

SOIL DRAINAGE CHARACTERISTICS

Map unit symbol	Map unit name	Rating
MmB	Miami loam, 2 to 6 percent slopes	Well drained
MmC	Miami loam, 6 to 12 percent slopes	Well drained
MmD	Miami loam, 12 to 18 percent slopes	Well drained

SOIL ERODIBILITY CHARACTERISTICS

Map unit symbol	Map unit name	Rating (tons per acre per year)
MmB	Miami loam, 2 to 6 percent slopes	5
MmC	Miami loam, 6 to 12 percent slopes	5
MmD	Miami loam, 12 to 18 percent slopes	5

SOIL DISTRIBUTION

Map Unit Name	Acres	% of 26.4
MmB	12.7	48.1
MmC	12.7	48.1
MmD	1.0	3.8

Legend

- EXIST. CONTOUR
- EXIST. DND SECTION
- EXIST. OVERHEAD ELECTRIC
- EXIST. WOODS LINE
- EXIST. WATER VALVE
- EXIST. CATCH BASIN
- EXIST. METLAND BUFFER
- EXIST. FENCE
- EXIST. GAS VALVE
- EXIST. TYPED UNITS
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. TELEPHONE RISER
- EXIST. TIE W/ TAG NUMBER
- EXIST. SOIL TYPE UNITS
- EXIST. UTILITY POLE
- EXIST. SECTION CORNER
- REGULATED WOODLANDS
- STEP SLOPES (OVER & 250' LONG)

CLIENT STATEMENT OF WORK

The client, Nixon Farm South, LLC, has retained the services of Atwell, Inc. to provide a preliminary site plan and engineering for the proposed development. The client warrants that the information provided is true and correct to the best of their knowledge.

NOTICE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN DETERMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

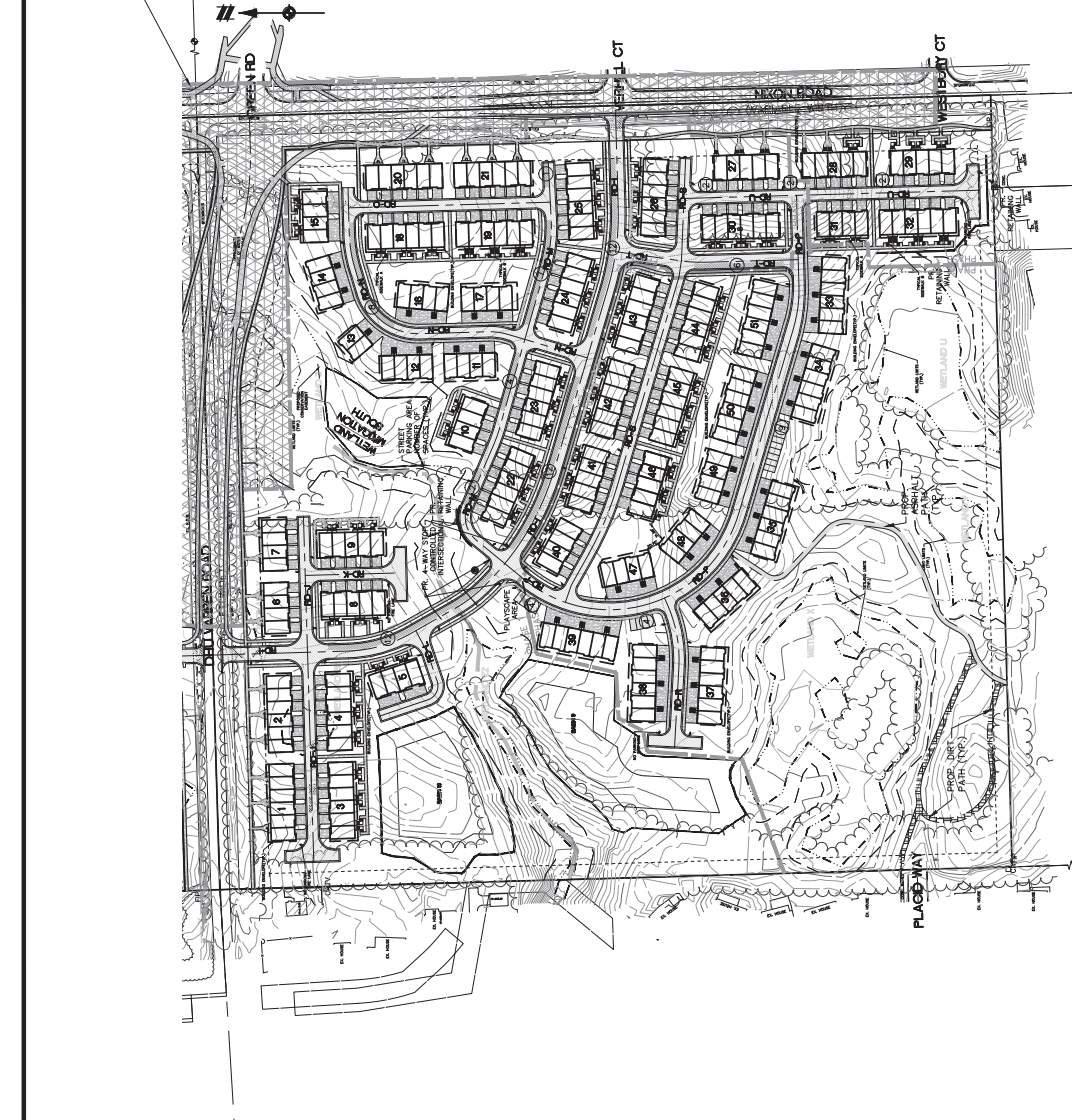
811
 Know what's below.
 Call before you dig.

