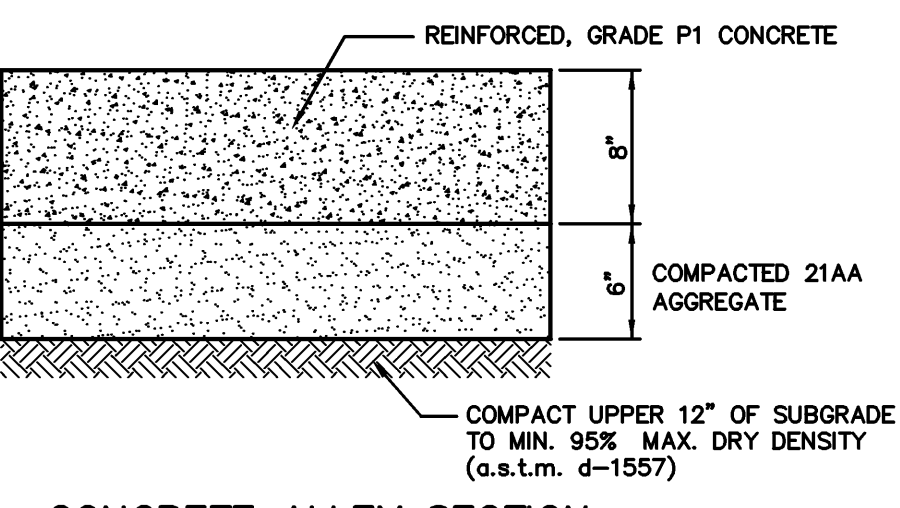
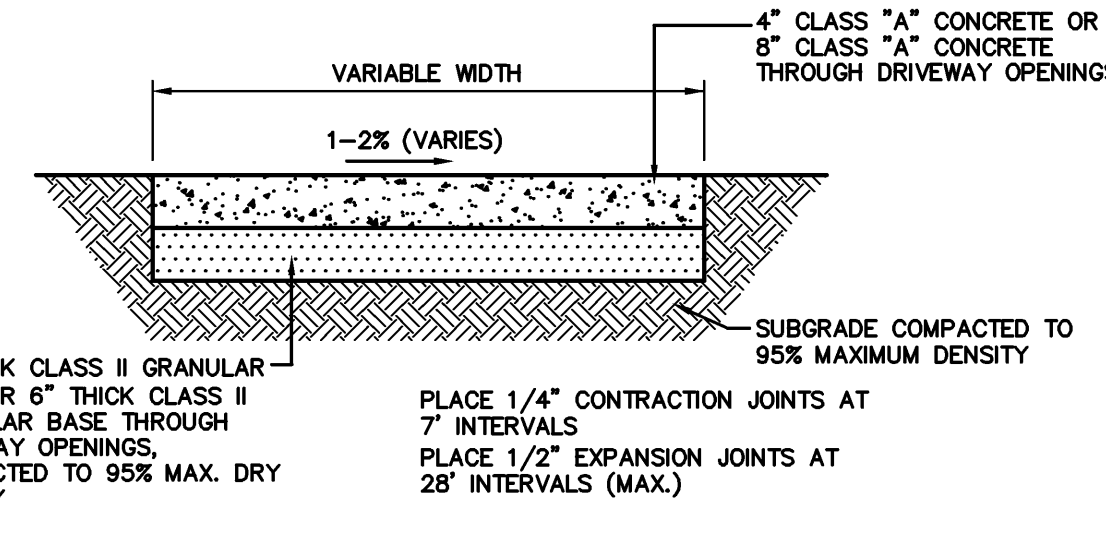


