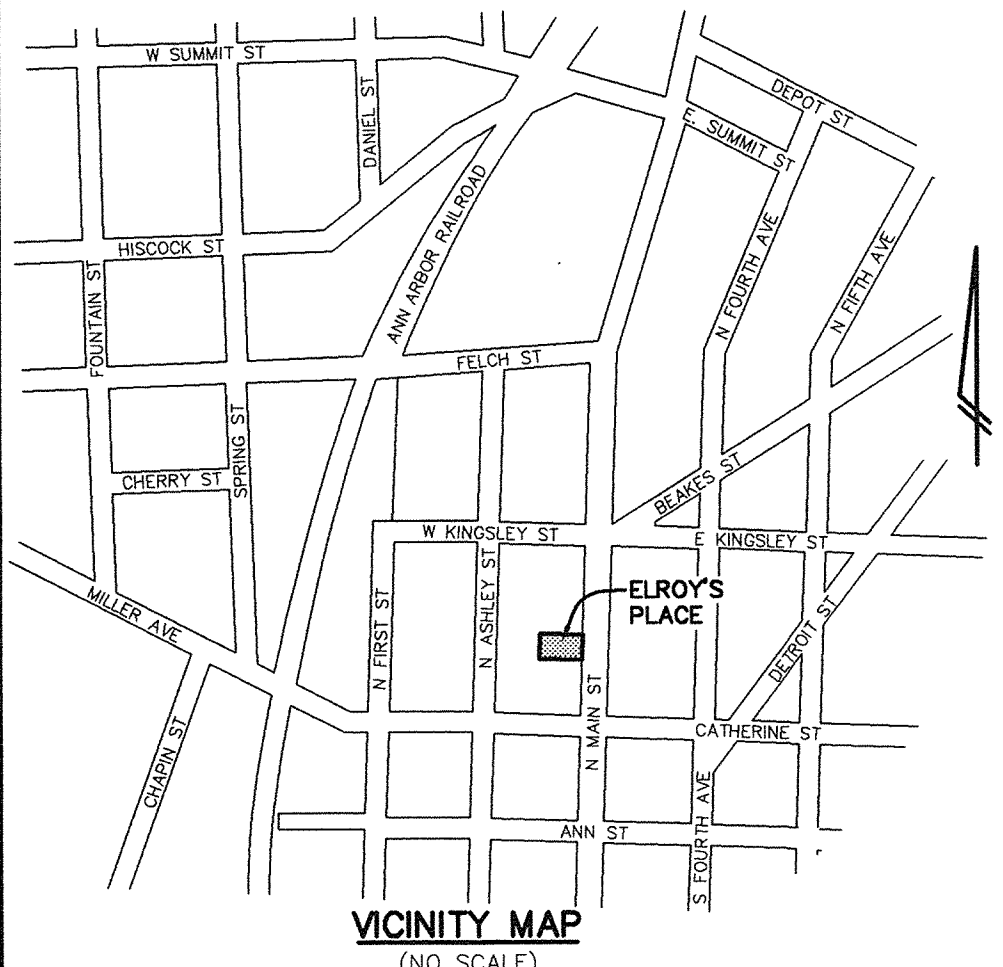


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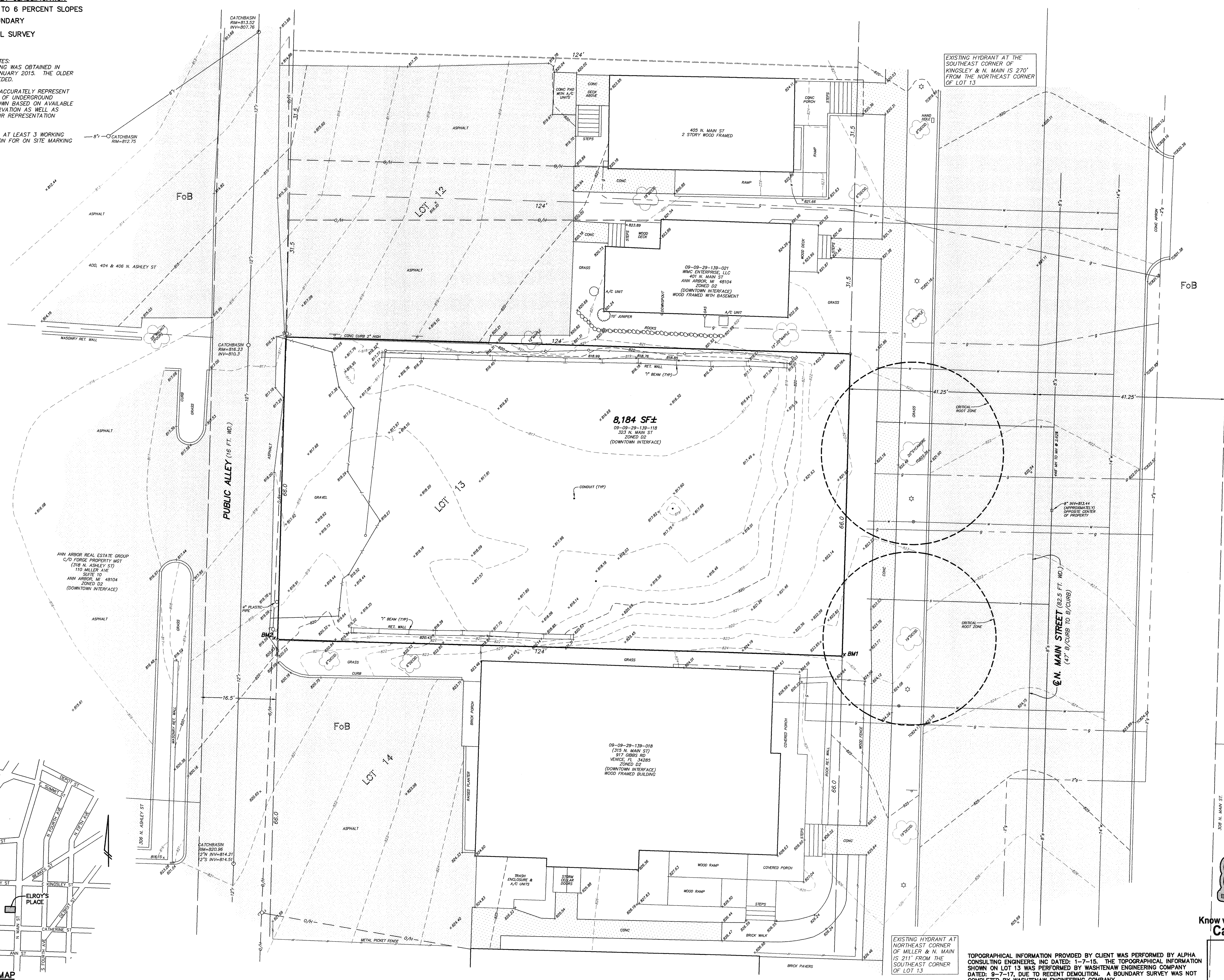
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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
FO - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
..... - SOILS BOUNDARY
SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

ALPHA CONSULTING ENGINEERS, INC. NOTES:
1. INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED IN DECEMBER 2013, JULY 2014 AND JANUARY 2015. THE OLDER SURVEY DATA WAS UPDATED AS NEEDED.
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3. NOTIFY MISS DIG (1-800-482-7171) AT LEAST 3 WORKING DAYS PRIOR TO ANY SITE EXCAVATION FOR ON SITE MARKING OF EXISTING UTILITIES.

DESCRIPTION
LOT 13, B3N, B3E
ORIGINAL PLAT OF ANN ARBOR.

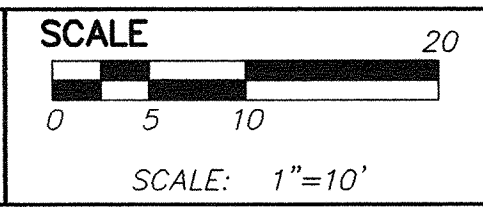


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LEGEND	TO = TOP OF CURB TW = TOP OF WALL ○ = MANHOLE □ = CATCHBASIN — = END SECTION	--- = GRAVEL --- = FENCE --- = CONCRETE --- = ASPHALT	--- = EXISTING STORM --- = EXISTING SANITARY --- = EXISTING WATER --- = EXISTING GAS --- = EXISTING ELECTRIC ---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

BENCHMARK BM1=SOUTHEAST PROPERTY IRON, ELEV=823.99 (NAVD 88).
BM2=SOUTHWEST PROPERTY IRON, ELEV=819.73 (NAVD 88).

