Planning Department Report

Project Name:	Holiday Inn Express
Location:	350 & 460 Joe Hall Drive, Ypsilanti, MI 48197
Date:	March 06, 2025

- [x] Full Preliminary Site Plan Review # 6
- [ ] Sketch Preliminary Site Plan Review #
- [ ] Administrative Preliminary Site Plan Review #
- [ ] Detailed Engineering/Final Site Plan Review #
- [ ] Special Use Permit
- [ ] Public Hearing
- [ ] Rezoning
- [ ] Tentative Preliminary Plat
- [ ] Final Preliminary Plat
- [ ] Final Plat Process
- [ ] Planned Development Stage I
- [ ] Planned Development Stage II

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Planning Department	Township Planning Department	☐	☑	☐	☐	See comments below
Carlisle/Wortman Associates	Planning Consultant	☐	☑	☐	☐	See letter dated 02-10-2025
OHM / Stantec	Engineering Consultant	☐	☑	☐	☐	See letter dated 02-11-2025
Steven Wallgren, Fire Marshal	Township Fire Department	☐	☑	☐	☐	See letter dated 03-03-2025
Dave Bellers, Building Official	Township Building Department	☐	☐	☐	☑	
Brian McCleery, Deputy Assessor	Township Assessing Department	☐	☐	☐	☑	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	☐	☑	☐	☐	See letter dated 06-25-2024
Gary Streight, Project Manager	Washtenaw County Road Commission	☐	☐	☐	☑	See letter dated 11-01-2024
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	☐	☐	☐	☑	See letter dated 02-21-2025
James Drury, Permit Agent	Michigan Department of Transportation	☐	☐	☐	☑	

Planning Department Recommended Action:

The Holiday Inn Express is scheduled for Preliminary Site Plan review by the Township Planning Commission on Tuesday, March 25, 2025. There are outstanding comments from the WCRC, WCWRC, and Carlisle Wortman Associates that will need to be addressed at the time of Final Site Plan Review.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 27, 2023
June 19, 2024
August 1, 2024
November 22, 2024
February 10, 2025

Preliminary Site Plan Review

For

Ypsilanti Charter Township, Michigan

Applicant: InterContinental Hotels Group

Project Name: Holiday Inn Express

Plan Date: January 20, 2025

Location: 350 and 460 Joe Hall Drive (K-11-38-363-029, K-11-38-363-003)

Zoning: Innovation and Technology (I-T)

Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

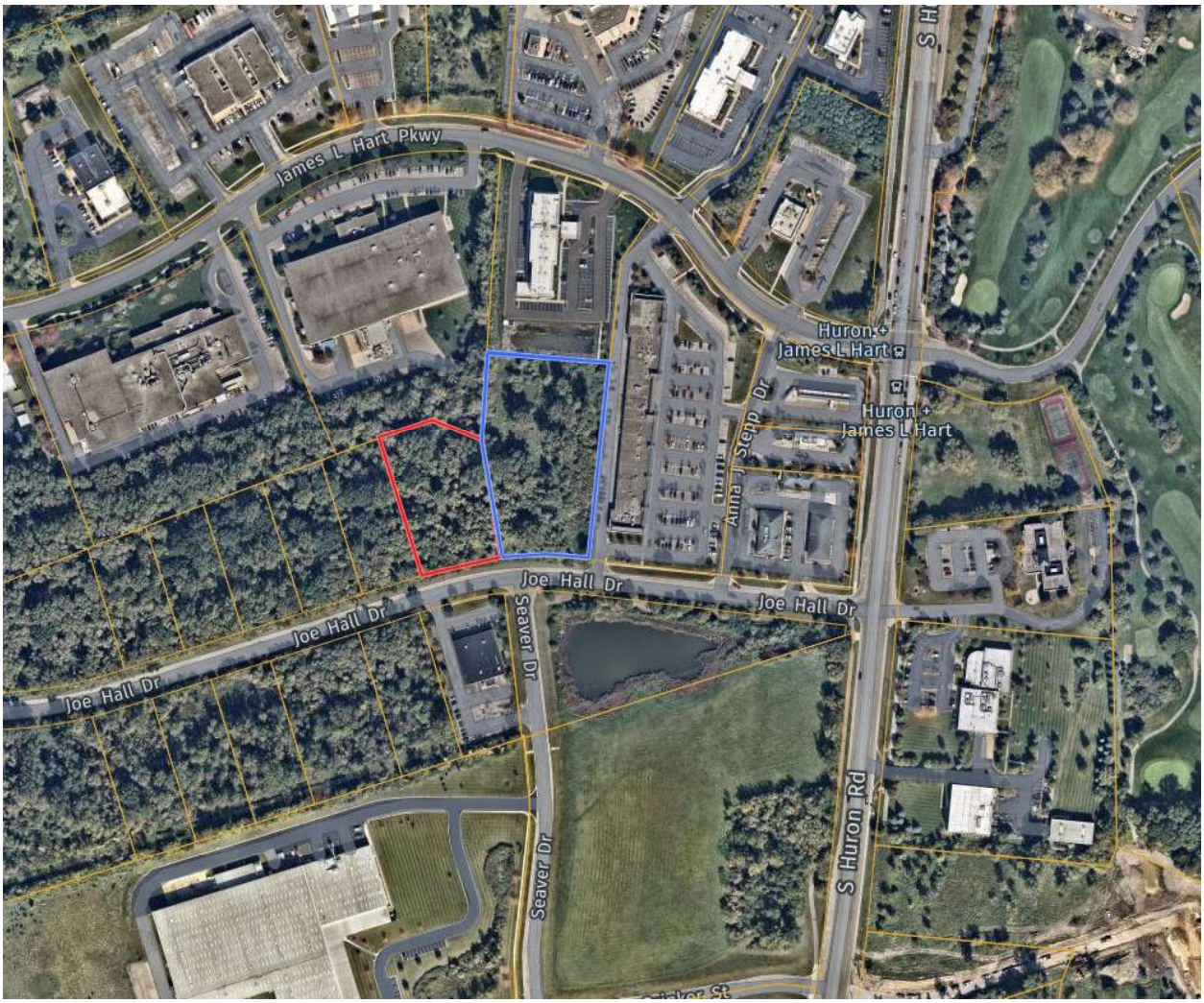
An application has been submitted for a 101-room, 4-story Holiday Inn with off-street parking. The site consists of two (2) parcels, totaling approximately 4.68 acres. The lots will be required to be combined if the site plan is approved. The site is bisected by an 80-foot-wide county drain, a 40-foot-wide public utility easement, and a 25-foot-wide private utility easement. The site is currently vacant, and directly west of the strip mall that includes Leo's Coney Island, Jet's Pizza, and Powerhouse Gym. To the north, is the Hampton Inn & Suites Ypsilanti Hotel.

Please note that this hotel application was previously considered by the Planning Commission last year, but since the PC review, the applicant has increased the number of rooms by 8 and parking by 8. There are no other changes to the site plan. In addition, on December 4, 2024 the applicant received a height variance from the Zoning Board of Appeals.

The site will be accessed by one (1) point of entry/exit off Joe Hall Drive. The hotel is noted as being served with 101 parking spaces and will also feature a pool, patio area and fitness center.

The site is currently zoned Innovation and Technology (I-T) and the Future Land Use Map indicates it as being Township Core. This district is intended for a mixture of technology, office, craft manufacturing, and light industrial uses. It serves as the entryway to the town center transitioning from the north. The proposed use as a hotel is permitted.

Location of Subject Property:
An aerial photo is shown below depicting the site located at 350 (blue) and 460 (red) Joe Hall Drive.



Surrounding Property Details:

Direction	Master Plan	Zoning	Use
North	Township Core	I-T, Innovation Technology	Hotel
South	Township Core	I-T, Innovation Technology TC, Town Center	Office, Vacant

East	Township Core	TC, Town Center	Commercial Retail
West	Township Core	I-T, Innovation Technology	Vacant

Size of Site:
The total area of the subject site is +/- 4.7 acres (203,861 sq/ft).

Current Use of Site:
The site is currently vacant.

Proposed Use of Site:
An application has been submitted for a 101-room, 4-story Holiday Inn Express hotel.

Items to be Addressed: *None*

MASTER PLAN

The future land use plan designates the proposed site as Township Core. This designation is summarized below.

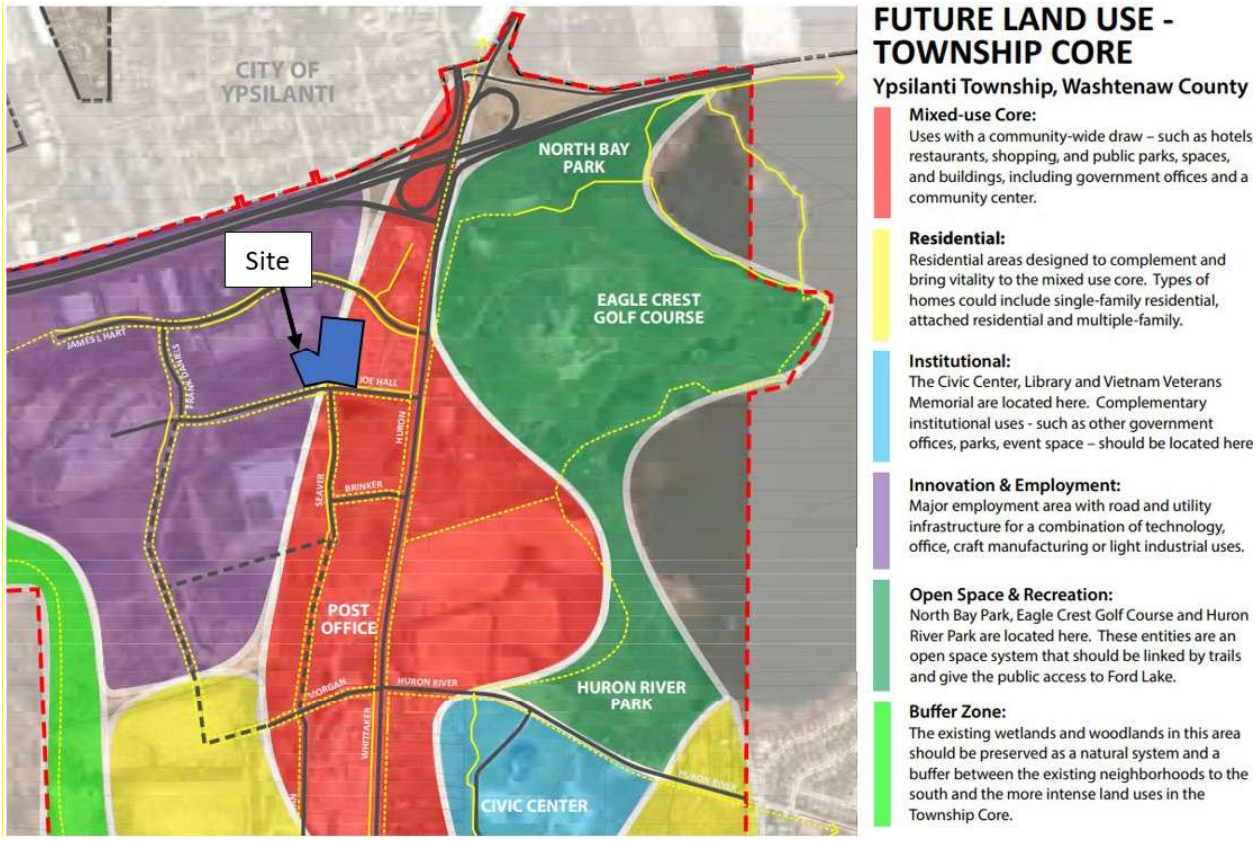
> "The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial."

The site is also designated as "Special Area Plan". The description of this specific area plan is below.

> "The Township Core will serve as the central gathering place and commercial base of the township. The area is centrally located and is already well served with infrastructure, public transportation, established foundational uses, and convenient access. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township residents."

The site's location is on the border of two sub designations within the Special Area Plan: Mixed Use Core and Innovation and Employment. The description of these specific sub designations is below as well as a map indicating the location of the site relative to the Special Area Plan.

> Mixed-use Core: Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.
>
> Innovation & Employment: Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.



The use is consistent with the Master Plan's future land use goals relating to the specific designated use of hotels in the Mixed-use Core description. The use also complements the Innovation & Employment designation through support services for national employers who require lodging for various visitors.

Items to be Addressed: *None*

NATURAL RESOURCES

Topography: The site is relatively flat with a slight elevation from the southwest to the northeast by approximately five (5) feet.

Woodlands: The site has a significant amount of woodland area with the exception of the northeastern corner of the lot. The applicant has provided a layout showing the location of existing trees on sheet C200. A tree inventory has been provided. Of the two hundred and eight (208) trees surveyed onsite, forty-one (44) will remain and one hundred and sixty-four (164) will be removed. Of the trees being removed, forty-six (46) qualify for replacement.

Per Section 24.63, a use permit must be obtained in order to remove, damage, or destroy any tree or similar woody vegetation with a d.b.h. of eight inches or more. The majority of trees to be removed contain a d.b.h. of eight inches or more. Per Section 24.67 Part 4a, the removal or relocation of trees or shrubs shall be limited to those instances when necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing

undue hardship. Sheet L100 does provide a note that tree replacement is complicated by utility easements and that developer will work with the Township to provide off-site mitigation. Applicant shall provide woodland replacement plan and calculations based on Chapter 24; Article 3.

As set forth in Chapter 24, where tree relocation or replacement is not feasible within the woodland area, or on the property where the activity is to be conducted, or on other approved property within the township, the permit grantee shall pay into the township tree fund monies for tree replacement in a per-tree amount representing the current market value for the tree replacement that would be utilized for the maintenance and preservation of woodland areas and the planting and maintenance of trees within the township.

Wetlands: The applicant has submitted a wetland delineation report prepared by Merjent. Merjent identified one wetland totaling 0.04 acre to community type within the survey area. The report concludes:

> *Wetlands are regulated in Michigan by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under the Natural Resources and Environmental Protection Act (NREPA, P.A. 451). Wetlands that meet one of the following are considered regulated: 1) wetlands within 500 feet of the OHWM of a river, stream, lake, or pond; or 2) wetlands that have a surface water connection to a river, stream, lake, or pond; or 3) wetlands that are five acres or greater in size. Wetlands are regulated under Part 303, Wetlands Protection of NREPA. As referenced in the methodology section, a stream is defined as any watercourses having a bed, banks, and evidence of flow or continued occurrence of water. Streams are regulated in Michigan under Part 301, Inland Lakes and Streams, of NREPA.*
>
> *In our professional opinion, the wetland identified within the survey area is regulated under Part 303 of P.A. 451. Wetland w01 is within 500 feet of stream s01 which regulates the wetlands under Part 303. Any construction activities within the wetland will require a permit from EGLE under Part 303 of NREPA. This wetland delineation represents our professional opinion. EGLE is the final regulatory oversight on wetland delineations in Michigan. In Michigan, the USACE regulates wetland within certain defined limits of the Great Lakes. The survey area occurs outside of these defined limits, therefore the wetland and stream identified in the survey area will not fall under USACE jurisdiction.*

See Merjent wetland report for more details. A wetland permit will be required as part of the final site plan approval.

Items to be Addressed: *None.*

HEIGHT, BULK, DENSITY AND AREA

		Required / Allowed	Provided	Complies with Ordinance
Setback	Front	20 feet	54 feet	Complies
	Side (east)	20 feet	290 feet	Complies
	Side (west)	20 feet	60 feet	Complies
	Rear	20 feet	60 feet	Complies
Building Height (Feet)		40 feet	54'-8"	Received Variance from Zoning Board of Appeals
Building Height (Stories)		N/A	4	N/A
Parking Location		Rear and Side yard. Front yard is permitted in the required front yard provided a minimum unobstructed and landscaped setback of twenty (20) feet is provided.	7 spaces in front yard, and screened.	Complies

The applicant received a height variance on December 4, 2024.

Items to be Addressed: *None*

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The site will be accessed by two (2) points off entry off Joe Hall Drive to the south. A traffic study will be submitted for review by the Road Commission. The applicant provides access around the perimeter of the entire hotel. At the structure's main entrance, a 22-foot-wide drop-off lane is shown. The drop off lane is bisected by a concrete curb island providing base to the building entrance canopy. Turning radii for fire trucks have been included on sheet C500. We defer further comment to the Fire Department regarding turning radii and site access.

Items to be Addressed: *None*

NON-MOTORIZED ACCESS

The applicant has added a sidewalk along Joe Hall Drive.

Items to be Addressed: *None*

PARKING AND LOADING

Section 1205 G(8) of the Zoning Ordinance requires:

Parking

	Required	Provided
Place of Lodging: One (1) for each one (1) occupancy unit plus one (1) for each employee plus spaces as required for accessory uses such as a bar, restaurant, meeting rooms, etc.	101 rooms = 101 spaces 5 employees = 5 spaces Total = 106 spaces	107
Barrier Free	5	4
Loading	10 sq.ft per front foot of building to be located in the rear	0
Bicycle facility (as set forth in Section 1206)	All sites with parking of ten (10) spaces or greater shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.	0
Total	**106 spaces**	**107 spaces**

Barrier Free Parking

Based on 106 spaces, the applicant is required to provide 5 barrier free spaces. The applicant shall convert one of their spaces to an additional barrier free space.

Loading

The applicant has not indicated any loading area on site. Per Section 1207, a loading space is required for any use involving the receipt or distribution of vehicles or materials or merchandise. Per Part 2(F), "The Planning Commission may grant a waiver in the loading space requirements set forth in this Section, if the applicant is able to demonstrate and the Planning Commission is able to determine that such loading space is not required, based on documented evidence, to accommodate the use on a typical day." Because the site does not receive materials or merchandise, we find that loading space is not required.

Items to be Addressed: *Convert one parking space to a barrier free space.*

LIGHTING

A lighting plan is provided on sheet E101. The applicant proposes eleven (11) free standing light pole fixtures, and twenty-one (21) bollard lights. Footcandle measurements and color temperature comply.

Items to be Addressed: *None*

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

	Required	Provided	Complies
Plan prepared and stamped by registered Landscape Architect	Plan prepared and stamped by registered Landscape Architect	Stamp	Complies
General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area	5,601 sf of lawn = 6 trees and 11 shrubs	6 trees and 11 shrubs	Complies
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	407 lf = 10 dec trees, 1 orn and 41 shrubs	6 new and 4 existing dec trees, 1 orn, 41 shrubs	Complies
Parking Lot: One (1) large deciduous tree shall be required for each two thousand (2,000) square feet of paved driveway and parking lot surface	43,513 sf = 22 trees	22 trees	Complies
Detention Pond: 1 dec or evg tree and 10 shrubs per 50 lf of top of bank	12 deciduous trees, 120 shrubs	9 deciduous trees and 65 shrubs	Does not comply. See notes below
Perimeter: Canopy trees shall be provided along the perimeter of a parking lot at a minimum rate of one (1) tree per forty (40) feet of lot perimeter; however, trees need not be planted on forty (40) foot centers.	Approximately 1,985 perimeter feet / 40 feet = 50 trees	7	Does not comply. See notes below

The applicant notes that "Due to the number of easements" the applicant is unable to plant the total required number of trees and shrubs onsite. The noted landscape deficiencies:

1. Woodland Replacement: deficient 46 trees
2. Detention Basin Landscaping: deficient 3 trees and 55 shrubs
3. Perimeter: deficient 43 trees

The applicant notes that they will provide fees into the Township tree fund for the 92 trees and 55 shrubs they are deficient. The total amount that the applicant shall pay into tree fund shall be determined as part of the final site plan.

Items to be Addressed: *None*

FLOOR PLANS AND ELEVATIONS

The applicant notes 101 rooms, however the room table on Sheet A101 indicates 100 rooms. The table shall be updated to indicate room totals.

Exterior building material is first floor brick with EIFs upper stories. The material use complies with Section 1306-Building Design.

Items to be Addressed: *Update table A101 to reflect room totals*

DUMPSTER ENCLOSER AND OTHER FEATURES

The site plan contains a trash enclosure in the site's northwest corner. The dumpster enclosure detail is shown on sheet C501 and constructed of masonry material.

Items to be Addressed: *None*

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities; though we note that there are a significant amount of easements on site.

Items to be Addressed: *None.*

RECOMMENDATIONS

We recommend preliminary site plan approval with the following conditions:

1. Convert one parking space to a barrier free space.
2. Update room chart on Sheet A101

Benjamin R. Carlisle

CARLISLE/WORTMAN ASSOC.,INC
Benjamin R. Carlisle, AICP, LEED AP
President

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

Preliminary Site Plan:

Motion to Postpone:
"I move to postpone the Preliminary Site Plan submitted by Andy Patel, InterContinental Hotels Group, to permit the construction of a 101-room, four-story hotel located at 350 & 450 Joe Hall Drive, Ypsilanti, MI 48197, Parcel K-11-38-363-029, and Parcel K-11-38-363-003 to give the applicant time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight."

Motion to Approve:
"I move to approve the Preliminary Site Plan submitted by Andy Patel, InterContinental Hotels Group, to permit the construction of a 101-room, four-story hotel located at 350 & 450 Joe Hall Drive, Ypsilanti, MI 48197, Parcel K-11-38-363-029, and Parcel K-11-38-363-003, as the proposal meets the requirements and standards in the Zoning ordinance with the following conditions:

1. The applicant shall obtain Final Site Plan and Detailed Engineering Approval; and shall obtain all outside agency permits and approvals for the construction of the hotel including, but not limited to, the property owner and/or developer entering into a Road Improvement Agreement with the WCRC for the installation of a traffic signal at the intersection of Huron Street and Joe Hall Drive as part of this development.

Motion to Deny:
"I move to deny the Preliminary Site Plan submitted by Andy Patel, InterContinental Hotels Group, to permit the construction of a 101-room, four-story hotel located at 350 & 450 Joe Hall Drive, Ypsilanti, MI 48197, Parcel K-11-38-363-029, and Parcel K-11-38-363-003, due to the following reasons:"

1._____

2._____

3._____

Respectfully submitted,

Fletcher Reyher

Fletcher Reyher, AICP
Planning and Development Coordinator
Charter Township of Ypsilanti Planning Department

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

February 11, 2025

Mr. Fletcher Reyher
Township Planning and Development Coordinator
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Holiday Inn Express
Preliminary Site Plan Review #6

Dear Mr. Reyher:

We have completed the latest preliminary site plan review of the plans dated October 6, 2023, with a latest revision date of January 20, 2025, and stamped received by OHM Advisors on February 7, 2025.

At this time, the plans are recommended for approval for the Planning Commission's consideration. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals. Comments in Section B are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a 101-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 existing 12-inch water main and the existing 18-inch sanitary sewer along Joe Hall Drive. Stormwater runoff will be managed by a proposed on-site detention basin and traditional underground conveyance system.

B. PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list, and additional comments may be generated during the detailed engineering review phase and as new information is presented.

1. The applicant shall provide a certificate of outlet, signed and sealed by a registered engineer in the State of Michigan, for the proposed stormwater outlet on the plans.
2. The applicant shall clarify if a loading zone will be provided. If so, its location shall be shown on the plans and a truck turning template shall be provided.
3. It is recommended that a different HMA mix design is utilized (i.e. 4E) due to experience with 13A mix designs prematurely failing.
4. The applicant shall provide an engineer's estimate of probable cost for the project with the detailed engineering submittal.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

C. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: stacie.monte@ohm-advisors.com).

- **Ypsilanti Community Utilities Authority (YCUA):** Review and approval of all water main and sanitary sewer improvements is required.
- **Ypsilanti Township Fire Department:** Review and approval of site accessibility is required.
- **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval, as well as a drain-use permit, is required.
- **Washtenaw County Road Commission (WCRC):** Review and approval of all proposed work within the Joe Hall Drive ROW is required.
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main improvements.
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Stacie L. Monte

Matthew D. Parks, P.E.

SLM/MDP

cc: Doug Winters, Township Attorney
Steven Wallgren, Township Fire Marshall
Scott Westover, P.E., YCUA
File

P:\0000_0100\SITE_YpsilantiTwp\2022\0098221150_460 Joe Hall_Holiday Inn\MUNI\01_SITE\PSP#6\Holiday Inn_PSP#6_2025-02-11.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198

March 3, 2025

Fletcher Reyher, Planning and Development Coordinator
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Final Site Plan

Project Name:	Ypsilanti Holiday Inn Express
Project Location:	Joe Hall Dr. Ypsilanti, MI 48197
Plan Date:	1/20/2025
Applicable Codes:	IFC 2018
Engineer:	Vriesman & Korhorn
Engineering Phone:	Kalamazoo MI (269) 697-7120

Status of Review

Status of review: Approved as Submitted

All pages were reviewed.

Site Coverage - Access

Comments: Fire department access is adequate. The removal of the south connecting drive is permitted.

Fire Department Connection Location

Comments: The new FDC location is accessible.

Best regards,

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I

350 & 460 Joe Hall Drive - Holiday Inn Express - Preliminary Site Plan Review #6

SW

Scott Westover<SWestover@ycua.org>

Reply | Reply all | Forward

To: Fletcher Reyher

Wed 2/19/2025 1:55 PM

No comments from YCUA, our June 25, 2024 letter still holds true.

...

Thank you! | Good. Thanks. | Good to hear. Thanks.

Reply | Forward

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YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

June 25, 2024

VIA ELECTRONIC MAIL

Mr. Fletcher Reyher, Planning and Development Coordinator
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #3
Holiday Inn Express
Charter Township of Ypsilanti (Plan Date: 05-24-2024)

Dear Mr. Reyher:

In response to the electronic mail message from your office dated June 10, 2024, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to YCUA.

As noted in the October 27, 2023, letter from this office, connection fees for the proposed development. Please note that the total cash price for connection fees, **$41,013.57 plus the construction phase escrow deposit, YCUA administration fee, and record plan guarantee**, must be paid to YCUA by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Sincerely,

SDW Digital Signature

SCOTT D. WESTOVER, P.E., Director of Engineering
Ypsilanti Community Utilities Authority

cc: Mr. Luke Blackburn, Mr. Sean Knapp, File, YCUA
Mr. Steve Wallgren, Township Fire Department
Mr. Matt Parks, P.E., Ms. Stacie Monte, Township Engineer
Mr. Andy Patel, Applicant
Mr. Daniel Lewis, P.E., Applicant's design engineer

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CHAIR

RODRICK K. GREEN
VICE-CHAIR

GLORIA LLAMAS
MEMBER

JO ANN McCOLLUM
MEMBER

JEFFRY SMRZ
MEMBER

WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103
WWW.WCROADS.ORG
TELEPHONE (734) 761-1500
FAX (734) 761-3737

MATTHEW F. MacDONELL, P.E.
MANAGING DIRECTOR

BRENT M. SCHLACK, P.E.
DIRECTOR OF ENGINEERING
COUNTY HIGHWAY ENGINEER

ADAM L. LAPE
DIRECTOR OF OPERATIONS

DANIEL D. ACKERMAN
DIRECTOR OF FINANCE

November 1, 2024

Vries & Lorhorn
7885 Byron Center Ave SW
Suite A
Byron Center, MI 49315

Attention: **Aaron Van Proyen, P.E.**

Regarding: **WCRC Permit Application #16123 for Holiday Inn – Joe Hall Road**
Ypsilanti Township

Dear Mr. Van Proyen:

This letter is provided in response to the applicant's Traffic Impact Study (TIS) for the above referenced project. The WCRC has reviewed the TIS in accordance with our Procedures and Regulations for Permit Activity and has provided the following comments:

- The level of service for the eastbound movement on Joe Hall Drive at Huron Road is an F for the current, background and future conditions.
- The proposed development will increase the delay significantly for eastbound traffic at the intersection of Joe Hall Drive and Huron Road which may produce unsafe behaviors by motorists attempting to turn onto Huron Road.
- With the Southeast Michigan Transportation Safety Plan, adopted on June 1, 2023, and its long-term goal of zero deaths and serious injuries by 2050, the WCRC will require a traffic signal be installed at the Huron Road and Joe Hall Drive intersection as part of this development. This signal shall be coordinated with the existing signals on Huron Road from Brinker Way to the I-94 ramps.

The TIS is approved with the above described mitigation strategy required as part of the project. No work shall take place until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327.6692.

Sincerely,



Gary Streight, P.E.
Senior Project Manager

Cc: Andy Patel / Applicant
Brenda Stumbo / Charter Township of Ypsilanti
Doug Winters / Charter Township of Ypsilanti
Fletcher Reyher / Charter Township of Ypsilanti
Sally Elmiger / Charter Township of Ypsilanti
Ben Carlisle / CWA
Matt Parks, P.E. / OHM
Brent Schlack, P.E. / WCRC
Michele Ford, P.E. / WCRC

GRETCHEN DRISKELL

Water Resources Commissioner
705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

February 21, 2025

Mr. Daniel Lewis, P.E.
VK Civil
4664 Campus Drive, Suite 111
Kalamazoo, Michigan 49008

RE: Holiday Inn Express 2023
Ypsilanti Township, Michigan
WCWRC Project No. 10045

Dear Mr. Lewis:

This office has reviewed the site plans for the above referenced project to be located in Ypsilanti Township. These plans have a job number of 1139, a date of January 20, 2025, and were received via e-mail on February 7, 2025. As a result of our review, we would like to offer the following comments:

1. The hydraulic gradient at the basin inlets downstream from CB-1 and CB-4 has been set at Elevation 742.40 and 742.56 feet, respectively, instead of at the calculated bankfull elevation of 742.52 feet. Once the hydraulic gradient is adjusted to match the bankfull elevation, it appears that it may be located at or above the top of the pipe at multiple locations within the proposed pipe network. The proposed pipe network should be reconfigured so that the hydraulic gradient is located below the top of the pipes throughout the pipe network.
2. As requested, the invoice is being submitted directly to Andy Patel. Please see the attached invoice for the current fees and remit these fees upon receipt.

