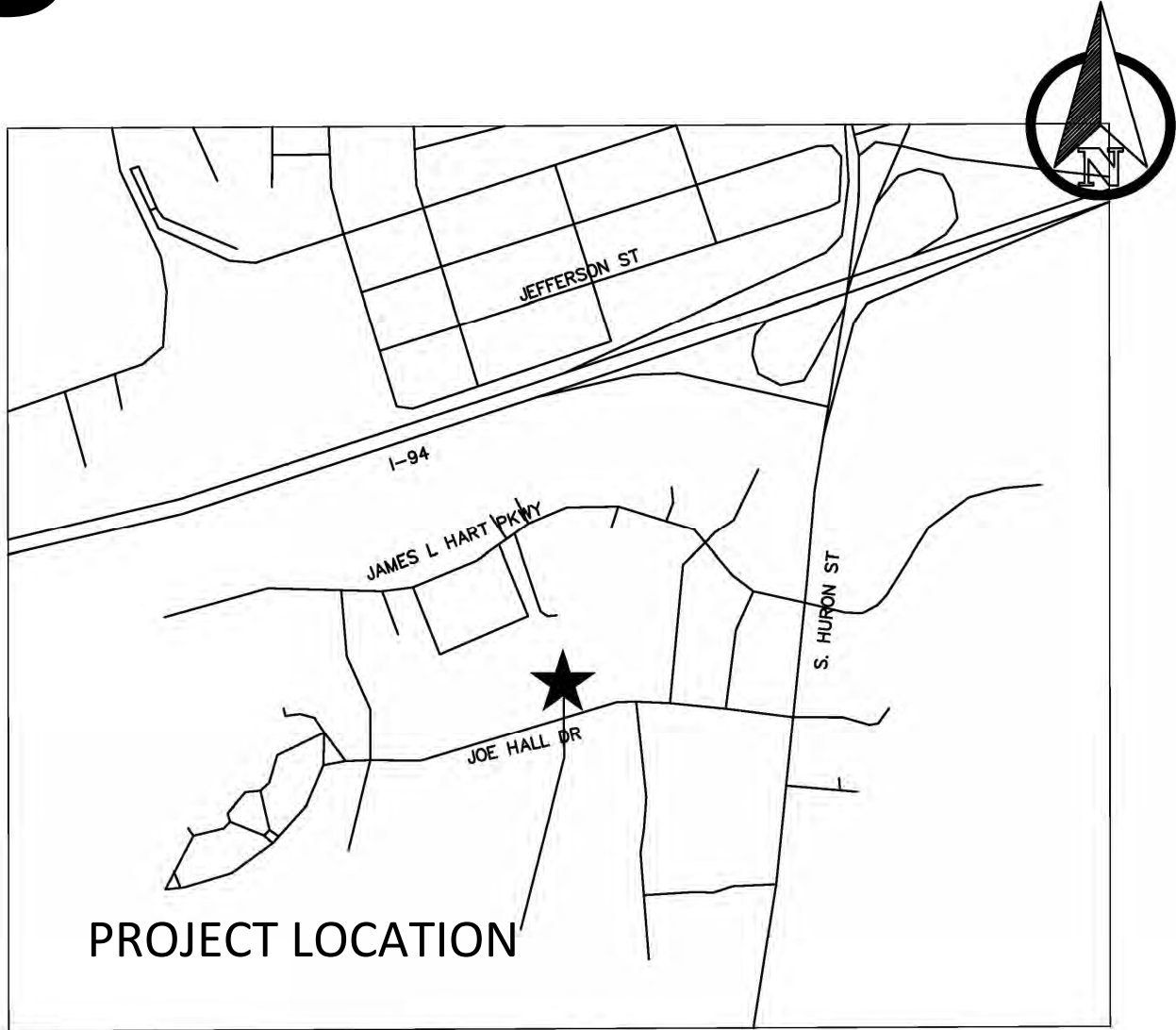


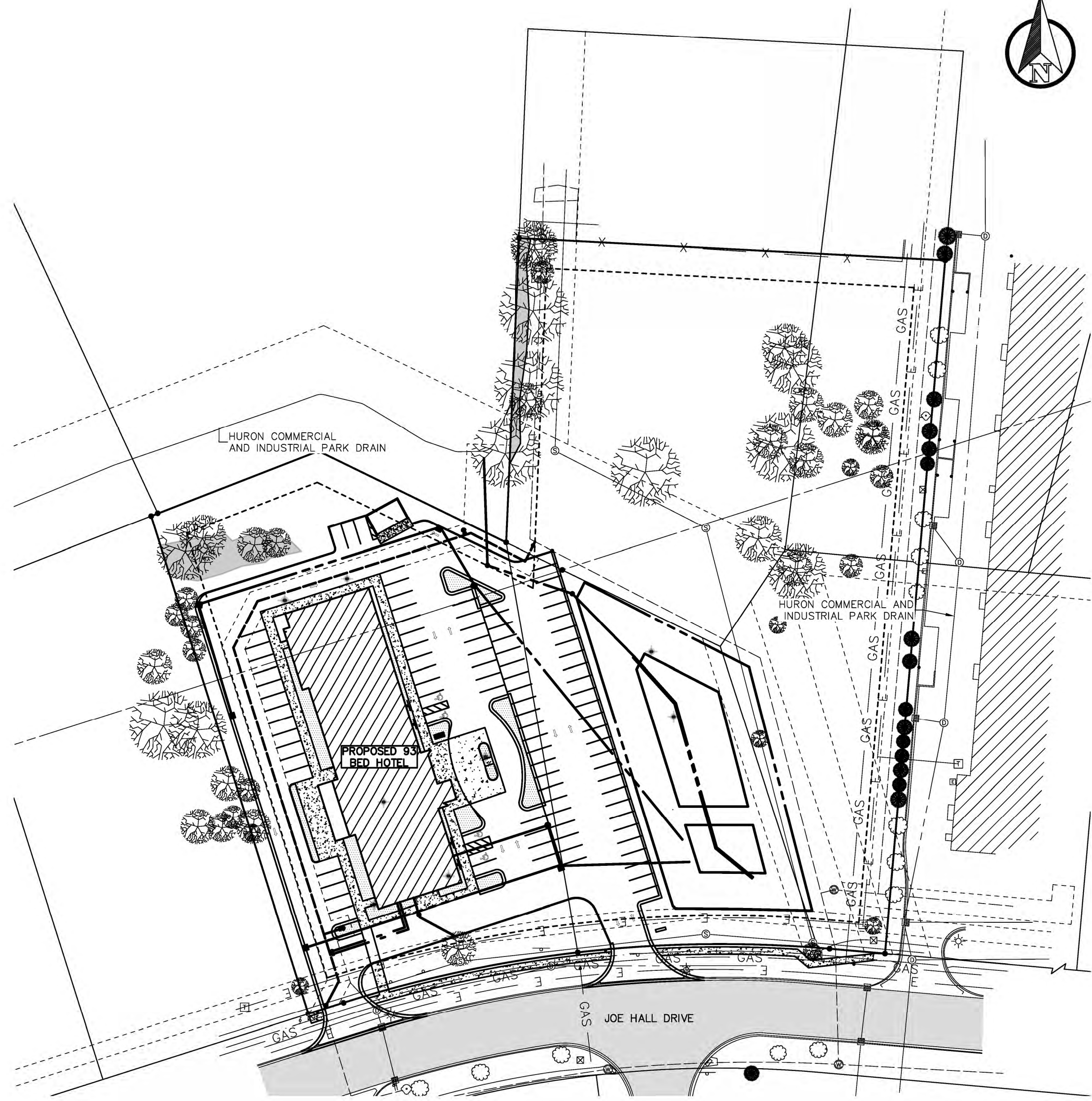
**YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

YPSILANTI HOLIDAY INN EXPRESS

PLAN INDEX	
SHEET No.	DESCRIPTION
COVER	TITLE SHEET
C100	EXISTING CONDITIONS
C200	DEMO PLAN
C201	TREE SURVEY TABLE
C300	SITE & UTILITY PLAN
C301	STORMWATER MANAGEMENT PLAN
C302	STORMWATER MANAGEMENT CALCULATIONS
C303	STORMWATER MANAGEMENT CALCULATIONS
C400	GRADING PLAN
C500 - C508	PROJECT DETAILS
L100 - L101	LANDSCAPE PLAN
SE101	SITE PHOTOMETRIC PLAN
A101 - A202	PROTOTYPE DRAWINGS



LOCATION MAP
NOT TO SCALE



PROJECT NARRATIVE: PROPOSING A 33 ROOM, 4 STORY HOLIDAY INN EXPRESS AT THE PRESENTLY VACANT 460 JOE HALL DRIVE. SITE IMPROVEMENTS, INCLUDING PARKING, LANDSCAPING, AND UTILITY CONNECTIONS ARE ALSO BEING PROPOSED. THE SITE WILL BE SERVICED BY CONNECTION TO THE 12" WATER MAIN AND THE EXISTING 18" SANITARY SEWER ALONG JOE HALL DRIVE. STORMWATER RUNOFF WILL BE MANAGED BY A PROPOSED ON-SITE DETENTION BASIN AND TRADITIONAL UNDERGROUND CONVEYANCE SYSTEM.

JOE HALL DR. - LOTS 3A & 3B
YPSILANTI TWP., MICHIGAN

COMMERCIAL LAND FOR SALE
1.70 - 4.68 Acres Available



UTILITY QUANTITIES

1)	PROPOSED PUBLIC WATERMAIN - 524' 8" DUCTILE IRON (D.I.)
2)	HYDRANT COMPLETE
	73' 4" DOMESTIC SERVICE D.I.
	77' 6" FP SERVICE D.I.
2)	PROPOSED PRIVATE SANITARY SEWER SERVICE 42" 6" SDR-26
1-	CLEANOUT
3)	PROPOSED PRIVATE STORM SEWER 445' 12" REINFORCED CONCRETE PIPE (RCP)
	47' 15" RCP
	610' 18" RCP
	2' DIAMETER C-478 CONCRETE DRAINAGE STRUCTURES
	4' DIAMETER C-478 CONCRETE DRAINAGE STRUCTURES

OWNER
HOLIDAY INN EXPRESS
ANDY PATEL
248-470-0635
ANANT.I.PATEL@GMAIL.COM

DESIGN ENGINEER
VK CIVIL
DAN LEWIS, P.E.
269-697-7120
DAN@VKCIVIL.COM



Know what's below.
Call before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
TITLE SHEET



Vriesman & Korhorn

Byron Center, MI
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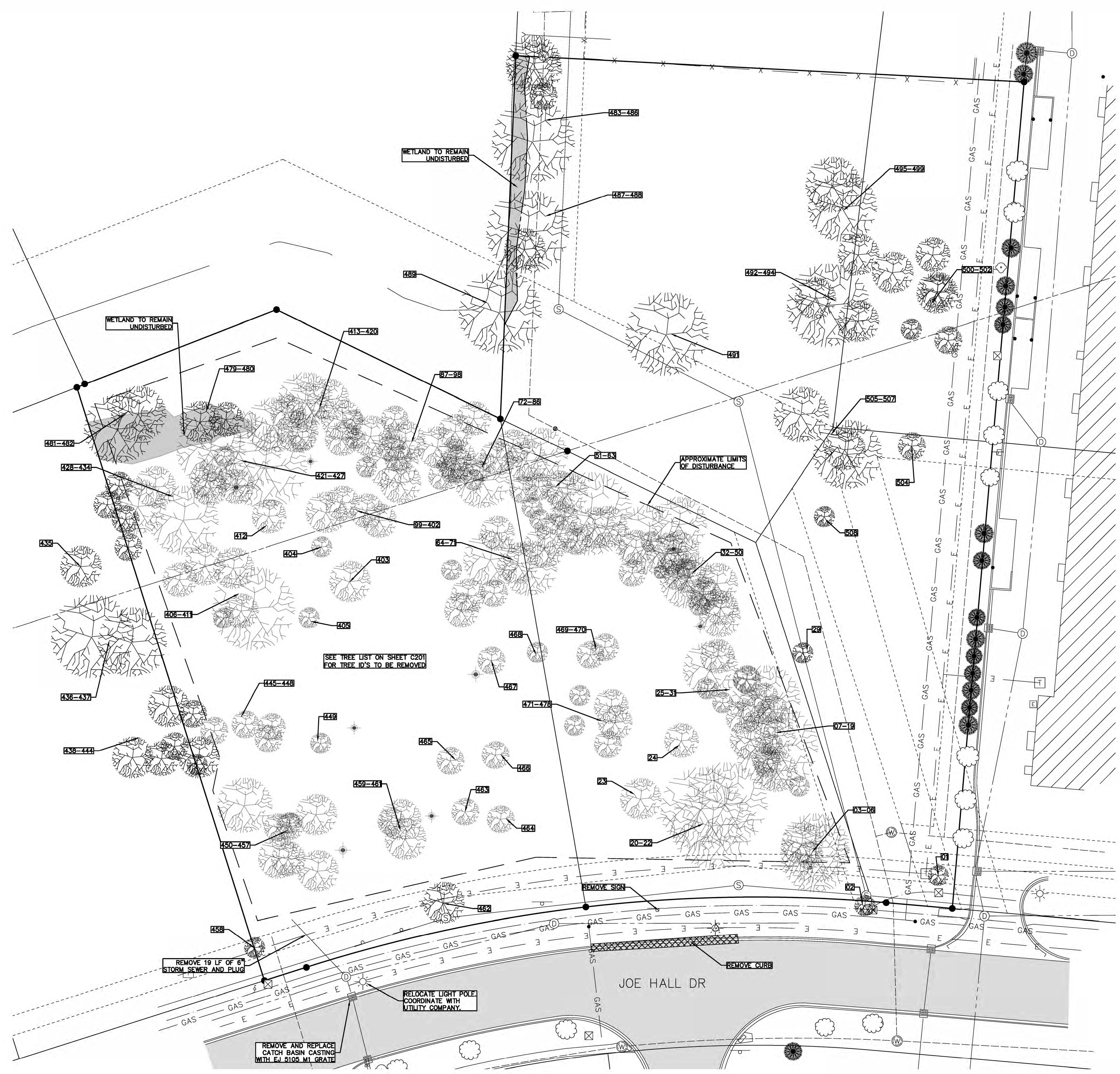
SCALE 1" = 30'

SYMBOL LEGEND

- EXISTING TREE
- BOLLARD
- LIGHT POLE
- POWER POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- STORM CULVERT
- SIGN
- HYDRANT
- VALVE
- MAILBOX
- FLOW DIRECTION ARROW
- COMMUNICATION STRUCTURE
- ELECTRICAL FIXTURE
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- WELL

LINE AND HATCH LEGEND

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING HOT MIXED ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE



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YPSILANTI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
**YPSILANTI HOLIDAY INN EXPRESS
 DEMO PLAN**



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FILE NO. 1139
 CHECKED DGL
 SHEET NO. C200



515 JAMES L HART PARKWAY
ZONED I-T

699 JAMES L HART PARKWAY
ZONED: I-T

SYMBOL LEGEND

- ⊙ EXISTING TREE
- ⊙ BOLLARD
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CLEANOUT
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- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING FORCEMAIN
- PROPOSED FORCEMAIN
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- PROPOSED WCR HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LANDSCAPE ROCK

SITE LAYOUT NOTES:

- 1) ALL WORK SHALL BE DONE TO ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS.
- 2) ALL WORK WITHIN ROW SHALL BE DONE IN ACCORDANCE WITH LOCAL ROADWAY JURISDICTION REQUIREMENTS.
- 3) CONTRACTOR SHALL RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE, AND OTHER INFRASTRUCTURE DISTURBED OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES TO MATCH EXISTING CONDITIONS.
- 4) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY OWNER.
- 5) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST.
- 6) CONTRACTOR SHALL CONTACT MISS DIG THREE WORKING DAYS BEFORE YOU DIG. CALL MISS DIG AT 1-800-482-7171 OR 811.
- 7) ALL WORK SHALL BE DONE TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- 8) ADA PARKING SPACES SHALL BE MARKED WITH APPROVED PAVEMENT SYMBOL MARK ADA SPACES WITH 4" BLUE PAINT AND SIGNS PER MMUTCD.
- 9) CONTRACTOR SHALL ENSURE ALL ADA RAMPS AND ACCESS MEET CURRENT ADA STANDARDS. IF IT IS DISCOVERED THAT ANY ITEMS WILL NOT MEET ADA STANDARDS IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
- 10) ALL SIGNAGE SHALL BE PER MDOT AND MMUTCD STANDARDS.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, DEMOLITION PERMITS, TAP FEES, ASSESSMENTS, UTILITY PERMITS, ROW PERMITS, BONDS, INSURANCE, OR OTHER FEES ASSOCIATED WITH CONSTRUCTION.
- 12) SITE CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF A MINIMUM 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE A 5.5%-8% AIR ENTRAINMENT WITH A BROOM FINISH.
- 13) INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE CONCRETE ABUTS HMA PAVEMENT.
- 14) CONTRACTOR SHALL REVIEW THE GEOTECHNICAL AND ENVIRONMENTAL REPORTS FOR THE SITE AND INCORPORATE INTO THEIR CONSTRUCTION MEANS AND METHODS.
- 15) THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD SURVEY LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
- 16) THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.
- 17) THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY MARKERS AND BENCHMARKS.
- 18) THE CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES, AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROL DEVICES SHALL BE COORDINATED WITH THE LOCAL POLICE DEPARTMENT AND MUNICIPALITY.
- 19) PRIOR TO CONSTRUCTION OR GRADING A PROTECTIVE BARRIER, FENCE, POST, AND SIGNS CLEARLY INDICATING LIMITS OF DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS.
- 20) NO PARKING OF CONTRACTOR OR SUBCONTRACTORS SHALL BE ALLOWED ON PUBLIC STREETS WITHOUT PRIOR APPROVAL.
- 21) NO BUILDING MATERIAL, EQUIPMENT, VEHICLES, OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE OF THE LIMITS OF DISTURBANCE.
- 22) CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH LOCAL MUNICIPAL ORDINANCES.

STORM PLAN NOTES:

- 1) CONTRACTOR SHALL CONTACT PRIVATE AND PUBLIC UTILITY COMPANIES IF ANY COORDINATION IS NEEDED BETWEEN PROPOSED WORK AND EXISTING UTILITIES.
- 2) UTILITIES SHOWN (IF ANY) ARE APPROXIMATE LOCATIONS DERIVED FROM MEASUREMENTS OR AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITY INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION, AND CONDITION.
- 3) ALL 6" UNDERDRAIN TO BE CORRUGATED PLASTIC PIPE WITH SOCK, ADS N-12 OR APPROVED EQUAL.
- 4) ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED PLASTIC PIPE, ADS N-12 OR EQUAL, UNLESS OTHERWISE LABELED ON THE PLANS.
- 5) ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
- 6) ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- 7) CATCH BASINS WITHIN CONCRETE HEAD CURB SHALL HAVE EJ 7045 CASTINGS.
- 8) CATCH BASINS WITHIN BIT VALLEY CURB SHALL HAVE EJ 7065 CASTINGS WITH M1 GRATE.
- 9) CATCH BASINS WITHIN PAVED AREAS SHALL HAVE EJ 1020M1 RADIAL FLAT GRATE CASTINGS.
- 10) STORM SEWER MANHOLES SHALL HAVE EJ 1020 CASTINGS WITH SOLID COVERS.
- 11) STORM SEWER YARD DRAINS SHALL HAVE EJ 6508 CASTINGS.
- 12) ROOF DRAINS SHALL BE PVC SGH-40.
- 13) CONTRACTOR IS TO UNCOVER AND VERIFY ALL TAP LOCATIONS AND INVERTS. LOCATION AND INVERT DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION PRIOR TO CONTINUING WORK.
- 14) STORM STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT.
- 15) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 16) UNDERGROUND STORM SYSTEMS SHALL HAVE A MANDATORY PRECONSTRUCTION MEETING

WATER AND SANITARY UTILITY NOTES:

- 1) ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE YPSILANTI COMMUNITY UTILITY ASSOCIATION ENGINEERING STANDARDS AND DESIGN SPECIFICATIONS.

CROSSING	INVERT	OBVERT	SEPARATION (INCHES)
A	742.17	740.67	18
B	741.72	738.92	34
C	740.62	738.91	20
D	741.95	735.78	74
E	741.96	740.29	20
F	741.97	740.20	21

PROJECT SITE INFORMATION:

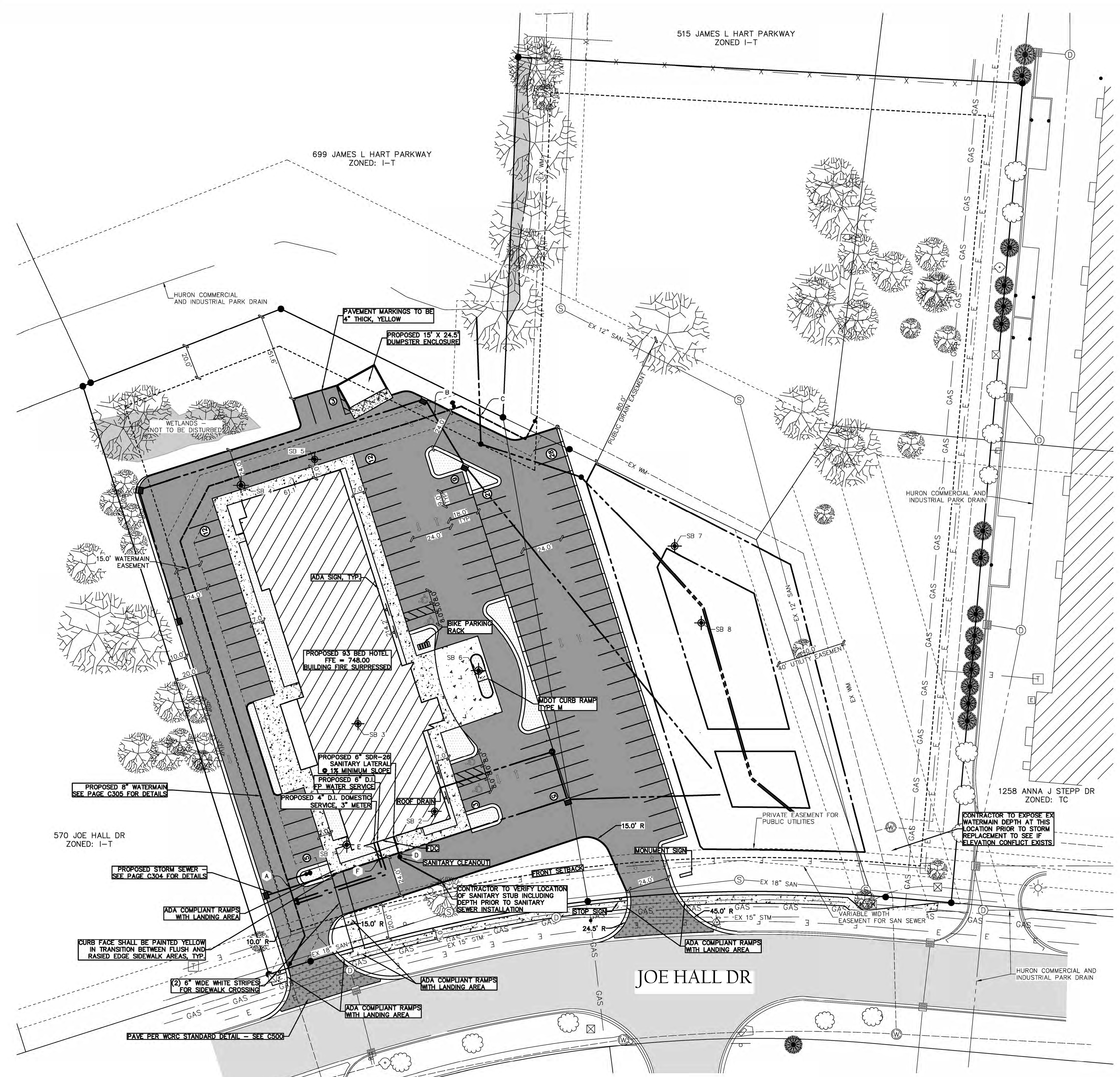
- 1) PARCEL ADDRESS 460 JOE HALL DR
- 2) PARCEL NUMBER K-11-38-363-029 & K-11-38-363-003 (PARCELS ARE PLANNED TO BE COMBINED AFTER SITE PLAN APPROVAL)
- 3) TOTAL ACREAGE 4.7 ACRES
- 4) ZONING I-T
- 5) FLOODPLAIN - THIS PROJECT NOT IN THE 100 YEAR FLOOD PLAN, BASED ON THE FEMA NATIONAL FLOOD MAPS.
- 6) ADJACENT ZONING - NORTH I-T, EAST TC, SOUTH I-T, WEST I-T
- 7) SETBACKS - FRONT 20', SIDES 20', REAR 20'
- 8) BUILDING HEIGHT MAXIMUM 40', BUILDING HEIGHT PROPOSED 56' (VARIANCE REQUESTED)
- 9) SIGNAGE, LIGHTING, AND LANDSCAPING SHALL MEET MUNICIPAL REQUIREMENTS.
- 10) PARKING CALCULATION: 1 SPACE PER OCCUPANCY UNIT + 1 FOR EACH EMPLOYEE. 93 ROOMS, 98 PARKING SPACES REQUIRED. 98 PARKING SPACES PROPOSED.

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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
SITE AND UTILITY PLAN



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Sheet No.: C300





SCALE: 1" = 30'

SYMBOL LEGEND

- ⊙ EXISTING TREE
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- ▨ EXISTING CONCRETE
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED HEAVY DUTY CONCRETE
- ▨ PROPOSED LANDSCAPE ROCKS

DRAINAGE NARRATIVE:
 THE EXISTING SITE IS PRESENTLY VACANT. THE PROPOSED DEVELOPMENT WOULD INCLUDE A NEW 4-STORY HOTEL WITH ASSOCIATED PARKING. THE OVERALL WEIGHTED RUNOFF COEFFICIENT INCREASES AS A RESULT OF THE PROPOSED DEVELOPMENT. THE COMPUTED COEFFICIENT OF 0.86 WOULD BE THE RESULT OF THE PROPOSED LAYOUT.

INFILTRATION BASIN SYSTEM THAT PROMOTES INFILTRATION. PROVIDES FLOOD CONTROL, AND IMPROVES WATER QUALITY OF SITE STORM DISCHARGE.

RESTRICTED DISCHARGE FROM THE INFILTRATION BASIN SYSTEM IS PROPOSED WITH CONNECTION INTO A DRAINAGE SYSTEM UNDER THE JURISDICTION OF THE WASHTENAW COUNTY WATER RESOURCE COMMISSIONER'S OFFICE.

- UTILITY PLAN NOTES:**
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 - ALL SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL SANITARY SEWER UTILITY STANDARDS AND EGLE STANDARDS.
 - ALL 6" UNDERDRAIN TO BE CORRUGATED PLASTIC PIPE WITH SOCK, ADS N-12 OR APPROVED EQUAL.
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Job Information
 Description: Holiday Inn Express
 Reviewing Entity: Washtenaw County
 Job #: 1139
 Date: 02/20/24

Design Parameters
 Design Storm: 10-yr

STR.	TO STR.	LENGTH	PIPE MATERIAL	FLOW		c _f	INLET CURB CA	CASTING TO INLET	TO INLET	I	REQUIRED CAPACITY	PIPE DIAMETER	PIPE SLOPE	MANNING'S N	PROVIDED CAPACITY	ELEV.			U.S. HGL. ELEV.		
				Q	AREA											U.S.	D.S.	U.S.			
CB-3	CB-6	81	RCP	0.87	8,494	0.11	0.11	15.00	15.00	0.013	1,047	12	0.35	0.013	2.11	740.01	742.75	742.00	742.75	743.83	
CB-4	CB-5	176	RCP	0.80	4,033	0.09	0.20	15	15.30	0.013	863	12	0.35	0.013	2.11	745.75	745.75	742.00	742.00	743.46	
CB-4	CB-4	47	RCP	0.85	3,336	0.12	0.30	20	16.00	0.013	1,122	12	0.35	0.013	2.11	742.75	742.50	742.00	741.77	742.83	
CB-4	OUT	228	RCP	0.87	17,448	0.40	0.35	0.64	15	16.80	4.10	2.64	15	0.25	0.013	3.20	745.50	741.50	741.50	741.00	742.89
RD-1	MH-1	89	RCP	0.86	16,503	0.37	0.36	0.36	15	15.00	4.31	1.53	12	0.31	0.013	2.64	742.00	748.40	742.00	741.78	743.14
CB-2	CB-1	188	RCP	0.76	6,615	0.23	0.17	0.17	15	15.00	4.31	0.74	12	0.35	0.013	2.11	745.75	745.50	742.50	741.73	743.22
MH-1	CB-1	29	RCP	0.80	9	0.00	0.00	0.00	15	15.30	4.27	1.52	12	0.35	0.013	3.11	746.40	742.50	741.68	742.57	
CB-1	OUT	90	RCP	0.79	16,771	0.43	0.34	0.87	15	16.17	4.18	3.63	18	0.20	0.013	4.70	745.50	741.18	741.00	742.45	

PROPOSED STORM SEWER SYSTEM
STORM SEWER DESIGN TABLE - RATIONAL METHOD

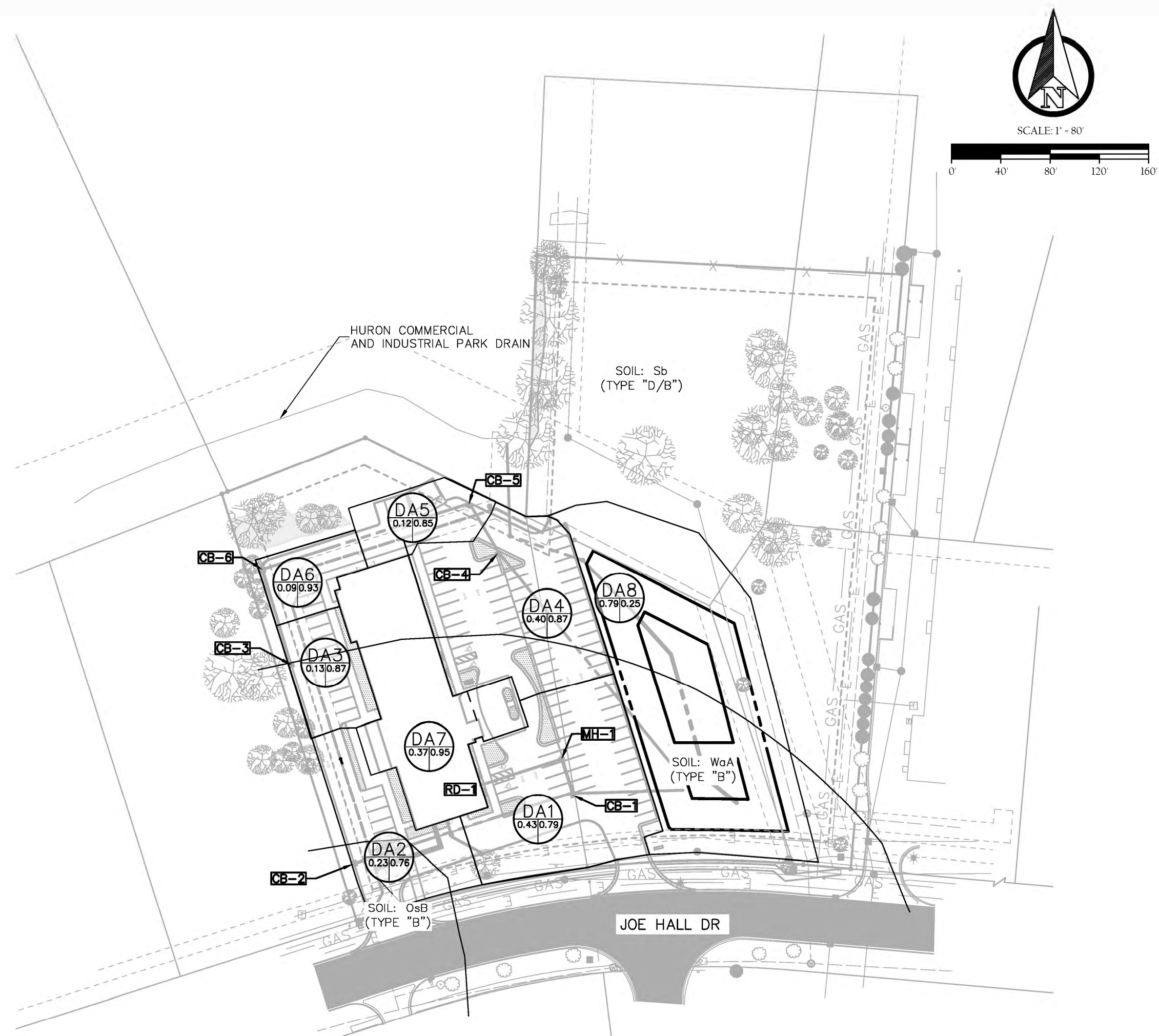
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6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

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 WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
 STORMWATER MANAGEMENT PLAN

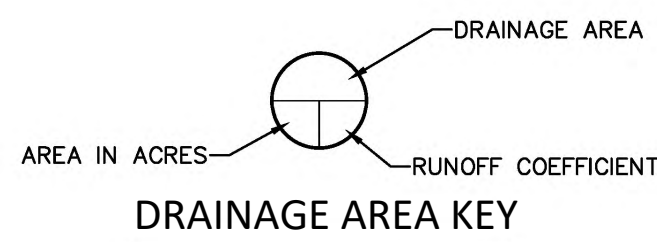


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FILE NO: 1139
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 SHEET NO: C301



DRAINAGE AREA PLAN



Runoff Coefficient and Runoff Curve Number Calculation (Onsite Areas Only)

Description: Holiday Inn Express
 Entity: Washtenaw County
 Job #: 1139
 Date: 2/22/2024

	Runoff Coefficient	Runoff Curve Number
Roof	0.95	98
Grass	0.25	61
Pavement	0.95	98

Basin	Structure	Roof Area (acres)	Pervious Area (acres)	Pavement Area (acres)	Total Area (acres)	Weighted Runoff Coefficient	Weighted Curve Number
DA1	CB1	0.00	0.10	0.33	0.43	0.79	90
DA2	CB2	0.00	0.08	0.16	0.23	0.76	88
DA3	CB3	0.00	0.01	0.11	0.13	0.87	94
DA4	CB4	0.00	0.05	0.36	0.40	0.87	94
DA5	CB5	0.00	0.02	0.10	0.12	0.85	93
DA6	CB6	0.00	0.09	0.09	0.09	0.93	97
DA7	RD1	0.37	0.00	0.00	0.37	0.95	98
DA8	BASIN	0.00	0.79	0.00	0.79	0.25	61

Total Onsite Area 2.56 0.67 83.1

Elevation	Area	Depth	Volume	Total Volume	Basin
746.00	20135	1	19310	78023	Top of Basin
745.50	18484	0.50	8869	58714	1-foot Freeboard
745.00	16990	0.74	12007	49845	
744.50	15461	0.24	3631	37838	Emergency Spillway
744.26	14797	0.26	3755	34207	100yr
744.00	14089	1	12761	30452	
743.00	11432	0.28	3106	17692	
742.72	10753	0.72	7055	14586	Bankfull
742.00	8845	0.15	1296	7530	
741.85	8436	0.85	6234	6234	First Flush
741.00	6233	0	0	0	Bottom of Detention
741.00	6233	0.4	2268	2268	Top of Infiltration
740.60	5106	0	0	0	Bottom of Infiltration

Section IV Computational Requirements For Stormwater Management Systems

Part E. STANDARD METHOD RUNOFF VOLUME WORK SHEETS

W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Total Site Area = 4.71 ac
 Total Site Area Excluding "Self-Crediting" BMPs = 2.56 ac⁴

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coefficient (C)	C (Area)
Lawn (B)	B	37,595	0.86	0.25	0.21
Lawn (D)	D	8,840	0.20	0.45	0.09
Roof	-	15,792	0.36	0.95	0.34
Pavement	-	49,559	1.14	0.95	1.08

Total - Σ(C)(Area) = 1.72
 Area Total - Σ ac or Σ sf = 2.56
 Weighted C - Σ(C)(Area)/Σ ac or Σ sf = 0.67

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number (CN)	CN (Area)
Lawn (B)	B	37,595	0.86	61	52.46
Lawn (D)	D	8,840	0.20	80	16

Total - Σ(CN)(Area) = 68.46
 Area Total - Σ ac or Σ sf = 1.06
 Weighted CN - Σ(CN)(Area)/Σ ac or Σ sf = 64.6

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number (CN)	CN (Area)
Roof	-	15,792	0.36	98	35.28
Pavement	-	49,559	1.14	98	111.72

Total - Σ(CN)(Area) = 147.0
 Area Total - Σ ac or Σ sf = 1.50
 Weighted CN - Σ(CN)(Area)/Σ ac or Σ sf = 98

⁴ Use this area for the remainder of the runoff calculations
⁵ Required for first flush runoff calculations
⁶ Required for bankfull and 100-year runoff calculations

Section IV Computational Requirements For Stormwater Management Systems

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A. $V_{ff} = (1 - \frac{1}{12}) \left(\frac{43560 ft^2}{1 ac} \right) AC$ $V_{ff} = (1 - \frac{1}{12}) \left(\frac{43560 ft^2}{1 ac} \right) (2.56)(0.67)$
 $V_{ff} = 6,226 ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
 C = Weighted Runoff Coefficient from Worksheet 1

Section IV Computational Requirements For Stormwater Management Systems

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations (V_{bank})

A. 2 year/24 hour storm event P = 2.35in

B. The pre-development land cover will be Good Cover Woods or Meadow. Determine the associated soil hydrologic group for the entire site and choose the curve number. CN = 78

C. $S = \frac{1000}{CN - 10}$ $S = \frac{1000}{78 - 10}$
 $S = 2.82 in$

D. $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ $Q = \frac{(2.35 - 0.25)^2}{(2.35 + 0.85)}$
 $Q = 0.69 in$

E. Total Site Area (sf) excluding "Self-Crediting" BMPs Area = 111,766 sf

F. $V_{bank} = Q \left(\frac{1}{12} \right) Area$ $V_{bank} = (0.69 \left(\frac{1}{12} \right) (111,766))$
 $V_{bank} = 6,426 ft^3$

Section IV Computational Requirements For Stormwater Management Systems

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations (V_{bank-perv})

A. 2 year/24 hour storm event P = 2.35in

B. Pervious Cover CN From Worksheet 1 CN = 65

C. $S = \frac{1000}{CN - 10}$ $S = \frac{1000}{65 - 10}$
 $S = 5.38 in$

D. $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ $Q = \frac{(2.35 - 0.25)^2}{(2.35 + 0.85)}$
 $Q = 0.78 in$

E. Pervious Cover Area from Worksheet 1 Area = 46,435 sf

F. $V_{bank-perv} = Q \left(\frac{1}{12} \right) Area$ $V_{bank-perv} = (0.78 \left(\frac{1}{12} \right) (46,435))$
 $V_{bank-perv} = 3,018 ft^3$

Section IV Computational Requirements For Stormwater Management Systems

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations (V_{bank-imp})

A. 2 year/24 hour storm event P = 2.35in

B. Impervious Cover CN From Worksheet 1 CN = 98

C. $S = \frac{1000}{CN - 10}$ $S = \frac{1000}{98 - 10}$
 $S = 0.20 in$

D. $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ $Q = \frac{(2.35 - 0.25)^2}{(2.35 + 0.85)}$
 $Q = 2.12 in$

E. Impervious Cover Area from Worksheet 1 Area = 65,301 sf

F. $V_{bank-imp} = Q \left(\frac{1}{12} \right) Area$ $V_{bank-imp} = (2.12 \left(\frac{1}{12} \right) (65,301))$
 $V_{bank-imp} = 11,536 ft^3$

Section IV Computational Requirements For Stormwater Management Systems

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations (V_{100-perv})

A. 100-year Storm Event P = 5.11in

B. Pervious Cover CN From Worksheet 1 CN = 65

C. $S = \frac{1000}{CN - 10}$ $S = \frac{1000}{65 - 10}$
 $S = 5.38 in$

D. $Q_{100-yr} = \frac{(P - 0.25)^2}{(P + 0.85)}$ $Q_{100-yr} = \frac{(5.11 - 0.25)^2}{(5.11 + 0.85)}$
 $Q_{100-yr} = 1.72 in$

E. Pervious Cover Area from Worksheet 1 Area = 46,435 sf

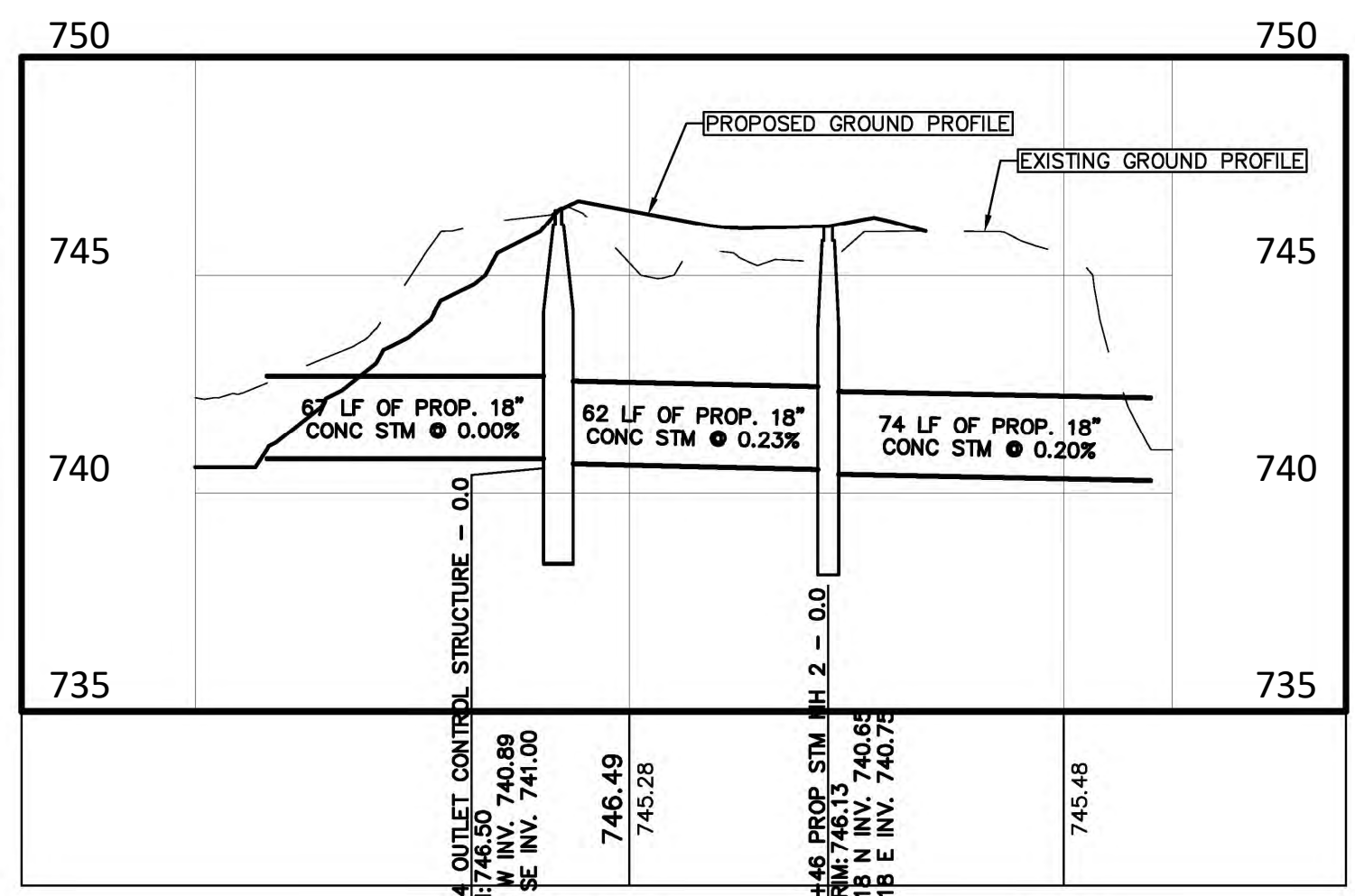
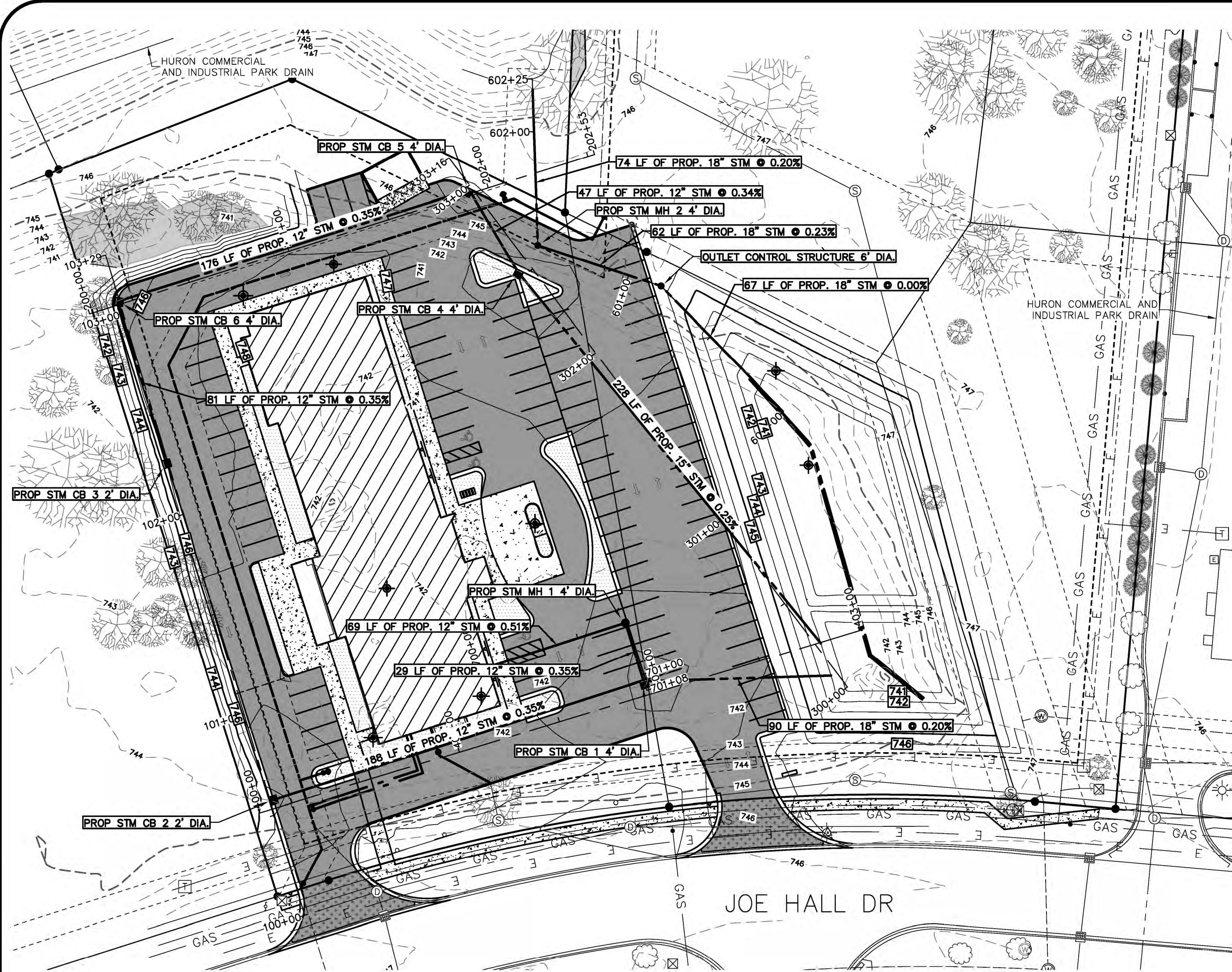
F. $V_{100-perv} = Q \left(\frac{1}{12} \right) Area$ $V_{100-perv} = (1.72 \left(\frac{1}{12} \right) (46,435))$
 $V_{100-perv} = 6,655 ft^3$

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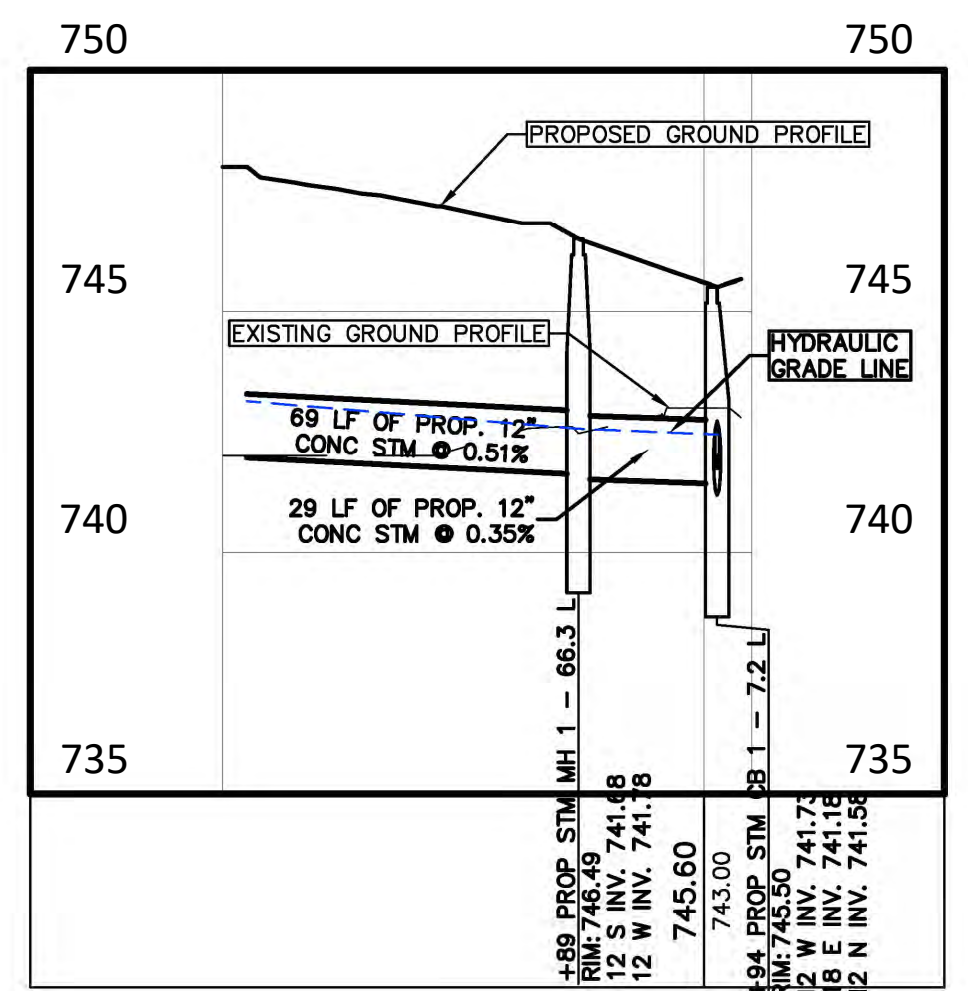
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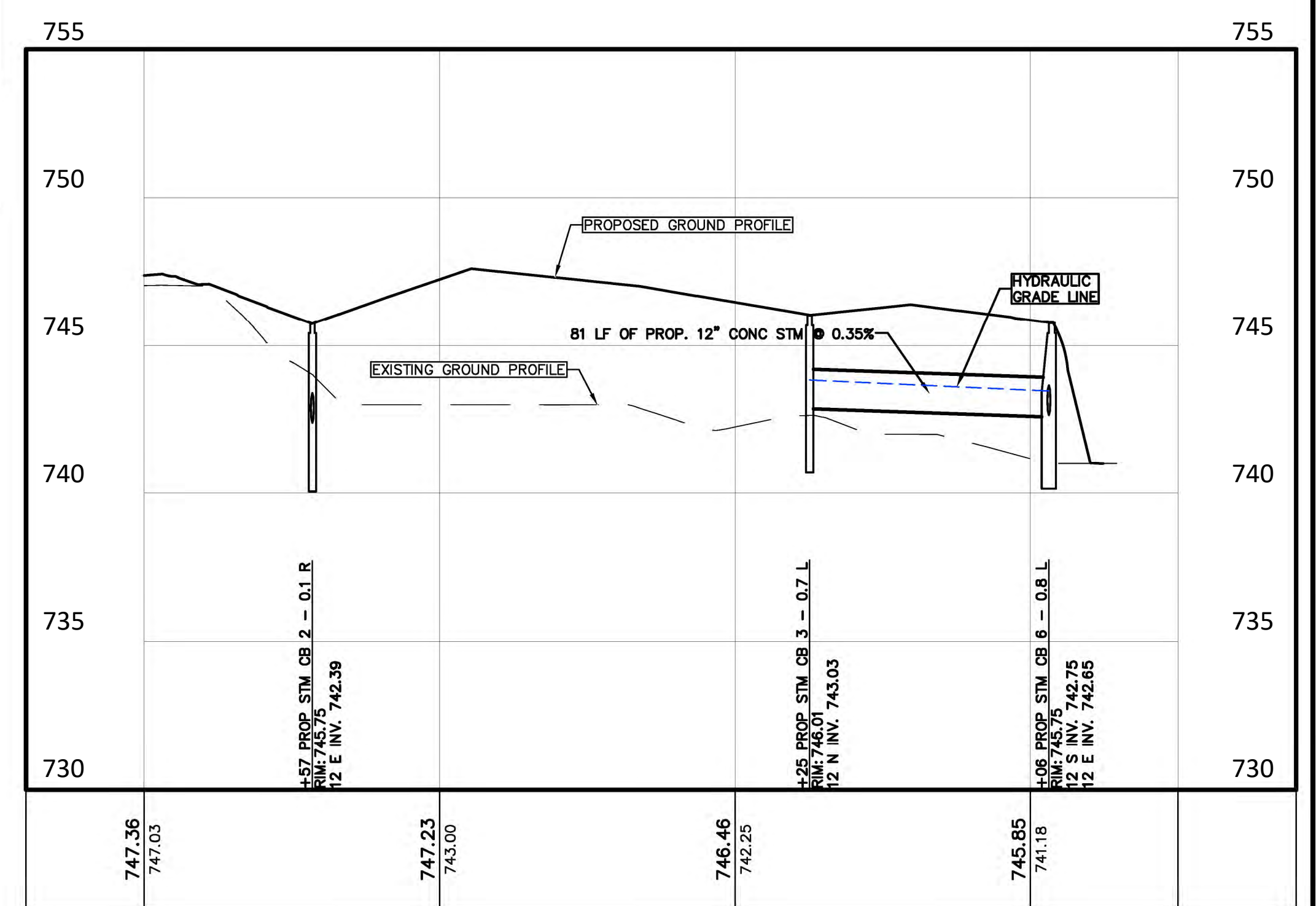
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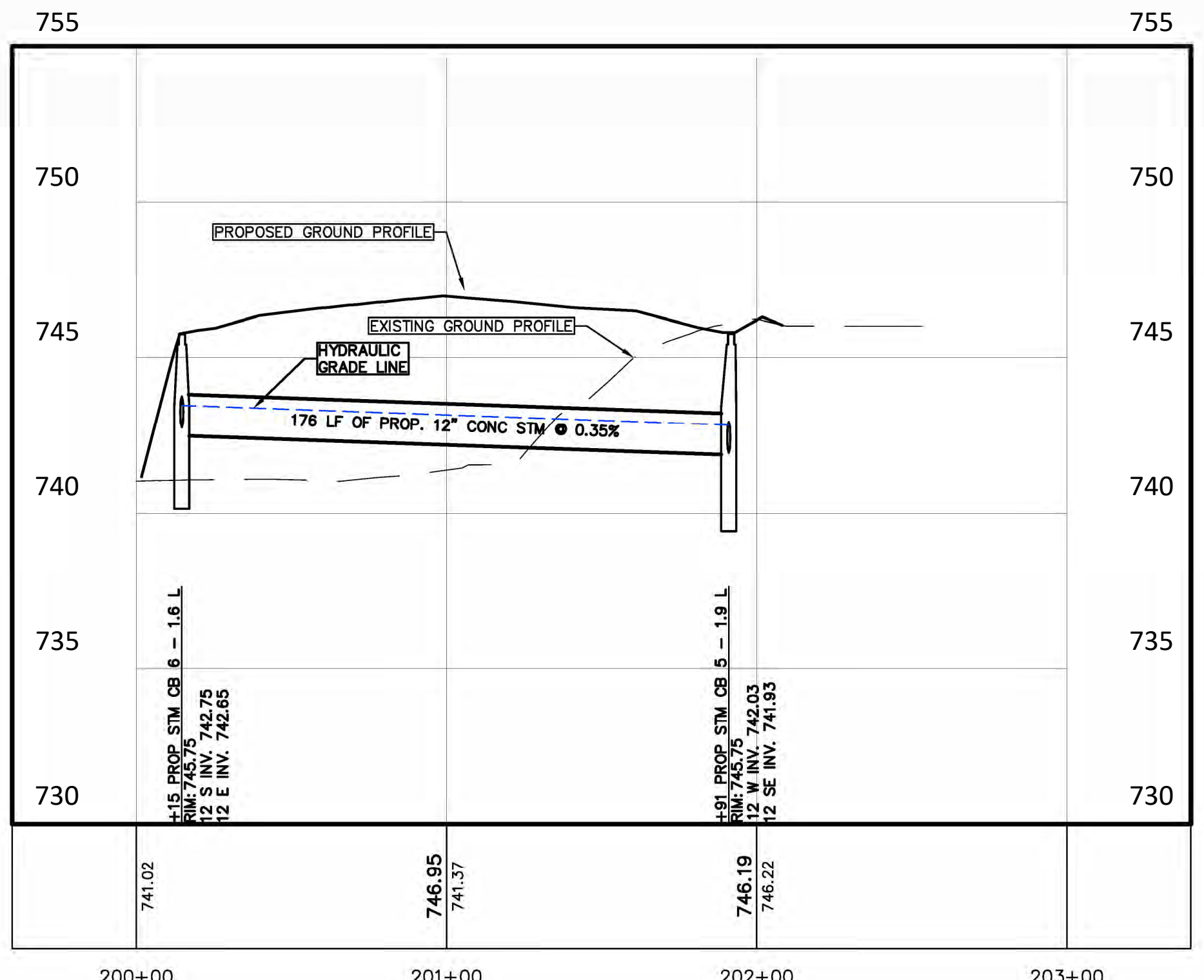
STORM OUTLET