REVISIONS	



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

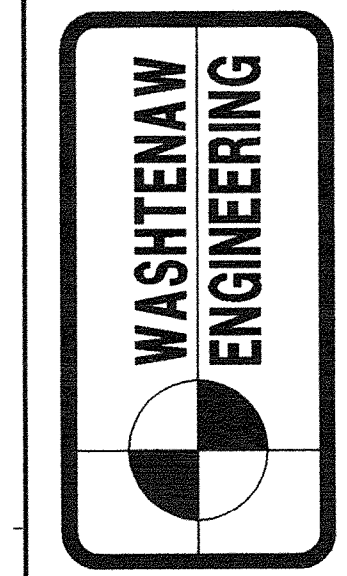
SECTION	29	TOWN	2	SOUTH	RANGE	6	EAST
PROJECT	CITY OF ANN ARBOR WASHTENAW COUNTY • MICHIGAN						
DATE	9-15-17						
JOB NO.	32309						
DWG NO.	309-topo						
FIELD BOOK	NONE						
FILE NO.	10418						

ELROY'S PLACE
321 N. MAIN ST

TOPOGRAPHICAL SURVEY

CLIENT

ATLANTES, LLC
440 S. MAIN ST
ANN ARBOR, MI 48104
TEL 734-761-8713



CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL 734-761-8800
FAX 734-761-8830
WASHTENAWENGINEERING.COM

