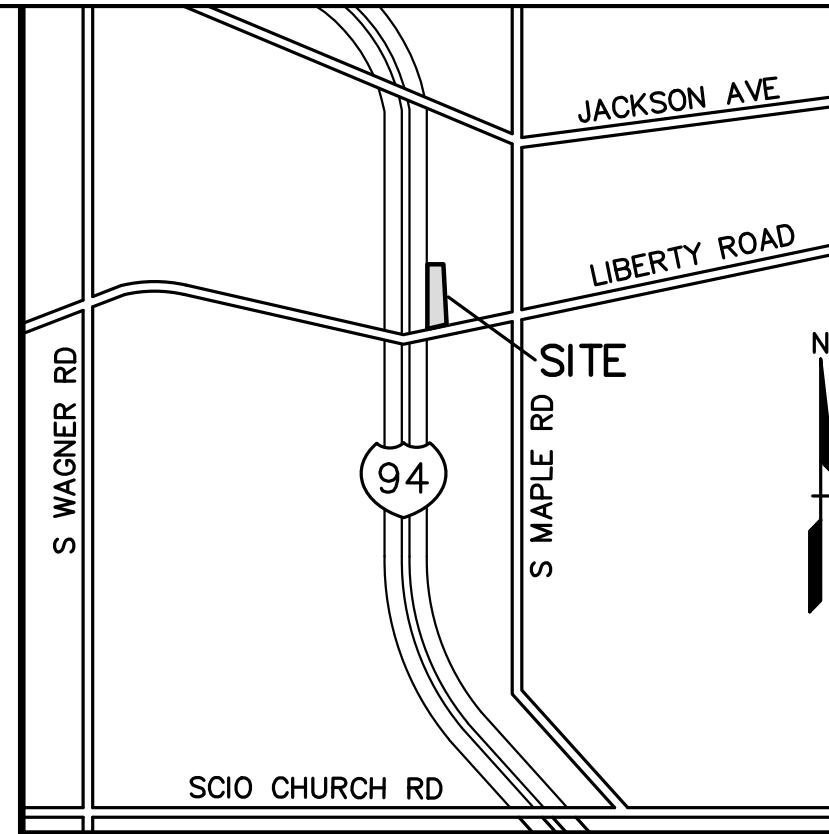


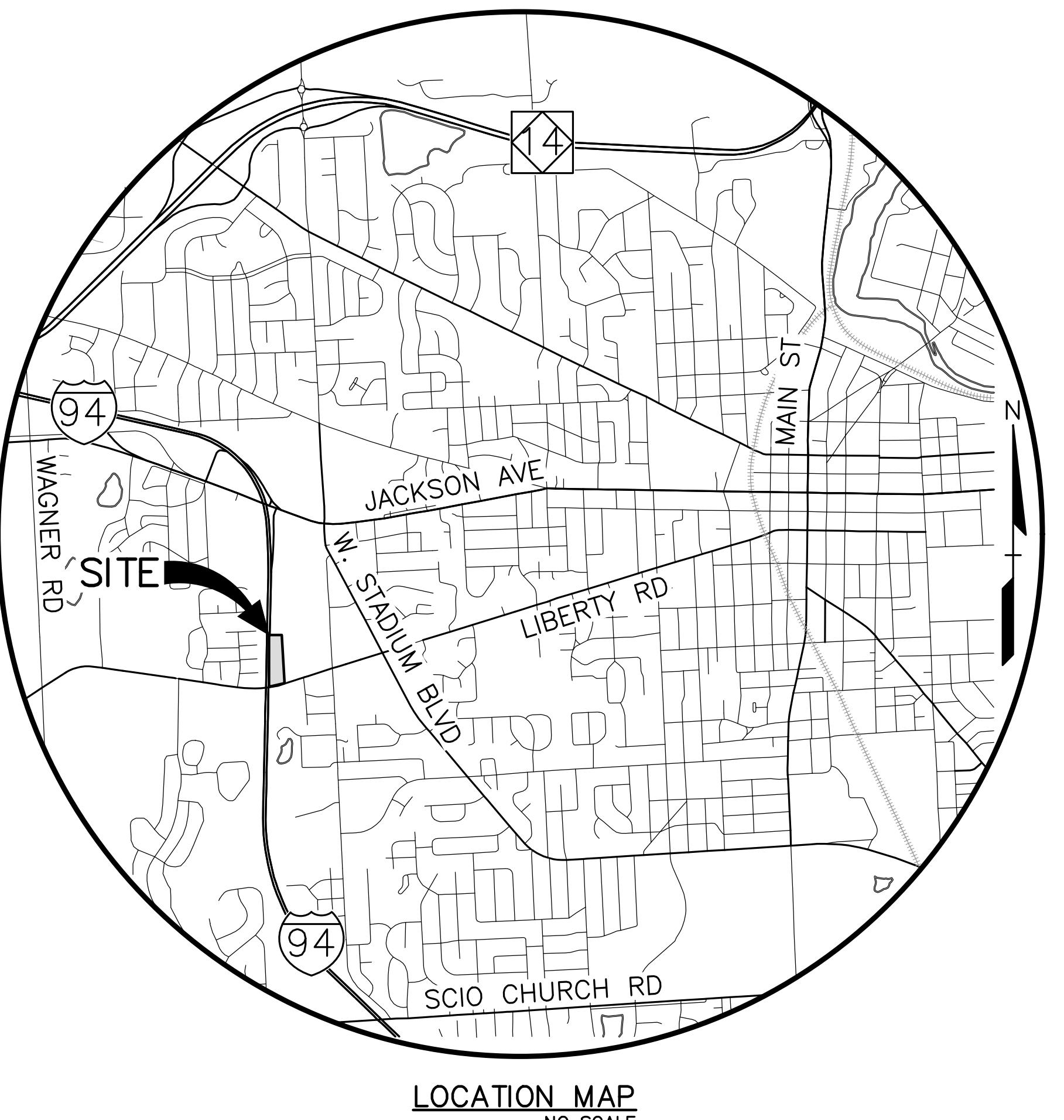
SITE PLAN DRAWINGS FOR LIBERTY TOWNHOMES

2658 W. LIBERTY STREET
A PART OF SE 1/4 SECTION 25, T.2S, R.5E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



LOCATION MAP - NOT TO SCALE

DEVELOPMENT PROGRAM	
THE PROPOSED PROJECT IS LOCATED ON ONE PARCEL OF CURRENTLY VACANT LAND ZONED R4B, MULTI-FAMILY RESIDENTIAL. THE DEVELOPMENT WILL CONSIST OF NINE THREE-STORY APARTMENT BUILDINGS RANGING IN FLOOR AREAS. EACH UNIT WILL HAVE A PRIVATE GARAGE WITH AN ENTRANCE TO THE UNIT AS WELL AS AN ADDITIONAL EXTERIOR ENTRANCE ON THE SIDE OPPOSITE OF THE GARAGE.	
THE DEVELOPMENT WILL BE ACCESSED VIA ONE DRIVEWAY FROM LIBERTY STREET AND INCLUDE A TOTAL OF 109 PARKING SPACES, INCLUDING 52 PRIVATE GARAGE SPACES (PROVIDING 52 CLASS 'A' BIKE PARKING SPACES).	
IN ALL, THE PROPOSED DEVELOPMENT CONSISTS OF 52 APARTMENT UNITS.	
SITE DENSITY WILL BE 11.2 UNITS/ACRE.	
PROBABLE SITE CONSTRUCTION COST = \$5,200,000	
COMMUNITY ANALYSIS:	
1. THE PROPOSED DEVELOPMENT IS NOT EXPECTED TO SIGNIFICANTLY IMPACT LOCAL SCHOOLS.	
2. THE SURROUNDING USES CONSIST OF AN INTERSTATE EXPRESSWAY (I-94), CITY STREET (LIBERTY), SOUTH MAPLE PARK, ONE SINGLE FAMILY HOME, AND 242 CHURCH. THESE USES ARE NOT EXPECTED TO BE NEGATIVELY IMPACTED BY THIS DEVELOPMENT.	
3. THE SITE WILL BE SCREENED FROM THE SURROUNDING USES BY PRIVACY FENCING, LANDSCAPING AND EXISTING TREES, MITIGATING IMPACTS ON THE PROPERTY.	
4. THE SITE IS CURRENTLY VACANT, CONSISTING OF PERIMETER TREES, GRASS AND SCRUB BRUSH. A MAJORITY OF THE SITE IS VOID OF NATURAL FEATURES. SEVEN LANDMARK TREES EXIST ON THE SITE, OF WHICH TWO WILL BE REMOVED AND REPLACED PER MITIGATION REQUIREMENTS. OF SPECIAL INTEREST IS A STAND OF MATURE SPRUCE AND PINE TREES ALONG THE WEST BOUNDARY OF THE SITE FRONTING THE I-94 EXPRESSWAY. ONLY TWO OF THESE TREES WILL BE REMOVED FOR DEVELOPMENT, THE REST BEING PRESERVED WITH THE USE OF A RETAINING WALL ALONG THE WEST SIDE OF THE PROPOSED BUILDINGS. THE SITE WILL NOT CAUSE ANY ADVERSE IMPACTS TO AIR AND WATER QUALITY.	
