



**NATURAL FEATURES NOTES**

**General Description of Natural Features**

The contours of this property are shown on the site plan. Contours are shown at 10-foot intervals. Contours are shown on the site plan. Contours are shown at 10-foot intervals. Contours are shown on the site plan. Contours are shown at 10-foot intervals.

**Soils**

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**Vegetation**

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**Topography**

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**Water Features**

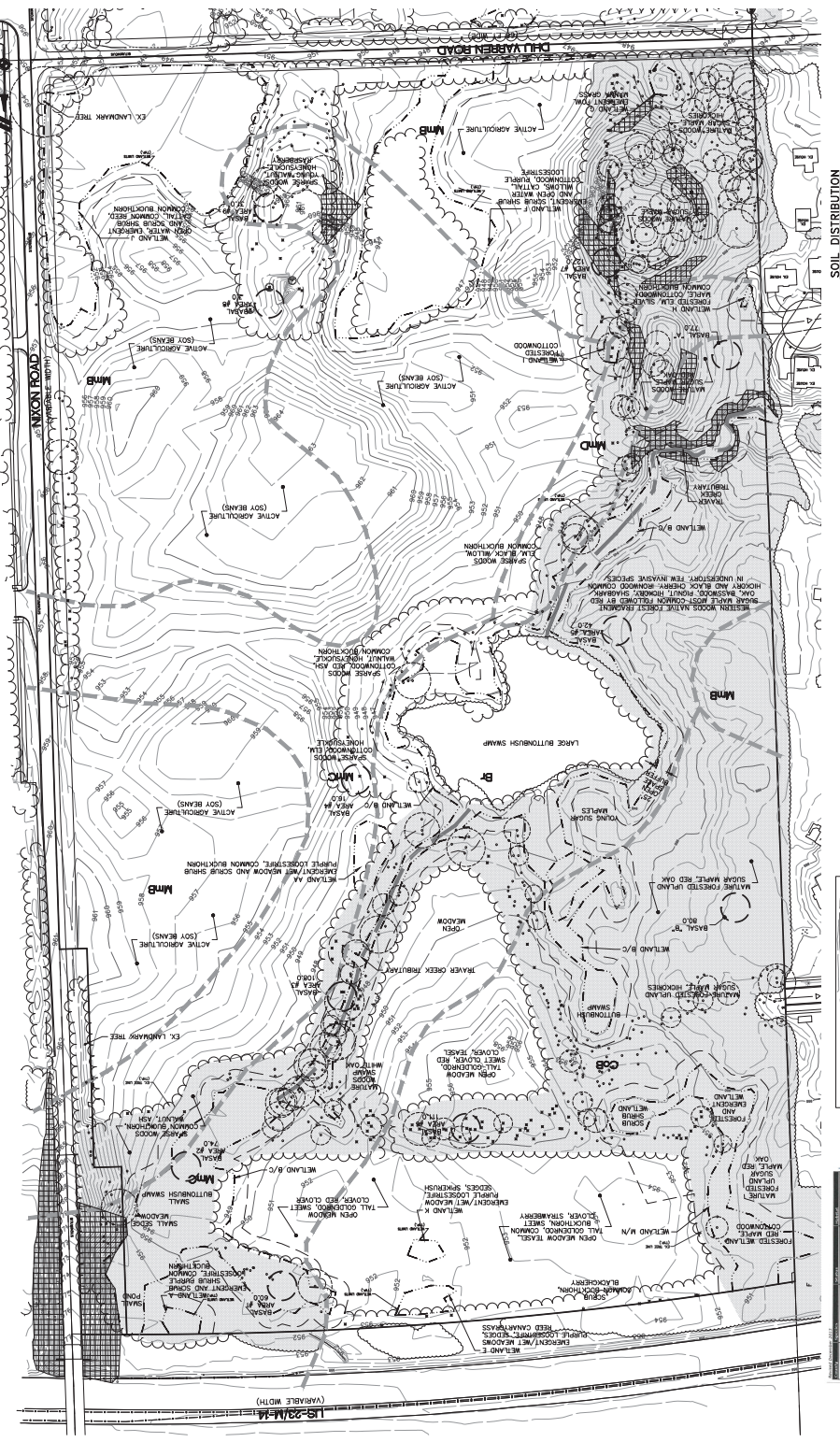
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**Other Features**

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**Remarks**

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HABITAT NOTE: THE BUTTONBUSH SWAMP AREAS ARE CONSIDERED HABITAT FOR THE DUKE SHIPPER BUTTERFLY.

