lamp**
	A-TWIN	2	Lithonia Lighting	DSX1 LED P6 40K T5M MVOLT	DSX1 LED	LED
	B	7	Lithonia Lighting	DSX1 LED P6 40K T3M MVOLT	DSX1 LED	LED
	WP1	3	Lithonia Lighting	DSXW1 LED 20C 700 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA.	LED
	WP2	10	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED	LED

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS
CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH
ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER
VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING
ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT
IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS
REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION
CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT
QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

N

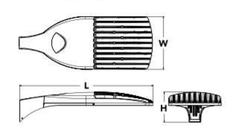
D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

The D-Series Size 1 LED Area Luminaire is a sleek, modern design with a wide array of optical options to light a variety of parking lots and roadways. Its low-profile, aerodynamic housing minimizes wind resistance and offers a 1.5 EPA rating. Easy to specify and install, it's backed by a 10-year limited warranty. Ideal for municipalities, campuses, and commercial properties, it delivers reliable, energy-efficient lighting with long-term durability.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**: P1 P4 P7; P2 P5 P8; P3 P6 P9; **Rotated optics**: P10[1] P12[1]; P11[1] P13[1]	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted[2]	T1S Type I short; T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium; T5W Type V wide; BLC Backlight control[3,12]; LCCO Left corner cutoff[3,12]; RCCO Right corner cutoff[3,12]	MVOLT[4,5]; 120[5]; 208[5,6]; 240[5,6]; 277[5]; 347[5,6,7]; 480[5,6,7]	**Shipped included**: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[8]; RPUMBA Round pole universal mounting adaptor[8]; **Shipped separately**: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options			
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[9]; PER NEMA twist-lock receptacle only (controls ordered separately)[10]; PER5 Five-wire receptacle only (controls ordered separate)[11,12]; PER7 Seven-wire receptacle only (controls ordered separate)[11,12]; DMG 0-10V dimming extend out back of housing for external control (leads exit fixture); DS Dual switching[13,14]; PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[15,16]; PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[15,16]; PIRHN Network, Bi-Level motion/ambient sensor[17]; PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[15,16]; PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[15,16]; BL30 Bi-level switched dimming, 30%[3,16,18]; BL50 Bi-level switched dimming, 50%[3,16,18]; PNMTD03 Part night, dim till dawn[3,19]; PNMTD2I Part night, dim 5 hrs[3,19]; PNMTG03 Part night, dim 6 hrs[3,19]; PNMTD3 Part night, dim 7 hrs[3,19]; FAO Field adjustable output[20]	**Shipped installed**: HS House-side shield[7]; SF Single fuse (120, 277, 347V)[5,21]; DF Double fuse (208, 240, 480V)[5,21]; L90 Left rotated optics[7]; R90 Right rotated optics[7]; **Shipped separately**: BS Bird spikes[22]; EGS External glare shield[22]	**Finish** (required): DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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D-Series Size 1
LED Wall Luminaire

Buy American

Catalog Number
Notes
Type

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

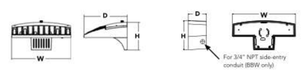
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.7 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine); 20C 20 LEDs (two engines)[1]	350 350 mA; 530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[1]	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T2S Type II Short; T2M Type II Medium; T3S Type III Short; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium	MVOLT[2,3]; 120[3]; 208[3,4]; 240[3,4]; 277[3]; 347[3,4]; 480[3,4]	**Shipped included**: (blank) Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[5]	**Shipped included**: PE Photoelectric cell, button type[6]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[7,8]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[7,8]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,9]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,9]; E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options		Finish (required)			
Shipped installed: SF Single fuse (120, 277 or 347V)[3,11]; DF Double fuse (208, 240 or 480V)[3,11]; HS House-side shield[12]; SPD Separate surge protection[13]	**Shipped separately**[14]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum	DWHGXD Textured white; DSSTXD Textured sandstone	

Accessories

Ordered and shipped separately.

DSXRMS U House-side shield (one per light engine)
DSXWBW U Bird-deterrent spikes
DSXRMVG U Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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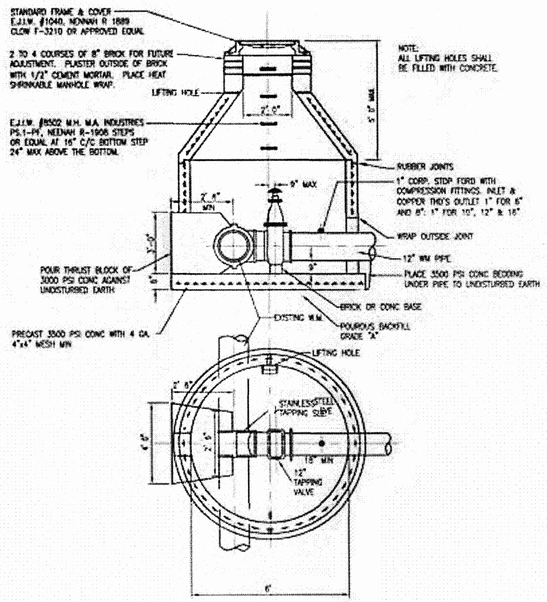
GASSER BUSH ASSOCIATES

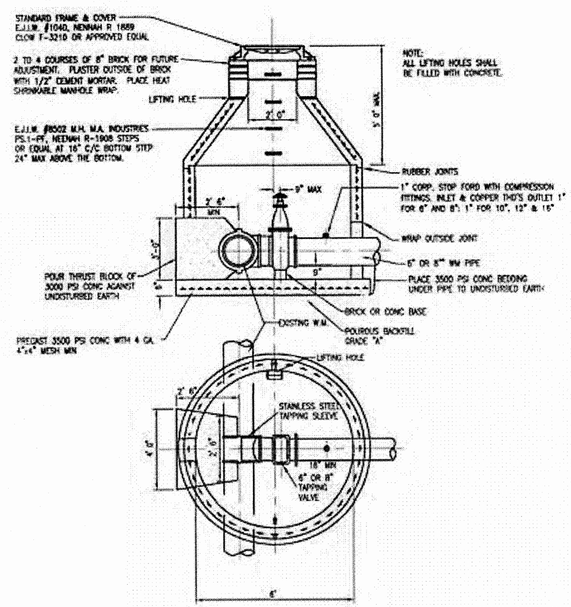
VARIETY DIE
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DB
Date
09/03/2021
Scale
Not to Scale
Drawing No.
#20-56124 - V3
SHEET 11



STANDARD 12"
TAPPING SLEEVE, VALVE & WELL

NOTE:
LOCATE TAPPING SLEEVE, VALVE & WELL SUCH THAT THE EXISTING JOINT IS OUTSIDE THE STRUCTURE.