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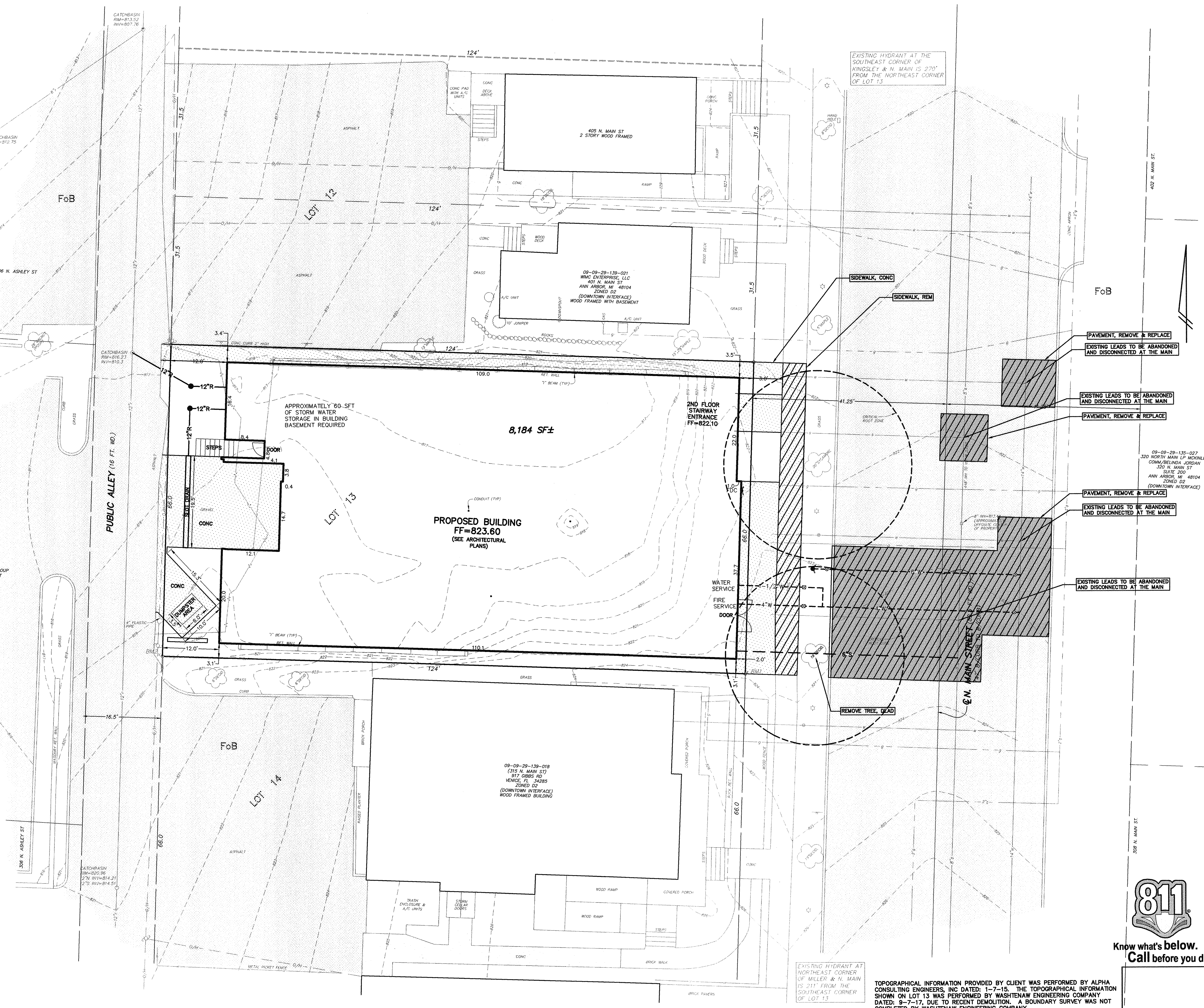
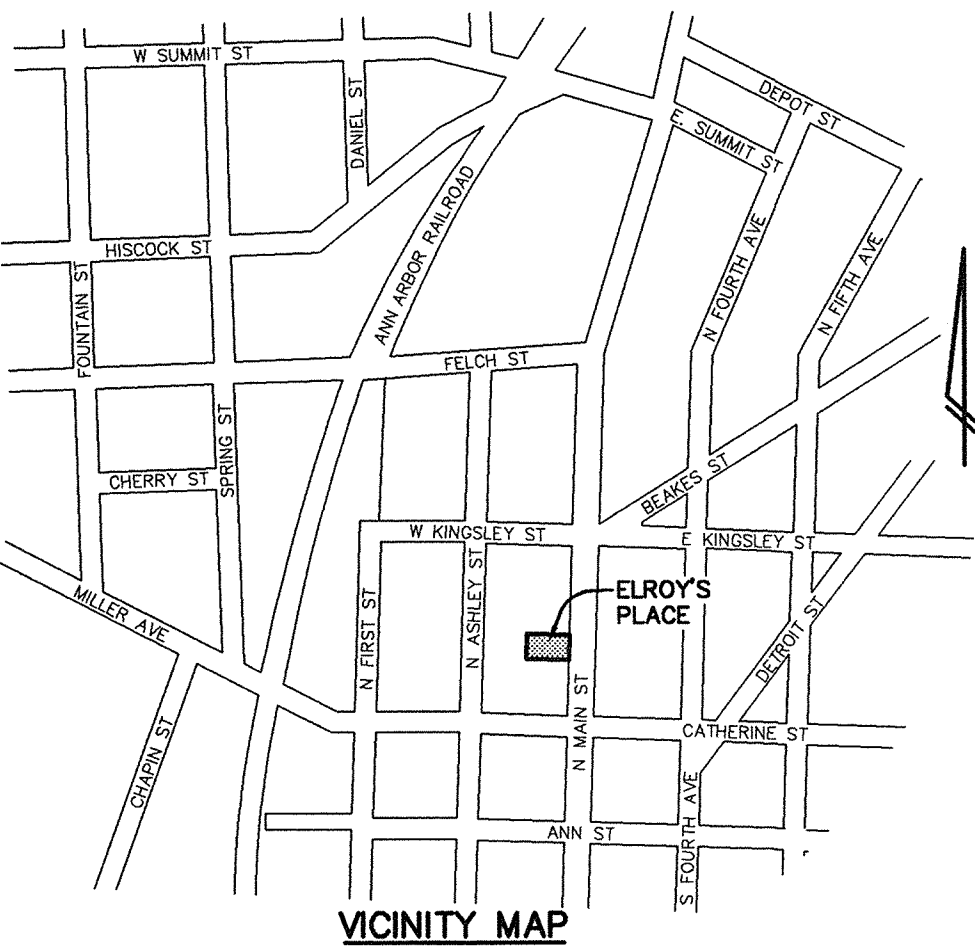
SOILS ARE BASED ON USDA SOIL SURVEY
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LOT 13, B3N, B3E
ORIGINAL PLAT OF ANN ARBOR.

NOTE:

- SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CITY CODE, TITLE IV CHAPTER 47, SECTION 4:13 PROHIBITS EXCAVATION IN OR UNDER A PAVED STREET WITHIN A PERIOD OF 3 YEARS. WEST MADISON ST. IS PART OF THIS RESTRICTION AND PROPOSED CUTS INTO IT MAY INVOLVE SPECIAL RESTORATION METHODS.



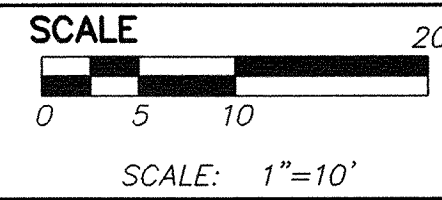
**Know what's below.
Call before you dig.**

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LEGEND		TC = TOP OF CURB	--o--o-- = GRAVEL	---r--- = EXISTING STORM
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		▭ = ASPHALT	---t--- = EXISTING TELEPHONE	

BENCHMARK *BM1=SOUTHEAST PROPERTY IRON, ELEV=823.99 (NAVD 88)*
BM2=SOUTHWEST PROPERTY IRON, ELEV=819.73 (NAVD 88).

