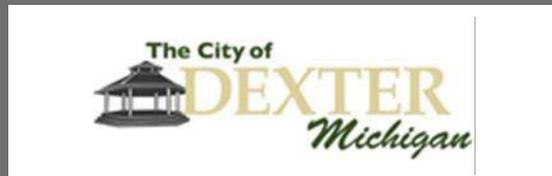


CITY OF DEXTER

2016 SIDEWALK BID ATTACHMENT 4 – PROJECT LOGS



JULY, 2016



Sidewalk and Curb and Gutter Replacement Log

Intersection	Sidewalk, Rem	Curb and Gutter, Rem	6" Conc Ramp	4" Conc	Curb and Gutter	Warning Surface
	(Syd)	(Ft)	(Sft)	(Sft)	(Ft)	(Ft)
Carrington and Lexington (1)	50	40	150	300	40	20
Carrington and Lexington (2)	42	60	148	300	60	20
Bristol and Wellington	16	11	70	69	11	5
Bristol and Kingsley E	17	13	51	116	13	5
Bristol and Kingsley W	23	15	50	200	15	5
Ulrich and Ryan	34	20	100	105	20	10
Palmer and View	17	20	136	150	20	10
Meadowview and Lake	43	30	150	225	30	15
Wilson and Oliver	39	40	100	150	40	10
Edison Street Park	0	5	0	100	5	0
	281	254	955	1,715	254	100

Intersection	Comments
Carrington and Lexington W	NW, SW and SE Quadrants
Carrington and Lexington E	SE and SW Quadrants
Bristol and Wellington	NE Quadrant
Bristol and Kingsley E	SE Quadrant
Bristol and Kingsley W	SE Quadrant
Ulrich and Ryan	West and South Quadrants
Palmer and View	South and East Quadrants
Meadowview and Lake	North and East Quadrants
Wilson and Oliver	See Attached Aerial
Edison Street Park	See Attached Aerial

Spot Sidewalk Repair Log

Address	Length	4" Conc	6" Conc	Toe catch	Comments
	(ft)	(Sft)	(Sft)		
438 Cambridge	40	200	50	x	
429 Cambridge	0	0	25		
431 Cambridge	5	25	25		manhole
6956 Wellington	5	25	0	x	
6915 Wellington	20	100	0	x	
6935 Wellington	45	225	0		
6918 Kingsley	30	150	0	x	
6922 Kingsley	15	75	100	x	
402 Cambridge	10	50	120	x	
7253 Eaton Ct	10	50	100	x	
Eaton Ct	10	50	0		By Meadow View
Eaton Ct	15	75	0	x	between MV and first condo
7261 York	15	0	75	x	manhole
7237 York	10	50	0	x	
7235 Ulrich	10	50	0	x	
7070 Ulrich	5	25	50	x	manhole
3522 Meadow View	5	25	100	x	flag bad
7448 Lake	15	0	75		
3517 Noble	10	50	0		
Ryan	15	75	50		by chevy dealer
7217 Wilson	65	325	100		
7223 Wilson	20	0	100		
3241 Eastridge	15	75	0		
8420 Parkridge	0	0	100	x	
8251 Webster	10	50	0	x	
3227 Glacier	15	75	0	x	
8211 Bridgeway	10	50	0	x	
8220 Bridgeway	10	50	0	x	
3223 Boulder Ct.	25	125	0	x	
3232 Boulder Ct.	15	75	50	x	
3374 Broad	15	75	0		
3532 Central	10	50	0	x	
3019 Hudson		350	100		
3411 Hudson	50	250	0		on 4th
3295 Central	15	75	0	x	corner of 5th
7439 Wall Ct	15	75	0	x	
Forest	35	175	0		7 flags into City property
8035 Forest	10	50	0	xx	
Dan Hoey & AA	5	25	0	x	
3170 Baker	15	75	0	x	
Mill Creek Park	50	250	0		
8214 Webster	10	50	0		
Dan Hoey at MCMS	30	150	0		corner and by hand holes
		3,775	1,220		

DAPCO Industries Proposed Sidewalk

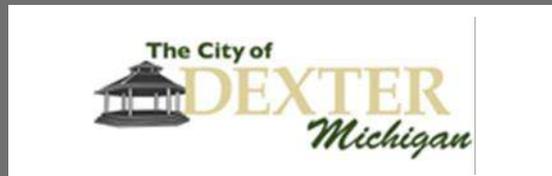
Location	Curb and Gutter, Rem	Aggregate Base, 21AA, 6 inch	6" Conc Ramp	4" Conc	Curb and Gutter	Warning Surface	Station Grading
	(Ft)	(Syd)	(Sft)	(Sft)	(Ft)	(Ft)	(sta)
Sidewalk Near Dan Hoey	50	437	250	3686	50	25	8

Alpine Street Proposed Sidewalk

Location	Curb and Gutter, Rem	Aggregate Base, 21AA, 6 inch	6" Conc Ramp	4" Conc	Curb and Gutter	Warning Surface	Station Grading
	(Ft)	(Syd)	(Sft)	(Sft)	(Ft)	(Ft)	(sta)
Alpine Sidewalk	0	70	125	600	0	0	2

CITY OF DEXTER

2016 SIDEWALK BID ATTACHMENT 5 – SIDEWALK LAYOUT SKETCHES

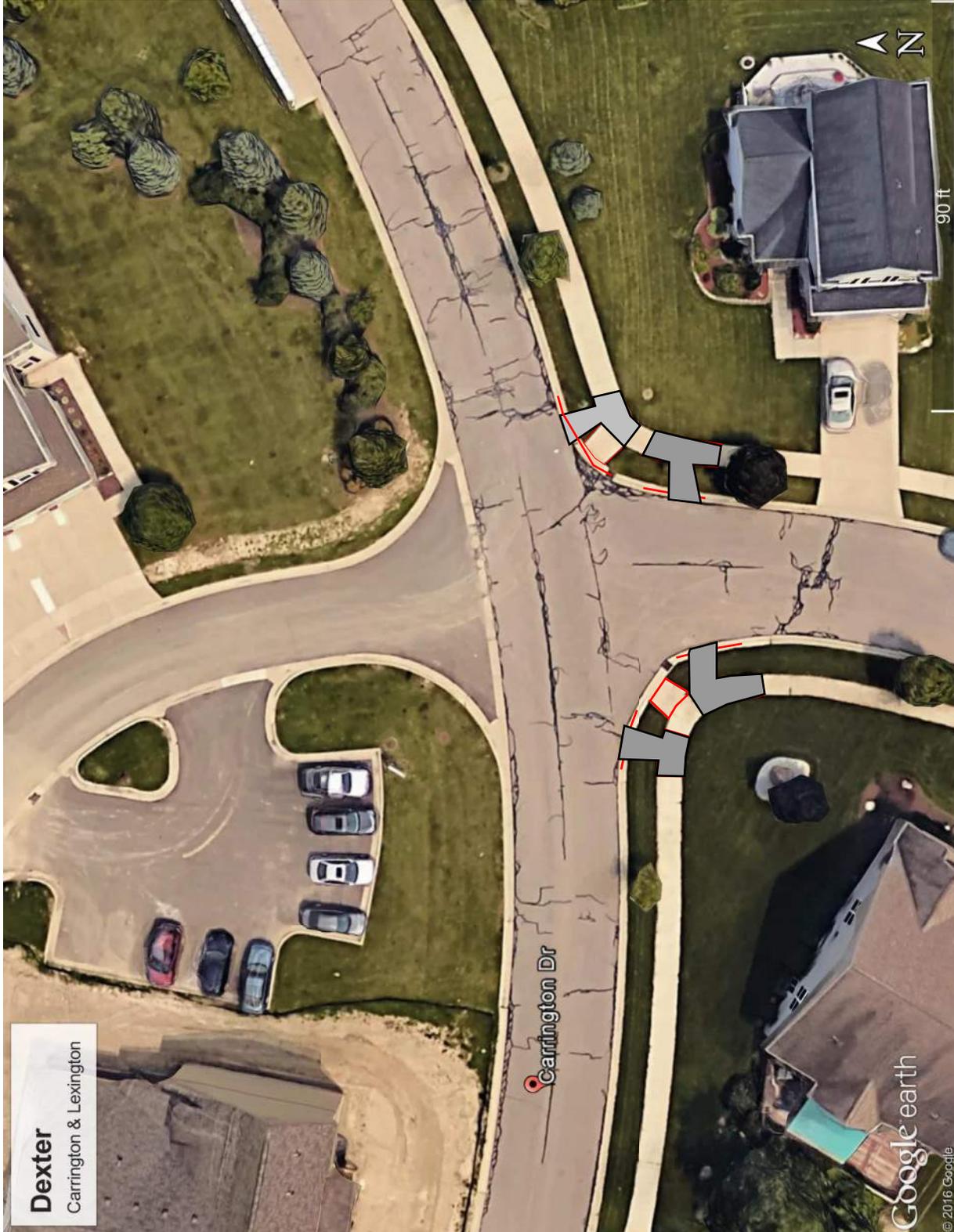


JULY, 2016



ATTACHMENT 5: SIDEWALK RAMP REMOVAL AND REPLACEMENT AREAS

*All sidewalk in attachment 4 is not shown to scale or proper dimensions. It is merely shown as a representation of where sidewalk reconstruction is needed. Proper size and location will be determined in the field by a city inspector/engineer.



Dexter
Carrington & Lexington

Carrington Dr

Google earth
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2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

SCALE	
H.	V.
SHEET	
OF	

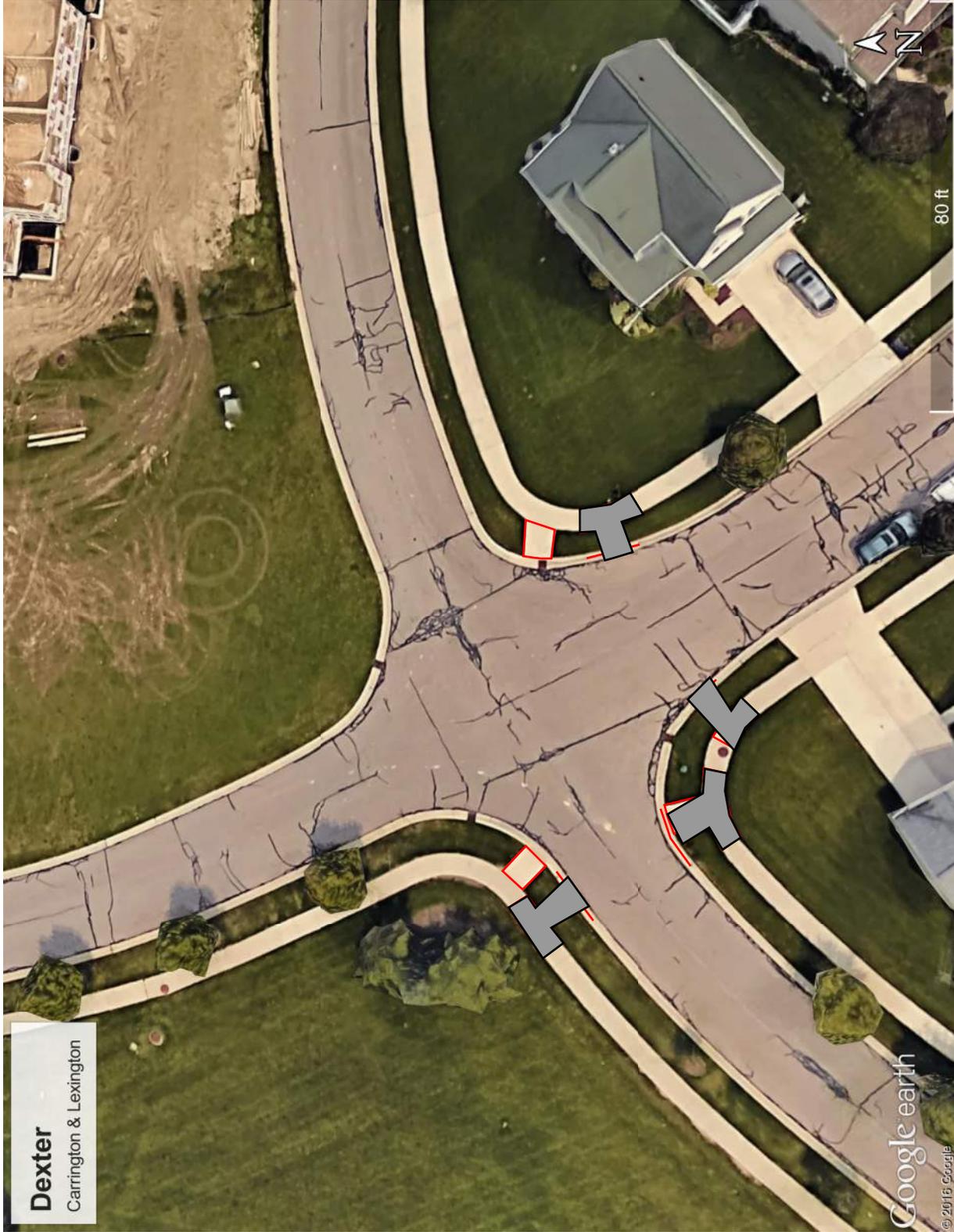


CLIENT:
CITY OF DEXTER

JOB#
0130-16-0021

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Dexter
Carrington & Lexington

Google earth
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2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

H.	SCALE	V.
	SHEET	
	OF	



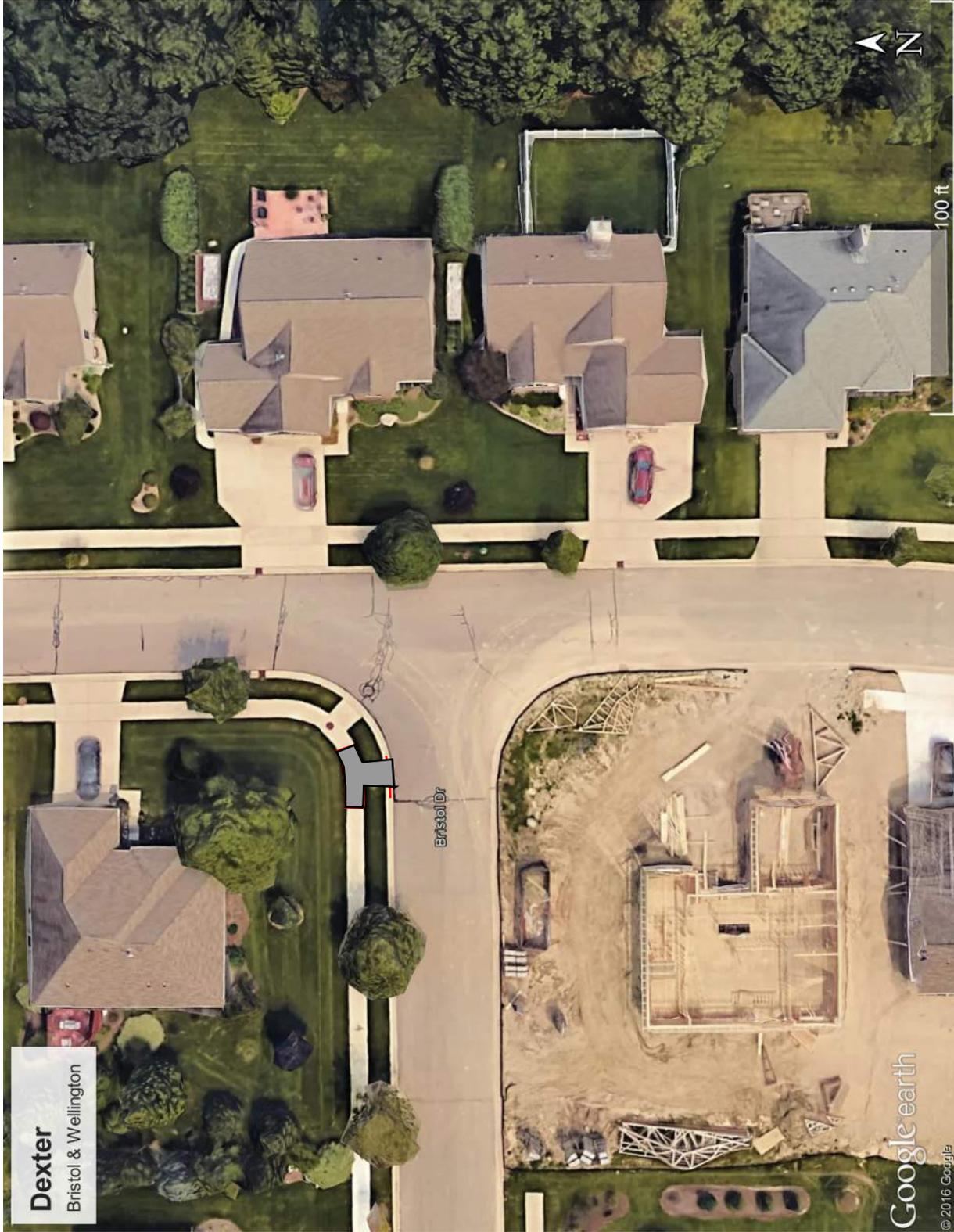
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2016 DEXTER CONCRETE BID
 SIDEWALK RAMP REPLACEMENT AREAS
 CONCEPTUAL RAMP LAYOUTS

