

SOIL DISTRIBUTION

| Soil | Area (Acres) | Percentage |
|---------|--------------|------------|
| Upland | 10.5 | 10.5% |
| Forest | 15.0 | 15.0% |
| Wetland | 74.5 | 74.5% |
| Total | 100.0 | 100.0% |

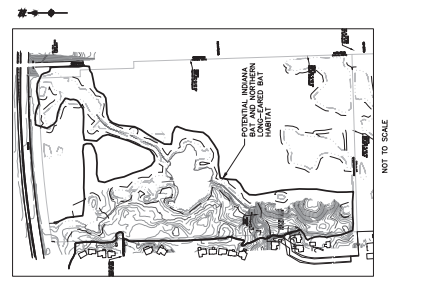
SOIL DRAINAGE CHARACTERISTICS

SOIL EROSION CHARACTERISTICS

THE RESULTS OF ANALYSIS OF THE MAXIMUM AVERAGE ANNUAL RATE OF SOIL EROSION BY WIND AND WATER

LEGEND

| | | | |
|-----------------------|--------------------------|----------------------------------|---------------------|
| EXIST. CONTOUR | EXIST. OVERHEAD ELECTRIC | EXIST. TELEPHONE RISER | EXIST. WATER VALVE |
| EXIST. END SECTION | EXIST. WOOD LINE | EXIST. GAS VALVE | EXIST. HYDRANT |
| EXIST. METLAND UNITS | EXIST. METLAND BUFFER | EXIST. TREE # / TAG NUMBER | EXIST. SOIL |
| EXIST. METLAND BUFFER | EXIST. EROSION | EXIST. SOIL TYPE LIMITS | EXIST. UTILITY POLE |
| EXIST. STORM SEWER | EXIST. WATER MAIN | SECTION CORNER | SECTION CORNER |
| EXIST. WATER MAIN | REGULATED WOODLANDS | STEEP SLOPES (0.05% & 300' LONG) | |



Legend

| Symbol | Description |
|----------|----------------------------------|
| [Symbol] | EXIST. CONTOUR |
| [Symbol] | EXIST. END SECTION |
| [Symbol] | EXIST. METLAND UNITS |
| [Symbol] | EXIST. METLAND BUFFER |
| [Symbol] | EXIST. STORM SEWER |
| [Symbol] | EXIST. WATER MAIN |
| [Symbol] | EXIST. TELEPHONE RISER |
| [Symbol] | EXIST. GAS VALVE |
| [Symbol] | EXIST. HYDRANT |
| [Symbol] | EXIST. TREE # / TAG NUMBER |
| [Symbol] | EXIST. SOIL TYPE LIMITS |
| [Symbol] | EXIST. UTILITY POLE |
| [Symbol] | SECTION CORNER |
| [Symbol] | SECTION CORNER |
| [Symbol] | REGULATED WOODLANDS |
| [Symbol] | STEEP SLOPES (0.05% & 300' LONG) |

Legend

| Symbol | Description |
|----------|----------------------------------|
| [Symbol] | EXIST. CONTOUR |
| [Symbol] | EXIST. END SECTION |
| [Symbol] | EXIST. METLAND UNITS |
| [Symbol] | EXIST. METLAND BUFFER |
| [Symbol] | EXIST. STORM SEWER |
| [Symbol] | EXIST. WATER MAIN |
| [Symbol] | EXIST. TELEPHONE RISER |
| [Symbol] | EXIST. GAS VALVE |
| [Symbol] | EXIST. HYDRANT |
| [Symbol] | EXIST. TREE # / TAG NUMBER |
| [Symbol] | EXIST. SOIL TYPE LIMITS |
| [Symbol] | EXIST. UTILITY POLE |
| [Symbol] | SECTION CORNER |
| [Symbol] | SECTION CORNER |
| [Symbol] | REGULATED WOODLANDS |
| [Symbol] | STEEP SLOPES (0.05% & 300' LONG) |