UPRIS County Distribution of Publicly-Used Treatment, Encouraged.
 Prepared by the Client/Engineer

Natural Features Statement of Impact

The inventory of the existing conditions is shown on the Site Analysis and Quality Conditions Plans.
 The Natural Features Protection Plan is shown on the Grading Plans, Site Erosion Control Plans and Landscape Plans.

THE 60-FOOT-TO-WEBER ROAD BEACONMENT AND INTERSECTION WILL BE DEDICATED TO THE CITY FROM THE CONTAINING OF THE COUNCIL AND DIVISIONS FROM THE ROAD BEACONMENT INTERSECTION.



NOTE:
1. PRIVATE DRIVEWAY ASSESS WILL BE SUBMITTED AND APPROVED BY THE TOWNSHIP BOARD.

LEGEND

	PROP. BLOCK LINE
	PROP. ROAD CENTERLINE
	PROP. ALLEY CENTERLINE
	PROP. SIDEWALK
	PROP. BACKYARD DRIVE
	PROP. LOT LINE
	PROP. EASEMENT
	PROP. SETBACK LINE
	PROP. ASPHALT
	PROP. ROAD PARKING
	PROP. DRIVEWAY
	PROP. DRIVEWAY
	PROP. DRIVEWAY

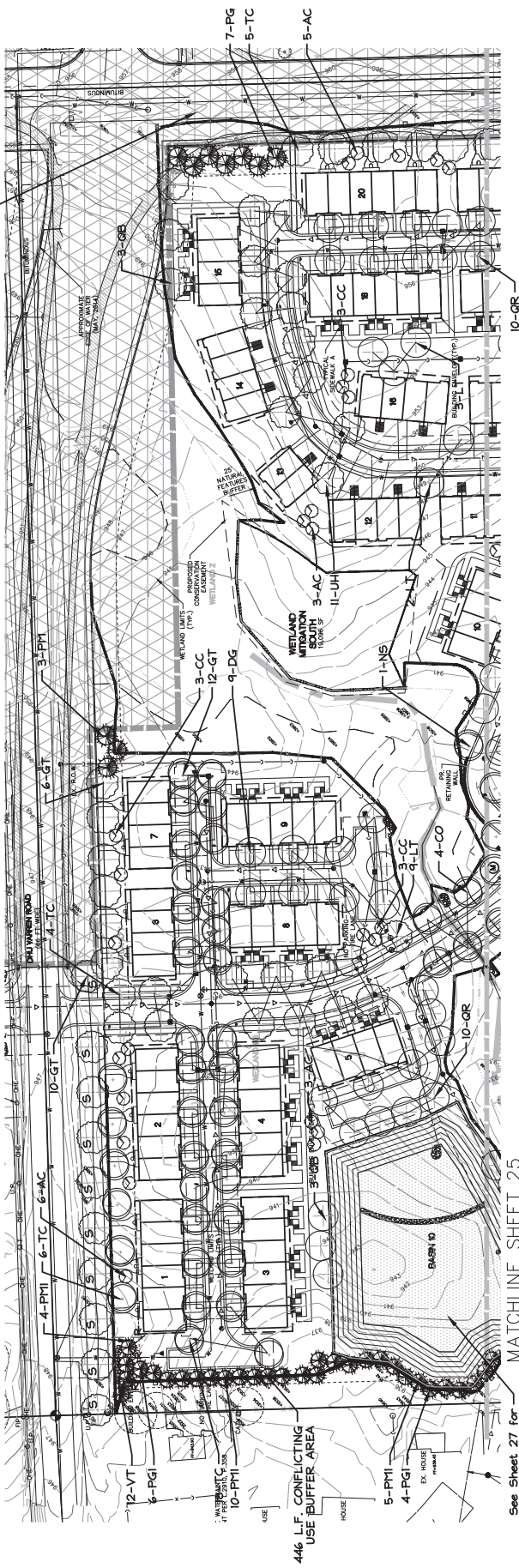
NOTICE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN IN THIS APPROPRIATE WAY ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES BEFORE COMMENCING ANY CONSTRUCTION. ALL DAMAGES WHICH MAY BE OCCASIONED BY THE PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Know what's below.
Call before you dig.