STANDARD 6" & 8"
TAPPING SLEEVE, VALVE & WELL

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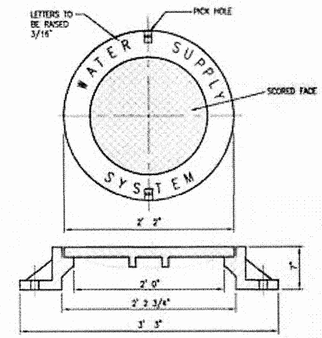
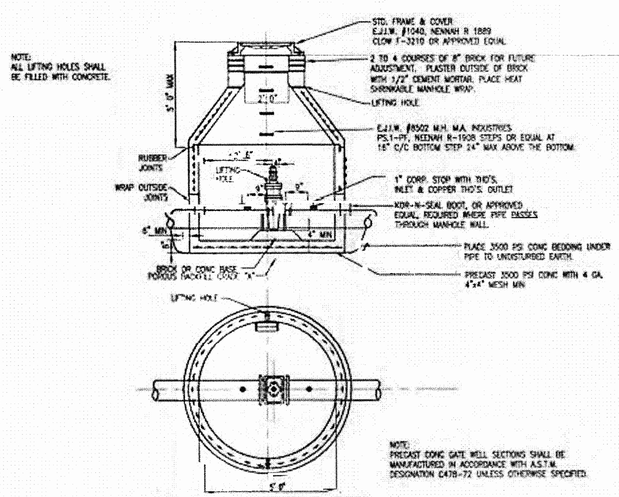
LOCATE TAPPING SLEEVE, VALVE & WELL SUCH THAT THE EXISTING JOINT IS OUTSIDE THE STRUCTURE.

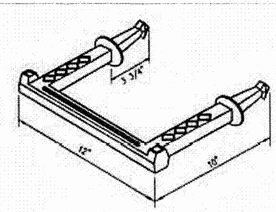


STANDARD FRAME & COVER
E.J.I.W. #1040 TYPE AGS

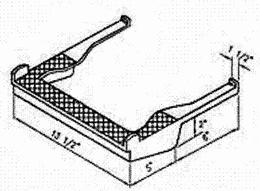


STANDARD PRECAST GATE WELL

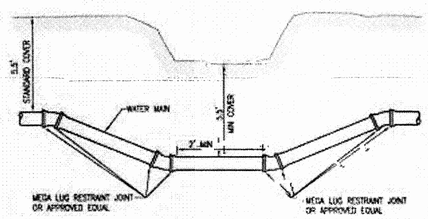
NOTE: FOR 6" OR 8" WATER MAIN, USE 5'-0" DIAMETER GATE WELL
FOR 12" OR 16" WATER MAIN, USE 6'-0" DIAMETER GATE WELL



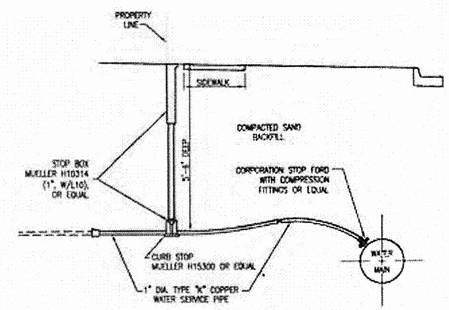
MANHOLE STEP
M.A. PSI-375



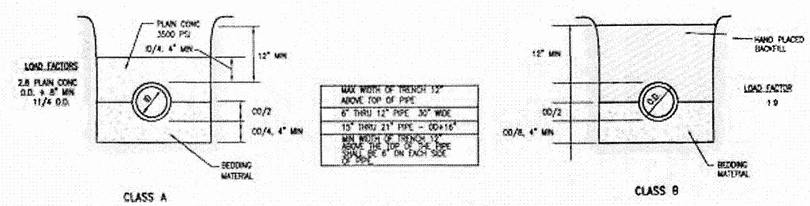
STANDARD MANHOLE STEP
E.J.I.W. 8502



DITCH OR STREAM CROSSING



TYPICAL WATER SERVICE
DETAIL



PIPE BEDDING DETAILS

OHM

VILLAGE OF DEXTER
WATER MAIN DETAILS
STANDARD DETAILS

COUNTY: WASHTENAW COUNTY
CITY/VILLAGE/TOWNSHIP: VILLAGE OF DEXTER
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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DRAWING DATE: C:\Users\ryoo\Desktop\Dexter\WM2.dwg Nov 02, 2011 11:34am

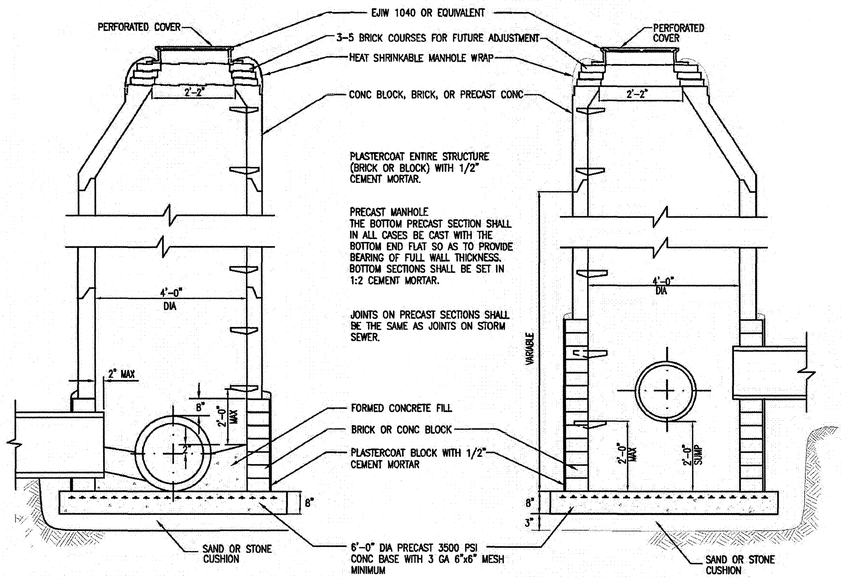
SHEET 12

MH STEP SPACING:
CONC BLOCK MH ..... 16" CENTERS
BRICK MH ..... 15" CENTERS
PRECAST MH ..... 16" CENTERS
TOP STEP TO BE 21" BELOW TOP OF FRAME

MIN CONE HEIGHTS:
BRICK CONCENTRIC 3'-0"
BLOCK CONCENTRIC 3'-0"
PRECAST ECCENTRIC 2'-8" OR 3'-4"

CONC BLOCK MANHOLE:
APPROVED CONC BLOCK
USE 8" OR 8" THICK BLOCK TO 16' DEPTH
USE 12" THICK BLOCK TO 24' DEPTH
16" BLOCK WALL BELOW 24' DEPTH