**SOIL DISTRIBUTION**

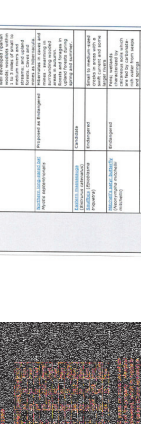
Soil Type	Area
MA90C	1.10
MA90D	1.10
MA90E	1.10
MA90F	1.10
MA90G	1.10
MA90H	1.10
MA90I	1.10
MA90J	1.10
MA90K	1.10
MA90L	1.10
MA90M	1.10
MA90N	1.10
MA90O	1.10
MA90P	1.10
MA90Q	1.10
MA90R	1.10
MA90S	1.10
MA90T	1.10
MA90U	1.10
MA90V	1.10
MA90W	1.10
MA90X	1.10
MA90Y	1.10
MA90Z	1.10

**SOIL DRAINAGE CHARACTERISTICS**

Soil Type	Drainage Class
MA90C	U
MA90D	U
MA90E	U
MA90F	U
MA90G	U
MA90H	U
MA90I	U
MA90J	U
MA90K	U
MA90L	U
MA90M	U
MA90N	U
MA90O	U
MA90P	U
MA90Q	U
MA90R	U
MA90S	U
MA90T	U
MA90U	U
MA90V	U
MA90W	U
MA90X	U
MA90Y	U
MA90Z	U

**SOIL EROSION CHARACTERISTICS**

Soil Type	Erosion Risk
MA90C	Low
MA90D	Low
MA90E	Low
MA90F	Low
MA90G	Low
MA90H	Low
MA90I	Low
MA90J	Low
MA90K	Low
MA90L	Low
MA90M	Low
MA90N	Low
MA90O	Low
MA90P	Low
MA90Q	Low
MA90R	Low
MA90S	Low
MA90T	Low
MA90U	Low
MA90V	Low
MA90W	Low
MA90X	Low
MA90Y	Low
MA90Z	Low



EXIST. OVERHEAD ELECTRIC  
EXIST. WOOD LINE  
EXIST. METAL LIMITS  
EXIST. LAND LIMITS  
EXIST. EROSION SWALE  
EXIST. WATER MARK  
EXIST. WETLAND VALVE  
EXIST. HYDRANT  
EXIST. TREE W/ TAG NUMBER  
EXIST. SOIL TYPE LIMITS  
EXIST. UTILITY POLE  
SECTION CORNER  
STEEP SLOPES (SLOPE ≥ 30%)

**Legend**

EXIST. CONTOUR  
EXIST. END SECTION  
EXIST. METAL LIMITS  
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**811**  
Know what's below.  
Call before you dig.

