

City of Chelsea Planning Commission

AGENDA

Tuesday, August 15, 2023 at 7:00 PM

Chelsea City Council Chambers

311 S. Main Street

Remote option available for members of the public, commissioners must attend in person.

1. Call to Order
2. Approval of the Agenda
3. Approval of the Meeting Minutes
 - a. Approval of the meeting minutes for May 16, 2023
4. Public Comment (non-agenda items only)
 - 5 minutes per speaker
 - Speakers are not permitted to grant their reserved time to an alternate speaker
 - Accommodations can be made for persons needing assistance while addressing council
5. Public Hearing
6. Old Business
7. New Business
 - a. Timbertown Park Improvements (APN 06-06-12-130-024) – Preliminary and Final Site Plans
 - b. Chelsea Water Treatment Building Vehicle Storage, 6133 Werkner Road (06-06-01-310-005 – Preliminary and Final Site Plans
 - c. Chelsea Light and Power Transformer Storage, 660 E Industrial Drive (06-06-12-249-024) - Preliminary and Final Site Plans
8. Discussion
 - a. Staff Report
 - i. Upcoming Agenda Items
 - ii. Local Updates
 - b. Commissioner Reports
9. Public Comment (agenda items)
10. Adjournment

Zoom Information:

Topic: Planning Commission Meeting – Aug 15, 2023

When: Aug 15, 2023 07:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85908747761?pwd=VXg1dndYc2FiSHV4L05HaTljSmh3dz09>

Passcode: 997239

Or One tap mobile :

US: +13052241968,,85908747761#,,,,*997239# or
+13092053325,,85908747761#,,,,*997239#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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646 931 3860 or +1 301 715 8592 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782
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2000 or +1 669 444 9171 or +1 669 900 9128 or +1 689 278 1000

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Item 3a
May 16, 2023
Meeting Minutes

PLANNING COMMISSION MINUTES
MAY 16, 2023
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

CALL TO ORDER

Chair Robinson called the meeting to order at 7:00 pm.

Present: Claire Robinson (Chair), Vincent Elie (Vice Chair), Sarah Haselschwardt (Secretary), Julianne Chard, Heather Hunnell, Marcia White, Wade Lehmann, Laura Baker

Absent: Jamie Lane

Others Present: Jose Luis Martin Esteban (Plant Director-Gestamp), Shawn Fallot (Assistant Plant Director-Gestamp), Scott Hemmesch (Tax Director-Gestamp), Adrianna Jordan (Community Development Director), Kate Mehuron (City Council Liaison) and Rachel Kapolka (Assistant Clerk).

APPROVAL OF THE AGENDA

MOVED by Chard, SECONDED by White to amend the agenda to move item 7b - Planning Commission Evaluation and Scoring to 7c and replace 7b with Rating Discussion/Explanation. All Ayes. Motion Carried.

MOVED by Elie, SECONDED by Chard to approve the amended agenda. All Ayes. Motion Carried.

APPROVAL OF THE MEETING MINUTES

MOVED by Elie, SECONDED by White to approve the meeting minutes for April 18, 2023. All Ayes. Motion Carried.

PUBLIC COMMENT (non-agenda items only)

None

PUBLIC HEARING

- a. Zoning Text Amendment for Public Noticing Requirements (Sections 10.02, 12.02, and 14.05)
 - a. Chair Robinson opened the public hearing. There were no comments. Chair Robinson closed the public hearing.

OLD BUSINESS

None

NEW BUSINESS

- a. Zoning Text Amendment for Public Noticing Requirements (Sections 10.02, 12.02, and 14.05)

- a. Staff Report – Adrianna Jordan

- i. Discussed proposed changes to the public noticing requirements for site plan reviews in an effort to better match our local requirements to the Michigan Zoning Enabling Act.
- ii. Reviewed the comparison table of MZEA noticing requirements, the City of Chelsea's current public noticing requirements and the City of Chelsea's proposed noticing requirements

MOVED by Haselschwardt, SECONDED by White to recommend that City Council approve the proposed public noticing text amendments to Section 10.02.G, Section 12.02, and Section 14.05 of the City of Chelsea Zoning Ordinance at the May 16, 2023 Planning Commission meeting. All Ayes. Motion Carried.

- b. Scoring System Discussion

- a. Background – Adrianna Jordan

- i. Believed to be evaluated by staff in the past
- ii. Origin of number increments is unknown
- iii. Reviewed neighboring communities scoring system. Did not find a lot of consistency.
- iv. Determine qualitative corresponding data for scoring system – 0,3,4,7

- b. Commissioners discussed qualitative label possibilities of scoring system for Section 4 of the Tax Abatement Request Evaluation Form and aligning with neighboring communities.

- i. 0=inadequate
3=adequate
4=well designed
7=exemplary

MOVED by Haselschwardt, SECONDED by Elie to recommend that City Council add criteria to the point scale for Section 4-Aesthetic And Practical Features for the Evaluation Abatement Form to read, 0 is inadequate, 3 is adequate, 4 is well designed, and 7 is exemplary. All Ayes. Motion Carried.

- c. Planning Commission evaluation and scoring of Gestamp Final Site Plan for Industrial Facilities Tax (IFT) Exemption Application.

- a. Summary of Process – Adrianna Jordan

- i. Recommend making 1 motion that includes all items

- b. Commissioners discussed and rated each feature in Section 4, A-E.

MOVED by Haselschwardt, SECONDED by White to recommend to City Council approval of the PC ratings for Section 4 - Aesthetic and Practical Features for the industrial facilities tax exemption application. The rankings being 4 for all categories A-E. All Ayes. Motion Carried.

DISCUSSION

1. Staff Report – Adrianna Jordan
 - a. Upcoming Agenda items
 - i. None at this time
 - b. Local Updates
 - i. ZBA Meeting tomorrow, May 17th
2. Committee Reports – None
 - a. Commissioner Chard shared that Bank of America offers a down payment assistance program.

PUBLIC COMMENT (agenda items)

None

ADJOURNMENT

MOVED by Elie, SECONDED by White to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 8:31 p.m.

Respectfully Submitted,

Rachel Kapolka (Assistant Clerk)

Item 7a
Timbertown Park Improvements
Site Plans



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 11, 2023

**Site Plan Approval
for
City of Chelsea, Michigan**

Prepared for:	Planning Commission
Prepared by:	Paul Montagno, AICP, Acting Community Development Director Michelle Marin, City Planner
Applicant:	Huron Waterloo Pathways Initiative (Jeff Hardcastle) in cooperation with Washtenaw County Parks and City of Chelsea
Project Name:	Timbertown Park Improvements
Plan Date:	July 27, 2023
Revised:	July 10, 2023
Location:	Sibley Road, near M-52
Zoning:	RC – Recreation - Conservation
Action Requested:	Site Plan Approval

PROJECT and SITE DESCRIPTION

The applicant is requesting site plan approval for improvements on a 1.15-acre portion of Timbertown Park located on the south side of Sibley Road just west of M-52 in the City of Chelsea. The parcel ID is 06-06-12-130-024 and the 19.02-acre property is owned by the City of Chelsea. This project is being developed as a public/private partnership between the City of Chelsea, Washtenaw County Parks, and the nonprofit organization Huron Waterloo Pathways Initiative (HWPI), on behalf of Jeff Hardcastle. There is a Memorandum of understanding between the City and HWPI. The plan has been reviewed and endorsed by the Parks Commission.

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Senior Associate
Richard K. Carlisle, Past President/Senior Principal*

The project includes parking lot improvements and the addition of pickleball courts. Utility upgrades will be provided by the City of Chelsea, including water and electricity for water fountains, a food truck power bank, electric vehicle charging stations, and lighting for the access drive and the parking lot.

The site plan proposes four (4) development phases, to be completed from Fall 2023 through 2024. Phase 1 includes the construction of six (6) pickleball courts, a raingarden to collect stormwater from the courts, and utility upgrades to the south of the existing parking lot. Phase 2 includes improvements to the parking lot— including access pathways from Sibley Road and the neighboring Gestamp property to the west— stormwater management upgrades, and two concrete surface areas: one to stage up to two (2) food trucks and one to host a portable bathroom enclosure and trash receptacle. Additional proposed furnishings include two (2) drinking fountains, a bicycle rack, benches, a way-finding kiosk, and two (2) electric vehicle charging stations.

Phase 3 includes maintenance and renovation of the existing playground. The 4th and final Phase includes updates to the “Pathway to Renewal” public art piece north of the parking lot. The area of the park that is proposed for this redevelopment is indicated in Figure 1 below in red. The pavilion that is indicated as proposed has already been permitted and constructed and does not fall within the scope of this project phase.

The project layout and proposed uses are consistent with the overall RC – Recreation - Conservation zoning district requirements.

Figure 1 - Aerial Image of Subject Site and Vicinity



AREA, WIDTH, HEIGHT, SETBACKS

The site plan proposes the construction of six (6) pickleball courts and the asphalt paving of the existing gravel access drive and parking area. The plan further proposes a five (5) foot wide concrete sidewalk around the perimeter of the parking area to connect to the pickleball courts and the neighboring Gestamp property's parking area. Two rain gardens (1,400 square feet and 4,500 square feet) and a parking lot landscape island are also proposed.

The pickleball court will include an eight (8) feet tall chain link fence around the perimeter. This height complies with the fence regulations set forth in Section 6.08 of the Zoning Ordinance.

The following dimensional requirements apply to structures in the RC – Recreation -Conservation district. These dimensional requirements will apply to the pickleball courts and the parking area. The exact dimensions with respect to the setbacks are not provided in the site plan, but we are able to deduce their relative locations.

Table 1. Dimensional Requirements

	Required/Allowed	Provided	Compliance
Front yard setback	20 ft	>20 ft	Complies
Rear yard setback	20 ft	>20 ft	Complies
Side yard setback	5 ft minimum 15 ft total	>5 ft >15 ft	Complies
Maximum height	40 ft	12 ft	Complies
Lot coverage	20%	<20%	Complies

All proposed structures appear to be in compliance with the dimensional requirements of the RC district.

Items to be addressed: None.

SITE ACCESS AND CIRCULATION

Site vehicle access will continue to be from Sibley Road. The existing gravel access drive will be paved during Phase 2 of the project. The repaved parking area will include a one-way traffic flow, indicated with painted arrows. The parking spaces will be angled to coordinate with the one-way traffic. There will be a roughly twelve (12) foot clearance for traffic flow throughout the parking lot, and the access drive will be roughly twenty (20) feet wide.

Pedestrian access will continue from the existing concrete pedestrian pathway which is part of the Border-to-Border trail. An additional five (5) foot-wide pathway is proposed to connect to the Gestamp property parking area to the west of Timbertown Park. The Gestamp parking area will offer overflow parking opportunities, and this proposed sidewalk would offer clear pedestrian

access to the Gestamp property from the northwest corner of the Timbertown parking lot. This sidewalk will be accessed through a six (6) foot-tall access gate.

Items to be addressed: *None.*

LIGHTING

Phase 1 of the project includes utility upgrades, including the addition of three (3) pole lights along the access drive and three (3) pole lights around the perimeter of the parking area. Section 6.07 of the zoning ordinance indicates lighting and illumination regulations that will apply to this project.

Items to be addressed: *Include a lighting plan to indicate the height of pole lights, shielding, and illumination at the property lines to ensure zoning ordinance compliance.*

GRADING AND STORMWATER

A grading plan is provided on sheets 10 through 12. The grading plan indicates the addition of a proposed cobble spillway to the proposed raingarden on the north of the parking area. Two rain gardens are included as part of the project.

Items to be Addressed: *We defer to the City Engineer to review grading, drainage, and stormwater plans.*

PARKING AND LOADING

The proposed parking area includes forty-three (43) parking spaces, including three (3) barrier-free spaces. The applicant has indicated that the Gestamp property will allow parking lot access to Timbertown Park patrons. It is our understanding that this would be overflow parking for larger events at times when parking would not conflict with the regular parking needs for the business. Additionally, the pedestrian access to the park will account for some of the recreational users of the park.

Table 2. Parking Requirements

Required/Allowed	Provided	Compliance
1 space per 1000 square feet of outdoor recreation use area Pickleball courts = 14,076 square feet Playground = ~14,080 square feet Volleyball courts = ~5,000 square feet Pavilions = ~1,700 square feet Gaga pit = ~500 square feet = 36 parking spaces, 2 barrier-free	43 total provided 3 barrier-free	Complies

Items to be addressed: None.

LANDSCAPING

The location of the project on the property allows for the area to be well screened by existing trees on all sides of the project. The applicant has included a tree removal plan on sheet 8 and a landscaping plan on sheets 13 and 14. There are proposed trees around the perimeter of the parking lot and within the parking lot islands. There are also substantial planting proposed within the rain gardens. The plan indicates that four (4) trees will be removed: two (2) from the south side of the parking area and two (2) from the east side.

Section 7.06 of the zoning ordinance indicates that interior parking lot landscaping shall be equal to a minimum of five (5%) percent of all the paved parking areas, shall have a minimum width of ten (10) feet, and shall have a minimum area of 170 square feet. The proposed landscape island complies with these requirements. There 19 parking lot trees proposed fulfilling the requirements of Section 7.06 B. 3 which requires on tree per every 10 spaces and 1 tree per every 40 feet of perimeter.

Two rain gardens are proposed. The rain garden to the south of the pickleball courts will be 1,400 square feet, and the rain garden to the north of the parking area will be 4,500 square feet. The applicant has indicated that 204 total shrubs and 863 total perennial and ornamental grasses will be planted throughout both rain gardens and the landscaped parking lot island.

Items to be addressed: None.

SIGNS

The applicant has indicated that educational signage will be posted at each of the two rain gardens. The way-finding kiosk will also presumably contain signage. A separate sign permit must be applied for to ensure compliance with zoning ordinance requirements set forth in Article 9.

Items to be addressed: None.

RECOMMENDATIONS

This site plan appears to be in compliance with the requirements in the zoning ordinance. However, there are still some details to work out with regard utilities. Because this is a public project, we believe these details can be addressed administratively through construction plan development and review with city staff. We recommend site plan approval contingent on the conditions outlined below.

- 1) The applicant work with city staff on final utility details.
- 2) Provide a lighting plan to indicate the height of pole lights, shielding, and illumination at the property lines to ensure zoning ordinance compliance.

- 3) Enter into a development agreement the identifies specific phasing and who will be responsible the development of each element on the plan.



CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin
Community Planner

#301-2303

cc. Jane Pacheco, City Mayor
Ray Schmidt, Utilities Director
Ted Erickson, City Engineer
Matt Forster, City Building Official
Mariah Fink, City Attorney
jdh@hardwoodsolutions.com, Applicant

City of Chelsea

Site Plan Application Form

Instructions to Applicant:

Please complete the information below and submit this application with the applicable fees, completed checklist, 10 copies of the folded plans, and a digital (.pdf) file of the plans.

Project Name: Timbertown Park Improvements

Parcel ID: 06-06-12-130-024 Address: Timbertown: Sibley Road

Current Zoning: R-C Recreation-Conservation Acreage: 19.02 acres

Developer/ Owner: Huron Waterloo Pathways Initiative (Jeff Hardcastle) in co-operation with Washtenaw County Parks & City of Chelsea

Address: 14800 East Old US-12, Chelsea, MI 48118

Phone: (734) 604-0117 Email: jdh@hardwoodsolutions.com

Engineer: Stantec Consulting Michigan, Inc. (Cassandra Wagner)

Address: 1168 Oak Valley Drive, Suite 100, Ann Arbor, MI 48108

Phone: (734) 730-5136 Email: Cassandra.Wagner@stantec.com

Architect: n/a

Address:

Phone: Email:

Applicant's Legal Interest in the Property: n/a, Project is collaboration with City of Chelsea to improve the existing parking

lot to help accomodate increasing pedestrian traffic with Border-to-Border Trail.

Total Fees Collected:

Planning and Zoning Department:

Date:

Applicants submitting combined preliminary and final site plan applications do so at their own risk, as the decision to approve both simultaneously rests with the planning commission

Authorized Agent:

Date:

HURON WATERLOO PATHWAYS INITIATIVE
IN CO-OPERATION WITH
WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
AND
CITY OF CHELSEA

PLANS FOR
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS



INDEX OF SHEETS

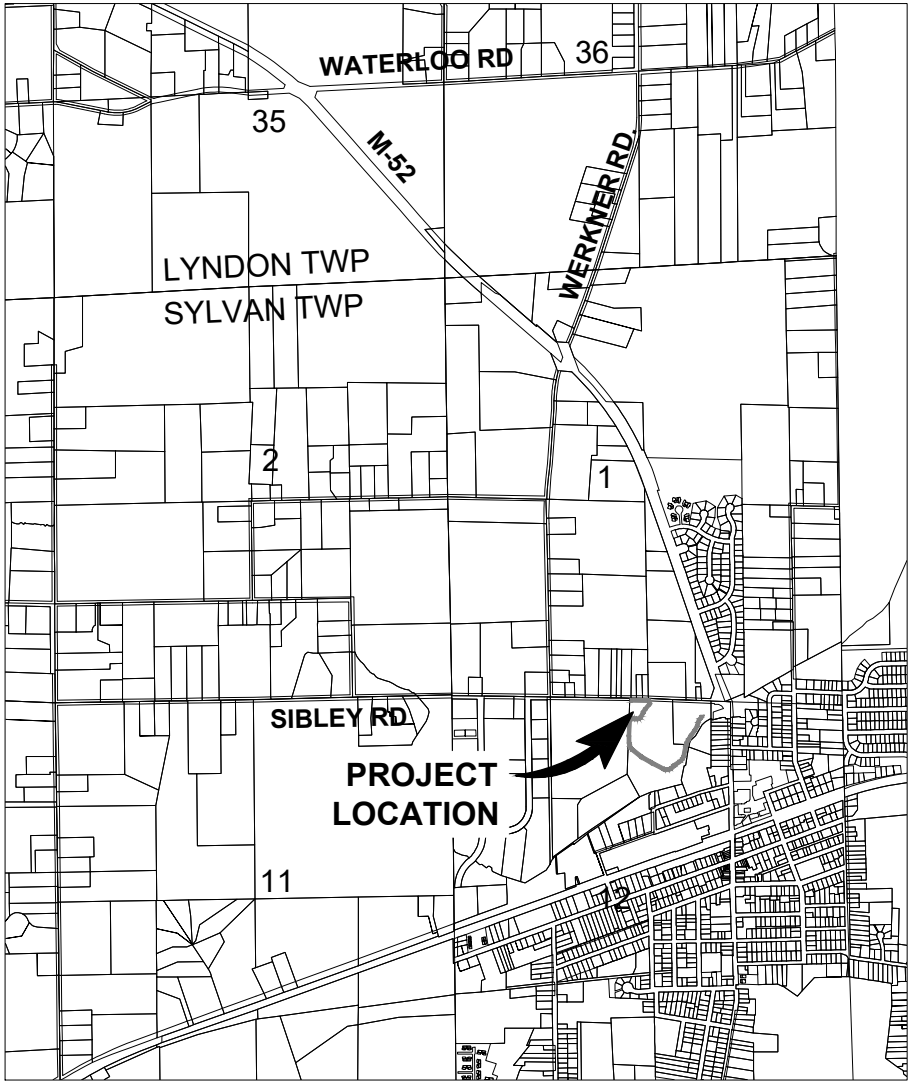
1	COVER SHEET
2-4	GENERAL NOTES, LEGENDS, ABBREVIATIONS AND CONTACTS
5	TYPICAL CROSS SECTION
6	PROJECT DETAILS
7	OVERALL PROPOSED SITE PLAN
8	EXISTING CONDITIONS & REMOVAL
9	PROPOSED SITE PLAN
10	PICKLEBALL COURT DETAILED SITE PLAN AND GRADING
11-12	PROPOSED DETAILED GRADING PLANS
13	LANDSCAPING PLAN
14	LANDSCAPING DETAILS

EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP FOR ALL IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION, 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND SUPPLEMENTAL SPECIFICATIONS.

