

BRANSON PARCEL
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ELEVATION: 2914 U.S.S.

BRANSON PARCEL

Part of Lots 19, 20, and 21, Block 4, of "Hannah, Lay and Co's Fourth Addition" and the
platted alley and street South and East thereof, also Lot 26 and part of the platted
right-of-way of "Hannah, Lay and Co's Eleventh Addition" to Traverse City, Grand Traverse
County, Michigan, more fully described as follows:

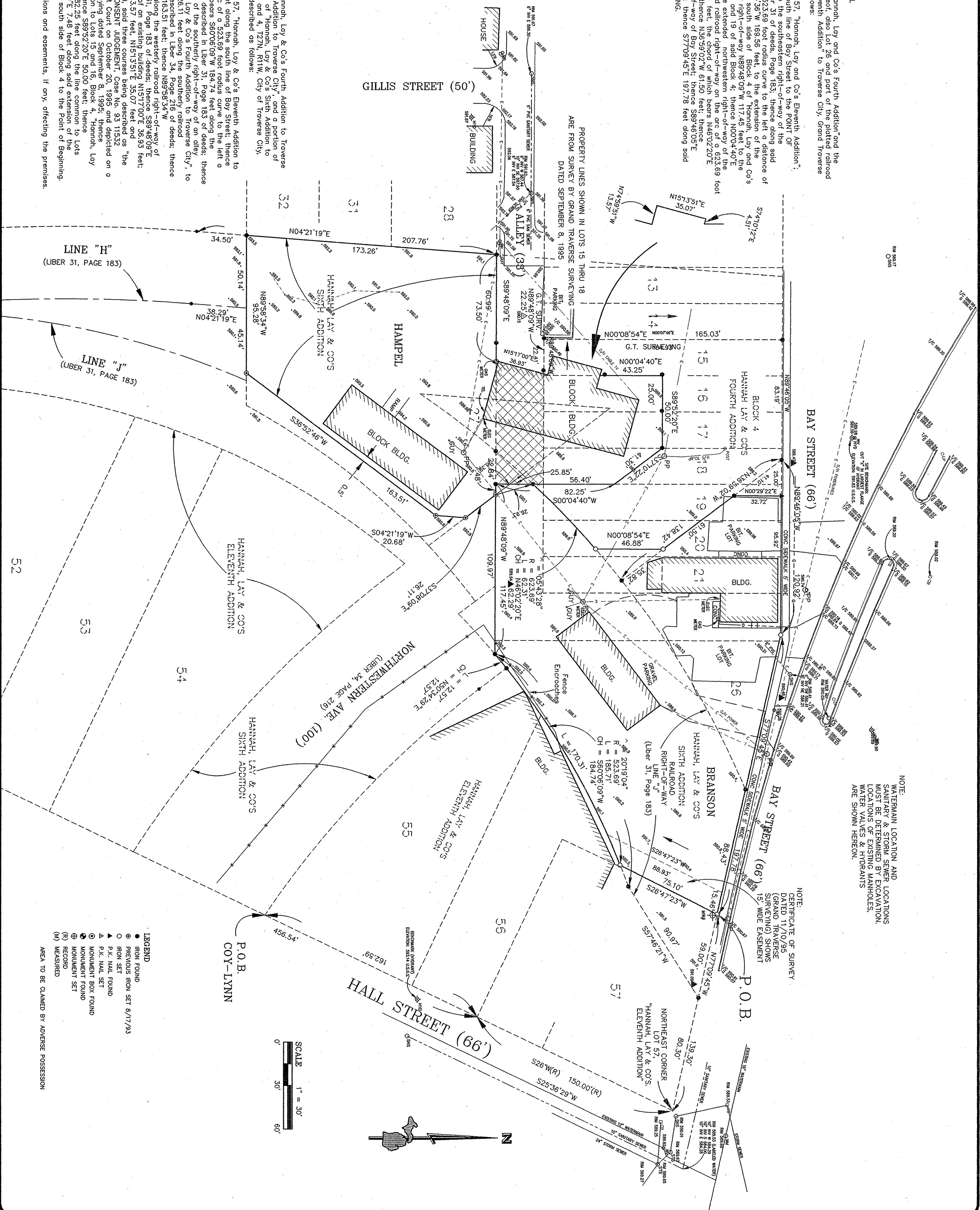
Commencing at the Northeast corner of Lot 57, "Hannah, Lay and Co's Eleventh Addition",
thence N77°09'45"W 139.30 feet along the south line of Bay Street to the POINT OF
BEGINNING; thence S26°47'23"W 75.10 feet to the southeast corner of the
platted railroad, described as Line "J" in Liber 31 of deeds, Page 183; thence along said
southeastern right-of-way on the arc of a 523.69 foot radius curve to the left a distance of
170.31 feet, the chord of which bears S89°15'36"W 189.56 feet, to the extension of the
Fourth Addition; thence along said southern right-of-way N89°48'09"W 117.45 feet to the
extension of the lot line common to Lots 18 and 19 of said Block 4; thence N00°04'40"E
25.85 feet along said common lot line to the extended northeastern right-of-way of the
aforesaid railroad; thence along said extended railroad right-of-way on the arc of a 623.69 foot
radius curve to the right a distance of 62.31 feet, the chord of which bears N46°02'20"E
62.29 feet; thence N00°08'54"E 46.88 feet; thence N56°59'02"W 61.50 feet; thence
N00°29'22"E 32.72 feet to the south right-of-way of Bay Street; thence S89°46'05"E
95.92 feet along said southern right-of-way; thence S77°09'45"E 197.78 feet along said
south right-of-way to the POINT OF BEGINNING.