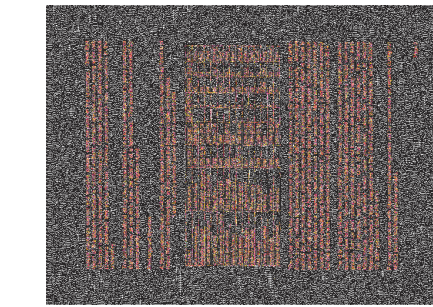
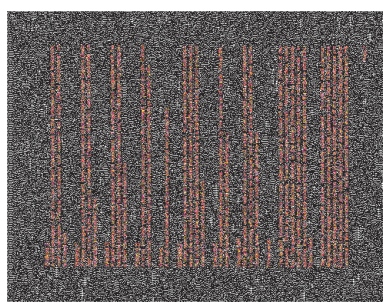
NATURAL FEATURES NOTES

General Characteristics of Natural Features

The information on this map was derived from a field survey conducted on July 28, 2014. The survey was conducted by ATWELL, LLC and its employees. The information on this map is based on the field survey and is not intended to be used for any other purpose. The information on this map is not intended to be used for any other purpose. The information on this map is not intended to be used for any other purpose.

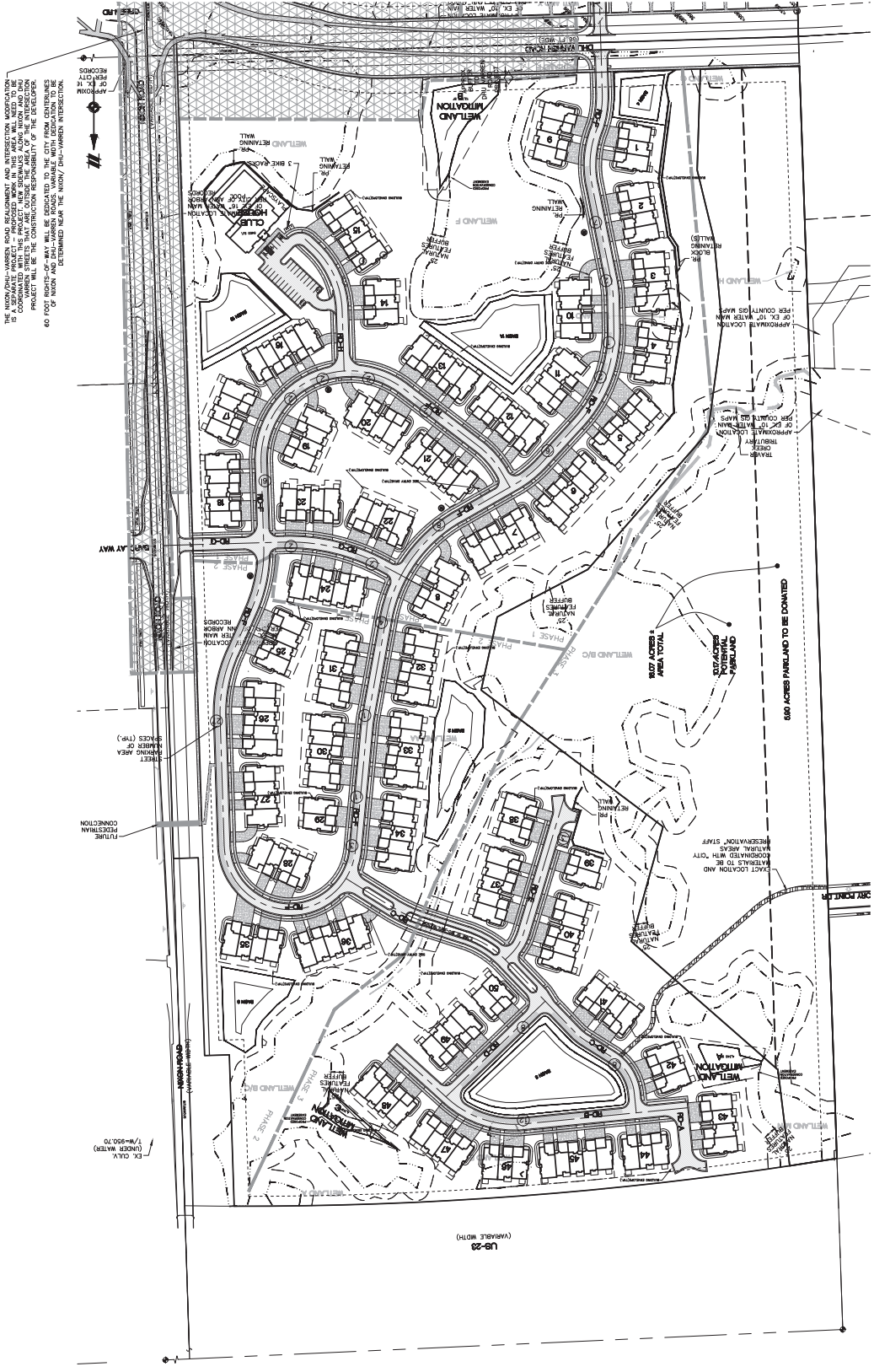
Notes:

- The information on this map was derived from a field survey conducted on July 28, 2014.
- The survey was conducted by ATWELL, LLC and its employees.
- The information on this map is based on the field survey and is not intended to be used for any other purpose.
- The information on this map is not intended to be used for any other purpose.
- The information on this map is not intended to be used for any other purpose.



811

Know what's below.
 Call before you dig.



LEGEND

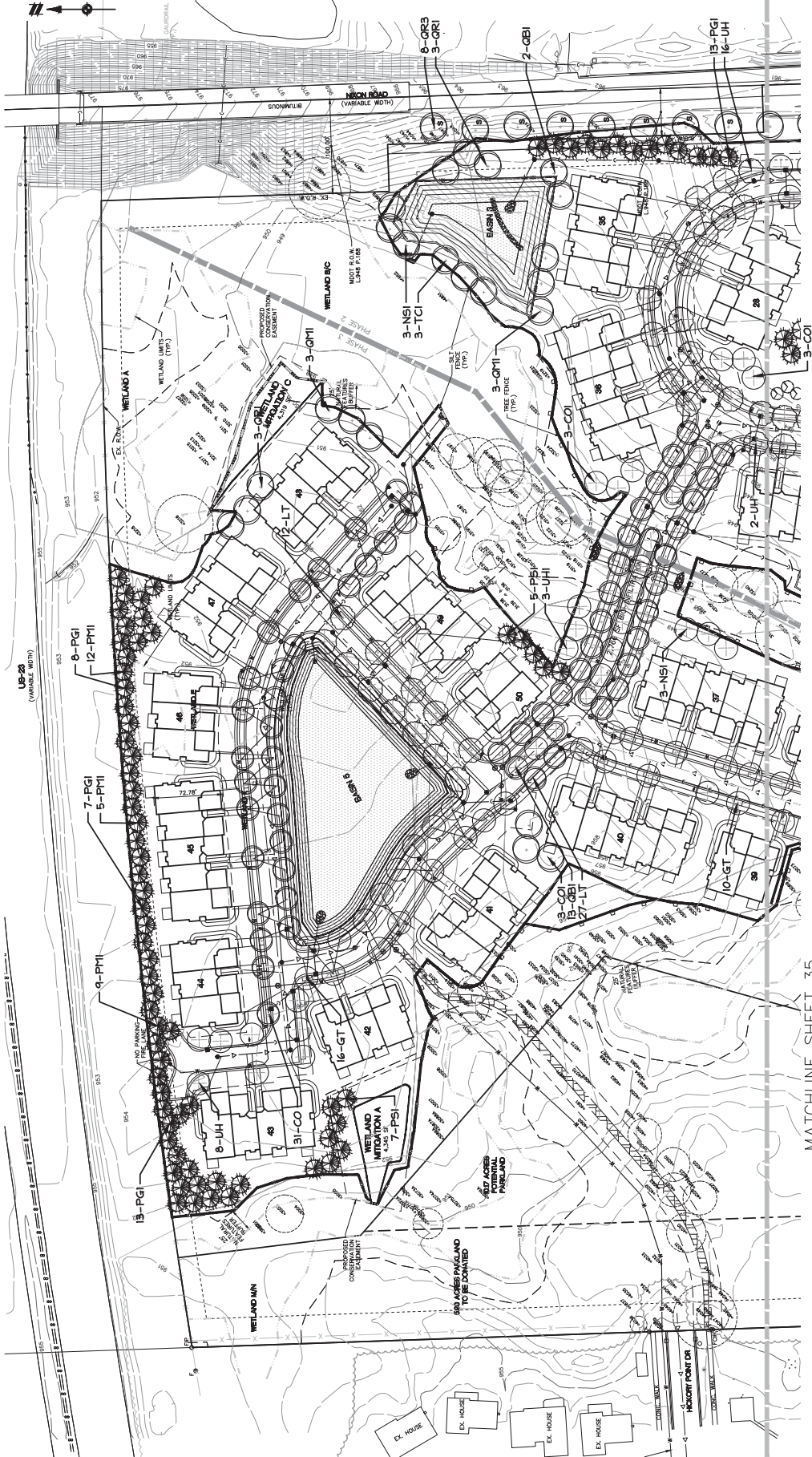
| | |
|------------------------|----------------------|
| EXIST. WOODS LINE | PROF. ROWE LINE |
| EXIST. CURB AND GUTTER | PROF. PHASE LINE |
| EXIST. EASEMENT | PROF. BACK/DOSE CURB |
| BOUNDARY/PROPERTY LINE | PROF. LOT LINE |
| SECTION LINE | PROF. EASEMENT |
| PROP. ASPHALT | PROF. SETBACK LINE |
| PROP. ROAD PAVING | EXIST. UTILITY POLE |
| PORTAL MAILBOX CLUSTER | SECTION CORNER |
| PORTAL | PARKING |