THE IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH 2011 AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

THE IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

THE IMPROVEMENTS COVERED BY THESE PLANS ARE IN ACCORDANCE WITH 2012 AASHTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES, EXCEPT AS NOTED.



PROJECT LIMITS: Section 12, T2S R3E

PROJECT LOCATION MAP

NOT TO SCALE

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMATION WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

NOTE:
WHERE THE FOLLOWING ITEMS ARE CALLED FOR ON THE PLANS, THEY ARE TO BE CONSTRUCTED ACCORDING TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD PLANS GIVEN BELOW OPPOSITE EACH ITEM UNLESS OTHERWISE INDICATED.

CONTRACT FOR PAVING OF AN EXISTING PARKING LOT INCLUDING
STORM WATER IMPROVEMENTS, PARK AMENITIES, CONCRETE
SIDEWALK, SIGNAGE AND RESTORATION INSTALLATION

PREPARED UNDER SUPERVISION OF

CASSANDRA WAGNER - REGISTERED PROFESSIONAL ENGINEER 6201309324
REGISTRATION NO.

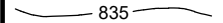

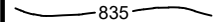


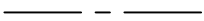

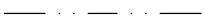

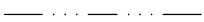



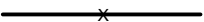
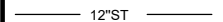
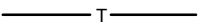

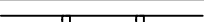



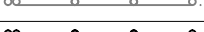
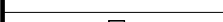
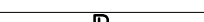

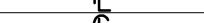

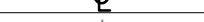



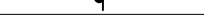



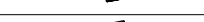
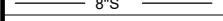
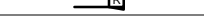
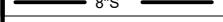

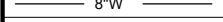
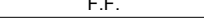
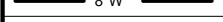
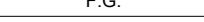
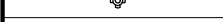
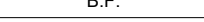

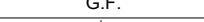
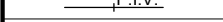

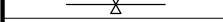
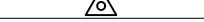
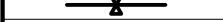
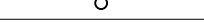
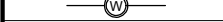
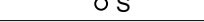










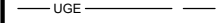



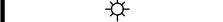



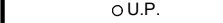



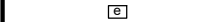








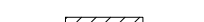

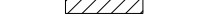
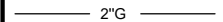

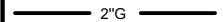



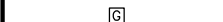


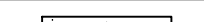
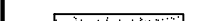
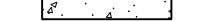
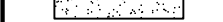

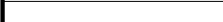



STANTEC CONSULTING MICHIGAN, INC.

ORGANIZATION

1168 OAK VALLEY DRIVE - SUITE 100, ANN ARBOR, MI. 48108

ADDRESS

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXIST. CONTOUR		EXIST. CURB AND GUTTER
	PROP. CONTOUR		PROP. CURB AND GUTTER
	EXIST. SPOT ELEVATION		CENTERLINE OF DITCH
	PROP. SPOT ELEVATION		EDGE OF WATER
	TOP OF CURB		EDGE OF WETLAND
	TOP OF PAVEMENT		EXISTING FENCE
	GUTTER		PROPOSED FENCE
	EXIST. STORM SEWER		TREE PROTECTION FENCE
	PROP. STORM SEWER		SILT FENCE
	EXIST. MANHOLE		CLEARING LIMITS
	PROP. MANHOLE		EXIST. GUARDRAIL
	PROP. EDGE DRAIN		PROP. GUARDRAIL
	EXIST. CATCH BASIN/INLET		PROPERTY LINE
	PROP. CATCH BASIN/INLET		CENTERLINE
	END SECTION/HEAD WALL		EXIST. SIGN
	CULVERT		PROP. SIGN
	INLET FILTER		ENCLOSED TRASH AREA
	PROP. CLEANOUT		DRAINAGE DIRECTION
	EXIST. SANITARY SEWER		SIDEWALK RAMP
	PROP. SANITARY SEWER		BARRIER FREE PARKING
	EXIST. WATER MAIN		FINISH FLOOR ELEV.
	PROP. WATER MAIN		FINISH GRADE ELEV.
	EXIST. HYDRANT		BASEMENT FLOOR ELEV.
	PROP. HYDRANT		GARAGE FLOOR ELEV.
	EXIST. POST INDICATOR VALVE		SECTION CORNER
	EXIST. GATE VALVE AND BOX/STOP BOX		CONTROL POINT
	PROP. CURB STOP BOX		FOUND IRON PIPE
	EXIST. GATE VALVE AND WELL		SET IRON PIPE
	PROP. GATE VALVE AND WELL		FOUND CONCRETE MONUMENT
	PROP. REDUCER		SET CONCRETE MONUMENT
	PROP. END CAP		FOUND PK NAIL
	EXIST. OVERHEAD ELECTRIC		SET PK NAIL
	PROP. OVERHEAD ELECTRIC		FOUND LEADED CHISEL HOLE
	EXIST. UNDERGROUND ELECTRIC		SET LEADED CHISEL HOLE
	PROP. UNDERGROUND ELECTRIC		FOUND REROD
	EXIST. LIGHT POLE		APPROX. LOCATION OF SOIL BORING
	PROP. LIGHT POLE		APPROX. LOCATION OF MONITORING WELL
	EXIST. UTILITY POLE		APPROX. LOCATION OF PENETRATION TEST
	GUY WIRE		EXIST. DECIDUOUS TREE
	EXIST. ELECTRIC TRANSFORMER		EXIST. EVERGREEN TREE
	PROP. ELECTRIC TRANSFORMER		EXIST. SHRUB
	EXIST. OVERHEAD TELEPHONE		EXIST. TREE OR BRUSH LIMIT
	PROP. OVERHEAD TELEPHONE		TREE TO BE REMOVED
	EXIST. UNDERGROUND TELEPHONE		REMOVE AND REPLACE
	PROP. UNDERGROUND TELEPHONE		BITUMINOUS PAVEMENT
	EXIST. GAS		GRAVEL PAVEMENT
	PROP. GAS		CONCRETE PAVEMENT
	EXIST. MAILBOX		CONCRETE PAVEMENT
	EXIST. GAS RISER		CONCRETE PAVEMENT
	EXIST. TELEPHONE RISER		CONCRETE PAVEMENT
	COMPACTED SAND BACKFILL		CONCRETE PAVEMENT
	COMPACTED SAND BACKFILL		CONCRETE PAVEMENT
	COMPACTED SAND BACKFILL		CONCRETE PAVEMENT
	COMPACTED SAND BACKFILL		CONCRETE PAVEMENT

CONSTRUCTION NOTES

1.

PRE-CONSTRUCTION MEETING
A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO ANY WORK BEING PERFORMED ON THE PROJECT. THE MEETING TIME, PLACE, AND ATTENDEES SHALL BE ARRANGED BY THE PROJECT ENGINEER. WASHTENAW COUNTY PARKS AND RECREATION COMMISSION, CITY OF CHELSEA, HURON WATERLOO PATHWAYS INITIATIVE SHALL BE INVITED, AT A MINIMUM TO THE PRE-CONSTRUCTION MEETING.
2.

SHOP DRAWINGS AND MATERIAL CERTIFICATES
PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FURNISH MATERIAL SOURCE LISTS AND CERTIFICATIONS TO THE PROJECT ENGINEER. VERIFYING THAT ALL MATERIALS USED ON THE PROJECT ARE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION. SHOP DRAWINGS SHALL BE REQUIRED FOR MAJOR MATERIALS.
3.

MISS DIG UTILITY ALERT AND FIELD LOCATION OF UTILITIES
THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (811) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLANS WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.
4.

UTILITY INFORMATION
PUBLIC UTILITY INFORMATION IS DELINEATED IN ACCORDANCE WITH LOCATIONS PROVIDED BY UTILITY OWNERS. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR THE LOCATION AT WHICH THESE SERVICES EXIST. DIFFERING FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THE PLANS ARE TAKEN FROM THE BEST AVAILABLE DATA. THE OWNER WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATIONS FROM THE LOCATIONS SHOWN.

CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN A MANNER AS TO INSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. REPARATIONS OF UTILITIES DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH THE AFFECTED UTILITY OWNERS REQUIREMENTS.

ALL PRIVATE UTILITY STRUCTURES WILL BE ADJUSTED TO GRADE BY THE OWNER OF THE FACILITY. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH THREE (3) WORKING DAYS NOTICE PRIOR TO THE START OF SUCH WORK.
5.

STORMWATER DRAINAGE DURING CONSTRUCTION
THE CONTRACTOR SHALL MAINTAIN DITCH DRAINAGE DURING CONSTRUCTION AND SHALL NOT OBSTRUCT SUMP PUMP LEADS DISCHARGING TO THE DITCH. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL STORM SEWER FACILITIES SUCH AS CATCH BASINS, CULVERTS AND HEADWALLS DURING CONSTRUCTION. CULVERTS AND CATCH BASINS CONTAMINATED DURING CONSTRUCTION SHALL BE CLEANED AND THE COSTS SHALL BE INCLUDED IN THE EROSION CONTROL AND PROJECT CLEAN UP PAY ITEMS.
6.

EXISTING UTILITIES
THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SANITARY SEWER, WATER OR STORM SEWER SERVICE CONNECTIONS IN SERVICE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE OR ARRANGE FOR TEMPORARY SUPPORT OF GAS MAIN AND UTILITY POLES WHERE NEEDED. ALL STORM SEWERS DAMAGED OR REMOVED OR RELOCATED BY THE CONTRACTOR SHALL BE REPLACE WITH THE SAME SIZE AND QUALITY PIPE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. ALL UTILITIES UNDERMINED BY THE EXCAVATION SHALL HAVE COMPACTED CLASS II SAND BACKFILL PLACED UNDER THEM.
7.

UTILITY COORDINATION
COORDINATION OF RELOCATED UTILITIES WILL BE PERFORMED AND COMPLETED PRIOR TO INSTALLATION OF THE PATH. FOR UTILITIES THAT NEED TO BE RELOCATED DURING CONSTRUCTION, THE CONTRACTOR WILL COORDINATE WITH THE RESPECTIVE UTILITY OWNER TO COMPLETE THIS TASK. THE COST TO RELOCATE UTILITIES WILL BE PAID FOR BY OTHERS. NO ADDITIONAL COST FOR COORDINATION EFFORTS INCURRED BY THE CONTRACTOR WILL BE PROVIDED.
8.

PROTECTION OF HAZARDOUS AREAS / OPEN EXCAVATIONS
EXCAVATIONS AND HAZARDOUS AREAS SHALL BE PROTECTED BY BARRICADES OR SNOW FENCE. THE PLACEMENT OF PROTECTIVE FENCING MEETING MIOSHA STANDARDS IS REQUIRED AROUND ALL OPEN EXCAVATIONS, PAID FOR AS; FENCE, PROTECTIVE.
9.


DISPOSAL OF EXCESS EXCAVATED MATERIAL
ALL EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LOCATION PROVIDED BY THE ENGINEER.
10.

SALVAGED MATERIALS
SALVAGEABLE MATERIALS SHALL BECOME THE PROPERTY OF THE OWNER, AND SHALL BE STORED AS DIRECTED BY THE ENGINEER. ALL CITY OF CHELSEA SIGNS RELOCATED BY CONSTRUCTION SHALL BE REPLACED, RELOCATED OR SALVAGED. SIGNS AND POSTS REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR.



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C	REVISED PERMIT APPROVAL	CRW	MDP	2023.08.10
B	PERMIT APPROVAL	CRW	MDP	2023.07.27
A	PRELIMINARY SET	CRW	MDP	2023.04.13
Issued		By	Appd	YYYY.MM.DD



Know what's below.
Call before you dig.

NOTE:

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS DIG PRIOR TO CONSTRUCTION.

Client
HURON WATERLOO PATHWAYS INITIATIVE

Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS

Title
LEGEND AND
CONSTRUCTION NOTES

Project No.
2075133813

Scale
NO SCALE

Drawing No.
G-02

Sheet
2 of 14

CONSTRUCTION NOTES CONTINUED

1.

REMOVING PAVEMENT AND HMA SURFACES

THIS PROJECT INCLUDES PAVEMENT REMOVED OR MODIFIED AS BASIS OF PAYMENT FOR REMOVING EXISTING HOT MIX ASPHALT (HMA), CONCRETE, AND/OR MASONRY PAVEMENTS WITHIN THE CONSTRUCTION LIMITS. THE INFORMATION SHOWN ON THE PLANS AND THE QUANTITY FOR EACH OF THESE ITEMS IS APPROXIMATE AND BASED ON FIELD TESTS AND/OR HISTORICAL RECORDS. ACTUAL PAYMENT WILL BE BASED ON FIELD MEASUREMENTS IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2.

CLEARING

TREE REMOVAL OF TREES LARGER THAN 3" DBH IS NOT ALLOWED BETWEEN APRIL 1 AND SEPTEMBER 30 DUE TO THE POTENTIAL FOR FEDERALLY PROTECTED SPECIES HABITAT OF THE INDIANA BAT AND THE NORTHERN LONG EAR BAT. TREE REMOVALS WILL BE COMPLETED SEPARATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STUMP REMOVAL OF PREVIOUS FELLED TREES AND BRUSH CLEARING AND TRIMMING OF TREES AND BRANCHES 3" AND SMALLER.
3.

HERBICIDE APPLICATION

WITHIN 48 HOURS OF TREE AND BRUSH REMOVAL, CONTRACTOR SHALL APPLY TRICLOPYR 4, BANVEL, OR APPROVED EQUAL VEGETATION SOLUTION AT MANUFACTURER'S RECOMMENDED APPLICATION RATE TO ALL EXPOSED ROOT MATERIAL.
4.

DRIVEWAY APPROACHES

MINOR GRADING OF DRIVEWAY APPROACHES AND ALL SAW CUTS REQUIRED FOR DRIVEWAY APPROACHES WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT UNIT PRICE BID FOR _SHARED USE PATH, GRADING SPECIAL. APPROACHES WILL BE MEASURED FROM THE EDGE OF THE PAVEMENT TO THE END OF THE APPROACH. ALL OTHER PAVING SHALL BE CONSIDERED MAINLINE PAVING, INCLUDING ALL STREET APPROACHES, DECELERATION AND ACCELERATION LANES. COMMERCIAL DRIVEWAYS SHALL HAVE 30' RADII, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5.

PROPERTY INGRESS AND EGRESS

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCEPTABLE INGRESS AND EGRESS TO ALL PROPERTIES DURING CONSTRUCTION. THIS WORK WILL BE PAID FOR AS: _MAINTENANCE GRAVEL, SPECIAL.
6.

GRADING LIMITS

THE GRADING/CLEARING LIMIT LINES SHOWN ON THE PLANS ARE GENERAL LIMITS PROVIDED IN ADDITION TO THE PATH PROFILE TO GUIDE THE CONTRACTOR IN ESTIMATING DISTURBANCE AREAS, AS WELL AS EXCAVATION AND EMBANKMENT. AREAS TO BE GRADED MAY EXTEND PAST THESE LIMITS WHEN WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN DESIGNATED PATHWAY EASEMENTS AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ESTIMATE RESTORATION IMPACTS BASED ON THEIR ANALYSIS OF THE INFORMATION PROVIDED, AND NOT NECESSARILY THE GRADING LIMIT LINES SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR PROVIDING ALL SITE RESTORATION FOR A SQUARE YARD AMOUNT AS PROVIDED IN TURF ESTABLISHMENT, PERFORMANCE AND PROJECT CLEAN UP PAY ITEMS. DISTURBANCE LIMITS SHALL BE MINIMIZED TO PROTECT ALL NATURAL AREAS. ALL DISTURBED AREAS SHALL BE RESTORED AS NEW.
7.

COVERS AND CASTINGS

ALL FINAL ELEVATIONS OF MANHOLE CASTINGS, HYDRANTS, VALVES AND VALVE BOXES SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD. CASTINGS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR, WITH MATERIALS APPROVED BY THE ENGINEER.
8.

STRUCTURES

DRAINAGE STRUCTURES, MANHOLES, CATCH BASINS, INLETS, GATE WELLS AND VALVE BOXES WHICH REQUIRE ADJUSTMENT OR RECONSTRUCTION SHALL ONLY BE PAID FOR ONCE, PER THE CONTRACT PAY ITEM, REGARDLESS OF HOW MANY TIMES THE STRUCTURE IS ADJUSTED. "POINTING UP" STRUCTURES SHALL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT UNIT PRICE BID FOR DR STRUCTURE COVER, TYPE _.
9.

TURF ESTABLISHMENT

ALL AREAS OF SLOPE RESTORATION SHALL BE SEEDED WITH MDOT TYPE TURF THV (TURF HEAVY SOIL) SEED MIXTURE.
10.

RIPRAP, PLAIN

RIPRAP MATERIAL SHALL BE NATURAL STONE AS SPECIFIED IN SECTION 916.01 OF THE MDOT 2020 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
11.

SUBBASE

THE CONTRACTOR SHALL PROVIDE A SAMPLE OF PATHWAY SUBBASE FOR TESTER TO CALIBRATE NUKE GAUGE.
12.

TREE PLANTING

TREE PLANTING SPECIES AND LOCATIONS SHALL BE DETERMINED BY THE ENGINEER.

GENERAL NOTES

1.

PARKING LOT IMPROVEMENTS AND WALKWAYS TO MEET ALL BARRIER FREE UNIVERSAL ACCESS REQUIREMENTS.
2.

ALL PATH RAMPS ARE TO BE ADA COMPLIANT AND BE CONSTRUCTED WITH 6" THICK CONCRETE ON TOP OF A MINIMUM 4" 21AA AGGREGATE BASE WITH THE INSTALLATION OF DETECTABLE WARNING SURFACES PER MDOT STANDARD DETAIL R-28 SERIES.
3.

NOTICE OF COVERAGE

THIS PROJECT DISTURBS LESS THAN 5 ACRES OF LAND AND DOES NOT REQUIRE AN NDPES PERMIT.