5. THERE ARE NO KNOWN HISTORIC SITES ON THE PROPERTIES.	
SITE ANALYSIS:	
1. THE SITE IS CURRENTLY VACANT.	
2. SITE CONDITIONS:	
2.1. SOIL TYPES ON SITE ARE CONOVER LOAM AND MIAMI LOAM PER THE WASHTENAW COUNTY SOIL SURVEY. A GEOTECHNICAL INVESTIGATION PERFORMED IN 2004 REPORTED PRIMARILY CLAY AND SILTY CLAY BELOW THE OVERLYING TOPSOIL, WITH ISOLATED AREAS OF SAND AND SILT. SOIL TESTS FOR SHEAR STRENGTH AND PENETRATION TESTING PERFORMED IN 2015 REVEALED SIMILAR RESULTS, WITH NO INDICATION OF SOIL SUITABILITY FOR STORM WATER INFILTRATION.	
2.2. SITE VEGETATION CONSISTS PRIMARILY OF SCRUB BRUSH AND GRASSES OVER THE MAJORITY OF THE SITE, WITH TREES LOCATED AROUND THE PERIMETER, INCLUDING A STAND OF MATURE SPRUCE AND PINE TREES ALONG THE WEST BOUNDARY OF THE SITE. REFER TO SHEETS P-2 AND P-2.1, "TOPOGRAPHIC SURVEY" FOR SITE TOPOGRAPHY.	
3. SITE NATURAL FEATURES	
3.1. THERE IS NO KNOWN ENDANGERED SPECIES HABITAT ON SITE.	
3.2. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN.	
3.3. SEVEN LANDMARK TREES EXIST ON THE SITE. REFER TO SHEETS P-2.2 AND P-2.3 FOR EXACT LOCATIONS, AND LANDMARK TREE EVALUATION FORMS FOR CONDITION ASSESSMENT OF LANDMARK TREES.	
3.3.1. TREE #1078 20-INCH DIA. NORWAY SPRUCE LOCATED NEAR THE SOUTH END OF THE SITE NEAR LIBERTY (TO BE REMOVED)	
3.3.2. TREE #1079 22-INCH DIA. NORWAY SPRUCE LOCATED NEAR THE SOUTH END OF THE SITE NEAR LIBERTY (TO BE REMOVED)	
3.3.3. TREE #1091 19-INCH DIA. NORWAY SPRUCE LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE (TO REMAIN)	
3.3.4. TREE #1132 40-INCH DIA. RED OAK LOCATED ON THE EAST PROPERTY LINE NEAR THE N.E. CORNER OF THE SITE (TO REMAIN)	
3.3.5. TREE #1133 19-INCH DIA. SHAGBARK HICKORY LOCATED ON THE EAST PROPERTY LINE (TO REMAIN)	