H.	SCALE	V.
	SHEET	
	OF	



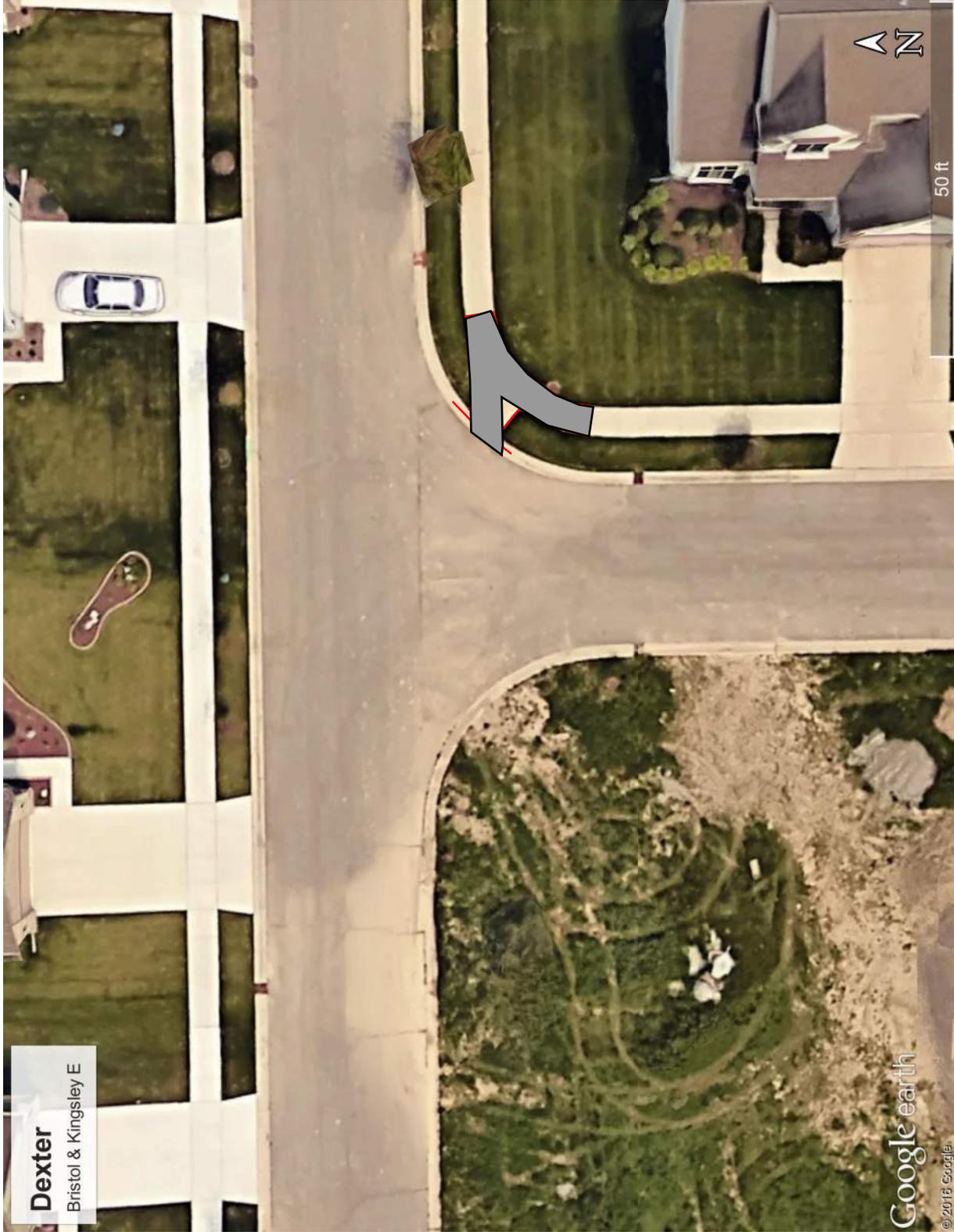
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2016 DEXTER CONCRETE BID
 SIDEWALK RAMP REPLACEMENT AREAS
 CONCEPTUAL RAMP LAYOUTS

H.	SCALE	V.
	SHEET	
	OF	



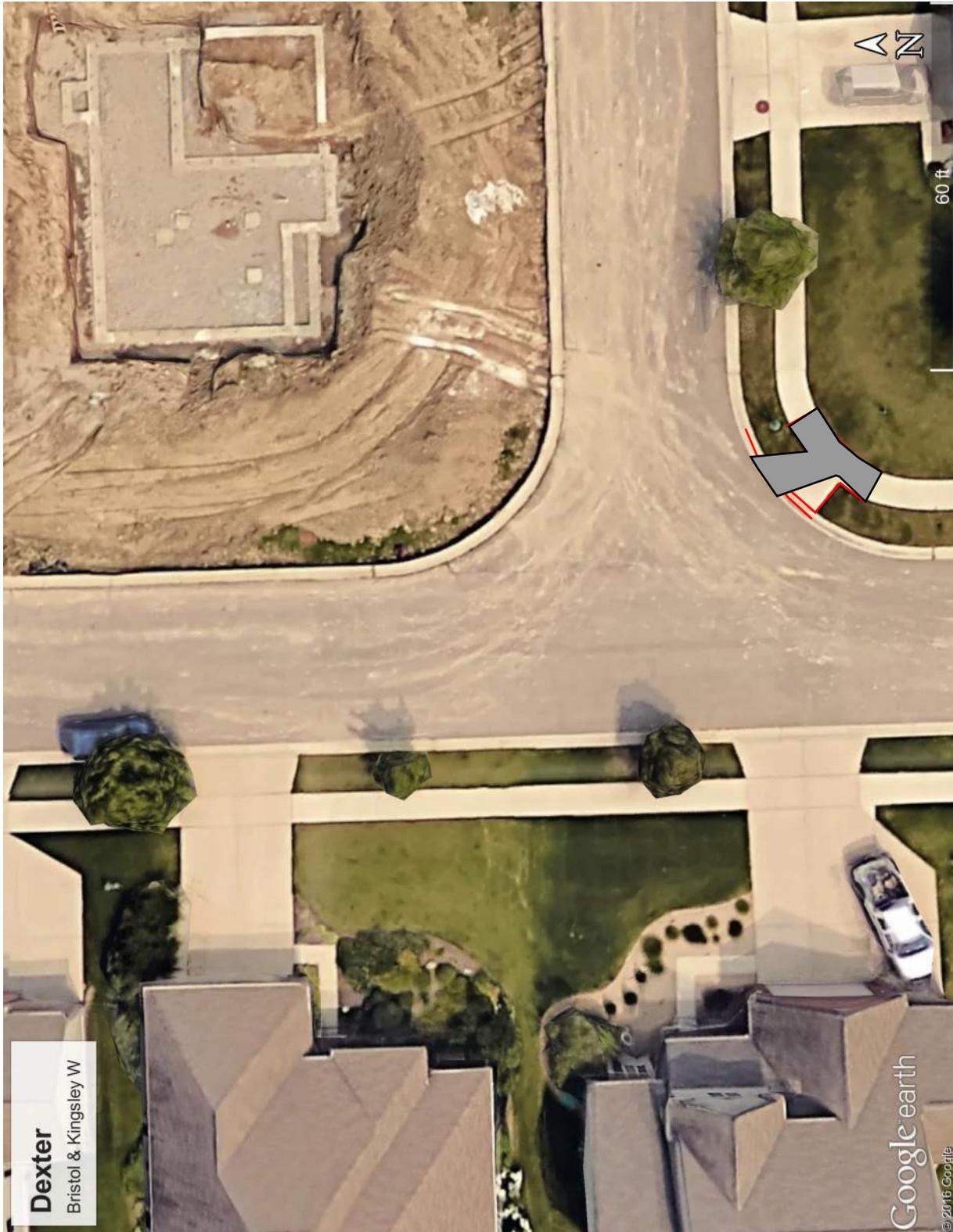
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Dexter
Bristol & Kingsley W

Google earth
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2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

H.	SCALE	V.
	SHEET	
	OF	



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Dexter
Ulrich and Ryan

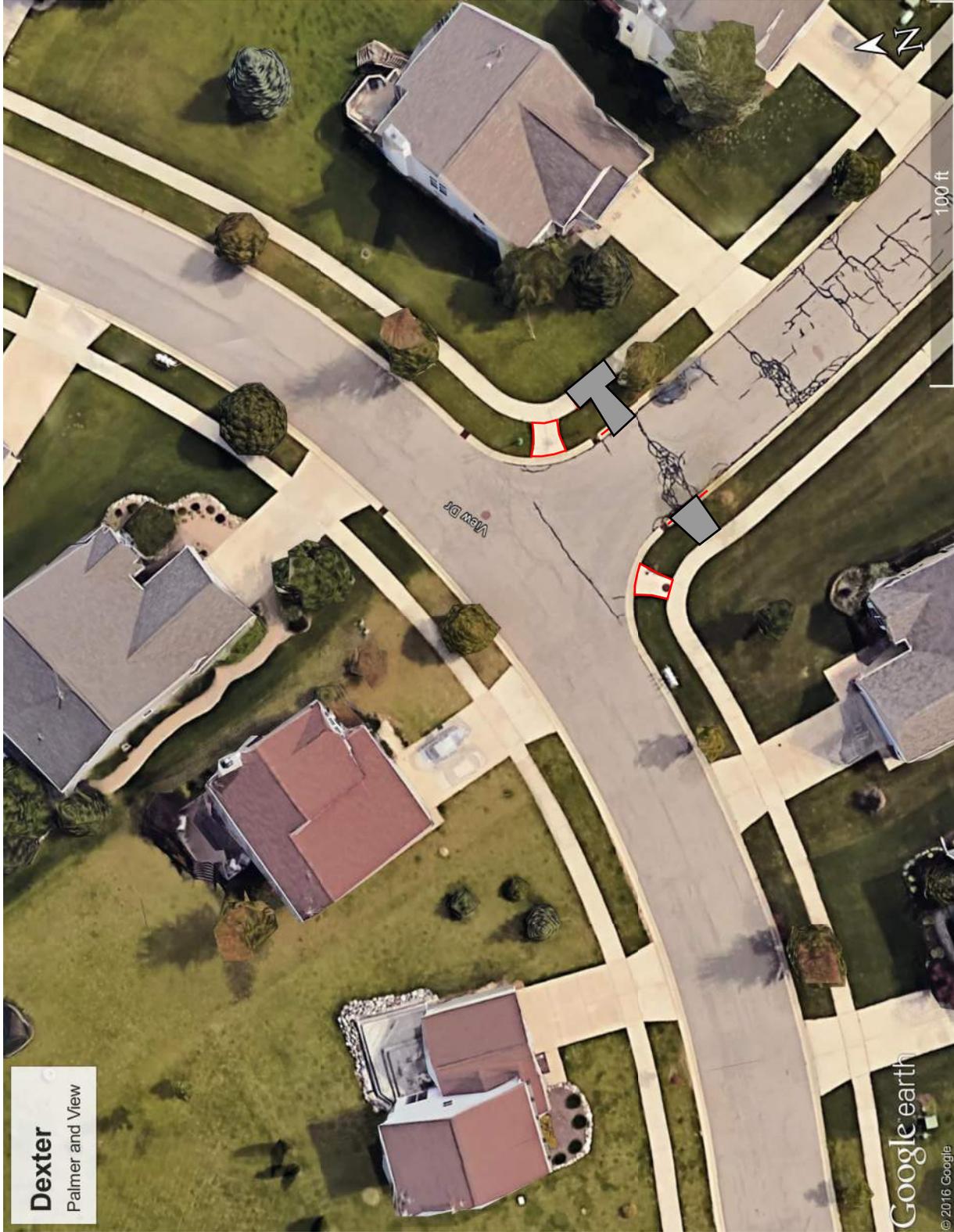
2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

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Dexter
Palmer and View

2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

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	SHEET	
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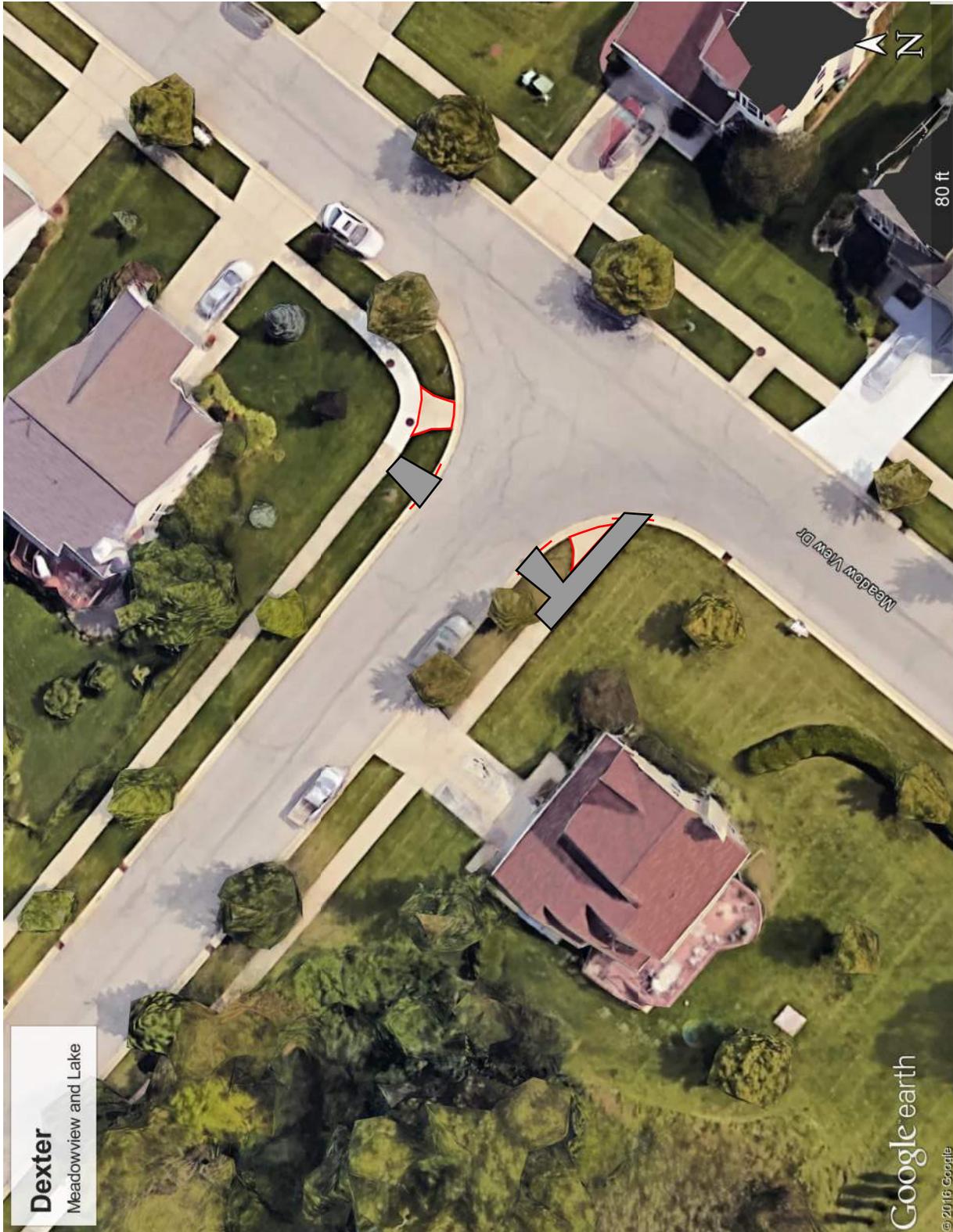
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2016 DEXTER CONCRETE BID
 SIDEWALK RAMP REPLACEMENT AREAS
 CONCEPTUAL RAMP LAYOUTS

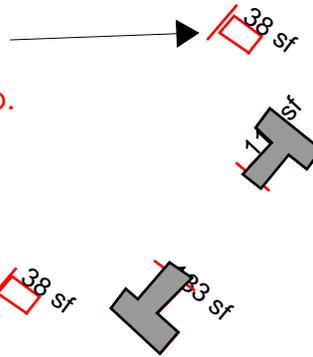
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Remove both
ramps and curb.
Place curb and
gutter without ramp.