HAMPEL PARCEL

Part of Lots 15, 16, 17 and 18, Block 4, "Hannah, Lay & Co's Fourth Addition to Traverse
City", Lot 27, "Hannah, Lay & Co's Eleventh Addition to Traverse City", and a portion of
the former railroad right-of-way across part of "Hannah, Lay & Co's Sixth Addition to
Traverse City", in part of Government Lots 3 and 4, 122N, R11W, City of Traverse City,
Grand Traverse County, Michigan, more fully described as follows:

Commencing at the Northeast Corner of Lot 57, "Hannah, Lay & Co's Eleventh Addition to
Traverse City", thence N77°09'45"W 80.30 feet along the south line of Bay Street; thence
S57°46'21"W 90.97 feet; thence along the arc of a 523.69 foot radius curve to the left a
distance of 185.71 feet, the chord of which bears S60°06'09"W 184.74 feet along the
easterly railroad right-of-way of Line "J" as described in Liber 31, Page 183 of deeds; thence
N89°48'09"W 109.97 feet along the extension of the southerly right-of-way of an alley
along the south side of Block 4 of "Hannah, Lay & Co's Fourth Addition to Traverse City", to
the Point of Beginning; thence S37°08'09"E 26.11 feet along the southerly railroad
right-of-way of "Northwestern Avenue" as described in Liber 34, Page 216 of deeds; thence
S04°21'19"W 20.68 feet; thence S36°52'46"W 163.51 feet; thence N89°58'34"W
95.28 feet; thence N04°21'19"E 173.26 feet along the westerly railroad right-of-way of
Line "H" as described as described in Liber 31, Page 183 of deeds; thence S89°48'09"E
73.50 feet; thence in part, along the edge of an existing building N15°17'00"E 36.93 feet;
thence on three (3) courses: N74°59'57"W 13.57 feet, N15°13'51"E 35.07 feet and
S74°10'12"E 4.51 feet (recorded as 3.64 feet), said three courses being described as "the
edge of an existing building" in a PARTIAL CONSENT JUDGMENT, Case No. 93-11532
CH, recorded in Grand Traverse County Circuit Court on October 20, 1995, and depicted on a
Certificate of Survey by Grand Traverse County Surveying dated September 8, 1995; thence
N00°04'40"E 43.25 feet along the line common to Lots 15 and 16, Block 4, "Hannah, Lay
& Co's Fourth Addition to Traverse City", thence S89°52'20"E 30.00 feet; thence
S37°10'22"E 41.30 feet; thence S00°04'40"W 25.85 feet along the line common to Lots
18 and 19 of said Block 4; thence S89°48'09"E 7.48 feet along said extension of the
southerly right-of-way of an alley along the south side of Block 4 to the Point of Beginning.

Subject to all applicable building, use restrictions and easements, if any, affecting the premises.



Sheet Title: **EXISTING TOPOGRAPHIC SITE PLAN**
Project: **Harbour View Centre**

Location: **PART OF HANNAH LAY AND COMPANY'S SIXTH EDITION, PART LOTS 19, 20, 21, 22, AND 26 TRAVERSE CITY, MICHIGAN**

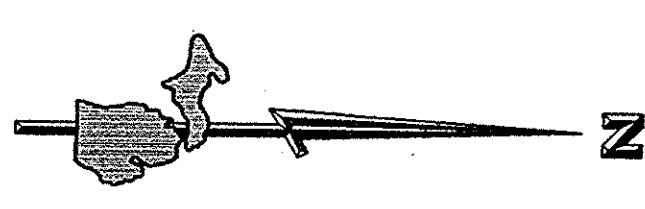
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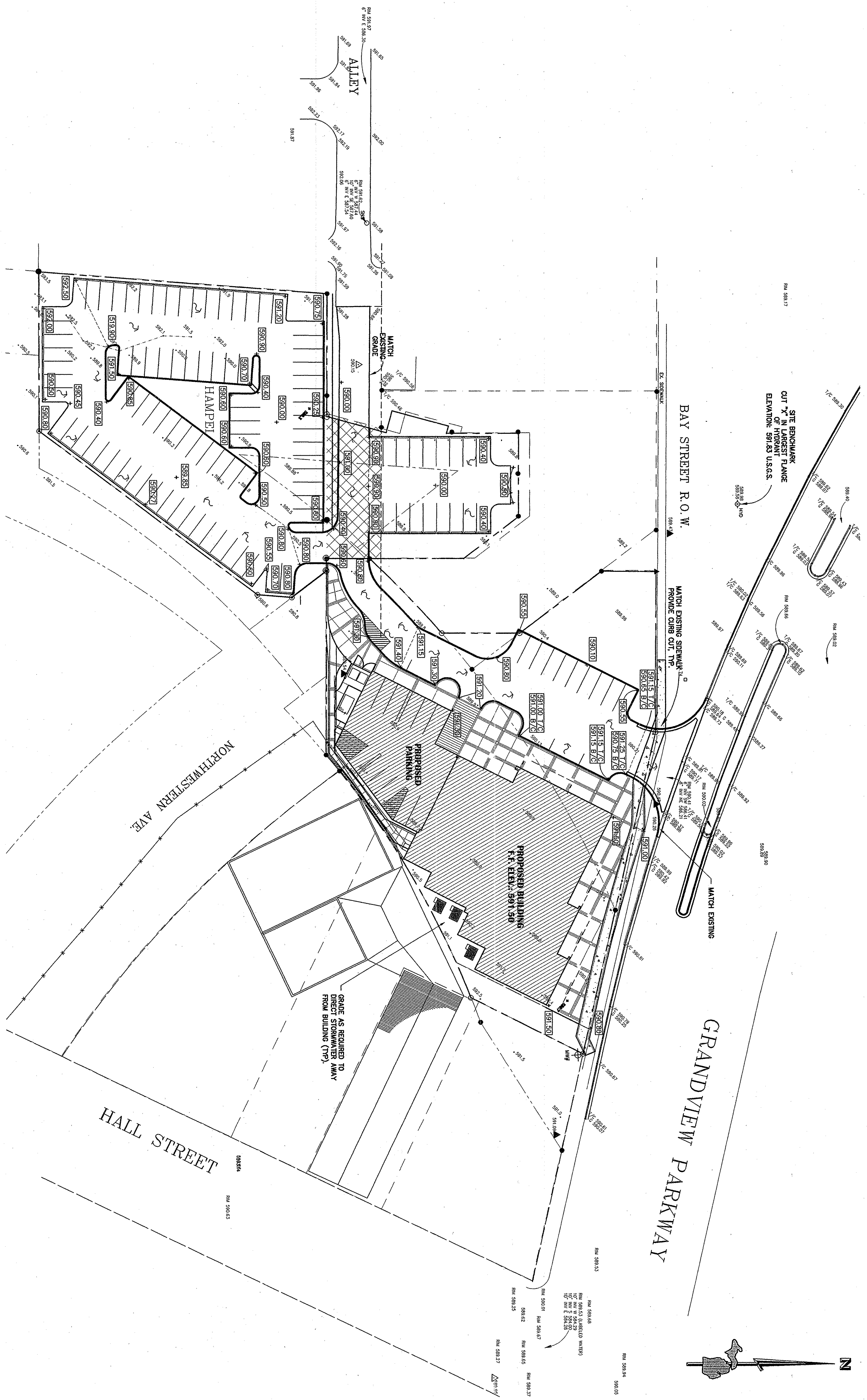
Drawn By: **TLR/DPG**
Checked By: **DPG**

