

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND POINT
⊙	ELECTRIC METER
⊙	UTILITY POLE
⊙	GAS METER
⊙	ROUND CATCH BASIN
⊙	WATER VALVE
⊙	AIR CONDITIONING UNIT
⊙	LIGHTPOST/LAMP POST
⊙	PARKING METER
⊙	SINGLE POST SIGN
⊙	TREE
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF BRICK
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	PROP WATER MAIN
---	PROP STORM LINE
---	PROP SANITARY LINE
⊙	PROP MANHOLE

SANITARY MANHOLE
RIM = 781.36'
36" PIPE S. INV. = 773.91' I.E.
36" PIPE E. INV. = 773.91' I.E.

24" SANITARY LINE ABANDONED

09-09-29-221-032
FIRST MILLER LTD
MCKINLEY ASSOCIATES
310 MILLER AVE
ANN ARBOR, MI 48103
ZONED D2

LANDSCAPING NOTES:

- THIS PLAN IS FOR APPROXIMATE PLANTING LOCATIONS ONLY.
- ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER OF SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE.
- SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND OR OVERHEAD UTILITIES.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING IS TO BE INSTALLED AT THE DRIPLINE OF ALL TREES AND SHRUBS TO BE SAVED AS SHOWN IN THE TREE PROTECTION FENCE DETAIL. SUCH FENCING SHALL BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, DUMPING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.
- NO PLANT MATERIAL IS TO BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
- PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
- PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
- ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR SODDED AS NOTED ON THE PLAN. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
- ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

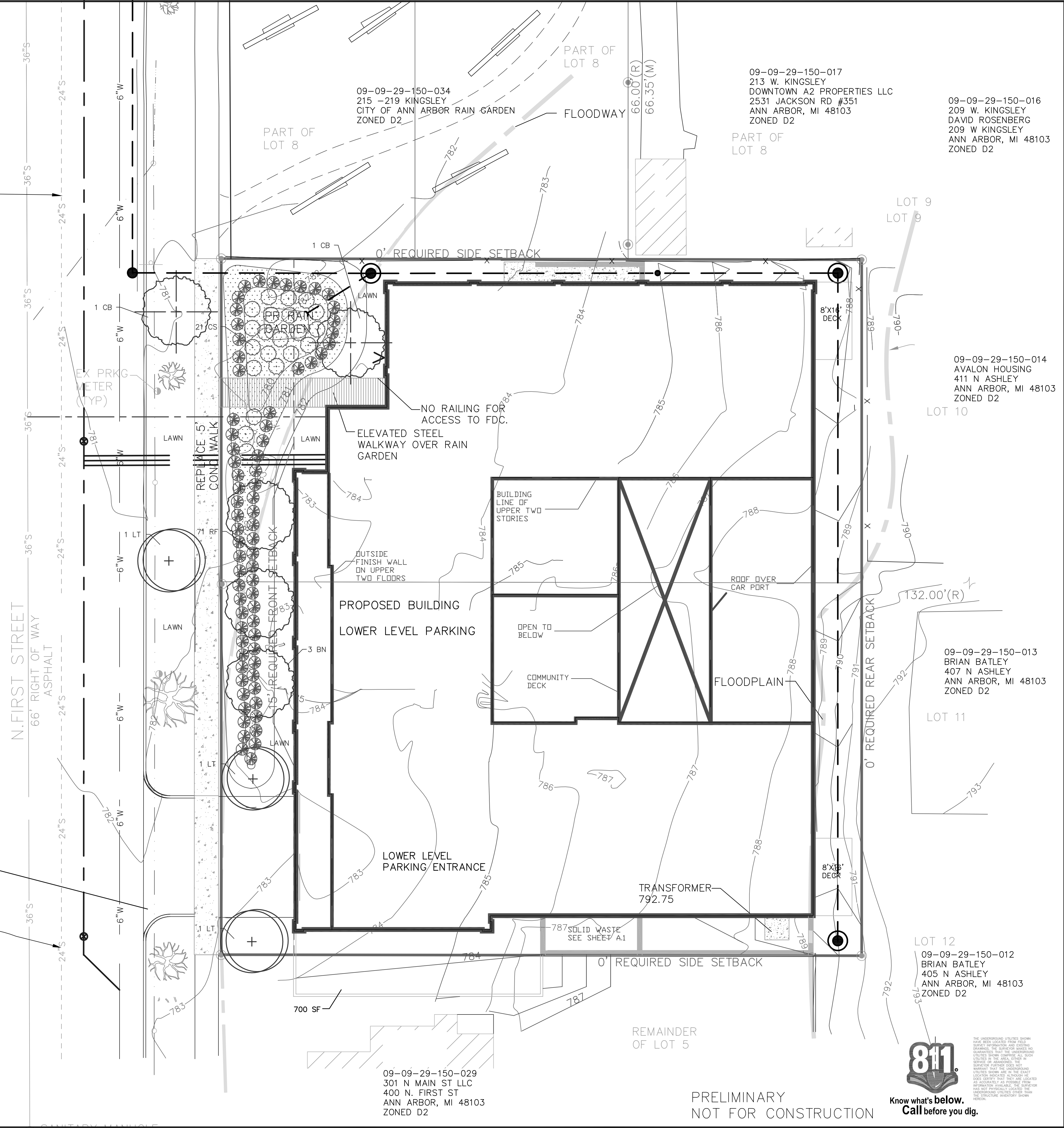
PARK CONTRIBUTION WITH NO ON-SITE AMENITIES:
25 UNITS X .0124 ACRES X \$50,000 PER ACRE = \$15,500.

