SITE PLAN

CONCORD PINES OF ANN ARBOR

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
660 EARHART ROAD
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DEVELOPMENT TEAM

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LAND DEVELOPMENT REGULATIONS

1. DEVELOPMENT PROGRAM
   a. THE PROPOSED SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF 56 SINGLE FAMILY LOTS, WATER AND SEWER SERVICE TO THOSE HOMES, AND AN ONSITE STORMWATER MANAGEMENT SYSTEM.
   b. ALL IMPROVEMENTS WILL BE CONSTRUCTED IN ONE PHASE.
   c. ANTICIPATED SITE DEVELOPMENT COSTS $2,500,000 (SUBJECT TO VARY).

2. COMMUNITY ANALYSIS
   a. THE PROPOSED DEVELOPMENT WILL LIKELY RESULT IN A VERY MINOR INCREASE TO K-12 SCHOOL STUDENTS. THE INCREASE SHOULD OCCUR GRADUALLY OVER TIME THUS ALLOWING THE SCHOOLS TO FORECAST AND ACCOMMODATE ANY ADDITIONAL GROWTH.
   b. NO REZONING IS PROPOSED. THE CURRENT R1B ZONING IS CONSISTENT WITH NEIGHBORING ZONING.
   c. SIMILAR ADJACENT USES SHOULD HAVE NO SIGNIFICANT IMPACT ON THE PROPOSED DEVELOPMENT.
   d. THE PROPOSED DEVELOPMENT SHOULD HAVE NO SIGNIFICANT IMPACT ON AIR OR WATER QUALITY. EXISTING TREES ON-SITE WILL BE PRESERVED WHERE POSSIBLE. TREES THAT MUST BE REMOVED WILL BE REPLACED PER CITY OF ANN ARBOR STANDARDS. IMPROVEMENTS WILL BE MADE TO BRING THE SITE IN COMPLACENCE WITH CURRENT STORM WATER MANAGEMENT STANDARDS.
   e. THERE ARE NO KNOWN HISTORIC SITES OR STRUCTURES ON OR NEAR THE SITE.
   f. THE SIDEWALK MAINTENANCE STATEMENT IS SHOWN ON SEE SHEET 05.
   g. SOLID WASTE/GARBAGE HANDLING WILL OCCUR IN CITY STANDARD 64 GALLON TRASH BINS AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS, AS TYPICAL FOR SINGLE-FAMILY DEVELOPMENTS.
   h. TWO VEHICLE PARKING SPACES PROPOSED IN THE GARAGE AND TWO VEHICLE PARKING SPACES AVAILABLE IN THE DRIVEWAY, FOR A TOTAL OF FOUR PARKING SPACES PROPOSED PER LOT. PARKING FOR GUEST OVERFLOW IS PROPOSED ON ONE SIDE OF THE STREET. NO PARKING SIGNS TO BE INSTALLED ON THE HYDRANT SIDE OF THE ROADS AS SHOWN IN PLAN..

3. SITE ANALYSIS
   a. CURRENT LAND USE IS VACANT, ZONED FOR RESIDENTIAL.
   b. SOILS IN THIS AREA ARE CLASSIFIED AS BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES (BNB), BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES (BNC), FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES (FOB), SPINKS LOAMY SAND, 6 TO 12 PERCENT SLOPES (SPC), WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES (WAA), WAWASEE LOAM, 2 TO 6 PERCENT SLOPES (WAWABB), WAWASEE LOAM, 6 TO 12 PERCENT SLOPES (WAWABC), WAWASEE LOAM, 12 TO 18 PERCENT SLOPES (WAWABD). EXISTING SITE CONDITIONS INCLUDING EXISTING SITE VEGETATION AND CONTOURS ARE SHOWN ON SHEET 02.
   c. NATURAL FEATURES
      (i) THERE IS NO KNOWN ENDANGERED SPECIES HABITAT.
      (ii) THERE IS NO REGULATED 100-YEAR FLOODPLAINSON SITE, PER FEMA MAP PANEL 26161C0266E & 26161C0268E.
      (iii) THERE ARE 447 SURVEYED LANDMARK TREES ON SITE. ThE DEVELOPMENT PROPOSES TO REMOVE 307 OF THE LANDMARK TREES. THESE TREES WILL BE REPLACED ON SITE OR MITIGATION PER OTHER MEANS PER CITY OF ANN ARBOR STANDARDS.
      (iv) THERE ARE EXISTING SLOPES ON-SITE EXCEEDING +40% SLOPES. THE EXISTING CONTOURS ARE SHOWN ON SHEET 02. THE EXISTING STEEP SLOPES ARE IDENTIFIED ON SHEET 08. ADDITIONAL MEASURES WILL BE TAKEN DURING CONSTRUCTION, INCLUDING DOUBLE-ROW SILT FENCE OR MULCH BLANKS, TO PREVENT THE LOSS OF SOILS AND IMPROVE STABILIZATION. REFER TO THE SESC PLAN ON SHEET 21.
      (v) THERE IS AN UNNAMED WATERCOURSES THE FLOWS ALONG THE SOUTHERN SIDE OF THE SITE AND IS SHOWN ON SHEET 02 & 09-10.
      (vi) THERE ARE WETLANDS ON SITE AND ARE SHOWN ON SHEET 02 & 09-10.. WETLAND DELINEATION AND ANALYSIS WAS PERFORMED ON 9/22/20 BY NISWANDER ENVIRONMENTAL. REFER TO WETLAND DELINEATION REPORT (V.2), PREPARED BY NISWANDER ENVIRONMENTAL, DATED SEPTEMBER 2020.
      (vii) THERE ARE WOODLANDS ON THE SITE AND ARE SHOWN ON SHEET 02 & 09-10. TREE SURVEY INFORMATION IS PROVIDED BY ATWELL. THE SURVEY WAS PERFORMED ON THE DATES OF 10/1/20-10/9/20. THE SOUTH HALF OF THE SITE MEETS THE DEFINITION OF CITY WOODLAND. THE WOODLAND AREA AND CALCULATIONS ARE REPRESENTED ON SHEET 08.
   d. THERE ARE NO EXISTING STRUCTURES ON THE SITE AS SHOWN ON SHEET 02.
   e. EXISTING VEHICULAR AND PEDESTRIAN WAYS ARE SHOWN ON SHEET 02.
   f. EXISTING AND PROPOSED UTILITIES AND RIGHTS-OF-WAY ARE SHOWN ON SHEET 02 AND SHEET 18.
   g. DRAINAGE IS COLLECTED INTO A PROPOSED STORM WATER SYSTEM DESIGNED TO DETAIN THE FIRST FLUSH, BANKFULL, AND 100-YEAR STORM VOLUME IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.

4. SCHEMATIC DESIGN
   a. A COMPARISON OF CITY REGULATIONS AND PROPOSED DEVELOPMENT IS SHOWN ON THIS SHEET.
   b. PROPOSED SPOT ELEVATIONS AND AREAS OF DISTURBANCE ARE SHOWN ON SHEET 21.
   c. ORIENTATION AND LOCATIONS OF IMPROVEMENTS ARE SHOWN ON SHEET 05.
   d. NO SIGNIFICANT CHANGE IN SLOPES IS PROPOSED.
   e. EXISTING PROPERTY LINES ARE SHOWN ON SHEET 02 AND SHEET 05. SETBACKS ARE SHOWN ON SHEET 05.
   f. EXISTING ZONING IS R1B. REZONING IS NOT BEING PROPOSED.
   g. THERE ARE NO CONDITIONS RESTRICTING THE PROPOSED DEVELOPMENT.
   h. LEGAL DESCRIPTION WITH TOTAL ACREAGE IS SHOWN ON THIS SHEET.
   i. NO NEW PUBLIC ROADS ARE PROPOSED.
   j. A PHOTOMETRICS PLAN IS NOT APPLICABLE AS THERE ARE NO PROPOSED VEHICULAR USE AREAS AND THE DEVELOPER IS NOT CURRENTLY PROPOSING STREET LIGHTING ALONG THE PRIVATE ROADS.

5. TRAFFIC
   a. THE PROPOSED DEVELOPMENT INCLUDES 56 SINGLE FAMILY HOMES. IT IS ANTICIPATED THAT THE NEW CONSTRUCTION WILL GENERATE 58 VEHICLE TRIPS PER PEAK HOUR TO THE SITE. THEREFORE, A TRAFFIC IMPACT ANALYSIS IS REQUIRED AND HAS BEEN PREPARED IN ACCORDANCE WITH CITY OF ANN ARBOR REQUIREMENTS. AT THIS TIME NO MODIFICATIONS TO EARHART ROAD ARE ANTICIPATED. REFER TO THE TRAFFIC IMPACT STUDY PREPARED BY FLEIS & VANDENBRINK, DATED 2/19/21.

CONSTRUCTION NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS.
2. THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.
3. PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY CITY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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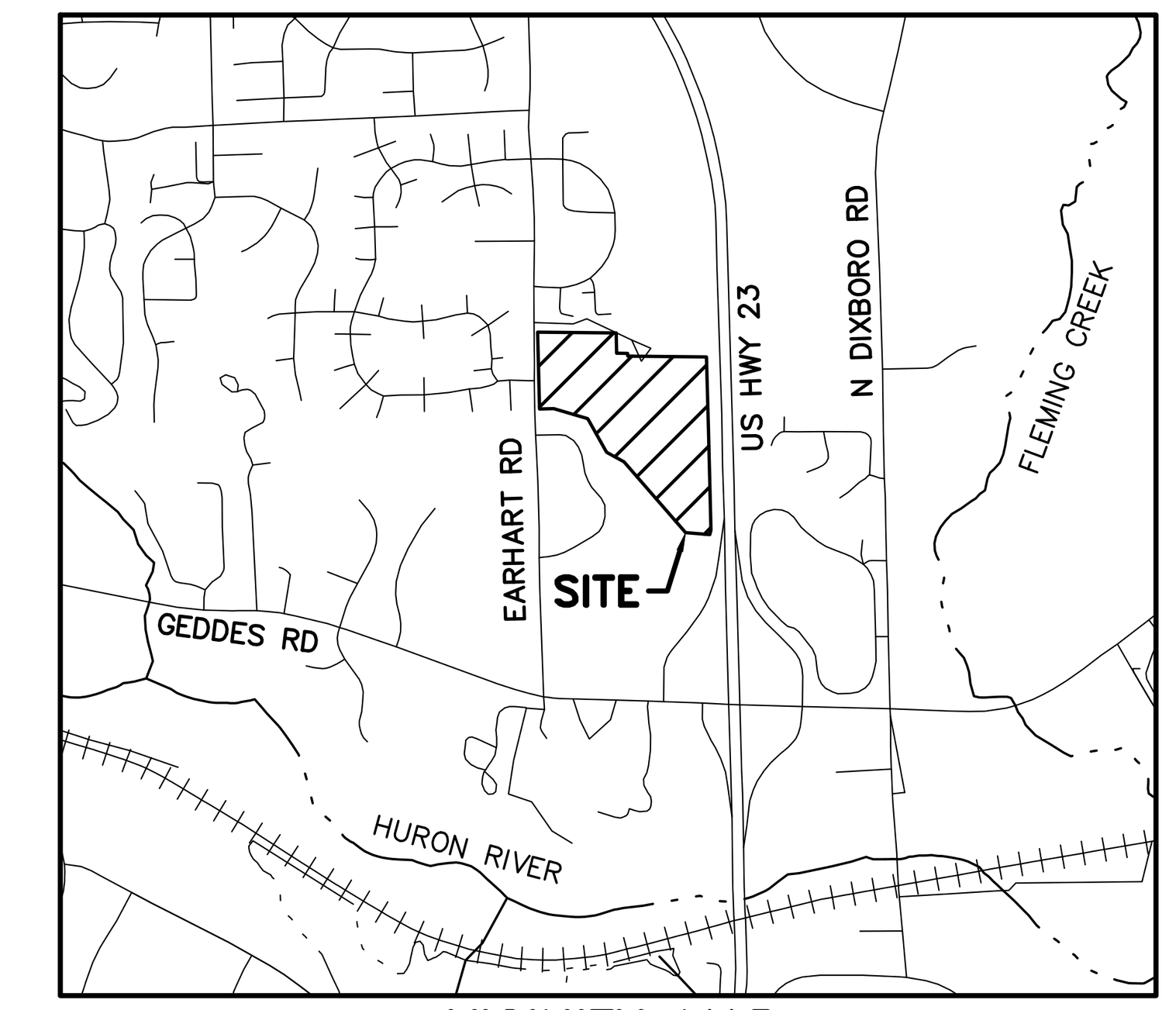
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 25; THENCE N01°26'01"W 792.00 FEET ALONG THE WEST LINE OF SAID SECTION 25 AND THE CENTERLINE OF EARHART ROAD; THENCE S89°28'01"E 44.03 FEET TO THE EAST 44 FOOT RIGHT OF WAY LINE OF SAID EARHART ROAD FOR A PLACE OF BEGINNING. THENCE CONTINUING S89°28'01"E 665.21 FEET; THENCE S01°26'01"E 172.05 FEET; THENCE S89°28'01"E 93.47 FEET; THENCE S01°34'01"E 24.01 FEET; THENCE S89°28'01"E 667.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 23; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 23 THE FOLLOWING THREE COURSES: S01°34'01"E 595.92 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 25; S01°25'30"E 873.36 FEET AND S13°12'25"W 39.44 FEET; THENCE N85°22'12"W 206.50 FEET; THENCE N40°59'47"W 794.74 FEET; THENCE N60°48'09"W 168.89 FEET TO THE EAST LINE OF PINE BRAE ESTATES SUBDIVISION, AS RECORDED IN LIBER 31, PAGES 30-34, WASHTENAW COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20 OF SAID PINE BRAE ESTATES; THENCE ALONG THE EAST AND NORTH LINE OF SAID PINE BRAE ESTATES THE FOLLOWING THREE COURSES: N29°26'45"W 327.71 FEET; N73°36'42"W 300.90 FEET AND S88°31'15"W 118.96 FEET TO THE EAST 44 FOOT RIGHT OF WAY LINE OF SAID EARHART ROAD; THENCE N01°26'01"W 650.57 FEET ALONG SAID EAST 44 FOOT RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 34.052 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY



VICINITY MAP
SCALE: 1" = 2000 FEET

SHEET INDEX

01	COVER SHEET
02	OVERALL EXISTING CONDITIONS PLAN
03	EXISTING CONDITIONS PLAN NORTH
04	EXISTING CONDITIONS PLAN SOUTH
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07	DIMENSIONAL LAYOUT PLAN SOUTH
08	NATURAL FEATURES OVERLAY PLAN
09	NATURAL FEATURES PLAN NORTH
10	NATURAL FEATURES PLAN SOUTH
11	LANDMARK TREE LIST
12	WOODLAND TREE LIST
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27	ARCHITECTURAL PLANS (BY OTHERS)
28	SITE CROSS SECTIONS
1 of 1	ALTA SURVEY

PROJECT DESCRIPTION

THE PETITIONER/APPLICANT IS RESPECTFULLY REQUESTING APPROVALS FOR SITE IMPROVEMENTS INVOLVED IN THE DEVELOPMENT OF THE PROPERTY LOCATED AT 660 EARHART ROAD. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF 56 SINGLE FAMILY HOMES, WATER AND WASTE WATER SERVICE FOR THE HOMES, AND AN ONSITE STORMWATER MANAGEMENT SYSTEM WITH THREE DETENTION BASINS. THE EXISTING PARCEL IS CURRENTLY VACANT AND UNDEVELOPED.

COMPARISON CHART

Tax ID	I-09-09-25-200-111 & 09-09-26-400-008			
	Existing	**Required (1)**	**Proposed**	**Notes**
Zoning	R1B		R1B	
Gross Site Area (AC)	34.05		34.05	
Area of R.O.W (AC)	0.00		0.00	
Wetland Area (AC)	1.47		1.47	
Net Site Area (AC)	32.58		32.58	
Number of Homes		141	57	
Density (units per acre, net area)		4.3	1.7	Per 10,000 min. lot size
Lot Width (FT)		70	70	Minimum
Lot Area (SFT)		10,000	10,010	70'x143' Minimum lot size
Total Open Space (AC)			15.68	
Total Open Space (%)			46%	
Active Open Space (AC)			12.22	
Active Open Space (%)			36%	
Setbacks				
Front (FT)		30	30	Minimum
Side (FT)		5	7	Minimum
Rear (FT)		40	40	Minimum
Building Spacing (FT)		10	14	Minimum
Property line Setback (FT)			50	Minimum
Building				
Height (ft)		30	30	Maximum
Stories			2	

Notes: Per Table 5.17-1 for R1B Zoning

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
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ANN ARBOR, MI 48104
734.994.4000

SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
COVER SHEET

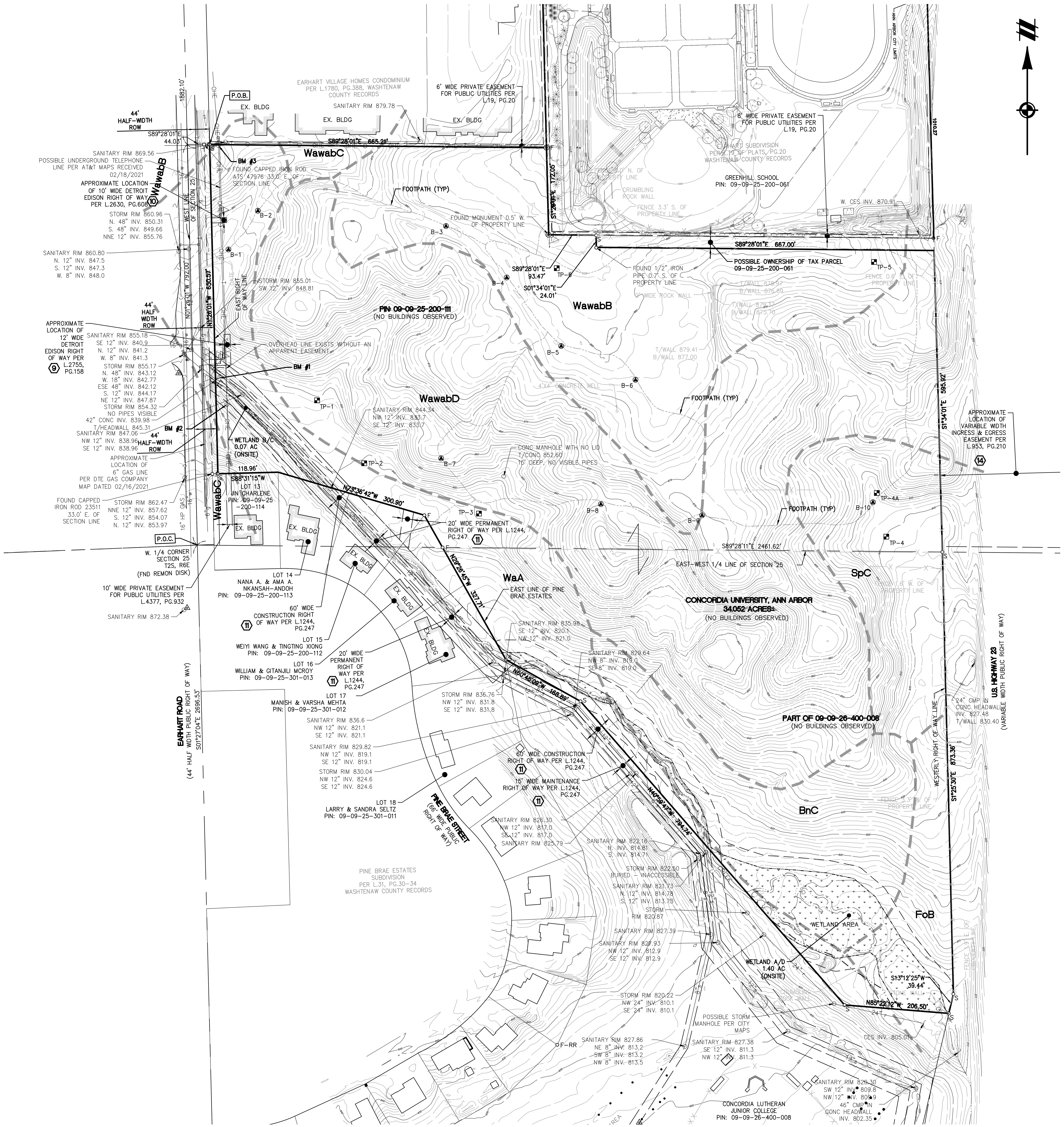
DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 -- --
AS NOTED

DR. AR | CH. --
P.M. MB
JOB 20003119
SHEET NO.
01



SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: WESTMINSTER TITLE AGENCY, INC., COMMITMENT NO.: 106-20001334-CTB, COMMITMENT DATE: SEPTEMBER 20, 2020:

8. MORTGAGE EXECUTED BY CONCORDIA UNIVERSITY ANN ARBOR, A MICHIGAN NON-STOCK CORPORATION TO CONCORDIA UNIVERSITY WISCONSIN, INC., DATED JULY 1, 2013, RECORDED JULY 30, 2013, IN LIBER 4991, PAGE 962, COVERS MORE LAND.
RESPONSE: EXHIBIT A PARCEL A COVERS A PORTION OF SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL B COVERS A PORTION OF SUBJECT PROPERTY AND LAND TO SOUTH, TRACT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL C COVERS A PORTION OF SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL D COVERS A PORTION OF SUBJECT PROPERTY AND LAND TO NORTH.

9. UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2755, PAGE 158.
RESPONSE: APPROXIMATELY AS SHOWN HEREON.

10. UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2630, PAGE 608.
RESPONSE: COVERS A PORTION OF SUBJECT PROPERTY, EASEMENT APPROXIMATELY AS SHOWN HEREON.

11. RIGHT-OF-WAY AGREEMENT IN FAVOR OF CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1244, PAGE 247.
RESPONSE: AS SHOWN HEREON.

12. TERMS AND CONDITIONS CONTAINED IN QUIT CLAIM DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4805, PAGE 233.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

13. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1201, PAGE 69.
RESPONSE: COVERS A PORTION OF SUBJECT PROPERTY (TAX PARCEL 09-09-25-200-111), DOCUMENT CONTAINS RIGHTS RESTRICTIONS SET FORTH IN RIDER "A".

14. US-23 IS A LIMITED ACCESS HIGHWAY AND ANY TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENTS RECORDED IN LIBER 953, PAGE 210 AND LIBER 930, PAGE 258.
RESPONSE: DOCUMENTS NOT PROVIDED, LOCATION SHOWN PER SURVEY RECORDS.

GENERAL NOTES:

1. EXISTING INFORMATION AND LEGAL DESCRIPTION SHOWN IN THESE PLANS IS PER A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ATWELL, DATED 02/18/2021. THIS SURVEY HAS BEEN PROVIDED TO ATWELL FOR USE BY THE OWNER.
2. SOIL TYPES REFERENCED IN THESE PLANS PER SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WASHTENAW COUNTY WEB SOIL SURVEY. AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/.
3. REFER TO GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY MCDOWELL & ASSOCIATES, JOB # 20-265, DATED 10/9/20 AND THE INFILTRATION EVALUATION REPORT PROVIDED BY MCDOWELL & ASSOCIATES JOB # 21-013, DATED 1/19/21. SOIL BORING AND TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORTS.

SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD88.
REFERENCE CONTROL POINTS: AAGRS NO. 0008A & 0005B
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBERS 26161C0266E & 26161C0268E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012.
3. WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. ZONING LETTER OR REPORT NOT PROVIDED AT THE DATE OF THE SURVEY.
5. THERE WERE NO OBSERVED PARKING STALLS OR PAINT MARKINGS EXISTING ON THE SUBJECT PROPERTY AT THE DATE OF THE SURVEY.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. NO ADDRESSES WERE OBSERVED WHILE CONDUCTING THE FIELDWORK.
9. SNOW AND ICE CONDITIONS EXISTED AT THE DATE OF THE SURVEY THAT MAY RESULT IN SOME PHYSICAL FEATURES NOT BEING VISIBLE AND THEREFORE NOT BEING SHOWN ON THIS SURVEY.
10. WETLANDS ARE SHOWN PER WETLAND DELINEATION REPORT (V.2) BY NISWANDER ENVIRONMENTAL, DATED SEPTEMBER 2020.
11. REFERENCE DRAWINGS:
   -ALTA/ACSM LAND TITLE SURVEY PERFORMED BY KEM-TEC & ASSOCIATES, JOB #12-01110, DATED MAY 22, 2012
   -TOPOGRAPHIC CONTOURS PROVIDED BY EASTERN STATES ENGINEERING

DEMOLITION NOTES

1. ALL ON-SITE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF ANN ARBOR, UNLESS OTHERWISE SPECIFIED. A SEPARATE CITY PERMIT WILL BE REQUIRED FOR ANY DEMOLITION ACTIVITIES.
2. THE CONTRACTOR SHALL DEMOLISH OR RELOCATE ANY SITE FEATURES AS APPROPRIATE TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
3. ALL DEMOLITION MATERIALS SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA.
4. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND NOTIFY ALL AFFECTED UTILITY COMPANIES PRIOR TO THE DEMOLITION OF ANY EXISTING STRUCTURES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND FIELD LOCATE EXISTING UTILITIES.
6. PUBLIC STREET REMOVAL LIMITS WILL BE TO LANE LINES AND PERPENDICULAR TO THE RIGHT-OF-WAY. FINAL DETERMINATION WILL BE MADE BY THE ENGINEERING INSPECTOR.
7. ALL DEBRIS SHALL BE HAULED AWAY FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION.

SOIL TYPES

BOYER LOAMY SAND,	1 TO 6 PERCENT SLOPES	(BnB)
BOYER LOAMY SAND,	6 TO 12 PERCENT SLOPES	(BnC)
FOX SANDY LOAM, TILL PLAIN,	2 TO 6 PERCENT SLOPES	(FoB)
SPINKS LOAMY SAND,	6 TO 12 PERCENT SLOPES	(SpC)
WASEPI SANDY LOAM,	0 TO 4 PERCENT SLOPES	(WaA)
WAWASEE LOAM,	2 TO 6 PERCENT SLOPES	(WawabB)
WAWASEE LOAM,	6 TO 12 PERCENT SLOPES	(WawabC)
WAWASEE LOAM,	12 TO 18 PERCENT SLOPES	(WawabD)

BENCHMARK INFORMATION:

BM #1
NORTHEAST CORNER OF CONCRETE HEADWALL
ELEVATION: 844.83 (NAVD88)

BM #2
BENCH TIE IN WEST FACE OF UTILITY POLE
ELEVATION: 848.68 (NAVD88)

BM #3
RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE
ELEVATION: 872.75 (NAVD88)

LEGEND

BOUNDARY LINE
EXIST. EASEMENT
SECTION LINE
BOUNDARY/PROPERTY LINE
SECTION CORNER
EXIST. TREE LINE
EXIST. FENCE
EXIST. 1' CONTOUR (801)
EXIST. 5' CONTOUR (800)
EXIST. ASPHALT
EXIST. GRAVEL
EXIST. WATERS EDGE
EXIST. SOILS
EXIST. SOILS TYPE
EXIST. BUILDING
EXIST. WETLAND
EXIST. WETLAND BUFFER
SOIL BORING
TEST PIT
EXIST. TREE
EXIST. TREE (TO BE REMOVED)
EXIST. WATER MAIN (W)
EXIST. SANITARY (S)
EXIST. GAS (G)
EXIST. STORM (r)
EXIST. OVERHEAD ELEC. LINE (OHE)
EXIST. OVERHEAD TELE. LINE (OHT)
EXIST. CABLE LINE (TV)
EXIST. UNDERGROUND TELE. LINE (T)
EXIST. CULVERT
EXIST. CATCH BASIN/INLET
EXIST. HYDRANT
EXIST. VALVE
EXIST. SANITARY SEWER
EXIST. UNSPECIFIED UTILITY
EXIST. SIGN
EXIST. LIGHT POLE
EXIST. UTILITY POLE (U.P.)
EXISTING TELEPHONE RISER (T)
EXISTING MAILBOX
EXISTING WELL

811
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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
OVERALL EXISTING CONDITIONS PLAN

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. AR | CH. --
P.M. MB
JOB 20003119
SHEET NO. 02

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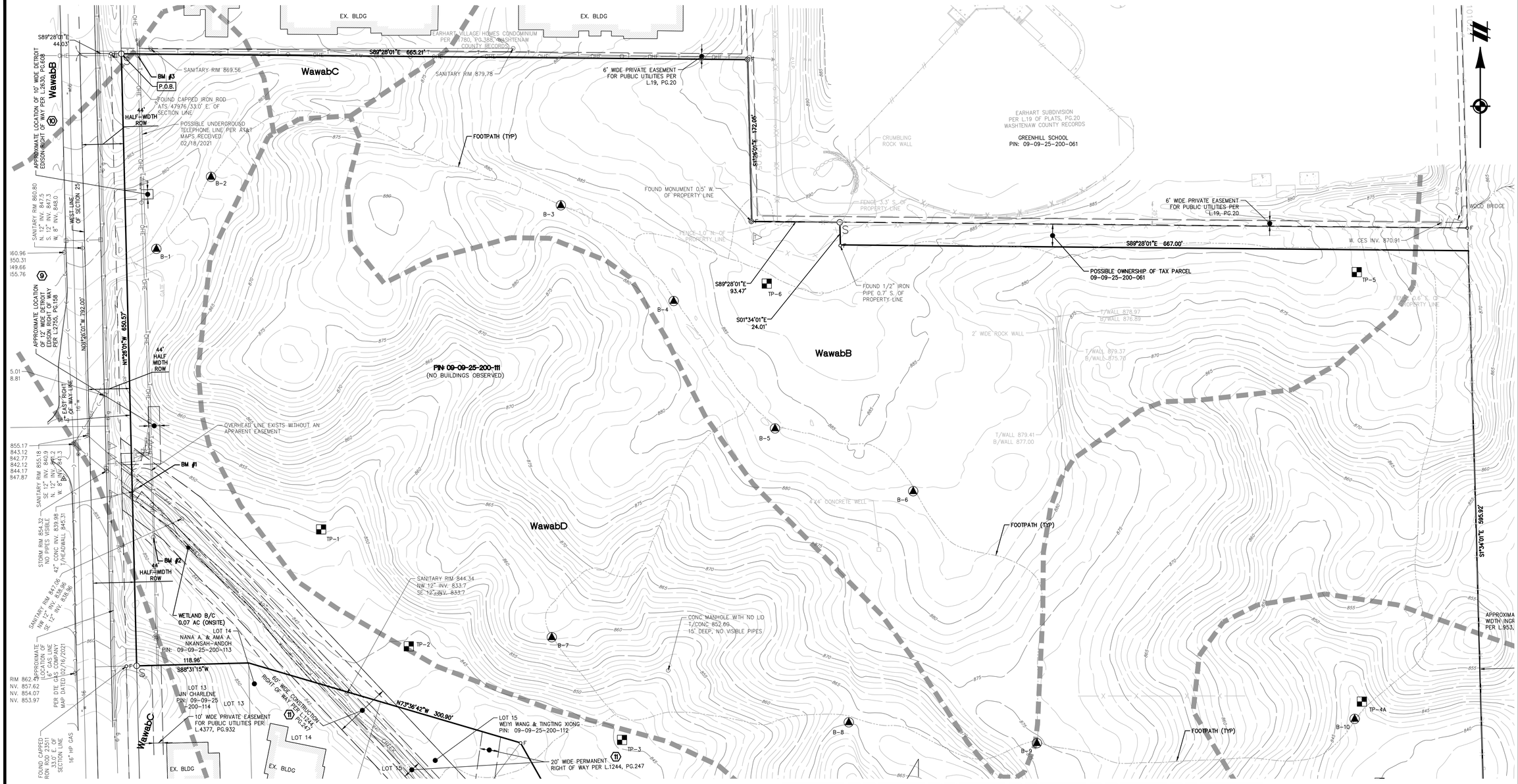

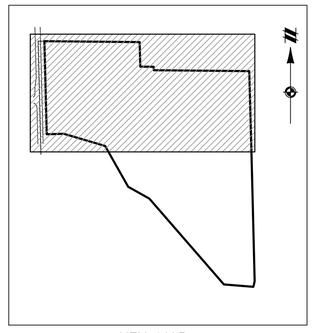

KEY MAP
1" = 750 FEET

LEGEND

BOUNDARY LINE	EXIST. WATER MAIN
EXIST. EASEMENT	EXIST. SANITARY
SECTION LINE	EXIST. GAS
BOUNDARY/PROPERTY LINE	EXIST. STORM
SECTION CORNER	EXIST. OVERHEAD ELEC. LINE
EXIST. TREE LINE	EXIST. OVERHEAD TELE. LINE
EXIST. FENCE	EXIST. CABLE LINE
EXIST. 1' CONTOUR	EXIST. UNDERGROUND TELE. LINE
EXIST. 5' CONTOUR	EXIST. CULVERT
EXIST. ASPHALT	EXIST. CATCH BASIN/INLET
EXIST. GRAVEL	EXIST. HYDRANT
EXIST. WATERS EDGE	EXIST. VALVE
EXIST. SOILS	EXIST. SANITARY SEWER
EXIST. SOILS TYPE	EXIST. UNSPECIFIED UTILITY
EXIST. BUILDING	EXIST. SIGN
EXIST. WETLAND	EXIST. LIGHT POLE
	EXIST. UTILITY POLE
EXIST. WETLAND BUFFER	EXISTING TELEPHONE RISER
SOIL BORING	EXISTING MAILBOX
TEST PIT	EXISTING WELL

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CONCORD PINES OF ANN ARBOR
SITE PLAN

EXISTING CONDITIONS PLAN NORTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR CH. --
P.M. MB

JOB 20003119
SHEET NO. 03

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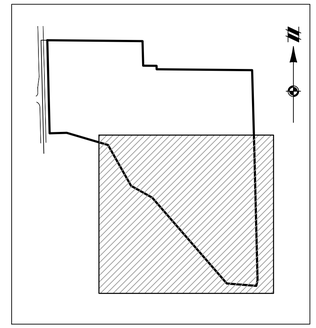
SEE SHEET 03





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. SOILS
- EXIST. SOILS TYPE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- SOIL BORING
- TEST PIT
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. GAS
- EXIST. STORM
- EXIST. OVERHEAD ELEC. LINE
- EXIST. OVERHEAD TELE. LINE
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CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
EXISTING CONDITIONS PLAN SOUTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR CH. --
P.M. MB

JOB 20003119
SHEET NO. 04

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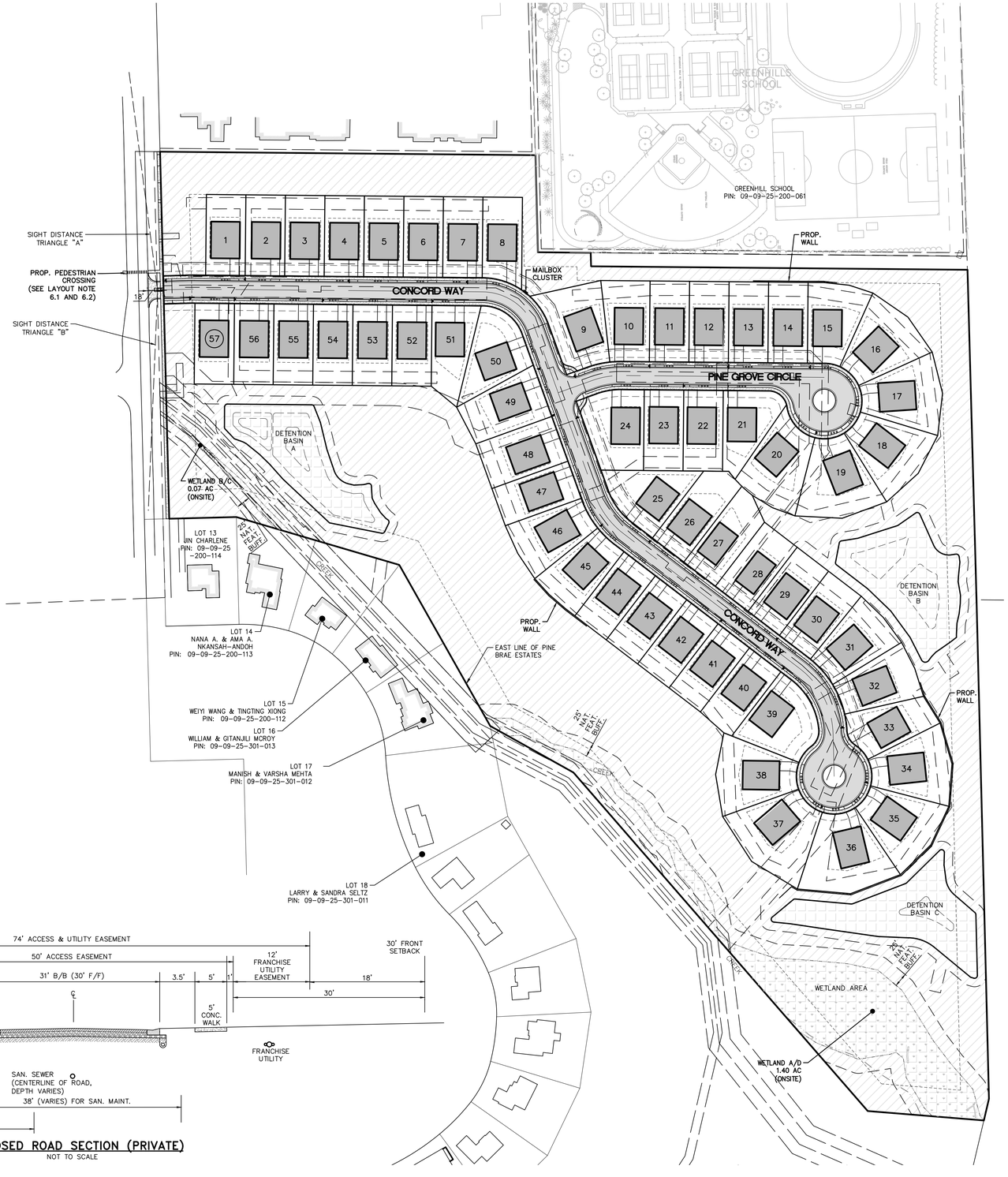


PROPOSED ROAD SECTION (PRIVATE)

NOT TO SCALE

LOT TABLE	
LOT #	AREA (SF)
1	10010
2	10010
3	10010
4	10010
5	10010
6	10010
7	10010
8	10469
9	14410
10	11275
11	10010
12	10010
13	10010
14	10010
15	12487
16	13948
17	13948
18	13948
19	15464
20	14570
21	11212
22	10010
23	10010
24	13820
25	12400
26	11714
27	11264
28	10439
29	10010
30	10162
31	12014
32	11412
33	10754
34	13948
35	13948
36	17325
37	17325
38	13948
39	13895
40	10154
41	10010
42	10010
43	10010
44	10010
45	11437
46	11943
47	10010
48	12048
49	12575
50	12896
51	11076
52	10010
53	10010
54	10010
55	10019
56	10001
57	10010

LAYOUT NOTES:

1. RADII DIMENSIONS MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. TWO VEHICLE PARKING SPACES PROPOSED IN THE GARAGE AND TWO VEHICLE PARKING SPACES AVAILABLE IN THE DRIVEWAY, FOR A TOTAL OF FOUR PARKING SPACES PROPOSED PER LOT. NO PARKING SIGNS TO BE INSTALLED ON THE HYDRANT SIDE OF THE ROADS AS SHOWN IN PLAN
3. TOTAL OPEN SPACE AS SHOWN IS 15.68 ACRES (46%). ACTIVE OPEN SPACE SHOWN AS 12.22 ACRES (36%). ACTIVE OPEN SPACE EXCLUDES EXISTING WETLANDS & PROPOSED DETENTION.
4. NO STREET LIGHTS ARE BEING PROPOSED ALONG THE PRIVATE ROADS, THUS A PHOTOMETRICS PLAN IS NOT APPLICABLE.
5. SIGHT DISTANCE TRIANGLES SHOWN FOR A 3.5' EYE HEIGHT IN ACCORDANCE WITH MDOT TRAFFIC AND SAFETY STANDARDS, FEBUARY 6, 2008 (2004 AASHTO, EXHIBITS 9-55, 661).
   - 5.1. SIGHT DISTANCE A: 390' SIGHT DISTANCE TO CL NEAREST SB LANE (SPEED LIMIT 35 MPH; DESIGN SPEED 35 MPH)
   - 5.2. SIGHT DISTANCE B: 390' SIGHT DISTANCE TO CL NEAREST NB LANE (SPEED LIMIT 35 MPH; DESIGN SPEED 35 MPH).
6. SEE TRAFFIC IMPACT ANALYSIS REPORT (BY OTHERS) FOR PAVEMENT MARKINGS AND SITE DISTANCE ANALYSIS RELATED TO THE PROPOSED PEDESTRIAN CROSSING ON EARHART ROAD, AS SHOWN.
   - 6.1. POSITIVE CONTRAST STREET LIGHTING SHALL BE PROVIDED FOR THE CROSSWALK ACROSS EARHART ROAD.
   - 6.2. ALL SIGNAGE REQUIRED FOR THE PUBLIC CROSSWALK SHALL BE INSTALLED BY THE CITY AT THE DEVELOPERS REQUEST

SIDEWALK REPAIR AND MAINTENANCE NOTES:

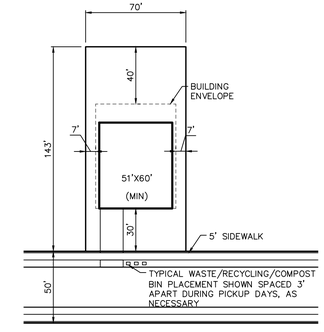
1. ALL SIDEWALKS AREA TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
2. ALL SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC PATHS SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

SOLID WASTE NOTES:

1. "SOLID WASTE/RECYCLING/COMPOST HANDLING WILL OCCUR IN CITY STANDARD 64 GALLON TRASH BINS. REFER TO TYPICAL LOT DETAILS FOR GENERAL PLACEMENTS DURING PICKUP."
2. "NO PARKING ON SERVICE DAY" SIGNED TO BE INSTALLED ON THE SIDE OPPOSITE OF THE FIRE HYDRANT SIDE OF THE ROAD.
3. REFER TO SHEETS 6 AND 7 FOR FIRE TRUCK TURNING TEMPLATES. A TRASH PICKUP TRUCK TEMPLATE IS SMALLER THAN A FIRE TRUCK, AND THUS WILL HAVE UNIMPEDED MOVEMENT THROUGH THE ROAD NETWORK DURING PICKUP, AS DEMONSTRATED BY THE FIRE TRUCK TEMPLATE.
4. SOLID WASTE/RECYCLING/COMPOST BINS TO BE STORED IN GARAGE WHEN NOT IN SERVICE.