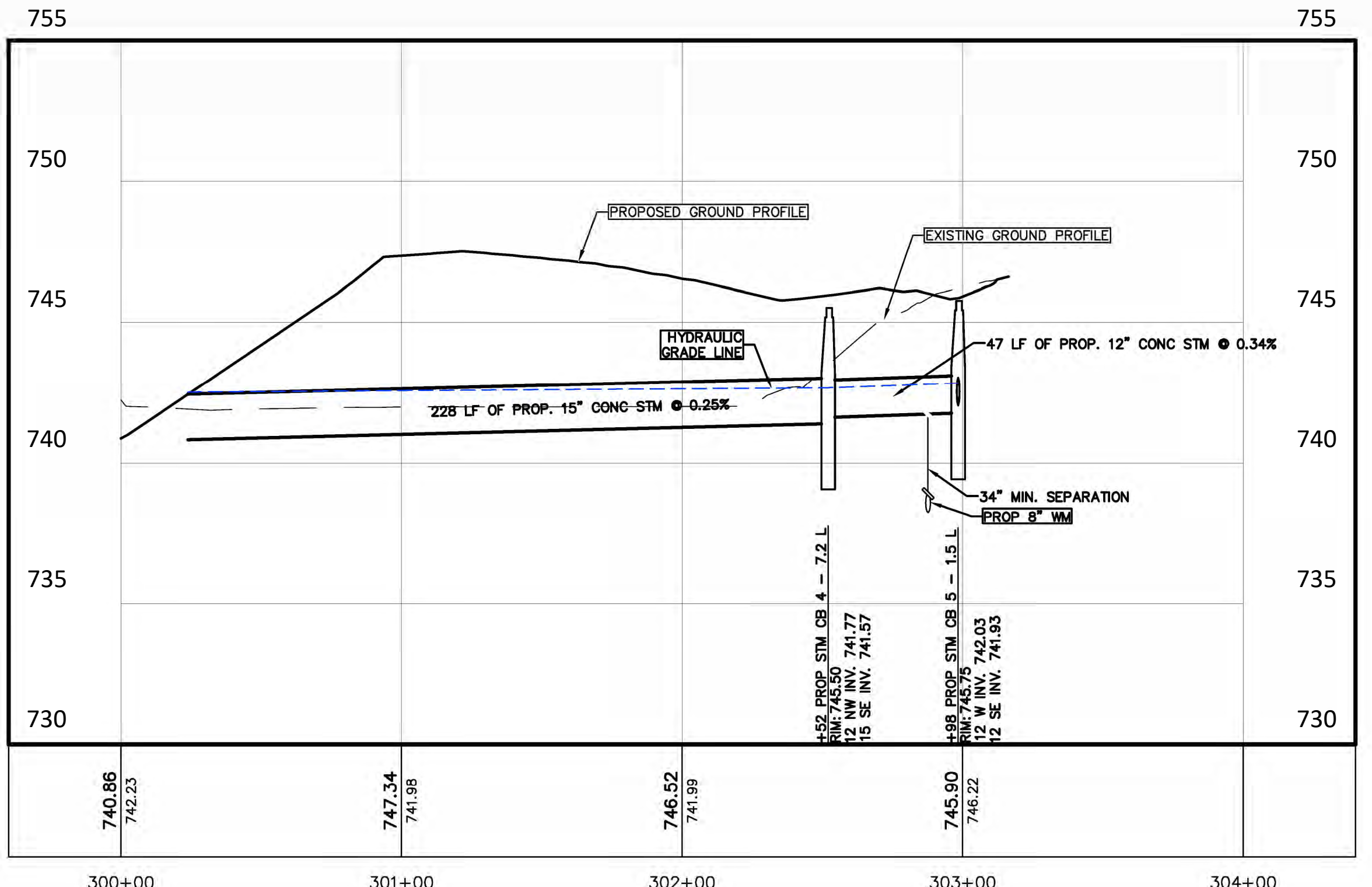
EAST PARKING LOT OUT OF BUILDING



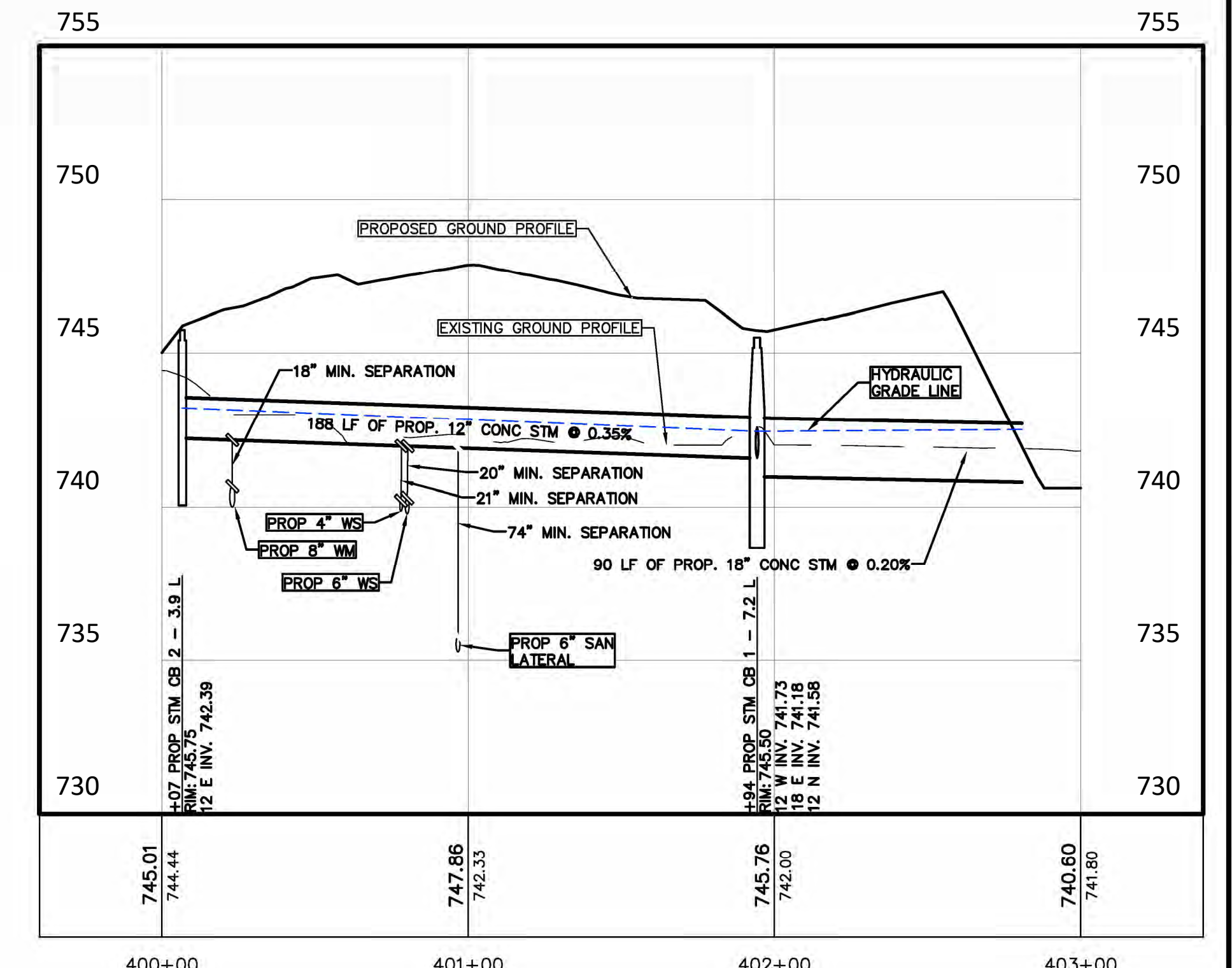
WEST PARKING LOT



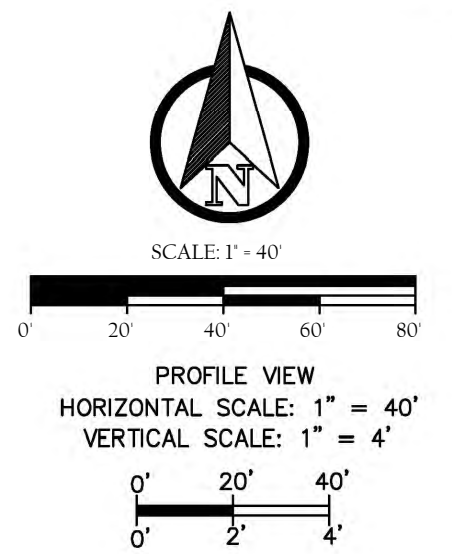
NORTH PARKING LOT



EAST PARKING LOT



SOUTH PARKING LOT

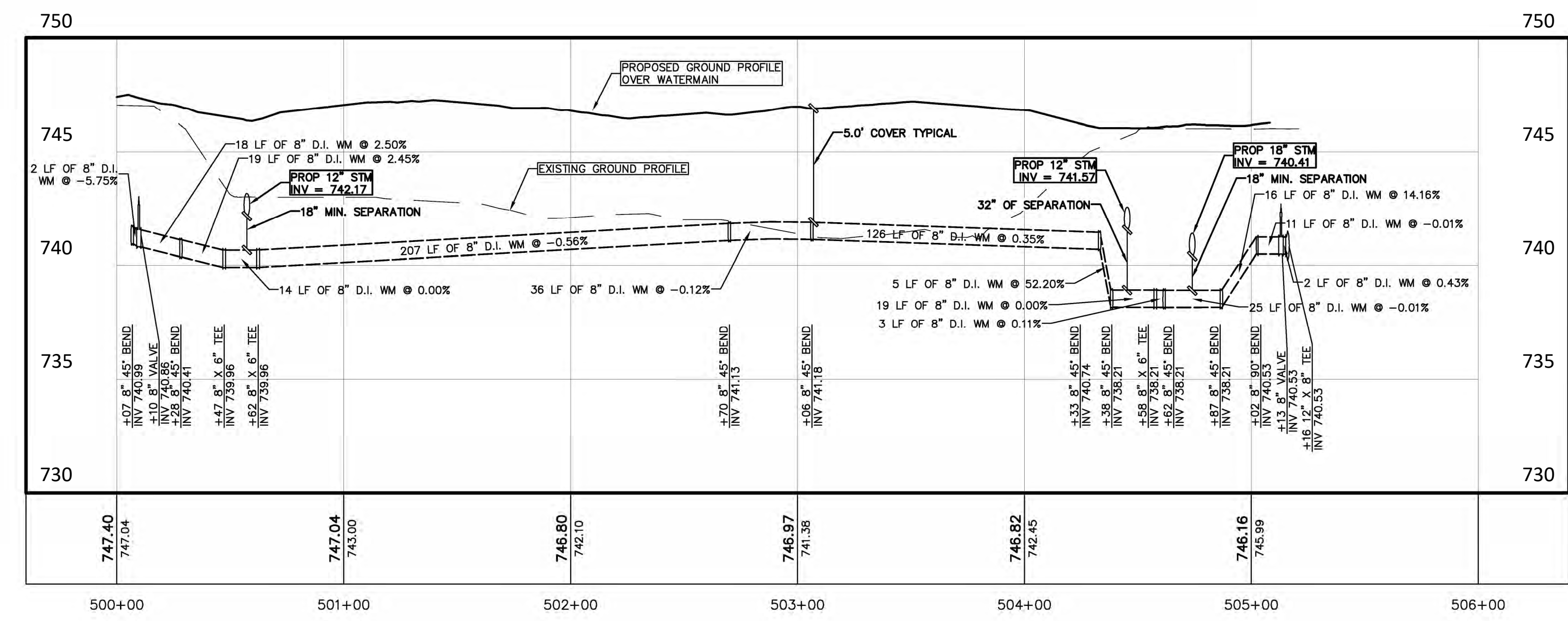
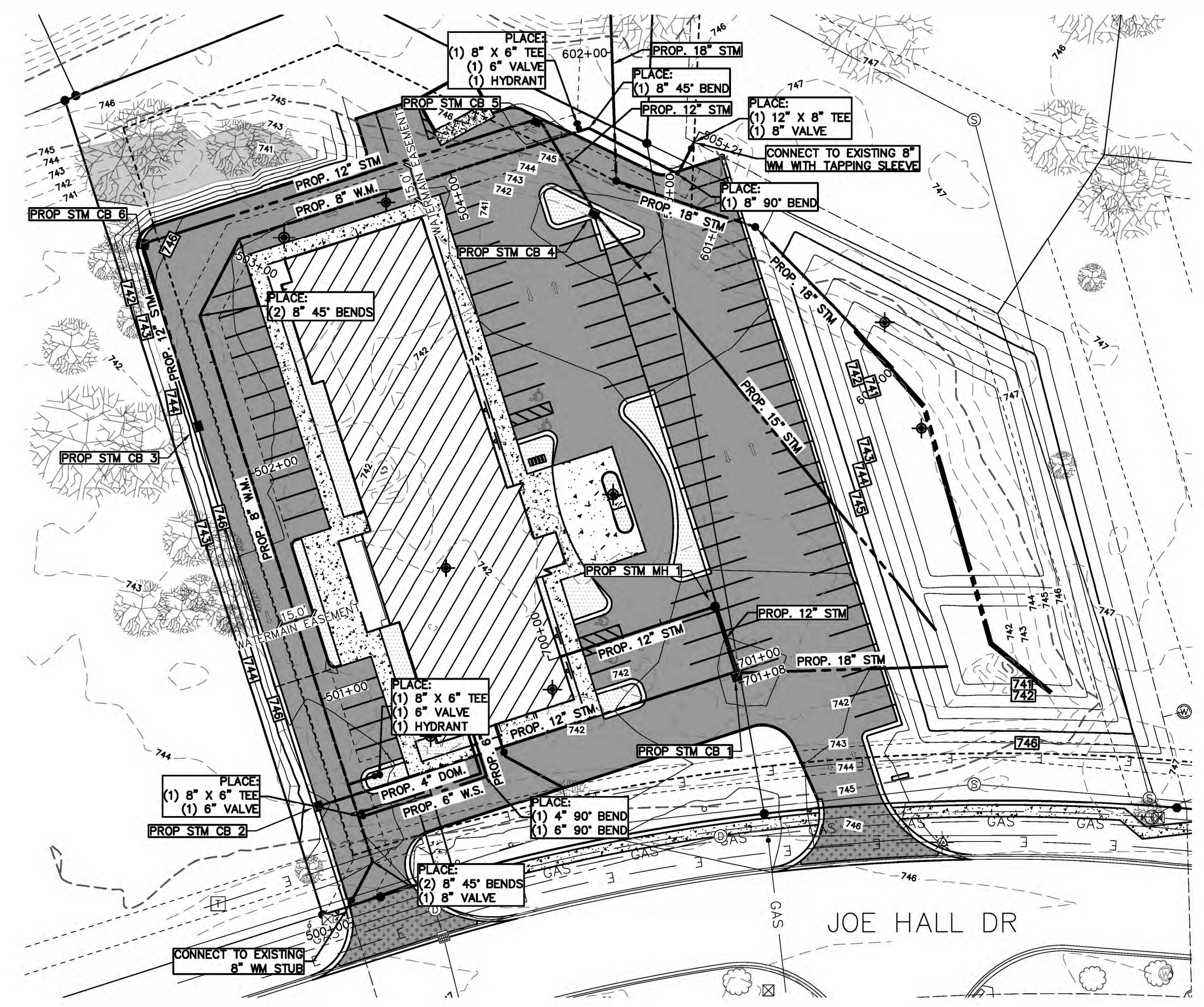
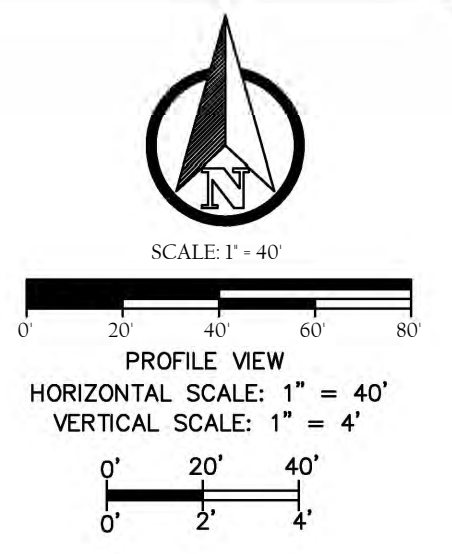


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YPSILANTI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
 STORM PROFILES



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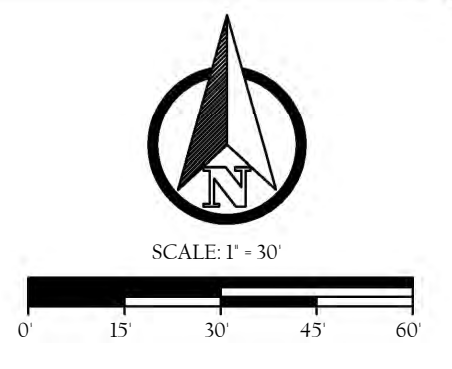
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- GRADING PLAN NOTES:**
- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
 - REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
 - ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDT-NEGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE COUNTY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM EGLE IF APPLICABLE, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS IF THE COUNTY "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUESTED BY THE "PERMIT BY RULE". EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSE WHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IS OCCURS.
 - ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 20 DAYS OR LONGER MUST BE SEED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
 - ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
 - ALL NON PAVED AREAS TO BE TOPSOILED (6" MIN.) & SEED.
 - VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
 - DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE TOWNSHIP, COUNTY, MICHIGAN OR ANY OTHER GOVERNMENT AGENCY.
 - IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
 - STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSIONS AND SEDIMENT CONTROL PERMIT.
 - PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
 - MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE 1 ON 3 OR GREATER AFTER.
 - CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY A CERTIFIED STORM WATER OPERATOR AND MAINTAINED BY CONTRACTOR EVERY 7 DAYS AND AFTER EVERY SIGNIFICANT RAIN EVENT IN ACCORDANCE WITH NPDES PERMIT BY RULE REQUIREMENTS IF APPLICABLE.
 - EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SILT FENCING, SEEDING AND MULCHING, SEDIMENT INLET FILTERS, CONSTRUCTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

- CONTROL MEASURE KEY**
- SELECTIVE GRADING & SHAPING, PERMANENT
 - HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
 - AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
 - PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
 - SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE-WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
 - SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
 - CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
 - FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
 - TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
 - DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MIN. OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.

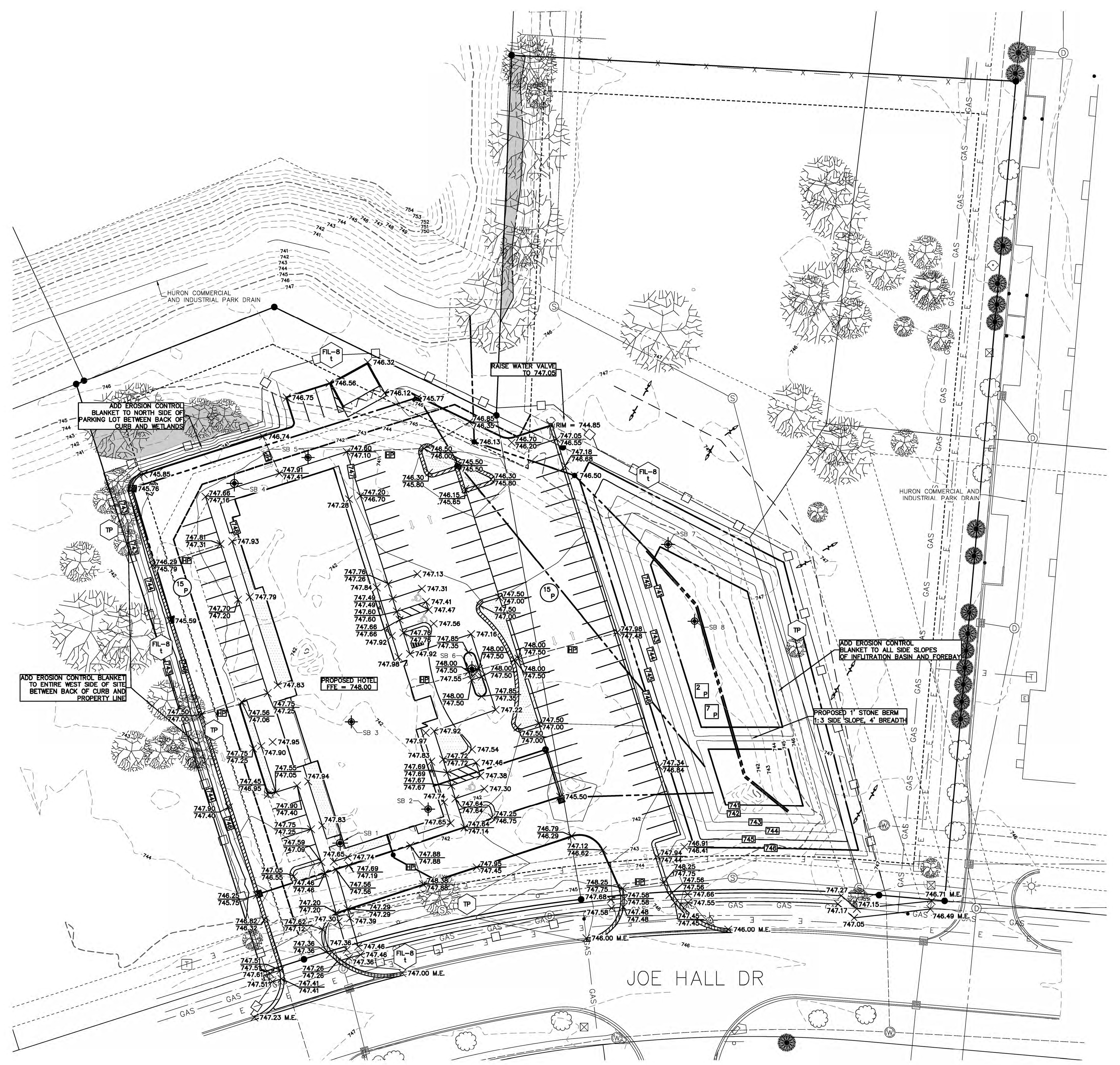
GENERAL SOIL EROSION MEASURES (APPLICABLE TO ENTIRE SITE)

- BEST MANAGEMENT PRACTICE (BMP)
- TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED)
- PERMANENT CONTROL MEASURE

LEGEND

- MICHIGAN UNIFIED KEYING SYSTEM (MUKS)
- BEST MANAGEMENT PRACTICE (BMP)
- TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED)
- PERMANENT CONTROL MEASURE

NOTE:
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ARE KNOWN OR ANTICIPATED CONTROL MEASURES NEEDED DURING TYPICAL CONSTRUCTION ACTIVITIES. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED DUE TO CONSTRUCTION ACTIVITY, LOCATION, SOIL TYPE, WEATHER EVENT, ETC. ALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.



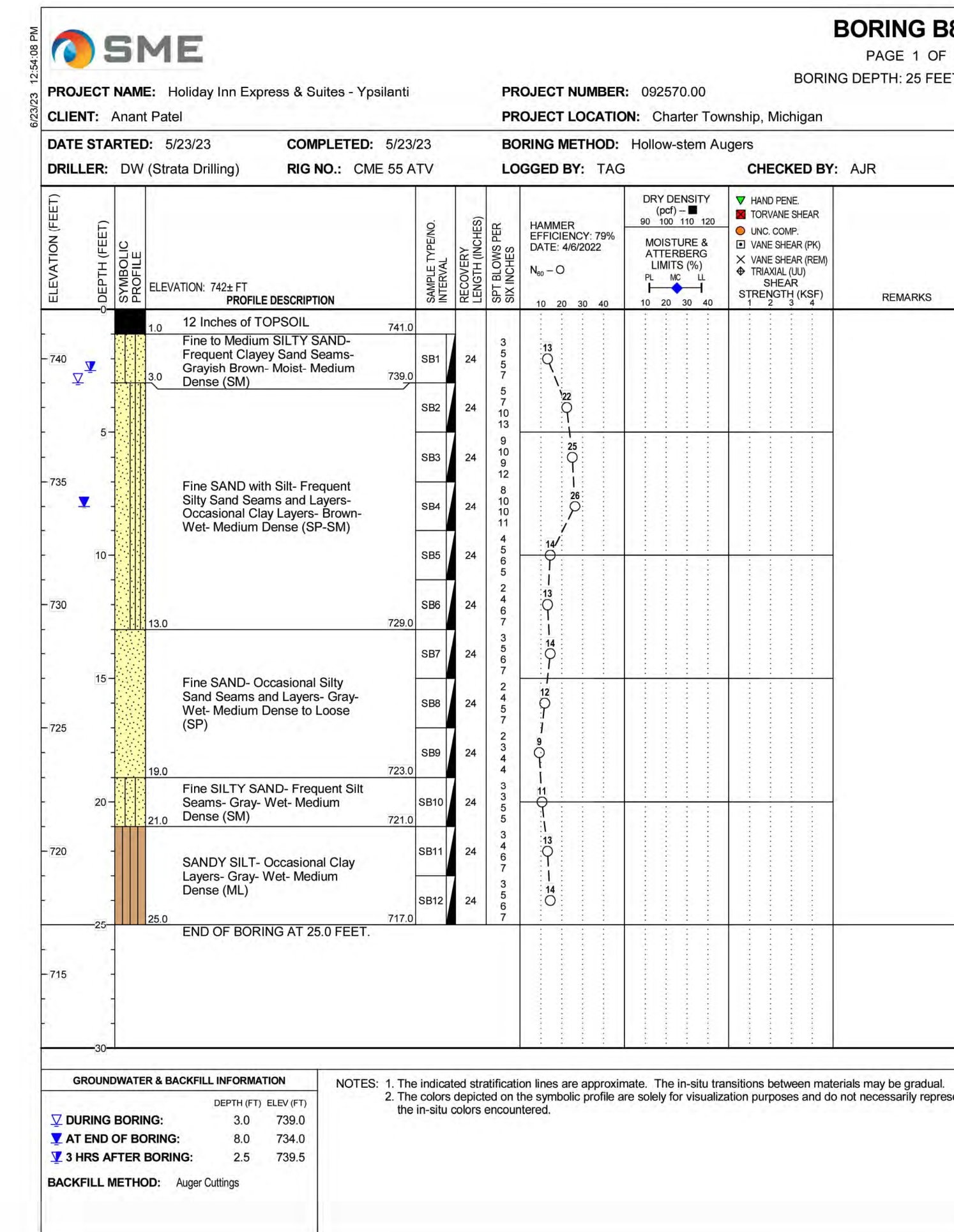
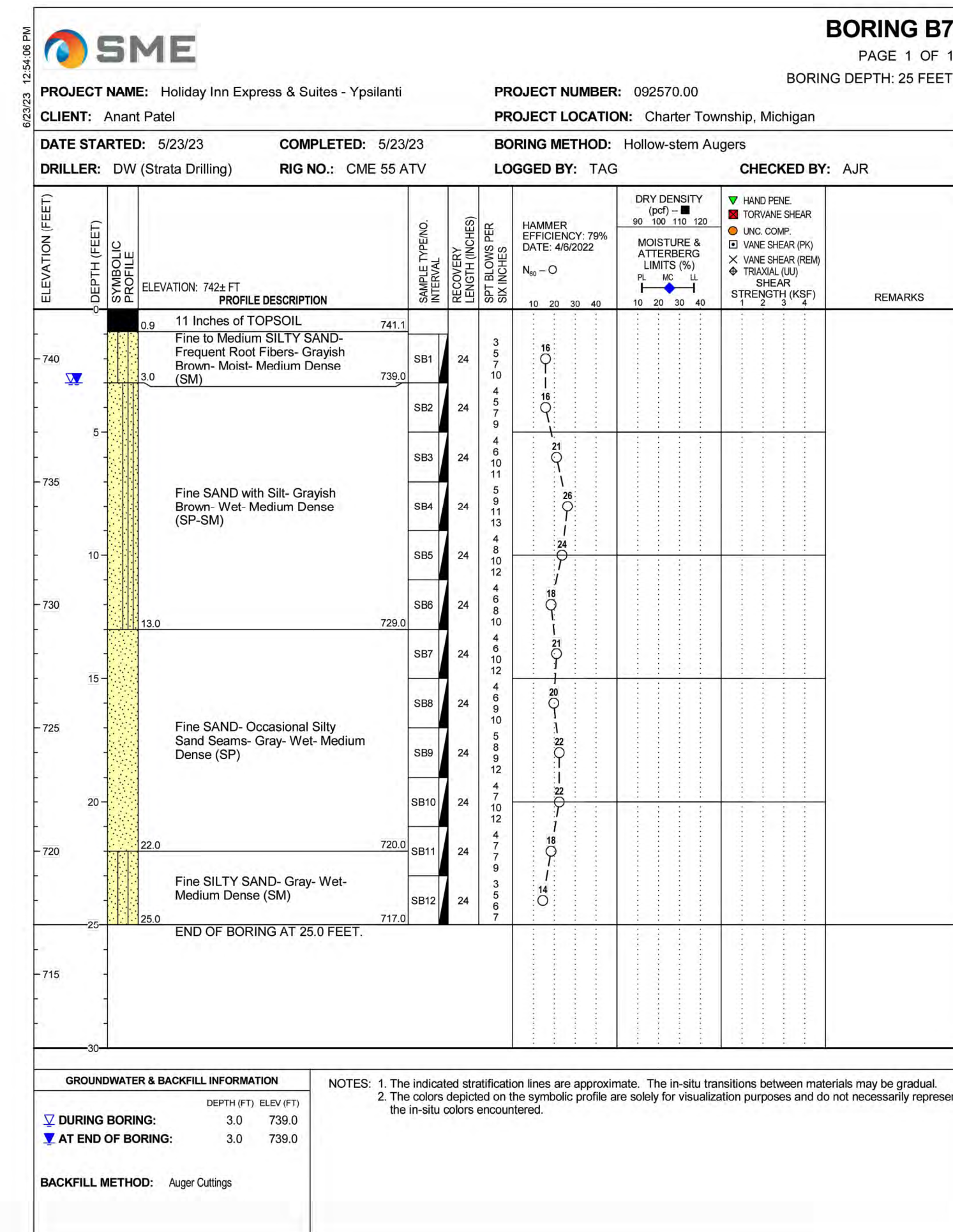
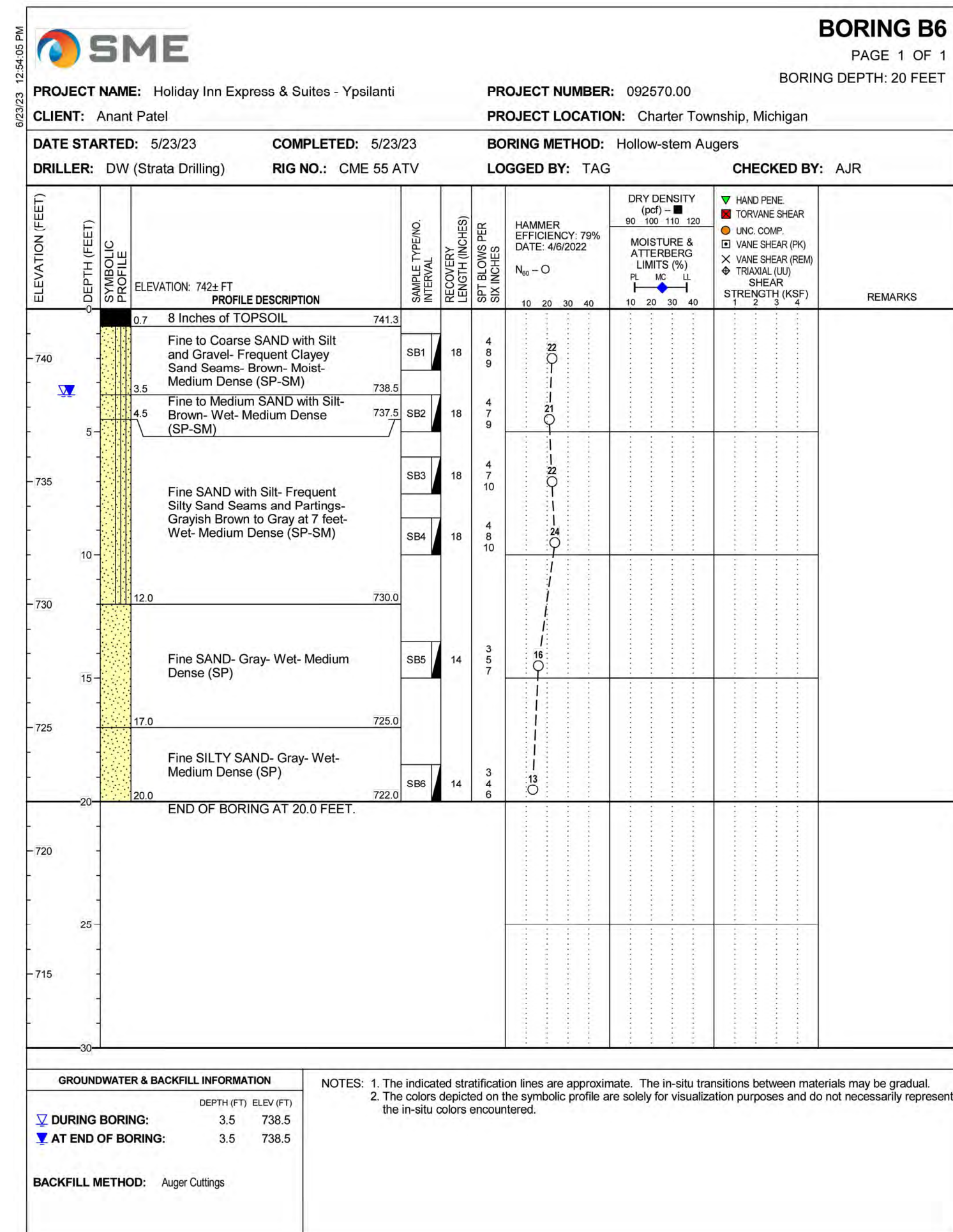
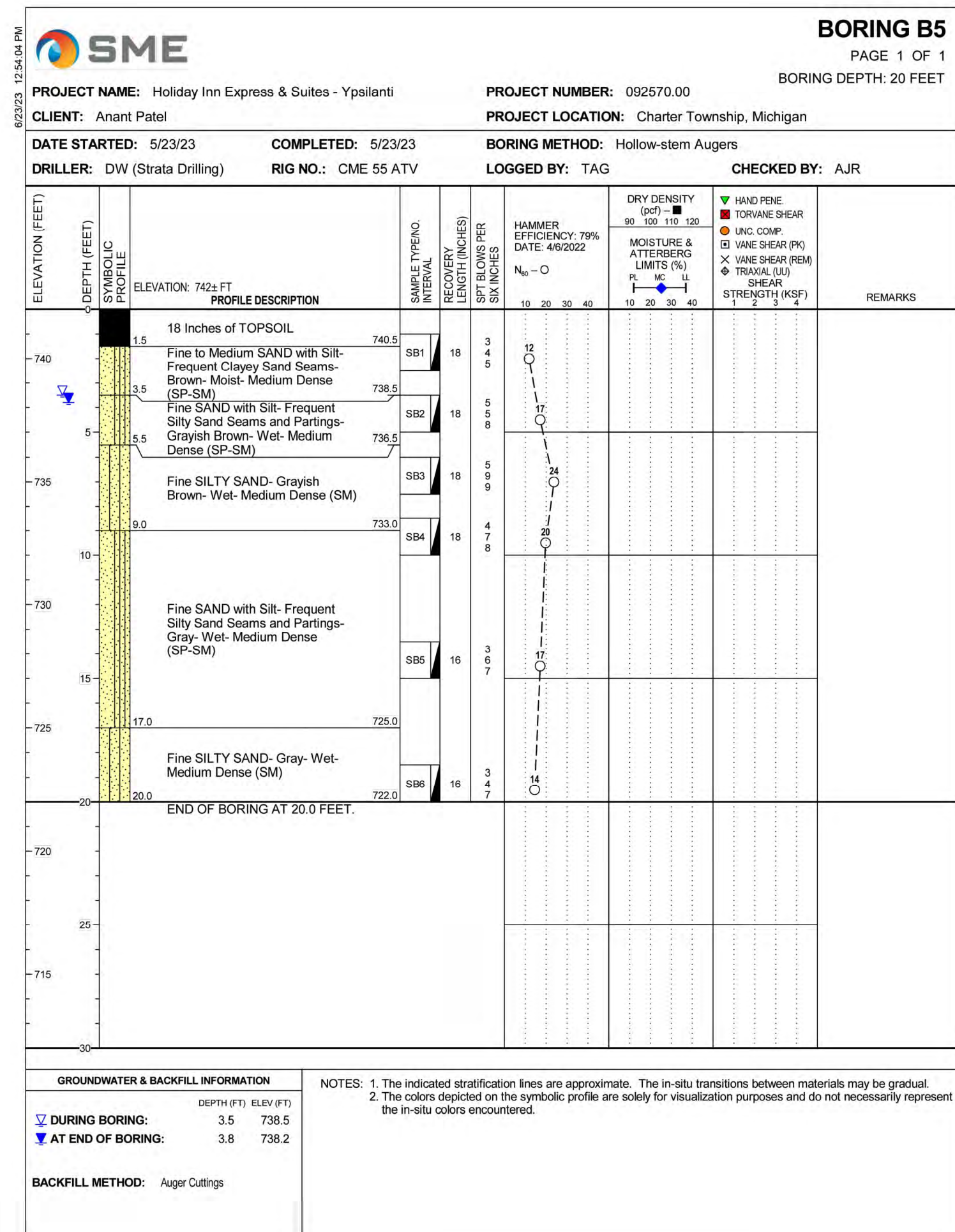
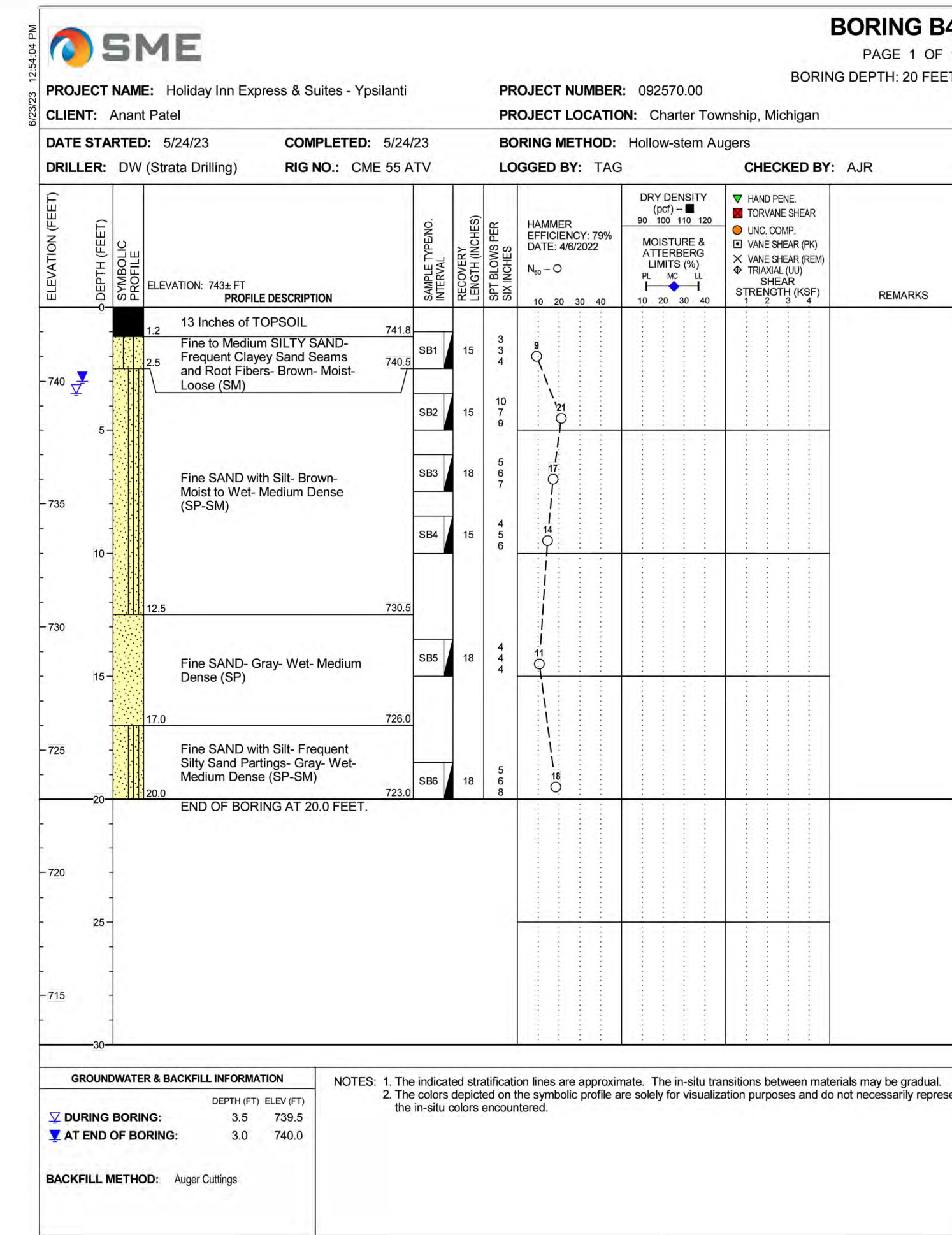
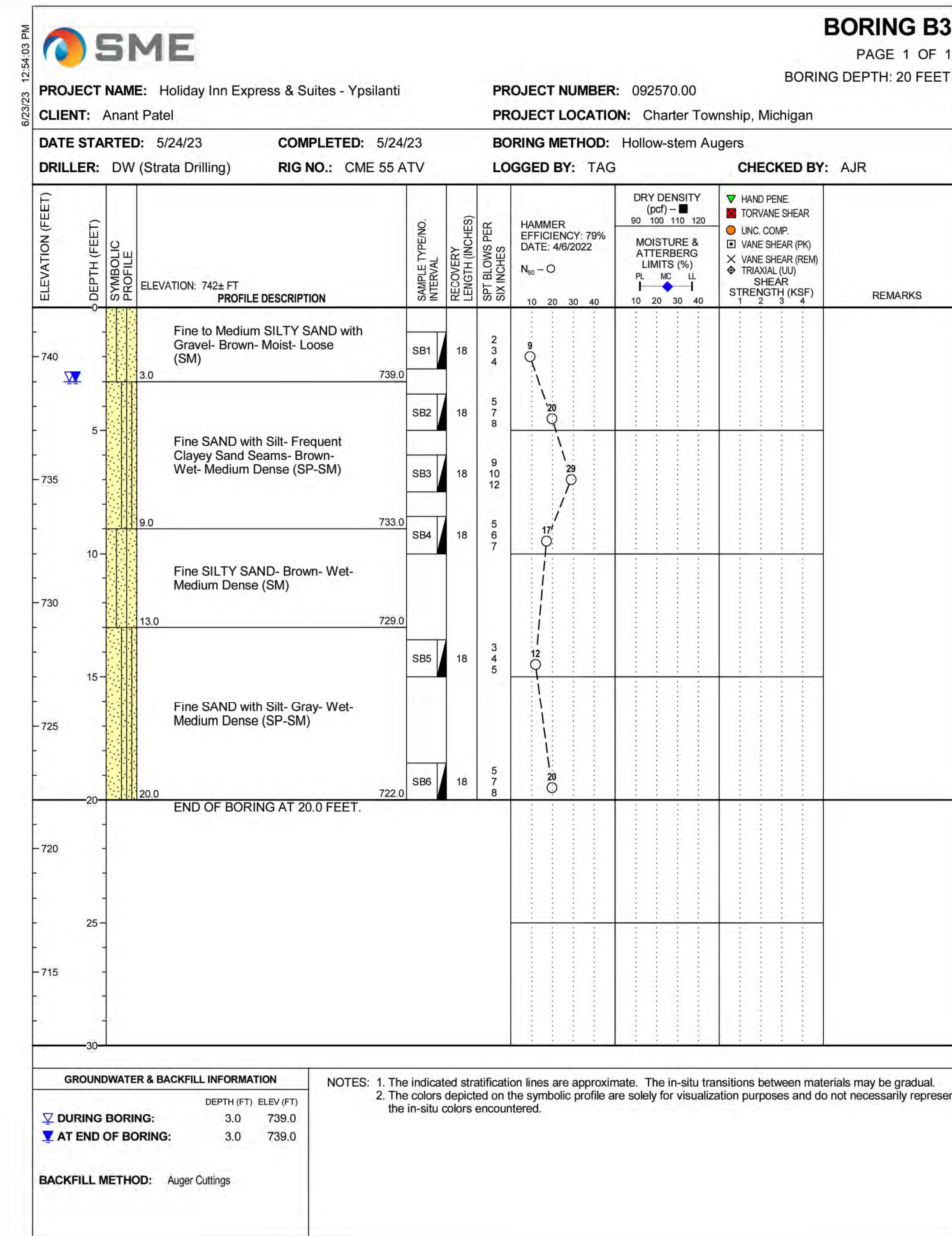
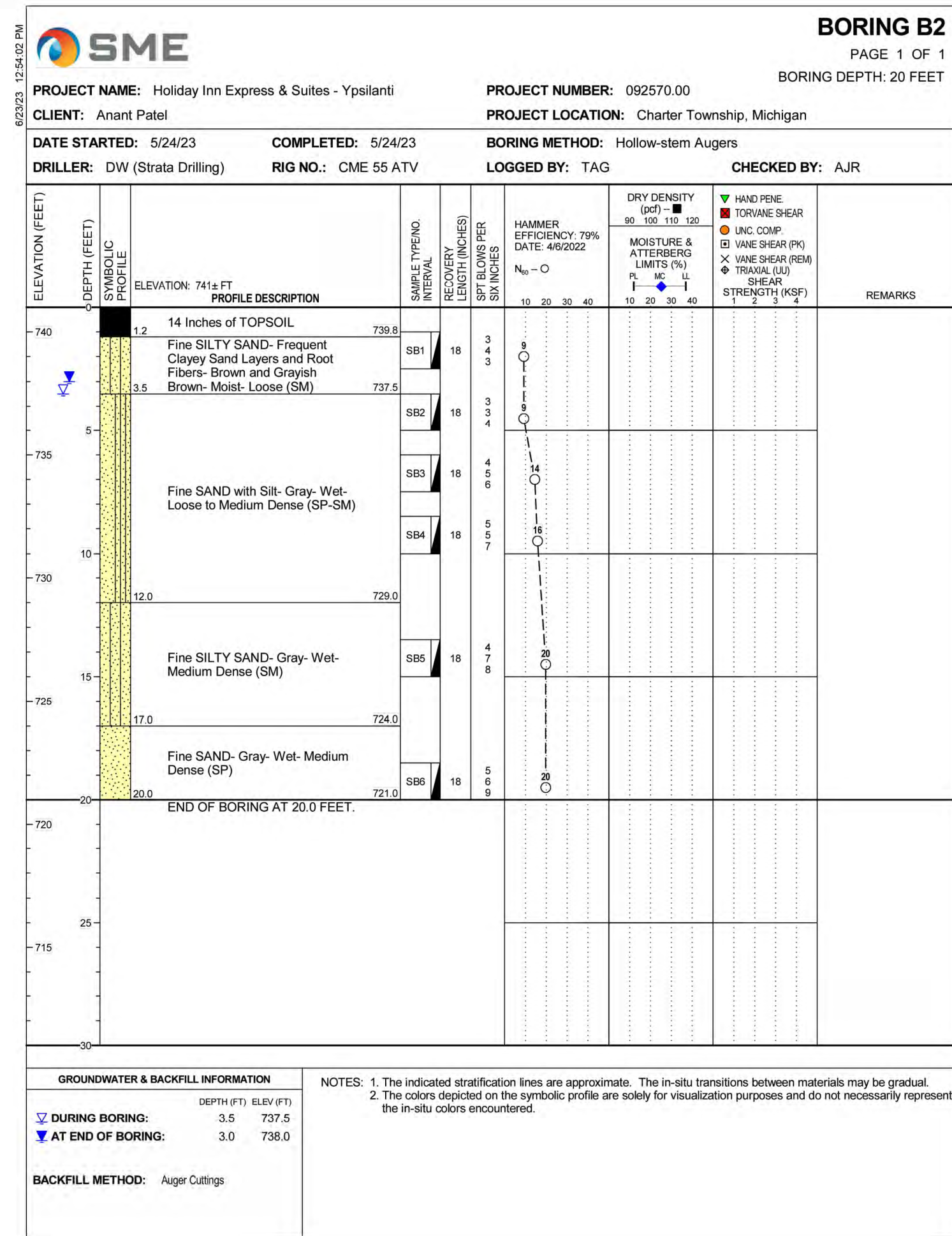
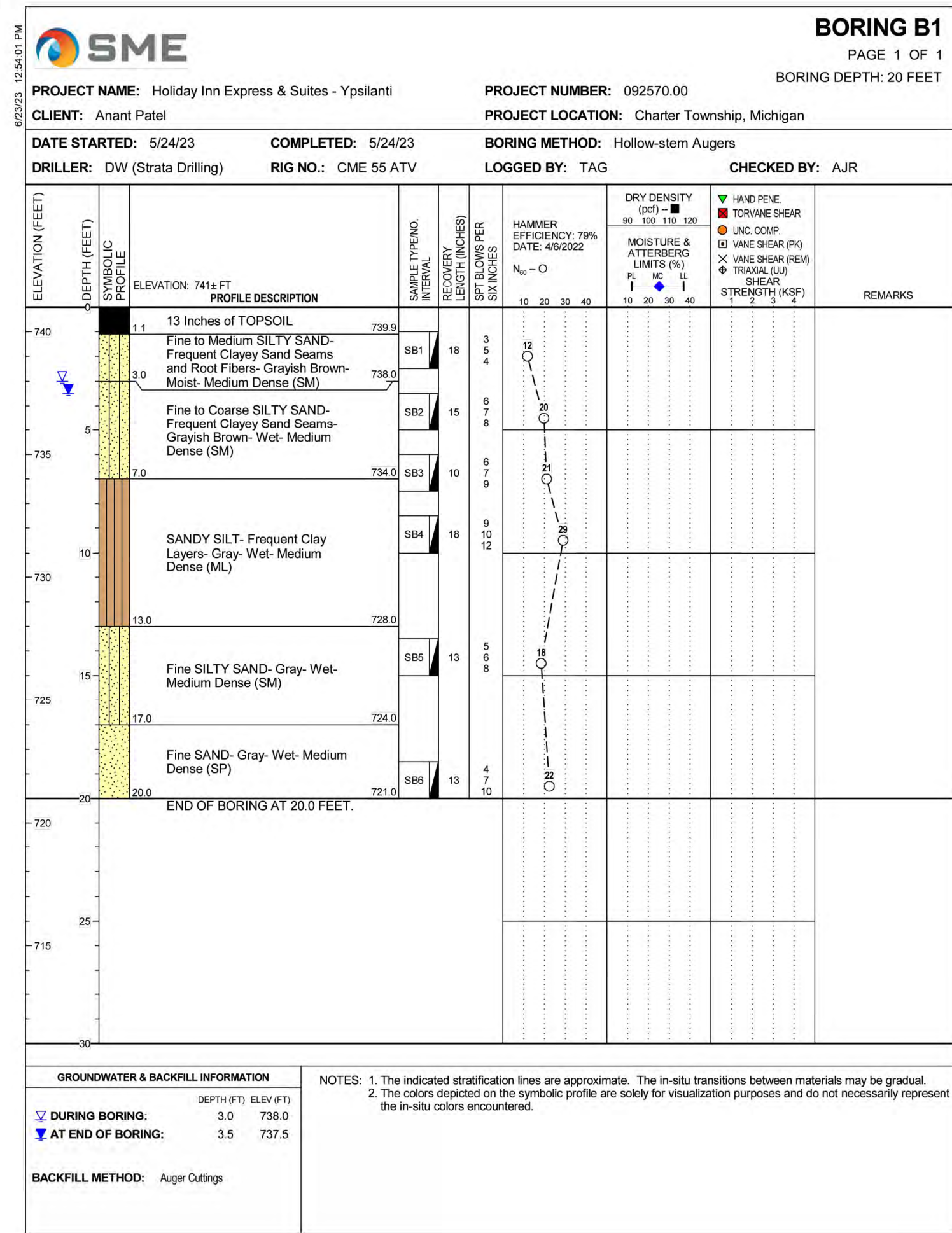
- PROPOSED TIP-IN CURB & GUTTER (ALL OTHER CURB & GUTTER IS F4 TIP-OUT)
- BIT VALLEY CURB

NO.	DATE	REVISION	BY
1	10/06/2023	SITE PLAN	NEF
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
GRADING PLAN

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6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

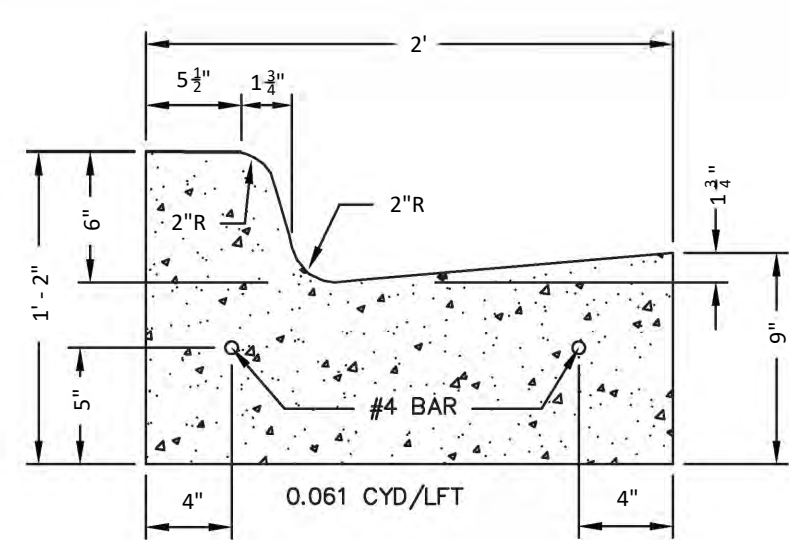
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
SOIL BORING LOGS

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

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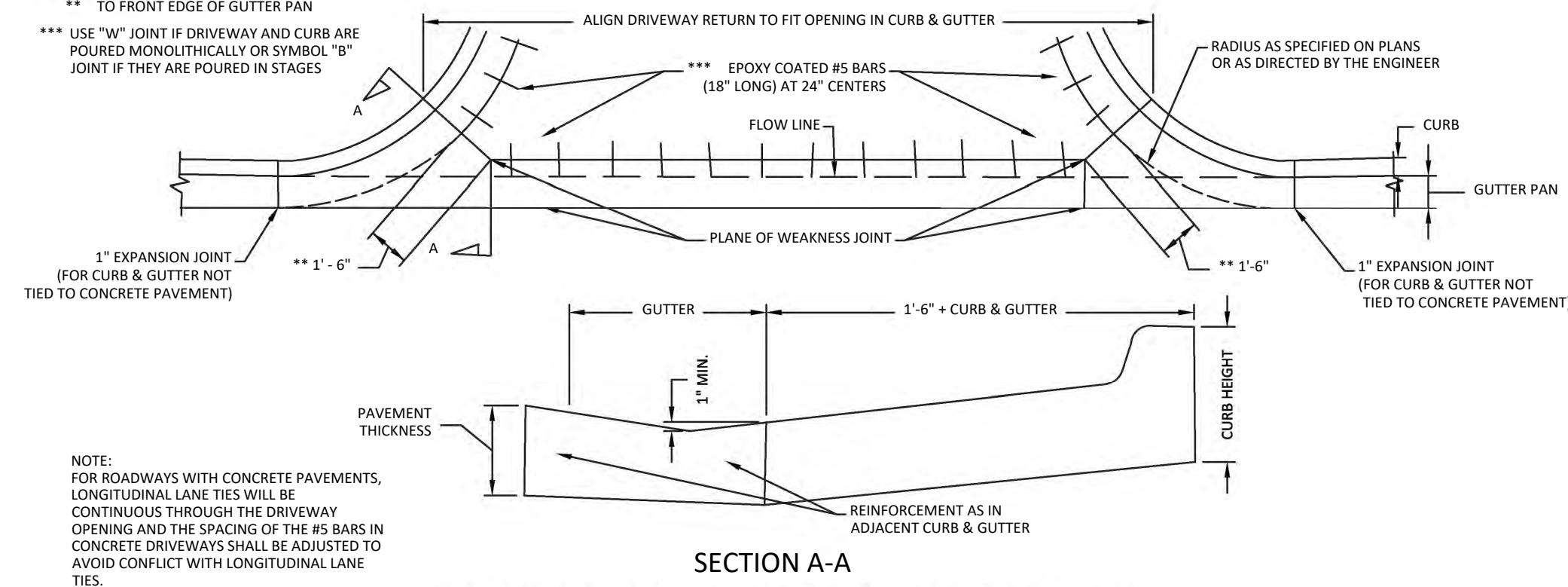
1139
CHECKED: DGL
Sheet No.: C401



**MDOT DETAIL F4
CONCRETE CURB & GUTTER**

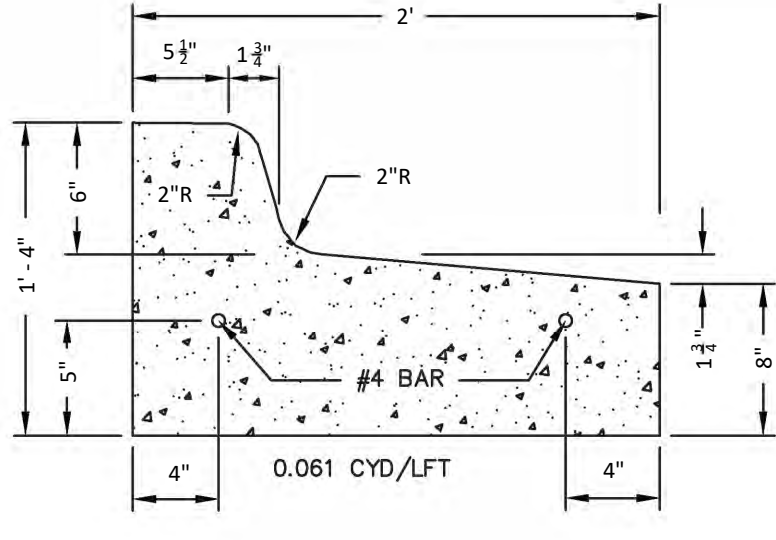
NOT TO SCALE

*** TO FRONT EDGE OF GUTTER PAN
*** USE "W" JOINT IF DRIVEWAY AND CURB ARE POURED MONOLITHICALLY OR SYMBOL "B" JOINT IF THEY ARE POURED IN STAGES



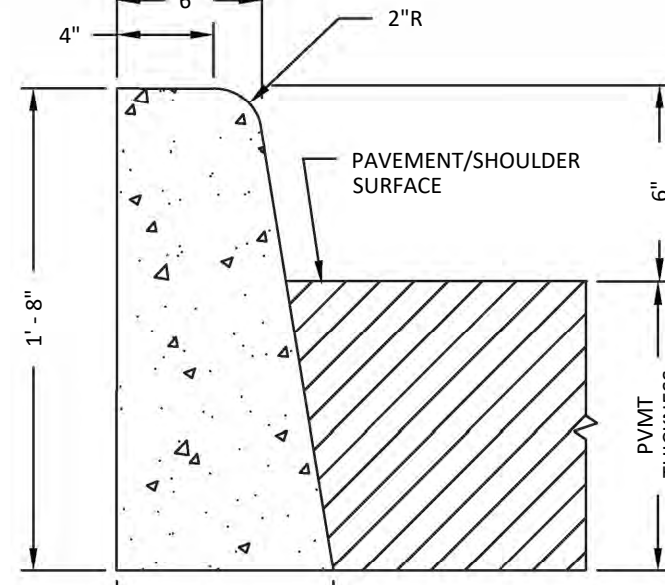
CONCRETE DRIVEWAY OPENING, DETAIL M

NOT TO SCALE



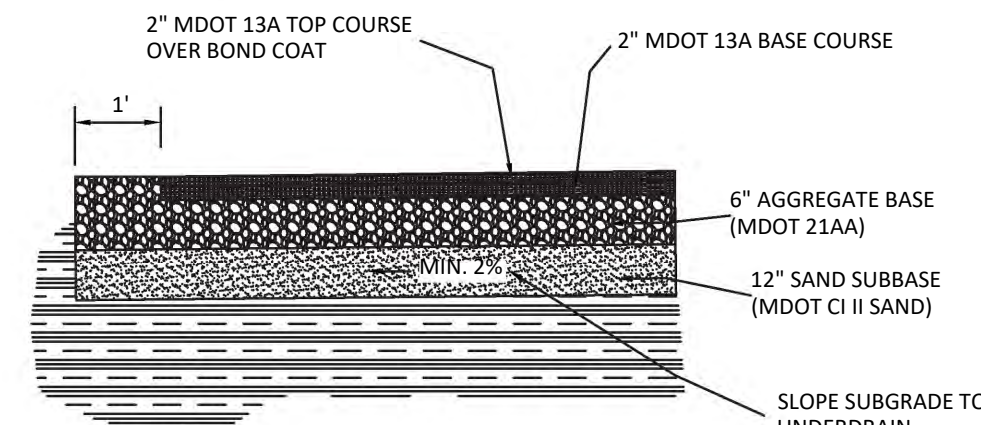
**MDOT DETAIL F4 SPILL OUT
CONCRETE CURB & GUTTER**

NOT TO SCALE



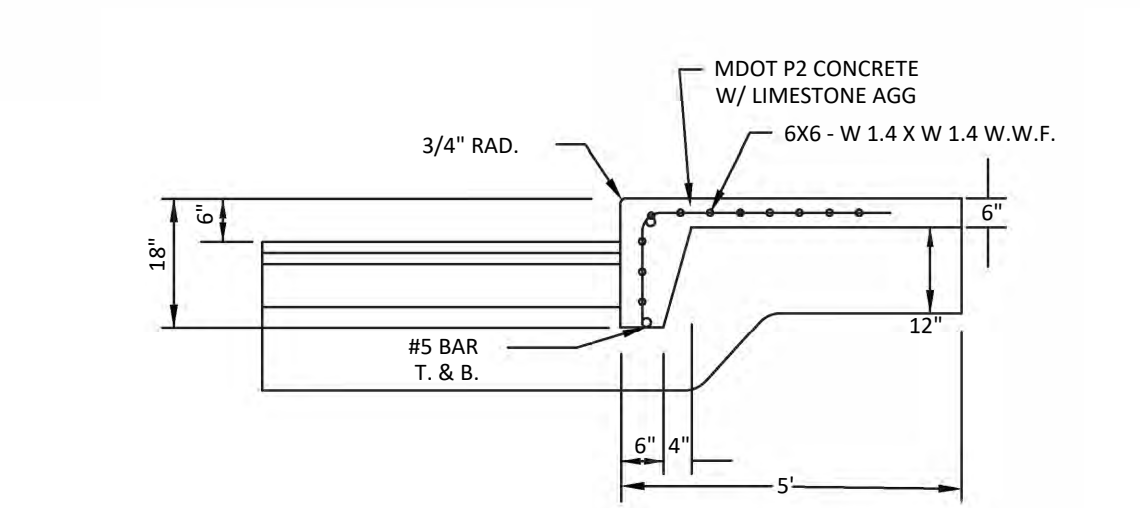
VERTICAL CURB

NOT TO SCALE



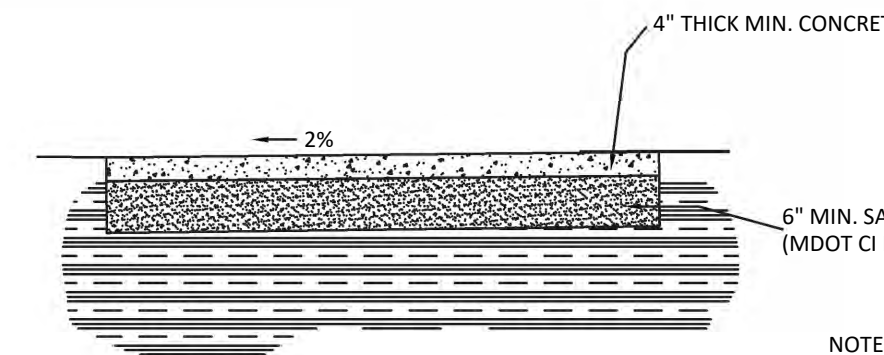
HMA LIGHT DUTY PAVEMENT DETAIL

NOT TO SCALE



**CONCRETE TURNDOWN EDGE DETAIL FOR ALL
RAISED CONCRETE ADJACENT TO DRIVE AREA**

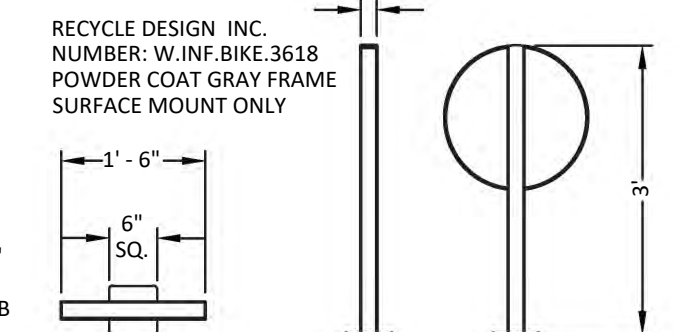
NOT TO SCALE



CONCRETE SIDEWALK DETAIL

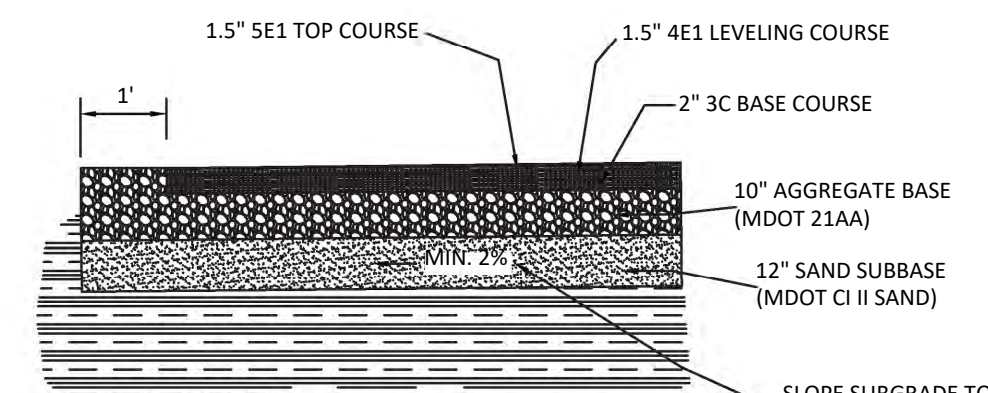
NOT TO SCALE

- NOTES:
- 1/4" WIDE TOOLED CONTRACTION JOINTS TO 1" DEPTH AT 5 FOOT INTERVALS.
 - WHERE SIDEWALK IS PLACED ADJACENT TO CURB AND GUTTER, CONTRACTION JOINTS SHALL LINE UP WITH CURB AND GUTTER JOINTS.
 - ISOLATION JOINTS WHERE PAVEMENT ABUTS PROPOSED STRUCTURES OR OTHER PAVEMENTS.