TOTAL IMPROVEMENTS AREA: 0.70 ACRES

PARKING REQUIRED (TIMBER TOWN PARK & PAVILION):

OUTDOOR RECREATION:	1 SPACE PER 1,000 SFT OF USE AREA
USE AREA:	34,000 SFT (TIMBERTOWN, PAVILION, GAGA PIT, PROPOSED PICKLEBALL COURTS)
STANDARD	34
BARRIER-FREE PARKING	1
BARRIER-FREE PARKING (VAN ACCESSIBLE)	1

PARKING PROVIDED:

STANDARD	40
BARRIER-FREE PARKING (VAN ACCESSIBLE)	3
(2 STANDARD, 1 VAN ACCESSIBLE REQUIRED)	

WCWRC REQUIREMENTS:

REQUIRED DETENTION (INCLUDING INFILTRATION)	19,683 CFT
REQUIRED DETENTION (SUBTRACTING INFILTRATION)	12,650 CFT
PROPOSED RAIN GARDEN VOLUME (ASSUMING 1 INCH/HR INFILTRATION)	16,000 CFT



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Client
HURON WATERLOO PATHWAYS INITIATIVE

Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS

Title
CONSTRUCTION NOTES

Project No.
2075133813

Scale
NO SCALE

Drawing No.
G-03

Sheet
3 of 14

STANDARD PLANS NOT TO BE PRINTED	
SHEET NO.	TITLE
R-1-G	DRAINAGE STRUCTURES
R-10-D	COVER E
R-28-J*	SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
R-29-I	DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALKS
R-30-G	CONCRETE CURB AND CONCRETE CURB & GUTTER
R-74-D	BUMPER & PARKING RAILS, MISC WOOD POSTS
R-80-E	GRANULAR BLANKET, UNDERDRAINS, OUTLET ENDINGS FOR UNDERDRAINS AND SEWER BULKHEADS
R-82-D	BEDDING AND FILLING AROUND PIPE CULVERTS
R-83-C	UTILITY TRENCHES
R-86-F	PRECAST CONCRETE END SECTION FOR PIPE CULVERTS
R-95-G	CULVERT SLOPED END SECTIONS
R-96-E	SOIL EROSION & SEDIMENTATION CONTROL MEASURES
R-100-H	SEEDING AND TREE PLANTING

*DENOTES SPECIAL DETAIL INCLUDED IN PROPOSAL

WCWRC CALCULATIONS WORKSHEETS

TRAFFIC AND SAFETY STANDARD PLANS NOT TO BE PRINTED	
SHEET NO.	TITLE
*WZD-100-A	GROUND DRIVEN SIGN SUPPORTS FOR TEMP SIGNS
*WZD-125-E	TEMPORARY TRAFFIC CONTROL DEVICES
SIGN-120-E	ROADSIDE SIGN LOCATIONS & SUPPORT SPACING
SIGN-200-D	STEEL POSTS
PAVE-900-F	PAVEMENT ARROW AND MESSAGE DETAILS
PAVE-945-C	INTERSECTION, STOP BAR & CROSSWALK MARKINGS
*SIGN-740-B	MISCELLANEOUS SIGN CONNECTION DETAILS

STORMWATER BMP NOTES:

1. MAINTENANCE OF THE STORMWATER BMP's WILL BE THE RESPONSIBILITY OF THE CITY OF CHELSEA.
2. CHEMICAL MAY NOT BE USED IN THE VICINITY OF STORMWATER BMP's, WITH THE EXCEPTION OF INVASIVE SPECIES TREATED BY A QUALIFIED APPLICATOR.

WCWRC CALCULATION NOTES:

1. FINAL WCWRC CALCULATIONS WILL MEET ALL WCWRC AND CITY OF CHELSEA STANDARDS. APPLICANT WILL WORK WITH CITY ENGINEER TO MEET REQUIREMENTS.

LOCAL AGENCY

POLICE DEPARTMENT
(734) 971-8400
EMERGENCY - 911

FIRE DEPT.
NON-EMERGENCY: (734)
475-8755
EMERGENCY: 911
CITY OF CHELSEA
Chuck Stevens
305 S. Main St. - Suite 100
Chelsea, MI 48118
Email:
cstevens@city-chelsea.org

LONG TERM MAINTENANCE PLAN:

(STORMWATER BMP's)

AGENCY & UTILITY CONTACTS

WASHTENAW COUNTY
PARKS & RECREATION

Coy Vaughn, AICP
2230 Platt Rd.
Ann Arbor, MI 48107
(734) 971-6337
Email:
vaughnc@ewashtenaw.org

HURON WATERLOO
PATHWAYS INITIATIVE

Mackenzie A. Wisniewski
14800 E. Old US 12
Chelsea, MI 48118
Email:
mwisnieski@huron-waterloo-pathways.org

W1-a	Rational Method Variables	Cover Type	Soil Type	Area (SFT)	Area (Ac)	C	C x A (Ac)	C x A (sf)
		Roof	B	0	0	0.95	0	0
		Gravel	B	0	0	0.85	0	0
		Concrete (Connection Pathways + Pickleball)	B	21116	0.48	0.95	0.46	20060
		Asphalt (Parking Lot)	B	28433	0.65	0.95	0.62	27011
		Lawn	B	0	0	0.3	0	0

W1-b	NRCS Variables Pervious	Cover Type	Soil Type	Area (SFT)	Area (Ac)	CN	CN x A (Ac)	CN x A (sf)
		Lawn	B	0	0	61	0	0
Total CN x A						0	0	
Total Area						0	0	
Weighted CN - (Tot CNxA)/(Tot A)						61.00	61.00	

W1-c	NRCS Variables Impervious	Cover Type	Soil Type	Area (SFT)	Area (Ac)	CN	CN x A (Ac)	CN x A (sf)
		Roof	B	0	0	98	0	0
		Gravel	B	0	0	89	0	0
		Concrete (Connection Pathways + Pickleball)	B	21116	0.48	98	47.51	2069368
		Asphalt (Parking Lot)	B	28433	0.65	98	63.97	2786434

W2	First Flush Volume Rational	
	$V_{ff} = (1") (1/12)^2 \cdot 43560 \cdot A \cdot C$	
	A	1.14
	C	0.95
	V_{ff}	3923 CFT

W3	Presettlement Bankfull Runoff Calculation (Vbf-pre)			
2 yr / 24 hour storm	P	2.35	in	
Determine Presettlement CN. Assume Good Cover Forrestand or Meadow	CN	58		
$S = 1000 / CN - 10$	S	7.24	in	
$Q = (P - 0.2 * S) ^ 2 / (P + 0.8 * S)$	Q	0.10	in	
Total site area excluding "Self Crediting" BMPs	A	####	sf	
$Vbf\text{-}pre = Q(1/12)A$	Vbf-pre	412	cf	

W4	Pervious Cover Post-Development Bankfull Runoff Calculation (Vbf-per-post)		
2 yr / 24 hour storm	P	2.35	in
	CN	61	
S = 1000/CN - 10	S	6.39	in
Q = (P - 0.2*S)^2 / (P + 0.8*S)	Q	0.15	in
Total site area excludng "Self Crediting" BMPs	A	0	sf
Vbf-per-post = Q(1/12)A	Vbf-per-post	0	cf

W5	Impervious Cover Post-Development Bankfull Runoff Calculation (Vbf-imp-post)			
	2 yr / 24 hour storm	P	2.35	in
		CN	98	
	S = 1000/CN - 10	S	0.20	in
	Q = (P - 0.2*S)^2 / (P + 0.8*S)	Q	2.12	in
	Total site area exluding "Self Crediting" BMPs	A	####	sf
	Vbf-imp-post = Q(1/12)A	Vbf-imp-post	8761	cf

Previous Cover Post-Development 1% Storm Runoff Calculation (V100-per-post)			
2 yr / 24 hour storm	P	5.11	in
	CN	61	
$S = 1000 / CN - 10$	S	6.39	in
$Q = (P - 0.2 * S)^2 / (P + 0.8 * S)$	Q	1.44	in
Total site area excluding "Self Crediting" BMPs	A	0	sf
$V100\text{-per-post} = Q(1/12)A$	V100-per-post	0	cf

N7	Previous Cover Post-Development 1% Storm Runoff Calculation (V100-imp-p)			
	2 yr / 24 hour storm	P	5.11	in
		CN	98	
	$S = 1000 / CN - 10$	S	0.20	in
	$Q_c = (P - 0.2^*S)^2 / (P + 0.8^*S)$	Q	4.87	in
	Total site area excluding "Self Crediting" BMPs	A	49549	sf
	$V100\text{-imp-post} = Q(1/12)A$	V100-imp-post	20121	cf

Summary	
Vff	3923
Vbf-pre	412
Vbf-per-post	0
Vbf-imp-post	8761
V100-per-post	0
V100-imp-post	20121

Infiltration Requirement	
Total Post-Development Bankfull Volume (Vbf-post)	8761
Presettlement Bankfull Volume	412
Bankfull Volume Difference	8348
Infiltration Requirement equals the greater between the Bankfull Volume Difference and the First Flush Volume Vff	8348

W10	Qp = 238.6* $T_c^{-0.82}$ (Peak of the Unit Hydrograph)	Qp	1432	cfs/in-mi ²
	Total site area (Ac) excludng "Self-Crediting" BMPs	A	1.14	Ac
	Q100 = Q100-per + Q100-imp	Q100	6.31	in
	Peak Flow (PF) = (Qp*Q100*A)/640	PF	16.06	cfs
	Change in flow = PF - 0.15*A	Delta	15.89	
	Required Detention Vdet = (Delta/PF)*V100 - Vinf	Vdet	11559	
	Required Volume Without Subtracting Infiltration	V	19907	

W8	Flow Type	K	Change in Elev	Length	Slope %	Slope^0.5	V=K*S^0.5	Tc=L/(V*3600)
	Sheet	0.48	1	140	0.71	0.85	0.41	0.10
	Waterway	1.2	1	80	1.25	1.12	1.34	0.02
	Small Trib.	2.1						

	Total time of concentration Tc	0.11	Hrs
		7	C

W11& W13							
		Area (SFT)	Storage Volume (cf)		Design Infiltration Rate (in/hr)	Infiltration Volume During Storm (cf)	Total Volume Reduction (cf)
			Surface	Soil			
	Parking Lot Rain Garden	4500	8060	2060	1	1755	11875
	Parking Lot Island	1750	1050	800	1	175	2025
	Pickleball Rain Garden	1400	1120	635	1	420	2175
							16075



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Client
HURON WATERLOO PATHWAYS INITIATIVE

Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS

Title
CONSTRUCTION NOTES
& CONTACT INFORMATION

Project No.
2075133813

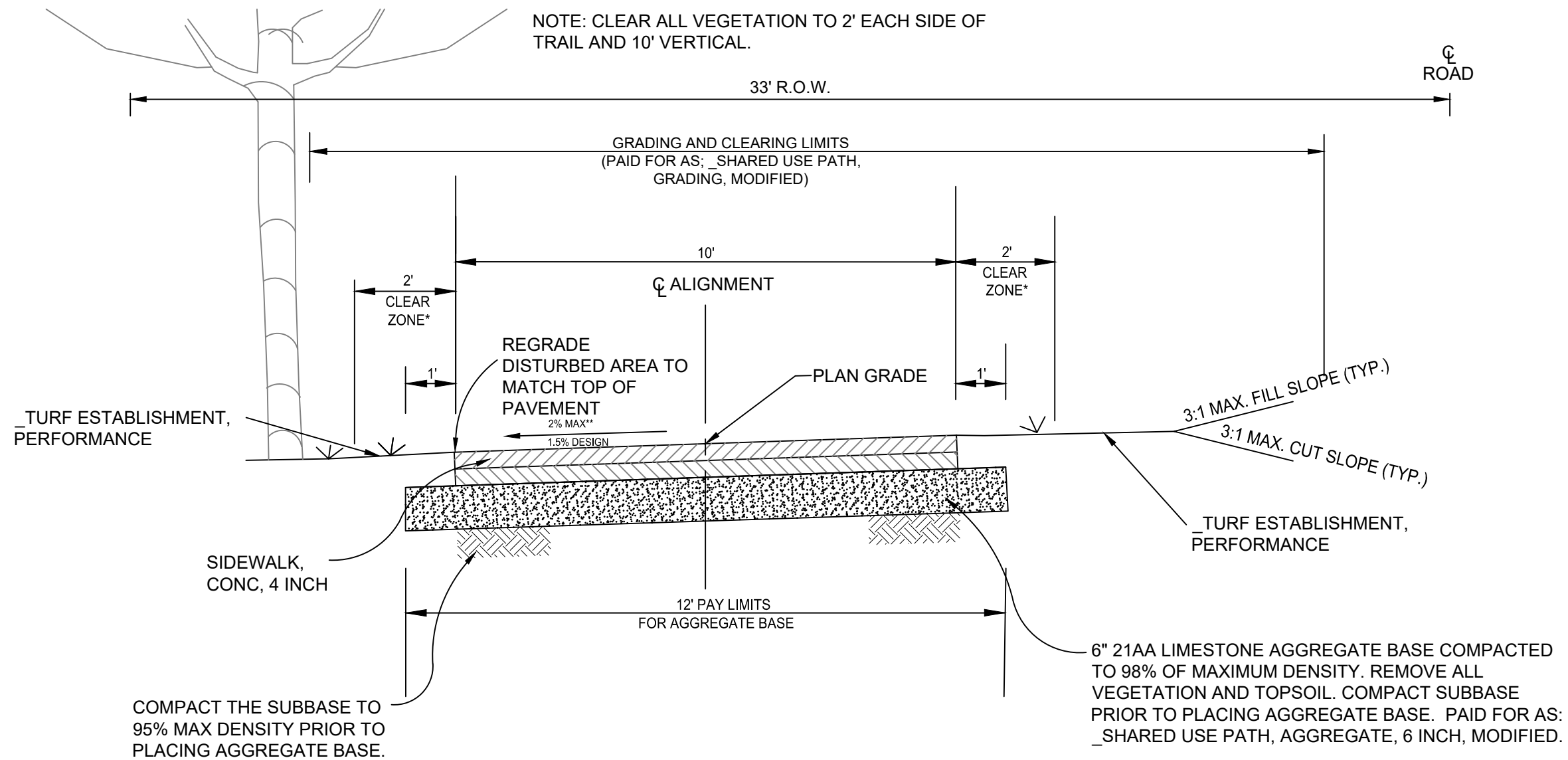
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Drawing No
G-04

Sheet
4 of 14

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*PATHWAY CLEAR ZONE SHALL HAVE 6:1 MAX. SLOPE.
 **PATH SLOPE DIRECTION VARIES.

PROPOSED 10' WIDE BITUMINOUS SHARED USE PATH CROSS SECTION

NO SCALE

HMA APPLICATION TABLE

ITEM	APPLICATION RATE	PERFORMANCE GRADE	REMARKS	MINIMUM AWI
SHARED USE PATH, HMA	220 lb/SYD	64-28	TOP COURSE, 5E3 (2-INCH LIFT)	220
	220 lb/SYD	58-28	LEVELING COURSE, LVSP (2-INCH LIFT)	220
HMA APPROACH	220 lb/SYD	64-28	TOP COURSE, 5E3 RESIDENTIAL DRIVE ENTRANCE (2-INCH LIFT)	220
HMA APPRACH	220 lb/SYD	58-28	LEVELING COURSE, LVSP RESIDENTIAL DRIVE ENTRANCE (2-INCH LIFT)	220

BITUMINOUS BOND COAT: THE FOLLOWING RATES OF BITUMINOUS BOND COAT (SS-1h) SHALL BE USED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

(A.) 0.10 GAL./SQ. YD. SHALL BE APPLIED OVER ALL
EXISTING PAVEMENTS AND PAVEMENT SURFACES.

(B.) 0.10 GAL./SQ. YD. SHALL BE APPLIED BETWEEN
SUBSEQUENT HMA COURSES.

RECYCLED ASPHALT PAVEMENT:
MAXIMUM RAP SHALL BE 25%.

AIR VOIDS:
3% AIR VOIDS SHALL BE USED ON HMA TOP COURSE.



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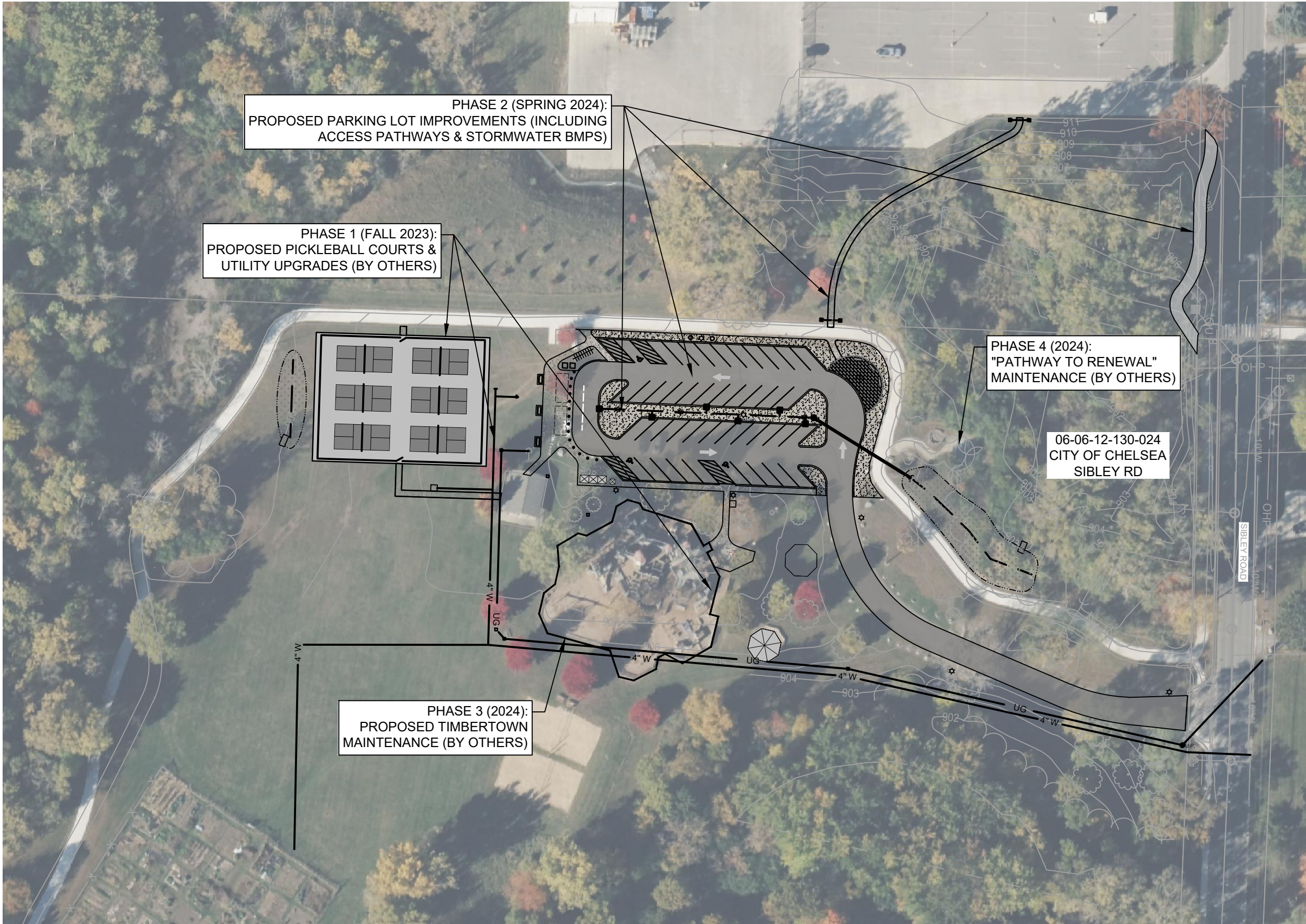
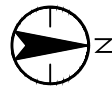
Client	HURON WATERLOO PATHWAYS INITIATIVE
Project	TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title	TYPICAL CROSS SECTIONS