At your convenience, please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,

Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\Holiday Inn Express 2023 rev6)

cc: Andy Patel, Owner
Zach Boeve, P.E., VK Civil
Lauren Doppke, Ypsilanti Township Staff Planner
Fletcher Reyher, Ypsilanti Township Planning & Development Coordinator
Matt Parks, P.E., Ypsilanti Township Engineer (OHM Advisors)
Stacie Monte, Ypsilanti Township Engineer (OHM Advisors)
Doug Winters, McLain and Winters

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: https://ytown.org

SITE PLAN REVIEW APPLICATION

I. APPLICATION/DEVELOPMENT TYPE

Development:

- ☐ Subdivision
- ☐ Multi-family/Condominium
- ☐ Site Condominium
- ☐ Planned Development
- ☑ Non-residential

Application:

- ☐ Administrative Site Plan Review
- ☐ Sketch Site Plan Review
- ☑ Full Site Plan Review
- ☐ Revisions to approved plan
- ☐ Tentative Preliminary Plat
- ☐ Final Preliminary Plat
- ☐ Final Plat Process
- ☐ Stage I (for Planned Development)
- ☐ Stage II (for Planned Development)

II. PROJECT LOCATION

Address: 350 and 460 Joe Hall Drive City: Ypsilanti State: MI Zip: 48197
Parcel ID #: K-11- 38-363-029, 38-363-003 Zoning I-T
Lot Number: Parts of Various Lots Subdivision: Huron Center Commercial and Industrial Park, and Washtenaw Business Park
Property dimensions: _____ Acreage: 2.985 AC, 1.73 AC
Name of project/Proposed development: Holiday Inn Express
Legal description of Property:

Attached

Describe Proposed Project (including buildings/ structures/ # units):

Holiday Inn Express with 101 Rooms

III. APPLICANT INFORMATION

Applicant: Andy Patel Phone: (248) 470-0635
Address: _____ City: _____ State: ____ Zip: _____
Fax: _____ Email: anant.i.patel@gmail.com
Property owner (if different than applicant): DEMCO 29 LLC (same for both properties) Phone: _____
Address: 30100 Telegraph Road Suite 403 City: Bingham Farms State: MI Zip: 48025
Fax: _____ Email: _____
Engineer: VK Civil Phone: (269) 697-7120
Address: 4664 Campus Drive Suite 111 City: Kalamazoo State: MI Zip: 49009
Fax: _____ Email: dan@vkcivil.com

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7200 S. Huron Drive, Ypsilanti, MI 48197
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SITE PLAN REVIEW APPLICATION

VI. SCHEDULE OF FEES

Preliminary Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	$500	Less than one (1) acre: $2,000 One (1) acre to five acres: $4,000 Over five (5) acres to ten (10) acres: $5,500 Greater than ten (10) acres: $5,500 + $50 per acre over ten (10) acres
Sketch	$500	Less than one (1) acre: $1,500 One (1) acre to five acres: $2,000 Over five (5) acres to ten (10) acres: $2,500 Greater than ten (10) acres: 25,500 + $50 per acre over ten (10) acres
Administrative	$100	Less than one (1) acre: $1,000 One (1) acre to five acres: $1,200 Over five (5) acres to ten (10) acres: $1,500 Greater than ten (10) acres: $1,500 + $50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	$1,500 + $20 per acre	Less than one (1) acre: $3,000 One (1) acre to five acres: $4,000 Over five (5) acres to ten (10) acres: $5,500 Greater than ten (10) acres: $5,500 + $50 per acre over ten (10) acres
Final Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	$500	Less than one (1) acre: $3,000 One (1) acre to five acres: $4,000 Over five (5) acres to ten (10) acres: $5,500 Greater than ten (10) acres: $5,500 + $50 per acre over ten (10) acres
Sketch	$500	Less than one (1) acre: $1,500 One (1) acre to five acres: $2,000 Over five (5) acres to ten (10) acres: $2,500 Greater than ten (10) acres: $2,500 + $50 per acre over ten (10) acres
Administrative	$100	Less than one (1) acre: $1,000 One (1) acre to five acres: $1,200 Over five (5) acres to ten (10) acres: $1,500 Greater than ten (10) acres: $1,500 + $50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	$1,500 + $20 per acre	Less than one (1) acre: $3,000 One (1) acre to five acres: $4,000 Over five (5) acres to ten (10) acres: $5,500 Greater than ten (10) acres: $5,500 + $50 per acre over ten (10) acres

$ 4500 FEE TOTAL

V. APPLICANT SIGNATURE

Anant Patel	Andy Patel	9/6/23
Applicant Signature	Print Name	Date

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: https://ytown.org

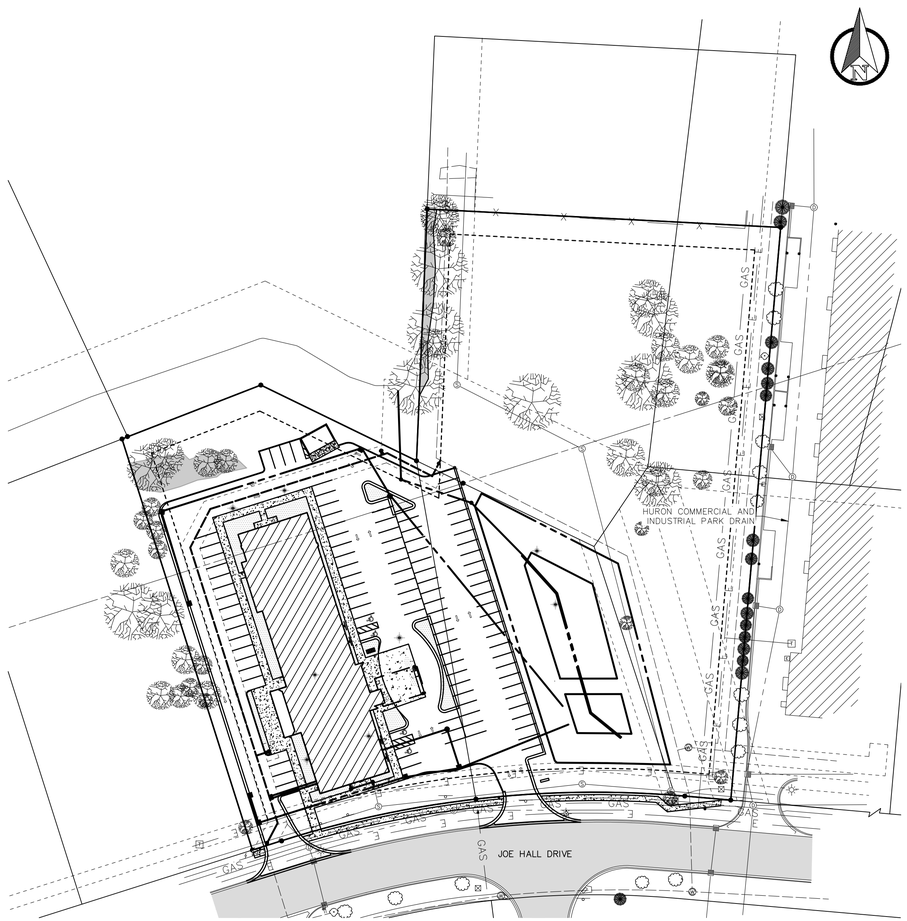
SITE PLAN REVIEW APPLICATION

Site Plan Review applications

- [x] The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.
- [ ] Fees
  - [x] Check made out to Ypsilanti Township with appropriate fees. *Please note: The same preliminary site plan review fee will be charged for each subsequent submittal*
  - [ ] Fees paid separately to Ypsilanti Community Utilities Authority
  - [x] Fees paid separately to Washtenaw County Road Commission and Water Resources Commissioner's Office
- [ ] Additional Documents:
  - [ ] Woodland Protection application or the No Tree Affidavit, if applicable
  - [ ] Traffic Impact Questionnaire
  - [x] Appropriate application and plans submitted to the Washtenaw County Road Commission and Water Resources Commissioner's Office
- [x] Proposed Plans
  - [x] One (1) signed and sealed copies (24"x36") of the proposed plan
  - [x] One (1) copy (11"x17") of the proposed plan
  - [x] One (1) PDF digital copy of the proposed plan
  - [x] All contents detailed on the next pages for administrative, sketch, and full site plans.

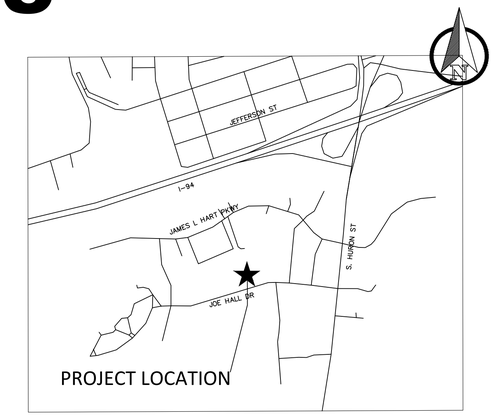
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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

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

COMMERCIAL LAND FOR SALE
1.70 – 4.68 Acres Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS



PROJECT NARRATIVE: PROPOSING A 101 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.

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 2' DIAMETER C-478 CONCRETE DRAINAGE STRUCTURES
   4 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

STATE OF MICHIGAN
DANIEL LEWIS
ENGINEER
NO. 6201052573
LICENSED PROFESSIONAL ENGINEER

811
Know what's below.
Call before you dig.

UTILITY LOCATIONS ARE DERIVED FRM 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.

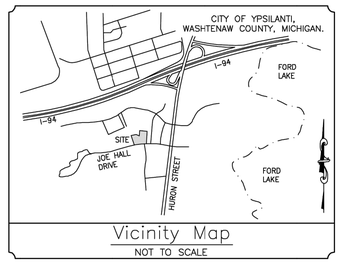
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
TITLE SHEET

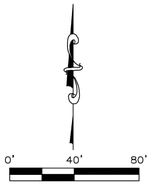
VK CIVIL
Vriesman & Korhorn
www.VKcivil.com
Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1139
CHECKED DGL
Sheet No. COVER



Vicinity Map

NOT TO SCALE



BENCHMARKS

ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS REFERENCING GRS80/GEOID18 TO DETERMINE ELEVATIONS IN THE NAVD88 VERTICAL DATUM.

BENCHMARK NO 1
ARROW ON TOP FIRE HYDRANT, LOCATED OF THE SOUTH SIDE OF JOE HALL DRIVE AND 160 FEET WEST OF SEAVER WAY.
ELEVATION: 749.56 (NAVD88 DATUM).

BENCHMARK NO 2
TOP ARROW ON FIRE HYDRANT, LOCATED NEAR THE EAST LINE OF PARCEL 1 AND 410 FEET NORTH OF JOE HALL DRIVE.
ELEVATION: 749.91 (NAVD88 DATUM).

BENCHMARK NO 3
TOP OF SOUTHEAST BOLT ON LIGHTPOLE BASE LOCATED ON THE NORTH SIDE OF JOE HALL DRIVE AND 136 FEET WEST OF THE SOUTHEAST CORNER OF PARCEL 1
ELEVATION: 746.95 (NAVD88 DATUM).

CONTROL POINTS

CONTROL POINT NO. 86753
5/8" BAR WITH GDI TRAVERSE CAP LOCATED IN THE LAWN EAST OF SEAVER WAY AND 100 FEET SOUTH OF THE CENTERLINE OF JOE HALL DRIVE.
NORTHING: 264139.24, EASTING: 13325326.38
ELEVATION: 746.04 (NAVD88 DATUM).

CONTROL POINT 3000
FOUND STEEL BAR AND CAP #19836 LOCATED AT THE SOUTHWEST CORNER OF LOT 3.
NORTHING: 264236.60, EASTING: 13325042.57
ELEVATION: 747.95 (NAVD88 DATUM).

CONTROL POINT 3004
FOUND STEEL BAR AND CAP #19836 LOCATED AT THE SOUTHEAST CORNER OF PARCEL 1.
NORTHING: 264278.47, EASTING: 13325443.61
ELEVATION: 746.42 (NAVD88 DATUM).

CONTROL POINT 3005
FOUND STEEL BAR AND CAP #26454 LOCATED AT THE NORTHEAST CORNER OF PARCEL 1.
NORTHING: 264758.79, EASTING: 13325485.50
ELEVATION: 748.18 (NAVD88 DATUM).

GENERAL NOTES

1) THIS DOCUMENT IS A TOPOGRAPHIC SURVEY ONLY AND MUST NOT BE USED TO CONVEY TITLE OR DETERMINE TITLE LINES. THIS DRAWING IS NOT A CERTIFIED SURVEY BUT IS COMPILED FROM EXISTING FIELD SURVEY DATA. THE DRAWING DOES NOT COMPLY WITH MCL 54.211–54.213.

2) UTILITY LINES SHOWN WERE BASED ON PLANS PROVIDED UNDER A MISS DIG DEMAC TICKET NO. 20230411101987.

3) DIMENSIONS SHOWN ARE IN INTERNATIONAL FEET AND DECIMALS THEREOF.

4) THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS AN EXPRESSION OF A PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OR LEGAL OPINION.

5) NOT ALL TREES SHOWN. A TREE SURVEY IS PROVIDED BY OTHERS FOR THIS SITE.

BEARING BASIS

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 2, WASHTENAW BUSINESS PARK SUBDIVISION, RECORDED AS BEARING NORTH 84°43'30" WEST.

FEMA 100 YEAR FLOODPLAIN NOTE

BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 26161C0426E WHICH BEARS AN EFFECTIVE DATE OF 4/3/2012.

LEGEND

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Transformer
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Meter
- Cable Box
- Air Conditioner Unit
- Easement Identifier
- Distance not to scale
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter Pit
- Water Meter
- Indicates Handicapped Parking
- Parking Count
- Storm Manhole
- Storm Catchbasin
- Deciduous Tree
- Coniferous Tree
- Sanitary Manhole
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Section Corner
- Set 5/8" Bar & Cap
- Found Corner Monument
- Monitoring Well

ABBREVIATIONS

R = RECORDED	T–N = TOWN – NORTH	AVE. = AVENUE
M = MEASURED	R–E = RANGE – EAST	BLVD. = BOULEVARD
C = CALCULATED	SQ. FT. = SQUARE FEET	CT. = COURT
N = NORTH	NE = NORTHEAST	RD. = ROAD
E = EAST	SE = SOUTHEAST	ST. = STREET
S = SOUTH	SW = SOUTHWEST	PID = PARCEL AND
W = WEST	NW = NORTHWEST	OWNER IDENTIFICATION

UTILITY PROVIDERS

Station Code	Authority Name	Phone	Status
ATTD	AT&T TELEPHONE	8007789140	Notification Sent
COMTV1CTV	COMCAST CABLE TV	8559628525	Notification Sent
COMTV1FBR	COMCAST FIBER OPTICS	8559628525	Notification Sent
DEO016	DTE ENERGY (ELECTRIC)	313-407-5364	Notification Sent
MCGC25B	DTE ENERGY (GAS)	2483187830	Notification Sent
YCUAWTR	YPSILANTI POTABLE WATER	7343231899	Notification Sent
YCUASAN	YPSILANTI SANITARY SEWER	7343231899	Notification Sent

SOIL BORING LOCATIONS

NORTHING	EASTING	GROUND ELEVATION	DESCRIPTION
264312.41	13325088.33	743.24	SB–1
264332.14	13325140.05	742.57	SB–2
264383.52	13325094.90	742.54	SB–3
264523.30	13325026.18	741.52	SB–4
264538.17	13325069.46	741.22	SB–5
264414.53	13325165.75	741.81	SB–6
264487.49	13325281.08	743.91	SB–7
264442.54	13325296.67	741.53	SB–8

SIGNIFICANT OBSERVATIONS

(1) GAS MAIN EXISTS WITHOUT THE BENEFIT OF ANY KNOWN EASEMENT.

STRUCTURE INVENTORY

STRUCTURE INVENTORY DATA IS BASED ON PROVIDED ALTA/NSPS SURVEY, DATED 02/14/2019, AND VERIFIED/ADJUSTED PER FIELD MAPPING DATA

CATCH BASIN 1110
RIM: 746.72
12" RCP N: 742.2
6" PLASTIC NE: 743.5
12" S: 742.2

STORM MANHOLE 1113
RIM: 747.34
6" PLASTIC NW: 743.2
15" E: 742.4
12" SaW: 742.4

CATCH BASIN 1140
RIM: 746.82
12" N: 742.9

STORM MANHOLE 1145
RIM: 745.98
15" E: 741.7
15" W: 741.7

CATCH BASIN 1211
RIM: 745.05
12" S: 741.8

CATCH BASIN 1282
RIM: 745.05
12" S: 741.3
12" N: 741.3

CATCH BASIN 1233
RIM: 745.40
36" N: 739.4
30" E: 739.4
42" S: 739.4

STORM MANHOLE 1324
RIM: 745.85
36" N: 739.9
36" S: 739.9
(COULD NOT SEE PIPE WEST)

CATCH BASIN 1326
RIM: 745.28
(DID NOT INVENTORY)

STORM MANHOLE 1350
RIM: 745.82
12" W: ±741.8
36" N&S: ±740.6
OFFSET CONE

CATCH BASIN 1361
RIM: 745.20
12" SE: 742.0

STORM MANHOLE 1417
RIM: 747.74
12" RCP W:742.5
36" RCP N&S: 740.8

CATCH BASIN 1419
RIM: 747.00
12" RCP E: 742.4

STORM MANHOLE 2000
RIM: 745.21
42" NW: 738.3
48" S: 738.3
24" E: 739.7

SANITARY MANHOLE 1135
RIM: 747.29
18" RCP W: 734.1
18: RCP E: 734.1

SANITARY MANHOLE 1181
RIM: 747.07
18" RCP W: 734.3
18: RCP E: 734.3

SANITARY MANHOLE 1289
RIM: 747.24
18" RCP W: 734.2
18: RCP E: 734.2
12" RCP N: 734.1

SANITARY MANHOLE 3033
RIM: 747.22
12" NW: 735.3
12" SE: 735.3

SANITARY MANHOLE 3047
RIM: 745.81
12" N: 735.7
12" SE: 735.7

CURVE TABLE

CURVE 1 (M&R)	CURVE 2 (M&R)	CURVE 3 (M&R)
ARC: 8.31'	ARC: 167.12'	ARC: 166.99'
RADIUS: 868.00'	RADIUS: 868.00'	RADIUS: 868.00'
Δ 00°32'53"	Δ 11°01'53"	Δ 11°01'23"
CHORD: 8.31'	CHORD: 166.86'	CHORD: 166.74'
BEARING: N84°59'57"W	BEARING: S89°12'40"W	BEARING: S78°11'02"W

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND/OR EXISTING DRAWINGS AS PROVIDED BY THE FACILITY OWNER. THE UNDERGROUND UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES ON OR NEAR THE SURVEYED PARCEL, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF BURIED UTILITIES ARE SHOWN TO INDICATE THAT A UTILITY EXIST, BUT MAY REQUIRE SUB–SURFACE INVESTIGATION TO DETERMINE THE EXACT LOCATION.

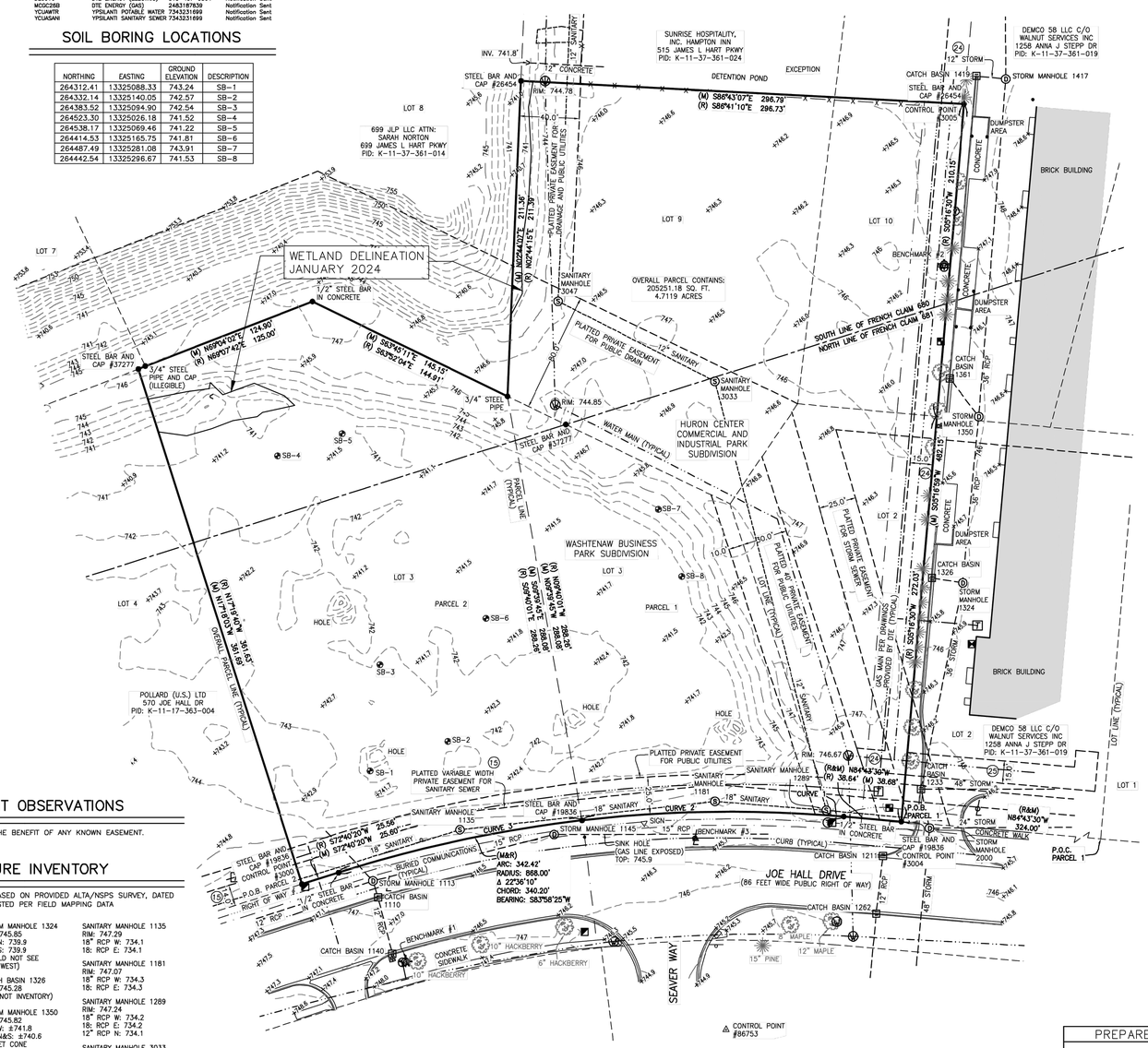
This Survey has been prepared solely for the benefit of the parties set forth in the Surveyor's Certification. Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in the Surveyor's Certification.

Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification.

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REFERENCE SURVEYS

ALTA/NSPS SURVEY, DATED 02/14/2019
BY BRIAN D. FERGUSON, PROFESSIONAL SURVEYOR #26454



DESCRIPTION

The land referred to in this commitment is described as follows: Township of Ypsilanti, County of Washtenaw, State of Michigan

Parcel 1
Part of Lots 2 and 3, Washtenaw Business Park, according to the plat thereof as recorded in Liber 33, Pages 19 through 27 of Plats, Washtenaw County Records, and part of Lots 9 and 10, Huron Center Commercial and Industrial Park, according to the plat thereof as recorded in Liber 26, Pages 66 through 68 of Plats, Washtenaw County Records, described as: Commencing at the Southeast corner of Lot 2, thence along the Northerly line of Joe Hall Dr. North 84 degrees 43 minutes 30 seconds West 324 feet for a point of beginning; thence North 84 degrees 43 minutes 30 seconds West 38.64 feet; thence along the arc of a curve to the left 8.31 feet, radius 868 feet, central angle 00 degrees 32 minutes 53 seconds, chord bears North 84 degrees 59 minutes 57 seconds West 8.31 feet to the Southwest corner of Lot 2; thence along the arc of a curve to the left 167.12 feet, radius 868 feet, central angle 11 degrees 01 minutes 53 seconds, chord bears South 89 degrees 12 minutes 40 seconds West 166.86 feet; thence North 09 degrees 40 minutes 01 seconds West 288.26 feet to the Southwest corner of Lot 9; thence along the Westerly line of Lot 9 North 02 degrees 44 minutes 15 seconds East 211.39 feet; thence South 86 degrees 41 minutes 10 seconds West 296.73 feet; thence South 05 degrees 16 minutes 30 seconds West 210.15 feet; thence South 05 degrees 16 minutes 30 seconds West 272.03 feet to the point of beginning.

Parcel 2
Part of Lot 3, Washtenaw Business Park, according to the plat thereof as recorded in Liber 33, Pages 19 through 27 of Plats, Washtenaw County Records, described as: Commencing at the Southwest corner of Lot 3; thence North 17 degrees 19 minutes 40 seconds West 361.63 feet to the Northwest corner of Lot 3; thence North 69 degrees 07 minutes 42 seconds East 125 feet; thence South 63 degrees 52 minutes 04 seconds East 144.91 feet; thence South 09 degrees 40 minutes 01 seconds East 288.26 feet; thence along the arc of a curve to the left 166.99 feet, radius 868 feet, central angle 11 degrees 01 minutes 23 seconds, chord bearing South 78 degrees 11 minutes 02 seconds West 166.74 feet; thence South 72 degrees 40 minutes 20 seconds West 25.56 feet to the point of beginning.

The parcel described and shown hereon is the same parcel as described in ATA National Title Group commitment number 81–21786381–SCM, dated June 15, 2021.

COORDINATE METADATA

The basis of coordinates for this survey is the Michigan Coordinate System (NAD 83) Michigan South Zone (zone number 2113) as determined locally by GPS observations on 26–April–2023. The nearest CORS reference station is:

DG9787 WILLOW RUN CORS ARP

The combined scale factor for the project area is: 0.9999429697
The Adjustment and Epoch date of the primary control is:
NAD 83 (2011) 2010.00
The reference ellipsoid is GRS80/GEOID18
The coordinates as shown for this project are displayed in the Grid system. To determine the ground distances (local grid) and/or coordinates for this project, multiply the coordinates or displayed grid distances by the inverse of the combined scale factor for the project.

The ground (local grid) scale factor for the project area is: 1.0000570336
The Local control point for this project is C.P. #86753 and has the following standard deviation:

Northing – 0.02 ift
Easting – 0.02 ift
Elevation – 0.03 ift

Elevations shown reference the NAVD88 vertical datum as derived from GPS observations (GRS80/Geoid18).

NOTES CORRESPONDING TO SCHEDULE B

(15) Sanitary Sewer Easement granted to the Charter Township of Ypsilanti recorded in Liber 2104, Page 319, Washtenaw County Records. This item does cross or touch this parcel and is shown hereon.

18. Terms, conditions and provisions contained in, and easement(s) created by, Detroit Edison Underground Residential Distribution Right of Way Agreement recorded in Liber 2408, Page 181, Washtenaw County Records. This item does include this parcel, however the location of the 20 foot wide easement is unclear and is not shown hereon.

(24) Public Utility Easement granted to the Ypsilanti Community Utility Authority recorded in Liber 4634, Page 606, Washtenaw County Records. This item does cross or touch this parcel and is shown hereon.

(25) Public Utility Easement granted to the Ypsilanti Community Utility Authority recorded in Liber 4634, Page 607, Washtenaw County Records. This item does touch this parcel and is shown hereon.

MAPPING CERTIFICATION:

I HEREBY CERTIFY TO PARTIES NAMED HEREON THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THE ORIGINAL DATA WAS OBTAINED ON 26–APRIL–2023; ALL COORDINATES ARE BASED ON A GRID PROJECTION IN INTERNATIONAL FEET AND ALL ELEVATIONS ARE BASED ON THE NAVD88 VERTICAL DATUM DERIVED FROM GPS OBSERVATIONS REFERENCING NGS CONTROL STATIONS.

STATE OF MICHIGAN
Gilbert Marshall Barish
PROFESSIONAL SURVEYOR
No. 4001047942
LICENSED PROFESSIONAL SURVEYOR

Gilbert M. Barish
GILBERT M. BARISH, P.S. #4001047942

TOPOGRAPHIC MAPPING

PREPARED BY:



GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908–0008
FAX: (517) 908–0009
WWW.GEODETICDESIGNS.COM

DATE	REVISION	BY

VK CIVIL

350 and 460 Joe Hall Drive
Ypsilanti, MI 48197

DATE: 26–APRIL–2023	SCALE: 1" = 40'
FIELD BY: GB JC	DRAWN BY: JC
CHECKED BY: GB	JOB NUMBER: S036–2023

SCALED DOWN TO 90%

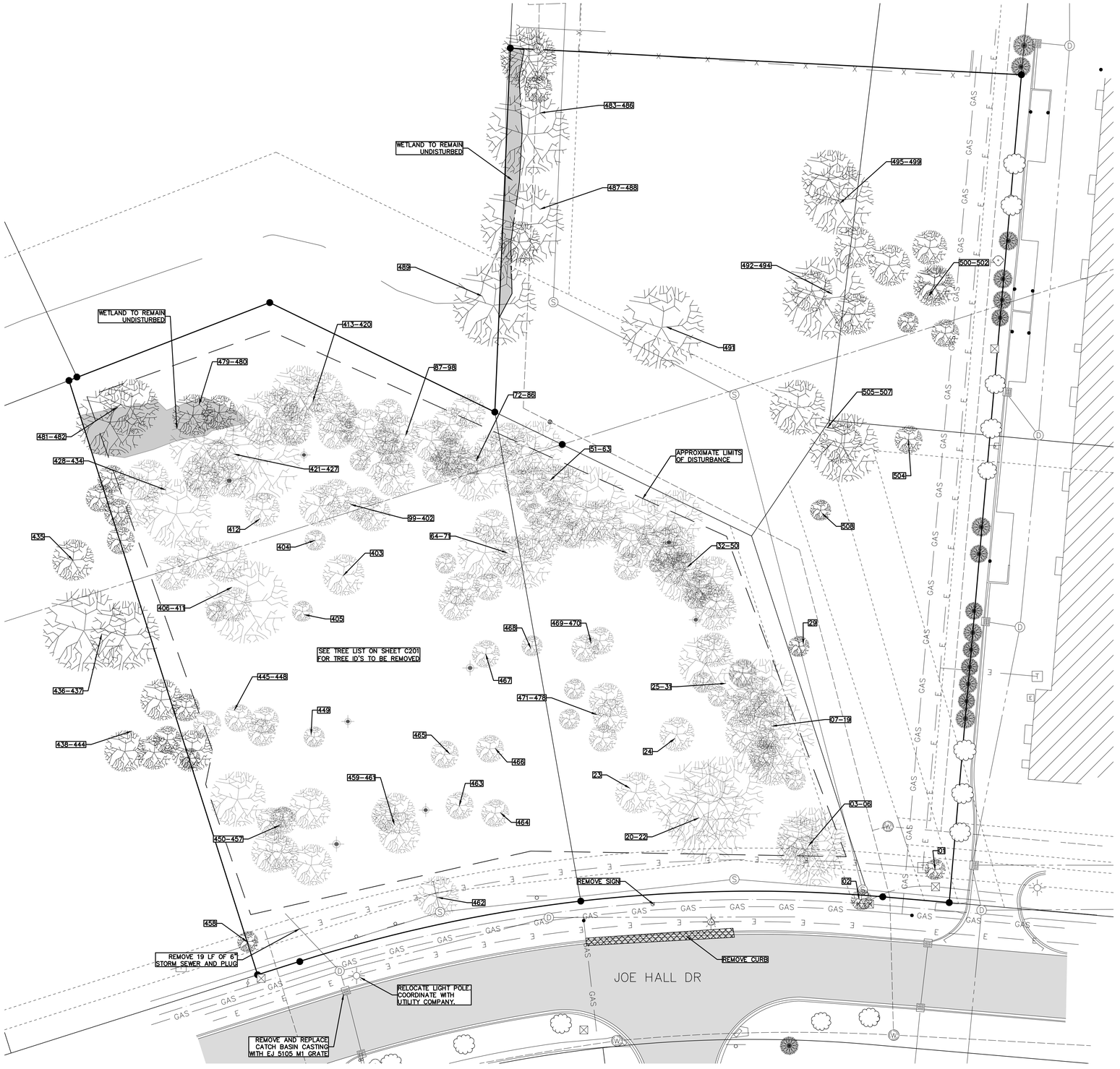
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
EXISTING CONDITIONS

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

FILE NO. 1139
CHECKED DGL
Sheet No. C100



SCALE: 1" = 30'

0' 15' 30' 45' 60'

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

NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
DEMO PLAN

VK CIVIL
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Kalamazoo, MI (269) 697-7120
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FILE NO. 1139
CHECKED DGL
Sheet No. C200

Joe Hall Drive Tree Survey

Tree ID	DBH	Scientific Name	Common Name	Condition	Remove?
001	9	*Populus deltoides*	Eastern Cottonwood	Good	
002	9	*Morus alba*	White Mulberry	Good	
003	11	*Acer negundo*	Box Elder	Good	Y
004	18	*Acer negundo*	Box Elder	Fair, trunk partially dead	Y
005	18	*Acer negundo*	Box Elder	Good, Multiple Trunk	Y
006	14	*Acer negundo*	Box Elder	Good, Multiple Trunk	Y
007	8	*Acer negundo*	Box Elder	Good	Y
008	14	*Acer negundo*	Box Elder	Fair, Severely leaning, some dead wood	Y
009	10	*Acer negundo*	Box Elder	Poor, Trunk Broken 1/2 way up	Y
010	9	*Acer negundo*	Box Elder	Good	Y
011	13	*Acer negundo*	Box Elder	Poor, Mult. Trunk, Dead wood on trunk	Y
012	10	*Acer negundo*	Box Elder	Good	Y
013	13	*Acer negundo*	Box Elder	Fair, some dead wood	Y
014	21	*Acer negundo*	Box Elder	Good	Y
015	10	*Acer negundo*	Box Elder	Good	Y
016	18	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
017	13	*Acer negundo*	Box Elder	Fair, some dead wood	Y
018	8	*Acer negundo*	Box Elder	Good	Y
019	9	*Acer negundo*	Box Elder	Good	Y
020	28	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	Y
021	25	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	Y
022	9	*Populus deltoides*	Eastern Cottonwood	Fair, some dead wood	Y
023	11	*Acer negundo*	Box Elder	Poor, Lots of dead wood	Y
024	8	*Acer negundo*	Box Elder	Good	Y
025	9	*Acer negundo*	Box Elder	Good	Y
026	9	*Acer negundo*	Box Elder	Good	Y
027	11	*Acer negundo*	Box Elder	Poor, Broken near base	Y
028	9	*Acer negundo*	Box Elder	Good	Y
029	20	*Populus deltoides*	Eastern Cottonwood	Good	
030	18	*Acer negundo*	Box Elder	Good	Y
031	11	*Acer negundo*	Box Elder	Good	Y
032	10	*Acer negundo*	Box Elder	Good	Y
033	11	*Acer negundo*	Box Elder	Good	Y
034	8	*Acer negundo*	Box Elder	Good	Y
035	11	*Acer negundo*	Box Elder	Good	Y
036	12	*Acer negundo*	Box Elder	Good	Y
037	16	*Acer negundo*	Box Elder	Good	Y
038	19	*Acer negundo*	Box Elder	Good	Y
039	12	*Acer negundo*	Box Elder	Good	Y
040	11	*Acer negundo*	Box Elder	Poor, Leaning	Y
041	8	*Acer negundo*	Box Elder	Good	Y
042	9	*Acer negundo*	Box Elder	Good	Y
043	14	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
044	13	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
045	13	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
046	9	*Acer negundo*	Box Elder	Good	Y
047	11	*Acer negundo*	Box Elder	Good	Y
048	19	*Acer negundo*	Box Elder	Poor, Leaning, dead wood	Y
049	14	*Acer negundo*	Box Elder	Good	Y
050	10	*Acer saccharinum*	Silver Maple	Good	Y
051	15	*Acer negundo*	Box Elder	Poor, Broken Trunk, Dead Wood	Y
052	14	*Acer saccharinum*	Silver Maple	Good, Mult. Trunk	Y
053	34	*Populus deltoides*	Eastern Cottonwood	Good	Y
054	11	*Populus deltoides*	Eastern Cottonwood	Good	Y
055	18	*Populus deltoides*	Eastern Cottonwood	Good	Y
056	17	*Populus deltoides*	Eastern Cottonwood	Good	Y
057	11	*Acer negundo*	Box Elder	Good	Y
058	15	*Acer negundo*	Box Elder	Good	Y
059	14	*Acer negundo*	Box Elder	Good	Y
060	11	*Acer negundo*	Box Elder	Good	Y
061	10	*Acer negundo*	Box Elder	Good	Y
062	10	*Acer negundo*	Box Elder	Good	Y
063	11	*Acer negundo*	Box Elder	Good	Y
064	22	*Populus deltoides*	Eastern Cottonwood	Good	Y
065	17	*Populus deltoides*	Eastern Cottonwood	Good	Y
066	21	*Populus deltoides*	Eastern Cottonwood	Good	Y
067	11	*Acer saccharinum*	Silver Maple	Good	Y
068	9	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
069	10	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
070	10	*Acer negundo*	Box Elder	Good	Y
071	9	*Acer negundo*	Box Elder	Good	Y
072	6	*Acer negundo*	Box Elder	Good	Y
073	9	*Acer negundo*	Box Elder	Good	Y
074	9	*Acer negundo*	Box Elder	Good	Y
075	12	*Acer negundo*	Box Elder	Good	Y
076	14	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y