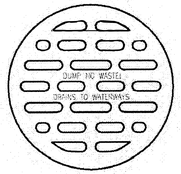
PRECAST MANHOLE:
C-478-72 UP TO 32' DEPTH
WITH 5" THICK WALL



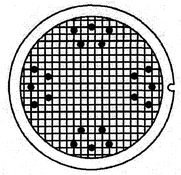
DETAIL FOR SEWERS 21" AND LARGER

STANDARD STORM MANHOLES

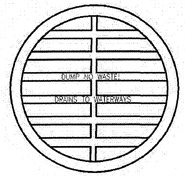
DETAIL FOR SEWERS 18" AND SMALLER



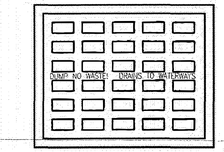
TYPE M COVER
EJIW 1040



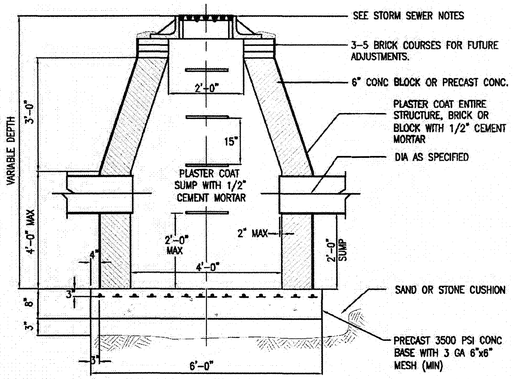
TYPE B COVER
EJIW 1040



TYPE N COVER
BEEHIVE
EJIW 1040



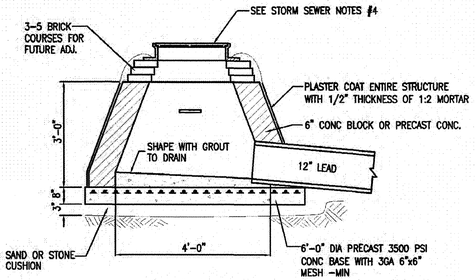
TYPE MI COVER (TOP VIEW)



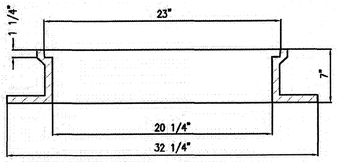
STANDARD CATCH BASIN

STORM SEWER NOTES

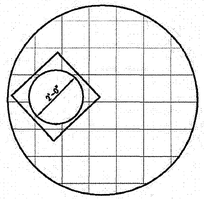
1. ALL CASTING RIMS SHALL BE SET TO GRADE AS FURNISHED OR APPROVED BY THE VILLAGE ENGINEER.
2. ALL STORM SEWER PIPE SHALL BE C76-IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE APPROVED BY THE VILLAGE.
3. ALL CATCH BASIN LEADS SHALL BE A MINIMUM OF 12" DIAMETER C76-IV REINFORCED CONCRETE UNLESS OTHERWISE APPROVED BY THE VILLAGE.
4. CATCH BASIN AND INLET FRAME AND COVERS SHALL BE SPECIFIED AS FOLLOWS:
   A. WHEN LOCATED IN PAVEMENT EDGE GUTTER LINE, FRAME AND COVER SHALL BE EJIW NO. 5080 OR EQUIVALENT.
   B. WHEN LOCATED IN PAVED AREAS OTHER THAN EDGE GUTTER LINE, FRAME SHALL BE EJIW NO. 1040 WITH TYPE "M" COVER OR EQUIVALENT.
   C. WHEN LOCATED IN YARD AREAS, FRAMES SHALL BE EJIW NO. 1040 WITH TYPE "N" COVER OR EQUIVALENT.
5. MANHOLE STEPS WILL BE REINFORCED POLYPROPYLENE PLASTIC #PS-2-PFS OR APPROVED EQUAL.
6. RUBBER JOINTS SHALL BE USED IN LOCATIONS WHERE THE HYDRAULIC GRADIENT IS ABOVE THE PIPE AND WHEN THE STORM SEWER IS LOCATED IN AN EASEMENT AREA.
7. ALL DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS OF THE VILLAGE OF DEXTER (ADOPTED XX/XX/2011) AND THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE CONSTRUCTION AREA.



YARD BASIN



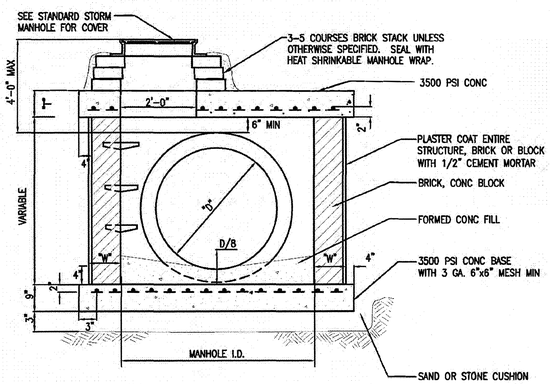
STANDARD FRAME SERIES 1000 & 3000



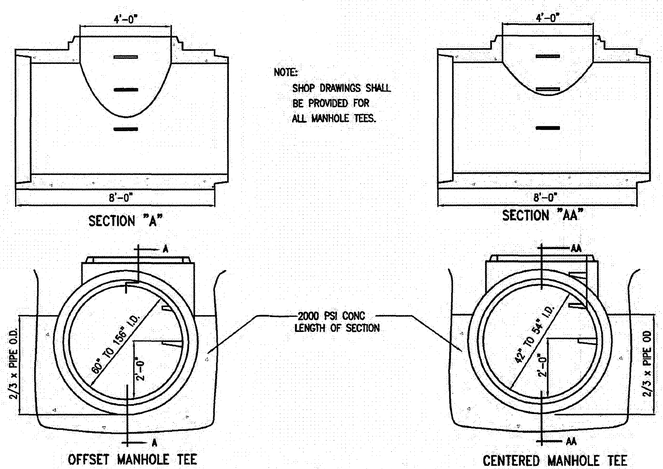
TOP SLAB

OUTLET "D"	MH I.D.	TOP SLAB "T"	WALLS "W"	REINF. STEEL *
** 24" OR LESS	4'-0"	9"	8"	#5 @ 9" EA. WAY
30"	4'-0"	9"	8"	#5 @ 9" EA. WAY
36"	4'-0"	9"	12"	#6 @ 9" EA. WAY
42"	5'-0"	10"	12"	#6 @ 9" EA. WAY
48" 54"	6'-0"	11"	12"	#7 @ 9" EA. WAY

* TOP SLAB
** 2' SUMP REQ. FOR MANHOLE WITH OUTLETS OF 18" AND UNDER.



TYPICAL SECTION MANHOLE "D"

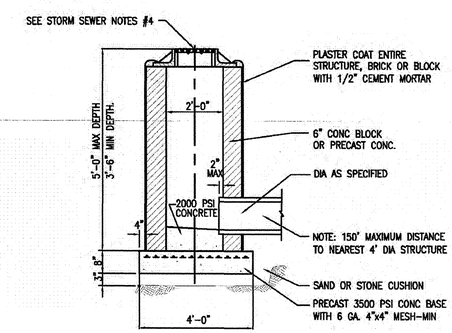


NOTE:
SHOP DRAWINGS SHALL BE PROVIDED FOR ALL MANHOLE TEES.