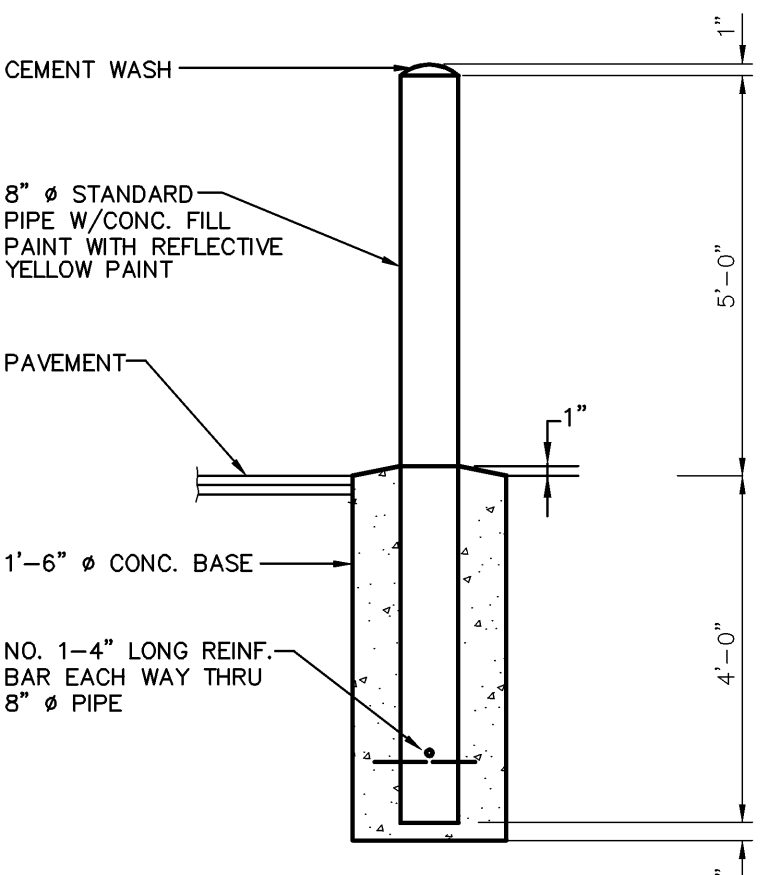
ANN ARBOR BARRIER CURB
NOT TO SCALE