Joe Hall Drive Tree Survey

Tree ID	DBH	Scientific Name	Common Name	Condition	Remove?
077	15	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
078	16	*Acer negundo*	Box Elder	Good	Y
079	13	*Acer negundo*	Box Elder	Poor, Broken Branches, Dead Wood	Y
080	17	*Acer negundo*	Box Elder	Good	Y
081	13	*Acer negundo*	Box Elder	Good	Y
082	11	*Acer negundo*	Box Elder	Good	Y
083	11	*Acer negundo*	Box Elder	Good	Y
084	11	*Acer negundo*	Box Elder	Good	Y
085	7	*Acer negundo*	Box Elder	Good	Y
086	9	*Acer negundo*	Box Elder	Good	Y
087	17	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
088	17	*Acer negundo*	Box Elder	Good	Y
089	11	*Acer negundo*	Box Elder	Good	Y
090	12	*Acer negundo*	Box Elder	Good	Y
091	13	*Acer negundo*	Box Elder	Poor, Severely leaning, dead wood	Y
092	14	*Acer negundo*	Box Elder	Good	Y
093	13	*Acer negundo*	Box Elder	Good	Y
094	8	*Acer negundo*	Box Elder	Good	Y
095	9	*Acer negundo*	Box Elder	Good	Y
096	13	*Acer negundo*	Box Elder	Good	Y
097	11	*Acer negundo*	Box Elder	Good	Y
098	15	*Acer negundo*	Box Elder	Good	Y
099	14	*Acer negundo*	Box Elder	Good	Y
100	15	*Acer negundo*	Box Elder	Good	Y
401	14	*Acer negundo*	Box Elder	Good	Y
402	14	*Acer negundo*	Box Elder	Good	Y
403	16	*Acer negundo*	Box Elder	Good	Y
404	9	*Acer negundo*	Box Elder	Good	Y
405	9	*Malus spp.*	Wild Crabapple	Good	Y
406	25	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
407	15	*Prunus serotina*	Black Cherry	Good	Y
408	17	*Acer negundo*	Box Elder	Good	Y
409	17	*Quercus bicolor*	Swamp White Oak	Good	Y
410	13	*Quercus bicolor*	Swamp White Oak	Good	Y
411	16	*Quercus bicolor*	Swamp White Oak	Good	Y
412	11	*Acer negundo*	Box Elder	Fair, Leaning Trunk	Y
413	17	*Acer negundo*	Box Elder	Good	Y
414	13	*Acer negundo*	Box Elder	Good	Y
415	15	*Acer negundo*	Box Elder	Good	Y
416	19	*Acer negundo*	Box Elder	Good	Y
417	15	*Acer negundo*	Box Elder	Good	Y
418	12	*Acer negundo*	Box Elder	Good	Y
419	13	*Acer negundo*	Box Elder	Good	Y
420	21	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
421	31	*Populus deltoides*	Eastern Cottonwood	Good	Y
422	21	*Populus deltoides*	Eastern Cottonwood	Good	Y
423	12	*Acer negundo*	Box Elder	Good	Y
424	12	*Acer negundo*	Box Elder	Good	Y
425	22	*Populus deltoides*	Eastern Cottonwood	Good	Y
426	14	*Acer negundo*	Box Elder	Good	Y
427	11	*Acer negundo*	Box Elder	Good	Y
428	21	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
429	13	*Acer negundo*	Box Elder	Good	Y
430	10	*Acer negundo*	Box Elder	Good	Y
431	13	*Acer negundo*	Box Elder	Poor, Lots of dead wood	Y
432	11	*Acer negundo*	Box Elder	Good	Y
433	12	*Acer negundo*	Box Elder	Good	Y
434	10	*Acer negundo*	Box Elder	Good	Y
435	18	*Acer negundo*	Box Elder	Good, Mult. Trunk	
436	45	*Populus deltoides*	Eastern Cottonwood	Good, very large, mult. Trunk	
437	22	*Acer negundo*	Box Elder	Good, Mult. Trunk	
438	15	*Acer negundo*	Box Elder	Good, Mult. Trunk	
439	9	*Acer negundo*	Box Elder	Good, Mult. Trunk	
440	9	*Acer negundo*	Box Elder	Good, Mult. Trunk	
441	12	*Acer negundo*	Box Elder	Fair, some dead wood	
442	13	*Prunus serotina*	Black Cherry	Good	
443	15	*Acer saccharinum*	Silver Maple	Good	
444	10	*Acer negundo*	Box Elder	Good	
445	9	*Acer negundo*	Box Elder	Poor, lots of dead wood	Y
446	9	*Acer negundo*	Box Elder	Poor, lots of dead wood	Y
447	8	*Fraxinus pennsyvanica*	Green Ash	Good	Y
448	10	*Ulmus pumila*	Siberian Elm	Good	Y
449	9	*Acer negundo*	Box Elder	Good	Y
450	17	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
451	10	*Acer negundo*	Box Elder	Good	Y
452	10	*Acer negundo*	Box Elder	Good	Y

Joe Hall Drive Tree Survey

Tree ID	DBH	Scientific Name	Common Name	Condition	Remove?
453	9	*Acer negundo*	Box Elder	Good	Y
454	11	*Ulmus pumila*	Siberian Elm	Good	Y
455	11	*Acer negundo*	Box Elder	Good	Y
456	12	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
457	9	*Ulmus pumila*	Siberian Elm	Good	Y
458	10	*Acer negundo*	Box Elder	Good, Mult. Trunk	
459	10	*Acer negundo*	Box Elder	Good	Y
460	13	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
461	9	*Acer negundo*	Box Elder	Good	Y
462	10	*Acer negundo*	Box Elder	Good, Mult. Trunk	Y
463	10	*Acer negundo*	Box Elder	Good	Y
464	9	*Acer negundo*	Box Elder	Poor, Lots of dead wood	Y
465	11	*Acer negundo*	Box Elder	Good	Y
466	9	*Acer negundo*	Box Elder	Fair, some dead wood	Y
467	8	*Acer negundo*	Box Elder	Good	Y
468	8	*Acer negundo*	Box Elder	Good	Y
469	11	*Acer negundo*	Box Elder	Good	Y
470	10	*Acer negundo*	Box Elder	Good	Y
471	9	*Acer negundo*	Box Elder	Good	Y
472	11	*Acer negundo*	Box Elder	Good	Y
473	11	*Acer negundo*	Box Elder	Good	Y
474	9	*Acer negundo*	Box Elder	Good	Y
475	8	*Acer negundo*	Box Elder	Good	Y
476	9	*Acer negundo*	Box Elder	Good	Y
477	19	*Populus deltoides*	Eastern Cottonwood		Y
478	9	*Acer negundo*	Box Elder	Good	Y
479	12	*Acer negundo*	Box Elder	Good	
480	17	*Acer negundo*	Box Elder	Good	
481	18	*Acer negundo*	Box Elder	Good	
482	17	*Acer negundo*	Box Elder	Poor, Lots of dead wood	
483	21	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
484	20	*Populus deltoides*	Eastern Cottonwood	Good	
485	11	*Acer negundo*	Box Elder	Good	
486	30	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
487	26	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
488	16	*Acer negundo*	Box Elder	Good, Mult. Trunk	
489	24	*Acer negundo*	Box Elder	Good, Mult. Trunk	
490	14	*Acer negundo*	Box Elder	Poor, severely leaning	
491	25	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
492	13	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
493	23	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
494	14	*Populus deltoides*	Eastern Cottonwood	Good	
495	13	*Populus deltoides*	Eastern Cottonwood	Good	
496	14	*Populus deltoides*	Eastern Cottonwood	Good	
497	12	*Populus deltoides*	Eastern Cottonwood	Good	
498	14	*Populus deltoides*	Eastern Cottonwood	Good	
499	13	*Populus deltoides*	Eastern Cottonwood	Good	
500	11	*Populus deltoides*	Eastern Cottonwood	Good	
501	17	*Populus deltoides*	Eastern Cottonwood	Good	
502	9	*Populus deltoides*	Eastern Cottonwood	Good	
503	9	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
504	10	*Ulmus pumila*	Siberian Elm	Good	
505	26	*Populus deltoides*	Eastern Cottonwood	Good, Mult. Trunk	
506	17	*Populus deltoides*	Eastern Cottonwood	Good	
507	18	*Populus deltoides*	Eastern Cottonwood	Good	
508	9	*Ulmus pumila*	Siberian Elm	Good	

TREE SURVEY TABLE PROVIDED BY NATIVE EDGE, LLC.

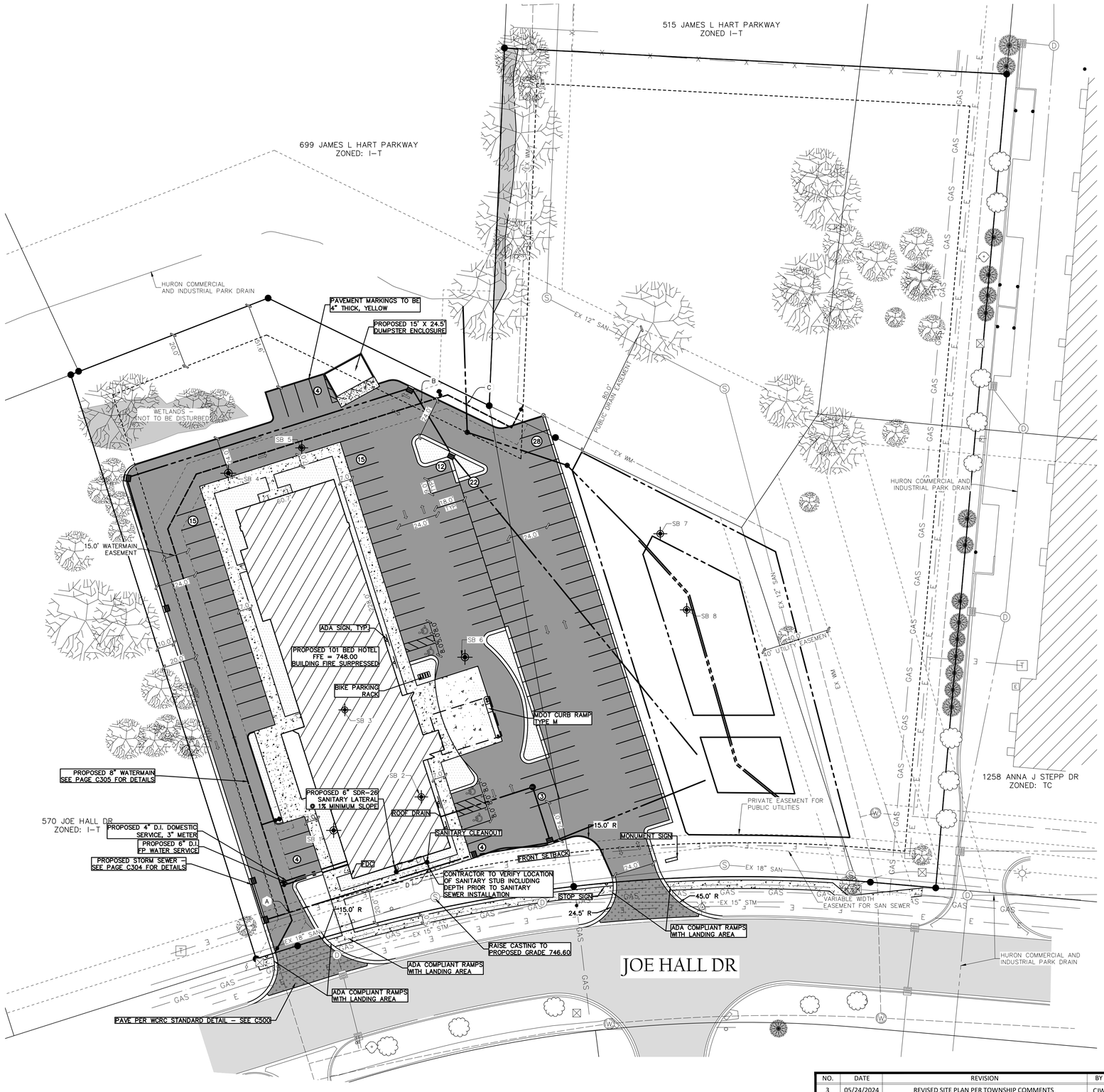
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
TREE SURVEY TABLE

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

FILE NO. 1139
CHECKED DGL
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SYMBOL LEGEND

- EXISTING TREE
- BOLLARD
- LIGHT POLE
- POWER POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
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- WELL

LINE AND HATCH LEGEND

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISITNG UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS
- PROPOSED GAS
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- PROPOSED COMMUNICATIONS
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- PROPOSED FENCE
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- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- 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 WCRC HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED LANDSCAPE ROCK

SCALE: 1" = 30'
0 15 30 45 60

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 CONTROLS 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 SCH-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

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

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.

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 PLAIN, 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. 101 ROOMS, 106 PARKING SPACES REQUIRED. 106 PARKING SPACES PROPOSED.

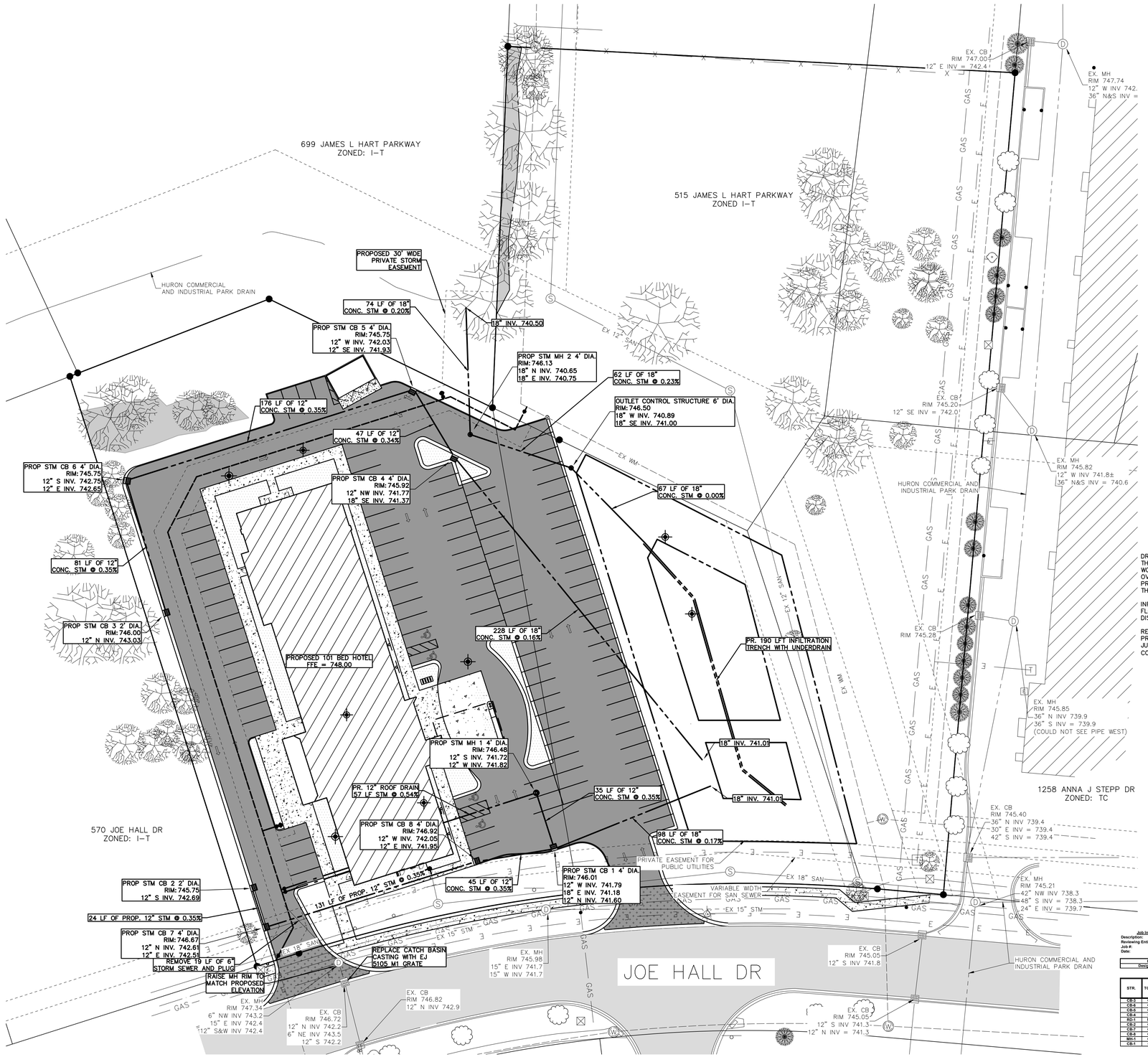
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7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
SITE AND UTILITY PLAN

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

FILE NO. 1139
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Sheet No. C300



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

SCALE: 1" = 30'

0' 15' 30' 45' 60'

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
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- 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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4) ALL SANITARY SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL SANITARY SEWER UTILITY STANDARDS AND EGLE STANDARDS.
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PROPOSED STORM SEWER SYSTEM
STORM SEWER DESIGN TABLE - RATIONAL METHOD

Job Information
Description: Holiday Inn Express
Reviewing Entity: Washtenaw County
Job #: 1139
Date: 01/17/25

Design Parameters
Design Storm: 10-yr

STR.	TO STR.	LENGTH	PIPE MATERIAL	FLOW	AREA	cA INLET	cA CUM. cA	INLET Tc	TO INLET Tcum	I INLET	REQUIRED PIPE CAPACITY	PIPE DIAMETER	PIPE SLOPE	MANNING'S N	PROVIDED PIPE CAPACITY	CAPACITY UTILIZATION	FULL FLOW VELOCITY	FLOW DEPTH	FLOW VELOCITY	TRAVEL TIME	RIM ELEV. U.S.	RIM ELEV. D.S.	INVERT ELEV. U.S.	INVERT ELEV. D.S.	U.S. HGL ELEV.
		(ft)		(cfs)	(acres)	(acres)	(acres)	(min)	(min)	(in/hr)	(cfs)	(in)	(%)		(cfs)	(%)	(ft/s)	(ft)	(ft/s)	(min)	(ft)	(ft)	(ft)	(ft)	(ft)
CB-3	CB-6	74	RCP	0.67	0.10	0.10	0.10	15	15.00	4.31	0.66	12	0.35	0.013	2.11	32%	2.68	0.39	2.39	0.05	746.01	745.75	742.50	742.26	743.17
CB-6	CB-5	176	RCP	0.83	0.10	0.08	0.34	15	15.00	4.31	0.66	12	0.35	0.013	2.11	39%	2.68	0.49	2.68	0.06	745.75	745.75	742.65	742.03	743.37
CB-5	CB-4	47	RCP	0.78	0.13	0.10	0.34	15	16.60	4.13	1.41	12	0.35	0.013	2.11	67%	2.68	0.60	2.68	0.29	745.75	745.92	742.93	741.77	743.14
CB-4	OUT	228	RCP	0.90	0.42	0.38	0.72	15	16.89	4.10	2.95	18	0.16	0.013	4.20	70%	2.38	0.93	2.57	1.60	745.92		741.37	741.01	742.56
RO-1	MH-1	99	RCP	0.95	0.37	0.35	0.35	15	15.00	4.31	1.51	12	0.51	0.013	2.54	59%	3.24	0.56	3.38	0.33	747.00	746.70	742.15	741.80	743.13
CB-2	CB-7	24	RCP	0.68	0.15	0.10	0.10	15	15.00	4.31	0.44	12	0.35	0.013	2.11	21%	2.68	0.31	2.12	0.15	745.75	746.67	741.81	741.73	742.61
CB-7	CB-8	131	RCP	0.00	0.00	0.00	0.10	15	15.13	4.29	0.44	12	0.35	0.013	2.11	21%	2.68	0.31	2.12	0.81	746.67	746.94	743.19	742.73	742.93
CB-8	CB-1	47	RCP	0.00	0.00	0.00	0.10	15	15.96	4.20	0.43	12	0.35	0.013	2.11	20%	2.68	0.31	2.11	0.29	746.94	746.00	743.89	743.73	742.40
MH-1	CB-1	34	RCP	0.00	0.00	0.00	0.35	15	15.35	4.27	1.50	12	0.35	0.013	2.11	71%	2.68	0.62	2.91	0.21	746.70	746.00	741.70	741.58	742.56
CB-1	OUT	98	RCP	0.80	0.41	0.33	0.78	15	16.25	4.17	3.26	18	0.16	0.013	4.46	73%	2.52	0.95	2.75	0.65	746.00	-	741.19	741.01	742.40

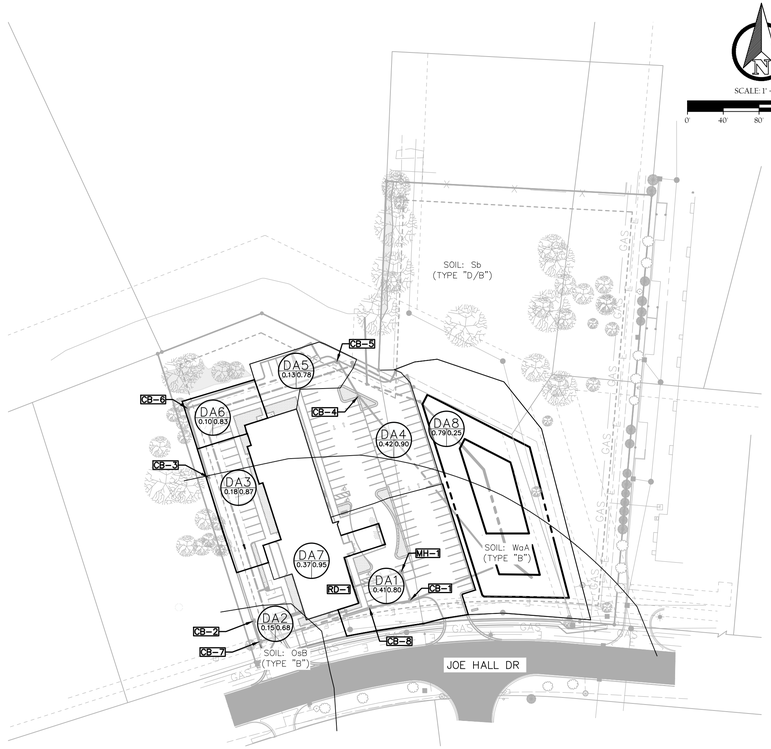
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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STORMWATER MANAGEMENT PLAN

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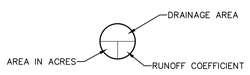
FILE NO. 1139
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Sheet No. C301



SCALE: 1" = 80'

0' 40' 80' 120' 160'

DRAINAGE AREA PLAN



DRAINAGE AREA KEY

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

Job Information

Description: Holiday Inn Express
Entity: Washtenaw County
Job #: 1139
Date: 1/17/2025

	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 C	Weighted Curve Number CN
DA1	CB1	0.00	0.09	0.32	0.41	0.80	90
DA2	CB2	0.00	0.06	0.09	0.15	0.68	84
DA3	CB3	0.00	0.02	0.16	0.18	0.87	94
DA4	CB4	0.00	0.03	0.39	0.42	0.90	95
DA5	CB5	0.00	0.03	0.10	0.13	0.78	89
DA6	CB6	0.00	0.02	0.08	0.10	0.83	91
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	82.9

Elevation	Area	Depth	Volume	Total Volume	Basin
746.00	20135	0.50	9655	64489	Top of Basin
745.50	18484	0.50	8869	54834	1-foot Freeboard
745.00	16990	0.50	8113	45966	
744.50	15461	0.26	3886	37853	Emergency Spillway
744.24	14784	0.24	3508	33967	100yr
744.00	14089	1	12761	30459	
743.00	11432	0.48	5214	17698	
742.52	10246	0.52	4954	12485	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	0.35	2045	2045	Top of Infiltration
740.65	5452	0	0	0	Bottom of Infiltration

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 ac[A]

Rational Method Variables[B]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
Lawn (B)	B	36,479	0.85	0.25	0.21
Lawn (D)	D	8,840	0.20	0.45	0.09
Roof	–	16,207	0.37	0.95	0.35
Pavement	–	49,539	1.14	0.95	1.08

Total - ∑(C)(Area) = 1.73
Area Total - ∑ac or ∑sf = 2.56
Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.67

NRCS Variables[C]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
Lawn (B)	B	36,479	0.85	61	51.85
Lawn (D)	D	8,840	0.20	80	16

Total - ∑(CN)(Area) = 67.85
Area Total - ∑ac or ∑sf = 1.05
Weighted CN - ∑(CN)/Area)/∑ac or ∑sf = 64.62

NRCS Variables[C]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
Roof	–	16,207	0.37	98	36.26
Pavement	–	49,539	1.14	98	111.72

Total - ∑(CN)(Area) = 147.98
Area Total - ∑ac or ∑sf = 151
Weighted CN - ∑(CN)/Area)/∑ac or ∑sf = 98

[A] Use this area for the remainder of the runoff calculations
[B] Required for first flush runoff calculations
[C] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$V_{ff} = (1")\left(\frac{1'}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)AC$ $\quad V_{ff} = (1")\left(\frac{1'}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)(2.56)(0.67)$

$V_{ff} = 6,226 ft^3$

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

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations (V_{bf-pre})

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. $S = \frac{1000}{CN} - 10$ $\quad S = \frac{1000}{78} - 10$

$S = 2.82 in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{(2.35-(0.2)(2.82))^2}{(2.35+(0.8)(2.82))}$

$Q = 0.69 in$

E. Total Site Area (sf) excluding "Self- Crediting" BMPs — $Area = 111,060 sf$

F. $V_{bf-pre} = Q(1/12)Area$ $\quad V_{bf-pre} = (0.69)(1/12)(111,060)$

$V_{bf-pre} = 6,386 ft^3$

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf-per-post}$)

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

B. Pervious Cover CN From Worksheet 1 — $CN = 64.62$

C. $S = \frac{1000}{CN} - 10$ $\quad S = \frac{1000}{64.62} - 10$

$S = 5.48 in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{(2.35-(0.2)(5.48))^2}{(2.35+(0.8)(5.48))}$

$Q = 0.23 in$

E. Pervious Cover Area from Worksheet 1 — $Area = 45,314 s.f$

F. $V_{bf-per-post} = Q(1/12)Area$ $\quad V_{bf-per-post} = (0.23)(1/12)(45,314)$

$V_{bf-per-post} = 869 ft^3$

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf-imp-post}$)

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

B. Impervious Cover CN From Worksheet 1 — $CN = 98$

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

$S = 0.20 in$

D. $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q = \frac{(2.35-(0.2)(0.2))^2}{(2.35+(0.8)(0.2))}$

$Q = 2.12 in$

E. Impervious Cover Area from Worksheet 1 — $Area = 65,796 s.f$

F. $V_{bf-imp-post} = Q(1/12)Area$ $\quad V_{bf-imp-post} = (2.12)(1/12)(65,796)$

$V_{bf-imp-post} = 11,615 ft^3$

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100-per-post}$)

A. 100-year Storm Event — $P = 5.11in$

B. Pervious Cover CN From Worksheet 1 — $CN = 64.62$

C. $S = \frac{1000}{CN} - 10$ $\quad S = \frac{1000}{64.62} - 10$

$S = 5.48 in$

D. $Q_{100-per} = \frac{(P-0.2S)^2}{(P+0.8S)}$ $\quad Q_{100-per} = \frac{(5.11-(0.2)(5.48))^2}{(5.11+0.8(5.48))}$

$Q_{100-per} = 1.70 in$

E. Pervious Cover Area from Worksheet 1 — $Area = 45,314 s.f$

F. $V_{100-per-post} = Q(1/12)Area$ $\quad V_{100-per-post} = (1.7)(1/12)(45,314)$

$V_{100-per-post} = 6,419 ft^3$

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4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
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7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

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W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-imp-post}}$)

A. 100-year Storm Event — $P = 5.11in$

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. $Q_{100\text{-imp}} = \frac{(P-0.2S)^2}{(P+0.8S)}$ — $Q_{100\text{-imp}} = \frac{(5.11-(0.2)(0.2))^2}{(5.11+0.8(0.2))}$

$Q_{100\text{-imp}} = 4.88$ in

E. Impervious Cover CN From Worksheet 1 — Area = 65,746 s.f

F. $V_{100\text{-imp-post}} = Q\,(1/12)\,Area$ — $V_{100\text{-imp-post}} = 4.88\,(_)\,(1/12)\,(65,746\ _)$

$V_{100\text{-imp-post}} = 26,736\ ft^3$

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\text{-flow}}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S)	$S^{1/2}$	$V=KS^{1/2}$	Tc=L/(V*3600)
Sheet Flow*	0.48	1.5	144	1.0	1.0	0.48	0.083
Waterway	1.2	2.15	500	0.43	0.65	0.78	0.17
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

* Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.

Total Time of Concentration ($T_{c\text{-flow}}$) = _____

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff})	6,226 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre})	6,386 ft³
Pervious Cover Post-Development Bankfull Volume ($V_{bf\text{-per-post}}$)	869 ft³
Impervious Cover Post-Development Bankfull Volume ($V_{bf\text{-imp-post}}$)	11,615 ft³
Total BF Volume ($V_{bf\text{-post}}$)	12,484 ft³
Pervious Cover Post-Development 100-year Volume ($V_{100\text{-per-post}}$)	6,419 ft³
Impervious Cover Post-Development 100-year Volume ($V_{100\text{-imp-post}}$)	26,736 ft³
Total 100-year Volume (V_{tot})	33,155 ft³

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull volume

Total Post-Development Bankfull Volume (V_{bfpost})	12,484 ft³
Pre-Development Bankfull Runoff Volume (V_{bfpre})	6,386 ft³
Bankfull Volume Difference	6,098 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The ***greater*** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{oi}) — 6,226 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6\,T_c^{-0.82}$ — $Q_p = 238.6(0.25)^{-0.82}$

Peak of the Unit Hydrograph — $Q_p = 743.6\ cfs/(in-mi^2)$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* — Area = 2.56 ac

C. $Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ — $Q_{100} = 1.70 + 4.88$

Note: $Q_{100\text{-per}}$ and $Q_{100\text{-imp}}$ from W6 and W7, respectively — $Q_{100} = 6.58$ in

D. Peak Flow (PF) = $\frac{Q_p\left(\frac{cfs}{(in-mi^2)}\right) Q_{100}(in) Area(ac)}{640}$ — $PF = \frac{(743.6)(6.58)(2.56)}{640}$

$PF = 19.57$ cfs

E. Δ = PF (cfs) - 0.15 Area(ac) — $\Delta = (19.57) - 0.15\,(2.56)$

$\Delta = 19.19$ cfs

F. $V_{det} = \frac{\Delta\,(cfs)}{PF\,(cfs)} V_{100}\,(ft^3)$ — $V_{det} = \frac{(19.19)}{(19.57)}(33,155)$

$V_{det} = 32,511\ ft^3$

V_{det} = Calculated Detention (ft^3), not including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention N/A

A. $V_{ret} = 2(V_{100})$ — $V_{ret} = 2(_____)$

$V_{ret} = _____\ ft^3$

OUTLET CALCULATION SHEETS

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP*	Area (ft²)	Storage Volume[b] (ft³) Surface	Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[c] (ft³)	Total Volume Reduction[d] (ft³)
Pervious Pavement w/Infiltration Bed	N/A					
Infiltration Basin	5,892[a]	2,945[b]	0[c]	0.1 in/hr[d]	292[e]	2,337[f]
Subsurface Infiltration Bed						
Infiltration Trench						
Bioretention Systems						
Rain Gardens						
Dry Well						
Bioswale						
Vegetated Filter Strip						
Green Roof						

Total Volume Reduction Credit by Proposed Structural BMPs (ft^3) — 2,337

Runoff Volume Infiltration Requirement (V_{oi}) from Worksheet 9 - 6,226

Runoff Volume Credit (ft^3) = -3,889

[a] Complete checklist from Section VI for each Structural BMP type
[b] Storage volume as defined in individual BMP write-ups
[c] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft^3)
[d] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

a. Average Area of Infiltration: 1,339+4,553
b. Average Area · depth (0.19') = 2,945
c. Assumed 0.0in since no subsurface storage w/proposed 1.0ac bituminous underdrain.
d. Infiltration testing shows min. infiltration of 0.2in/hr.
e. $0.1\,in/hr \cdot 6hr \cdot \frac{1ft}{12in} \cdot 5,892 = 292\,ft$
f. 2,945 ft − 292 ft = 2,653

W12 Natural Features Inventory

1. Provide Natural Resources Map. This map should identify waterbodies, floodplains, riparian areas, wetlands, woodlands, natural drainage ways, steep slopes and other natural features.
2. Summarize the existing extent of each natural resource in the Existing Natural Resources Table.
3. Summarize total proposed Protected/Undisturbed Area.
4. Do not count any area twice. For example, an area that is both a floodplain and a wetland may only be considered once (include as either floodplain or wetland, not both).