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

THE NIXON FARM NORTH PHASE 2 DEVELOPMENT AND INTERSECTION IMPROVEMENTS IS A SEPARATE PROJECT FROM THE NIXON FARM NORTH PHASE 1 DEVELOPMENT. THE CITY OF ANN ARBOR WILL BE THE CONSTRUCTION RESPONSIBILITY OF THE DEVELOPER. THE CITY OF ANN ARBOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE NIXON FARM NORTH PHASE 2 DEVELOPMENT. THE CITY OF ANN ARBOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE NIXON FARM NORTH PHASE 1 DEVELOPMENT. THE CITY OF ANN ARBOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE NIXON FARM NORTH PHASE 1 DEVELOPMENT.

NOTICE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.

Know what's below.
 Call before you dig.



PLANT LIST

| Code | Species | Quantity | Notes |
|------|------------------------------------|----------|----------|
| AC | Astragalus canadensis | 2.00' | as shown |
| BB | Betula nigra | 3.00' | as shown |
| CO | Cornus florida | 3.00' | as shown |
| CT | Quercus macrocarpa | 3.00' | as shown |
| GT | Gleditsia triacanthos var. Inermis | 3.00' | as shown |
| NS | Nyssa sylvatica | 3.00' | as shown |
| PG | Pinus strobus | 3.00' | as shown |
| PS | Prunella serotina | 3.00' | as shown |
| UH | Ulmus americana | 3.00' | as shown |
| COI | Cornus stolonifera | 3.00' | as shown |
| GI | Gleditsia triacanthos | 3.00' | as shown |
| TC | Tilia americana | 3.00' | as shown |
| UH | Ulmus americana | 3.00' | as shown |