No.: **1**
Date: **11/10/95**
Revision: **1**
By: **DPG**

Gosling & Zurbak
engineering sciences, inc.
Engineers • Surveyors
Environmental Services

1280 Business Park Drive
Traverse City, MI 49686-8607
616-944-4191
800-988-1062
Fax: 616-941-4603





NOTES

1. ALL GRADES TOP OF PAVEMENT UNLESS INDICATED OTHERWISE.

LEGEND

+ EX. ELEVATION

~ PROPOSED ELEVATION

~ FLOW ARROW

--- BREAK LINES

GRADING PLAN
Harbour View Centre

Sheet Title:
Project:

Location:
PART OF HANNAH LAY AND COMPANY'S
SIXTH EDITION, PART LOTS 19, 20, 21,
22, AND 26
TRAVERSE CITY, MICHIGAN

Date:
2-25-99
Scale:
1"=30'

Drawn By:
TLR/DPG
Checked By:
DPG

No.: 1
Date: 3-31-99
Revision: 2
Change Alley Grades
Move Building, New Entrance
New Utilities.

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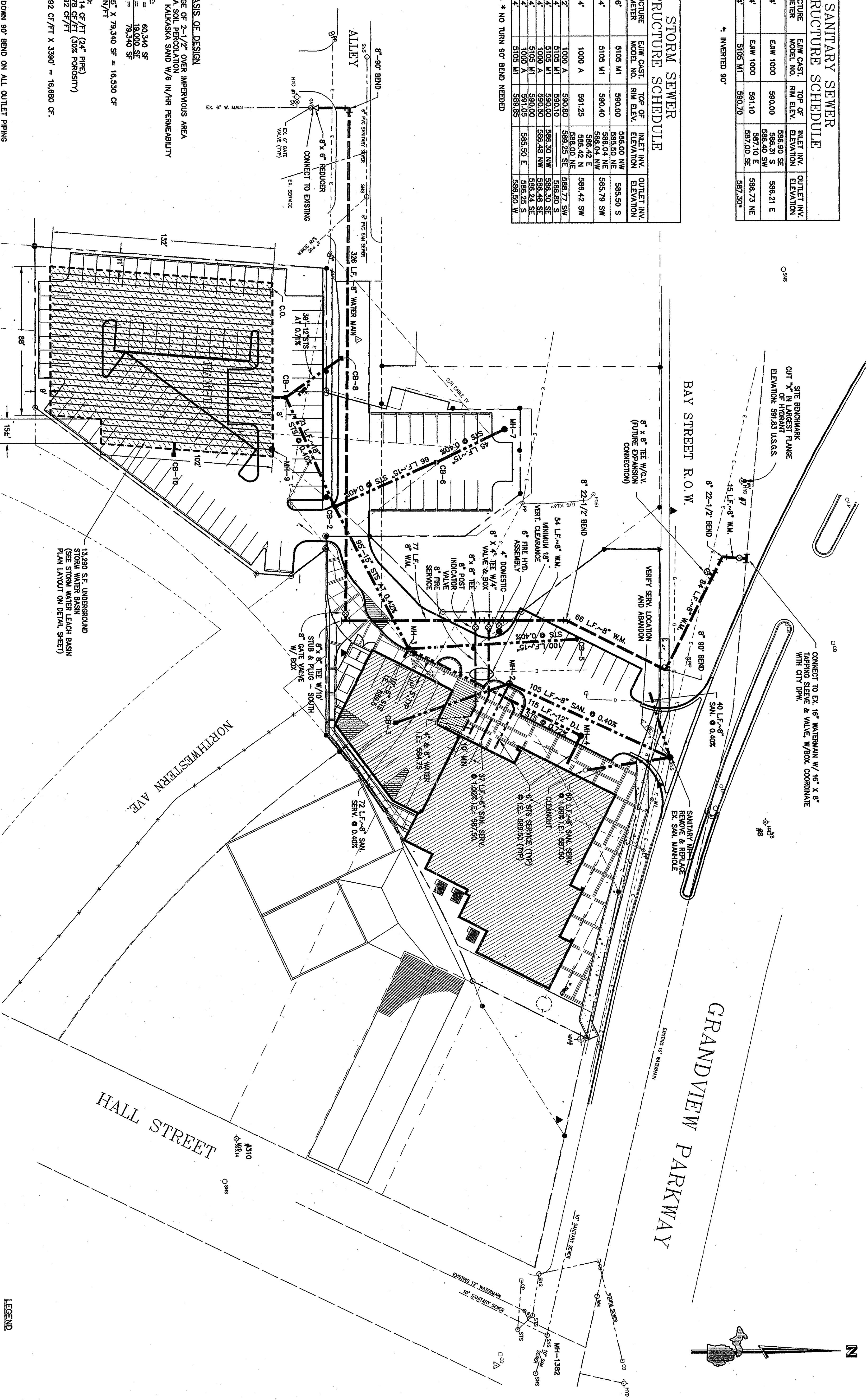
1280 Business Park Drive
Traverse City, MI 49686-8607
616-946-5191
800-368-1882
Fax: 616-941-4603