PARKING NOTES:

1. AN EV PARKING-READY SPACE IS REQUIRED FOR EACH GARAGE.
2. PARKING IS PROPOSED ON ONE SIDE OF THE STREET, OPPOSITE OF THE FIRE HYDRANT SIDE. THERE IS NO PARKING ON EITHER SIDE OF THE STREET, LIMITED TO SPECIFIC TIMES/DAYS OF SOLID WASTE SERVICE FOR THE DEVELOPMENT. REFER TO THE PROPOSED "NO PARKING" SIGNAGE LOCATIONS ON SHEETS 06 AND 07.



TYPICAL LOT DETAIL

SCALE: 1"=50'

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. EASEMENT
- PROP. FRANCHISE EASEMENT
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. WALL
- PROP. ROAD CENTERLINE
- PROP. DETENTION
- ACTIVE OPEN SPACE AREA
- INACTIVE OPEN SPACE AREA

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CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

OVERALL DIMENSIONAL LAYOUT PLAN

DATE
FEBRUARY 25, 2021

REVISIONS
2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

SCALE 0 50 100
1" = 100 FEET
DR. AR | CH. --
P.M. MB
JOB 20003119
SHEET NO. 05

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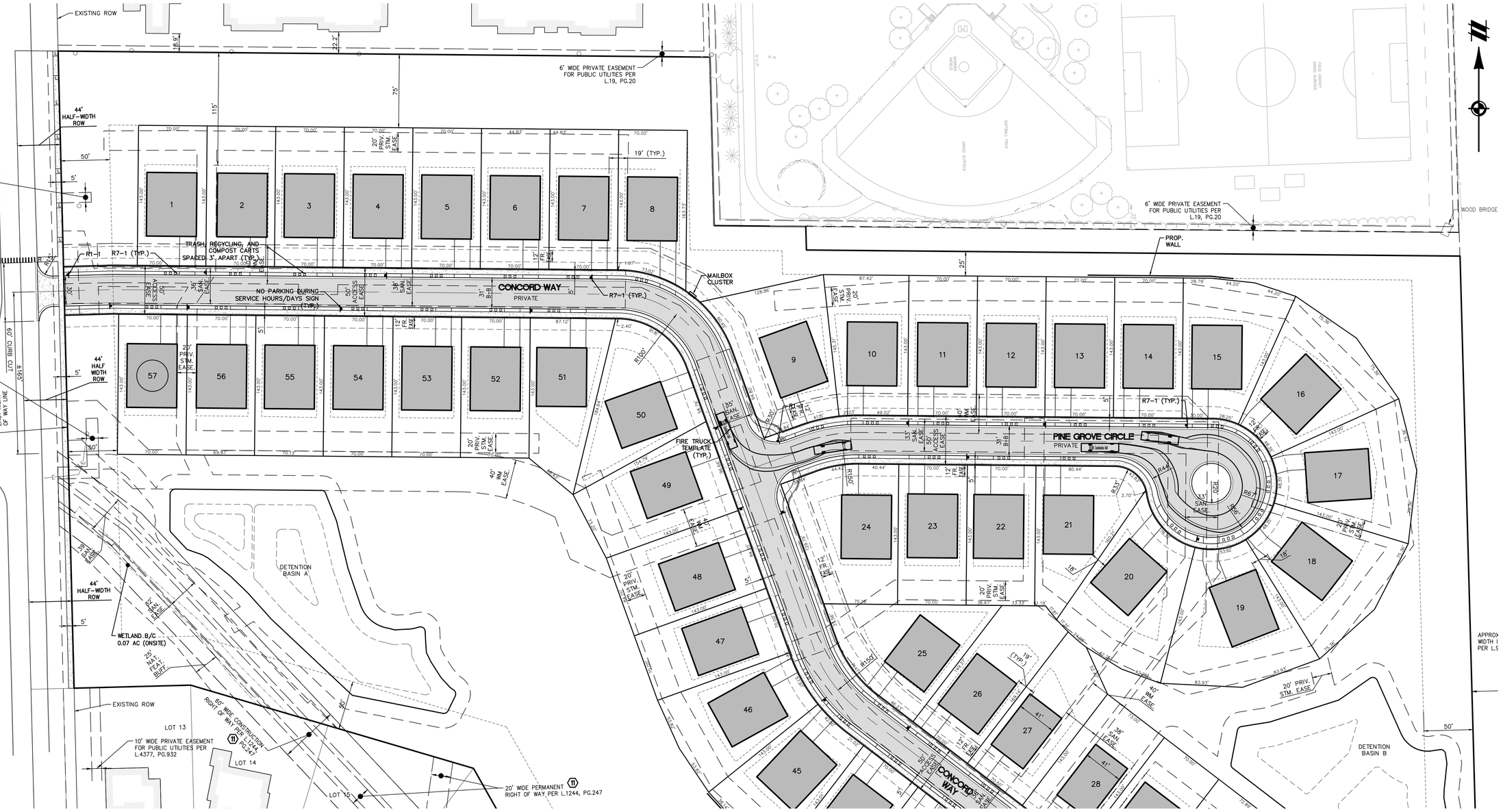
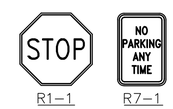
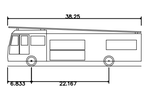




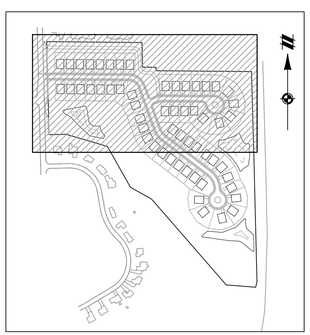
ON SITE SIGN DETAILS:



E-ONE Combination Unit

Overall Length	38.250ft
Overall Width	8.333ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK TEMPLATE DETAIL:



KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. EASEMENT
- PROP. FRANCHISE EASEMENT
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SITE PLAN
DIMENSIONAL LAYOUT PLAN
NORTH

DATE
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2021-04-16 PER CITY
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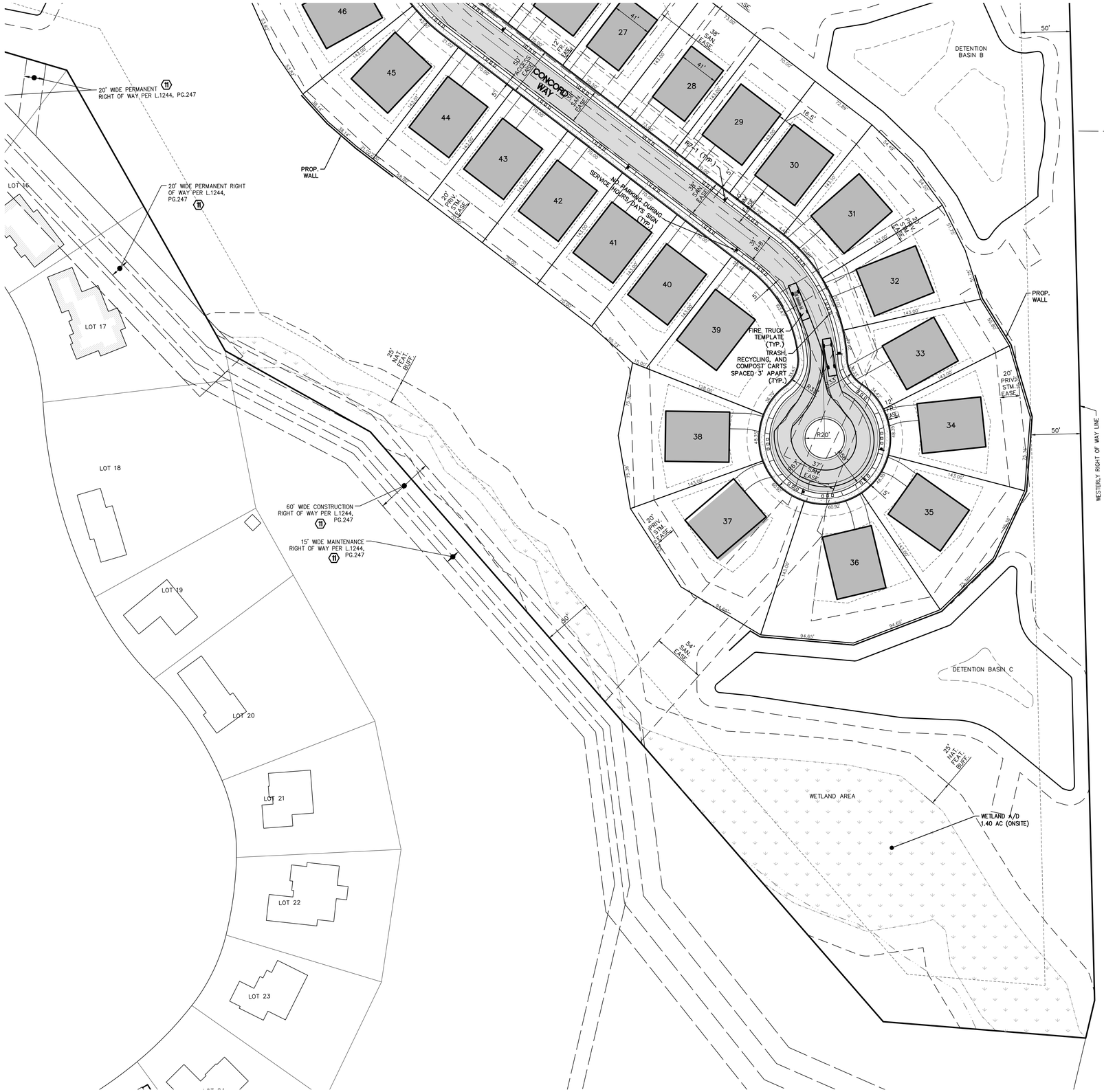
2021-06-28 PER CITY

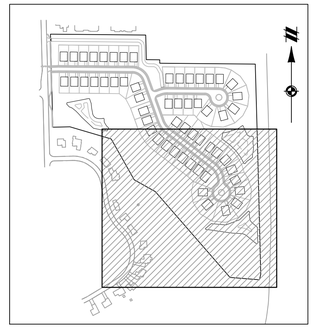
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 06



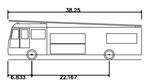


KEY MAP
1" = 750 FEET



R1-1 R7-1

ON SITE SIGN DETAILS:



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- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- 801 EXIST. 1' CONTOUR
- 800 EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. SETBACK
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SOUTH

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REVISIONS

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1" = 50 FEET

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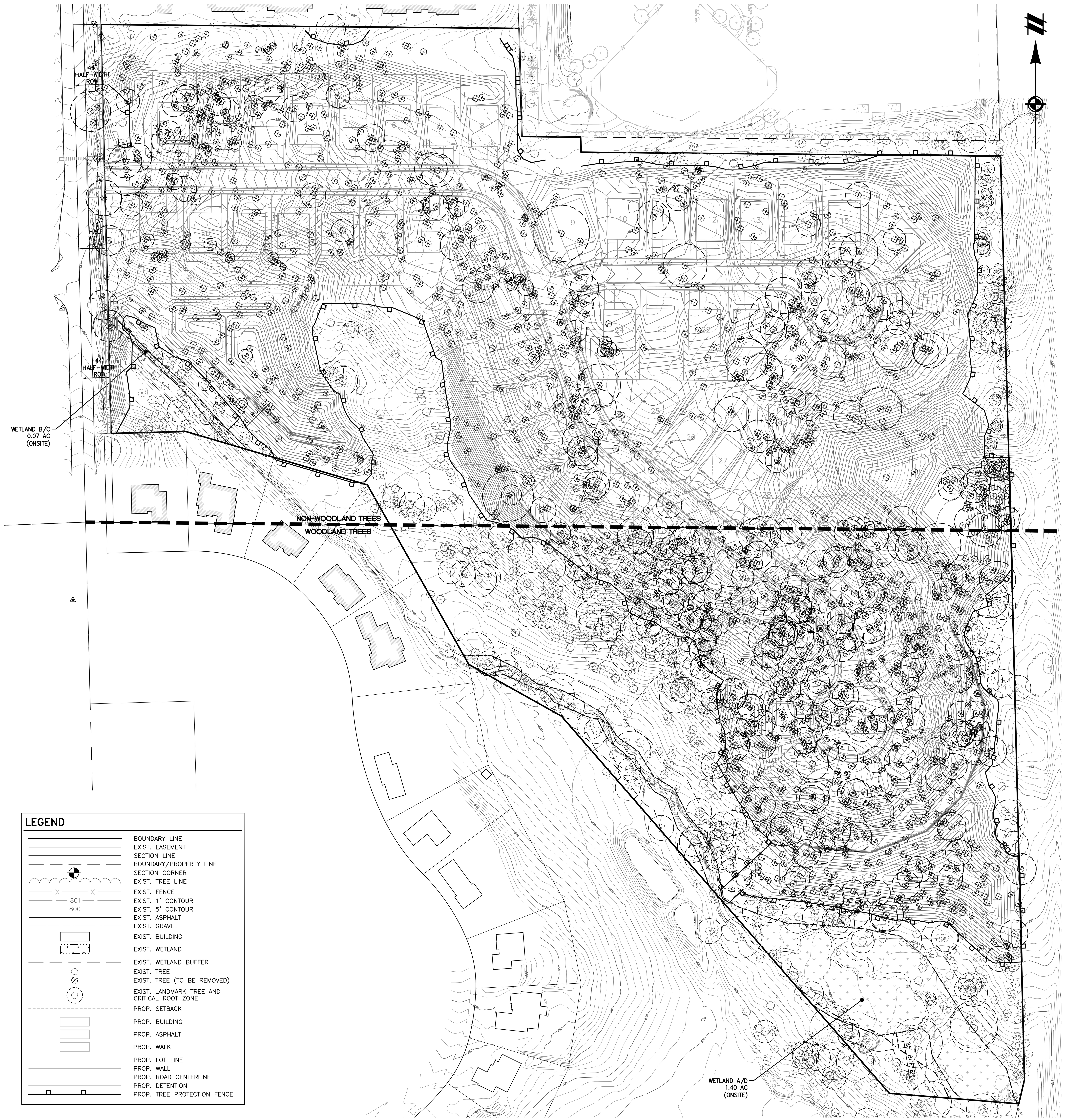
JOB 20003119
SHEET NO. 07



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NATURAL FEATURES NOTES:

WETLAND ASSESSMENT

WETLAND A/D: WETLAND A/D (1.40 ACRES ON-SITE) IS A FORESTED/SCRUB SHRUB WETLAND ASSOCIATED WITH AN UN-NAMED STREAM THAT OCCURS ON THE SOUTHERN EDGE OF THE PROPERTY AND CONTINUES EAST/WEST BEYOND THE LIMITS OF THE SURVEY AREA. WETLAND A/D AND WETLAND B/C ARE DIRECTLY CONNECTED VIA THE STREAM CHANNEL. WETLAND A/D CONTAINS THE FOLLOWING SPECIES: AMERICAN ELM (ULMUS AMERICANA), SILVER MAPLE (ACER SACCHARINUM), GREEN ASH (FRAXINUS PENNSYLVANICA), COTTONWOOD (POPULUS DELTOIDES) AND GLOSSY BUCKTHORN (FRANGULA ALNUS). IT IS NISWANDER ENVIRONMENTAL'S PROFESSIONAL OPINION THAT THE EGLE WOULD REGULATE WETLAND A/D SINCE IT IS DIRECTLY CONNECTED TO THE UN-NAMED STREAM.

WETLAND B/C: WETLAND B/C (0.07 ACRES ON-SITE) IS A STREAM CHANNEL THAT OCCURS ON THE SOUTHERN EDGE OF THE PROPERTY AND CONTINUES EAST/WEST BEYOND THE LIMITS OF THE SURVEY AREA. WETLAND A/D AND WETLAND B/C ARE DIRECTLY CONNECTED VIA THE STREAM CHANNEL. IT IS NISWANDER ENVIRONMENTAL'S PROFESSIONAL OPINION THAT THE EGLE WOULD REGULATE WETLAND B/C AS A STREAM CHANNEL.

STREAM: AN EXISTING STREAM WAS OBSERVED ON THE PROPERTY FLOWING THROUGH BOTH IDENTIFIED WETLANDS. BASED ON OUR REVIEW, THE STREAM SHOWED EVIDENCE DEFINED BANKS AND BED, AND VISIBLE EVIDENCE OF A CONTINUED FLOW OR CONTINUED OCCURRENCE OF WATER. THE STREAM ENTERS THE SITE FROM EARHART ROAD AND FLOWS SOUTH ALONG THE SOUTHERN PROPERTY BOUNDARY. THE STREAM APPEARS TO HAVE BEEN IMPOUNDED BY TWO EXISTING CONCRETE WEIR STRUCTURES LOCATED AT THE SOUTHERN END OF THE PROPERTY. AFTER IT EXITS THE IMPOUNDMENT, THE STREAM FLOWS OFFSITE TO THE SOUTH AND ULTIMATELY TO THE HURON RIVER.

UPLAND AREAS: NON-WETLAND AREAS WERE DOCUMENTED ON MOST OF THE AREA OF INVESTIGATION. THE VEGETATION IN THE UPLAND AREAS WAS DOMINATED BY RED PINE (PINUS RESINOSA), BLACK CHERRY (PRUNUS SEROTINA), COTTONWOOD (POPULUS DELTOIDES), AUTUMN OLIVE (ELAEAGNUS UMBELLATA), POISON IVY (TOXICODENDRON RADICANS) AND VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA).

WOODLAND ASSESSMENT

SITE OVERVIEW

THE SITE IS GENERALLY COMPRISED OF A NORTHERN AND SOUTHERN HALF, DIVIDED EAST-WEST AT THE APPROXIMATE MIDPOINT OF THE SITE, BASED ON THE EXISTING OVERALL VEGETATION COMMUNITIES PRESENT. THE NORTHERN HALF REPRESENTS AN OLD FIELD SUCCESSIONAL COMMUNITY WITH NO TRUE WOODLANDS WHILE THE SOUTHERN HALF EXHIBITS A GENERALLY CLOSED CANOPY WITH A MIX OF NATIVE HARDWOODS AND A CENTRAL GROVE OF PLANTED CONIFER TREE SPECIES. A SMALL PERENNIAL STREAM WITH LIMITED ASSOCIATED WETLANDS IS ALSO PRESENT ALONG THE SOUTHERN PROPERTY LINE. DUE TO THE INCREASINGLY URBANIZING LANDSCAPE SURROUNDING THE SITE, ALL OF THE VEGETATION COMMUNITIES ARE DOMINATED BY A DENSE SHRUB LAYER COMPRISED OF NON-NATIVE INVASIVE PLANT SPECIES WHICH HAVE SUPPRESSED DEVELOPMENT OF A NATIVE COMMUNITY. SIMILARLY, THE HERBACEOUS GROUND LAYER IS ALSO GENERALLY COMPRISED OF WEEDY INVASIVE SPECIES THAT CAN TOLERATE THESE CONDITIONS.

REVIEW OF HISTORICAL AERIALS IN COMBINATION WITH SITE INSPECTIONS INDICATE THAT THE ENTIRE SITE APPEARS TO HAVE BEEN IMPACTED BY HUMAN USES IN THE PAST INCLUDING AGRICULTURE AND PASTURING. IN ADDITION, THE ON-SITE STREAM HAS BEEN DAMMED AND REROUTED IN WHAT APPEARS TO HAVE BEEN AN EFFORT TO CREATE SMALL OPEN WATER AREAS THAT HAVE DEVELOPED AS LOW QUALITY EMERGENT AND SCRUB SHRUB WETLANDS OVER TIME. CONSEQUENTLY, NO PRISTINE ECOSYSTEMS EXIST ON THE SITE AS A WHOLE AND NONE OF THE VEGETATION COMMUNITIES ON SITE REPRESENT WHAT WOULD BE CLASSIFIED AS NATIVE FOREST FRAGMENTS. THE WOODED AREAS PRESENT ON THE SOUTHERN HALF OF THE SITE MAY BE CONSIDERED URBAN OR PIONEER WOODLANDS AT BEST. IN ADDITION, AS THE EXISTING VEGETATION COMMUNITIES FOUND ON SITE ARE HIGHLY DEGRADED AND DOMINATED BY INVASIVE SPECIES IN THE MIDSTORY AND GROUND LAYER THEY DON'T FUNCTION AS A SELF-SUSTAINING ECOSYSTEM AND PROVIDE MINIMAL WILDLIFE HABITAT.

NORTHERN HALF

THE NORTHERN HALF OF THE OVERALL SITE IS DOMINATED BY OLD FIELD VEGETATION COMMUNITIES THAT HAVE DEVELOPED ON HISTORICAL AGRICULTURAL AND/OR PASTURE LAND. THIS HALF OF THE SITE ALSO EXHIBITS A NETWORK OF MAINTAINED AND INCIDENTAL TRAILS THAT ARE USED BY THE NEIGHBORING COMMUNITY INCLUDING THE HIGH SCHOOL LOCATED TO THE NORTH OF THE SITE.

A DENSE SHRUB COMMUNITY DOMINATED BY INVASIVE SPECIES SUCH AS EURASIAN HONEYSUCKLES (LONICERA SPP.), COMMON BUCKTHORN (RHAMNUS CATHARTICA), GLOSSY BUCKTHORN (FRANGULA ALNUS), MULTI-FLORA ROSE (ROSA MULTIFLORA), AUTUMN-OLIVE (ELAEGNUS UMBELLATA), AND SCATTERED PRIVET (LIGUSTRUM VULGARE) PROVIDES A MIDSTORY CANOPY IN THE MAJORITY OF THIS AREA. TYPICAL OLD FIELD HERBACEOUS SPECIES DOMINATE THE GROUND LAYER INCLUDING QUEEN ANNE'S LACE (DAUCUS CAROTA), KENTUCKY BLUEGRASS (POA PRATENSIS), AND SPOTTED KNAPWEED (CENTAUREA MACULOSA), BEEBALM (MONARDA FISTULOSA), AND REED CANARY GRASS (PHALARIS ARUNDINACEA). LIMITED MATURE TREES ARE PRESENT GENERALLY ALONG THE PERIMETER OF THIS AREA INCLUDING OAKS (QUERCUS ALBA, Q. RUBRA, AND Q. VELUTINA), PIGNUT AND SHAGBARK HICKORY (CARYA GLABRA AND C. OVATA), BASSWOOD (TILIA AMERICANA), AMERICAN ELM (ULMUS AMERICANA), BLACK WALNUT (JUGLANS NIGRA) AND BLACK CHERRY (PRUNUS SEROTINA).

SOUTHERN HALF

THE SOUTHERN HALF OF THE SITE EXHIBITS A FAIRLY DENSE CANOPY OF MID TO MATURE AGE TREES COMPRISED OF A CENTRAL CONIFER PLANTATION SURROUNDED BY NATIVE HARDWOODS. ALTHOUGH SOME LARGE SPECIMEN NATIVE TREES EXIST THROUGHOUT THE SOUTHERN HALF OF THE SITE, OVERALL THESE AREAS WOULD BE CONSIDERED URBAN OR PIONEER WOODLANDS AND NOT NATIVE FOREST FRAGMENTS.

URBAN WOODLANDS – CONIFER PLANTATION

THE CENTRAL PORTION OF THE SOUTHERN HALF OF THE SITE SUPPORTS A DENSE CONIFER PLANTATION COMPRISED OF RED PINE (PINUS RESINOSA), WHITE PINE (PINUS STROBUS) AND SCOTCH PINE (PINUS SYLVESTRIS) WHICH MAY BE CLASSIFIED AS A DEGRADED URBAN WOODLAND. TREE DENSITY IS MODERATE WITH LARGER SPECIMENS EXHIBITING AN AVERAGE DBH OF 12 TO 20 INCHES. A NUMBER OF LANDMARK TREES RANGING FROM 18 TO 25 INCHES ARE ALSO SCATTERED THROUGHOUT THIS AREA. THE DENSE CANOPY PREVENTS MINIMAL LIGHT FROM REACHING THE MIDSTORY AND GROUND LAYER RESULTING IN LIMITED DEVELOPMENT OF THESE VEGETATION LAYERS. VEGETATION IN THE MIDSTORY THOUGH LIMITED, IS COMPRISED OF THE SAME INVASIVE VEGETATION SPECIES AS ARE FOUND THROUGHOUT THE SITE INCLUDING EURASIAN HONEYSUCKLE, COMMON AND GLOSSY BUCKTHORN, MULTIFLORA ROSE, AND AUTUMN OLIVE. THE GROUND LAYER IS GENERALLY SPARSE WITH SEEDLINGS OF COMMON AND GLOSSY BUCKTHORN DOMINATING.

URBAN WOODLANDS – HARDWOODS

THE AREA SURROUNDING THE CENTRAL CONIFER GROVE ALSO REPRESENTS WHAT MAY BE CLASSIFIED AS A DEGRADED URBAN WOODLAND. DOMINANT TREE SPECIES INCLUDE OAKS, PIGNUT AND SHAGBARK HICKORY, BASSWOOD, AMERICAN ELM, BLACK WALNUT AND BLACK CHERRY WITH A NUMBER OF LARGER SPECIMEN TREES SCATTERED THROUGHOUT ESPECIALLY ALONG THE EDGES WHERE GREATER LIGHT PENETRATION ALLOWS FOR GREATER CROWN DEVELOPMENT. TREE DENSITY IS MODERATE WITH LARGER SPECIMENS EXHIBITING AN AVERAGE DBH OF 12 TO 24 INCHES WITH A NUMBER OF LANDMARK TREES RANGING FROM 20 TO 35 INCHES ALSO SCATTERED THROUGHOUT THIS AREA. THE CANOPY TENDS TO BE LESS DENSE THAN WITHIN THE CONIFER GROVE ALLOWING FOR A GREATER SHRUB LAYER DEVELOPMENT. HOWEVER, LIKE THE BALANCE OF THE SITE, INVASIVE SPECIES INCLUDING EURASIAN HONEYSUCKLE, COMMON AND GLOSSY BUCKTHORN, MULTIFLORA ROSE, AND AUTUMN OLIVE DOMINATE THIS MIDSTORY PREVENTING NATIVE SPECIES FROM ESTABLISHING. THE GROUND LAYER IS SLIGHTLY MORE DIVERSE BUT WITH ONLY LIMITED COVERAGE OF NATIVE GROUNDCOVER SPECIES SUCH AS PENN SEDGE (CAREX PENSYLVANICA), RIVER-BANK GRAPE (VITIS RIPARIA), AND VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA) DUE TO THE PRESENCE OF A DENSE SHRUB LAYER OF INVASIVE SPECIES. ADDITIONAL HERBACEOUS SPECIES IN THE GROUND LAYER INCLUDE INVASIVE REED CANARY GRASS (PHALARIS ARUNDINACEA) AND GARLIC MUSTARD (ALLIARIA PETIOLATA) WITH SEEDLINGS OF COMMON AND GLOSSY BUCKTHORN AND EURASIAN HONEYSUCKLE.

STEEP SLOPE ASSESSMENT

ROUGHLY TWO ACRES OF THE SITE CONTAIN EXISTING SLOPES THAT FALL BETWEEN 20% AND 40%.. THERE ARE LIMITED AREAS OF THE SITE THAT EXCEED 40% SLOPE, TOTALING LESS THAN 2000 SQFT. ALL DOWNSLOPES ON SITE WILL BE PROTECTED WITH SILTFENCE AND DOUBLE SILTFENCE AS NEEDED. ALL SLOPES STEEPER THAN 4:1 WILL BE STABILIZED WITH MULCH BLANKETS.

TREE REMOVAL AND REPLACEMENT SUMMARY:

Woodland Definition (City of Ann Arbor)

A forested area of 1/2 acre or more with a gross basal area of 30 square feet per 1/2 acre, containing 20 trees per 1/2 acre greater than 6 inches in Diameter at Breast Height (DBH)

Total Site Summary

Total Acreage:	34.05 acres	
Total landmark trees surveyed:	447 trees	---------------------------- *[See note 1]*
Total non-landmark trees surveyed:	1,582 trees	---------------------------- *[See note 2]*
Total trees surveyed:	2,950 trees	

North of Section Line Summary

Acreage:	21.44 acres
Trees Surveyed:	1,373 trees
Total Basal Area:	898 sf
Woodland Definition 1:	1,898 sf / (21.44x2) = 20.9 sf / ½ acre = ***not a woodland***
Woodland Definition 2:	1,025 sf / (21.44x2) = 23.9 trees / ½ acre = woodland

South of Section Line Summary

Acreage:	12.61 acres
Trees Surveyed:	1577 trees
Total Basal Area:	1,253 sf
Woodland Definition 1:	1,253 sf / (12.61x2) = 49.67 sf / ½ acre = woodland
Woodland Definition 2:	1,012 sf / (12.61x2) = 40.12 trees / ½ acre = woodland

Landmark Tree Removals and Replacements -- *[See note 1]*

Total Landmark trees surveyed:	447 trees
Total Landmark trees removed:	311 trees
Total Landmark DBH Removed:	6,448 inches
Landmark DBH Replacement:	50%
Total Required Replacement:	3224 inches

Woodland Tree Removals and Replacements -- *[See note 3]*

Total Woodland trees surveyed:	741 trees
Total Woodland trees removed:	450 trees
Total Woodland DBH Removed:	4,281 inches
Woodland DBH Replacement:	50%
Total Required Replacement:	2,141 inches

Totals Tree Replacements

Total Required Replacement:	5,365 inches
Proposed Replacement Tree DBH:	3 inches
Total Replacement Trees Required:	***1,788 trees***

Notes

1. Excludes landmark trees that scored 16 points or less per the City's health assessment form
2. Trees 6"DBH or above. Excludes Invasive Species, Poor/Dead Condition
3. Excludes north of section line. Only woodland trees with 8"DBH or above require replacement.

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

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
NATURAL FEATURES
OVERLAY PLAN

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 40 80
1" = 80 FEET

DR. AR | CH. --
P.M. MB
JOB 20003119
SHEET NO.
08

PR. LIMITS OF DISTURBANCE

PROP. TREE PROTECTION

PROP. TREE PROTECTION

PROP. LIMITS OF DISTURBANCE

WETLAND B/C
0.07 AC. (ONSITE)

25' SETBACK

NON-WOODLAND TREES

WOODLAND TREES

WOOD BRIDGE

SEE SHEET 10

KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- EXIST. SLOPES 20%-40%
- EXIST. SLOPES > 40%
- PROP. TREE PROTECTION FENCE

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WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS

CONCORD PINES OF ANN ARBOR
SITE PLAN

NATURAL FEATURES PLAN NORTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 09

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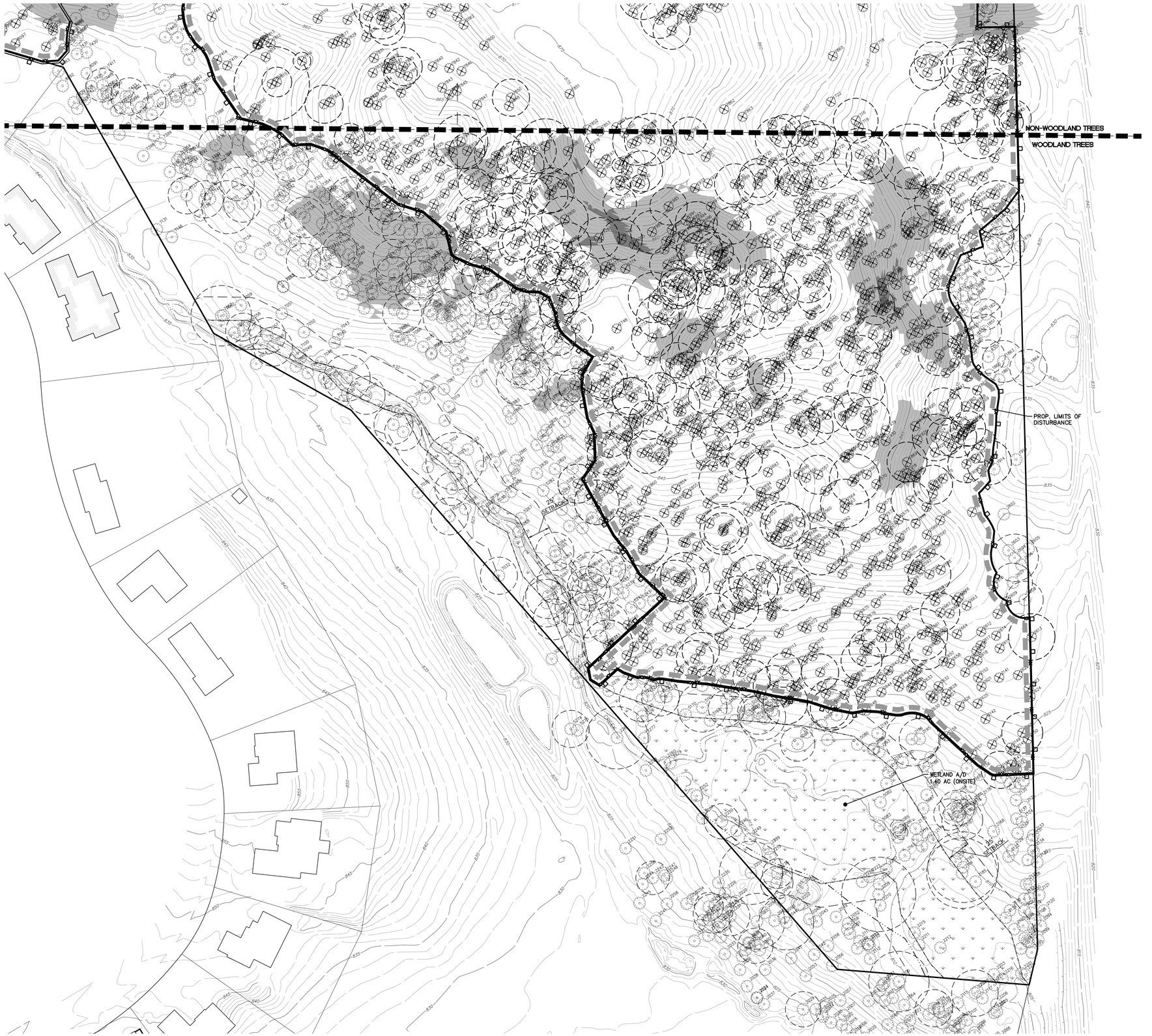
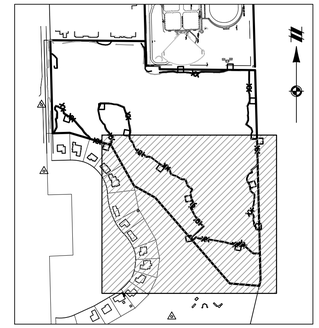
SEE SHEET 09





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR (801)
- EXIST. 5' CONTOUR (800)
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- EXIST. SLOPES 20%-40%
- EXIST. SLOPES > 40%
- PROP. TREE PROTECTION FENCE

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SECTION 25
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CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

NATURAL FEATURES PLAN SOUTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 10

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LANDMARK TREE HEALTH FORM INFORMATION

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Trunk Condition	Growth Rate	Tree Structure	Insects/ Disease	Crown Development	Life Expectancy	Total Score	Landmark Tree	To Be Removed	Onsite
1502	JUNI	*Juglans nigra*	Black Walnut	23.0	Fair	Dead limbs, weak canopy	4	4	3	3	1	3	18	Yes	No	No
1510	JUVI	*Juniperus virginiana*	Red Cedar	10.5	Fair		4	4	3	4	4	3	23	Yes	No	Yes
1511	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Fair		4	3	3	3	3	2	18	Yes	No	Yes
1517	JUVI	*Juniperus virginiana*	Red Cedar	9.0	Fair		3	4	3	4	3	2	17	Yes	No	Yes
1518	JUVI	*Juniperus virginiana*	Red Cedar	11.0	Fair		4	3	2	5	3	2	19	Yes	No	Yes
1519	JUVI	*Juniperus virginiana*	Red Cedar	9.0	Fair		3	3	2	5	2	2	17	Yes	No	Yes
1520	JUVI	*Juniperus virginiana*	Red Cedar	9.0	Fair		3	3	2	5	2	2	17	Yes	No	Yes
1521	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Fair		4	3	3	3	3	2	18	Yes	No	Yes
1527	JUVI	*Juniperus virginiana*	Red Cedar	10.0	Fair		3	3	2	5	2	2	17	Yes	No	Yes
1528	JUVI	*Juniperus virginiana*	Red Cedar	9.0	Fair		4	3	3	3	3	2	18	Yes	No	Yes
1529	JUVI	*Juniperus virginiana*	Red Cedar	11.5	Fair		5	3	3	5	3	3	22	Yes	No	Yes
1530	JUVI	*Juniperus virginiana*	Red Cedar	13.0	Fair		4	3	3	5	3	2	19	Yes	No	Yes
1532	JUVI	*Juniperus virginiana*	Red Cedar	10.0	Fair		3	3	2	5	2	2	17	Yes	No	Yes
1533	JUVI	*Juniperus virginiana*	Red Cedar	8.0	Fair		5	4	3	5	3	4	24	Yes	No	Yes
1535	JUVI	*Juniperus virginiana*	Red Cedar	9.0	Fair		4	3	3	3	3	2	18	Yes	No	Yes
1537	QURU	*Quercus rubra*	Red Oak	17.0	Good		5	5	5	5	3	5	28	Yes	No	Yes
1538	JUVI	*Juniperus virginiana*	Red Cedar	8.0	Good		5	4	4	4	4	3	24	Yes	No	Yes
1543	QURU	*Quercus rubra*	Red Oak	17.0	Good		5	5	5	5	4	5	29	Yes	No	Yes
1551	JUVI	*Juniperus virginiana*	Red Cedar	8.0	Good		5	4	4	4	4	3	24	Yes	No	Yes
1553	QURU	*Quercus rubra*	Red Oak	17.0	Good		5	5	4	5	5	5	29	Yes	No	Yes
1554	QURU	*Quercus rubra*	Red Oak	22.0	Good		5	5	5	5	5	5	30	Yes	No	Yes
1561	CEOC	*Celtis occidentalis*	Hackberry	12.0	Good		5	4	4	4	4	4	25	Yes	No	Yes
1562	QURU	*Quercus rubra*	Red Oak	20.0	Good		5	5	4	5	5	5	29	Yes	No	Yes
1563	QURU	*Quercus rubra*	Red Oak	11.0	Good		5	5	4	5	5	5	29	Yes	No	Yes
1571	JUVI	*Juniperus virginiana*	Red Cedar	8.0	Good		5	4	4	4	4	3	24	Yes	No	Yes
1573	JUNI	*Juglans nigra*	Black Walnut	8.5	Good	3T: 8.0, 6.0	4	4	4	4	4	4	24	Yes	No	Yes
1574	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Fair		4	3	2	5	3	2	19	Yes	No	Yes
1579	PRSE	*Prunus serotina*	Black Cherry	18.0	Good		4	5	3	3	3	3	21	Yes	No	Yes
1581	CEOC	*Celtis occidentalis*	Hackberry	14.5	Good		5	4	4	4	4	4	25	Yes	No	Yes
1585	JUVI	*Juniperus virginiana*	Red Cedar	9.5	Good		5	3	3	5	3	3	22	Yes	No	Yes
1593	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Fair		4	3	3	3	3	2	18	Yes	No	Yes
1594	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Fair		5	4	4	4	4	3	24	Yes	No	Yes
1595	JUVI	*Juniperus virginiana*	Red Cedar	10.0	Fair	2T: 9.0	5	4	3	5	3	3	23	Yes	No	Yes
1596	JUVI	*Juniperus virginiana*	Red Cedar	10.0	Fair	2T: 9.0	3	3	2	5	2	2	17	Yes	No	Yes
1599	CAGL	*Carya glabra*	Pignut Hickory	16.5	Good		5	3	4	3	3	3	21	Yes	Yes	Yes
1606	SAAL	*Sassafrass albidum*	Sassafrass	13.0	Good		5	3	3	4	3	3	21	Yes	Yes	Yes
1610	SAAL	*Sassafrass albidum*	Sassafrass	12.5	Good		5	4	3	3	3	4	22	Yes	Yes	Yes
1616	SAAL	*Sassafrass albidum*	Sassafrass	12.0	Good		5	4	3	3	3	4	22	Yes	Yes	Yes
1617	JUNI	*Juglans nigra*	Black Walnut	22.0	Good		3	4	4	3	3	3	20	Yes	Yes	Yes
1620	JUNI	*Juglans nigra*	Black Walnut	24.5	Good		3	4	5	5	4	5	26	Yes	Yes	Yes
1624	JUNI	*Juglans nigra*	Black Walnut	21.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1625	JUNI	*Juglans nigra*	Black Walnut	19.0	Good		3	5	3	3	3	3	20	Yes	Yes	Yes
1627	JUNI	*Juglans nigra*	Black Walnut	21.5	Good		5	5	4	4	4	3	25	Yes	Yes	Yes
1630	PRSE	*Prunus serotina*	Black Cherry	27.0	Good		4	4	4	4	3	3	19	Yes	Yes	Yes
1637	SAAL	*Sassafrass albidum*	Sassafrass	17.0	Good		5	4	3	3	4	3	22	Yes	Yes	Yes
1638	SAAL	*Sassafrass albidum*	Sassafrass	17.0	Good		5	4	3	3	4	3	22	Yes	Yes	Yes
1644	JUNI	*Juglans nigra*	Black Walnut	20.0	Good		5	5	4	3	3	4	24	Yes	Yes	Yes
1647	CEOC	*Celtis occidentalis*	Hackberry	11.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1658	CAGL	*Carya glabra*	Pignut Hickory	17.0	Good		5	3	3	4	3	3	21	Yes	Yes	Yes
1663	PIRE	*Pinus resinosa*	Red Pine	20.0	Fair		5	3	3	1	2	3	17	Yes	Yes	Yes
1676	JUNI	*Juglans nigra*	Black Walnut	29.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1707	PIRE	*Pinus resinosa*	Red Pine	18.0	Fair		5	3	3	1	2	3	17	Yes	Yes	Yes
1711	JUNI	*Juglans nigra*	Black Walnut	35.0	Fair		3	5	5	5	3	5	26	Yes	Yes	Yes
1712	JUNI	*Juglans nigra*	Black Walnut	25.5	Good		5	5	5	4	5	4	28	Yes	Yes	Yes
1713	PRSE	*Prunus serotina*	Black Cherry	26.0	Good		5	4	4	4	5	4	26	Yes	Yes	Yes
1714	PRSE	*Prunus serotina*	Black Cherry	21.0	Good		5	4	4	4	3	3	23	Yes	Yes	Yes
1715	JUNI	*Juglans nigra*	Black Walnut	24.0	Good		5	4	4	3	5	3	24	Yes	Yes	Yes
1716	JUNI	*Juglans nigra*	Black Walnut	16.0	Good		5	4	3	3	3	2	20	Yes	Yes	Yes
1717	JUNI	*Juglans nigra*	Black Walnut	24.0	Good		5	4	4	2	4	3	22	Yes	Yes	Yes
1720	CAGL	*Carya glabra*	Pignut Hickory	16.5	Good		5	3	4	3	3	3	21	Yes	Yes	Yes
1723	PIRE	*Pinus resinosa*	Red Pine	16.0	Good		5	4	4	3	3	3	22	Yes	Yes	Yes
1728	PIST	*Pinus strobus*	White Pine	22.0	Good		5	4	4	4	3	3	23	Yes	Yes	Yes
1729	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	4	4	3	3	23	Yes	Yes	Yes
1730	PIST	*Pinus strobus*	White Pine	22.0	Good		5	4	4	4	3	3	23	Yes	Yes	Yes
1731	PIST	*Pinus strobus*	White Pine	21.0	Good		5	4	4	4	4	3	24	Yes	Yes	Yes
1739	PIST	*Pinus strobus*	White Pine	18.0	Good		5	4	3	3	3	3	21	Yes	Yes	Yes
1805	PIST	*Pinus strobus*	White Pine	20.0	Fair		5	3	3	3	3	2	19	Yes	Yes	Yes
1817	JUNI	*Juglans nigra*	Black Walnut	31.0	Good		5	4	4	4	4	3	24	Yes	Yes	Yes
1819	JUNI	*Juglans nigra*	Black Walnut	30.0	Good	Vines	5	4	4	3	4	4	24	Yes	Yes	Yes
1821	CEOC	*Celtis occidentalis*	Hackberry	14.0	Good		4	3	3	3	3	3	19	Yes	No	Yes
1822	ULAM	*Ulmus americana*	American Elm	22.0	Good		5	4	3	3	4	4	22	Yes	No	Yes
1825	QUAL	*Quercus alba*	White Oak	16.5	Good		5	4	4	4	4	3	24	Yes	No	Yes
1831	PIST	*Pinus strobus*	White Pine	20.0	Fair		5	3	3	1	2	3	17	Yes	No	Yes
1851	ULAM	*Ulmus americana*	American Elm	18.0	Good		4	3	2	3	3	3	18	Yes	No	Yes
1852	PIST	*Pinus strobus*	White Pine	23.0	Good		5	4	4	3	4	3	23	Yes	No	Yes
1863	PRSE	*Prunus serotina*	Black Cherry	22.5	Good	2T: 19.5	4	4	3	3	3	3	19	Yes	No	Yes
1864	PRSE	*Prunus serotina*	Black Cherry	20.0	Good	2T: 18.0	4	4	3	4	3	3	21	Yes	No	No
1865	PIST	*Pinus strobus*	White Pine	20.0	Good		4	4	3	3	3	3	21	Yes	Yes	Yes
1869	PIST	*Pinus strobus*	White Pine	21.5	Good		5	4	2	4	3	3	21	Yes	Yes	Yes
1870	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	2	4	3	3	21	Yes	Yes	Yes
1902	PIST	*Pinus strobus*	White Pine	19.0	Fair		5	3	3	4	3	3	21	Yes	Yes	Yes
1906	PIST	*Pinus strobus*	White Pine	20.0	Fair		5	3	3	1	3	3	18	Yes	Yes	Yes
1910	PIST	*Pinus strobus*	White Pine	18.0	Fair		5	3	3	1	3	3	18	Yes	Yes	Yes
1911	PIST	*Pinus strobus*	White Pine	24.0	Fair		5	3	3	3	3	3	20	Yes	Yes	Yes
1917	PIST	*Pinus strobus*	White Pine	21.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1919	PIST	*Pinus strobus*	White Pine	21.0	Fair	Vines	5	3	3	3	3	3	20	Yes	Yes	Yes
1922	PIRE	*Pinus resinosa*	Red Pine	20.0	Good		5	4	4	4	3	3	23	Yes	Yes	Yes
1923	PIRE	*Pinus resinosa*	Red Pine	20.0	Fair		5	3	3	4	3	3	21	Yes	Yes	Yes
1924	PIRE	*Pinus resinosa*	Red Pine	25.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1935	PIRE	*Pinus resinosa*	Red Pine	24.0	Good		5	4	4	4	4	4	25	Yes	Yes	Yes
1943	PIST	*Pinus strobus*	White Pine	20.0	Fair		4	3	3	2	4	3	19	Yes	Yes	Yes