LANDSCAPE DATA			
Street Trees - 1 Tree Per 30 Linear Feet	143.73 ft		
	REQUIRED	EXISTING	PROPOSED
Trees (10)	4.791	3	2
Landmark Trees - 50% DBH	REQUIRED	SIZE	NO. PROP.
30" Basswood	15"	2.5"	6
28" Elm	14"	2.5"	6

6 - 2.5" LANDMARK TREE REPLACEMENT LOCATIONS HAVE BEEN PROVIDED ON THE SITE. THE REMAINING 6 REPLACEMENT TREES WILL BE PAID FOR AS ALLOWED IN CHAPTER 57 AT THE RATE OF \$350 PER TREE. TOTAL \$2,100.

TREE LIST					
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES
CB	2	Carpinus betulus European Hornbeam	2.5" cal	B&B	Native
LT	3	Liriodendron tulipifera Tulip Poplar	2.5" cal	B&B	Native
BN	3	Betula nigra River Birch	2.5" cal	B&B	Native

RAIN GARDEN LIST				
COUNT	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME
71	RF	2 gal	BLACK-EYED SUSAN	Rubeckia f. 'Little Goldstar'
21	CS	3 gal	KELSEYIREDOSIER DOGWOOD	Cornus s. 'Kelseyi'



09-09-29-150-017
213 W. KINGSLEY
DOWNTOWN A2 PROPERTIES LLC
2531 JACKSON RD #351
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-016
209 W. KINGSLEY
DAVID ROSENBERG
209 W KINGSLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-014
AVALON HOUSING
411 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-013
BRIAN BATLEY
407 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

LOT 12
09-09-29-150-012
BRIAN BATLEY
405 N ASHLEY
ANN ARBOR, MI 48103
ZONED D2

09-09-29-150-029
301 N MAIN ST LLC
400 N. FIRST ST
ANN ARBOR, MI 48103
ZONED D2

PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be responsible for the safety of persons engaged in the work, of any nearby structures, or of any other persons.

SECTION: 29
TOWN 2 NORTH, RANGE 2 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT: HURON DEVELOPMENT ASSOCIATES LLC
410 FIRST ST
SITE PLAN
LANDSCAPE

4-20-15
12-24-14
DATE: 11-24-14
SCALE: 1"=10'
DR. K.K. CH. K.K.
P.M.
BOOK
SHEET NO.
SHEET NO.
SP-05



PRELIMINARY
NOT FOR CONSTRUCTION