SANITARY SEWER STRUCTURE SCHEDULE				
STRUCTURE NO.	DIAMETER	EST. CAST. MODEL NO.	TOP OF RIM ELEV.	INLET INV. ELEVATION
MH-1	4'	5105 MI	590.00	586.31 S
MH-2	4'	5105 MI	591.10	587.10 E
MH-3	4'	5105 MI	590.70	587.00 SE

* INVERTED 90°

STORM SEWER STRUCTURE SCHEDULE				
STRUCTURE NO.	DIAMETER	EST. CAST. MODEL NO.	TOP OF RIM ELEV.	INLET INV. ELEVATION
CB-1	6"	5105 MI	590.00	586.31 S
CB-2	4"	5105 MI	590.40	585.79 SW
MH-3	4"	1000 A	591.25	586.42 N
MH-4	4"	1000 A	590.80	586.25 SE
CB-5	4"	5105 MI	590.10	586.30 NW
CB-6	4"	5105 MI	590.00	586.43 NW
CB-7	4"	5105 MI	590.00	586.43 NW
MH-8	4"	1000 A	591.05	586.25 S
CB-10	4"	5105 MI	589.85	586.50 W

* NO TURN 90° BEND NEEDED



STORMWATER BASIS OF DESIGN
-COMPLETE STORAGE OF 2-1/2" OVER IMPERVIOUS AREA
-SLOW RELEASE VIA SOIL PERCOLATION
-EXISTING SOILS - KALAMASKA SAND W/ 6 IN/HR PERMEABILITY
-REQUIRED VOLUME:
PHASE I = 60,340 SF
FLASKA SITE = 19,000 SF
TOTAL = 79,340 SF
VOLUME = 2.5" X 79,340 SF = 16,530 CF
12 IN/FT
-VOLUME PROVIDED:
PIPE = 314 CF/FT (24" PIPE)
STONE = 4.92 CF/FT (30% POROSITY)
VOLUME = 4.92 CF/FT X 3390' = 16,680 CF

NOTES:

1. PROVIDE TURN DOWN 90° BEND ON ALL OUTLET PIPING IN ALL STORM STRUCTURES.
2. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS DURING INSTALLATION OF ADS STORM SEWER.
3. ADS REPRESENTATIVE SHALL BE PRESENT ON SITE DURING CONSTRUCTION TO CERTIFY INSTALLATION & CONSTRUCTION PROCEDURES.
4. FOLLOW ALL CITY OF TRAVERSE CITY SPECIFICATIONS & DETAILS DURING CONSTRUCTION.
5. PLACE FILTER FABRIC ON ALL CATCH BASIN INLETS DURING CONSTRUCTION TO PREVENT ALL SEDIMENT FROM ENTERING STORM SYSTEM WITHOUT EXCEPTION.
6. ALL BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. ALL STONE & SAND BACKFILL AROUND PIPING SHALL BE 95% MODIFIED PROCTOR.
7. ALL WATER MAIN TO BE CLASS 82 DUCTILE IRON.
8. 20 FT. SHALL BE PROVIDED FOR WATER MAIN.

- LEGEND**
- PROPOSED GATE VALVE
 - PROPOSED FIRE HOB/ANT ASSEMBLY
 - PROPOSED CATCH BASIN
 - PROPOSED MAN HOLE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN

UTILITY PLAN
Harbour View Centre

Location:
PART OF HANNAH LAY AND COMPANY'S
SIXTH EDITION, PART LOTS 19, 20, 21,
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TRAVERSE CITY, MICHIGAN