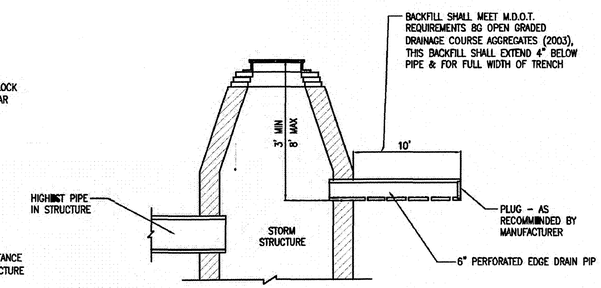
OFFSET MANHOLE TEE

CENTERED MANHOLE TEE

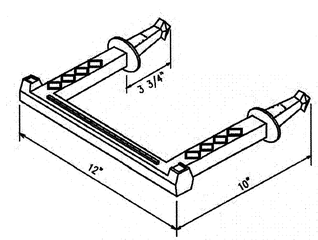
STANDARD MANHOLE TEES



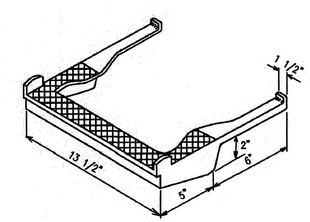
STANDARD INLET



STANDARD UNDERDRAIN



MANHOLE STEP
M.A. PSI-375



STANDARD MANHOLE STEP
EJIW 8502

OHM

DATE 02/14/08 | BID DATE | CADD JK/KC | ENGINEER | PROJ MGR | SECTION | TOWN | RANGE | COUNTY WASHTENAW COUNTY | CITY/VILLAGE/TOWNSHIP VILLAGE OF DEXTER | SCALE H: NTS V: NTS | HORIZ DATUM | VERT DATUM

CLIENT: VILLAGE OF DEXTER

DATE: | REVISIONS: | DATE: | REVISIONS: | DATE: | REVISIONS:

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

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VILLAGE OF DEXTER
STORM SEWER
STANDARD DETAILS

SHEET
13

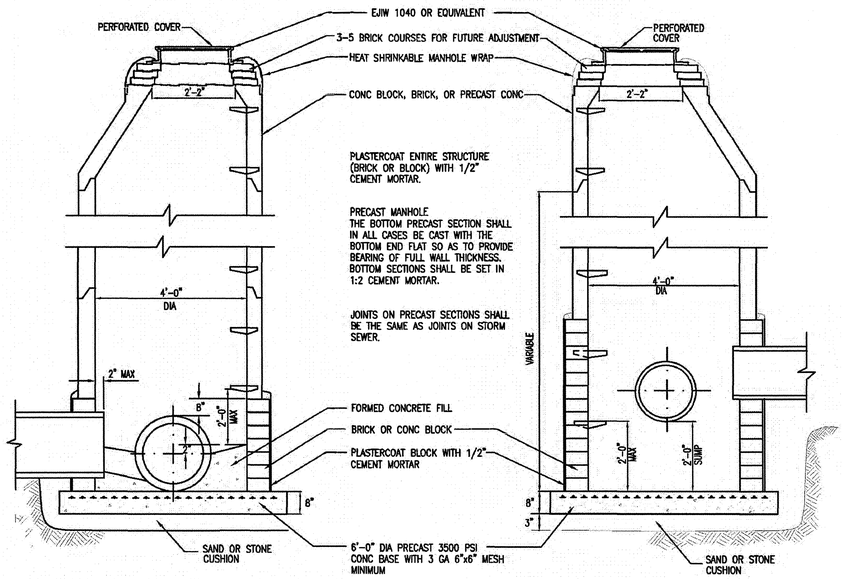
DRAWING PATH: S:\CIV\Dexter\Village\Standards\CADD\Dexter_SanStm2.dwg Jan 31, 2012 - 4:03pm

MH STEP SPACING:
CONC BLOCK MH ..... 16" CENTERS
BRICK MH ..... 15" CENTERS
PRECAST MH ..... 16" CENTERS
TOP STEP TO BE 21" BELOW TOP OF FRAME

MIN CONE HEIGHTS:
BRICK CONCENTRIC 3'-0"
BLOCK CONCENTRIC 3'-0"
PRECAST ECCENTRIC 2'-8" OR 3'-4"

CONC BLOCK MANHOLE:
APPROVED CONC BLOCK
USE 8" OR 8" THICK BLOCK TO 16' DEPTH
USE 12" THICK BLOCK TO 24' DEPTH
16" BLOCK WALL BELOW 24' DEPTH

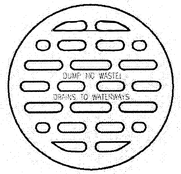
PRECAST MANHOLE:
C-478-72 UP TO 32' DEPTH
WITH 5" THICK WALL



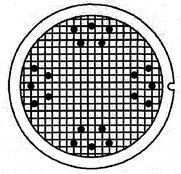
DETAIL FOR SEWERS 21" AND LARGER

STANDARD STORM MANHOLES

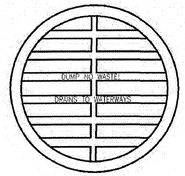
DETAIL FOR SEWERS 18" AND SMALLER



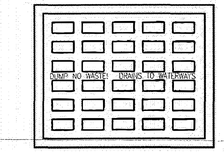
TYPE M COVER
EJIW 1040



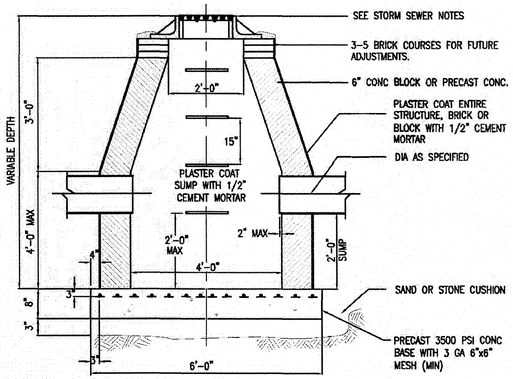
TYPE B COVER
EJIW 1040



TYPE N COVER
BEEHIVE
EJIW 1040



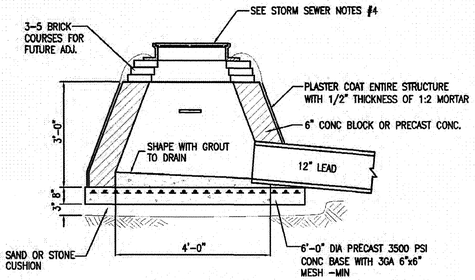
TYPE MI COVER (TOP VIEW)