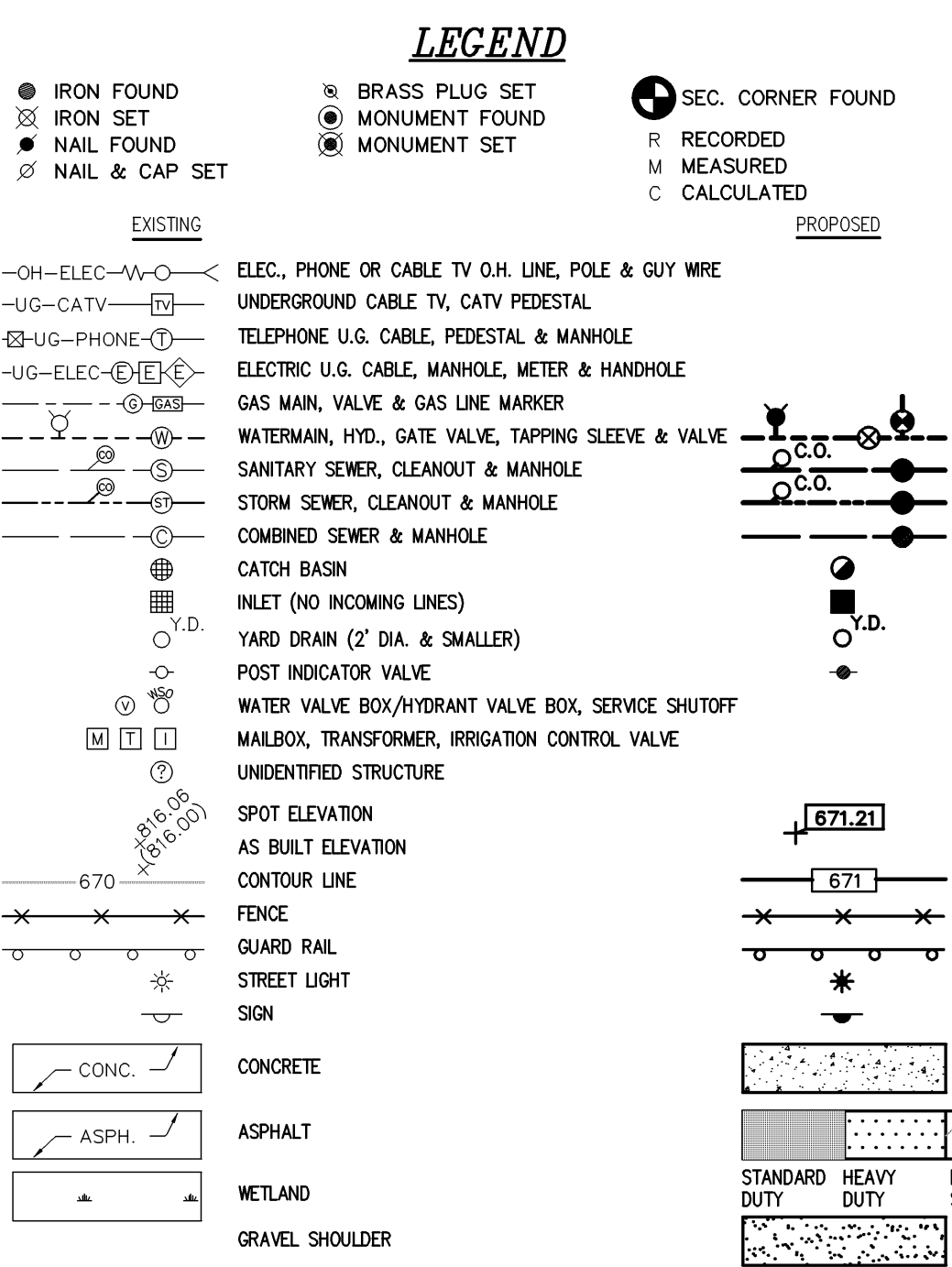
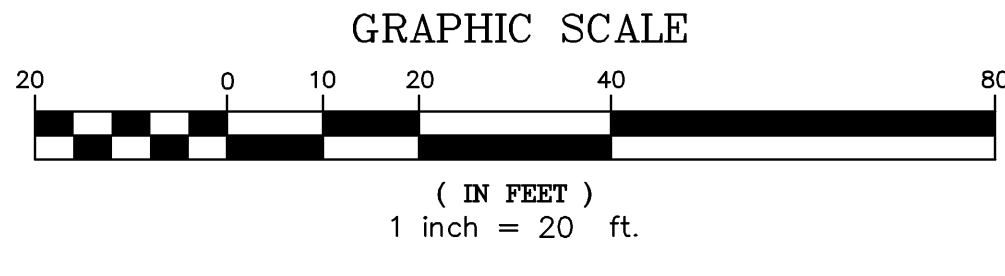
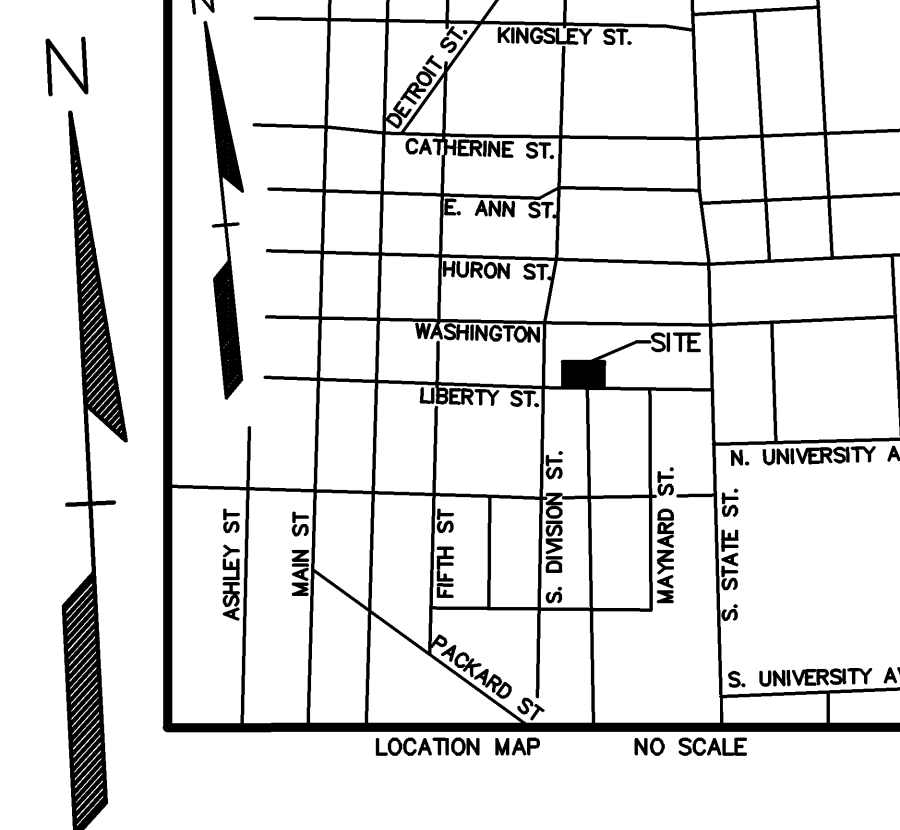