Existing Natural Resources	Mapped (yes, no, n/a)	Total Area (ac)	Protected/Undisturbed Area (ac)
Waterbodies			
Floodplains			
Riparian Areas			
Wetlands	Yes	0.25 ac	0.26 ac
Woodlands	Yes	3.92 ac	1.9 ac
Natural Drainage Area			
Steep Slopes, 15%-25%			
Steep Slopes, over 25%			
Special Habitat Areas			
Other			
TOTAL EXISTING (ac)			

a. 4.17 - 0.25 = >3.92

W13 Summary

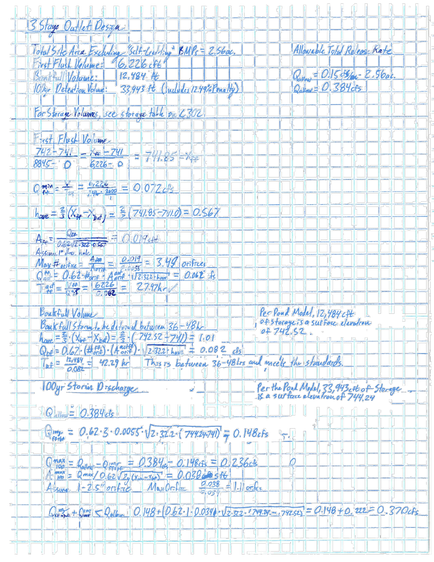
Site Summary of Infiltration & Detention

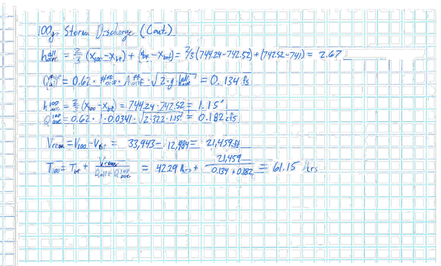
A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{oi}	6,226 ft³
Designed/Provided Infiltration Volume	2,337 ft³
% Minimum Required Infiltration Provided	37.53 %
Total Calculated Detention Volume, V_{det}	32,511 ft³
Net Required Detention Volume (V_{det} - Designed/Provided Infiltration Volume)	30,174 ft³

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved

% Required Infiltration NOT provided (*100% - % Minimum Required Infiltration Provided*)	62.47 %
Net % Penalty (*20% x % Required Infiltration NOT Provided*)	12.49 %
Total Required Detention Volume, including penalty *[(100% + Net % Penalty) x Net Required Detention Volume)]*	33,943 ft³





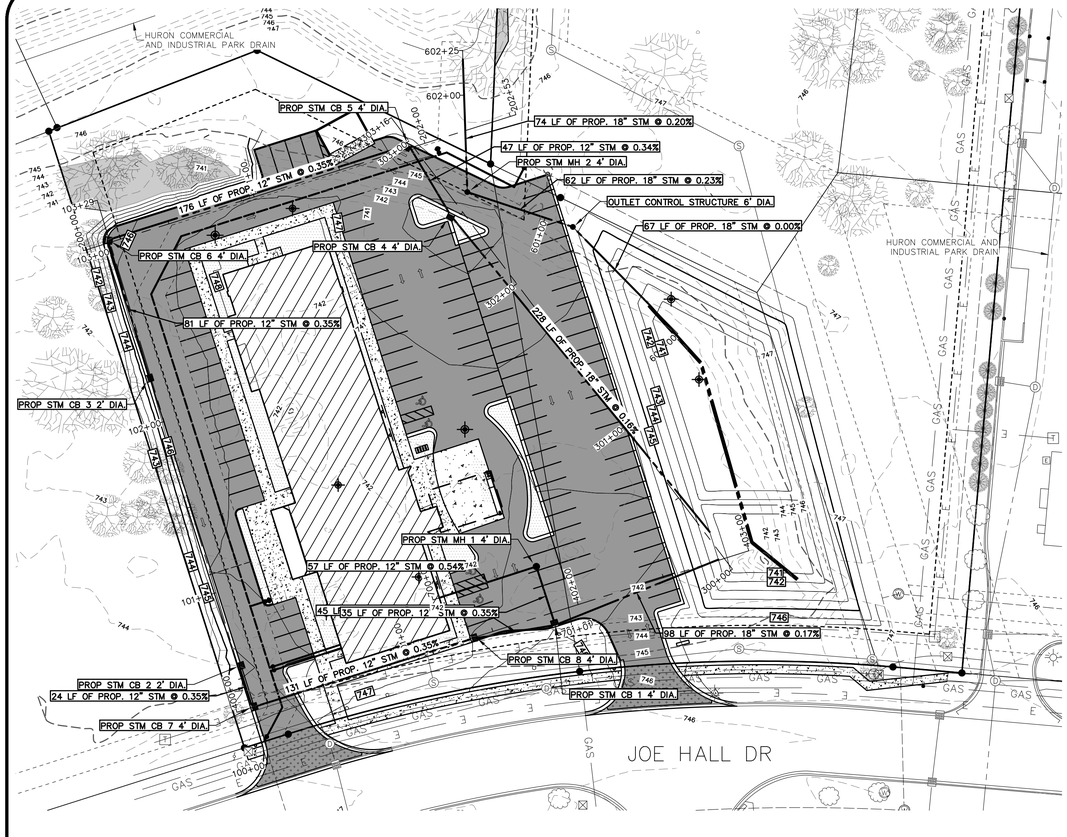
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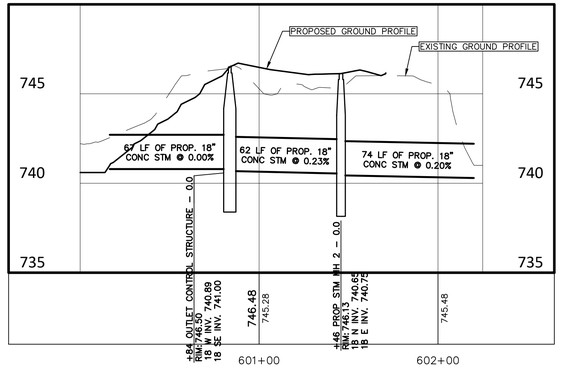
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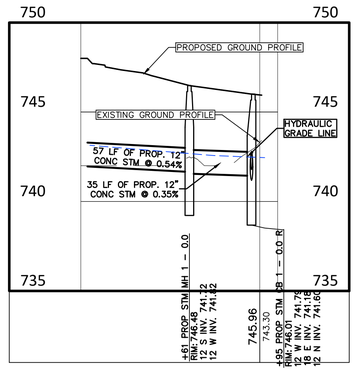
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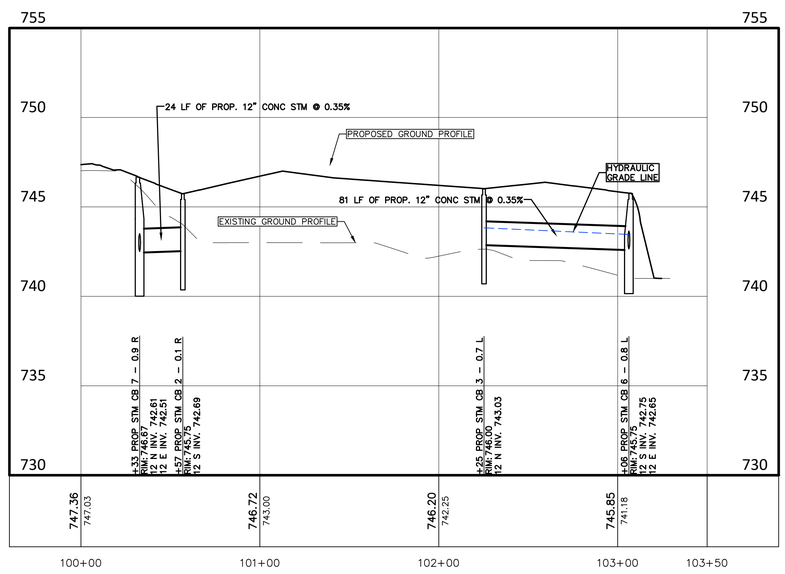




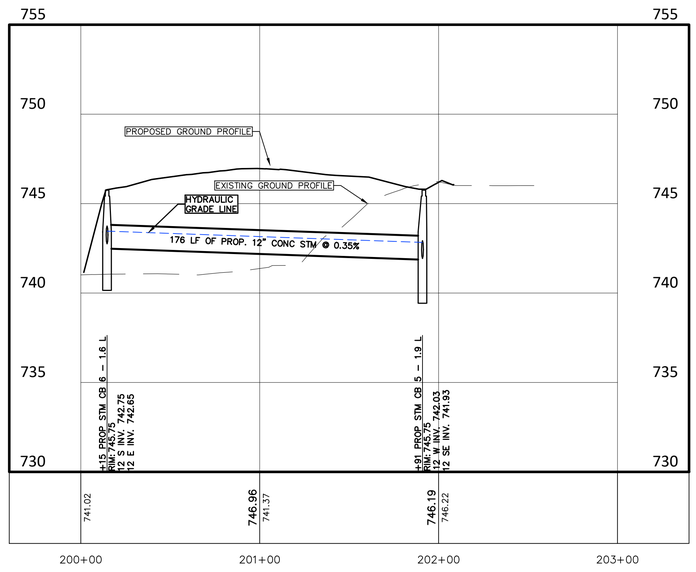
STORM OUTLET



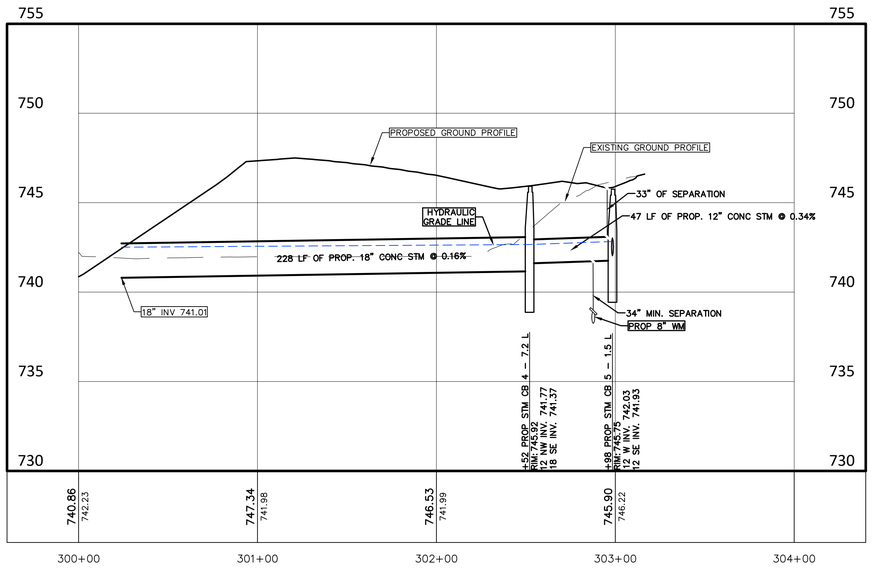
EAST PARKING LOT OUT OF BUILDING



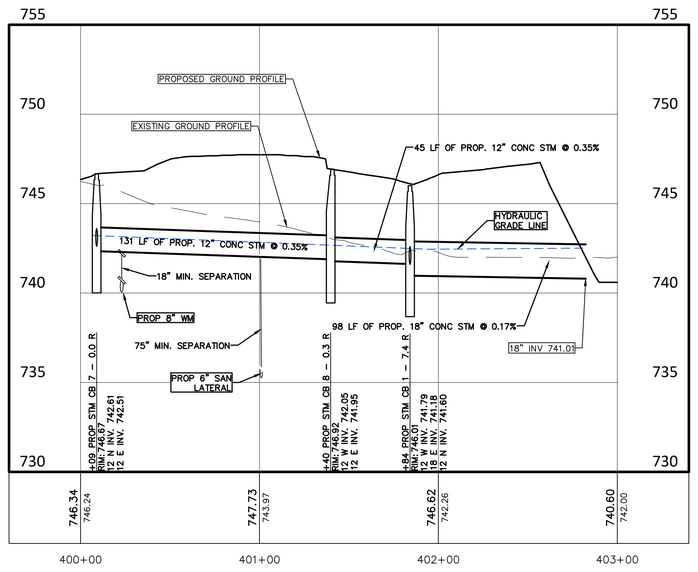
WEST PARKING LOT



NORTH PARKING LOT



EAST PARKING LOT



SOUTH PARKING LOT

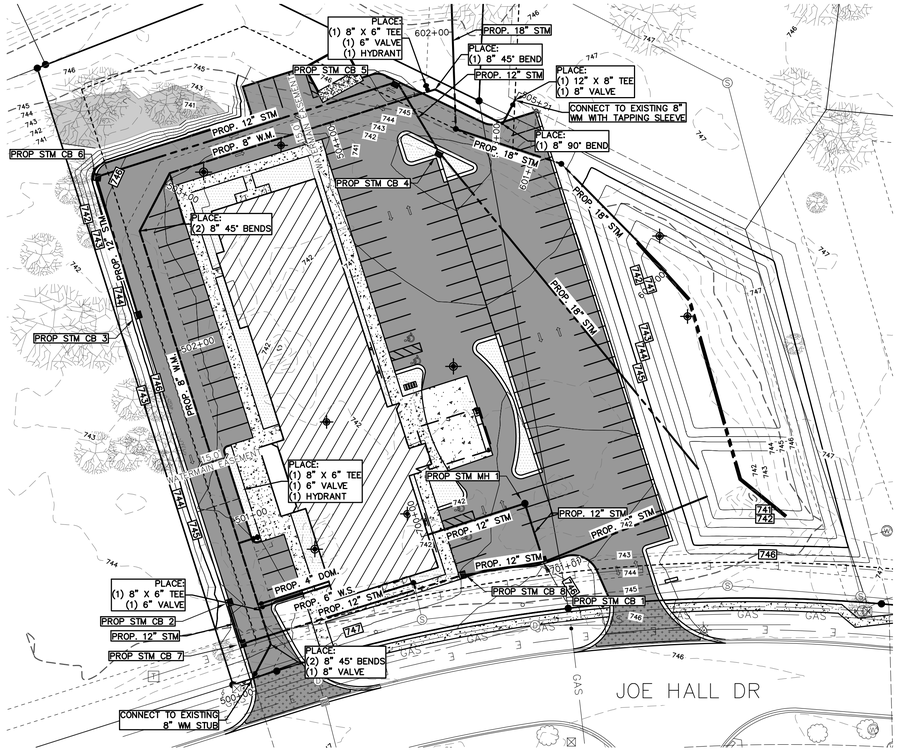
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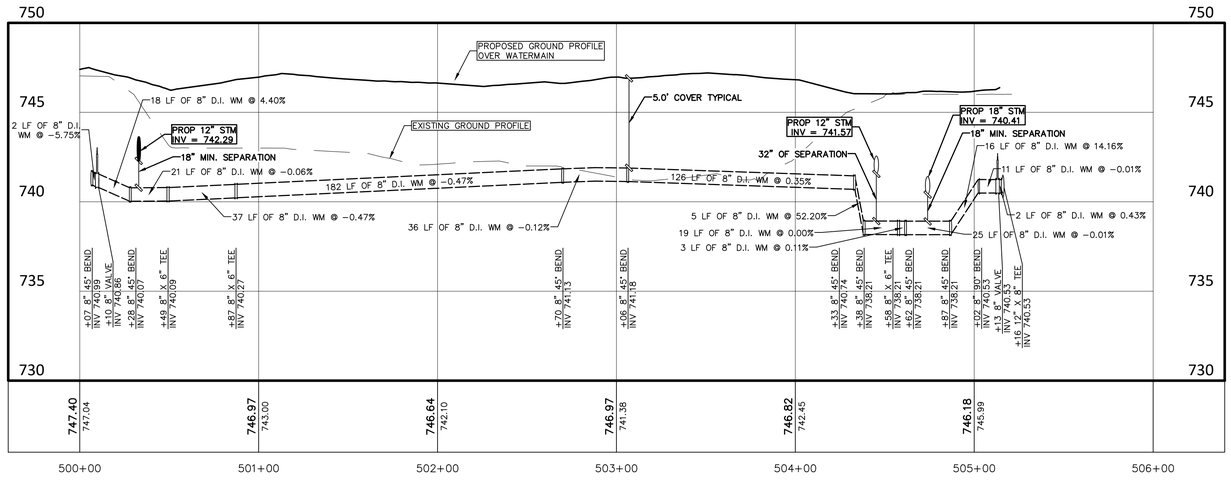
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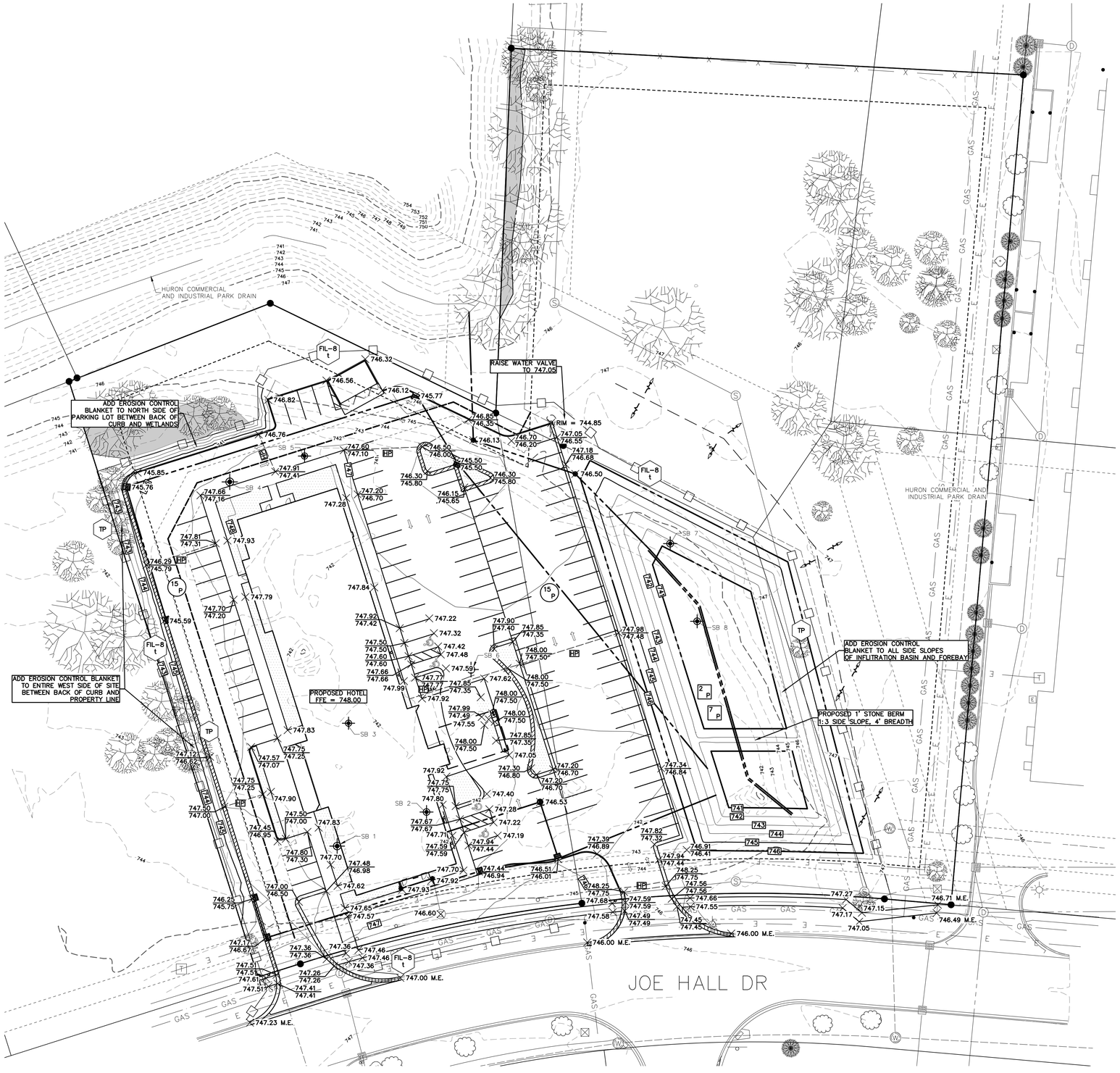
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PROPOSED TIP-IN CURB & GUTTER (ALL OTHER CURB & GUTTER IS F4 TIP-OUT)

BIT VALLEY CURB

GRADING PLAN NOTES:

1) 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
2) REMOVE ALL SUBGRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC, AND REPLACE WITH COMPACTED GRANULAR FILL
3) ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-MEGLE. 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.
4) AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER, THESE COVER AREAS ACT AS SEDIMENT FILTERS.
5) ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL
6) 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.
7) CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IS OCCURS.
8) ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 20 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION
9) ALL SOIL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO THE START OF ANY GRADING.
10) ALL NON PAVED AREAS TO BE TOPSOILED (6" MIN.) & SEEDED
11) VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
12) 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, MDEQ OR ANY OTHER GOVERNMENT AGENCY
13) 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.
14) STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
15) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SOIL EROSIONS AND SEDIMENT CONTROL PERMIT.
16) PLACE TEMPORARY EROSION CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES.
17) MULCH BLANKETS SHALL BE PLACED, STAPLED, AND OVERLAPPED ON ALL SLOPES THAT ARE 1 ON 3 OR GREATER AFTER.
18) CONTRACTOR TO INSTALL SILT SACK IN ALL CATCH BASINS ONCE THEY ARE CONSTRUCTED.
19) 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.
20) EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED.
21) 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, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

SCALE: 1" = 30'

0 15 30 45 60

CONTROL MEASURE KEY

- 2 P — SELECTIVE GRADING & SHAPING, PERMANENT
- 7 P — HYDROSEEDING, PERMANENT. TYPICAL IN ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES
- 14 t — AGGREGATE COVER, TEMPORARY. TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES
- 15 P — PAVING, PERMANENT, TYPICAL ON ALL STREETS DISTURBED BY CONSTRUCTION ACTIVITIES.
- FIL-2 t — SEDIMENT BASIN BMP EXHIBIT 2, SEDIMENT BASIN, TEMPORARY REQUIRED FOR DE-WATERING ACTIVITIES, SEVERE SLOPES, AND LARGE DISTURBED AREAS.
- 36 t — SILTSACK, TEMPORARY, TYPICAL AT ALL CATCH BASINS WITHIN OR DISTURBED BY CONSTRUCTION ACTIVITIES
- 43 t — CULVERT SEDIMENT TRAP, TEMPORARY. TYPICAL AT ALL STORM OUTLETS AND STREAMS DISTURBED BY CONSTRUCTION ACTIVITIES
- FIL-8 t — FILTER BMP EXHIBIT 8A, SILT FENCE, TEMPORARY. TYPICAL IN ALL AREAS, ESPECIALLY ADJACENT TO STREAMS, PONDS, ETC. AND ALONG PROJECT UNITS.
- TP — TREE PROTECTION, INCLUDES TUNNELING UNDER TREES, TYPICAL FOR ALL TREES ENCOUNTERED UNLESS TREE REMOVAL IS DIRECTED BY THE ENGINEER.
- GA — 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)

7 P | 15 P | FIL-8 t | 14 t | 36 t | TP

LEGEND

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

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WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
GRADING PLAN

Vriesman & Korhorn
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
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FILE NO. 1139
CHECKED DGL
Sheet No. C400

BORING B1

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/24/23 **COMPLETED:** 5/24/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 741± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
1.1	13 Inches of TOPSOIL	739.9				
3.0	Fine to Medium SILTY SAND- Frequent Clayey Sand Seams and Root Fibers- Grayish Brown- Moist- Medium Dense (SM)	738.0	SB1	18	3 5 4	9
			SB2	15	6 7 8	15
7.0	Fine to Coarse SILTY SAND- Frequent Clayey Sand Seams- Grayish Brown- Wet- Medium Dense (SM)	734.0	SB3	10	6 7 9	16
			SB4	18	9 10 12	22
13.0	SANDY SILT- Frequent Clay Layers- Gray- Wet- Medium Dense (ML)	728.0	SB5	13	5 6 8	14
17.0	Fine SILTY SAND- Gray- Wet- Medium Dense (SM)	724.0				
20.0	Fine SAND- Gray- Wet- Medium Dense (SP)	721.0	SB6	13	4 7 10	17
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.0	738.0
▼ AT END OF BORING:	3.5	737.5

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B2

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/24/23 **COMPLETED:** 5/24/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 741± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
1.2	14 Inches of TOPSOIL	739.8				
3.5	Fine SILTY SAND- Frequent Clayey Sand Layers and Root Fibers- Brown and Grayish Brown- Moist- Loose (SM)	737.5	SB1	18	3 4 3	7
			SB2	18	3 3 4	7
	Fine SAND with Silt- Gray- Wet- Loose to Medium Dense (SP-SM)		SB3	18	4 5 6	11
			SB4	18	5 5 7	12
12.0		729.0				
	Fine SILTY SAND- Gray- Wet- Medium Dense (SM)		SB5	18	4 8	26
17.0		724.0				
20.0	Fine SAND- Gray- Wet- Medium Dense (SP)	721.0	SB6	18	5 6 9	15
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.5	737.5
▼ AT END OF BORING:	3.0	738.0

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B3

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/24/23 **COMPLETED:** 5/24/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 742± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
3.0	Fine to Medium SILTY SAND with Gravel- Brown- Moist- Loose (SM)	739.0	SB1	18	2 3 4	7
			SB2	18	5 7 8	15
	Fine SAND with Silt- Frequent Clayey Sand Seams- Brown- Wet- Medium Dense (SP-SM)		SB3	18	9 10 12	22
9.0		733.0	SB4	18	6 6 7	13
	Fine SILTY SAND- Brown- Wet- Medium Dense (SM)	729.0				
13.0			SB5	18	3 4 5	9
	Fine SAND with Silt- Gray- Wet- Medium Dense (SP-SM)					
20.0		722.0	SB6	18	5 8	26
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.0	739.0
▼ AT END OF BORING:	3.0	739.0

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B4

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/24/23 **COMPLETED:** 5/24/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 743± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
1.2	13 Inches of TOPSOIL	741.8				
2.5	Fine to Medium SILTY SAND- Frequent Clayey Sand Seams and Root Fibers- Brown- Moist- Loose (SM)	740.5	SB1	15	3 4 5	9
			SB2	15	10 7 9	17
	Fine SAND with Silt- Brown- Moist to Wet- Medium Dense (SP-SM)		SB3	18	5 6 6	12
			SB4	15	4 5 6	11
12.5		730.5				
	Fine SAND- Gray- Wet- Medium Dense (SP)		SB5	18	4 4 4	8
17.0		726.0				
20.0	Fine SAND with Silt- Frequent Silty Sand Partings- Gray- Wet- Medium Dense (SP-SM)	723.0	SB6	18	5 6 8	14
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.5	739.5
▼ AT END OF BORING:	3.0	740.0

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B5

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/23/23 **COMPLETED:** 5/23/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 742± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
1.5	18 Inches of TOPSOIL	740.5				
3.5	Fine to Medium SAND with Silt- Frequent Clayey Sand Seams- Brown- Moist- Medium Dense (SP-SM)	738.5	SB1	18	3 4 5	9
5.5	Fine SAND with Silt- Frequent Silty Sand Seams and Partings- Grayish Brown- Wet- Medium Dense (SP-SM)	736.5	SB2	18	5 5 8	13
9.0	Fine SILTY SAND- Grayish Brown- Wet- Medium Dense (SM)	733.0	SB3	18	5 9 9	18
			SB4	18	4 7 8	15
	Fine SAND with Silt- Frequent Silty Sand Seams and Partings- Gray- Wet- Medium Dense (SP-SM)					
17.0		725.0	SB5	16	3 6 7	13
20.0	Fine SILTY SAND- Gray- Wet- Medium Dense (SM)	722.0	SB6	16	3 4 7	11
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.5	738.5
▼ AT END OF BORING:	3.8	738.2

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B6

PAGE 1 OF 1
BORING DEPTH: 20 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/23/23 **COMPLETED:** 5/23/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 742± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
0.7	8 Inches of TOPSOIL	741.3				
3.5	Fine to Coarse SAND with Silt and Gravel- Frequent Clayey Sand Seams- Brown- Moist- Medium Dense (SP-SM)	738.5	SB1	18	4 6 9	15
4.5	Fine to Medium SAND with Silt- Brown- Wet- Medium Dense (SP-SM)	737.5	SB2	18	4 7 9	16
	Fine SAND with Silt- Frequent Silty Sand Seams and Partings- Grayish Brown to Gray at 7 feet- Wet- Medium Dense (SP-SM)		SB3	18	4 7 10	17
			SB4	18	4 8 10	18
12.0		730.0				
	Fine SAND- Gray- Wet- Medium Dense (SP)		SB5	14	3 9 7	16
17.0		725.0				
20.0	Fine SILTY SAND- Gray- Wet- Medium Dense (SP)	722.0	SB6	14	3 4 6	10
	END OF BORING AT 20.0 FEET.					

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.5	738.5
▼ AT END OF BORING:	3.5	738.5

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B7

PAGE 1 OF 1
BORING DEPTH: 25 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/23/23 **COMPLETED:** 5/23/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 742± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
0.9	11 Inches of TOPSOIL	741.1				
3.0	Fine to Medium SILTY SAND- Frequent Root Fibers- Grayish Brown- Moist- Medium Dense (SM)	739.0	SB1	24	3 7 10	17
			SB2	24	4 5 7	12
	Fine SAND with Silt- Grayish Brown- Wet- Medium Dense (SP-SM)		SB3	24	4 6 10	16
			SB4	24	5 9 11	20
			SB5	24	4 8 10	18
			SB6	24	4 8 10	18
13.0		729.0				
	Fine SAND- Occasional Silty Sand Seams- Gray- Wet- Medium Dense (SP)		SB7	24	4 6 10	16
			SB8	24	4 6 10	16
			SB9	24	5 8 9	17
			SB10	24	4 7 10	17
22.0		720.0	SB11	24	4 7 9	16
	Fine SILTY SAND- Gray- Wet- Medium Dense (SM)		SB12	24	3 5 6	11
25.0	END OF BORING AT 25.0 FEET.	717.0				

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.0	739.0
▼ AT END OF BORING:	3.0	739.0

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
2. The colors depicted on the symbolic profile are solely for visualization purposes and do not necessarily represent the in-situ colors encountered.