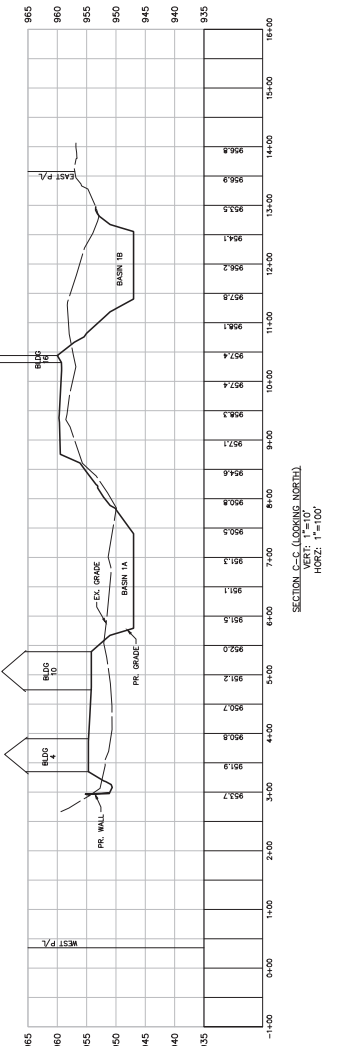
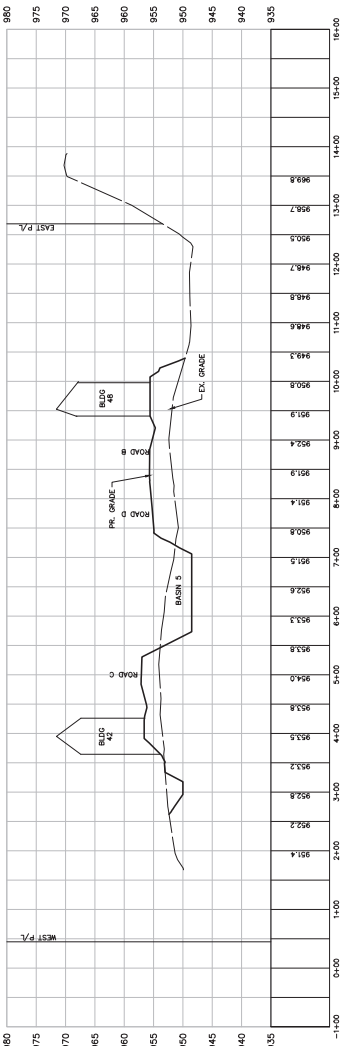
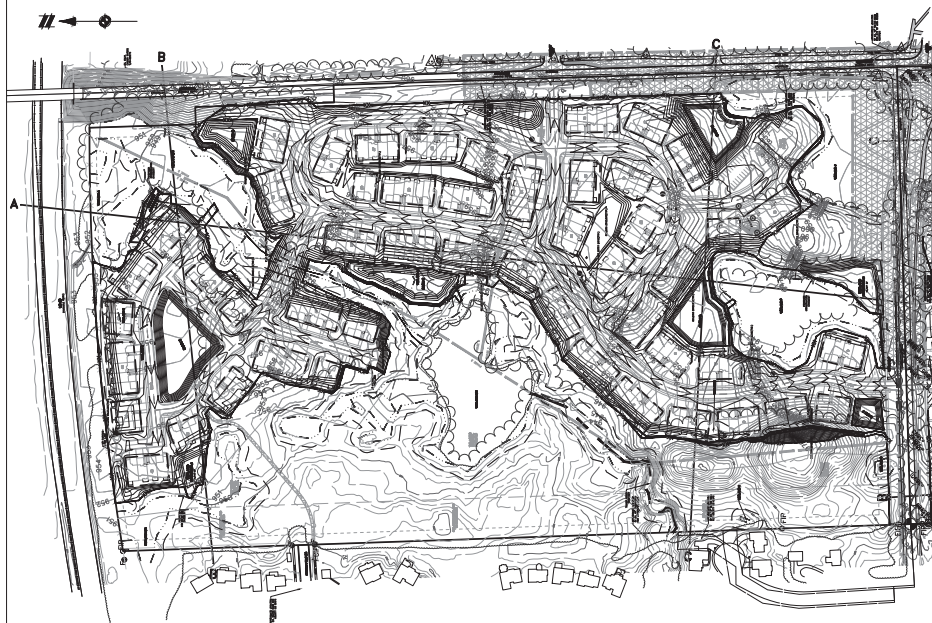
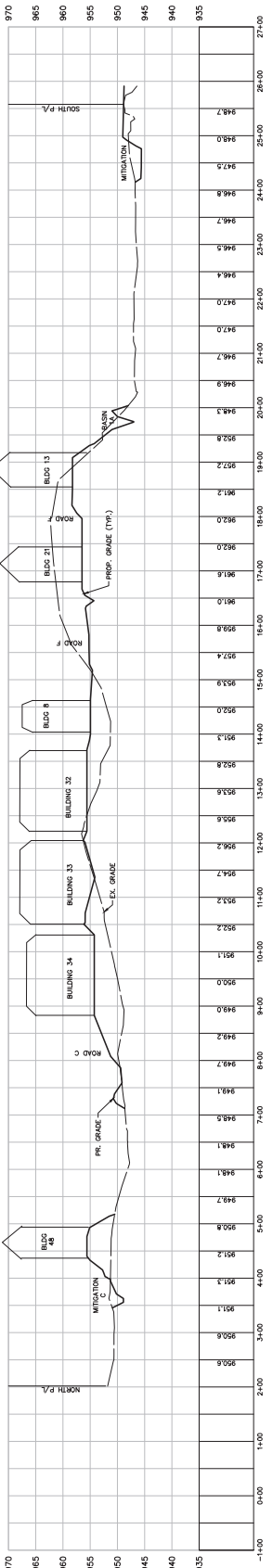
LANDSCAPE SUMMARY