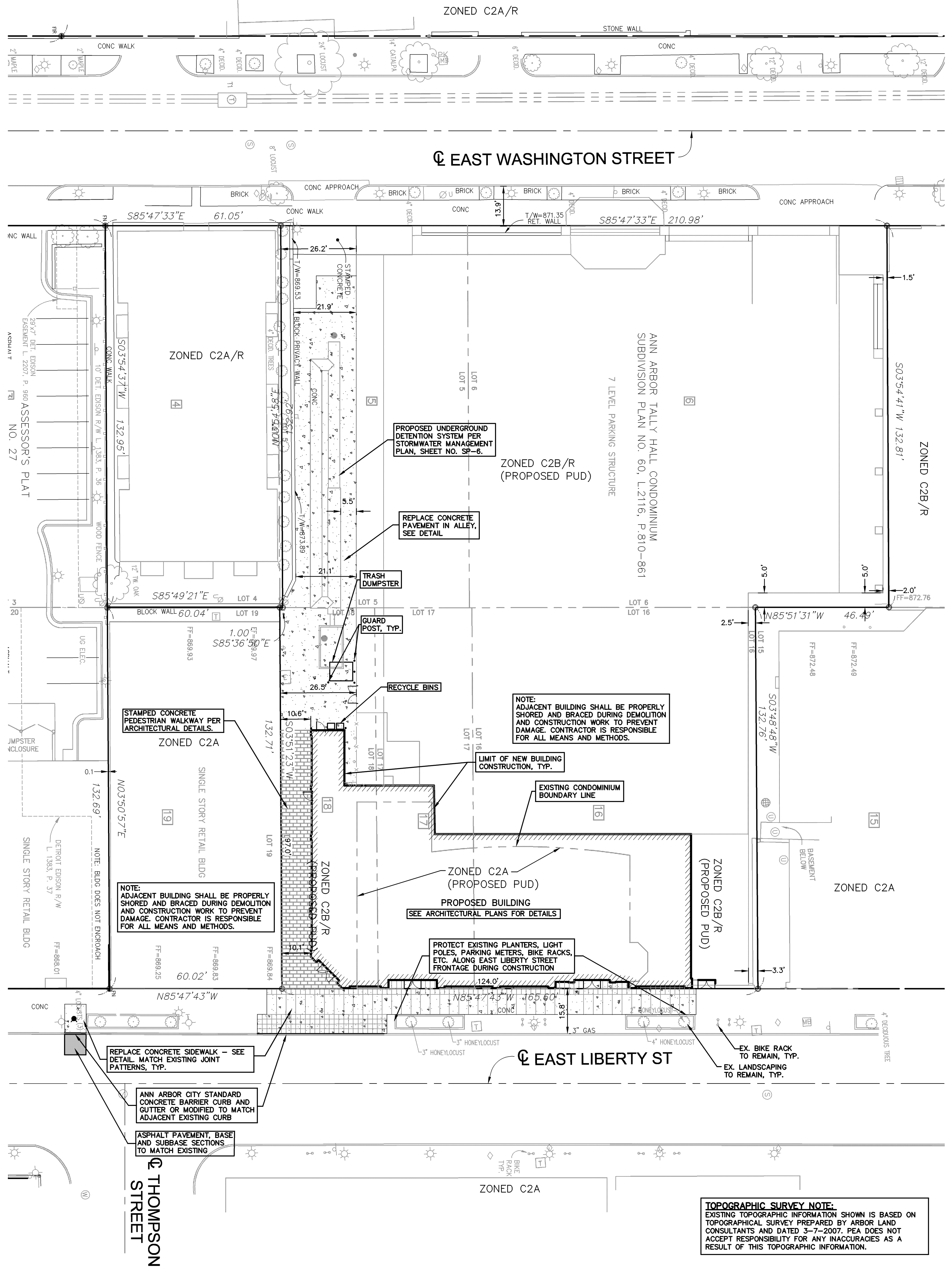
CONCRETE ALLEY SECTION
NOT TO SCALE