REVISIONS -	



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

CLIENT

SHEET

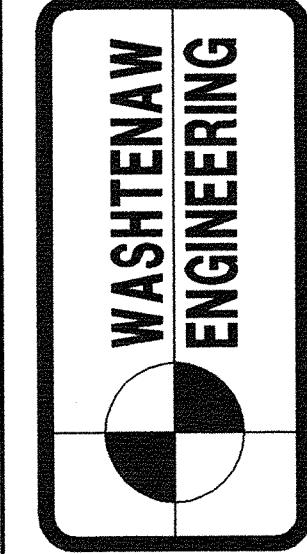
PROJECT

SECTION <u>29</u>	TOWN <u>2</u>	SOUTH	RANGE <u>6</u>	EAST
CITY OF ANN ARBOR WASHTENAW COUNTY • MICHIGAN				
DATE	<u>9-15-17</u>	JOB NO.	<u>32309</u>	
SHEET	C2	DWG NO.	<u>309-site</u>	
		FIELD BOOK	<u>NONE</u>	
		ENG. NO.	<u>10418</u>	

ATLANTES, LLC
440 S. MAIN ST
ANN ARBOR, MI 48104
TEL 734-761-8713

SITE PLAN

ELROY'S PLACE
321 N. MAIN ST.



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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES
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DESCRIPTION

LOT 13, B3N, B3E
ORIGINAL PLAT OF ANN ARBOR.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES GENERAL

1. The contractor shall implement and maintain the soil erosion control measures as shown on the plans at all times during construction on this project. Any modifications or additions to the soil erosion control measures due to construction or changed conditions, shall be complied with as required or directed by the Owner, Project Engineer or the City of Ann Arbor.
2. All soil erosion and sedimentation control work shall conform to the permit requirements of the City of Ann Arbor and the laws of the State of Michigan.
3. A NPDES Construction Activity Permit is required for all sites with soil disturbance greater than 5 acres.
4. Daily inspections shall be made by the Contractor. Periodic inspections may be made by the Owner/Project Engineer/Township to determine the effectiveness of erosion and sedimentation control measures. Any necessary corrections shall be made without delay.
5. Erosion and sedimentation from work on the site shall be contained on the site and not be allowed to collect on any off-site areas or in waterways.
6. All mud/dirt tracked onto roads from the site due to construction shall be promptly removed by the Contractor. External streets will be cleaned of any tracked mud immediately following each mud-tracking occurrence.
7. Restoration of all disturbed areas, including placement of topsoil, seed, fertilizer and mulch and/or sod shall be done within 5 days of the completion of final grade.
8. Construction operations shall be scheduled and performed so that preventive soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations.
9. Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
10. Proper dust control shall be maintained during construction by use of water trucks and/or chloride as required.
11. The Contractor shall be responsible for maintaining all temporary soil erosion control measures and removal of some upon authorized completion of project. Completion of project will not be authorized until all site work, home building, road work and utility construction is complete and all soils are stabilized.

FIRE PROTECTION NOTES:

1. ALL FIRE PROTECTION ALARMS AND DETECTION SYSTEMS SHALL COMPLY WITH ALL STANDARDS SET FORTH BY THE CITY OF ANN ARBOR.
2. A KNOX BOX SHALL BE MOUNTED ON AN APPROVED EXTERIOR LOCATION FOR EMERGENCY ACCESS TO THE BUILDING AS WELL AS ACCESS TO THE FIRE SUPPRESSION SYSTEM CONTROL ROOM IF APPLICABLE.
3. CONSTRUCTION SEQUENCING AS FOLLOWS:
 - A. HYDRANTS MUST BE IN SERVICE AND APPROVED DURING CONSTRUCTION.
 - B. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING MUST BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND THE FIRE DEPARTMENT BEFORE THE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIAL ARE PLACED ON THE JOB SITE.
 - C. STORAGE AREA FOR CONSTRUCTION MATERIALS MUST BE APPROVED SO AS NOT TO INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
 - D. IF SITE ACCESS IS TO BE RESTRICTED DURING CONSTRUCTION, A KNOX BOX LOOK FOR THE GATE IS TO BE PROVIDED.