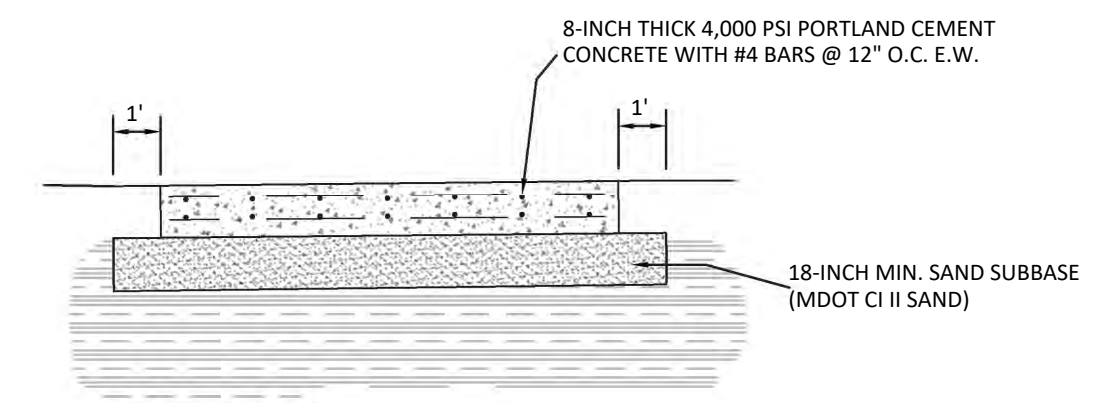
BIKE RACK DETAIL

NOT TO SCALE



WCRC ROW HMA PAVEMENT DETAIL

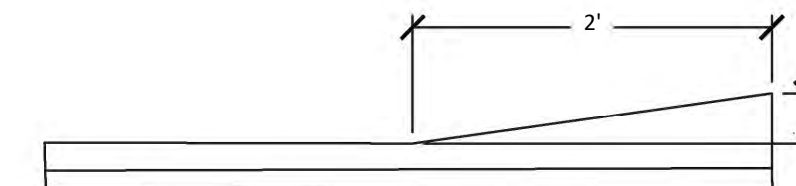
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT DETAIL

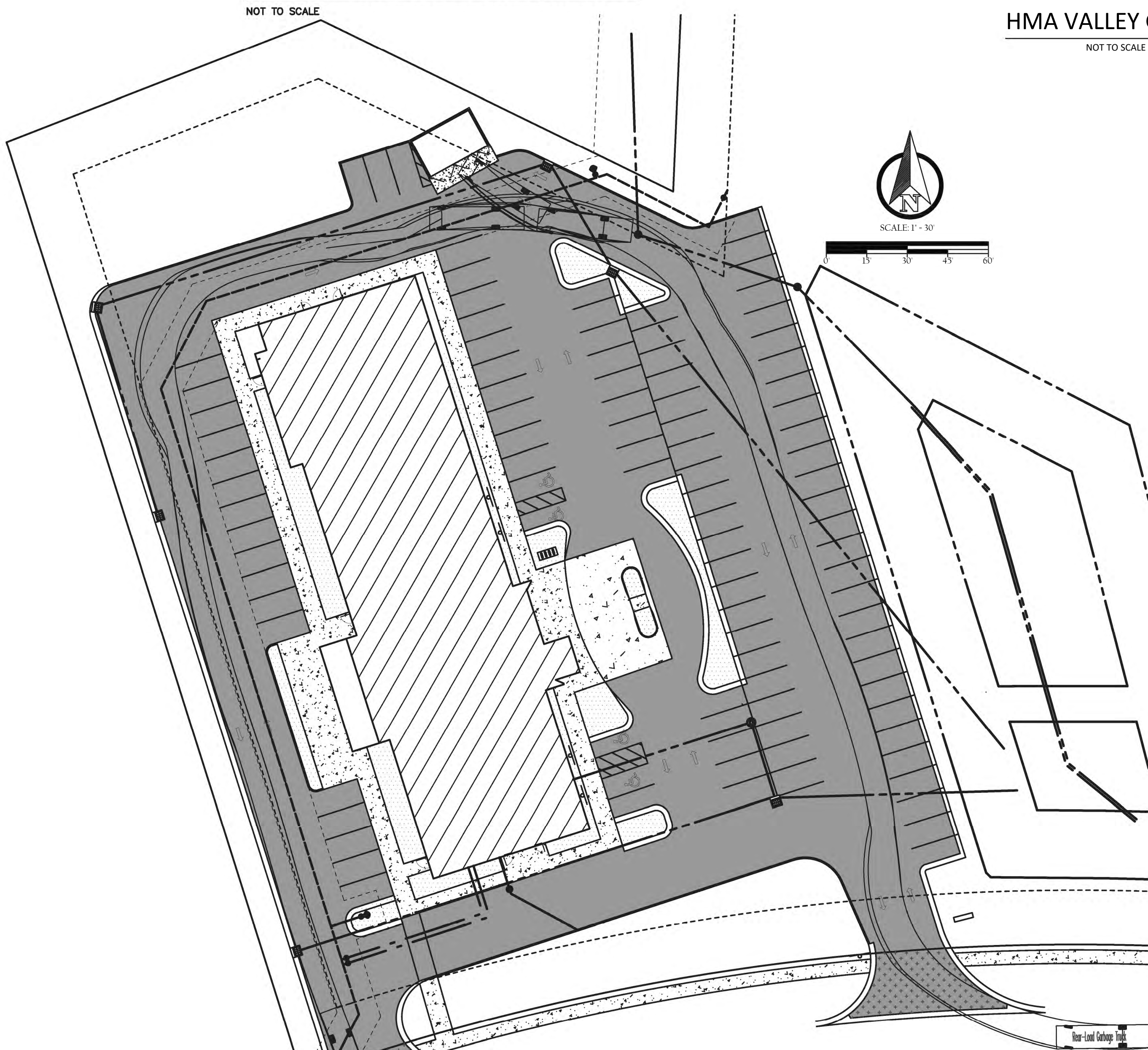
NOT TO SCALE

- NOTES:
- 3/4" WIDE SAWCUT CONTROL JOINTS TO 2.5" DEPTH AT 10' O.C. EACH DIRECTION WITHIN 12 HOURS OF FINISHING CONCRETE.
 - ISOLATION JOINTS WHERE PAVEMENT ABUTS PROPOSED STRUCTURES OR OTHER PAVEMENTS.

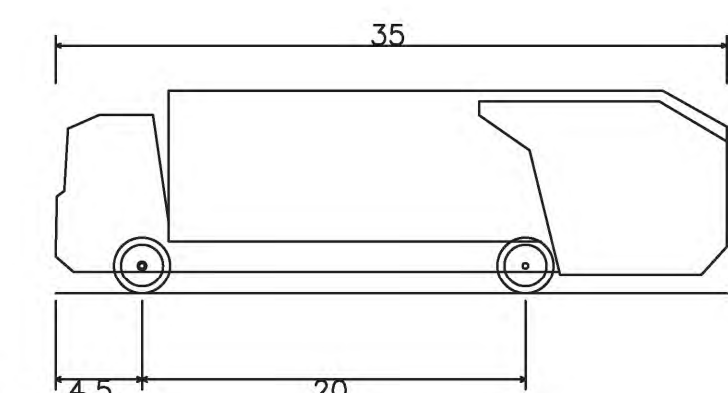


HMA VALLEY GUTTER

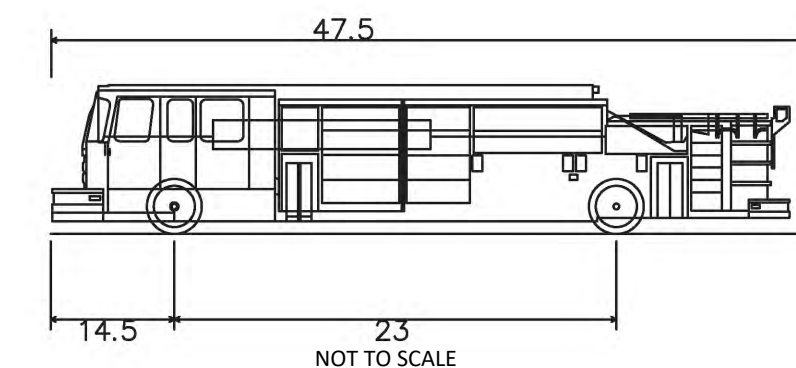
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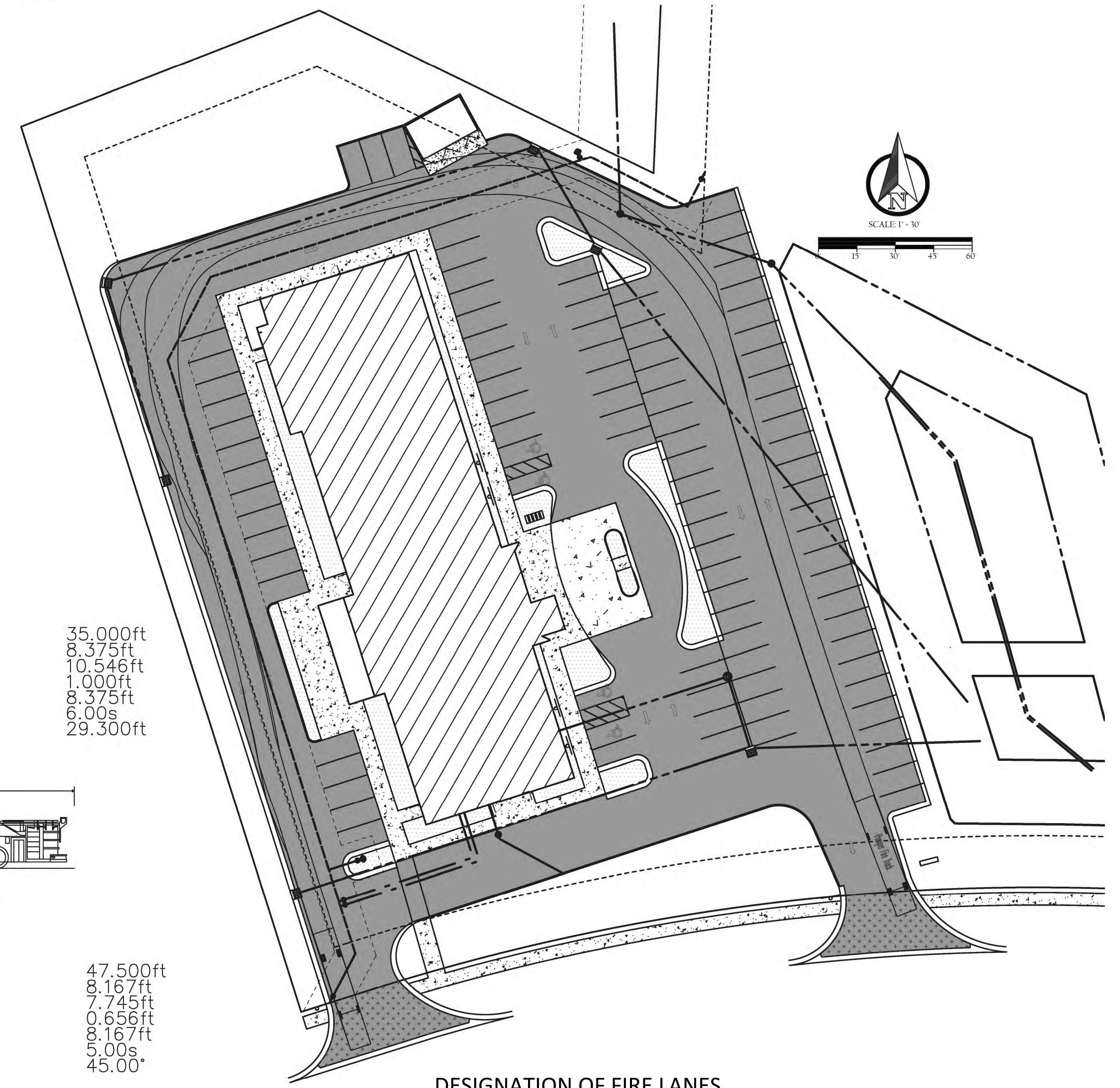
DESIGNATION OF GARBAGE TRUCK LANES



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft



Pumper Fire Truck
 Overall Length 47.500ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



DESIGNATION OF FIRE LANES

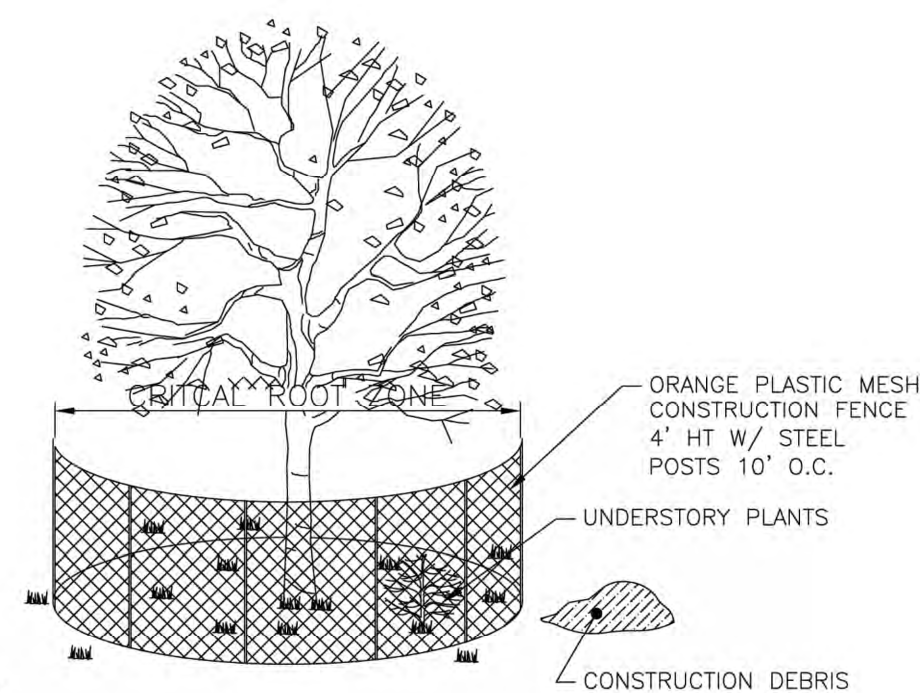
NO.	DATE	REVISION	BY
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YPSILANTI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
**YPSILANTI HOLIDAY INN EXPRESS
 PROJECT DETAILS**



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 SHEET NO. C500



- NOTES:**
- TREE PROTECTION SHALL BE ERECTED PRIOR TO START OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 - NO ACTIVITIES, INCLUDING GRADE CHANGES, MAY OCCUR WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES.
 - CONSTRUCTION DEBRIS SHALL REMAIN OUTSIDE OF THE PROTECTIVE FENCING AT ALL TIMES.

TREE PROTECTION
NO SCALE

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASINGS	OUTLET CONTROL STRUCTURES	INFILTRATION/RETENTION BASIN	SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X	X	X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION		X	X	X	X	EVERY 5-10 YEARS AS NEEDED
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	X	ANNUALLY
CLEANING OF FLOATABLES AND DEBRIS		X	X	X	X	ANNUALLY
INSPECTION FOR EROSION			X	X		ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES				X		AS NEEDED
REPLACEMENT OF GRAVEL JACKETS			X			EVERY 3-5 YEARS AS NEEDED
CLEAN STREETS	X					SEMI-ANNUALLY
MOWING	X					0-2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER W/ INFO AVAILABLE TO TOWNSHIP)		X	X	X	X	ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X	X	X		AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES ARE REPORTED TO TOWNSHIP		X	X	X	X	ANNUALLY
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS. REPORT TO TOWNSHIP		X	X	X	X	ANNUALLY
TOWNSHIP REVIEWS COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES ADJUSTMENTS AS NEEDED		X	X	X	X	ANNUALLY
TOWNSHIP TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS		X	X	X	X	AS NEEDED

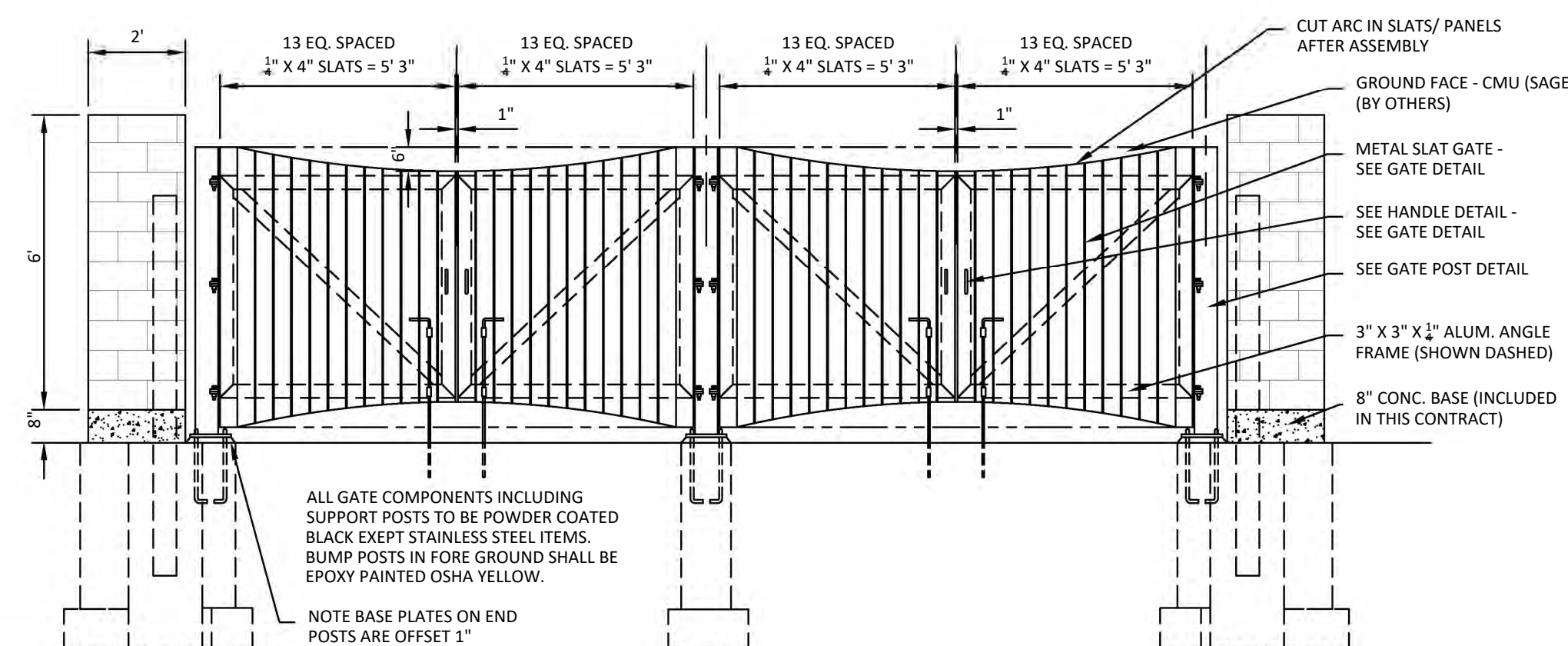
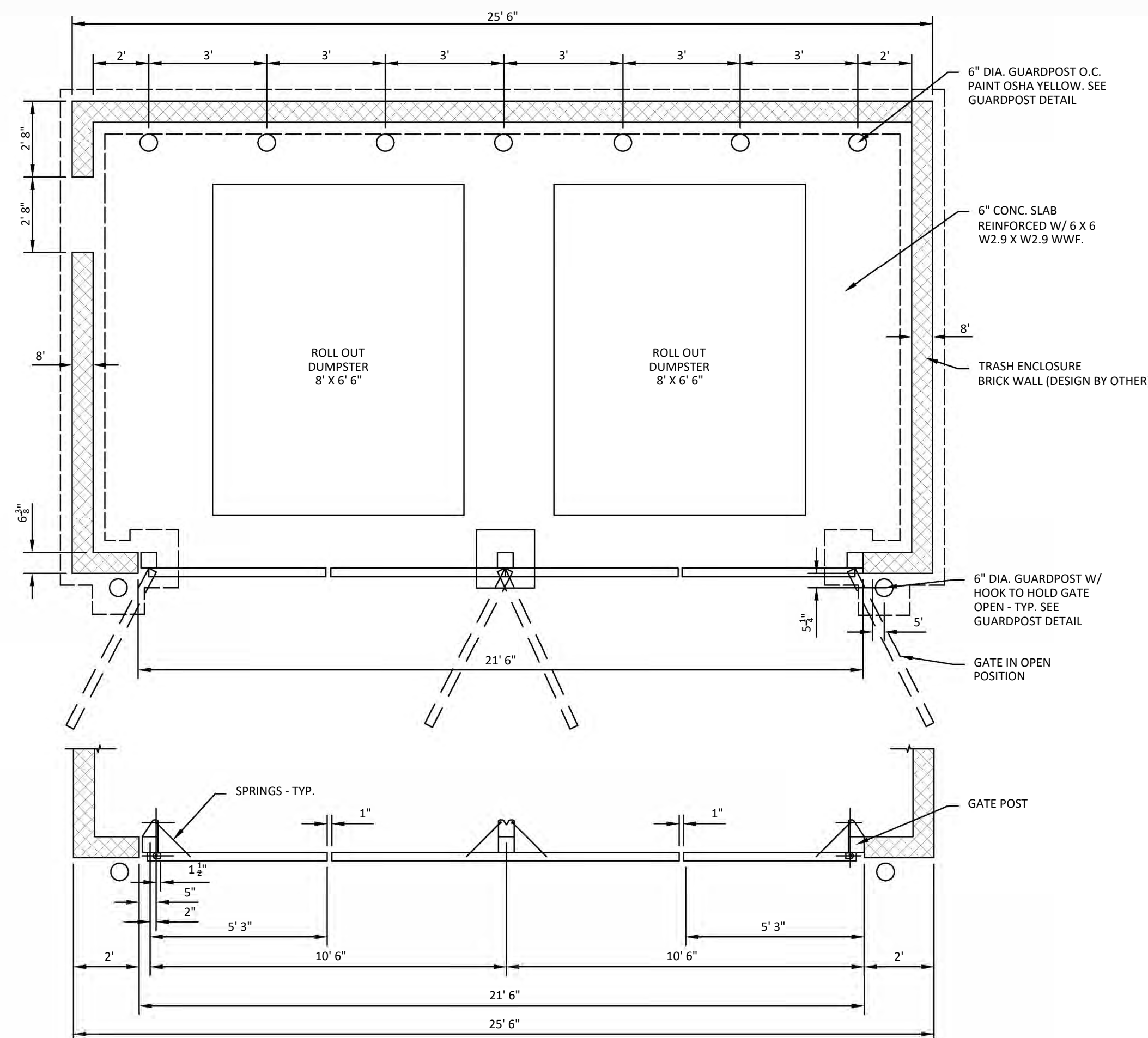
MAINTENANCE AFTER CONSTRUCTION WILL BE RESPONSIBILITY OF THE APPLICANT

MAINTENANCE SCHEDULE

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASINGS	OUTLET CONTROL STRUCTURES	INFILTRATION/RETENTION BASIN	SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X	X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION		X	X	X	X	AS NEEDED & PRIOR TO TURN OVER
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	X	QUARTERLY
CLEANING OF FLOATABLES AND DEBRIS		X	X	X	X	QUARTERLY & AT TURNOVER
INSPECTION FOR EROSION			X	X		WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES				X		AS NEEDED & PRIOR TO TURN OVER
REPLACEMENT OF GRAVEL JACKETS			X			AS NEEDED
MOWING	X					0-2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER W/ INFO AVAILABLE TO TOWNSHIP)		X	X	X	X	ANNUALLY & AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X	X	X		AS NEEDED

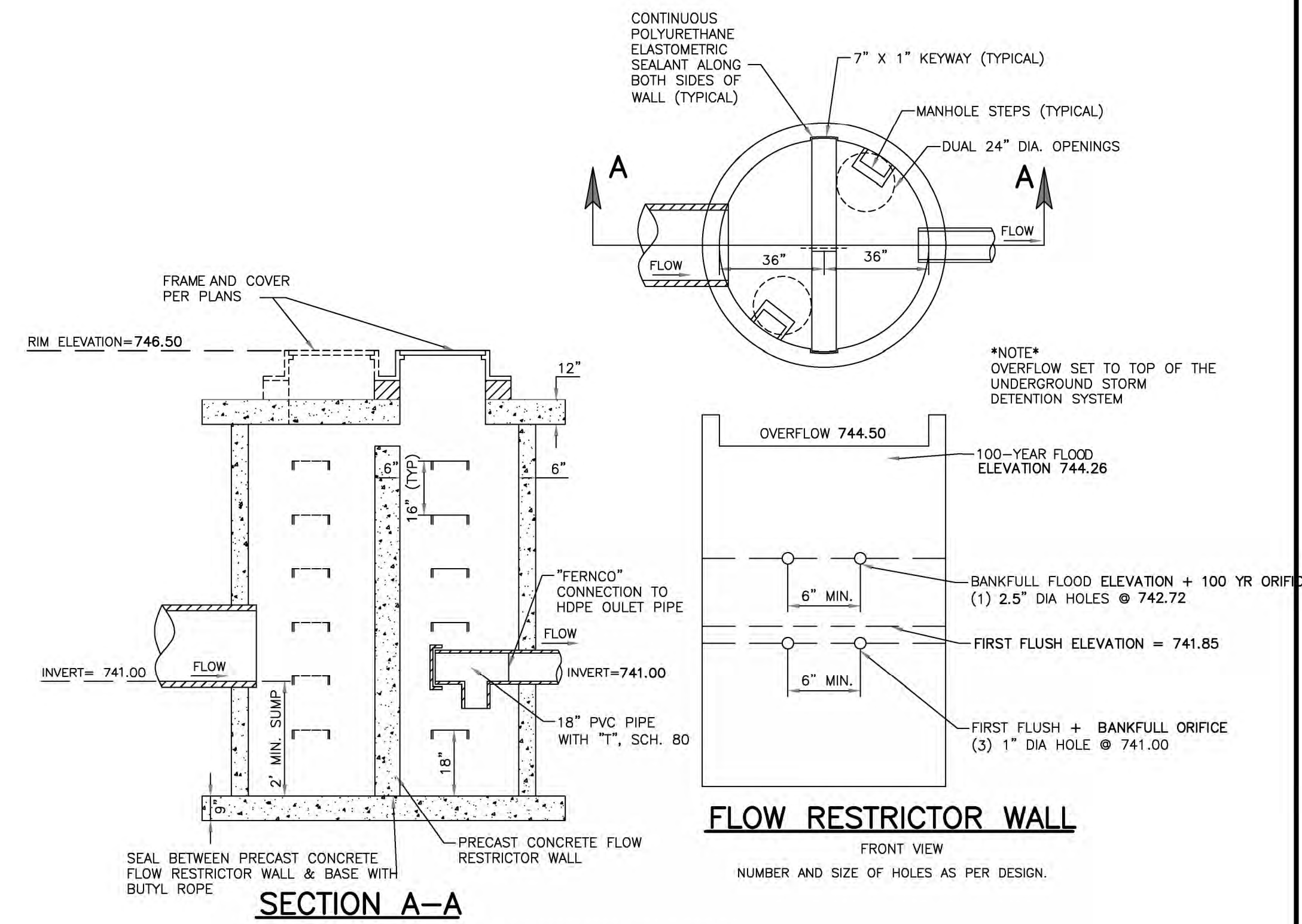
AS NEEDED = WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE (1) FOOT DEPTH.

CONSTRUCTION MAINTENANCE SCHEDULE

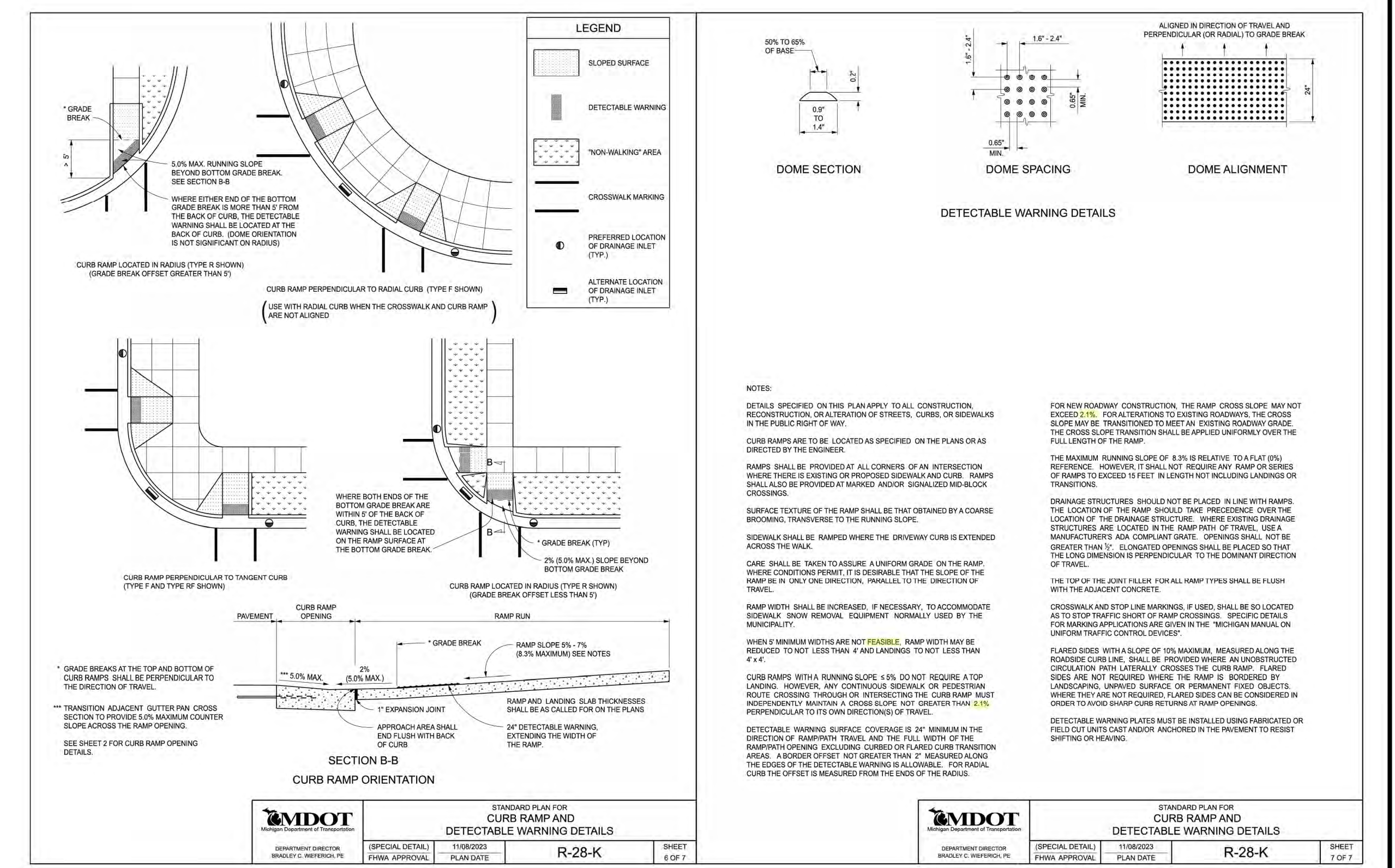


DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



SECTION A-A
FLOW RESTRICTOR WITH OVERFLOW
OUTLET CONTROL STRUCTURE
NO SCALE



 STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS R-28-K SHEET 6 OF 7	 STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS R-28-K SHEET 7 OF 7
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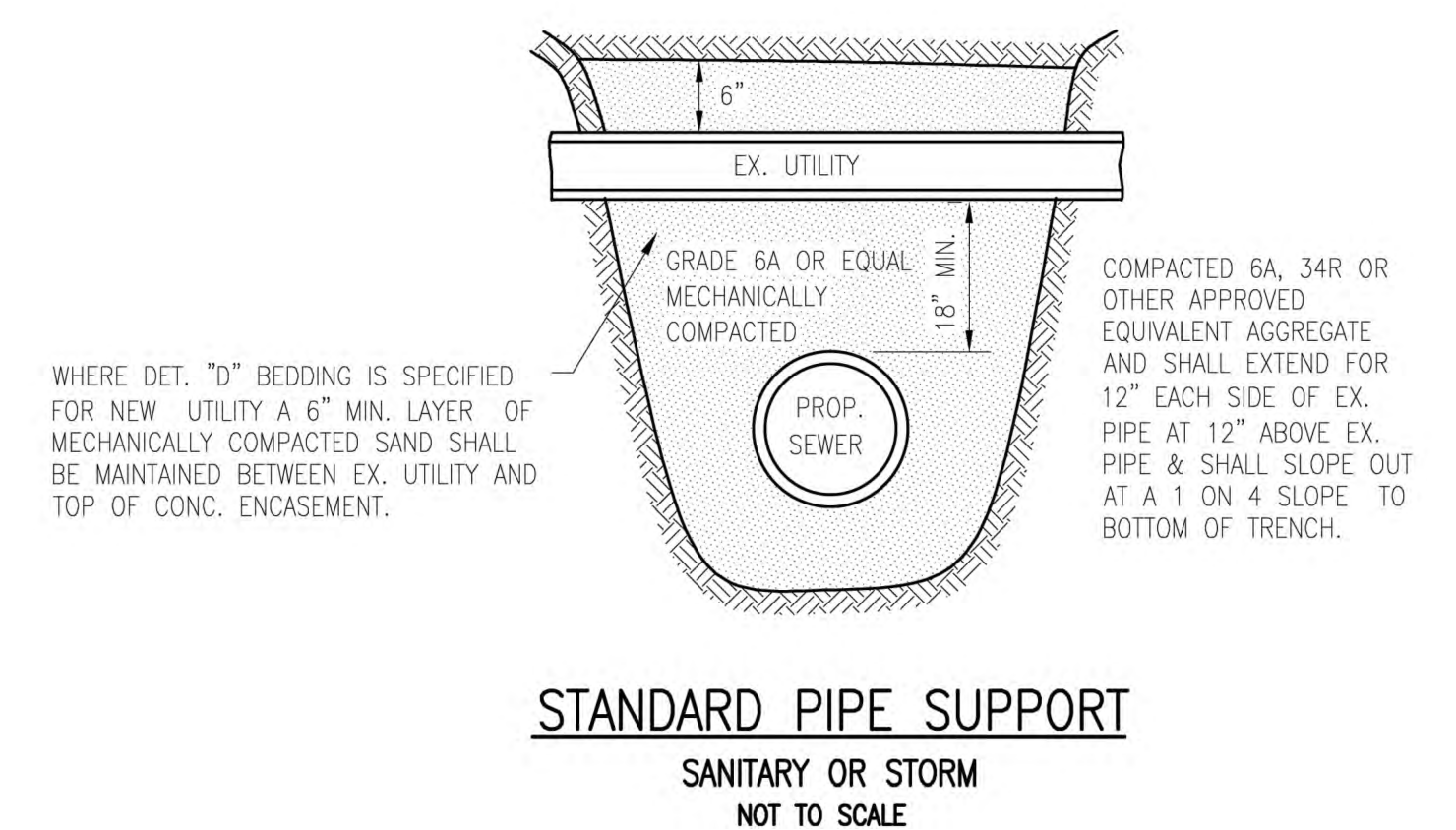
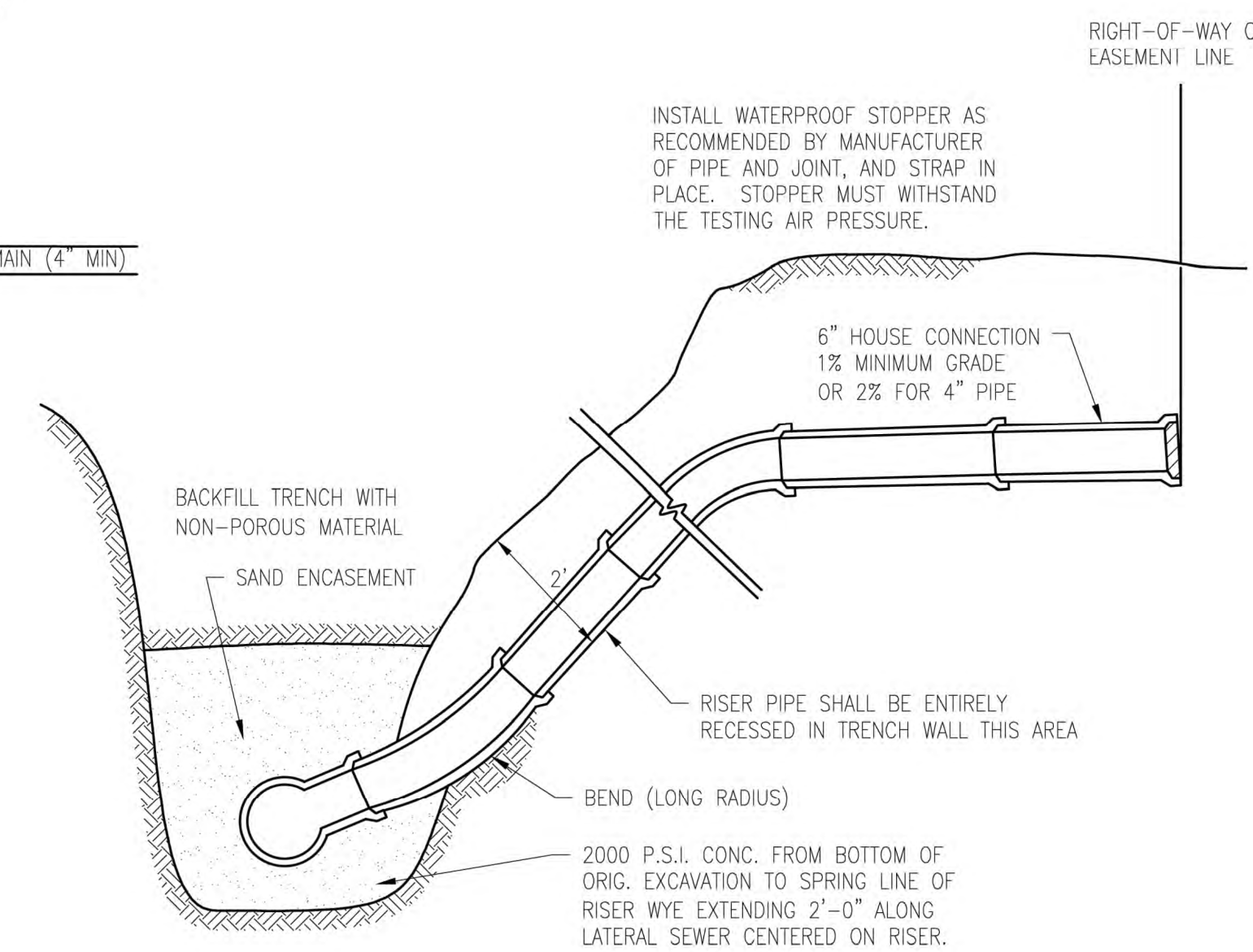
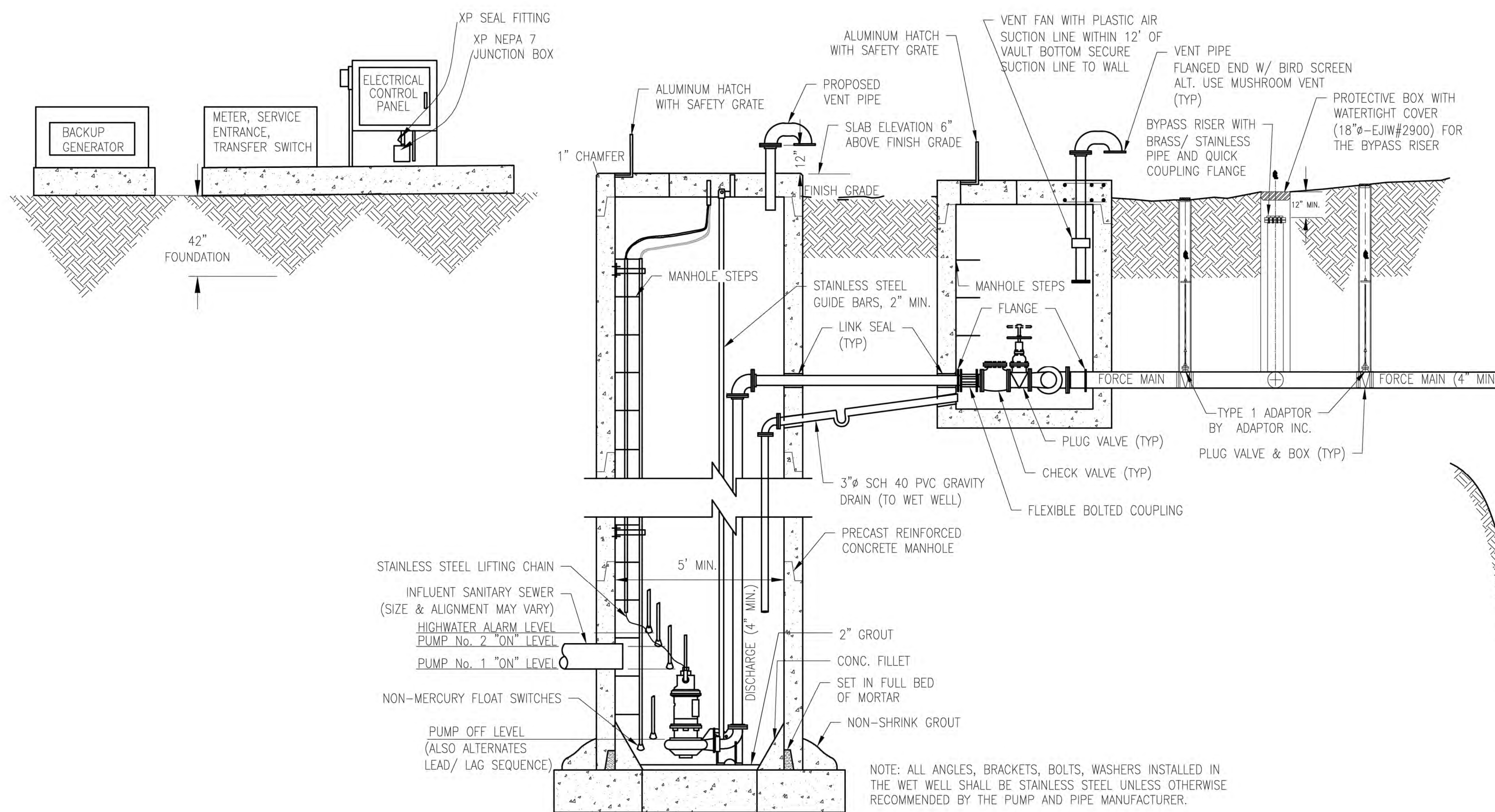
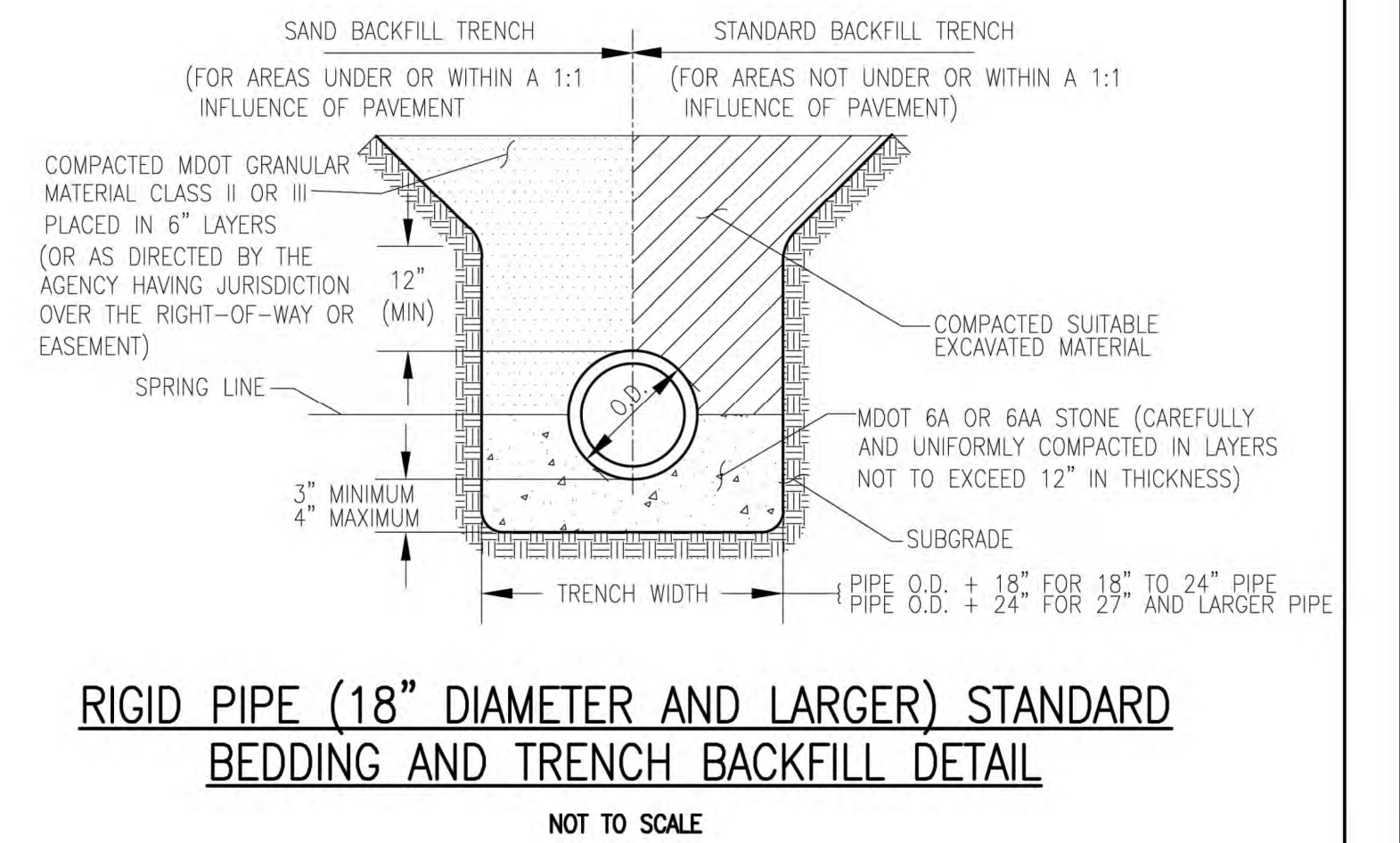
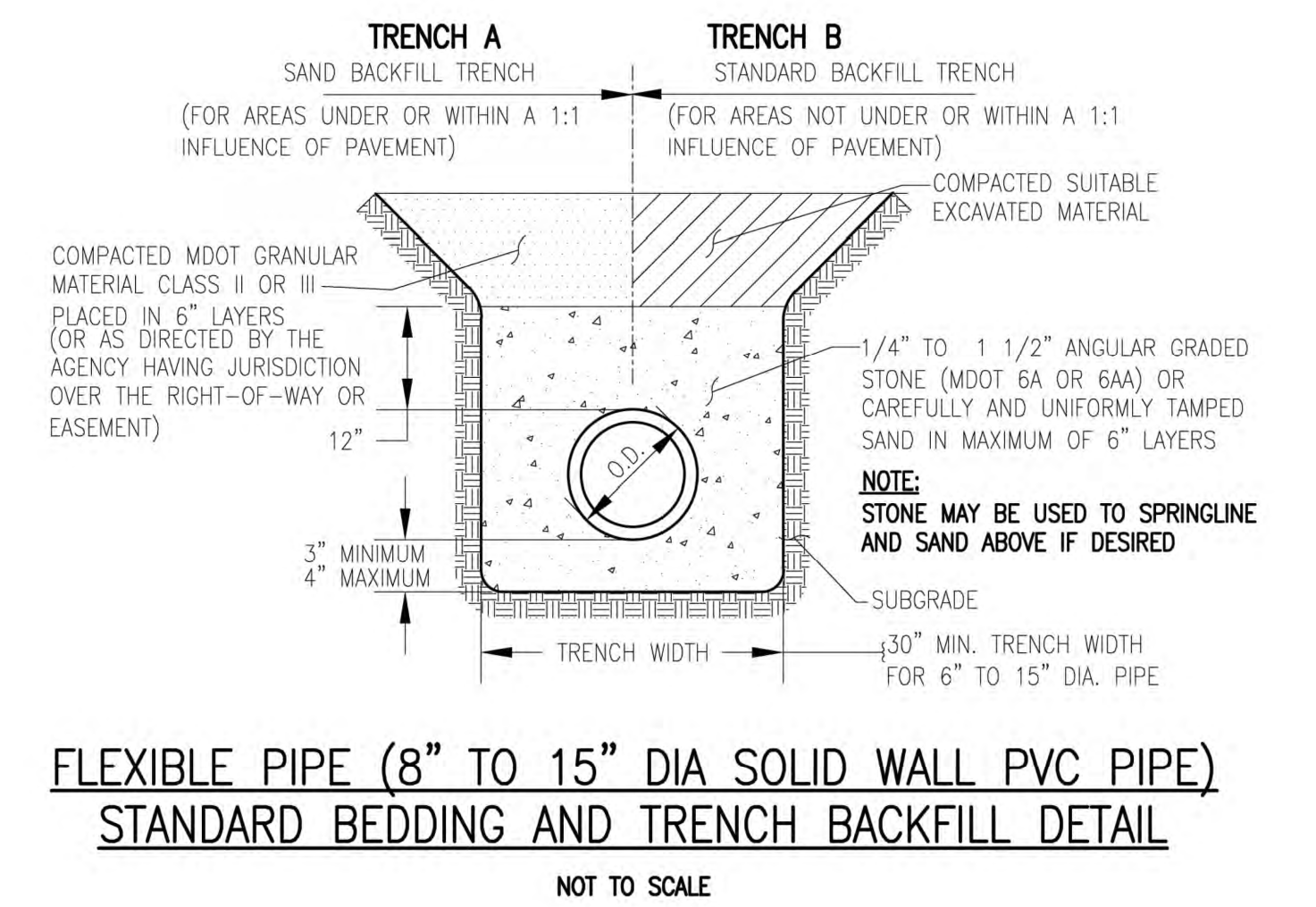
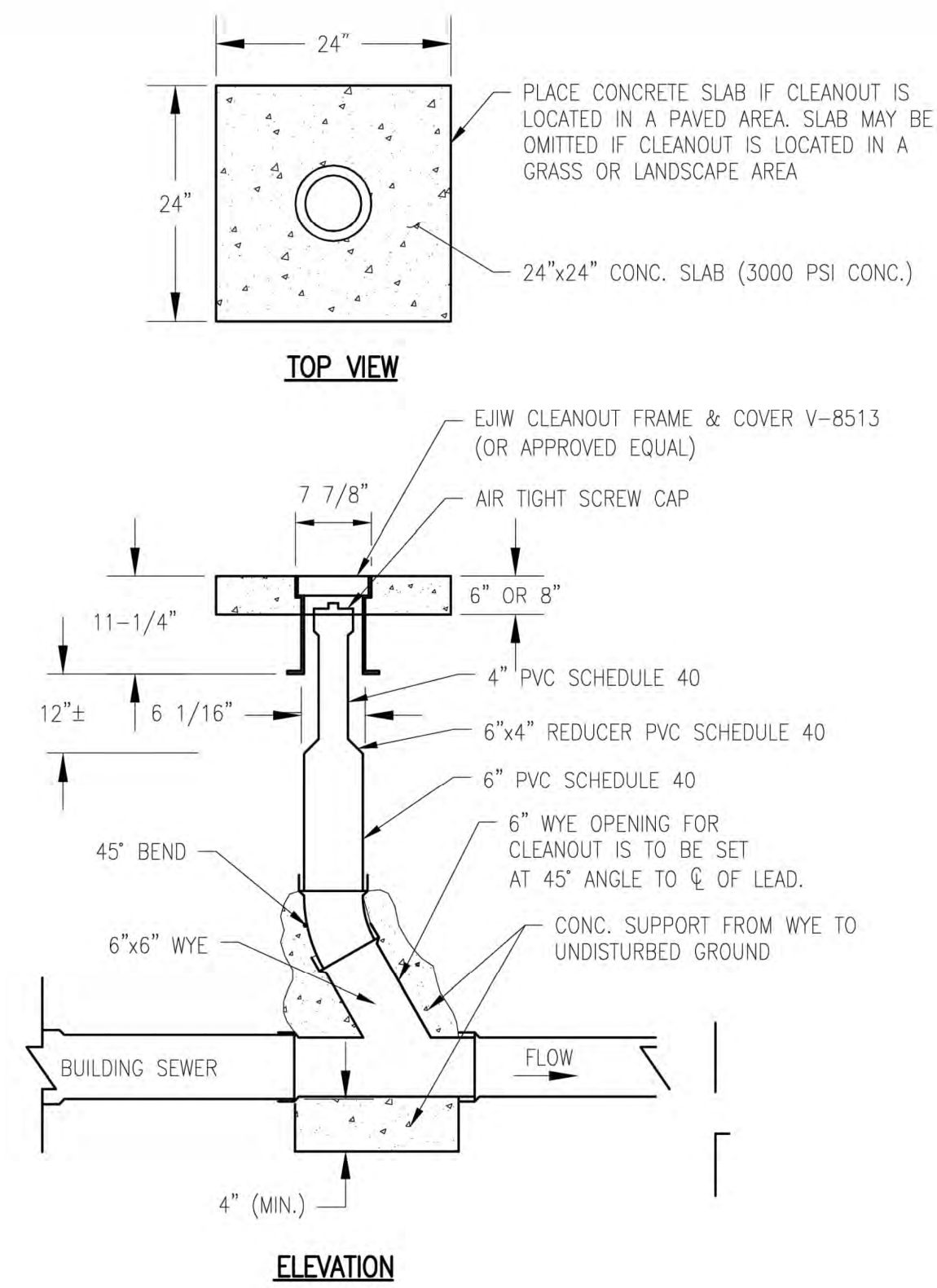
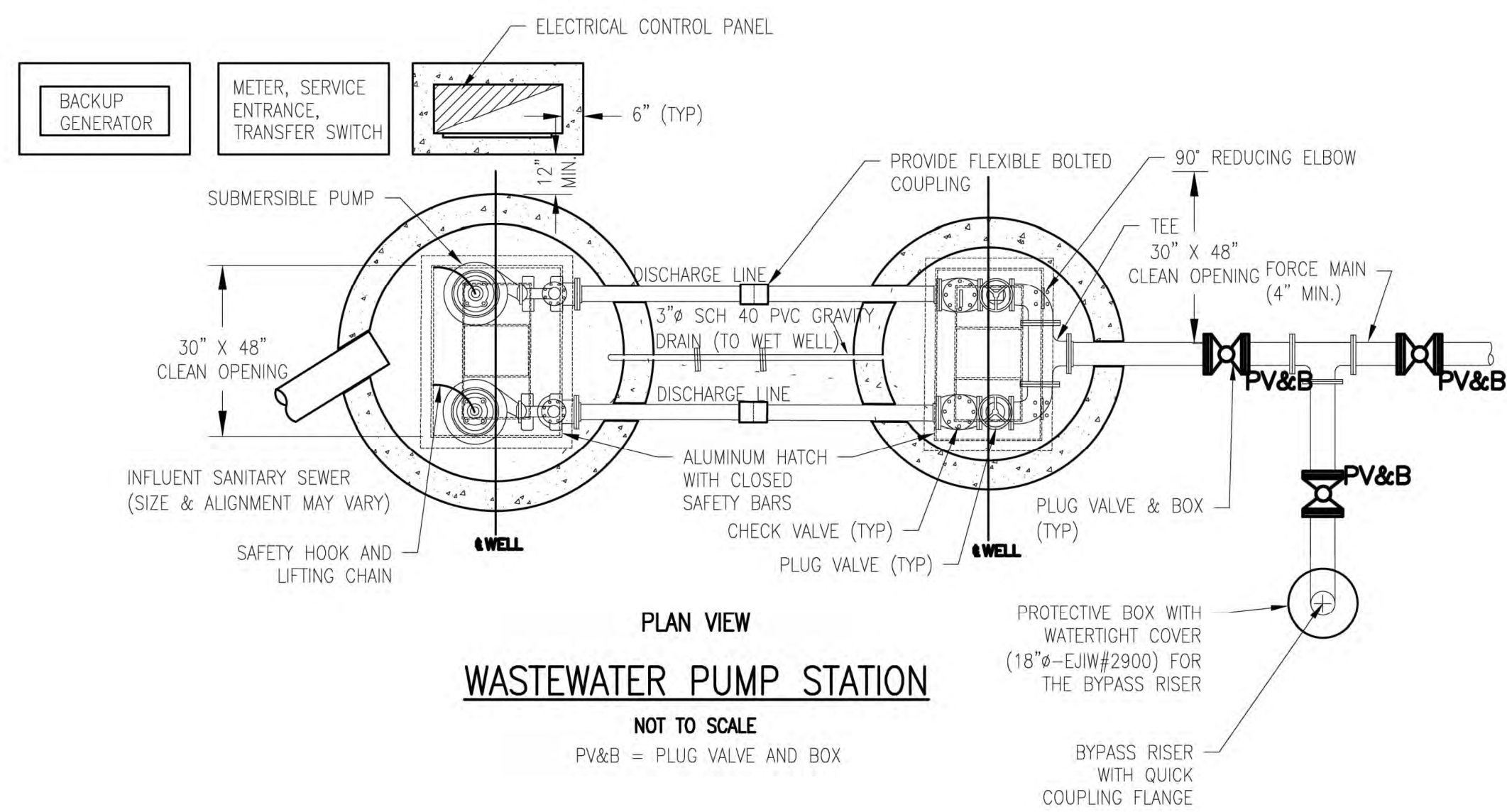
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS



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CHECKED	DGL
SHEET NO.	C501



DETAILS ARE FOR LAYOUT AND GENERALITIES ONLY. THE SPECIFIC COMPONENTS AND EXACT DETAILS MUST BE IDENTIFIED OR CREATED ON A CASE BY CASE BASIS THROUGH A DETAILED SUBMITTAL REVIEW PROCESS.



