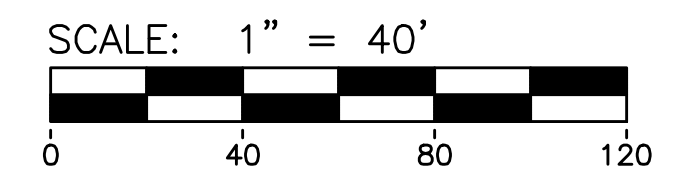
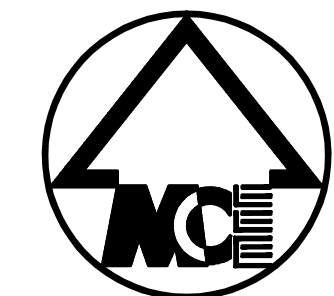


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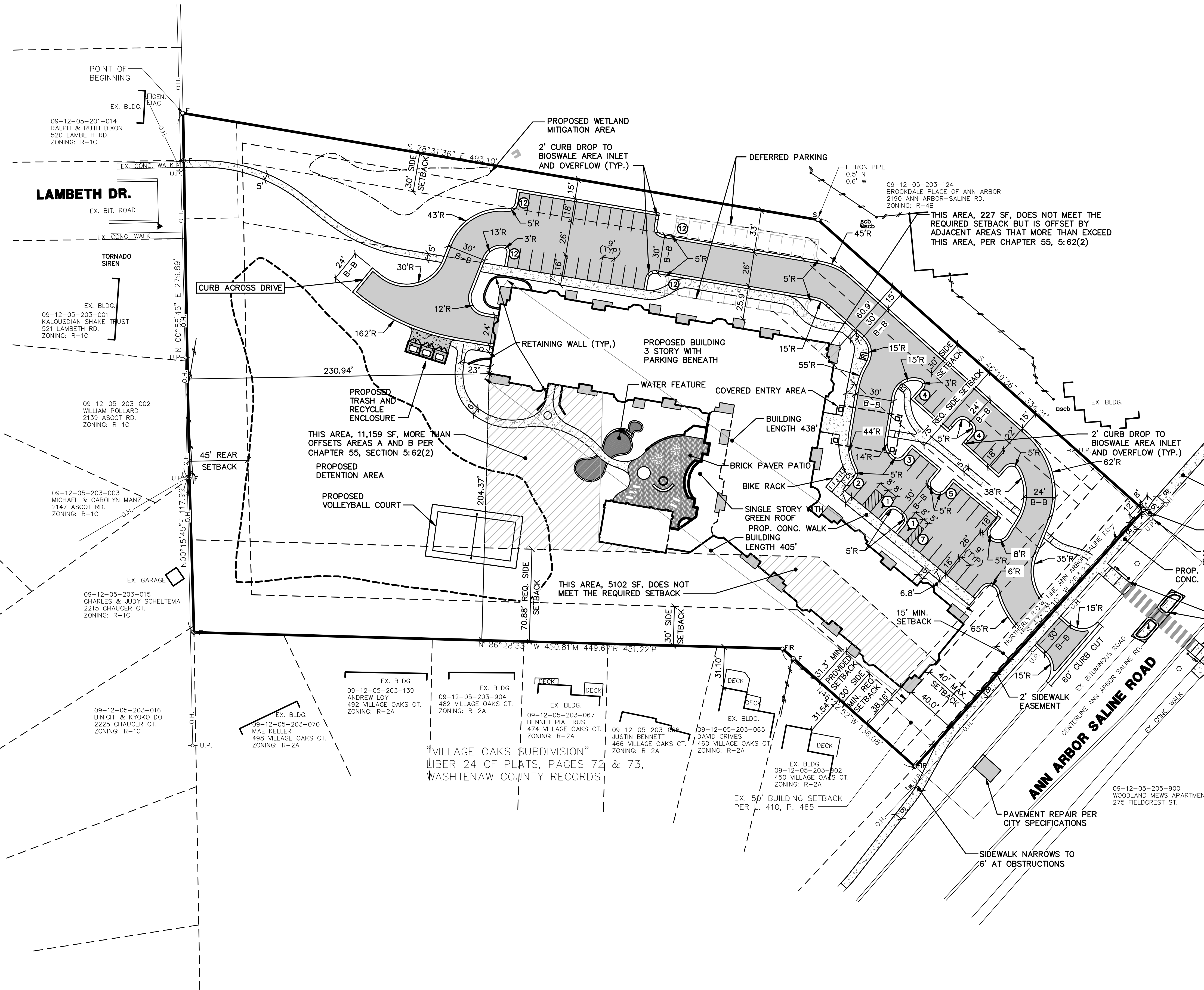
MIDWESTERN CONSULTING
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CLIENT
MIRAFZALI FAMILY L.L.C.
1125 COUNTRY CLUB DRIVE
ANN ARBOR, MI 48105
TONY MIRAFZALI