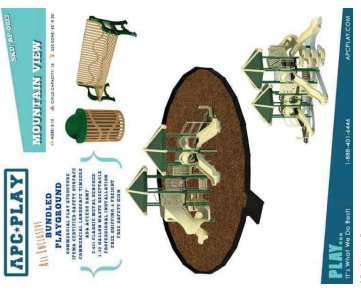




Additional Trees Shall
 be Planted in the Nixon
 Road ROW After Street
 Construction



PLAYSCAPE DETAIL



PLANT LIST

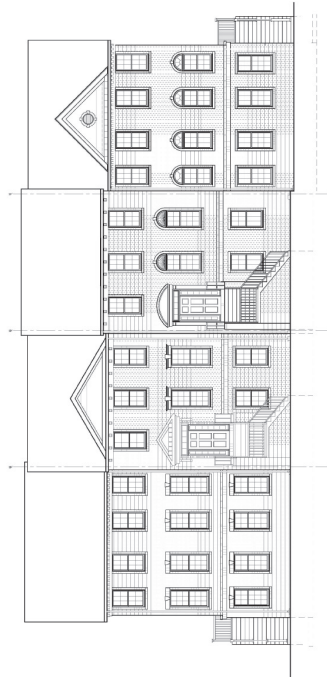
SYMBOL	Botanical Name	Common Name	Caliber	Spacing	Root Height
AC	Amelanchier canadensis	Serviceberry	2.0"	as shown	BBB
CC	Cornus canadensis	Red Dogwood	2.0"	as shown	BBB
CO	Opuntia dioica	Kentucky Cocksneeze	2.0"	as shown	BBB
DD	Opuntia dioica	Kentucky Cocksneeze	2.0"	as shown	BBB
DT	Thuja occidentalis	Thuja tree	2.0"	as shown	BBB
GT	Lonicera ligularis	Honeylocust	2.0"	as shown	BBB
NS	Nyssa sylvatica	Black Gum	2.0"	as shown	BBB
PG	Pinus strobus	White Pine	2.0"	as shown	BBB
PI	Pinus strobus	White Pine	2.0"	as shown	BBB
PM	Pinus strobus	White Pine	2.0"	as shown	BBB
OR	Quercus robur	Swamp White Oak	2.0"	as shown	BBB
OR	Quercus robur	Swamp White Oak	2.0"	as shown	BBB
OR	Quercus robur	Swamp White Oak	2.0"	as shown	BBB
OR	Quercus robur	Swamp White Oak	2.0"	as shown	BBB
UH	Ulmus americana	American Elm	2.0"	as shown	BBB
VT	Viburnum tinctoria	American Cranberrybush	2.0"	as shown	BBB

- UTILITY BOXES ARE UNKNOWN AT THIS TIME. ONCE THE BOX LOCATIONS ARE KNOWN THEY WILL BE SCREENING ON 3-SIDES. SEE 04 SHEET.
- LANDSCAPE AREAS SHALL BE IRRIGATED.
- SNOW SHALL BE STORED IN ISLANDS AND ALONG STREETS. STORAGE SHALL NOT INCLUDE THE STREET. TREE ESCROW MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE TO BE PAID TO: ANN ARBOR, MI 48107-8847. TREE PLANTING AND MAINTENANCE CONTRACTOR: ST. PO BOX 864 ANN ARBOR, MI 48107-8847. TREE PLANTING AND MAINTENANCE CONTRACTOR: ST. PO BOX 864 ANN ARBOR, MI 48107-8847. TREE PLANTING AND MAINTENANCE CONTRACTOR: ST. PO BOX 864 ANN ARBOR, MI 48107-8847. TREE PLANTING AND MAINTENANCE CONTRACTOR: ST. PO BOX 864 ANN ARBOR, MI 48107-8847.
- TREES SHALL BE PLANTED 3'-6" FROM UTILITY LEADS.