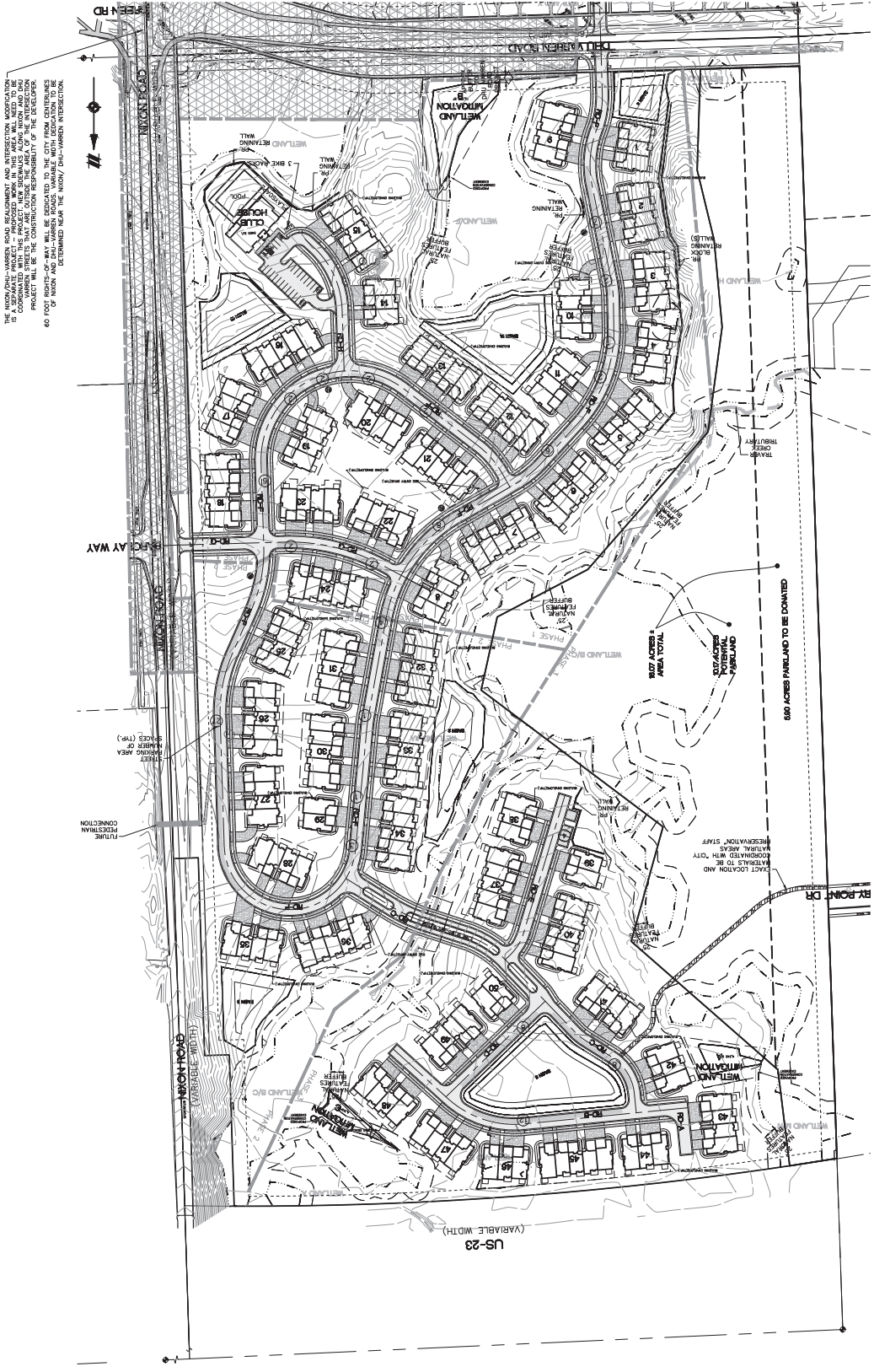
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON AND NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING ANY AND ALL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ANY AND ALL UNDERGROUND UTILITIES.

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THE NIXON FARM NORTH DEVELOPMENT AND INTERSECTION IMPROVEMENTS IS A SEPARATE PROJECT AND PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THE NIXON FARM NORTH DEVELOPMENT. THE NIXON FARM NORTH DEVELOPMENT IS A SEPARATE PROJECT AND PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THE NIXON FARM NORTH DEVELOPMENT. THE NIXON FARM NORTH DEVELOPMENT IS A SEPARATE PROJECT AND PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THE NIXON FARM NORTH DEVELOPMENT.

**LEGEND**

EXIST. WOODS LINE	PROF. ROW LINE
EXIST. CURB AND GUTTER	PROF. EASEMENT LINE
EXIST. EASEMENT	PROF. BACK/DOSE CURB
BOUNDARY/PROPERTY LINE	PROF. LOT LINE
SECTION LINE	PROF. EASEMENT
PROF. ASPHALT	PROF. SETBACK LINE
PROF. ROAD PAVING	EXIST. UTILITY POLE
POTENTIAL MAJOR CLUSTER	SECTION CORNER
FOUNDATION	PARKING