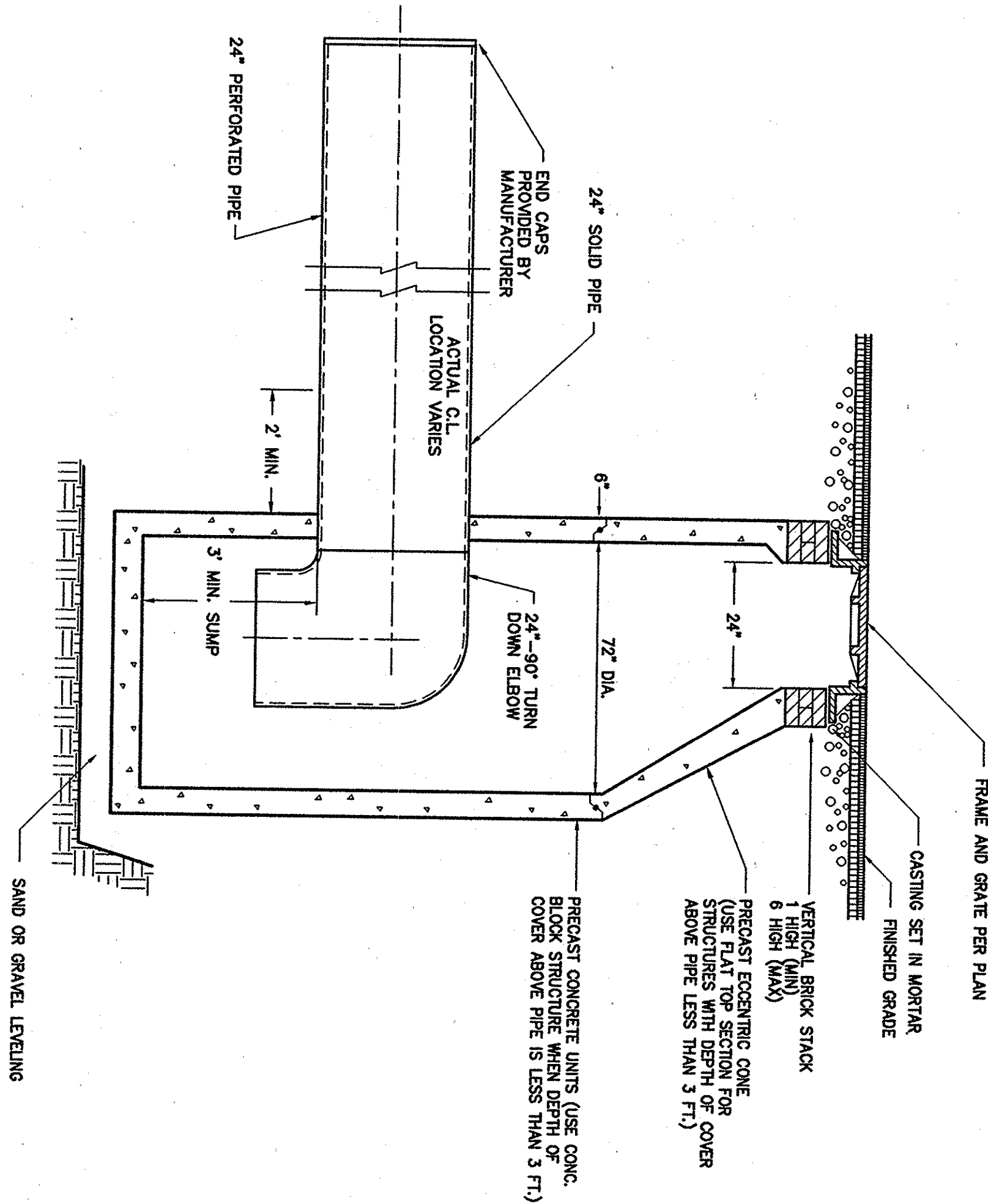
Date:
2-25-99
Scale:
1"=30'

Drawn By:
TLR DPG
Checked By:
DPG

No.:
1
2
3
4
5
6
Date:
3-16-99
4-15-99
6-15-99
Revision:
REVISE CB, ADD C.O.
Add Water Main, Move Catch Basin
Move Building, New Entrance
New Utilities.

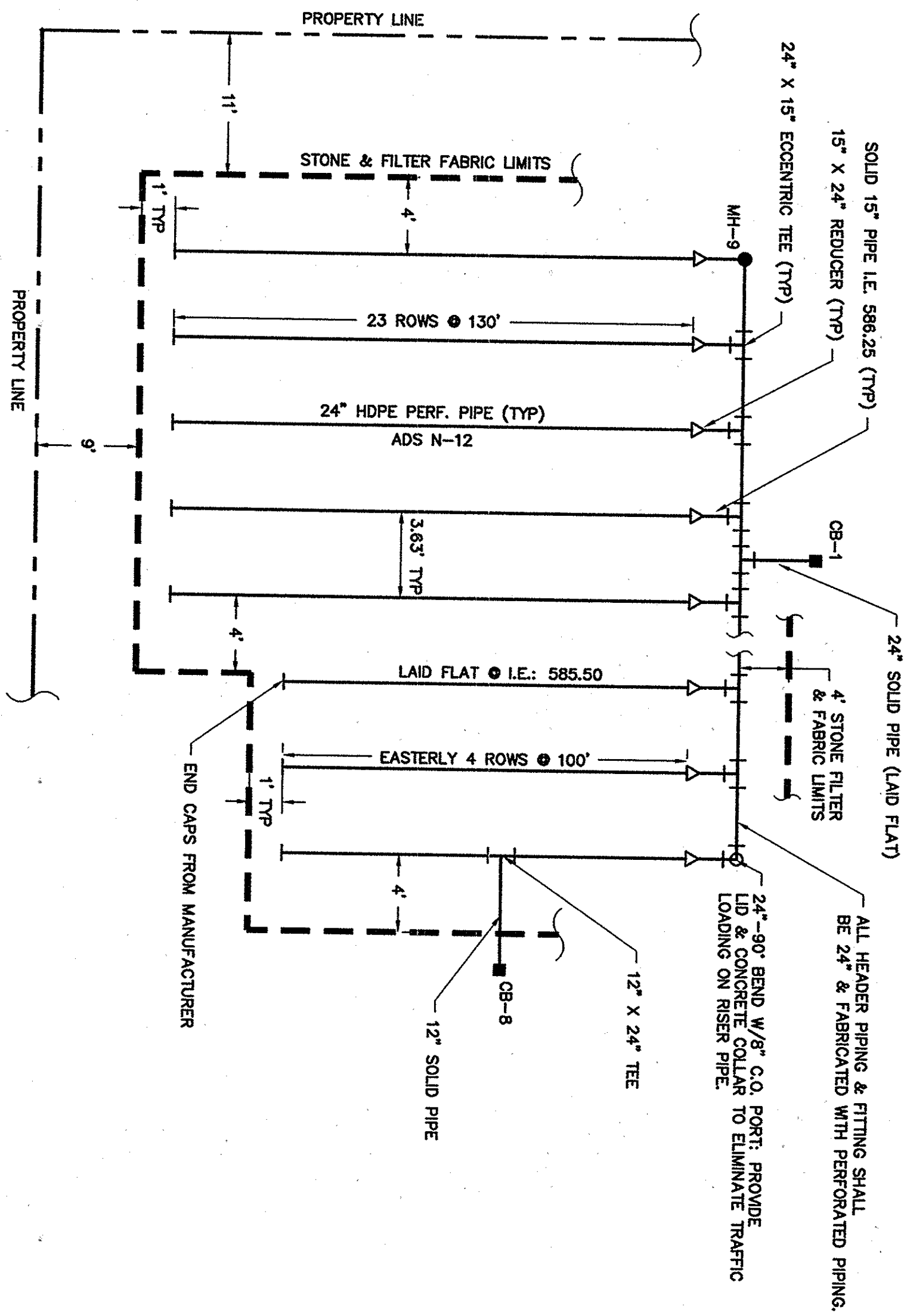
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PERFORATED PIPE CONNECTION DETAIL