Dexter
Wilson
and
Oliver

2016 DEXTER CONCRETE BID
SIDEWALK RAMP REPLACEMENT AREAS
CONCEPTUAL RAMP LAYOUTS

SCALE	H:	V:
SHEET		
OF		

CLIENT:
CITY OF DEXTER

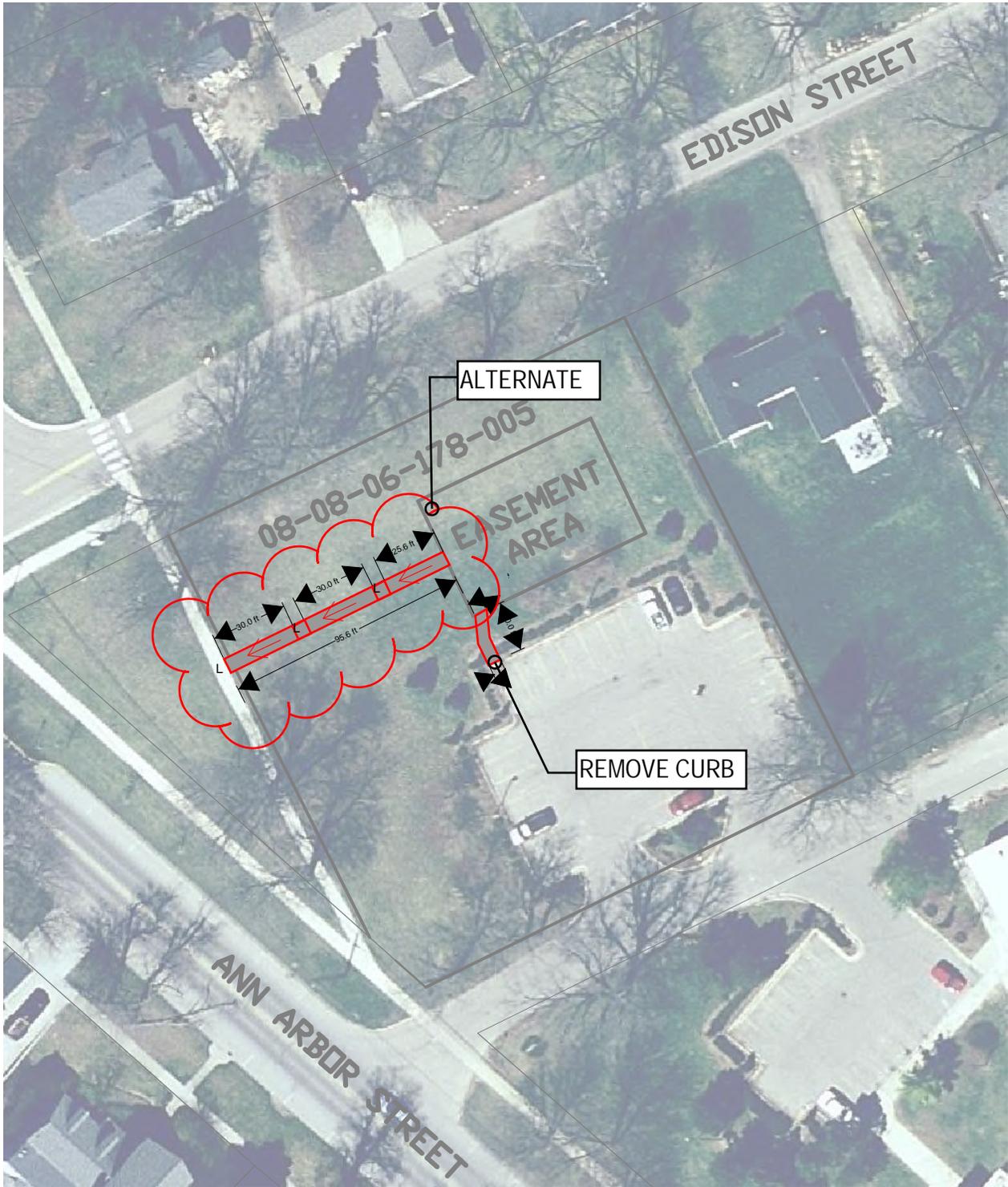
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SCALE: 1" = 60'

CLIENT:	JOB #	SCALE
		H. V.
		SHEET
		OF

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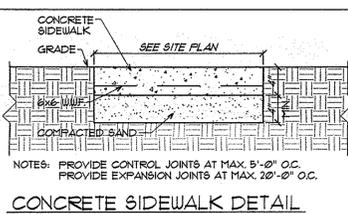
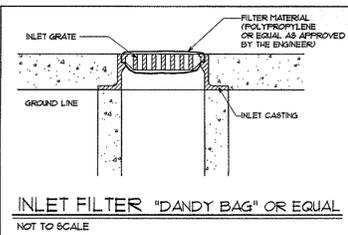


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SOIL EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF WASHENAU COUNTY.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES AND WHEN NECESSARY, REPAIRS SHALL BE MADE IMMEDIATELY.
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 MANMADE 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. GEOTEXTILE SHALL BE USED OVER ALL CATCH BASINS AND INLETS IN THE CONSTRUCTION AREA.
8. THE CONTRACTOR IS TO PROTECT AS MUCH EXISTING VEGETATION AS POSSIBLE.
9. THE CONTRACTOR IS TO PROTECT AS MUCH EXISTING VEGETATION AS POSSIBLE.
10. 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.
11. ANY SOIL EROSION CONTROL MEASURES DAMAGED BY THEIR CONTRACTOR'S OPERATION SHALL BE REPLACED THE SAME DAY.
12. THE CONTINUED MAINTENANCE OF THE PERMANENT EROSION CONTROL DEVICES WILL INCLUDE REMOVAL OF ANY SEDIMENT IN THE CATCH BASIN BAYS AND IN THE DISTRIBUTION BASIN ON A WEEKLY BASIS OR AS REQUIRED. THE MAINTENANCE WILL BE PERFORMED BY THE OWNER OR EMPLOYEES. THE VEGETATIVE COVER IS ESTABLISHED THAT LITTLE IF ANY MAINTENANCE OF THE PERMANENT EROSION CONTROL DEVICES WILL BE REQUIRED.
13. THE ON-SITE STORM WATER MANAGEMENT SYSTEM SHALL BE PRIVATELY OWNED OPERATED AND MAINTAINED.
14. ALL SLOPES STEEPER THAN 4:1 SHALL HAVE EROSION CONTROL BLANKETS STAYED IN PLACE.
15. A MUD TRACK PAD IS NOT PROVIDED BECAUSE THIS PROJECT IS TO BE CONSTRUCTED ADJACENT TO AN EXISTING PARKING LOT AND HAS ONLY A SMALL AREA OF DISTURBANCE. STREETS SHALL BE SURF PROMPTLY WHEN MUD IS TRACKED ON THE STREET. THE ASPHALT ON-SITE SHALL BE SURF WHEN EXCESSIVE MUD IS PRESENT.



SIDEWALK SHALL BE PLACED TO MATCH EXISTING GRADES NOT TO EXCEED 5% SLOPE OR 2% CROSS SLOPE. ALL RAMP'S SHALL MEET ADA GUIDELINES.

SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
6	Seeding with Mulch and/or Planting	Facilitates establishment of vegetative cover. Effective for drainage with low velocity. Easily placed in small quantities by inexperienced personnel. Should include prepared topsoil bed.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
54	Dandy Bag	Inexpensive and easy to construct. May be repaired if damaged. Filters sediments from runoff.
55	Geotextile Silt Fence	Uses geotextile and posts or poles. May be constructed or pre packaged. Easy to construct and locate as necessary.

SOIL EROSION CONTROL SEQUENCE:

1. Install all perimeter erosion and sedimentation control measures, including inlet filter. 10-11
2. Install mud tracking mat. 10-11
3. Rough grade site, stock pile top soil in location approved by owner and engineer. 10-11
4. Maintain Erosion and Sedimentation control measures, as required. 10-11
5. Install concrete foundations. 10-11
6. Install sidewalk and site concretes. 11-11
7. Finish grade, redistribute top soil, see and mulch in all distributed areas. 11-11
8. Remove all temporary soil erosion and sedimentation control measures. 12-11

NOTES

1. THE SITE INCLUDING CONCRETE PATIO & SIDEWALKS SHALL BE ADA COMPLIANT.
2. STABILIZE ALL UNIMPROVED DISTURBED AREAS WITH TOPSOIL, SEED, AND MULCH.
3. 0.28 ACRES TOTAL DISTURBED AREA. FOR NEW BUILDING & SITE WORK

REU CALCULATIONS

Total new area=8500 sf
Manufacturing Area 7750 sf/1000 = 7.75 x .5 = 3.775 reu's
Office/Breakroom Area 750 sf/1000 = .75 x .4 = .3 reu's
Total reu's = 4.075

SITE INFORMATION

ZONING: RD, Research & Development
EXISTING BUILDING AREA: TOTAL: 91,550 sq. ft.
PROPOSED BUILDING AREA: NEW: 8,500 sq. ft.
TOTAL: 100,050 sq. ft.

	REQUIRED	PROPOSED
MIN. LOT AREA	43,560 s.f.	426,888 s.f.
MIN. LOT WIDTH	150 ft.	816 ft.
MAX. LOT COVERAGE	35%	23.4%
MAX. BUILDING HEIGHT	40 ft. max., 2 stories	25 ft. max., 1 story
FRONT SETBACK	50 ft. min.	51 ft.
SIDE SETBACK	22.5 ft. min.	235 ft.
REAR SETBACK	35 ft. min.	38 ft.
TOTAL PAVED AREA		102,300 s.f.
TOTAL IMPERVIOUS AREA		202,350 s.f.

PARKING:

REQUIRED:
OFFICE: 13,000 s.f. @ 3 spaces per 1000 s.f. = 39 spaces
SHOP: 12 spaces per employee (38 employees) = 118 spaces
TOTAL: 157 spaces required, including 5 barrier-free spaces.
PROVIDED: 157 spaces, including 5 barrier-free spaces.
4 CORPORATE VEHICLES SHALL BE PARKED IN THE LOADING AREA
LOADING: REQUIRED: 5 spaces for 100,050 s.f. gross floor area
PROVIDED: 5+ loading spaces

HD-08-07-125-014
MANITZ, CHARLES & ROSEMARY

SHEET INDEX

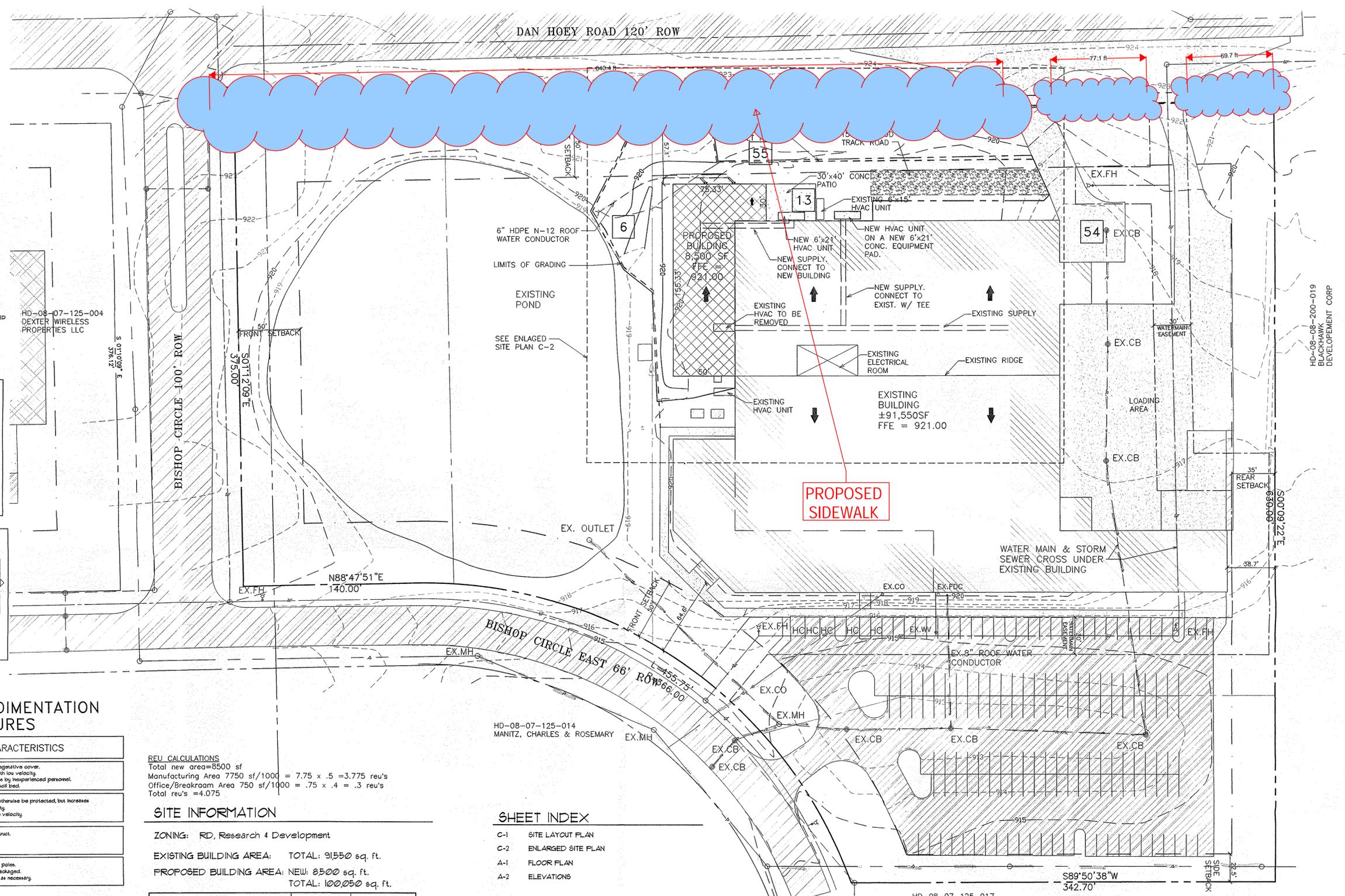
- C-1 SITE LAYOUT PLAN
- C-2 ENLARGED SITE PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS

PROPERTY DESCRIPTION HD-08-07-125-001

Lots 1, 2, 3, 4 1/2, DEXTER BUSINESS AND RESEARCH PARK, a subdivision of part of the Northwest 1/4 of Section 8 and part of the Northwest 1/4 of Section 8, Town 2 South, Range 5 East, Village of Dexter, Washtenaw County, Michigan, as recorded in Liber 26 of Plats, Pages 29 through 36 of Washtenaw County Records. 9.80 AC

Village of Dexter Standard Notes

1. Notify the Village of Dexter and the Village Engineer a minimum of 72 hours prior to the start of construction.
2. All construction must conform to the current engineering standards and specifications adopted by the Village 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 Village.
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, existing or proposed, shall be backfilled and compacted with Class II sand to 95% of maximum unit weight. The contractor is responsible for all damage to existing utilities.
7. The contractor is responsible for restoring all disturbed areas to the conditions that existed prior to the start of construction.
8. Working hours (including running of any machinery) shall be restricted to Monday through Saturday 7:00 am to 1:00 pm or sunup to sundown whichever is less.
9. Proposed sidewalk and patio shall meet ADA Guidelines.