3.3.6. TREE #1142 21-INCH DIA. SHAGBARK HICKORY LOCATED ON THE EAST PROPERTY LINE (TO REMAIN)	
3.3.7. TREE #1142 36-INCH DIA. WHITE OAK LOCATED LOCATED ON THE EAST PROPERTY LINE (TO REMAIN)	
3.4. NO STEEP SLOPES EXIST ON THE SITE.	
3.5. THERE ARE NO WATERCOURSES ON THE PROPERTY.	
3.6. THERE ARE NO WETLANDS ON THE PROPERTY.	
3.7. THERE ARE NO WOODLANDS ON THE PROPERTY.	
4. THERE ARE NO EXISTING STRUCTURES ON THE SITE.	
5. THE SITE WILL BE ACCESSED VIA A PROPOSED DRIVEWAY ON LIBERTY STREET. THE SITE SIDEWALKS WILL CONNECT TO A PROPOSED PUBLIC WALK ON LIBERTY STREET AND WILL CONNECT TO ALL PARKING LOTS, BUILDING ENTRANCES, AND TO A WALKING LOOP AROUND THE PROPOSED DETENTION AREA. THE PROPOSED SIDEWALK ON LIBERTY STREET WILL EXTEND EAST THROUGH THE EAST PROPERTY LINE AND CONNECT TO THE EXISTING PUBLIC SIDEWALK IN FRONT OF 2608 W. LIBERTY STREET. ALL SIDEWALKS PROPOSED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.	
6. PUBLIC UTILITIES	
6.1. PUBLIC WATER MAIN WILL BE EXTENDED THROUGH THE SITE, CONNECTING TO THE EXISTING MAIN WITHIN LIBERTY STREET AND TO THE EXISTING WATER MAIN LOCATED ON THE ADJACENT 242 CHURCH PROPERTY TO THE NORTH. 40' WIDE WATER MAIN EASEMENTS WILL BE PROVIDED ON SITE. THE WATER MAIN CONNECTION THROUGH THE 242 CHURCH PROPERTY WILL UTILIZE AN EXISTING PUBLIC EASEMENT.	
6.2. PUBLIC SANITARY SEWER WILL CONNECT TO THE EXISTING SANITARY SEWER ON LIBERTY STREET TO THE SOUTH. A MINIMUM WIDTH OF TWICE THE DIA PLUS TWO FEET, WITH THE SEWER OFFSET FIVE FEET FROM THE CENTER WITH A MINIMUM WIDTH OF THIRTY FEET SANITARY SEWER EASEMENT WILL BE PROVIDED THROUGH THE SITE, AS REQUIRED.	