SANITARY SEWER FLOW ESTIMATE:

UNITS	SQ. FT.	TABLE A	TOTAL
CONDOS	28	275	7,150

SEATS	TABLE A	TOTAL
RESTAURANT - FAST FOOD	20	1,400

PARKING STRUCTURE	WASH DOWN	TOTAL
		615

SEATS	TABLE A	TOTAL
LESS RESTAURANT - FAST FOOD	20	-1,100

TOTAL INCREASE 8,065

PEAK FLOW 8,065 x 4 x 1.1 = 35,486 gal/day (24.6 gpm)
24.6 / 4 = 6.15 FPD, rounded to 6 FPD

THE EXISTING BUILDING BURNED DOWN ON JANUARY 7, 2014.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Use of every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION		Use at stormwater inlets, especially at construction sites.

SOIL EROSION CONTROL LEGEND

- INLET FILTER
- SILT FENCING & 6' HIGH CONSTRUCTION FENCE
- LIMITS OF DISTURBANCE/ LIMITS OF CONSTRUCTION
- TEMPORARY EROSION CONTROL
- PERMANENT EROSION CONTROL

PROPOSED LEGEND

- ASPHALT SURFACE
- CONCRETE SURFACE
- CONCRETE CURB & GUTTER
- STREETLIGHT
- BICYCLE HOOP
- DOWNSPOUT

BENCHMARK BM1=SOUTHEAST PROPERTY IRON, ELEV=823.99 (NAVD 88).

BM2=SOUTHWEST PROPERTY IRON, ELEV=819.73 (NAVD 88).

REVISIONS

SCALE

0 5 10 20
SCALE: 1"=10'

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

ITEM No.	ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT USED	UNIT PRICE	AMOUNT
1	Soil Erosion Controls				
1	Inlet Filters	1	EA	\$62.88	\$62.88
2	Silt Fence	370	LF	\$1.40	\$518.00
3	Stabilized Construction Access	1	LS	\$895.00	\$895.00
4	Dust Emission Control (Sweeping)	1	LS	\$2,000.00	\$2,000.00
5	Earth excavation for infiltration system	89	CY		
6	Stone fill for infiltration	64	CY		
	Total Cost				\$3,185.88
1	Protection of all exposed soil surfaces from erosion should work discontinue Restoration - (\$2000 minimum)	0.19	ACRE	\$500.00	\$2,000.00
	Total Cost				\$2,000.00

CONSTRUCTION SEQUENCE

1. SOIL EROSION CONTROL PRE-GRADING MEETING.
2. INSTALL SILT FENCE, INLET FILTERS
3. REMOVE PAVEMENT, WALKS, CURBS, LIGHTS
4. PLACE STABILIZED CONSTRUCTION ACCESS
5. GRADE SITE TO BOTTOM OF STONE & EXCAVATE FOR BUILDING
6. INSTALL BUILDING FOOTINGS AND START BUILDING CONSTRUCTION
7. INSTALL SEWER AND WATER LEADS
8. PLACE CURB AND PAVEMENT
9. INSTALL LIGHTS, LANDSCAPING, SEED AND MULCH
10. PLACE STONE INFILTRATION BED.
11. REMOVE SEDIMENT FROM STORM WATER MANAGEMENT SYSTEM
12. COMPLETE CONSTRUCTION OF SITE
13. FINAL GRADING
14. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE SITE IS STABILIZED.

NOTES:

- SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE BUILDING DOES NOT HAVE ANY "FIREWALLS" AS DEFINED BY THE INTERNATIONAL BUILDING CODE. THOSE ARE WALLS SEPARATING TWO SIDES OF A STRUCTURE OR TWO DIFFERENT STRUCTURES, EITHER SIDE COULD COLLAPSE UNDER FIRE CONDITION AND THE OTHER WOULD STILL STAND.
- THE BUILDING DOES NOT HAVE ANY "FIREWALLS" AS DEFINED BY CITY CODE CHAPTER 28.