Project No.
2075133813

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NO SCALE

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G-05

Sheet
5 of 14



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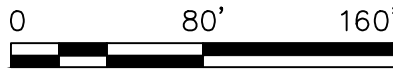
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Client
HURON WATERLOO PATHWAYS INITIATIVE
Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title
OVERALL PROPOSED
SITE PLAN

Project No.
2075133813

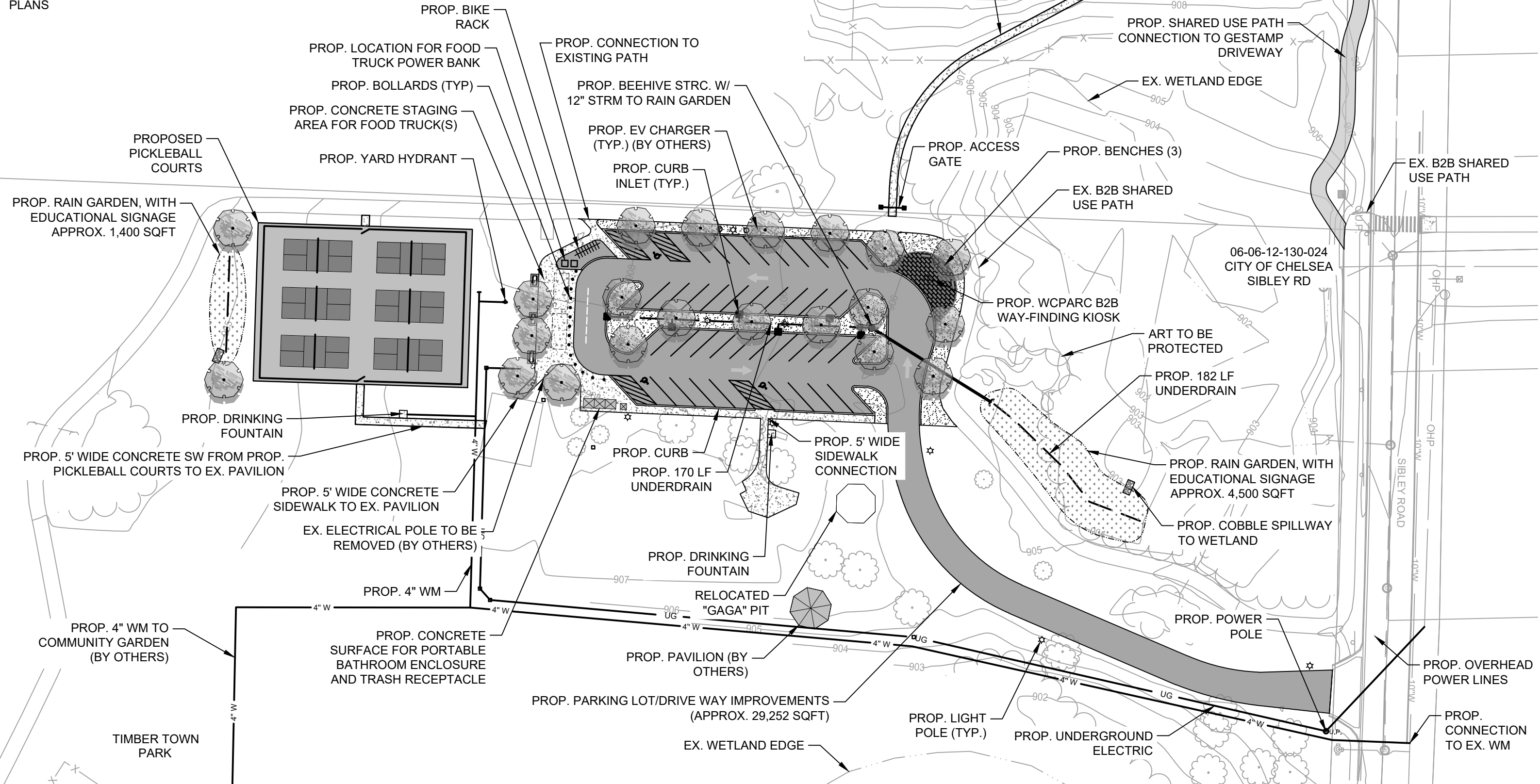
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Drawing No.
C-001

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Drawing No.
C-100

Project No.
2075133813

Scale

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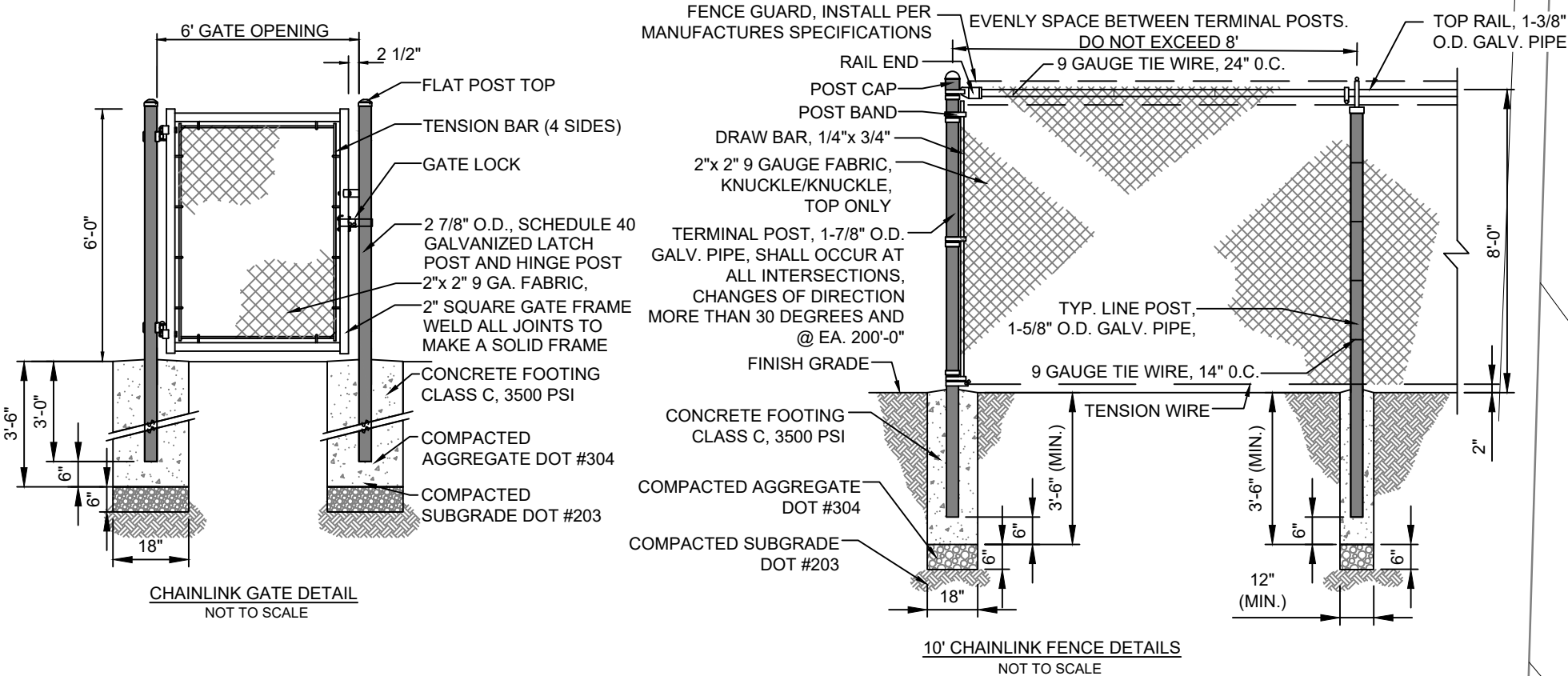


Drawing No.
C-100

Sheet
9 of 14

PICKLEBALL COURT EQUIPMENT NOTES:

1. PICKLEBALL EQUIPMENT SHALL BE AS MANUFACTURED BY JAYPRO SPORTS AVAILABLE AT WWW.JAYPRO.COM. POSTS SHALL BE MODEL PPR10GR DELUXE PICKLEBALL POST 2 7/8". HEAVY DUTY SELF LOCKING WINCH WITH REMOVABLE HANDLE. INCLUDE GROUND SLEEVES AND COVERS, TP278G. PICKLEBALL NET SHALL BE PT-2IN. INSTALL PICKBALL EQUIPMENT WITH GROUND SLEEVES AND PER THE MANUFACTURER'S RECOMMENDATION FOR LOCATION, METHODS, FOOTINGS, AND HEIGHT. EXCEPTION IS THAT FOOTING MUST BE TO A DEPTH OF NOT LESS THAN 42".
2. PLACE ALL FABRIC ON PLAY SIDE OF RAILS AND POSTS.
3. DIMENSIONS SHOWN DO NOT INCLUDE COLOR COATING.



PICKLEBALL COURT SURFACE NOTES:

ACRYLIC PICKLEBALL SURFACE SHALL CONSIST OF TWO COATS OF ACRYLIC SURFACE MATERIAL AND TWO COATS OF ACRYLIC COLOR MATERIALS, COLORS TO BE SELECTED BY OWNER.

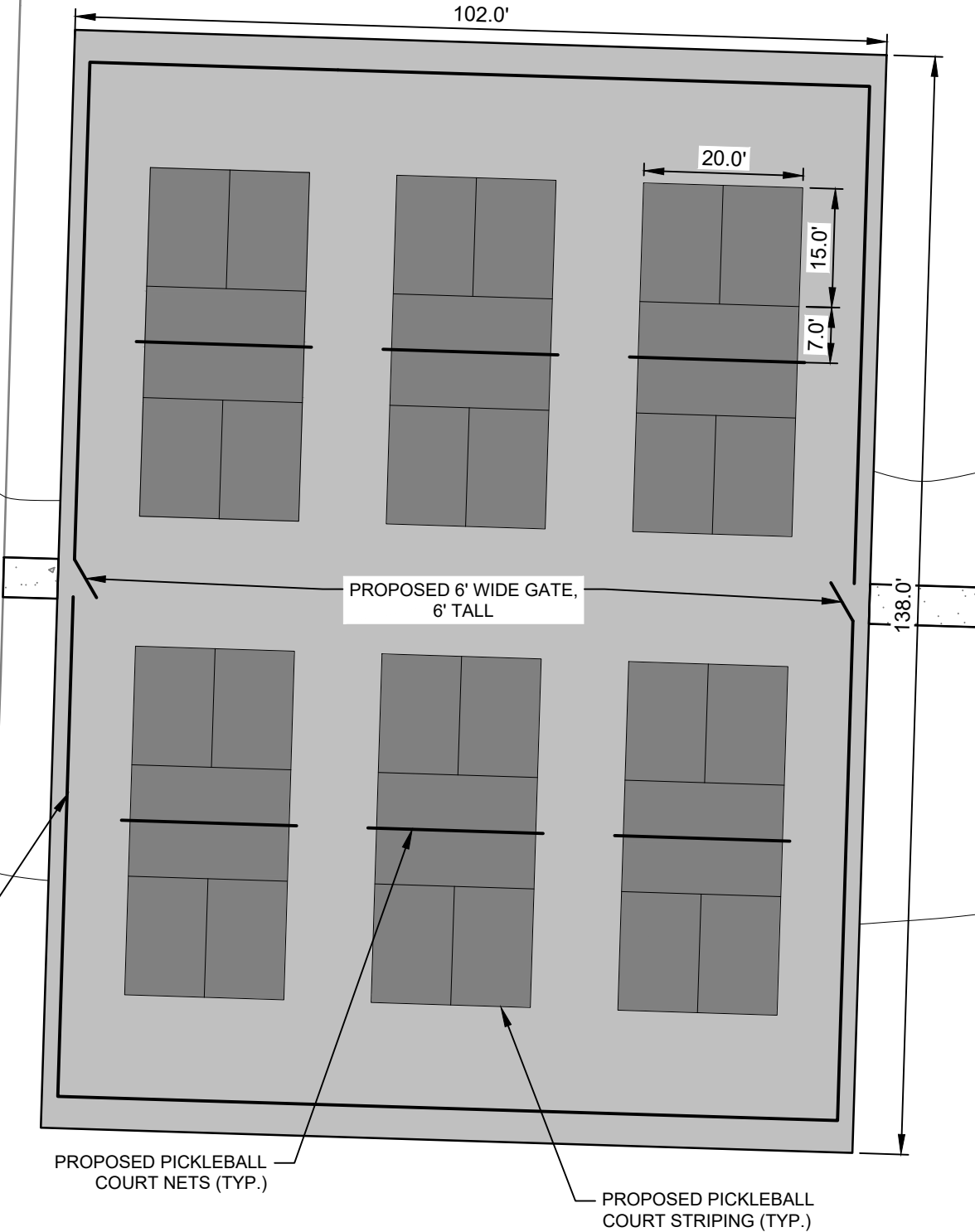
COLOR FINISH (FLEXIBLE ACRYLIC COLOR SYSTEM),
COLOR TO BE APPROVED BY OWNER

8" MDOT REINFORCED
CONCRETE GRADE 3500 MIX

6" 21AA LIMESTONE
AGGREGATE BASE,
COMPACTED TO 98%
MAX PROCTOR

SUBBASE COMPACTED TO 95% MAX PROCTOR

PICKLEBALL COURT SURFACE SECTION
NOT TO SCALE



PICKLEBALL COURT PLAN VIEW



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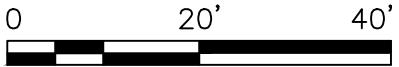
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Client
HURON WATERLOO PATHWAYS INITIATIVE
Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title
PICKLEBALL COURT DETAILED
SITE PLAN AND GRADING

Project No.
2075133813

Scale

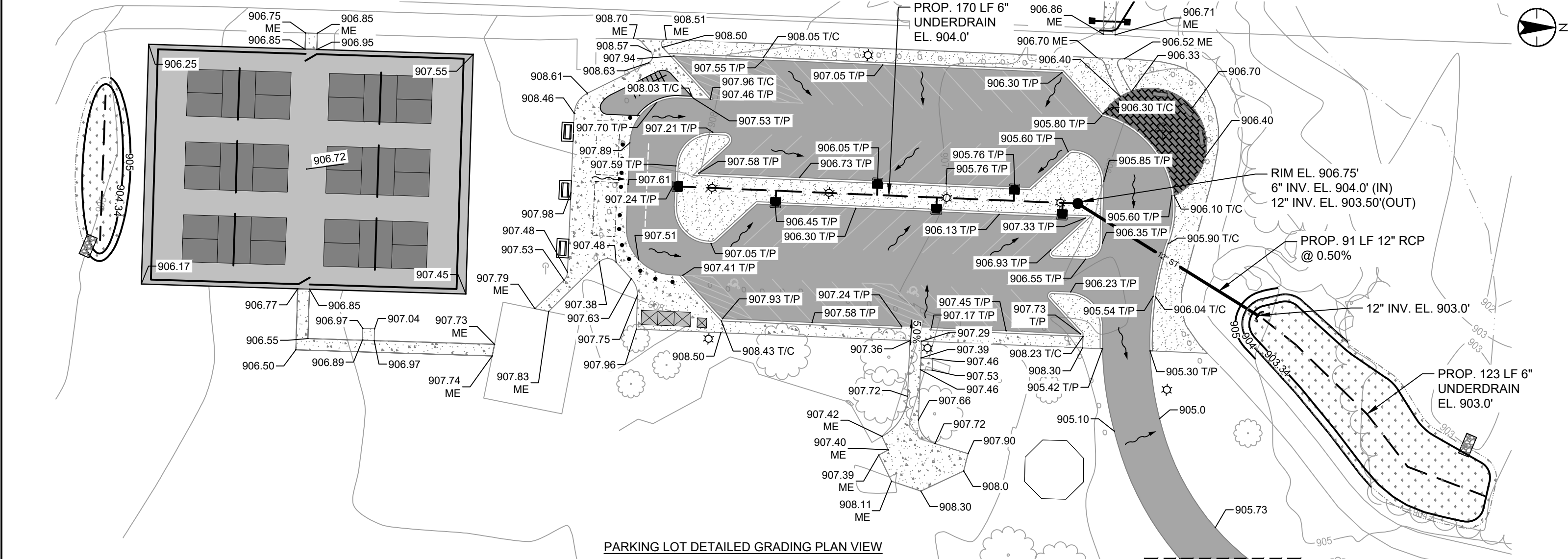


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C-110

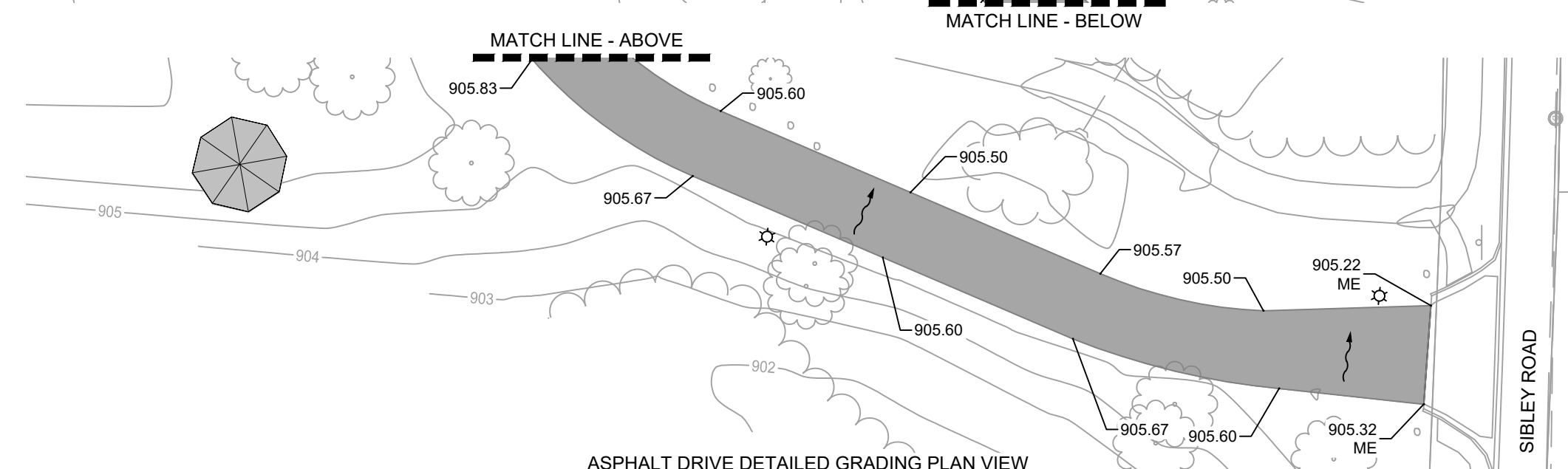
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10 of 14

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PARKING LOT DETAILED GRADING PLAN VIEW



ASPHALT DRIVE DETAILED GRADING PLAN VIEW



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Client
HURON WATERLOO PATHWAYS INITIATIVE
Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title
PROPOSED DETAILED GRADING PLANS