REVISIONS		STANDARD SANITARY SEWER DETAILS		YPSILANTI COMMUNITY UTILITIES AUTHORITY	
NO.	DATE	DESCRIPTION	BY	DATE	SCALE
1	10/06/2023	SITE PLAN	NEF	10/25/19	NO SCALE
2	03/27/2024	REVISED SITE PLAN	NEF		
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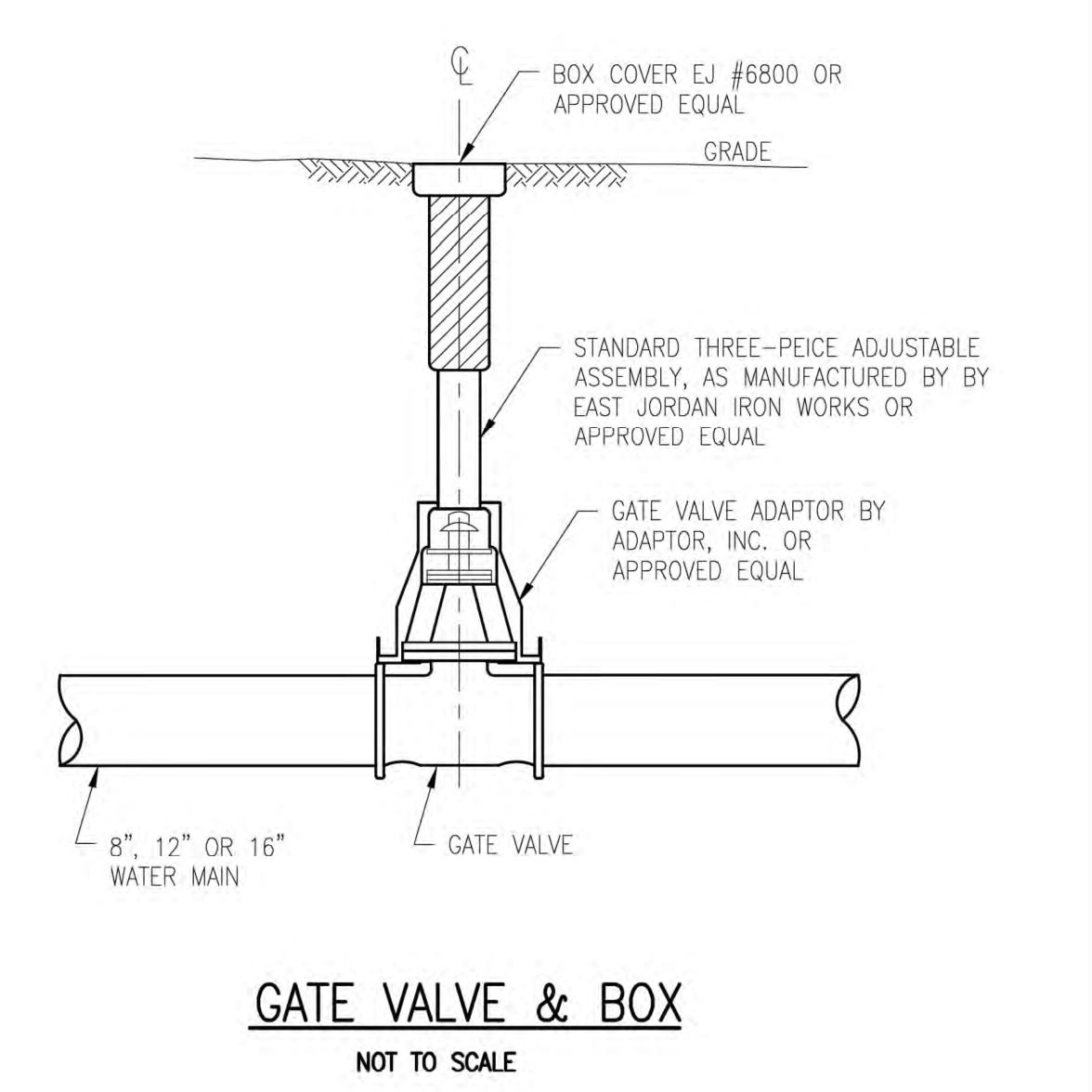
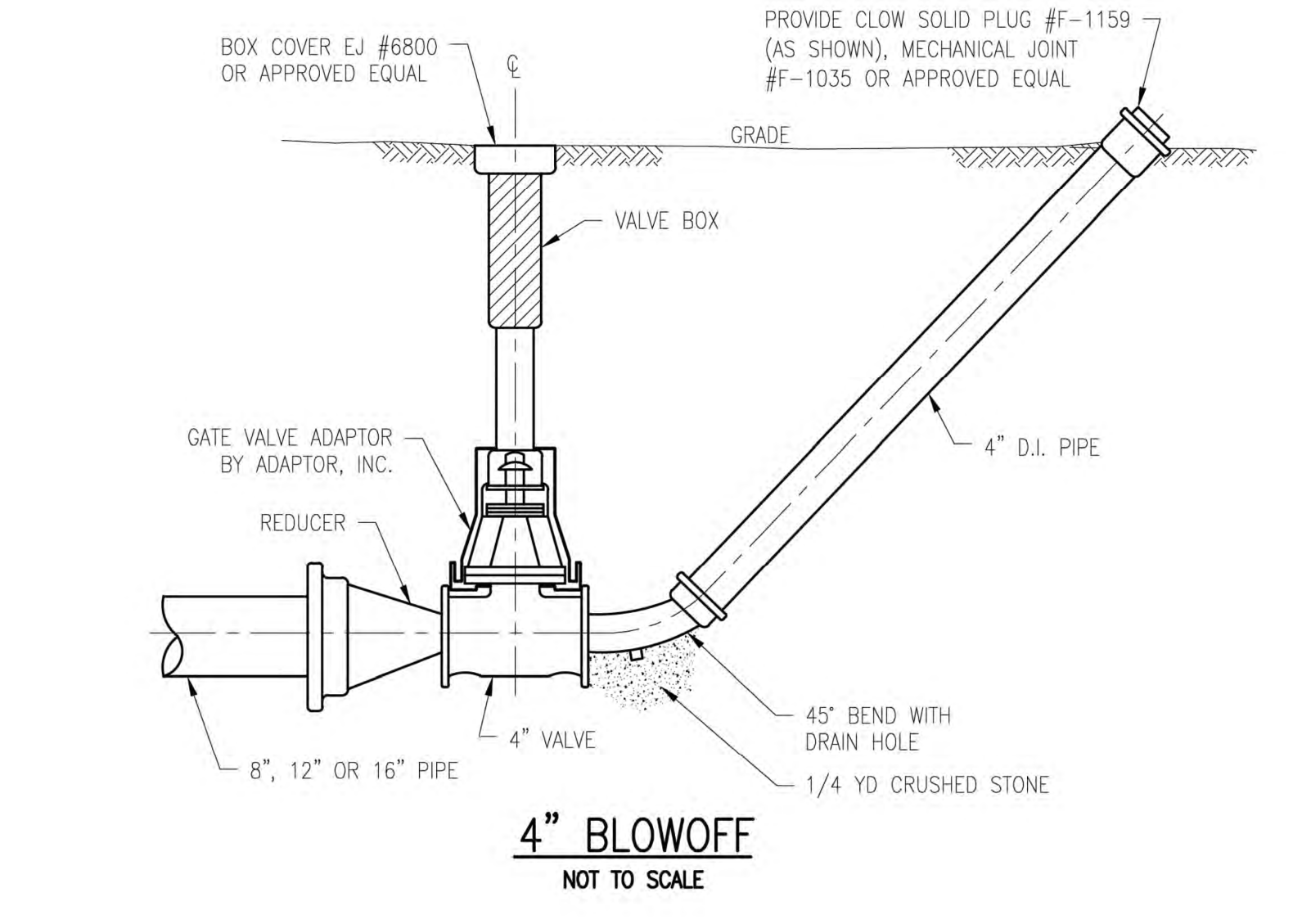
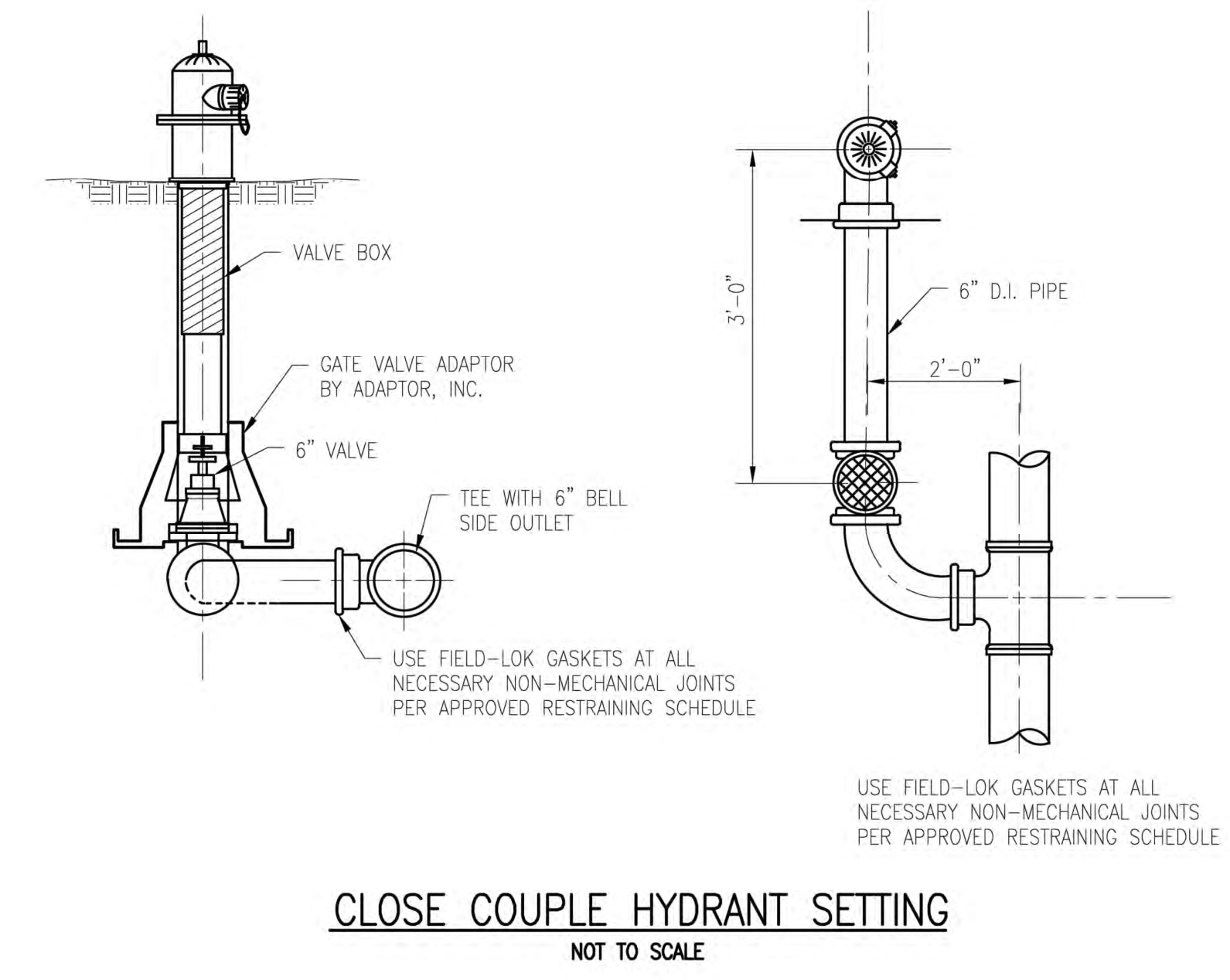
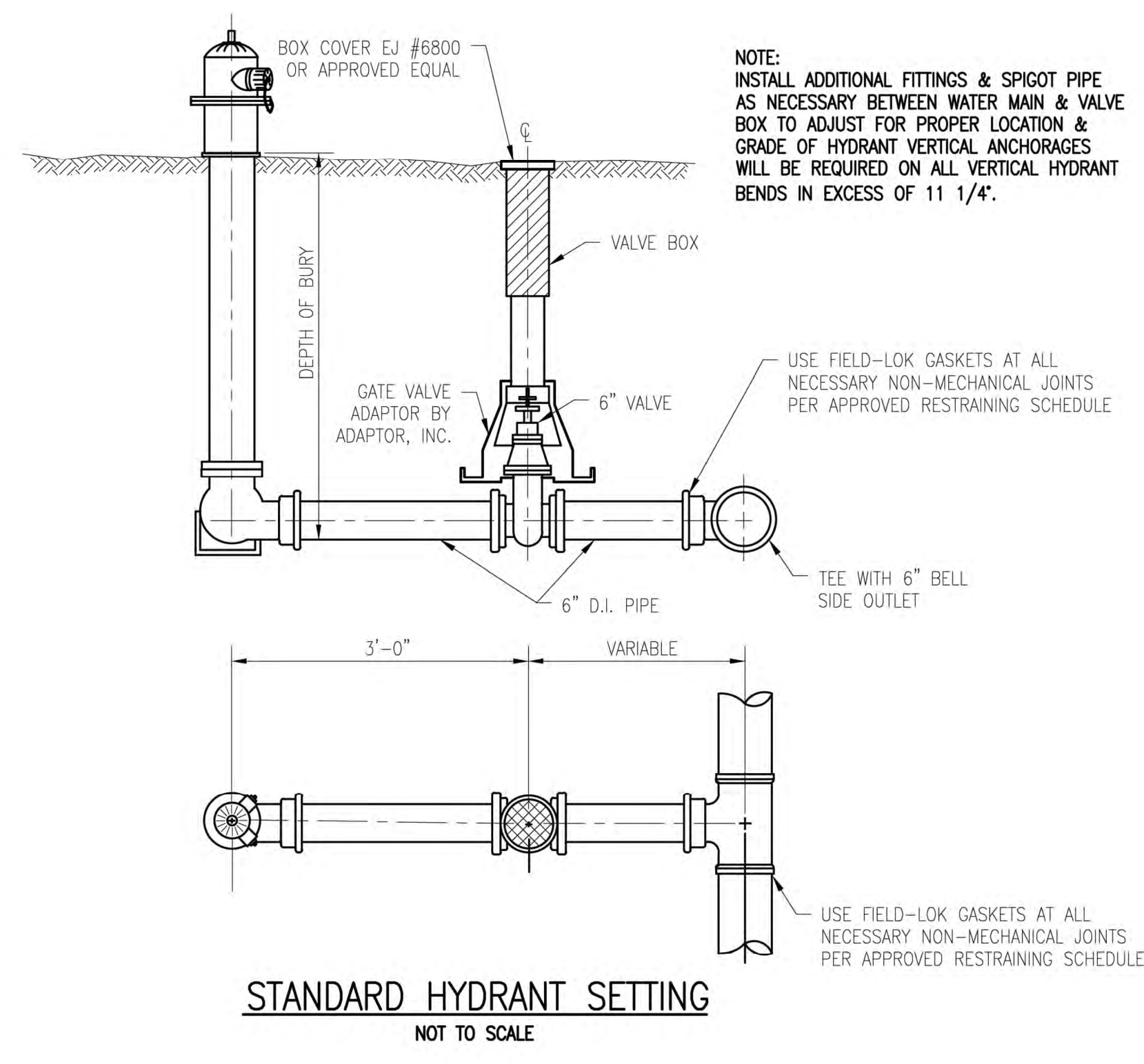
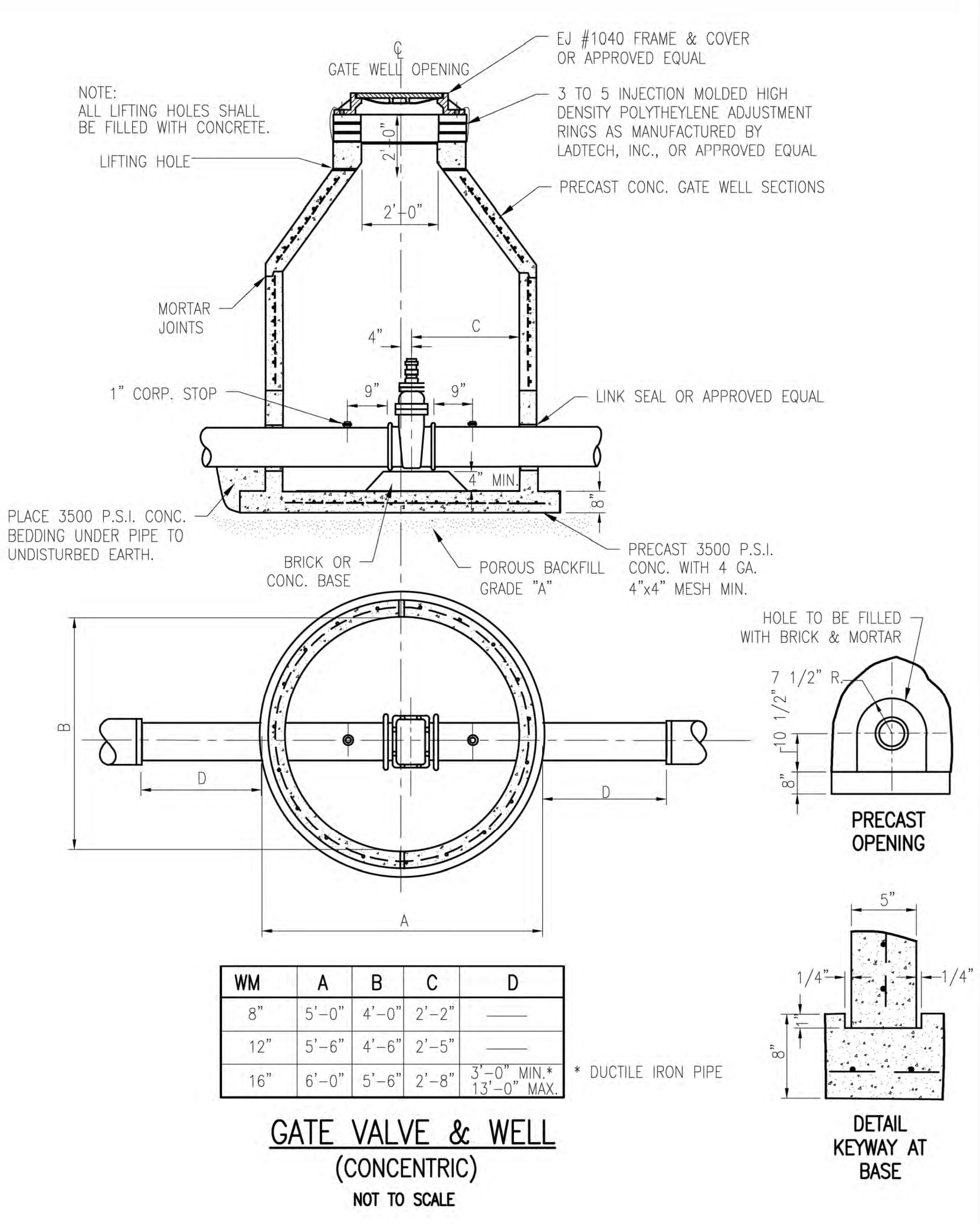
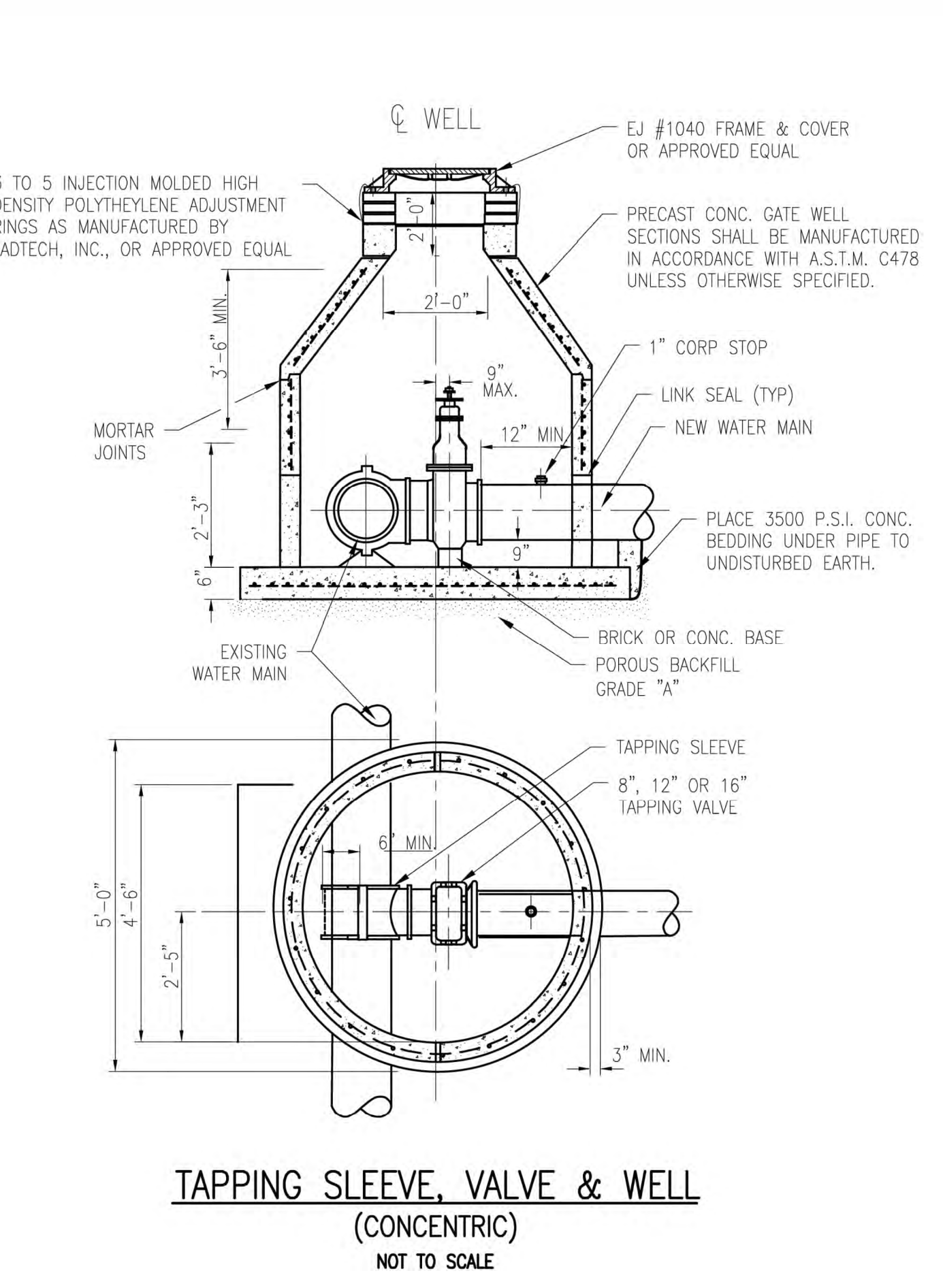
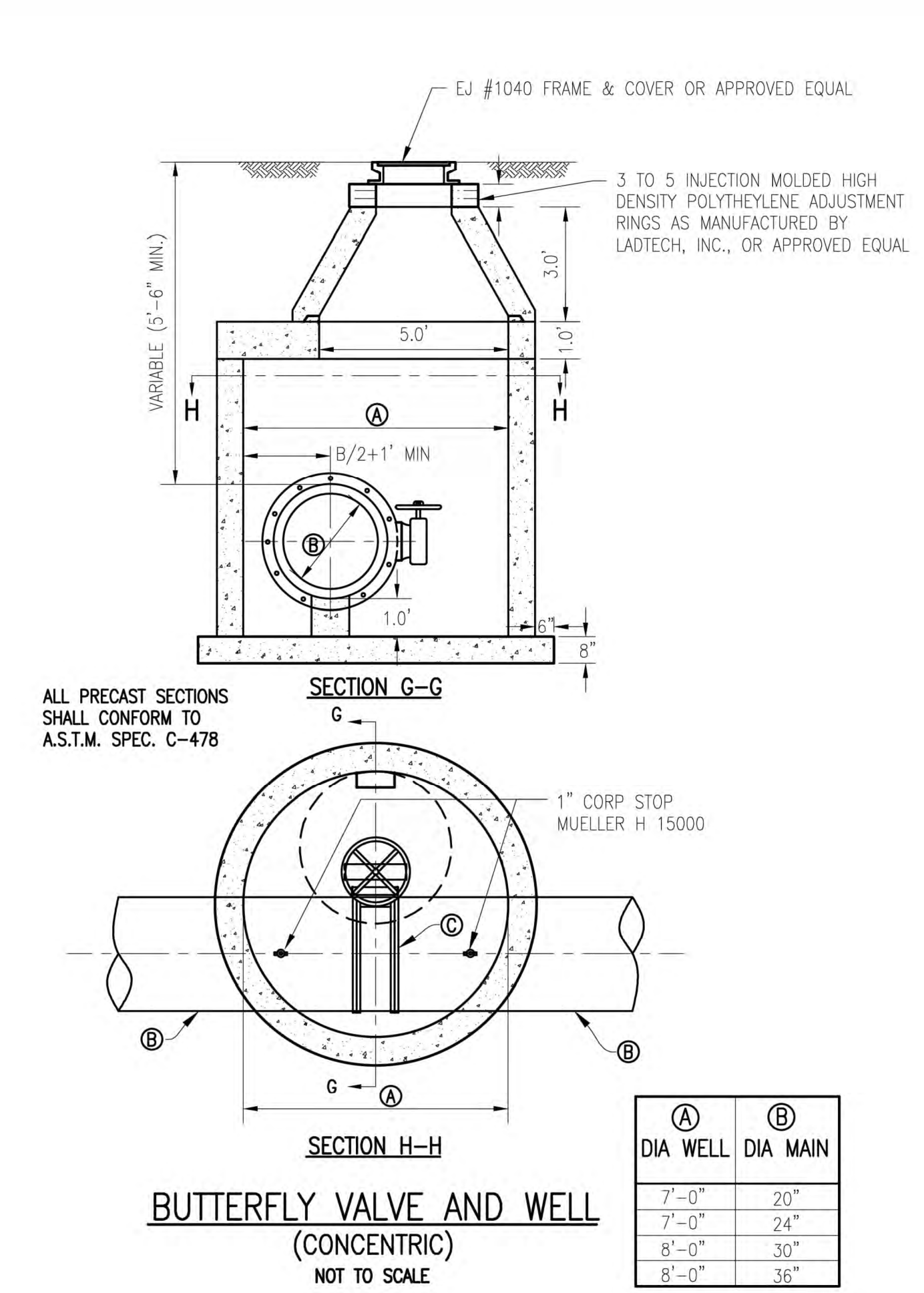
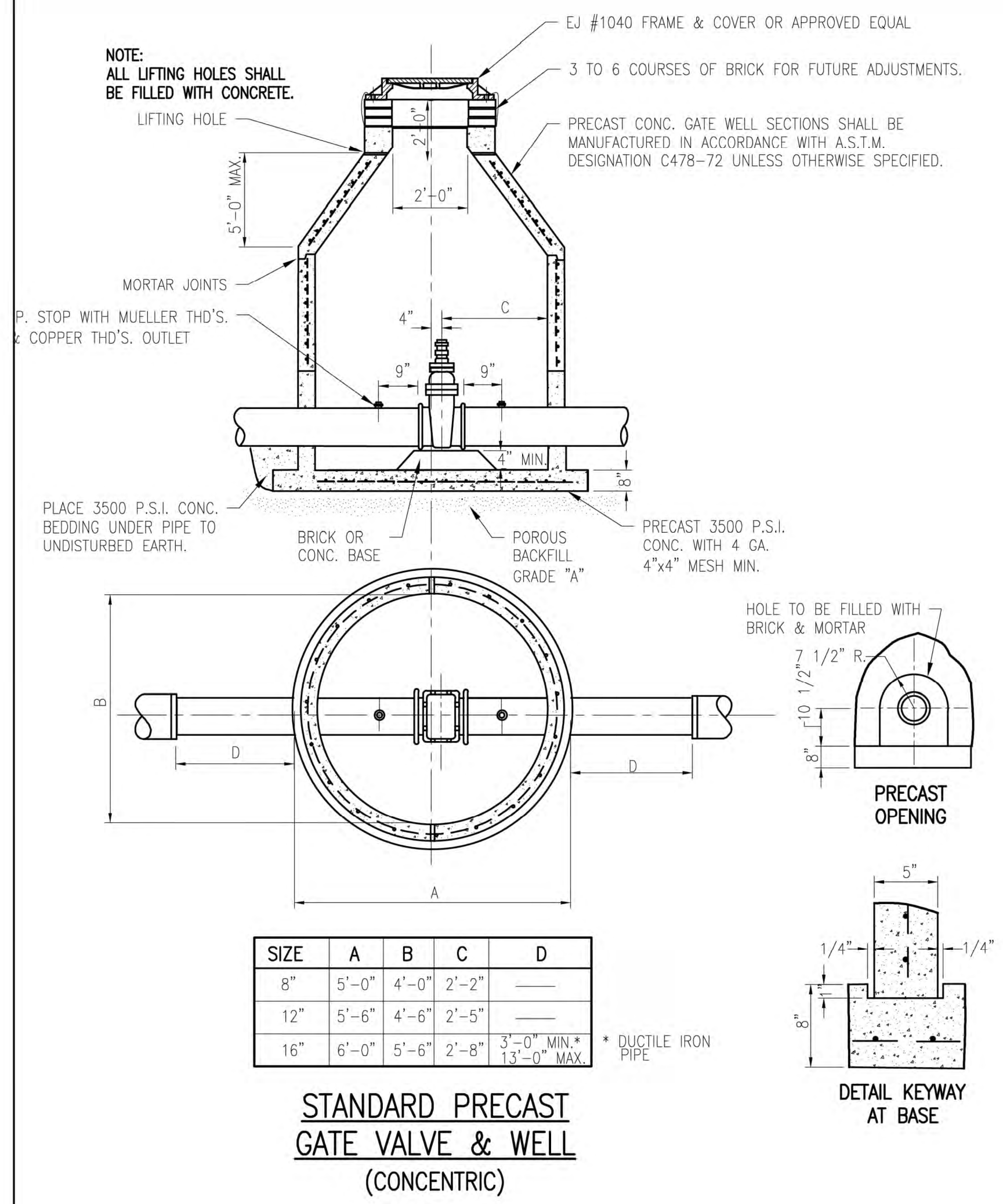
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

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YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
WWW.YCUA.ORG

DATE: 10/25/19
SCALE: NO SCALE
SHEET: C502

FILE NO.: 1139
CHECKED: DGL
SHEET NO.: C502



NO.	DATE	REVISION	BY
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STANDARD WATER MAIN DETAILS		YPSILANTI COMMUNITY UTILITIES AUTHORITY	
DATE	SCALE	2777 STATE ROAD	48198-9112
09/25/19	NO SCALE	YPSILANTI, MICHIGAN	(734) 484-4600
		ENVIRONMENTAL LEADERS	FAX: (734) 544-7221
		WWW.YCUA.ORG	SHEET

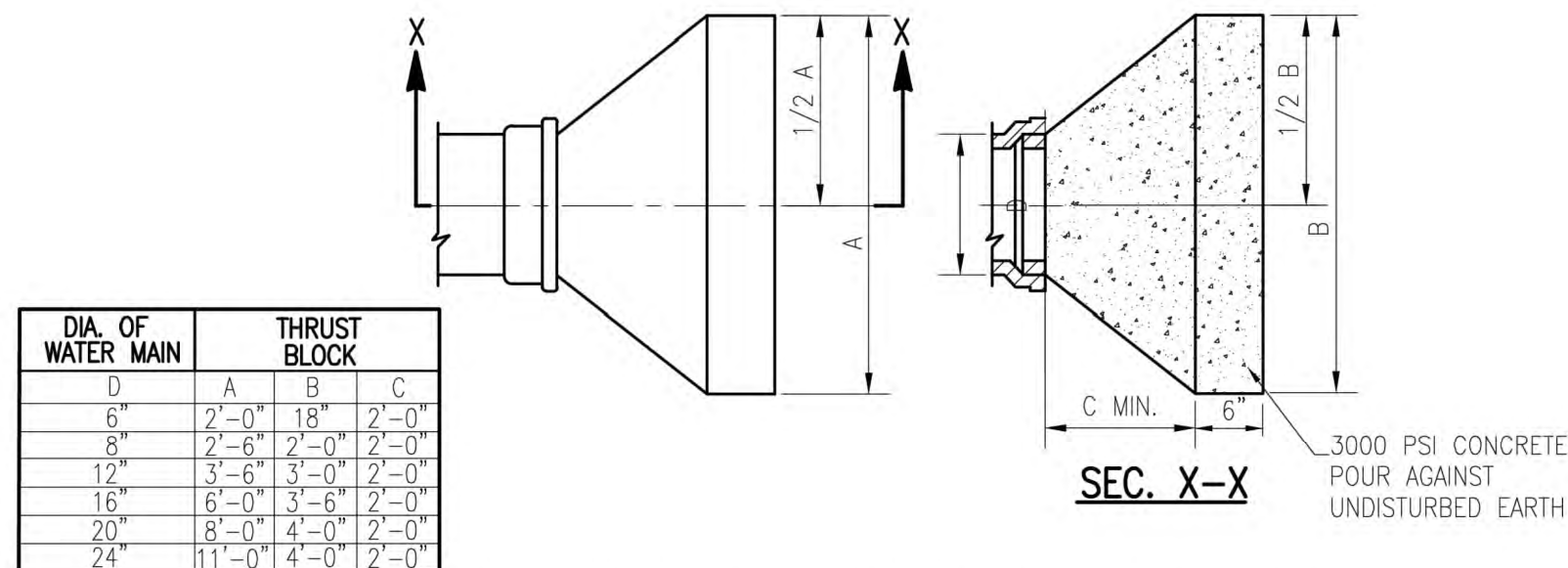
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WASHTENAW COUNTY, MICHIGAN
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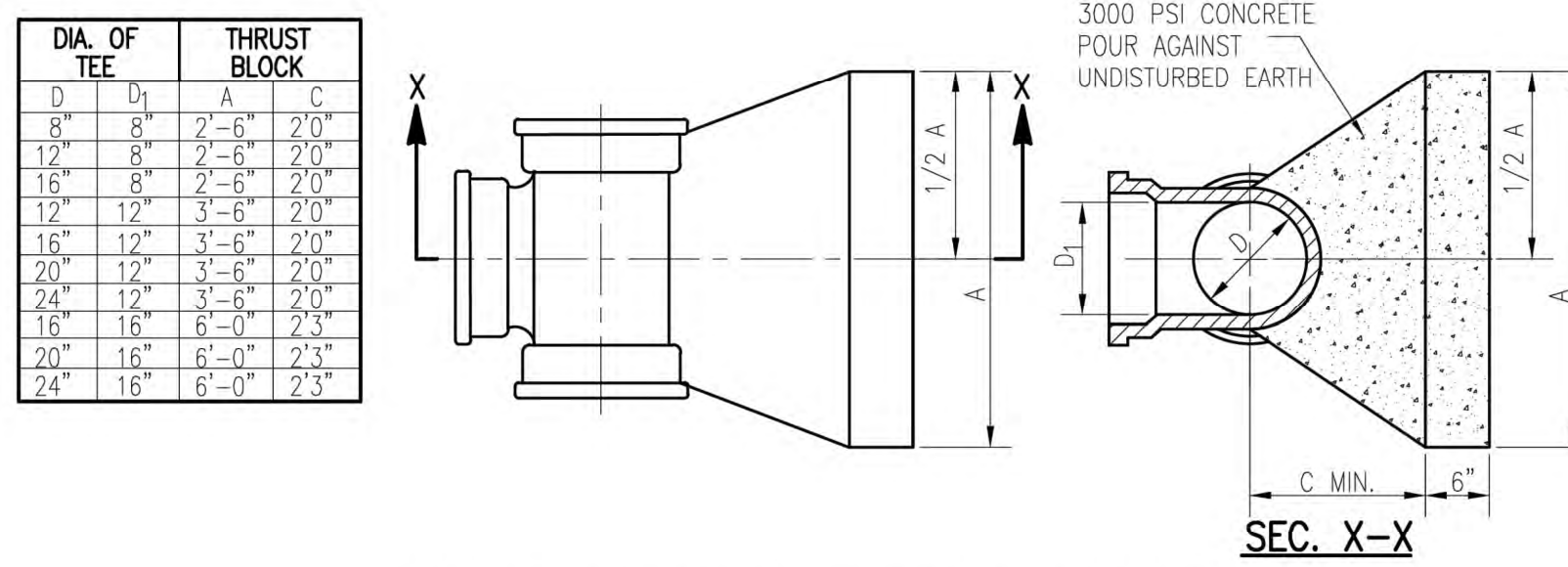
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FILE NO. 1139
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SHEET NO. C503



DIA. OF WATER MAIN	THRUST BLOCK		
D	A	B	C
6"	2'-0"	18"	2'-0"
8"	2'-6"	2'-0"	2'-0"
12"	3'-6"	3'-0"	2'-0"
16"	4'-6"	3'-6"	2'-0"
20"	5'-6"	4'-0"	2'-0"
24"	6'-6"	4'-6"	2'-0"

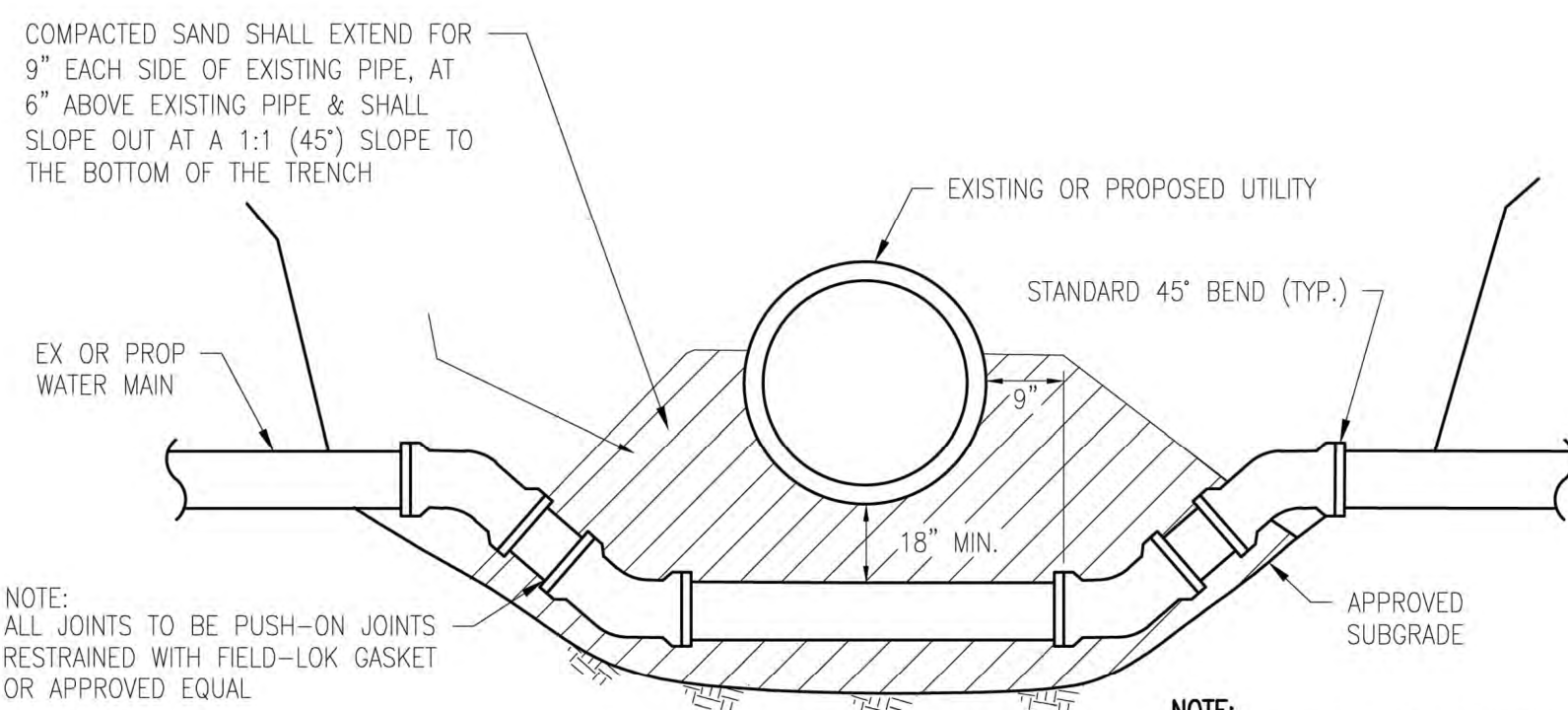
THRUST BLOCK AT PLUG OR HYDRANT SHOE
NOT TO SCALE



DIA. OF TEE	THRUST BLOCK		
D	A	B	C
6"	2'-0"	18"	2'-0"
8"	2'-6"	2'-0"	2'-0"
12"	3'-6"	3'-0"	2'-0"
16"	4'-6"	3'-6"	2'-0"
20"	5'-6"	4'-0"	2'-0"
24"	6'-6"	4'-6"	2'-0"

THRUST BLOCK AT TAPPING SLEEVE TEE
NOT TO SCALE

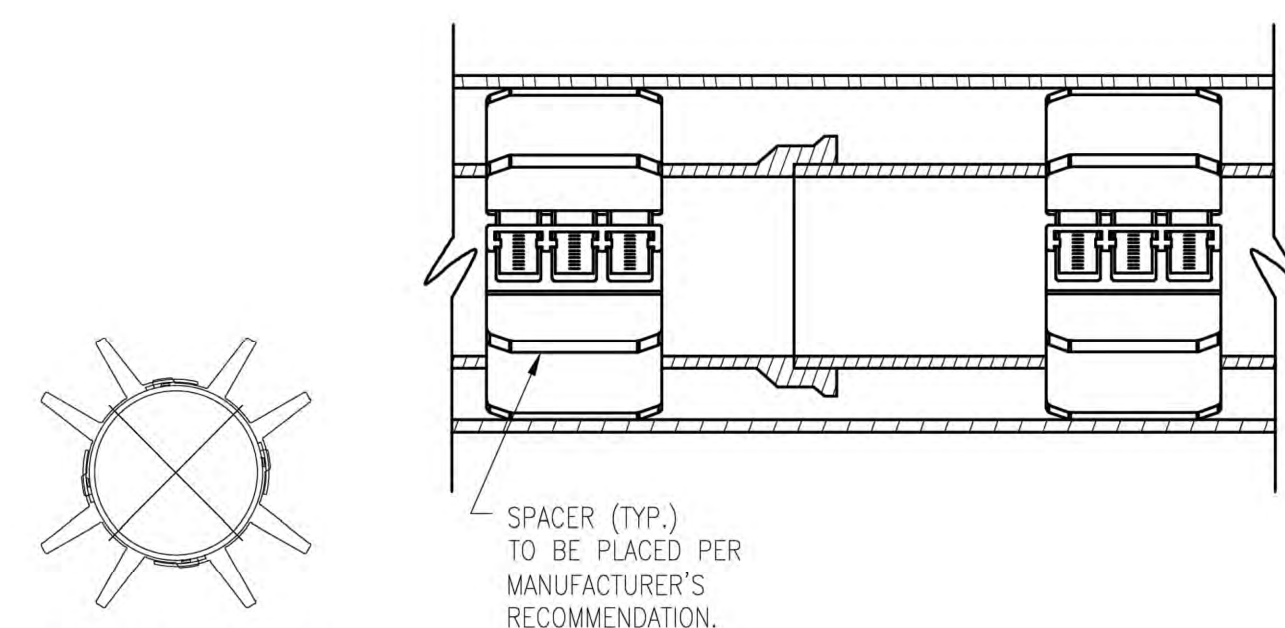
NOTE: CONCRETE THRUST BLOCKS WILL NOT BE PERMITTED EXCEPT BEHIND HYDRANT SHOES AND TAPPING SLEEVES. USE OF CONCRETE THRUST BLOCKS IN OTHER LOCATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF YCUA. ALL OTHER VERTICAL AND HORIZONTAL BENDS SHALL BE RESTRAINED WITH FIELD-LOK GASKETS OR APPROVED MECHANICAL JOINTS.



WATER MAIN LOWERING
NOT TO SCALE

NOTE: ALL JOINTS TO BE PUSH-ON JOINTS RESTRAINED WITH FIELD-LOK GASKET OR APPROVED EQUAL

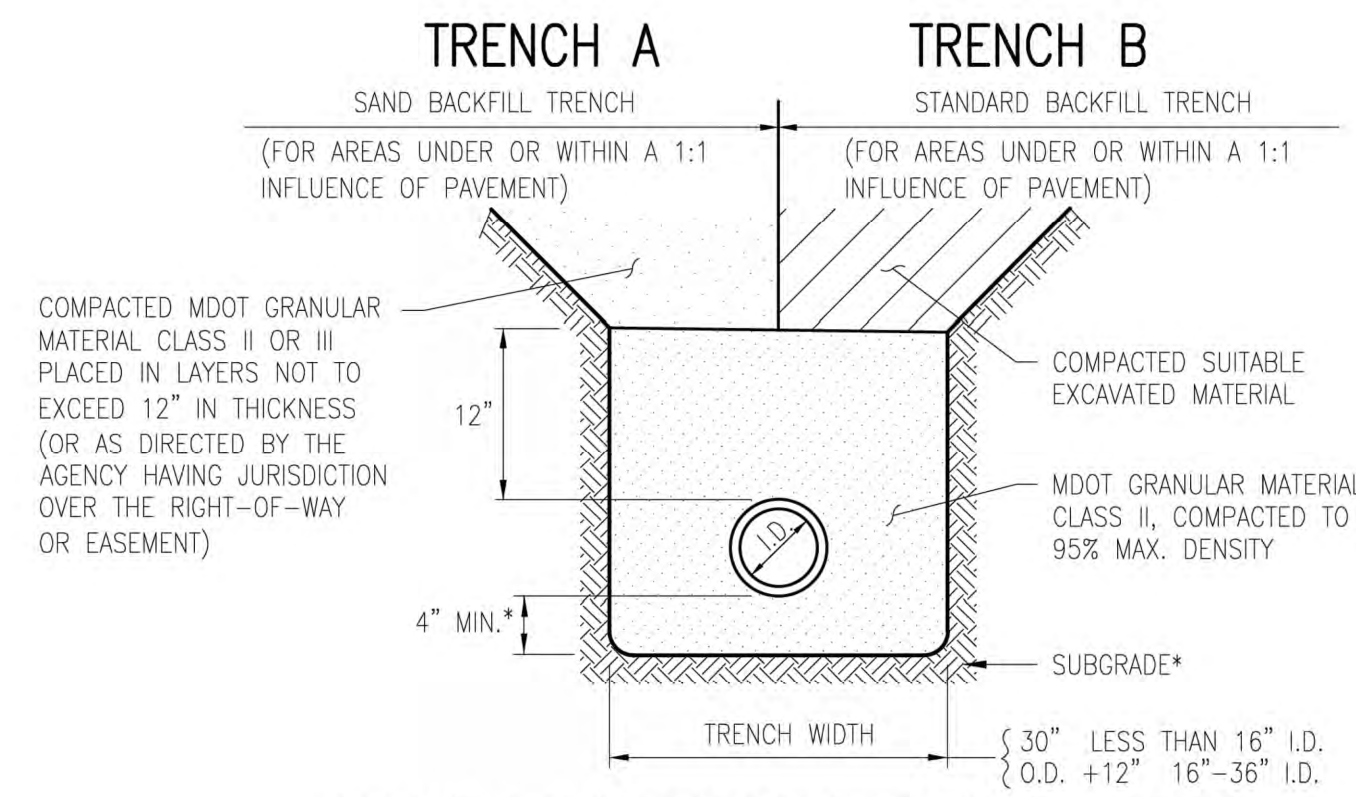
NOTE: FOR BEDDING OF WATER MAIN SEE STANDARD PIPE SUPPORT DETAIL



STANDARD CASING SECTION
NOT TO SCALE

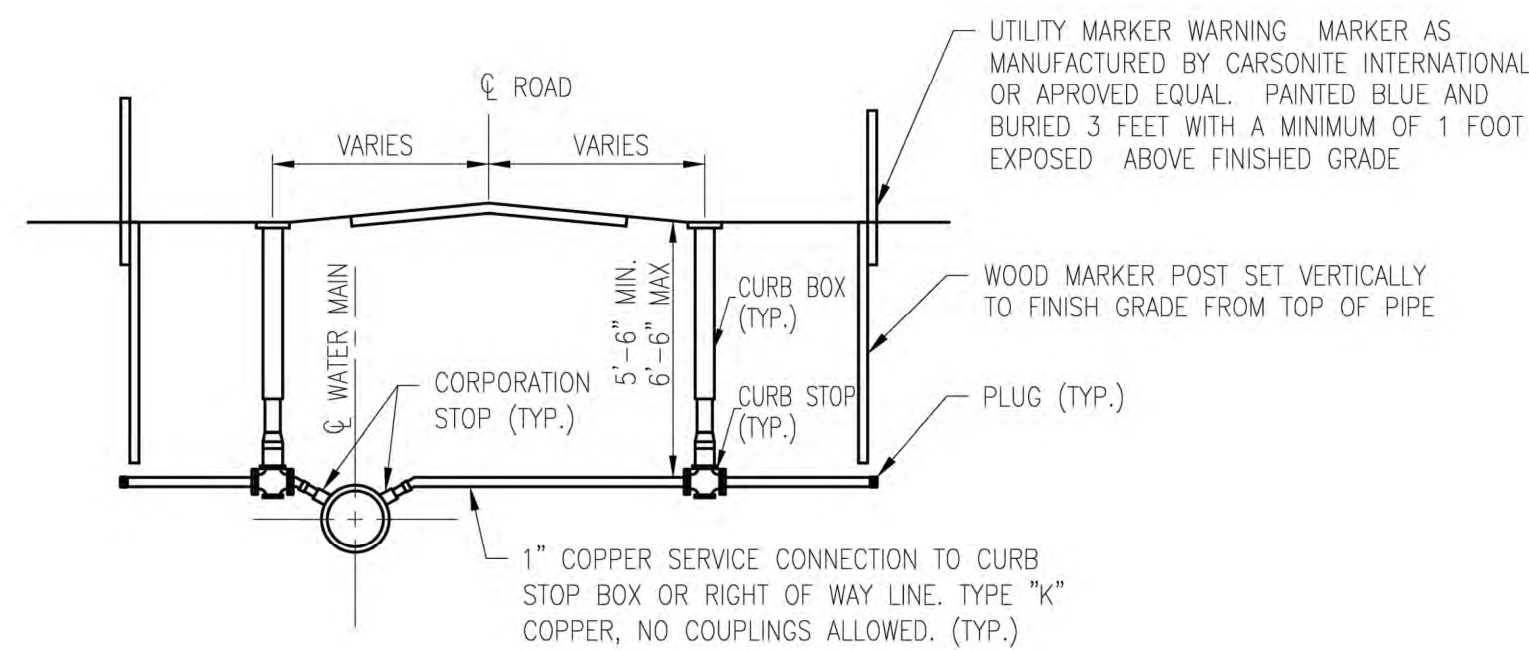
NOTES:
1. SPACERS FOR PLACEMENT IN THE ANNULAR SPACE BETWEEN THE CARRIER PIPE AND A CASING PIPE SHALL BE RANGER II AS MANUFACTURED BY PSI OR APPROVED EQUAL.
2. END SEALS SHALL BE MODEL C RUBBER SEAL WITH STAINLESS STEEL BANDS AS MANUFACTURED BY PSI OR APPROVED EQUAL.

SPACER END VIEW
NOT TO SCALE

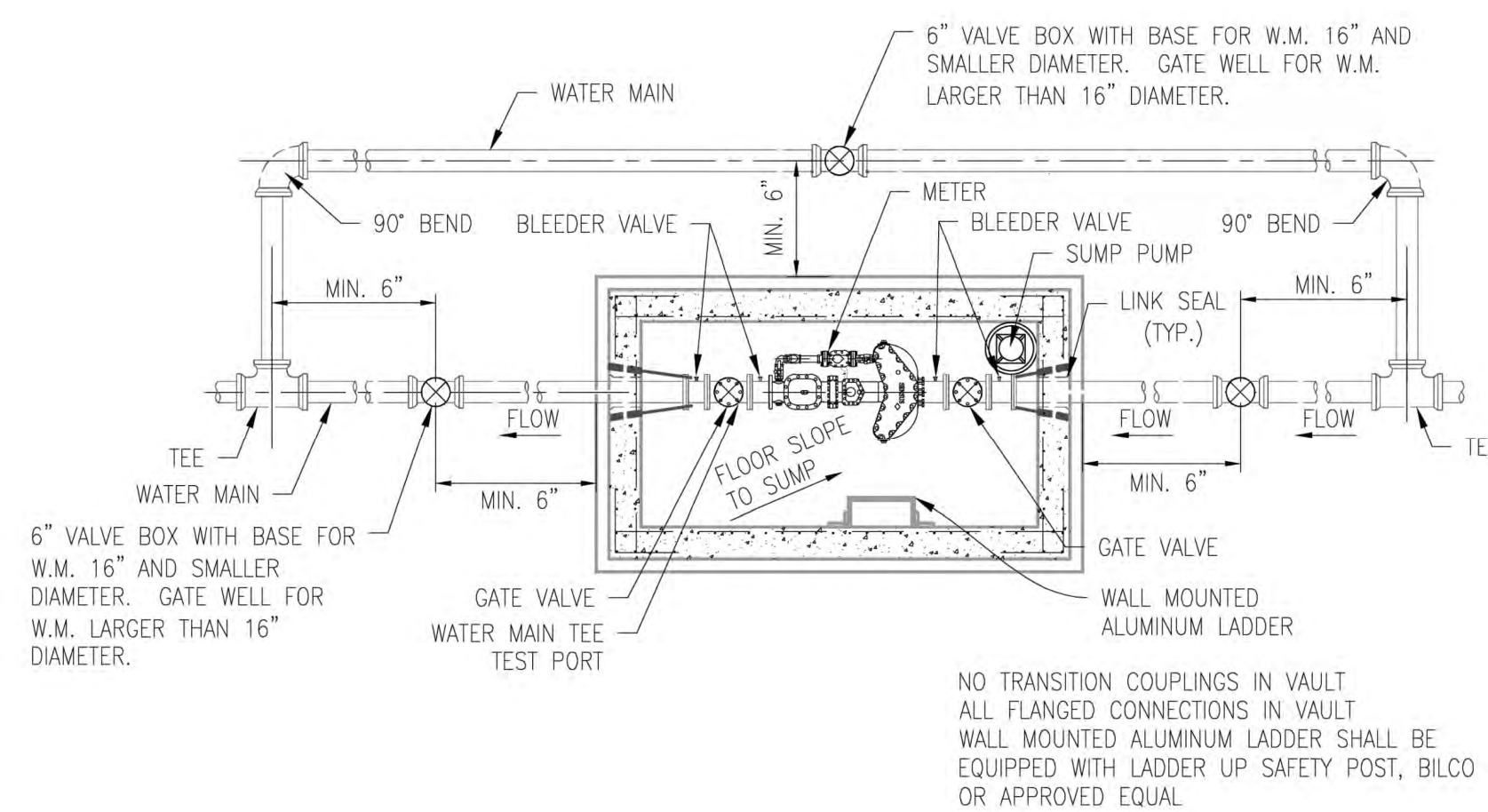


BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN
NOT TO SCALE

NOTE: IF THE EXISTING SUBGRADE MATERIAL MEETS THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED EXISTING SUBGRADE MATERIAL.