NO SCALE

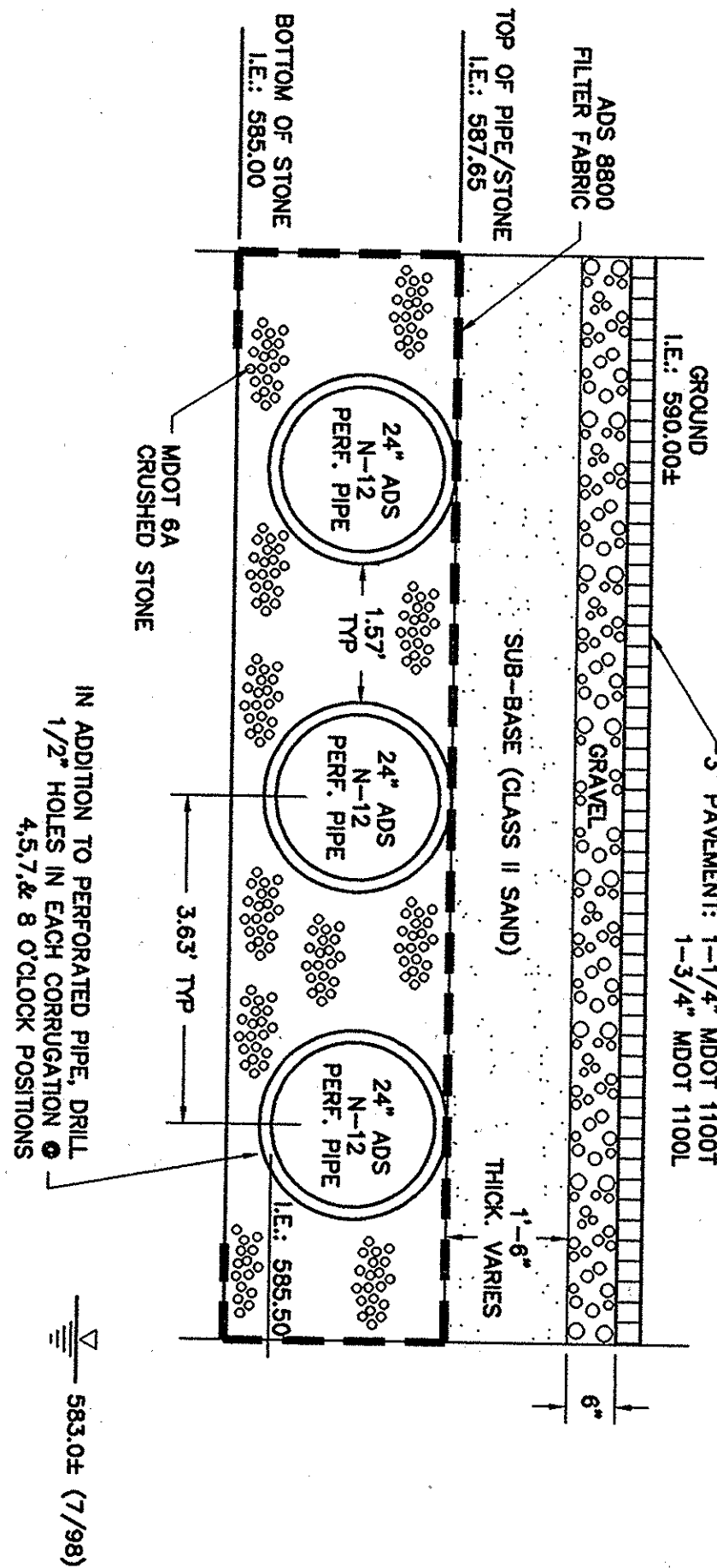


STORM WATER LEACH BASIN LAYOUT

NO SCALE