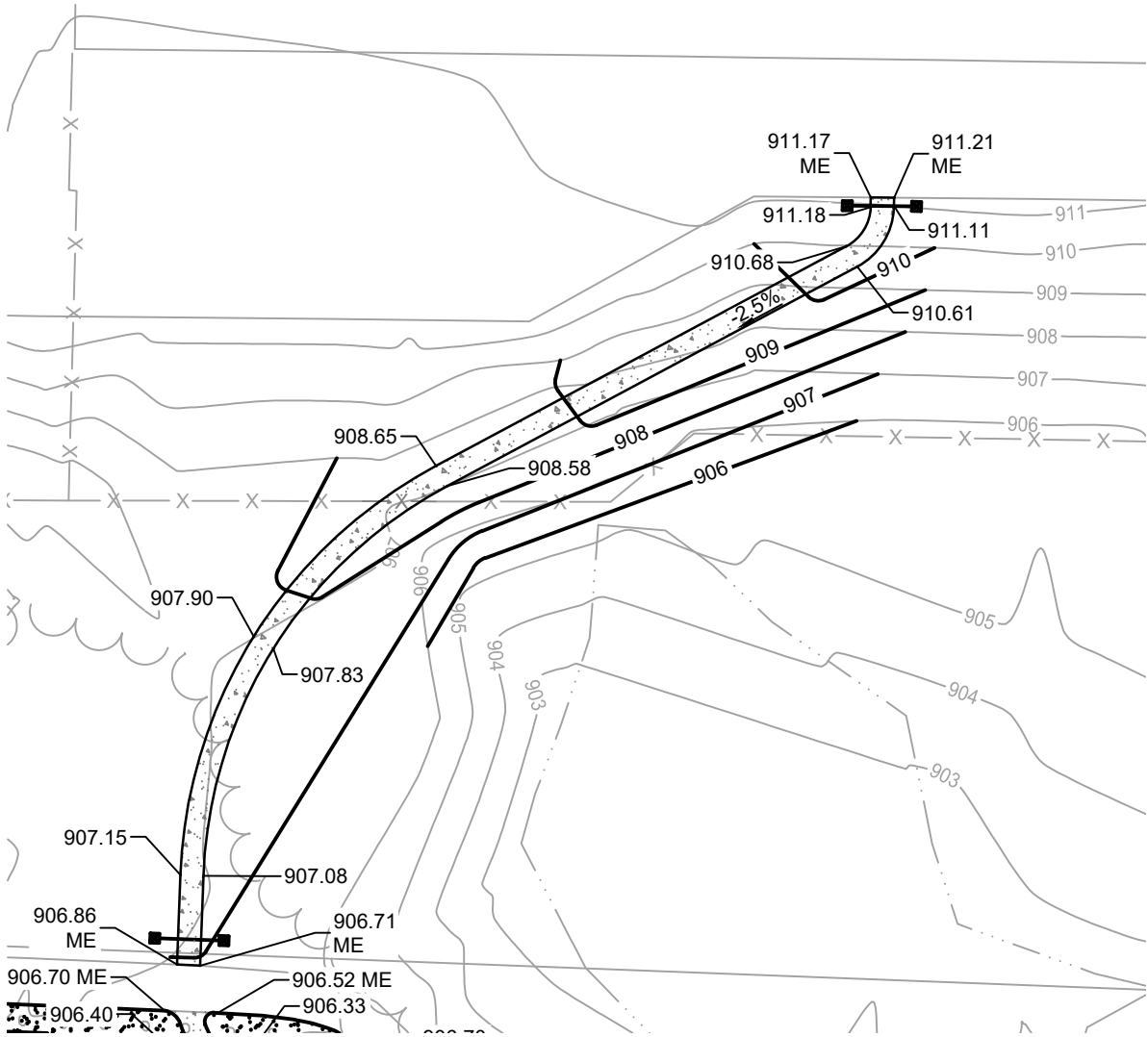
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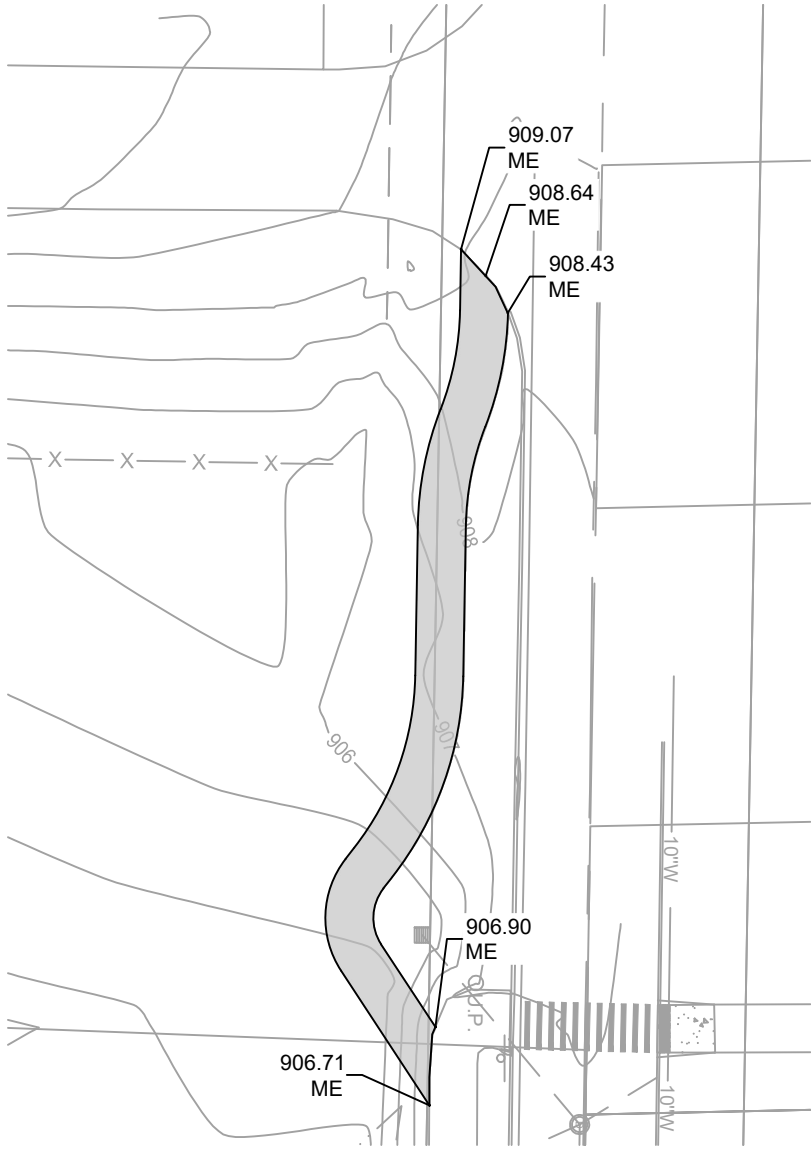
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Drawing No.
C-200

Sheet
11 of 14



GESTAMP PARKING LOT SIDEWALK CONNECTION DETAILED GRADING PLAN VIEW



EXISTING PATH CONNECTION DETAILED GRADING PLAN VIEW



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HURON WATERLOO PATHWAYS INITIATIVE
Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title
PROPOSED DETAILED GRADING PLANS

Project No.
2075133813

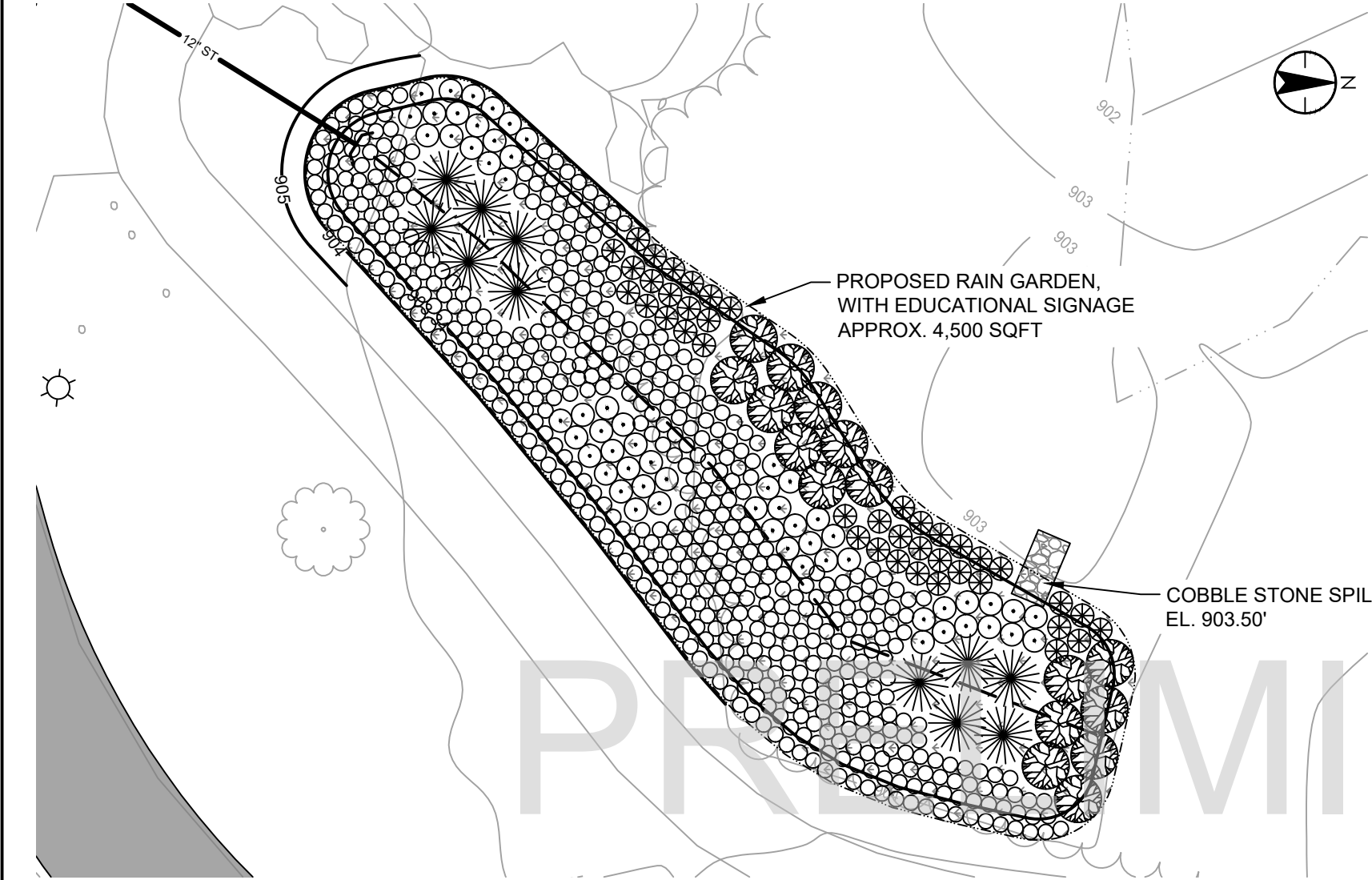
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Drawing No.
C-201

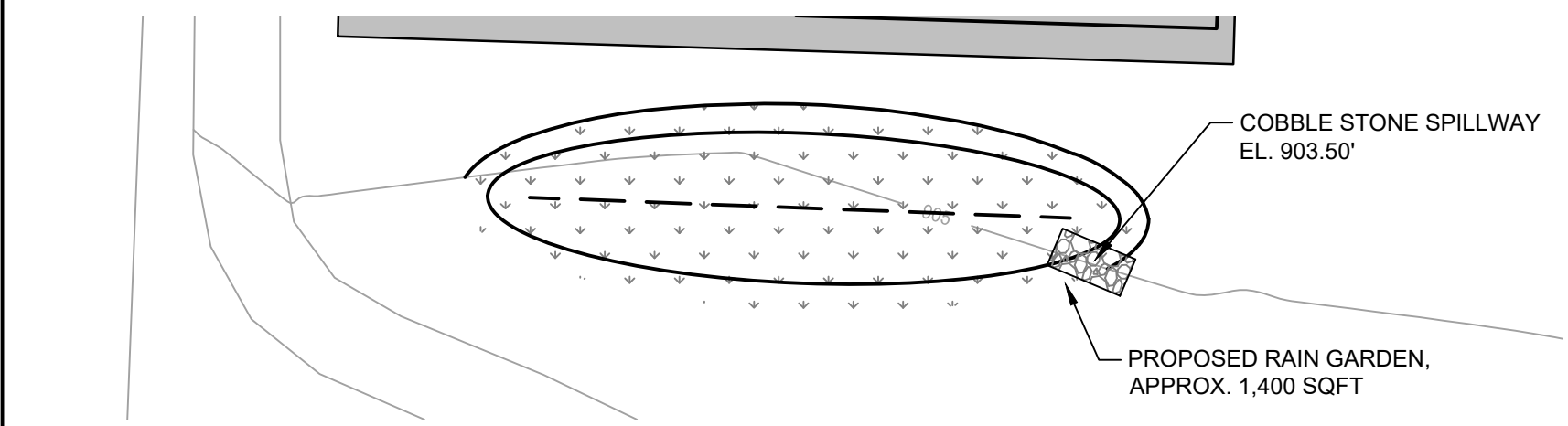
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12 of 14

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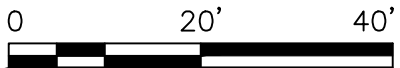
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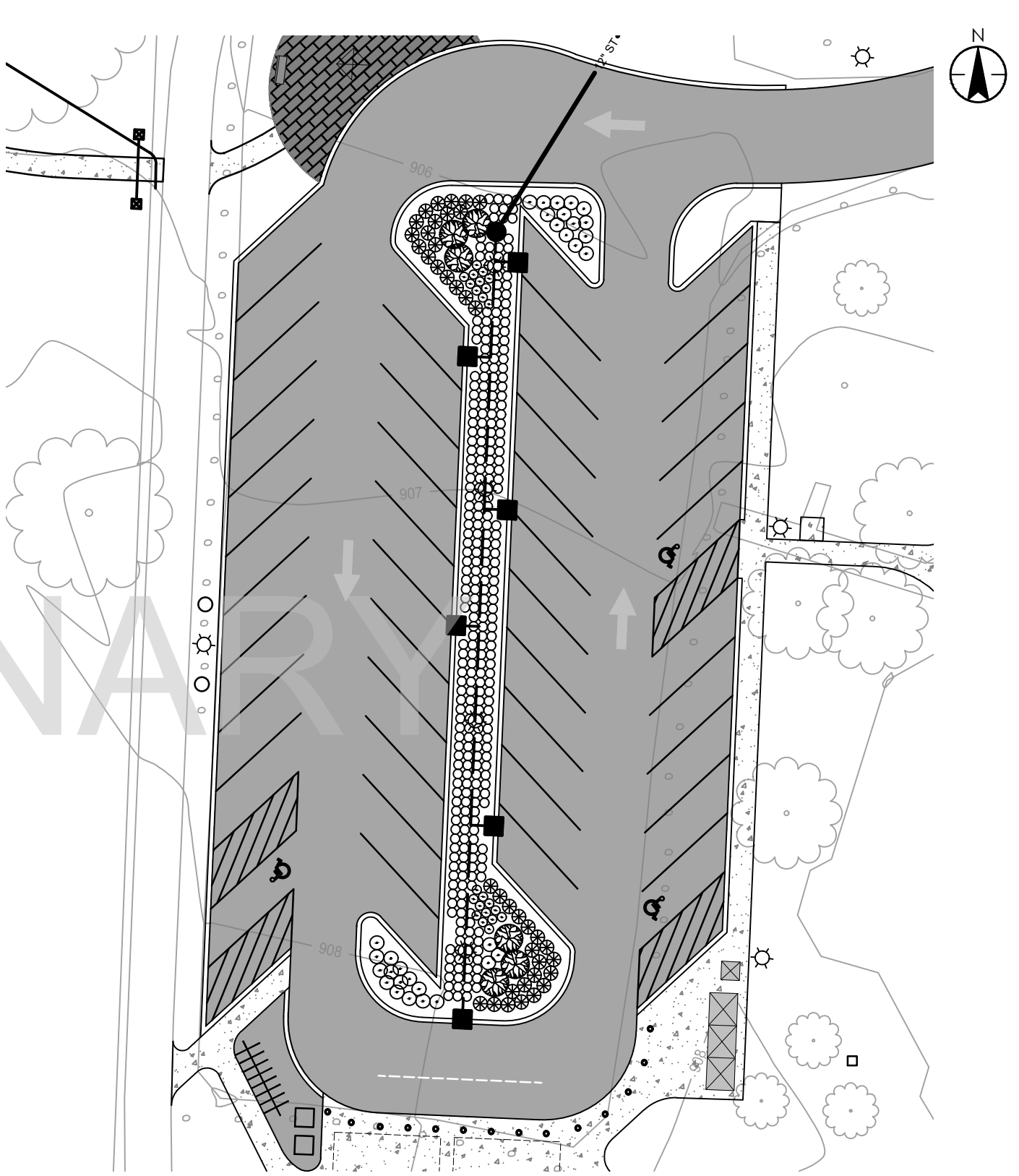
PROPOSED RAIN GARDEN NORTH OF PARKING LOT PLAN VIEW
SCALE: 1" = 20'



PROPOSED RAIN GARDEN SOUTH OF PICKLEBALL COURT PLAN VIEW
SCALE: 1" = 20'



NOTE:
LANDSCAPE PLAN IS PRELIMINARY AND
SUBJECT TO FINAL STORMWATER DESIGN




PROPOSED PARKING LOT ISLAND PLAN VIEW
SCALE: 1" = 30'





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Client
HURON WATERLOO PATHWAYS INITIATIVE

Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS

Title
LANDSCAPING PLAN

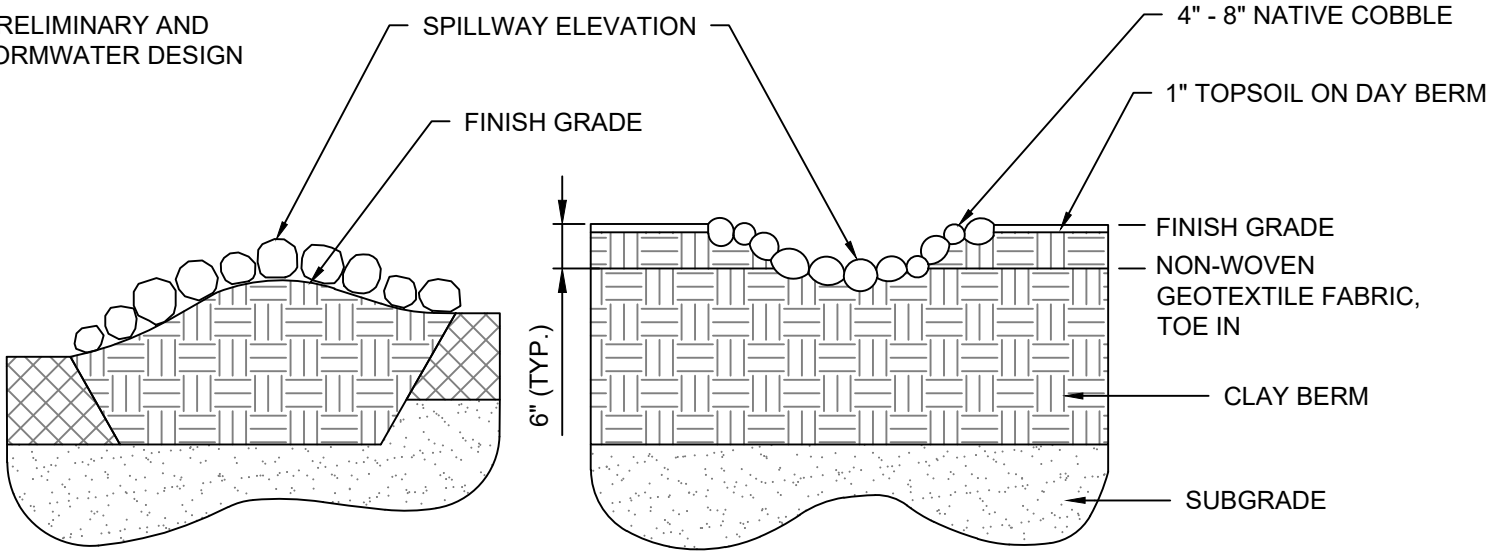
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AS SHOWN