7. THE SITE CURRENTLY DRAINS UN-DETAINED VIA SHEET FLOW TO THE I-94 HIGHWAY RIGHT-OF-WAY. THE EXISTING LIBERTY STREET STORM SEWER SYSTEM, AND THE ADJACENT PARCEL TO THE EAST, THE PROPOSED DEVELOPMENT INCLUDES A NEW DETENTION BASIN WITH A SEDIMENT FOREBAY AND A NEW ON-SITE ENCLOSED STORM SEWER SYSTEM DESIGNED PER THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER STANDARDS. THE DETENTION BASIN WILL CAPTURE STORM WATER RUNOFF FROM EXISTING ON-SITE AND OFF-SITE, TRIBUTARY DRAINAGE AREAS. THE DETENTION BASIN WILL DISCHARGE TO THE EXISTING STORM SEWER SYSTEM IN THE LIBERTY STREET RIGHT-OF-WAY AT A LOWER PEAK FLOW RATE THAN CURRENTLY EXISTS.	
SITE NATURAL FEATURES ALTERNATIVES ANALYSIS	
THE UNUSUAL SHAPE OF THE SITE, LONG AND NARROW AND REDUCING IN WIDTH TO THE NORTH, LIMITED THE DEVELOPMENT LAYOUTS PRACTICAL ON THE SITE. OTHER LAYOUTS INVESTIGATED INCLUDED THE FOLLOWING:	
1) LARGER NARROW BUILDINGS ORIENTED WITH THEIR LONG DIMENSION PARALLEL TO I-94: THIS LAYOUT WOULD ALLOW THE SITE TO BE SLIGHTLY CONSTRICTED IN THE EAST-WEST DIRECTION TO LIMIT IMPACT TO ROOT ZONES OF PERIMETER TREES, HOWEVER THIS WOULD PLACE A LARGE PORTION OF THE OCCUPANTS WINDOWS FACING THE EXPRESSWAY. IN INITIAL MEETINGS WITH THE CITY, THIS APPROACH WAS DISCOURAGED FOR THIS REASON.	
2) PLACING THE BUILDINGS TOWARD THE NORTH END OF THE SITE RATHER THAN THE SOUTH END: THIS LAYOUT WOULD SITE THE BUILDINGS AWAY FROM THE TREES LOCATED AT THE SOUTHWEST CORNER OF THE SITE. HOWEVER, THE SHAPE OF THE SITE WOULD LIMIT FEASIBILITY OF BUILDINGS AT THE NORTH END OF THE SITE WITHOUT ORIENTING THEM TOWARD I-94. PLACING THE BUILDINGS NEAR THE NORTH END OF THE SITE WOULD PLACE THEM CLOSE TO THE BILLBOARD AND THE CORRESPONDING CLEAR VISION EASEMENT WHICH LIMITS THE AVAILABLE SPACE. THIS WOULD ALSO ISOLATE THE COMMUNITY AWAY FROM LIBERTY STREET, AND NOT MEET THE 40' MAXIMUM BUILDING SETBACK REQUIREMENT. ADDITIONALLY, PARKING WOULD HAVE TO BE LOCATED FARTHER AWAY FROM THE BUILDINGS DUE TO THE LACK OF SPACE AVAILABLE AT THE NORTH END OF THE PROPERTY.	
SEE ALTERNATE LAYOUT ANALYSIS SHEET, P-2.4, FOR MORE INFORMATION.	