2250 ANN ARBOR-SALINE ROAD
SITE PLAN
DIMENSIONAL SITE PLAN

4

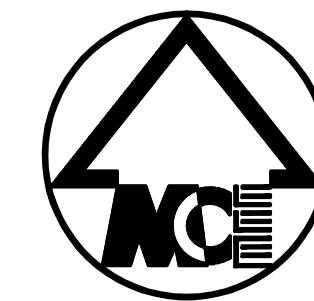
DATE: 04-25-14	REV. DATE	REV. DATE	REV. DATE	REV. DATE
SHEET 4 OF 20	08-28-14	08-28-14	08-28-14	08-28-14
ADD: ACT, WAJ	ENG: SWB	ENG: SWB	ENG: SWB	ENG: SWB
PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS
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PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS	PER REVIEW COMMENTS



Know what's below. Call before you dig.

* 24 exterior parking spaces are to be deferred. As an active adult community it is very likely that many owners will have two vehicles, thus the additional spaces beyond the minimum.

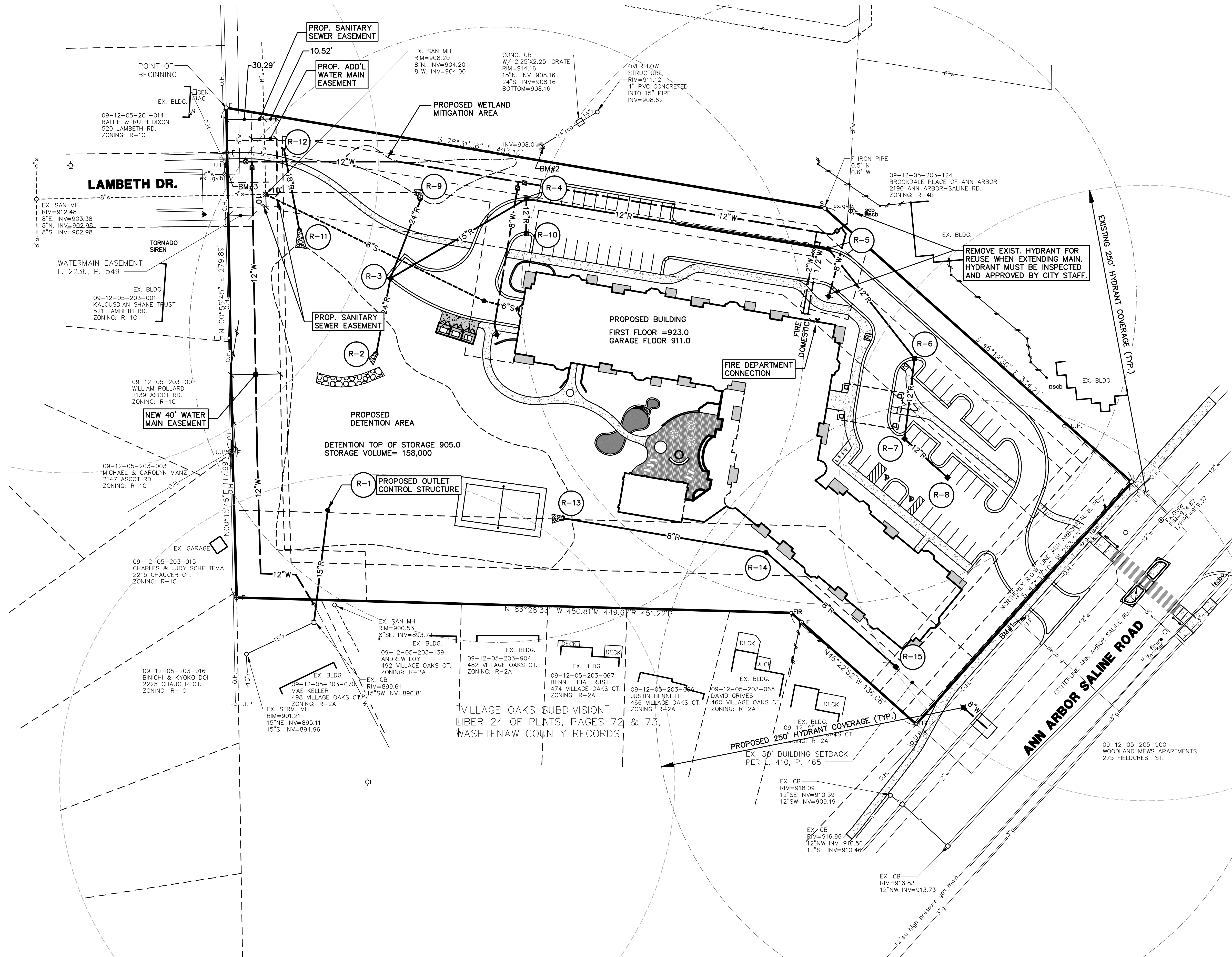
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SCALE: 1" = 40'
0 40 80 120