Drawing No.
L-100

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13 of 14

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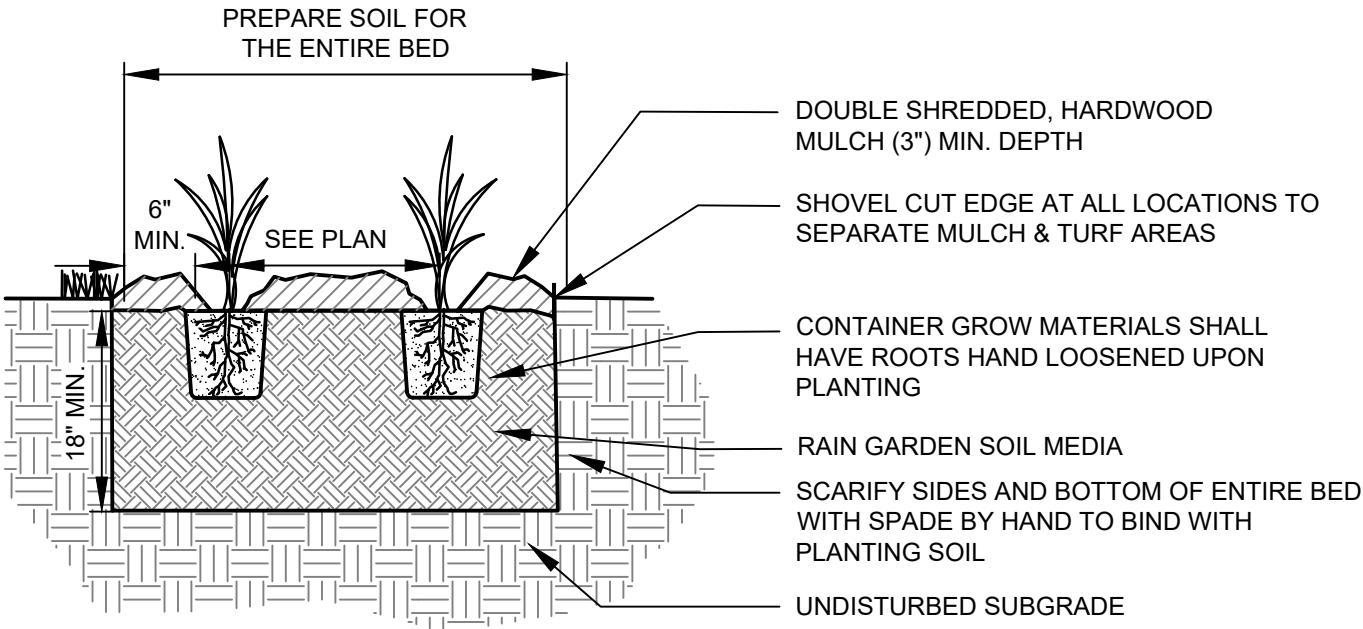
PROFILE

CROSS SECTION

NOTES:

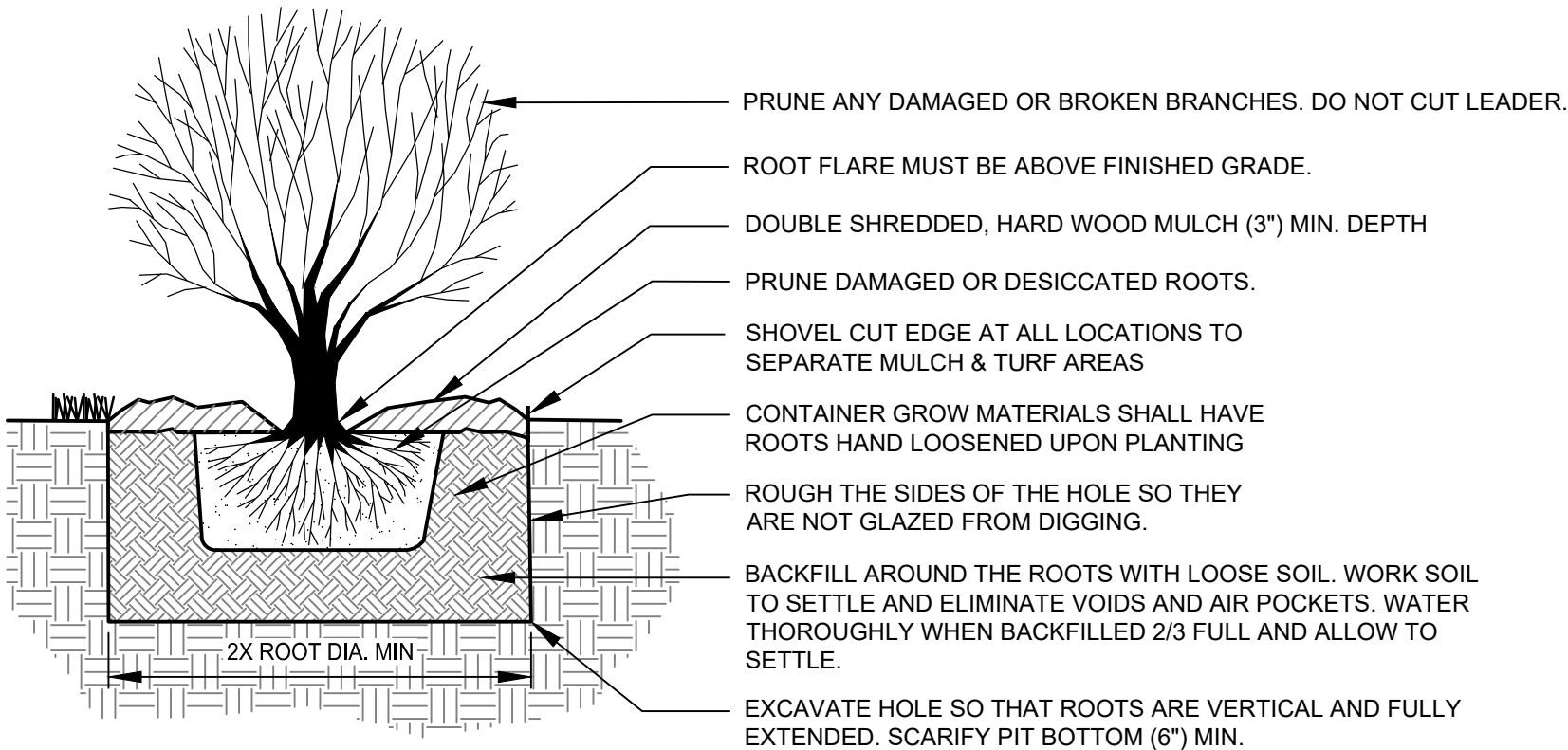
1. SEE GRADING PLAN FOR ELEVATIONS.
2. CHOCK ALL VOIDS WITH 1" - 2" STONE.
3. CLAY BERM TO BE COMPOSED OF CLAY SOIL CAPABLE OF MAINTAINING INTEGRITY OF BERM WHEN FILLED WITH WATER.
4. CLAY BERM TO BE TOPDRESSED WITH 1" TOPSOIL. LOOSEN IMMEDIATELY PRIOR TO PLANTING.

COBBLE SPILLWAY DETAIL
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE

1
L-101



SHRUB PLANTING
NOT TO SCALE

2
L-101

PLANTING SCHEDULE:

QTY	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
Shrubs							
11	CS	Redosier Dogwood	Cornus sericea	5'	8'	6' OC	#5 CONT
22	AM	Black Chokeberry	Aronia melanocarpa elata	5'	5'	6' OC	#5 CONT
91	SA	White Meadowsweet	Spiraea alba	3'	3'	3' OC	#5 CONT
80	DL	Dwarf Bush Honeysuckle	Diervilla lonicera	3'	3'	3' OC	#5 CONT
204	TOTAL SHRUBS						

Perennials & Ornamental Grasses							
55	AF	Blue Giant Hyssop	Agastache foeniculum	2'	2'	2' O.C.	#1 CONT
55	AL	Lady's Mantle	Alchemilla mollis	2'	2'	2' O.C.	#1 CONT.
55	AC	Canada Anemone	Anemone canadensis	1'	1'	1' O.C.	#1 CONT.
60	AT	Butterfly Milkweed	Asclepias tuberosa	3'	1.5'	1.5' O.C.	#1 CONT.
55	AN	Purple Dome Aster	Aster novae-angliae 'Purple Dome'	1.5'	1.5'	1.5' O.C.	#1 CONT.
50	BC	Fringed Brome	Bromus ciliatus	3'	1'	1' O.C.	#1 CONT.
58	CV	Fox Sedge	Carex vulpinoidea	2'	1.5'	1.5' O.C.	#1 CONT.
60	EH	Bottlebrush Grass	Elymus hystrix	3'	1'	1' O.C.	#1 CONT.
60	EM	Phantom Joe Pye Weed	Eupatorium maculatum 'Phantom'	2.5'	2'	2' O.C.	#1 CONT
55	IV	Blue Flag Iris	Iris versicolor	2'	2'	2' O.C.	#1 CONT
60	LP	Prairie Blazing Star	Liatris pycnostachya	4'	2'	2' O.C.	#1 CONT
60	MF	Wild Bergamot	Monarda fistulosa	3'	2'	2' O.C.	#1 CONT
60	RH	Black Eyed Susan	Rudbeckia hirta	3'	1.5'	2' O.C.	#1 CONT
70	SN	Indian Grass	Sorghastrum nutans	5'	2'	2' O.C.	#1 CONT
50	SH	Prairie Dropseed	Sporobolus heterolepis	2'	2'	2' O.C.	#1 CONT
863	TOTAL PERENNIALS & ORNAMENTAL GRASSES						



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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS DIG PRIOR TO CONSTRUCTION.

Client
HURON WATERLOO PATHWAYS INITIATIVE
Project
TIMBERTOWN PARK - PARKING LOT IMPROVEMENTS
Title
LANDSCAPING DETAILS

Project No.
2075133813

Scale
AS SHOWN

Drawing No.
L-101

Sheet
14 of 14

Item 7b

**Vehicle/Storage Space for Chelsea
Water Treatment Building**



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 11, 2023

Site Plan Approval for City of Chelsea, Michigan

Prepared for:	Planning Commission
Prepared by:	Paul Montagno, AICP, Acting Community Development Director Michelle Marin, City Planner
Applicant:	CTC Engineering
Project Name:	Chelsea Water Treatment Plant Storage Structure
Plan Date:	July 28, 2023
Location:	6133 Werkner Road
Zoning:	PF – Public Facilities
Action Requested:	Site Plan Approval

PROJECT and SITE DESCRIPTION

The applicant is requesting site plan approval for a proposed 3,200-square-foot, single-story building at the Chelsea Water Treatment Plant located in the northwest portion of the City of Chelsea. The parcel ID is 06-06-01-310-005, and the 24.21-acre property is owned by the City of Chelsea. The proposed building will be a simple unheated/uncooled structure for the storage of non-combustible supplies and Water Department vehicles. No additional roadways or parking areas are proposed along with this project.

Figure 1 - Aerial image of subject property and project location



AREA, WIDTH, HEIGHT, SETBACKS

The following dimensional requirements apply to structures in the PF – Public Facilities district.

Table 1. Dimensional Requirements

	Required/Allowed	Provided	Compliance
Lot Area	20,000	24.21 acres	Complies
Minimum lot width	100 ft	850.76 ft	Complies
Front yard setback	25 ft	46 ft 3 in	Complies
Rear yard setback	25 ft	>25 ft	Complies
Side yard setback	10 ft min, 20 total	253 ft 2 in	Complies
Maximum height	40 ft	NOT PROVIDED	

Lot coverage	45%	<45%	Complies
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Items to be addressed: *Provide building height to verify compliance with all dimensional requirements.*

SITE ACCESS AND CIRCULATION

Site vehicle access will not change as a result of this project and will continue to be from the site access road off of Werkner Road. The project location appears to already be used for vehicle storage.

Items to be addressed: *None.*

LIGHTING

A lighting plan and photometric map have not been provided in the site plan. Any exterior lighting will need to comply with Section 6.07 of the zoning ordinance.

Items to be addressed: *None.*

GRADING AND STORMWATER

No grading plan has been provided and it appears that the site is already graded for building construction. There are existing onsite stormwater facilities. It should be demonstrated that they are sufficient in capacity to accommodate the new impervious surface. Because this is a city-owned property, we believe this detail can be dealt with administratively with the city engineer.

Items to be Addressed: *We defer to the City Engineer to review grading, drainage, and stormwater plans.*

PARKING AND LOADING

No off-street parking areas are proposed for the project, and the building itself will be used to house vehicles that are currently parked in the project location.

Items to be addressed: *None.*

LANDSCAPING

This is an existing developed site. No new landscaping is being proposed. The location of the project on the property allows for the area to be well-screened by existing trees on all sides of the project. The site currently includes substantial wooded areas on the perimeter of the site that

can be considered to fulfill the landscaping requirements based on the criteria in Section 7.14 of the Zoning Ordinance.

Table 2. Landscaping calculations

	Required	Provided	Compliance
Deciduous or evergreen tree	1 tree per 500 square feet of open/green space	None	<i>Does not comply</i>
Ornamental tree	2 trees per 500 square feet of open/green space	None	<i>Does not comply</i>
Shrubs	1 shrub per 300 square feet of open/green space	None	<i>Does not comply</i>

Items to be addressed: *Planning Commission to consider waiver of landscape requirements based on Section 7.14.*

RECOMMENDATIONS

In general, the site plan is consistent with the zoning ordinance. We recommend site plan approval contingent on the conditions outlined below:

1. The Planning Commission waives the landscape requirements based on Section 7.14.
2. The applicant works with the city engineer to determine stormwater capacity.
3. The applicant to provide building height to verify compliance with all dimensional requirements.



CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin
Community Planner

#301-2303

cc. Jane Pacheco, City Mayor
Martin Colburn, City Manager
Ray Schmidt, Utilities Director
Matt Forster, City Building Official
Mariah Fink, City Attorney
Corey Davis, Applicant

July 28, 2023

City of Chelsea
Planning Commission
305 South Main Street, Suite 100
Chelsea, Michigan 48118

RE: **Application for the Proposed Vehicle/Storage Space
Chelsea Water Treatment Plant
6133 Werkner Road
Chelsea, Michigan 48118
CTC Engineering, LLC Project No. 26979.14**

TO WHOM IT MAY CONCERN:

As mandated by the Planning and Zoning Code of the City of Chelsea, Michigan, we submit herewith the necessary documents for the above captioned project. As a general description of the project, this is scheduled to be a simple, unheated/uncooled, of a "pole barn" type construction, separate but in the vicinity of the existing Chelsea Water Treatment Plant, for the storage of non-combustible supplies and a covered space for the Department's vehicles. As such, we have reviewed the information required by the Department to allow the issuance of the Building Permit and have responded as noted below:

1. **Application and Fee:** The submission of these documents shall constitute the Application with the understanding that the fee has been waived.
2. **Scale, North Arrow, and Date of Plans:** The site plan and elevations are attached herewith.
3. **Applicant and Owner Information.** The property is owned by the City of Chelsea that owns and operates the City's municipal water treatment system. No individual has an interest in this property as it is a publicly held entity. The owner's name and address are as follows:
 - City of Chelsea, Michigan
Chelsea Utility Department
6133 Werkner Road
Chelsea, Michigan 48118
4. **Professional Seal.** The attached plans have been sealed by a professional engineer for the purposes of the Planning Commission.
5. **Vicinity Map and Legal Description.** A vicinity map is attached. As this is an existing property with an existing structure, the legal description is available from the City records.

6. **Surrounding Area.** The area is part of the “fenced-in” Chelsea Water Treatment Plant property. A plan view of the area showing the parking and road is included as part of these documents. Note that no additional parking or roads are part of this project. The property is zoned “PF”, Public Facilities.
7. **Existing Zoning.** The zoning classification is expected to remain as it presently is, “PF” Public Facilities with no additional parking.
8. **Existing Improvements.** The only improvement to the property will be the addition of the 3,200 square foot, single story, separate storage structure.
9. **Existing Streets.** The property is on Werkner Road with no adjacent roads.
10. **Existing Utilities.** There are no existing public utilities that will be affected by this construction.
11. **Proposed Improvements.** The proposed use of the space is as noted above. No additional parking will be required as a result of this project.
12. **Proposed Building and Structures.** Please see the attached plans.
13. **Architectural Details.** Please see the attached documents.
14. **Proposed Streets and Drives.** There will be no changes in the streets or access as a result of this project.
15. **Proposed Parking.** There will be no changes in the parking lots as a result of this project.
16. **Pedestrian Circulation.** There will be no pedestrian traffic in the area of this project.
17. **Open Space.** The new construction will occupy a portion of the open area that is now being used for vehicle storage.
18. **Trash.** There will be no change in the trash handling as a result of this project.
19. **Landscaping:** There will be no change in the landscaping as a result of this project.
20. **Rights-of-Way and Easements.** There will be no changes in the location and width of easements and rights-of-way as a result of this project.
21. **Water, Sewer, and Stormwater.** There will be no changes in the water, sanitary sewer, and storm drainage systems as a result of this project.
22. **Natural Features.** There will be no changes in the natural features as a result of this project.
23. **Drainage Plan.** There will be no changes in the drainage plan as a result of this project.
24. **Filling and Cutting.** The topographic features and grades are expected to remain generally unchanged as a result of this project.

City of Chelsea/Planning Commission
Application for the Proposed Vehicle/Storage Space Chelsea Water Treatment Plant
CTC Engineering, LLC Project No. 26979.14
July 28, 2023
Page 3

With the responses above, the following documents accompany this application and are offered for your consideration:

- E-1: Plan View
- E-2: Profile View
- E-3: Proposed Building Site

Thank you for your consideration of this project. Should you have any questions regarding this submission, please do not hesitate to contact either Corey Davis, Water/Wastewater Superintendent for Chelsea Utility Department (TX: 734/475-1771, ext. 303) or myself (TX: 734/730-2855).