**NOTE**  
 PRIVATE EASEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

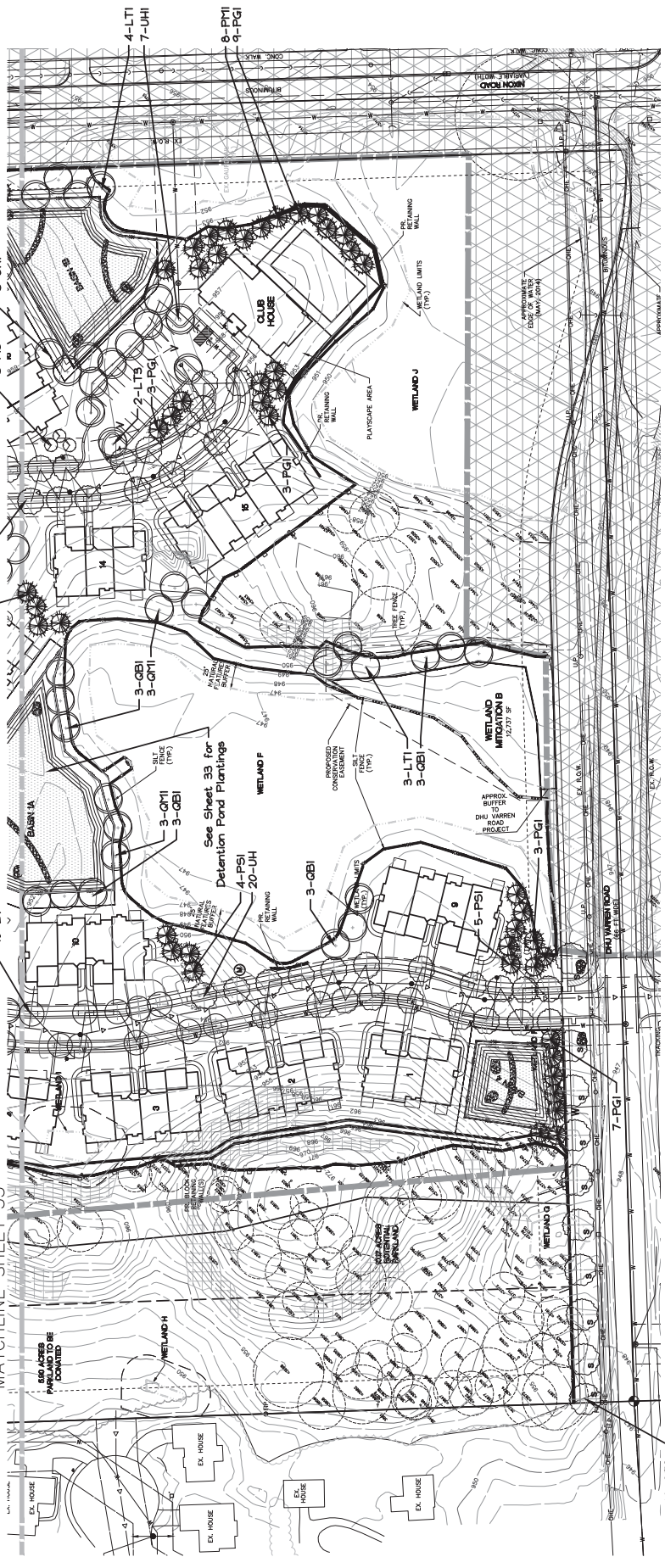
**NOTICE:** THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE WAY ONLY AND THE OWNER OF THE UNDERGROUND UTILITIES SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS, AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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





MATCHLINE SHEET 35



SEE SHEET 33 FOR DETENTION POND PLANTINGS

860 ACRES PARCEL TO BE DONATED

CLUB HOUSE

DETECTION POND PLANTINGS

WETLAND A - J

50' MINIMUM

10-GT2

10-GT2

LAND DEVELOPMENT & DESIGN  
ARCHITECTURE & INTERIORS  
SCULPTURE & LIGHTING  
POND & WATER TREATMENT  
WETLANDS & STREAM RESTORATION

**ATWELL**  
ARCHITECTURE & INTERIORS  
SCULPTURE & LIGHTING  
POND & WATER TREATMENT  
WETLANDS & STREAM RESTORATION

WASHTEAW COUNTY, MICHIGAN  
ANN ARBOR TOWNSHIP  
TOWN 2 SOUTH, RANGE 6 EAST  
SECTION 10

LANDSCAPE PLAN - SOUTH

NIXON FARM NORTH

TOLL BROS. INC.

DATE  
JULY 29, 2014  
2014-08-15 PER CITY  
2014-08-26 PER EDC  
2014-09-24 PER CITY

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	07/29/14
2	ISSUE FOR PERMITS	08/15/14
3	ISSUE FOR PERMITS	08/26/14
4	ISSUE FOR PERMITS	09/24/14

SCALE: 0" = 25'-0"

1" = 60'-0"