LANDMARK TREE HEALTH FORM INFORMATION

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Trunk Condition	Growth Rate	Tree Structure	Insects/ Disease	Crown Development	Life Expectancy	Total Score	Landmark Tree	Invasive Species	To Be Removed	Onsite
2564	PIRE	*Pinus resinosa*	Red Pine	26.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2566	PIRE	*Pinus resinosa*	Red Pine	27.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2594	PIRE	*Pinus resinosa*	Red Pine	23.0	Good		5	4	4	4	4	4	24	Yes		Yes	Yes
2604	JUNI	*Juglans nigra*	Black Walnut	25.5	Good		5	4	4	3	4	4	24	Yes		Yes	Yes
2607	JUNI	*Juglans nigra*	Black Walnut	21.0	Good		5	4	4	4	4	3	24	Yes		No	Yes
2608	JUNI	*Juglans nigra*	Black Walnut	20.0	Fair	Vines	5	4	4	4	4	3	24	Yes		No	Yes
2613	PRSE	*Prunus serotina*	Black Cherry	25.0	Fair		4	4	3	3	3	2	19	Yes		Yes	Yes
2650	PIRE	*Pinus resinosa*	Red Pine	22.0	Good		5	4	4	4	5	4	26	Yes		Yes	Yes
2651	PIRE	*Pinus resinosa*	Red Pine	21.0	Good		5	4	4	4	5	4	26	Yes		Yes	Yes
2655	PIRE	*Pinus resinosa*	Red Pine	20.0	Good		5	4	4	4	3	3	23	Yes		Yes	Yes
2659	PIRE	*Pinus resinosa*	Red Pine	28.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2667	PIRE	*Pinus resinosa*	Red Pine	21.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2677	PIRE	*Pinus resinosa*	Red Pine	20.0	Good		5	4	5	4	4	4	26	Yes		Yes	Yes
2689	PIRE	*Pinus resinosa*	Red Pine	24.0	Good		5	4	5	4	4	4	26	Yes		Yes	Yes
2693	PIRE	*Pinus resinosa*	Red Pine	24.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2696	PIRE	*Pinus resinosa*	Red Pine	24.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2701	PIST	*Pinus strobus*	White Pine	27.0	Good	Good tree, some dead branches	5	4	4	4	4	4	25	Yes		Yes	Yes
2703	PIST	*Pinus strobus*	White Pine	23.0	Good	Trunk is leaning, otherwise good	5	4	3	3	4	3	22	Yes		Yes	Yes
2705	PIST	*Pinus strobus*	White Pine	21.0	Good	Dead lower branches	4	3	3	3	3	3	19	Yes		Yes	Yes
2707	PIST	*Pinus strobus*	White Pine	22.0	Good	Dead lower branches	4	4	4	4	4	4	24	Yes		Yes	Yes
2708	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	5	3	3	3	3	2	19	Yes		Yes	Yes
2710	PIST	*Pinus strobus*	White Pine	20.0	Good	Small crown	5	4	3	3	3	3	21	Yes		Yes	Yes
2720	PIST	*Pinus strobus*	White Pine	18.0	Good	Small crown	5	4	4	4	3	3	23	Yes		Yes	Yes
2721	PIST	*Pinus strobus*	White Pine	20.0	Good	Small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2728	PIST	*Pinus strobus*	White Pine	19.0	Fair		5	1	3	5	4	3	21	Yes		Yes	Yes
2733	ACSA	*Acer saccharum*	Sugar Maple	17.0	Excellent		5	4	5	4	4	4	26	Yes		Yes	Yes
2736	PIST	*Pinus strobus*	White Pine	20.0	Fair		4	3	3	2	4	3	19	Yes		Yes	Yes
2737	PIST	*Pinus strobus*	White Pine	22.0	Fair		3	3	3	3	3	3	18	Yes		Yes	Yes
2745	PIST	*Pinus strobus*	White Pine	20.0	Fair		4	3	3	2	4	3	19	Yes		Yes	Yes
2746	PIST	*Pinus strobus*	White Pine	24.0	Fair	Dead lower branches	4	3	3	3	3	3	18	Yes		Yes	Yes
2753	PIST	*Pinus strobus*	White Pine	19.0	Good		5	4	3	3	4	3	22	Yes		Yes	Yes
2754	PIST	*Pinus strobus*	White Pine	24.0	Good	Dead lower branches	4	4	4	4	4	4	24	Yes		Yes	Yes
2755	PRSE	*Prunus serotina*	Black Cherry	18.5	Fair	Leaning	4	3	3	3	3	3	18	Yes		Yes	Yes
2756	PIST	*Pinus strobus*	White Pine	18.5	Good	Dead lower branches	4	4	4	4	4	4	24	Yes		Yes	Yes
2758	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches	4	3	3	4	3	3	20	Yes		Yes	Yes
2759	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, leaning	4	3	3	3	3	3	20	Yes		Yes	Yes
2760	PIST	*Pinus strobus*	White Pine	18.5	Fair	Dead lower branches, leaning	3	3	3	3	3	3	18	Yes		Yes	Yes
2763	PIST	*Pinus strobus*	White Pine	22.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2770	PIST	*Pinus strobus*	White Pine	18.0	Fair	Small crown, dead lower branches	4	3	3	3	3	3	19	Yes		Yes	Yes
2771	PIST	*Pinus strobus*	White Pine	22.0	Fair	Small crown, dead lower branches, vines	4	3	3	3	2	3	18	Yes		Yes	Yes
2775	PIST	*Pinus strobus*	White Pine	18.0	Fair	Leaning, dead lower branches, vines	4	3	3	3	3	3	20	Yes		Yes	Yes
2776	PIST	*Pinus strobus*	White Pine	22.0	Fair	Leaning, dead lower branches, vines	4	3	3	3	2	3	18	Yes		Yes	Yes
2778	PIST	*Pinus strobus*	White Pine	22.0	Fair	Dead lower branches, vines	4	3	3	3	2	3	18	Yes		Yes	Yes
2780	PIST	*Pinus strobus*	White Pine	25.0	Fair	Leaning	4	3	3	3	3	3	18	Yes		Yes	Yes
2784	PIST	*Pinus strobus*	White Pine	18.0	Fair	Small crown, dead lower branches	4	3	3	4	3	3	20	Yes		Yes	Yes
2793	PIST	*Pinus strobus*	White Pine	17.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2803	PIST	*Pinus strobus*	White Pine	25.0	Fair	Dead lower branches, lopsided crown	4	3	3	3	3	3	18	Yes		No	Yes
2804	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, lopsided crown	4	3	3	2	4	3	19	Yes		No	Yes
2809	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown, vines	5	3	3	3	3	2	19	Yes		Yes	Yes
2811	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	5	3	3	3	3	2	19	Yes		No	Yes
2819	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2823	PIST	*Pinus strobus*	White Pine	23.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	18	Yes		Yes	Yes
2836	PIST	*Pinus strobus*	White Pine	24.0	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
2842	PIST	*Pinus strobus*	White Pine	21.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
2844	PIST	*Pinus strobus*	White Pine	23.0	Fair	Dead lower branches, leaning	4	3	3	3	3	3	18	Yes		Yes	Yes
2850	PIST	*Pinus strobus*	White Pine	23.0	Fair	Dead lower branches, lopsided crown	4	3	3	3	3	3	18	Yes		Yes	Yes
2865	PIST	*Pinus strobus*	White Pine	27.0	Fair	Loppsided crown	4	3	3	3	2	3	19	Yes		Yes	Yes
2886	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	20	Yes		Yes	Yes
2887	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		No	Yes
2890	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		No	Yes
2891	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2895	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2896	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2897	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, small crown	4	3	3	4	3	3	20	Yes		Yes	Yes
2899	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	5	3	3	3	3	2	19	Yes		Yes	Yes
2900	PIAB	*Picea abies*	Norway Spruce	25.0	Fair	Dead lower branches, small crown, vines	4	3	3	3	3	3	17	Yes		Yes	Yes
2901	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2902	PIST	*Pinus strobus*	White Pine	24.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	18	Yes		Yes	Yes
2905	PIST	*Pinus strobus*	White Pine	25.0	Good		4	4	4	4	4	4	24	Yes		Yes	Yes
2906	PIAB	*Picea abies*	Norway Spruce	24.0	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2907	PIAB	*Picea abies*	Norway Spruce	25.5	Fair	Dead lower branches, small crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2910	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2915	PIST	*Pinus strobus*	White Pine	26.0	Fair	Dead lower branches, crowded crown	4	3	3	3	3	3	19	Yes		Yes	Yes
2919	PIST	*Pinus strobus*	White Pine	19.0	Fair	Dead lower branches, crowded crown	5	1	3	5	4	3	21	Yes		Yes	Yes
2930	PIST	*Pinus strobus*	White Pine	18.0	Fair		4	3	3	4	3	3	20	Yes		Yes	Yes
2933	PIST	*Pinus strobus*	White Pine	22.0	Good	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2935	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2937	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2938	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	4	3	3	2	4	3	19	Yes		Yes	Yes
2940	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown, vines	5	3	3	3	3	2	19	Yes		Yes	Yes
2941	PIST	*Pinus strobus*	White Pine	24.0	Fair	Dead lower branches, small crown, vines	4	3	3	3	3	3	18	Yes		Yes	Yes
3558	QURU	*Quercus rubra*	Red Oak	45	Good		5	1	4	5	5	3	23	Yes		No	Yes
3561	CADV	*Carya ovata*	Shagbark Hickory	22	Good		5	1	4	5	5	3	23	Yes		Yes	Yes
3569	JUVI	*Juniperus virginiana*	Red Cedar	9	Fair		4	3	3	3	3	2	18	Yes		Yes	Yes
3570	PIRE	*Pinus resinosa*	Red Pine	29	Fair		5	1	3	5	3	3	20	Yes		Yes	Yes
3573	PRSE	*Prunus serotina*	Black Cherry	19	Fair	2T: 14	5	1	3	3	3	2	17	Yes		Yes	Yes
3599	JUVI	*Juniperus virginiana*	Red Cedar	9	Fair		5	1	3	3	3	2	17	Yes		Yes	Yes
5008	PRSE	*Prunus serotina*	Black Cherry	23	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5011	PIST	*Pinus strobus*	White Pine	24.5	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5013	PIST	*Pinus strobus*	White Pine	22.5	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
5014	PIST	*Pinus strobus*	White Pine	19.5	Good		5	4	4	4	4	4	25	Yes		Yes	Yes
5016	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5017	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5019	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5033	PIST	*Pinus strobus*	White Pine	20.0	Fair		5	4	4	4	3	3	24	Yes		Yes	Yes
5034	PIST	*Pinus strobus*	White Pine	23.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5037	PIST	*Pinus strobus*	White Pine	18.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5040	PIST	*Pinus strobus*	White Pine	21.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5046	PIST	*Pinus strobus*	White Pine	20.0	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5047	PIST	*Pinus strobus*	White Pine	18.5	Good		5	4	4	4	4	3	24	Yes		Yes	Yes
5063	PIST	*Pinus strobus*	White Pine	25.5	Good		5	4	4	4

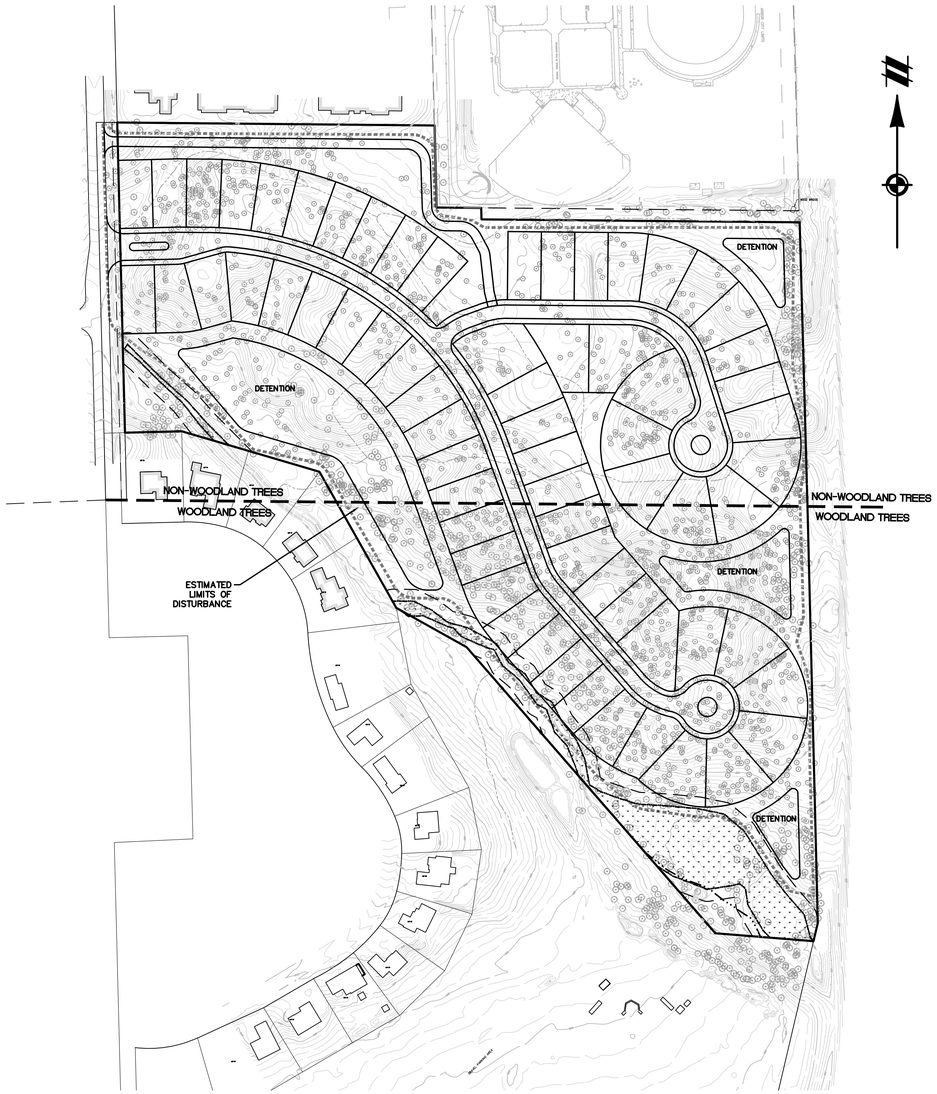
Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Landmark Tree	Invasive Species	To Be Removed	Onsite
1652	JUNI	*Juglans nigra*	Black Walnut	9.0	Good			Yes	Yes	Yes
1653	CEOC	*Celtis occidentalis*	Hackberry	30.0	Good			Yes	Yes	Yes
1654	CEOC	*Celtis occidentalis*	Hackberry	6.0	Good			Yes	Yes	Yes
1655	PRSE	*Prunus serotina*	Black Cherry	8.5	Good			Yes	Yes	Yes
1656	PRSE	*Prunus serotina*	Black Cherry	7.5	Good			Yes	Yes	Yes
1657	CAGL	*Carya glabra*	Pignut Hickory	13.5	Good			Yes	Yes	Yes
1658	CAGL	*Carya glabra*	Pignut Hickory	17.0	Good		Yes	Yes	Yes	Yes
1659	JUNI	*Juglans nigra*	Black Walnut	8.5	Good			Yes	Yes	Yes
1660	PIRE	*Pinus resinosa*	Red Pine	7.5	Good			Yes	Yes	Yes
1661	PIRE	*Pinus resinosa*	Red Pine	15.0	Good			Yes	Yes	Yes
1662	PIRE	*Pinus resinosa*	Red Pine	16.5	Good			Yes	Yes	Yes
1663	PIRE	*Pinus resinosa*	Red Pine	20.0	Fair		Yes	Yes	Yes	Yes
1664	PIRE	*Pinus resinosa*	Red Pine	18.0	Fair			Yes	Yes	Yes
1665	PIRE	*Pinus resinosa*	Red Pine	13.5	Poor			Yes	Yes	Yes
1666	PIRE	*Pinus resinosa*	Red Pine	17.0	Fair			Yes	Yes	Yes
1667	PIRE	*Pinus resinosa*	Red Pine	22.5	Poor			Yes	Yes	Yes
1668	PIRE	*Pinus resinosa*	Red Pine	14.5	Fair			Yes	Yes	Yes
1669	PIRE	*Pinus resinosa*	Red Pine	18.0	Poor			Yes	Yes	Yes
1670	PIRE	*Pinus resinosa*	Red Pine	18.5	Poor			Yes	Yes	Yes
1671	PIRE	*Pinus resinosa*	Red Pine	18.5	Poor			Yes	Yes	Yes
1672	PIRE	*Pinus resinosa*	Red Pine	17.0	Fair			Yes	Yes	Yes
1673	PIRE	*Pinus resinosa*	Red Pine	13.0	Fair			Yes	Yes	Yes
1674	MOAL	*Morus alba*	White Mulberry	15.5	Poor		Yes	Yes	No	Yes
1675	CEOC	*Celtis occidentalis*	Hackberry	30.0	Fair			Yes	Yes	Yes
1676	JUNI	*Juglans nigra*	Black Walnut	30.0	Fair			Yes	Yes	Yes
1677	ULAM	*Ulmus americana*	American Elm	8.0	Fair			Yes	Yes	Yes
1678	JUNI	*Juglans nigra*	Black Walnut	20.0	Fair		Yes	Yes	Yes	Yes
1679	PRSE	*Prunus serotina*	Black Cherry	21.0	Poor			No	Yes	Yes
1680	CEOC	*Celtis occidentalis*	Hackberry	9.5	Fair			No	Yes	Yes
1681	JUNI	*Juglans nigra*	Black Walnut	30.5	Fair			No	Yes	Yes
1682	PIRE	*Pinus resinosa*	Red Pine	15.5	Poor			Yes	Yes	Yes
1683	PIRE	*Pinus resinosa*	Red Pine	9.5	Poor			Yes	Yes	Yes
1684	CRSP9	*Crataegus* spp.	Hawthorn	7.0	Poor			Yes	Yes	Yes
1685	PIRE	*Pinus resinosa*	Red Pine	17.0	Fair			Yes	Yes	Yes
1686	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Fair			Yes	Yes	Yes
1687	PISY	*Pinus sylvestris*	Scotch Pine	14.0	Poor			Yes	Yes	Yes
1688	PIRE	*Pinus resinosa*	Red Pine	13.0	Dead			Yes	Yes	Yes
1689	PISY	*Pinus sylvestris*	Scotch Pine	6.5	Fair			Yes	Yes	Yes
1690	PISY	*Pinus sylvestris*	Scotch Pine	13.5	Dead			Yes	Yes	Yes
1691	PISY	*Pinus sylvestris*	Scotch Pine	12.0	Poor			Yes	Yes	Yes
1692	PISY	*Pinus sylvestris*	Scotch Pine	13.5	Poor			Yes	Yes	Yes
1693	PISY	*Pinus sylvestris*	Scotch Pine	10.0	Fair		Vines	Yes	Yes	Yes
1694	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Fair		Vines	Yes	Yes	Yes
1695	ACNE	*Acer negundo*	Box Elder Maple	8.5	Fair			No	Yes	Yes
1696	PIRE	*Pinus resinosa*	Red Pine	15.0	Fair			Yes	Yes	Yes
1698	PRSE	*Prunus serotina*	Black Cherry	7.5	Fair			Yes	Yes	Yes
1699	PRAV	*Prunus avium*	Sweet Cherry	9.0	Fair			Yes	Yes	Yes
1700	PISY	*Pinus sylvestris*	Scotch Pine	13.5	Fair			Yes	Yes	Yes
1701	PIRE	*Pinus resinosa*	Red Pine	14.0	Dead			Yes	Yes	Yes
1702	PRSE	*Prunus serotina*	Black Cherry	7.0	Good			Yes	Yes	Yes
1703	PIRE	*Pinus resinosa*	Red Pine	15.5	Fair			Yes	Yes	Yes
1704	PIRE	*Pinus resinosa*	Red Pine	16.5	Fair			Yes	Yes	Yes
1705	PRAV	*Prunus avium*	Sweet Cherry	10.5	Good			Yes	Yes	Yes
1706	PIRE	*Pinus resinosa*	Red Pine	12.0	Fair			Yes	Yes	Yes
1707	PIRE	*Pinus resinosa*	Red Pine	18.0	Fair			Yes	Yes	Yes
1708	JUNI	*Juglans nigra*	Black Walnut	17.5	Good			Yes	Yes	Yes
1709	PRSE	*Prunus serotina*	Black Cherry	13.5	Good			Yes	Yes	Yes
1710	CEOC	*Celtis occidentalis*	Hackberry	9.0	Good			Yes	Yes	Yes
1711	JUNI	*Juglans nigra*	Black Walnut	35.0	Fair			Yes	Yes	Yes
1712	JUNI	*Juglans nigra*	Black Walnut	25.5	Good			Yes	Yes	Yes
1713	PRSE	*Prunus serotina*	Black Cherry	28.0	Good			Yes	Yes	Yes
1714	PRSE	*Prunus serotina*	Black Cherry	15.0	Good			Yes	Yes	Yes
1715	JUNI	*Juglans nigra*	Black Walnut	35.0	Fair			Yes	Yes	Yes
1717	JUNI	*Juglans nigra*	Black Walnut	24.0	Good			Yes	Yes	Yes
1721	CEOC	*Celtis occidentalis*	Hackberry	9.0	Good			Yes	Yes	Yes
1725	PIST	*Pinus strobus*	White Pine	9.0	Good			Yes	Yes	Yes
1726	PIST	*Pinus strobus*	White Pine	13.0	Good			Yes	Yes	Yes
1727	PIST	*Pinus strobus*	White Pine	14.5	Good			Yes	Yes	Yes
1728	PIST	*Pinus strobus*	White Pine	22.0	Good		Yes	Yes	Yes	Yes
1729	PIST	*Pinus strobus*	White Pine	20.0	Good		Yes	Yes	Yes	Yes
1730	PIST	*Pinus strobus*	White Pine	22.0	Good			Yes	Yes	Yes
1731	PIST	*Pinus strobus*	White Pine	21.0	Good		Yes	Yes	Yes	Yes
1732	PIST	*Pinus strobus*	White Pine	11.0	Good			Yes	Yes	Yes
1733	PIST	*Pinus strobus*	White Pine	16.0	Good			Yes	Yes	Yes
1734	PIST	*Pinus strobus*	White Pine	17.5	Good			Yes	Yes	Yes
1735	PIST	*Pinus strobus*	White Pine	12.0	Good			Yes	Yes	Yes
1736	PIST	*Pinus strobus*	White Pine	12.0	Good			Yes	Yes	Yes
1737	PIST	*Pinus strobus*	White Pine	13.0	Good			Yes	Yes	Yes
1738	PIST	*Pinus strobus*	White Pine	9.5	Good			Yes	Yes	Yes
1739	PIST	*Pinus strobus*	White Pine	18.0	Good		Yes	Yes	Yes	Yes
1740	PIST	*Pinus strobus*	White Pine	9.5	Good			Yes	Yes	Yes
1741	PIST	*Pinus strobus*	White Pine	13.0	Good			Yes	Yes	Yes
1742	PIST	*Pinus strobus*	White Pine	8.5	Good			Yes	Yes	Yes
1743	PIST	*Pinus strobus*	White Pine	13.0	Good			Yes	Yes	Yes
1744	PIST	*Pinus strobus*	White Pine	9.0	Dead			Yes	Yes	Yes
1745	PIST	*Pinus strobus*	White Pine	6.0	Dead			Yes	Yes	Yes
1746	PIST	*Pinus strobus*	White Pine	7.5	Dead			Yes	Yes	Yes
1747	PIST	*Pinus strobus*	White Pine	13.0	Fair			Yes	Yes	Yes
1748	ULAM	*Ulmus americana*	American Elm	8.0	Fair			Yes	Yes	Yes
1749	PIST	*Pinus strobus*	White Pine	15.0	Good			Yes	Yes	Yes
1750	PIST	*Pinus strobus*	White Pine	8.0	Dead			Yes	Yes	Yes
1751	PIST	*Pinus strobus*	White Pine	17.0	Good			Yes	Yes	Yes
1753	PISY	*Pinus sylvestris*	Scotch Pine	21.0	Dead		Yes	Yes	No	Yes
1754	PIST	*Pinus strobus*	White Pine	9.0	Good		Yes	Yes	Yes	Yes
1755	PRSE	*Prunus serotina*	Black Cherry	16.5	Fair			Yes	Yes	Yes
1756	PRSE	*Prunus serotina*	Black Cherry	13.0	Good			Yes	Yes	Yes
1757	PIST	*Pinus strobus*	White Pine	13.0	Good			Yes	Yes	Yes
1758	PRSE	*Prunus serotina*	Black Cherry	6.0	Good			Yes	Yes	Yes
1759	PIST	*Pinus strobus*	White Pine	14.0	Fair			Yes	Yes	Yes
1760	PRSE	*Prunus serotina*	Black Cherry	13.0	Good			Yes	Yes	Yes
1761	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good			Yes	Yes	Yes
1762	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Poor			Yes	Yes	Yes
1763	PIST	*Pinus strobus*	White Pine	12.5	Poor			Yes	Yes	Yes
1764	ULAM	*Ulmus americana*	American Elm	6.0	Good			Yes	Yes	Yes
1765	PIST	*Pinus strobus*	White Pine	16.0	Dead			Yes	Yes	Yes
1766	PRAV	*Prunus avium*	Sweet Cherry	11.0	Good			Yes	Yes	Yes
1767	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good			Yes	Yes	Yes
1768	PIST	*Pinus strobus*	White Pine	13.0	Fair			Yes	Yes	Yes
1769	PRSE	*Prunus serotina*	Black Cherry	7.0	Good		Yes	Yes	Yes	Yes
1770	PIST	*Pinus strobus*	White Pine	18.0	Fair			Yes	Yes	Yes

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Landmark Tree	Invasive Species	To Be Removed	Onsite
1911	PIST	*Pinus strobus*	White Pine	24.0	Fair		Yes	Yes	Yes	Yes
1912	PIST	*Pinus strobus*	White Pine	17.0	Good			Yes	Yes	Yes
1913	PIRE	*Pinus resinosa*	Red Pine	16.0	Poor	Leaning		No	Yes	Yes
1914	QUMA	*Quercus macrocarpa*	Burr Oak	8.0	Fair			No	Yes	Yes
1915	ACSA	*Acer saccharum*	Sugar Maple	9.0	Good			Yes	Yes	Yes
1916	PRAV	*Prunus avium*	Sweet Cherry	18.0	Good		Yes	Yes	Yes	Yes
1917	PIST	*Pinus strobus*	White Pine	21.0	Good		Yes	Yes	Yes	Yes
1918	TIAM	*Tilia americana*	American Basswood	8.5	Fair	Vines		Yes	Yes	Yes
1919	PIST	*Pinus strobus*	White Pine	21.0	Fair	Vines	Yes	Yes	Yes	Yes
1920	PRAV	*Prunus avium*	Sweet Cherry	9.5	Good			Yes	Yes	Yes
1921	PRAV	*Prunus avium*	Sweet Cherry	10.0	Good			Yes	Yes	Yes
1922	PIRE	*Pinus resinosa*	Red Pine	22.0	Fair			Yes	Yes	Yes
1923	PIRE	*Pinus resinosa*	Red Pine	20.0	Fair			Yes	Yes	Yes
1924	PIRE	*Pinus resinosa*	Red Pine	25.0	Good			Yes	Yes	Yes
1925	PIRE	*Pinus resinosa*	Red Pine	14.0	Good			Yes	Yes	Yes
1926	PIST	*Pinus strobus*	White Pine	13.0	Fair			Yes	Yes	Yes
1927	PIST	*Pinus strobus*	White Pine	8.0	Dead			Yes	Yes	Yes
1928	ACSA	*Acer saccharum*	Sugar Maple	6.0	Good			No	No	No
1929	PIRE	*Pinus resinosa*	Red Pine	14.5	Fair			Yes	Yes	Yes
1930	PRAV	*Prunus avium*	Sweet Cherry	32.5	Good			Yes	Yes	Yes
1931	PIRE	*Pinus resinosa*	Red Pine	24.0	Good			Yes	Yes	Yes
1932	PIRE	*Pinus resinosa*	Red Pine	34.0	Good			Yes	Yes	Yes
1933	TIAM	*Tilia americana*	American Basswood	8.5	Good			Yes	Yes	Yes
1934	PIRE	*Pinus resinosa*	Red Pine	9.0	Good			Yes	Yes	Yes
1935	PIRE	*Pinus resinosa*	Red Pine	24.0	Good			Yes	Yes	Yes
1936	CRSP9	*Crataegus* spp.	Hawthorn	8.0	Fair			Yes	Yes	Yes
1937	PIRE	*Pinus resinosa*	Red Pine	16.0	Good			Yes	Yes	Yes
1938	PIRE	*Pinus resinosa*	Red Pine	9.0	Good			Yes	Yes	Yes
1939	PIRE	*Pinus resinosa*	Red Pine	17.0	Good			Yes	Yes	Yes
1940	PRSE	*Prunus serotina*	Black Cherry	8.5	Poor			Yes	Yes	Yes
1941	PRSE	*Prunus serotina*	Black Cherry	8.5	Good			Yes	Yes	Yes
1942	PRSE	*Prunus serotina*	Black Cherry	7.5	Good			Yes	Yes	Yes
1943	PIST	*Pinus strobus*	White Pine	20.0	Fair		Yes	Yes	Yes	Yes
1944	PIRE	*Pinus resinosa*	Red Pine	16.0	Fair			Yes	Yes	Yes
1945	PIRE	*Pinus resinosa*	Red Pine	16.5	Good			Yes	Yes	Yes
1946	PIRE	*Pinus resinosa*	Red Pine	13.5	Good			Yes	Yes	Yes
1947	ACSA	*Acer saccharum*	Sugar Maple	12.5	Good			Yes	Yes	Yes
1948	PIRE	*Pinus resinosa*	Red Pine	22.0	Good		Yes	Yes	Yes	Yes
1949	PIRE	*Pinus resinosa*	Red Pine	10.5	Good			Yes	Yes	Yes
1950	PIST	*Pinus strobus*	White Pine	12.0	Good			Yes	Yes	Yes
1951	PIRE	*Pinus resinosa*	Red Pine	17.0	Good			Yes	Yes	Yes
1952	PIRE	*Pinus resinosa*	Red Pine	20.0	Good		Yes	Yes	Yes	Yes
1953	PRAV	*Prunus avium*	Sweet Cherry	8.0	Good	27: 8.0		Yes	Yes	Yes
1954	PRSE	*Prunus serotina*	Black Cherry	7.0	Good			Yes	Yes	Yes
1955	CRSP9	*Crataegus* spp.	Hawthorn	6.0	Fair			Yes	Yes	Yes
1956	PRSE	*Prunus serotina*	Black Cherry	8.5	Good			Yes	Yes	Yes
1957	PRSE	*Prunus serotina*	Black Cherry	25.5	Good	Dead trunk		Yes	Yes	Yes
1958	PIRE	*Pinus resinosa*	Red Pine	22.0	Good			Yes	Yes	Yes
1959	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good		Yes	Yes	Yes	Yes
1960	PRSE	*Prunus serotina*	Black Cherry	6.0	Fair			Yes	Yes	Yes
1961	PRSE	*Prunus serotina*	Black Cherry	8.5	Fair			Yes	Yes	Yes
1962	PIRE	*Pinus resinosa*	Red Pine	22.0	Good		Yes	Yes	Yes	Yes
1963	PRSE	*Prunus serotina*	Black Cherry	8.5	Good			Yes	Yes	Yes
1964	TIAM	*Tilia americana*	American Basswood	10.0	Good			Yes	Yes	Yes
1965	PRAV	*Prunus avium*	Sweet Cherry	9.5	Good			Yes	Yes	Yes
1966	PRAV	*Prunus avium*	Sweet Cherry	11.5	Good			Yes	Yes	Yes
1967	TIAM	*Tilia americana*	American Basswood	32.5	Good			Yes	Yes	Yes
1968	PIST	*Pinus strobus*	White Pine	9.0	Good			Yes	Yes	Yes
1969	PRSE	*Prunus serotina*	Black Cherry	34.5	Good			Yes	Yes	Yes
1970	CRSP9	*Crataegus* spp.	Hawthorn	6.0	Good			No	No	No
1971	PIRE	*Pinus resinosa*	Red Pine	16.5	Good			Yes	Yes	Yes
1972	CRSP9	*Crataegus* spp.	Hawthorn	8.0	Good			No	No	No
1973	CRSP9	*Crataegus* spp.	Hawthorn	6.5	Good			No	No	No
1974	PIST	*Pinus strobus*	White Pine	7.5	Good			Yes	Yes	Yes
1975	PIRE	*Pinus resinosa*	Red Pine	15.0	Good			Yes	Yes	Yes
1976	PISY	*Pinus sylvestris*	Scotch Pine	20.0	Good		Yes	Yes	Yes	Yes
1977	CRSP9	*Crataegus* spp.	Hawthorn	7.5	Fair			No	No	No
1978	CRSP9	*Crataegus* spp.	Hawthorn	6.5	Good			No	No	No
1979	CRSP9	*Crataegus* spp.	Hawthorn	6.0	Fair	27: 3.0		No	No	No
1980	PIRE	*Pinus resinosa*	Red Pine	9.0	Fair	27: 6.0		Yes	Yes	Yes
1981	PISY	*Pinus sylvestris*	Scotch Pine	18.0	Good		Yes	Yes	Yes	Yes
1983	PISY	*Pinus sylvestris*	Scotch Pine	14.0	Fair			Yes	Yes	Yes
1984	PIST	*Pinus strobus*	White Pine	22.0	Good		Yes	Yes	Yes	Yes
1985	PIST	*Pinus strobus*	White Pine	20.0	Good		Yes	Yes	Yes	Yes
1986	CRSP9	*Crataegus* spp.	Hawthorn	10.0	Poor	27: 9.0, 6.0		No	No	No
1987	PIRE	*Pinus resinosa*	Red Pine	23.0	Good			Yes	Yes	Yes
1988	JUNI	*Juglans virginiana*	Black Walnut	16.0	Fair			Yes	Yes	Yes
1989	JUNI	*Juglans virginiana*	Red Cedar	8.0	Good			Yes	Yes	Yes
1990	JUNI	*Juglans virginiana*	Red Cedar	30.0	Fair			Yes	Yes	Yes
1991	PIST	*Pinus strobus*	White Pine	14.0	Good			Yes	Yes	Yes
1992	PIST	*Pinus strobus*	White Pine	30.5	Fair			Yes	Yes	Yes
1993	PIST	*Pinus strobus*	White Pine	35.0	Good			Yes	Yes	Yes
1994	PIST	*Pinus strobus*	White Pine	22.5	Good			Yes	Yes	Yes
1995	ULAM	*Ulmus americana*	American Elm	8.0	Fair			Yes	Yes	Yes
1996	CRSP9	*Crataegus* spp.	Hawthorn	7.5	Poor	27: 5.5		No	No	No
1997	CRSP9	*Crataegus* spp.	Hawthorn	6.5	Poor	27: 5.5		No	No	No
1998	PIRE	*Pinus resinosa*	Red Pine	20.0	Good		Yes	Yes	Yes	Yes
1999	ACSA	*Acer saccharum*	Sugar Maple	6.5	Good			No	No	No
2000	PRSE	*Prunus serotina*	Black Cherry	8.0	Good			Yes	Yes	Yes
2001	TIAM	*Tilia americana*	American Basswood	22.0	Good	47: 15.0, 10.0, 14.00		Yes	No	No
2002	CEOC	*Celtis occidentalis*	Hackberry	11.5	Good			No	No	No
2003	PIST	*Pinus strobus*	White Pine	12.0	Dead			No	No	No
2004	PIST	*Pinus strobus*	White Pine	10.0	Poor			No	No	No
2005	PIST	*Pinus strobus*	White Pine	30.5	Dead			No	No	No
2006	ULAM	*Ulmus americana*	American Elm	30.5	Dead	31: 9.0, 6.0		No	No	No
2007	PIST	*Pinus strobus*	White Pine	9.0	Dead	31: 9.0, 6.0		No	No	No
2008	PIST	*Pinus strobus*	White Pine	10.5	Poor			No	No	No
2009	PIST	*Pinus strobus*	White Pine	10.0	Dead			No	No	No
2010	PIST	*Pinus strobus*	White Pine	7.5	Dead			No	No	No
2011	TIAM	*Tilia americana*	American Basswood	35.0	Good			No	No	No
2012	PIST	*Pinus strobus*	White Pine	13.0	Dead			No	No	No
2013	PISY	*Pinus sylvestris*	Scotch Pine	12.0	Poor			No	No	No
2014	PIST	*Pinus strobus*	White Pine	11.5	Dead			No	No	No
2015	PIST	*Pinus strobus*	White Pine	15.0	Dead	31: 9.0, 6.0		No	No	No
2016	TIAM	*Tilia americana*	American Basswood	25.0	Good	47: 13.5, 10.4.5		No	No	No
2017	TIAM	*Tilia americana*	American Basswood	22.0	Fair	31: 10.0		No	No	No
2018	PIST	*Pinus strobus*	White Pine	16.5	Fair			No	No	No
2019	PIST	*Pinus strobus*	White Pine	9.0	Dead	31: 9.0, 6.0		No	No	No
2020	ULAM	*Ulmus americana*	American Elm	8.5	Good			No	No	No