BORING B8

PAGE 1 OF 1
BORING DEPTH: 25 FEET

PROJECT NAME: Holiday Inn Express & Suites - Ypsilanti
PROJECT NUMBER: 092570.00
CLIENT: Anant Patel
PROJECT LOCATION: Charter Township, Michigan
DATE STARTED: 5/23/23 **COMPLETED:** 5/23/23
BORING METHOD: Hollow-stem Augers
DRILLER: DW (Strata Drilling) **RIG NO.:** CME 55 ATV
LOGGED BY: TAG **CHECKED BY:** AJR

ELEVATION: 742± FT

DEPTH (FEET)	PROFILE DESCRIPTION	ELEVATION	SAMPLE TYPE/NO.	RECOVERY LENGTH (INCHES)	SPT BLOWS PER SIX INCHES	N-VALUE
1.0	12 Inches of TOPSOIL	741.0				
3.0	Fine to Medium SILTY SAND- Frequent Clayey Sand Seams- Grayish Brown- Moist- Medium Dense (SM)	739.0	SB1	24	3 5 5	10
			SB2	24	5 7 10	17
	Fine SAND with Silt- Frequent Silty Sand Seams and Layers- Occasional Clay Layers- Brown- Wet- Medium Dense (SP-SM)		SB3	24	9 10 9	19
			SB4	24	12 9 10	19
			SB5	24	8 10 11	21
			SB6	24	4 5 6	11
13.0		729.0				
	Fine SAND- Occasional Silty Sand Seams and Layers- Gray- Wet- Medium Dense to Loose (SP)		SB7	24	5 6 7	13
			SB8	24	3 6 7	13
			SB9	24	2 4 6	10
			SB10	24	2 3 4	7
19.0	Fine SILTY SAND- Frequent Silt Seams- Gray- Wet- Medium Dense (SM)	723.0				
21.0		721.0	SB11	24	3 4 5	9
	SANDY SILT- Occasional Clay Layers- Gray- Wet- Medium Dense (ML)		SB12	24	3 5 6	11
25.0	END OF BORING AT 25.0 FEET.	717.0				

HAMMER EFFICIENCY: 79%
DATE: 4/6/2022

DRY DENSITY (pcf) – ■ (90 100 110 120)
MOISTURE & ATTERBERG LIMITS (%) (P, MC, LL)
N_{60} – ○ (10 20 30 40)

HAND PENE. ▼ | TORVANE SHEAR ■ | UNC. COMP. ○ | VANE SHEAR (PK) ⊠ | VANE SHEAR (REM) ✕ | TRIAXIAL (UU) ◆
SHEAR STRENGTH (KSF) (1 2 3 4)

REMARKS

GROUNDWATER & BACKFILL INFORMATION

	DEPTH (FT)	ELEV (FT)
▽ DURING BORING:	3.0	739.0
▼ AT END OF BORING:	8.0	734.0
▽ 3 HRS AFTER BORING:	2.5	739.5

BACKFILL METHOD: Auger Cuttings

NOTES: 1. The indicated stratification lines are approximate. The in-situ transitions between materials may be gradual.
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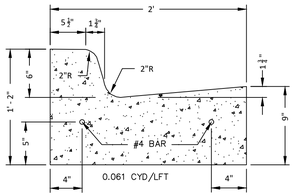
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
SOIL BORING LOGS

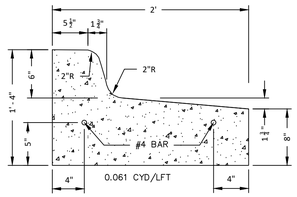
VK CIVIL
Vriesman & Korhorn
Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
www.VKcivil.com

FILE NO. 1139
CHECKED DGL
Sheet No. C401



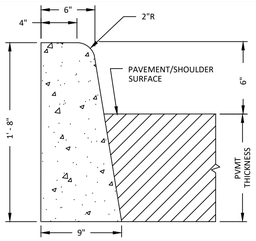
MDOT DETAIL F4 CONCRETE CURB & GUTTER

NOT TO SCALE



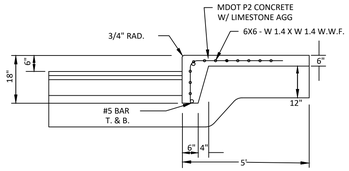
MDOT DETAIL F4 SPILL OUT CONCRETE CURB & GUTTER

NOT TO SCALE



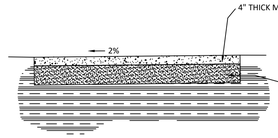
VERTICAL CURB

NOT TO SCALE



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

NOT TO SCALE

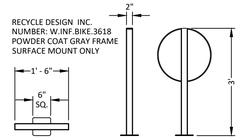


CONCRETE SIDEWALK DETAIL

NOT TO SCALE

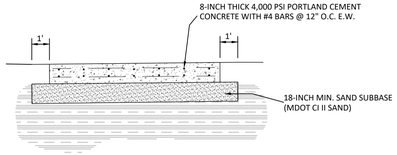
NOTES:
1. 1/4" WIDE TOOLED CONTRACTION JOINTS TO 1" DEPTH AT 5 FOOT INTERVALS.
2. WHERE SIDEWALK IS PLACED ADJACENT TO CURB AND GUTTER, CONTRACTION JOINTS SHALL LINE UP WITH CURB AND GUTTER JOINTS.
3. ISOLATION JOINTS WHERE PAVEMENT ABUTS PROPOSED STRUCTURES OR OTHER PAVEMENTS.

RECYCLE DESIGN INC.
NUMBER: W.INF.BIKE.3618
POWDER COAT GRAY FRAME
SURFACE MOUNT ONLY



BIKE RACK DETAIL

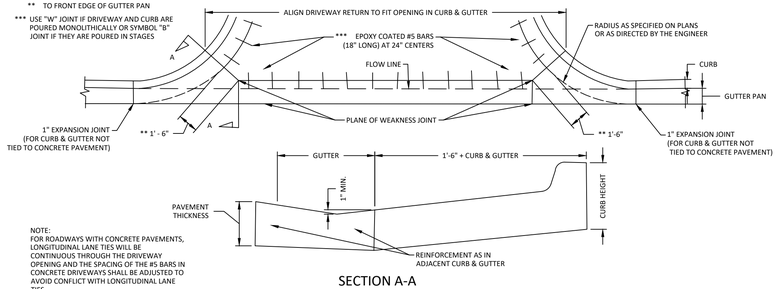
NOT TO SCALE



HEAVY DUTY CONCRETE PAVMENT DETAIL

NOT TO SCALE

NOTES:
1. 1/4" WIDE SAWCUT CONTROL JOINTS TO 2.5" DEPTH AT 10' O.C. EACH DIRECTION WITHIN 12 HOURS OF FINISHING CONCRETE.
2. ISOLATION JOINTS WHERE PAVEMENT ABUTS PROPOSED STRUCTURES OR OTHER PAVEMENTS.

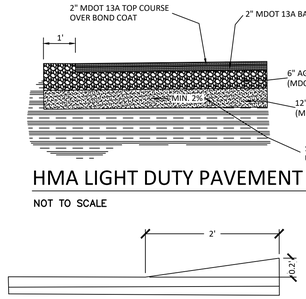


NOTE:
FOR ROADWAYS WITH CONCRETE PAVEMENTS, LONGITUDINAL LANE TIES WILL BE CONTINUOUS THROUGH THE DRIVEWAY OPENING AND THE SPACING OF THE #5 BARS IN CONCRETE DRIVEWAYS SHALL BE ADJUSTED TO AVOID CONFLICT WITH LONGITUDINAL LANE TIES.

SECTION A-A

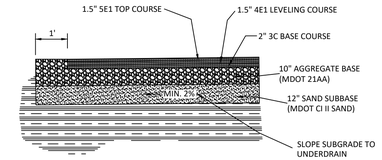
CONCRETE DRIVEWAY OPENING, DETAIL M

NOT TO SCALE



HMA LIGHT DUTY PAVEMENT DETAIL

NOT TO SCALE

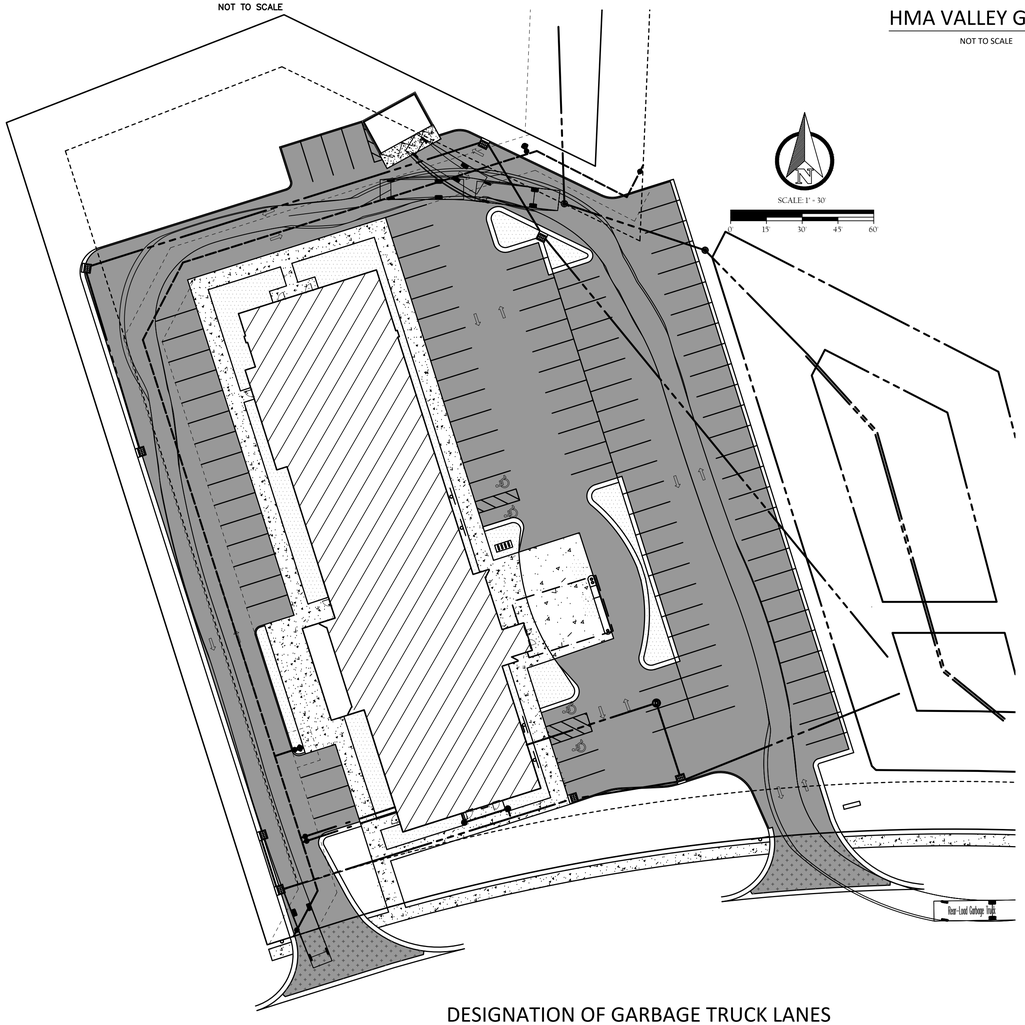


WCRC ROW HMA PAVEMENT DETAIL

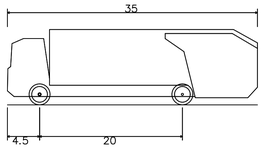
NOT TO SCALE

HMA VALLEY GUTTER

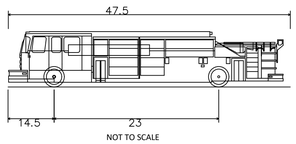
NOT TO SCALE



DESIGNATION OF GARBAGE TRUCK LANES

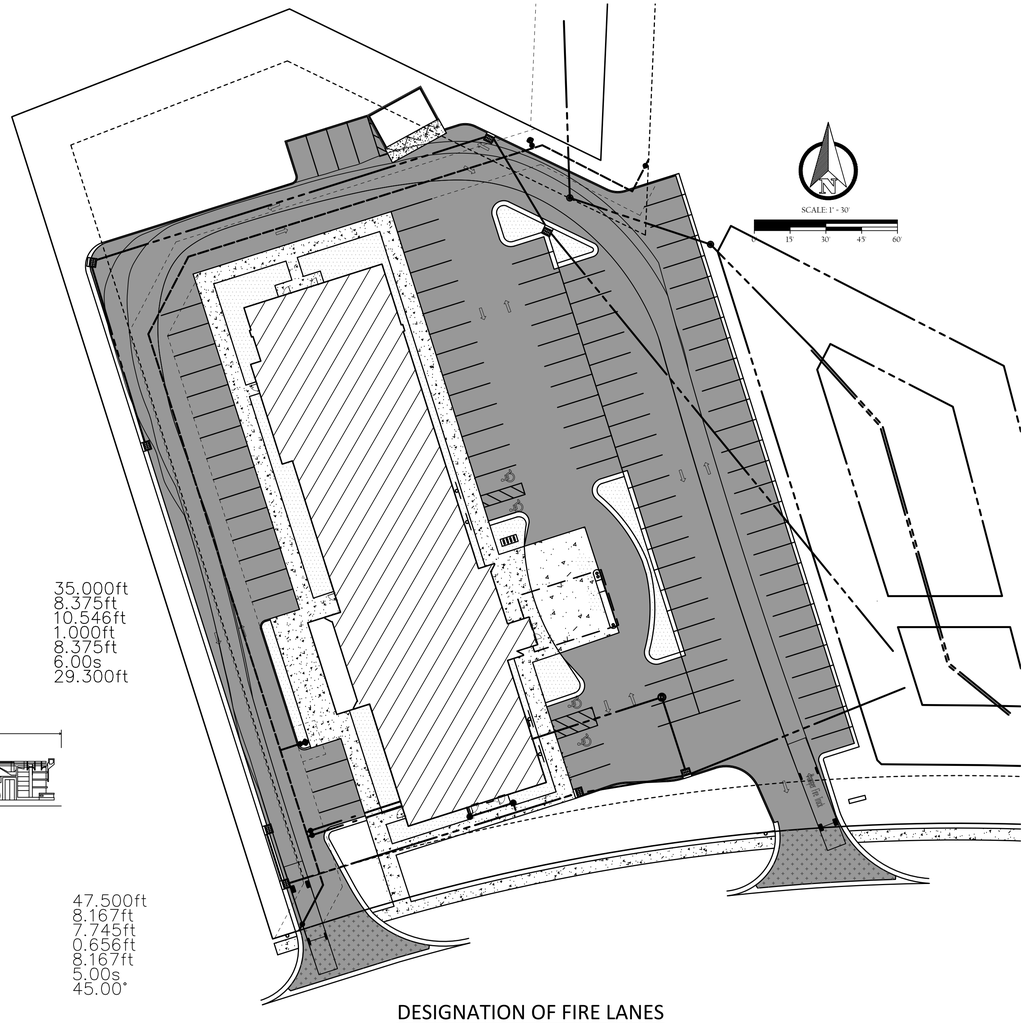


Rear–Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	29.300ft



NOT TO SCALE

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

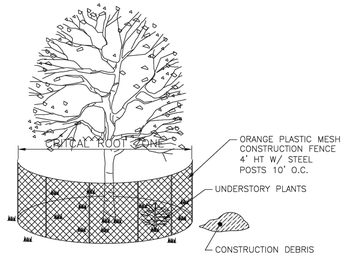
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

VK CIVIL
Vriesman & Korhorn
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(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1139
CHECKED DGL
Sheet No. C500



NOTES:

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

TREE PROTECTION

NO SCALE

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASING	OUTLET CONTROL STUCTURES	INFILTRATION/DETENTION BASIN	COMPONENTS: SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X		X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION		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				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	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
TOWNSIP TO HAVE A PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS		X	X	X	X	AS NEEDED

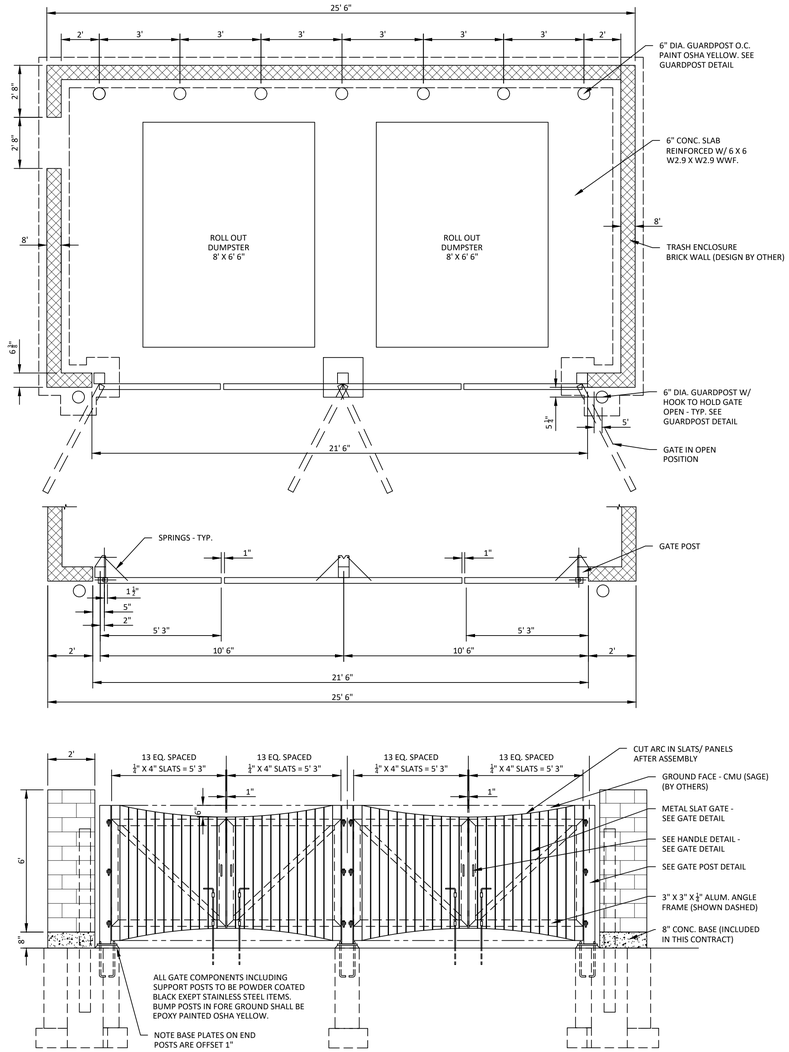
MAINTENANCE AFTER CONSTRUCTION WILL BE RESPONSIBILITY OF THE APPLICANT

MAINTENANCE SCHEDULE

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASING	OUTLET CONTROL STUCTURES	INFILTRATION/DETENTION BASIN	COMPONENTS: SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X		X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION		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					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	ANNUALLY & AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X			X	X	AS NEEDED

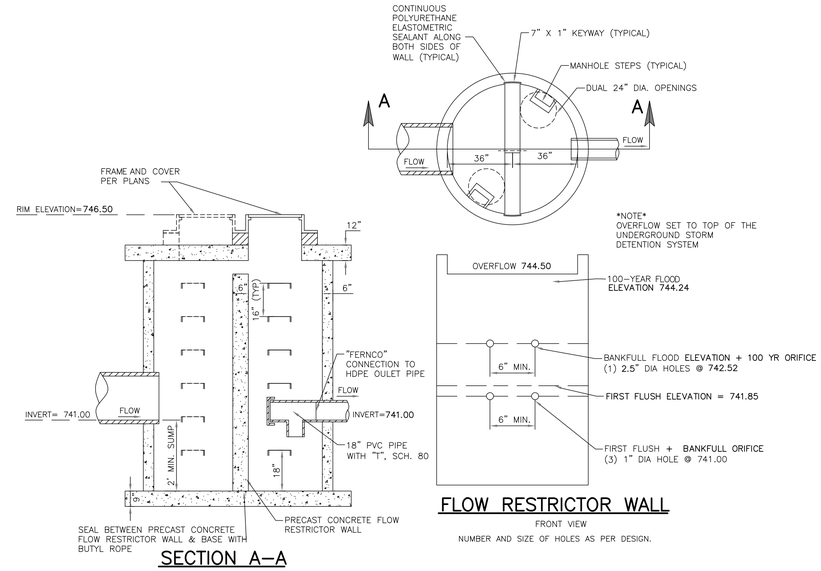
AS NEEDED = WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE (1) FOOT DEPTH.

CONSTRUCTION MAINTENANCE SCHEDULE



DUMPSTER ENCOSURE DETAIL

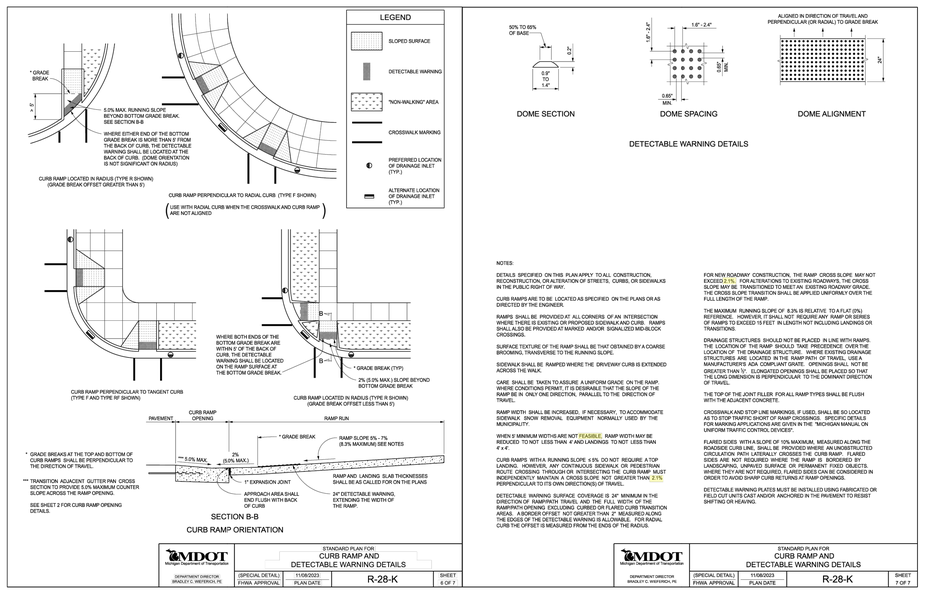
NOT TO SCALE



FLOW RESTRICTOR WITH OVERFLOW

OUTLET CONTROL STRUCTURE

NO SCALE



NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

CURB RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MIDBLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTH IS ARE NOT FEASIBLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤ 5%, DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2.1% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.1%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER, FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR CROSSWALK MARKINGS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, WHERE THE RAMP IS NOT INTENDED FOR USE BY PEDESTRIANS, WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

DEPARTMENT DIRECTOR: BRADLEY C. WIEFERICH, PE	STANDARD PLAN FOR: CURB RAMP AND DETECTABLE WARNING DETAILS			
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 6 OF 7

DEPARTMENT DIRECTOR: BRADLEY C. WIEFERICH, PE	STANDARD PLAN FOR: CURB RAMP AND DETECTABLE WARNING DETAILS			
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 7 OF 7

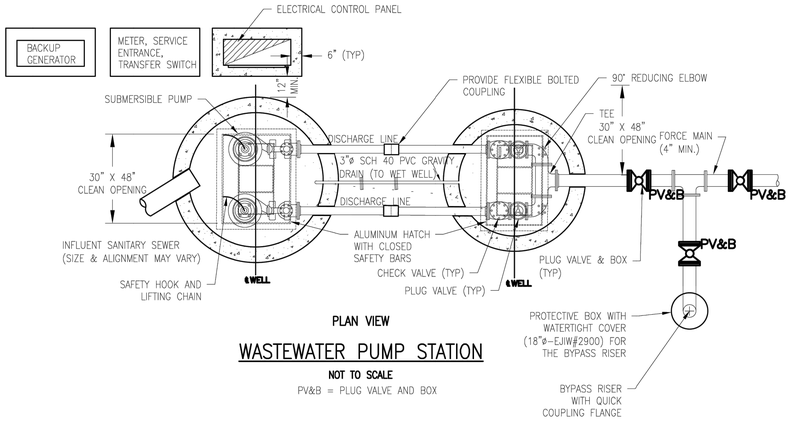
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
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7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

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

FILE NO. 1139
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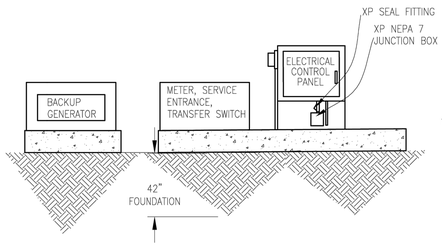


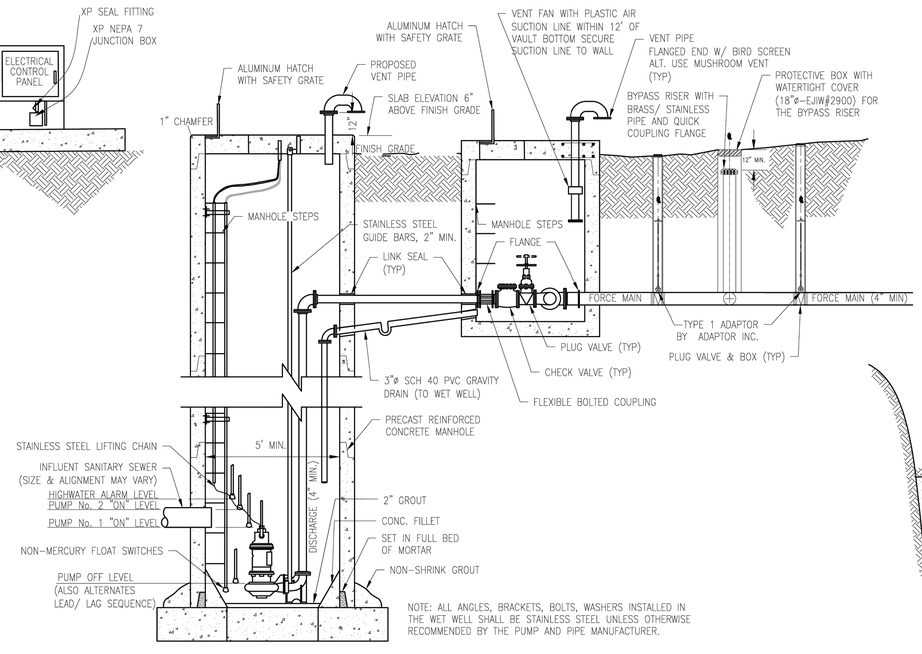
PLAN VIEW

WASTEWATER PUMP STATION

NOT TO SCALE

PV&B = PLUG VALVE AND BOX





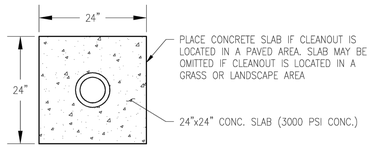
NOTE: ALL ANGLES, BRACKETS, BOLTS, WASHERS INSTALLED IN THE WET WELL SHALL BE STAINLESS STEEL UNLESS OTHERWISE RECOMMENDED BY THE PUMP AND PIPE MANUFACTURER.

PROFILE VIEW

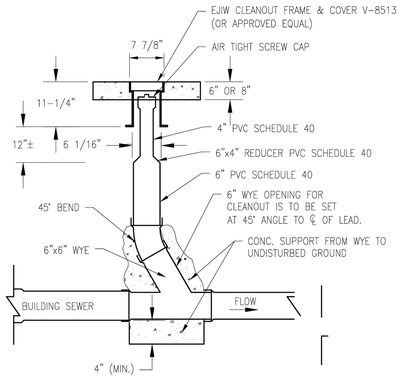
WASTEWATER PUMP STATION

NOT TO SCALE

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.



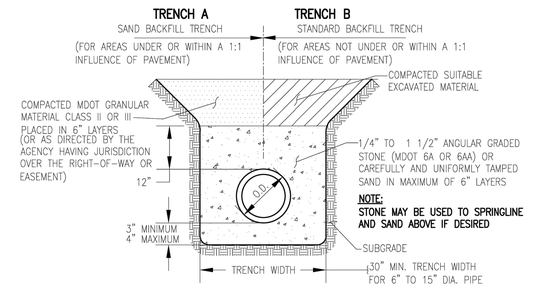
TOP VIEW



ELEVATION

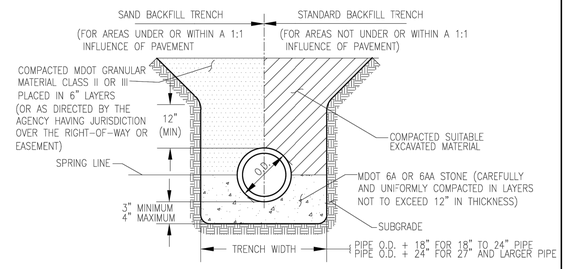
SANITARY SEWER CLEANOUT

NOT TO SCALE



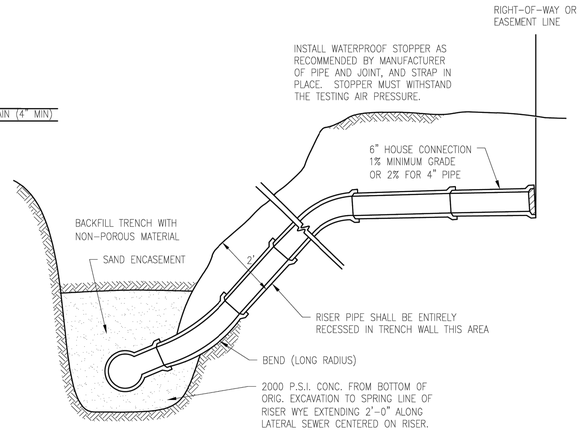
FLEXIBLE PIPE (8" TO 15" DIA SOLID WALL PVC PIPE) STANDARD BEDDING AND TRENCH BACKFILL DETAIL

NOT TO SCALE



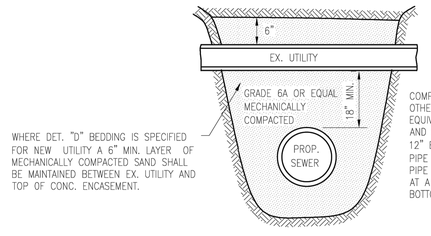
RIGID PIPE (18" DIAMETER AND LARGER) STANDARD BEDDING AND TRENCH BACKFILL DETAIL

NOT TO SCALE



BUILDING SEWER

NOT TO SCALE



STANDARD PIPE SUPPORT

SANITARY OR STORM

NOT TO SCALE

Know what's below. Call before you dig.

OHM

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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
ENVIRONMENTAL LEADERS

DATE 10/25/19 | SCALE NO SCALE | SHEET

NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
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8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

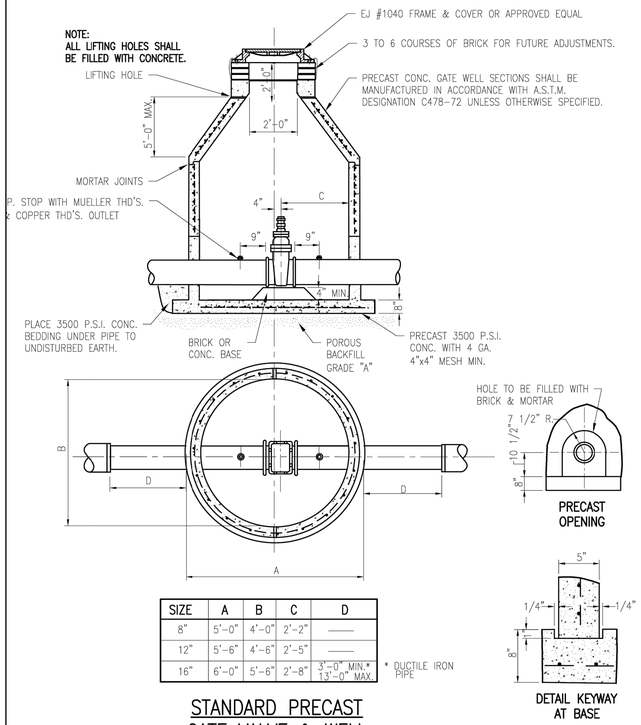
YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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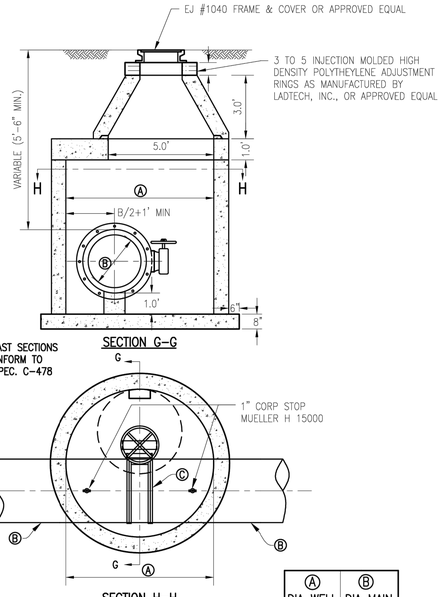
FILE NO. 1139
CHECKED DGL
Sheet No. C502



SIZE	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX

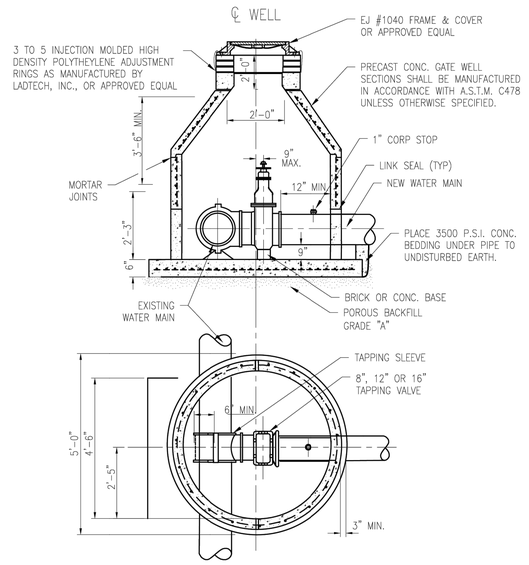
* DUCTILE IRON PIPE

STANDARD PRECAST GATE VALVE & WELL
(CONCENTRIC)

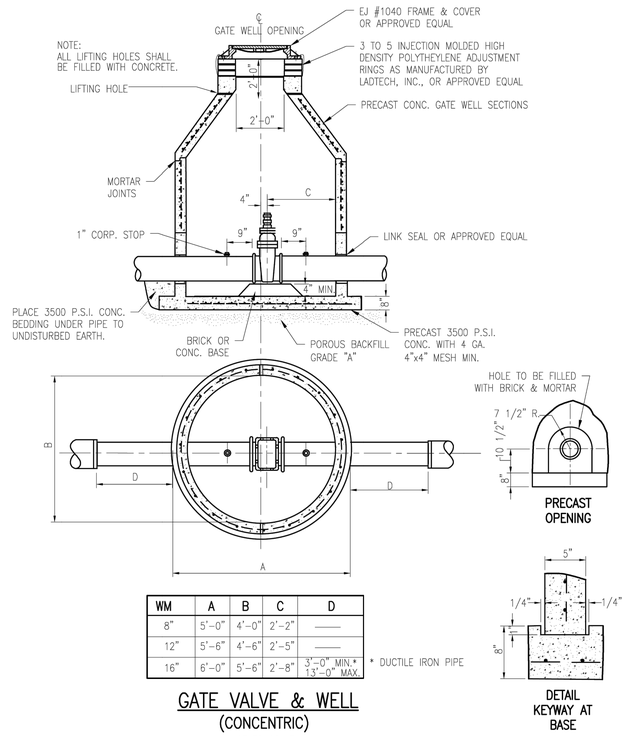


Ⓐ DIA WELL	Ⓑ DIA MAIN
7'-0"	20"
7'-0"	24"
8'-0"	30"
8'-0"	36"

BUTTERFLY VALVE AND WELL
(CONCENTRIC)
NOT TO SCALE



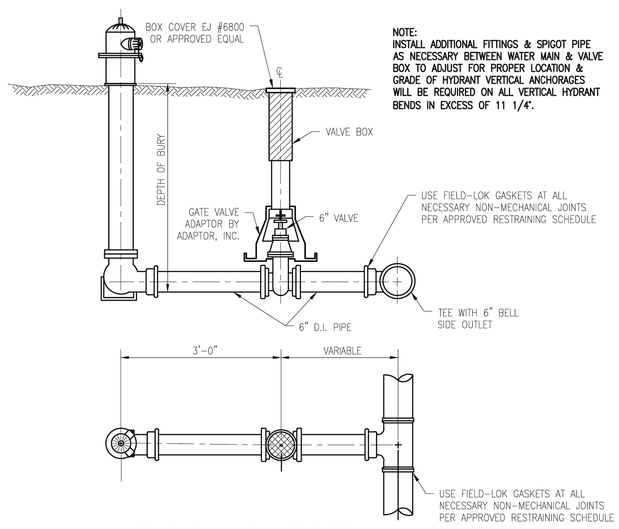
TAPPING SLEEVE, VALVE & WELL
(CONCENTRIC)
NOT TO SCALE



WM	A	B	C	D
8"	5'-0"	4'-0"	2'-2"	——
12"	5'-6"	4'-6"	2'-5"	——
16"	6'-0"	5'-6"	2'-8"	3'-0" MIN.* 13'-0" MAX

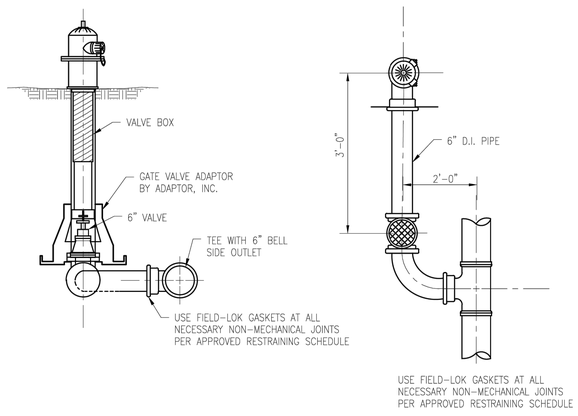
* DUCTILE IRON PIPE

GATE VALVE & WELL
(CONCENTRIC)
NOT TO SCALE

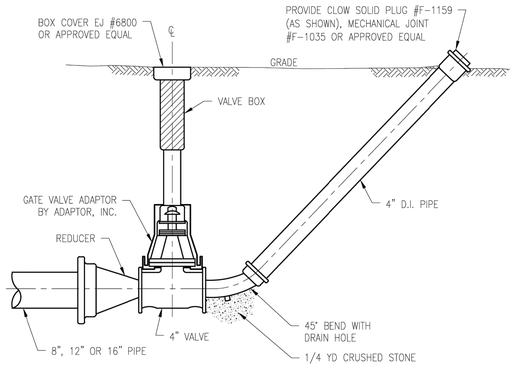


NOTE:
INSTALL ADDITIONAL FITTINGS & SPIGOT PIPE AS NECESSARY BETWEEN WATER MAIN & VALVE BOX TO ADJUST FOR PROPER LOCATION & GRADE OF HYDRANT VERTICAL ANCHORAGES WILL BE REQUIRED ON ALL VERTICAL HYDRANT BENDS IN EXCESS OF 11 1/4°.