STREET TREES - PERMETER PUBLIC STREETS
FUTURE PROJECT LENGTH
(S) ROW AVAILABLE FOR PLANTING
STREET TREES PROVIDED
COMPLETE ROW ESCROW

WOODLAND MITIGATION
REPLACEMENT REQUIRED
REPLACEMENT PROVIDED

- UTILITY BOXES ARE UNKNOWN AT THIS TIME. ONCE THE BOX LOCATIONS ARE KNOWN THEY WILL BE PLACED ALONG WITH THE UTILITY LINES.
- DISTURBED AREAS TO BE 300' OR SEED.
- SEED SHALL BE SOWN IN STRIPS ALONG WITH THE UTILITY LINES.
- DETENTION AREAS OR LANDSCAPED AREAS PRIOR TO FINISHING. STORAGE SHALL NOT INCLUDE.
- MADE PAYABLE TO: CITY OF ANN ARBOR AND MAILED TO SYSTEMS PLANNING UNIT, 301 E. HURON ST., P.O. BOX 347, ANN ARBOR, MI 48107-0347
- TREES SHALL BE PLANTED 5'-8" FROM UTILITY LEADS.

MATCHLINE SHEET 35



NOTICE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN IN AN APPROXIMATE MANNER AND ARE NOT TO BE CONSIDERED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING AND ALL UNDERGROUND UTILITIES.

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

SECTION KEY MAP

MATCHLINE SHEET 35



PLANT LIST

| SYM. | CODE | COMMON NAME | CAREER | ASPECT | COOL | HEAT |
|------|------|----------------------------------|----------|----------|------|------|
| UT | 10 | Street Trees and Ornamentals | 2.5' | as shown | B/B | B/B |
| LT | 10 | Lincolniana subsp. | 2.5' | as shown | B/B | B/B |
| UH | 20 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| | 30 | Street Trees Provided this Sheet | | | | |
| W | | Woodland Mitigation Trees | | | | |
| LT1 | 7 | Lincolniana subsp. | 3.0' | as shown | B/B | B/B |
| LT2 | 7 | Lincolniana subsp. | 3.0' | as shown | B/B | B/B |
| PG1 | 25 | Picea glauca | as shown | B/B | B/B | B |
| PG2 | 25 | Picea canadensis | as shown | B/B | B/B | B |
| PG3 | 13 | Pinus strobus | as shown | B/B | B/B | B |
| CG1 | 12 | Conium maculatum | as shown | B/B | B/B | B |
| UH1 | 10 | Ulmus procumbens | 3.0' | as shown | B/B | B/B |
| UH2 | 10 | Ulmus procumbens | 3.0' | as shown | B/B | B/B |
| UH3 | 10 | Ulmus procumbens | 3.0' | as shown | B/B | B/B |
| | | Right of Way Trees | | | | |
| GT2 | 10 | Lincolniana subsp. | 2.5' | as shown | B/B | B/B |
| UH4 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH5 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH6 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH7 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH8 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH9 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |
| UH10 | 10 | Ulmus procumbens | 2.5' | as shown | B/B | B/B |

- UTILITY BODIES ARE UNKNOWN AT THIS TIME. ONCE THE BOX LOCATIONS ARE KNOWN THEY WILL BE SHOWN.
- DISTURBED AREAS TO BE SO4 OR SE4.
- STORMWATER SHALL BE DETAINED AND FILTERED ALONG STREETS. STORAGE SHALL NOT INCLUDE DETENTION AREAS OR LANDSCAPED AREAS.
- MADE PAYABLE TO: CITY OF ANN ARBOR, MI 48107-8647, ATTN: KERRY GRAY. PLEASE INCLUDE THE PROJECT NAME AND ADDRESS IN THE MAILING LABEL.
- TREES SHALL BE PLANTED 5'-8" FROM UTILITY LEADS.