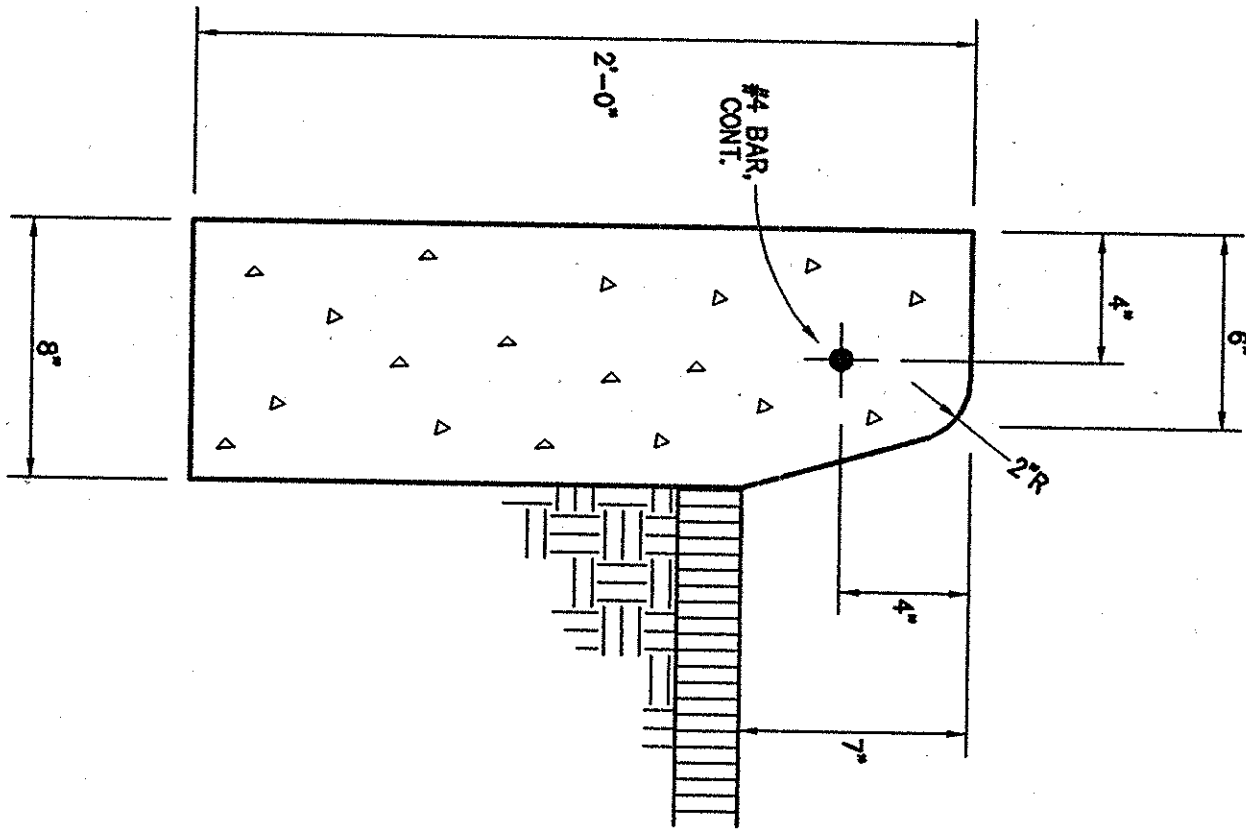
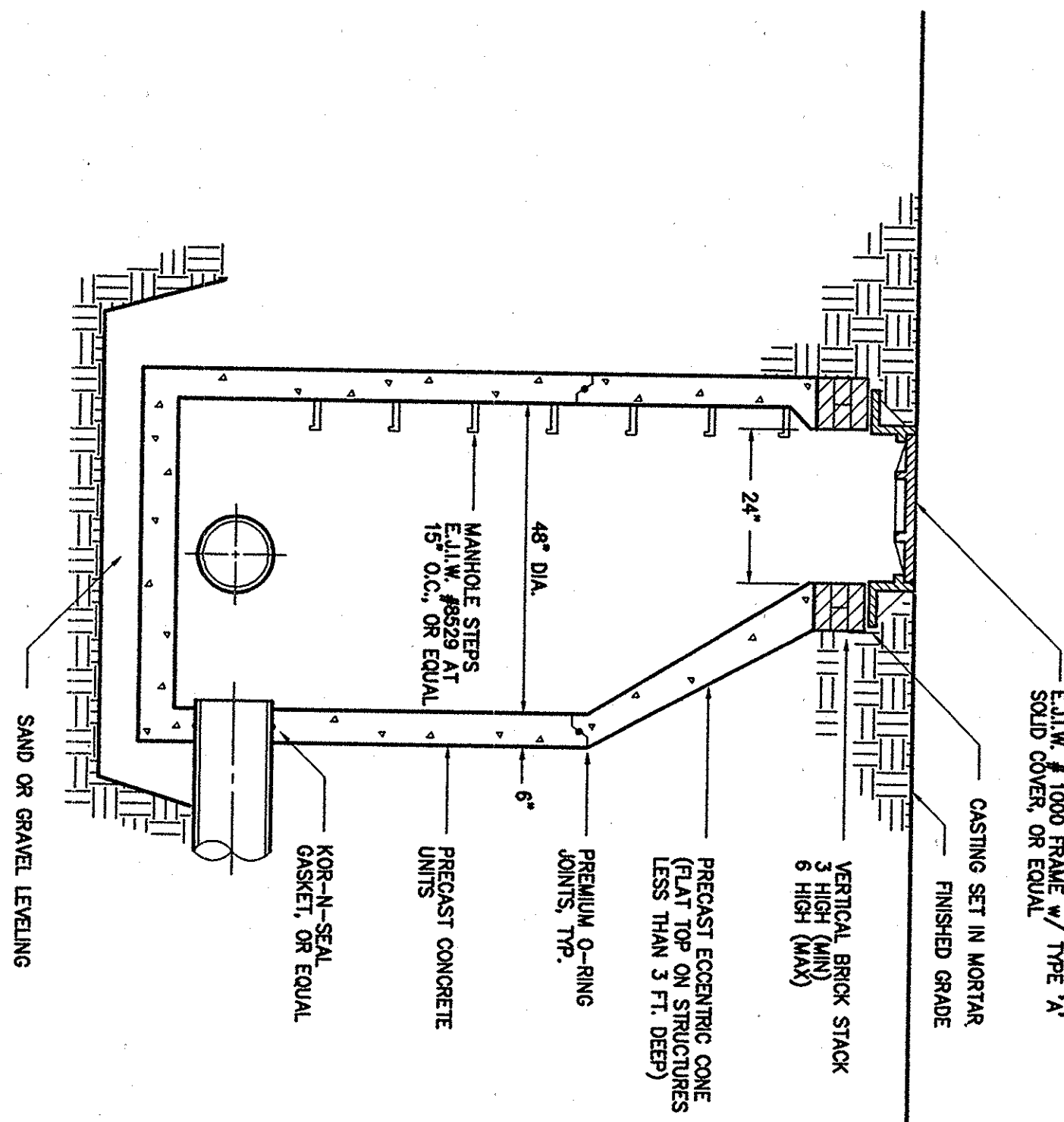
24" HDPE PERFORATED PIPE DETAIL