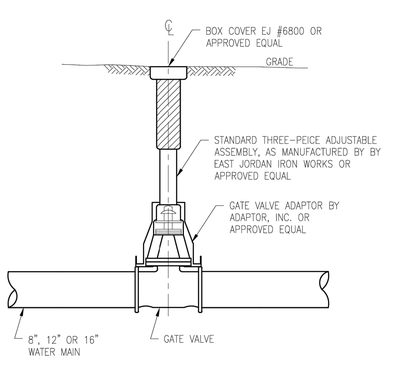
STANDARD HYDRANT SETTING
NOT TO SCALE



CLOSE COUPLE HYDRANT SETTING
NOT TO SCALE



4" BLOWOFF
NOT TO SCALE



GATE VALVE & BOX
NOT TO SCALE

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

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YPSILANTI, MICHIGAN 48198-9112
(734) 484-4600
FAX: (734) 544-7221
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ENVIRONMENTAL LEADERS

DATE	SCALE	SHEET
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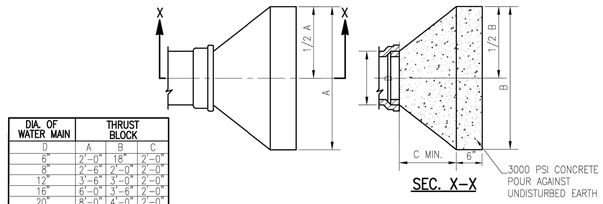
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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PROJECT DETAILS

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

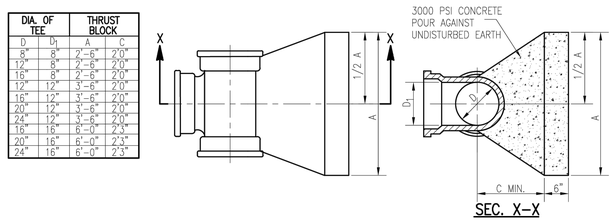
FILE NO.	CHECKED	Sheet No.
1139	DGL	C503



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"	6'-0"	3'-6"	2'-0"
20"	8'-0"	4'-0"	2'-0"
24"	11'-0"	4'-0"	2'-0"

THRUST BLOCK AT PLUG OR HYDRANT SHOE

NOT TO SCALE

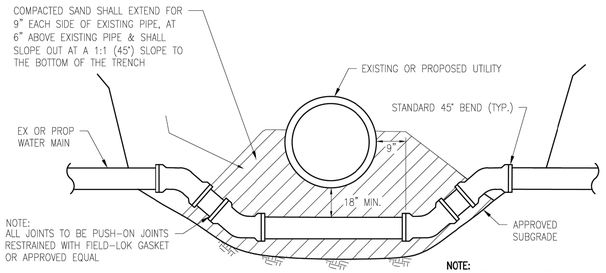


DIA. OF TEE		THRUST BLOCK	
D	D1	A	C
8"	8"	2'-6"	2'0"
12"	8"	2'-6"	2'0"
16"	8"	2'-6"	2'0"
12"	12"	3'-6"	2'0"
16"	12"	3'-6"	2'0"
20"	12"	3'-6"	2'0"
24"	12"	3'-6"	2'0"
16"	16"	6'-0"	2'3"
20"	16"	6'-0"	2'3"
24"	16"	6'-0"	2'3"

THRUST BLOCK AT TAPPING SLEEVE TEE

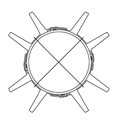
NOT TO SCALE

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.



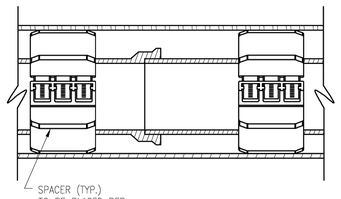
WATER MAIN LOWERING

NOT TO SCALE



SPACER END VIEW

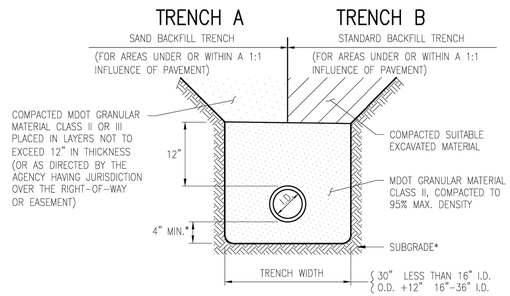
NOT TO SCALE



STANDARD CASING SECTION

NOT TO SCALE

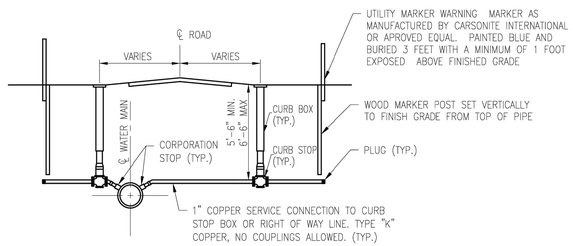
NOTES:
1. SPACERS FOR PLACEMENT IN THE ANNULAR SPACE BETWEEN THE CARRIER PIPE AND A CASING PIPE SHALL BE RANGER II AS MANUFACTURED BY PSI OR APPROVED EQUAL.
2. END SEALS SHALL BE MODEL C RUBBER SEAL WITH STAINLESS STEEL BANDS AS MANUFACTURED BY PSI OR APPROVED EQUAL.



BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN

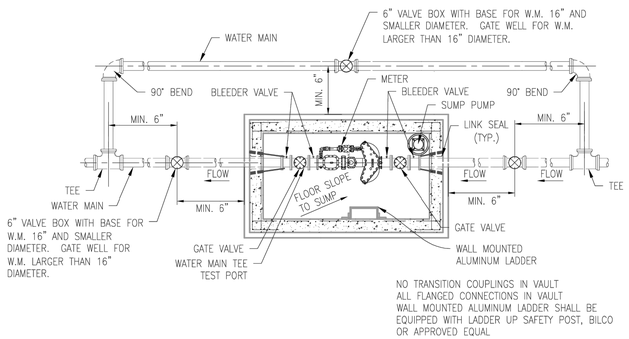
NOT TO SCALE

* 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

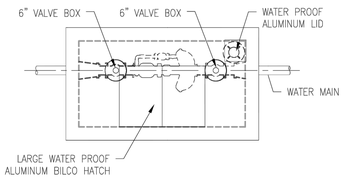
NOT TO SCALE



MASTER METER VAULT CONFIGURATION (WITHOUT COVER)

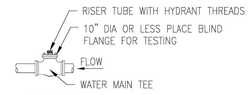
NOT TO SCALE

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.



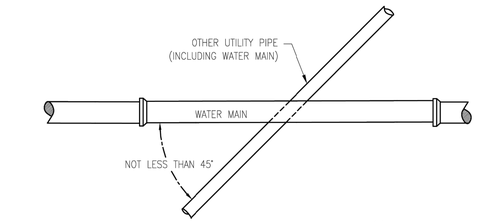
MASTER METER VAULT CONFIGURATION WITH COVER

NOT TO SCALE



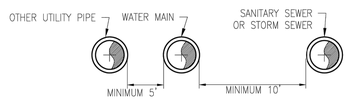
TEST PORT

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



NOTE:
SEPARATION REQUIREMENTS APPLY REGARDLESS OF VERTICAL ALIGNMENTS OF UTILITIES

VERTICAL SEPARATION



HORIZONTAL SEPARATION

WATER MAIN CROSSING OTHER UTILITIES

NOT TO SCALE

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ENVIRONMENTAL LEADERS

DATE: 09/25/19
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SHEET:

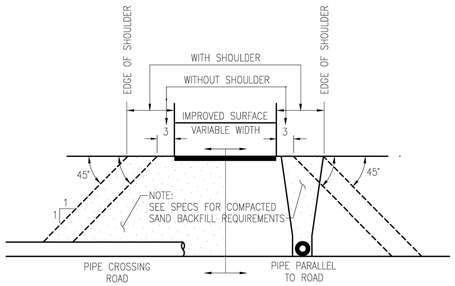
NO.	DATE	REVISION	BY
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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PROJECT DETAILS

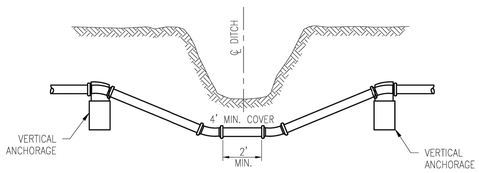
Vriesman & Korhorn
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(269) 697-7120

FILE NO. 1139
CHECKED DGL
Sheet No. C504



BACKFILL IN THE AREA OF STREETS, ALLEYS SIDEWALKS, DRIVES & PARKING LOTS

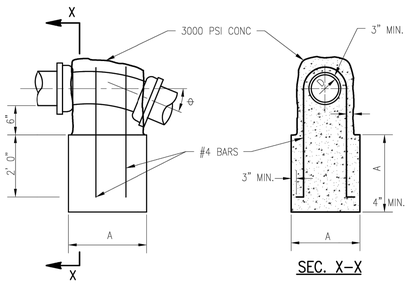
NOT TO SCALE



USE FIELD-LOK GASKETS AT ALL NECESSARY NON-MECHANICAL JOINTS PER APPROVED RESTRAINING SCHEDULE

STANDARD DITCH CROSSING

NOT TO SCALE

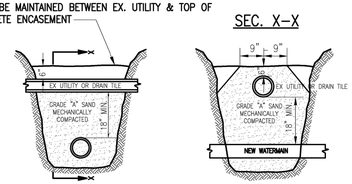


DETAIL OF VERTICAL ANCHORAGE

NOT TO SCALE

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

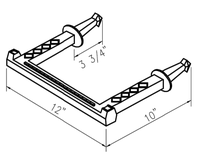
NOTE:
WHERE CONCRETE ENCASEMENT IS SPECIFIED FOR NEW UTILITY A 6" MINIMUM LAYER OF MECHANICALLY COMPACTED SAND SHALL BE MAINTAINED BETWEEN EX. UTILITY & TOP OF CONCRETE ENCASEMENT



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

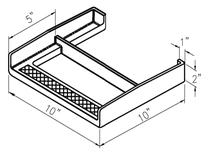
STANDARD PIPE SUPPORT

NOT TO SCALE



MANHOLE STEP

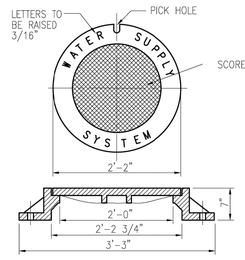
M.A. PSI-375
USE AS REQUIRED



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.

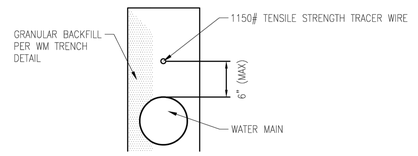
PIPE DIAMETER	TEES, 90°, PLUGS	45° BENDS	22 ½° BENDS	REDUCERS
6"	40	25	25	30
8"	55	25	25	30
12"	80	35	25	55
16"	100	40	25	60
24"	135	56	25	65

BASED UPON

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

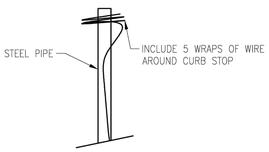
1. IF PIPE DIAMETER IS NOT LISTED IN THIS TABLE; THE NEXT LARGEST PIPE SHALL BE USED. THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER).
2. FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY. THE VALUES PROVIDED OF RESTRAINT LENGTH 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.
3. 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.
4. 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



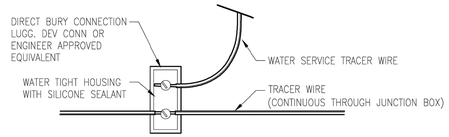
OPEN CUT MAIN LINE TRENCH

NOT TO SCALE



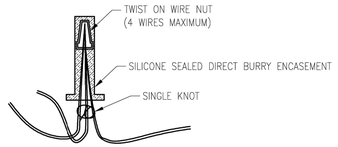
CURB BOX WIRE COIL

NOT TO SCALE



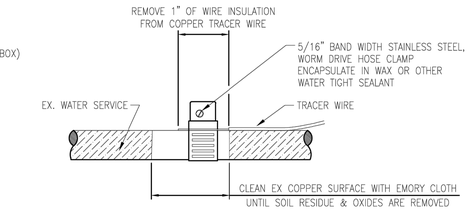
MAIN LINE JUNCTION BOX

NOT TO SCALE



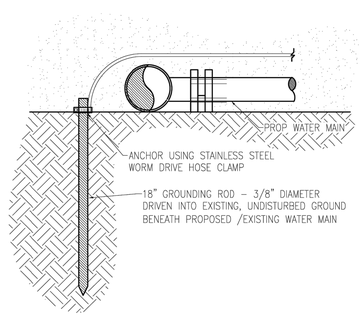
SPLICE CONNECTOR

NOT TO SCALE



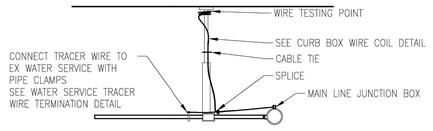
WATER SERVICE TERMINATION

NOT TO SCALE



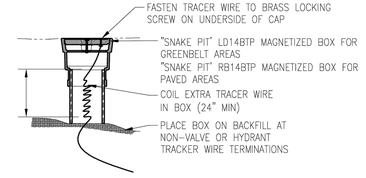
GROUNDING ROD TERMINATION

NOT TO SCALE



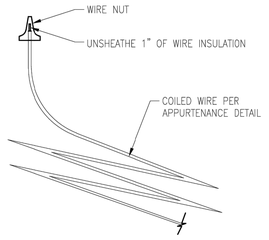
CURB STOP CONNECTION

NOT TO SCALE



TRACER WIRE TEST POINT

NOT TO SCALE



WIRE TESTING POINT

NOT TO SCALE

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DATE 09/25/19 | SCALE NO SCALE | SHEET

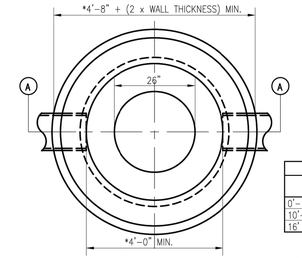
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

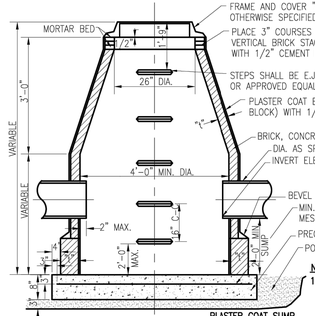
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FILE NO. 1139 | CHECKED DGL | Sheet No. C505

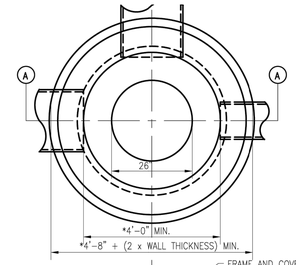


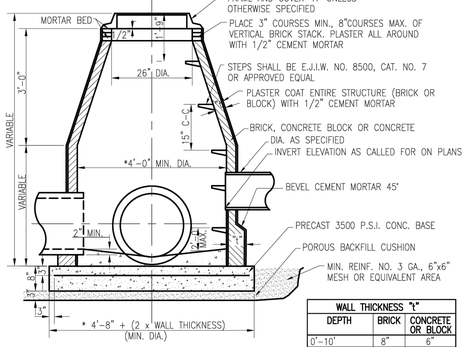
WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"



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.

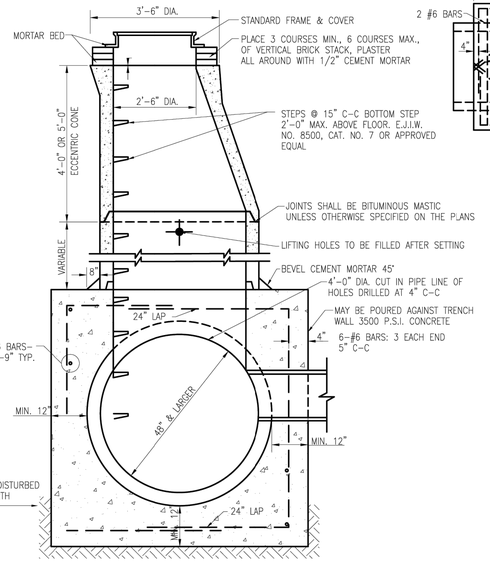




WALL THICKNESS "t"		
DEPTH	BRICK	CONCRETE OR BLOCK
0'-10'	8"	6"
10'-16'	12"	8"
16' & DEEPER	16"	12"

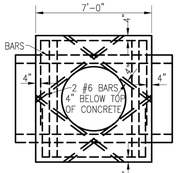
SECTION A–A
MANHOLE "B"

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.



TYPICAL SECTION
PRECAST MANHOLE "C"

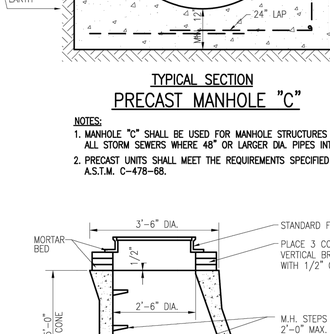
NOTES:
1. MANHOLE "C" SHALL BE USED FOR MANHOLE STRUCTURES ON ALL STORM SEWERS WHERE 48" OR LARGER DIA. PIPES INTERSECT.
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



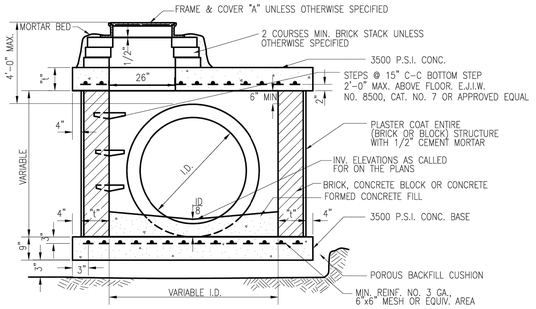
ROOF PLAN
SCALE: 1/4"=1'

GENERAL NOTES FOR
STORM SEWER MANHOLES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF YPSILANTI AND YCUA.
2. 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:
   A. MAXIMUM DIAMETER OF SEWER OUTLET IN ANY PRECAST UNIT SHALL BE 18" (MANHOLE "E" ONLY).
   B. 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.
   C. 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.
   D. 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.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. 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.
5. 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.
6. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED BY POURING 2500 P.S.I. CONCRETE FILL FROM UNDISTURBED EARTH TO SPRINGLINE.
7. 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.



TOP SLAB

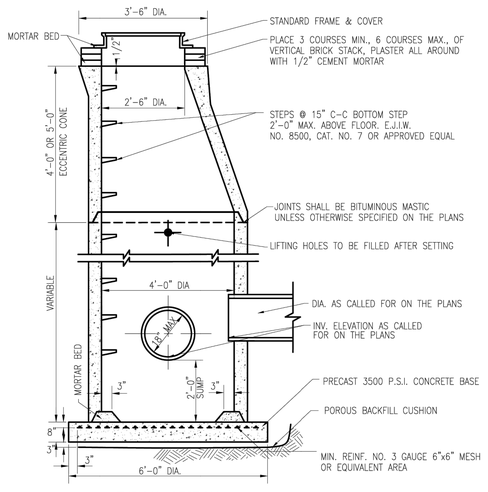


OUTLET I.D.	M.H. D	TOP SLAB "I"	WALLS "t"	REINFORCING STEEL (SLAB)
24" OR LESS	4'-0"	9"	8"	3/4" @ 9" EACH WAY
30"	*4'-0"	9"	8"	3/4" @ 9" EACH WAY
36"	*4'-0"	9"	12"	3/4" @ 9" EACH WAY
42"	*5'-0"	10"	12"	3/4" @ 9" EACH WAY
48" 54"	*6'-0"	11"	12"	7/8" @ 9" EACH WAY

TYPICAL SECTION
MANHOLE "D"

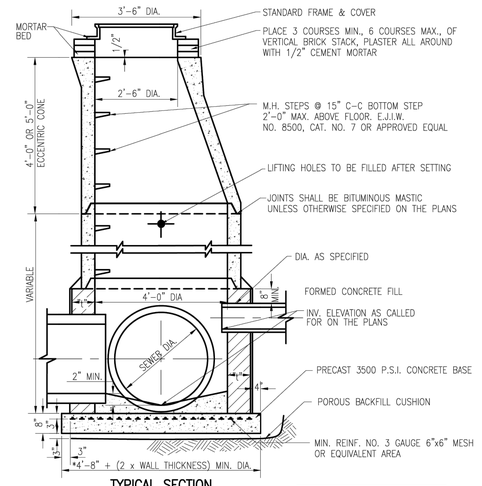
M.H. D	TOP SLAB "I"	WALLS "t"	REINFORCING STEEL (SLAB)
7'-0"	12"	12"	7/8" @ 9" EACH WAY
8'-0"	12"	12"	1" @ 9" EACH WAY

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



TYPICAL SECTION
PRECAST MANHOLE "E"

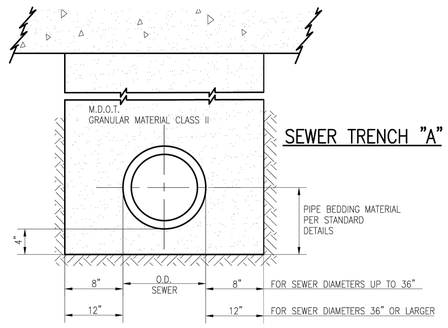
NOTES:
1. THIS MANHOLE SHALL BE USED ONLY WHEN MEETING CONDITIONS STATED IN THE "GENERAL MANHOLE NOTES", ITEM NO. 2A
2. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68.



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

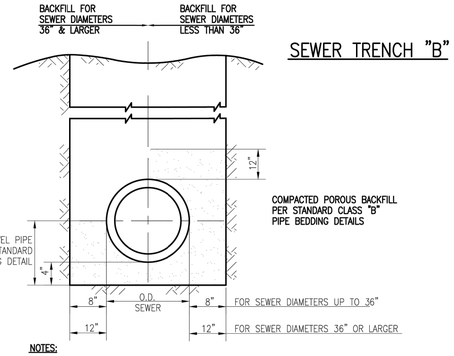
TYPICAL SECTION
PRECAST MANHOLE "F"

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 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.



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"

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DATE	CADD	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	COUNTY	CITY/VILLAGE/TOWNSHIP	SCALE: H: V:	HORIZ DATUM	VERT DATUM	JOB #
REVISIONS:						CLIENT:			REVISIONS:			

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

SHEET
OF ##

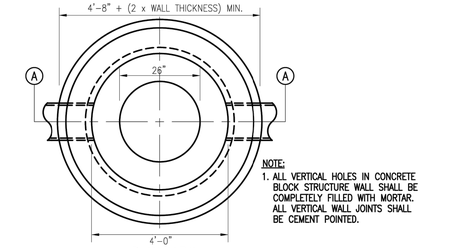
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NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
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8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

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

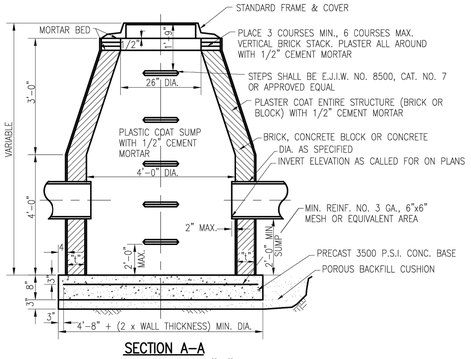
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CHECKED DGL
Sheet No. C506

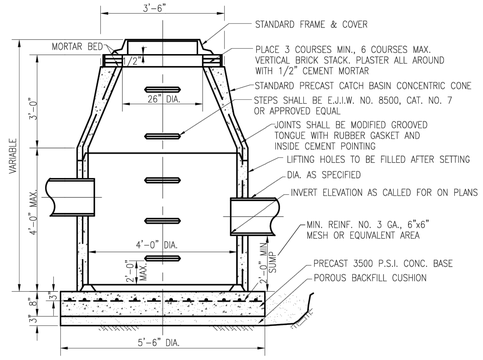


NOTE:
1. ALL VERTICAL HOLES IN CONCRETE BLOCK STRUCTURE WALL SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.

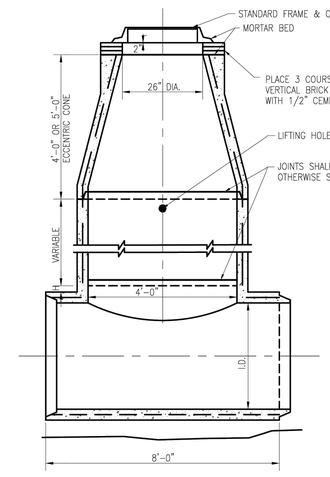
PLAN VIEW



SECTION A-A
CATCH BASIN "A"



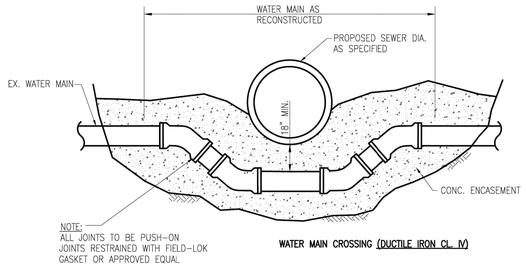
CROSS-SECTION
CATCH BASIN "B"



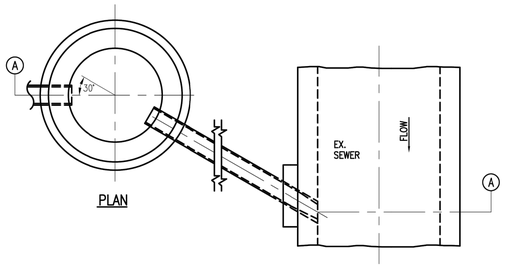
NOTE:
1. PRECAST UNITS SHALL MEET THE REQUIREMENTS SPECIFIED BY A.S.T.M. C-478-68. ALL MANHOLE TEE SECTIONS SHALL BE REINFORCED TO A.S.T.M. C-76, CLASS IV SPECIFICATIONS

H DIMENSION

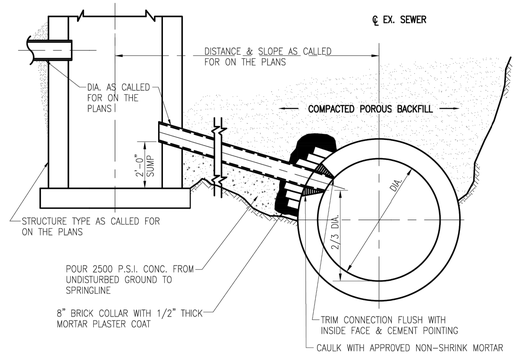
I.D.	42"	48"	54"	60"	66"	72"	78"	84"	OVER 84"
H	13"	6 1/2"	6 1/2"	1"	1 3/4"	2 1/2"	4"	6"	7"



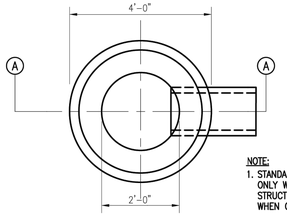
WATER MAIN CROSSING



PLAN

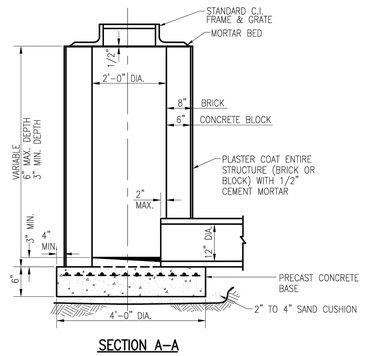


SECTION A-A
TYPICAL CONNECTIONS TO EXISTING SEWERS

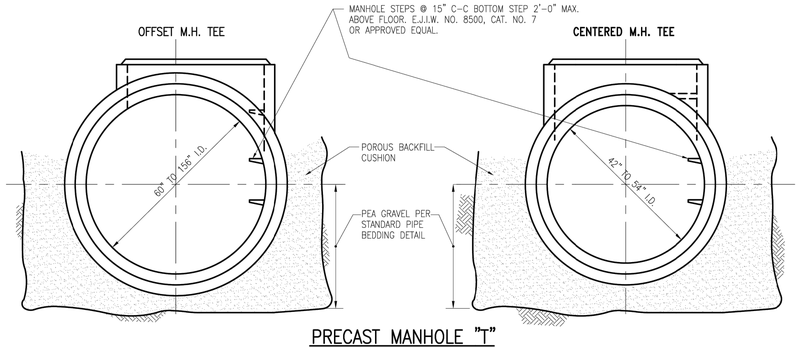


NOTE:
1. STANDARD INLET WILL BE USED ONLY WHEN OUTLETTING TO A STRUCTURE HAVING A SUMP OR WHEN OUTLETTING TO A DITCH

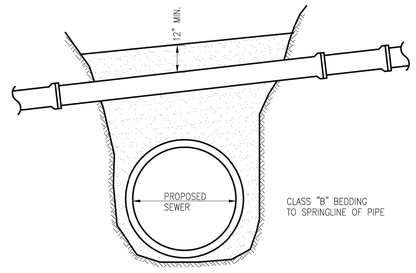
PLAN VIEW



SECTION A-A
STANDARD INLET

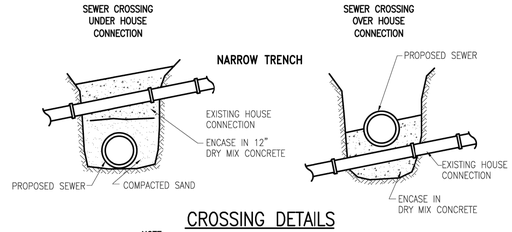


PRECAST MANHOLE "T"



HOUSE CONNECTION CROSSING

NOTE:
1. M.D.O.T. GRANULAR MATERIAL CLASS II PLACED IN 6" LAYERS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER LEAD.