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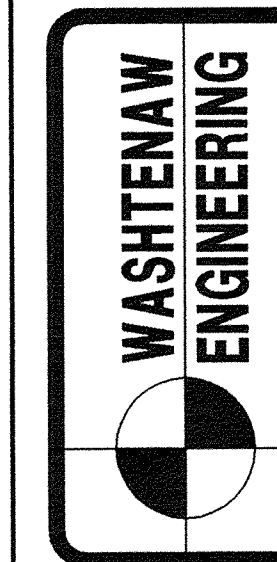


Know what's below.
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ELROY'S PLACE 321 N. MAIN ST

GRADING & SOIL EROSION CONTROL PLAN

ATLANTESS, LLC
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WWW.WASHTENAWENGINEERING.COM

SECTION	TOWN	RANGE	DATE	FILE NO.
29	2	6	9-15-17	10418
DATE	9-15-17	DWG NO.	32309	
		FIELD BOOK	NONE	
		FILE NO.	10418	

C3
SHEET

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A technical line drawing of a mobile ramp system. It features a large, rectangular ramp with a curved front edge, mounted on a heavy-duty metal frame. The ramp is shown in a partially extended position, with a series of parallel metal tracks or rollers visible underneath. The system is designed to be attached to the rear of a truck, as indicated by the mounting brackets and the overall structure.

DESCRIPTION
A portable, self-contained and watertight container affixed with ramps that controls, captures and contains caustic concrete wastewater and washout material.

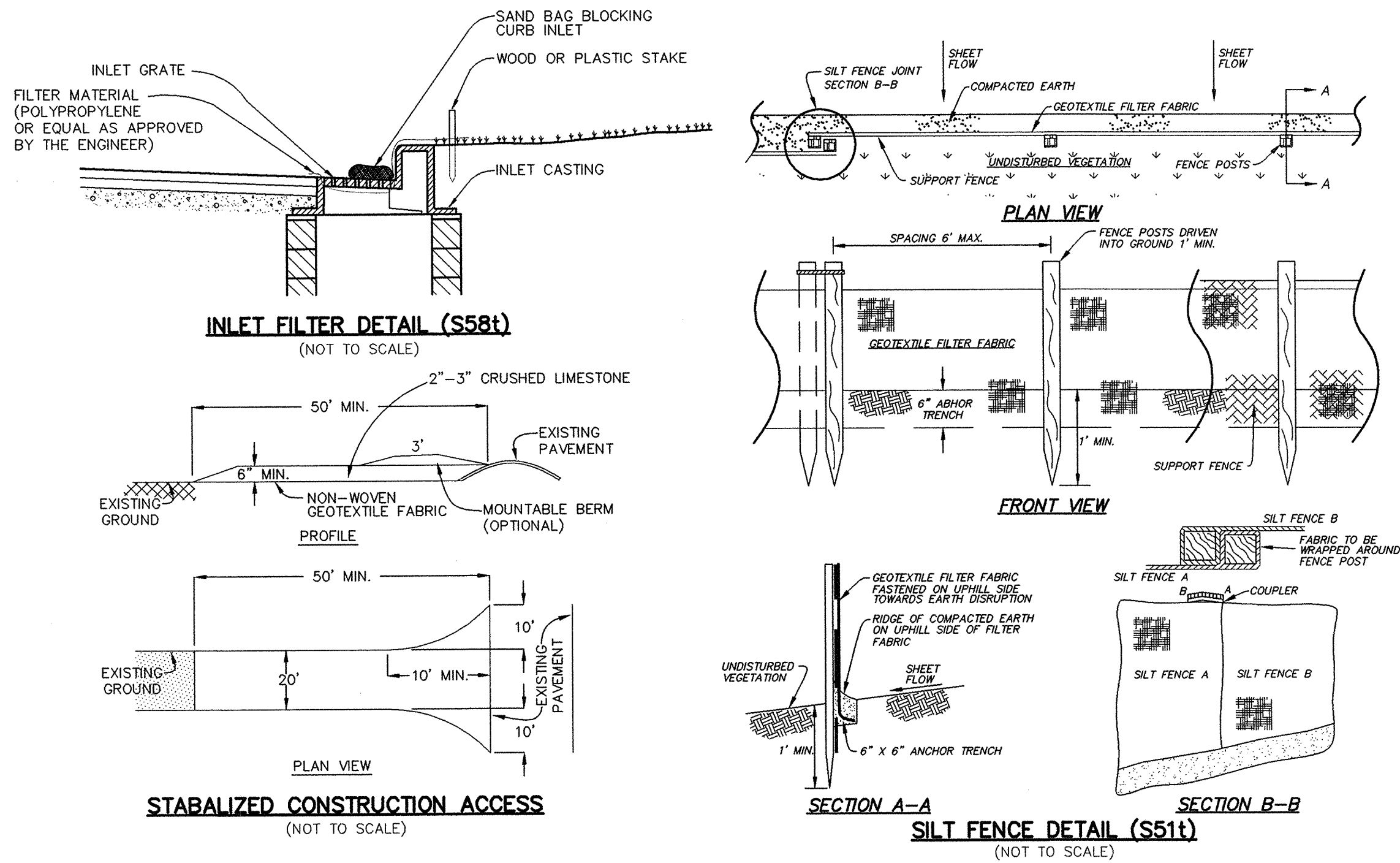
PURPOSE & OBJECTIVE
Allows trade personnel to easily washout concrete trucks, pumps and other equipment associated with cement on site and allows easy off site recycling of the same concrete materials and wastewater.