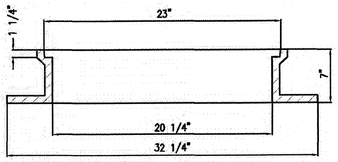
STANDARD CATCH BASIN

STORM SEWER NOTES

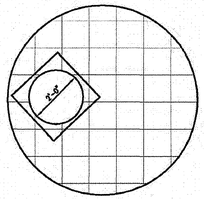
1. ALL CASTING RIMS SHALL BE SET TO GRADE AS FURNISHED OR APPROVED BY THE VILLAGE ENGINEER.
2. ALL STORM SEWER PIPE SHALL BE C76-IV REINFORCED CONCRETE PIPE UNLESS OTHERWISE APPROVED BY THE VILLAGE.
3. ALL CATCH BASIN LEADS SHALL BE A MINIMUM OF 12" DIAMETER C76-IV REINFORCED CONCRETE UNLESS OTHERWISE APPROVED BY THE VILLAGE.
4. CATCH BASIN AND INLET FRAME AND COVERS SHALL BE SPECIFIED AS FOLLOWS:
   A. WHEN LOCATED IN PAVEMENT EDGE GUTTER LINE, FRAME AND COVER SHALL BE EJIW NO. 5080 OR EQUIVALENT.
   B. WHEN LOCATED IN PAVED AREAS OTHER THAN EDGE GUTTER LINE, FRAME SHALL BE EJIW NO. 1040 WITH TYPE "M" COVER OR EQUIVALENT.
   C. WHEN LOCATED IN YARD AREAS, FRAMES SHALL BE EJIW NO. 1040 WITH TYPE "N" COVER OR EQUIVALENT.
5. MANHOLE STEPS WILL BE REINFORCED POLYPROPYLENE PLASTIC #PS-2-PFS OR APPROVED EQUAL.
6. RUBBER JOINTS SHALL BE USED IN LOCATIONS WHERE THE HYDRAULIC GRADIENT IS ABOVE THE PIPE AND WHEN THE STORM SEWER IS LOCATED IN AN EASEMENT AREA.
7. ALL DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS OF THE VILLAGE OF DEXTER (ADOPTED XX/XX/2011) AND THE AGENCY OR AGENCIES HAVING JURISDICTION OVER THE CONSTRUCTION AREA.



YARD BASIN



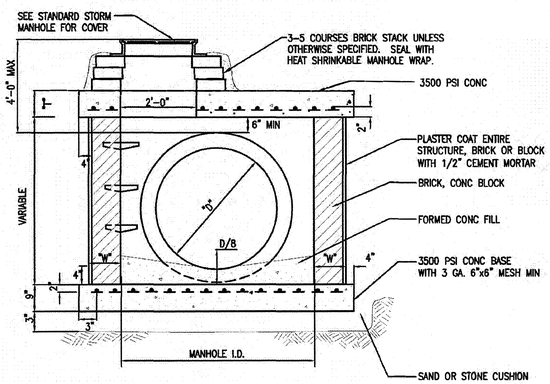
STANDARD FRAME SERIES 1000 & 3000



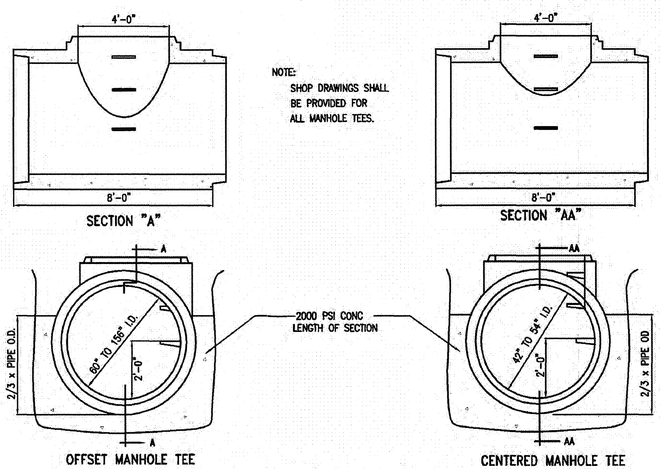
TOP SLAB

OUTLET "D"	MH I.D.	TOP SLAB "T"	WALLS "W"	REINF. STEEL *
** 24" OR LESS	4'-0"	9"	8"	#5 @ 9" EA. WAY
30"	4'-0"	9"	8"	#5 @ 9" EA. WAY
36"	4'-0"	9"	12"	#6 @ 9" EA. WAY
42"	5'-0"	10"	12"	#5 @ 9" EA. WAY
48" 54"	6'-0"	11"	12"	#7 @ 9" EA. WAY

* TOP SLAB
** 2' SUMP REQ. FOR MANHOLE WITH OUTLETS OF 18" AND UNDER.



TYPICAL SECTION MANHOLE "D"

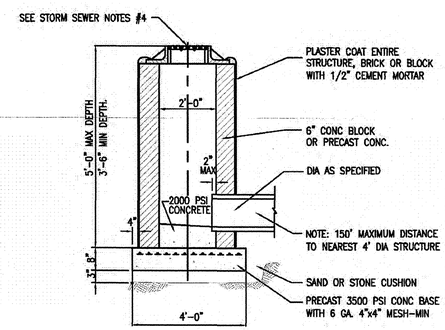


NOTE:
SHOP DRAWINGS SHALL BE PROVIDED FOR ALL MANHOLE TEES.

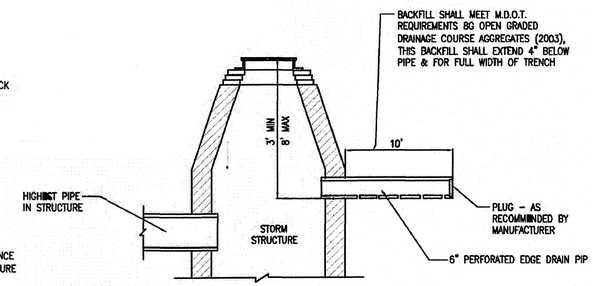
OFFSET MANHOLE TEE

CENTERED MANHOLE TEE

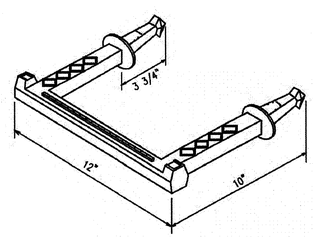
STANDARD MANHOLE TEES



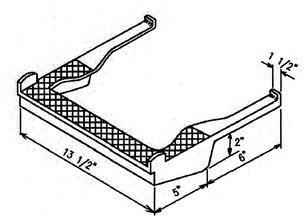
STANDARD INLET



STANDARD UNDERDRAIN



MANHOLE STEP
M.A. PSI-375



STANDARD MANHOLE STEP
EJIW 8502

OHM

DATE 02/14/08 | BID DATE | CADD JK/KC | ENGINEER | PROJ MGR | SECTION | TOWN | RANGE | CLIENT: VILLAGE OF DEXTER | COUNTY WASHTENAW COUNTY | CITY/VILLAGE/TOWNSHIP VILLAGE OF DEXTER | SCALE H: NTS V: NTS | HORIZ DATUM | VERT DATUM

REVISIONS: DATE:

REVISIONS: DATE:

REVISIONS: DATE:

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

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VILLAGE OF DEXTER
STORM SEWER
STANDARD DETAILS

SHEET 14

DRAWING PATH: S:\CIV\Dexter\Village\Standards\CADD\Dexter_SanStm2.dwg Jan 31, 2012 - 4:03pm