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.

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DATE | CADD | ENG / ARCH | PROJ MGR | SECTION | TOWN | RANGE | COUNTY | CITY/VILLAGE/TOWNSHIP | SCALE H: V: | HORIZ DATUM | VERT DATUM | JOB #
CLIENT:
REVISIONS:
REVISIONS:

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STANDARD STORM SEWER DETAILS

SHEET
OF ##

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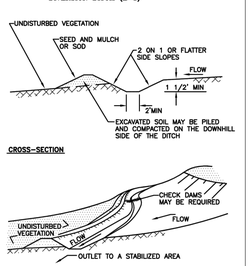
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

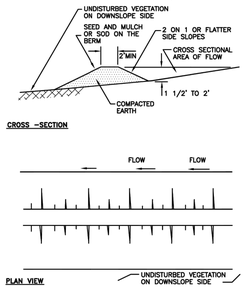
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CHECKED DGL
Sheet No. C507

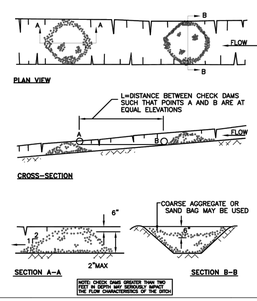
DIVERSION DITCH (E-1)



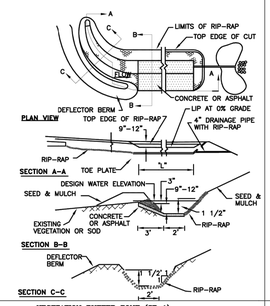
EARTH DIVERSION BERM (E-2)



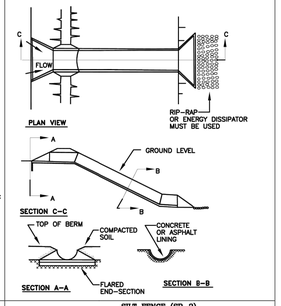
CHECK DAMS (E-3)



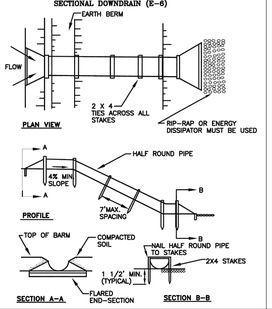
LEVEL SPREADER (E-4)



FLUME (E-5)



SECTIONAL DOWNDRAIN (E-6)

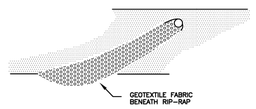


RIP-RAP (E-7)

DEFINITION — RIP-RAP IS A ROCK-TYPE MATERIAL PLACED ON THE LAND SURFACE TO RESIST THE ACTIONS OF FLOWING WATER

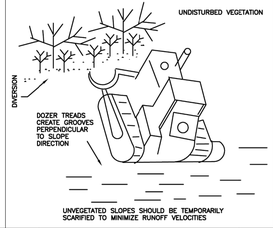
PURPOSE — THE PURPOSE OF RIP-RAP IS (1) TO DISSIPATE ENERGY RESULTING FROM FLOWING WATER, THUS REDUCING THE FLOW VELOCITY TO A LEVEL THAT IS NON-EROSIVE, AND (2) TO PROTECT THE LAND SURFACE FROM EROSION RESULTING FROM THE ENERGY FORCES GENERATED BY FLOWING WATER.

WHERE APPLICABLE — RIP-RAP IS USED (1) AT THE OUTLET OF A STORM DRAIN, (2) AS A CHANNEL LINING WHEN FLOW VELOCITIES AND CONCENTRATION ARE HIGH AND/OR THE CHANNEL SLOPE IS STEEP, (3) ON THE BANKS OF CHANNELS AT CHANGES IN FLOW DIRECTION, AND (4) TO STABILIZE ERODIBLE SLOPES.



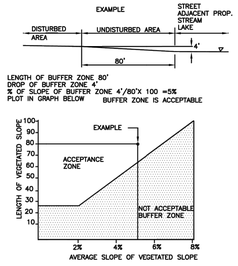
SURFACE ROUGHENING (E-8) AND SCARIFICATION

THIS IS AN EASY AND ECONOMICAL WAY TO REDUSE SOIL EROSION. IT IS SIMPLY THE PLACING OF HORIZONTAL GROOVES IN A SLOPE PERPENDICULAR TO THE FLOW OF RUNOFF. THIS CAN BE DONE BY EITHER DISC HARROWING, BACK BLADING OR JUST RUNNING THE TREADS OF A CRAWLER TRACTOR PERPENDICULAR TO THE SLOPE AS SHOWN BELOW.

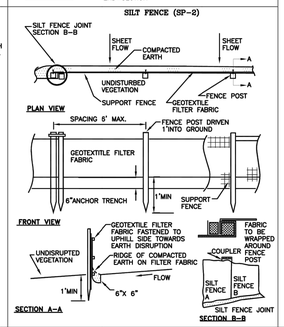


VEGETATION BUFFER ZONE (SP-1)

THE GRAPH LISTED BELOW IS USED TO DETERMINE THE ADEQUACY OF AN EXISTING VEGETATION BUFFER ZONE FOR USE AS A SEDIMENT FILTER. THIS GRAPH IS ONLY APPLICABLE IF THE VEGETATION IS A DENSE WELL-GROWN STAND OF GROUND COVER, AT LEAST 4" IN LENGTH. AN AREA COVERED WITH BUSHES AND TREES WITHOUT A GOOD GROUND COVER IS NOT ACCEPTABLE.



SILT FENCE (SP-2)



STRAW BALE DIVERSION BERM (SP-3)

STRAW BALE DIVERSION BERM (SP-4)

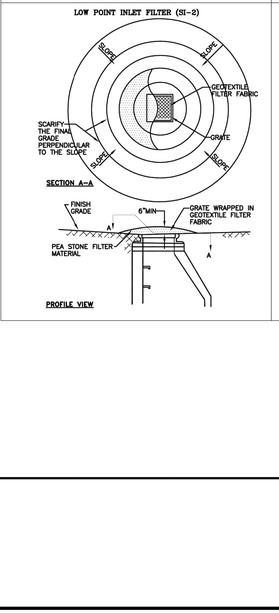
EARTH DIVERSION BERM (SP-5)

STONE FILTER BERM (SP-7)

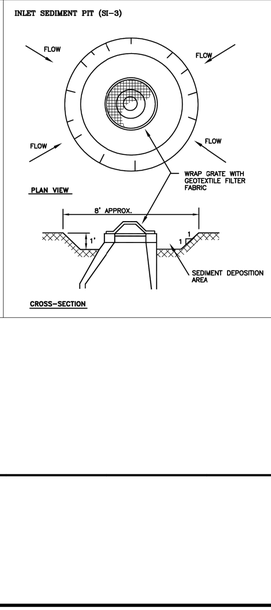
GRAVEL INTERCEPTOR DIKE (SP-8)

SOIL INTERCEPTOR DIKE (SP-9)

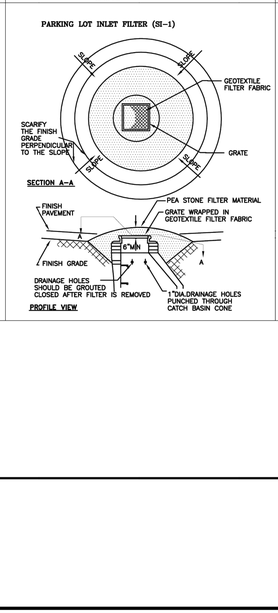
LOW POINT INLET FILTER (SI-2)



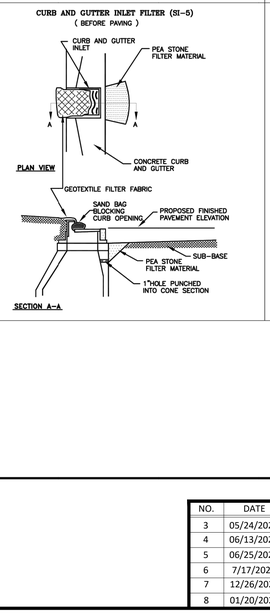
INLET SEDIMENT PIT (SI-3)



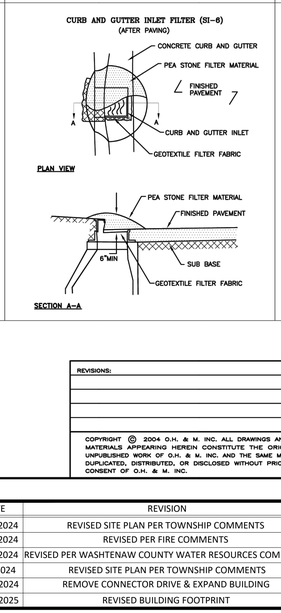
PARKING LOT INLET FILTER (SI-1)



CURB AND GUTTER INLET FILTER (SI-5)
(BEFORE PAVING)



CURB AND GUTTER INLET FILTER (SI-6)
(AFTER PAVING)

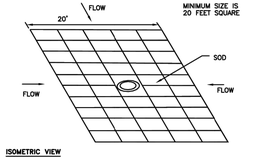


SOD INLET FILTER (SI-8)

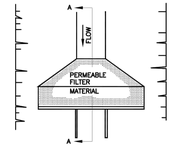
DEFINITION — SOD INLET FILTER ARE PADS OF SOD PLACED AROUND A STORM DRAIN INLET OR CATCH BASIN.

PURPOSE — SOD INLET FILTERS ARE INSTALLED TO SLOW THE FLOW OF WATER INTO AN INLET OR CATCH BASIN AND TO FILTER OUT APPRECIABLE AMOUNTS OF SEDIMENT IN IN THE PROCESS.

WHERE APPLICABLE — SOD INLET FILTERS SHOULD ONLY BE USED TO HANDLE LIGHT CONCENTRATIONS OF SEDIMENT. THEY ARE BEST USED AFTER FINAL GRADING IS COMPLETE AND DURING THE ESTABLISHMENT OF A VEGETATIVE COVER.



DITCH SEDIMENT TRAP (SO-5)



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 CONTRIBTUE 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; PREDOMINATE 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 DESCRIPTION AND THE LOCATION OF ALL PROPOSED PERMANENT SOIL EROSION AND SEDIMENTATION 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.	BID DATE
B.G. DRN.	DATE 03/25/04
TOPO DRN.	DESIGN
PROFILE DRN.	ENG. DRN.
APPROVED	SCALE V: H: NTS

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YPSILANTI TOWNSHIP
TOWNSHIP STANDARD
SOIL EROSION CONTROL DETAILS

CLIENT: YPSILANTI TOWNSHIP

ORCHARD, HILTZ & McCLIMENT, INC.
CONSULTING ENGINEERS
34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711
(734) 522-6427 FAX

TOPO: CAD
DRAWING: SESC.dwg
LAYOUT: SESC

SHEET | JOB NO.

NO.	DATE	REVISION	BY
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
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
PROJECT DETAILS

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

FILE NO. 1139
CHECKED DGL
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DRAWING NAME: SESC.dwg
JOB #



LANDSCAPE LEGEND

- EVERGREEN NARROW SHRUB
- SHRUB
- DECIDUOUS TREE
- ORNAMENTAL
- ORNAMENTAL GRASS
- EX. TREES
- LANDSCAPE AREA
- PERENNIAL
- STORMWATER MIX
- BIOSWALE/RAINGARDEN SEED MIX
- (M) MULCH (SHREDDED BARK) 5" DEPTH
- (P) 3" LAYER OF WALNUT PEBBLES (1/2"–1") UNDERLAIN W/WEED BARRIER
- (G) GENERAL PLANTINGS
- (S) STREET PLANTINGS
- (P) 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
REQUIRED = 5,601 / 500 SF = 11 SHRUBS
PROVIDED = 6 TREES
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 Z60.1 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 PAIN 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 WRAP 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 TRANSPLANTING. 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 I-AWN 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 SEEDED 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.

TMB Landscape Consulting
STATE OF MICHIGAN TODD BRUNNER LANDSCAPE ARCHITECT 3901001984 REGISTERED LANDSCAPE ARCHITECT

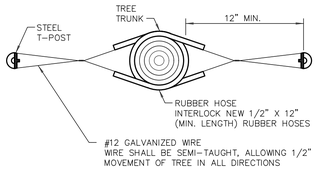
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YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

YPSILANTI HOLIDAY INN EXPRESS
LANDSCAPING PLAN

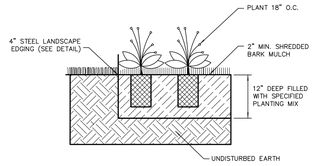
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CHECKED DGL
Sheet No. L100



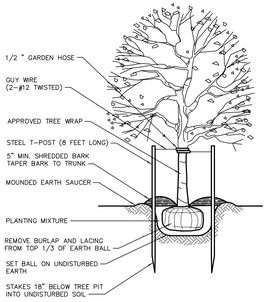
BRACING DETAIL

SCALE: NONE



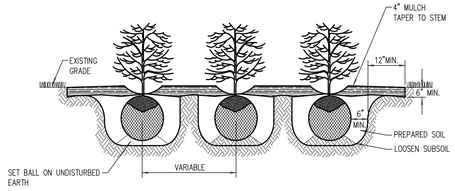
PERENNIAL PLANTING BED

SCALE: NONE



DECIDUOUS TREE PLANTING

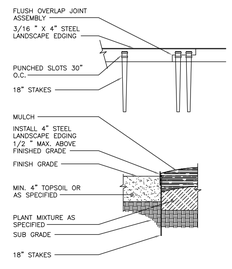
SCALE: NONE



-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



4" STEEL LANDSCAPE EDGE

NO SCALE

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	Liquidumbar 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 tricanthos 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	Ia	Ilex verticillata'Red Sprite'	Winterberry Holly	24"	cont.	
	8	Sm	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	24"	cont.	
	4	Cs	Cornus sericea 'Allemans 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	Hl	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	Cf	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	Nepata 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 Westnedge 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 condtions 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 gerardii	Big Bluestem	4.00	0.92
Carex bebbii	Bebb's oval sedge	2.00	1.56
Carex vulpinoidea	Fox Sedge	2.50	5.74
Eleocharis palustris	Great Spike Rush	1.00	1.17
Elymus virginicus	Virginia Wild Rye	18.00	1.74
Juncus effusus	Soft Rush	0.50	11.48
Juncus tenuis	Path Rush	0.50	11.48
Juncus torreyi	Torrey's Rush	0.25	9.18
Panicum virgatum	Switchgrass	7.00	2.25
Scirpus pungens (S. americanus)	Three square Rush	1.00	2.87
Scirpus validus (S. tabernaemontanii)	Soft-stem Bulrush	1.00	0.71
Sorghastrum nutans	Indian Grass	4.00	1.10
	Total Grasses	**41.75**	**50.20**

Forbs		PLS Oz/acre	Seeds/sq ft
Alisma subcordatum	Common Water Plantain	2.00	2.75
Asclepias incarnata	Swamp Milkweed	1.00	0.11
Aster novae-angliae	New England Aster	0.25	0.38
Aster umbellatus (Doellingeria u.)	Flat-topped Aster	0.25	0.38
Bidens cernua	Nodding Bur Marigold	1.00	0.48
Echinacea purpurea	Purple Coneflower	4.00	0.61
Helenium autumnale	Sneezeweed	0.75	2.24
Liatris spicata	Marsh Blazingstar	1.25	0.32
Lycopus americanus	Water Horehound	0.50	1.49
Mimulus ringens	Monkey Flower	0.25	13.20
Monarda fistulosa	Wild Bergamot	0.50	0.80
Oenothera biennis	Common Evening Primrose	1.00	2.07
Penthorum sedoides	Ditch Stonecrop	0.50	14.92
Physostegia virginiana	Obedient Plant	0.50	0.13
Polygonum pensylvanicum (Persicaria p.)	Pennsylvania Smartweed	2.75	0.82
Rudbeckia hirta	Black-eyed Susan	4.00	8.45
Verbena hastata	Blue Vervain	2.50	5.34
Zizia aurea	Golden Alexander	2.50	0.63
	Total Forbs	**25.50**	**55.12**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.71
Avena sativa	Seed Oats	368.00	8.45
	Total Temp Grasses	**480.00**	**43.16**

Native Connections
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www.nativeconnections.net

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 gerardii	Big Bluestem	6.00	1.38
Carex bebbii	Bebb's oval sedge	3.00	2.34
Carex vulpinoidea	Fox Sedge	4.00	9.18
Elymus canadensis	Canada Wild Rye	16.00	1.91
Elymus virginicus	Virginia Wild Rye	16.00	1.54
Glyceria striata	Fowl Manna Grass	0.50	1.84
Juncus effusus	Soft Rush	0.25	5.74
Juncus tenuis	Path Rush	0.25	5.74
Panicum virgatum	Switchgrass	4.00	1.29
Sorghastrum nutans	Indian Grass	6.00	1.65
Spartina pectinata	Prairie Cordgrass	4.00	0.61
	Total Grasses	**60.00**	**33.21**

Forbs		PLS Oz/acre	Seeds/sq ft
Allium cernuum	Nodding Wild Onion	2.00	0.35
Asclepias incarnata	Swamp Milkweed	1.00	0.11
Aster novae-angliae	New England Aster	0.25	0.38
Cassia hebecarpa	Wild Senna	4.00	0.13
Desmodium canadense	Showy Tick Trefoil	0.50	0.06
Echinacea purpurea	Purple Coneflower	8.00	1.21
Eupatorium purpureum	Sweet Joe Pye Weed	0.25	0.24
Heliopsis helianthoides	False sunflower	8.00	1.16
Hypericum pyramidatum	Great St John's Wort	0.50	2.18
Lobelia siphilitica	Great Blue Lobelia	0.50	5.74
Monarda fistulosa	Wild Bergamot	0.50	0.80
Pycnanthemum virginianum	Mountain mint	0.25	1.26
Ratibida pinnata	Yellow Coneflower	1.50	1.03
Rudbeckia hirta	Black-eyed Susan	5.00	10.56
Solidago riddellii	Riddell's Goldenrod	0.50	1.07
Verbena hastata	Blue Vervain	1.50	3.20
Zizia aurea	Golden Alexander	1.75	0.44
	Total Forbs	**36.00**	**29.93**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	80.00	24.79
Avena sativa	Seed Oats	320.00	7.35
	Total Temp Grasses	**400.00**	**32.14**

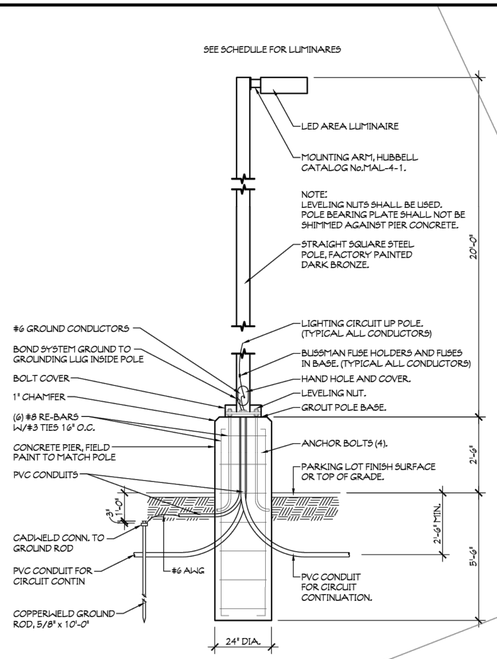
NO.	DATE	REVISION	BY
3	05/24/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
4	06/13/2024	REVISED PER FIRE COMMENTS	MDS
5	06/25/2024	REVISED PER WASHTENAW COUNTY WATER RESOURCES COMMENTS	CJW
6	7/17/2024	REVISED SITE PLAN PER TOWNSHIP COMMENTS	CJW
7	12/26/2024	REMOVE CONNECTOR DRIVE & EXPAND BUILDING	MDS
8	01/20/2025	REVISED BUILDING FOOTPRINT	NEF

YPSILANTI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

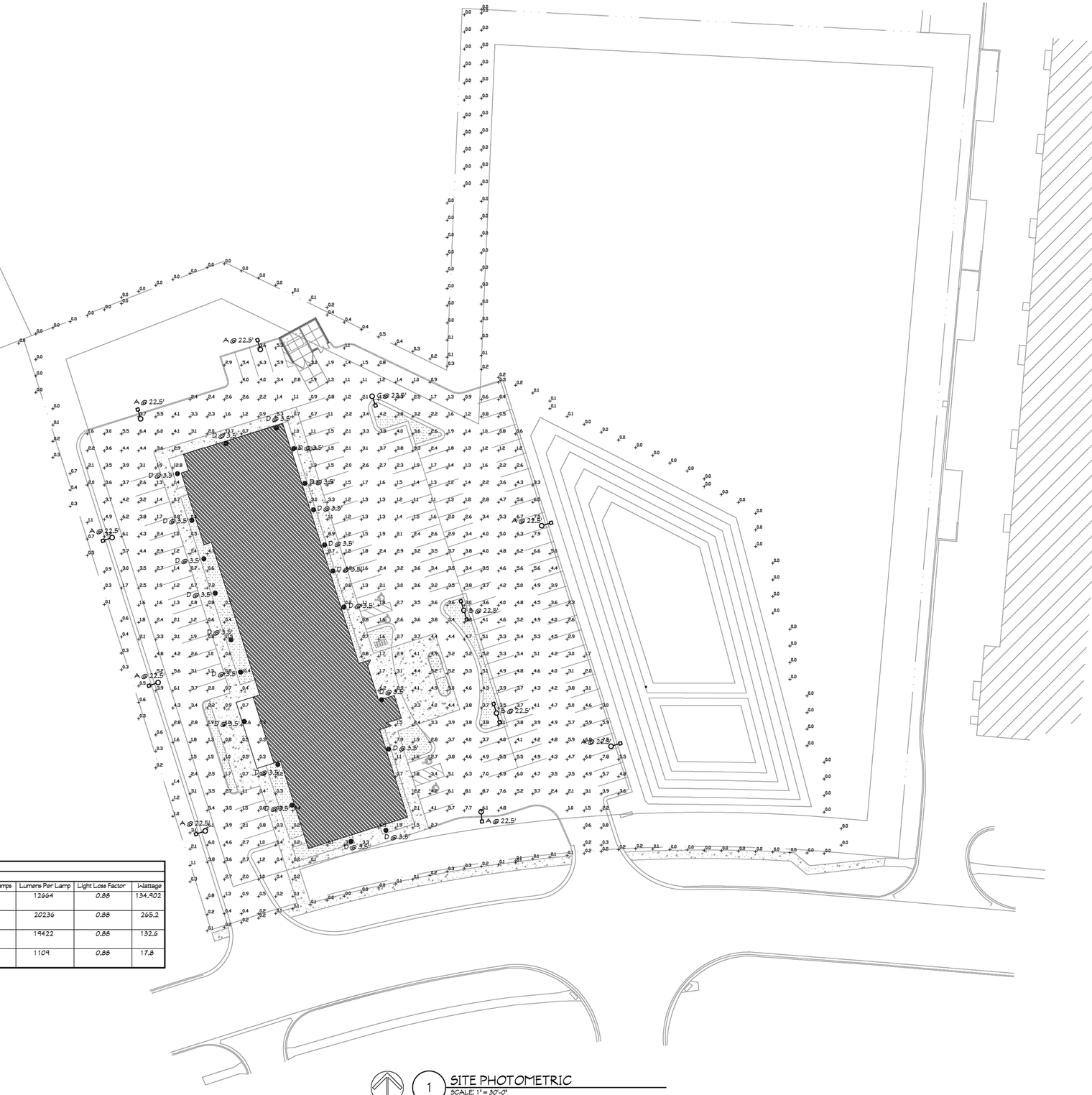
YPSILANTI HOLIDAY INN EXPRESS
LANDSCAPING PLAN

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

FILE NO. 1139
CHECKED DGL
Sheet No. L101



2 LIGHT POLE DETAIL
SCALE: NOT TO SCALE



1 SITE PHOTOMETRIC
SCALE: 1" = 30'-0"

Luminaire Schedule
Project: YPSILANTI, MI HOLIDAY INN EXPRESS

Symbol	Qty	Label	Manufacturer	Catalog Number	Description	Number of Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	8	A	INDUSTRIAL LIGHTING PRODUCTS INC	SAS-18L-U-35-T4-H55	PAINTED ALUMINUM HOUSING, PLASTIC OPTICS WITH H55 SHIELD ENCLOSURE	1	12664	0.88	134.902
	2	B	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
	1	C	INDUSTRIAL LIGHTING PRODUCTS INC	SAS-18L-U-35-T4	SKYLINE SMALL, 18,000 LUMENS, 3500K, TYPE 4 OPTIC	1	19422	0.88	132.6
@	21	D	INDUSTRIAL LIGHTING PRODUCTS INC	BLFT-15WLED-UNIV-3500K	BOLLARD 15W LED	1	1109	0.88	17.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Layout	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
Layout	+	3.0 fc	12.8 fc	0.1 fc	128.0:1	30.0:1

GENERAL NOTES

ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE ASSUMED. CONTRACTOR SHALL NOT TAKE DIMENSIONS OF REPRODUCTION. DIMENSIONS SHOULD BE DERIVED FROM DIMENSIONED PLANS.

ALL DIMENSIONS, ROUGH OPENING SIZES, AND CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. MISHALL THAUST SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES. CONTRACTOR SHALL BRING ANY SUCH TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MAUST ARCHITECTURAL SERVICES
DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

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

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HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

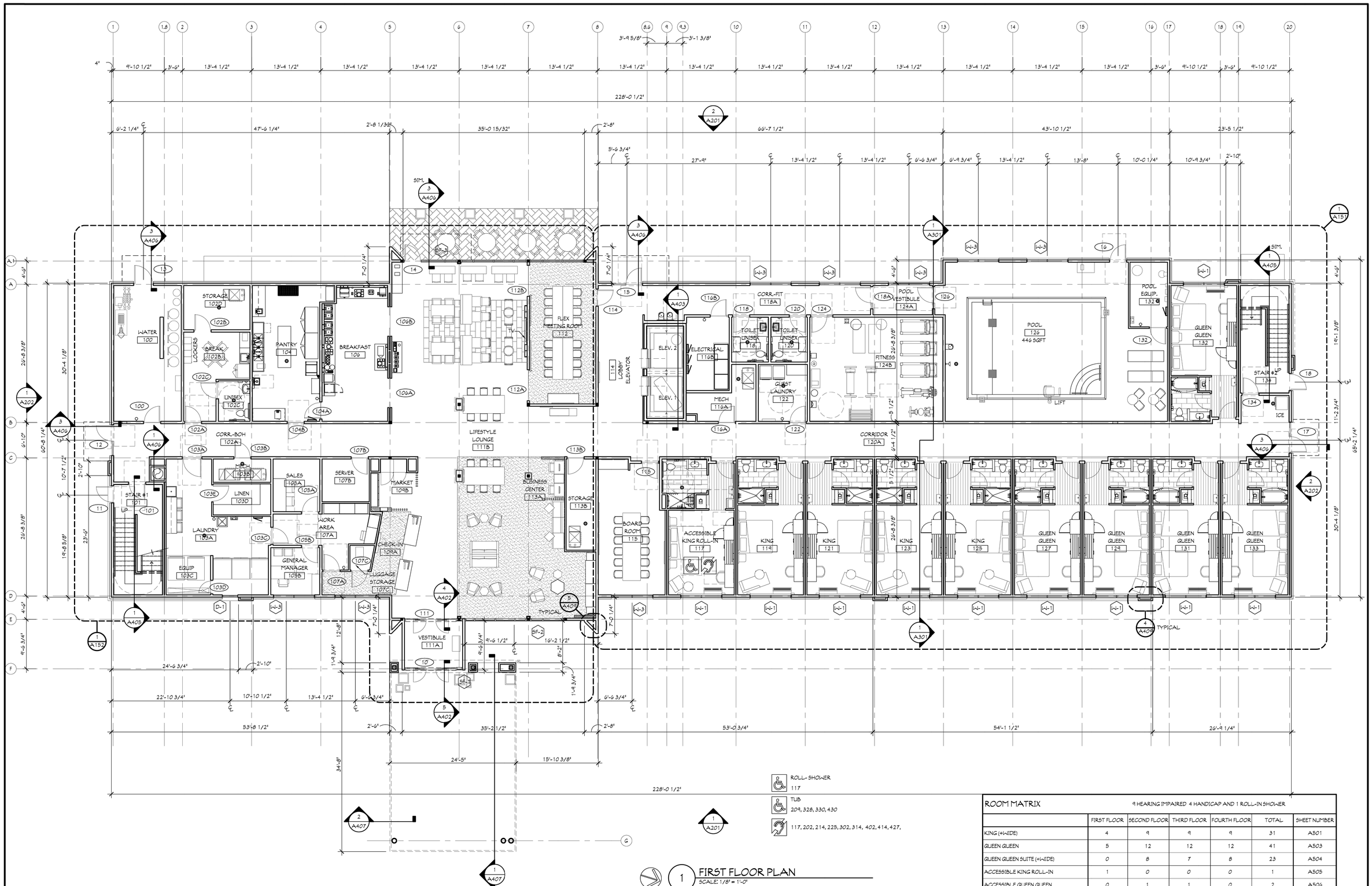
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01-13-25

JOB NO.: MAS-23-119

NAME: SITE PHOTOMETRIC PLAN

SHEET: SE101



ROLL- SHOWER
117

TUB
209, 328, 330, 430

117, 202, 214, 225, 302, 314, 402, 414, 427,

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

ROOM MATRIX	9 HEARING IMPAIRED 4 HANDICAP AND 1 ROLL-IN SHOWER					
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	SHEET NUMBER
KING (HWIDE)	4	9	9	9	31	A501
QUEEN QUEEN	5	12	12	12	41	A503
QUEEN QUEEN SUITE (HWIDE)	0	8	7	8	23	A504
ACCESSIBLE KING ROLL-IN	1	0	0	0	1	A505
ACCESSIBLE QUEEN QUEEN	0	1	1	0	2	A506
ACCESSIBLE QUEEN QUEEN I-WIDE SUITE	0	0	1	1	2	A502
TOTAL GUEST ROOMS	10	30	30	30	100	
TOTAL SQUARE FOOTAGE	14,516	14,400	14,400	14,400	57,716	

GENERAL NOTES

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- ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES FOUND AFTER CONSTRUCTION. REPORT TO THE ARCHITECTION PRIOR TO CONSTRUCTION.