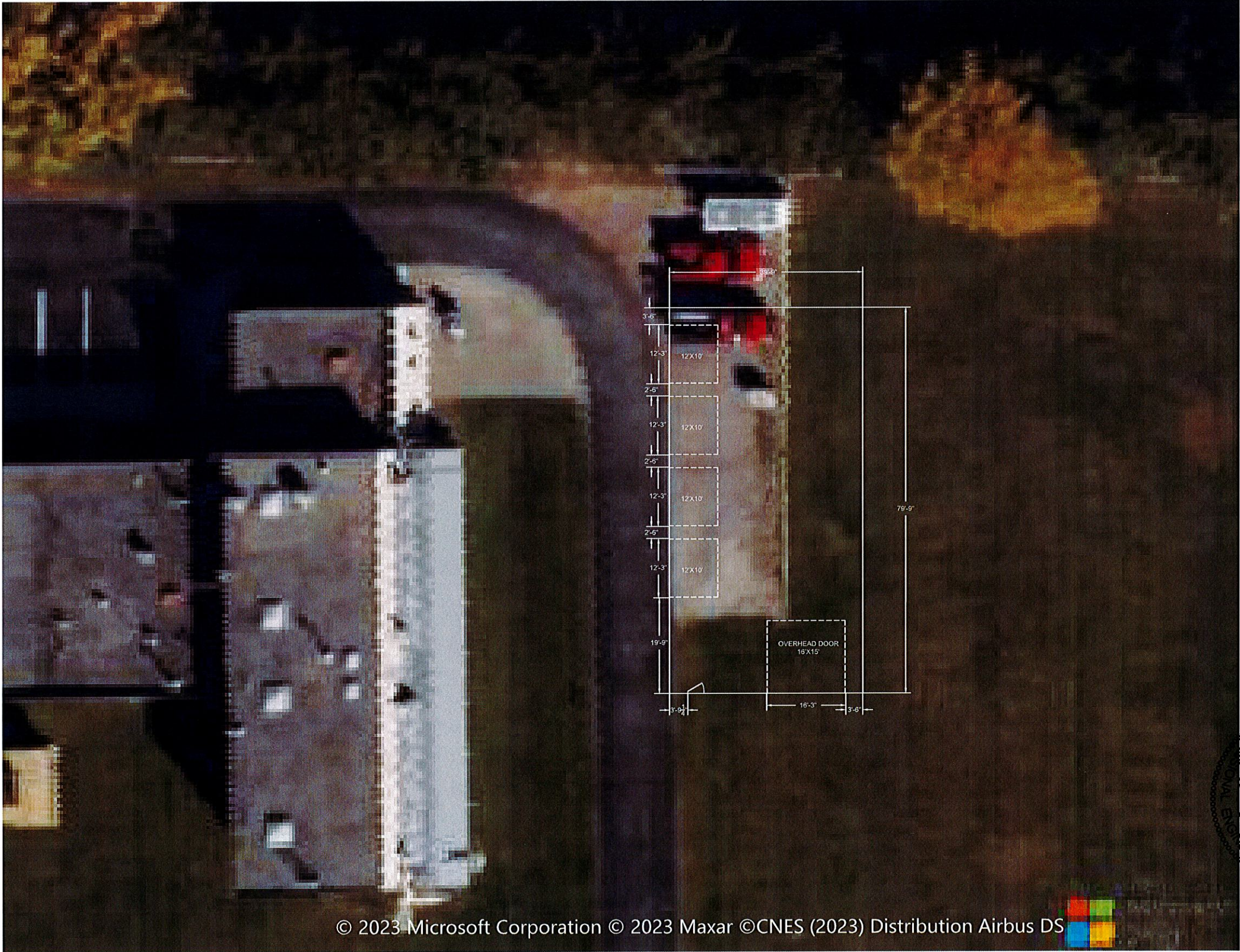
CTC ENGINEERING, LLC



Glenn T. Keates, P.E.
Chief Engineer

GTK/maf

cc: Corey Davis, Water/Wastewater Superintendent/
Chelsea Utility Department



PLAN VIEW
SCALE 1"=10'-0"

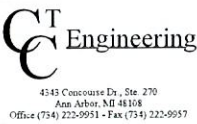
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1	FOR PLANNING COMMISSION	7/25/23	
REV.	DESCRIPTION	DATE	

REV.	0	
DRAWING NO.	E-1	



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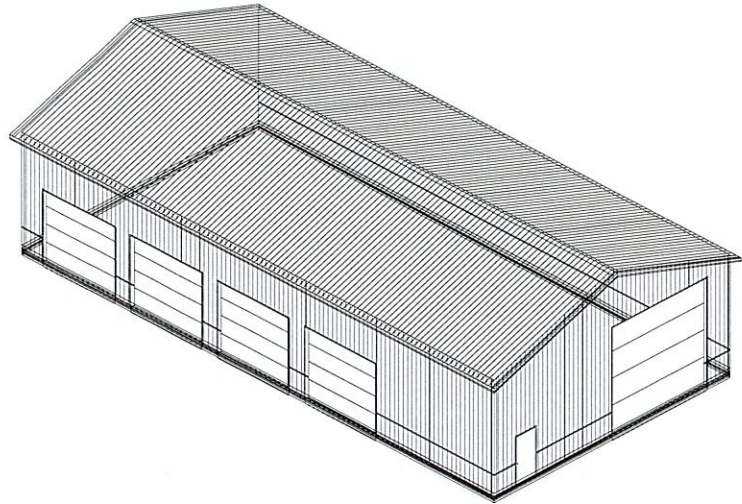
WASTEWATER
GARAGE
ADDITION



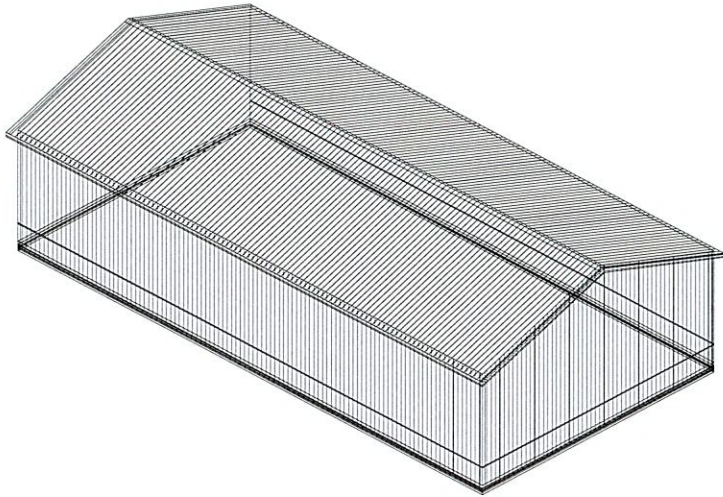
PLAN VIEW

DRAWN	MAF
CHECKED	GTK
APPROVED	
SCALE	AS NOTED
PLOT SIZE	—
PROJECT NUMBER	26979.14

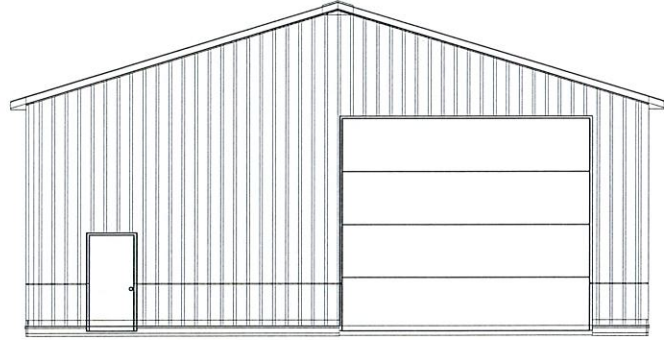
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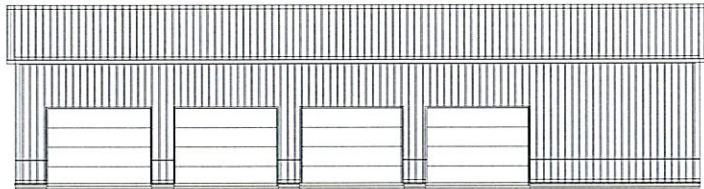
TOPOGRAPHICAL VIEW LOOKING NORTHWEST
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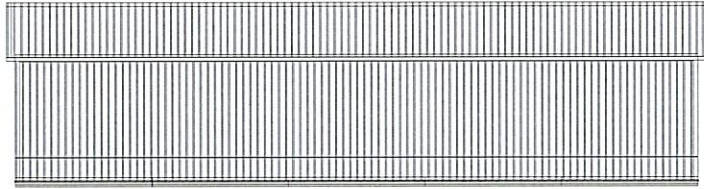
TOPOGRAPHICAL VIEW LOOKING SOUTHEAST
N.T.S.



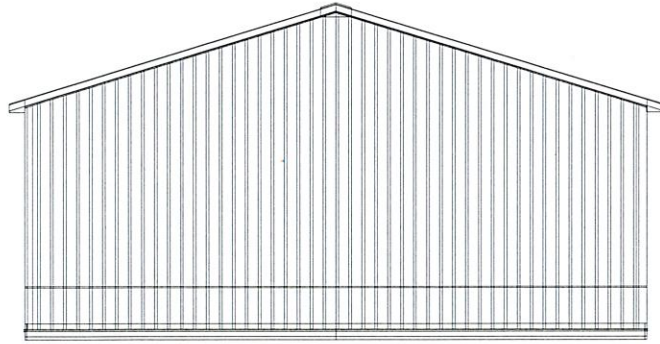
SIDE VIEW LOOKING NORTH
N.T.S.



SIDE VIEW LOOKING EAST
N.T.S.



SIDE VIEW LOOKING WEST
N.T.S.



SIDE VIEW LOOKING SOUTH
N.T.S.



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REV.	DESCRIPTION	DATE

We're something
Chelsea
City of Chelsea, Michigan

CITY OF CHELSEA

CHELSEA
MICHIGAN

WASTEWATER
GARAGE
ADDITION

CT Engineering
4545 Cassworth Dr., Ste. 270
Ann Arbor, MI 48106
Office (734) 222-9951 • Fax (734) 222-9957

PROFILE VIEW

DRAWN
MAF

CHECKED
GTK

APPROVED

SCALE
NONE

PLOT SIZE
—

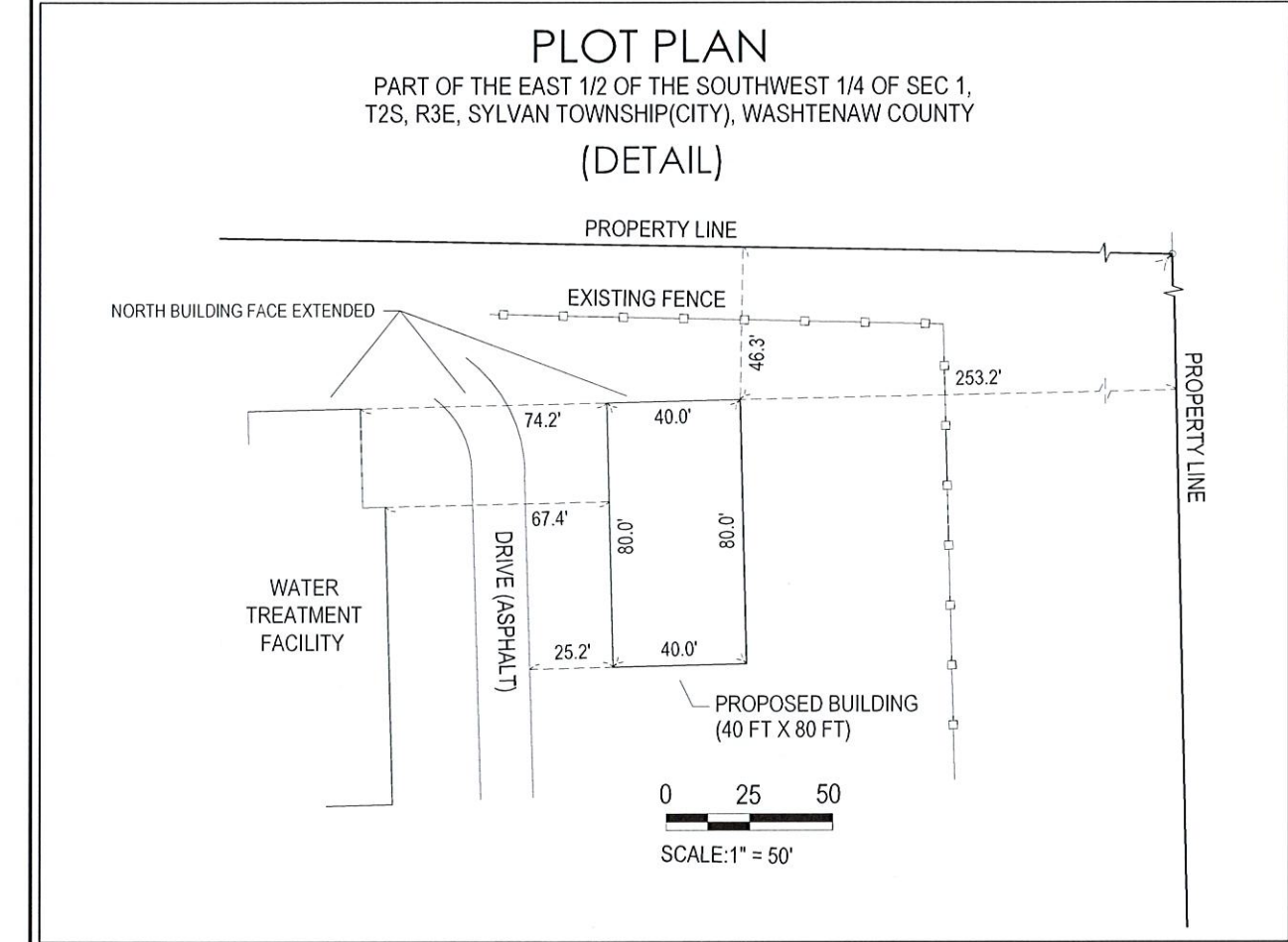
PROJECT NUMBER
26979.14

REV.
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DRAWING NO.
E-2

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michael.feller



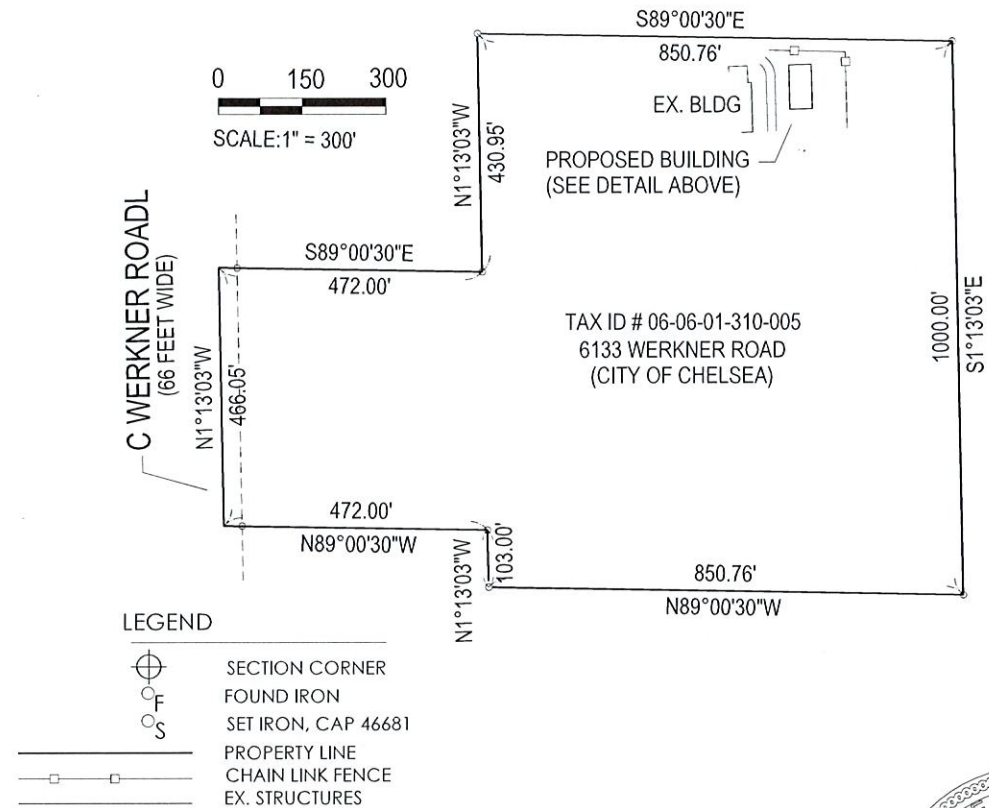
P:\A\Projects\2023\Chelsea\4_DWG\2023\14_E-3_PROPOSED BUILDING SITE.dwg

CLIENT: CITY OF CHELSEA

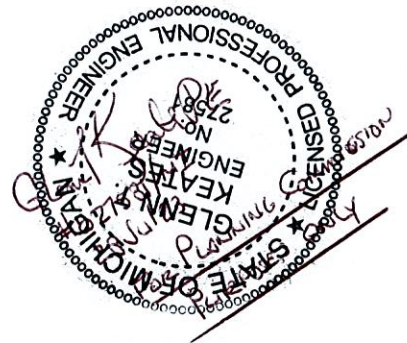


20624 Waterloo Road
Chelsea, MI 48118

SCALE: 1" = 30'
DATE: 07/19/2023
JOB NO. 2023-2005
SHEET: 1 OF 1



John K. Platt



CITY OF CHELSEA
CHELSEA
MICHIGAN

WASTEWATER
GARAGE
ADDITION

CT Engineering
4543 Concourse Dr., Ste. 270
Ann Arbor, MI 48106
Office (734) 222-9951 • Fax (734) 222-9957

PROPOSED
BUILDING SITE

DRAWN	MAF
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APPROVED	
SCALE	AS NOTED
PLOT SIZE	
PROJECT NUMBER	26979.14

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1	FOR PLANNING COMMISSION	7/25/23	
REV.	DESCRIPTION	DATE	
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			DRAWING NO. E-3

Item 7c
Transformer Storage Area for
Chelsea Light and Power



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 11, 2023

**Site Plan Approval
for
City of Chelsea, Michigan**

Prepared for: Planning Commission

Prepared by: Paul Montagno, AICP, Acting Community Development Director
Michelle Marin, City Planner

Applicant: CTC Engineering
Chuck Stevens, Electric Operations Supervisor

Project Name: Chelsea Light and Power Garage Addition

Plan Date: July 25, 2023

Location: 660 East Industrial Drive

Zoning: LI – Light Industrial

Action Requested: Site Plan Approval

PROJECT and SITE DESCRIPTION

The applicant is requesting site plan approval for a proposed 3,750-square-foot addition to an existing, single-story garage at the Chelsea Light & Power site located in the northwest portion of the City of Chelsea. The parcel ID is 06-06-12-249-024, and the 7.49-acre property is owned by the City of Chelsea. The proposed building will be a simple unheated/uncooled structure for the storage and protection of spare transformers for the Chelsea Electric Operations Team. No additional roadways or parking areas are proposed along with this project.

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Senior Associate
Richard K. Carlisle, Past President/Senior Principal*

Figure 1 - Aerial image of subject property and project location



Table 1. Surrounding Property Details:

Direction	Zoning	Use
North	Office District	Commercial office
South	Industrial	Parking lot
West	Coolidge District Gateway District	Commercial office, retail
East	R-1D Single Family Residential	Single family residences

AREA, WIDTH, HEIGHT, SETBACKS

The following dimensional requirements apply to structures in the PF – Public Facilities district.

