

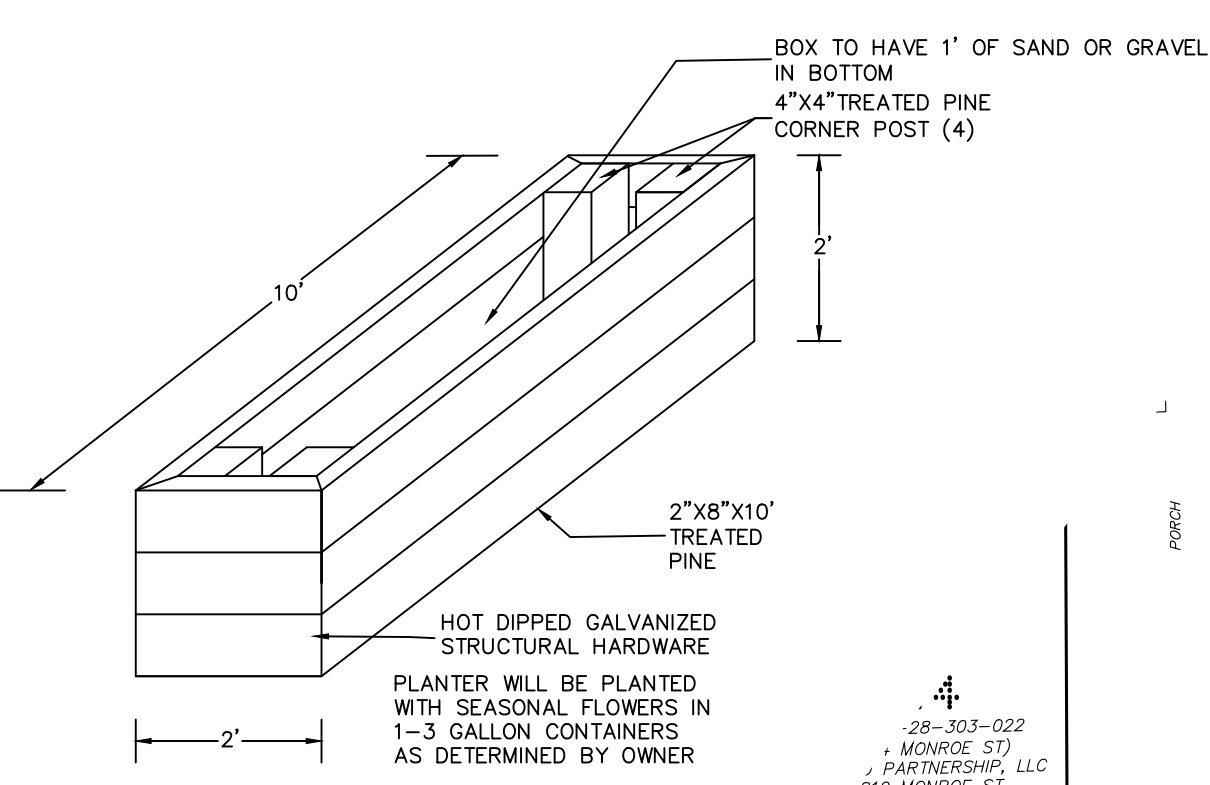
SIDEWALK NOTE:
ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

- ENGINEERING NOTES:**
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
 - TITLE IV, CHAPTER 47, SECTION 4-13 OF THE CITY CODE PROHIBITS EXCAVATIONS "IN OR UNDER A PAVED STREET WITHIN A PERIOD OF 3 YEARS AFTER THE COMPLETION OF ANY PAVING OR RESURFACING THEREOF." IN ADDITION, DIVISION I, SECTION 1H, WORK IN THE RIGHT-OF-WAY OF THE PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS FOR CONSTRUCTION EXTENDS THE MORATORIUM FOR ARTERIAL STREETS, SUCH AS EAST ELLSWORTH ROAD, TO 10 YEARS. THIS PORTION OF MONROE ST. WAS RESURFACED MORE THAN 10 YEARS AGO AND IS NOT UNDER A STREET CUT MORATORIUM.
 - PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

- NOTES:**
- CITY WILL DETERMINE THE EXTENT OF THE PAVEMENT REMOVAL FOR PATCHES IN MONROE ST.
 - JOINTS BETWEEN THE EXISTING ROADWAY PAVEMENT AND PROPOSED PAVEMENT PATCHES IN MONROE ST. SHALL BE SEALED.

