



LEGEND

838	EXIST. CONTOUR
+836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
—	GUY WIRE
⊠	ELEC. TRANSFORMER
—	EXIST. OVERHEAD UTILITY LINE
⊠	EXIST. LIGHT POLE
—	EXIST. TELEPHONE LINE
—	EXIST. ELECTRIC LINE
—	EXIST. GAS LINE
—	EXIST. GAS VALVE
—	EXIST. FIBER OPTIC LINE
—	EXIST. WATER MAIN
—	EXIST. HYDRANT
—	EXIST. GATE VALVE IN BOX
—	EXIST. GATE VALVE IN WELL
—	EXIST. STORM SEWER
—	EXIST. CATCH BASIN OR INLET
—	EXIST. BEEHIVE INLET
—	EXIST. SANITARY SEWER
—	SIGN
—	MAILBOX
—	TELEPHONE RISER
—	ELECTRIC METER
—	WATER METER
—	GAS METER
—	GAS LINE MARKER
—	FIBER OPTIC MARKER
—	PEDESTRIAN CROSSING SIGNAL
—	TRAFFIC SIGNAL CONTROL BOX
—	FENCE
—	GUARDRAIL
—	SINGLE TREE
—	TREE OR BRUSH LIMIT
—	SECTION CORNER
—	FOUND IRON ROD
—	CONTROL PT.
—	PR STORM SEWER
—	PR SANITARY SEWER
—	PR WATER
—	PR FIRE HYDRANT
—	PR SILT FENCE
—	PR TREE FENCE
—	PR PAVED PAVERS
—	PR CONC PAVEMENT
—	PR BITUMINOUS PAVEMENT
—	PR CONC SIDEWALK
—	PR STAMPED CONC SIDEWALK

- NOTES:**
- PER CHAPTER 48, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO 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.
 - IN THE EVENT THAT THE AVALON HOUSING SITE IS DEVELOPED PRIOR TO THE VERDIAN SOUTH PROPERTY, THE SHARED DRIVEWAY AND PARKING ALONG THE SHARED PROPERTY LINE WILL BE CONSTRUCTED TO PROVIDE ACCESS TO THE AVALON UNITS AS INDICATED ON THE DRAWING.
 - THE SITE PLAN CURRENTLY PROPOSES ONE (1) EV PARKING SPACE AT THE COMMUNITY CENTER. CONDUIT FOR FUTURE WIRING MAY BE PROVIDED FOR THREE (3) ADDITIONAL SPACES BASED ON RESIDENTS NEEDS.

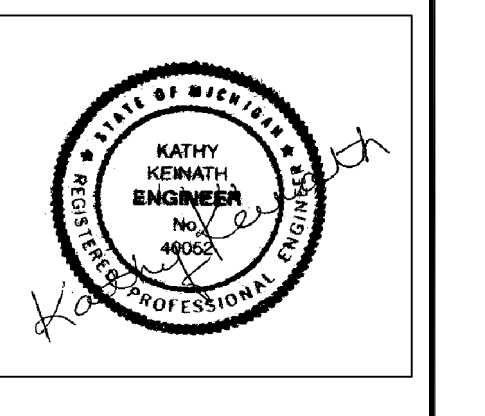
SOLID WASTE NARRATIVE:
DUMPSTERS WILL BE PROVIDED AT THREE CENTRALIZED LOCATIONS ON THE SITE. THE DUMPSTERS WILL BE LOCATED WITHIN ENCLOSURES AS SHOWN ON THE DETAIL SHEET. EACH ENCLOSURE WILL PROVIDE A TRASH AND RECYCLING DUMPSTER FOR A TOTAL OF THREE (3) TRASH AND THREE (3) RECYCLING DUMPSTERS ON THE SITE. IT IS ANTICIPATED THAT DUMPSTERS WILL BE COLLECTED ONCE EACH WEEK. THE PARKING LOTS HAVE BEEN CONFIGURED TO PROVIDE AN AREA FOR TRUCKS TO TURN AROUND OR BACK UP AND DRIVE THROUGH TO AVOID TRUCKS HAVING TO BACK UP FOR LONG DISTANCES. NO PARKING SPACES OR PEDESTRIAN SIDEWALKS WILL BE BLOCKED FOR TRUCK ACCESS. TRUCKS WILL ENTER AND LEAVE THE SITE AT THE MAIN ENTRANCE LOCATED OFF OF PLATT ROAD.

Know what's below.
Call before you dig.

THE INFORMATION SHOWN HEREIN HAS BEEN OBTAINED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE INFORMATION IS NOT GUARANTEED BY THE ENGINEER. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATION TO DETERMINE THE DEPTH OR LOCATION OF UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY INVESTIGATION TO DETERMINE THE DEPTH OR LOCATION OF UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF UTILITIES.

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AVALON HOUSING
VERDIAN AT COUNTY FARM
PLATT ROAD
ANN ARBOR, MI
SITE PLAN
NORTH LAYOUT



DATE	7-24-20
SCALE	1"=30'
SHEET NO.	SP-05