SITE LAYOUT PLAN
SCALE: 1" = 40'-0"

LEGEND

---	PROPERTY LINE	⊕	EXISTING WALL MOUNTED LIGHT FIXTURE	▨	EXISTING BUILDING
- - -	SETBACK	□	NEW POLE-MOUNTED LIGHT	▩	EXISTING CONCRETE
- · - · -	EASEMENT	⊙	EXISTING UTILITY POLE	▧	EXISTING ASPHALT PAVING
- R -	PROPOSED STORM	⊙ EX.MH	EXISTING MANHOLE	▨	EXISTING ASPHALT PAVING TO BE REMOVED
- W -	PROPOSED WATER	⊙ EX.CO	EXISTING CLEAN OUT	▨	PROPOSED ASPHALT PAVING
- UE -	PROPOSED UNDERGROUND ELECTRIC	⊙ CB R-1	NEW CATCH BASIN	▨	PROPOSED ASPHALT PAVING
- G -	PROPOSED GAS	⊙ EX.FH	EXISTING FIRE HYDRANT	▨	PROPOSED ASPHALT PAVING
- S -	PROPOSED SANITARY	⊙ EX.WW	NEW #3 FIRE HYDRANT	▨	PROPOSED ASPHALT PAVING
- E -	EXISTING STORM	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- W -	EXISTING WATER	⊙ EX.CB	T/A	▨	PROPOSED ASPHALT PAVING
- T -	EXISTING TELEPHONE	⊙ EX.CB	PROPOSED ELEVATION	▨	PROPOSED ASPHALT PAVING
- E -	EXISTING ELECTRIC	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- U -	EXISTING UNDERGROUND CABLE	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- G -	EXISTING GAS	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- S -	EXISTING SANITARY	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- D -	EXISTING CENTERLINE OF DITCH	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- 910 -	EXISTING CONTOUR	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- 910 -	PROPOSED CONTOUR	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING
- - -	LINE OF SILT FENCE	⊙ EX.CB	EXISTING ELEVATION	▨	PROPOSED ASPHALT PAVING



Vanston/O'Brien, Inc.
DESIGNERS
BUILDERS

DAPCO INDUSTRIES
2500 Bishop Circle East
Village of Dexter, Michigan

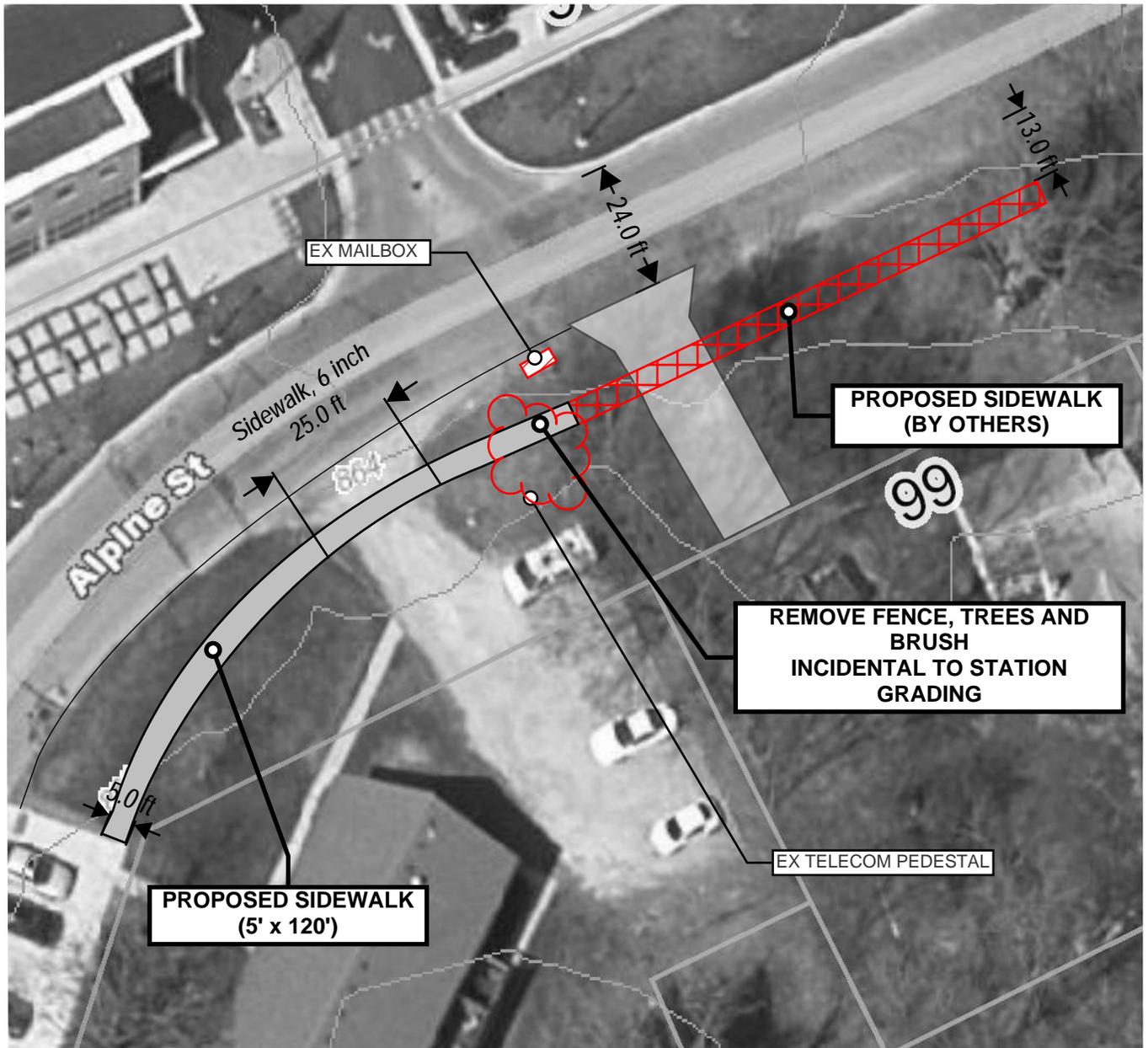
2375 Bishop Circle West
Dexter, MI 48130
Tel: (734) 924-0661
Fax: (734) 924-0677
e-mail: sales@vanston.com www.vanston.com

ISSUED FOR: DATE:
SITE PLAN 9-6-11
REVISED 9-29-11
REVISED 10-4-11

DRAWN BY: GAH/CLN
JOB NO.:
SITE LAYOUT PLAN
SHEET NO.
C-1

ALPINE STREET

99' R.O.W.



CLIENT:		JOB #		SCALE
				H. V.
				SHEET
				OF
1234 Washington Boulevard - Suite 600 Detroit, MI 48226 P (313) 481-1255 WWW.OHM-ADVISORS.COM				
COPYRIGHT 2015 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM				



OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Consideration of: Bid Award for Hydrant Replacement
Date: August 16, 2016

Currently there are five hydrants that are out of service along Huron River Drive. The City issued a bid to replace four of the hydrants. One of the hydrants is redundant and will be removed. The first step in the process will be the placement of a line stop on the water main on the south side of the Huron River, before it crosses the river. This will allow the work to be done without impacting the filter building. The hydrants will then be replaced. The business on Huron River Drive will be without water during the replacement so the work will be scheduled for a Friday, Saturday and Sunday. The businesses have been made aware of the impending work and we have contact information for each one to follow up with the specifics of the project. Once the pre-construction meeting is held the final details and timing of the plan will be determined.

The City received the sealed bids in early August. The low bidder was Bidigare Contractors from Plymouth Michigan. Council is being asked to consider the base bid plus the line stop cost for a total of \$55,915.

The funds for this project will come from the \$100,000 capital improvement line item in the water fund. These funds were originally budgeted for the water tower work; which we still plan to perform this spring. It is currently estimated that we were able to put approximately \$98,000 into reserves at the end of fiscal year 2015-2016. The reserve balance of approximately \$391,000, along with the anticipated additional revenue in fiscal year 2016-2017 due to the increase in water usage, will be used to fund both this hydrant repair and the spring water tower work. A budget amendment to increase the amount in this capital line will be proposed with the first quarter budget amendments.

Council is asked to approve the bid from Bidigare Construction for an amount not to exceed \$60,000, which includes 7% contingency.

August 15, 2016

City of Dexter
8140 Main Street
Dexter, MI 48130

Attention: Courtney Nicholls
City Manager

Regarding: 2016 Hydrant Repairs
Recommendation Letter
OHM Job # 0130-16-0010

Dear Ms. Nicholls:

Bids for the 2016 Hydrant Repairs project were received on Wednesday, August 10, 2016 at the City of Dexter offices. Bids were received from five (5) bidders, with bids ranging from \$47,915.00 to \$70,250.00, as shown on the attached tabulation. The apparent low bid was received from Bidigare Contractors, Inc., PO Box 700464, Plymouth, MI 48170 in the amount of \$47,915.00. Our review confirmed Bidigare Contractors Inc. as the low bidder.

The bid also included two alternate items. The first item included an alternative bid item that would use city-owned hydrants and valves for the replacement work. The second item was for a temporary line stop which is used to insert a temporary control valve into the water supply system to aid in system shut downs for construction. Based on discussions with the Dan Schlaff, we understand that the inventory of hydrants has been reduced since the time of bidding so the contractor will need to supply their own as specified in the base bid. We will be accepting the bid alternate for the installation of the line stop.

Since receiving the bids, OHM have contacted the Contractor's project references enclosed with their bid. and find them to be in good standing. Based on the information submitted in the bid, their references and OHM's positive prior experiences with the Contractor and crews, it is felt that Bidigare Contractor Inc. is capable of performing the work and therefore recommend award of the contract in the amount designated by Council.

Should there be any questions, please contact this office at (313) 481-1252.

Sincerely,
OHM Advisors, Inc.



Patrick M. Droze, P.E.
Project Manager

cc: Dan Schlaff, Utilities Department
Bidigare Contractors, Inc., PO Box 700464, Plymouth, MI 48170

Tabulation for Bids Received on August 10, 2016
2016 Hydrant Repairs
 City of Dexter, Washtenaw County, State of Michigan
 OHM Job No.: 0130-16-0010

Bidigare Contractors, Inc.
 P.O. Box 700464
 Plymouth, MI 48170

Douglas N. Higgins, Inc.
 3390 Travis Pointe Rd., Ste. A
 Ann Arbor, MI 48108

Fonson Company, Inc.
 7644 Whitmore Lake Road
 Brighton, MI 48116

Giannetti Building Development Birkenstock Construction LLC
 1850 Oak Trail 2528 Harte Drive
 Oxford, MI 48370 Brighton, MI 48114

Item No.	Description	Estimated Quantity	Phone: 248-735-1113		Phone: 734-996-9500		Phone: 810-231-5188		Phone: 248-628-2594		Phone: 810-499-7144	
			Unit Price	Amount								
Base Bid												
1)	Gate Valve and Well, 12 inch	1 Ea	\$8,040.00	\$8,040.00	\$9,750.00	\$9,750.00	\$6,410.00	\$6,410.00	\$9,840.00	\$9,840.00	\$18,000.00	\$18,000.00
2)	Gate Valve and Well, Remove	1 Ea	\$1,030.00	\$1,030.00	\$975.00	\$975.00	\$3,500.00	\$3,500.00	\$3,200.00	\$3,200.00	\$2,500.00	\$2,500.00
3)	Hydrant, Remove	5 Ea	\$850.00	\$4,250.00	\$750.00	\$3,750.00	\$3,000.00	\$15,000.00	\$2,500.00	\$12,500.00	\$750.00	\$3,750.00
4)	Fire Hydrant, Contractor Finished	4 Ea	\$6,000.00	\$24,000.00	\$7,500.00	\$30,000.00	\$6,500.00	\$26,000.00	\$6,425.00	\$25,700.00	\$8,500.00	\$34,000.00
5)	3" Topsoil, Seeding Mix Type THM, and Mulch	500 Syd	\$10.00	\$5,000.00	\$5.00	\$2,500.00	\$5.00	\$2,500.00	\$12.00	\$6,000.00	\$5.00	\$2,500.00
6)	Erosion Control, Silt Fence	400 Ft	\$3.00	\$1,200.00	\$5.00	\$2,000.00	\$2.00	\$800.00	\$3.20	\$1,280.00	\$5.00	\$2,000.00
7)	Traffic Control Maintenance and Control	1 LS	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$7,000.00	\$7,000.00	\$4,400.00	\$4,400.00	\$4,500.00	\$4,500.00
8)	Mobilization, Max 5%	1 LS	\$2,395.00	\$2,395.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$4,305.00	\$4,305.00	\$3,000.00	\$3,000.00
TOTAL BASE BID:			\$47,915.00		\$58,975.00		\$63,710.00		\$67,225.00		\$70,250.00	
Alternate Bid												
1)	Fire Hydrant, Owner Furnished	4 Ea	\$3,000.00	\$12,000.00	\$5,500.00	\$22,000.00	\$5,000.00	\$20,000.00	\$4,553.00	\$18,212.00	\$6,000.00	\$24,000.00
2)	Line Stop	1 Ea	\$8,000.00	\$8,000.00	\$10,000.00	\$10,000.00	\$16,000.00	\$16,000.00	\$17,180.00	\$17,180.00	\$12,000.00	\$12,000.00

NOTE

Alternate 1 includes the replacement of hydrants using existing materials currently owned by the City of Dexter. To obtain modified base bid cost using this alternate, replace item no. 4 of the base bid with alternate item no. 1.

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Consideration of: Bid Award for Replacement of Ferric Tank
Date: August 16, 2016

The City has a bulk storage tank for ferric chloride at the Wastewater Treatment Plant that has been out of service for over a year. Having the ferric chloride tank out of service requires the use of smaller totes to store the chemical. This results in an increase in chemical cost of approximately \$14,000 per year.

The first bid to replace the tank was issued with a due date of February 26, 2016 but only one bid was received. The bid specifications were updated and the bid was reissued with a due date of July 6, 2016. Seven bids for the project were received. The lowest qualified bidder is RBF Construction from Swarz Creek, Michigan. OHM has contacted their references and found that the communities were satisfied with the work.

TSP Environmental was the only bidder when the project was first bid and the second lowest bidder in the second bid. They have provided each Council Member with information on their company. This information was included in your Council packet. No reason was found to disqualify the low bidder RBF Construction, so that is the recommendation from staff and OHM.

Due to the uncertainty in the cost of this project, it was not specifically included in the 2016-2017 budget. A budget amendment will be recommended with the first quarter budget amendments to use a combination of the \$610,000 sewer fund reserve balance and the anticipated revenue increase due to high water usage to fund the project.

Council is asked to approve the bid from RBF Construction in an amount not to exceed \$80,000.



ARCHITECTS. ENGINEERS. PLANNERS.

July 15, 2016

City of Dexter
8140 Main Street
Dexter, MI 48130

Attention: Courtney Nicholls
City Manager

Regarding: WWTP Ferric Chloride Tank Replacement
Recommendation Letter
OHM Job # 0130-15-0011

Dear Ms. Nicholls:

Bids were taken for the Ferric Chloride Tank Replacement project at 1:00 p.m. on Wednesday, July 6, 2016 at the City of Dexter offices. Bids were received from seven (7) bidders, with bids ranging from \$79,990.00 to \$128,200.00, as shown on the attached tabulation. The low bid was received from RBF Construction, Inc. located at 4140 Morrish Road, Swartz Creek, Michigan 48473, submitting the low bid of \$79,990.00.

The scope of work includes replacing an old 6,000 gallon ferric chloride tank with a double-wall FRP tank, installing a concrete support slab and associated piping and electrical devices. The low bid was found to be 14% higher than the engineer's opinion of probable cost which was estimated at approximately \$70,000. This project had been previously bid in March, however, at that time there was only one bid submitted.

We have contacted the Contractor's project references enclosed with their bid and find them to be in good standing. Based on the information submitted in the bid and their references, it is felt that RBF Construction, Inc. is capable of performing the work.

It is recommended that the Ferric Chloride Tank Replacement contract be awarded to RBF Construction, Inc. in the amount of \$79,990.00.