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Landmark Tree	Invasive Species	To Be Removed	Onsite
2136	ROPS	*Robinia pseudoacacia*	Black Locust	13.0	Fair			Yes	No	Yes
2137	ULPU	*Ulmus pumila*	Siberian Elm	13.5	Fair			Yes	No	Yes
2138	ROPS	*Robinia pseudoacacia*	Black Locust	14.5	Fair			Yes	No	Yes
2139	ULAM	*Ulmus americana*	American Elm	13.0	Good			Yes	No	Yes
2140	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Fair			Yes	No	Yes
2141	PRAV	*Prunus avium*	Sweet Cherry	7.5	Poor			Yes	No	Yes
2142	PRAV	*Prunus avium*	Sweet Cherry	16.0	Fair			Yes	No	Yes
2143	ROPS	*Robinia pseudoacacia*	Black Locust	17.0	Fair			Yes	No	Yes
2144	PRAV	*Prunus avium*	Sweet Cherry	21.0	Fair			Yes	No	Yes
2145	ROPS	*Robinia pseudoacacia*	Black Locust	11.5	Fair			Yes	No	Yes
2146	ROPS	*Robinia pseudoacacia*	Black Locust	16.5	Fair			Yes	No	Yes
2147	ROPS	*Robinia pseudoacacia*	Black Locust	7.0	Fair			Yes	No	Yes
2148	ROPS	*Robinia pseudoacacia*	Black Locust	9.0	Fair			Yes	No	Yes
2149	PIST	*Pinus strobus*	White Pine	13.5	Fair			Yes	No	Yes
2150	ROPS	*Robinia pseudoacacia*	Black Locust	18.0	Good		Yes	Yes	No	Yes
2151	JUNI	*Juglans nigra*	Black Walnut	20.0	Good			Yes	No	Yes
2152	ACSA	*Acer saccharum*	Sugar Maple	9.0	Dead			No	No	No
2153	ROPS	*Robinia pseudoacacia*	Black Locust	19.0	Fair		Yes	No	Yes	Yes
2154	ULAM	*Ulmus americana*	American Elm	11.0	Fair			Yes	No	Yes
2155	PIST	*Pinus strobus*	White Pine	22.0	Fair			Yes	No	Yes
2156	PIST	*Pinus strobus*	White Pine	18.0	Good			Yes	No	Yes
2157	PIST	*Pinus strobus*	White Pine	11.0	Poor			Yes	No	Yes
2158	PIST	*Pinus strobus*	White Pine	13.0	Dead			Yes	No	Yes
2159	ACSA	*Acer saccharum*	Sugar Maple	10.0	Good			Yes	No	Yes
2160	PIST	*Pinus strobus*	White Pine	14.0	Fair			Yes	No	Yes
2161	PIST	*Pinus strobus*	White Pine	16.0	Fair			Yes	No	Yes
2162	TIAM	*Tilia americana*	American Basswood	19.0	Fair			Yes	No	Yes
2163	TIAM	*Tilia americana*	American Basswood	9.5	Good			Yes	No	Yes
2164	TIAM	*Tilia americana*	American Basswood	8.0	Fair			Yes	No	Yes
2165	TIAM	*Tilia americana*	American Basswood	9.0	Fair			Yes	No	Yes
2166	JUNI	*Juglans nigra*	Black Walnut	38.0	Fair			Yes	No	Yes
2167	ACSA	*Acer saccharum*	Sugar Maple	12.5	Fair			Yes	No	Yes
2168	ULPU	*Ulmus pumila*	Siberian Elm	35.0	Poor		Yes	Yes	No	Yes
2169	ACSA	*Acer saccharum*	Sugar Maple	11.5	Fair			Yes	No	Yes
2170	ACSA	*Acer saccharum*	Sugar Maple	22.0	Fair			Yes	No	Yes
2171	TIAM	*Tilia americana*	American Basswood	13.5	Good			Yes	No	Yes
2172	ACSA	*Acer saccharum*	Sugar Maple	8.0	Good			Yes	No	Yes
2173	ACSA	*Acer saccharum*	Sugar Maple	11.5	Fair			Yes	No	Yes
2174	ACSA	*Acer saccharum*	Sugar Maple	9.0	Poor			Yes	No	Yes
2175	ULAM	*Ulmus americana*	American Elm	9.0	Poor			Yes	No	Yes
2176	ULAM	*Ulmus americana*	American Elm	9.0	Poor			Yes	No	Yes
2177	TIAM	*Tilia americana*	American Basswood	9.5	Good			Yes	No	Yes
2178	TIAM	*Tilia americana*	American Basswood	16.0	Fair			Yes	No	Yes
2179	ULAM	*Ulmus americana*	American Elm	9.0	Fair			Yes	No	Yes
2180	ROPS	*Robinia pseudoacacia*	Black Locust	31.0	Poor	27: 8.0, 7.0		Yes	No	Yes
2181	TSCA	*Tsuga canadensis*	Eastern Hemlock	7.5	Fair	27: 5.0		Yes	No	Yes
2182	TSCA	*Tsuga canadensis*	Eastern Hemlock	10.0	Fair	27: 10.0, 7.0	Yes	No	No	Yes
2183	TSCA	*Tsuga canadensis*	Eastern Hemlock	7.0	Fair			No	Yes	Yes
2184	ROPS	*Robinia pseudoacacia*	Black Locust	19.0	Poor			Yes	No	Yes
2185	PRSE	*Prunus serotina*	Black Cherry	8.0	Dead			No	Yes	Yes
2186	ULAM	*Ulmus americana*	American Elm	8.0	Fair			Yes	No	Yes
2187	JUNI	*Juglans nigra*	Black Walnut	17.0	Fair			Yes	No	Yes
2188	JUNI	*Juglans nigra*	Black Walnut	15.0	Poor			Yes	No	Yes
2190	JUNI	*Juglans nigra*	Black Walnut	15.0	Fair			Yes	No	Yes
2191	JUNI	*Juglans nigra*	Black Walnut	20.0	Poor			Yes	No	Yes
2192	JUGL	*Juglans cinerea*	Red Cedar	11.5	Good			No	Yes	Yes
2193	JUNI	*Juglans nigra*	Black Walnut	11.5	Fair			No	Yes	Yes
2194	JUNI	*Juglans nigra*	Black Walnut	9.0	Good			No	Yes	Yes
2195	JUNI	*Juglans nigra*	Black Walnut	22.0	Fair			No	Yes	Yes
2196	JUNI	*Juglans nigra*	Black Walnut	22.0	Good			No	Yes	Yes
2197	CEOC	*Celtis occidentalis*	Hackberry	10.0	Good			No	Yes	Yes
2198	PIRE	*Pinus resinosa*	Red Pine	14.0	Good			Yes	Yes	Yes
2199	QUAL	*Quercus alba*	White Oak	13.0	Good			Yes	Yes	Yes
2201	THOC	*Thuja occidentalis*	White Cedar	8.5	Fair			No	Yes	Yes
2202	TIAM	*Tilia americana*	American Basswood	7.0	Good	27: 4.0		No	Yes	Yes
2203	JUNI	*Juglans nigra*	Black Walnut	7.0	Fair			No	Yes	Yes
2204	FAGR	*Fagus grandifolia*	American Beech	21.0	Fair			No	Yes	Yes
2205	ULAM	*Ulmus americana*	American Elm	14.0	Dead			No	No	No
2206	JUNI	*Juglans nigra*	Black Walnut	11.5	Dead			No	No	No
2207	PRAV	*Prunus avium*	Sweet Cherry	6.5	Poor			Yes	No	Yes
2208	QUAL	*Quercus alba*	White Oak	40.0	Fair		Yes	Yes	No	Yes
2209	JUNI	*Juglans nigra*	Black Walnut	17.0	Poor			No	No	No
2210	ULAM	*Ulmus americana*	American Elm	8.0	Fair	27: 8.0		Yes	No	Yes
2211	MOAL	*Morus alba*	White Mulberry	7.0	Fair		Yes	No	Yes	Yes
2212	ULAM	*Ulmus americana*	American Elm	8.0	Good			Yes	No	Yes
2213	FAGR	*Fagus grandifolia*	American Beech	16.0	Good	27: 18.0		No	No	No
2214	TIAM	*Tilia americana*	American Basswood	7.0	Fair	27: 6.0, 16.0		No	No	No
2215	TIAM	*Tilia americana*	American Basswood	6.5	Good	27: 5.5		No	No	No
2216	AESP9	*Aesculus* spp.	Buckeye	8.0	Good			No	No	No
2217	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.0	Good			Yes	No	Yes
2218	SANI	*Salix nigra*	Black Willow	7.0	Fair	27: 15.0	Yes	No	No	Yes
2219	JUNI	*Juglans nigra*	Black Walnut	14.5	Dead			No	Yes	Yes
2220	PRAV	*Prunus avium*	Sweet Cherry	8.5	Fair			Yes	No	Yes
2221

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Landmark Tree	Invasive Species	To Be Removed	Onsite
2819	PIST	*Pinus strobus*	White Pine	18.0	Good	Dead lower branches, small crown	Yes		Yes	Yes
2820	PIST	*Pinus strobus*	White Pine	13.0	Fair	Dead lower branches, small crown			No	Yes
2821	PIST	*Pinus strobus*	White Pine	17.0	Fair	Dead lower branches, small crown			No	Yes
2822	PIST	*Pinus strobus*	White Pine	15.0	Fair	Dead lower branches, small crown			Yes	Yes
2823	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2824	MOAL	*Morus alba*	White Mulberry	12.0	Fair			Yes	No	Yes
2825	PRSE	*Prunus serotina*	Black Cherry	6.5	Fair				No	Yes
2826	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair	Leaning			No	Yes
2827	PISY	*Pinus sylvestris*	Scotch Pine	11.5	Fair	Dead lower branches, small crown		Yes	No	Yes
2828	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Fair	Dead lower branches, small crown		Yes	No	Yes
2829	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Fair	Dead lower branches, small crown		Yes	No	Yes
2830	ACSA	*Acer saccharum*	Sugar Maple	7.0	Good				No	Yes
2831	PRSE	*Prunus serotina*	Black Cherry	7.5	Poor	Dead limbs			No	Yes
2832	PRSE	*Prunus serotina*	Black Cherry	9.5	Fair	Dead lower branches			No	Yes
2833	ACRU	*Acer rubrum*	Red Maple	9.5	Good				No	Yes
2834	PRSE	*Prunus serotina*	Black Cherry	7.0	Fair	Dead lower branches			Yes	Yes
2835	PRSE	*Prunus serotina*	Black Cherry	6.5	Fair	Dead lower branches			Yes	Yes
2836	PIST	*Pinus strobus*	White Pine	24.0	Good		Yes		Yes	Yes
2837	PRAV	*Prunus avium*	Sweet Cherry	12.5	Fair			Yes	Yes	Yes
2838	PRAV	*Prunus avium*	Sweet Cherry	15.0	Fair			Yes	Yes	Yes
2839	PRSE	*Prunus serotina*	Black Cherry	7.5	Poor				No	Yes
2840	PIST	*Pinus strobus*	White Pine	30.0	Fair	Lopsided crown			Yes	Yes
2841	PIST	*Pinus strobus*	White Pine	17.0	Fair	Lopsided crown, dead lower branches			Yes	Yes
2842	PIST	*Pinus strobus*	White Pine	21.0	Good		Yes		Yes	Yes
2843	PIST	*Pinus strobus*	White Pine	17.5	Good	Dead lower branches			Yes	Yes
2844	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, leaning	Yes		Yes	Yes
2845	PRAV	*Prunus avium*	Sweet Cherry	30.5	Fair			Yes	Yes	Yes
2846	MOAL	*Morus alba*	White Mulberry	6.5	Poor	Leaning		Yes	Yes	Yes
2847	PRSE	*Prunus serotina*	Black Cherry	7.0	Fair	Dead lower branches			Yes	Yes
2848	PRAV	*Prunus avium*	Sweet Cherry	13.5	Good	Dead lower branches		Yes	Yes	Yes
2849	PIST	*Pinus strobus*	White Pine	17.0	Fair	Dead lower branches, lopsided crown			Yes	Yes
2850	PIST	*Pinus strobus*	White Pine	23.0	Fair	Dead lower branches, lopsided crown	Yes		Yes	Yes
2851	PRAV	*Prunus avium*	Sweet Cherry	11.0	Good			Yes	Yes	Yes
2852	PIST	*Pinus strobus*	White Pine	15.0	Good				Yes	Yes
2853	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good				Yes	Yes
2854	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good	27: 11.0			Yes	Yes
2855	PIST	*Pinus strobus*	White Pine	15.0	Fair				Yes	Yes
2856	PRAV	*Prunus avium*	Sweet Cherry	15.0	Good			Yes	Yes	Yes
2857	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good				Yes	Yes
2858	PRSE	*Prunus serotina*	Black Cherry	12.0	Fair	Vines			Yes	Yes
2859	PRAV	*Prunus avium*	Sweet Cherry	13.0	Fair	Vines		Yes	Yes	Yes
2860	PRAV	*Prunus avium*	Sweet Cherry	16.5	Good			Yes	Yes	Yes
2861	PRAV	*Prunus avium*	Sweet Cherry	20.0	Good	Vines		Yes	Yes	Yes
2862	PISY	*Pinus sylvestris*	Scotch Pine	17.0	Poor	Vines		Yes	Yes	Yes
2863	MOAL	*Morus alba*	White Mulberry	7.5	Fair	Vines		Yes	Yes	Yes
2864	MOAL	*Morus alba*	White Mulberry	10.0	Fair	Vines		Yes	Yes	Yes
2865	PIST	*Pinus strobus*	White Pine	27.0	Fair	Lopsided crown	Yes		Yes	Yes
2866	ACRU	*Acer rubrum*	Red Maple	12.0	Good				No	Yes
2867	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair	Dead lower branches			Yes	Yes
2868	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair	Leaning			Yes	Yes
2869	PRAV	*Prunus avium*	Sweet Cherry	9.0	Good			Yes	Yes	Yes
2870	ACSA	*Acer saccharum*	Sugar Maple	14.0	Good				No	Yes
2871	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good			Yes	Yes	Yes
2872	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair				No	Yes
2873	PRSE	*Prunus serotina*	Black Cherry	10.0	Fair				No	Yes
2874	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair				No	Yes
2875	ACRU	*Acer rubrum*	Red Maple	13.0	Good				No	Yes
2876	PIST	*Pinus strobus*	White Pine	8.0	Good				No	Yes
2877	PIST	*Pinus strobus*	White Pine	16.0	Good				No	Yes
2878	PRSE	*Prunus serotina*	Black Cherry	10.0	Fair	Leaning			No	Yes
2879	PIST	*Pinus strobus*	White Pine	12.0	Fair	Dead lower branches, small crown			No	Yes
2880	JUVI	*Juniperus virginiana*	Red Cedar	7.0	Fair	Vines			No	Yes
2881	PRSE	*Prunus serotina*	Black Cherry	9.0	Fair	Vines			No	Yes
2882	PRAV	*Prunus avium*	Sweet Cherry	10.0	Good				No	Yes
2883	PRAV	*Prunus avium*	Sweet Cherry	10.0	Good			Yes	No	Yes
2884	PRSE	*Prunus serotina*	Black Cherry	9.0	Good				No	Yes
2885	PRSE	*Prunus serotina*	Black Cherry	17.0	Good				No	Yes
2886	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, small crown			No	Yes
2887	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		No	Yes
2888	PIST	*Pinus strobus*	White Pine	12.0	Fair	Dead lower branches, small crown			No	Yes
2889	PIST	*Pinus strobus*	White Pine	16.0	Fair	Dead lower branches, small crown			No	Yes
2890	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	Yes		No	Yes
2891	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		No	Yes
2892	PIST	*Pinus strobus*	White Pine	12.0	Fair	Dead lower branches, small crown			No	Yes
2893	PIAB	*Picea abies*	Norway Spruce	17.0	Fair	Dead lower branches, small crown			No	Yes
2894	MOAL	*Morus alba*	White Mulberry	8.5	Fair	Leaning		Yes	Yes	Yes
2895	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2896	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2897	PIST	*Pinus strobus*	White Pine	18.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2898	PIST	*Pinus strobus*	White Pine	14.0	Fair	Dead lower branches, small crown			Yes	Yes
2899	PIST	*Pinus strobus*	White Pine	21.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2900	PIAB	*Picea abies*	Norway Spruce	25.0	Fair	Dead lower branches, small crown, vines	Yes		Yes	Yes
2901	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2902	PIST	*Pinus strobus*	White Pine	24.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2903	PRSE	*Prunus serotina*	Black Cherry	6.5	Fair	Dead branches			No	Yes
2904	PRAV	*Prunus avium*	Sweet Cherry	14.5	Good			Yes	Yes	Yes
2905	PIST	*Pinus strobus*	White Pine	25.0	Good		Yes		Yes	Yes
2906	PIAB	*Picea abies*	Norway Spruce	24.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2907	PIAB	*Picea abies*	Norway Spruce	29.5	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2908	PIAB	*Picea abies*	Norway Spruce	35.0	Fair	Dead lower branches, small crown			Yes	Yes
2909	ULAM	*Ulmus americana*	American Elm	9.5	Fair				Yes	Yes
2910	PIST	*Pinus strobus*	White Pine	20.0	Fair		Yes		Yes	Yes
2911	PRAV	*Prunus avium*	Sweet Cherry	10.0	Fair			Yes	Yes	Yes
2912	ACRU	*Acer rubrum*	Red Maple	9.0	Fair				Yes	Yes
2913	PIST	*Pinus strobus*	White Pine	11.0	Fair	Dead lower branches, crowded crown			Yes	Yes
2914	PIST	*Pinus strobus*	White Pine	13.0	Fair	Dead lower branches, crowded crown			Yes	Yes
2915	PIST	*Pinus strobus*	White Pine	26.0	Fair	Dead lower branches, crowded crown	Yes		Yes	Yes
2916	PIST	*Pinus strobus*	White Pine	9.0	Good	Dead lower branches, crowded crown			Yes	Yes
2917	PISY	*Pinus sylvestris*	Scotch Pine	11.0	Fair	Dead lower branches, crowded crown			Yes	Yes
2918	PISY	*Pinus sylvestris*	Scotch Pine	17.0	Fair	Dead lower branches, crowded crown			Yes	Yes
2919	PIST	*Pinus strobus*	White Pine	19.0	Fair	Dead lower branches, crowded crown	Yes		Yes	Yes
2920	PIST	*Pinus strobus*	White Pine	17.0	Fair	Small crown, dead lower branches			Yes	Yes
2921	RHCA	*Rhamnus cathartica*	Common Buckthorn	9.0	Fair			Yes	Yes	Yes
2922	PIST	*Pinus strobus*	White Pine	12.0	Fair				Yes	Yes
2923	PRAV	*Prunus avium*	Sweet Cherry	11.0	Poor			Yes	Yes	Yes
2924	PRAV	*Prunus avium*	Sweet Cherry	16.0	Good			Yes	Yes	Yes
2925	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.0	Fair			Yes	Yes	Yes
2926	PIST	*Pinus strobus*	White Pine	17.0	Fair	Small crown, dead lower branches			Yes	Yes
2927	PIST	*Pinus strobus*	White Pine	11.5	Fair	Small crown, dead lower branches			Yes	Yes
2928	PRAV	*Prunus avium*	Sweet Cherry	13.5	Fair	Small crown, dead lower branches		Yes	Yes	Yes
2929	PRAV	*Prunus avium*	Sweet Cherry	10.0	Fair				Yes	Yes
2930	PIST	*Pinus strobus*	White Pine	18.0	Fair			Yes	Yes	Yes
2931	PIST	*Pinus strobus*	White Pine	13.0	Good				Yes	Yes
2932	PIST	*Pinus strobus*	White Pine	16.0	Fair				Yes	Yes
2933	PIST	*Pinus strobus*	White Pine	22.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2934	PIAB	*Picea abies*	Norway Spruce	32.0	Fair	Dead lower branches, small crown			Yes	Yes
2935	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2936	PIST	*Pinus strobus*	White Pine	16.0	Fair	Dead lower branches, small crown			Yes	Yes
2937	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown			Yes	Yes
2938	PIST	*Pinus strobus*	White Pine	20.0	Fair	Dead lower branches, small crown	Yes		Yes	Yes
2939	PIST	*Pinus strobus*	White Pine	9.0	Fair	Dead lower branches, small crown			Yes	Yes
2940	PIST	*Pinus strobus*	White Pine	25.0	Fair	Dead lower branches, small crown, vines	Yes		Yes	Yes
2941	PIST	*Pinus strobus*	White Pine	24.0	Fair	Dead lower branches, small crown, vines	Yes		Yes	Yes
2942	PIST	*Pinus strobus*	White Pine	30.0	Fair	Dead lower branches, small crown, vines			Yes	Yes
2943	PIST	*Pinus strobus*	White Pine	10.0	Fair	Dead lower branches, small crown, vines			Yes	Yes
2944	PIST	*Pinus strobus*	White Pine	17.0	Fair	Dead lower branches, small crown, vines			Yes	Yes
2945	PIST	*Pinus strobus*	White Pine	10.0	Fair	Dead lower branches, small crown, vines			Yes	Yes
2946	PIST	*Pinus strobus*	White Pine	17.0	Fair	Dead lower branches, small crown, vines			Yes	Yes
2947	MOAL	*Morus alba*	White Mulberry	7.5	Fair	Leaning		Yes	Yes	Yes
2948	PIST	*Pinus strobus*	White Pine	16.0	Fair	Dead lower branches, small crown			No	Yes
2949	PIST	*Pinus strobus*	White Pine	8.0	Fair	Dead lower branches, small crown			Yes	Yes
2950	PIST	*Pinus strobus*	White Pine	13.0	Fair	Dead lower branches, small crown			Yes	Yes
5001	PIST	*Pinus strobus*	White Pine	11.5	Good				Yes	Yes
5002	PIST	*Pinus strobus*	White Pine	10.5	Good				Yes	Yes
5003	PIST	*Pinus strobus*	White Pine	13.5	Good				Yes	Yes
5004	PIST	*Pinus strobus*	White Pine	19.0	Good		Yes		Yes	Yes
5005	PRSE	*Prunus serotina*	Black Cherry	6.0	Good				Yes	Yes
5006	PRSE	*Prunus serotina*	Black Cherry	6.5	Good				Yes	Yes
5007	MOAL	*Morus alba*	White Mulberry	7.5	Good			Yes	Yes	Yes
5008	PRAV	*Prunus avium*	Sweet Cherry	6.5	Good				Yes	Yes
5009	PIST	*Pinus strobus*	White Pine	16.0	Good				Yes	Yes
5010	PIST	*Pinus strobus*	White Pine	16.0	Good				Yes	Yes
5011	PIST	*Pinus strobus*	White Pine	24.5	Good		Yes		Yes	Yes
5012	ACSA	*Acer saccharum*	Sugar Maple	8.5	Good				Yes	Yes
5013	PIST	*Pinus strobus*	White Pine	22.5	Good		Yes		Yes	Yes
5014	PIST	*Pinus strobus*	White Pine	19.5	Good		Yes		Yes	Yes
5015	PIST	*Pinus strobus*	White Pine	12.5	Fair				Yes	Yes
5016	PIST	*Pinus strobus*	White Pine	20.0	Good		Yes		Yes	Yes
5017	PIST	*Pinus strobus*	White Pine	20.0	Good		Yes		Yes	Yes
5018	PIST	*Pinus strobus*	White Pine	12.5	Good				Yes	Yes
5019	PIST	*Pinus strobus*	White Pine	20.0	Good				Yes	Yes
5020	PIST	*Pinus strobus*	White Pine	14.0	Good				Yes	Yes
5021	PIST	*Pinus strobus*	White Pine	12.0	Poor				Yes	Yes
5022	PIST	*Pinus strobus*	White Pine	13.0	Fair				Yes	Yes
5023	PIST	*Pinus strobus*	White Pine	10.0	Fair				Yes	Yes
5024	ULAM	*Ulmus americana*	American Elm	6.0	Good				Yes	Yes
5025	PISY	*Pinus sylvestris*	Scotch Pine	15.0	Good			Yes	Yes	Yes
5026	PIST	*Pinus strobus*	White Pine	17.0	Good			Yes	Yes	Yes
5027	PRAV	*Prunus avium*	Sweet Cherry	6.5	Fair			Yes	Yes	Yes
5028	PIST	*Pinus strobus*	White Pine	12.5	Fair				Yes	Yes
5029	PIST	*Pinus strobus*	White Pine	17.0	Fair				Yes	Yes
5030	ACSA	*Acer saccharum*	Sugar Maple	9.5	Good				Yes	Yes
5031	PISY	*Pinus sylvestris*	Scotch Pine	15.5	Good			Yes	Yes	Yes
5032	PRSE	*Prunus serotina*	Black Cherry	7.0	Fair				Yes	Yes
5033	PIST	*Pinus strobus*	White Pine	20.0	Fair		Yes		Yes	Yes
5034	PIST	*Pinus strobus*	White Pine	23.0	Good		Yes		Yes	Yes
5035	PRAV	*Prunus avium*	Sweet Cherry	30.0	Good			Yes	Yes	Yes
5036	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good			Yes	Yes	Yes
5037	PIST	*Pinus strobus*	White Pine	18.0	Good		Yes		Yes	Yes
5038	PIST	*Pinus strobus*	White Pine	15.0	Good				Yes	Yes
5039	PIST	*Pinus strobus*	White Pine	17.5	Good				Yes	Yes
5040	PIST	*Pinus strobus*	White Pine	23.0	Good		Yes		Yes	Yes
5041	PIST	*Pinus strobus*	White Pine	13.0	Good				Yes	Yes
5042	PIST	*Pinus strobus*	White Pine	11.0	Good				Yes	Yes
5043	ACNI	*Acer nigra*	Black Maple	8.0	Good				Yes	Yes
5044	ACSA	*Acer saccharum*	Silver Maple	6.0	Good				Yes	Yes
5045	PIST	*Pinus strobus*	White Pine	16.0	Good				Yes	Yes
5046	PIST	*Pinus strobus*	White Pine	20.0	Good			Yes	Yes	Yes
5047	PIST	*Pinus strobus*	White Pine	19.5	Good			Yes	Yes	Yes
5048	PRSE	*Prunus serotina*	Black Cherry	8.0	Good				Yes	Yes
5049	PRSE	*Prunus serotina*	Black Cherry	6.5	Good				Yes	Yes
5050	PRSE	*Prunus serotina*	Black Cherry	7.0	Good				Yes	Yes
5051	PRAV	*Prunus avium*	Sweet Cherry	13.0	Good			Yes	Yes	Yes
5052	PRAV	*Prunus avium*	Sweet Cherry	13.5	Good			Yes	Yes	Yes
5053	PRSE	*Prunus serotina*	Black Cherry	6.5	Good				Yes	Yes
5054	ACSA	*Acer saccharum*	Sugar Maple	13.0	Good				Yes	Yes
5055	PRSE	*Prunus serotina*	Black Cherry	11.0	Good				Yes	Yes
5056	PRSE	*Prunus serotina*	Black Cherry	10.0	Good				Yes	Yes
5057	PRAV	*Prunus avium*	Sweet Cherry	15.0	Good		Yes		Yes	Yes
5058	PRAV	*Prunus avium*	Sweet Cherry	13.5	Good		Yes		Yes	Yes
5059	PISY	*Pinus sylvestris*	Scotch Pine	11.0	Fair		Yes		Yes	Yes
5060	PRSE	*Prunus serotina*	Black Cherry	8.0	Good				Yes	Yes
5061	ULAM	*Ulmus americana*	American Elm	9.0	Good				Yes	Yes
5062	PRSE	*Prunus serotina*	Black Cherry	7.5	Good				Yes	Yes
5063	PIST	*Pinus strobus*	White Pine	25.5	Good		Yes		Yes	Yes
5064	ACNI	*Acer nigra*	Black Maple	12.0	Good				Yes	Yes
5065	PRSE	*Prunus serotina*	Black Cherry	6.0	Good				Yes	Yes
5066	PRSE	*Prunus serotina*	Black Cherry	7.5	Good				Yes	Yes
5067	PISY	*Pinus sylvestris*	Scotch Pine	13.5	Good		Yes		Yes	Yes
5068	PIST	*Pinus strobus*	White Pine	23.5	Good		Yes		Yes	Yes
5069	PRSE	*Prunus serotina*	Black Cherry	9.0	Good				Yes	Yes
5070	PRAV	*Prunus avium*	Sweet Cherry	14.5	Good			Yes	Yes	Yes
5071	ACRU	*Acer rubrum*	Red Maple	11.0	Good				Yes	Yes
5072	PRSE	*Prunus serotina*	Black Cherry	9.0	Good				Yes	Yes
5073	PRAV	*Prunus avium*	Sweet Cherry	14.0	Good			Yes	Yes	Yes
5074	PRAV	*Prunus avium*	Sweet Cherry	16.0	Good			Yes	Yes	Yes
5075	MOAL	*Morus alba*	White Mulberry	9.5	Good			Yes	Yes	Yes
5076	PRSE	*Prunus serotina*	Black Cherry	7.0	Good			Yes	Yes	Yes
5077	PISY	*Pinus sylvestris*	Scotch Pine	13.0	Good			Yes	Yes	Yes
5078	PIST	*Pinus strobus*	White Pine	14.0	Good				Yes	Yes
5079	JUNI	*Juglans nigra*	Black Walnut	7.0	Good				No	Yes
5080	JUNI	*Juglans nigra*	Black Walnut	10.0	Fair				No	Yes
5081	ULAM	*Ulmus americana*	American Elm	10.5	Good				No	Yes
5082	ULAM	*Ulmus americana*	American Elm	7.0	Good				No	Yes
5083	ULAM	*Ulmus americana*	American Elm	8.0	Good				No	Yes
5084	ULAM	*Ulmus americana*	American Elm	7.0	Good				No	Yes
5085	JUVI	*Juniperus virginiana*	Red Cedar	8.5	Good				No	Yes
5086	JUVI	*Juniperus virginiana*	Red Cedar	8.0	Good				No	Yes
5087	ULAM	*Ulmus americana*	American Elm	7.0	Good				No	Yes
5088	PIST	*Pinus strobus*	White Pine	27.5	Good		Yes		Yes	Yes
5089	PRSE	*Prunus serotina*	Black Cherry	8.0	Good	27: 6.0			Yes	Yes
5090	PIST	*Pinus strobus*	White Pine	23.0	Good		Yes		Yes	Yes

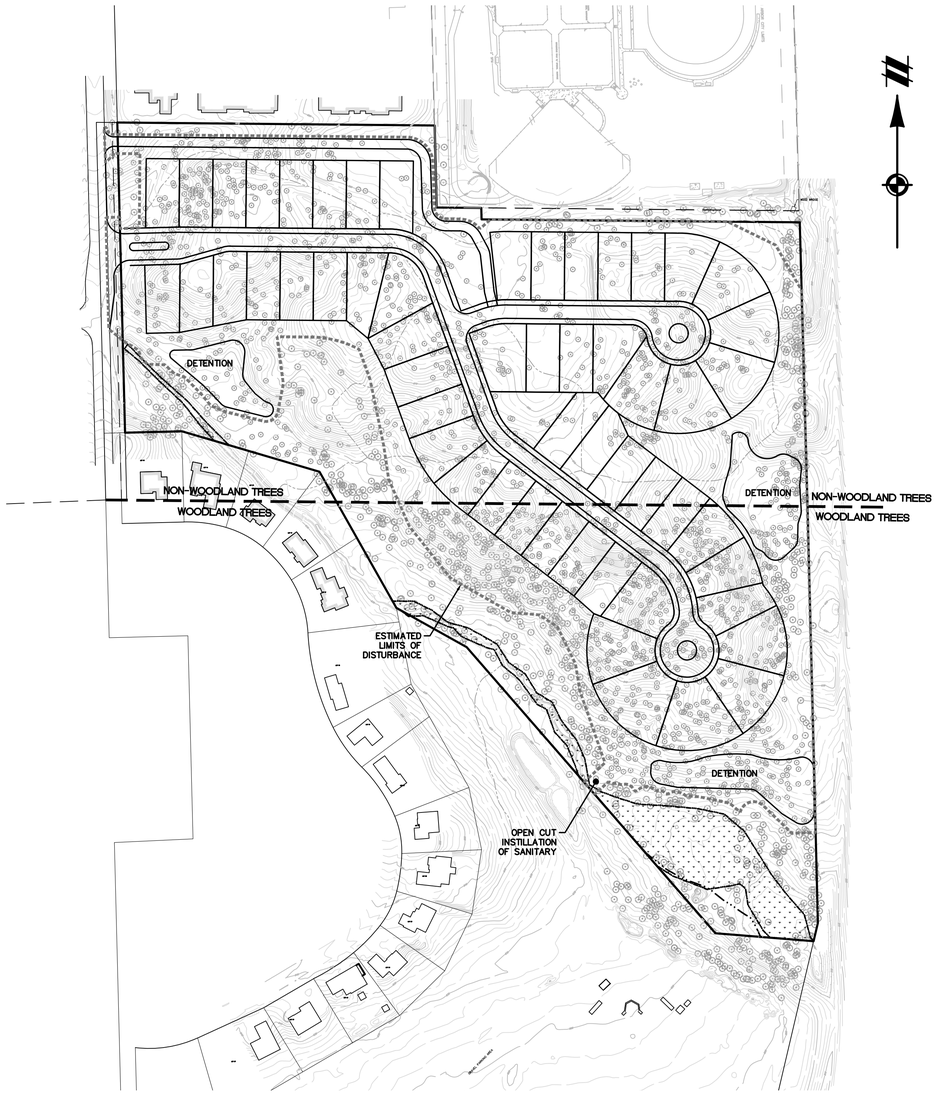
Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Landmark Tree	Invasive Species	To Be Removed	Onsite
5091	PIST	*Pinus strobus*	White Pine	18.5	Good				No	Yes
5092	JUNI	*Juglans nigra*	Black Walnut	16.5	Good				No	Yes
5093	PIST	*Pinus strobus*	White Pine	15.5	Poor				No	Yes
5094	PIST	*Pinus strobus*	White Pine	13.5	Poor				No	Yes
5095	ULAM	*Ulmus americana*	American Elm	8.0	Good				No	Yes
5096	ULAM	*Ulmus americana*	American Elm	9.0	Good				No	Yes
5097	JUNI	*Juglans nigra*	Black Walnut	7.5	Good				No	Yes
5098	PIST	*Pinus strobus*	White Pine	22.5	Good				No	Yes
5099	PRSE	*Prunus serotina*	Black Cherry	6.0	Good				No	Yes
5100	PRSE	*Prunus serotina*	Black Cherry	8.5	Good				No	Yes
5101	PRSE	*Prunus serotina*	Black Cherry	7.0	Good				No	Yes
5102	PIST	*Pinus strobus*	White Pine	25.0	Good				No	Yes
5103	PIST	*Pinus strobus*	White Pine	22.5	Good				No	Yes
5104	PIST	*Pinus strobus*	White Pine	24.0	Fair				Yes	Yes
5105	PIST	*Pinus strobus*	White Pine	15.0	Good				Yes	Yes
5106	PISY	*Pinus sylvestris*	Scotch Pine	11.0	Fair				Yes	Yes
5107	MOAL	*Morus alba*	White Mulberry	7.0	Fair				Yes	Yes
5108	PIST	*Pinus strobus*	White Pine	18.5	Good				Yes	Yes
5109	PISY	*Pinus sylvestris*	Scotch Pine	19.0	Good				Yes	Yes
5110	PISY	*Pinus sylvestris*	Scotch Pine	18.0	Fair				Yes	Yes
5111	PIST	*Pinus strobus*	White Pine	20.0	Good				Yes	Yes
5112	PRAV	*Prunus avium*	Sweet Cherry	11.0	Good				Yes	Yes
5113	MOAL	*Morus alba*	White Mulberry	7.0	Good				Yes	Yes
5114	PRSE	*Prunus serotina*	Black Cherry	9.0	Good				Yes	Yes
5115	PRAV	*Prunus avium*	Sweet Cherry	10.0	Good				Yes	Yes
5116	PRAV	*Prunus avium*	Sweet Cherry	17.5	Good	Vines			Yes	Yes
5117	PRAV	*Prunus avium*	Sweet Cherry	10.5	Good				Yes	Yes
5118	PRSE	*Prunus serotina*	Black Cherry	6.0	Good				Yes	Yes
5119	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good				Yes	Yes
5120	PRSE	*Prunus serotina*	Black Cherry	9.0	Good	Vines			Yes	Yes
5121	PIST	*Pinus strobus*	White Pine	22.0	Good				Yes	Yes
5122	PIST	*Pinus strobus*	White Pine	27.5	Good				Yes	Yes
5123	CRSP	*Crataegus* spp.	Hawthorn	7.0	Good				Yes	Yes
5124	PIST	*Pinus strobus*	White Pine	10.5	Good				Yes	Yes
5125	PIST	*Pinus strobus*	White Pine	17.0	Good				Yes	Yes
5126	PIST	*Pinus strobus*	White Pine	21.0	Good				Yes	Yes
5127	PIST	*Pinus strobus*	White Pine	26.0	Good	Vines			Yes	Yes
5128	PIST	*Pinus strobus*	White Pine	16.0	Good				Yes	Yes
5129	PRSE	*Prunus serotina*	Black Cherry	8.0	Good				Yes	Yes
5130	PIST	*Pinus strobus*	White Pine	16.5	Good				Yes	Yes
5131	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good				Yes	Yes
5132	PISY	*Pinus sylvestris*	Scotch Pine	15.0	Good				Yes	Yes
5133	PRSE	*Prunus serotina*	Black Cherry	8.0	Good				Yes	Yes
5134	PIST	*Pinus strobus*	White Pine	11.0	Good				Yes	Yes
5135	PIST	*Pinus strobus*	White Pine	13.5	Good				Yes	Yes
5136	PIST	*Pinus strobus*	White Pine	13.5	Good				Yes	Yes
5137	PIST	*Pinus strobus*	White Pine	16.5	Good				Yes	Yes
5138	PRAV	*Prunus avium*	Sweet Cherry	12.0	Good				Yes	Yes
5139	PIST	*Pinus strobus*	White Pine	26.0	Good				Yes	Yes
5140	PIST	*Pinus strobus*	White Pine	17.0	Good				Yes	Yes
5141	JUNI	*Juglans nigra*	Black Walnut	20.0	Good	Vines			Yes	Yes
5142	PRSE	*Prunus serotina*	Black Cherry	6.0	Good				Yes	Yes
5143	PIST	*Pinus strobus*	White Pine	19.5	Good				Yes	Yes
5144	PRAV	*Prunus avium*	Sweet Cherry	15.0	Good				Yes	Yes
5145	PRSE	*Prunus serotina*	Black Cherry	9.5	Good				Yes	Yes
5146	PISY	*Pinus sylvestris*	Scotch Pine	13.5	Fair				Yes	Yes
5147	PRAV	*Prunus avium*	Sweet Cherry	14.0	Good				Yes	Yes
5148	MOAL	*Morus alba*	White Mulberry	7.5	Fair				Yes	Yes
5149	PIST	*Pinus strobus*	White Pine	22.0	Good				Yes	Yes
5150	PISY	*Pinus sylvestris*	Scotch Pine	15.0	Fair				Yes	Yes
5151	PRSE	*Prunus serotina*	Black Cherry	8.0	Good				Yes	Yes
5152	PIST	*Pinus strobus*	White Pine	20.0	Good				Yes	Yes
5153	PIST	*Pinus strobus*	White Pine	16.5	Good				Yes	Yes
5154	PRAV	*Prunus avium*	Sweet Cherry	14.5	Good				Yes	Yes
5155	PIST	*Pinus strobus*	White Pine	18.5	Good				Yes	Yes
5156	PRAV	*Prunus avium*	Sweet Cherry	15.0	Good				Yes	Yes
5157	PRAV	*Prunus avium*	Sweet Cherry	11.5	Good				Yes	Yes
5158	PRAV	*Prunus avium*	Sweet Cherry	14.5	Good				Yes	Yes
5159	PRSE	*Prunus serotina*	Black Cherry	7.5	Good				Yes	Yes
5160	PRSE	*Prunus serotina*	Black Cherry	7.0	Good				Yes	Yes
5161	PRSE	*Prunus serotina*	Black Cherry	7.5	Good				Yes	Yes
5162	PISY	*Pinus sylvestris*	Scotch Pine	17.5	Good				Yes	Yes
5163	PIST	*Pinus strobus*	White Pine	20.0	Good				Yes	Yes
5164	PIST	*Pinus strobus*	White Pine	6.5	Good				Yes	Yes
5165	PRSE	*Prunus serotina*	Black Cherry	8.0	Fair				No	Yes
5166	PIST	*Pinus strobus*	White Pine	19.5	Good				No	Yes
5167	PIST	*Pinus strobus*	White Pine	7.5	Good				No	Yes
5168	ACNI	*Acer nigra*	Black Maple	6.5	Good				No	Yes
5169	PIST	*Pinus strobus*	White Pine	26.5	Fair				No	Yes
5170	PRSE	*Prunus serotina*	Black Cherry	9.5	Fair				No	Yes
5171	BEPA	*Betula papyrifera*	Paper Birch	9.5	Good				No	Yes
5172	PISY	*Pinus sylvestris*	Scotch Pine	14.0	Poor				Yes	Yes
5173	PRSE	*Prunus serotina*	Black Cherry	9.5	Fair				No	Yes
5174	PRAV	*Prunus avium*	Sweet Cherry	13.5	Good				Yes	Yes
5175	PIST	*Pinus strobus*	White Pine	16.5	Good				Yes	Yes



ALTERNATIVE ANALYSIS #1

SCENARIO: MAXIMIZE NUMBER OF LOTS

- TOTAL LOTS SHOWN: 66 (56 PROPOSED/141 ALLOWABLE PER ZONING)
- ESTIMATED AREA OF DISTURBANCE: ±30.5 AC. (24.9 AC PROPOSED)
- GREATER WOODLAND TREE REMOVAL AREA
- WETLAND IMPACT



ALTERNATIVE ANALYSIS #2

SCENARIO: NO INSTALLATION OF WALLS AND BORED UTILITIES

- TOTAL UNITS SHOWN: 56 (56 PROPOSED)
- ESTIMATED AREA OF DISTURBANCE: ±27 AC. (24.9 AC. PROPOSED)
- GREATER WOODLAND TREE REMOVAL AREA
- WETLAND IMPACT

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- 801 EXIST. 1' CONTOUR
- 800 EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. WALL
- PROP. DETENTION

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
ALTERNATIVE ANALYSIS PLAN

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

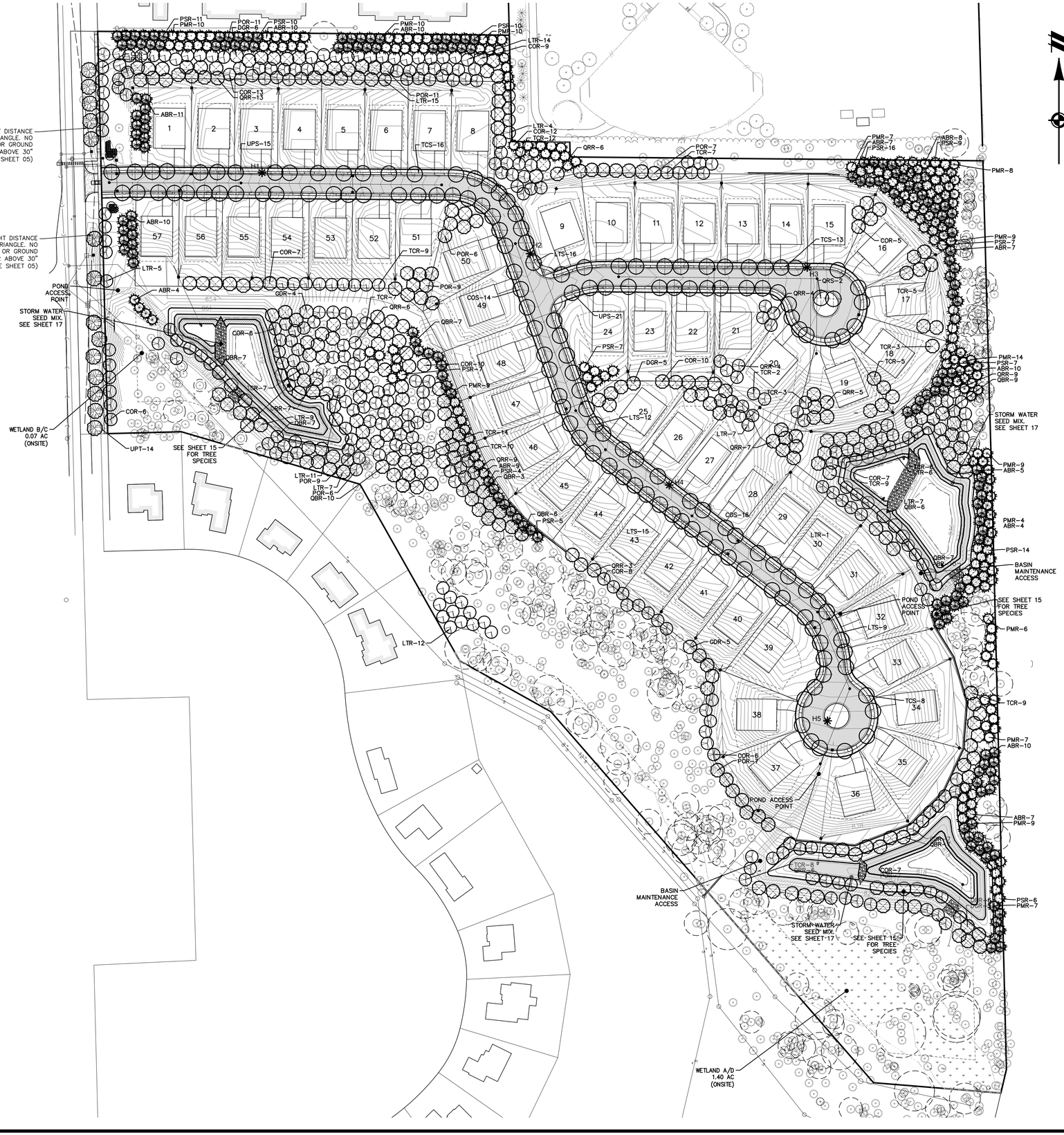
REVISIONS

SCALE 0 75 150
1" = 150 FEET

DR. AR CH. --
P.M. MB

JOB 20003119

SHEET NO.
14



LANDSCAPE REQUIREMENTS

STREET TREES	
STREET FRONTAGE	4,346 L.F.
TREES REQUIRED	145 TREES (4,346 / 30)
TREES PROVIDED	145 TREES
STREET TREE ESCROW	
RIGHT OF WAY LENGTH	650 L.F.
TREE ESCROW REQUIRED	$845 (650 X $1.30)
TREES REQUIRED	14 TREES (650 / 45)
TREES PROVIDED	14 TREES
WOODLAND MITIGATION	
LANDMARK TREES	
TOTAL TREES SURVEYED	447 TREES
TOTAL TREES REMOVED	310 TREES
TOTAL D.B.H. REMOVED	6,402"
LANDMARK D.B.H. REPLACEMENT	3,201" (6,402" X 50%)
WOODLAND TREES	
TOTAL TREES SURVEYED	741 TREES
TOTAL TREES REMOVED	450 TREES
TOTAL D.B.H. REMOVED	4,281"
WOODLAND D.B.H. REPLACEMENT	2,141" (4,281" X 50%)
TOTAL REPLACEMENT REQUIRED	
TOTAL D.B.H. REQUIRED	5,342" (3,201 + 2,141)
TOTAL REPLACEMENT PROVIDED	2,823" (941 X 3)
AMOUNT PAID INTO FUND	$265,500 (885, 3" TREES X $300)

NOTE:

1. SEE PLANT LIST AND LABELS IN PLAN FOR PROPOSED STREET TREE ("S"), FRONTAGE ROAD TREE ("T"),AND WOODLAND REPLACEMENT TREE ("R") DESIGNATIONS.
2. ALL TREES SHALL BE PLANTED NO CLOSER THAN 15' TO FIRE HYDRANTS AND 10 TO UTILITY LEADS.
3. ALL SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE APPROVED IN WRITING FROM THE CITY IF ANN ARBOR PRIOR TO INSTALLATION.