LEGEND

- U.P. EXIST. UTILITY POLE
- OH ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- * PROP. LIGHT POLE
- T EXIST. TELEPHONE LINE
- T PROP. TELEPHONE LINE
- E EXIST. ELECTRIC LINE
- E PROP. ELECTRIC LINE
- G EXIST. GAS LINE
- G PROP. GAS LINE
- W EXIST. WATER MAIN
- W PROP. WATER MAIN
- EXIST. HYDRANT
- PROF. GATE VALVE IN BOX
- PROF. GATE VALVE IN WELL
- PROF. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROF. CURB STOP & BOX
- REDUCER
- EXIST. STORM SEWER
- PROF. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROF. CATCH BASIN OR INLET
- END SECTION
- HEAD WALL
- CULVERT
- EXIST. SANITARY SEWER
- PROF. SANITARY SEWER
- EXIST. CLEANOUT
- PROF. CLEANOUT



SANITARY SEWER FLOW MITIGATION CALCULATIONS

Note: There will be no backwash discharge from the pool to the sanitary sewer system.

Design Flow
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

46 Apartments (601-1200 Square Feet) @	275 gpd =	12650 gpd	
29 Apartments (1200+ Square Feet) @	350 gpd =	10150 gpd	
76 Underground Garage spaces @	27 space =	2052 gpd	
600 SF Pool x 1 person/	50 sf X 20 gpd/per =	240 gpd	
		Total	25092 gpd

Mitigation Flow

Mitigation Peak Flow =	25092 gpd x 4(peaking factor) x 1.1(recovery) =	110404.8 gpd
		= 76.7 gpm

Footing Drain Disconnect Summary
Footing Drain Disconnect Factor from the City of Ann Arbor = 4 gpm/home
Number of Footing Drain Disconnects Required = 76.7 gpm / 4 gpm / home = 19 homes

A total of 19 homes will need to have their footing drains disconnected to equate to the additional peak flow produced. The footing drain disconnects must be performed upstream of City Manhole ID# 71-62980, near the Packard Road and Hikone Drive intersection.

UTILITY NOTES

1. Fire hydrant(s) and access routes to the hydrant(s) shall be in place, operational and acceptable to the Fire Marshal prior to bringing combustible materials onto the site and before beginning vertical construction above the foundations and slab on grade.
2. A Knox box will be provided at both entry gates for fire department access.
3. Water main pipe shall be CL 54 DIP. All hydrant leads are to be 8 inch diameter. Water service leads are to be 1-1/2" copper and will be for domestic water supply only. All water service lead stop boxes are to be within water main easement.
4. Storm sewer piping shall be RCP CL IV. Sanitary sewer piping shall be PVC SDR 26.
5. Storm water management is provided per the current Washtenaw County Water Resources Commission requirements.
6. Natural stone rip rap is to be provided at the ends of all storm sewer pipe outlets.
7. All public (City) water mains and sanitary sewers shall be in utility specific easements whose widths meet the current City requirements.
8. The building will be fire suppressed.
9. A fire service backflow prevention device and metering will be required within the building. Details must be provided to the City prior to the start of construction.
10. No booster pumps are anticipated.
11. No firewalls within the building are proposed.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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SITE PLAN
UTILITY PLAN

5

DATE:	04-25-14
SHEET:	5 OF 20
REV. DATE:	08-29-14
REV. DATE:	11-05-14
REV. DATE:	05-20-15
REV. DATE:	08-29-15
REV. DATE:	08-20-15

JOB No. **13090**

DESIGNED BY: CADD: ACT, WAJ
CHECKED BY: ENG: SWB
PERMITTED BY: PERM: SWB
REVIEWED BY: TECH: SWB
REVIEWED BY: SITE: 13090/01
REVIEWED BY: ARCH: 13090/01

10-08-15
REVISED PER ARCH.
09-21-15