Should there be any questions, please contact this office at (734) 522-6711.

Sincerely,
OHM Advisors, Inc.

A handwritten signature in black ink that reads "Patrick M. Droze". The signature is written in a cursive style and is positioned above a horizontal line.

Patrick M. Droze, P.E.
Project Manager

cc: Dan Schlaff, Utilities Department
RBF Construction, Inc., 4140 Morrish Road, Swartz Creek, Michigan 48473

Name	Address	City	State	MI	Bid
TSP Environmental	25000 Capitol	Redford	MI	48239	84,170
Midwest Power Systems	2401 Hickory Oak	Milford	MI	48380	96,500
Process Piping & Equipment, Inc.	P.O. Box 486	Milford	MI	48381	109,500
Krull Construction Co, Inc	859 S. Wagner Rd.	Ann Arbor	MI	48103	128,200
RCL Construction	777 W. Maynard Rd.	Sanford	MI	48657	116,150
Monroe Plumbing and Heating Co.	506 Cooper St.	Monroe	MI	48161	124,700
RBF Construction, Inc	4140 Morrish Rd.	Swarz Creek	MI	48473	79,990

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Consideration of: Scope of Services from OHM for Assistance with Fall 2016 Projects
Date: August 16, 2016

The City has three projects planned for this fall. We will need OHM to assist with inspection, construction engineering and contract administration. Attached is proposal for a not to exceed amount of \$15,000 to assist with these projects. Staff will work with OHM to determine when assistance is needed with each project; we anticipate the main areas of assistance will be with laying out the new sidewalk, verifying ADA compliance with the sidewalk ramp replacements and inspecting the hydrant replacement project. The funds to pay for the proposal will come from the streets funds, water or sewer depending on the project.

Council is asked to approve the 2016 Project Assistance Scope of Services from OHM in an amount not to exceed \$15,000.



ARCHITECTS. ENGINEERS. PLANNERS.

August 17, 2016

CITY OF DEXTER

8123 Main Street
Dexter, M 48123

Attention: Ms. Courtney Nicholls
City Manager

Regarding: As Needed Fall Construction Assistance
Construction Phase Services

Dear Ms. Nicholls:

Thank you for the opportunity to submit this proposal for construction phase assistance with the 2016 fall projects. We have prepared the following project understanding and scope of services based on our previous discussions and understanding of the fall work.

PROJECT UNDERSTANDING

In the coming months, the City of Dexter will proceed with three separate capital improvement projects. In accordance with previous proposals, we are preparing a not to exceed fee for assisting the city with observation and construction engineering.

1. Concrete Work in various locations. Most will be spot repairs, however, there are some new ADA ramps as well as new sidewalk in front of DAPCO on Dan Hoey, Alpine Street and adjacent to the new play structure on Edison Street.
2. Huron River Drive hydrant repairs.
3. Ferric Chloride Tank Replacement at the WWTP.

Based on the nature of the work, a reduced level of construction oversight can likely be provided while still ensuring that material is applied in a quality manner and that impacts to residents are minimized. There will also be assistance on all three projects from City staff when possible. We have proposed our scope of services based on this understanding and intention to maximize value to the City.

SCOPE OF SERVICE

Task 1 – Construction Observation / Construction Engineer

Under this task, OHM will provide as-needed observation of the contractor operations. The primary focus of this will be to ensure that work is carried out in accordance with specification in approved areas and that resident access is maintained and/or mitigated. The following services are proposed:

1. Provide as-needed construction observation to ensure that construction is performed in accordance with the construction specifications and plans. We have assumed fifteen 8-hour days of this service.

Task 2 – Construction Engineering

Under this task, OHM will direct the contractor on operations. This will include the following:

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



1. Attend and document progress meetings.
2. Help resolve any construction field issues and interpretations of the contract documents.
3. Provide layout for new sidewalk.

Task 3 – Contract Administration

Under this task, OHM will assist the city with managing the contracts. This will include review of contractor estimates and change orders if necessary.

FEE

The services outlined in tasks 1-3 will be performed on an hourly basis in accordance with the OHM 2016 rate schedule. The fee estimates are based the schedule provided by the Contractor. The proposed cost for these services shall not exceed \$15,000.00.

SCHEDULE

OHM anticipates that the work will be completed by mid-October of 2016.

FURTHER CLARIFICATIONS AND ASSUMPTIONS

Should you find this agreement acceptable, please execute both copies and return one copy to us for our file. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM Advisors

Patrick M. Droze, P.E.

cc: Rhett Gronevelt, P.E, OHM
File



**City of Dexter
2016 Asphalt Maintenance Program
Engineering Services**

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

TREASURER/FINANCE DIRECTOR'S OFFICE

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
Courtney Nicholls, City Manager

From: Marie Sherry, Treasurer/Finance Director

Re: Fiscal Year 2016-2017 Budget Document

Date: August 17, 2016

It is the intention of staff to once again submit our budget document to the Government Finance Officers Association for their Distinguished Budget Document Award Program, which we have done every year since 2009. Because this document is an informational and policy document as well as being a budget, I would like to request that Council accept this document as the official budget document for the city. Once this happens, I can place it onto our website and submit it for the award.

Suggested motion: To accept the City of Dexter's Fiscal Year 2016-2017 budget document as presented.

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Consideration of: Shield Road Water Main Easements
Date: August 16, 2016

Attached for Council's consideration are easements for the relocation of City water main due to the Shield Road bridge replacement project. The water main will now be in these easements instead of in the road right of way. The School Board will also consider the easement at their August 22, 2016 meeting. The easement has been reviewed by attorneys from Dexter Community Schools and the City. I have spoken with Dr. Timmis and he does not anticipate any issues with the School Board adopting the easements. Due to the language that requires the City to indemnify the schools against litigation, I felt it was best that the documents receive formal Council approval.

Council is asked to approve the easement agreements with Dexter Community Schools to facilitate the required water main relocation.

WATER MAIN EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that DEXTER COMMUNITY SCHOOLS, whose address is 7714 Ann Arbor Street, Dexter, MI 48130, (hereinafter referred to as “Grantor”), being title holder to the following described parcel of land, to wit:

See Exhibit “A”

Tax Identification Number: H-08-07-200-003

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Dexter, a Michigan Municipal Corporation, whose address is 8140 Main Street, Dexter, MI 48130, (hereinafter referred to as “Grantee”), a perpetual easement for a water main, over, upon, across, in, through, and under the following described real property to wit (hereinafter, the “Easement Area”):

See Exhibit “A-1”

and to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

1. The easement is granted for the sole purpose of allowing Grantee to install, repair, replace and maintain water main lines, and all necessary appurtenances thereto, within the Easement Area herein granted.
2. Grantee will not be responsible for replacing pavement, trees or any other physical objects within the Easement Area herein granted.
3. Grantor agrees not to build or to convey to others permission to build any permanent structures on the above-described Easement Area.
4. The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.
5. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.
6. To the fullest extent permitted by law, Grantee releases Grantor and its successors and assigns from any liability related to Grantee’s use of this easement per the terms contained herein. The foregoing shall not be deemed to release Grantor for matters arising out of the acts or omissions of Grantor, its agents or employees.
7. To the fullest extent permitted by law, Grantee indemnifies and holds harmless Grantor from and against any and all claims, lawsuit, proceedings, investigations, damages, settlements and other liabilities related to personal injury or property damage and arising out of Grantee’s use of the easement granted herein. Such indemnification shall include Grantor’s reasonable costs and reasonable attorneys’ fees. The foregoing shall not be deemed to require Grantee to indemnify Grantor for matters arising out of the acts or omissions of Grantor, its agents or employees.
8. This is the entire agreement between the parties herein, and can only be modified by a writing, signed by the parties, or successors thereof.
9. The laws of the State of Michigan govern interpretation of this easement.
10. If any portion of this easement is deemed invalid by a court of competent jurisdiction, the

remaining provisions will be deemed to still have effect unless the intent of the parties cannot be realized.

11. The Grantor, its successors and assigns, reserves the right to construct and maintain or cause to be constructed and maintained, gas, storm and sanitary sewer pipes and conduits, and other utilities over, across, through and under the Easement Area and to make such other use or uses of the Easement Area consistent with the purpose of this easement as does not substantially interfere with Grantee's use thereof and is otherwise in compliance with all applicable laws, ordinances and regulations, including without limitation, those governing the collocation of utilities.

12. By entering into this easement, the parties are not waiving any defenses, including the defense of governmental immunity.

13. The Grantee shall obtain all required permits and approvals required for the operation, maintenance and repair of the water main and related appurtenances. All work performed within the Easement Area shall be in accordance with generally accepted practices for this type of work. The Grantee covenants to keep the water main and related appurtenances in good and proper working order and to make any required repairs.

14. This easement shall cease, terminate and be discontinued at such time as the water main within the Easement Area is no longer used for transmitting water. In the event this easement shall terminate as provided above, the Grantee shall, at the option of the Grantor, remove the water main and related appurtenances located in or on the Easement Area and return the Easement Area to the condition it was in prior to the installation of the water main and related appurtenances. The Grantee shall thereafter have no further interest or rights in the Easement Area. Upon termination of this easement, the Grantee, at its expense, shall record a Termination of Easement in a form acceptable to the Grantor, with the Washtenaw County, Michigan, Register of Deeds.

15. In the event that the Grantee breaches or otherwise fails to comply with any of the terms and conditions contained in this Easement, it shall pay all of the Grantor's reasonable costs, including without limitation reasonable attorneys' fees which the Grantor incurs as a result of the Grantee's breach or other failure to comply with the terms and conditions contained in this easement after Grantor has delivered notice of such default and provided the Grantee a reasonable opportunity to cure the same.

[signatures and acknowledgements to follow]

IN WITNESS WHEREOF, the undersigned Grantor(s) and Grantee have affixed signature (s) this _____ day of _____ A.D., 2016.

CORPORATION: DEXTER COMMUNITY SCHOOLS

By: _____
Signature

Its: _____
Printed Name & Title

By: _____
Signature

Its: _____
Printed Name & Title

STATE OF MICHIGAN)
)SS
COUNTY OF)

On this _____ day of _____ A.D., 2016, before me, a Notary Public in and for said County, appeared _____ and _____ to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the _____ and _____ of _____ the corporation named in and which executed the within instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, _____ County, MI
My commission expires _____

CITY OF DEXTER

By: _____
Signature

Its: _____
Printed Name & Title

STATE OF MICHIGAN)
)SS
COUNTY OF)

On this _____ day of _____ A.D., 2016, before me, a Notary Public in and for said County, appeared _____ to me known personally known, who, being by me duly sworn, did for himself say that he/she is the _____ of the City of Dexter, a Michigan Municipal Corporation, named in and which executed the within instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be the free act and deed of the corporation.

Notary Public, _____ County, MI
My commission expires _____

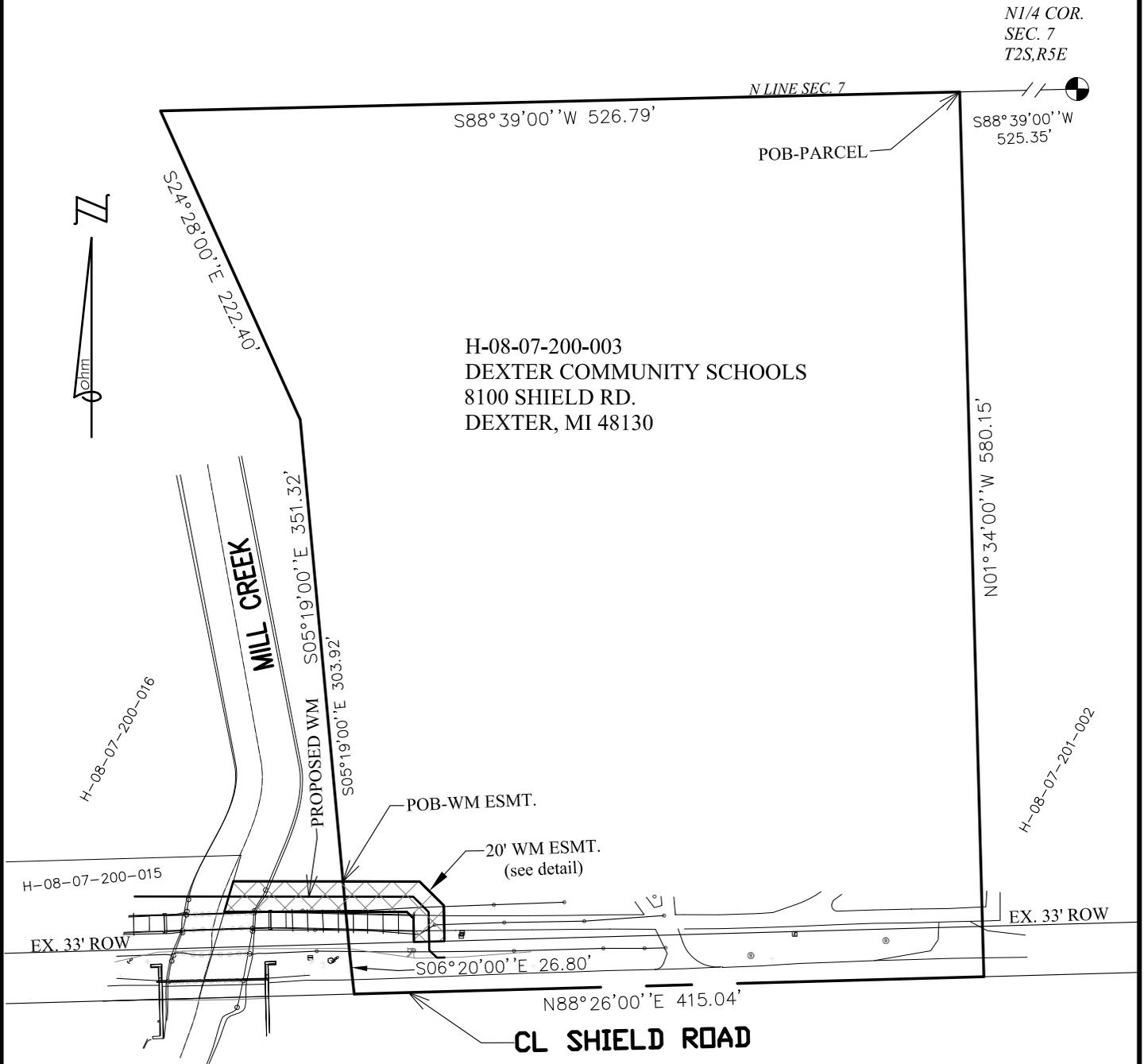
This instrument drafted by:
SAMEER HAMAD
ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road
LIVONIA, MI 48150

Tax Identification Number: H-08-07-200-003

WHEN RECORDED RETURN A COPY TO:
City of Dexter
Attn: City Manager
8140 Main St
Dexter, MI 48130

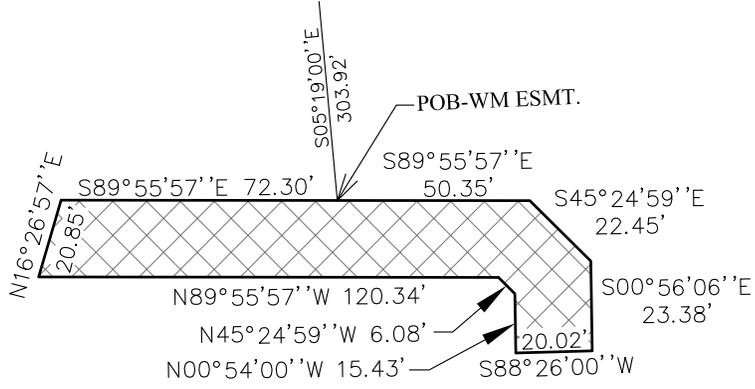
WATER MAIN EASEMENT SKETCH

Exhibit "A"

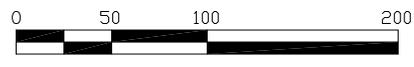


H-08-07-200-003
DEXTER COMMUNITY SCHOOLS
8100 SHIELD RD.
DEXTER, MI 48130

N1/4 COR.
SEC. 7
T2S,R5E



DETAIL - 20' WM EASEMENT
(SCALE 1" = 50')



SCALE: 1" = 100'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- WATER MAIN EASEMENT

WATER MAIN EASEMENT PART OF THE NW 1/4 OF SECTION 7 T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY H-08-07-200-003		SCALE H: 1"=100' SHEET 5 of 6	
DATE: 07-27-16	CLIENT: CITY OF DEXTER	JOB#: 0130-16-0040	
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM			

WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (H-08-07-200-003)
(PER WASHTENAW COUNTY TAX ROLLS)

A parcel of land being a part of the E 1/2 of the NW 1/4 of Section 7, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the N 1/4 corner of said Section 7; thence S 88°39'00" W 525.35 feet along the North line of said Section 7 to the the Point of Beginning; thence S 88°39'00" W 526.79 feet; thence S 24°28'00" E 222.40 feet; thence S 05°19'00" E 351.32 feet; thence S 06°20'00" E 26.80 feet; thence N 88°26'00" E 415.04 feet along the centerline of Shield Road; thence N 01°34'00" W 580.15 feet to the Point of Beginning, ALSO all land lying between the N'ly and S'ly boundaries of above described extended W'ly to Mill Creek. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT

A 20 foot water main easement a part of the E 1/2 of the NW 1/4 of Section 7, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the N 1/4 corner of said Section 7; thence S 88°39'00" W 525.35 feet along the North line of said Section 7 to a point; thence continuing S 88°39'00" W 526.79 feet; thence S 24°28'00" E 222.40 feet; thence S 05°19'00" E 303.92 feet to the the Point of Beginning; thence S 89°55'57" E 50.35 feet; thence S 45°24'59" E 22.45 feet; thence S 00°56'06" E 23.38 feet; thence S 88°26'00" W 20.02 feet along the North right of way line of Shield Road (66 ft. wide); thence N 00°54'00" W 15.43 feet; thence N 45°24'59" W 6.08 feet; thence N 89°55'57" W ±120.34 feet to a point on the centerline of Mill Creek; thence N 16°26'57" E 20.85 feet along the centerline of said Mill Creek; thence S 89°55'57" E 72.30 feet to the Point of Beginning.