APPLICATION
Construction projects where concrete, stucco, mortar, grout and cement are used as a construction material or where cementitious wastewater is created.

MAINTENANCE
Inspect and clean out when ¾ full, not allowing the container to overflow.
Inspect wastewater level and request a vacuum if needed.
Inspect subcontractors to ensure that proper housekeeping measures are employed when washing out equipment.

The container must be portable and temporary, watertight, equipped with ramps and have a holding capacity to accept washout from approximately 350 yards of poured concrete. A vacuum service must accompany washout container and be used by site superintendent as needed. A rampless container may be used in conjunction with a ramped container or by itself if a concrete pump is not needed. The washwater must be disposed of or treated and recycled in an environmentally safe manner and in accordance with federal, state or local regulatory guidelines.

Caustic wastewater (high pH level near 12 units)
Suspended solids
Assorted Metals; Chromium VI, Nickel, Sulfate, Potassium, Magnesium and Calcium Compounds



MAINTENANCE TASKS DURING CONSTRUCTION				
Tasks	Collection System	Storm Water Management Basins		Scheduled Frequency
	Storm Sewer System	Outlet Structure	Storm Detention Area	
Inspect for Sediment Accumulation	X	X	X	Weekly
Removal of Sediment Accumulation	X	X	X	As Needed ¹⁾ & prior to Acceptance
Inspect during wet weather & after major storms	X	X	X	As Needed
Repair Storm Damage to System and Erosion Control	X	X	X	As Needed

During construction, it is the developer's responsibility to perform the maintenance.

[1] As Needed means when sediment has accumulated to a maximum of one foot.

Immediately following construction, the developer will have the storm water management system inspected by an engineer to verify grades of the detention and filtration areas and

MAINTENANCE TASKS AFTER CONSTRUCTION				
Tasks	Collection System	Storm Water Management Basin		Scheduled Frequency
	Storm Sewer System	Outlet Structure	Storm Detention Area	
Inspect for Sediment Accumulation	X	X	X	Annually ^[1]
Removal of Sediment Accumulation	X	X	X	Every 2 Years As Needed ^[1]
Inspection stormwater system components during wet weather and comparing to as-built plans by professional engineer	X	X	X	Annually
Repair Storm Damage to System and Permanent Erosion Control	X	X	X	As Needed
Keep records on site of all maintenance inspections, actions and costs	X	X	X	As Needed

Following construction, it will be the responsibility of Atlantes, LLC to perform the maintenance.

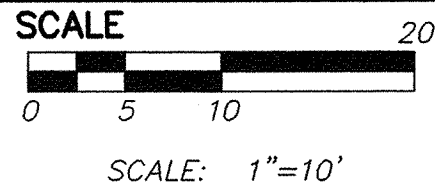
[1] As Needed means when sediment has accumulated to a maximum of one foot. Atlantes, LLC is required to pay for all maintenance activities on a continuing basis.

ANNUAL MAINTENANCE BUDGET		
Item No.	Description	Annual Cost
1	Annual inspection for sediment accumulation	\$50.00
2	Removal of sediment accumulation every 2 years as needed	\$250.00
3	Inspect structural elements during wet weather and compare to as-built plans every 2 years	\$150.00
4	Make structural adjustments or replacements as determined by inspection as needed	\$400.00
5	Have a professional engineer carry out emergency inspections upon identification of severe problems	\$200.00
6	Records Maintenance	\$100.00
Estimated Annual Maintenance Cost		\$1,150.00

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REVISIONS - _____



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


CLIENT

SHEET

PROJECT

SECTION <u>29</u>	TOWN <u>2</u>	SOUTH	RANGE <u>6</u>	EAST
CITY OF ANN ARBOR WASHTENAW COUNTY • MICHIGAN				
DATE	<u>9-15-17</u>	JOB NO.	<u>32309</u>	
C4 SHEET		DWG NO.	<u>309-det</u>	
		FIELD BOOK	<u>NONE</u>	
		SHEET NO.	<u>10418</u>	

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