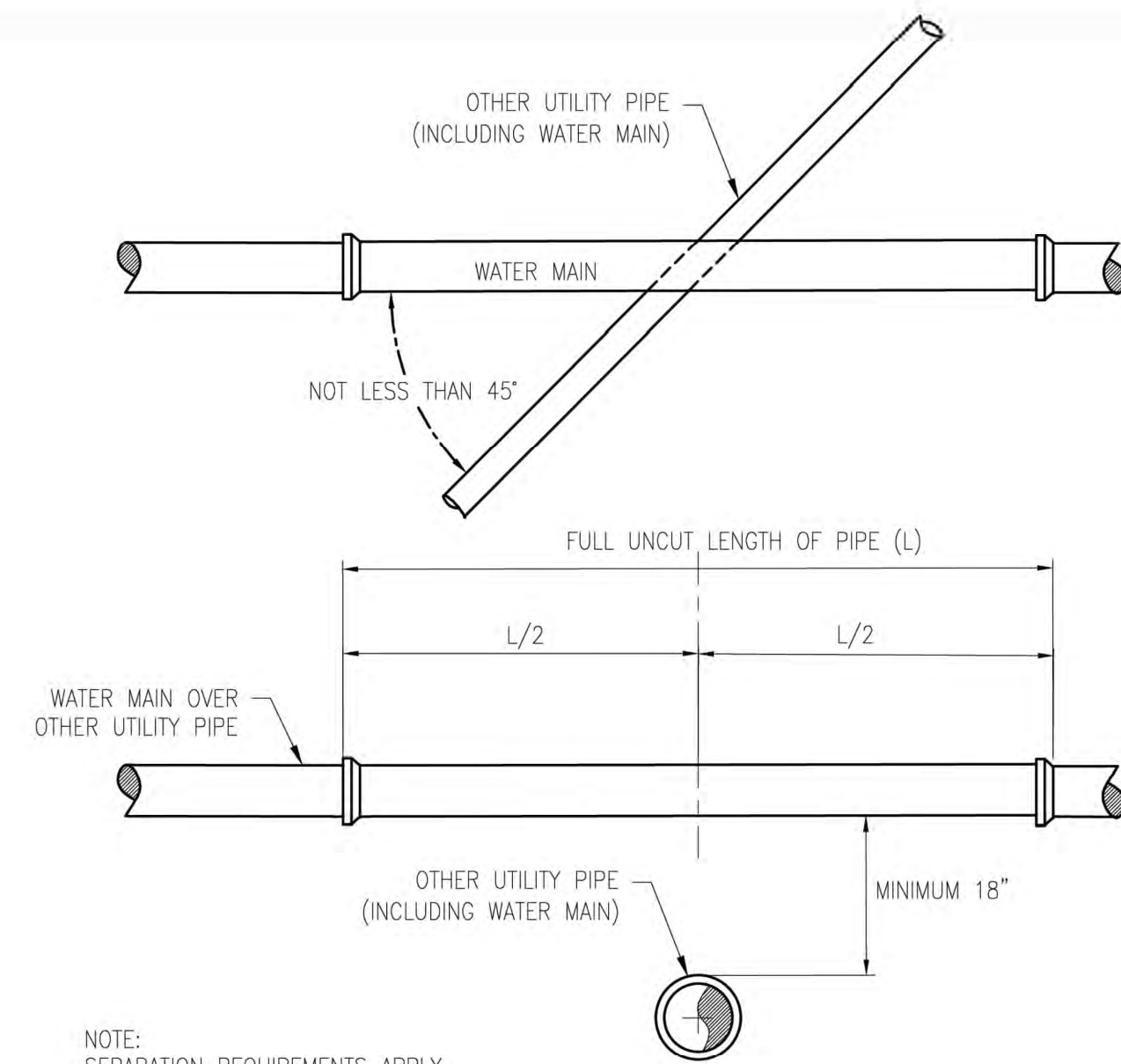


TYPICAL WATER SERVICE
NOT TO SCALE

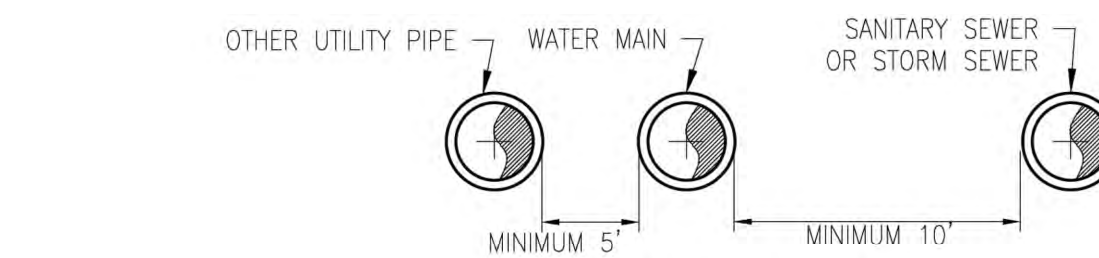


MASTER METER VAULT CONFIGURATION (WITHOUT COVER)
NOT TO SCALE

NOTES:
1. WHERE POSSIBLE THE METER VAULT SHALL BE LOCATED AWAY FROM TRAFFIC AREAS, ROADS, PARKING LOTS, ETC.
2. THE ACCESS HATCH SHALL BE SIZED LARGE ENOUGH TO ACCOMMODATE REMOVAL OF THE LARGEST METER OR THE LARGEST APPURTENANCE FOR MAINTENANCE PURPOSES. THE HATCH SHALL BE MANUFACTURED BY THE BILCO COMPANY. METER VAULT HATCH SHALL BE WATER TIGHT.
3. THE METER VAULT FLOOR SHALL BE SLOPED TO THE SUMP.
4. ELECTRICAL SERVICE SHALL BE SUPPLIED TO THE VAULT.

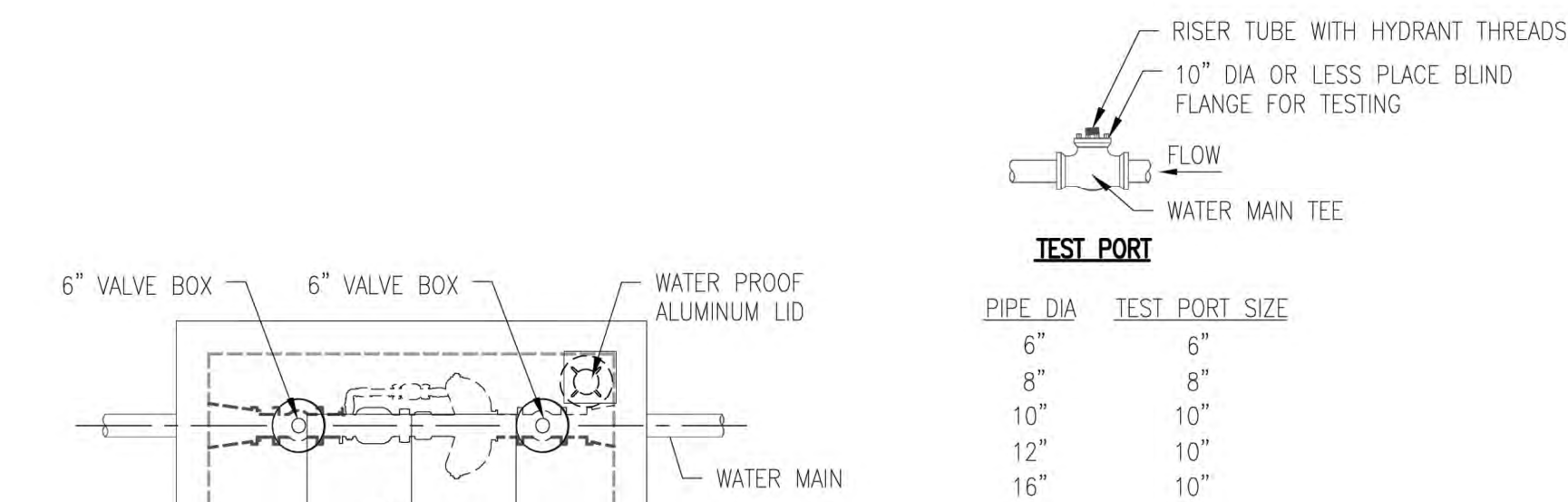


VERTICAL SEPARATION

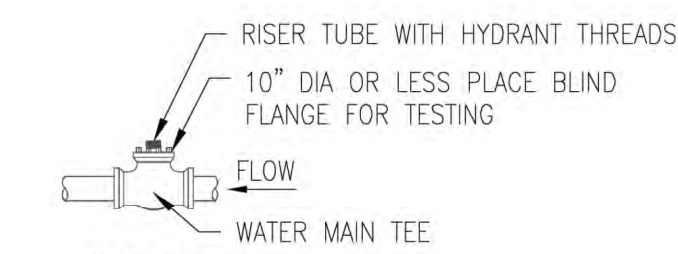


HORIZONTAL SEPARATION

WATER MAIN CROSSING OTHER UTILITIES
NOT TO SCALE



MASTER METER VAULT CONFIGURATION WITH COVER
NOT TO SCALE



PIPE DIA	TEST PORT SIZE
6"	6"
8"	8"
10"	10"
12"	10"
16"	10"



NO.	DATE	REVISION	BY
1	10/06/2023	SITE PLAN	NEF
2	03/27/2024	REVISED SITE PLAN	NEF
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

STANDARD WATER MAIN DETAILS

YPSILANTI COMMUNITY UTILITIES AUTHORITY
2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
WWW.YCUA.ORG

DATE: 09/25/19 SCALE: NO SCALE SHEET: []

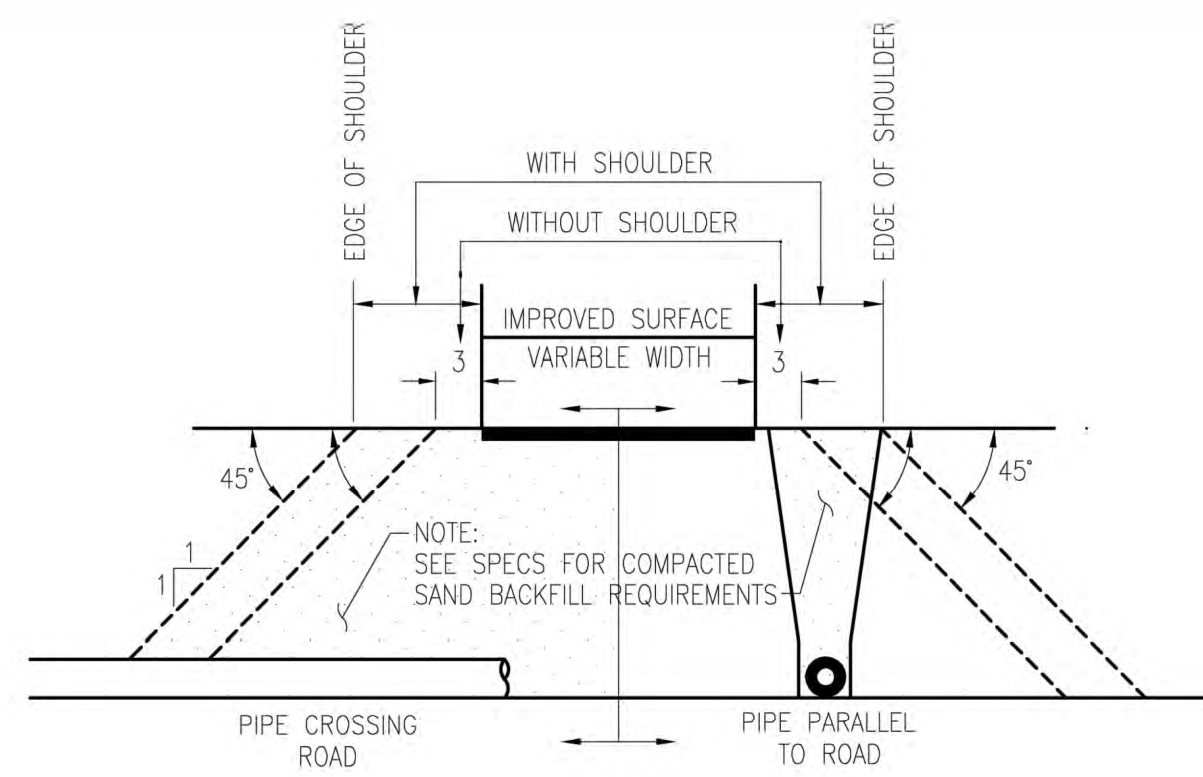
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

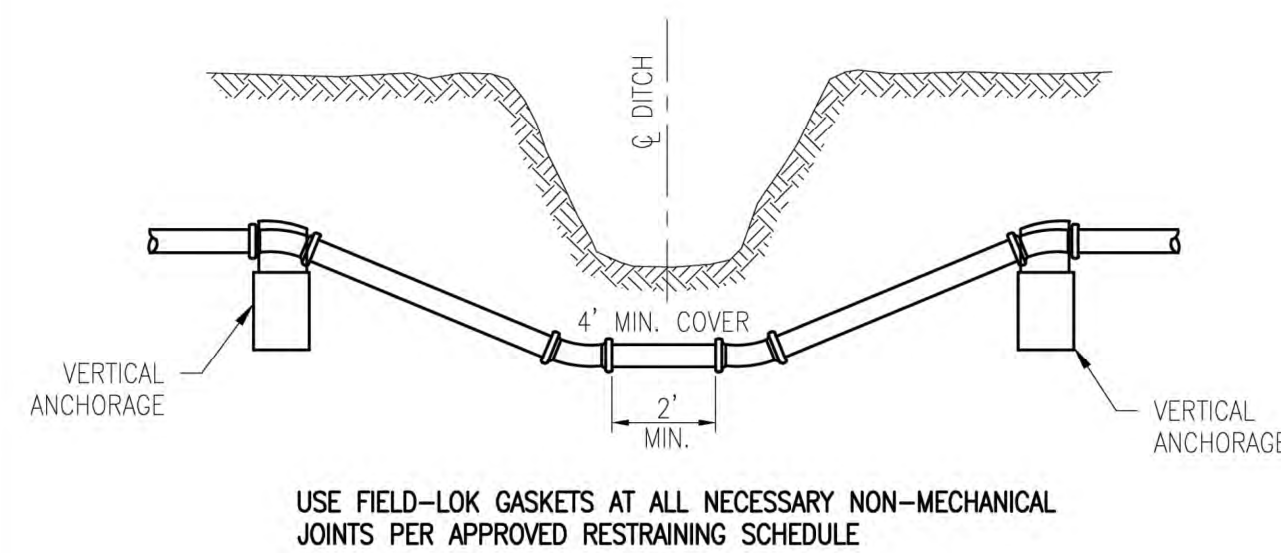
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Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

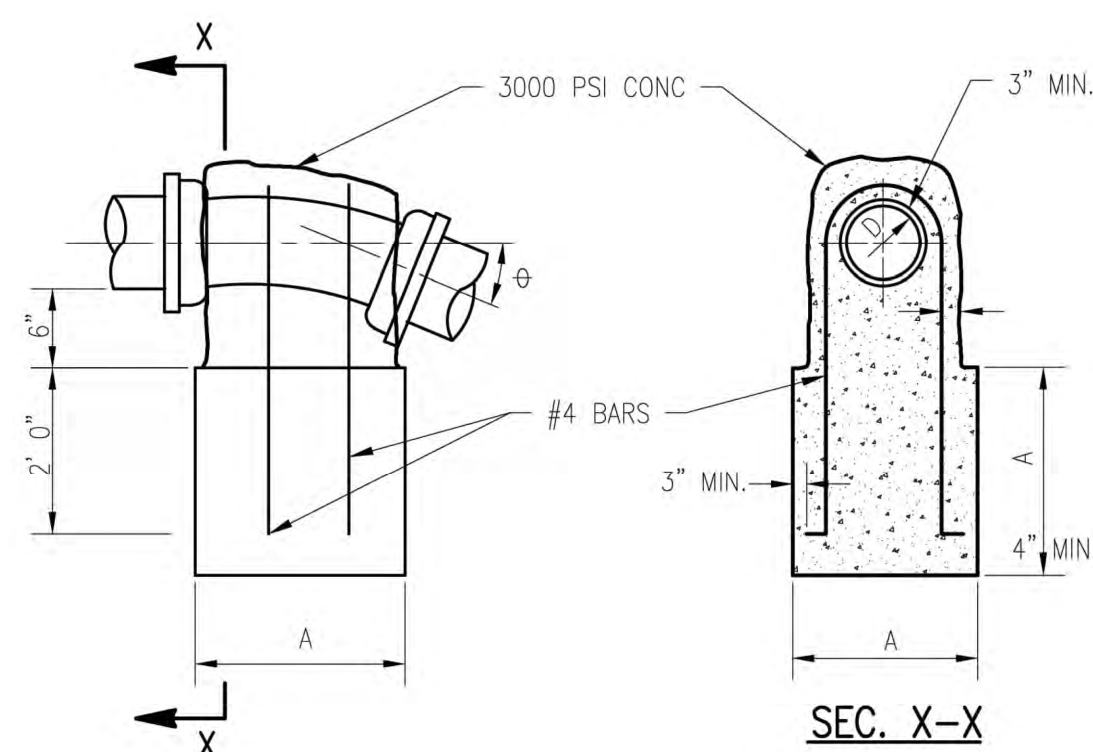
FILE NO.: 1139
CHECKED: DGL
SHEET NO.: C504



**BACKFILL IN THE AREA OF STREETS, ALLEYS
SIDEWALKS, DRIVES & PARKING LOTS**
NOT TO SCALE



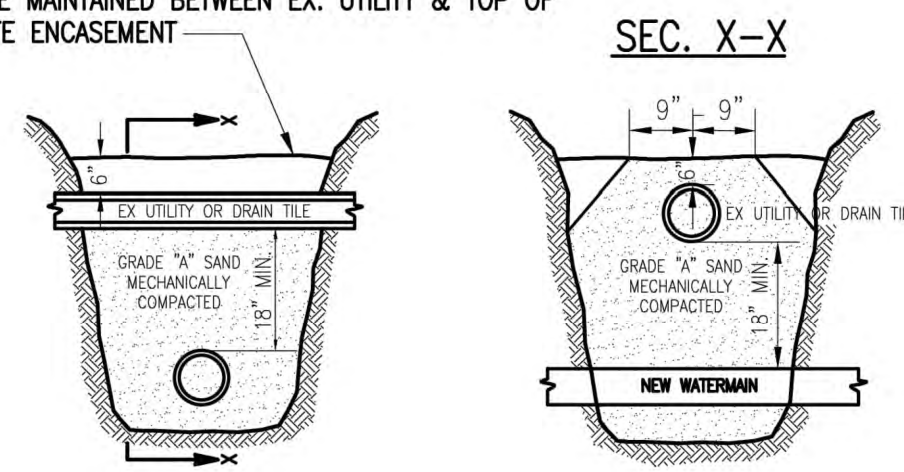
STANDARD DITCH CROSSING
NOT TO SCALE



DETAIL OF VERTICAL ANCHORAGE
NOT TO SCALE

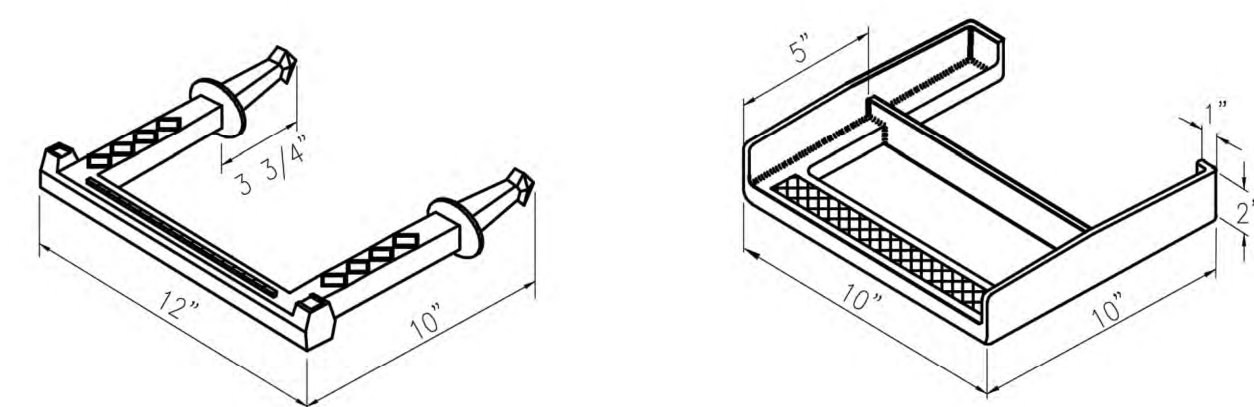
DIA. OF WATER MAIN	BEND	A	NUMBER OF BARS
6"	22 1/2"	2'-0"	2
6"	45"	3'-3"	2
8"	22 1/2"	3'-3"	2
8"	45"	4'-0"	3
12"	11 1/4"	3'-3"	2
12"	22 1/2"	4'-0"	3
16"	11 1/4"	3'-3"	2
16"	22 1/2"	4'-0"	3
20"	11 1/4"	4'-0"	2
20"	22 1/2"	5'-0"	3
24"	11 1/4"	4'-0"	2
24"	22 1/2"	5'-0"	3

NOTE:
WHERE CONCRETE ENCASUREMENT IS SPECIFIED FOR NEW UTILITY
A 6" MINIMUM LAYER OF MECHANICALLY COMPACTED SAND
SHALL BE MAINTAINED BETWEEN EX. UTILITY & TOP OF
CONCRETE ENCASUREMENT



COMPACTED SAND SHALL EXTEND FOR 9" EACH SIDE OF
EXISTING PIPE, AT 6" ABOVE EXISTING PIPE & SHALL SLOPE
OUT AT A 1:1 (45°) SLOPE TO THE BOTTOM OF THE TRENCH

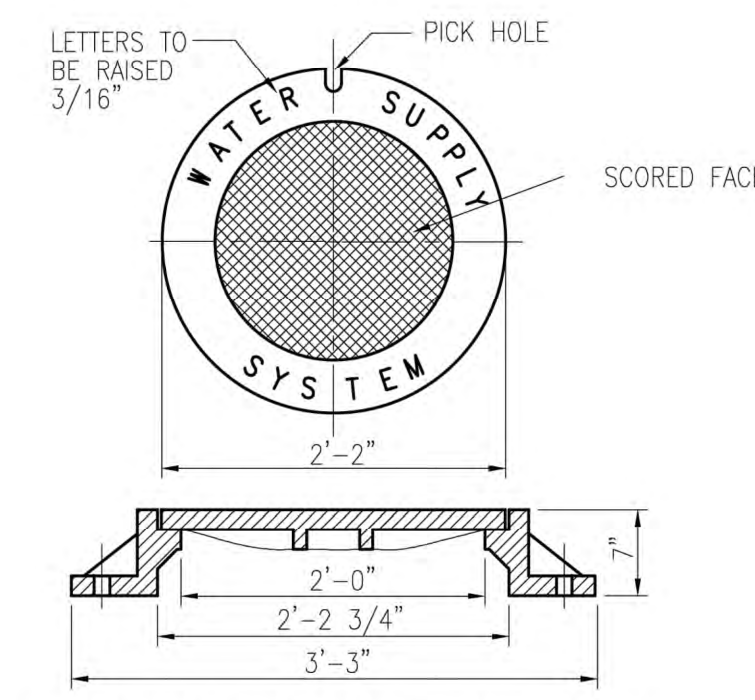
STANDARD PIPE SUPPORT
NOT TO SCALE



MANHOLE STEP
M.A. PSI-375
USE AS REQUIRED

STANDARD MANHOLE STEP
EJ 8500
USE AS REQUIRED

INSTALLED IN ECCENTRIC WELLS ONLY.
CONCENTRIC WELLS WILL NOT BE INSTALLED WITH STEPS.



STANDARD FRAME & COVER
EJ #1040
USE AS REQUIRED

PIPE RESTRAINT SCHEDULE

THE FOLLOWING TABLE IS A JOINT RESTRAINT SCHEDULE (DIPRA) FOR GROUND-BURIED DUCTILE IRON OR PVC PIPE. LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.

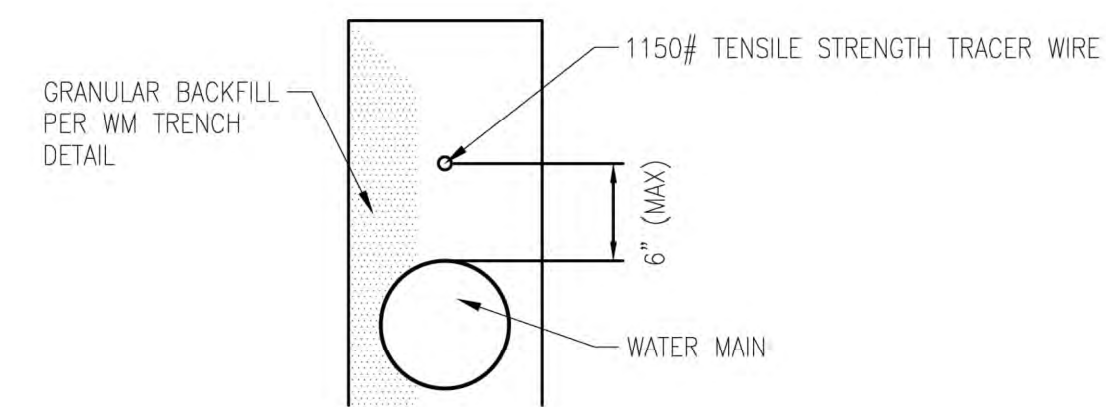
PIPE DIAMETER	TEES, 90° PLUGS	45° BENDS	22 1/2° BENDS	REDUCERS
6"	40	25	25	30
8"	55	25	25	30
12"	80	35	25	55
16"	100	40	25	60
24"	135	56	25	65

BASED UPON

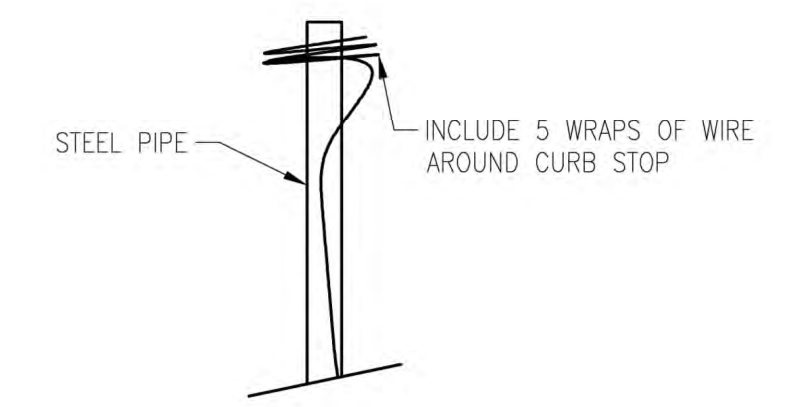
INTERNAL PRESSURE: 180
PIPE DEPTH: 5
BEDDING CLASS: TYPE 4
SOIL TYPE: GOOD SAND
SAFETY FACTOR: 2

- IF PIPE DIAMETER IS NOT LISTED IN THIS TABLE; THE NEXT LARGEST PIPE SHALL BE USED. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER).
- FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY. THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
- IF TIE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8 INCH TO BAR DIAMETER AS CORROSION ALLOWANCE. SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
- MANUFACTURER'S RESTRAINT SCHEDULE AND SPECIFIC SITE CONDITIONS MAY MODIFY THE ABOVE SCHEDULE. ANY ALTERNATIVE SCHEDULE SHALL BE SUBMITTED TO YCUA FOR APPROVAL.

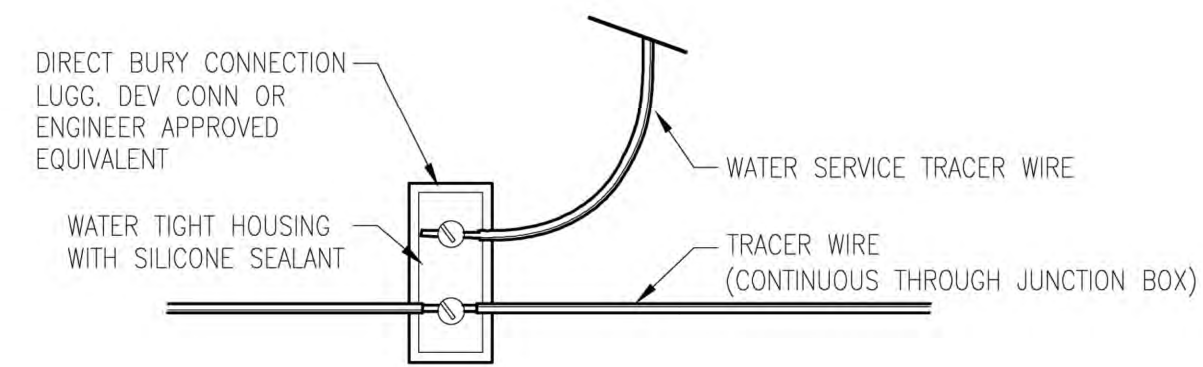
TRACER WIRE DETAILS



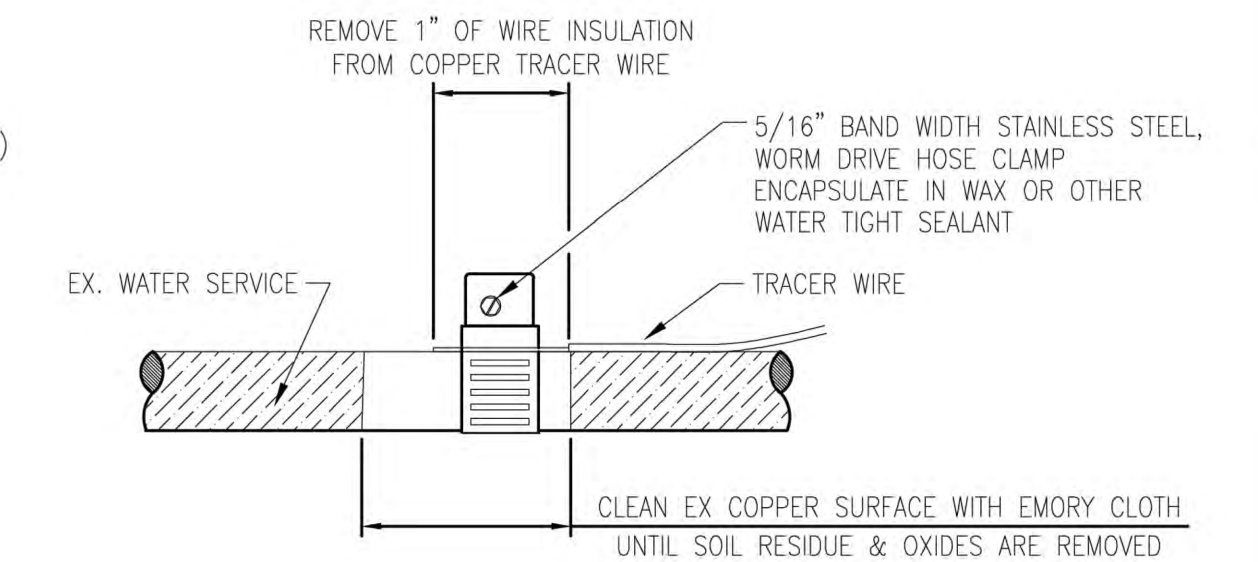
OPEN CUT MAIN LINE TRENCH
NOT TO SCALE



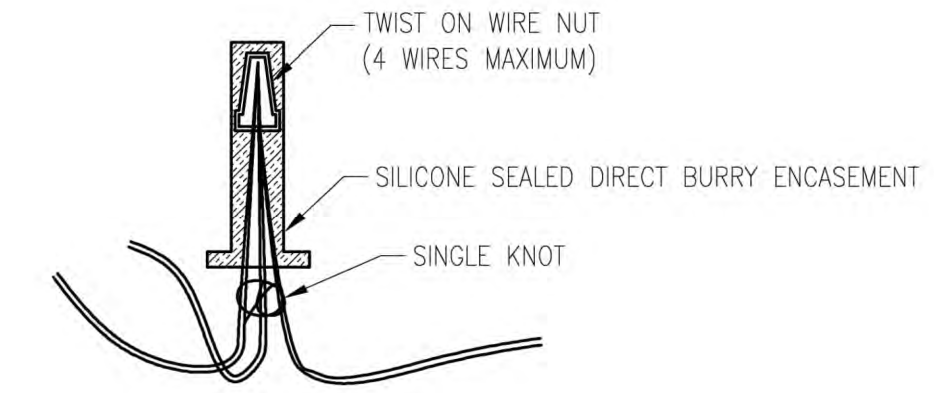
CURB BOX WIRE COIL
NOT TO SCALE



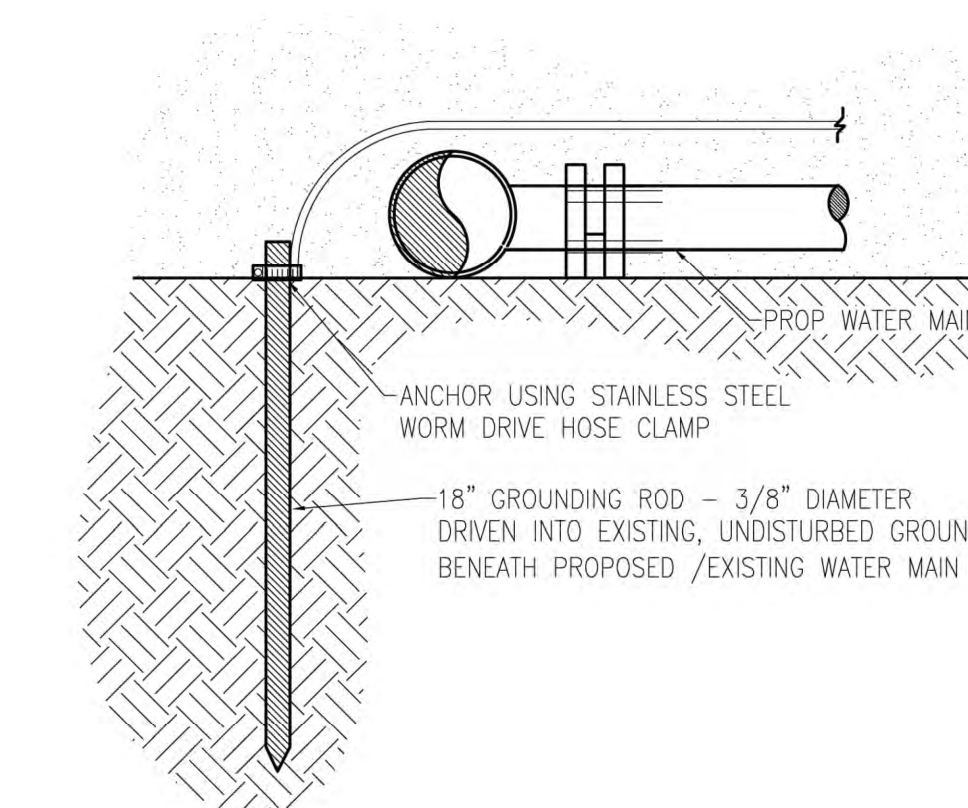
MAIN LINE JUNCTION BOX
NOT TO SCALE



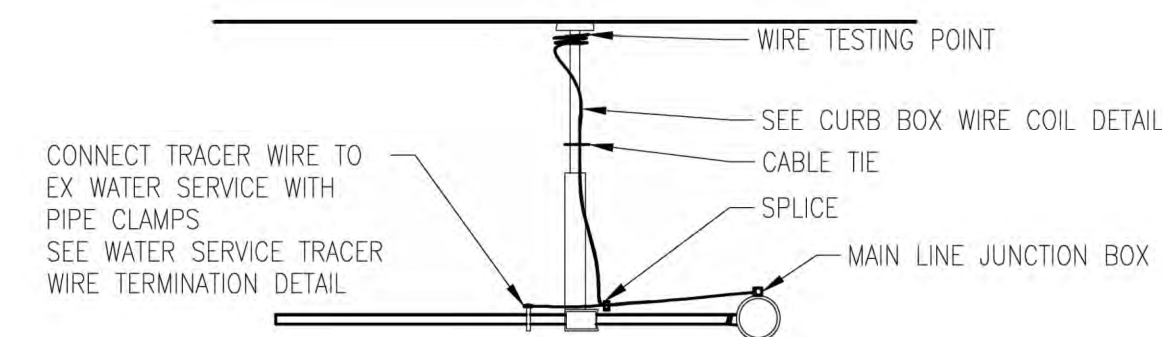
WATER SERVICE TERMINATION
NOT TO SCALE



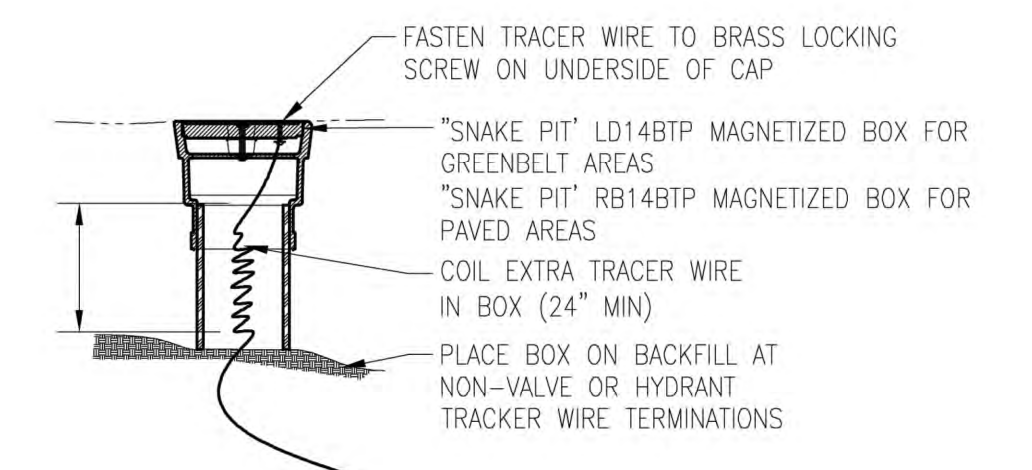
SPLICE CONNECTOR
NOT TO SCALE



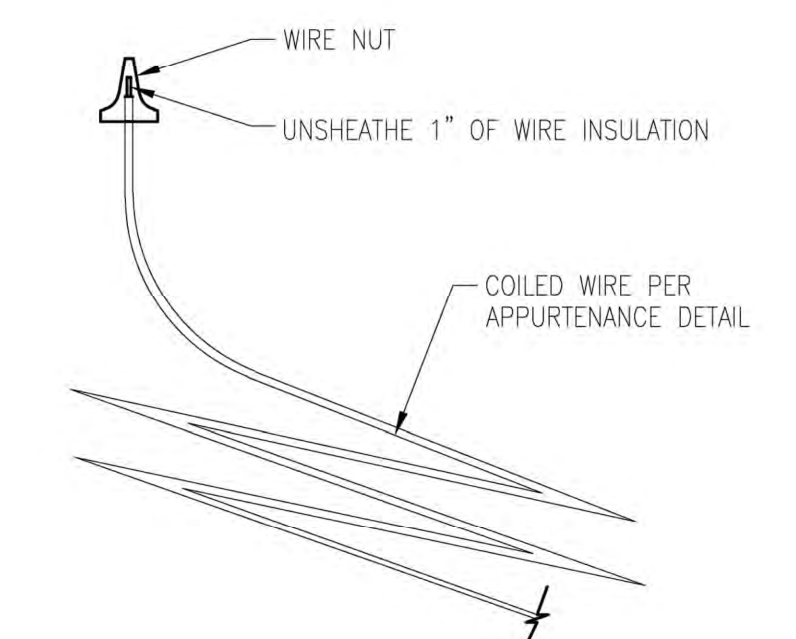
GROUNDING ROD TERMINATION
NOT TO SCALE



CURB STOP CONNECTION
NOT TO SCALE



TRACER WIRE TEST POINT
NOT TO SCALE



WIRE TESTING POINT
NOT TO SCALE



Know what's below.
Call before you dig.



REVISIONS	DATE	DESCRIPTION	BY

STANDARD WATER MAIN DETAILS

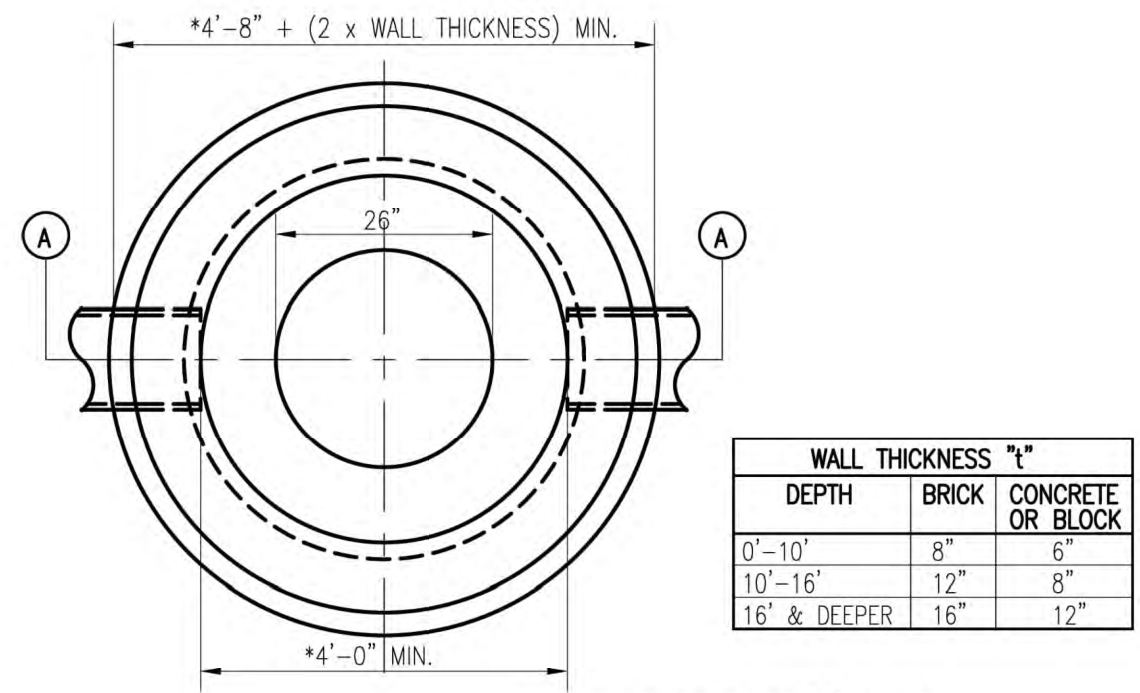
YPSILANTI COMMUNITY UTILITIES AUTHORITY 2777 STATE ROAD YPSILANTI, MICHIGAN 48198-9112 (734) 484-4800 FAX: (734) 544-7221 WWW.YCUA.ORG		DATE: 09/25/19 SCALE: NO SCALE SHEET:
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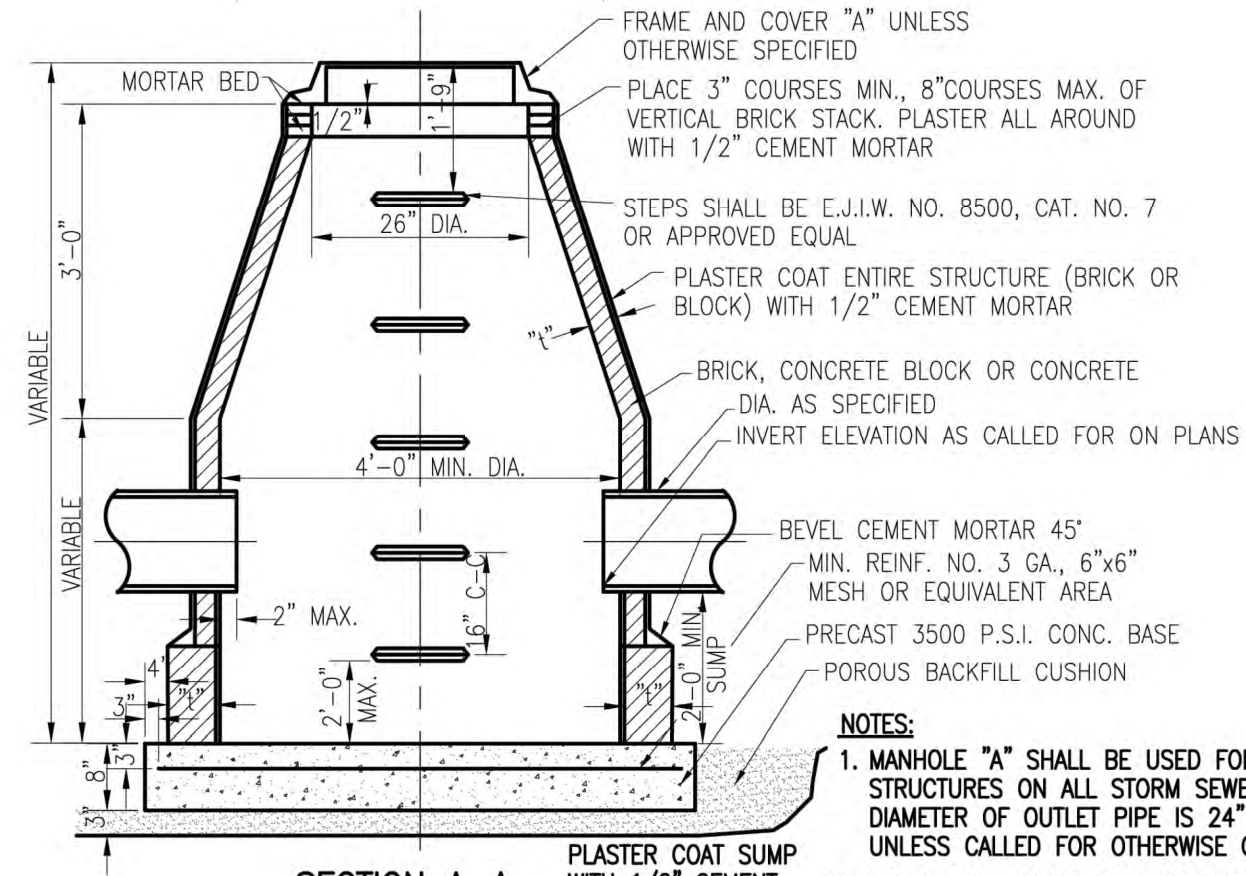
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

Vriesman & Korhorn
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
www.VKcivil.com

FILE NO. 1139
CHECKED: DGL
SHEET NO. C505

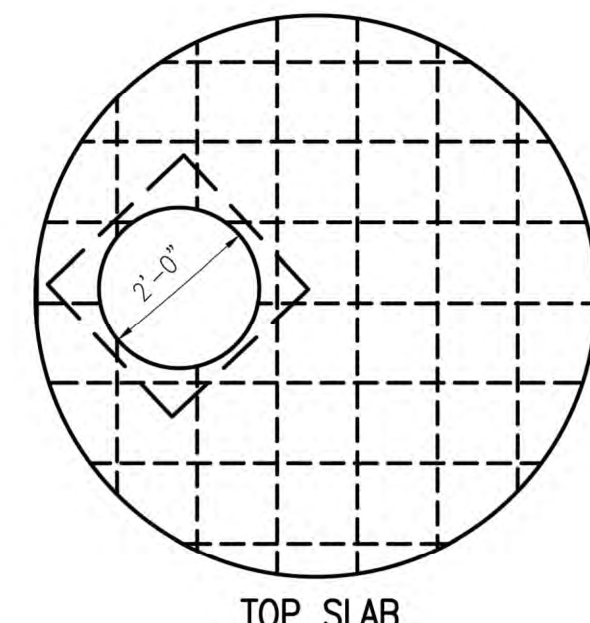


WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10"	8"	6"
10'-16"	12"	8"
16' & DEEPER	16"	12"

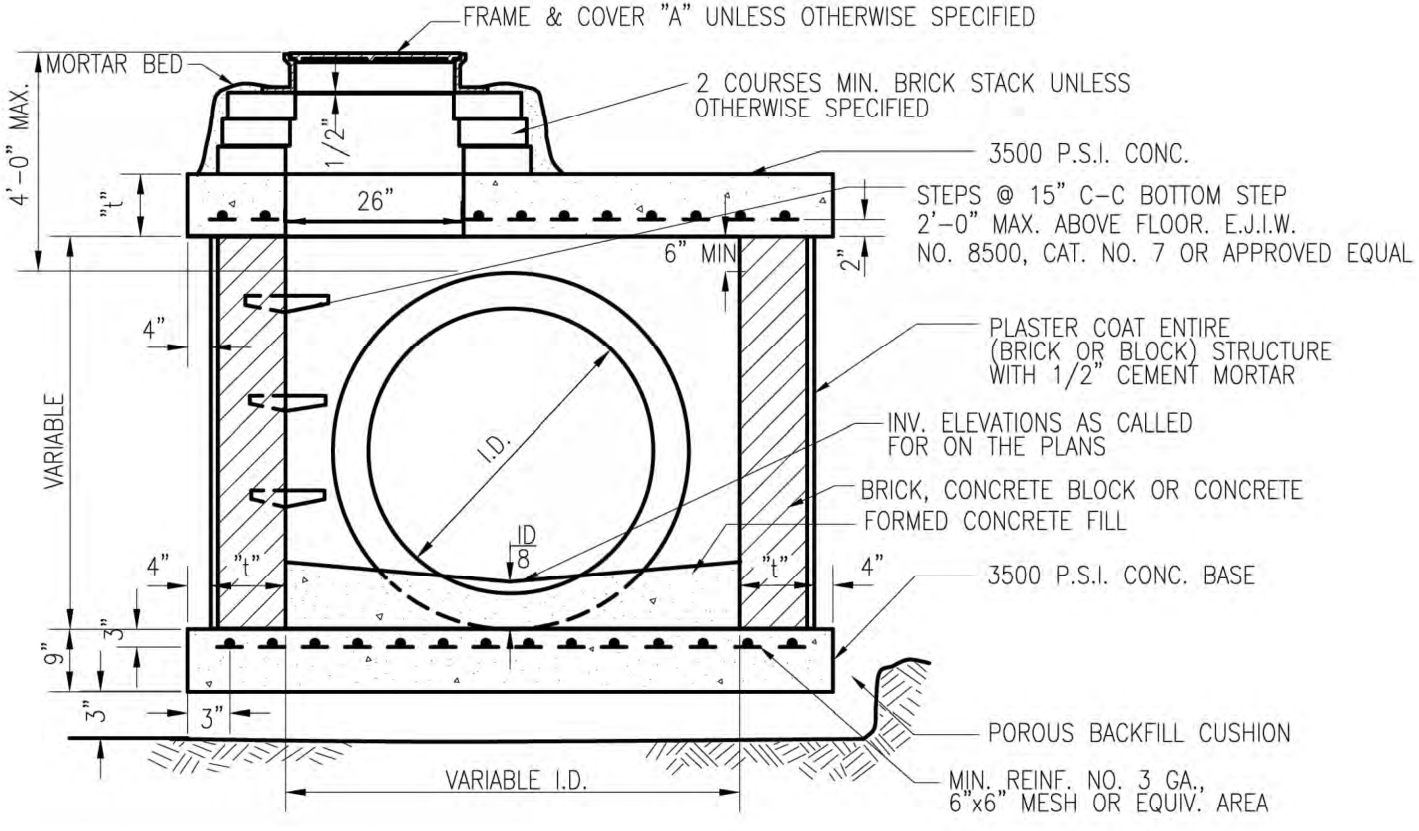


SECTION A-A
MANHOLE "A"

NOTES:
1. MANHOLE "A" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.



TOP SLAB

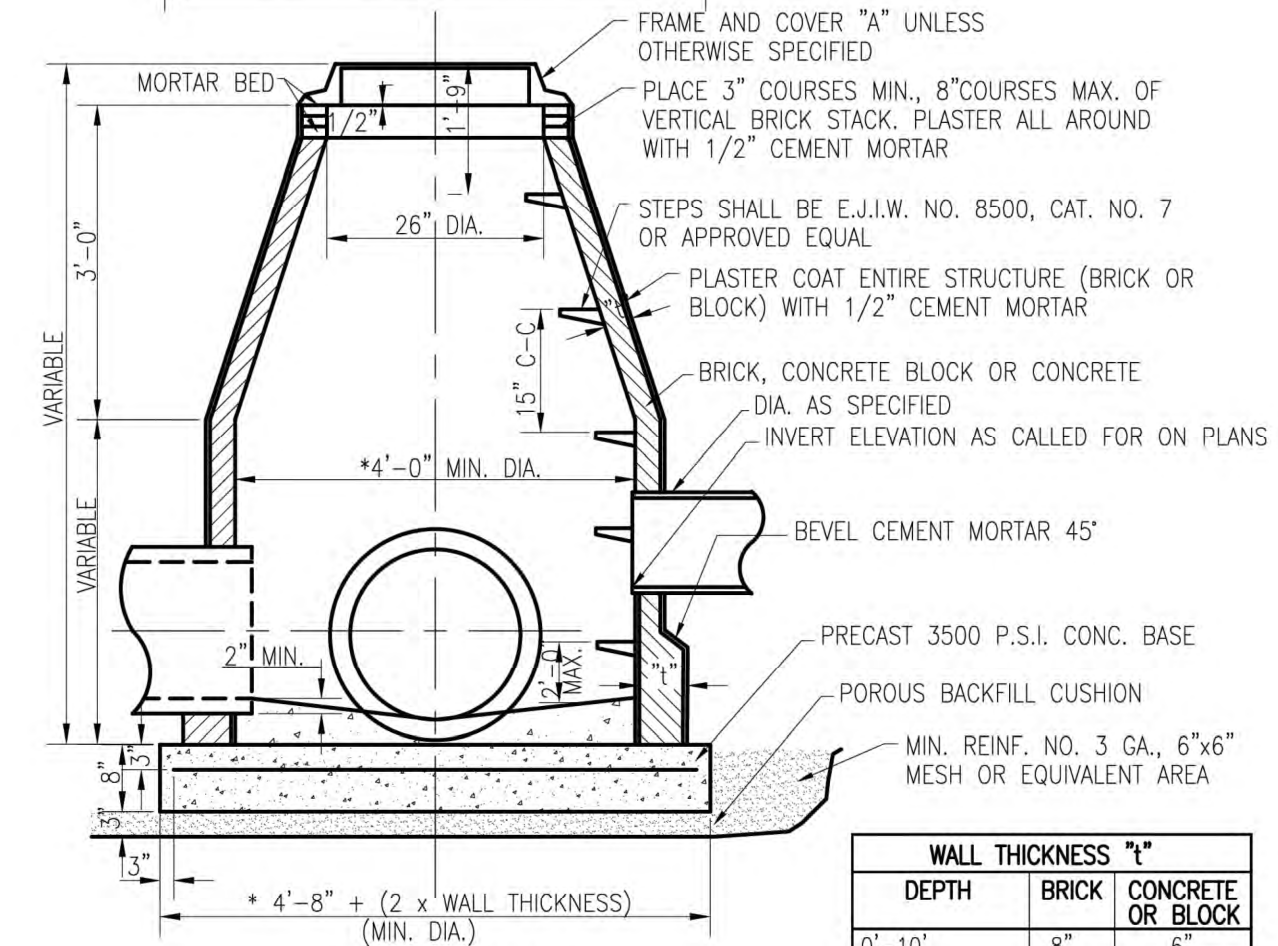
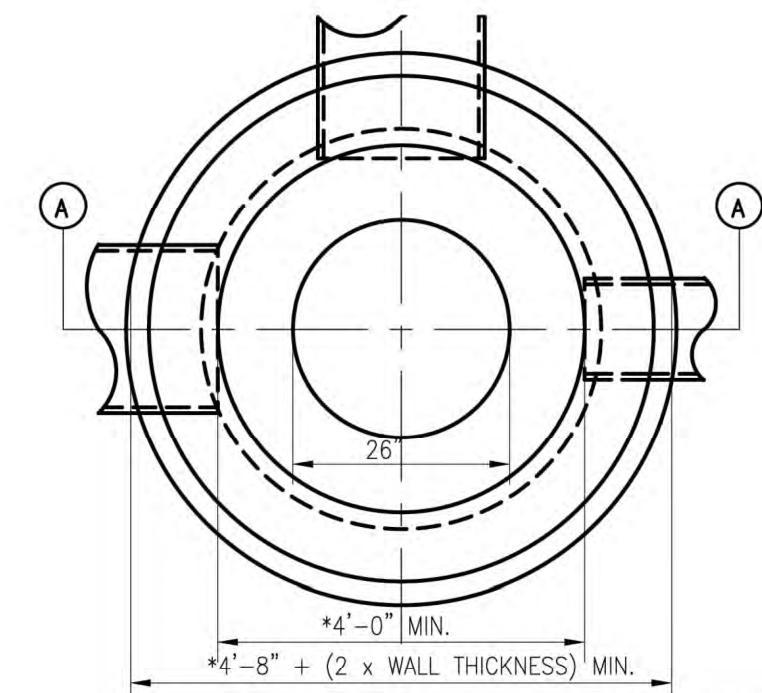


TYPICAL SECTION
MANHOLE "D"

OUTLET I.D.	M.H. D	TOP SLAB "t"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	4'-0"	10"	12"	3/4" @ 9" EACH WAY
48"	4'-0"	11"	12"	7/8" @ 9" EACH WAY
54"	4'-0"	11"	12"	7/8" @ 9" EACH WAY

M.H. D	TOP SLAB "t"	WALLS "t"	REINFORCING STEEL (SLAB)
7'-0"	12"	12"	7/8" @ 9" EACH WAY
8'-0"	12"	12"	1" @ 9" EACH WAY

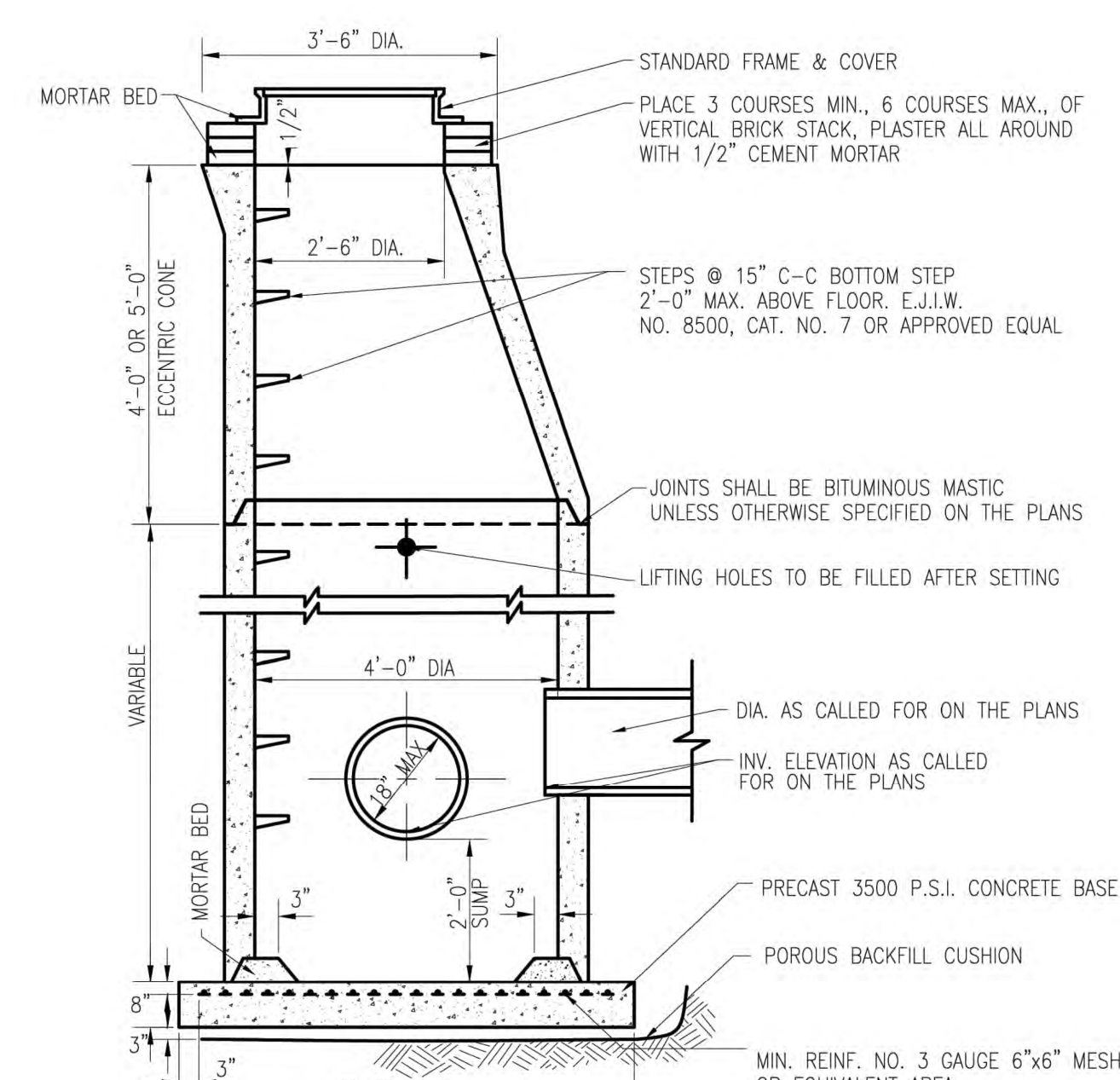
NOTES:
1. DIA. SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE ANGLE OF THE SEWERS.
2. M.H. "D" SHALL BE USED WHERE THE DEPTH OF COVER FROM THE TOP OF CASTING TO THE TOP OF SEWER IS LESS THAN 4'-0". M.H. "D" SHALL BE CONSTRUCTED WITH A 2" SUMP WHERE DIAMETER OF OUTLET SEWER IS 24" OR LESS.