NO SCALE



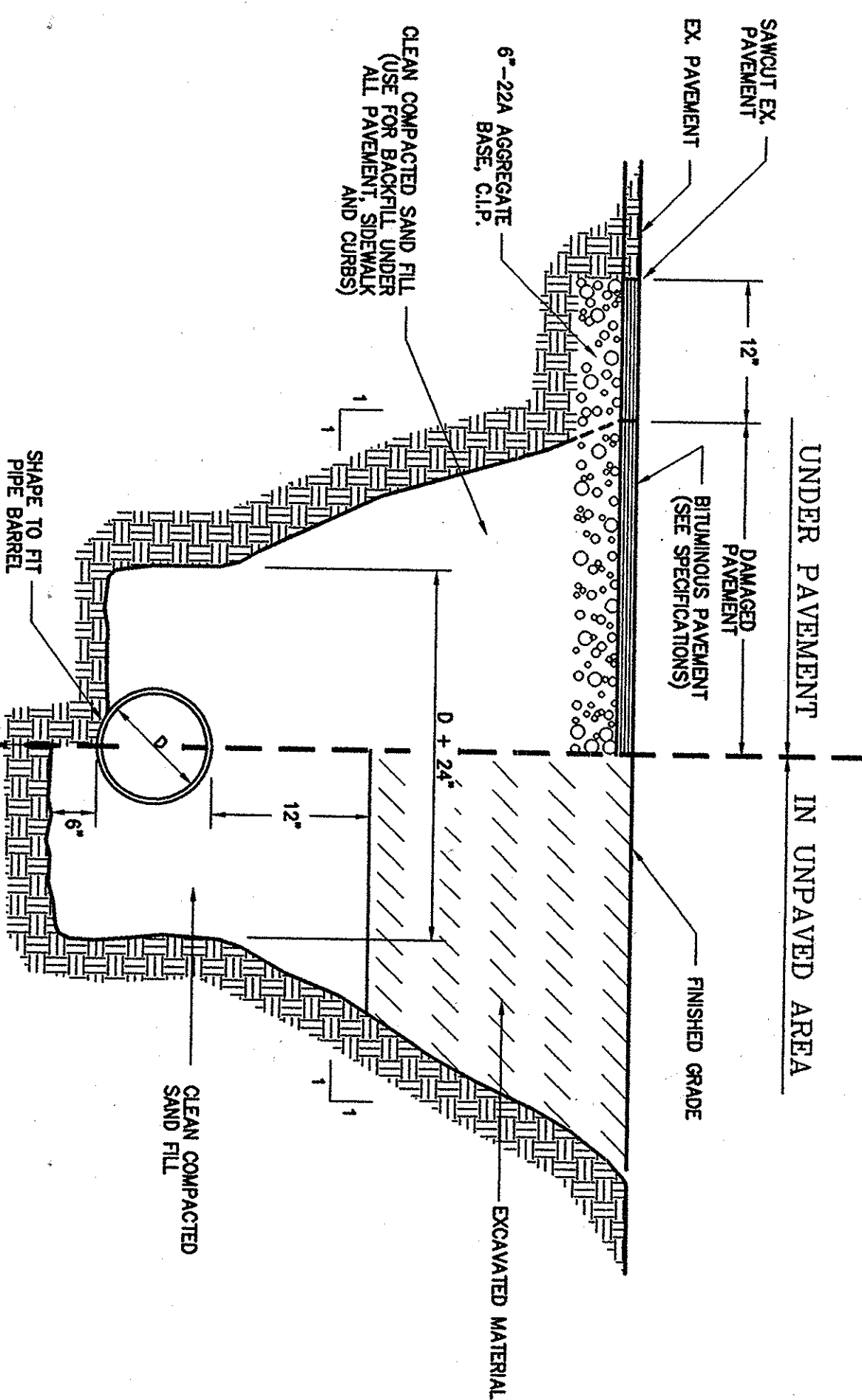
STORM MANHOLE DETAIL

NO SCALE



STANDARD M.D.O.T. TYPE "E2" CONCRETE CURB DETAIL

NO SCALE



TRENCH DETAIL

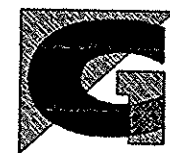
NO SCALE

DETAIL SHEET
Harbour View Centre

Location:
PART OF HANNAH LAY AND COMPANY'S
SIXTH EDITION, PART LOTS 19, 20, 21,
22, AND 26
TRAVERSE CITY, MICHIGAN

Date:
2-25-99
Scale:
AS NOTED
Drawn By:
TLR
Checked By:
D.A.C.

No.: 1
Date: 3-16-99
Revision: 2
Date: 3-31-99
Revision: 3
Change Stone to 6A
By: TLR



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Project No.
99306.01
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