NOTES

1. UTILITY BOXES ARE UNKNOWN AT THIS TIME. ONCE THE BOX LOCATIONS ARE KNOWN THEY WILL BE SCREENING ON 3 SIDES.
2. DISTURBED AREAS TO BE SOD OR SEED.
3. LANDSCAPE AREAS SHALL BE IRRIGATED.
4. SNOW SHALL BE STORED ALONG STREETS. STORAGE SHALL NOT INCLUDE DETENTION AREAS OR LANDSCAPED AREAS.
5. THE STREET TREE ESCROW MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE TO MADE PAYABLE TO: CITY OF ANN ARBOR AND MAILED TO SYSTEMS PLANNING UNIT, 301 E. HURON ST., PO BOX 8647, ANN ARBOR, MI 48107-8647 -- PLEASE INCLUDE THE PROJECT NAME AND PROJECT NUMBER ON THE CHECK.
6. TREES SHALL BE PLANTED 5'-8' FROM UTILITY LEADS.
7. TREES SHALL BE PLANTED NO CLOSER THAN 10' TO FIRE HYDRANTS.

PLANT LIST

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Street Trees							
COS	29	Celtis occidentalis	Hackberry	2.5"	as shown	B&B	
LTS	38	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
QRS	4	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TCS	38	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPS	36	Ulmus princeton	Princeton Elm	2.5"	as shown	B&B	
	145	Street Trees Provided					
Woodland Replacement							
ABR	122	Abies balsamea	Balsam Fir		as shown	B&B	8'
COR	120	Celtis occidentalis	Hackberry	3.0"	as shown	B&B	
DGR	25	Gymnocladus diocus	Kentucky Coffeetree	3.0"	as shown	B&B	
LTR	98	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
PMR	119	Picea mariana	Black Spruce		as shown	B&B	8'
POR	77	Platanus occidentalis	American Sycamore	3.0"	as shown	B&B	
PSR	113	Pinus strobus	White Pine		as shown	B&B	8'
QBR	75	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B	
QRR	76	Quercus rubra	Red Oak	3.0"	as shown	B&B	
TCR	116	Tilia americana	American Linden	3.0"	as shown	B&B	
	941	Woodland Replacement Trees Provided					
Right of Way Trees							
UPT	14	Ulmus 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREELINE
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. CONTOUR
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. SANITARY
- PROP. HYD. LOCATION
- PROP. CONCRETE
- PROP. ASPH.
- PROP. TREE FENCE
- CRITICAL ROOT ZONE
- PROP. EVERGREEN TREE
- PROP. CONIFEROUS TREE

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

OVERALL LANDSCAPE PLANS

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

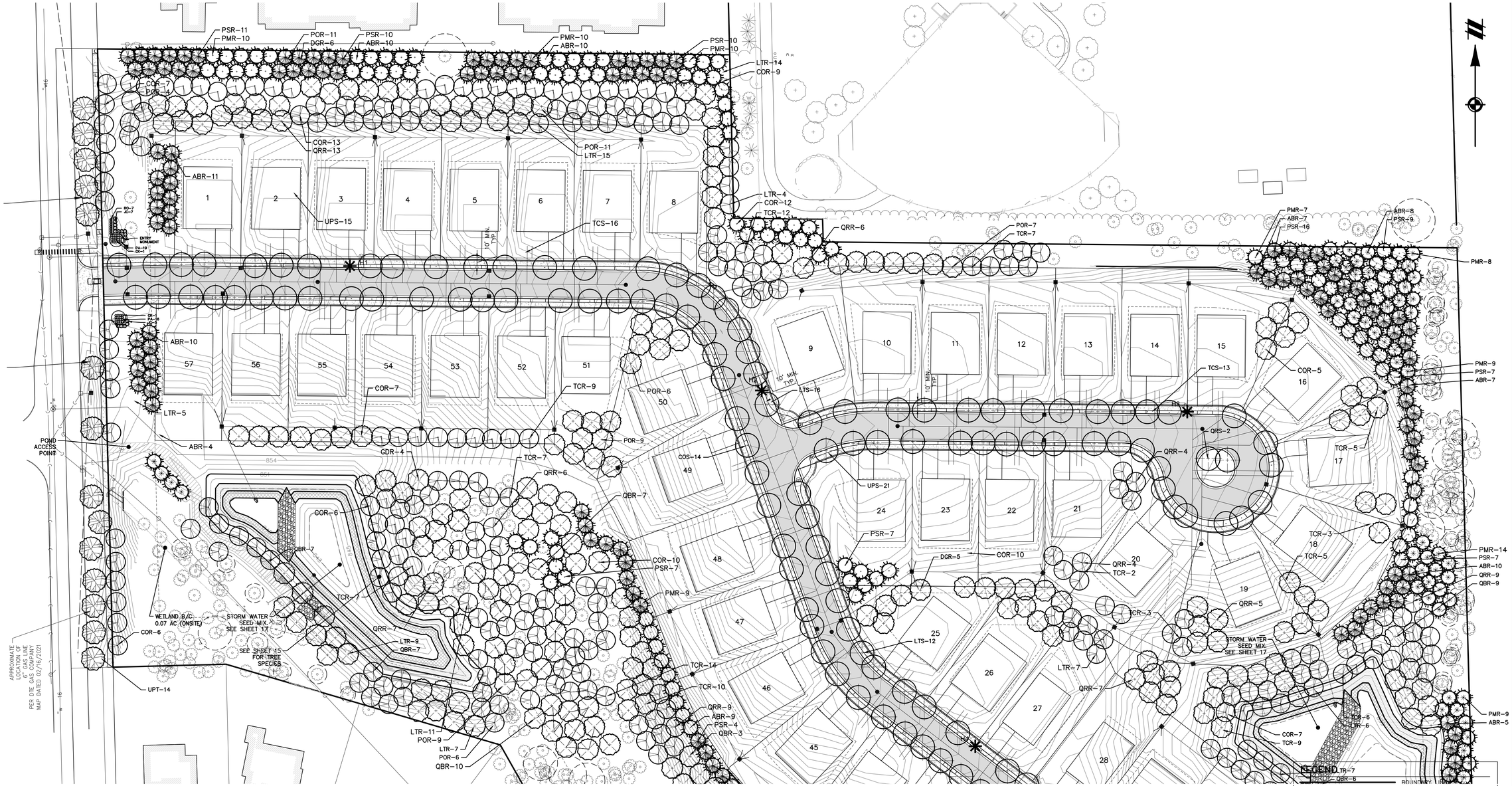
SCALE 0 40 80
1" = 80 FEET

DR. AR | CH. --
P.M. MB

JOB 20003119

SHEET NO.
15

K:\2020\20003119\CAD\PLANS\SITE\SITE PLAN\20003119SP-SITE-OVRALL 6/25/2021 12:36 PM MATT BUSH



LANDSCAPE REQUIREMENTS

STREET TREES	
STREET FRONTAGE	4,346 L.F.
TREES REQUIRED	145 TREES (4,346 / 30)
TREES PROVIDED	145 TREES
STREET TREE ESCROW	
RIGHT OF WAY LENGTH	650 L.F.
TREE ESCROW REQUIRED	$845 (650 X $1.30)
TREES REQUIRED	14 TREES (650 / 45)
TREES PROVIDED	14 TREES
WOODLAND MITIGATION	
LANDMARK TREES	
TOTAL TREES SURVEYED	447 TREES
TOTAL TREES REMOVED	310 TREES
TOTAL D.B.H. REMOVED	6,402"
LANDMARK D.B.H. REPLACEMENT	3,201" (6,402" X 50%)
WOODLAND TREES	
TOTAL TREES SURVEYED	741 TREES
TOTAL TREES REMOVED	450 TREES
TOTAL D.B.H. REMOVED	4,281"
WOODLAND D.B.H. REPLACEMENT	2,141" (4,281" X 50%)
TOTAL REPLACEMENT REQUIRED	
TOTAL D.B.H. REQUIRED	5,342" (3,201 + 2,141)
TOTAL REPLACEMENT PROVIDED	2,823" (941 X 3)
AMOUNT PAID INTO FUND	$265,500 (885, 3" TREES X $300)

NOTE:

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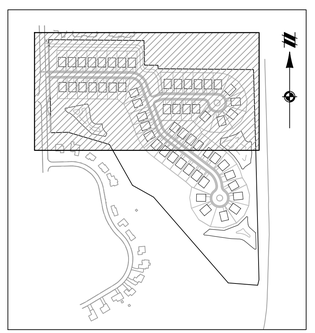
QRS	2	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TCS	37	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPS	36	Ulmus princeton	Princeton Elm	2.5"	as shown	B&B	
	145	Street Trees Provided					
Woodland Replacement							
ABR	122	Abies balsamea	Balsam Fir		as shown	B&B	8'
COR	120	Celtis occidentalis	Hackberry	3.0"	as shown	B&B	
DGR	25	Gymnocladus diocus	Kentucky Coffeetree	3.0"	as shown	B&B	
LTR	98	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
PMR	119	Picea mariana	Black Spruce		as shown	B&B	8'
POR	77	Platanus occidentalis	American Sycamore	3.0"	as shown	B&B	
PSR	113	Pinus strobus	White Pine		as shown	B&B	8'
QBR	75	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B	
QRR	76	Quercus rubra	Red Oak	3.0"	as shown	B&B	
TCR	116	Tilia americana	American Linden	3.0"	as shown	B&B	
	941	Woodland Replacement Trees Provided					
Right of Way Trees							
UPT	14	Ulmus 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
	14	Street Trees Provided					



KEY MAP
1" = 750 FEET

LEGEND

LTR-7 / QBR-6	PROPERTY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. SETBACK
	EXIST. TREE LINE
X X	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. GRAVEL
	EXIST. BUILDING
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. TREELINE
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	PROP. R.O.W.
805	PROP. CONTOUR
	PROP. STORM SEWER
	PROP. WATERMAIN
	PROP. SANITARY
	PROP. HYD. LOCATION
	PROP. CONCRETE
	PROP. ASPH.
	PROP. TREE FENCE
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	PROP. EVERGREEN TREE
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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

LANDSCAPE PLAN NORTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. AR | CH. --
P.M. MB

JOB 20003119

SHEET NO.
15a

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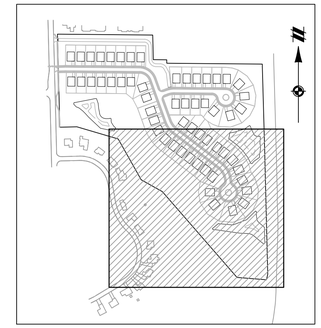
SEE SHEET 15A





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREELINE
- PROP. SETBACK
- PROP. BUILDING
- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. CONTOUR
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. SANITARY
- PROP. HYD. LOCATION
- PROP. CONCRETE
- PROP. ASPH.
- PROP. TREE FENCE
- CRITICAL ROOT ZONE
- PROP. EVERGREEN TREE
- PROP. CONIFEROUS TREE

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

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REVISIONS

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1" = 50 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 15b

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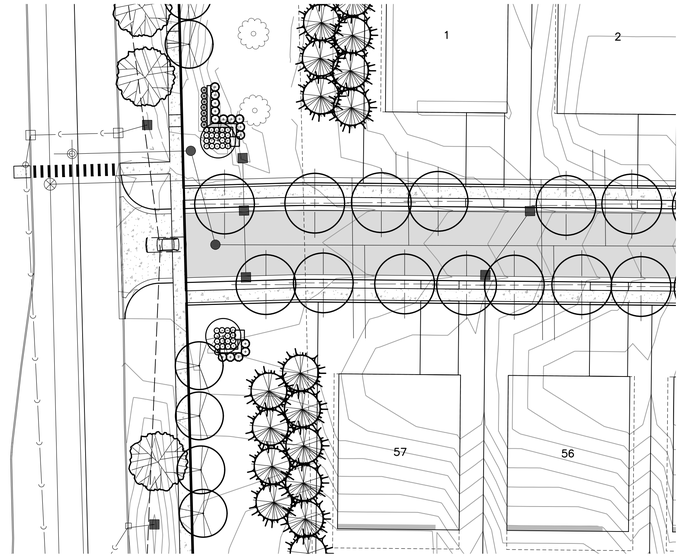
ENTRYWAY PLANTINGS

SCALE: 1" = 30 FEET

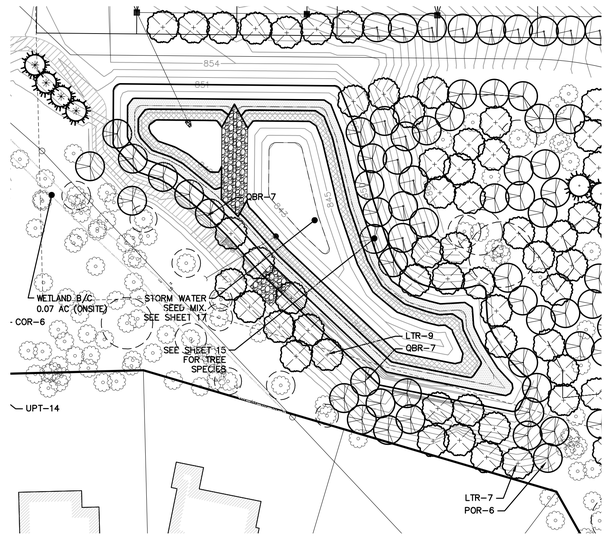


PLANT LIST

sym.	qty.	botanical name	common name	caliper	spacing	root	height
CK	2	Cornus florida	Flowering Dogwood	2.0"	as shown	B&B	
JC	12	Juniperus ch. 'Keteleeri'	Keteleer Juniper - trim to hedge		as shown	B&B	6'
PA	35	Pennisetum a. 'Hameln	Dwarf Fountain Grass		as shown	cont	#2
RO	7	Rosa 'Drift'	Drift Roses		as shown	cont	#2

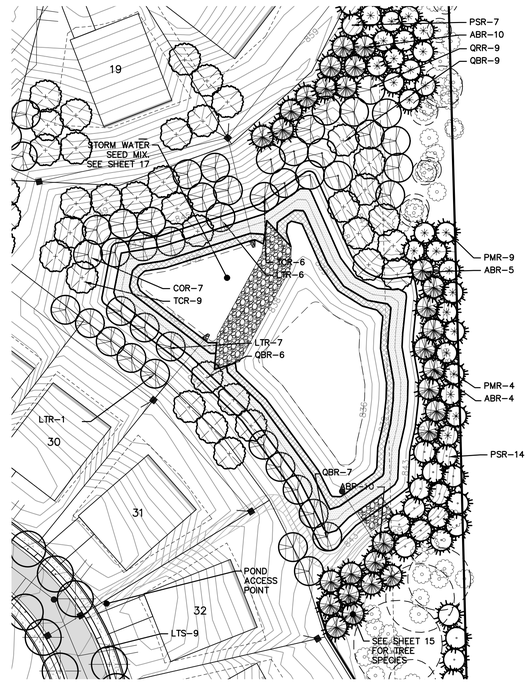
BASIN A PLANTING

SCALE: 1" = 50 FEET



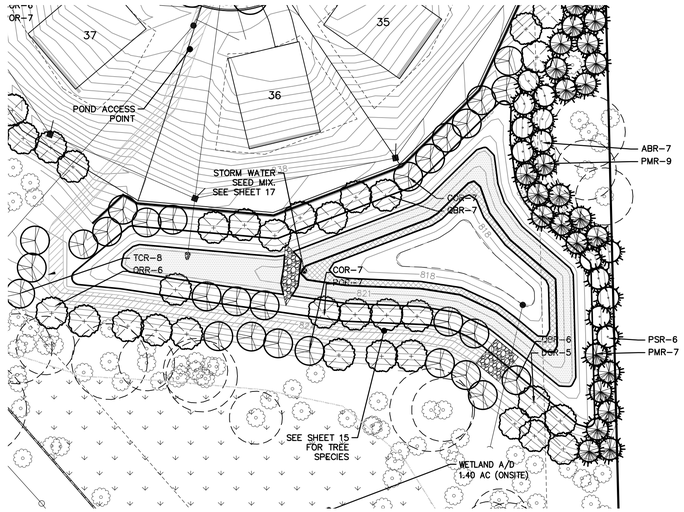
BASIN B PLANTING

SCALE: 1" = 50 FEET



BASIN C PLANTING

SCALE: 1" = 50 FEET



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- PROP. BACK OF CURB
- PROP. R.O.W.
- PROP. CONTOUR
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. SANITARY
- PROP. CONCRETE
- PROP. ASPH.
- PROP. BASIN CLEAR ACCESS ROUTE
- PROP. TREE FENCE
- CRITICAL ROOT ZONE

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DETENTION PLANTINGS

Nativescape
Native Landscapes & Ecological Solutions

517-456-9696
info@nativescapellc.com

Detention Basin Mix

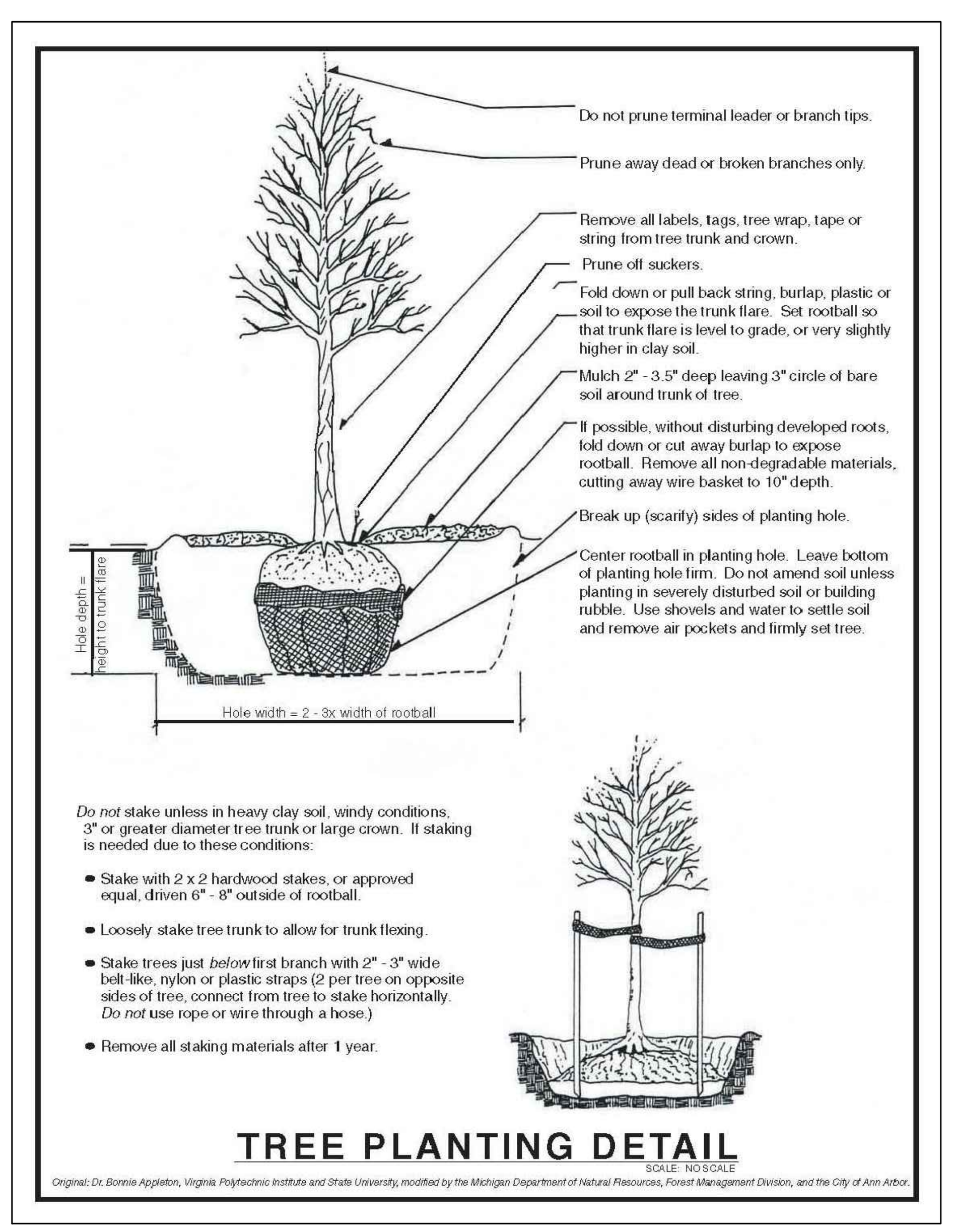
This mix contains at least (10) of the Flowers, (4) of the Grasses & Sedges.

Common Name	Scientific Name	#/acre
Temporary Grasses	**50%**	**20**
Seed Oats	*Avena sattiva*	
Annual Rye	*Lolium multiflorum*	
Native Grasses	**30%**	**12**
Big Bluestem Grass	*Andropogon gerardii*	
Fringed Sedge	*Carex crinita*	
Fox Sedge	*Carex vulpinoidea*	
Canada Wild Rye	*Elymus canadensis*	
Dark Green Bulrush	*Scirpus atrovirens*	
Indian Grass	*Sorghastrun nutans*	
Prairie Cord Grass	*Spartina pectinata*	
Native Wildflowers	**20%**	**8**
Calico Aster	*Aster laterifolius*	
New England Aster	*Aster novae-angliae*	
Pale Indian Plantain	*Cacalia atriplicifolia*	
Turtlehead	*Chelone glabra*	
Joepye Weed	*Eupatorium maculatum*	
Boneset	*Eupatorium perfoliatum*	
Ox Eye Sunflower	*Heliopsis helianthoides*	
Dense Blazingstar	*Liatris spicata*	
Cardinal Flower	*Lobelia cardinalis*	
Great Blue Lobelia	*Lobelia siphilitica*	
Yellow Coneflower	*Ratibita pinnata*	
Black-eyed Susan	*Rudbeckia hirta*	
Green-headed Coneflower	*Rudbeckia laciniata*	
~~Cupplant~~	~~*Silphium perfoliatum*~~	
Ohio Goldenrod	*Solidago ohioensis*	
Riddell's Goldenrod	*Solidago riddellii*	
Blue Vervain	*Verbena hastata*	
Culver's Root	*Veronicastrum virginicum*	
Ironweed	*Vernonia gigantea*	
Total Pounds Per Acre		**40 lbs**

NOTE:
NOTIFY SEED SUPPLIER SILPHIUM PERFOLIATUM CANNOT BE USED IN THE SPECIFIED SEED MIX DUE TO BEING A THREATENED SPECIES.

DETENTION NOTES

1. NO CHEMICALS ARE ALLOWED IN STORMWATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPACIES MAY BE TREATED WITH CHEMICALS BY A CERTIFIED APPLICATOR. MOWING IS ALLOWED ONLY TWICE A YEAR.
2. SOILS MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. SOILS MUST CONTAIN 20%–30% COMPOST.
3. AT THE TIME OF PLANT AND SEED DELIVERY, A WCWRC LANDSCAPE REVIEWER MUST BE PRESENT. THE QUANTITY AND SPECIES DELIVERED WILL BE REVIEWED ON SITE. CONTACT CATIE WYTYCHAK AT WYTYCHAKC@EWASHTENAW.ORG OR (734) 222–6813 TO COORDINATE.



TREE PLANTING DETAIL
SCALE: NO SCALE
Original: Dr. Bonnie Appleton, Virginia Polytechnic Institute and State University, modified by the Michigan Department of Natural Resources, Forest Management Division, and the City of Ann Arbor.

DETENTION PLANTINGS

BASIN SIDE SLOPES – 100 YEAR TO FIRST FLUSH

22,302 S.F.

40.0 LBS. PER ACRE APPLICATION RATE
20.5 LBS. OF STORM WATER SEED MIX
3"–6" OF COMPOSTED ORGANIC MATERIAL SHALL BE PLACED IN THIS AREA.

STORMWATER SEED MIX BY NATIVESCAPES

BASIN LIVE PLUGS – FIRST FLUSH TO 1 BELOW

qty.	botanical name	common name	spacing	Root
360	Acorus americanus	Sweet Flag	24" o.c.	Live Plug
360	Asclepias incarnata	Swamp Milkweed	24" o.c.	Live Plug
360	Campanula americana	Tall Bellflower	24" o.c.	Live Plug
360	Eupatorium maculatum	Joe Pye Weed	24" o.c.	Live Plug
360	Potamogeton pectinatus	Sago Pondweed	24" o.c.	Live Plug
360	Sagittaria latifolia	Common Arrowhead	24" o.c.	Live Plug
360	Silphium laciniatum	Compass Plant	24" o.c.	Live Plug
10,148 s.f. of Wet Meadow Area				

CITY OF ANN ARBOR NOTES:

CONTINUING CARE
LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED BY A REGULAR PROGRAM OR MOWING, WATERING, WEEDING, FEEDING AND PRUNING. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

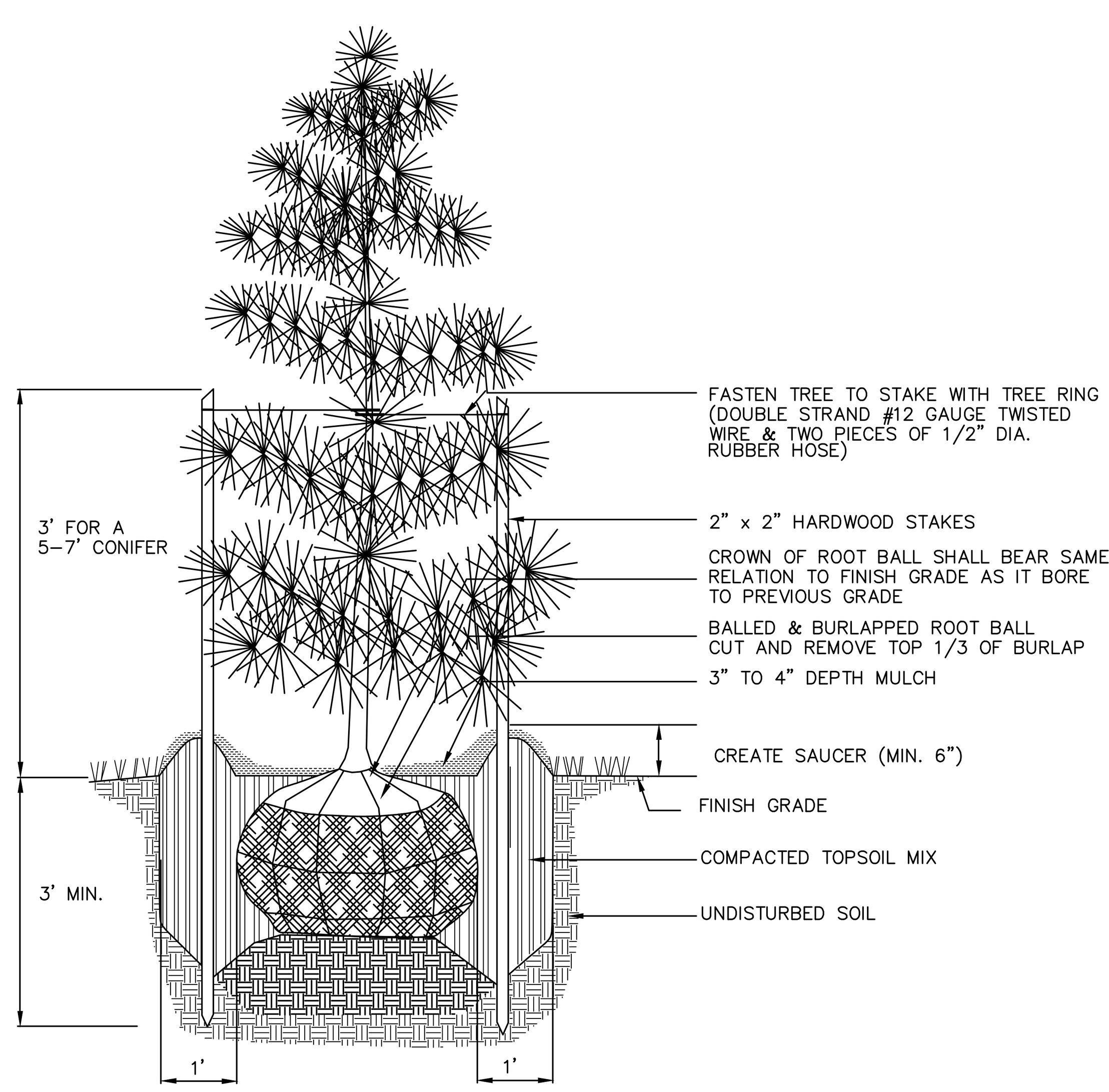
REPLENISHMENT
ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST.

WATERING
THIS SHALL BE ACCOMPLISHED BY INSTALLATION OF AN UNDERGROUND IRRIGATION SYSTEM TO PROVIDE WATER FOR THE LANDSCAPE AREAS SPECIFIED ON THE LANDSCAPE PLAN.

CLAY SOILS
CONSTRUCT EARTH BED TO REQUIRED GRADE AND TRIM. PRIOR TO PLACEMENT OF TOPSOIL OR COMPOST, HARROW ALL EARTH BEDS TO A MINIMUM OF 3" DEPTH.

FERTILIZER
BEYOND INITIAL FERTILIZATION, ALL FUTURE FERTILIZER APPLICATIONS SHALL NOT CONTAIN PHOSPHORUS.

ALL SPECIES DEVIATIONS FROM THE APPROVED SITE PLAN MUST BE APPROVED IN WRITING FROM THE CITY IF ANN ARBOR PRIOR TO INSTALLATION.



NOTES:

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

CONIFEROUS PLANTING DETAIL

SCALE: NTS

MAINTENANCE & WARRANTY:

1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:

   PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION

   LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:

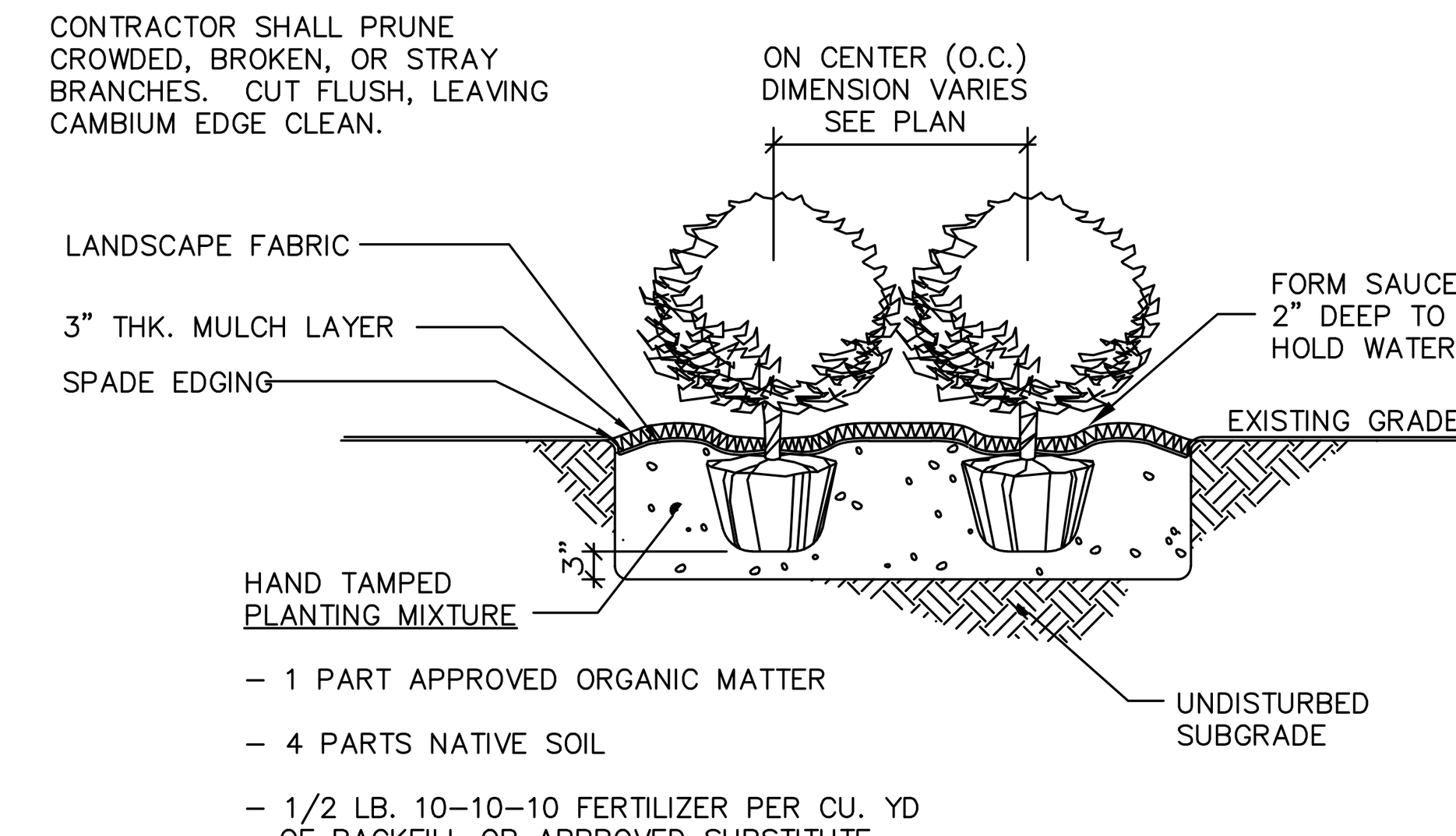
   TREES, SHRUBS, AND GROUND COVERS: ONE YEAR AFTER FINAL ACCEPTANCE
   SOD AND SEEDED AREAS: 90 DAYS AFTER FINAL ACCEPTANCE
   PERENNIALS: 90 DAYS AFTER FINAL ACCEPTANCE
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

INSTALLATION OF PLANT MATERIALS:

1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3–INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON–ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8–8–8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

NOTE:

CONTRACTOR SHALL PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.



– 1 PART APPROVED ORGANIC MATTER
– 4 PARTS NATIVE SOIL
– 1/2 LB. 10–10–10 FERTILIZER PER CU. YD OF BACKFILL OR APPROVED SUBSTITUTE

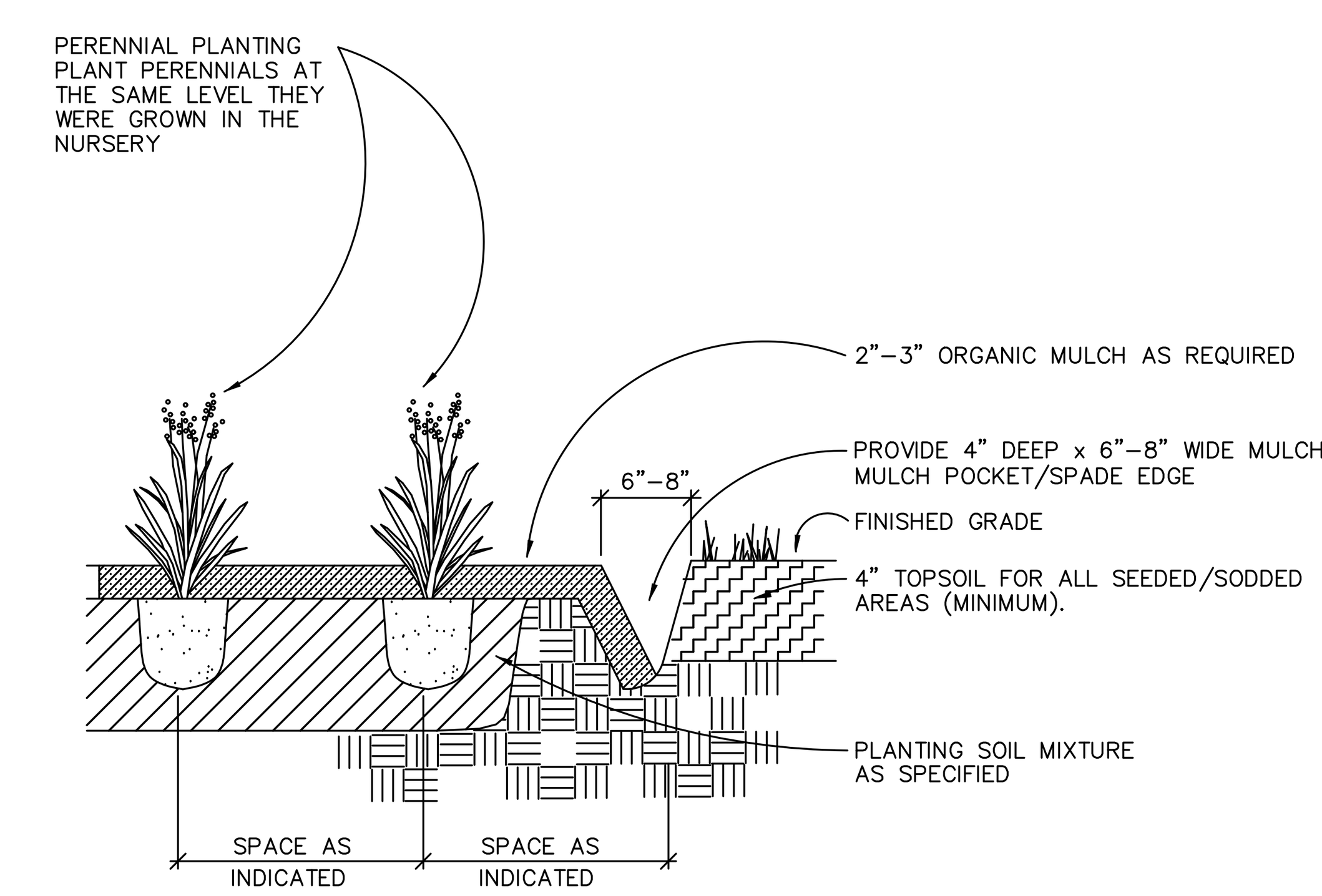
INSTALLATION OF PLANT MATERIALS

SCALE: NTS

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.