COPYRIGHT © 2021 WASHTEANAW ENGINEERING COMPANY, INC.
 NO REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE PLANS OR INFORMATION CONTAINED HEREIN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF WASHTEANAW ENGINEERING COMPANY, INC.

THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ESTIMATES, DATA AND OTHER INSTRUMENTS OF SERVICE OR ANY PART THEREOF FOR ANY PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTEANAW ENGINEERING COMPANY (MECO) IS NOT ADVISED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS MECO, MECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM THE USE OF DRAWINGS, SPECIFICATIONS, ESTIMATES, DATA OR OTHER INSTRUMENTS OF SERVICE.



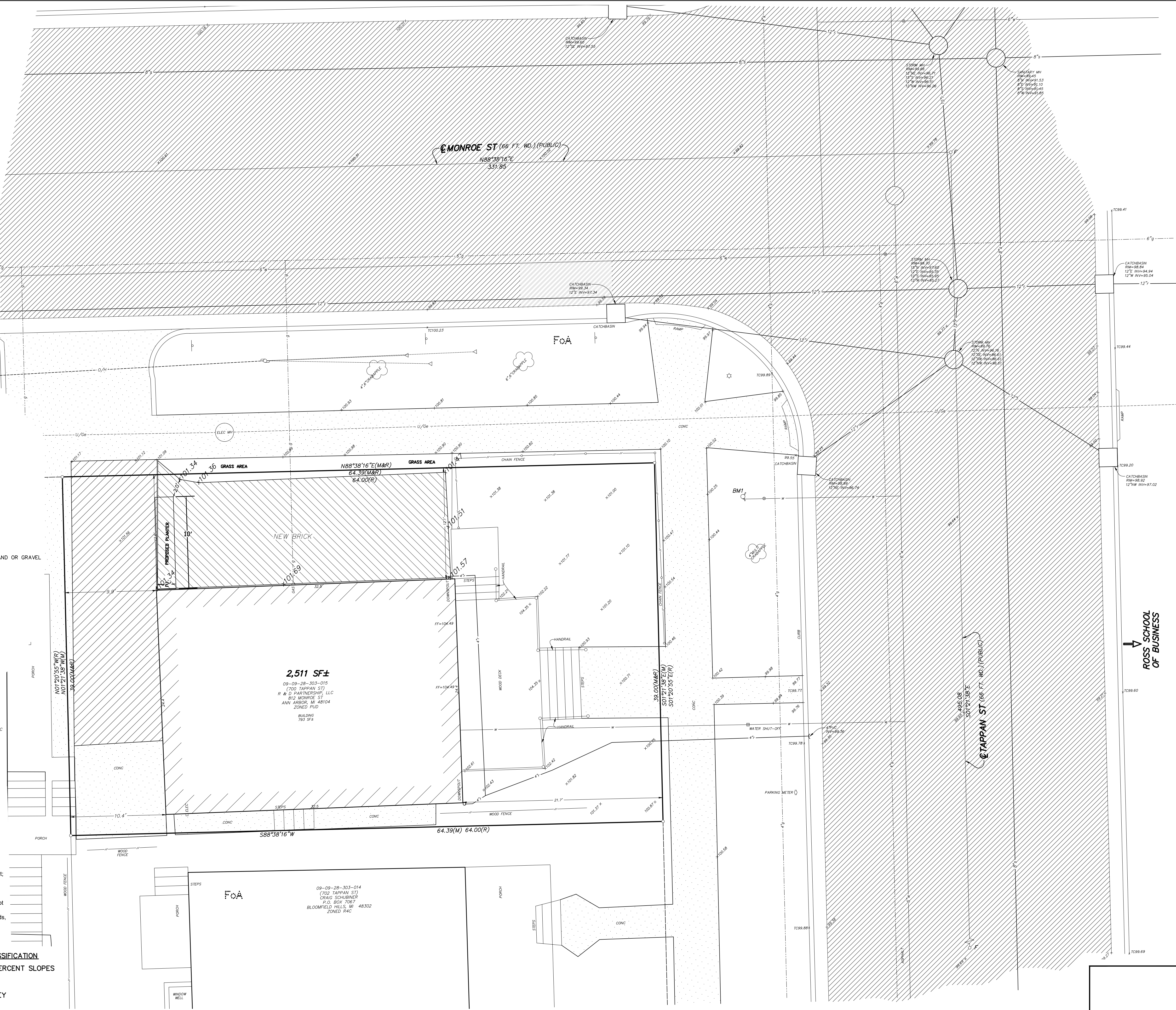
ISOMETRIC PLANTER DETAIL

700 Tappan Street
Land in the City of Ann Arbor, Washtenaw County, Michigan described as follows:

Commencing at the Northeast corner of Lot 14 in Block 7 South of Huron Street, Range 11 East; thence running South along the West side of Ingalls Street (now Tappan St.) 39 feet; thence West parallel with the South line of Monroe Street 64 feet; thence North parallel with the West line of South Ingalls Street (now Tappan St.) 39 feet to the South line of Monroe Street; thence East along the South line of Monroe Street 64 feet to the Place of Beginning. Being a part of Lot 14 in Block 7 South of Huron Street, Range 11 East, according to the alteration of Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, as recorded in Liber U of Deeds, Page 252, Washtenaw County Records.