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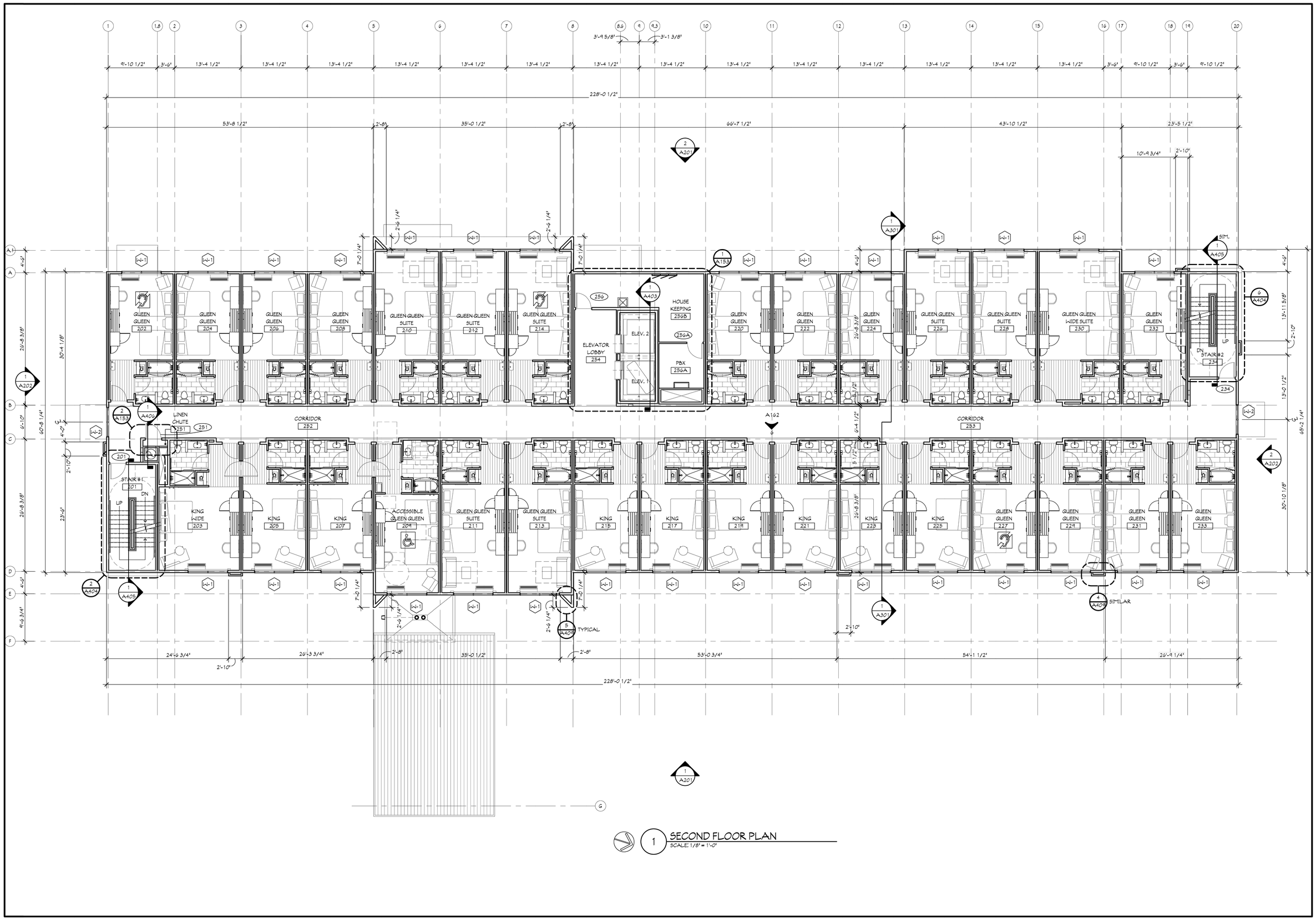
HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01-06-25
JOB NO.: MAS-23-119
NAME: FIRST FLOOR PLAN
SHEET: A101



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

GENERAL NOTES

- ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DIMENSIONS IN THE PRINTING PROCESS. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS.
- ALL DIMENSIONS, EQUIPMENT OPENING SIZES AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR AND SUBCONTRACTORS. ARCHITECT IS NOT TO BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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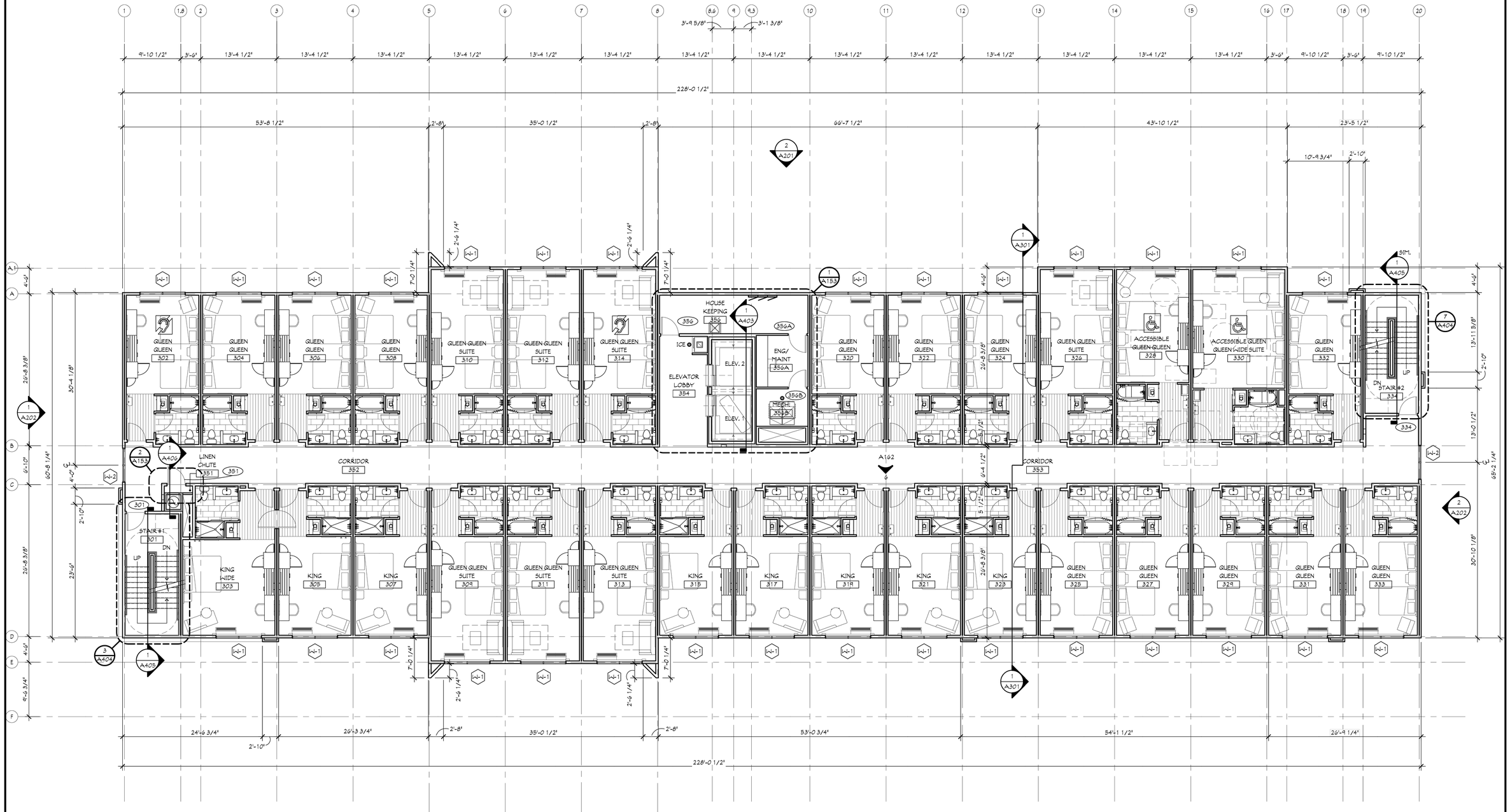
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REVISIONS:

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DATE: 01-06-25
JOB NO.: MAS-23-119
NAME: SECOND FLOOR PLAN
SHEET: A102



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

GENERAL NOTES

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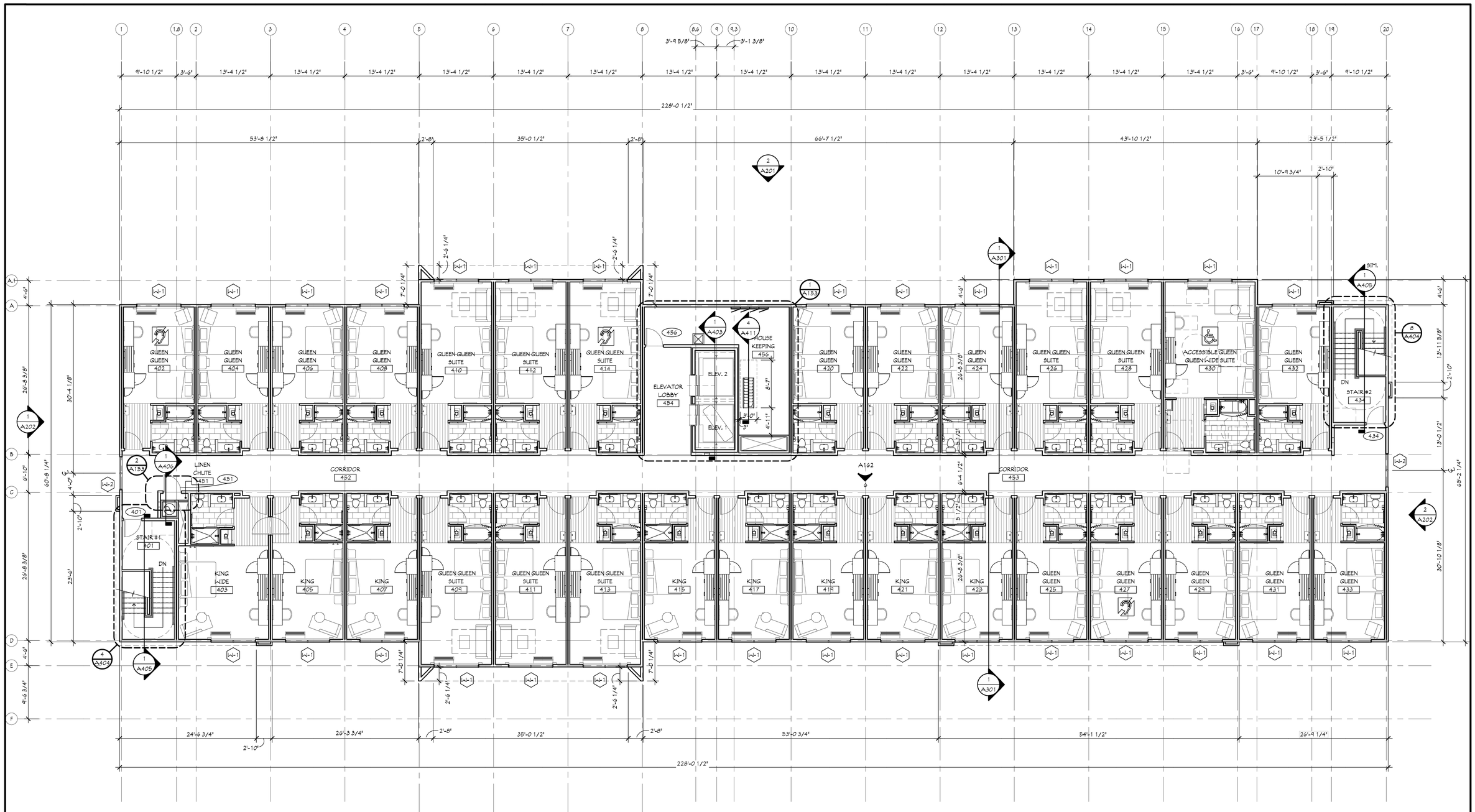
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REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01-06-25
JOB NO.: MAS-23-119
NAME: THIRD FLOOR PLAN
SHEET: A103



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

GENERAL NOTES

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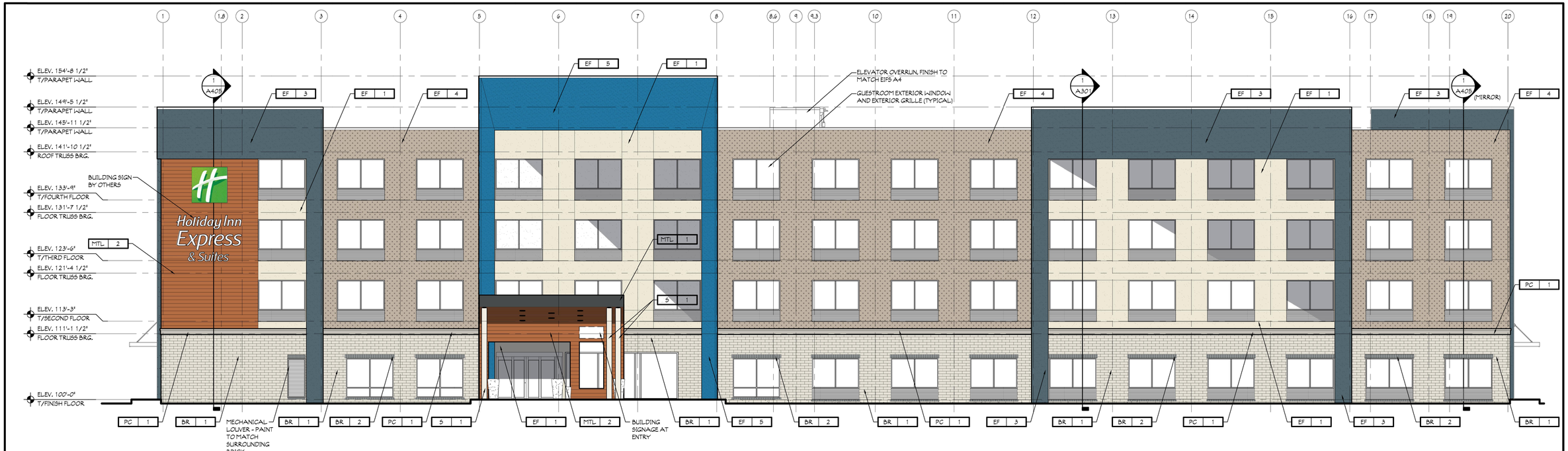
HOLIDAY INN EXPRESS & SUITES

YPSILANTI, MI

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01-06-25
JOB NO.: MAS-23-119
NAME: FOURTH FLOOR PLAN
SHEET: A104



NOTE:
UTILITY BRICK ON FIRST FLOOR ONLY

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

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

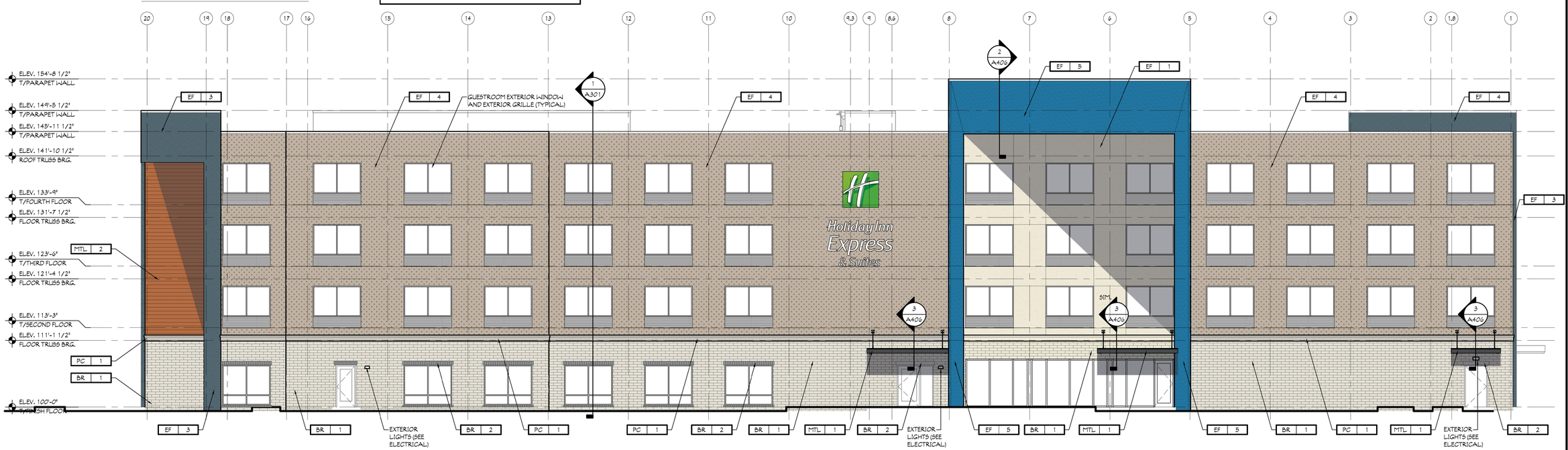
NOTE:
-ALL METAL COPING, SCUPPERS, AND MECHANICAL GRILLS AND/ OR LOUVER TO MATCH ADJACENT EXTERIOR FINISH

TOTAL ELEVATION MATERIAL		
BRICK	4,655 SQ. FT.	20%
COPING	239 SQ. FT.	1%
EIFS	15,715 SQ. FT.	69%
PRECAST	569 SQ. FT.	2%
METAL	1,765 SQ. FT.	8%
TOTAL	22,943 SQ. FT.	100%

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

MATERIAL LEGEND ALL PAINT COLORS ARE BY SHERWIN WILLIAMS

- EIFS-1: SW7563 RESTFUL WHITE
- EIFS-2: SW6355 TRUEPENNY
- EIFS-3: SW9141 WATERLOO
- EIFS-4: SW7037 BALANCED BEIGE
- EIFS-5: SW6803 DANUBE
- S-1: SW7566 WESTHIGHLAND WHITE
- MTL-1: COLOR SKU #AB059 GRAPHITE MICA
- MTL-2: LUXLAP V-GROOVE 6' PANELS WOODGRAINS - CEDAR
- (BR-1) BRICK-1: SW 7036 "ACCESSIBLE BEIGE"
- (BR-2) BRICK-2: SW9162 AFRICAN GRAY
- PC-1: PRECAST CONCRETE LEDGE: SW 7036 "ACCESSIBLE BEIGE"



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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DO NOT SCALE DRAWINGS. WORK FROM DIMENSIONED PLANS.

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MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
* Architects
* Planners
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* Construction Mgmt.
* Rule 5 and MS4 Filing
PHONE (574) 537-8500
FAX (574) 537-0808

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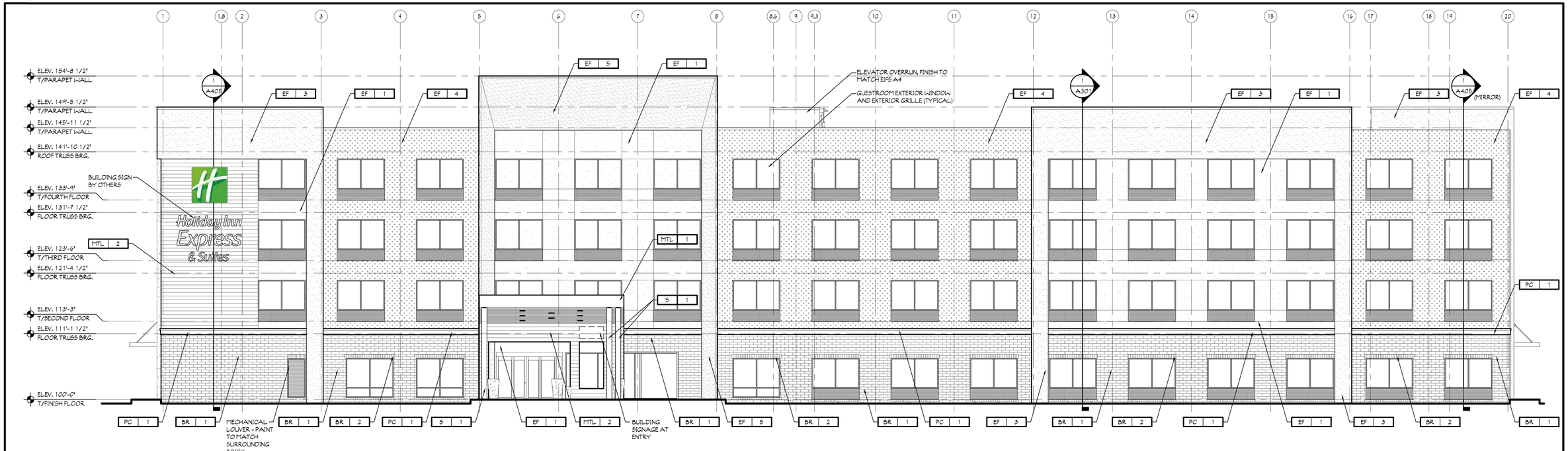
Holiday Inn Express & Suites

HOLIDAY INN EXPRESS & SUITES
YPSILANTI, MI

REVISIONS:
#1 7-5-23

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01-06-25
JOB NO.: MAS-23-119
NAME: EXTERIOR ELEVATIONS
SHEET: A201



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

NOTE:
UTILITY BRICK ON FIRST FLOOR ONLY

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

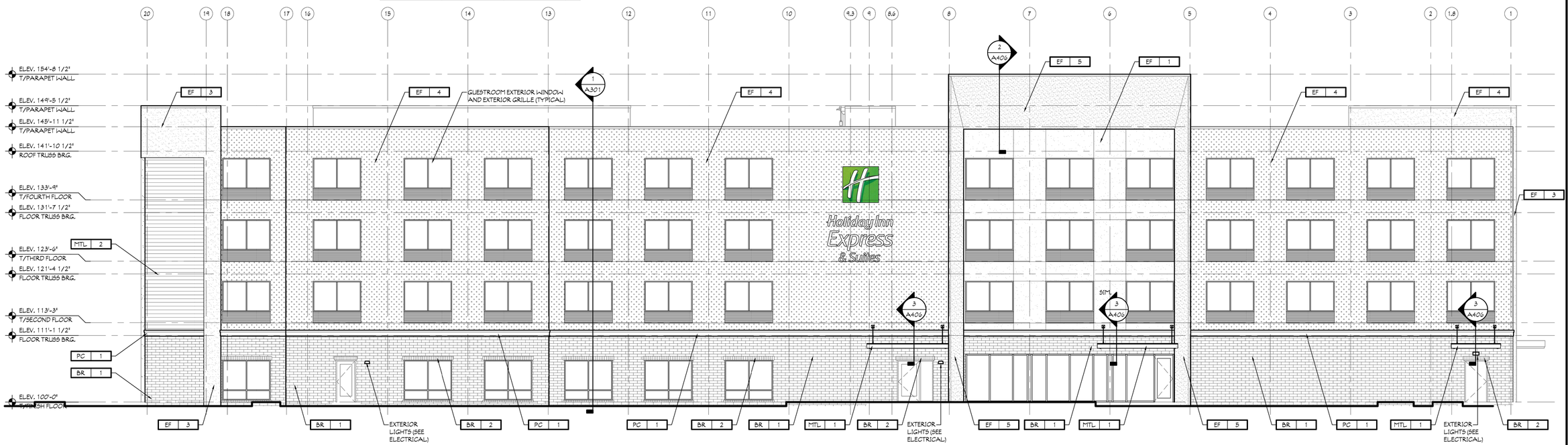
NOTE:
HALLMARK LIGHT ARE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR

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

TOTAL ELEVATION MATERIAL		
BRICK	4,655 SQ. FT.	20%
COPING	239 SQ. FT.	1%
EIFS	15,715 SQ. FT.	69%
PRECAST	569 SQ. FT.	2%
METAL	1,765 SQ. FT.	8%
TOTAL	22,943 SQ. FT.	100%

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- EIFS-5: SW6803 DANUBE
- S-1: SW7596 WESTHIGHLAND WHITE
- MTL-1: COLOR SKU #AB059 GRAPHITE MICA
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- (BR-1) BRICK-1: SW 7036 "ACCESSIBLE BEIGE"
- (BR-2) BRICK-2: SW9162 AFRICAN GRAY
- PC-1: PRECAST CONCRETE LEDGE: SW 7036 "ACCESSIBLE BEIGE"



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

GENERAL NOTES

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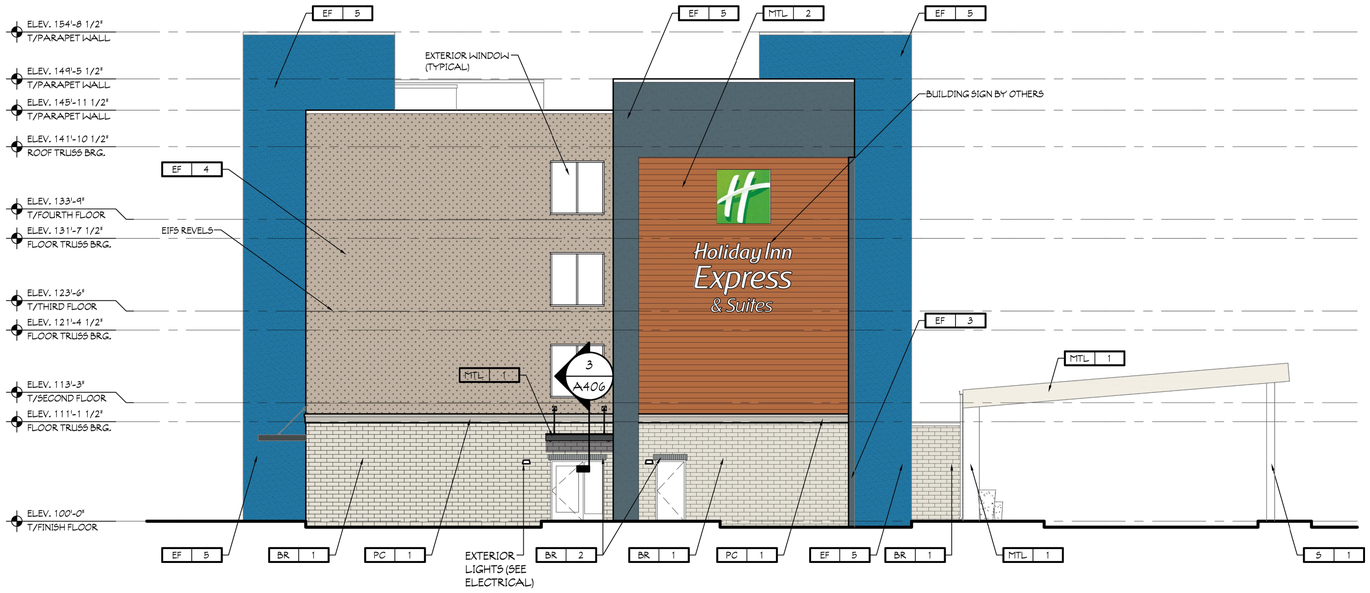
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HOLIDAY INN EXPRESS & SUITES

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1 EXTERIOR ELEVATION

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

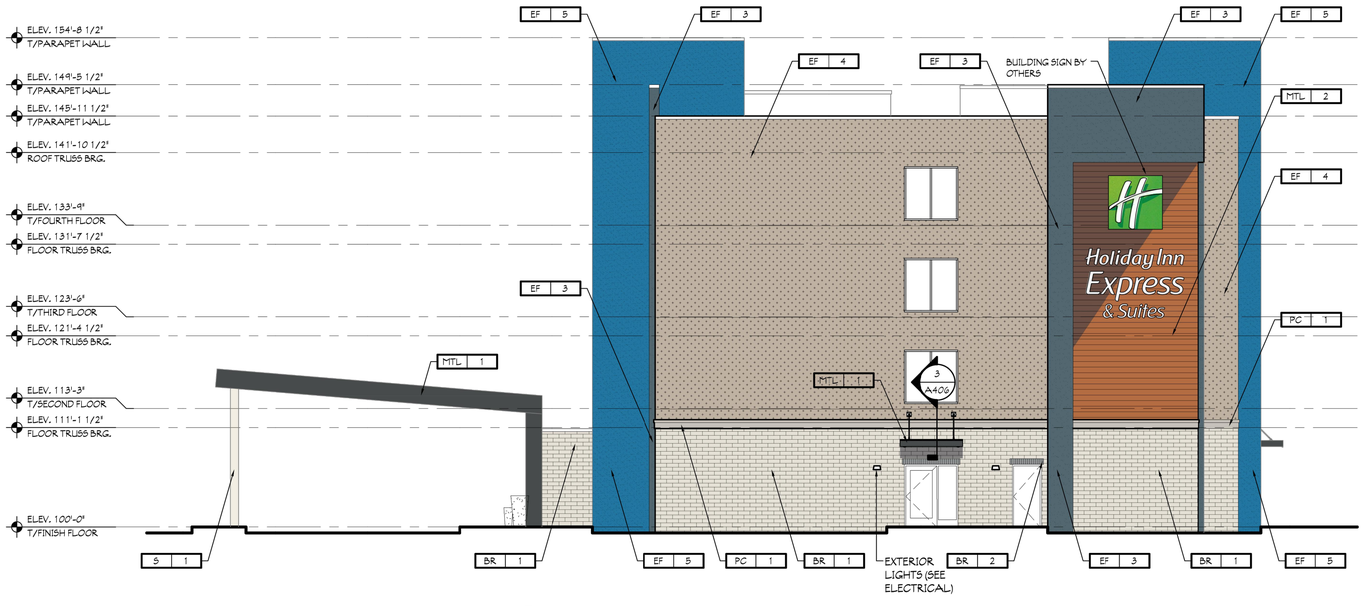
NOTE: UTILITY BRICK ON FIRST FLOOR ONLY

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

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

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

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PRECAST	569 SQ. FT.	2%
METAL	1,765 SQ. FT.	8%
TOTAL	22,943 SQ. FT.	100%



2 EXTERIOR ELEVATION

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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS AND ACCURACY ACCORDING TO WHICH DRAWINGS ARE REPRODUCED FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR IS NOTE TO BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES AND SHALL NOTIFY THE ARCHITECT OF THESE ATTENTION PRIOR TO CONSTRUCTION.

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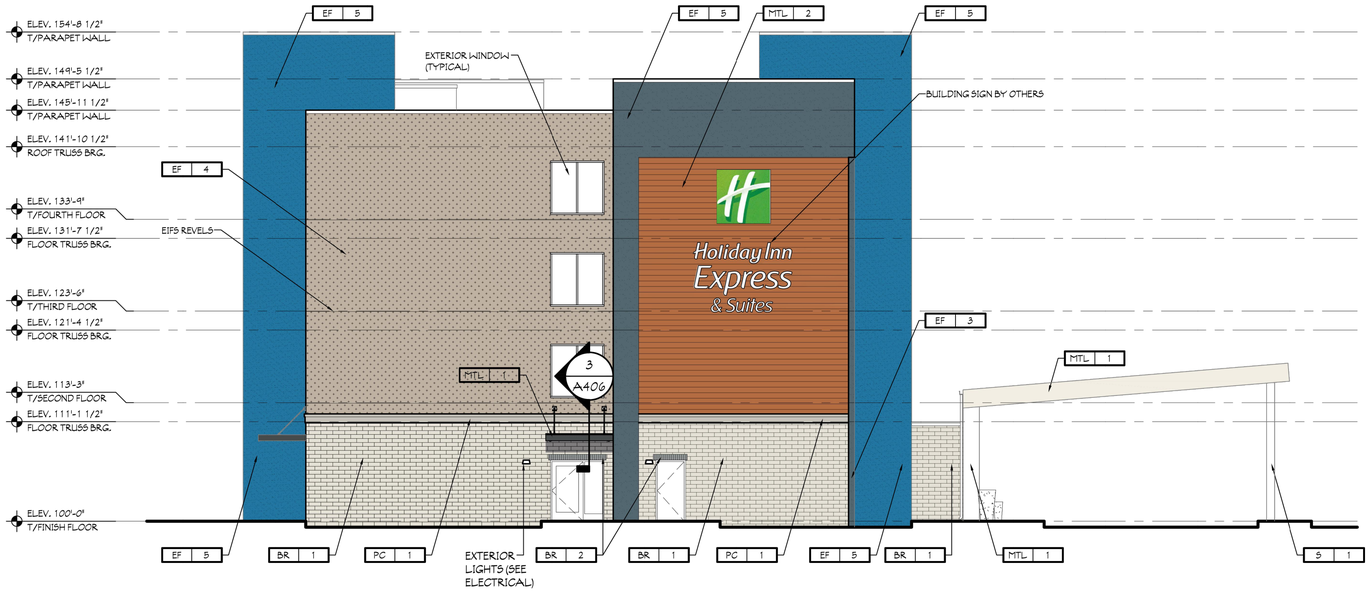
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DATE: 01-06-25

JOB NO.: MAS-23-119

NAME: EXTERIOR ELEVATIONS

SHEET: A202



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

MATERIAL LEGEND ALL PAINT COLORS ARE BY SHERWIN WILLIAMS

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NOTE:
UTILITY BRICK ON FIRST FLOOR ONLY

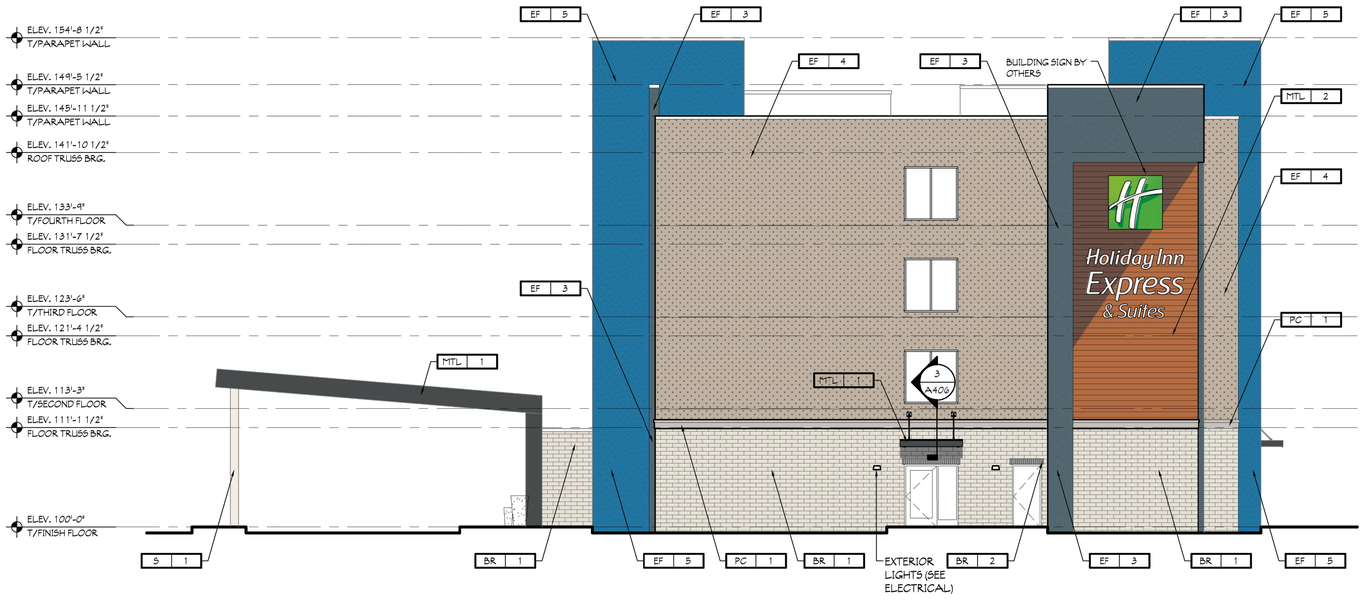
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2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" NORTH (RIGHT SIDE) ELEVATION

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