SECTION A-A
MANHOLE "B"

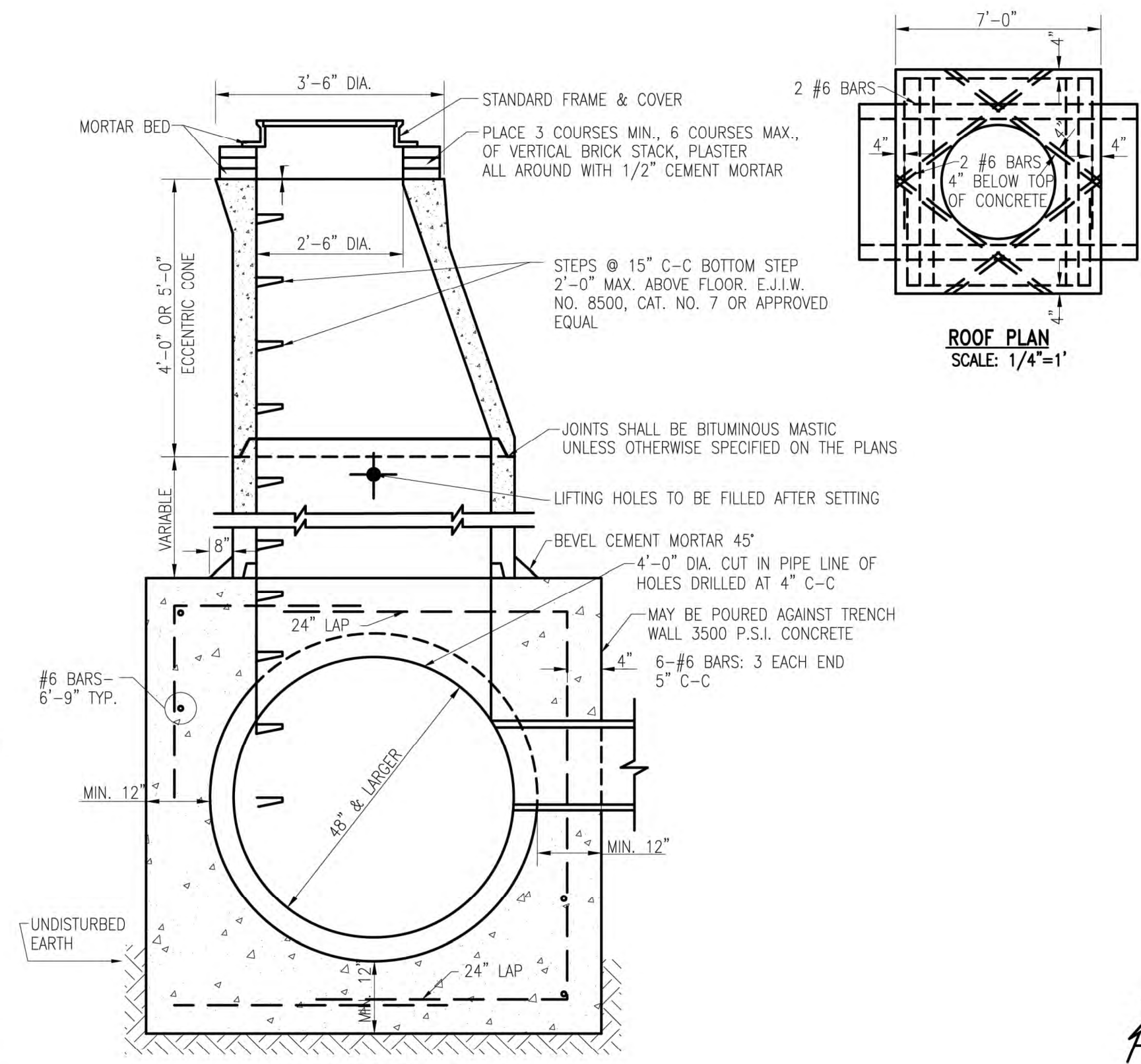
NOTES:
1. MANHOLE "B" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
2. DIA. OF M.H. SHALL BE INCREASED AS SHOWN ON THE PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10"	8"	6"
10'-16"	12"	8"
16' & DEEPER	16"	12"



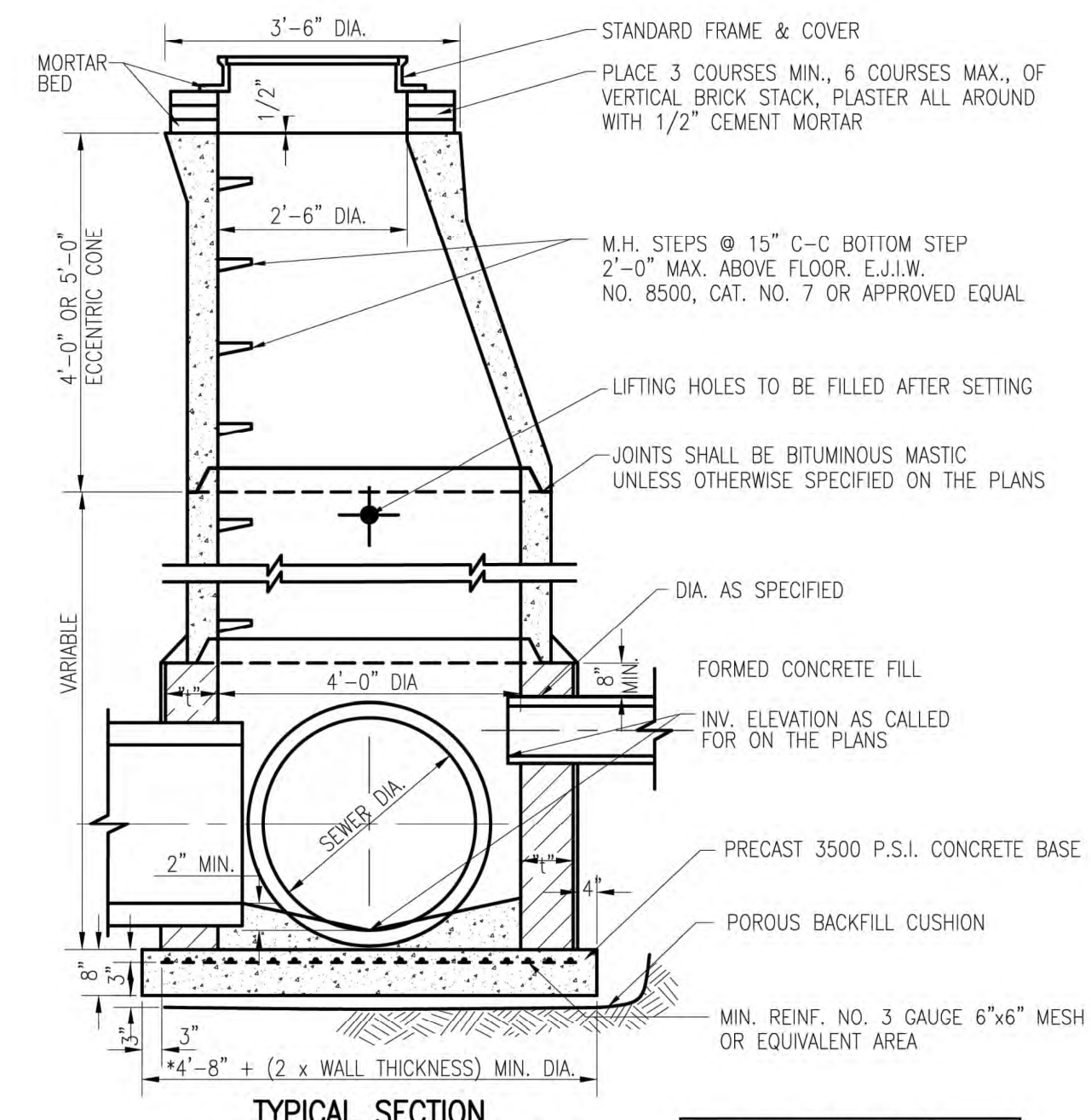
TYPICAL SECTION
PRECAST MANHOLE "E"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION
PRECAST MANHOLE "C"

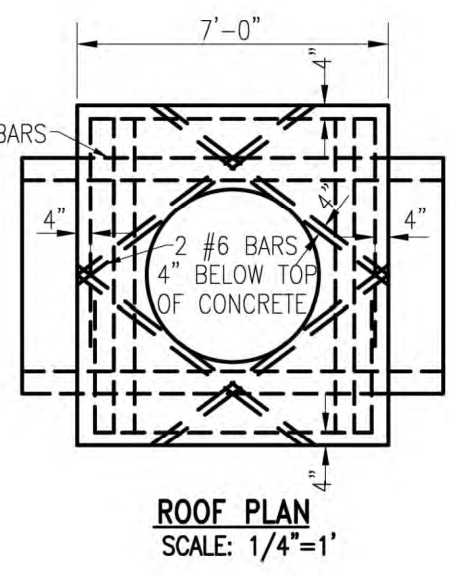
NOTES:
1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE THE DIAMETER OF OUTLET PIPE IS 24" OR SMALLER, UNLESS CALLED FOR OTHERWISE ON THE PLANS.
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



TYPICAL SECTION
PRECAST MANHOLE "F"

NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.
3. DIAMETER OF MANHOLE SHALL BE INCREASED AS SHOWN ON PLANS OR IN THE PROPOSAL DEPENDING ON THE DIAMETERS AND ANGLES OF THE SEWERS.

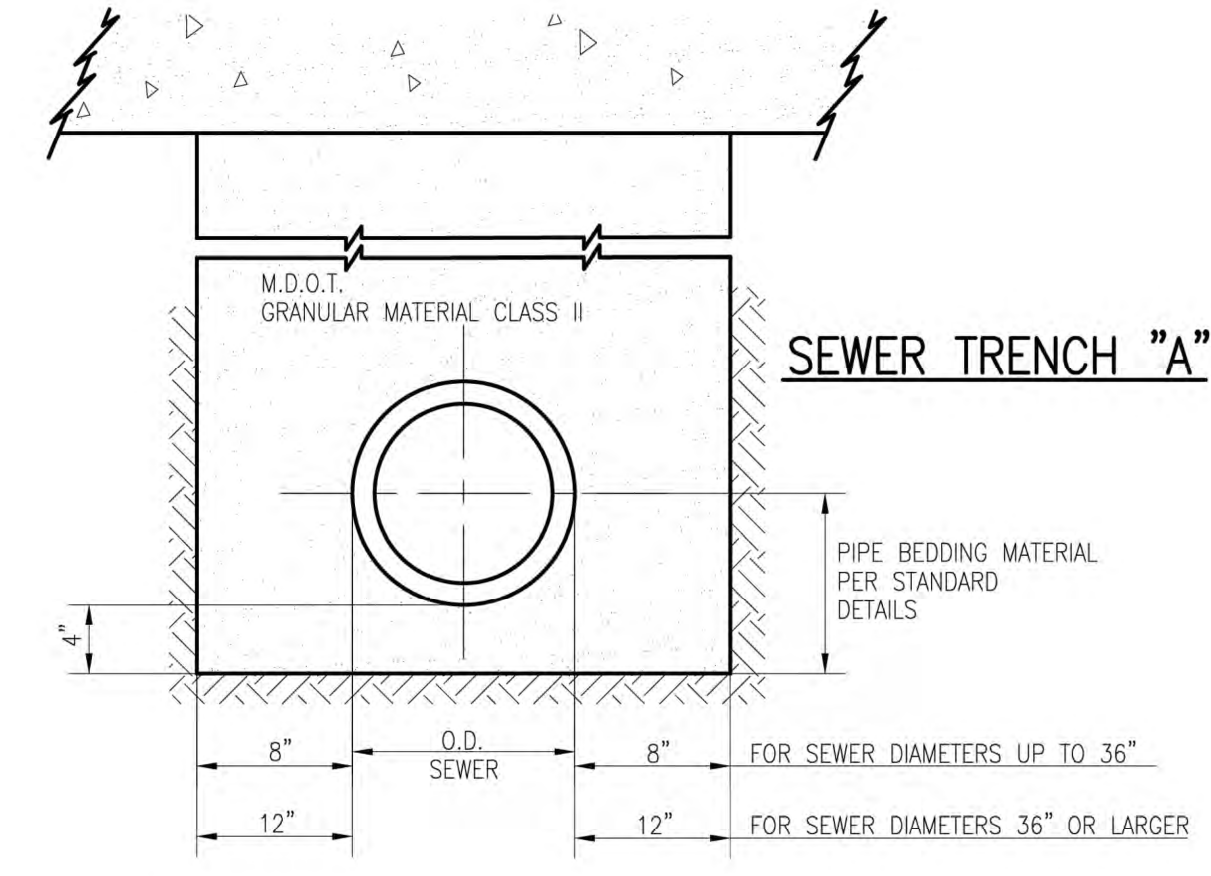
WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10"	8"	6"
10'-16"	12"	8"
16' & DEEPER	16"	12"



ROOF PLAN
SCALE: 1/4"=1'

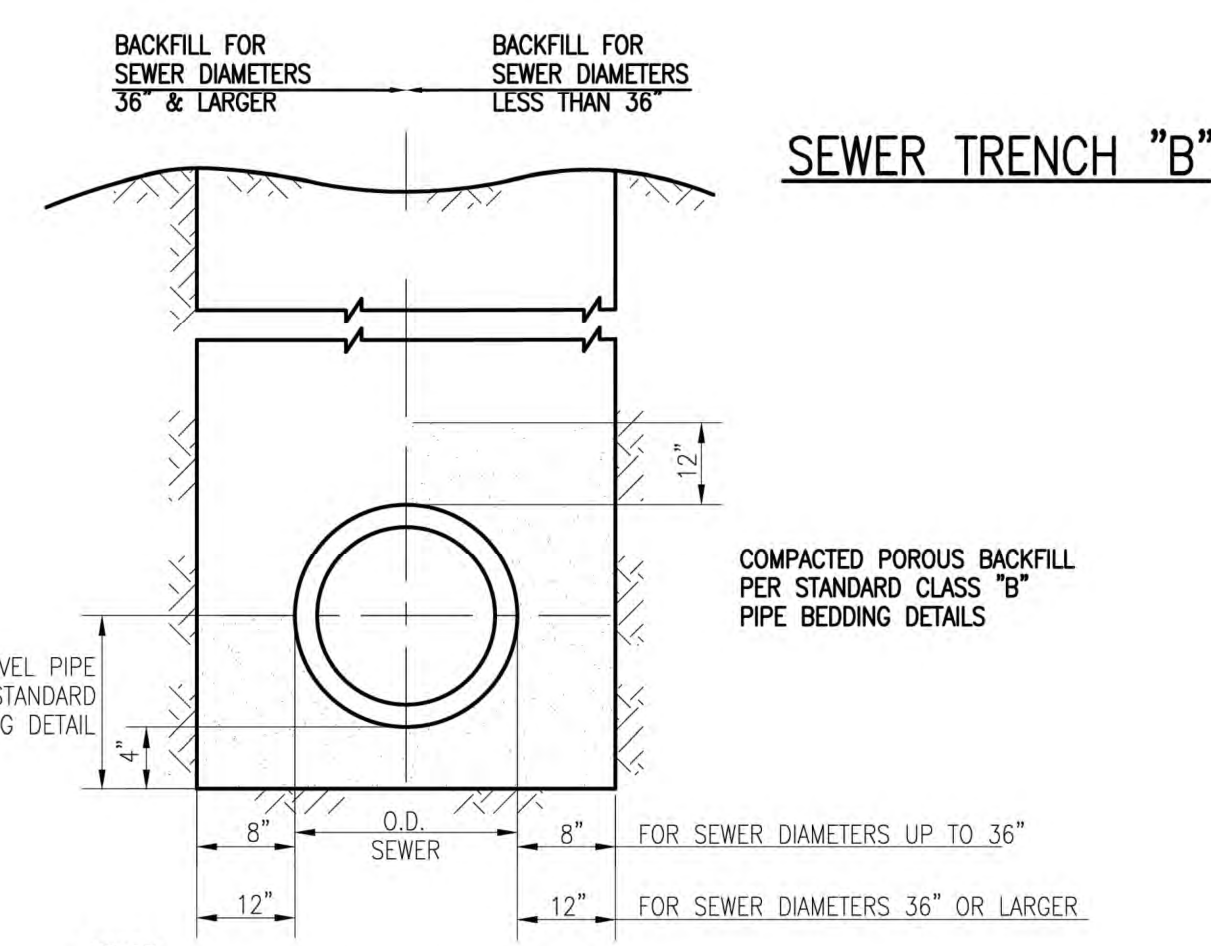
GENERAL NOTES FOR
STORM SEWER MANHOLES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
- CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE UNITS ("E", "F", AND "I") IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES ("A" AND "B") IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
 - NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 24" OF UNDISTURBED PRECAST PIPE OR WOULD REMOVE MORE THAN 30% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
 - STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, SHALL BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT, WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
 - OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER MANHOLE HAS BEEN CONSTRUCTED.
- ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
- A "POURED 3500 P.S.I. CONCRETE BASE" WITHOUT STEEL REINFORCEMENT MAY BE SUBSTITUTED FOR PRECAST BASE WHEN APPROVED BY THE TOWNSHIP ENGINEER. A POROUS BACKFILL CUSHION WILL NOT BE REQUIRED UNDER THE POURED BASE UNLESS CONTRACTOR HAS EXCAVATED BELOW THE REQUIRED ELEVATION, AT WHICH TIME THE ENGINEER WILL DECIDE AS TO THE MERITS OF INCREASING THE THICKNESS OF THE CONCRETE BASE OR THE USE OF A POROUS BACKFILL CUSHION.
- WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, SLAG OR STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
- ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
- WHEREVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES AT 4" CENTER TO CENTER AROUND PERIPHERY OR OPENING TO CREATE A PLANE OF WEAKNESS BEFORE BREAKING SECTION OUT.



SEWER TRENCH "A"

NOTES:
1. TRENCH "A" SHALL BE USED UNDER ROAD SURFACES, PAVEMENT, SIDEWALK, CURB, AGGREGATE & PAVED DRIVES AND WHERE THE EDGE OF TRENCH IS WITHIN 3 FEET OF THE PAVEMENT
2. GRANULAR MATERIAL SHALL BE PLACED BY THE "CONTROLLED DENSITY METHOD" OR OTHER MEANS HAVING APPROVAL OF THE ENGINEER AND IS TO BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT



SEWER TRENCH "B"

NOTES:
1. SUITABLE EXCAVATED BACKFILL MATERIAL SHALL BE PLACED IN ONE FOOT LAYERS AND COMPACTED BY MECHANICAL TAMPING OR OTHER EFFECTIVE MEANS HAVING APPROVAL OF THE ENGINEER, TO A DENSITY EQUIVALENT TO THE UNDISTURBED ADJACENT SOIL.
2. TRENCH "B" SHALL BE USED UNDER CONDITIONS OTHER THAN SPECIFIED FOR TRENCH "A"

DRAWING PATH: S:\CITY\Ypsilanti\p\standards\std\plan\TownShip_2458.dwg Jun 05, 2015 - 1:19pm

NO.	DATE	REVISION	BY
1	10/06/2023	SITE PLAN	NEF
2	03/27/2024	REVISED SITE PLAN	NEF
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
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5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS



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Kalamazoo, MI (269) 697-7120
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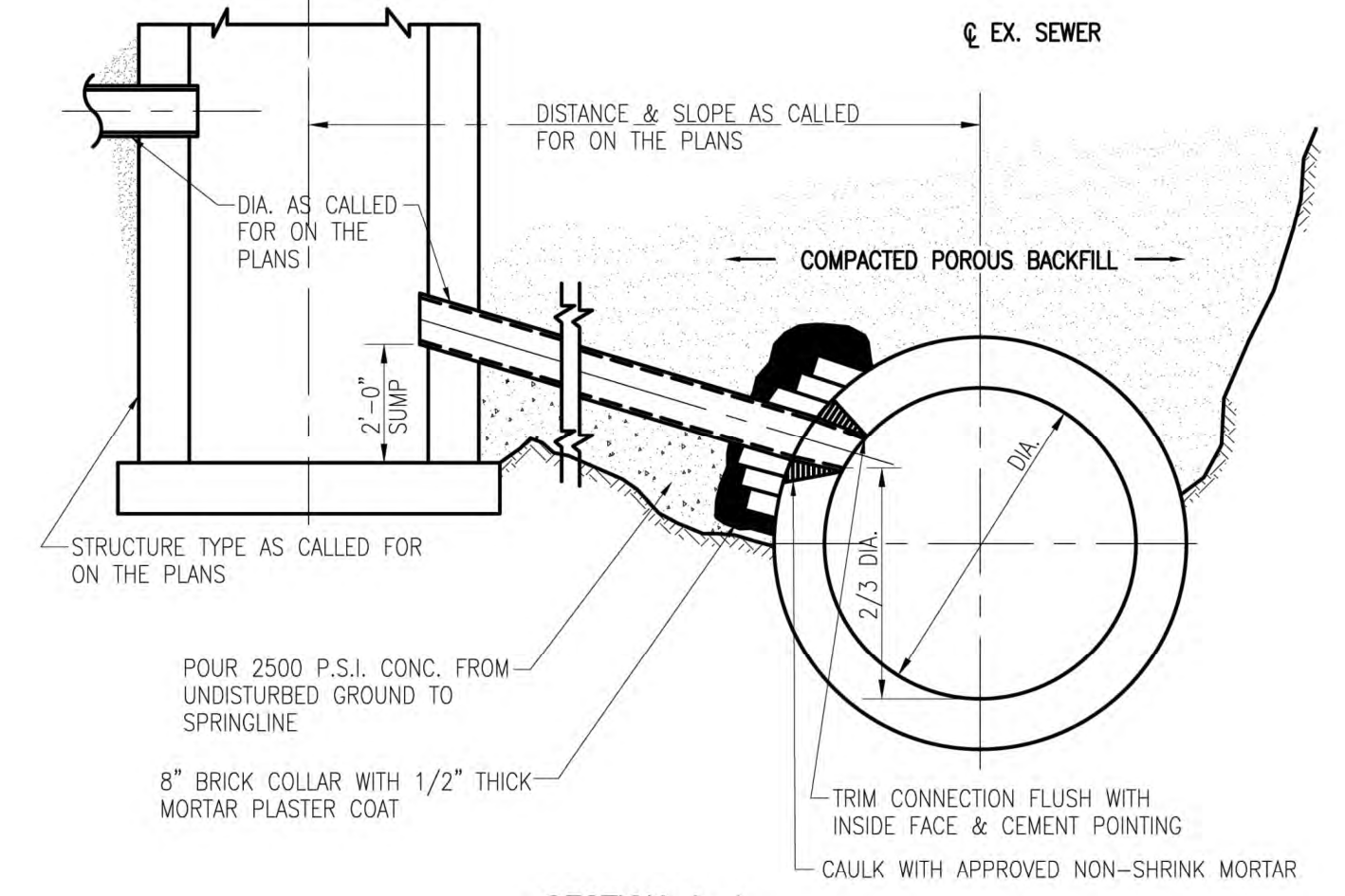
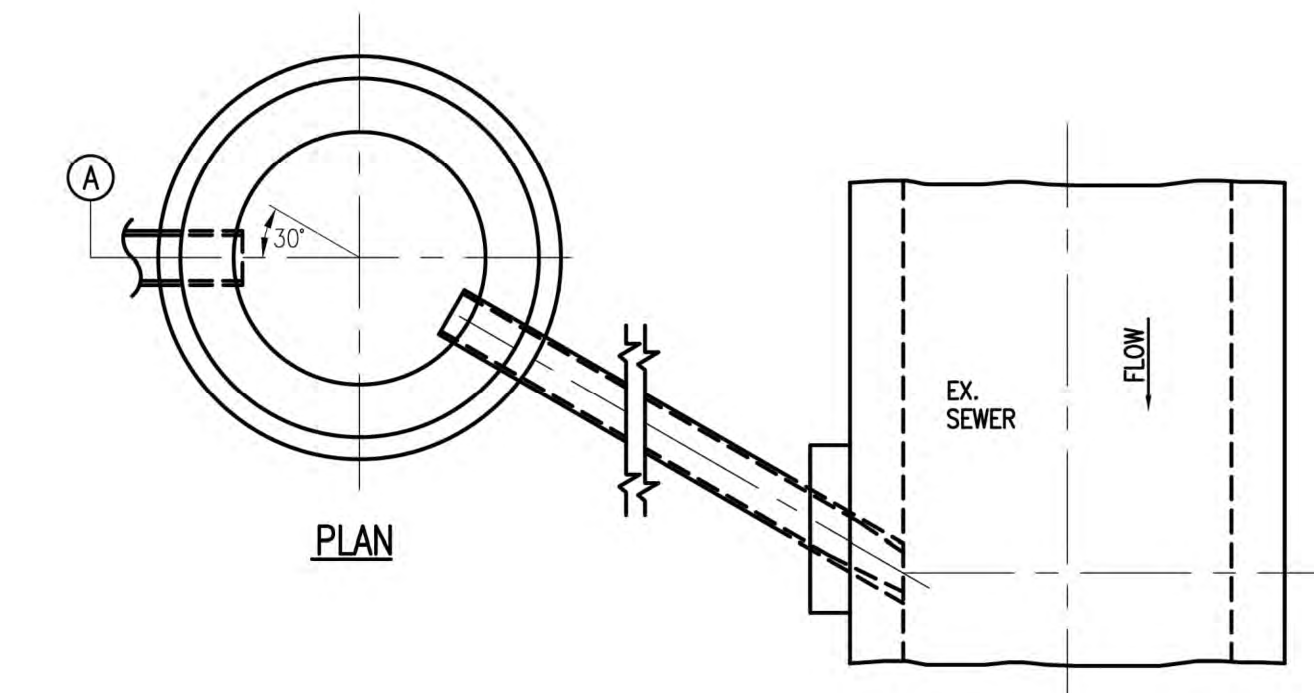


WWW.OHM-ADVISORS.COM

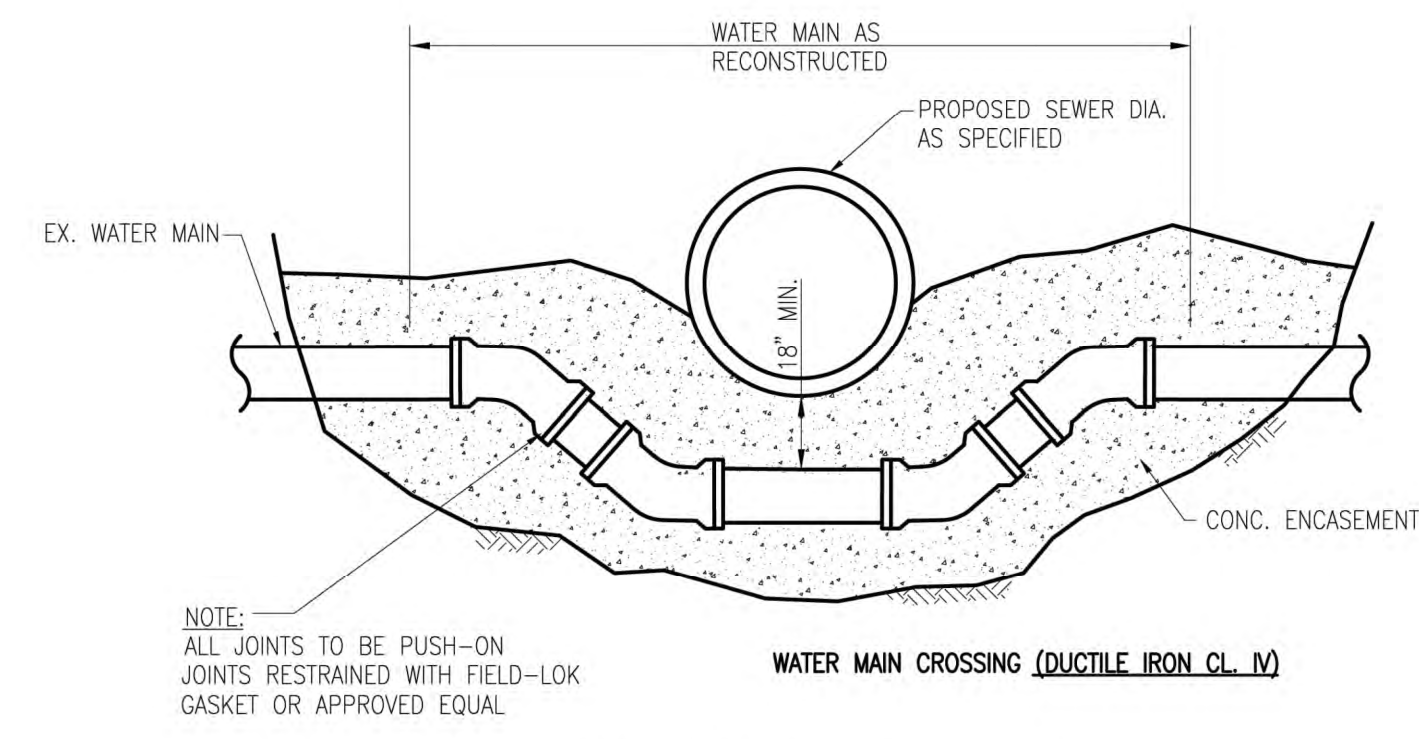
DATE	SCALE	CITY/VILLAGE/TOWNSHIP	COUNTY	RANGE	SECTION	TOWNSHIP	CITY	CLIENT	REVISIONS

YPSILANTI TOWNSHIP / Y.C.U.A.
STANDARD STORM SEWER DETAILS

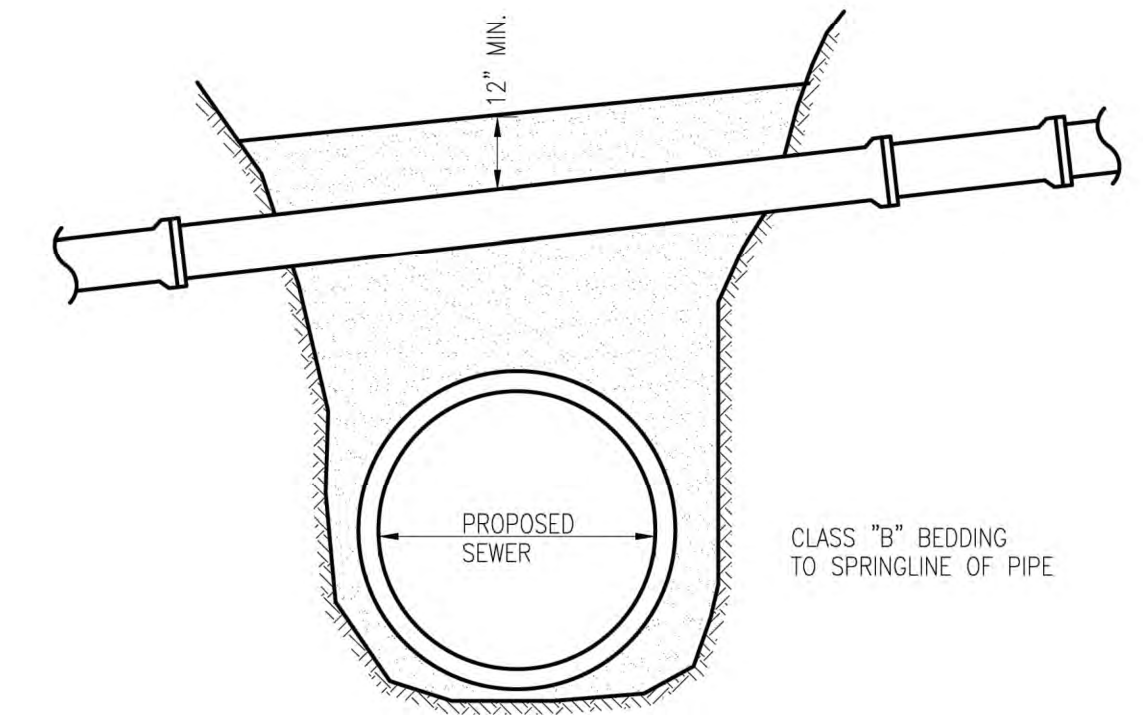
SHEET
OF ##



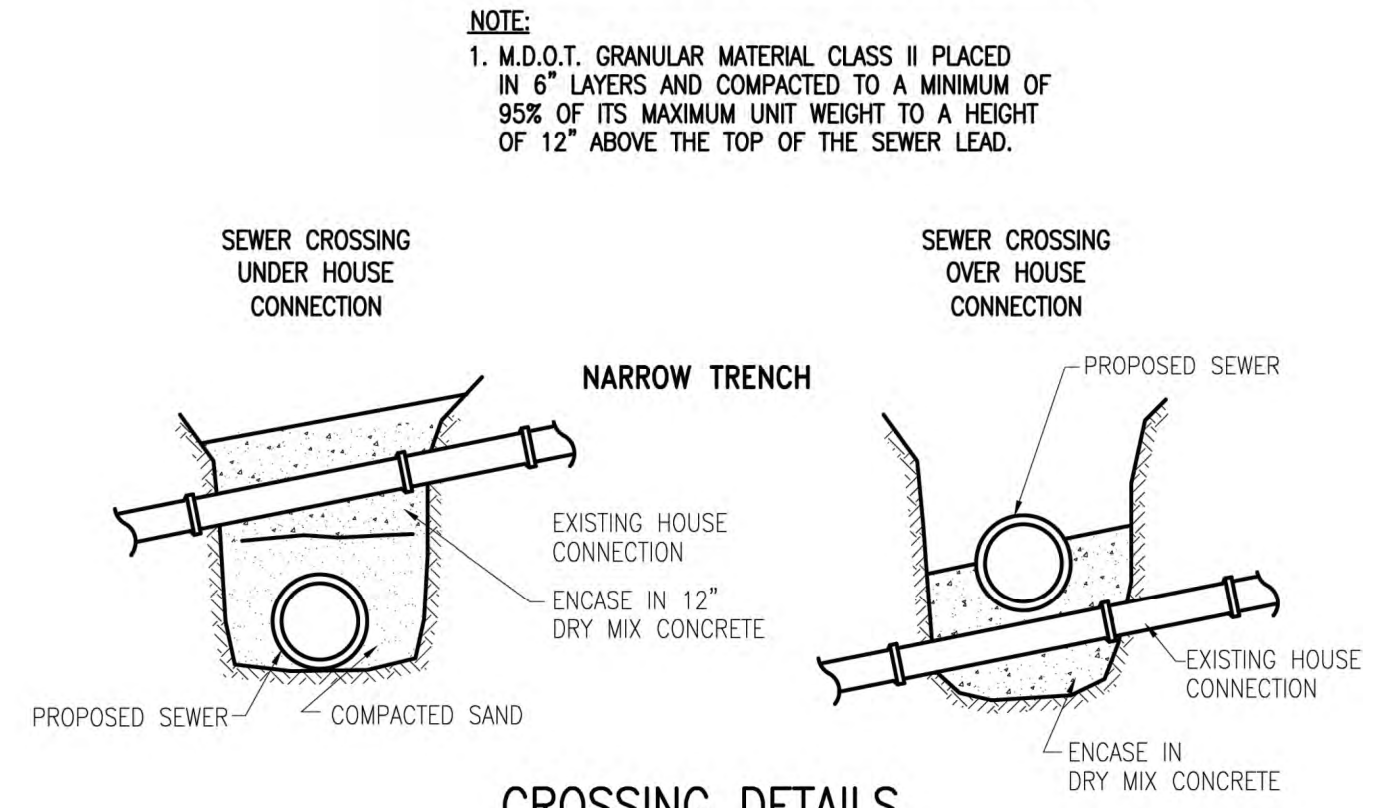
SECTION A-A
TYPICAL CONNECTIONS TO EXISTING SEWERS



WATER MAIN CROSSING

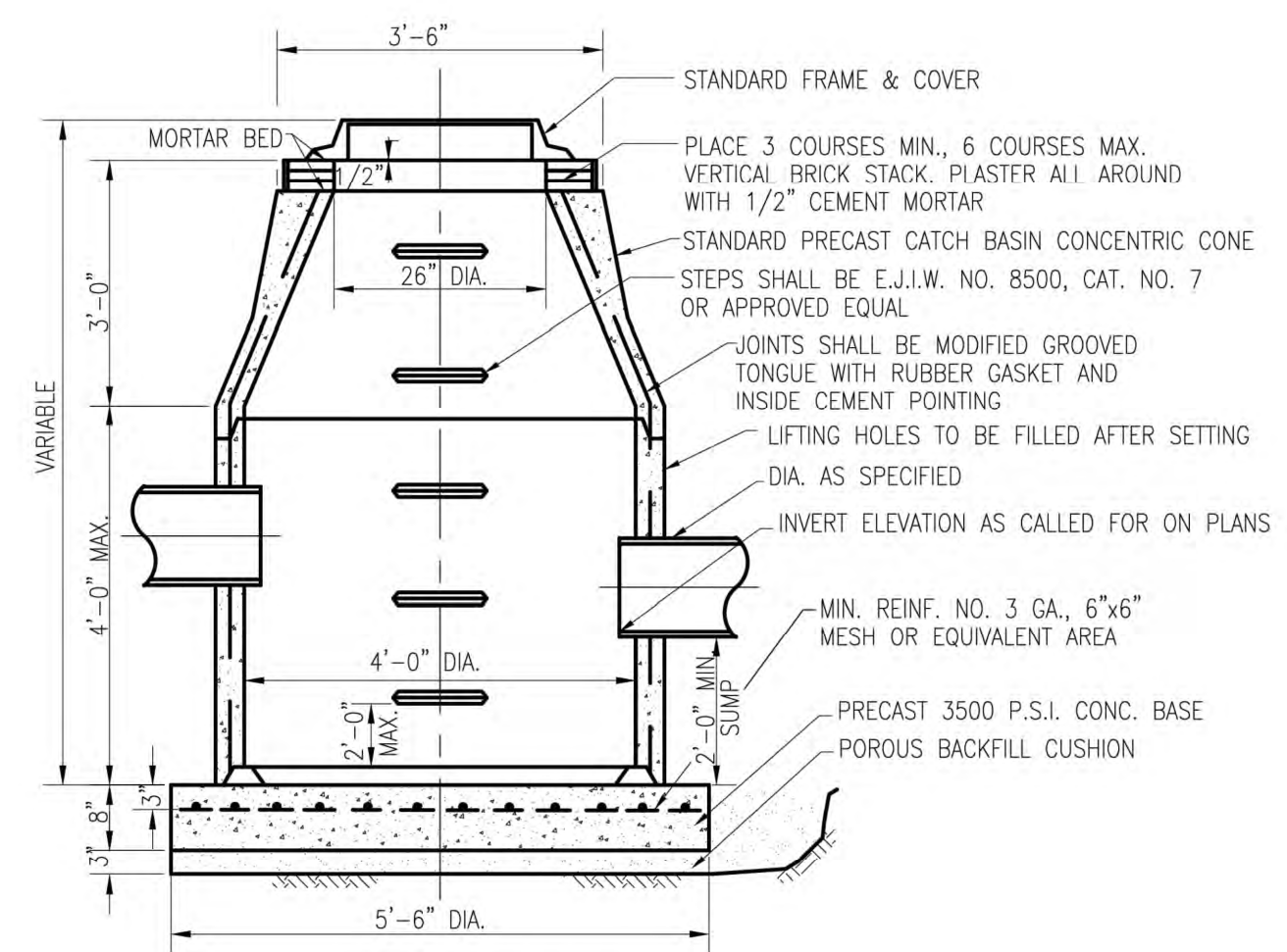


HOUSE CONNECTION CROSSING

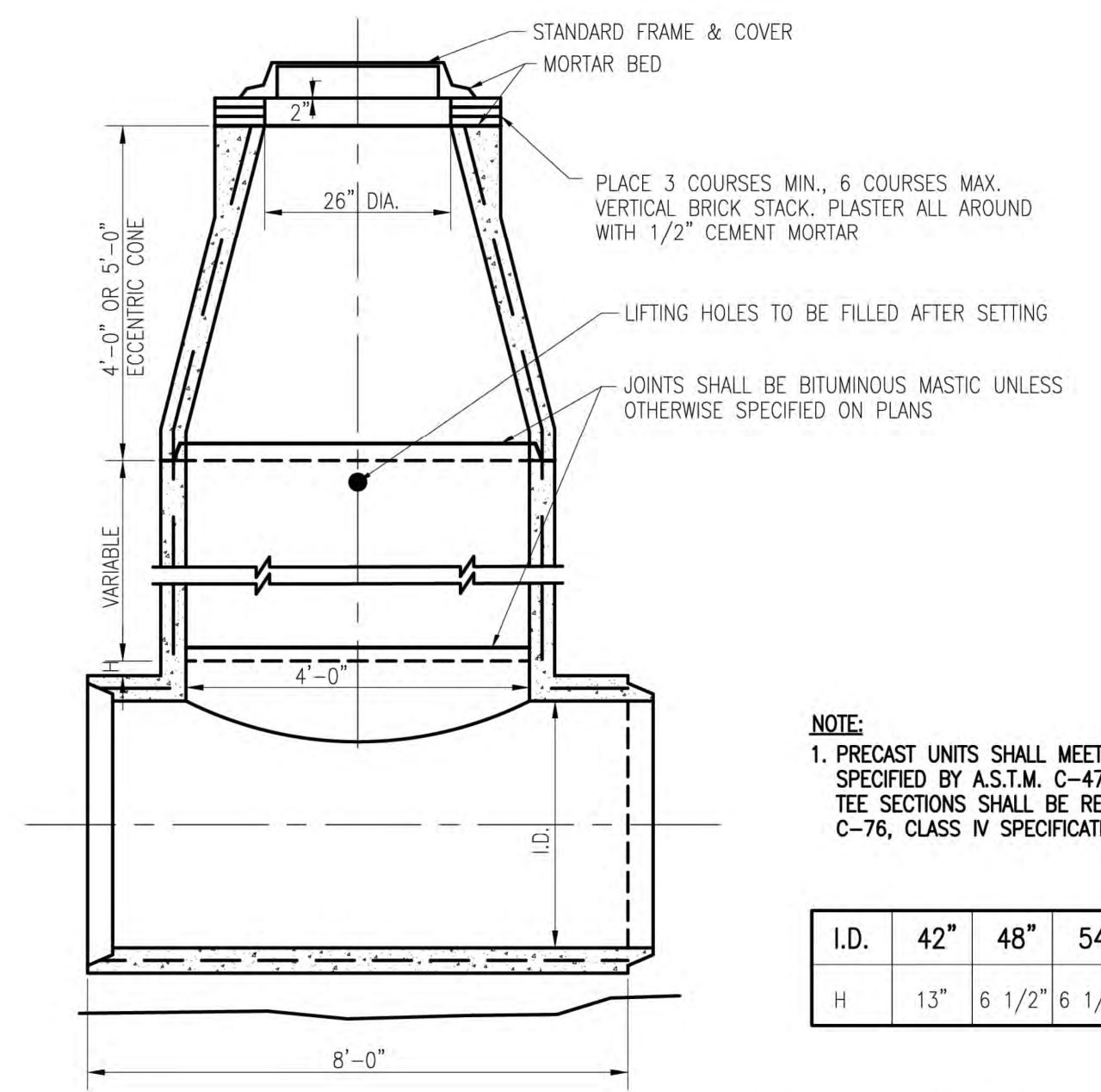


CROSSING DETAILS

NOTE:
1. WHEN UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED STONE, SLAG OR DRY MIX CONCRETE SHALL BE USED TO BACKFILL THE TRENCH TO A HEIGHT 12" ABOVE THE TOP OF THE SEWER LEAD.



CROSS-SECTION
CATCH BASIN "B"

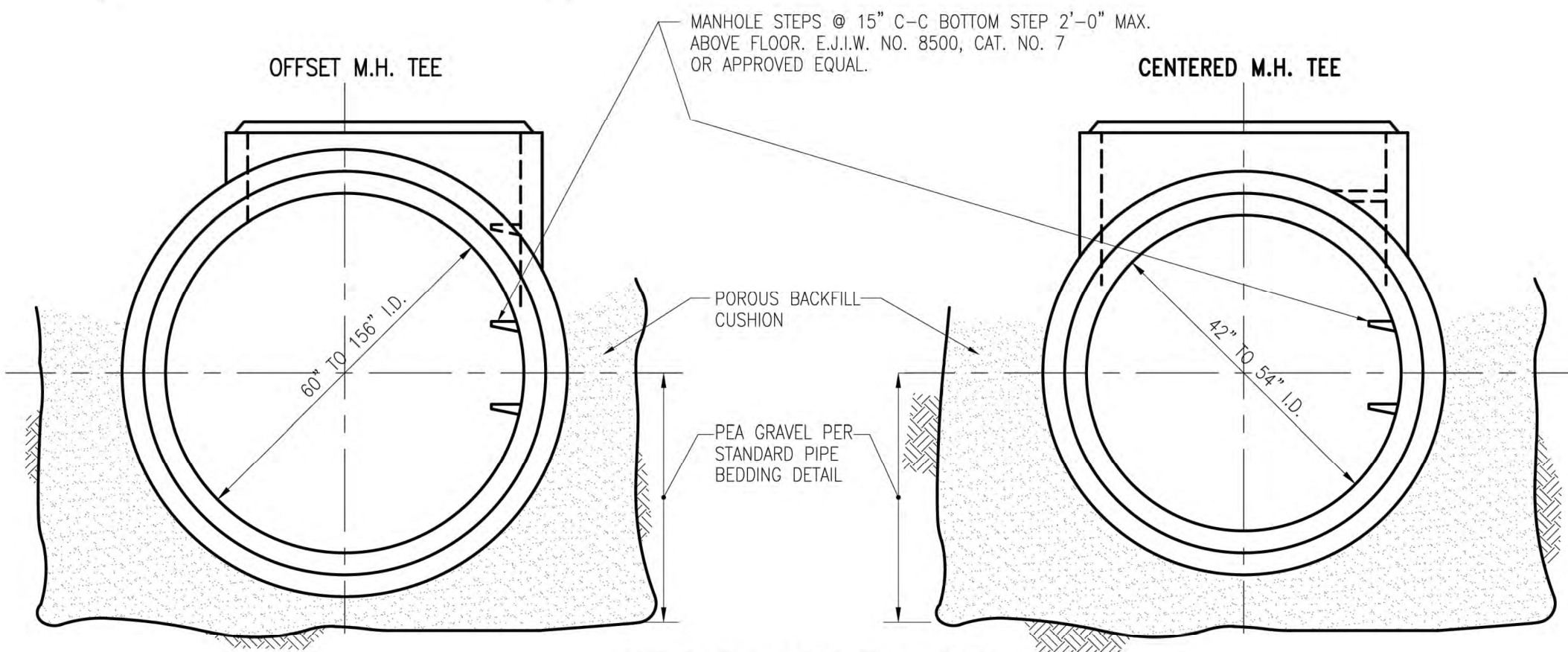


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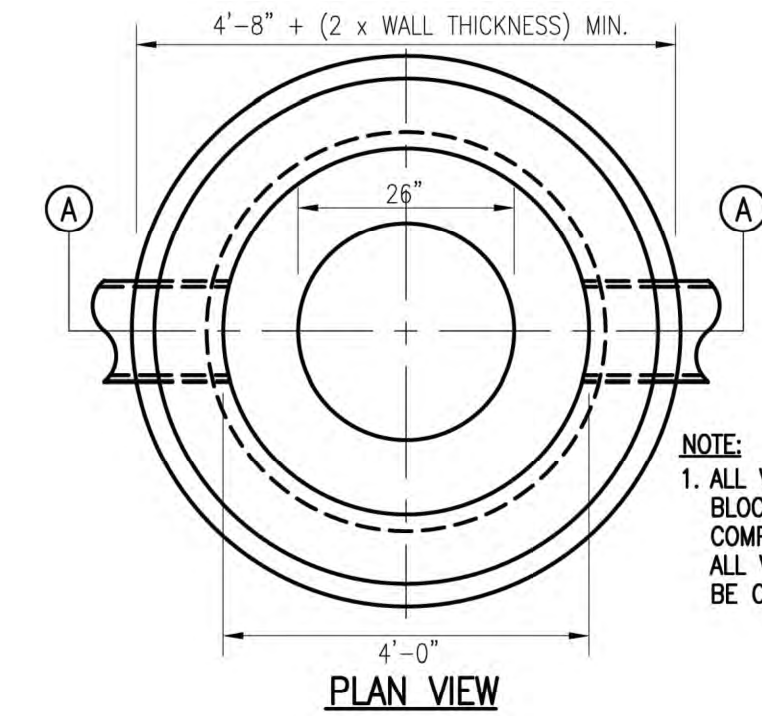
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-88. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS.

H DIMENSION

I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	1 3/4"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"

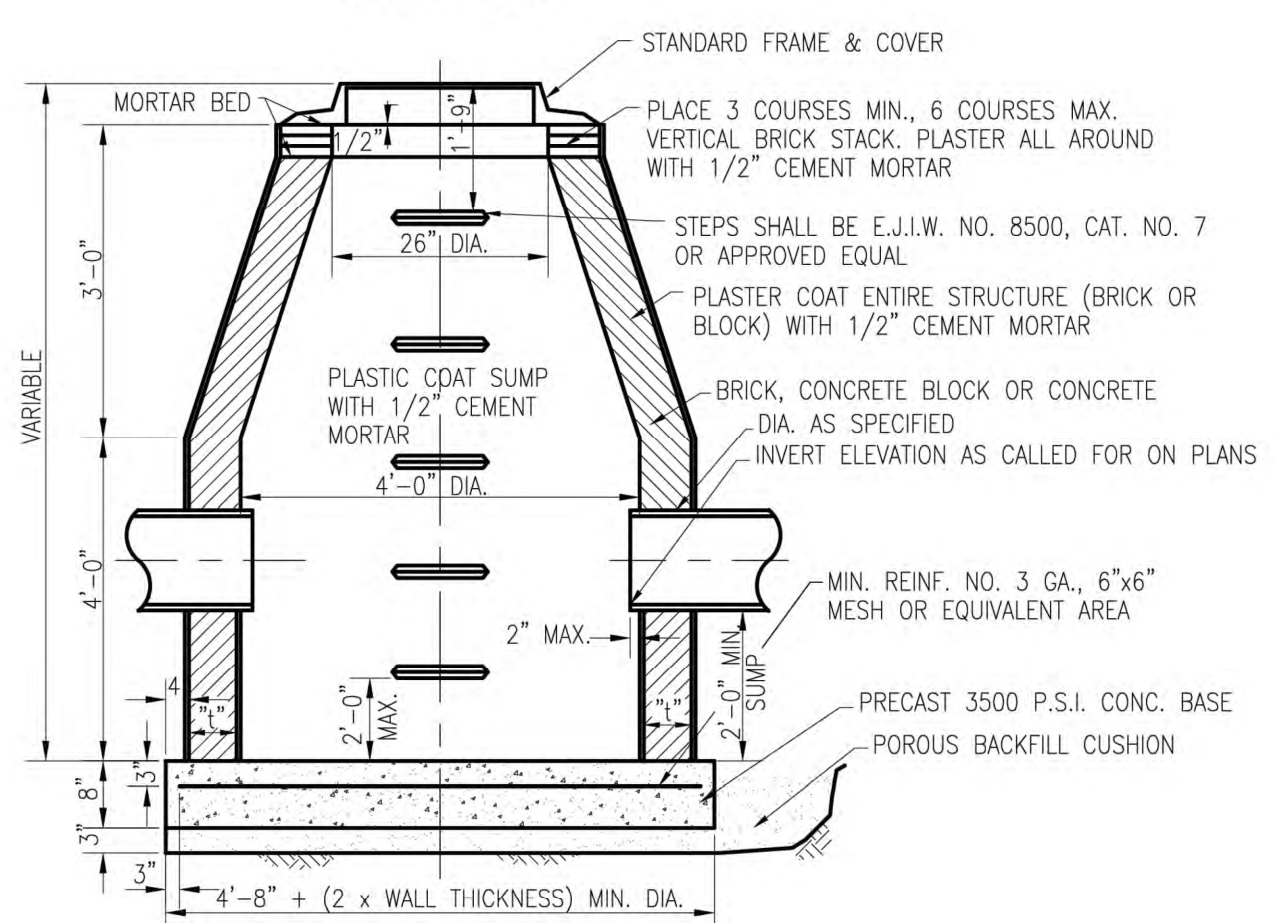


PRECAST MANHOLE "T"

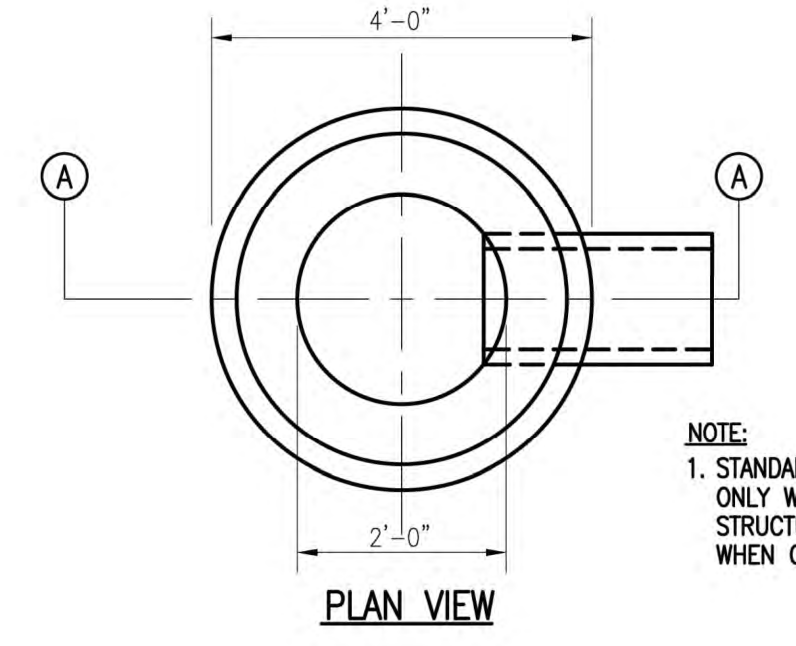


NOTE:

1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.