WASHTEANAW COUNTY SOIL SURVEY CLASSIFICATION
 F₁ - FOX SANDY LOAM, 0 TO 2 PERCENT SLOPES
 - SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTEANAW COUNTY.



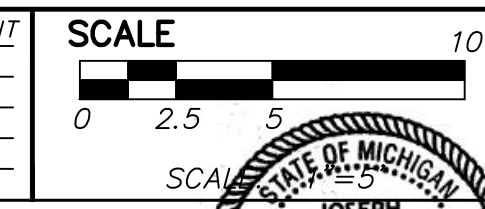
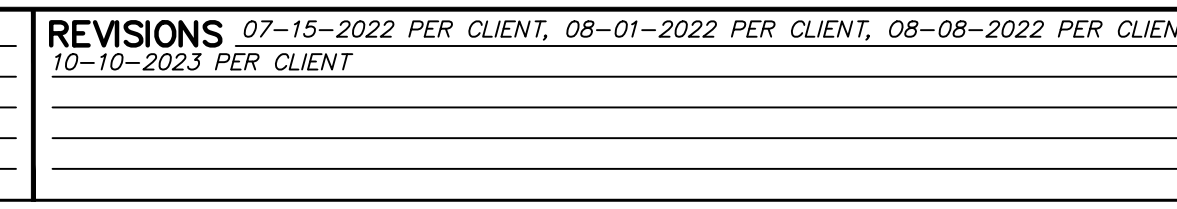
LEGEND

○	LIGHT POLE	○	SPOT ELEV.	---	GRAVEL	---	EXISTING STORM
○	UTILITY POLE	○	POST	---	FENCE	---	EXISTING SANITARY
○	GUY ANCHOR	○	GATE VALVE	---	CONCRETE	---	EXISTING WATER
○	HYDRANT	○	END SECTION	---	ASPHALT	---	EXISTING GAS
							EXISTING ELECTRIC
							EXISTING TELEPHONE

BENCHMARK BM=STEAMER VALVE ON HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAPPAN ST AND MONROE ST, ELEV=102.10 (ASSUMED).

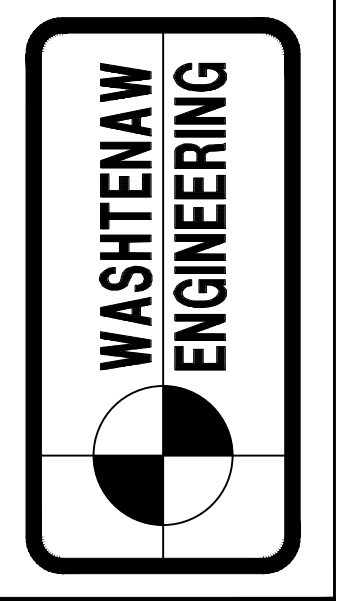
REVISIONS

07-15-2022	PER CLIENT
08-01-2022	PER CLIENT
08-08-2022	PER CLIENT
10-10-2023	PER CLIENT



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

CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD
 ANN ARBOR, MI 48103
 TEL. 734-761-8600
 FAX. 734-761-9530
 WASHTEANAWENGINEERING.COM



CLIENT
MED'S CAFE
 700 TAPPAN ST
 ANN ARBOR, MI 48104

SHEET
EXISTING SITE PLAN
PROPOSED IMPROVEMENTS

PROJECT
09-09-28-303-015
700 TAPPAN ST

SECTION 28	TOWN 2	SOUTH	RANGE 6	EAST
CITY OF ANN ARBOR				
WASHTEANAW COUNTY • MICHIGAN				
DATE 02-01-24	JOB NO. 32784	DWG NO. 32784	FIELD BOOK	FILE NO. 10674
				1
				SHEET