APC-PLAY MOUNTAIN VIEW PLAYGROUND

PLAYGROUND DESIGN AND CONSTRUCTION. SEE WWW.APC-PLAY.COM

APC-PLAY PLAYERS: APPLIES TO THE PLAYERS OF ALL AGES AND ABILITIES, PROVIDING ACCESSIBLE PLAY FOR ALL. SEE WWW.APC-PLAY.COM

APC-PLAY PLAYERS: APPLIES TO THE PLAYERS OF ALL AGES AND ABILITIES, PROVIDING ACCESSIBLE PLAY FOR ALL. SEE WWW.APC-PLAY.COM

APC-PLAY PLAYERS: APPLIES TO THE PLAYERS OF ALL AGES AND ABILITIES, PROVIDING ACCESSIBLE PLAY FOR ALL. SEE WWW.APC-PLAY.COM

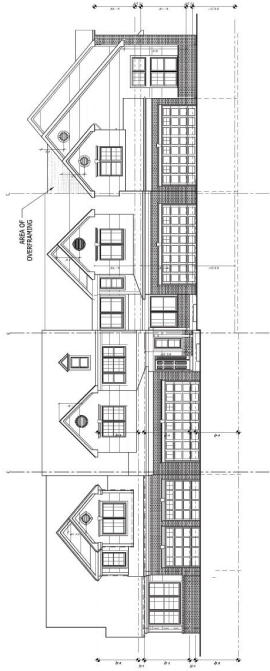
APC-PLAY PLAYERS: APPLIES TO THE PLAYERS OF ALL AGES AND ABILITIES, PROVIDING ACCESSIBLE PLAY FOR ALL. SEE WWW.APC-PLAY.COM

PLAYSCAPE DETAIL

| | |
|-----------|----------|
| SCALE | 1" = 20' |
| DR. | MB |
| PLA. | LA |
| BOOK | --- |
| CAD FILE | L1001882 |
| FILE CODE | SP |
| SHEET NO. | 98 |

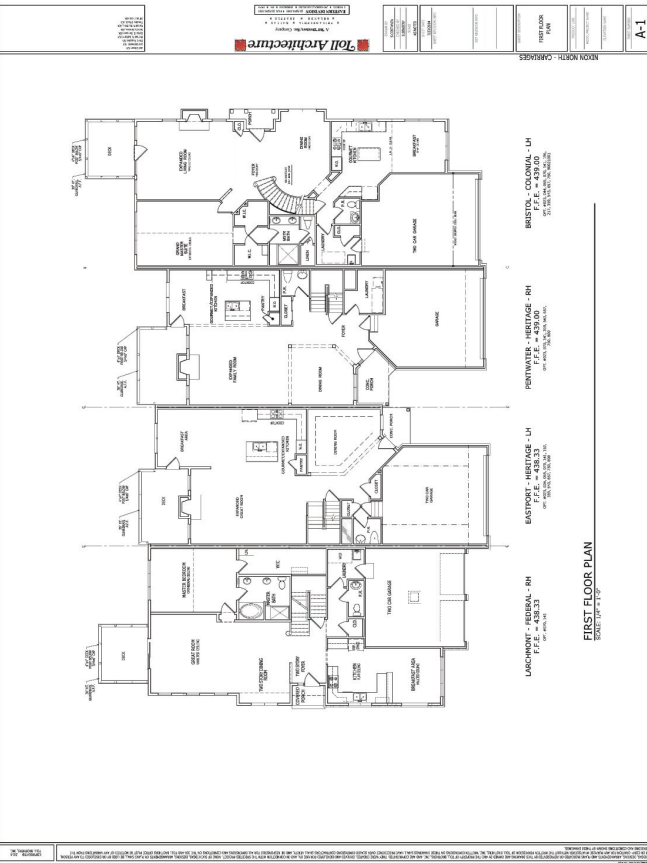
Exterior Building Materials:
 Brick Veneer
 Cultured Stone
 Vinyl Soffit/Siding
 Fiber Cement Siding (Hardie)
 Aluminum Facia/Butters

Roofing Material: Asphalt-High Definition Dimensional Shingles



LANCHMONT - FEDERAL - RH
 P.F.E. = 431.33
 EASTPORT - HERITAGE - LH
 P.F.E. = 431.33
 PORTWATER - HERITAGE - RH
 P.F.E. = 431.00
 BRISTOL - COGNAC - LH
 P.F.E. = 429.00

FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LANCHMONT - FEDERAL - RH
 P.F.E. = 431.33
 EASTPORT - HERITAGE - LH
 P.F.E. = 431.33
 PORTWATER - HERITAGE - RH
 P.F.E. = 431.00
 BRISTOL - COGNAC - LH
 P.F.E. = 429.00