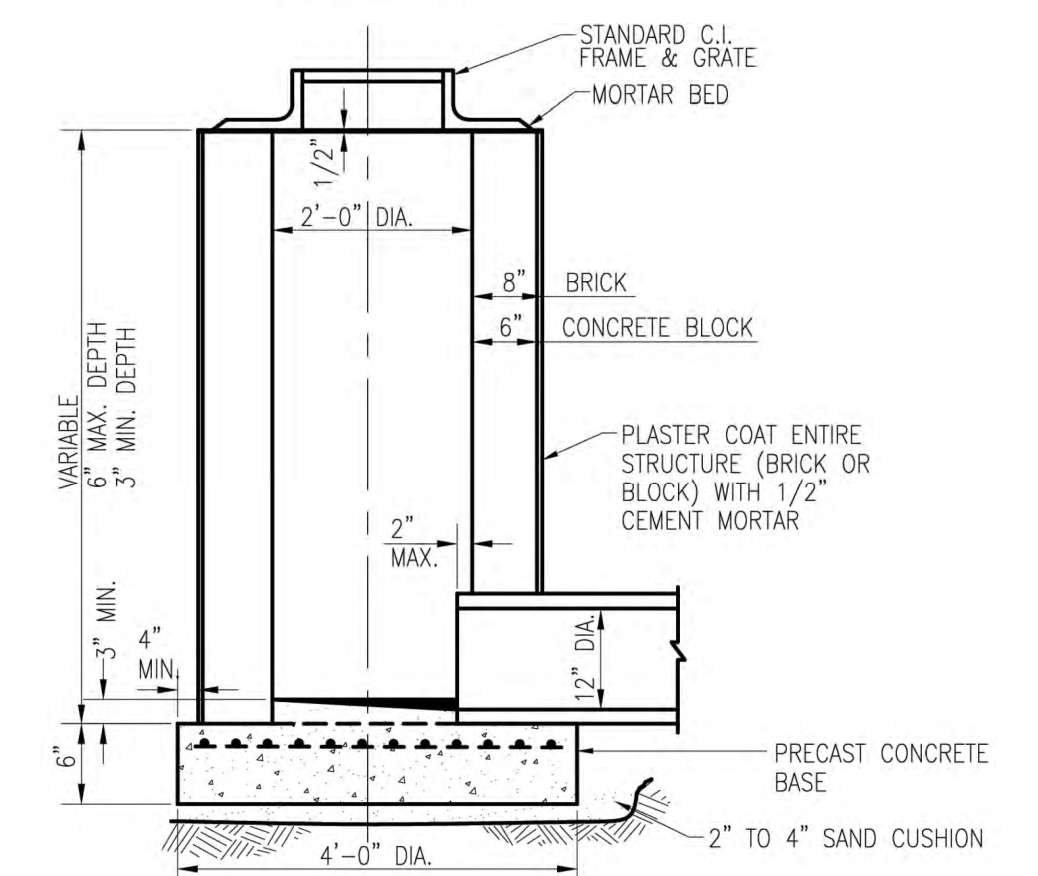
SECTION A-A
CATCH BASIN "A"



PLAN VIEW

NOTE:

1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH



SECTION A-A
STANDARD INLET

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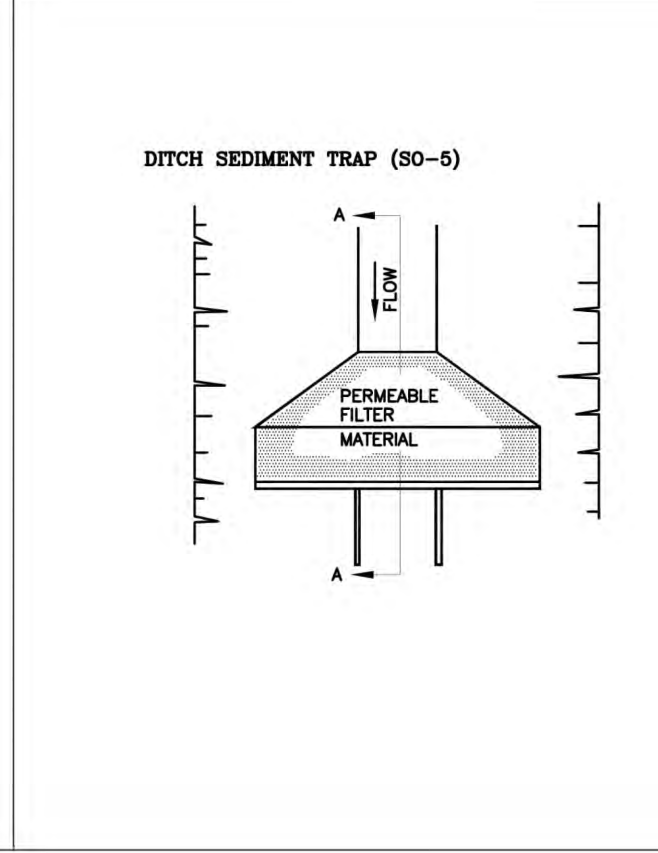
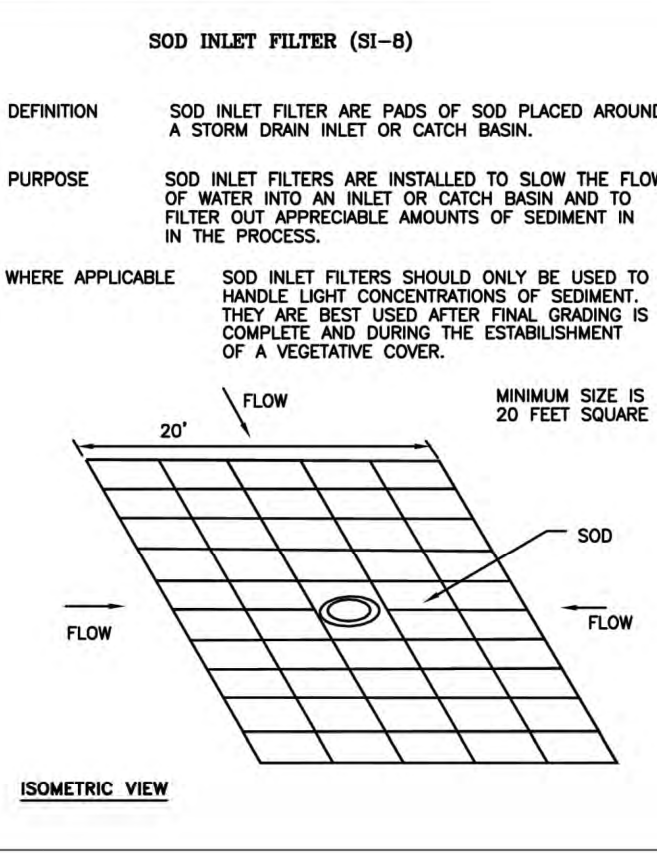
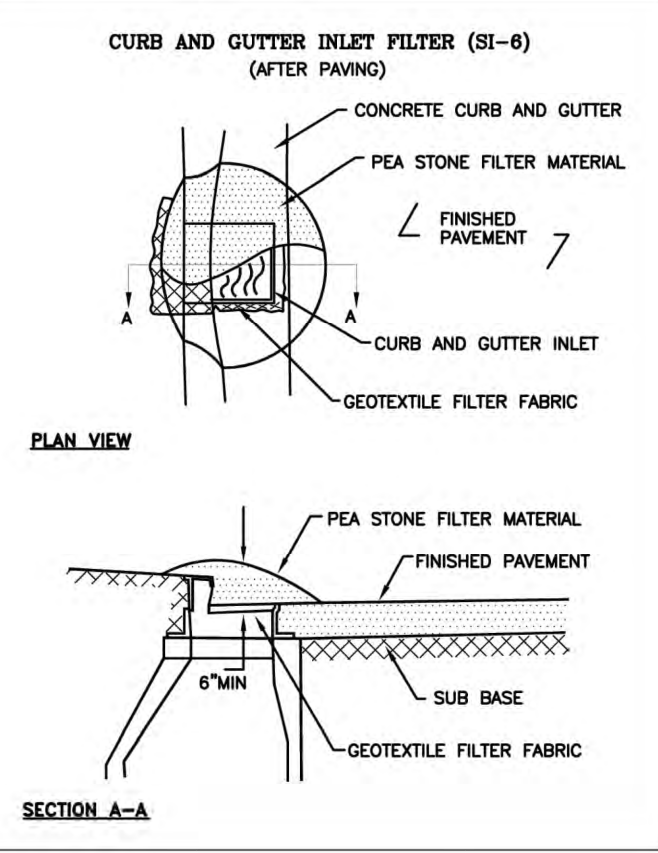
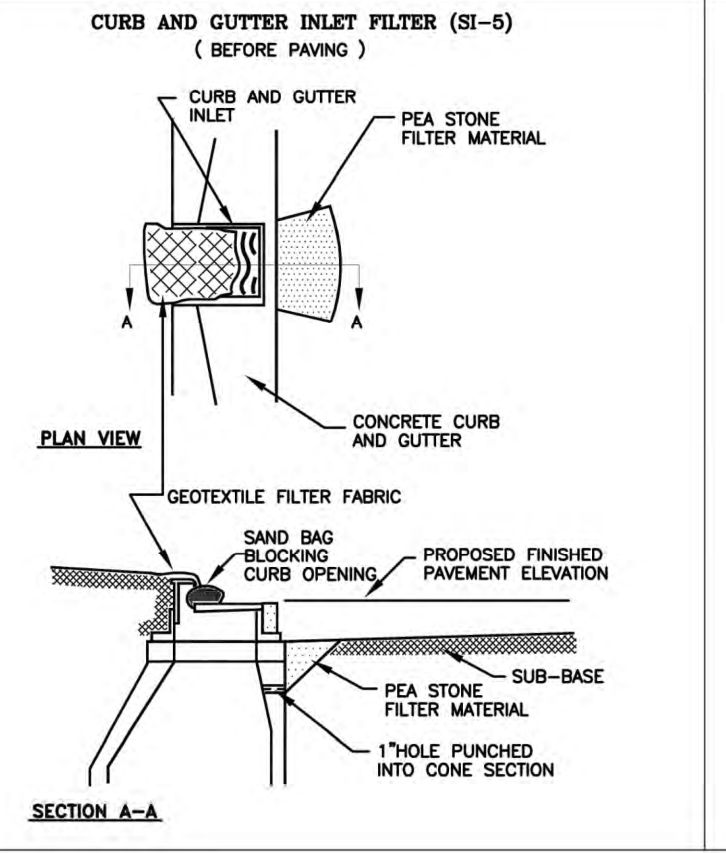
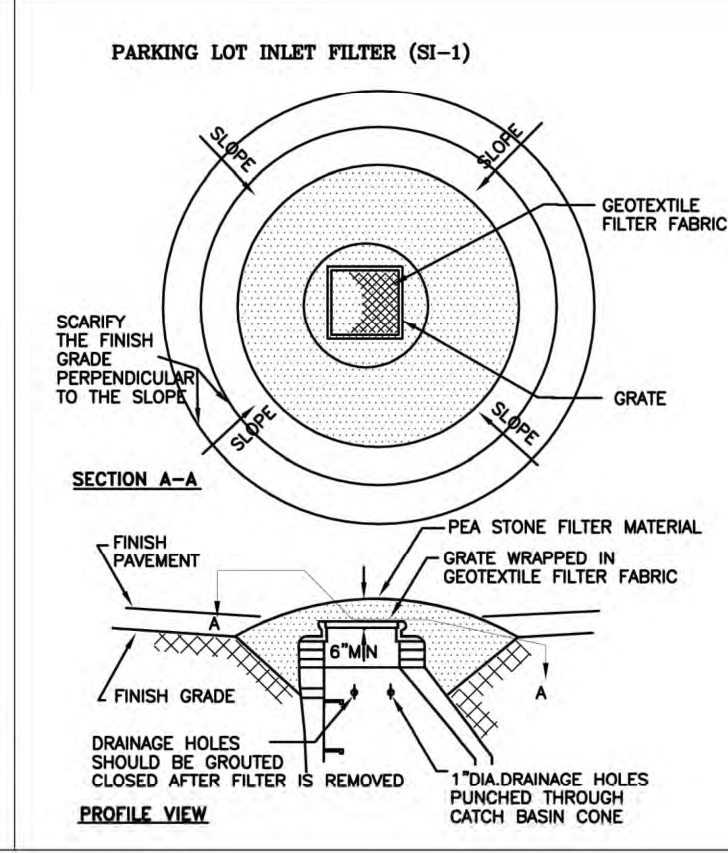
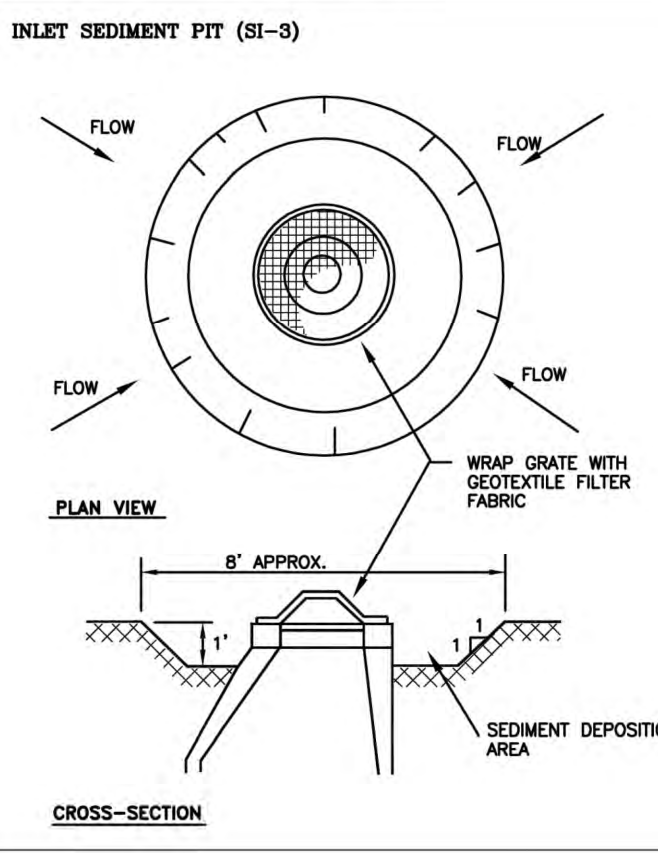
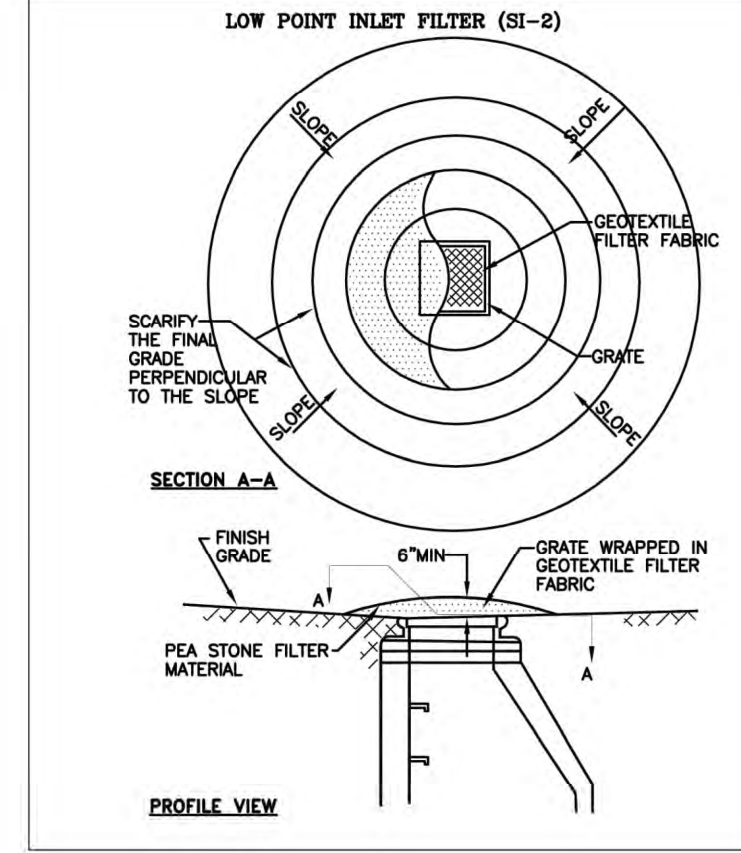
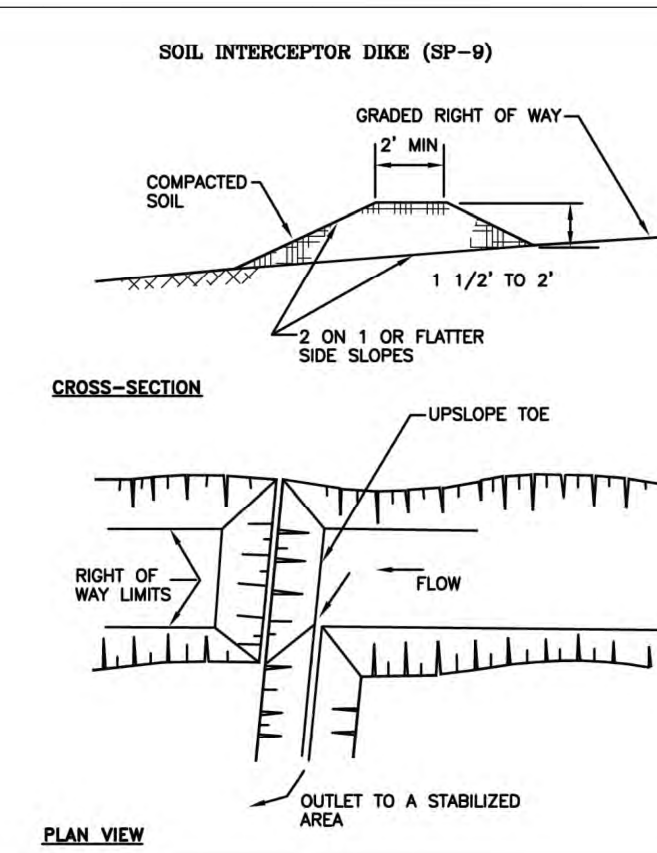
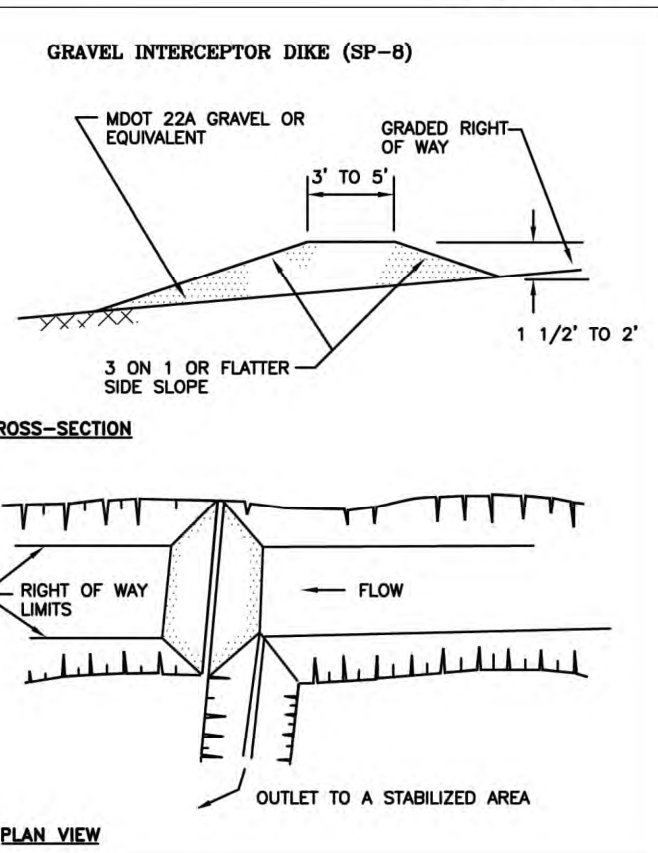
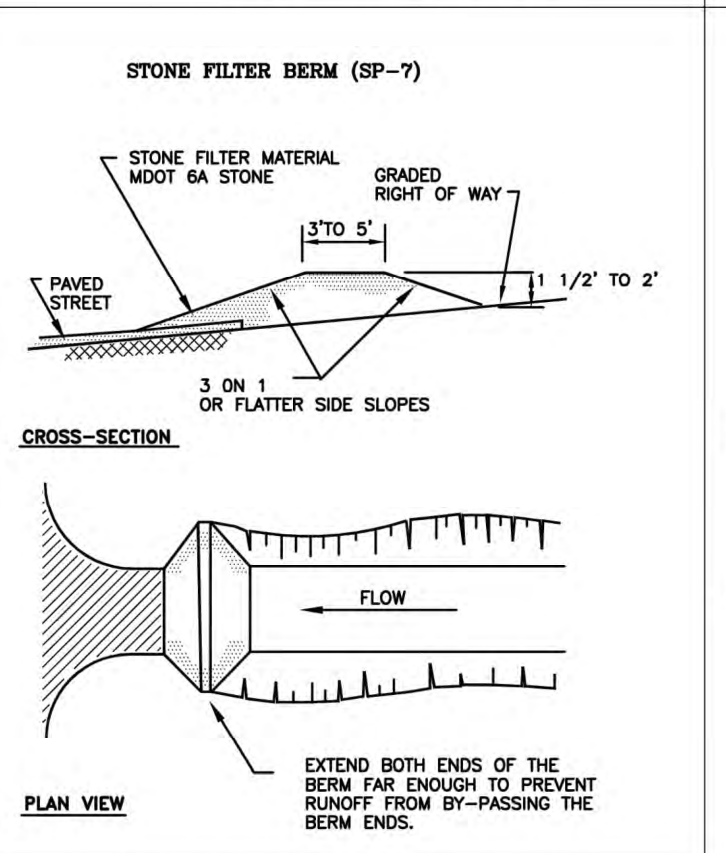
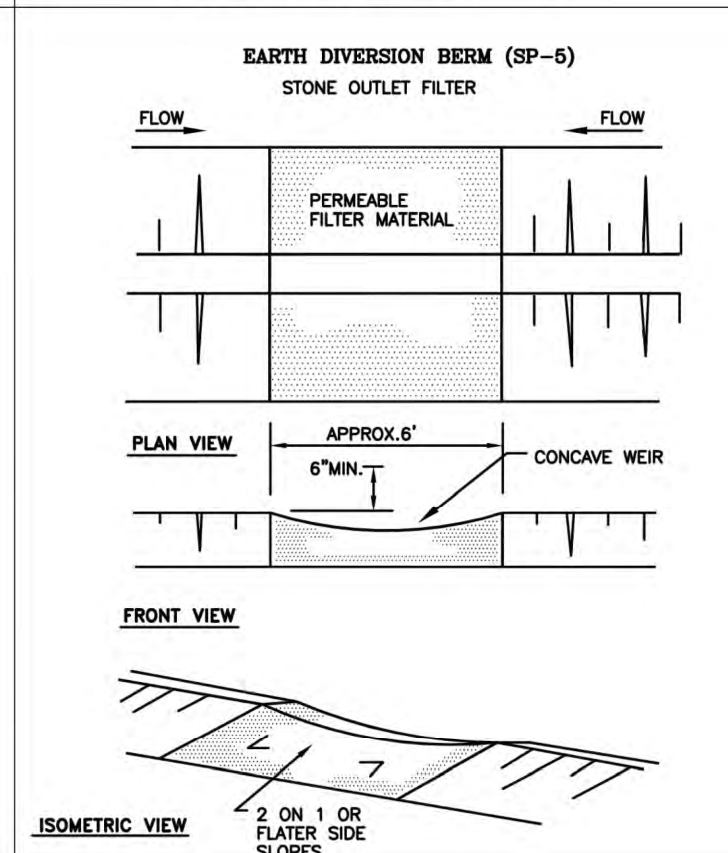
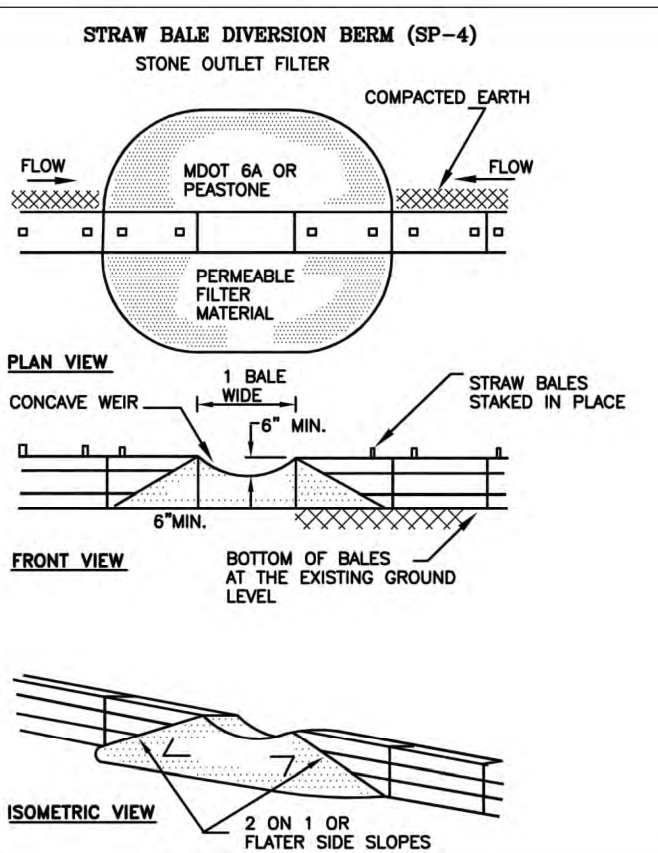
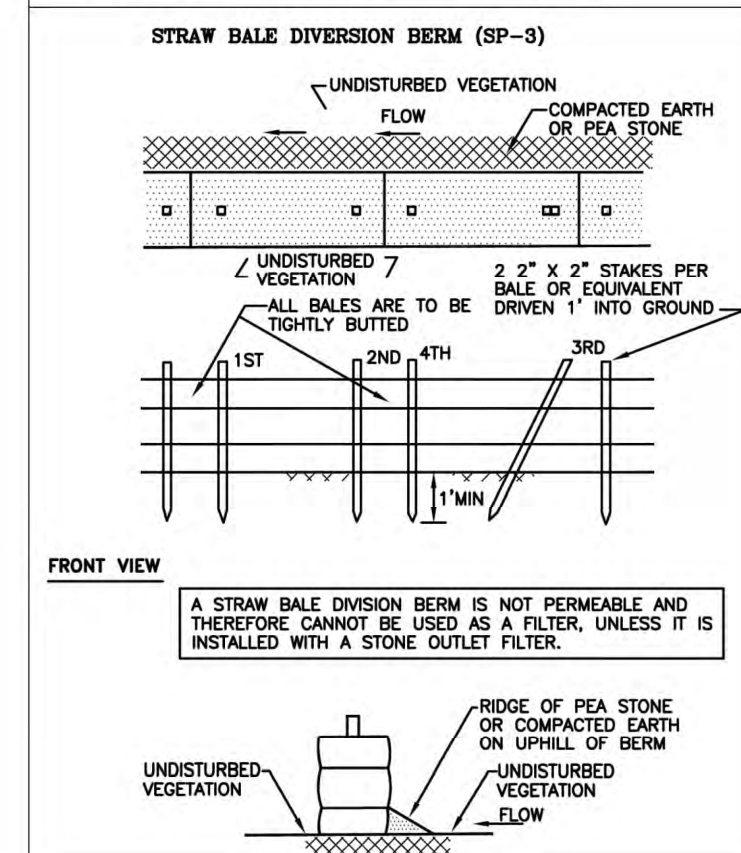
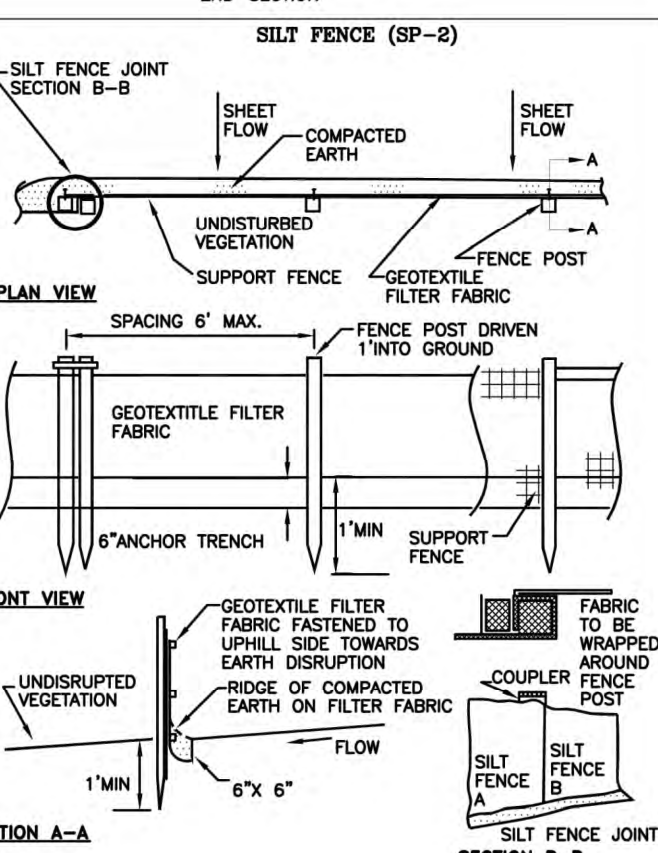
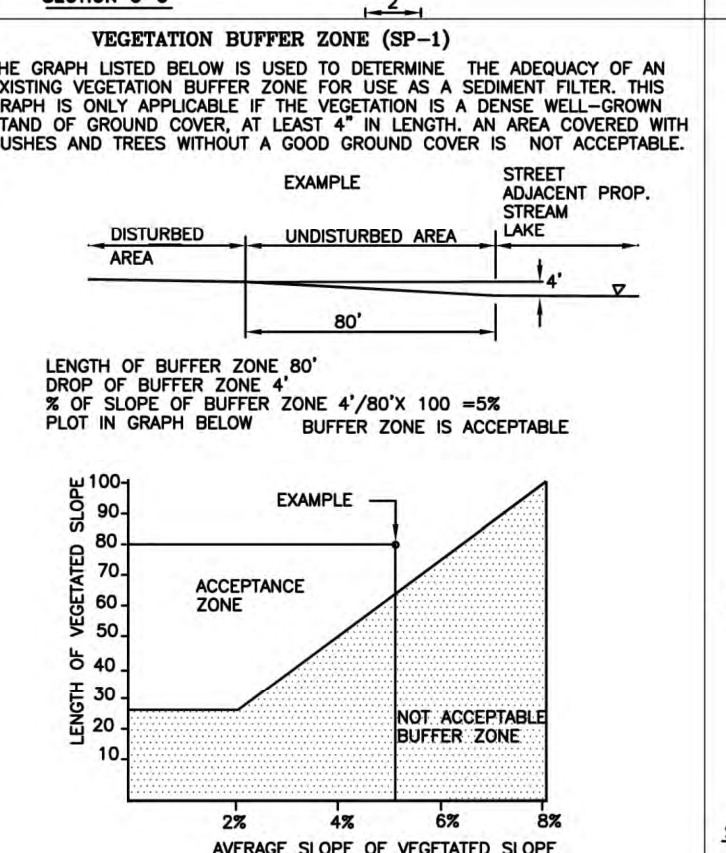
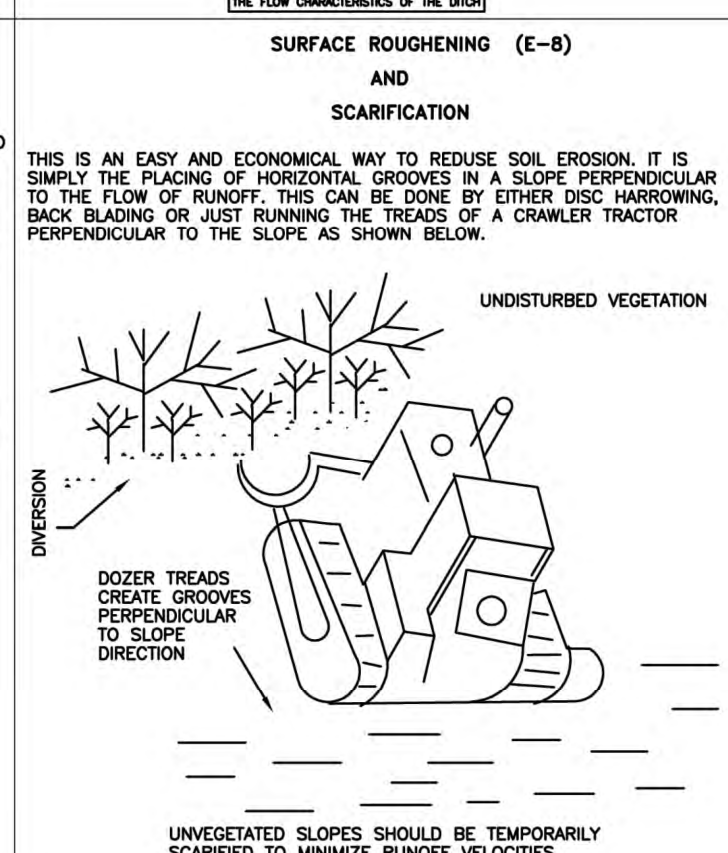
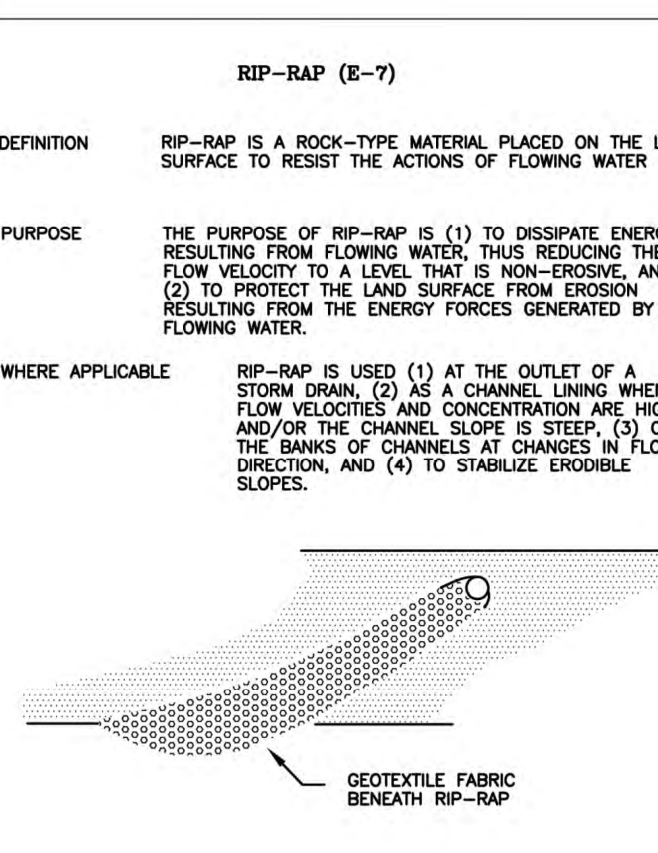
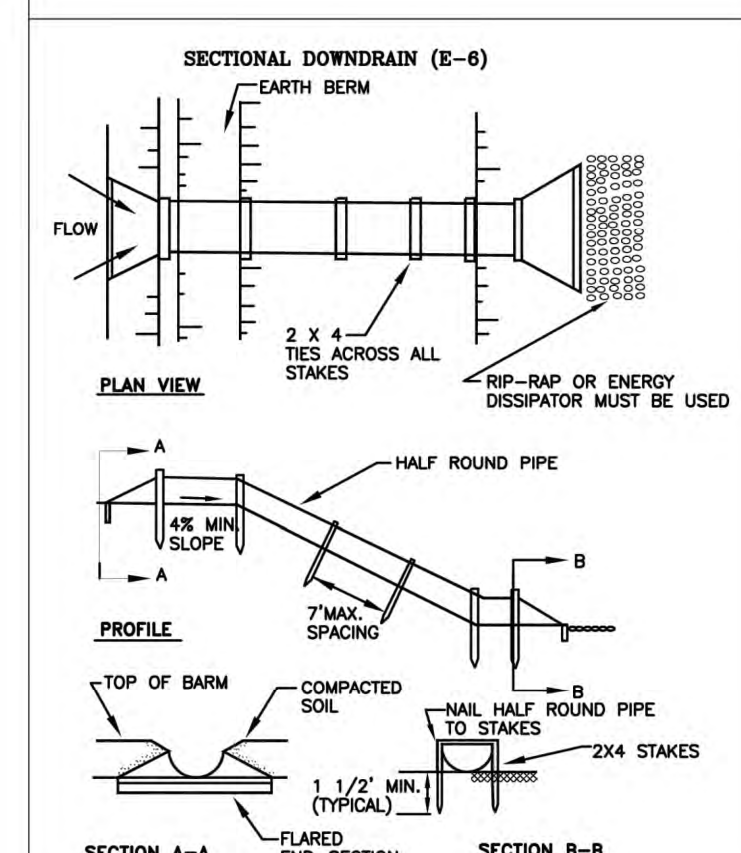
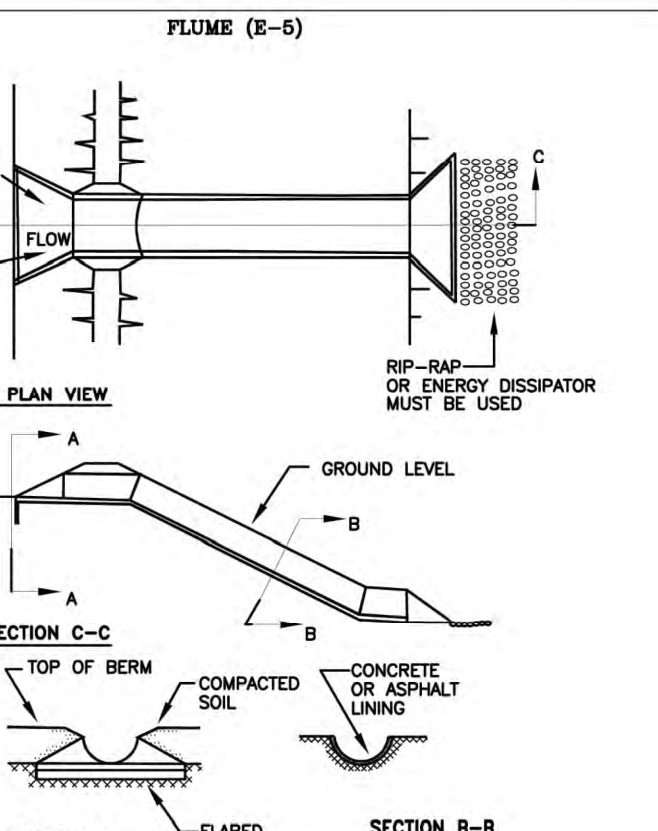
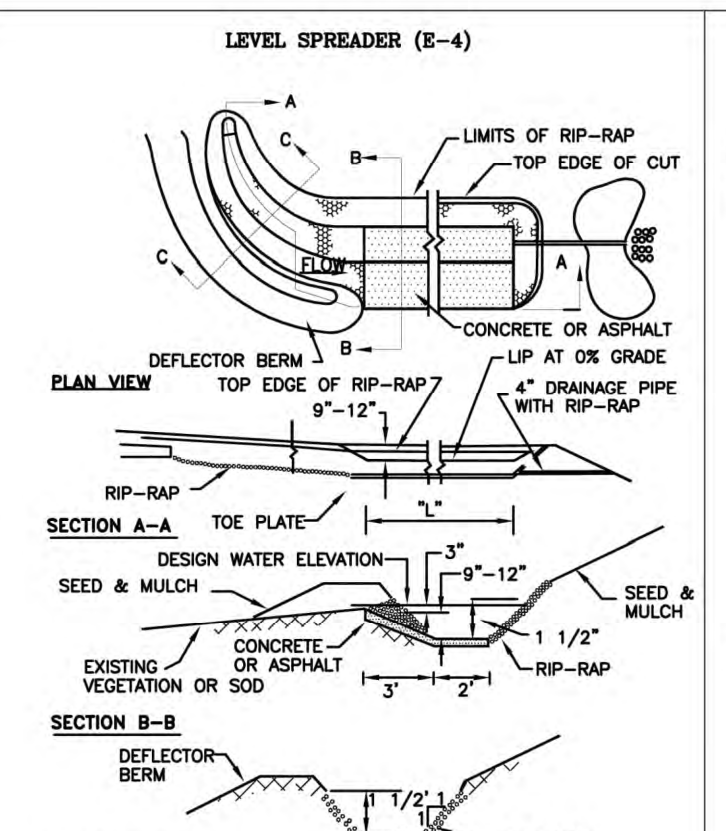
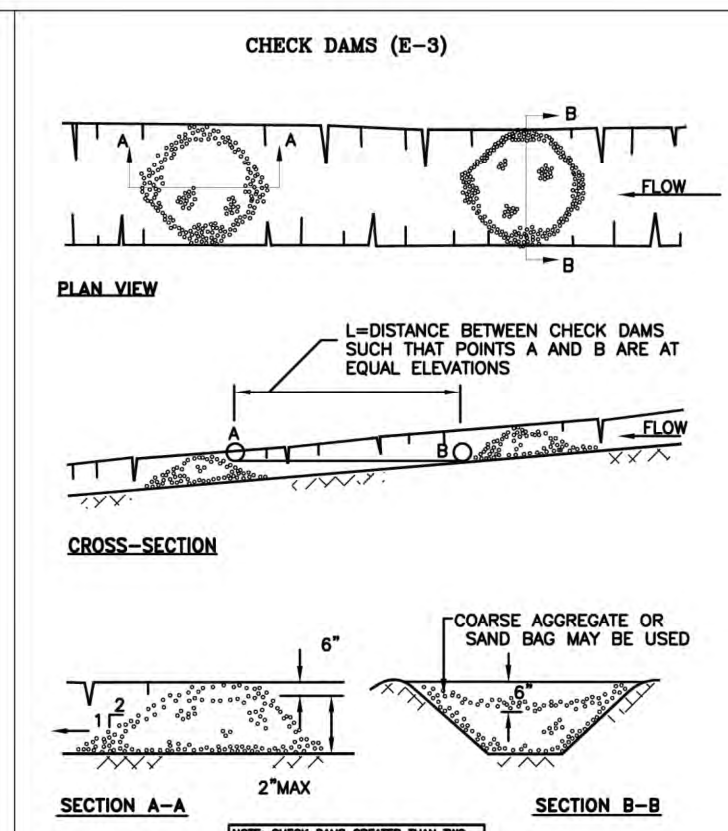
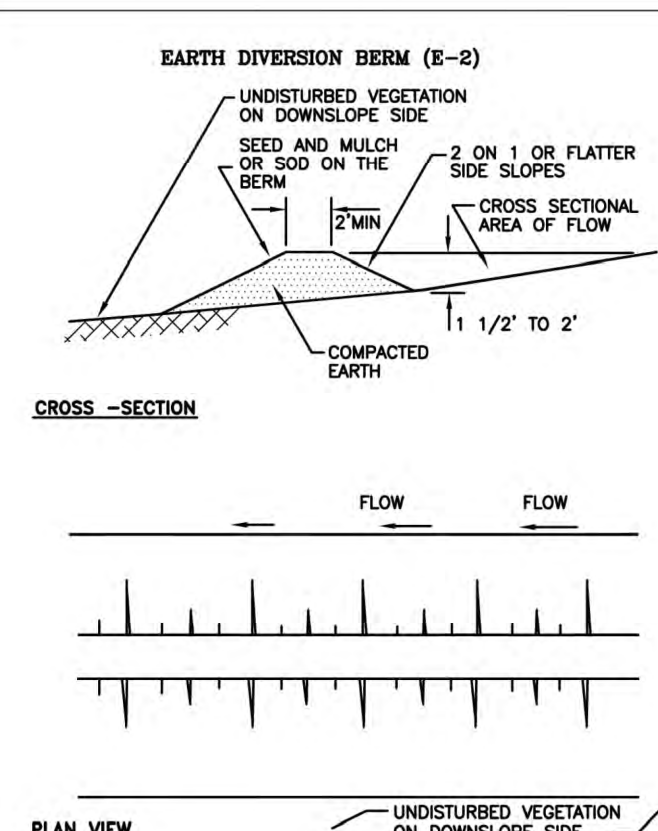
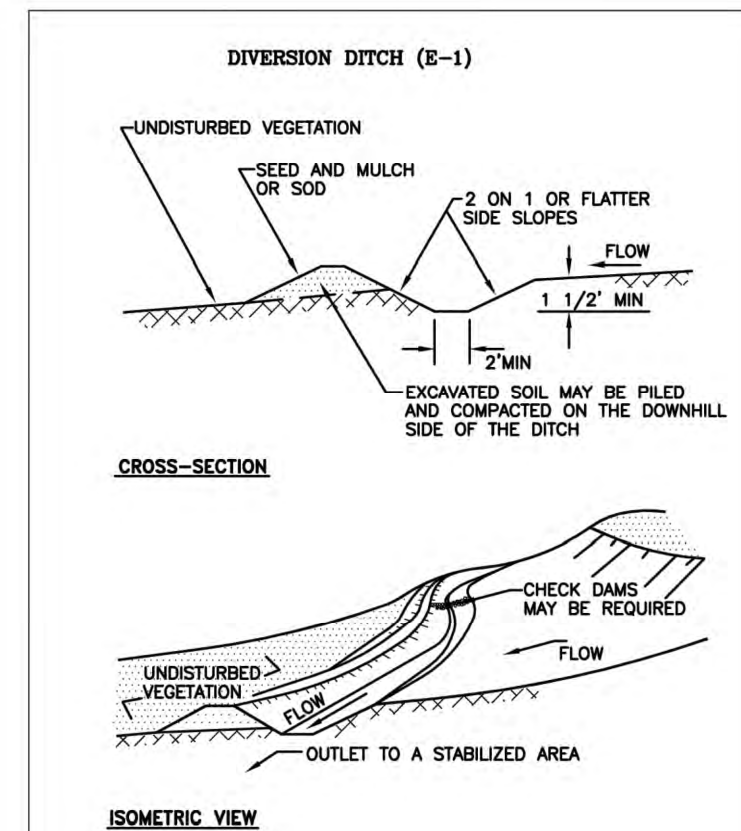
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1	10/06/2023	SITE PLAN	NEF
2	03/27/2024	REVISED SITE PLAN	NEF
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS



Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
CHECKED: DGL
SHEET NO: C507



**RULE 323.1703
SOIL EROSION AND SEDIMENTATION CONTROL PLAN REQUIREMENTS.**

A PERSON SHALL PREPARE A SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR ANY EARTH CHANGE IDENTIFIED IN R 323.1704. A PERSON SHALL DESIGN THE PLAN TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND SEDIMENTATION AND SHALL IDENTIFY FACTORS THAT MAY CONTRIBUTE TO SOIL EROSION OR SEDIMENTATION, OR BOTH. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL OF THE FOLLOWING:

- (A) A MAP OR MAPS AT A SCALE OF NOT MORE THAN 200 FEET TO THE INCH OR AS OTHERWISE DETERMINED BY THE COUNTY OR LOCAL ENFORCING AGENCY. A MAP SHALL INCLUDE A LEGAL DESCRIPTION AND SITE LOCATION SKETCH THAT INCLUDES THE PROXIMITY OF ANY PROPOSED EARTH CHANGE TO LAKES OR STREAMS, OR BOTH; PREDOMINANT LAND FEATURES; AND CONTOUR INTERVALS OR SLOPE DESCRIPTION.
- (B) A SOILS SURVEY OR A WRITTEN DESCRIPTION OF THE SOIL TYPES OF THE EXPOSED LAND AREA CONTEMPLATED FOR THE EARTH CHANGES.
- (C) DETAILS FOR PROPOSED EARTH CHANGES, INCLUDING ALL OF THE FOLLOWING:
 - (i) A DESCRIPTION AND THE LOCATION OF THE PHYSICAL LIMITS OF EACH PROPOSED EARTH CHANGE.
 - (ii) A DESCRIPTION AND THE LOCATION OF ALL EXISTING AND PROPOSED ON-SITE DRAINAGE AND DEWATERING FACILITIES.
 - (iii) THE TIMING SEQUENCE OF EACH PROPOSED EARTH CHANGE.
 - (iv) THE LOCATION AND DESCRIPTION FOR INSTALLING AND REMOVING ALL PROPOSED TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
 - (v) A PROGRAM PROPOSAL FOR THE CONTINUED MAINTENANCE OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THAT REMAIN AFTER PROJECT COMPLETION, INCLUDING THE DESIGNATION OF THE PERSON RESPONSIBLE FOR THE MAINTENANCE. MAINTENANCE RESPONSIBILITIES SHALL BECOME A PART OF ANY SALES OR EXCHANGE AGREEMENT FOR THE LAND ON WHICH THE PERMANENT SOIL EROSION CONTROL MEASURES ARE LOCATED.

REVISIONS:	ISSUE NO.	ISSUE DATE
	B.C. DRN.	03/25/04
	YOPD DRN.	DESIGN
	THORPE DRN.	ENG. DRN.
	APPROVED	SCALE
	V.	
	H:NTS	

CLIENT: YPSILANTI TOWNSHIP

**YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS**

ORCHARD, HILTZ & McCLIMENT, INC.

 3400 Plymouth Road
 Livonia, MI 48150
 (734) 522-6711
 (734) 522-6427 FAX

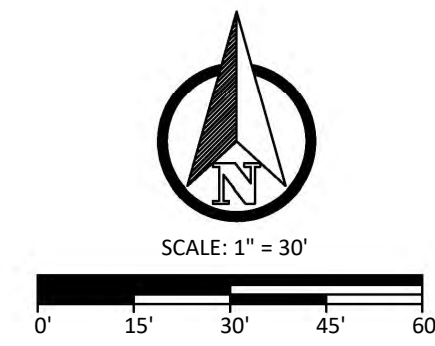
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
**YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS**

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 Vriesman & Korhorn
 3400 Plymouth Road
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 (734) 522-6427 FAX

FILE NO.	1139
CHECKED:	DGL
SHEET NO.:	C508

CLIENT: YPSILANTI TOWNSHIP
DRAWING NAME: SESC.dwg
JOB #
DRAWING PATH: P:\0000_0100\00980006\1_Ypsi_Twp_Strds_Update\009800060_Ypsi_Twp_Update_C\00980006.dwg



LANDSCAPE LEGEND

- EVERGREEN NARROW SHRUB
- SHRUB
- DECIDUOUS TREE
- ORNAMENTAL
- ORNAMENTAL GRASS
- EX. TREES
- LANDSCAPE AREA
- PERENNIAL
- STORMWATER MIX
- BIOSWALE/RAINGARDEN SEED MIX
- MULCH (SHREDDED BARK) 5" DEPTH
- 3" LAYER OF WALNUT PEBBLES (1/2"-1")
- GENERAL PLANTINGS
- STREET PLANTINGS
- PARKING LOT TREES

2108 LANDSCAPE REQUIREMENTS

2A GENERAL
 1 TREE / 1000 SF LAWN AREA
 1 SHRUB / 500 SF LAWN AREA
 REQUIRED = 5,601 / 1000 SF = 6 TREES
 PROVIDED = 6 TREES
 11 SHRUBS / 500 SF = 11 SHRUBS
 PROVIDED = 11 SHRUBS

2B STREET YARD
 1 LARGE DECIDUOUS TREE / 40 LF FRONTAGE
 1 ORNAMENTAL TREE / 100 LF FRONTAGE
 1 SHRUB / 10 LF FRONTAGE

REQUIRED
 407 / 40 = 10 DECIDUOUS TREES
 407 / 400 = 1 ORNAMENTAL TREES
 407 / 10 = 41 SHRUBS
 PROVIDED = 5 DECIDUOUS TREES - DUE TO UTILITY EASEMENTS
 PROVIDED = 1 ORNAMENTAL TREES
 PROVIDED = 41 SHRUBS

2G PARKING LOT LANDSCAPE
 NO MORE THAN 12 SPACES IN A ROW BEFORE A LANDSCAPE BREAK.
 REQUIRED = 8 LANDSCAPE BREAKS
 PROVIDED = 8 LANDSCAPE BREAKS

1 LARGE DECIDUOUS TREE / 2000 SF PAVEMENT REQUIRED. 43,513 SF / 2000 SF = 22 TREES
 PROVIDED = 22

DETENTION BASIN LANDSCAPE
 1 LARGE DECIDUOUS TREE / 50 LF OF TOP OF BANK
 10 SHRUBS / 50 LF OF TOP OF BANK

REQUIRED
 559 / 50 = 12 DECIDUOUS TREES
 559 / 50 * 10 = 120 SHRUBS
 PROVIDED = 9 DECIDUOUS TREES - DUE TO UTILITY EASEMENTS
 PROVIDED = 65 SHRUBS - DUE TO UTILITY EASEMENTS

NORTH AND EAST BANKS OF THE DETENTION POND BEING WITHIN THE LIMITS OF THE EXISTING UTILITY EASEMENT PROVIDING THE REQUIRED AMOUNT OF TREES ALONG THE TOP OF BANK IS NOT A POSSIBILITY. OWNER WILL CONTRIBUTE TO THE TOWNSHIP TREE FUND FOR THE MISSING TREES.

PERIMETER PARKING LANDSCAPE
 1 LARGE DECIDUOUS TREE / 40 LF

REQUIRED
 1,985 / 40 = 50 DECIDUOUS TREES
 PROVIDED = 7 DECIDUOUS TREES - DUE TO UTILITY EASEMENTS

DUE TO THE LARGE AMOUNT OF UTILITY EASEMENTS ON THE PROPERTY, PROVIDING THE REQUIRED AMOUNT IS NOT A POSSIBILITY. ADDITIONALLY, WE ARE LEAVING A LARGE AMOUNT OF TREES UNDISTURBED ALONG OUR EAST PROPERTY LINE AND WEST PROPERTY LINE. OWNER WILL CONTRIBUTE TO THE TOWNSHIP TREE FUND FOR THE MISSING PERIMETER PARKING TREES.

REPLACEMENT TREES
 164 TREES TO BE REMOVED.
 46 TREES REQUIRED TO BE REPLACED.
 50 TOTAL TREES PROVIDED.

DUE TO THE LARGE AMOUNT OF UTILITY EASEMENTS ON THE PROPERTY, MITIGATION OF REMOVED TREES AS REPLACEMENT ON THE SITE IS NOT PRACTICAL. ADDITIONALLY, WE ARE LEAVING A LARGE AMOUNT OF TREES UNDISTURBED ALONG OUR EAST PROPERTY LINE AND IN THE NORTHEAST CORNER OF THE SITE.

DESCRIPTION
 THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS. PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CAUPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME. NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 260.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION
 THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG. TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST BUT NOT MORE THAN BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COURSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER. PLANTING SOILS USED WITHIN STORMWATER FEATURES MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. A RECOMMENDED SOIL BLEND INCLUDES 20 TO 30 PERCENT COMPOST. FOR INFILTRATION BMPs, CLAY SHOULD BE LIMITED TO A MAXIMUM OF 10 PERCENT.

CARE FOR PLANTS BEFORE PLANTING
 PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED. THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING
 THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

MULCHING
 ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A 5" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, 6" CIRCUMFERENCE OF BASE SOIL AT TRUNK. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

WRAPPING DECIDUOUS TREES
 TREE WRAPPING SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

BRACING AND GUYING
 GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE T-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 12 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE.

STEEL LANDSCAPE EDGING
 4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED. TYPICAL AT ALL PLANTING LOCATIONS.

PRUNING
 UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPANTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP
 IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH LAWN IN RUTTED AREAS.

WARRANTY
 THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

GENERAL NOTES

1. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH BRAND FRANCHISE SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND LAWN AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE BUILDING.
2. ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
4. REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
5. ALL LAWN AREAS TO BE SEED OR SODDED.
6. SPACE ALL SHRUBS AT 5-FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS
7. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.
9. A WEED BARRIER SHALL BE INSTALLED IN ALL MULCHED AND NON LAWN AREAS.
10. SEE BRAND FRANCHISE STANDARDS FOR ADDITIONAL INFORMATION.



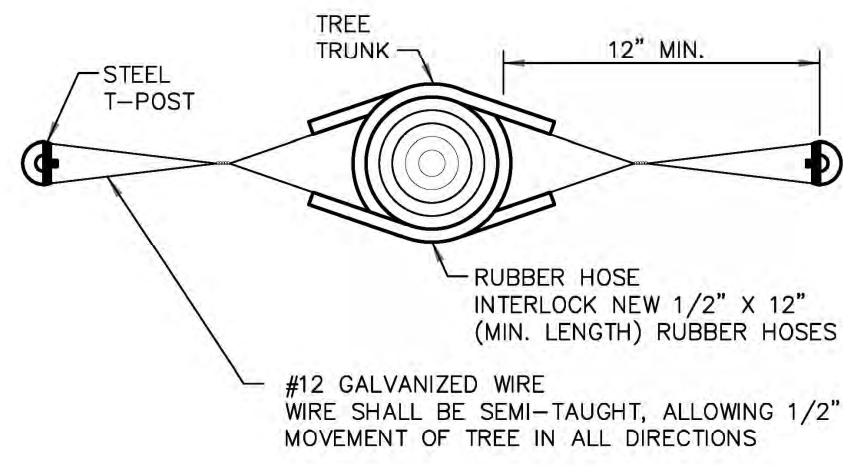
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YPSILANTI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
 LANDSCAPING PLAN



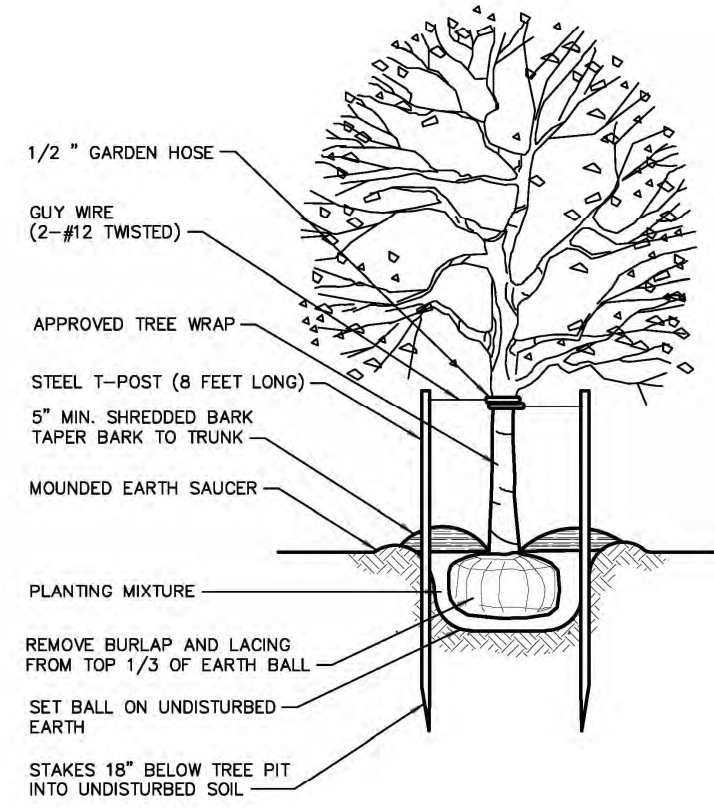
Byron Center, MI (616) 277-2185
 Kalamazoo, MI (269) 697-7120
 www.VKcivil.com

1139
 CHECKED
 DGL
 Sheet No.
 L100



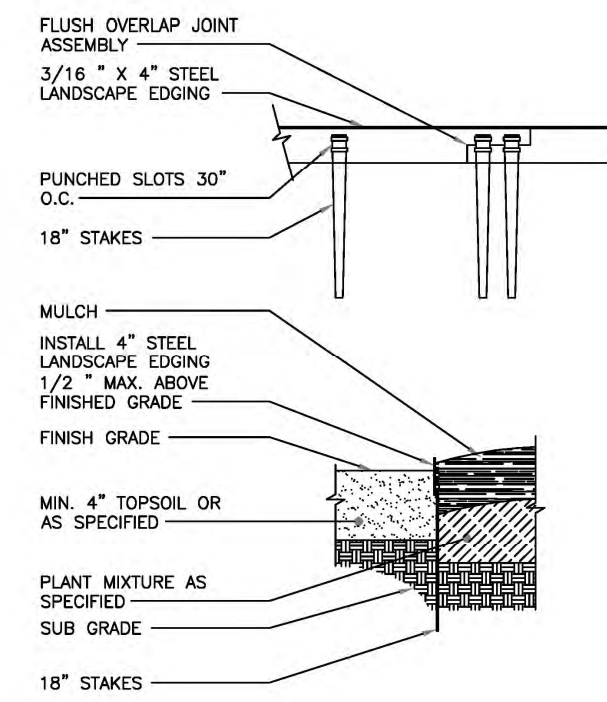
BRACING DETAIL

SCALE: NONE



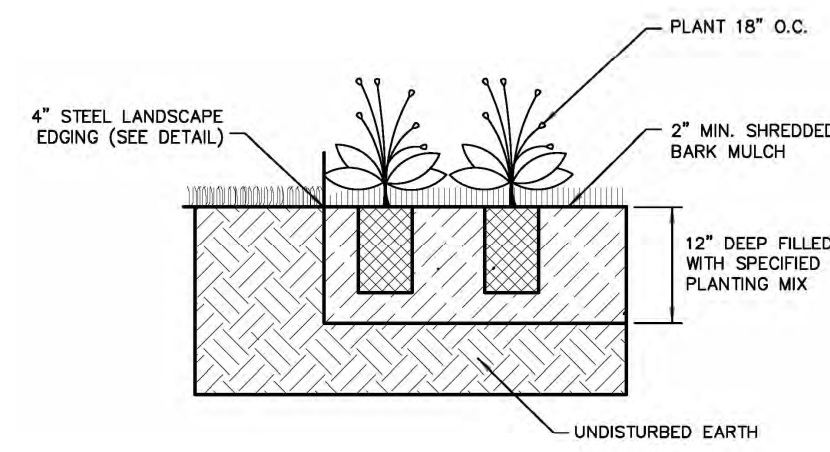
DECIDUOUS TREE PLANTING

SCALE: NONE



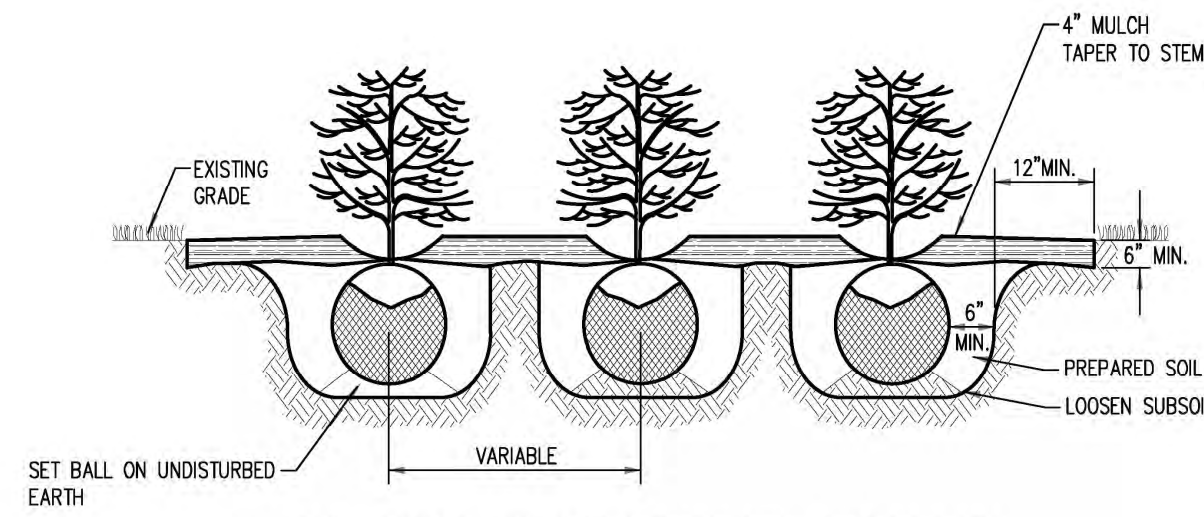
4" STEEL LANDSCAPE EDGE

NO SCALE



PERENNIAL PLANTING BED

SCALE: NONE



-FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS
 -CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTANT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
 -SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM 'SITE PREPARATION'.
 -ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED DETAIL

SCALE: NONE

PLANTING SCHEDULE								
Plant List:	Quantity:	Sym.	Botanical Name:	Common Name:	Size:	Root:	Com.	
Deciduous Trees:	5	As	Acer saccharum	Sugar Maple	2.5" cal.	B&B		
	7	Ls	Liquidambar styraciflua	American Sweetgum	2.5" cal.	B&B		
	2	Co	Celtis occidentalis	Common Hackberry	2.5" cal.	B&B		
	5	Tc	Tilia cordata 'Greenspire'	Greenspire Linden	2.5" cal.	B&B		
	8	GT	Gleditsia triacanthos inermis	Skyline Honey Locust	2.5" cal.	B&B		
	3	Lt	Liliodendron tulipifera	Tulip Tree	2.5" cal.	B&B		
Ornamental Tree:	1	Ac	Amelanchier grandiflora 'Aut.Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	Single Stem	
Deciduous Shrubs	11	Rk	Rosa rugosa	Rugosa Rose	24"	cont.		
	5	Is	Ilex verticillata 'Red Sprite'	Winterberry Holly	24"	cont.		
	8	Sm	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	24"	cont.		
	4	Cs	Cornus sericea 'Allemands Compact'	Dwarf Red Twig Dogwood	24"	cont.		
	28	Am	Aronia melanocarpa	Low Scape Mound Chokeberry	24"	cont.	3' o.c.	
	7	Ca	Ceanothus americanus	New Jersey Tea	24"	cont.		
	5	Hi	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	24"	cont.		
	19	Tw	Physocarpus opulifolius	Common Ninebark	24"	cont.		
	26	Vb	Viburnum dentatum 'Blue Muffin'	Bluemuffin Arrowwood Viburnum	24"	cont.		
	12	Wh	Hamamelis virginiana	Common Witch Hazel	2-3'	cont.	7' o.c.	
	Evergreen Shrubs	4	Ic	Ilex crenata 'Green Lustre'	Green Lustre Holly	24"	cont.	
		16	Bm	Buxus microphylla 'Wintergem'	Wintergem Boxwood	24"	cont.	
30		Jg	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	24"	cont.		
2		Th	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball Arborvitae	24"	cont.		
17		Tm	Taxus x media 'Everlow'	Everlow Yew	24"	cont.		
Perennials		9	C1	Calamagrostis acutifolia 'Overdam'	Overdam Feather Reed Grass	1 gal.	cont.	36" o.c.
	100	Hpp	Hemerocallis 'Hyperion'	Hyperion Daylily	1 gal.	cont.	18" o.c.	
	15	Nw	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	cont.	24" o.c.	
	100	Rf	Rudbeckia hirta	Black-Eyed Susan	2.25" plug	38 ct./flat	4' o.c.	
	100	Sh	Sporobolus heterolepis	Prairie Dropseed	2.25" plug	38 ct./flat	4' o.c.	
	100	Ep	Echinacea purpurea	Purple Coneflower	2.25" plug	38 ct./flat	4' o.c.	
	100	Cs	Carex stipata	Common Fox Sedge	2.25" plug	38 ct./flat	4' o.c.	
	Note: randomly interplant native plugs in bioswale seed mix area below first flush elevation in the proposed infiltration basin on the landscape plan							

Native Connections
 3815 N Westhedge Ave, Kalamazoo, MI 49004
 (P) 269.459.6900
 info@nativeconnections.net
 www.nativeconnections.net

Stormwater Mix

An economical mix specifically designed to withstand the low water quality and highly variable conditions associated with stormwater features. Approximately half of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment in a wide range of site conditions.