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WERE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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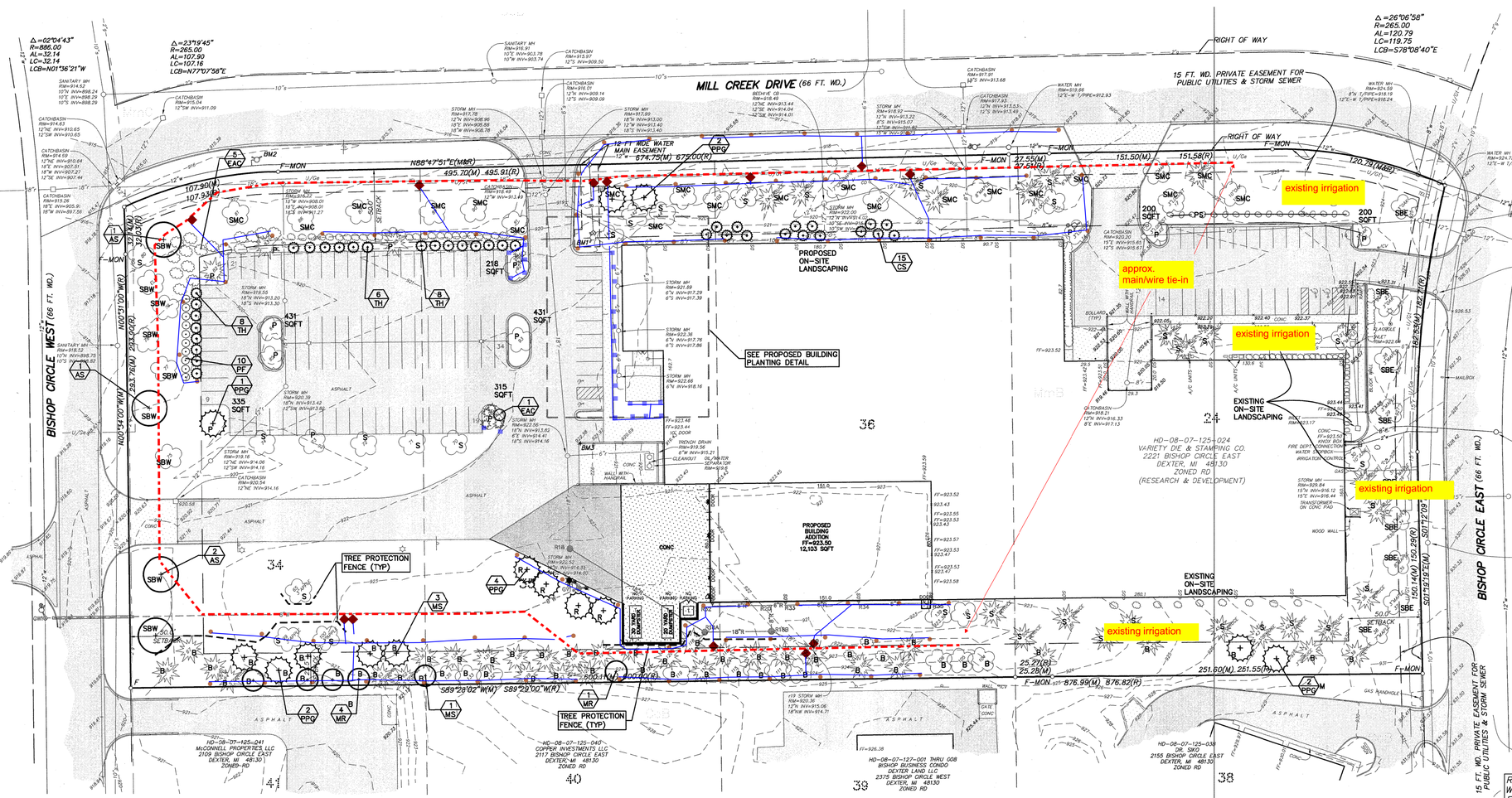

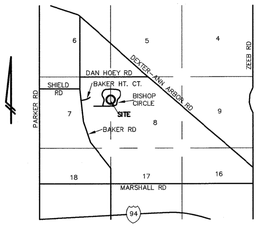

VICINITY MAP
(NO SCALE)

PROPOSED LEGEND

- = HMA SURFACE
- = CONCRETE SURFACE
- = WATER MAIN
- = STORM SEWER
- = HYDRANT
- = GATE VALVE
- = SIGN
- = LIGHT POLE
- = MANHOLE
- = TREE PROTECTION FENCE
- = PROPOSED EVERGREEN SHRUB
- = PROPOSED DECIDUOUS SHRUB
- = PROPOSED DECIDUOUS TREE
- = PROPOSED EVERGREEN TREE

SMC = STREET TREE ON MILL CREEK DR.
SBE = STREET TREE ON BISHOP CIRCLE EAST
SBW = STREET TREE ON BISHOP CIRCLE WEST
PS = PARKING LOT SCREENING
P = PARKING LOT LANDSCAPING
B = SCREENING BETWEEN LAND USES
S = SITE LANDSCAPING
R = REPLACEMENT LANDSCAPING

Know what's below. Call before you dig.

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK BM1=ARROW ON HYDRANT, NEAR NW CORNER OF BUILDING, ELEV=924.09.
BM2=TOP OF ARROW ON FLANGE OF HYDRANT, NWLY CORNER OF SITE, ELEV=918.33.
BM3=MARK ON TOP OF LOADING DOCK WALL, WLY END, ELEV=923.95.

DATUM=(NAVD 88).

REVISIONS

SCALE 0 20 40 80
SCALE: 1"=40'

PREPARED BY

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL 734-761-8800
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WASHTENAWENGINEERING.COM