   2.A. BARRIER TO BE INSTALLED AT THE CRITICAL ROOT ZONE OF THE TREE UNLESS OTHERWISE INDICATED ON THE APPROVED SITE PLAN.
   2.B. BARRIERS SHALL BE PLACED AROUND TREES AT THE CRITICAL ROOT ZONE EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CRITICAL ROOT ZONE PER THE APPROVED SITE PLAN.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED BY THE CITY OF ANN ARBOR.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH–OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
10. PLANT MATERIAL LOCATION REVISIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY OF ANN ARBOR.
11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN–UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL–BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS



SHRUB/PERENNIAL BED DETAIL

SCALE: NTS

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
LANDSCAPE DETAILS AND NOTES

DATE
FEBRUARY 25, 2021

2021–04–16 PER CITY
2021–05–18 PER CITY
2021–06–09 PER CITY
2021–06–28 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO.
17

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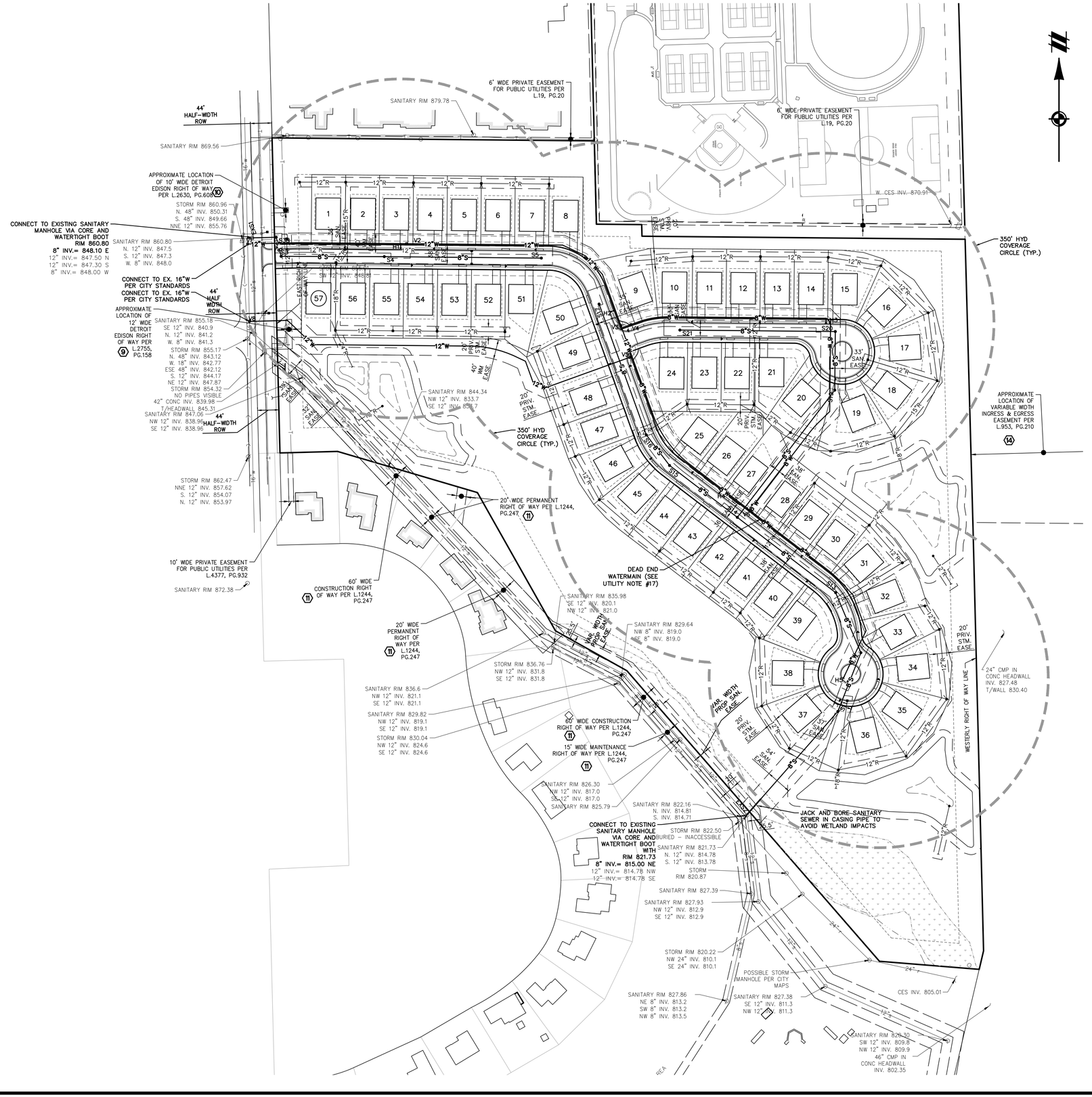

UTILITY NOTES:

1. PROPOSED UTILITIES ARE TO MEET THE REQUIREMENTS OF THE CITY OF ANN ARBOR.
2. UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH CITY OF ANN ARBOR DIV X STANDARD DETAILS.
3. WATER LEADS SHALL CONTAIN 5.5' OF FINAL GRADE COVER (5'–6.5' ALLOWABLE TOLERANCE).
4. A MINIMUM HORIZONTAL CLEARANCE OF 10' FOR SANITARY & STORM SEWERS AND 5' FOR ALL OTHER UTILITIES SHALL BE MAINTAINED.
5. A MINIMUM VERTICAL CLEARANCE OF 18" FOR SEWERS AND 12" FOR ALL OTHER UTILITIES. WATER MAIN BELL SHALL NOT BE LOCATED AT POINT OF CROSSING.
6. MINIMUM COVER FOR SEWER LEADS IS 4 FEET.
7. DOWNSPOUTS, WEEPTILE, FOOTING DRAINS, SUMP PUMP DISCHARGES, OR ANY OTHER CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO SANITARY SEWER SERVICE LEADS OR LATERAL SEWER.
8. PROPOSED WATERMAIN SHALL BE 8" OR 12" DUCTILE IRON.
9. ALL PROPOSED SANITARY SEWER SHALL BE 8" PVC SDR 26.
10. PROPOSED HOMES ARE TO BE SPRINKLED. DOMESTIC AND FIRE SERVICE LEADS SHALL BE SEPARATED OUTSIDE THE HOME WITH THEIR OWN SHUT–OFF SERVICE VALVES LOCATED WITHIN THE WATER MAIN EASEMENT. SERVICE LEADS WILL BE CONSTRUCTED IN ACCORDANCE WITH A "FIGURE 4 CONFIGURATION" OR OTHER APPROVED CONFIGURATION PER THE PUBLIC SERVICES DEPARTMENT "DOMESTIC/FIRE SERVICE CONFIGURATION DETAIL". SPECIFIC LOCATIONS OF THE INDIVIDUAL DOMESTIC AND FIRE SERVICE LEADS AND DESIGN SIZING WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.
11. SANITARY LEADS SHALL BE 6" PVC.
12. LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
13. WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEADS ENTER THE HOMES.
14. PROPOSED INVERT AND RIM INFORMATION PROVIDED ON THE UTILITY PLANS ARE PRELIMINARY FOR SITE PLAN PURPOSES. THESE ELEVATIONS ARE TO BE CONFIRMED DURING CONSTRUCTION PLAN AND UTILITY PROFILE PREPARATION.
15. SUMP PUMPS SHALL DISCHARGE TO THE PIPED STORM SEWER COLLECTION SYSTEM.
16. THE 8" WATERMAIN HAS BEEN OPTIMIZED TO MINIMIZE THE DEAD–END LENGTH TO 355 FEET. THIS WILL CONTAIN AN IN–PIPE VOLUME OF APPROXIMATELY 1,193 GALLONS. SERVICE LEADS FOR 13 HOMES WILL BE SERVICED BY THIS MAIN. ASSUMING AN AVERAGE 300 GALLONS PER HOME PER DAY, THESE HOMES WILL UTILIZE 3,900 GALLONS PER DAY, OR PROVIDE FOR OVER THREE (3) TURNOVERS PER 24–HOUR PERIOD.

FIRE DEPARTMENT NOTES:

1. ALL HOME ADDRESSES SHALL BE CLEARLY VISIBLE WHEN APPROACHING THE BUILDING.
2. CONSTRUCTION MATERIAL STORAGE SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
3. HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
4. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING SHALL BE IN SERVICE AND APPROVED BY BOTH PLANNING AND FIRE DEPARTMENT BEFORE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIAL ARE PLACED ON THE JOB SITE.
5. PROPOSED HOMES ARE TO BE SPRINKLED.

SANITARY SEWER OFFSET MITIGATION PROGRAM

	Units	'Table A' Design flow	Average Flow	Peaking Factor	System Recovery Factor	Peak Flow (GPD)	Peak Flow (GPM)
Proposed New Uses							
Single Family Residence	56	300.00	16,800	4	1.1	73,920	**51**
Current Existing Uses							
Vacant	0	0.00	0	0	0.0	0	**0.0**
Total (proposed minus existing)			16,800	4	1.1	73,920	**51**
Required GPM to mitigate	**51**	GPM					

SANITARY SEWER ESTIMATED FLOW CALCULATIONS

	Units	'Table A' Design flow	Average Flow	Peaking Factor	Peak Flow (GPD)	Peak Flow (GPM)
Single Family Residence	56	300.00	16,800	4	67,200	47
Total			16,800		67,200	**47**

	Size (ft.	n	A (ft^2)	R	S	Q (cfs)	Q (GPM)
Design Capacity of 8" Pipe @ 1.00%	0.67	0.013	0.3526	0.1675	0.01	1.2279	**551**

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. SETBACK
- PROP. EASEMENT
- PROP. FRANCHISE EASEMENT
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. WATERMAIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE

Know what's below. Call before you dig.

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SECTION 25
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WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

OVERALL UTILITY PLAN

DATE
FEBRUARY 25, 2021

2021–04–16 PER CITY
2021–05–18 PER CITY
2021–06–09 PER CITY
2021–06–28 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

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P.M. MB

JOB 20003119
SHEET NO. 18

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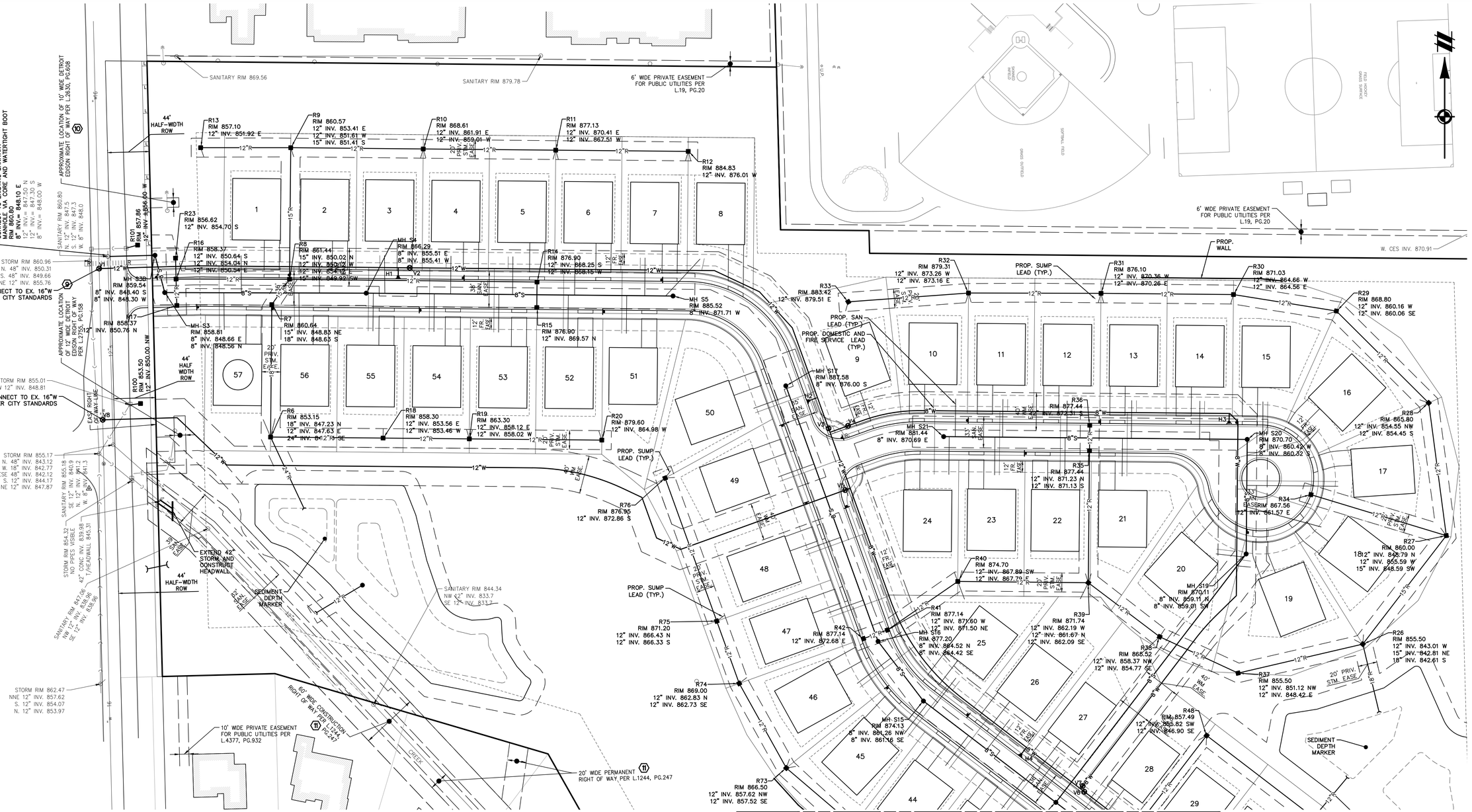

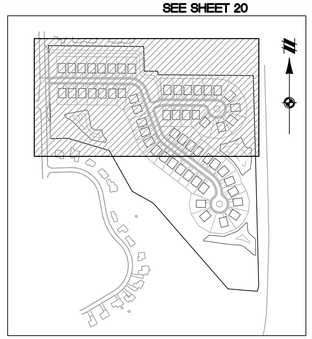

KEY MAP
1" = 750 FEET

LEGEND

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- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
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- EXIST. FENCE
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SITE PLAN
UTILITY PLAN NORTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
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2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 19

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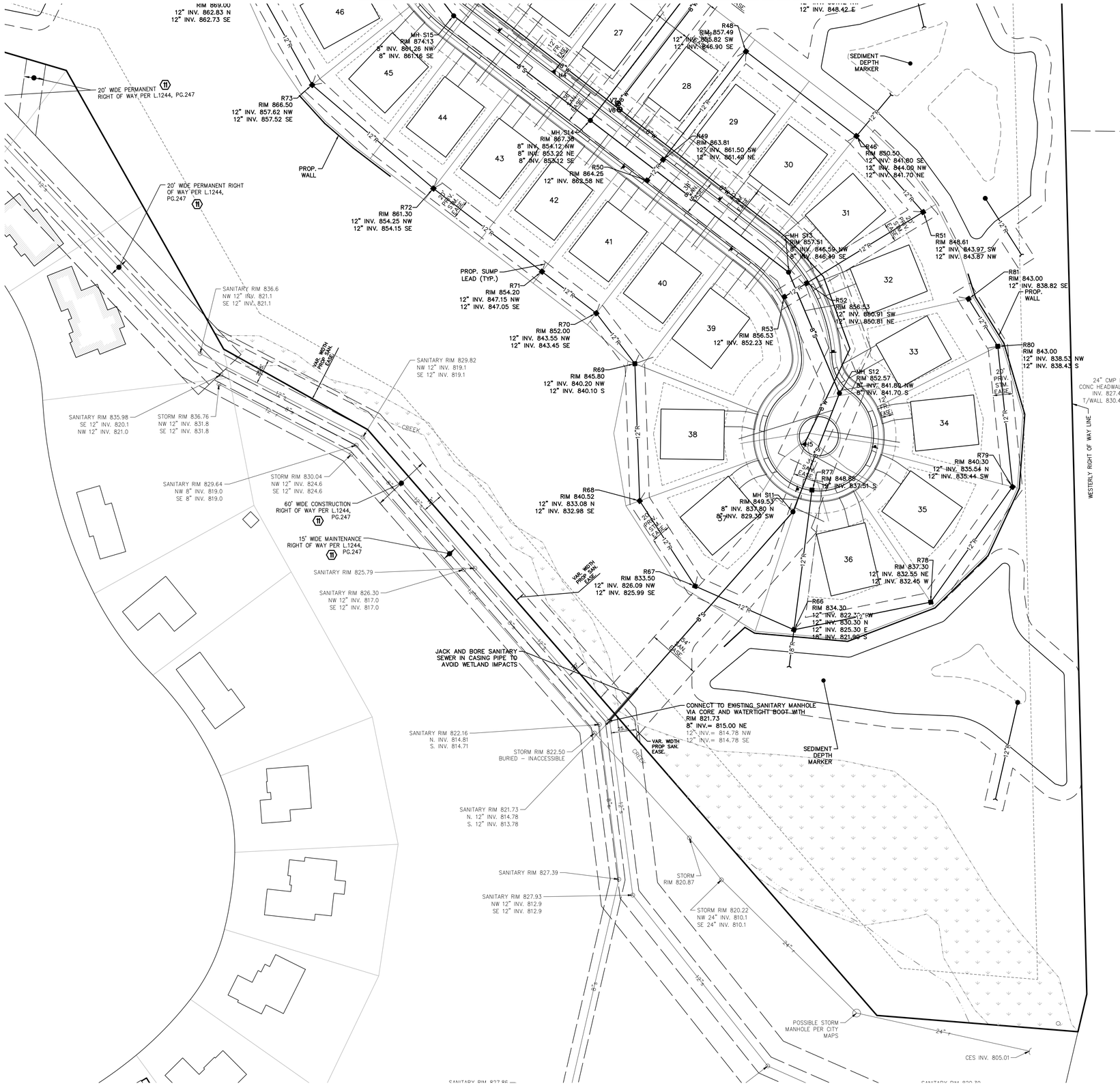
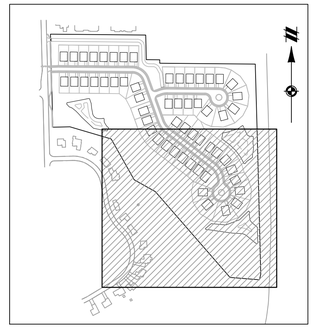
SEE SHEET 19





KEY MAP
1" = 750 FEET

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SITE PLAN
UTILITY PLAN SOUTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
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2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

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JOB 20003119
SHEET NO. 20

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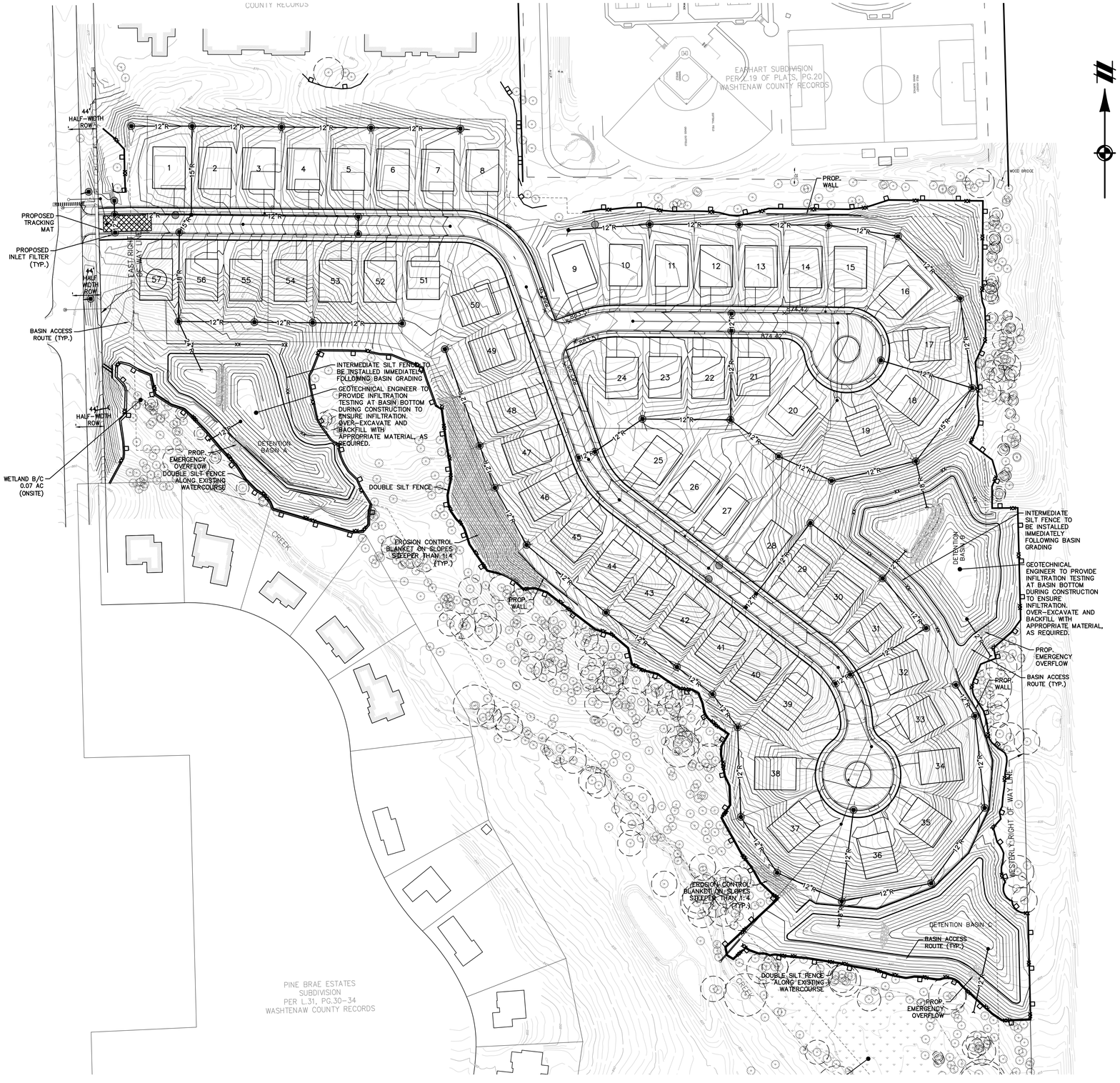

GRADING NOTES:

1. ALL PROPOSED SPOT GRADES ARE AT EDGE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. NOTATION IS AS FOLLOWS: "FF" = FINISHED FLOOR, "FG" = FINISHED GRADE, "BC" = BACK OF CURB, "GU" = GUTTER, "BW" = GRADE AT BOTTOM OF WALL, "TW" = GRADE AT TOP OF WALL "M" = MATCH EXISTING.

SESC PLAN DETAILS:

1. SOILS IN THIS AREA ARE CLASSIFIED AS BOYER LOAMY SAND, 1 TO 6 PERCENT SLOPES (BNB), BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES (BNC), FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES (FOB), SPINKS LOAMY SAND, 6 TO 12 PERCENT SLOPES (SPC), WASEPI SANDY LOAM, 0 TO 4 PERCENT SLOPES (WAA), WAWASEE LOAM, 2 TO 6 PERCENT SLOPES (WAWABB), WAWASEE LOAM, 6 TO 12 PERCENT SLOPES (WAWABC), WAWASEE LOAM, 12 TO 18 PERCENT SLOPES (WAWABD).UNDERLYING SOIL TYPES: BROWN SAND WITH TRACE SILT AND GRAVEL
2. OUTLET–UNNAMED SOUTHERN WATERCOURSE & ONSITE WETLANDS
3. TOTAL AREA OF DISTURBANCE: ±24.9 ACRES
4. TOTAL EST. IMPERVIOUS AREA: ±300,000 SQUARE FEET (6.8 ACRES)

SESC GENERAL NOTES

1. DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN, COMPLETED APPLICATION AND CHECKLIST FORMS, PAY ALL FEES AND POST AN EROSION CONTROL PERFORMANCE BOND, AS REQUIRED, PRIOR TO ANY EARTH CHANGE.
2. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING.
3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION FOR SOIL EROSION AND SEDIMENT CONTROL.
4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
7. ESTIMATED COST OF SOIL EROSION CONTROL MEASURES AND SITE STABILIZATION SHOULD CONSTRUCTION CEASE IS $20,000.
8. ESTIMATED AMOUNT OF EXCAVATION FOR THE PROJECT IS ±90,000 CY.
9. ESTIMATED AMOUNT OF FILL FOR THE PROJECT IS ±100,000 CY
10. INSTALL A TEMPORARY MUD TRACKING MAT AT THE DESIGNATED CONSTRUCTION ENTRANCE FOR THE SITE.
11. STREETS WILL BE SCRAPED AND CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD–TRACKING OCCURRENCE.
12. SEE SHEET 26 FOR SESC DETAILS
13. CURBING AND FIRST COURSE OF ASPHALT PAVING SHALL BE INSTALLED PRIOR TO ANY BUILDING, INCLUDING FOUNDATION, PERMITS ARE ISSUED, UNLESS OTHERWISE PERMITTED WITHIN THE DEVELOPMENT AGREEMENT.

CONSTRUCTION SEQUENCE (SESC)

1. SOIL EROSION AND SEDIMENTATION CONTROL PRE–GRADING MEETING
2. COMMENCEMENT OF CONSTRUCTION (EST. JUNE 2021)
3. INSTALL TEMPORARY EROSION AND SEDIMENTATION MEASURES
4. DEMOLISH EXISTING INFRASTRUCTURE
5. MASS GRADING / EXCAVATION
6. INSTALL INTERMEDIATE SILT FENCE AROUND STORMWATER BASINS
7. INSTALL STORMWATER MANAGEMENT SYSTEM
8. AS–BUILT CERTIFICATION OF THE STORM WATER DETENTION SYSTEM
9. INSTALL UTILITIES
10. INSTALL TEMPORARY STABILIZATION ON ALL AREAS NOT IMMEDIATELY BEING BUILT UPON
11. PAVING ACTIVITIES
12. COMMENCE VERTICAL CONSTRUCTION OF HOMES
13. FINAL GRADING AND LANDSCAPING
14. INSPECT AND CLEAN ALL CATCH BASINS, STORM SEWERS, AND DETENTION FACILITIES
15. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
16. COMPLETE CONSTRUCTION OF ALL HOMES
17. COMPLETION OF PROJECT (EST JUNE 2022)

LEGEND

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- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
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- EXIST. BUILDING
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- PROP. SILT FENCE
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SITE PLAN

OVERALL GRADING & SESC PLAN

DATE
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2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 40 80
1" = 80 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 21

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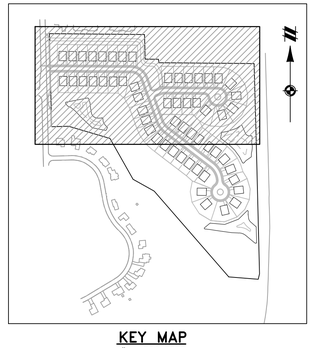

KEY MAP
1" = 750 FEET

LEGEND

	BOUNDARY LINE
	BOUNDARY/PROPERTY LINE
801	EXIST. 1' CONTOUR
800	EXIST. 5' CONTOUR
	EXIST. ASPHALT
	EXIST. GRAVEL
	EXIST. BUILDING
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801	PROP. 1' CONTOUR
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GRADING & SESC PLAN NORTH

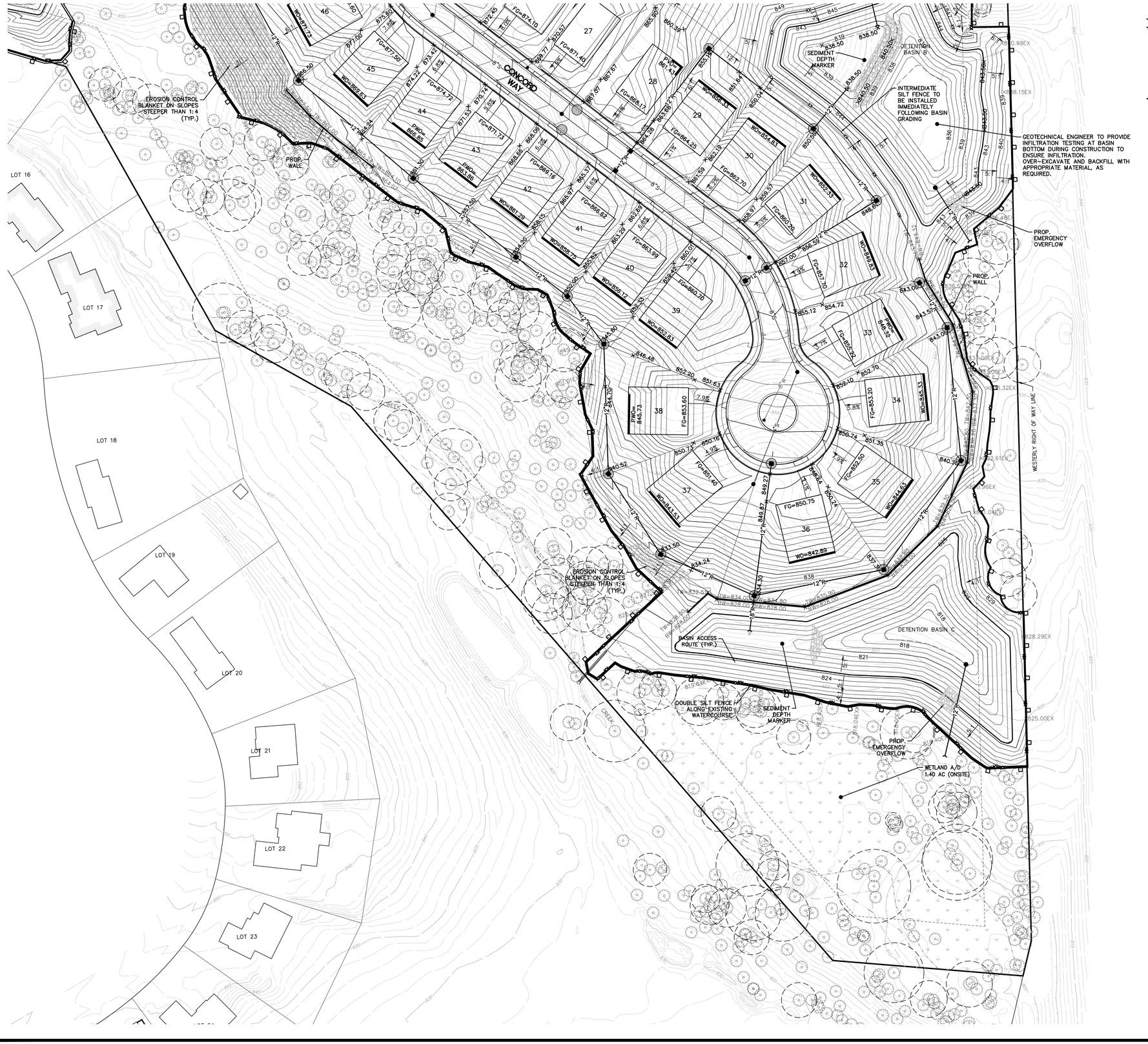
DATE
FEBRUARY 25, 2021

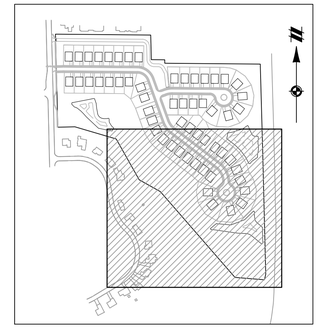
2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. AR CH. --
P.M. MB
JOB 20003119
SHEET NO.
22





KEY MAP
1" = 750 FEET

LEGEND

	BOUNDARY LINE
	BOUNDARY/PROPERTY LINE
801	EXIST. 1' CONTOUR
800	EXIST. 5' CONTOUR
	EXIST. ASPHALT
	EXIST. GRAVEL
	EXIST. BUILDING
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	PROP. SETBACK
	PROP. BUILDING
	PROP. ASPHALT
	PROP. WALK
	PROP. LOT LINE
	PROP. DETENTION
801	PROP. 1' CONTOUR
800	PROP. 5' CONTOUR
W	PROP. WATERMAIN
S	PROP. SANITARY SEWER
R	PROP. STORM SEWER
	PROP. WATER VALVE
	PROP. FIRE HYDRANT
	PROP. END SECTION
	PROP. CATCH BASIN/INLET
	PROP. MANHOLE
XX	PROP. SILT FENCE
	PROP. TREE FENCE
	PROP. INLET FILTER

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
GRADING & SESC PLAN SOUTH

DATE
FEBRUARY 25, 2021

2021-04-16 PER CITY
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1" = 50 FEET

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JOB 20003119
SHEET NO.
23



STORMWATER MANAGEMENT NOTES:

1. THE EXISTING IMPERVIOUS SERVICE AREA IS 0 SQUARE FEET.
2. THE PROPOSED IMPERVIOUS SURFACE AREA IS 299,190 SQUARE FEET.
3. INFILTRATION IS REQUIRED FOR THE FIRST FLUSH STORM EVENT AND DETENTION IS REQUIRED FOR THE 100 YEAR STORM EVENT IN ACCORDANCE WITH CITY OF ANN ARBOR CODE OF ORDINANCES 5:655.2.(B).(I). INFILTRATION OF THE FIRST FLUSH STORM EVENT IS BEING PROVIDED BY BASIN A ND B IN ACCORDANCE WITH WCWRC STANDARDS UTILIZING THE INFILTRATION BASIN BEST MANAGEMENT PRACTICE.
4. THE SITE SOILS AT THE DEPTH OF PROPOSED INFILTRATION CONSISTS PRE-DOMINANTLY OF NATURAL GRANULAR SANDY SOILS. CITY WITNESSED INFILTRATION TESTING WAS PROVIDED IN ACCORDANCE WITH WCWRC PROCEDURE ON JANUARY 14, 2021.
5. REFER TO THE STORMWATER CALCULATIONS ON SHEET 25 AND GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY MCDOWELL & ASSOCIATES, JOB # 20-265, DATED 10/9/20 AND THE INFILTRATION EVALUATION REPORT PROVIDED BY MCDOWELL & ASSOCIATES JOB # 21-013, DATED 1/19/21. SOIL BORING AND TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORTS.

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. SETBACK
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. 1' CONTOUR
- PROP. 5' CONTOUR
- PROP. STORM SEWER
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. SILT FENCE
- PROP. TREE FENCE
- PROP. INLET FILTER
- PROP. BASIN ACCESS PATH

Know what's below. Call before you dig.

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CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
STORMWATER MANAGEMENT PLAN

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REVISIONS

SCALE 0 40 80
1" = 80 FEET
DR. AR | CH. --
P.M. MB

JOB 20003119
SHEET NO. 24

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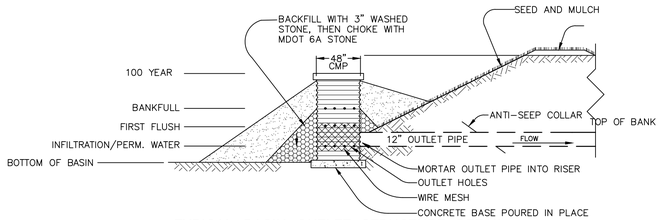
TEST PIT INFILTRATION SUMMARY TABLE:

Infiltration Rate Computations

Test Pit No.	Infiltrometer #1			Infiltrometer #2			Combined Average Rate per Test Pit (in/hr)	Safety Factor	Design Infiltration Rate per Test Pit (in/hr)
	Average Percolation (inches)	Percolation Time (Minutes)	Average Percolation Rate (inches/hour)	Average Percolation (inches)	Percolation Time (Minutes)	Average Percolation Rate (inches/hour)			
1	0.94	10.00	5.64	4.00	8.57	28.0	16.8	2	8.41
2	0.71	10.00	4.26	0.66	30.00	1.32	2.79	2	1.40
3	4.00	0.79	304	4.00	0.78	308	306	2	153
4 (4')	0.11	30.00	0.22	-	-	-	0.22	2	0.11
4 (9')	-	-	-	0.33	30.00	0.66	0.66	2	0.33
4A	4.00	5.08	47.24	4.00	30.00	8.00	27.62	2	13.8

BASIN DETENTION & INFILTRATION SUMMARY TABLE:

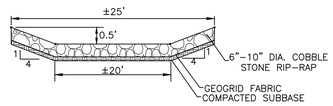
Basin	Drainage Area	Volume Required	Volume Provided	Infiltration Required	Infiltration Provided	Outlet Elevation	Storage Elevation	TOB	Freboard
BASIN A	7.57	38,639	91,988	17,228	26,228	846	848.77	851.00	2.23
BASIN B	10.98	65,517	110,194	29,582	36,360	838.5	841.94	842.00	1.56
BASIN C	5.90	64,397	102,901	15,256	0	817	823.45	825.00	1.55
Total	24.45	168,554	305,083	62,067	62,588				



TYPICAL BASIN OUTLET STRUCTURE DETAIL

NO SCALE

GENERIC DETAIL NOT FOR CONSTRUCTION



TYPICAL BASIN OVERFLOW WEIR

NO SCALE

GENERIC DETAIL NOT FOR CONSTRUCTION

BASIN A OUTLET CALCULATIONS:

Outlet Control Structure Sizing

1. Standpipe outlet holes sizing - "first flush" runoff

First Flush runoff infiltrates -Therefore no holes required

2. Standpipe outlet holes sizing - "Bankfull flood" discharge

Bankfull runoff infiltrates -Therefore no holes required

3. Standpipe outlet holes sizing - "100-yr flood" discharge

Q100 = Qa — Q100 = 1.14 cfs

A = Q100/(.62 x sqrt(2*32.2*h)) — A(required) = 0.22 sf

Selected Orifice Diameter = 2 in

Area of each orifice = 0.0218 sf

Number of orifice holes required = 9 holes at elev. 847.65

BASIN B OUTLET CALCULATIONS:

Outlet Control Structure Sizing

1. Standpipe outlet holes sizing - "first flush" runoff

First Flush runoff infiltrates -Therefore no holes required

2. Standpipe outlet holes sizing - "Bankfull flood" discharge

Bankfull runoff infiltrates - Therefore no holes required

3. Standpipe outlet holes sizing - "100-yr flood" discharge

Q100 = Qa — Q100 = 1.65 cfs

A = Q100/(.62 x sqrt(2*32.2*h)) — A(required) = 0.28 sf

Selected Orifice Diameter = 2 in

Area of each orifice = 0.0218 sf

Number of orifice holes required = 12 holes at elev. 840.52

BASIN C OUTLET CALCULATIONS:

Outlet Control Structure Sizing

1. Standpipe outlet holes sizing - "first flush" runoff

First Flush discharge should be released from in 24 hours

Qff = Vff / 24 hrs / 3600 sec — Qff= 0.129 cfs

hff(ave) = 2/3 x (Zff - Zo) — hff(ave) = 1.633 ft

Aff(required) = Qff / 0.62 x sqrt(2*32.2*h) — A(required) = 0.020 sf

Selected Orifice Diameter = 1 in

Area of each orifice = 0.0055 sf

Number of orifice holes provided = 3 holes at elev. 817.00

Check First Flush discharge release time

Aff(actual) = 0.0164 ft²

Qff = A x 0.62 x sqrt(2*32.2*h) = 0.1040 cfs

Tff = Vff / (Qff x 3600) = 29.7 hrs — O.K.

2. Standpipe outlet holes sizing - "Bankfull flood" discharge

Bankfull should discharge within 36 to 48 hours

Check release from first flush holes only

hbf(ave) = 2/3 x (Zbf - Zo) — hbf(ave) = 2.19 ft

Qbf = A x 0.62 x sqrt(2*32.2*h) = — Qbf = 0.120 cfs

Tbf = Vbf / (Qbf x 3600) = — Tbf = 40.1 hr — O.K.