CONCRETE SIDEWALK DETAIL
NOT TO SCALE



GUARD POST DETAIL
NOT TO SCALE



LANDSCAPE REQUIREMENTS

REQUIREMENTS	PROPOSED
STREET TREE ESCROW REQUIREMENTS PER CHAPTER 57, ATTACHMENT C:	(1) - 2" CAL. EXISTING TREE TO BE PRESERVED (2) - 3" CAL. EXISTING TREES TO BE PRESERVED (1) - 4" CAL. EXISTING TREES TO BE PRESERVED
-EAST LIBERTY STREET = 165.60' STREET FRONTAGE	
TOTAL FRONTAGE = 165.60' * \$1.30/LF = \$215.28 ESCROW REQUIRED	2" TREE * \$1.30 LF = \$2.60 PER LF OF FRONTAGE \$3.90 * 45 LF PER TREE = COST OF \$175.50 PER TREE
1" CAL. TREE * \$1.30 = \$1.30/LF OF FRONTAGE \$1.30 * 45LF / TREE = \$58.50 PER TREE \$215.28 / \$58.50 = (4) - 1" CAL. TREES REQUIRED (LARGER TREES MAY BE USED TO MEET REQUIREMENT)	3" TREE * \$1.30 LF = \$3.90 PER LF OF FRONTAGE \$3.90 * 45 LF PER TREE = COST OF \$175.50 PER TREE 4" TREE * \$1.30 LF = \$5.20 PER LF OF FRONTAGE \$5.20 * 45 LF PER TREE = COST OF \$234.00 PER TREE
	(1) - 2" TREE @ \$117.00 PER TREE = \$117.00 (2) - 3" TREE @ \$175.50 PER TREE = \$351.00 (1) - 4" TREE @ \$234.00 PER TREE = \$234.00 \$117.00 + \$351.00 + \$234.00 = \$702.00 VALUE OF EXISTING TREES = \$702.00
	EXCEEDS ESCROW AMOUNT OF \$215.28, THEREFORE NO ADDITIONAL TREES ARE NEEDED TO MEET REQUIREMENT AND NO ESCROW ACCOUNT IS NEEDED.

MAINTAINING TRAFFIC NOTES:
1) LANE CLOSURES SHALL BE FROM 9:00AM TO 3:00PM ONLY.
2) TRAFFIC CONTROL DEVICES MUST FOLLOW PART 6 OF THE MMUTCD.

ROW NOTES:
1) ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE IN COMPLETE CONFORMANCE WITH THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.
2) CITY OF ANN ARBOR RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAYS.
3) COORDINATE WITH THE CITY OF ANN ARBOR PROJECT MANAGEMENT DIVISION PRIOR TO BEGINNING ANY REMOVAL WORK IN THE CITY'S RIGHT-OF-WAY.

PUBLIC SIDEWALK NOTE:
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

TOPOGRAPHIC SURVEY NOTE:
EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON TOPOGRAPHICAL SURVEY PREPARED BY ARBOR LAND CONSULTANTS AND DATED 3-7-2007. PEA DOES NOT ACCEPT RESPONSIBILITY FOR ANY INACCURACIES AS A RESULT OF THIS TOPOGRAPHIC INFORMATION.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			ISSUE FOR PERMITS
2			REVISED PER ANN ARBOR STAFF COMMENTS
3			REVISED PER PERMITS PLANNING COMMENTS
4			REVISED PER PERMITS PLANNING COMMENTS
5			REVISED PER PERMITS PLANNING COMMENTS
6			REVISED PER PERMITS PLANNING COMMENTS
7			REVISED PER PERMITS PLANNING COMMENTS
8			REVISED PER PERMITS PLANNING COMMENTS
9			REVISED PER PERMITS PLANNING COMMENTS
10			REVISED PER PERMITS PLANNING COMMENTS
11			REVISED PER PERMITS PLANNING COMMENTS
12			REVISED PER PERMITS PLANNING COMMENTS
13			REVISED PER PERMITS PLANNING COMMENTS
14			REVISED PER PERMITS PLANNING COMMENTS
15			REVISED PER PERMITS PLANNING COMMENTS
16			REVISED PER PERMITS PLANNING COMMENTS
17			REVISED PER PERMITS PLANNING COMMENTS
18			REVISED PER PERMITS PLANNING COMMENTS
19			REVISED PER PERMITS PLANNING COMMENTS
20			REVISED PER PERMITS PLANNING COMMENTS

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS COMPLETED OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE WRITTEN PERMISSION OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER RIGHTS ARE HEREBY SPECIFICALLY RESERVED. © 2008 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS SURROUNDING THE COURSE OF CONSTRUCTION AND PROPERTY THAT THIS REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT SPECIFICALLY LIABILITY ASSIGNED FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

PEA

PROFESSIONAL ENGINEERING ASSOCIATES
2800 E. GRAND RIVER AVE.
HOWELL, MI 48843
Phone: (517) 546-8583
Fax: (517) 546-8973
Website: www.peainc.com

McKINLEY, INC.
320 N. MAIN STREET, SUITE 200
ANN ARBOR, MICHIGAN 48104

DIMENSION & PAVING PLAN
McKINLEY TOWNE CENTRE
IN THE NE SECTION OF 29, T.25, R.6E
CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN

DES.	JC	DN	LAW	SUR.	RCW	P.M.
------	----	----	-----	------	-----	------

ORIGINAL ISSUE DATE: JULY 30, 2007
PEA JOB NO. 2007-121
SCALE: 1" = 20'
DRAWING NUMBER:
SP-3

P:\Pro\2007\2007121\Drawings\Site Plan\034-072-1-DIM.dwg, Dwg, 11/17/2007, 10:07:15 AM, weds