Contains 3,104 square feet or 0.071 acres, more or less, of land. Subject to all easements and restrictions of record. if any.

WATER MAIN EASEMENT		SCALE H: 1"=100'	
PART OF THE NW 1/4 OF SECTION 7 T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY H-08-07-200-003		SHEET 6 of 6	
DATE: 07-27-16	CLIENT: CITY OF DEXTER	JOB # 0130-16-0040	
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM			
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WATER MAIN EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that DEXTER COMMUNITY SCHOOLS, whose address is 7714 Ann Arbor Street, Dexter, MI 48130, (hereinafter referred to as “Grantor”), being title holder to the following described parcel of land, to wit:

See Exhibit “A”

Tax Identification Number: H-08-07-200-015

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Dexter, a Michigan Municipal Corporation, whose address is 8140 Main Street, Dexter, MI 48130, (hereinafter referred to as “Grantee”), a perpetual easement for a water main, over, upon, across, in, through, and under the following described real property to wit (hereinafter, the “Easement Area”):

See Exhibit “A-1”

and to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

1. The easement is granted for the sole purpose of allowing Grantee to install, repair, replace and maintain water main lines, and all necessary appurtenances thereto, within the Easement Area herein granted.

2. Grantee will not be responsible for replacing pavement, trees or any other physical objects within the Easement Area herein granted.

3. Grantor agrees not to build or to convey to others permission to build any permanent structures on the above-described Easement Area.

4. The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

5. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

6. To the fullest extent permitted by law, Grantee releases Grantor and its successors and assigns from any liability related to Grantee’s use of this easement per the terms contained herein. The foregoing shall not be deemed to release Grantor for matters arising out of the acts or omissions of Grantor, its agents or employees.

7. To the fullest extent permitted by law, Grantee indemnifies and holds harmless Grantor from and against any and all claims, lawsuit, proceedings, investigations, damages, settlements and other liabilities related to personal injury or property damage and arising out of Grantee’s use of the easement granted herein. Such indemnification shall include Grantor’s reasonable costs and reasonable attorneys’ fees. The foregoing shall not be deemed to require Grantee to indemnify Grantor for matters arising out of the acts or omissions of Grantor, its agents or employees.

8. This is the entire agreement between the parties herein, and can only be modified by a writing, signed by the parties, or successors thereof.

9. The laws of the State of Michigan govern interpretation of this easement.

10. If any portion of this easement is deemed invalid by a court of competent jurisdiction, the

remaining provisions will be deemed to still have effect unless the intent of the parties cannot be realized.

11. The Grantor, its successors and assigns, reserves the right to construct and maintain or cause to be constructed and maintained, gas, storm and sanitary sewer pipes and conduits, and other utilities over, across, through and under the Easement Area and to make such other use or uses of the Easement Area consistent with the purpose of this easement as does not substantially interfere with Grantee's use thereof and is otherwise in compliance with all applicable laws, ordinances and regulations, including without limitation, those governing the collocation of utilities.

12. By entering into this easement, the parties are not waiving any defenses, including the defense of governmental immunity.

13. The Grantee shall obtain all required permits and approvals required for the operation, maintenance and repair of the water main and related appurtenances. All work performed within the Easement Area shall be in accordance with generally accepted practices for this type of work. The Grantee covenants to keep the water main and related appurtenances in good and proper working order and to make any required repairs.

14. This easement shall cease, terminate and be discontinued at such time as the water main within the Easement Area is no longer used for transmitting water. In the event this easement shall terminate as provided above, the Grantee shall, at the option of the Grantor, remove the water main and related appurtenances located in or on the Easement Area and return the Easement Area to the condition it was in prior to the installation of the water main and related appurtenances. The Grantee shall thereafter have no further interest or rights in the Easement Area. Upon termination of this easement, the Grantee, at its expense, shall record a Termination of Easement in a form acceptable to the Grantor, with the Washtenaw County, Michigan, Register of Deeds.

15. In the event that the Grantee breaches or otherwise fails to comply with any of the terms and conditions contained in this Easement, it shall pay all of the Grantor's reasonable costs, including without limitation reasonable attorneys' fees which the Grantor incurs as a result of the Grantee's breach or other failure to comply with the terms and conditions contained in this easement after Grantor has delivered notice of such default and provided the Grantee a reasonable opportunity to cure the same.

[signatures and acknowledgements to follow]

IN WITNESS WHEREOF, the undersigned Grantor(s) has affixed
signature (s) this _____ day of _____ A.D., 2016.

CORPORATION: DEXTER COMMUNITY SCHOOLS

By: _____
Signature

Its: _____
Printed Name & Title

By: _____
Signature

Its: _____
Printed Name & Title

STATE OF MICHIGAN)
)SS
COUNTY OF)

On this _____ day of _____ A.D., 2016, before me, a Notary Public in and for said
County, appeared _____ and _____
to me known personally known, who, being by me duly sworn, did each for himself say that they are
respectively the _____ and _____ of
_____ the corporation named in and which executed the within
instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said corporation
by authority of its board of directors; and acknowledged said instrument to be the free act and deed of said
corporation.

Notary Public, _____ County, MI
My commission expires _____

CITY OF DEXTER

By: _____
Signature

Its: _____
Printed Name & Title

STATE OF MICHIGAN)
)SS
COUNTY OF)

On this _____ day of _____ A.D., 2016, before me, a Notary Public in and for said County, appeared _____ to me known personally known, who, being by me duly sworn, did for himself say that he/she is the _____ of the City of Dexter, a Michigan Municipal Corporation, named in and which executed the within instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be the free act and deed of the corporation.

Notary Public, _____ County, MI

My commission expires _____

This instrument drafted by:
SAMEER HAMAD
ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road
LIVONIA, MI 48150

Tax Identification Number: H-08-07-200-015

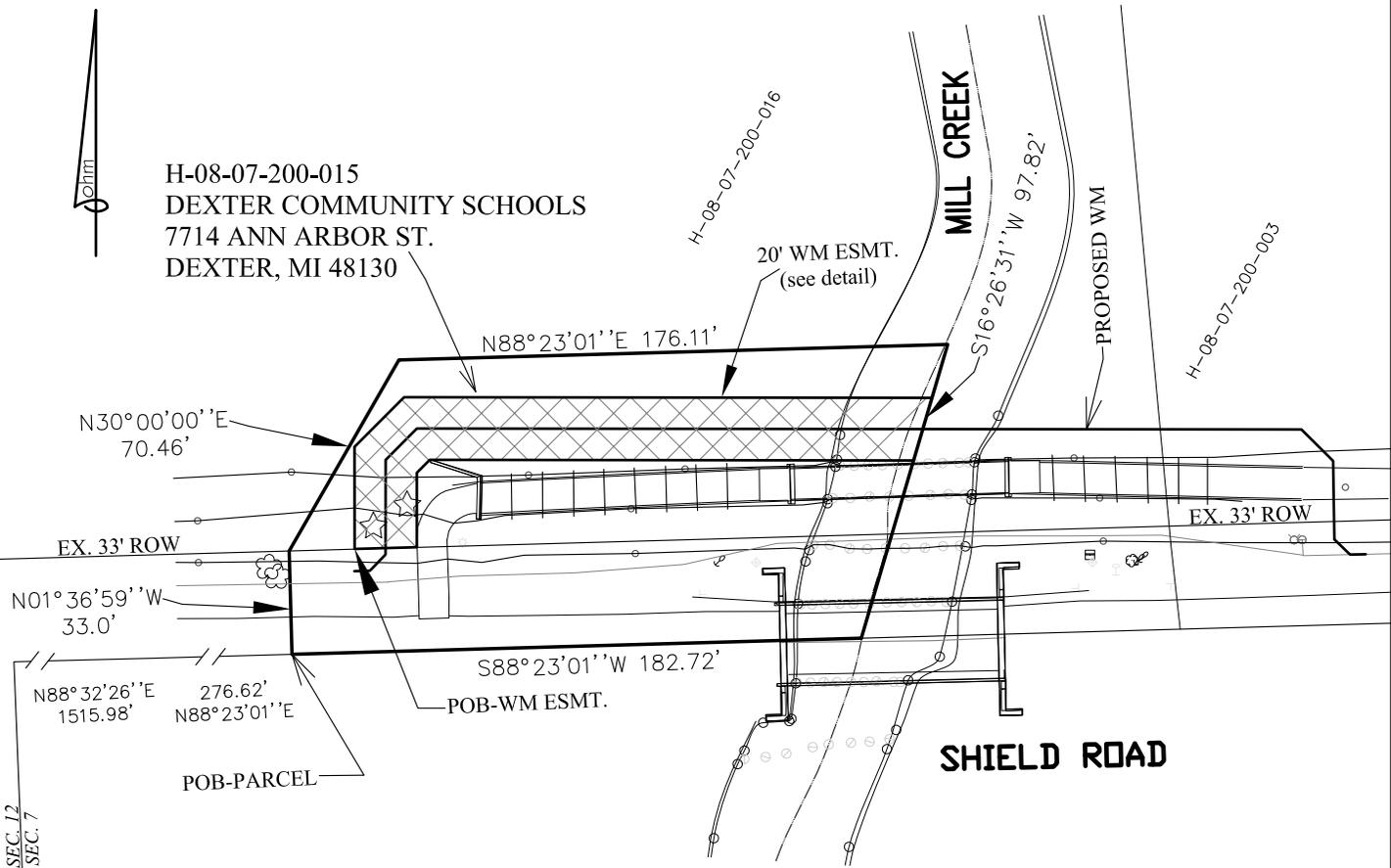
WHEN RECORDED RETURN A COPY TO:
City of Dexter
Attn: City Manager
8140 Main St
Dexter, MI 48130

WATER MAIN EASEMENT SKETCH

Exhibit "A"



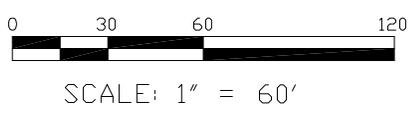
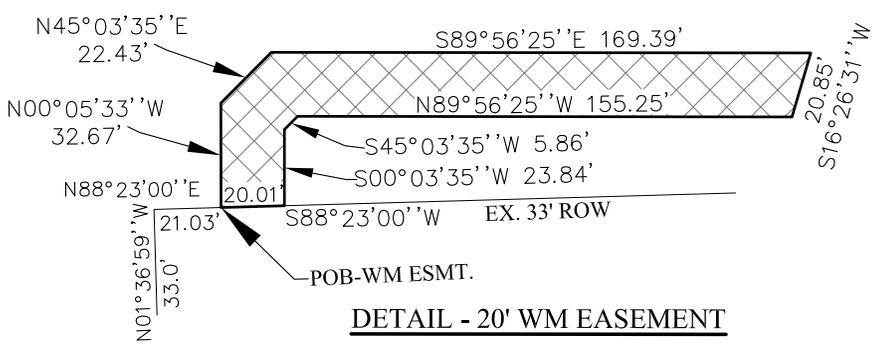
H-08-07-200-015
DEXTER COMMUNITY SCHOOLS
7714 ANN ARBOR ST.
DEXTER, MI 48130



E LINE SEC. 12
W LINE SEC. 7

N02°16'46"W 2014.91'

E1/4 COR.
SEC. 12
T2S,R4E



LEGEND	
—	ROW RIGHT-OF-WAY
⊙	PUBLIC LAND CORNER
●	POB POINT OF BEGINNING
▨	WATER MAIN EASEMENT

WATER MAIN EASEMENT		SCALE H: 1"=60'
PART OF THE NW 1/4 OF SECTION 7 T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY H-08-07-200-015		SHEET 5 of 6
DATE: 07-27-16	CLIENT: CITY OF DEXTER	JOB#: 0130-16-0040
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		



WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (H-08-07-200-015)
(PER WASHTENAW COUNTY TAX ROLLS)

A parcel of land being a part of the E 1/2 of the NW 1/4 of Section 7, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the E 1/4 corner of said Section 12, Town 2 South, Range 4 East, Lima Township; thence N 02°16'46" W 2014.91 feet along the East line of said Section 12, also being the West line of said Section 7; thence N 88°32'26" E 1515.98 feet; thence N 88°23'01" E 276.62 feet to the the Point of Beginning; thence N 01°36'59" W 33.0 feet; thence N 30°00'00" E 70.46 feet; thence N 88°23'01" E 176.11 feet to the centerline of Mill Creek; thence S 16°26'31" W 97.82 feet along the centerline of Mill Creek; thence S 88°23'01" W 182.72 feet to the Point of Beginning. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT

A 20 foot water main easement a part of the E 1/2 of the NW 1/4 of Section 7, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the E 1/4 corner of said Section 12, Town 2 South, Range 4 East, Lima Township; thence N 02°16'46" W 2014.91 feet along the East line of said Section 12, also being the West line of said Section 7; thence N 88°32'26" E 1515.98 feet; thence N 88°23'01" E 276.62 feet; thence N 01°36'59" W 33.0 feet; thence N 88°23'00" E 21.03 feet to the the Point of Beginning; thence N 00°05'33" W 32.67 feet; thence N 45°03'35" E 22.43 feet; thence S 89°56'25" E 169.39 feet; thence S 16°26'31" W 20.85 feet along the centerline of Mill Creek; thence N 89°56'25" W 155.25 feet; thence S 45°03'35" W 5.86 feet; thence S 00°03'35" W 23.84 feet; thence S 88°23'00" W 20.01 feet along the North right of way line of Shield Road (66 ft. wide) to the Point of Beginning.

Contains 4,094 square feet or 0.094 acres, more or less, of land. Subject to all easements and restrictions of record. if any.

WATER MAIN EASEMENT		SCALE H: 1"=60'	
PART OF THE NW 1/4 OF SECTION 7 T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY H-08-07-200-015		SHEET 6 of 6	
DATE: 07-27-16	CLIENT: CITY OF DEXTER	JOB # 0130-16-0040	
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM			
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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Discussion of: Sidewalk Installation Requirements in Areas of New Residential Development
Date: August 16, 2016

Council Member Smith requested that a discussion item be placed on the agenda regarding the City's requirements for sidewalk installation in areas of new residential development. To facilitate the discussion the following documents are attached:

- General Code of Ordinances Article II – Sidewalks
- Engineering Standards – Various sections that reference sidewalks
- Zoning Ordinance General Provisions Section 3.12 Sidewalk
- Non-Motorized Pathways Map from the 2012 Master Plan
- Non-Motorized Pathways Map from the 2016 Parks & Recreation Master Plan

ARTICLE II. - SIDEWALKS

DIVISION 1. - GENERALLY

Sec. 46-31. - Definitions.