WASHTENAW ENGINEERING

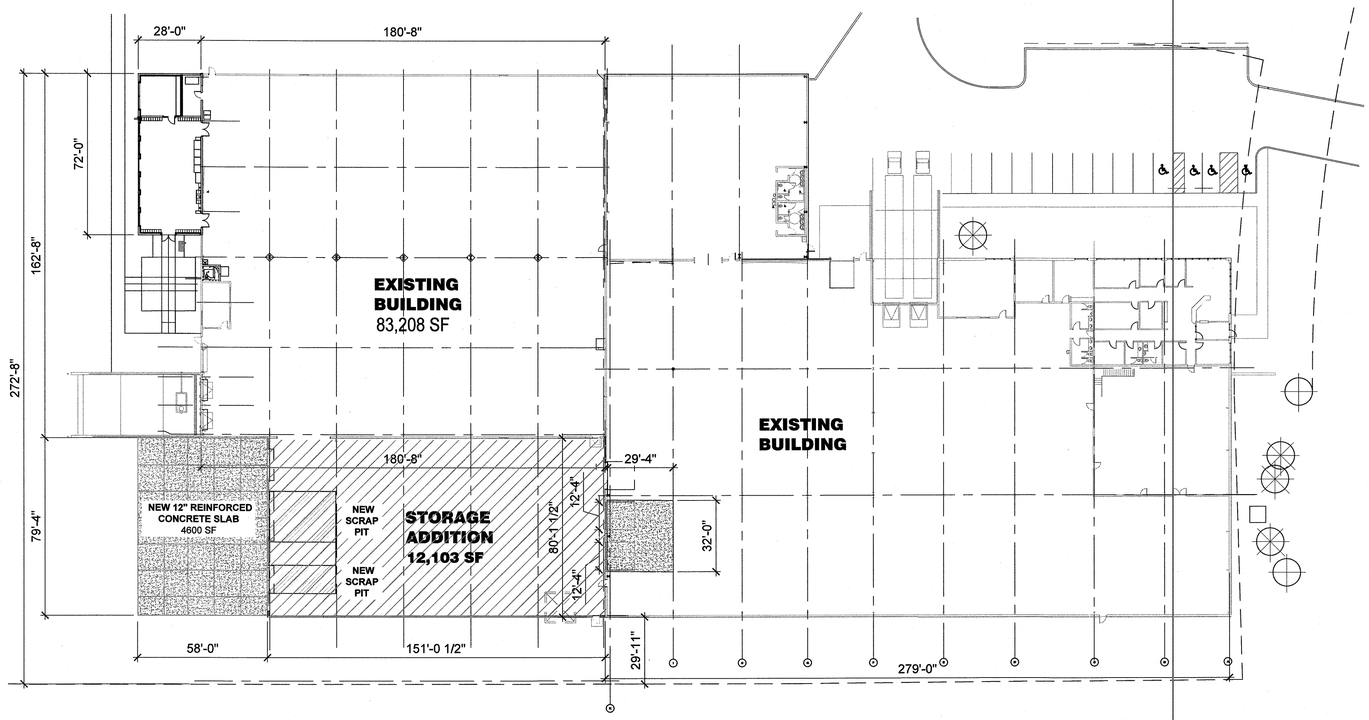
CLIENT
A.R. BROUWER COMPANY LLC
2830 BAKER RD
SUITE 100
DEXTER, MI 48130
TEL 734-426-9980
www.arbrouwer.com

SHEET
IRRAGATION PLAN

PROJECT
VARIETY DIE & STAMPING

SECTION 7 & 8 TOWN 2 SOUTH RANGE 5 EAST
CITY OF DEXTER
WASHTENAW COUNTY • MICHIGAN
DATE 9-2-2021 JOB NO. 31766, 31953, 32239, 32769, 33866
DWG NO. 866-irrigation
FIELD BOOK NONE
FILE NO. 10038
SHEET 15

DO NOT SCALE DRAWINGS



First Floor Plan

SCALE: 1/8" = 1' - 0"

12,103 SF
83,208 SF
95,311 SF

MEIER ARCHITECTS
3467 WEST DELHI ROAD
ANN ARBOR, MICHIGAN 48103
734 741-8655

CONSTRUCTION MANAGER

A.R. Brouwer COMPANY

A. R. BROUWER CO. LLC
2830 Baker Road, Suite 100
Dexter, MI 48130
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www.arbrouwer.com

STATE OF MICHIGAN
WILLIAM MEIER
ARCHITECT
No. 1301029899
LICENSED ARCHITECT

VARIETY

DIE & STAMPING

Addtions + Renovations

DEXTER, MICHIGAN

OWNER

Variety Die & Stamping
2221 Bishop Circle East
Dexter, MI 48130

ISSUED FOR:	DATE:
REVIEW	08-23-2021
REVIEW	08-16-2021
REVIEW	06-18-2021
REVIEW	06-16-2021
REVIEW	06-15-2021
REVIEW	06-11-2021

FLOOR PLAN

A1.0

PROJECT NUMBER:
520 - 2021

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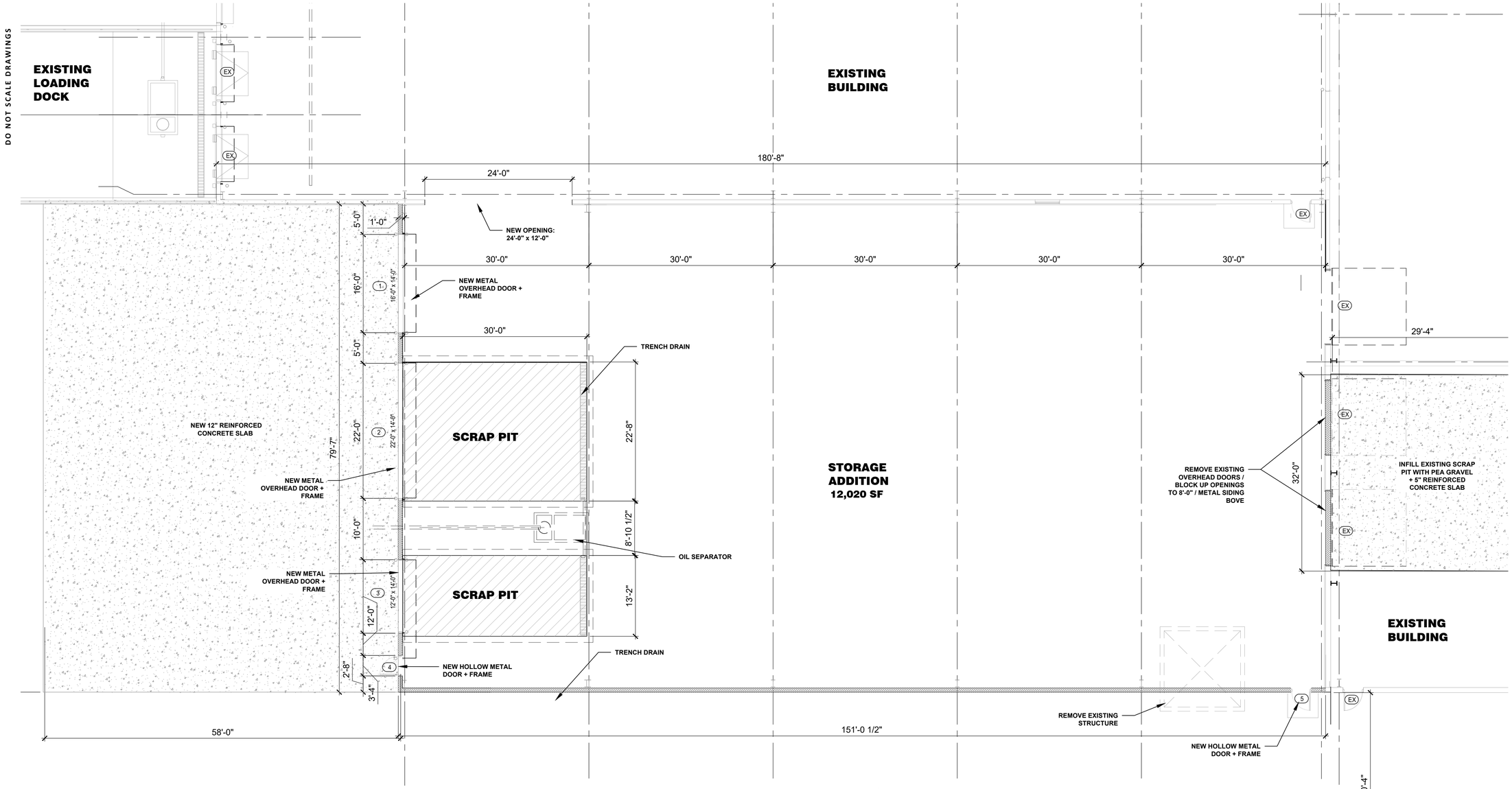
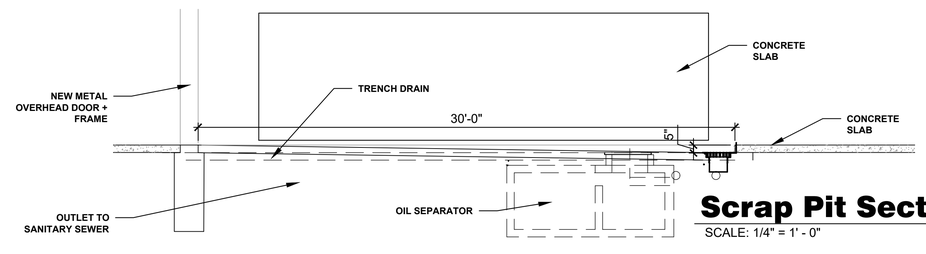