DR., MB, DT, TP, PA, JA, BOOK, C, I, U, L, W

DATE FILE: 10/01/2014

JOB: 13001862

FILE CODE: SFP

SHEET NO. 88

PLANT LIST

SYMBOL	TREE	COLORADO SPRINGS	COMMON NAME	CAREFREE	SPREADS	ECCE	HEIGHT
LT	10	as shown	Tripod Tree	as shown	B&B	2.5'	as shown
LT	11	as shown	Princeton Elm	as shown	B&B	2.5'	as shown
LT	12	as shown	White Spirea	as shown	B&B	3.0'	as shown
LT	13	as shown	White Pine	as shown	B&B	3.0'	as shown
LT	14	as shown	Swamp White Oak	as shown	B&B	3.0'	as shown
LT	15	as shown	Princeton Elm	as shown	B&B	3.0'	as shown
LT	16	as shown	Thornless Honeylocust	as shown	B&B	2.5'	as shown
LT	17	as shown	Tulip Tree	as shown	B&B	2.5'	as shown

PLAYSCAPE DETAIL



LAND DEVELOPMENT & DESIGN  
ARCHITECTURE & INTERIORS  
SCULPTURE & LIGHTING  
POND & WATER TREATMENT  
WETLANDS & STREAM RESTORATION

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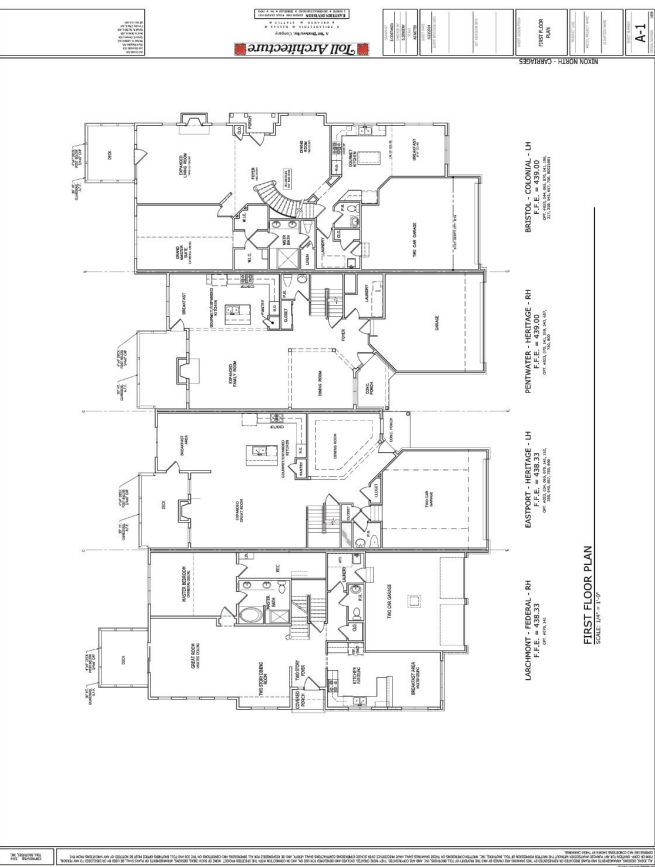
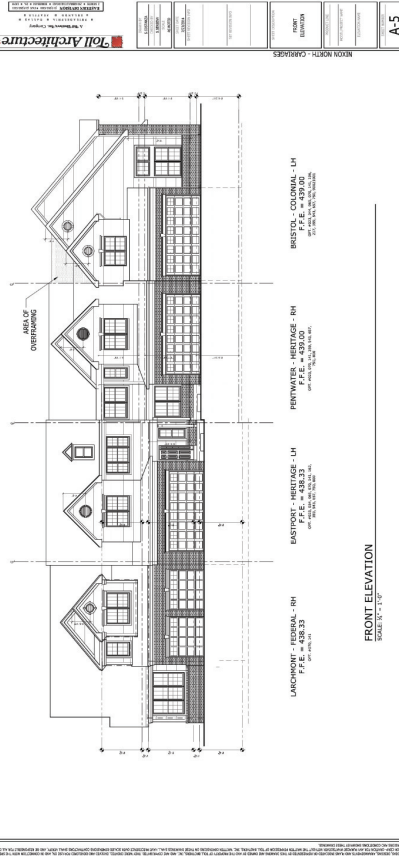
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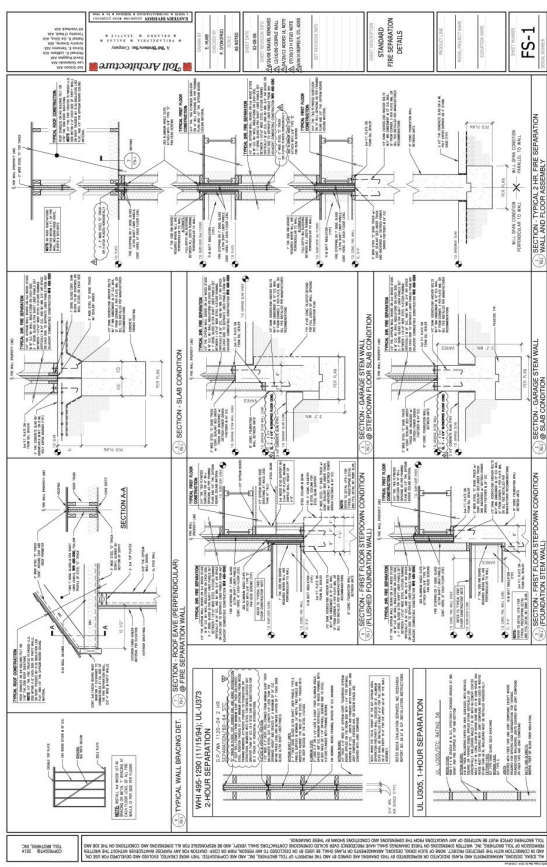
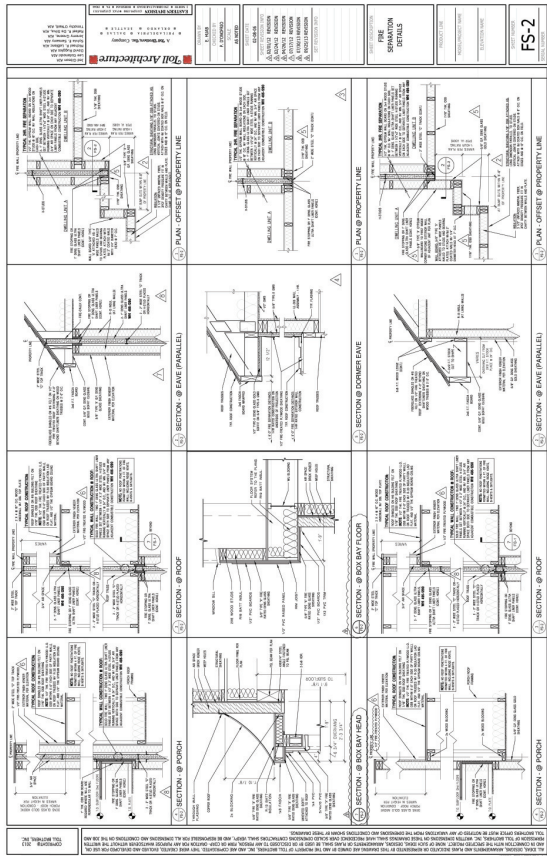
SHEET NO. 88