Unless the context specifically indicates otherwise, the meanings of certain terms used in this article shall be as follows:

Major roads: Roadways defined as village major streets, local streets, county primary roads, and state trunk lines in accordance with Act 51 of the Public Acts of 1951, as amended.

Owner: Any of the following:

- (1) The person to whom real property is assessed on the village tax roll;
- (2) The person in the process of developing property for residential use and constructing sidewalks as a part of common improvements to the development and who has not released the responsibility of maintenance of those improvements to an established homeowner or condominium association; or
- (3) The association of homeowners or condominium owners having the responsibility for the maintenance and repair of common areas of a residential development.

Sidewalk: The portion of the street right-of-way designed and improved for pedestrian and nonmotorized travel.

(Ord. No. 23-2005, 8-22-2005)

Secs. 46-32—46-45. - Reserved.

DIVISION 2. - CONSTRUCTION, REPAIR AND MAINTENANCE

FOOTNOTE(S):

--- (2) ---

Editor's note— Ord. No. 23-2005, adopted Aug. 22, 2005, amended Div. 2, §§ 46-46—46-56, to read as herein set out.

Sec. 46-46. - Sidewalk construction.

The sidewalks of all streets, alleys and public highways within the village, constructed or repaired shall, unless otherwise ordered by the village council, be constructed of the material and in the manner provided in this division and shall comply with the Village of Dexter Engineering Standards.

(Ord. No. 92-0125001, § 1, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-47. - Line and grade.

Line and grade for all walks constructed or repaired under this division shall be given by the village manager or his representative, and all of the construction work shall be under the manager's supervision and to his satisfaction.

(Ord. No. 92-0125001, § 2, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

State law reference— Change in street or sidewalk grade, damage to property owner, payment, MCL 67.16.

Sec. 46-48. - Sidewalk specifications.

Sidewalks shall conform to the Village of Dexter Engineering Standards.

(Ord. No. 92-0125001, § 3, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-49. - Responsibility for construction costs; method of payment.

The cost of construction of new sidewalks and the cost of reconstruction or replacement of existing sidewalks shall be paid as follows:

- (1) All new developments, commercial, residential, etc. shall put in sidewalks, at the developer's expense, that conform to the village sidewalk standards. PUDS and other developments must provide connectivity at the time of their zoning approval.
- (2) The Village of Dexter shall pay 100 percent of the cost of new sidewalks in existing residential areas.
- (3) The Village of Dexter shall pay 50 percent of the cost of new sidewalks in all other existing zoning areas at the time of construction of new sidewalks.
- (4) The Village of Dexter shall pay 50 percent for the cost of replacing/repairing existing sidewalks. The Village of Dexter Council may, by resolution, authorize the waiver of the cost share provision for repairs designated in areas identified in the village capital improvements program and approved in the village's annual budget. Such resolution shall specify the reason for waiver of the cost share.

(Ord. No. 23-2005, 8-22-2005)

Sec. 46-50. - Order to construct.

Whenever the village council shall, by resolution, declare the necessity for the repair/replacement of any sidewalk in any street in front of or adjacent of any sidewalk in any street in front of or adjacent to private property it shall be the duty of the village manager or designee to cause notice, in substantially the following form, to be served upon the owner or owners of such property, and if the owner or owners of such property cannot be located, then to cause such notice to be posted in a conspicuous place on such property, as follows:

Dexter, Michigan _____, 20_____

SIDEWALK NOTICE

Take notice that by order of the Village Council of the Village of Dexter, the Village of Dexter shall be repairing cement sidewalks on the _____ side of _____ street (or avenue) in front of or adjoining such lots or parts of lots described as follows: _____, as are now owned by you the expense thereof will be assessed against said lot as provided under Sec. 46-49 (4): The Village of Dexter shall pay 50 percent for the cost of replacing/repairing existing sidewalks.

Village Clerk

(Ord. No. 92-0125001, § 4, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-51. - Reserved.

Editor's note—

Ord. No. 23-2005, adopted Aug. 22, 2005, deleted § 46-51. The provisions of § 46-51 pertained to construction of sidewalks by the village and derived from Ord. No. 92-0125001, effective June 24, 1993.

Sec. 46-52. - Reserved.

Editor's note—

Ord. No. 23-2005, adopted Aug. 22, 2005, deleted § 46-52. The provisions of § 46-52 pertained to orders to repair sidewalks and derived from Ord. No. 92-0125001, effective June 24, 1993.

Sec. 46-53. - Repair by village.

In case of nonpayment by the owner of the cost and expense of such repair, suit can be brought in any court of competent jurisdiction to recover the cost and expense, or the cost and expense of such repair may be certified to the treasurer, the village council, and the assessor, and the cost and expense assessed upon the lot or parcel of land in front of or adjacent to which such sidewalk has been repaired in the same manner as provided for assessments for building and constructing sidewalks in the village.

(Ord. No. 92-0125001, § 7, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-54. - Permit.

In order to ensure the quality and guarantee the maintenance of sidewalks laid in the village, every person engaged in the business of laying and constructing sidewalks in the village shall for each job first obtain from the Village of Dexter Community Development Department a right-of-way permit to proceed with the proposed work, such permit to be issued upon receipt of a permit fee as established by the village council, and the execution of a good and sufficient bond to the village in the penal sum of \$1,000.00, such bond to be a surety company bond or a personal bond with two sureties owning real property in the county. Only one such bond shall be required for each party in such business. Every person laying or constructing his own sidewalk shall for each job first obtain such a permit and pay such fee, but shall not be required to file such bond. Every permittee shall comply with all requirements as to grade, width, specifications and all other terms and conditions contained in this division relative to laying and constructing and repairing sidewalks, and failure so to do shall be a violation of this division.

(Ord. No. 92-0125001, § 8, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-55. - Conditions of bond.

The bond shall be conditioned upon the faithful observance of the terms and conditions of this division, and further conditioned that the person executing such bond shall keep and maintain the sidewalk which he constructs or repairs in a good condition of repair and fit for public travel for a period of three years from and after the date of completion of the construction or repair of the sidewalk. The bonds shall be approved by the village council.

(Ord. No. 92-0125001, § 9, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-56. - Action on bond.

Such bond may be prosecuted and recovery had by any person who shall have suffered any injury or damage by reason of inferior quality of the material having been used in the construction or repair of such sidewalk, or because of defective workmanship for any injury or damage suffered by such person, firm or corporation on account of such sidewalk having become out of repair within three years from the date of the completion of the construction or repair of such sidewalk in the name of the village for the use or benefit of such person. The village shall in no case brought under this division be liable for costs.

(Ord. No. 92-0125001, § 10, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Sec. 46-57. - Maintenance of sidewalks; indemnification.

Every owner of any lot or parcel of land adjoining any sidewalk and/or driveway approach between the lot line and the street curb, except crosswalks at intersections, shall be responsible for the maintenance and repair of such sidewalks or driveways, and in case of neglect or refusal to do so by the owner or occupant, the village manager or his designee may order the repair as provided in section 46-49. If any owner shall neglect to repair and maintain such sidewalks and driveway approaches in good repair and safe for the use of the public, the owner shall be liable to the village for any damages recovered against the village by any person by reason of such sidewalk being unsafe and/or out of repair. This liability of the property owner to the village shall be enforceable only if the property owner is given timely notice of the action brought against the village to allow the owner participation, if desired, in the defense of the action.

(Ord. No. 92-0125001, § 12, eff. 6-24-1993; Ord. No. 23-2005, 8-22-2005)

Secs. 46-58—46-75. - Reserved.

DIVISION 3. - SNOW REMOVAL

FOOTNOTE(S):

--- (3) ---

State Law reference— Authority to require the owners or occupiers of lots or premises to remove all snow or ice from sidewalks in front of or adjacent to such lots or premises, MCL 67.9. ([Back](#))

Sec. 46-76. - Snow clearance required.

- (a) Businesses and residents shall clear the sidewalks adjoining their property of snow. Failure to clear the sidewalks in a timely manner constitutes a violation of this division.
- (b) Owners/residents shall have such sidewalks clear within 48 hours of snow cessation.
- (c) Business owners shall have such sidewalks clear by the start of business or when possible within four hours of snow cessation.

(Ord. eff. 7-3-2002(3), § 2.0)

Sec. 46-77. - Procedure for notice of violation.

The procedure for notice of violation of this division shall be as follows:

- (1) The owner/resident will be contacted to clear the sidewalk by the village manager.
- (2) The first notice may be in person, in writing or by direct telephone contact.
- (3) The second notice for residents may be processed no earlier than three days following the initial notice date, and within 24 hours of the initial notice date for business owners.

(Ord. eff. 7-3-2002(3), § 3.0)

Sec. 46-78. - Failure to clear sidewalk.

- (a) Failure to either clear or contract to clear a sidewalk will result in the village contracting to clear the sidewalk.
- (b) The property owner shall reimburse the village for contracted expenses.

- (c) Failure to reimburse the village will result in the placement of a lien against the property, plus expenses.

(Ord. eff. 7-3-2002(3), § 4.0)

Sec. 46-79. - Notification and fines.

- (a) Notification and fines under this division shall be as follows:

- (1) *Initial notice.* No fine with explanation explaining ramifications if sidewalk is not cleared within 48 hours.
- (2) *Second notice.* \$15.00, with explanation of ramifications if sidewalk is not cleared within 24 hours.
- (3) *Third notice.* The village causes the removal of snow and bills the property owner or resident within 24 hours.
- (4) *Contract for snow removal.* Actual cost, plus \$25.00, to be paid within 30 days.

- (b) If it becomes necessary to place a lien against a property more than twice during the same winter season, the fine shall be \$200.00, plus actual clearing cost, for subsequent clearing of sidewalks of snow.

(Ord. eff. 7-3-2002(3), § 5.0)

Sec. 46-80. - Snow removal individual/contractors.

- (a) Village officers and staff will maintain a list of either paid or volunteer snow removal individuals/contractors on file for village residents. Village staff shall respond to resident inquiries within one business day.
- (b) It is the responsibility of the resident/property owner to contact a snow removal service, as necessary.

(Ord. eff. 7-3-2002(3), § 6.0)

Sec. 46-81. - Hardship and exemption.

- (a) If this division creates a hardship to a village resident or village street plowing contributes to an increased hardship, village staff may exercise discretion in enforcing its terms. Exemption forms shall be made available for those who demonstrate a need for exemption from this division.
- (b) Village residents may contest village staff actions with the village council as specified in section 18-34.

(Ord. eff. 7-3-2002(3), § 7.0)

Secs. 46-82—46-99. - Reserved.

3). Minimum between drives, (edge to edge): Forty-eight (48) feet.

- g. New driveways cannot be closer than two (2) feet from the property line.
- h. The driveway approach at the roadway edge cannot extend beyond the property line extended and create an encumbrance across the frontage of the adjacent properties.
- i. The driveway approach at the roadway edge must be in front of the house or garage.
- j. All ordinances applicable to the City of Dexter, Washtenaw County, and the Michigan Department of Transportation, dependent upon jurisdictional responsibilities, must be complied with.

3. Shared Driveways (Residential).

- a. A maximum of two (2) homes shall be serviced by one (1) driveway. If permitted, the Fire Department shall have the authority to approve the driveway to ensure that emergency services can be adequately provided to both homes. Appropriate access easements must also be secured for the driveway. Any road servicing more than two (2) residences shall be designated a private road, unless otherwise permitted by the City.

4. Driveway Inspection: Driveway approaches in the public right-of-way shall be inspected by a representative of the City. Inspection and approval of the driveway must be obtained prior to and after placing the driveway regardless of the driveway material. For fees associated with driveway inspection, see Section F: Fees under Development Requirements and Procedures.

F. Sidewalks:

- 1. The following standards shall apply to sidewalk construction:
 - a. Sidewalks required for New Development:
Sidewalks shall be located in the right of way and one (1) foot from the ultimate Right of Way line.
 - b. Sidewalks added to streets with Existing Structures:
Recognizing that existing streets develop their own valued character over time, new sidewalks shall be located so as to preserve the character of the City; continue reasonable use and enjoyment of the yard; and avoid disturbing existing landscaping.

- c. The walk will be five (5) feet wide constructed of four (4) inches of MDOT Grade P1 concrete on compacted 4 inches of Class II sand. The walk must be continued through driveway sections where it will be increased in thickness to eight (8) inches of MDOT Grade P1 concrete on 4 inches of Class II sand on major thoroughfares, collector roads, and alleyways and six (6) inches of MDOT Grade P1 concrete on 4 inches of Class II sand in all other instances.
 - d. Curbs must be tapered to meet the walk.
 - e. Cross slopes on the sidewalk will be a maximum of two (2) percent toward the street. Proposed grades must be shown along property lines driveways, and intermittent locations along the length of the walk.
 - f. Sidewalks must be free of utility structures and valves. Any structures, hydrants, poles, etc., which are existing along the alignment of the walk, must be relocated at the expense and coordination of the developer.
 - g. All sidewalk construction will be according to the latest ADA guidelines and the MDOT standards for ADA ramps with detectable warning domes.
 - h. New sidewalk ramps shall be constructed perpendicular to the centerline of the road across which the crosswalk is extending.
 - i. When a sidewalk ramp is replaced, the receiving sidewalk ramp must also be replaced.
 - j. Striping of crosswalks will be completed as determined by the Streets Administrator and/or the City Engineer.
2. Sidewalk Inspection: When sidewalks are placed in the public right-of-way, a representative of the City must be present to inspect the sidewalk installation. Inspection and approval must be obtained prior to and after placing the concrete. For fees associated with sidewalk inspection, see Section F: Fees under Development Requirements and Procedures.

G. Drainage in Right-of-Way:

- 1. Enclosures of existing drainage ditches across the frontage of the site will generally not be allowed. The DPW may, however, require the enclosure if adequate controls on pavements and shoulders cannot be maintained and the health, safety and welfare of the public is endangered.
- 2. Side slopes on open ditch drainage will be three minimum horizontal to one vertical. The ditch bottom will be two (2) feet wide. Open ditch drainage will

- a. Drainage is adequately discharged offsite with proper detention.
 - b. No upstream drainage is restricted.
 - c. Paving slopes are adequate.
 - d. The site generally drains without standing water.
 - e. Adjacent property will not be adversely impacted.
- 2. Elevation representing the brick ledge, finished grade, and the first floor grade must be indicated.
 - 3. Proposed grading will meet abutting property line elevations. Differentials in grade must incorporate a one (1) vertical to four (4) horizontal maximum slope to the abutting property line.
 - 4. An easement from the adjacent property owner will be required for any grading necessary on offsite property at the time of final site plan submittal.

Paving and Right-of-Way Improvements

- 1. Onsite paving requirements:
 - a. Minimum drive widths and parking lot dimensions per standard details.
 - b. Utility structures shall be placed outside of the driveway and paved areas, where possible.
 - c. All private roadways and parking lots must have concrete curb and gutter except in zoning districts classified as Research and Development (RD) with City approval.
- 2. Public right-of-way, (City):
 - b. Right-of-way layout must be shown, including:
 - 1) Appropriate right-of-way width.
 - 2) Right-of-way cross-section shown, including pavement width, curb and gutter (if necessary) and sidewalk locations.
 - c. All roads must have curb and gutter unless otherwise approved by the City.
 - d. Passing lane, acceleration lane and taper, deceleration and taper as required by the Department of Public Services.
 - e. Shoulder requirements (uncurbed roads): Local road six(6) inches – 22A gravel, five (5) foot wide restored with grass.
- 3. Dedication of right-of-way along frontage to the ultimate right-of-way shall be shown.
 - a. Major road: One hundred twenty (120) feet.
 - b. Collector road: Eighty-six (86) feet.
 - c. Local Road: Sixty-six (66) feet or sixty (60) feet (residential areas only).