LANDSCAPE SUMMARY

CONFLICTING USE BUFFER (EAST PROPERTY LINE AND S.E. CORNER)	USE LENGTH	PLANTING
(PRT) NATURAL BUFFER TO REMAIN	1,498 L.F.	0 TREES
(PHI) TREES REQUIRED	52 TREES (779 L.F. / 15)	52 TREES
(PHI) TREES PROVIDED	54 TREES	54 TREES
STREET TREES - INTERNAL STREETS	1,091 L.F.	277 TREES (11,082 / 40)
STREET TREES REQUIRED	277 TREES	277 TREES
STREET TREES PROVIDED	284 TREES	284 TREES
ROW LENGTHS - PERIMETER PUBLIC ROWS	2,650 L.F.	2,650 L.F.
FUTURE PROJECT LENGTH	2,112 L.F.	2,112 L.F.
(S) STREET TREES REQUIRED	12 TREES (639 / 45)	12 TREES
COMPLETE ROW ESCROW	\$3,446.3 (2,651 X \$1.30)	0 TREES
ROW SCREENING LENGTH	80 L.F.	80 L.F.
TREES REQUIRED	25 TREES (80 / 30)	25 TREES
SHRUBS REQUIRED	20 SHRUBS (80 / 4)	20 SHRUBS
WOODLAND ATTENTION	0 TREES	0 TREES
REPLACEMENT REQUIRED	0 TREES	0 TREES

See Sheet 27 for
 Detention Pond Plantings



EASTON TRADITIONAL RIGHT HAND

FULTON GEORGIAN RIGHT HAND

BETHESDA GEORGIAN RIGHT HAND

EASTON FEDERAL LEFT HAND

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

Roofing Material: Asphalt-High Definition Dimensional Shingles



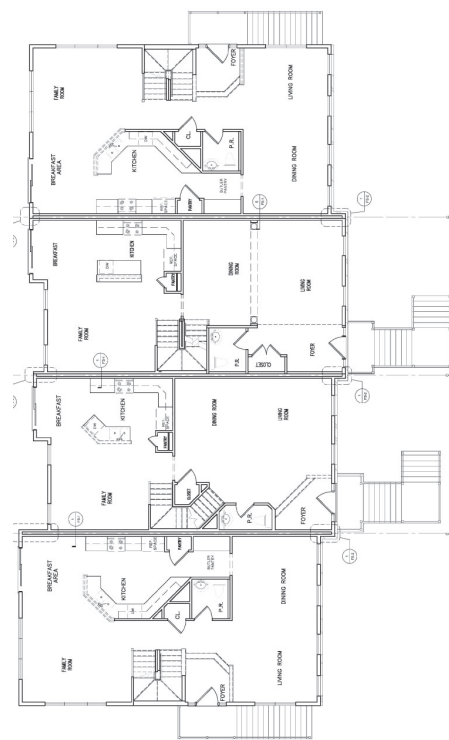
ELLICOTT GEORGETOWN RIGHT HAND

BARCLAY GEORGIAN RIGHT HAND

FENWICKE MANOR RIGHT HAND

BRADBURY WILLIAMSBURG LEFT HAND

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

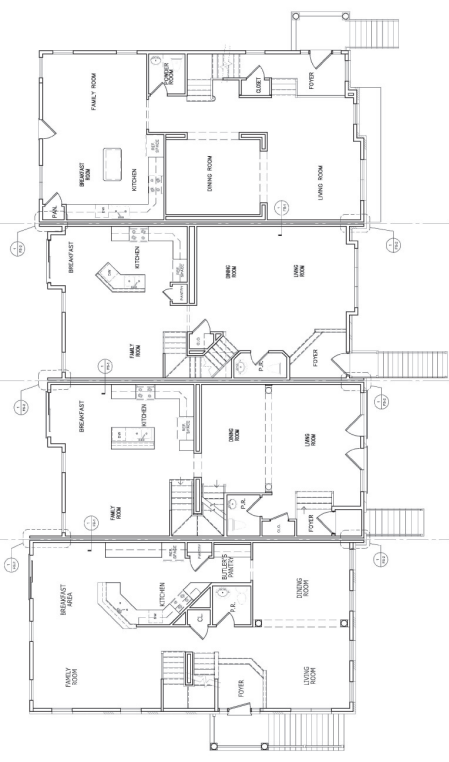


EASTON TRADITIONAL RIGHT HAND

FULTON GEORGIAN RIGHT HAND

BETHESDA GEORGIAN RIGHT HAND

EASTON FEDERAL LEFT HAND



ELLICOTT GEORGETOWN RIGHT HAND

BARCLAY GEORGIAN RIGHT HAND

FENWICKE MANOR RIGHT HAND

BRADBURY WILLIAMSBURG LEFT HAND

LIVING LEVEL PLAN
 SCALE: 1/4" = 1'-0"

LIVING LEVEL PLAN
 SCALE: 1/4" = 1'-0"