Total Seeding Rate: 34.2 lbs per acre
 2.61 lbs grasses • 1.59 lbs forbs • 30 lbs nurse crop
 105 native seeds per sq ft
 Call, email or visit our website for pricing.

Grasses, Sedges & Rushes	PLS Oz/acre	Seeds/sq ft
Andropogon gerardi	4.00	0.92
Carex bebbii	2.00	1.56
Carex vulpinoidea	2.50	5.74
Echinochloa polystachya	1.00	1.17
Elymus virginicus	18.00	1.74
Juncus effusus	0.50	11.48
Juncus tenuis	0.50	11.48
Juncus torreyi	0.25	9.18
Panicum virgatum	7.00	2.25
Sorghum nutans (S. americanum)	1.00	2.87
Sorghum nutans (S. inebrians)	1.00	0.71
Sorghum nutans	4.00	1.10
Total Grasses	41.75	50.20
Forbs	PLS Oz/acre	Seeds/sq ft
Ailanthus altissima	2.00	2.75
Asclepias incarnata	1.00	0.11
Aster novae-angliae	0.25	0.38
Aster umbellatus (Doellingeria u.)	0.25	0.38
Bidens cernua	1.00	0.48
Echinacea purpurea	4.00	0.61
Helenium autumnale	0.75	2.24
Lactuca scariola	1.25	0.32
Lycopus americanus	0.50	1.49
Mimulus ringens	0.25	13.20
Morone filifolia	0.50	0.60
Oenothera biennis	1.00	2.07
Panthorum sedoides	0.50	14.92
Physostegia virginiana	0.50	0.13
Polycnemum pennsylvanicum (Persicaria s.)	2.75	0.82
Rudbeckia hirta	4.00	8.45
Verbena hastata	2.50	5.34
Zizia aurea	2.50	0.63
Total Forbs	25.50	55.12
Temporary Grass Cover	Oz/acre	Seeds/sq ft
Lolium multiflorum	112.00	34.71
Avena sativa	368.00	8.45
Total Temp Grasses	480.00	43.16

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BioSwale / Raingarden Seed Mix

This mix is similar to our Wet-Mesic Prairie, except more specifically designed for swales, detention basins, and raingardens. It has less emphasis on the tallest grasses and more emphasis on the showier, more common wildflowers. For a shorter stature, we can easily customize it by eliminating the tall grasses and increasing the shorter sedges and rushes.

Total Seeding Rate: 31 lbs per acre
 3.75 lbs grasses • 2.25 lbs forbs • 25 lbs nurse crop
 63 native seeds per sq ft
 Call, email or visit our website for pricing.

Grasses, Sedges & Rushes	PLS Oz/acre	Seeds/sq ft
Andropogon gerardi	6.00	1.38
Carex bebbii	3.00	2.34
Carex vulpinoidea	4.00	9.18
Elymus canadensis	16.00	1.91
Elymus virginicus	16.00	1.54
Glyceria striata	0.50	1.64
Juncus effusus	0.25	5.74
Juncus tenuis	0.25	5.74
Panicum virgatum	4.00	1.29
Sorghum nutans	6.00	1.65
Spartina pectinata	4.00	0.61
Total Grasses	60.00	33.21
Forbs	PLS Oz/acre	Seeds/sq ft
Ailanthus altissima	2.00	0.35
Asclepias incarnata	1.00	0.11
Aster novae-angliae	0.25	0.38
Cassia hebecarpa	4.00	0.13
Desmodium canadense	0.50	0.06
Echinacea purpurea	8.00	1.21
Eupatorium purpureum	0.25	0.24
Helopsis belandrioides	8.00	1.16
Hypericum pyramidatum	0.50	2.18
Lobelia spicata	0.50	5.74
Morone filifolia	0.50	0.60
Pyrocephalus virginianum	0.25	1.26
Ranuncula pinnata	1.50	1.03
Rudbeckia hirta	5.00	10.56
Solidago rigida	0.50	1.07
Verbena hastata	1.50	3.20
Zizia aurea	1.75	0.44
Total Forbs	36.00	29.33
Temporary Grass Cover	Oz/acre	Seeds/sq ft
Lolium multiflorum	80.00	24.79
Avena sativa	320.00	7.35
Total Temp Grasses	400.00	32.14

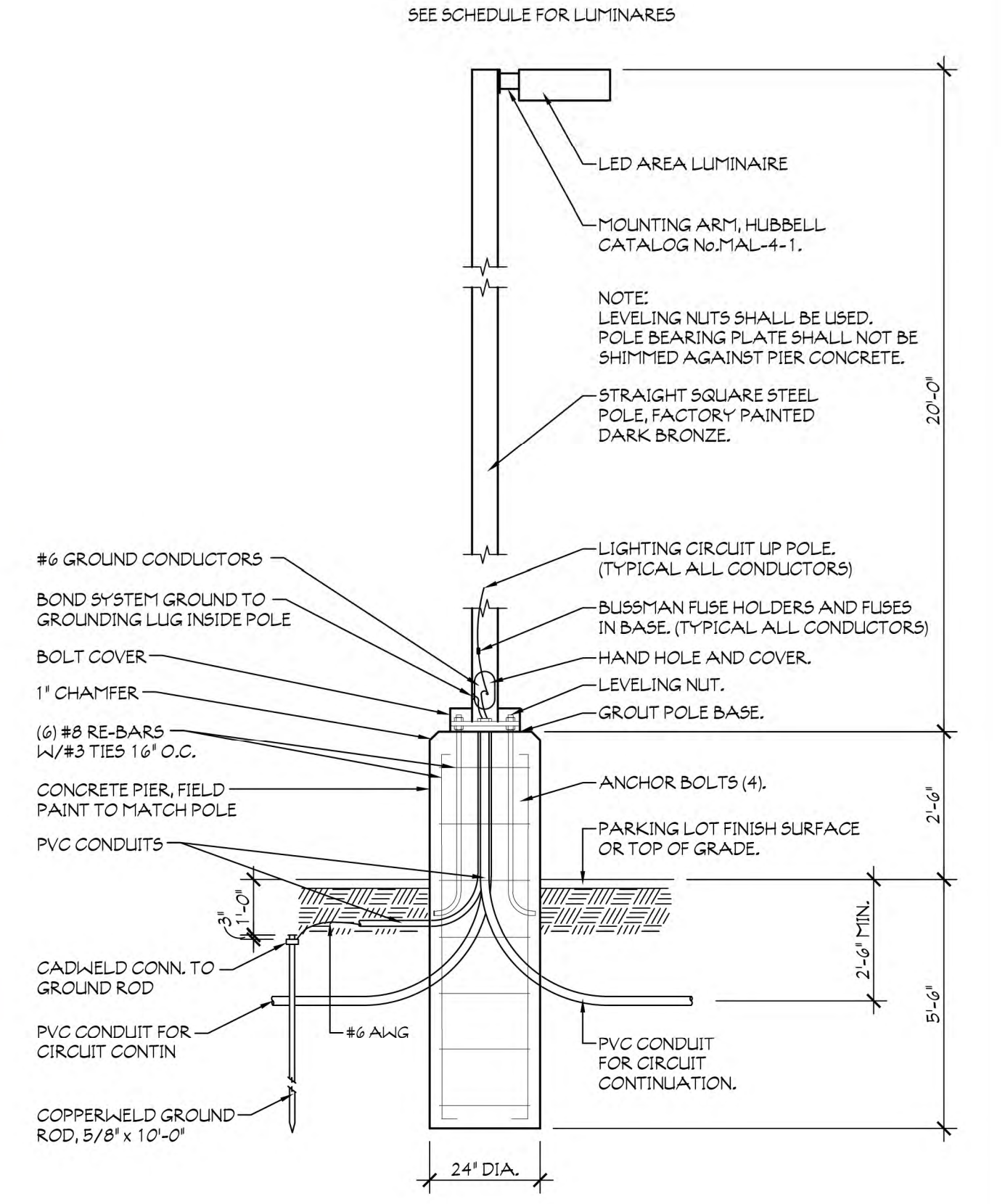
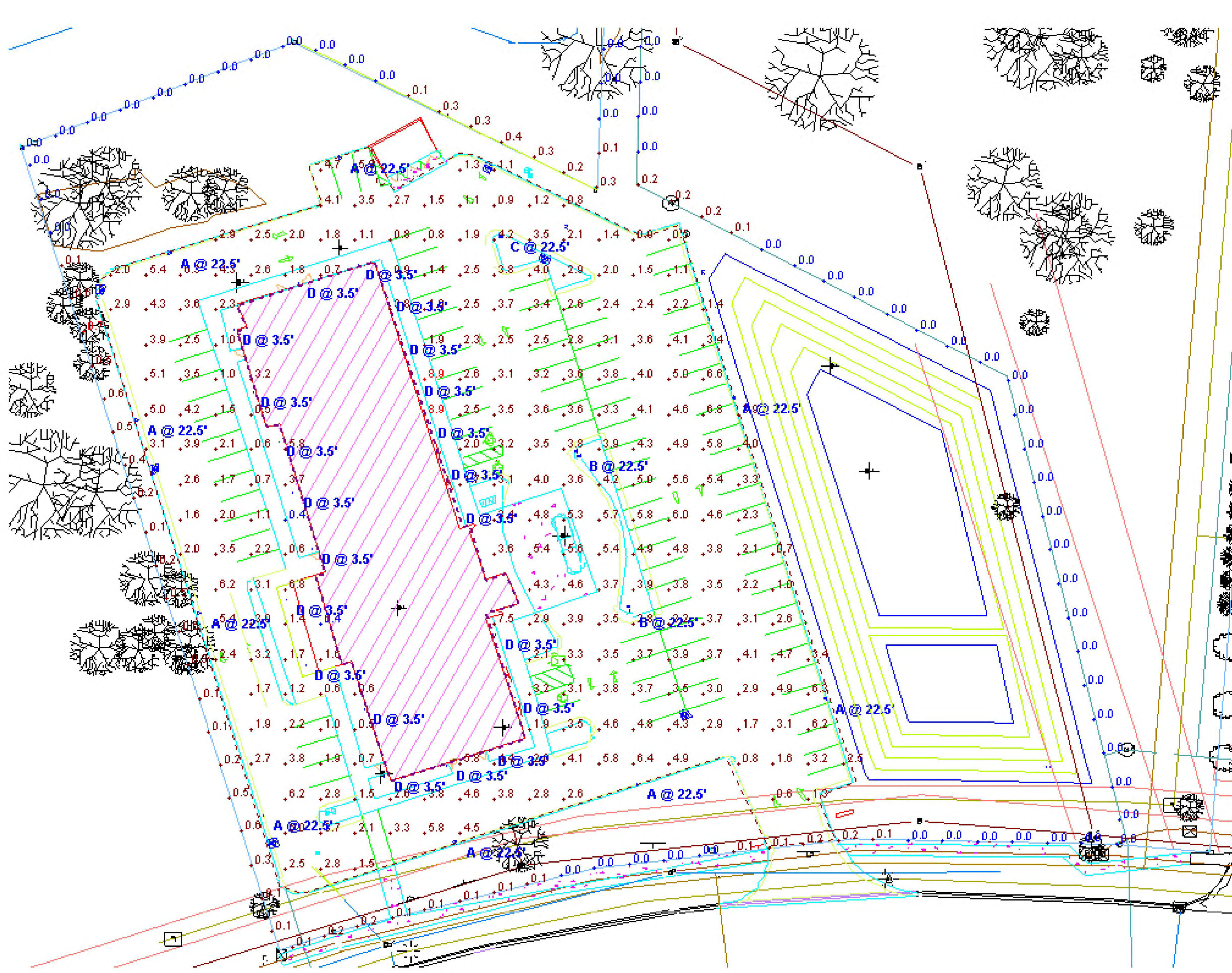
NO.	DATE	REVISION	BY
1	10/06/2023	SITE PLAN	NEF
2	03/27/2024	REVISED SITE PLAN	NEF
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW

YPSILANTI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN
 YPSILANTI HOLIDAY INN EXPRESS
 LANDSCAPING PLAN



Byron Center, MI
 (616) 277-2185
 Kalamazoo, MI
 (269) 697-7120

MILE NO. 1139
 CHECKED: DGL
 Street No. L101



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	9	Industrial Lighting Products Inc	SAS-18L-U-35-T4-HSS	Painted aluminum housing, plastic optics with HSS shield enclosure	1	12664	0.88	134,902
	B	2	Industrial Lighting Products Inc	SAS-18L-U-35-T55	Skyline Small, 18,000 Lumens, 3500K, Type 5 Square Optic	1	20236	0.88	265.2
	C	1	Industrial Lighting Products Inc	SAS-18L-U-35-T4	Skyline Small, 18,000 Lumens, 3500K, Type 4 Optic	1	19422	0.88	132.6
	D	21	Industrial Lighting Products	BLFT-15WLED-UNIV-3500K	Bollard 15W LED	1	1109	0.88	17.8

2 SITE PHOTOMETRIC
SCALE: NOT TO SCALE

GENERAL NOTES

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

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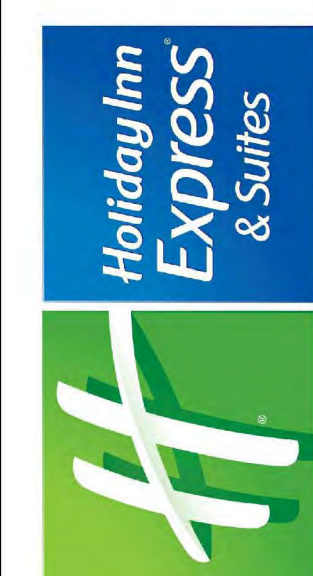
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

Architects

- MAUST ARCHITECTURAL SERVICES
- PLANNERS
- CONSTRUCTION MGMT.
- CONSTRUCTION MGMT. DIVISION OF L.E.M., INC.

PHONE: (574) 537-8500
FAX: (574) 537-0808

112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



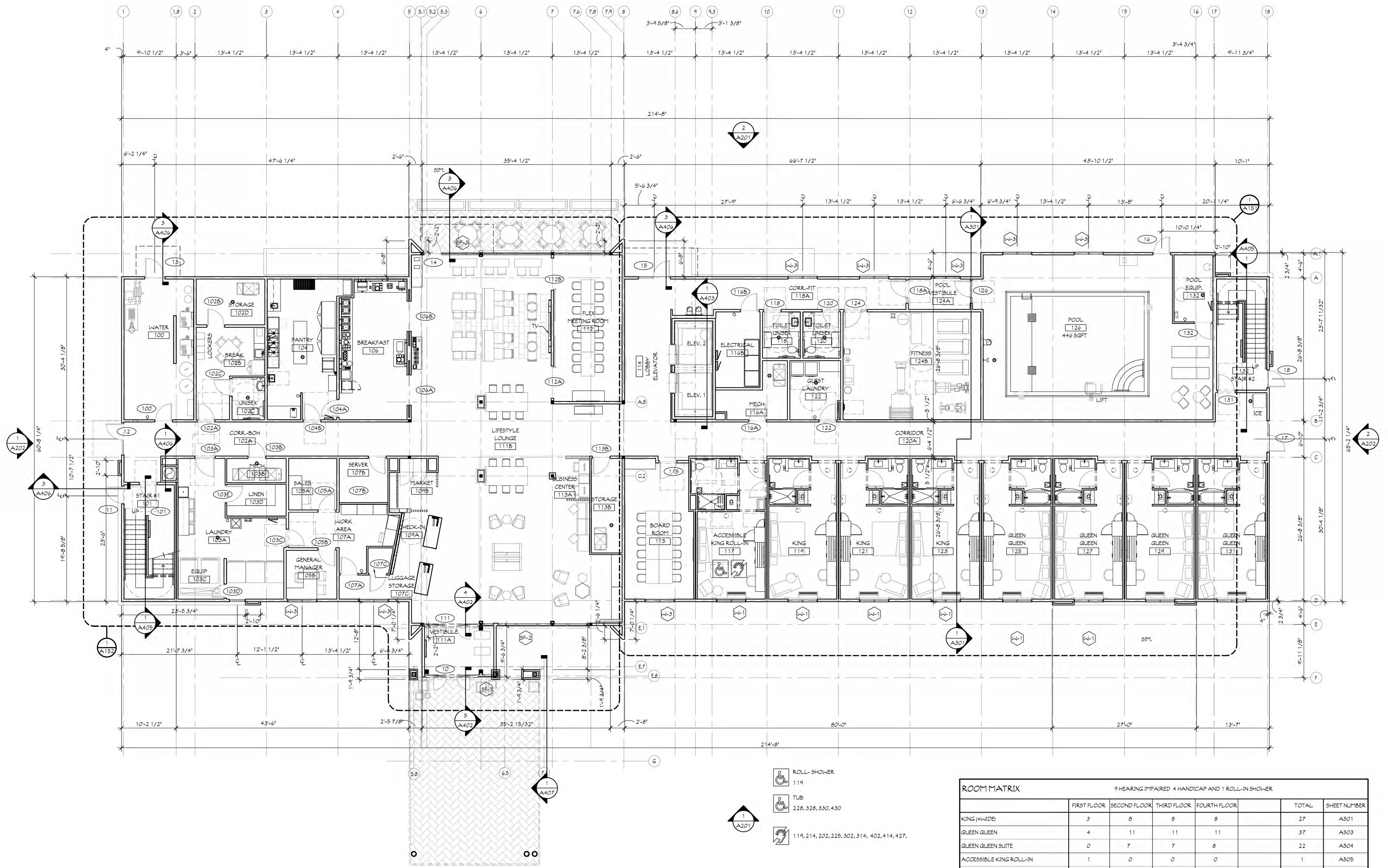
HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 2-24-24
JOB NO.: MAS-23-119
NAME: SITE PHOTOMETRIC PLAN
SHEET: SE101



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- ROLL-SHOWER
119
- TUB
228, 328, 330, 430
- 119, 214, 202, 225, 302, 314, 402, 414, 427.

ROOM MATRIX	9 HEARING IMPAIRED 4 HANDICAP AND 1 ROLL-IN SHOWER				TOTAL	SHEET NUMBER
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR		
KING (H-WIDE)	3	8	8	8	27	A501
QUEEN QUEEN	4	11	11	11	37	A503
QUEEN QUEEN SUITE	0	7	7	8	22	A504
ACCESSIBLE KING ROLL-IN	1	0	0	0	1	A505
ACCESSIBLE QUEEN QUEEN	0	2	1	0	3	A506
ACCESSIBLE QUEEN QUEEN WIDE SUITE	0	0	1	1	2	A502
TOTAL GUEST ROOMS	8	28	28	28	92	
TOTAL SQUARE FOOTAGE	12,882	12,749	12,749	12,749	63,878	

GENERAL NOTES
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TAKEN FROM THE FACE OF THE WALLS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
 THESE DRAWINGS ARE THE PROPERTY OF MAHANT ARCHITECTURAL SERVICES AND MAY NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF MAHANT ARCHITECTURAL SERVICES.

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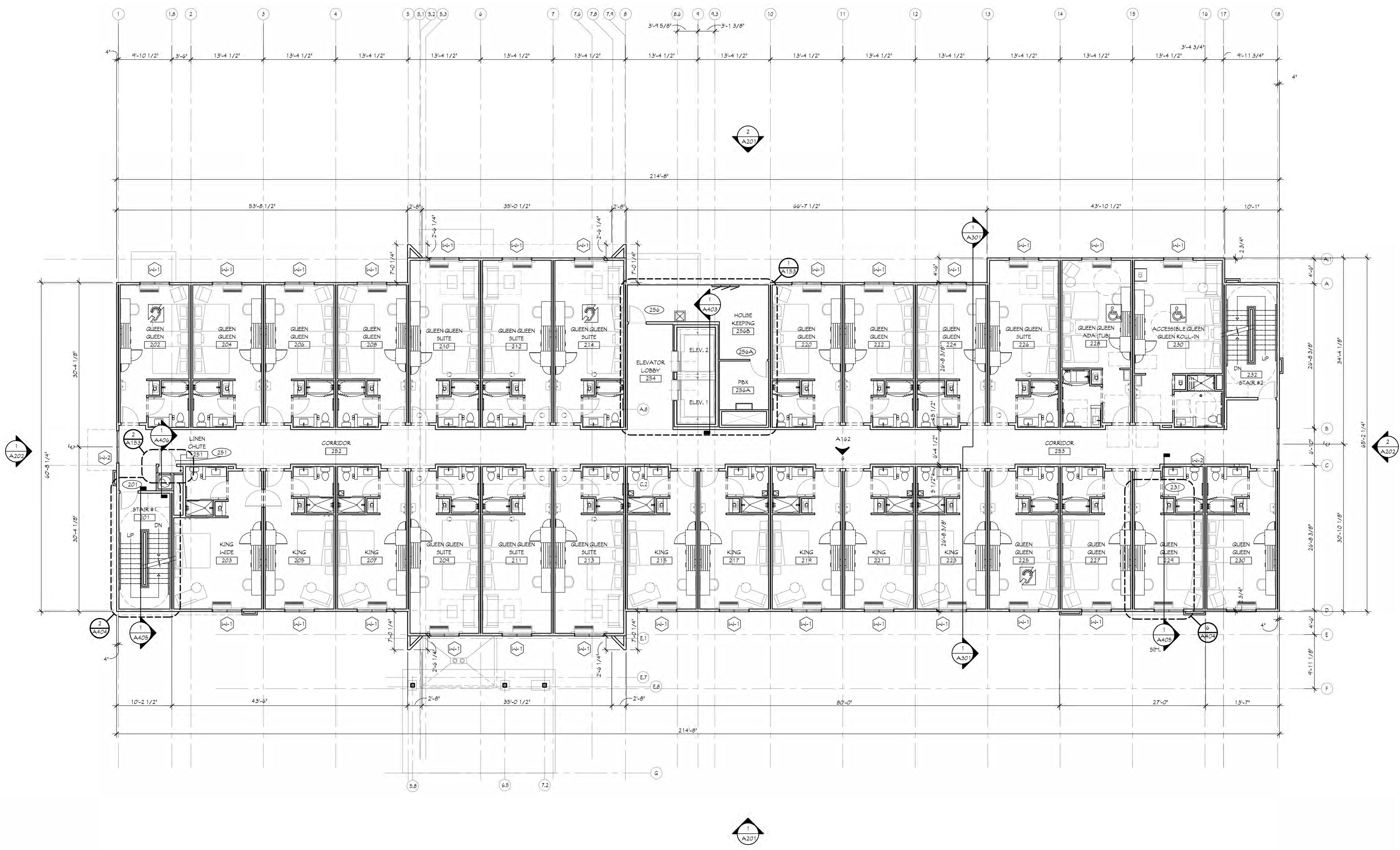
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YPSILANTI, MI

REVISIONS:

DATE: 2-24-24
 JOB NO.: MAS-23-119
 NAME: FIRST FLOOR PLAN

SHEET:
A101



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TAKEN FROM THE FACE OF THE WALLS UNLESS OTHERWISE NOTED. THE ACCURACY OF THE DIMENSIONS CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF MEASUREMENT. DIMENSIONS SHOULD BE PERFORMED FROM THE FINISHED PLAN.

ALL OPENINGS, ROUGH OPENING SIZES AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR. DISCREPANCIES, WHICH HAVE NOT BEEN BROUGHT TO THE ARCHITECT'S ATTENTION, SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN RISK.

Architects
Planners
Architectural
Services
Division of
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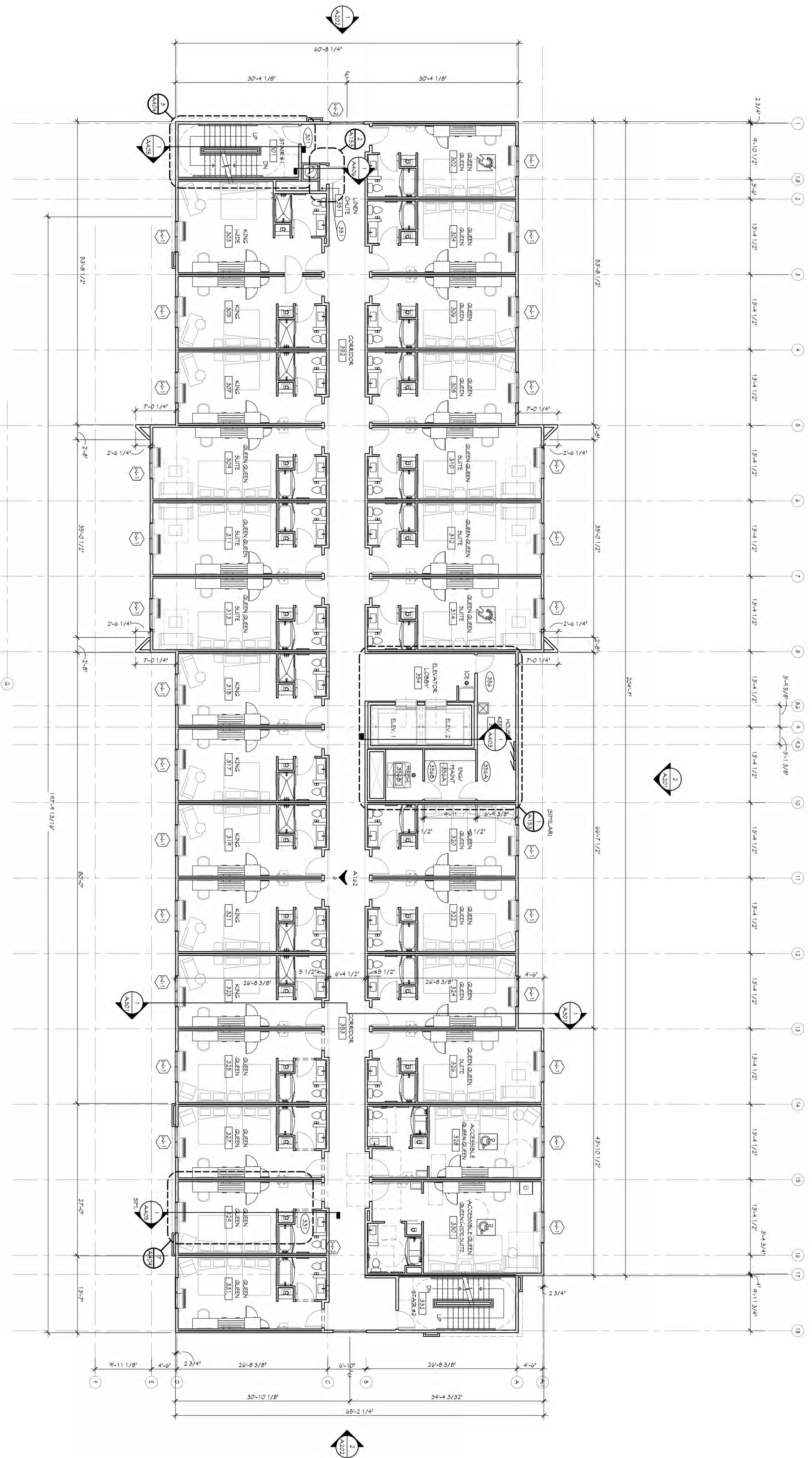
HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

DATE: 2-24-24
JOB NO.: MAS-23-119
NAME: SECOND FLOOR PLAN
SHEET:

A102



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET
THIRD FLOOR PLAN
JOB NO.: 1745-23-118
DATE: 2-24-24
NAME:
A103

NO.	REVISIONS	DATE	BY	CHKD

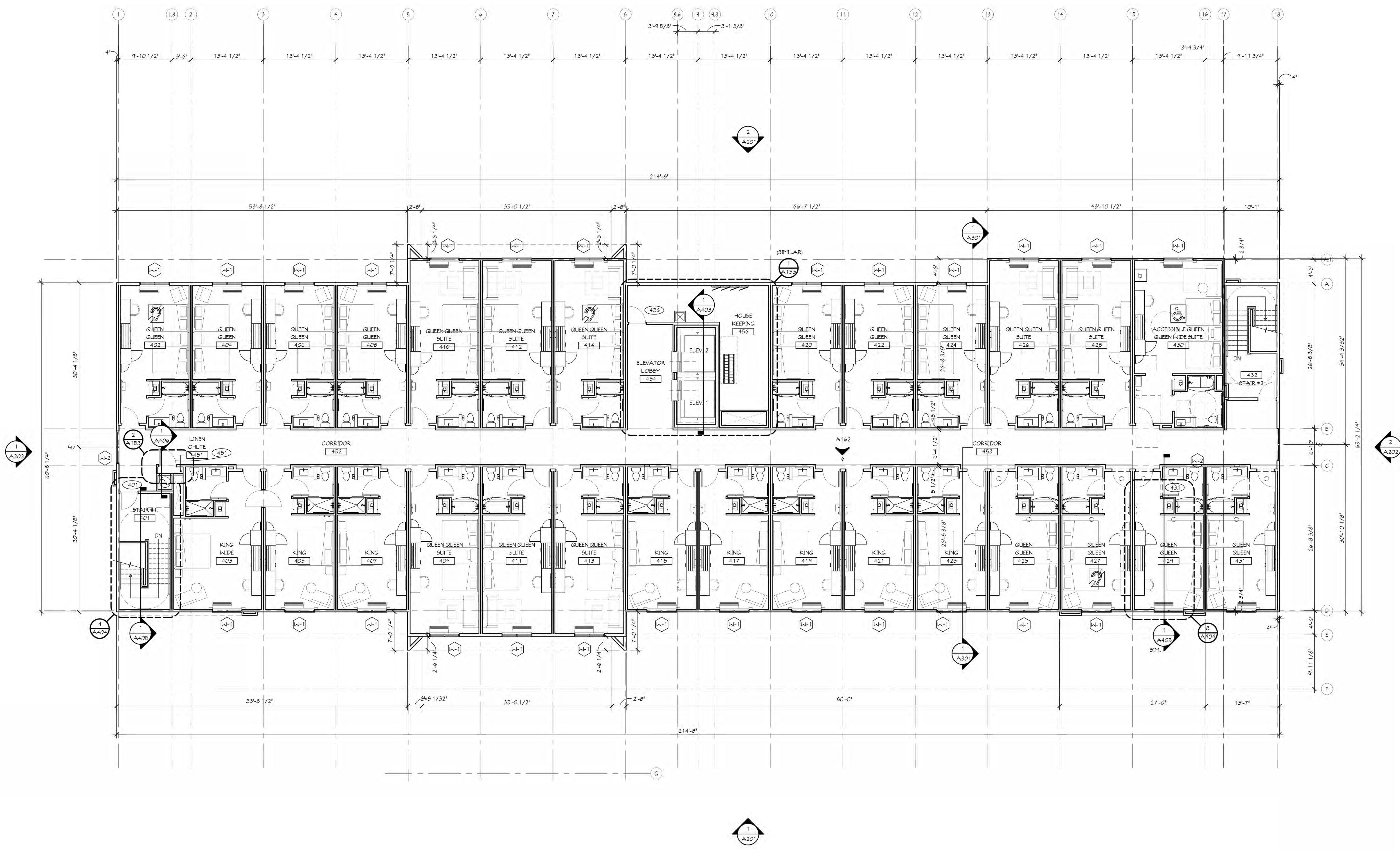
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DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
PHONE (574) 537-8500
FAX (574) 537-0808

GENERAL NOTES
-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. MICHAEL L. TALBOT SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES WHICH HAVE NOT BEEN BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing
PHONE (574) 537-8500
FAX (574) 537-0808



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES
 ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, THE ACCURACY OF THE DIMENSIONS CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF MEASUREMENT. DIMENSIONS SHOULD BE PERFORMED FROM THE FINISHED PLAN.
 ALL DIMENSIONS SHOW OPENING SIZES AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR. ARCHITECTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF ANY DISCREPANCIES WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT.

MAJESTIC ARCHITECTURAL SERVICES
 ARCHITECTS
 * Planners
 * Construction Mgmt.
 * Rule 5 and MSH Filing
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 112 NORTH MAIN STREET
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HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

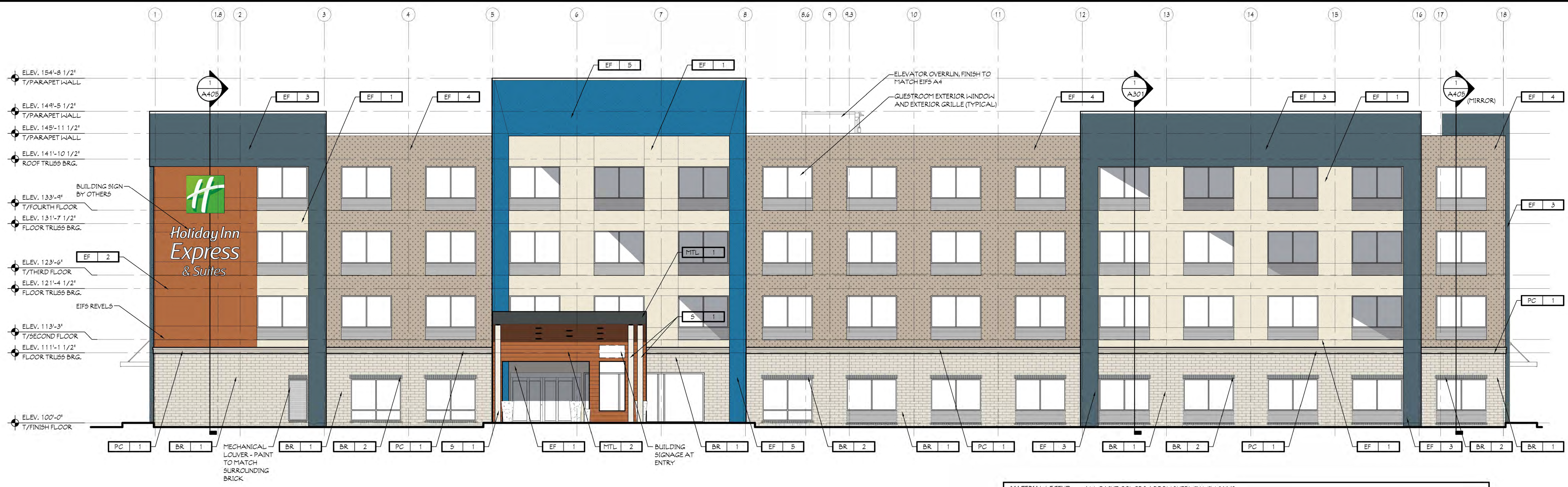
DATE: 2-24-24

JOB NO.: MAS-23-119

NAME: FOURTH FLOOR PLAN

SHEET:

A104



NOTE:
ALL WINDOW AND DOOR FRAMES TO BE CLEAR ANODIZED ALUMINUM

NOTE:
UTILITY BRICK ON FIRST FLOOR ONLY

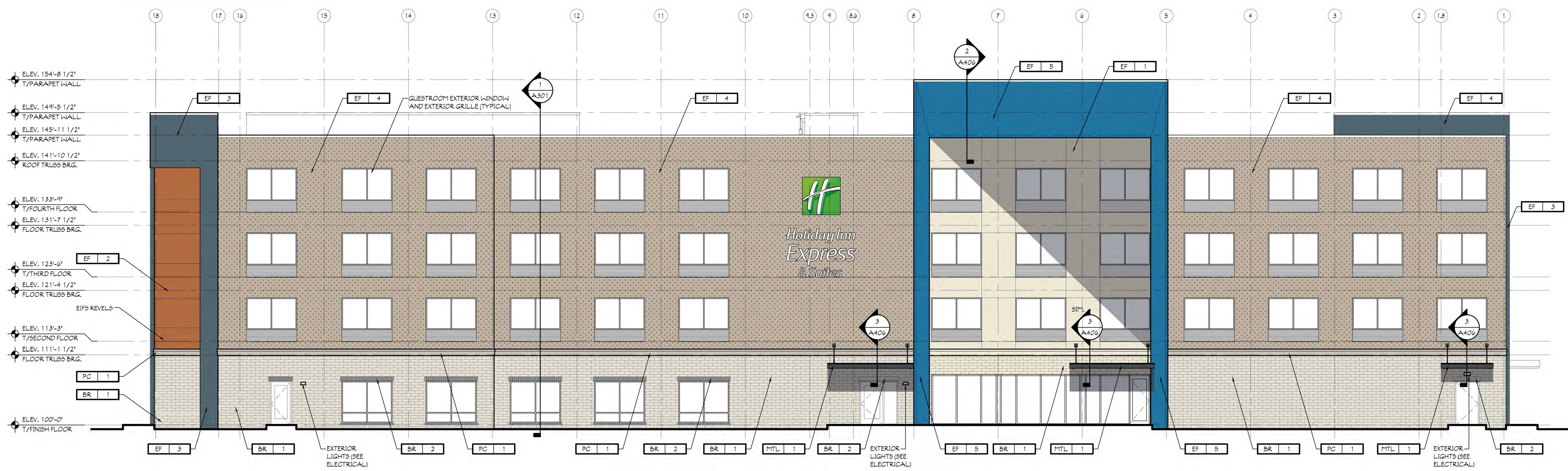
NOTE:
ALL METAL COPING, SCUPPERS, AND MECHANICAL GRILLS AND/OR LOUVER TO MATCH ADJACENT EXTERIOR FINISH

NOTE:
HALLMARK LIGHT ARE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
EAST (FRONT) ELEVATION

MATERIAL LEGEND ALL PAINT COLORS ARE BY SHERI-WIN WILLIAMS

EIFS-1: S1-W7563 RESTFUL WHITE	EIFS-4: S1-W7037 BALANCED BEIGE	MTL-1: COLOR SKU #A8059 GRAPHITE MICA	(BR-1) BRICK-1: S1-W 7036 'ACCESSIBLE BEIGE'
EIFS-2: S1-W6355 TRUEPENNY	EIFS-5: S1-W6803 DANUBE	MTL-2: LUXLAP V-GROOVE 6' PANELS WOODGRAINS - CEDAR	(BR-2) BRICK-2: S1-W162 AFRICAN GRAY
EIFS-3: S1-W1411 WATERLOO	S-1: S1-W7566 WESTHIGHLAND WHITE		PC-1: PRECAST CONCRETE LEDGE: S1-W 7036 'ACCESSIBLE BEIGE'



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
WEST (REAR) ELEVATION

GENERAL NOTES

ALTHOUGH DIMENSIONS ARE SHOWN TO FACILITATE THE ACCURACY OF THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE DEEMED TO BE THE INTENT OF THE ARCHITECT UNLESS OTHERWISE NOTED.

ALL DIMENSIONS, INCLUDING OPENING SIZES AND ELEVATION MARKERS, MUST BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL VARIATIONS THAT OCCUR DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

Architects
MAULST ARCHITECTURAL SERVICES
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

Planners
Construction Management
L.E.M., INC.
PHONE (574) 537-8500
FAX (574) 537-6808



HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

#1 7-5-23

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 07-08-24
JOB NO.: MAS-23-119
NAME:
EXTERIOR ELEVATIONS

SHEET:
A201

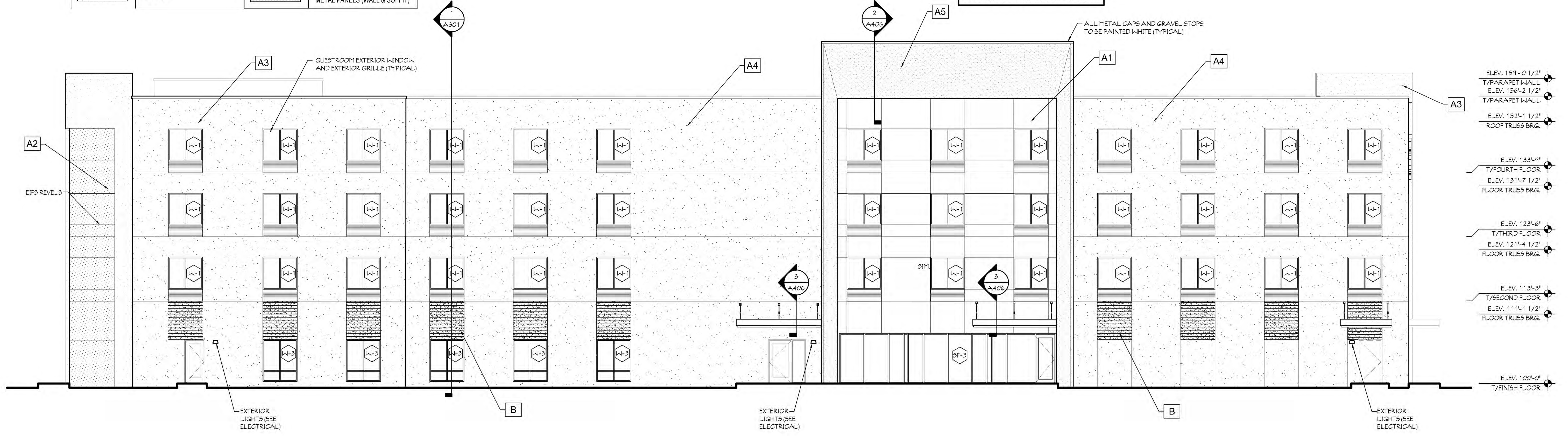


1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH (FRONT) ELEVATION

EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A1
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A2
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A3
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A4
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A5
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS B - REVEALS AT 6" OC
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL C - ENTRY CANOPY
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL D - WOOD-LIKE METAL PANELS (WALL & SOFFIT)

NOTE: PRIMARY EXTERIOR MATERIALS SHALL BE THE COOL COLOR SCHEME. ALTERNATE WARM COLOR SCHEME IS OPTIONAL. ARCHITECT ON RECORD SHALL SELECT COLOR SCHEME APPROPRIATE FOR THE REGION OF CONSTRUCTION AND/OR MEET LOCAL JURISDICTION REQUIREMENTS. SEE 00.00 FOR FULL EXTERIOR MATERIALS LIST.

NOTE:
ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING BRICK COLOR.



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH (REAR) ELEVATION

GENERAL NOTES
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHOWN IN PARENTHESES ARE FOR INFORMATION ONLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

MAJESTY ARCHITECTURAL SERVICES
ARCHITECTS
PLANNERS
CONSULTANTS
CONSTRUCTION MGMT.
DIVISION OF
L.E.M., INC.
113 NORTH MAIN STREET
GOSHEN, INDIANA 46526
PHONE (574) 537-8500
FAX (574) 537-0808



HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:	
#1	7-9-23

DATE: 2-24-24
JOB NO.: MAS-23-119
NAME:
EXTERIOR ELEVATIONS
SHEET:

A201



NOTE:
ALL WINDOW AND DOOR FRAMES TO BE CLEAR ANODIZED ALUMINUM

NOTE:
UTILITY BRICK ON FIRST FLOOR ONLY

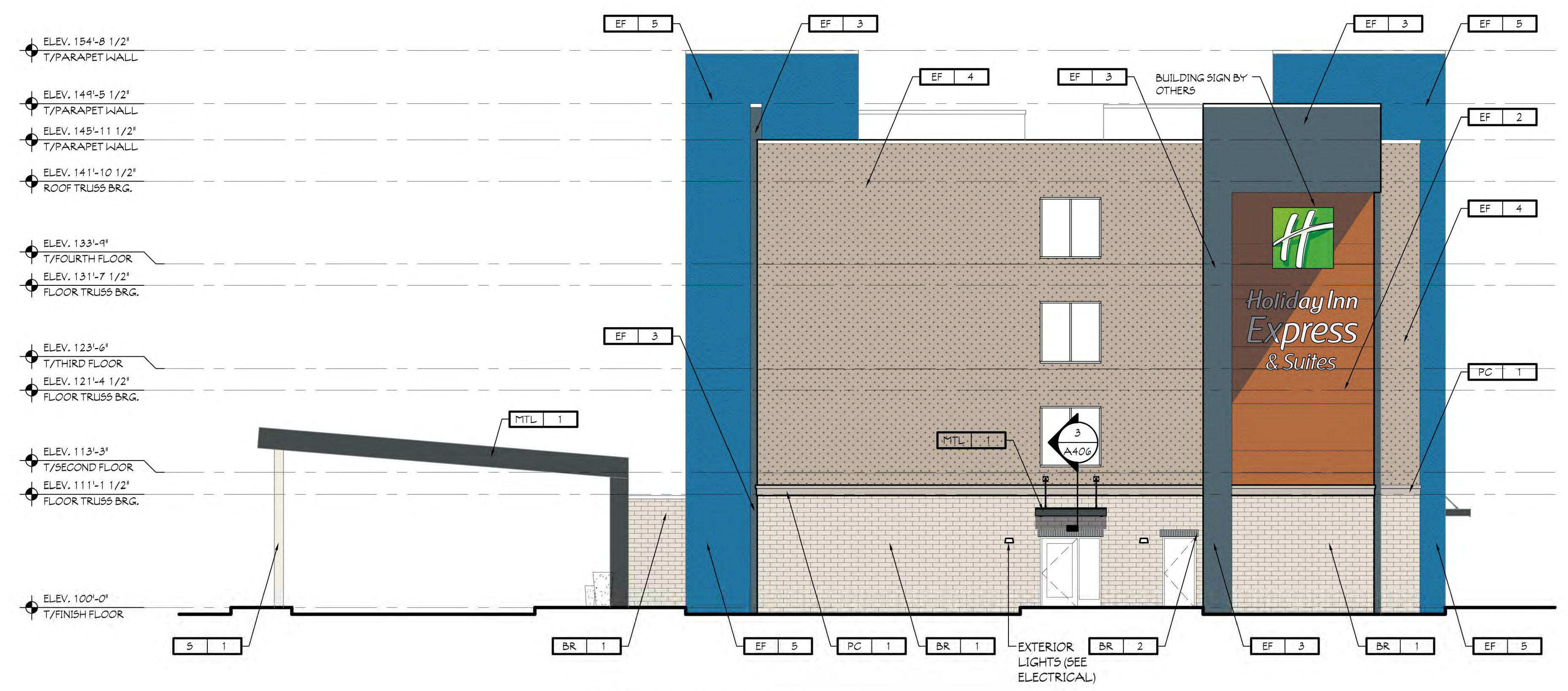
NOTE:
ALL METAL COPING, SCUPPERS, AND MECHANICAL GRILLS AND/OR LOUVER TO MATCH ADJACENT EXTERIOR FINISH

NOTE:
HALLMARK LIGHT ARE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH (LEFT SIDE) ELEVATION

MATERIAL LEGEND ALL PAINT COLORS ARE BY SHERI-WIN WILLIAMS

EIFS-1: 91-47563 RESTFUL WHITE	EIFS-4: 91-47037 BALANCED BEIGE	MTL-1: COLOR SKU #A8089 GRAPHITE MICA	(BR-1) BRICK-1: 91-7036 'ACCESSIBLE BEIGE'
EIFS-2: 91-46355 TRUEPENNY	EIFS-5: 91-46803 DANUBE	MTL-2: LUXLAP V-GROOVE 6' PANELS WOODGRAINS - CEDAR	(BR-2) BRICK-2: 91-9162 AFRICAN GRAY
EIFS-3: 91-49141 WATERLOO	S-1: 91-7566 WESTHIGHLAND WHITE		PC-1: PRECAST CONCRETE LEDGE: 91-7036 'ACCESSIBLE BEIGE'



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH (RIGHT SIDE) ELEVATION

GENERAL NOTES
- ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO SCALE. THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. DIMENSIONS OF REPRODUCTION, DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
- ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED TO SCALE. THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.
- ELEVATION MARKED MUST BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS.

MAULST ARCHITECTURAL SERVICES
ARCHITECTS
PLANNERS
CONSULTANTS
CONSTRUCTION MANAGEMENT
RULE 7 and MSB Filing
PHONE (574) 537-8500
FAX (574) 537-6808
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526



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REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

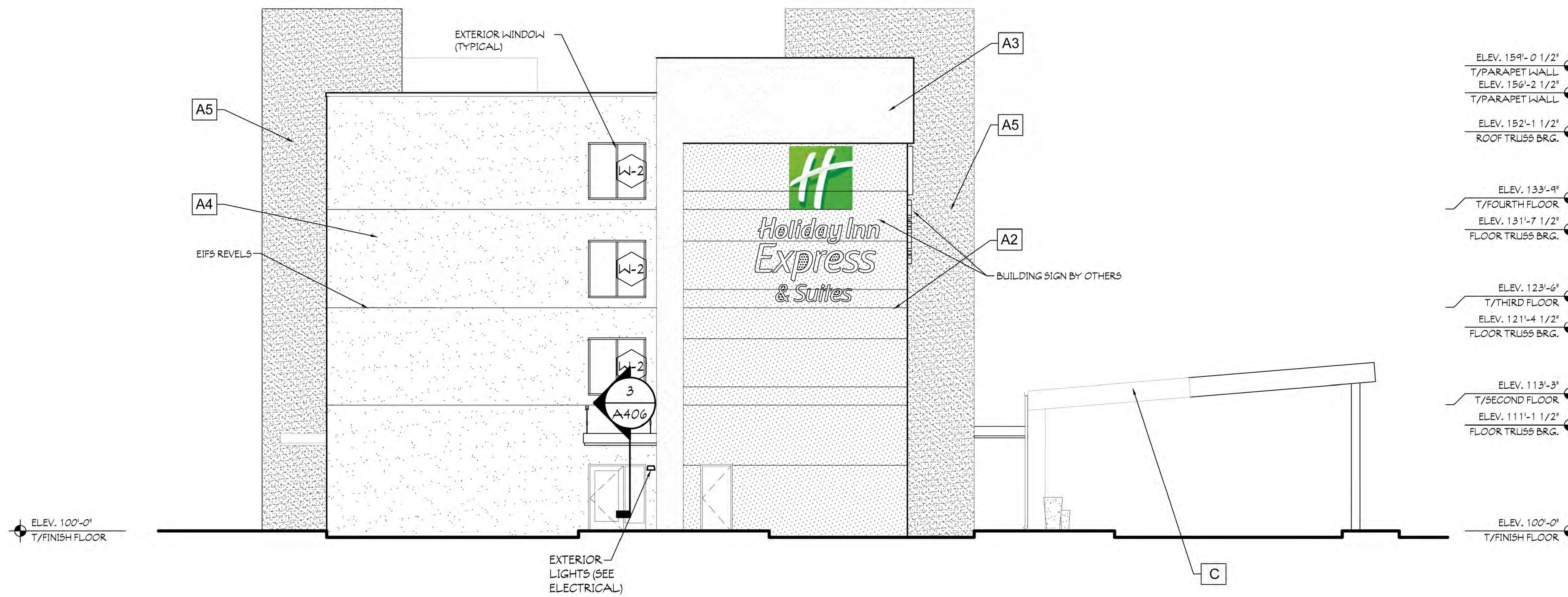
DATE: 07-08-24

JOB NO.: MAS-23-119

NAME: EXTERIOR ELEVATIONS

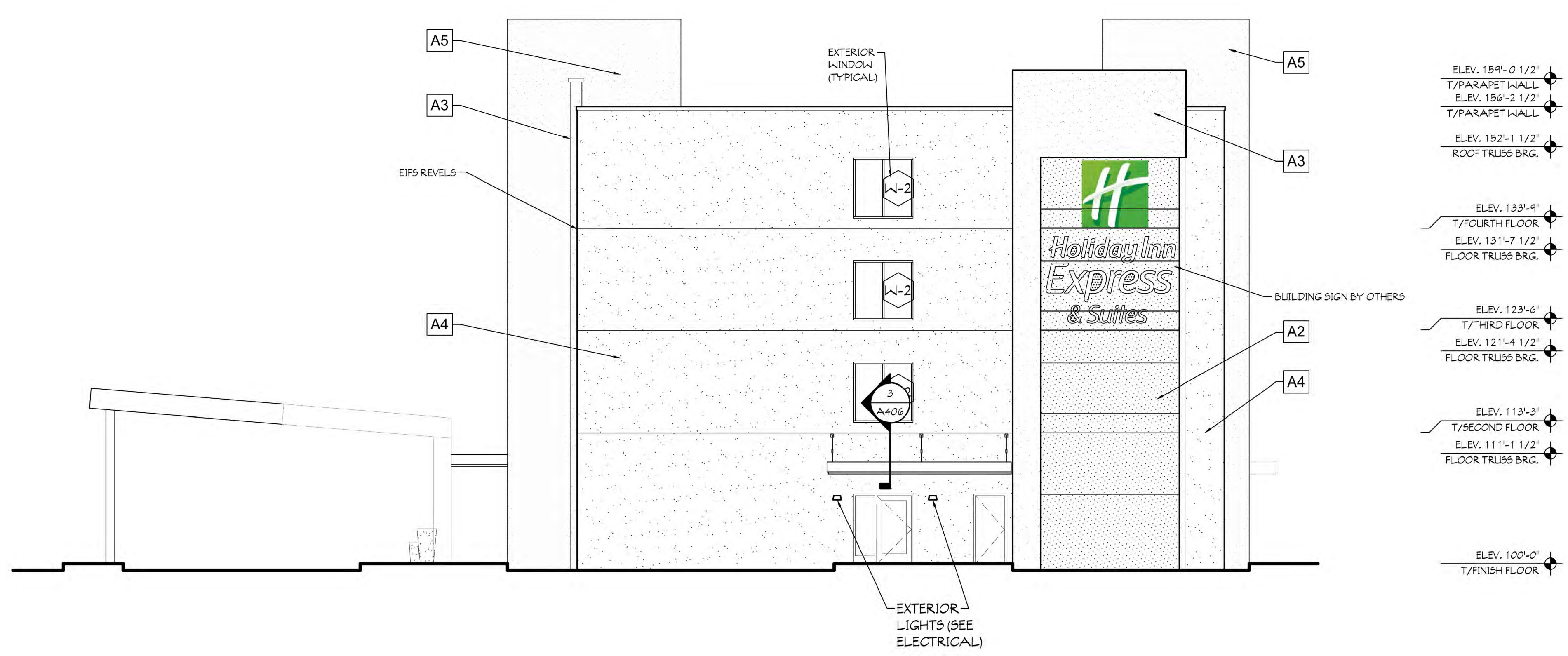
SHEET:

A202



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" (LEFT SIDE) ELEVATION

NOTE:
ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING BRICK COLOR.



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" (RIGHT SIDE) ELEVATION

EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A1
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A2
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A3
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A4
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS A5
[Symbol]	EXTERIOR CLADDING SYSTEM - EIFS B - REVEALS AT 6" OC
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL C - ENTRY CANOPY
[Symbol]	EXTERIOR CLADDING SYSTEM - METAL PANEL D - WOOD-LIKE METAL PANELS (WALL & SOFFIT)

NOTE: PRIMARY EXTERIOR MATERIALS SHALL BE THE COOL COLOR SCHEME. ALTERNATE WARM COLOR SCHEME IS OPTIONAL. ARCHITECT ON RECORD SHALL SELECT COLOR SCHEME APPROPRIATE FOR THE REGION OF CONSTRUCTION AND/OR MEET LOCAL JURISDICTION REQUIREMENTS. SEE G0.00 FOR FULL EXTERIOR MATERIALS LIST.

GENERAL NOTES
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHOWN IN PARENTHESES ARE FOR INFORMATION ONLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

MAJESTY ARCHITECTURAL SERVICES
 ARCHITECTS
 PLANNERS
 CONSULTANTS
 CONSTRUCTION MGMT.
 DIVISION OF L.E.M., INC.
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 GOSHEN, INDIANA 46526
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HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

NO.	DESCRIPTION

DATE: 2-24-24

JOB NO.: MAS-23-119

NAME: EXTERIOR ELEVATIONS

SHEET:

A202