Table 2. Dimensional Requirements

	Required/Allowed	Provided	Compliance
Lot Area	10,000	7.49 acres	Complies
Minimum lot width	100 ft	215 ft	Complies
Front yard setback	25 ft	NOT PROVIDED	
Rear yard setback	25 ft	NOT PROVIDED	
Side yard setback	10 ft min, 20 total	NOT PROVIDED	
Maximum height	40 ft	NOT PROVIDED	
Lot coverage	60%	<60%	Complies

The original development of the site was approved through a site plan process. We assume that all existing elements of the development comply with the requirements in the ordinance, or they would be considered legal nonconformities. The new addition must comply with all current requirements. It appears the addition will comply however; the applicant has indicated that they will provide the required information to verify compliance with all dimensional requirements.

Items to be addressed: *Provide information to verify compliance with all dimensional requirements.*

SITE ACCESS AND CIRCULATION

Site vehicle access will not change as a result of this project and will continue to be from the site access road off of E Industrial Drive. The project location appears to already be used for equipment storage.

Items to be addressed: *None.*

LIGHTING

A lighting plan and photometric map have not been provided in the site plan. Any exterior lighting will need to comply with Section 6.07 of the zoning ordinance.

Items to be addressed: *None.*

GRADING AND STORMWATER

No grading plan has been provided and it appears that the site is already graded for building construction. It does not appear that any new impervious surface will be created with this addition.

Items to be Addressed: *We defer to the City Engineer to review grading, drainage, and stormwater plans.*

PARKING AND LOADING

No off-street parking areas are proposed for the project, and the building itself will be used to house vehicles that are currently parking in the project location.

Items to be addressed: *None.*

LANDSCAPING


This is an existing developed site. No new landscaping is being proposed. The location of the proposed addition is on the back of the building and would be most visible from the property to the east, which is wooded and owned by the city. This can be considered to fulfil the landscaping requirements based on the criteria in Section 7.14 of the Zoning Ordinance.

Items to be addressed: *Planning Commission to consider waiver of landscape requirements.*

RECOMMENDATIONS

In general, the site plan is consistent with the zoning ordinance. We recommend site plan approval contingent on the conditions outlined below.

- 1) The applicant to provide information to verify compliance with all dimensional requirements.
- 2) The Planning Commission waives the landscape requirements based on Section 7.14.



CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin
Community Planner

#301-2303

cc. Jane Pacheco, City Mayor
Martin Colburn, City Manager
Ray Schmidt, Utilities Director
Matt Forster, City Building Official

Chelsea Light and Power
Aug 11, 2023

Mariah Fink, City Attorney
Corey Davis, Applicant

July 25, 2023

City of Chelsea
Planning Commission
305 South Main Street, Suite 100
Chelsea, Michigan 48118

RE: **Application for the Proposed Transformer Storage Area
Chelsea Light & Power Garage
660 East Industrial Drive
Chelsea, Michigan 48118
CTC Engineering, LLC Project No. 26979.13**

TO WHOM IT MAY CONCERN:

As mandated by the Planning and Zoning Code of the City of Chelsea, Michigan, we submit herewith the necessary documents for the above captioned project. As a general description of the project, this is scheduled to be a simple, unheated/uncooled, space, attached to the existing Chelsea Light & Power garage, for the storage and protection of the spare transformers required for the City. As such, we have reviewed the information required by the Department to allow the issuance of the Building Permit and have responded as noted below:

1. **Application and Fee:** The submission of these documents shall constitute the Application with the understanding that the fee has been waived.
2. **Scale, North Arrow, and Date of Plans:** The site plan and elevations are attached herewith.
3. **Applicant and Owner Information.** The property is owned by the City of Chelsea that owns and operates the City's municipal power system. No individual has an interest in this property as it is a publicly held entity. The owner's name and address are as follows:
 - City of Chelsea, Michigan
Chelsea Light & Power
660 East Industrial Drive
Chelsea, Michigan 48118
4. **Professional Seal.** The attached plans have been sealed by a professional engineer for the purposes of the Planning Commission.
5. **Vicinity Map and Legal Description.** A vicinity map is attached. As this is an existing property with an existing structure, the legal description is available from the City records.

6. **Surrounding Area.** The area is part of Chelsea's industrial park. A plan view of the area showing the parking and roads is included as part of these documents. Note that no additional parking or roads are part of this project. The surrounding area and the actual property are zoned "LI", Light Industrial.
7. **Existing Zoning.** The zoning classification is expected to remain as it presently is, "LI" Light Industrial with no additional parking.
8. **Existing Improvements.** The only improvement to the property will be the addition of the storage area.
9. **Existing Streets.** The property is on East Industrial Drive with no adjacent roads other than a gravel access road to other City structures.
10. **Existing Utilities.** There are no existing public utilities in the near vicinity area of the storage area.
11. **Proposed Improvements.** The proposed use of the space is as noted above. No additional parking will be required as a result of this project.
12. **Proposed Building and Structures.** Please see the attached plans.
13. **Architectural Details.** Please see the attached documents.
14. **Proposed Streets and Drives.** There will be no changes in the streets or access as a result of this project.
15. **Proposed Parking.** There will be no changes in the parking lots as a result of this project.
16. **Pedestrian Circulation.** There will be no pedestrian traffic in the area of this project. Other than the staff of Chelsea Light & Power.
17. **Open Space.** A portion of the open area that is now being used for the transformer storage will be covered as a result of this project.
18. **Trash.** There will be no change in the trash handling as a result of this project.
19. **Landscaping:** There will be no change in the landscaping as a result of this project.
20. **Rights-of-Way and Easements.** There will be no changes in the location and width of easements and rights-of-way as a result of this project.
21. **Water, Sewer, and Stormwater.** There will be no changes in the water, sanitary sewer, and storm drainage systems as a result of this project.
22. **Natural Features.** There will be no changes in the natural features as a result of this project.
23. **Drainage Plan.** There will be no changes in the drainage plan as a result of this project.
24. **Filling and Cutting.** The topographic features and grades are expected to remain unchanged as a result of this project.

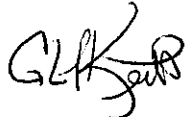
City of Chelsea/Planning Commission
Application for the Proposed Transformer Storage Area/Chelsea Light & Power Garage
CTC Engineering, LLC Project No. 26979.13
July 25, 2023
Page 3

With the responses above, the following documents accompany this application and are offered for your consideration:

- E-1: Plan View/Vicinity Layout
- E-2: Profile Views

Thank you for your consideration of this project. Should you have any questions regarding this submission, please do not hesitate to contact either Chuck Stevens/ Electric Operations Supervisor for Chelsea Light and Power (TX: 734/475-5981) or myself (TX: 734/730-2855).

CTC ENGINEERING, LLC

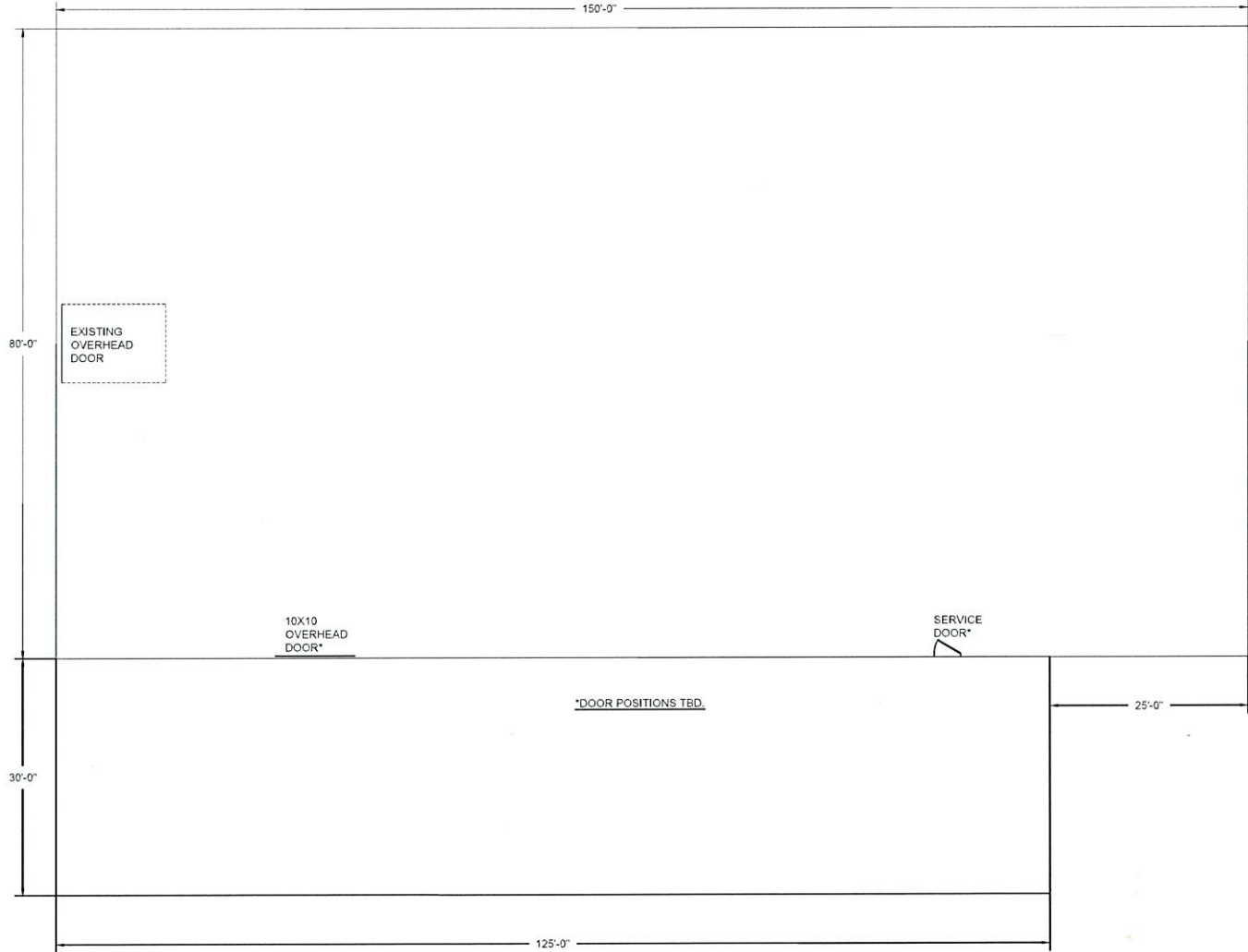


Glenn T. Keates, P.E.
Chief Engineer

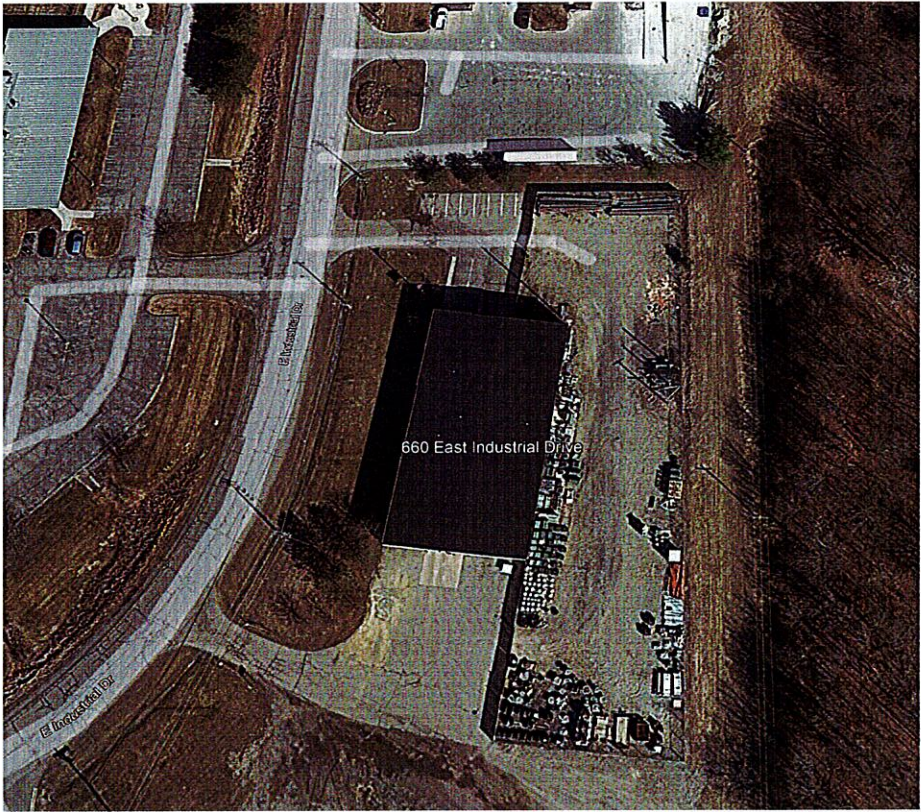
GTK/maf

cc: Chuck Stevens, Electric Operations Supervisor/
Chelsea Light & Power

7/25/2023 11:50:12 AM
michael.feller
P:\A\Projects\26979\Chelsea4_DWG\26979_13 - E-1 - PLAN VIEW.dwg



PLAN VIEW
SCALE 1"=10'-0"



VICINITY/SATALLITE VIEW
N.T.S.



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REV.	DESCRIPTION	DATE

REV.	DRAWING NO.
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7/25/2023	



CITY OF CHELSEA
CHELSEA
MICHIGAN

TRANSFORMER
STORAGE
SPACE
ADDITION

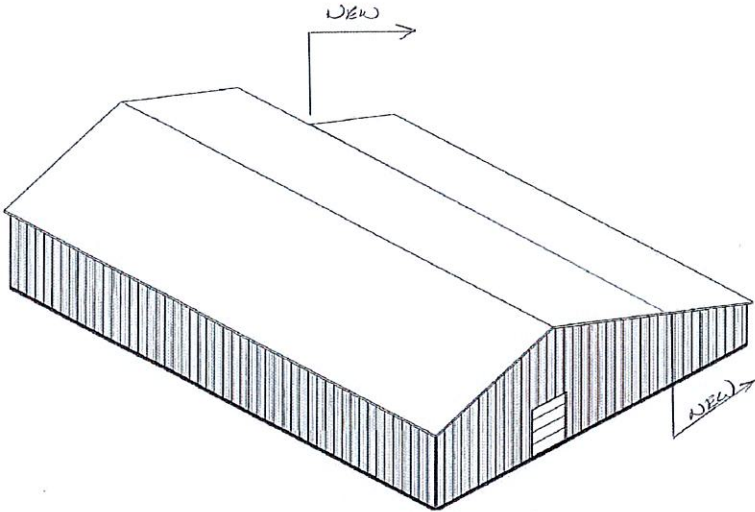
CT Engineering
4343 Concourse Dr., Ste. 270
Ann Arbor, MI 48108
Office (734) 222-9951 • Fax (734) 222-9957

PLAN VIEW

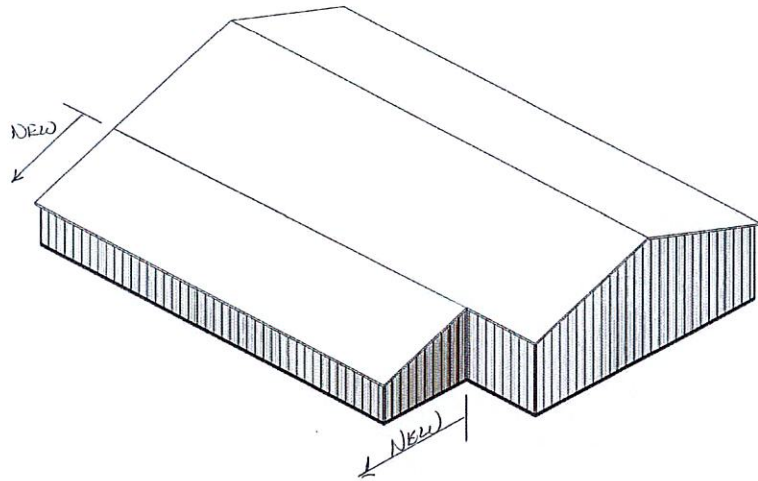
DRAWN	MAF
CHECKED	GTK
APPROVED	
SCALE	AS NOTED
PLOT SIZE	—
PROJECT NUMBER	26979.13

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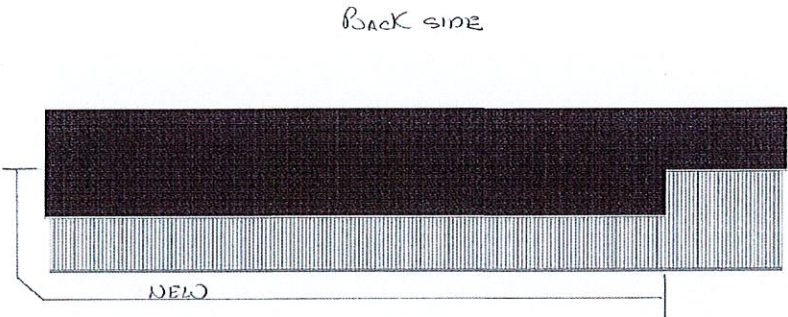
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michael.feller
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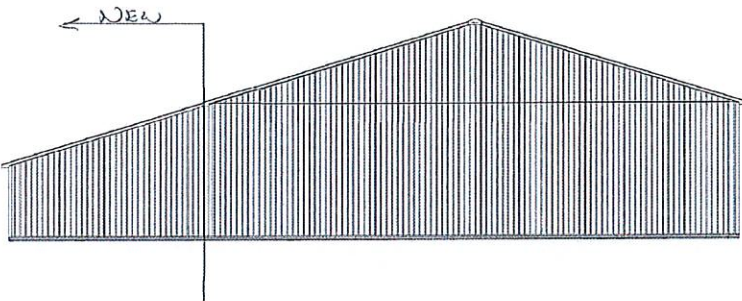
TOPOGRAPHICAL VIEW/LOOKING NORTH
N.T.S.



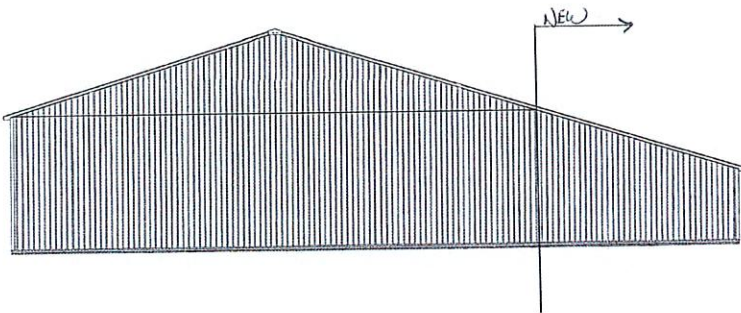
TOPOGRAPHICAL VIEW/LOOKING SOUTH
N.T.S.



SIDE VIEW OF STORAGE AREA
N.T.S.



SIDE VIEW/LOOKING SOUTH
N.T.S.



SIDE VIEW/LOOKING NORTH
N.T.S.



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1	FOR PLANNING COMMISSION	7/25/23	
REV.	DESCRIPTION	DATE	

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REV.	DRAWING NO.
0	E-2
7/25/2023	



CITY OF CHELSEA
CHELSEA
MICHIGAN

TRANSFORMER
STORAGE
SPACE
ADDITION

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PROFILE VIEW

DRAWN	MAF
CHECKED	GTK
APPROVED	
SCALE	NONE
PLOT SIZE	—
PROJECT NUMBER	26979.13