Bankfull detained between 36-48 hrs using First Flush holes only - no add'l holes required

3. Standpipe outlet holes sizing - "100-yr flood" discharge

Q100 = Qa — Q100 = 0.89 cfs

Release from above holes

hff = (Z100-Zo) — hff = 6.45 ft

hbf = (Z100-Zff) — hbf = 4.00 ft

Q = A x 0.62 x sqrt(64.4*hff) + A x 0.62 x sqrt(64.4*hbf) = 0.21 cfs

Remaining flow = Q100-Q= 0.68 cfs

A = Q100 /(.62 x sqrt(2*32.2*h)) — A(required) = 0.08 sf

Selected Orifice Diameter = 2 in

Area of each orifice = 0.0218 sf

Number of orifice holes required = 3 holes at elev. 820.29

BASIN A DETENTION AND INFILTRATION CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 7.57 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B	84,700	1.94	0.95	80,465
Water Surfaces	B	11,326	0.26	1.00	11,326
Developed Open Space, Good Condition	B	233,676	5.36	0.30	70,103

Total - Sum (c)(Area) = 161,893
Area Total (sf)= 329,701
Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)= **0.49**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed Open Space, Good Condition	B	233,676	5.36	61	14,254,221

Total - Sum (CN)(Area) = 14,254,221
Area Total - Sum(ac) of Sum(sf)= 233,676
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **61**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	B	84,700	1.94	98	8,300,600
Impervious, Ponds	B	11,326	0.26	98	1,109,909
			0.00		0

Total - Sum (CN)(Area) = 9,410,509
Area Total - Sum(ac) of Sum(sf)= 96,026
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **98**

W2 First Flush Runoff Calculations (Vff)

A. Vff = (1") (1/12) (43560/1) (C) AC = **13,465** cf

W3 Predevelopment Bankfull Runoff Calculations (Vbf-pre)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN *(Meadow)* — CN = 58
C. S = (1000/CN) -10 — S = 7.24 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.10 in
E. Pervious Cover Area — Area = 329,701 sf
F. $V_{bf\text{-}pre}$ = Q(1/12)Area — $V_{bf\text{-}pre}$ = **2,743** cf

W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.15 in
E. Pervious Cover Area — Area = 233,676 sf
F. $V_{bf\text{-}per\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}per\text{-}post}$ = **2,994** cf

W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Impervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 2.12 in
E. Impervious Cover Area — Area = 96,026 sf
F. $V_{bf\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}imp\text{-}post}$ = **16,978** cf

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 1.44 in
E. Pervious Cover Area — Area = 233,676 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **27,956** cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 4.87 in
E. Pervious Cover Area — Area = 96,026 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **38,994** cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; use 25 minutes from storm sewer calcs

Time of Concentration = 0.42 hr

W9 Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

V_{ff} = **13,465 cf***
$V_{bf\text{-}pre}$ = 2,743 cf
$V_{bf\text{-}per\text{-}post}$ = 2,994 cf — **Total BF Volume ($V_{bf\text{-}post}$)**
$V_{bf\text{-}imp\text{-}post}$ = 16,978 cf — 19,972 cf
$V_{100\text{-}per\text{-}post}$ = 27,956 cf — **Total 100-year Volume (V_{100})**
$V_{100\text{-}imp\text{-}post}$ = 38,994 cf — 66,950 cf

B. Determine Onsite Infiltration Requirement

$V_{bf\text{-}post}$ = 19,972 cf
$V_{bf\text{-}pre}$ = 2,743 cf
Bankfull Volume Difference = **17,228 cf***

Onsite Infiltration Requirement (V_{inf}) = **17,228** cf

W10 Detention / Retention Requirement

A. Q_a = 238.6 (T_c) ^ -0.82 — 489.15 cfs/in-mi^2
B. Total Site Area — 7.57 ac
C. Q_{100} = $Q_{100\text{-}per}$ + $Q_{100\text{-}imp}$ — 6.31 in
D. Peak Flow (PF) = (Q_a-Q_{100}-A)/640 — 36.500 cfs
E. Delta = PF - 0.15A — 35.365 cfs
F. V_{det} = (Delta/PF) x V_{100} — Calculated Detention (unadjusted) = **64,868** cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)	Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Total Volume Reduction (ft³)
Infiltration Basin	4,813	3.00	14,438	4.9	11,791	26,228

Total Volume Reduction Credit by Proposed Structural BMPs (Vred) = **26,228** cf

Proposed BMP	Ave. Design Infil. Rate (ft/hr)*	Volume Rate (cf/hr)	Estimated Drawdown Time (hrs)
Infiltration Basin	0.4083	1,965	7.35

100-yr Contributing Runoff (cf)*	Imperv. Area (sf)	Impervious Loading Ratio
66,950	84,700	18

W13 Infiltration / Detention Summary

Total BMP Credits Required per WCWRC Rules: 17,228 cf
Total BMP Credits Provided: 26,228 cf
Difference: 9,000 cf
% Deficiency: 0.0%
Volume Penalty (prorated up to 20% based on BMP deficiency): **0.0%**

Detention Volume adjusted for BMP credits, V_{adj} 38,639 cf
Detention Volume + Penalty, V_{req} **38,639** cf

DET Detention Basin Summary

Elevation	Surface Area (SF)	Depth (FT)	Forebay Only Volume (CF)	Detention Basin Only Volume (CF)	Cumulative Volume (CF)	First Flush Zff	Bank Full Zbf	100-Year Z100
843.00	1,735							
844.00	2,960							
845.00	5,400							
Zo 846.00	7,890	0	0	0	0	13,465	19,972	38,639
847.00	10,580	1.0	1,640.0	9,235	10,875		-	-
848.00	13,540	1.0	2,620.0	12,060	25,555	847.18	847.62	-
849.00	20,650	1.0	0.0	17,095	42,650	-	-	848.77
850.00	24,620	1.0	0.0	22,635	65,285	-	-	-
851.00	28,785	1.0	0.0	26,703	91,988			
						Design Elevations:	847.20	847.65	848.77

Total Basin Volume Provided to EL 851 = 91,988 cf
Freeboard Provided = Top of Bank - Z100 = 2.23 ft
Bankfull Pond Area = Area @ Zbf = 0.28 ac

FOREBAY Forebay Summary

Required Volume (Vfb)=0.05*V_{det} **3,243** cf

Forebay Geometry

Elevation	Surface Area (SF)	Depth (FT)	Incremental Volume (CF)	Cumulative Volume (CF)	5% Forebay
846	1,200	0		0	3,243
847	2,080	1.0	1,640.0	1,640	-
848	3,160	1.0	2,620.0	4,260	847.61
				Design Elevation:	847.65

BASIN B DETENTION AND INFILTRATION CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 10.98 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B	148,120	3.40	0.95	140,714
Water Surfaces	B	19,166	0.44	1.00	19,166
Developed Open Space, Good Condition	B	311,074	7.14	0.30	93,322

Total - Sum (c)(Area) = 253,203
Area Total (sf)= 478,361
Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)= **0.53**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed Open Space, Good Condition	B	311,074	7.14	61	18,975,538

Total - Sum (CN)(Area) = 18,975,538
Area Total - Sum(ac) of Sum(sf)= 311,074
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **61**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	B	148,120	3.40	98	14,515,760
Impervious, Ponds	B	19,166	0.44	98	1,878,307
			0.00		0

Total - Sum (CN)(Area) = 16,394,067
Area Total - Sum(ac) of Sum(sf)= 167,286
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **98**

W2 First Flush Runoff Calculations (Vff)

A. Vff = (1") (1/12) (43560/1) (C) AC = **21,124** cf

W3 Predevelopment Bankfull Runoff Calculations (Vbf-pre)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN *(Meadow)* — CN = 58
C. S = (1000/CN) -10 — S = 7.24 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.10 in
E. Pervious Cover Area — Area = 478,361 sf
F. $V_{bf\text{-}pre}$ = Q(1/12)Area — $V_{bf\text{-}pre}$ = **3,980** cf

W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.15 in
E. Pervious Cover Area — Area = 311,074 sf
F. $V_{bf\text{-}per\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}per\text{-}post}$ = **3,986** cf

W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Impervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 2.12 in
E. Impervious Cover Area — Area = 167,286 sf
F. $V_{bf\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}imp\text{-}post}$ = **29,577** cf

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 1.44 in
E. Pervious Cover Area — Area = 311,074 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **37,216** cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 4.87 in
E. Pervious Cover Area — Area = 167,286 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **67,932** cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; use 25 minutes from storm sewer calcs

Time of Concentration = 0.42 hr

W9 Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

V_{ff} = **21,124 cf***
$V_{bf\text{-}pre}$ = 3,980 cf
$V_{bf\text{-}per\text{-}post}$ = 3,986 cf — **Total BF Volume ($V_{bf\text{-}post}$)**
$V_{bf\text{-}imp\text{-}post}$ = 29,577 cf — 33,563 cf
$V_{100\text{-}per\text{-}post}$ = 37,216 cf — **Total 100-year Volume (V_{100})**
$V_{100\text{-}imp\text{-}post}$ = 67,932 cf — 105,148 cf

B. Determine Onsite Infiltration Requirement

$V_{bf\text{-}post}$ = 33,563 cf
$V_{bf\text{-}pre}$ = 3,980 cf
Bankfull Volume Difference = **29,582 cf***

Onsite Infiltration Requirement (V_{inf}) = **29,582** cf

W10 Detention / Retention Requirement

A. Q_a = 238.6 (T_c) ^ -0.82 — 489.15 cfs/in-mi^2
B. Total Site Area — 10.98 ac
C. Q_{100} = $Q_{100\text{-}per}$ + $Q_{100\text{-}imp}$ — 6.31 in
D. Peak Flow (PF) = (Q_a-Q_{100}-A)/640 — 52.942 cfs
E. Delta = PF - 0.15A — 51.295 cfs
F. V_{det} = (Delta/PF) x V_{100} — Calculated Detention (unadjusted) = **101,877** cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)	Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Total Volume Reduction (ft³)
Infiltration Basin	7,518	2.5	18,794	4.67	17,566	36,360

[(0.11+0.11+13.8)/3]

Total Volume Reduction Credit by Proposed Structural BMPs (Vred) = **36,360** cf

Proposed BMP	Ave. Design Infil. Rate (ft/hr)*	Volume Rate (cf/hr)	Estimated Drawdown Time (hrs)
Infiltration Basin	0.3894	2,928	6.42

100-yr Contributing Runoff (cf)*	Imperv. Area (sf)	Impervious Loading Ratio
105,148	148,120	20

W13 Infiltration / Detention Summary

Total BMP Credits Required per WCWRC Rules: 29,582 cf
Total BMP Credits Provided: 36,360 cf
Difference: 6,777 cf
% Deficiency: 0.0%
Volume Penalty (prorated up to 20% based on BMP deficiency): **0.0%**

Detention Volume adjusted for BMP credits, V_{adj} 65,517 cf
Detention Volume + Penalty, V_{req} 100.0% **65,517** cf

DET Detention Basin Summary

Elevation	Surface Area (SF)	Depth (FT)	Forebay Only Volume (CF)	Detention Basin Only Volume (CF)	Cumulative Volume (CF)	First Flush Zff	Bank Full Zbf	100-Year Z100
836.00	5,185							
837.00	6,680							
838.00	8,825							
Zo 838.50	9,850	0	0	0	0	21,124	33,563	65,517
839.00	11,210	0.5	1,561.3	5,265	5,826		-	-
840.00	13,745	1.0	4,077.5	12,478	23,381	839.86	-	-
840.50	15,085	0.5	2,546.3	7,208	33,135	-	-	-
841.00	22,625	0.5	-	9,428	42,563	-	840.52	-
842.00	26,080	1.0	-	24,353	66,915	-	-	841.94
843.00	29,764	1.0	-	27,922	94,837	-	-	-
843.5	31,665	0.5	-	15,357	110,194	-	-	-
						Design Elevations:	839.86	840.52	841.94

Total Basin Volume Provided to EL 843.5 = 110,194 cf
Freeboard Provided = Top of Bank - Z100 = 1.56 ft
Bankfull Pond Area = Area @ Zbf = 0.35 ac

FOREBAY Forebay Summary

Required Volume (Vfb)=0.05*V_{det} **5,094** cf

Forebay Geometry

Elevation	Surface Area (SF)	Depth (FT)	Incremental Volume (CF)	Cumulative Volume (CF)	5% Forebay
838.5	2,825	0		0	5,094
839	3,420	0.5	1,561.3	1,561	-
840	4,735	1.0	4,077.5	5,639	839.87
840.5	5,450	0.5	2,546.3	8,185	-
				Design Elevation:	839.90

BASIN C DETENTION CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 5.90 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B	70,740	1.62	0.95	67,203
Water Surfaces	B	15,246	0.35	1.00	15,246
Developed Open Space, Good Condition	B	171,103	3.93	0.30	51,331

Total - Sum (c)(Area) = 133,780
Area Total (sf)= 257,089
Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)= **0.52**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed Open Space, Good Condition	B	171,103	3.93	61	10,437,299

Total - Sum (CN)(Area) = 10,437,299
Area Total - Sum(ac) of Sum(sf)= 171,103
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **61**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	B	70,740	1.62	98	6,932,520
Impervious, Ponds	B	15,246	0.35	98	1,494,108
			0.00		0

Total - Sum (CN)(Area) = 8,426,628
Area Total - Sum(ac) of Sum(sf)= 85,986
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)= **98**

W2 First Flush Runoff Calculations (Vff)

A. Vff = (1") (1/12) (43560/1) (C) AC = **11,137** cf

W3 Predevelopment Bankfull Runoff Calculations (Vbf-pre)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN *(Meadow)* — CN = 58
C. S = (1000/CN) -10 — S = 7.24 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.10 in
E. Pervious Cover Area — Area = 257,089 sf
F. $V_{bf\text{-}pre}$ = Q(1/12)Area — $V_{bf\text{-}pre}$ = **2,139** cf

W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 0.15 in
E. Pervious Cover Area — Area = 171,103 sf
F. $V_{bf\text{-}per\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}per\text{-}post}$ = **2,192** cf

W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year/24 hour storm event — P = 2.35 in
B. Impervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 2.12 in
E. Impervious Cover Area — Area = 85,986 sf
F. $V_{bf\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{bf\text{-}imp\text{-}post}$ = **15,203** cf

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 61
C. S = (1000/CN) -10 — S = 6.39 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 1.44 in
E. Pervious Cover Area — Area = 171,103 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **20,470** cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A. 100 year storm event — P = 5.11 in
B. Pervious Cover CN — CN = 98
C. S = (1000/CN) -10 — S = 0.20 in
D. Q = (P-0.25)^2/(P+0.85) — Q = 4.87 in
E. Pervious Cover Area — Area = 85,986 sf
F. $V_{100\text{-}imp\text{-}post}$ = Q(1/12)Area — $V_{100\text{-}imp\text{-}post}$ = **34,917** cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; use 25 minutes from storm sewer calcs

Time of Concentration = 0.42 hr

W9 Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

V_{ff} = **11,137 cf***
$V_{bf\text{-}pre}$ = 2,139 cf
$V_{bf\text{-}per\text{-}post}$ = 2,192 cf — **Total BF Volume ($V_{bf\text{-}post}$)**
$V_{bf\text{-}imp\text{-}post}$ = 15,203 cf — 17,395 cf
$V_{100\text{-}per\text{-}post}$ = 20,470 cf — **Total 100-year Volume (V_{100})**
$V_{100\text{-}imp\text{-}post}$ = 34,917 cf — 55,388 cf

B. Determine Onsite Infiltration Requirement

$V_{bf\text{-}post}$ = 17,395 cf
$V_{bf\text{-}pre}$ = 2,139 cf
Bankfull Volume Difference = **15,256 cf***

Onsite Infiltration Requirement (V_{inf}) = **15,256** cf

W10 Detention / Retention Requirement

A. Q_a = 238.6 (T_c) ^ -0.82 — 489.15 cfs/in-mi^2
B. Total Site Area — 5.90 ac
C. Q_{100} = $Q_{100\text{-}per}$ + $Q_{100\text{-}imp}$ — 6.31 in
D. Peak Flow (PF) = (Q_a-Q_{100}-A)/640 — 28.448 cfs
E. Delta = PF - 0.15A — 27.563 cfs
F. V_{det} = (Delta/PF) x V_{100} — Calculated Detention (unadjusted) = **53,664** cf

W11 Determine Applicable BMPs and Associated Volume Credits - N/A (assume no infiltration)

W13 Infiltration / Detention Summary

Total BMP Credits Required per WCWRC Rules: 15,256 cf
Total BMP Credits Provided: 0 cf
Difference: (15,256) cf
% Deficiency: 100.0%
Volume Penalty (prorated up to 20% based on BMP deficiency): **20.0%**

Detention Volume adjusted for BMP credits, V_{adj} 53,664 cf
Detention Volume + Penalty, V_{req} 120.0% **64,397** cf

DET Detention Basin Summary

Elevation	Surface Area (SF)	Depth (FT)	Forebay Only Volume (CF)	Detention Basin Only Volume (CF)	Cumulative Volume (CF)	First Flush Zff	Bank Full Zbf	100-Year Z100
Zo 817.00	2,080	0	0	0	0	11,137	17,395	64,397
818.00	3,745	1.0	0	2,913	2,913	-	-	-
819.00	5,796	1.0	0	4,771	7,683	-	-	-
820.00	8,205	1.0	0	7,001	14,684	819.45	-	-
821.00	10,760	1.0	0	9,483	24,166	-	820.29	-
822.00	13,550	1.0	1,087.5	12,155	37,409	-	-	-
823.00	16,565	1.0	2,647.5	15,058	55,114	-	-	-
824.00	24,690	1.0	0	20,628	75,741	-	-	823.45
825.00	29,630	1.0	0	27,160	102,901	-	-	-
						Design Elevations:	819.45	820.29	823.45

Total Basin Volume Provided to EL 825 = 102,901 cf
Freeboard Provided = Top of Bank - Z100 = 1.55 ft
Bankfull Pond Area = Area @ Zbf = 0.46 ac

FOREBAY West Forebay Summary - 40% of tributary area

Required Volume (Vfb)=0.05*V_{det} **2,683** cf

Forebay Geometry

Elevation	Surface Area (SF)	Depth (FT)	Incremental Volume (CF)	Cumulative Volume (CF)	5% Forebay
821	200	0	0	0	2,683
822	1,975	1.0	1,087.5	1,088	-
823	3,320	1.0	2,647.5	3,735	822.60
				Design Elevation:	822.60

811
Know what's below.
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NOTICE:
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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
STORMWATER MANAGEMENT CALCS

DATE
FEBRUARY 25, 2021

REVISIONS
2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

SCALE 0 -- -- --
NO SCALE
DR. AR CH. --
P.M. MB

JOB 20003119
SHEET NO. 25

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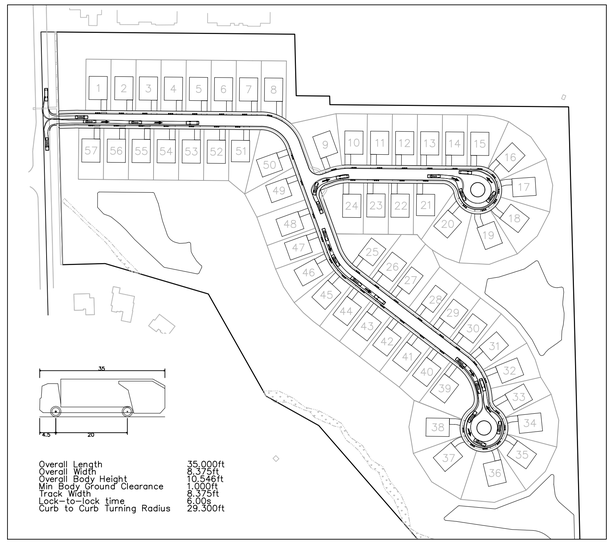
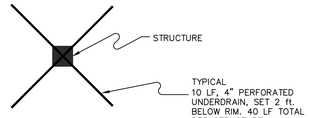


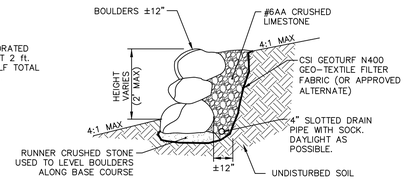
WASTE TRUCK ROUTE DETAIL

SCALE: 1" = 200 FEET



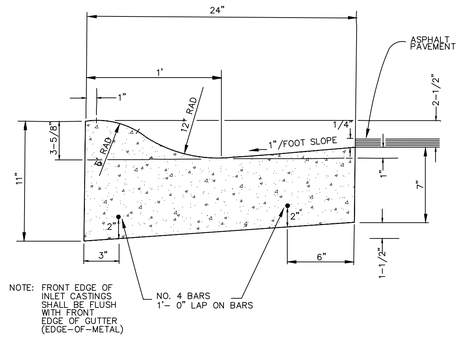
FINGER DRAIN DETAIL

NO SCALE
(FOR USE ON STRUCTURES WITHIN PAVEMENT)



BOULDER WALL SECTION A–A

NO SCALE



CITY OF ANN ARBOR MOUNTABLE CURB AND GUTTER DETAIL

NOT TO SCALE

TASKS	COMPONENTS					SCHEDULE	Annual Cost
	Storm Sewer System	Ditches and Swales	Outflow Control Structure	Pond Outlet & Rip-Rap	Detention/ Infiltration Basins		
Inspect for sediment, floatables, and debris	X	X	X		X	Semi-Annually	$ 600.00
Removal of sediment, floatables, and debris	X	X	X		X	As Needed	$ 1,400.00
Inspection for erosion		X	X	X	X	Quarterly	$ 300.00
Re-establish permanent vegetation on eroded slopes		X	X	X	X	As needed	$ 500.00
Replacement of stone		X	X	X		As Needed	$ 700.00
Mowing		X				1-2 times per year	$ 400.00
Inspect Stormwater system components during wet weather and compare to as-built plans	X	X	X	X	X	Semi-Annually	$ 400.00
Make adjustments as determined by annual inspection	X	X	X	X	X	As needed	$ 500.00
						Total Cost=	$ 4,800.00

Note: Stormwater maintenance is the responsibility of the home owners association.
NOTE: "As Needed" refers to when sediment has accumulated to a maximum of one foot depth, visually apparent debris exists, or if either of the stormwater management basins do not drain within 48-72 hours after a rain event
NOTE: No chemicals are allowed in stormwater features or buffer zones with the following exception: Invasive species may be treated with chemicals by a certified applicator.
NOTE: The Infiltaration basin shall be inspected following storms of 1" or more.

PERMANENT STORM WATER MAINTENANCE TASKS, SCHEDULE, & BUDGET

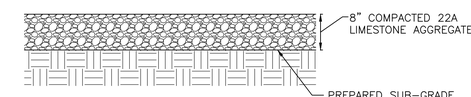
DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER SYSTEM

TASKS	COMPONENTS							SCHEDULE
	Storm Sewer System	Catch Basin Inlet Filters	Silt Fence	Ditches and Swales	Outflow Control Structure	Rip-Rap	Detention/ Infiltration Basins	
Inspect for sediment, floatables, and debris	X	X	X	X	X	X	X	Weekly / Within 24 hrs after a Rain Event
Removal of sediment, floatables, and debris	X	X	X	X	X	X	X	As Needed
Inspection for erosion				X	X	X	X	Weekly / Within 24 hrs after a Rain Event
Re-establish permanent vegetation on eroded slopes				X	X	X	X	As needed
Replacement of stone					X			At turnover

NOTE: "As Needed" refers to when sediment has accumulated to a maximum of one foot depth and/or visually apparent debris exists

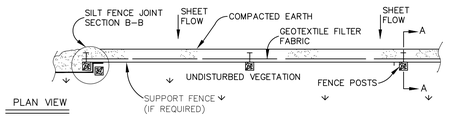
STORM WATER MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER SYSTEM



BASIN ACCESS ROAD CROSS-SECTION

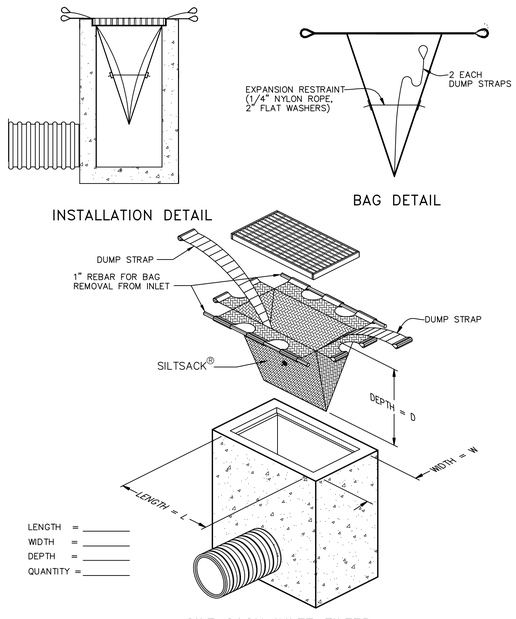
NO SCALE



REVISIONS	REV. NO.	DR.BY	CH. BY	DATE
PUBLIC SERVICES DEPARTMENT CITY OF ANN ARBOR				
SILT FENCE				
DR. BY DF/SMJ	CH. BY CSS/DF	DRAWING NO. SD-EC-3		
SCALE NONE	DATE 11-6-92			
INCH	SHEET NO. ____ OF ____			

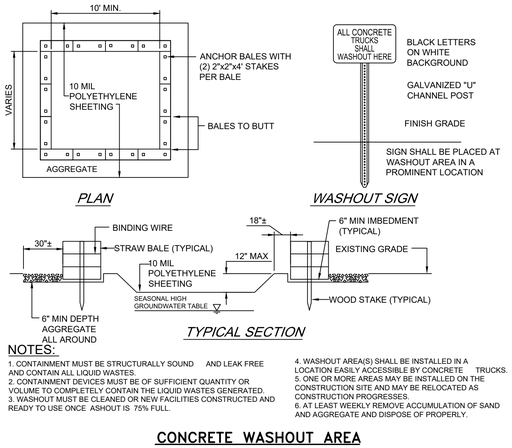
SILT FENCE DETAIL

NO SCALE



SILT SACK INLET FILTER

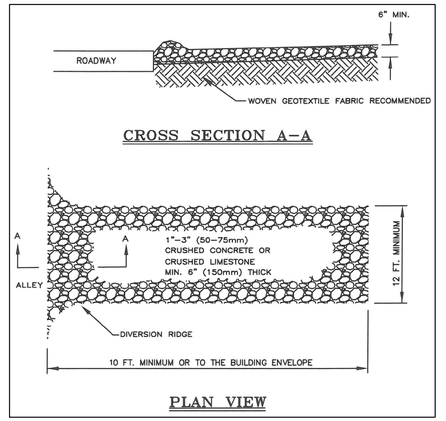
NO SCALE



CONCRETE WASHOUT AREA

NO SCALE

NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE ASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.



TEMPORARY STONE TRACKING MAT

NO SCALE

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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

STANDARD DETAILS

DATE
FEBRUARY 25, 2021

2021–04–16 PER CITY
2021–05–18 PER CITY
2021–06–09 PER CITY
2021–06–28 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. AR | CH. ——
P.M. MB

JOB 20003119
SHEET NO. 26

K:\2020\20003119\CAD\PLAN SETS\SITE PLAN\20003119SP-09-STDNS 6/29/2021 12:15 PM MATT BUSH

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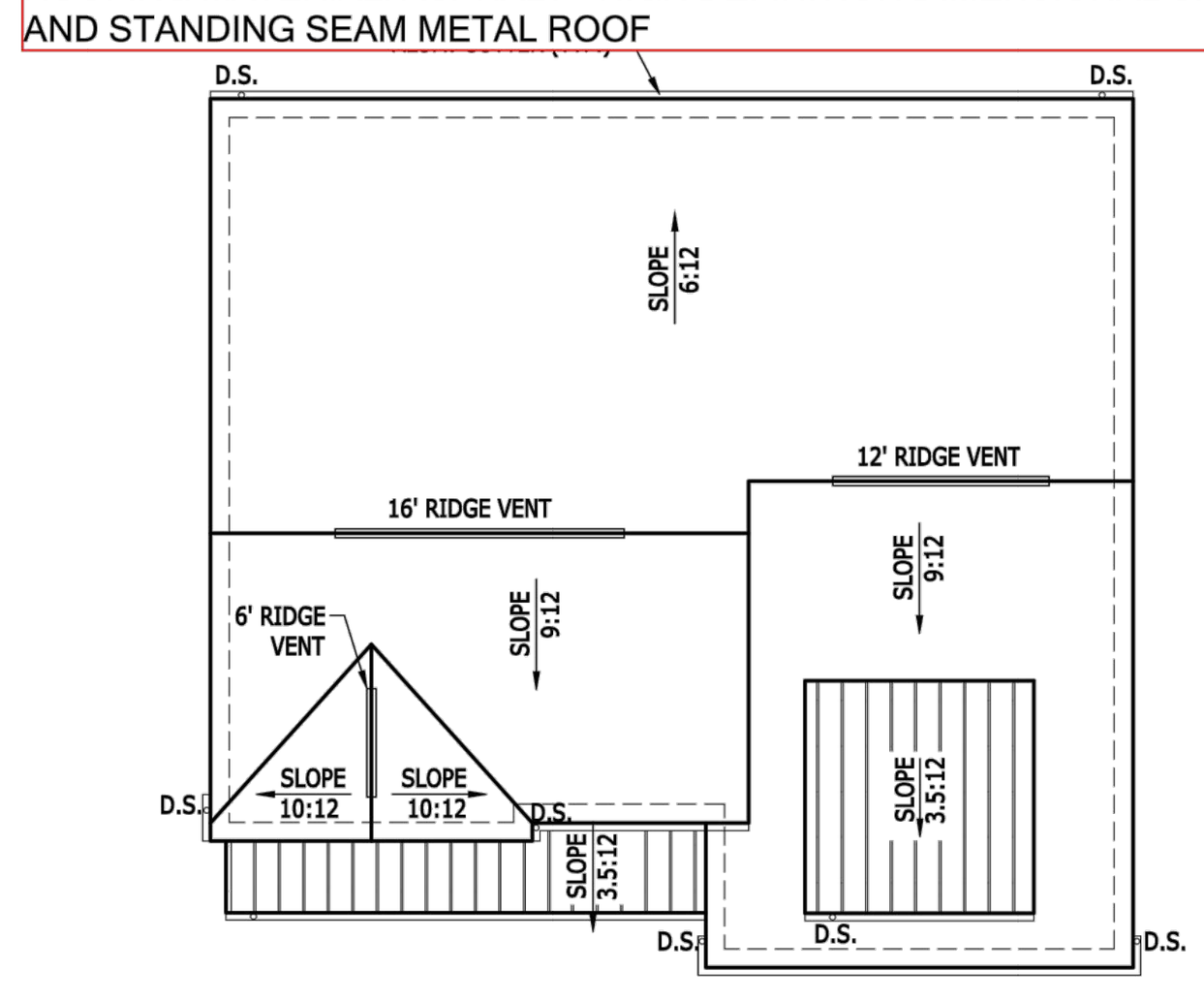
DATE: Monday, July 15, 2019 - 4:20:23 pm



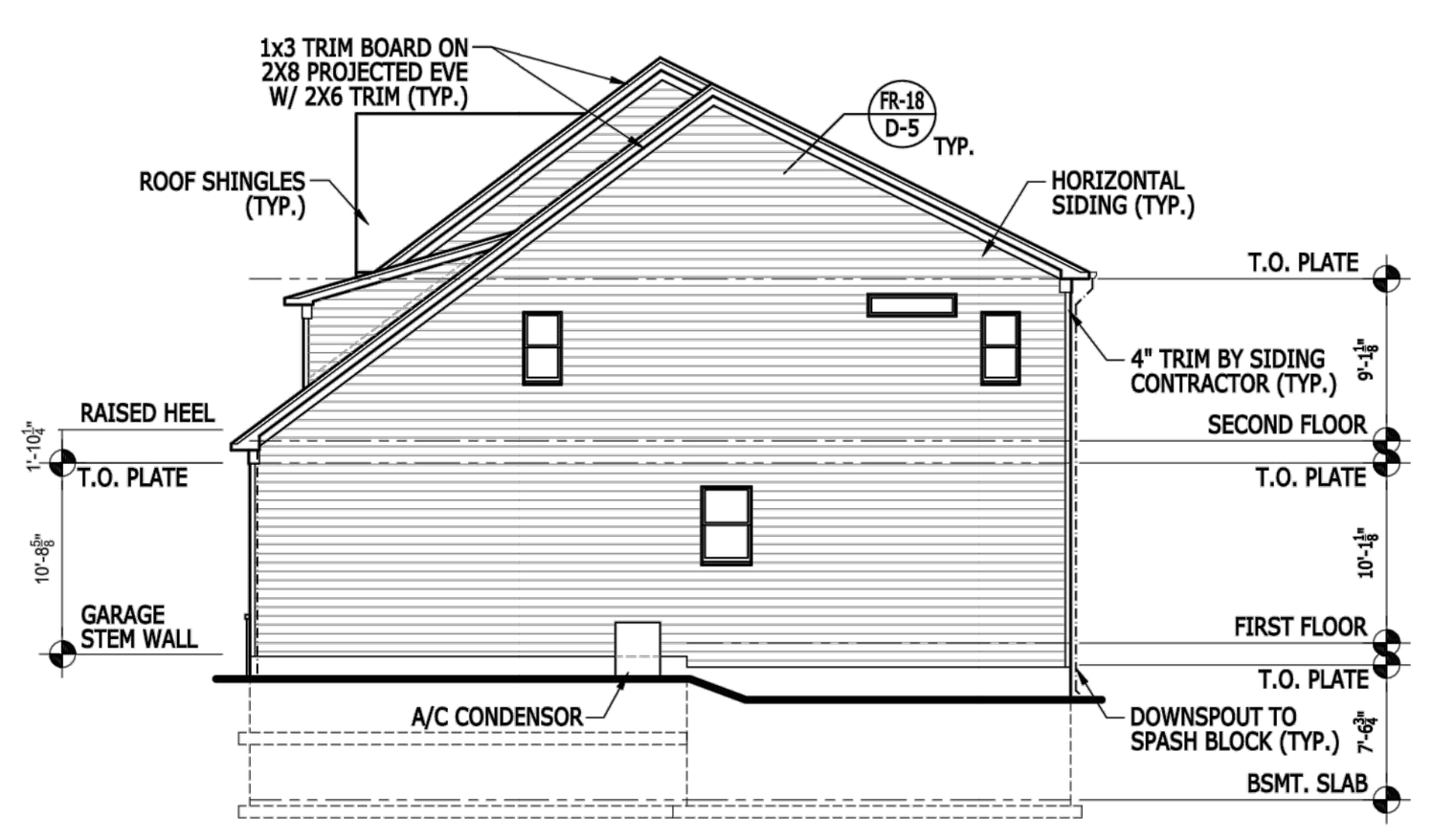
FRONT ELEVATION
SCALE: 1/4" = 1'-0" CRAFTSMAN

EXTERIOR BUILDING MATERIALS:
ANCHORED STONE VENEER
VINYL SOFFIT
VINYL SHAKES
FIBER CEMENT SIDING (HARDIE)
ALUMINUM FASCIA/ GUTTERS

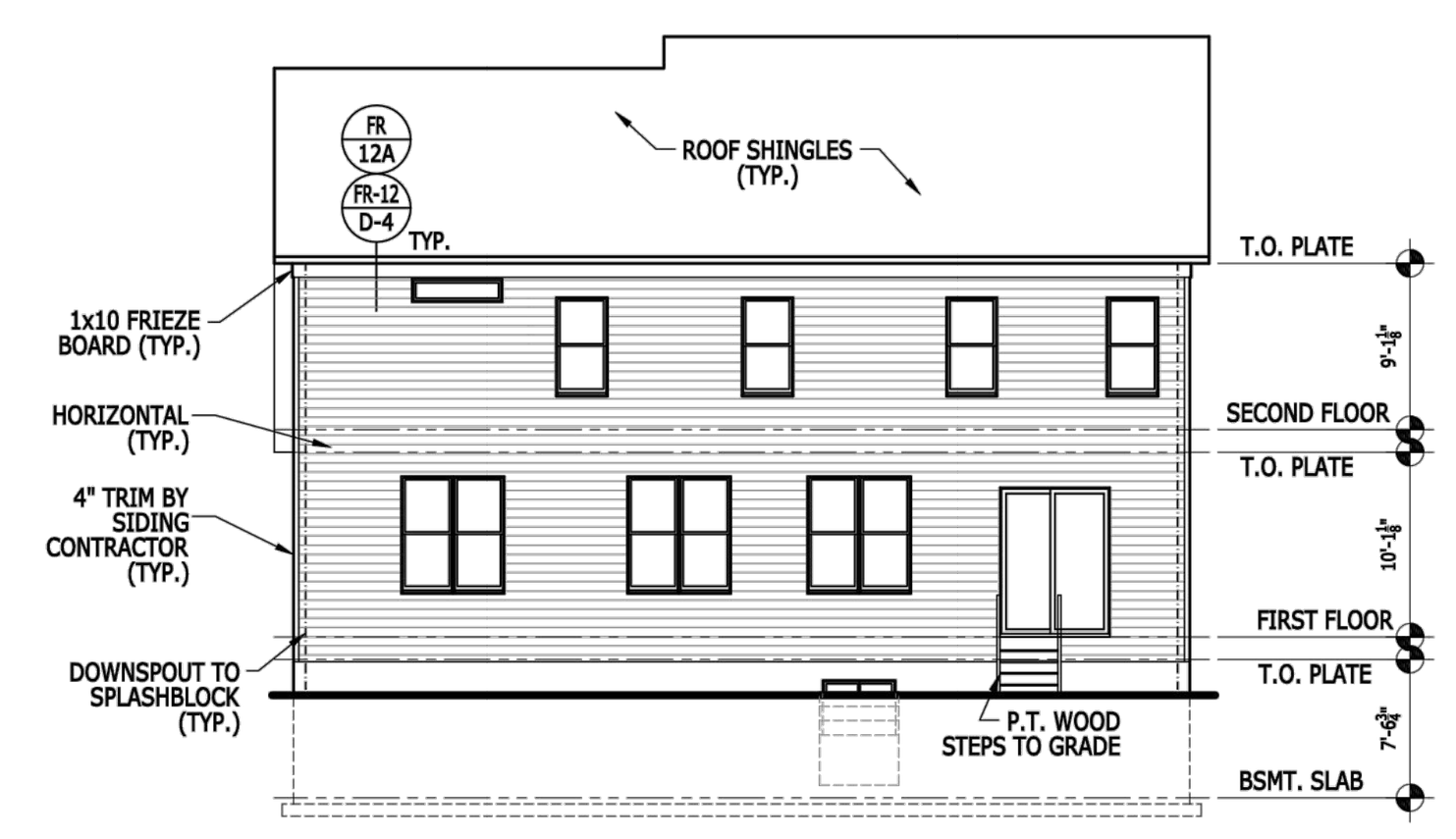
ROOFING MATERIAL: ASPHALT - HIGH DEFINITION DIMENSIONAL SHINGLES AND STANDING SEAM METAL ROOF



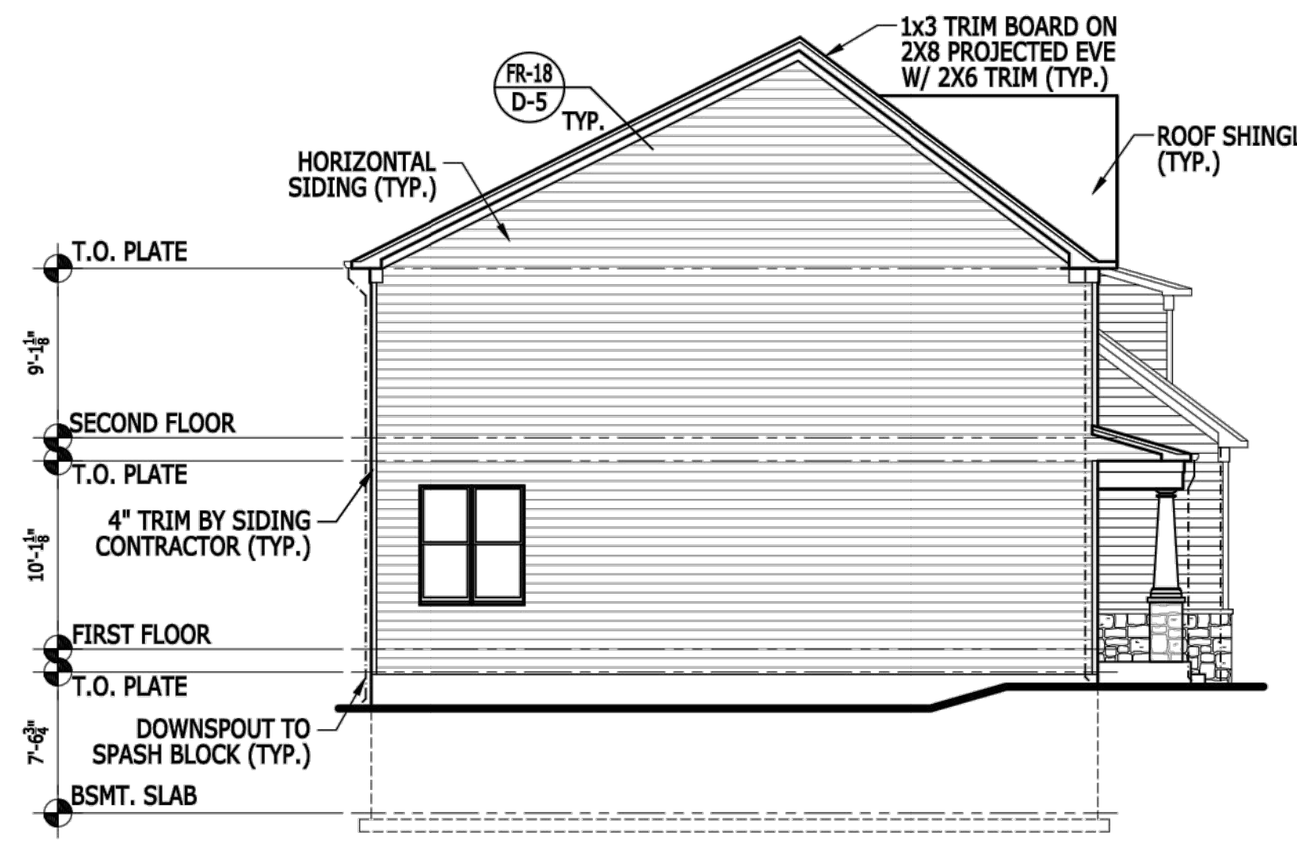
ROOF PLAN
SCALE: 1/8" = 1'-0" CRAFTSMAN



SIDE ELEVATION
SCALE: 1/8" = 1'-0" CRAFTSMAN



REAR ELEVATION
SCALE: 1/8" = 1'-0" CRAFTSMAN



SIDE ELEVATION
SCALE: 1/8" = 1'-0" CRAFTSMAN

Jed Gibson, AIA
Rafael Da Silva, AIA
Jeremy Greene, AIA
Brian Morgan, AIA
Timothy O'Neill, AIA
David Ruggles, AIA
Jill Voicheck, AIA
Christina Lemley, AIA
Gelsey Hess-Nickerson, AIA
Anthony Masucci, AIA
William Dale, AIA

TOLLARCHITECTURE
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DALLAS · LOS ANGELES · SEATTLE
250 Gibraltar Road, Horsham, PA 19044
P 215-293-5300 | F 215-293-5314
A Toll Brothers Company

SHEET REVISION INFO
SET REVISION INFO

PRODUCT LINE: EXECUTIVE
MODEL/PROJECT NAME: BELLEWOOD
ELEVATION NAME: CRAFTSMAN

DRAWN BY - RJM
CHECKED BY - D.PAINTER
SHEET DATE - 05.17.19

SHEET DESCRIPTION: FRONT, REAR, AND SIDE ELEVATIONS AND OVERALL ROOF PLAN
SHEET NUMBER: A5_31
SERIAL NUMBER: 1015.0

RIGHT HAND SET

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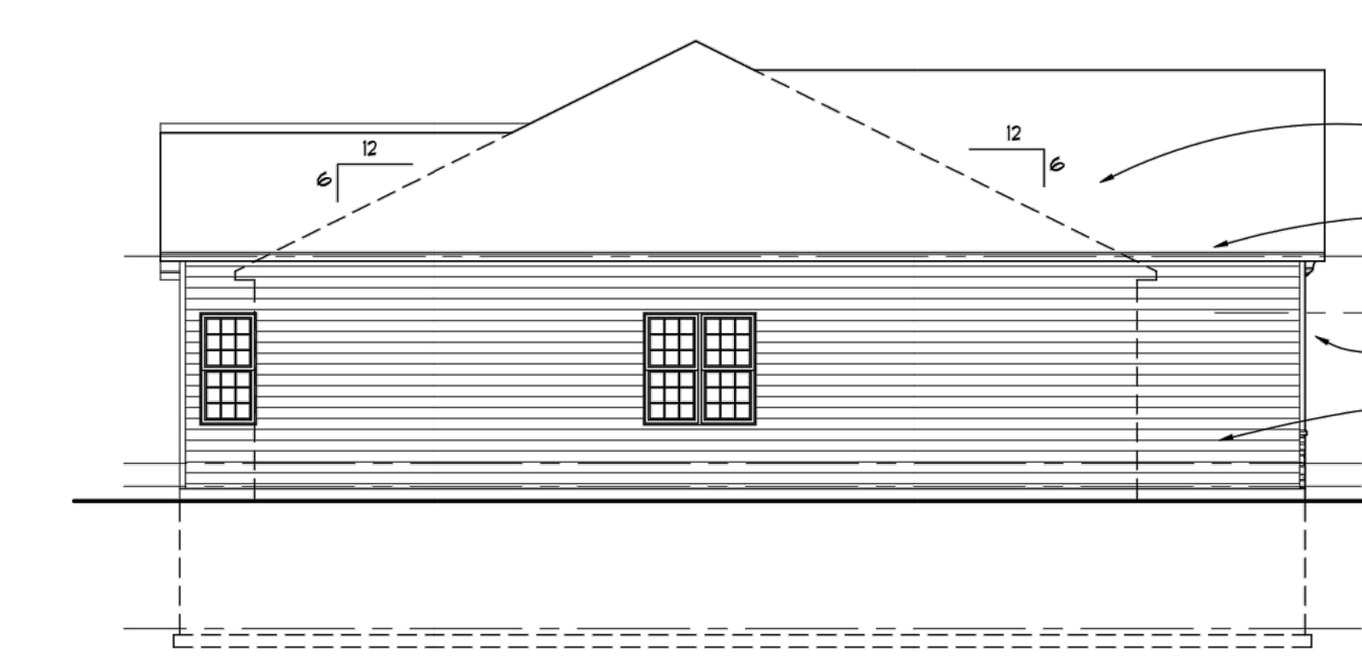
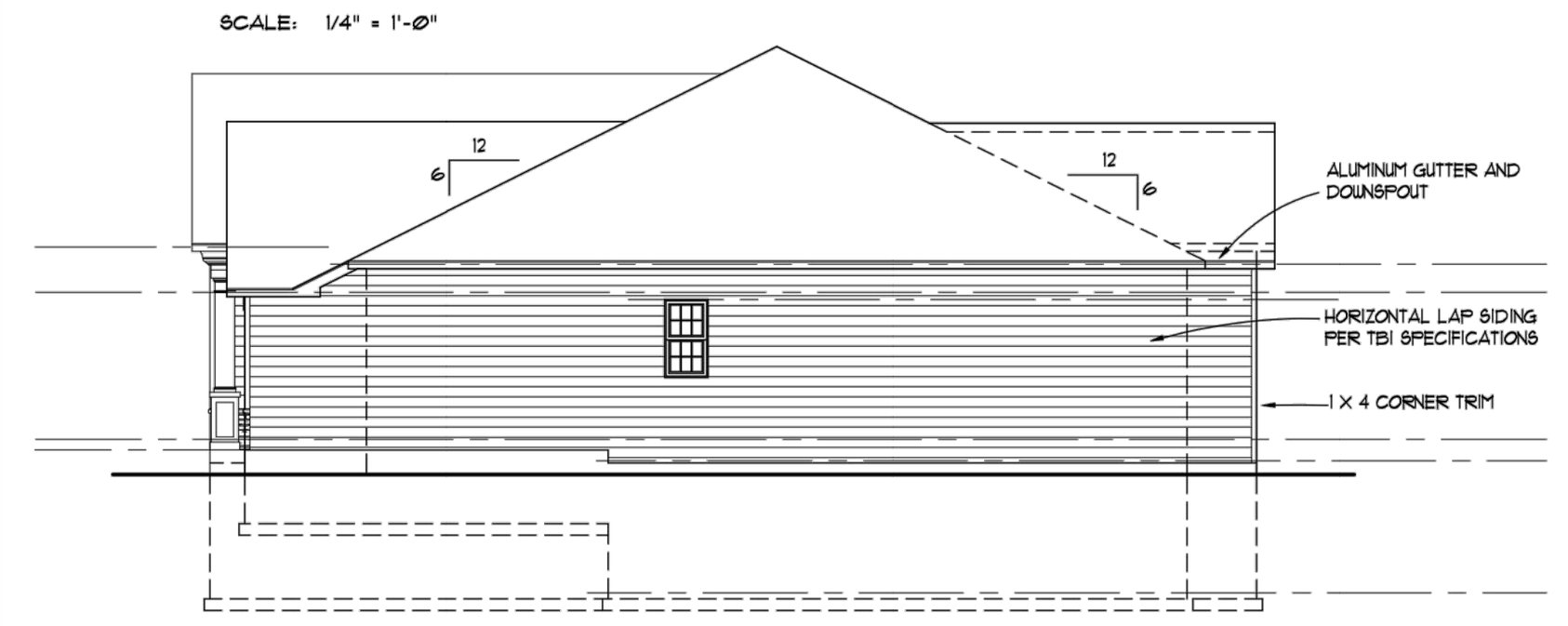