- 4. Sidewalks are required along the property frontage of all lots, as referenced in the most current City of Dexter Master Plan. Sidewalks must meet the standards noted in Section VI.F: Sidewalks.

City of Dexter Checklist of Final Site Plans

Final Site Plans must include all the checklist items of preliminary site plans and those requirements listed below:

General Requirements

- 1. Plans must be submitted on 24" x 36" white paper with a minimum horizontal scale of 1 inch = 50 feet and vertical of 1 inch = 5 feet. Other acceptable scales are 1 inch = 20 feet, 1 inch = 30 feet and 1 inch = 40 feet.
- 2. An overall site plan at 1 inch = 100 feet or 1 inch = 200 feet needs to be submitted when size of site prohibits a single plan sheet. Show street names, units, utilities, pavement, site dimensions, phase lines, lot lines and lot numbers.
- 3. Plans must be signed and sealed by a professional engineer or architect registered in the State of Michigan. All correspondence concerning the design of the site will be directed to the engineer whose seal appears on the plan.

Final Plans must include the following:

- 4. Legal description of property, including lot number or sidwell number, parcel dimensions and adjoining rights-of-way.
- 5. City of Dexter standard notes, including water, sewer, storm and landscaping.
- 6. Location map showing section number and major thoroughfares.
- 7. Name, address and phone number of the engineer/architect, owner and the applicant, if different from the owner. Owner's signed consent is needed for application if the applicant is not the owner.
- 8. Title block, scale, north arrow, and date for each sheet with a summary of each particular sheet.
- 9. It must be shown that adequate sight distance exists at each point of entry to the site.
- 10. Provide the following information regarding zoning:
 - Existing and proposed zoning classification of property
 - Delineation of required yards
 - Dwelling unit schedule
 - Density of development

Site Grading

The following information needs to be shown as part of the site grading design:

- 1. Show sufficient proposed grades to ensure that:
 - a. Drainage is adequately discharged offsite with proper detention.
 - b. No upstream drainage is restricted.
 - c. Paving slopes are adequate.
 - d. The site drains without standing water.
- 2. Elevations representing the brick ledge, finished grade and the first floor grade must be indicated.
- 3. Proposed grading will meet abutting property line elevations. Differentials in grade must incorporate a one on four maximum slope to the abutting property line.
- 4. Any wall separating a differential grade of more than 18 inches will be considered a retaining structure and requires a structural engineering design and review. Design engineer must supply design calculations.
- 5. Easement from adjacent property owner will be required for any grading necessary on offsite property at time of engineering plan submittal.

Paving and Right-of-Way Improvements

The following information needs to be shown as part of the pavement design and right-of-way improvements:

- 1. Standard paving details as necessary.
- 2. Onsite paving requirements:
 - 2. Pavement cross-section must be shown. The minimum cross-sections shall be provided as noted in Section VI.B.
 - 3. Minimum slope:
 - Asphalt: 1 percent.
 - Concrete: 0.5 percent.
 - 4. Maximum Slope:
 - Asphalt: 6 percent.
 - Concrete: 6 percent.
 - Note that the most current ADA guidelines must be met for accessible areas.
 - 5. Minimum drive widths and parking lot dimensions per standard details, (see Appendix).
 - 6. Adequate sight distance must be provided at the driveways.
 - 7. All private roadways and parking lots must have concrete curb and gutter.

8. Sufficient room for turning movements must be provided on the plans through the use of turning templates for appropriate design vehicles.
- 3. Public right-of-way (City) Requirements
 - a. Sufficient proposed grades to show drainage patterns (50-foot maximum spacing).
 - b. Pavement cross-section must be shown. The minimum cross-sections are noted in Section VI.B:
 - c. All public roads must have curb and gutter unless otherwise approved by the City.
 - d. Passing lane, acceleration lane and taper, deceleration lane and taper as required by the City Engineer. The City references the requirements of the Washtenaw County Road Commission in requiring passing lanes, acceleration lanes and tapers, and deceleration lanes and tapers.
 - e. Shoulders must be provided on uncurbed roads. Shoulders will be 2 feet wide made up of 6 inches of 22A gravel
 - 4. Dedication of right-of-way along frontage to the ultimate right-of-way shown. See Map in the Appendix.
 - a. Major road: One hundred twenty (120) feet.
 - b. Collector road: Eighty-six (86) feet.
 - d. Local road: Sixty-six (66) feet or sixty (60) feet (residential areas only).
 - 5. The following requirements apply to drainage swales:
 - a. Must provide adequate culvert capacity.
 - b. Enclosure of swales is generally not permitted (other than for driveways where a culvert is provided).
 - c. Side slopes are 1:3 maximum.
 - e. 2-foot-wide swale bottom.
 - 6. Sidewalks are required along the frontage of all roads. See Section VI:F: Sidewalks for sidewalk standards.

be responsible for the cleanliness of those parts of the premises which they occupy and control. Any hazardous places that are necessary during the construction must be fenced or boarded up. Property owners and/or occupants shall be held responsible for the condition, cleanliness and maintenance of the areas between their lot lines and adjoining streets and curbs, where existing.

Section 3.12 SIDEWALKS

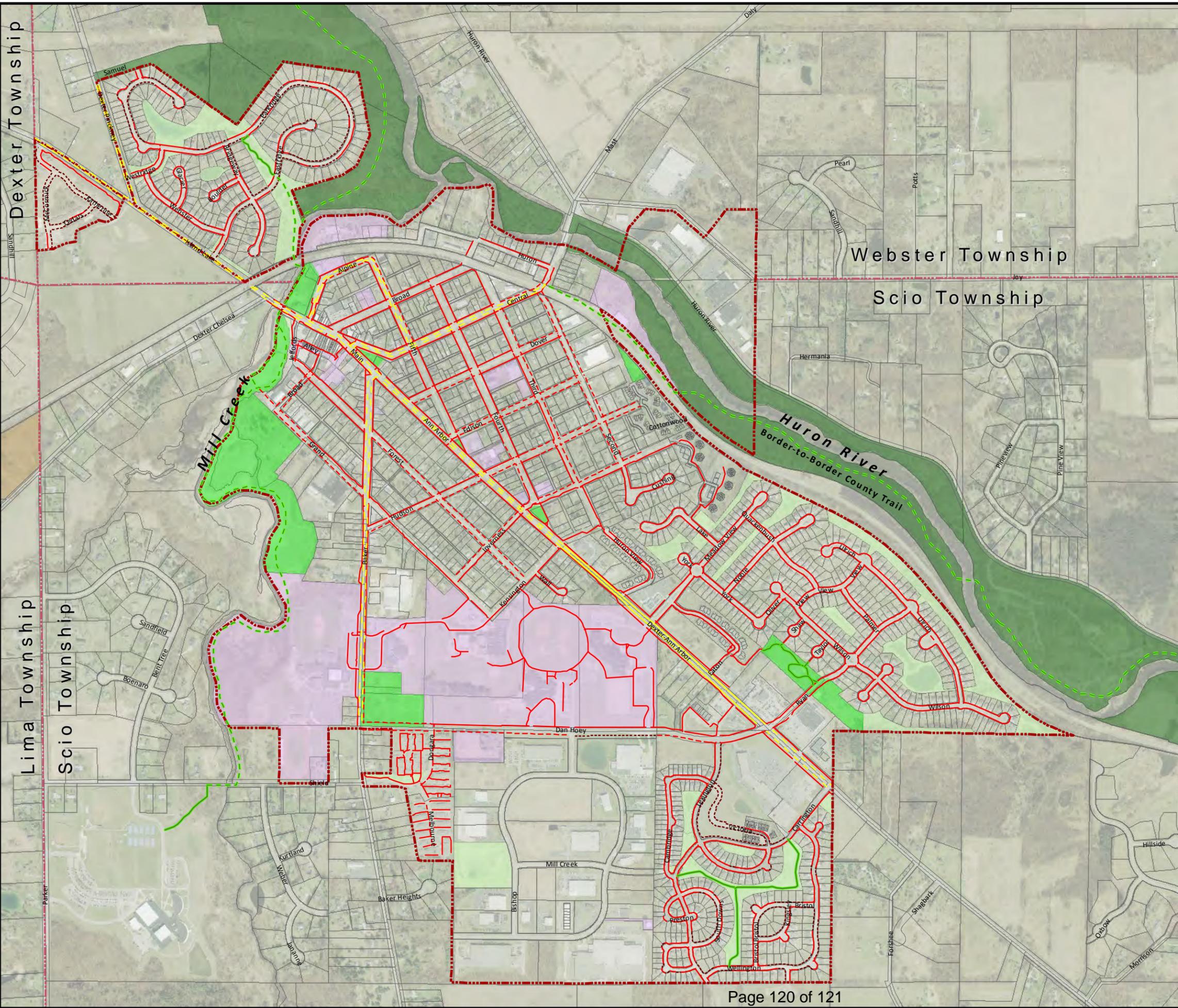
For all developments requiring site plan approval, except those located in the RD District zoning classification, either a new public concrete sidewalk or the reconstruction of existing sidewalks shall be required to be constructed to City engineering standards along the perimeter of the lot which abuts any paved public right-of-way. New or reconstructed sidewalks or bikeways shall be aligned with existing or proposed sidewalks or bikeways. The planning commission may waive the requirement for sidewalks in areas not already served by sidewalks or if the installation of sidewalks would serve no public benefit.

If existing infrastructure, natural impediments, topography or mature trees would make construction of a sidewalk impractical and the City concurs in such a determination, the Owner shall be required to provide the sidewalk in an alternative on-site route which adequately provides a proper connection to the existing City sidewalk system.

Section 3.13 NATURAL FEATURES PRESERVATION: WETLANDS

The City of Dexter intends to promote compliance with Part 303 Wetlands Protection, of the Natural Resources and Environmental Protection Act of 1994, Public Act 451 as amended. The City encourages placement of buildings to protect Michigan Department of Environmental Quality regulated wetlands and non-regulated wetlands between two acres and five acres in size. The City intends to ensure important wetlands are preserved, to prevent the mistaken elimination of regulated wetlands and to promote the goals of the Dexter Master Plan.

- A. Any disturbance of soils, removal of landmark trees or stumps, grading, alteration of water flowing into or from an MDNR regulated wetlands or any prohibited activity as listed in Section 5 of Public Act 203 of 1979, without a permit from the MDNR, may result in a stop work order issued by the City and/or require restoration of the wetland in accordance with MDNR standards.
- B. Judicious effort shall be made through site plan design to preserve non-MDNR regulated wetlands which exceed two (2) acres in size, particularly those with standing water or considered to be important wildlife habitat.
- C. Where stormwater is planned to drain into a wetlands, a approved filtration method shall be used to control runoff of sediment and the wetlands. Maintenance of these material shall be addressed in a deed or as a condition of site plan approval.

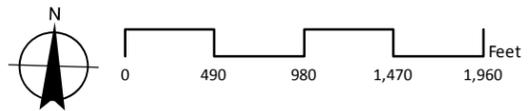


- Proposed Bike Lanes
- Existing Bike Lanes
- Proposed Shared-use Pathways
- Existing Shared-use Pathways
- Proposed Sidewalks (By Village)
- Proposed Sidewalks (By Developer)
- Existing Sidewalks
- Village of Dexter Parks & Cemetery
- Washtenaw County Parks & Preserves
- Huron Clinton Metroparks
- Subdivision Open Spaces
- Schools & Community Facilities

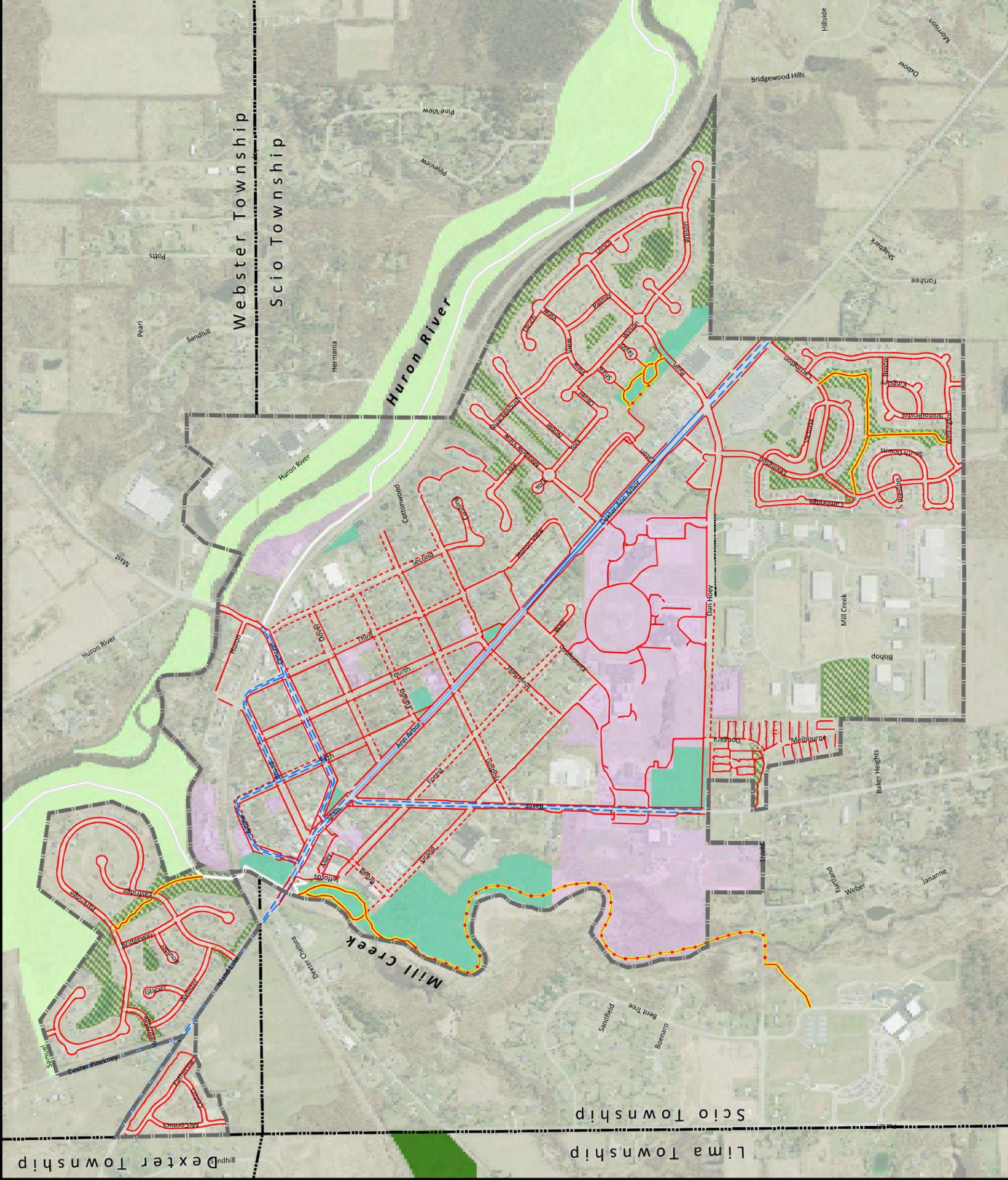
Figure 9

NON-MOTORIZED TRANSPORTATION FACILITIES

Village of Dexter
Washtenaw County, Michigan



Source: Washtenaw County Base Data



- Shared Use Paths**
- Existing (Yellow line)
 - Planned (Red dashed line)
 - Border-to-Border Trail (White line)

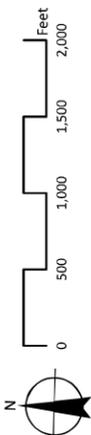
- Sidewalks**
- Existing (Red line)
 - Planned by City (Red dashed line)
 - Planned by Developer (Black dashed line)

- Bike Lanes**
- Existing (Blue line)
 - Planned (Blue dashed line)
 - Shared Lane (Blue line with white center)

- Community Features**
- City of Dexter Parks & Cemetery (Light Green)
 - Washtenaw County Parks & Preserves (Dark Green)
 - Huron Clinton Metroparks (Light Green)
 - Schools & Community Facilities (Purple)
 - Subdivision Open Spaces (Green hatched)

Exhibit 5 NON-MOTORIZED PATHWAYS MAP

City of Dexter
Washtenaw County, Michigan



Source: Washtenaw County Base Data

February 17, 2016
Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan