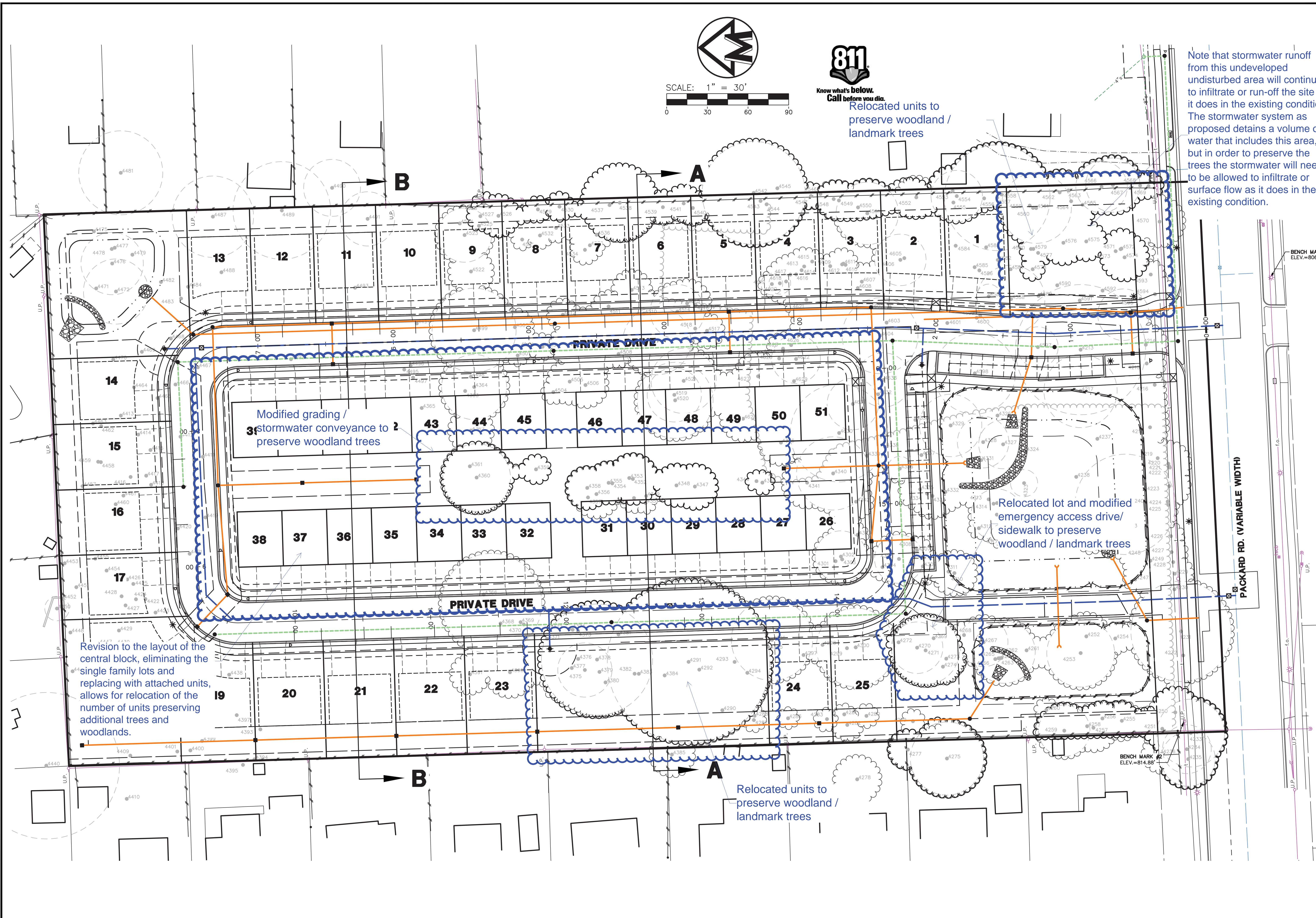


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Note that stormwater runoff from this undeveloped undisturbed area will continue to infiltrate or run-off the site as it does in the existing condition. The stormwater system as proposed detains a volume of water that includes this area, but in order to preserve the trees the stormwater will need to be allowed to infiltrate or surface flow as it does in the existing condition.

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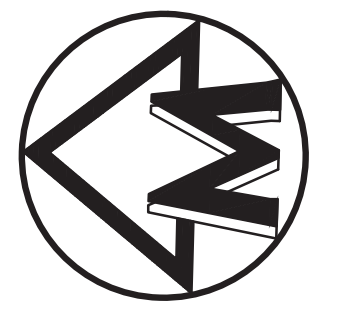
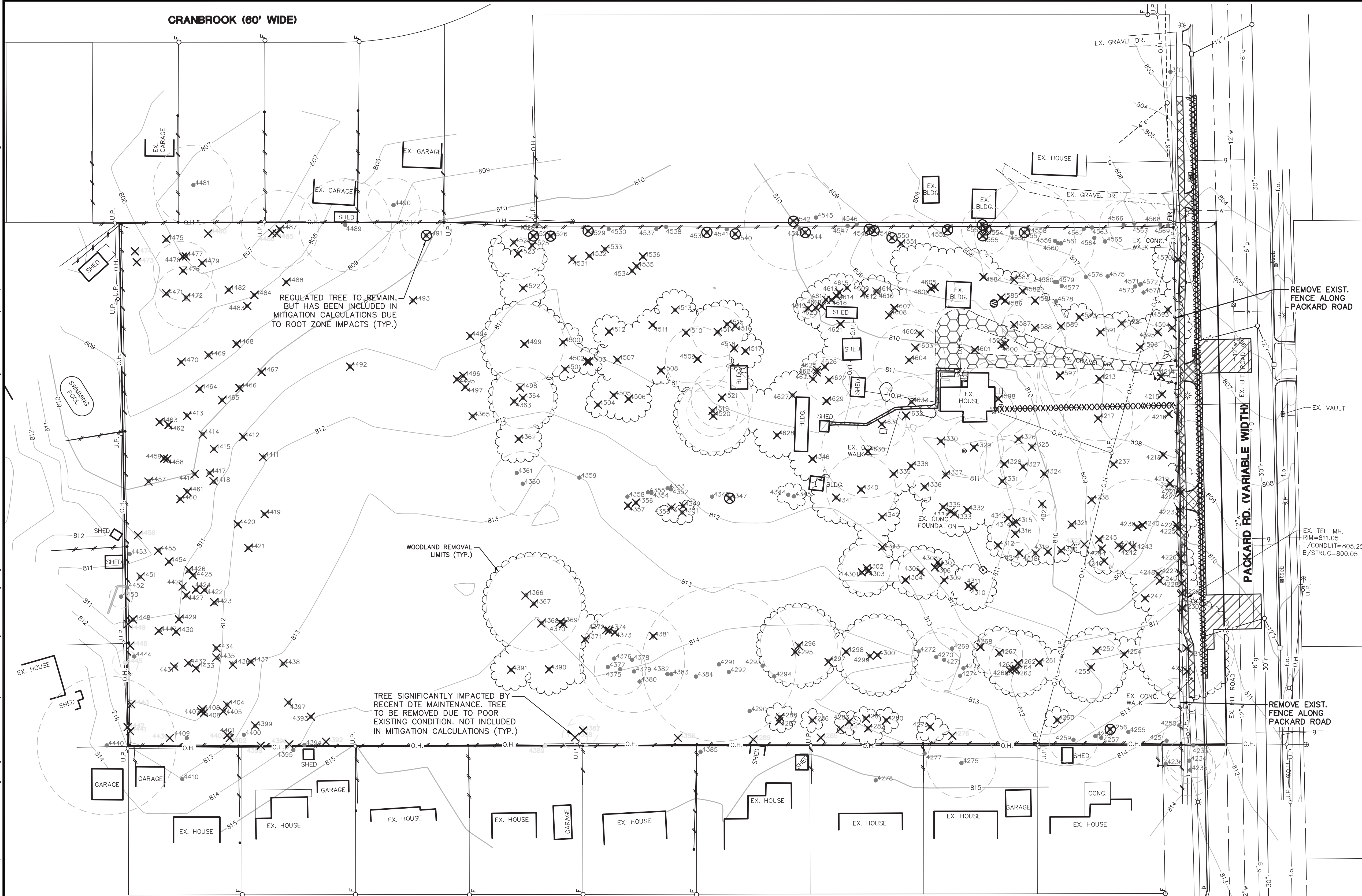
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 SALINE, MI 47166
 JIM HAEUSSLER
 734-429-2440

2857 PACKARD ROAD
 CONCEPT 1 - ATTACHED HOMES
 LAYOUT PLAN

01

JOB No.	16070
DATE:	12-20-17
REV. DATE:	5/15/18
ADD. EXISTING NATURAL FEATURES:	CADD: CTS
2. REV. GRADING TO PRESERVE EX. TREES:	6/18/18
ENG.:	J.M.
PM:	T.C.
TECH:	J.M.
1607004-Attached#2	

M:\CV\134\Proj\16070\Site Plan\16070.dwg, 6/19/2017 10:02 AM, Tim R. Fir, MLE, PLS, PLS
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SCALE: 1" = 40'
0 40 80 120

NATURAL FEATURES IMPACT SUMMARY

A TOTAL OF 2.51 ACRES OF WOODLAND, 1,176" DBH OF WOODLAND TREES AND 854" DBH OF LANDMARK TREES ARE PROPOSED TO BE REMOVED. ADDITIONALLY, THE CRITICAL ROOT ZONE OF 16 REGULATED TREES TO REMAIN (264" DBH) ARE ANTICIPATED TO BE IMPACTED AND HAVE BEEN INCLUDED IN THE MITIGATION CALCULATIONS.

THROUGH A COMBINATION OF MITIGATION ON-SITE AND CONTRIBUTION TO THE CITY OF ANN ARBOR STREET TREE PROGRAM, A TOTAL OF 1,148" DBH OF MITIGATION WILL BE PROVIDED PER CITY OF ANN ARBOR STANDARDS.

LEGEND

813	EXIST. CONTOUR	---S---	EXIST. SANITARY SEWER	○ F	FOUND IRON PIPE
× 813.2	EXIST. SPOT ELEVATION	---S---	SIGN	● F	FOUND MONUMENT
○ U.P.	EXIST. UTILITY POLE	---S---	MAILBOX	○ FIR	FOUND IRON ROD
—	GUY WIRE	---S---	TELEPHONE RISER	×	TREE TO BE REMOVED
— OH	EXIST. OVERHEAD UTILITY LINE	---S---	ELECTRIC METER	⊗	REGULATED TREE TO REMAIN BUT INCLUDED IN MITIGATION CALCULATIONS
— t	EXIST. LIGHT POLE	---S---	GAS METER	⊗	ASPHALT TO BE REMOVED
— e	EXIST. TELEPHONE LINE	---S---	TRAFFIC SIGNAL CONTROL BOX	⊗	CONCRETE TO BE REMOVED
— g	EXIST. ELECTRIC LINE	---S---	POST	⊗	GRAVEL TO BE REMOVED
— f.o.	EXIST. GAS LINE	---S---	WELL	⊗	CURB TO BE REMOVED
— w	EXIST. FIBER OPTIC LINE	---S---	FENCE	⊗	PIPE TO BE REMOVED
—	EXIST. WATER MAIN	---S---	SINGLE TREE	⊗	ITEM TO BE REMOVED
—	EXIST. HYDRANT	---S---	TREE OR BRUSH LIMIT	⊗	ITEM TO BE RELOCATED
—	EXIST. GATE VALVE IN BOX	---S---	SECTION CORNER	⊗	WOODLAND TO BE REMOVED
—	EXIST. GATE VALVE IN WELL	---S---			
—	EXIST. CURB STOP & BOX	---S---			
—	EXIST. STORM SEWER	---S---			
—	EXIST. CATCH BASIN OR INLET	---S---			

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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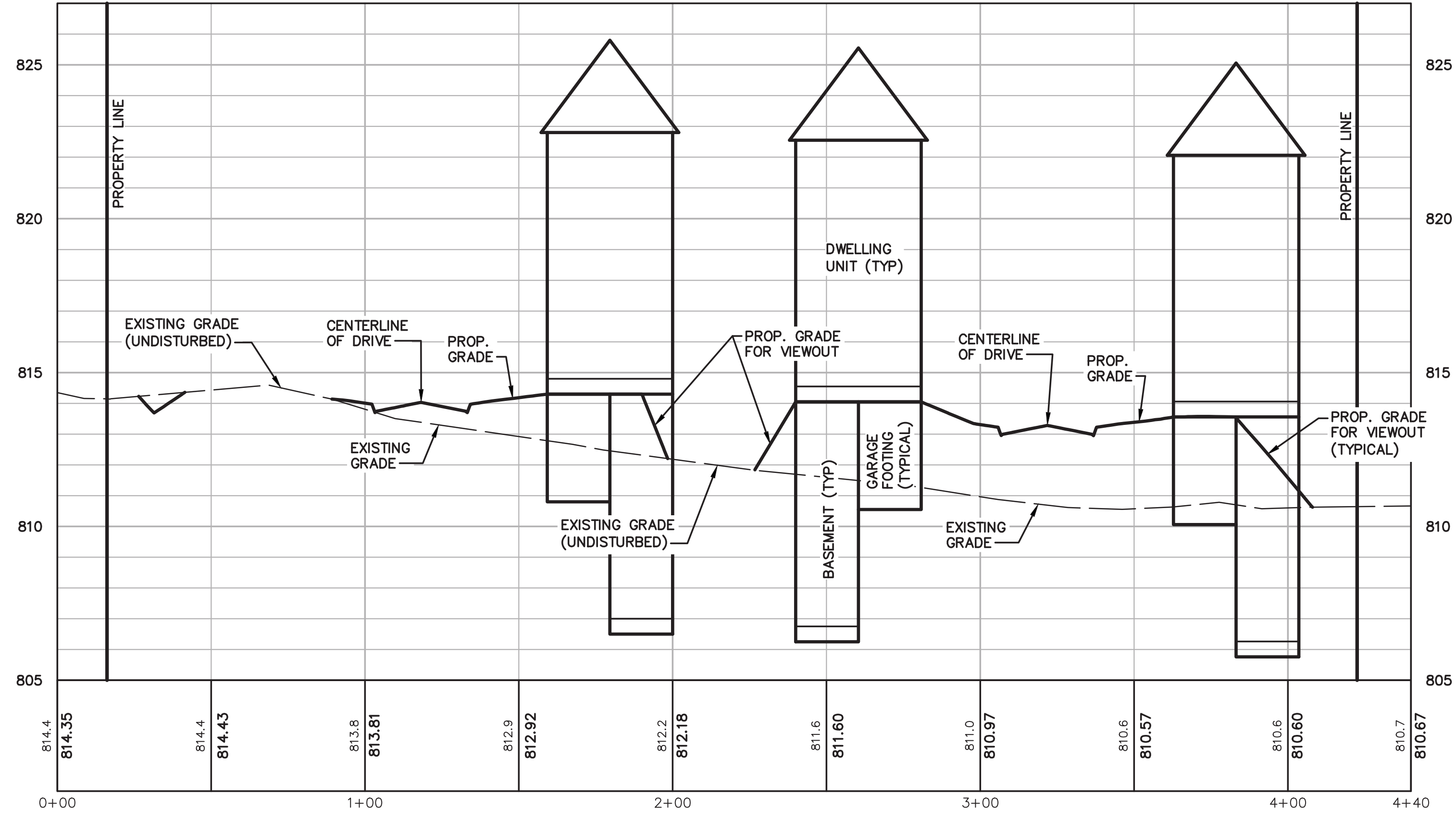
2857 PACKARD ROAD
CONCEPT 1 - ATTACHED HOMES
SITE REMOVAL PLAN

02

DATE: 12/20/17	SHEET 05 OF 3
REV. DATE: 6/18/18	CADD: GTS
DESIGNER: JAM	ENG. JAM
PLN. JIC	TECH. TES
16070RMT.dwg	

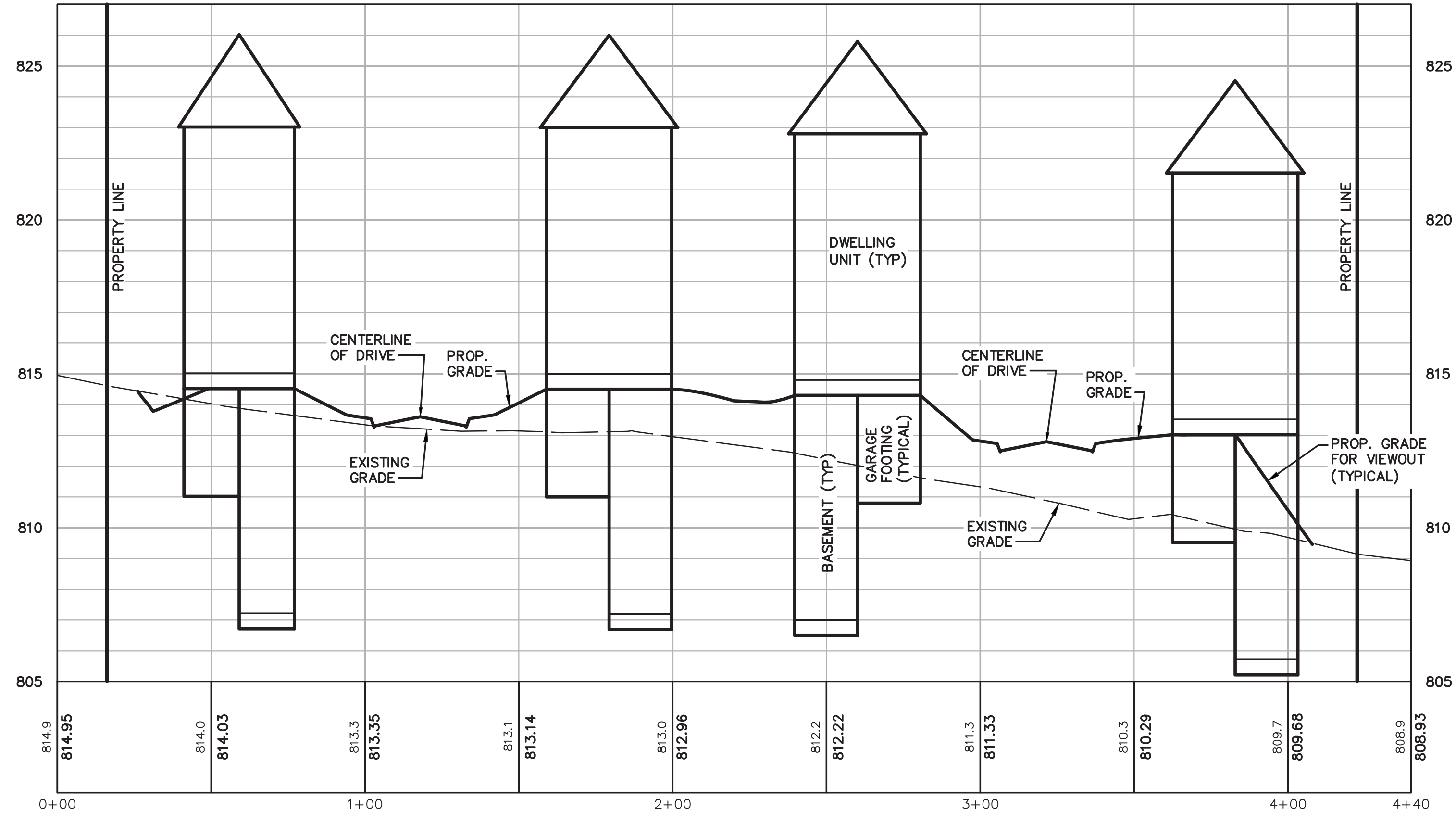
JOB No. **16070**





PROFILE SECTION A-A

SCALE:
 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



PROFILE SECTION B-B

SCALE:
 1" = 30' HORIZONTAL
 1" = 3' VERTICAL

JOB No.	16070
REVISIONS:	
T. ADD SHEET	
DATE:	6/18/18
SHEET	3 OF 3
REV. DATE:	6/18/18
CADD:	TES
ENG.:	JAM
PK.:	TJC
TECH.:	
1607004 - Attached	

2857 PACKARD ROAD
 CONCEPT 1 - ATTACHED HOMES
 PROFILE SECTIONS

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