LEFT SIDE ELEVATION - "BRANDYWINE"
SCALE: 1/4" = 1'-0"



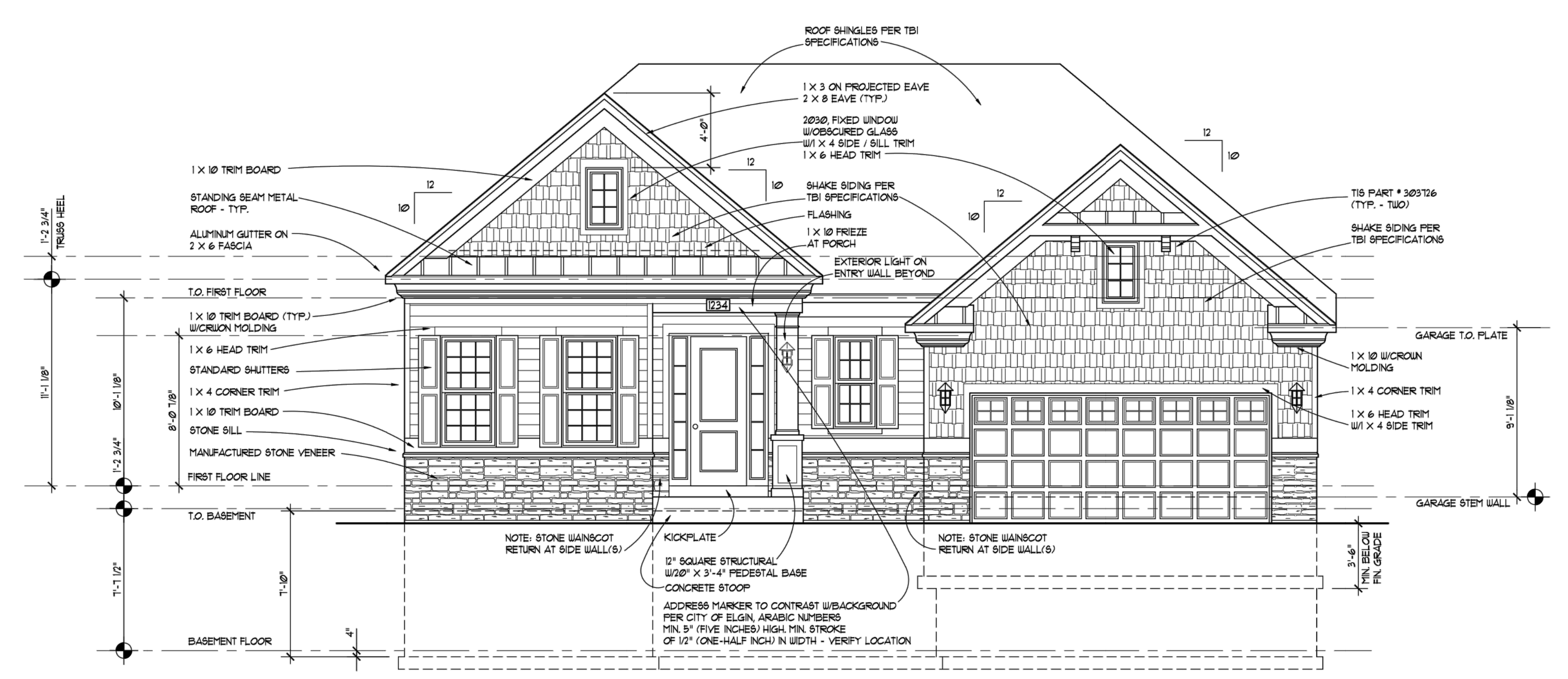
REAR ELEVATION - "BRANDYWINE"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - "BRANDYWINE"
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING MATERIALS:
ANCHORED STONE VENEER
VINYL SOFFIT
VINYL SHAKES
FIBER CEMENT SIDING (HARDIE)
ALUMINUM FASCIA/ GUTTERS

ROOFING MATERIAL: ASPHALT - HIGH DEFINITION DIMENSIONAL SHINGLES AND STANDING SEAM METAL ROOF



FRONT ELEVATION - "BRANDYWINE"
SCALE: 1/4" = 1'-0"

RIGHT HAND SET

CONSULTING ARCHITECT:
DESIGN HOUSE ARCHITECTURAL SERVICES
An Illinois Licensed Professional Design Firm
4562 Garritano St., Unit F
Yorkville, Illinois 60560
phone 630 . 385 . 2482
mobile 630 . 399 . 3094
email: DESIGNHS @ AOL.com
IPDF License No. 184005933
DHAS Project No. – 191119

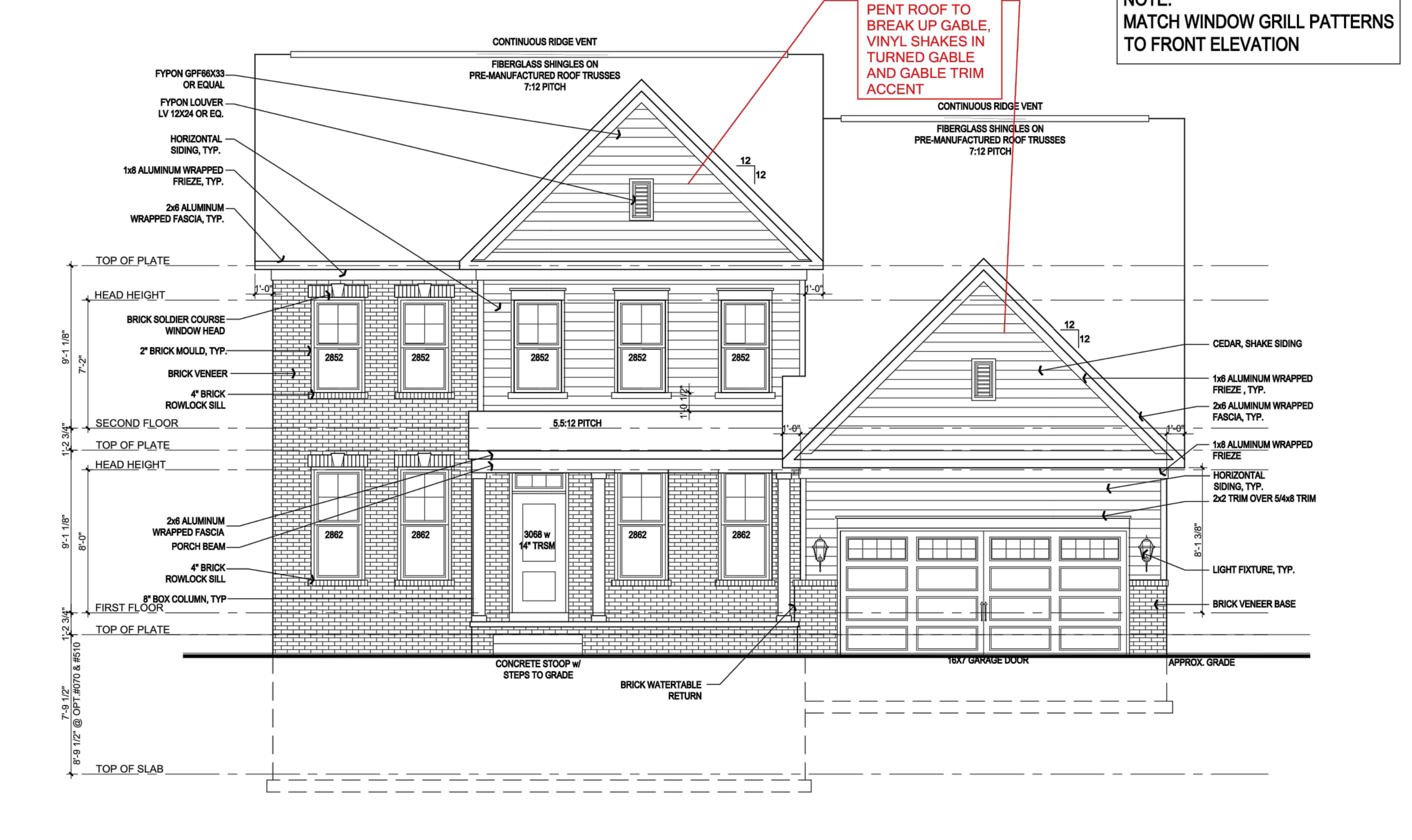
TOLL BROTHERS, INC.
220 N. SMITH STREET, # 307
PALATINE, ILLINOIS 60067

REVISION INFO: REVISION DATE

DRAWN BY: JAC / WLH
D.T.O. DATE: 2/18/20
RELEASE DATE: 6/18/20

PRODUCT LINE
MODEL / PRODUCT NAME: BORDEN
PRODUCT LINE: BRANDYWINE

SHEET DESCRIPTION: FULL BASEMENT EXTERIOR ELEVATIONS
SHEET NUMBER: A5.75



NOTE:
MATCH WINDOW GRILL PATTERNS TO FRONT ELEVATION

FRONT ELEVATION D - COUNTRY MANOR | SCALE: 1/4"=1'-0" | 1

EXTERIOR BUILDING MATERIALS:
BRICK VENEER
VINYL SOFFIT
VINYL SHAKES
FIBER CEMENT SIDING (HARDIE)
ALUMINUM FASCIA/ GUTTERS

ROOFING MATERIAL: ASPHALT - HIGH DEFINITION DIMENSIONAL SHINGLES

K:\Tysons\Projects\Pre 2016\Single Family\Toll Brothers\Toll Select\T-Select MI Div\House 4_Stanford_2750 S.F\Construction Documents\House 4_Elevations_CD.dwg 09-08-2019 18:24:13

ktgy
Architecture + Planning
8609 Westwood Center Dr.
Suite 600
Tysons, VA 22182
ktgy.com
703.992.6116

KTGY Project No: 20160471.01

Project Contact: Bindiya Agarwal
Email: bagarwal@ktgy.com

Principal: Smita Anand
Project Designer: Smita Anand

Developer

TOLL BROTHERS, Inc.
28004 CENTER OAKS COURT
SUITE #200
WIXOM, MI 48393
PHONE NO. 571.291.8000
FAX NO. ----

TOLL BROTHERS
STANFORD
TOLL MICHIGAN

No.	Date	Description
01		PROGRESS
02	09.15.2017	ARCH REVIEW SET
03	01.30.2018	CLIENT MARK-UPS
04	10.22.2018	ELEVATION REVS

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

FRONT ELEVATIONS - D
A-230

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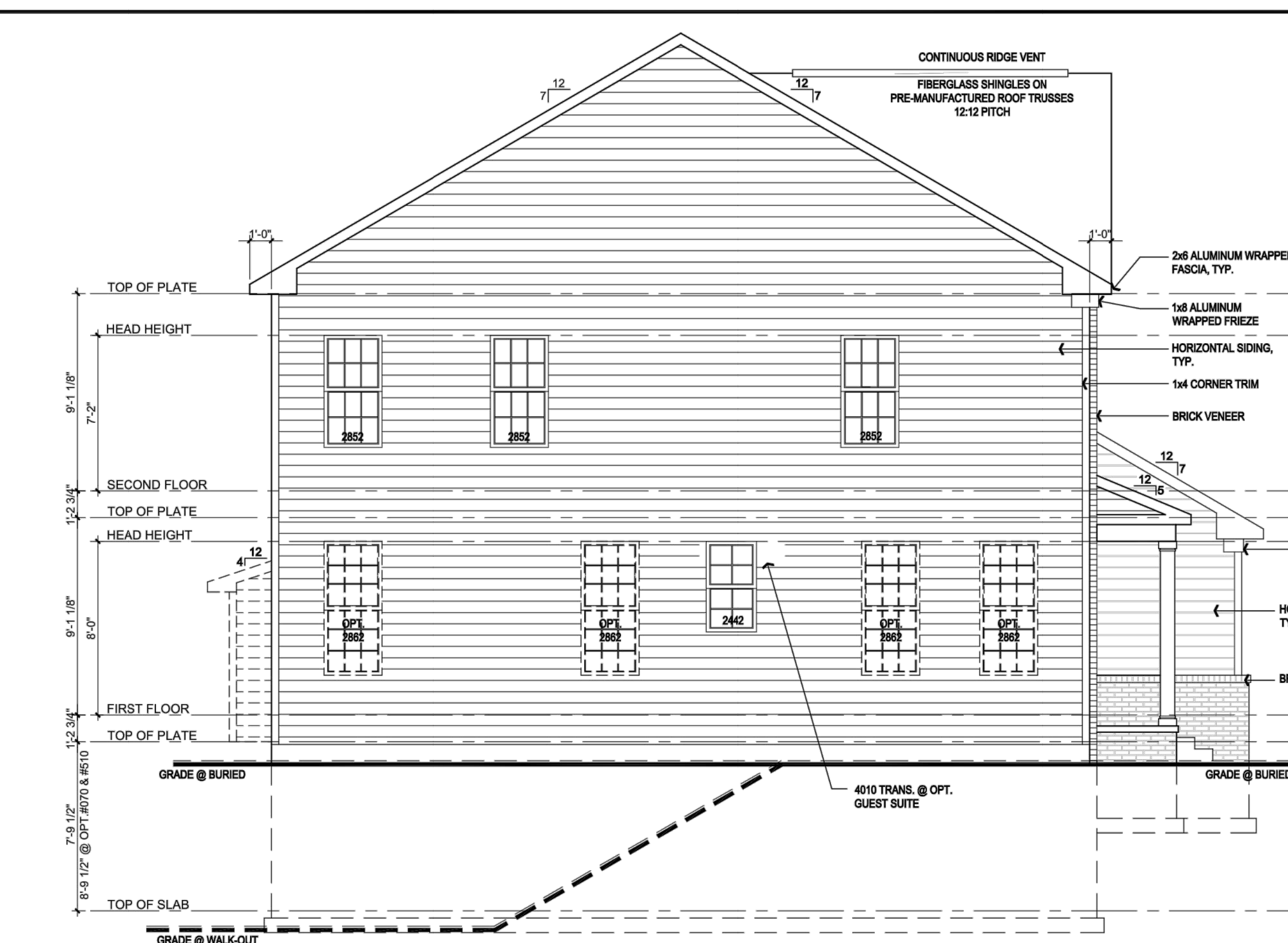
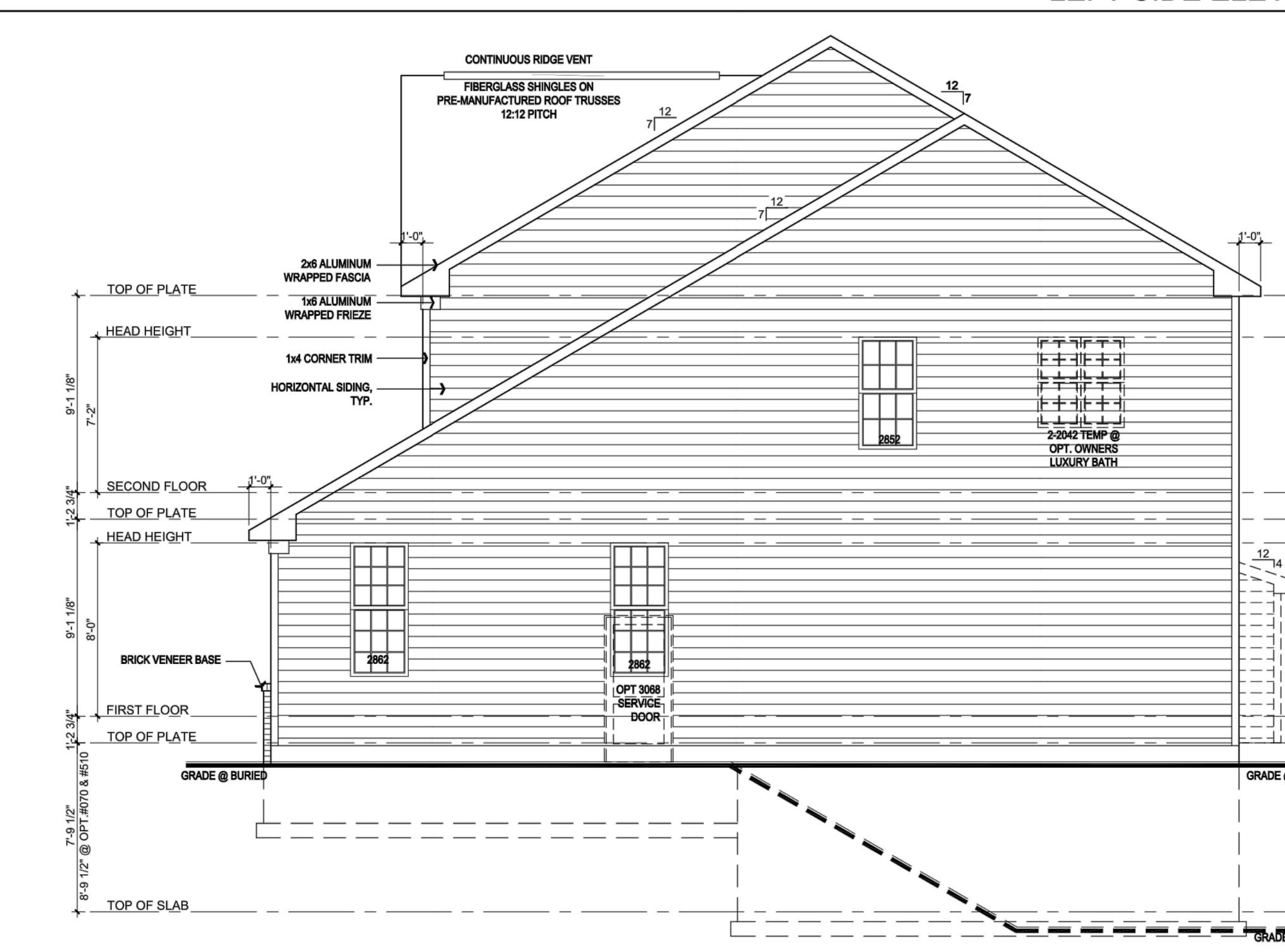


NOTE:
MATCH WINDOW GRILL PATTERNS TO FRONT ELEVATION

LEFT SIDE ELEVATION A -TRADITIONAL | SCALE: 1/4"=1'-0" | 2



RIGHT SIDE ELEVATION A -TRADITIONAL | SCALE: 1/4"=1'-0" | 1

K:\Tysons\Projects\Pre 2016\Single Family\Toll Brothers\Toll Select\T-Select MI Div\House 4_Stanford_2750 S.F\Construction Documents\House 4_Elevations_CD.dwg 09-08-2019 18:23:32

ktgy
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8609 Westwood Center Dr.
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Tysons, VA 22182
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28004 CENTER OAKS COURT
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PHONE NO. 571.291.8000
FAX NO. ----

TOLL BROTHERS
STANFORD
TOLL MICHIGAN

No.	Date	Description
01		PROGRESS
02	09.15.2017	ARCH REVIEW SET
03	01.30.2018	CLIENT MARK-UPS
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It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

SIDE ELEVATIONS - A
A-201

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K:\20003119\DWG\PLAN SETS\SITE PLAN\20003119SP-11-ARCH.DWG 6/29/2021 12:12 PM MATT BUSH

TYPICAL ELEVATIONS SHOWN- FOR REPRESENTATIVE PURPOSES ONLY

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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311 N. MAIN ST.
ANN ARBOR, MI 48104
734.994.4000

SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN
ARCHITECTURAL PLANS (BY OTHERS)

DATE
FEBRUARY 25, 2021

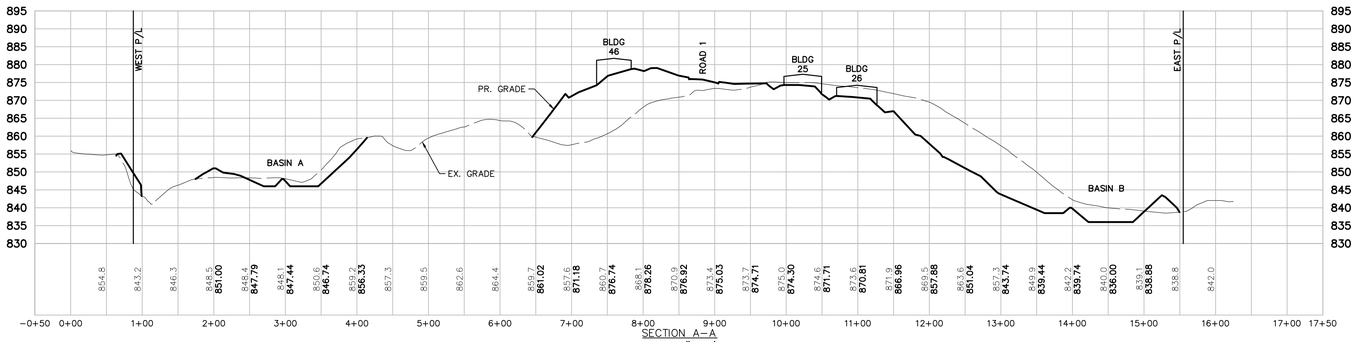
2021-04-16 PER CITY
2021-05-18 PER CITY
2021-06-09 PER CITY
2021-06-28 PER CITY

REVISIONS

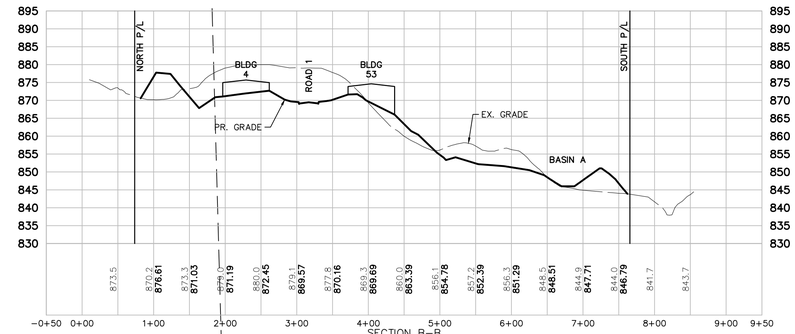
SCALE 0 -- --
AS NOTED

DR. AR | CH. --
P.M. MB

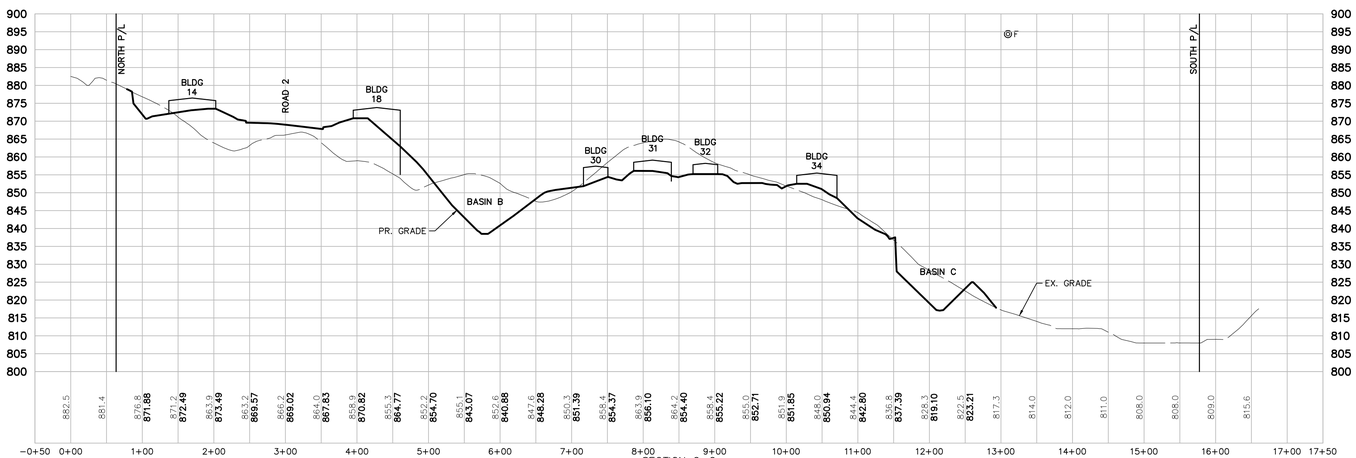
JOB 20003119
SHEET NO.
27



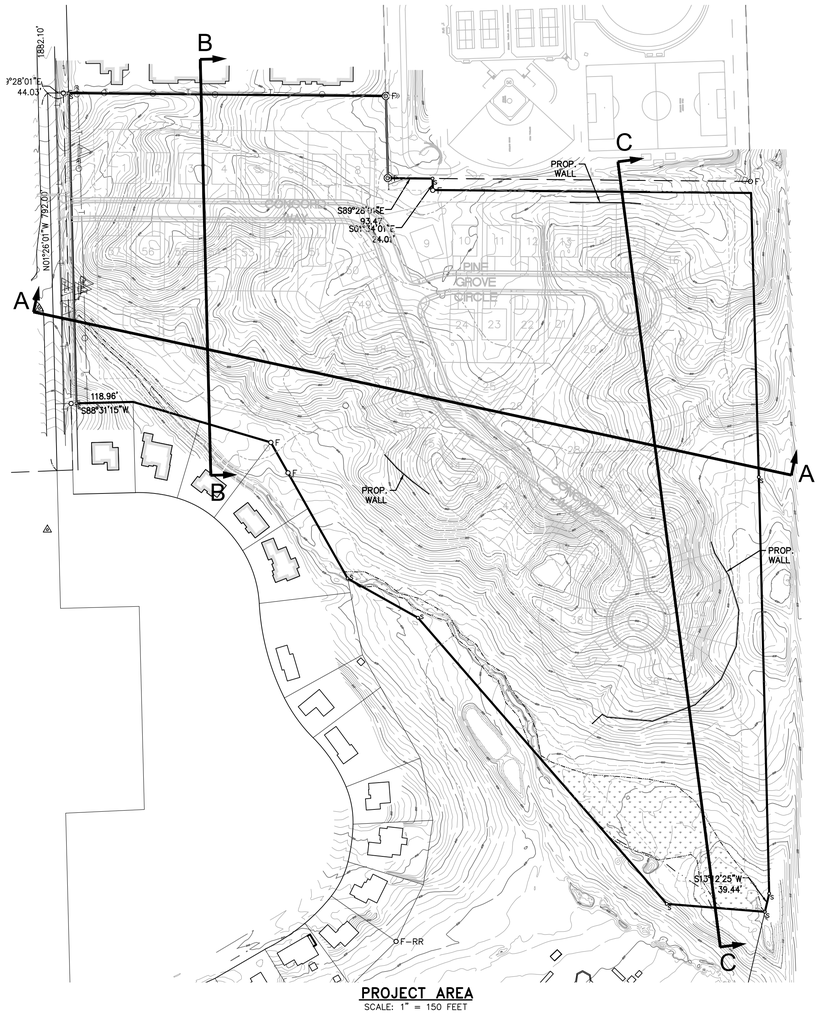
SECTION A–A
VERT: 1"=20'
HORZ: 1"=100'



SECTION B–B
VERT: 1"=20'
HORZ: 1"=100'



SECTION C–C
VERT: 1"=20'
HORZ: 1"=100'



PROJECT AREA
SCALE: 1" = 150 FEET

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

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ANN ARBOR, MI 48104
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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROTHERS
CONCORD PINES OF ANN ARBOR
SITE PLAN

SITE CROSS SECTIONS

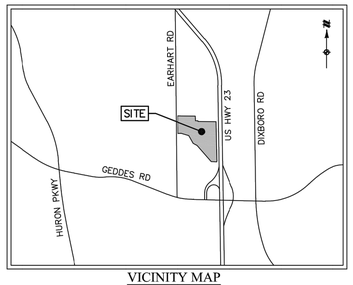
DATE
FEBRUARY 25, 2021

2021–04–16 PER CITY
2021–05–18 PER CITY
2021–06–09 PER CITY
2021–06–28 PER CITY

REVISIONS

SCALE 0 -- --
AS NOTED
DR. AR CH. --
P.M. MB
JOB 20003119
SHEET NO.
28

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND

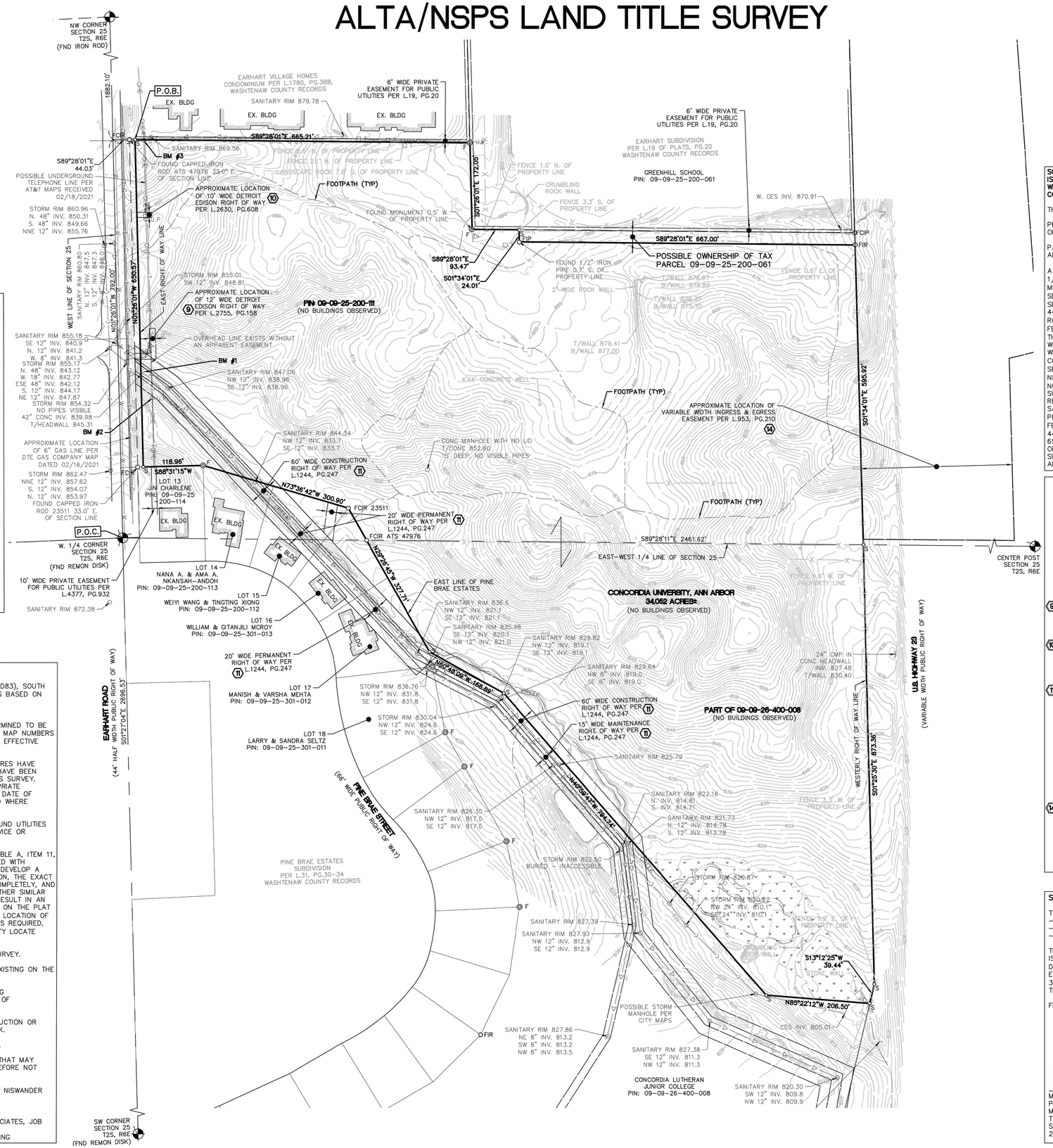
	SECTION CORNER
FCIR	FOUND CAPPED IRON PIPE
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
F	FOUND MONUMENT
S	SET CAPPED IRON ROD
	EXISTING MANHOLE/CATCH BASIN
	EXISTING CULVERT
C.O.	EXISTING CLEANOUT
T	EXISTING TELEPHONE RISER
U.P.	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND TELEPHONE MARKER
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	SECTION LINE
	EASEMENT LINE
E	APPROXIMATE ELECTRIC LINE
G	APPROXIMATE GAS LINE
	APPROXIMATE STORM LINE
	APPROXIMATE SANITARY LINE
W	APPROXIMATE WATER LINE
T	APPROXIMATE TELEPHONE LINE
OHE	EXISTING OVERHEAD UTILITY LINE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF FOOTPATH
X	EXISTING FENCE
	EXISTING BUILDING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING
(11)	SCHEDULE B, PART II EXCEPTION

NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD88.
   REFERENCE CONTROL POINTS: AAGRS NO. 0008A & 0005B
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBERS 26161C0266E & 26161C0268E OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE APRIL 3, 2012.
3. WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. ZONING LETTER OR REPORT NOT PROVIDED AT THE DATE OF THE SURVEY.
5. THERE WERE NO OBSERVED PARKING STALLS OR PAINT MARKINGS EXISTING ON THE SUBJECT PROPERTY AT THE DATE OF THE SURVEY.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. NO ADDRESSES WERE OBSERVED WHILE CONDUCTING THE FIELDWORK.
9. SNOW AND ICE CONDITIONS EXISTED AT THE DATE OF THE SURVEY THAT MAY RESULT IN SOME PHYSICAL FEATURES NOT BEING VISIBLE AND THEREFORE NOT BEING SHOWN ON THIS SURVEY.
10. WETLANDS ARE SHOWN PER WETLAND DELINEATION REPORT (V.2) BY NISWANDER ENVIRONMENTAL, DATED SEPTEMBER 2020.
11. REFERENCE DRAWINGS:
    -ALTA/ACSM LAND TITLE SURVEY PERFORMED BY KEM-TEC & ASSOCIATES, JOB #12-01110, DATED MAY 22, 2012
    -TOPOGRAPHIC CONTOURS PROVIDED BY EASTERN STATES ENGINEERING



SITE BENCHMARKS:

BM #1: NORTHEAST CORNER OF CONCRETE HEADWALL
ELEVATION: 844.83 (NAVD88)

BM #2: BENCH TIE IN WEST FACE OF UTILITY POLE
ELEVATION: 848.68 (NAVD88)

BM #3: RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE
ELEVATION: 872.75 (NAVD88)

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: WESTMINSTER TITLE AGENCY, INC., COMMITMENT NO.: 106-20001334-CTB, COMMITMENT DATE: SEPTEMBER 20, 2020:

THE LAND IS DESCRIBED AS FOLLOWS:

PROPERTY LOCATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN:

PART OF PARCEL ID #09-09-25-200-111 & #09-09-26-400-008, CITY OF ANN ARBOR ASSESSING RECORDS.

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE N01°26'01"W 792.00 FEET ALONG THE WEST LINE OF SAID SECTION 25 AND THE CENTERLINE OF EARHART ROAD; THENCE S89°28'01"E 44.03 FEET TO THE EAST 44 FOOT RIGHT OF WAY LINE OF SAID EARHART ROAD FOR A PLACE OF BEGINNING. THENCE CONTINUING S89°28'01"E 665.21 FEET; THENCE S01°26'01"E 172.05 FEET; THENCE S89°28'01"E 93.47 FEET; THENCE S01°34'01"E 24.01 FEET; THENCE S89°28'01"E 667.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 23; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 23 THE FOLLOWING THREE COURSES: S01°34'01"E 595.92 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 25; S01°25'30"E 873.36 FEET AND S13°12'25"W 39.44 FEET; THENCE N85°22'12"W 206.50 FEET; THENCE N40°59'47"W 794.74 FEET; THENCE N60°48'09"W 168.89 FEET TO THE EAST LINE OF PINE BRAE ESTATES SUBDIVISION, AS RECORDED IN LIBER 31, PAGES 30-34, WASHTENAW COUNTY RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20 OF SAID PINE BRAE ESTATES; THENCE ALONG THE EAST AND NORTH LINE OF SAID PINE BRAE ESTATES THE FOLLOWING THREE COURSES: N29°26'45"W 327.71 FEET; N73°36'42"W 300.90 FEET AND S88°31'15"W 118.96 FEET TO THE EAST 44 FOOT RIGHT OF WAY LINE OF SAID EARHART ROAD; THENCE N01°26'01"W 650.57 FEET ALONG SAID EAST 44 FOOT RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 34.052 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: WESTMINSTER TITLE AGENCY, INC., COMMITMENT NO.: 106-20001334-CTB, COMMITMENT DATE: SEPTEMBER 20, 2020:

8. MORTGAGE EXECUTED BY CONCORDIA UNIVERSITY ANN ARBOR, A MICHIGAN NON-STOCK CORPORATION TO CONCORDIA UNIVERSITY WISCONSIN, INC., DATED JULY 1, 2013, RECORDED JULY 30, 2013, IN LIBER 4991, PAGE 962, COVERS MORE LAND.
   RESPONSE: EXHIBIT A PARCEL A COVERS A PORTION OF SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL B COVERS A PORTION OF SUBJECT PROPERTY AND LAND TO SOUTH, TRACT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL C COVERS A PORTION OF SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL D COVERS A PORTION OF SUBJECT PROPERTY AND LAND TO NORTH.

(9) 9. UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2755, PAGE 158.
RESPONSE: APPROXIMATELY AS SHOWN HEREON.

(10) 10. UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2630, PAGE 608.
RESPONSE: COVERS A PORTION OF SUBJECT PROPERTY, EASEMENT APPROXIMATELY AS SHOWN HEREON.

(11) 11. RIGHT-OF-WAY AGREEMENT IN FAVOR OF CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1244, PAGE 247.
RESPONSE: AS SHOWN HEREON.

12. TERMS AND CONDITIONS CONTAINED IN QUIT CLAIM DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4805, PAGE 233.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

13. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1201, PAGE 69.
RESPONSE: COVERS A PORTION OF SUBJECT PROPERTY (TAX PARCEL 09-09-25-200-111), DOCUMENT CONTAINS RIGHTS RESTRICTIONS SET FORTH IN RIDER "A".

(14) 14. US-23 IS A LIMITED ACCESS HIGHWAY AND ANY TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY INSTRUMENTS RECORDED IN LIBER 953, PAGE 210 AND LIBER 930, PAGE 258.
RESPONSE: APPROXIMATE LOCATION SHOWN. EASEMENT DESCRIPTION MIS-CLOSES BY 147' (EASTERLY-WESTERLY). ERROR APPEARS TO BE IN FIRST CURVE AFTER THE POB CALL. WHEN ADJUSTED, EASEMENT FALLS ADJACENT TO THE EAST LINE OF THE SUBJECT PARCEL. ADJUSTMENT IS BASED ON THE SURVEYOR'S BEST ESTIMATE OF EASEMENT INTENT AND LOCATION OF THE HIGHWAY.

SURVEYOR'S CERTIFICATE

TO:
-FIRST AMERICAN TITLE INSURANCE COMPANY
-WESTMINISTER TITLE AGENCY, INC.
-TOLL BROTHERS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 16, 17, 18 & 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2021.

STATE OF MICHIGAN
MICHAEL D. EMBREE
LICENSED PROFESSIONAL SURVEYOR
License No. 4001056860

MICHAEL D. EMBREE
PROFESSIONAL SURVEYOR NO. 4001056860
MEMEBREE@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

04/15/2021
DATE

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
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SECTION 25
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT: TOLL BROTHERS, INC.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN

DATE: 02/18/2021

04/15/2021 REV. PER CLIENT COMMENTS

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR.	JR
CH.	ME
P.M.	M. EMBREE
BOOK	NA
JOB	20003119
SHEET NO.	1 OF 1

CAD FILE: 20003119AS-01.DWG

C:\USERS\TEMP.20003119 - CONCORDIA\20003119AS-01.DWG, 4/15/2021 8:47 AM, JULIE.BROOKS