Exterior Building Materials:  
 Brick Veneer  
 Cultured Stone  
 Vinyl Soffit/Siding  
 Fiber Cement Siding (Hardie)  
 Aluminum Facia/Sutters

Roofing Material: Asphalt-High Definition Dimensional Shingles



20 PROJECT NO: 2008-0001 21 SHEET TITLE: EXTERIOR BUILDING MATERIALS 22 DATE: 08/08/2008	<b>Joll Architecture</b> <small>JOLL ARCHITECTURE</small> <small>100 N. WINDY ROAD, SUITE 100, CHARLOTTE, NC 28226</small> <small>704.366.4000</small>		<b>A-1</b> PROJECT NAME: BOSTON - COLONIAL - LH P.F.E. - 47-00-00 PENWATER - HERITAGE - RH P.F.E. - 431-00-00 EASTPORT - HERITAGE - LH P.F.E. - 433-33-00 LAKEMONT - FEDERAL - RH P.F.E. - 438-33-00
	NORTH -> SCALE: 1/8" = 1'-0"		
	FINISH:		
	NOTES:		
	COMMENTS:		



20 PROJECT NO: 2008-0001 21 SHEET TITLE: FIRE SEPARATION WALLS 22 DATE: 08/08/2008	<b>Joll Architecture</b> <small>JOLL ARCHITECTURE</small> <small>100 N. WINDY ROAD, SUITE 100, CHARLOTTE, NC 28226</small> <small>704.366.4000</small>		<b>FS-1</b> PROJECT NAME: BOSTON - COLONIAL - LH P.F.E. - 47-00-00 PENWATER - HERITAGE - RH P.F.E. - 431-00-00 EASTPORT - HERITAGE - LH P.F.E. - 433-33-00 LAKEMONT - FEDERAL - RH P.F.E. - 438-33-00
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