First Floor Plan

SCALE: 1/8" = 1' - 0"

12,020 SF

Scrap Pit Details



Scrap Pit Section

SCALE: 1/4" = 1' - 0"

12,020 SF
83,208 SF
95,228 SF

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CONSTRUCTION MANAGER

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STATE OF MICHIGAN
WILLIAM MEIER
ARCHITECT
No. 1301029899
LICENSED ARCHITECT

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DIE & STAMPING

Addtions + Renovations

DEXTER, MICHIGAN

OWNER

Variety Die & Stamping
2221 Bishop Circle East
Dexter, MI 48130

ISSUED FOR:	DATE:
REVIEW	10-20-2021
REVIEW	09-22-2021
REVISIONS	08-28-2021
REVIEW	08-23-2021
REVIEW	08-16-2021
REVIEW	06-18-2021
REVIEW	06-16-2021
REVIEW	06-15-2021
REVIEW	06-11-2021

FLOOR PLAN

A1.1

PROJECT NUMBER:
520 - 2021

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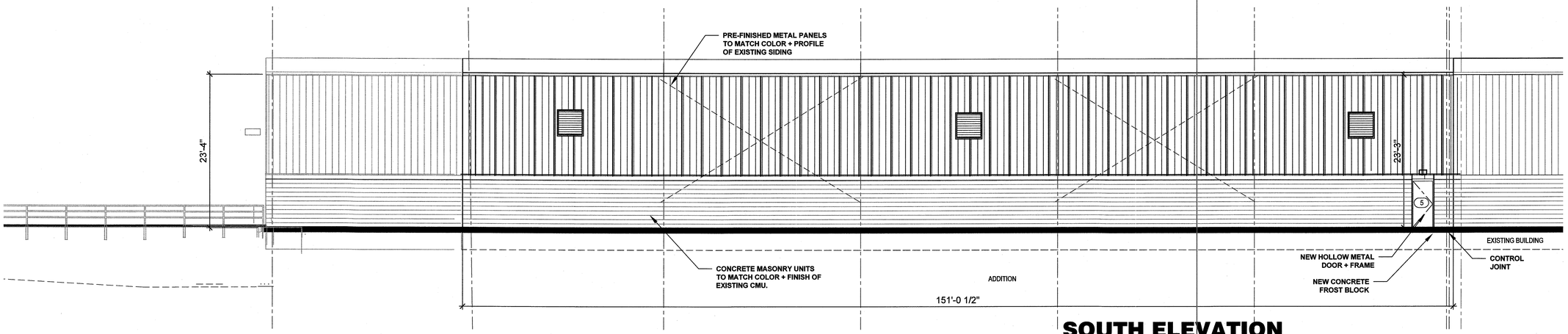
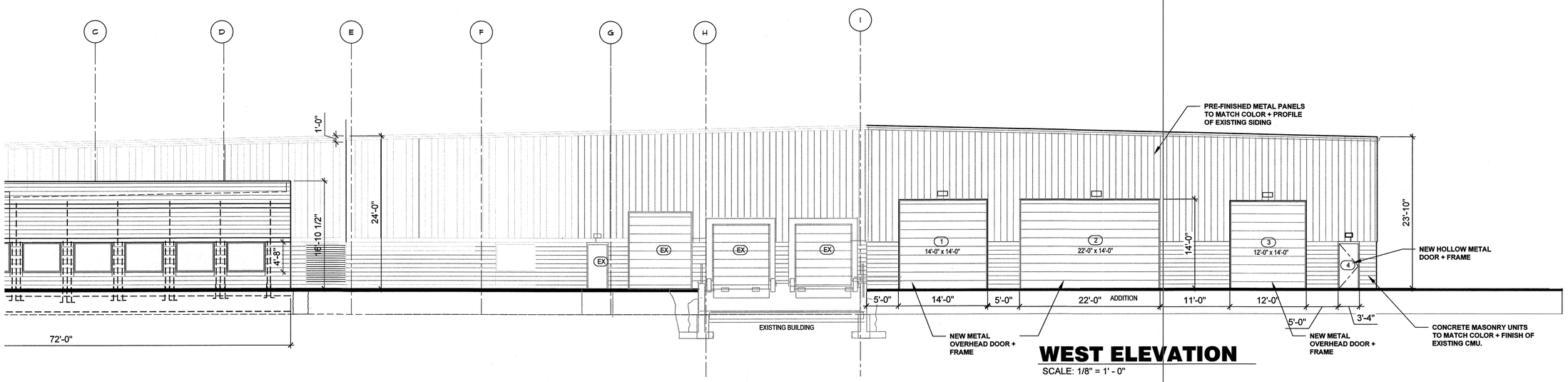


SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"



WEST ELEVATION

SCALE: 1/8" = 1' - 0"

EXTERIOR FINISHES

ALL EXTERIOR MATERIALS, FINISHES + COLORS TO MATCH COLOR + PROFILE OF EXISTING MATERIALS

- PRE-FINISHED METAL PANELS TO MATCH COLOR + PROFILE OF EXISTING SIDING
- CONCRETE MASONRY UNITS TO MATCH COLOR + FINISH OF EXISTING CMU.

MEIER ARCHITECTS
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ANN ARBOR, MICHIGAN 48103
734 741-8655

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STATE OF MICHIGAN
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2221 Bishop Circle East
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REVISIONS	08-28-2021
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REVIEW	06-16-2021
REVIEW	06-15-2021
REVIEW	06-11-2021

ISSUED FOR: DATE:

ELEVATIONS

A2.0

PROJECT NUMBER:
520 - 2021

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