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION:

(Per PEA, Inc.)

A parcel of land in the Southeast 1/4 of Section 25, Town 2 South, Range 5 East, Washtenaw County, Michigan, being more particularly described as; Commencing at the Southeast corner of said Section 25; thence along the East line of said Section 25, also being the centerline of Maple Road (variable width - public) N00°28'00"E (tax N00°28'00"W), 988.84 feet to the centerline of Liberty Street (variable width - public); thence along said centerline, S75°26'15"W, 876.75 feet; thence N00°19'55"E, 72.44 feet to the North line of said Liberty Street and the POINT OF BEGINNING;

thence along said North line, 240.18 feet (tax 240.19 feet) along the arc of a curve to the right, having a radius of 1839.86 feet, a central angle of 7°28'46" (record 2°07'00"), and a chord bearing S79°4'11"W, 240.01 feet (tax S79°4'30"W, 240.02 feet, record S79°4'13"W, 240.19 feet) to the East Right-of-Way line of I-94; thence along said East Right-of-Way line, N05°01'00"E, 1089.89 feet (tax 1089.74 feet); thence S89°40'05"E, 146.51 feet (tax S89°42'34"E, 146.58 feet); thence S00°19'55"W, 1040.06 feet (tax S00°19'35"W, 1040.02 feet) to the aforementioned North line of Liberty Street and the POINT OF BEGINNING. Containing ±4.65 acres of land.

INDEX OF DRAWINGS:

P-1	COVER SHEET
P-2	TOPOGRAPHIC SURVEY (SOUTH)
P-2.1	TOPOGRAPHIC SURVEY (NORTH)
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
P-2.2	NATURAL FEATURES PLAN (SOUTH)
P-2.3	NATURAL FEATURES PLAN (NORTH)
P-2.4	ALTERNATIVE LAYOUT ANALYSIS
P-3	OVERALL SITE PLAN
P-3.1	DIMENSION AND PAVING PLAN (SOUTH)
P-3.2	DIMENSION AND PAVING PLAN (NORTH)
P-4	GRADING PLAN (SOUTH)
P-4.1	GRADING PLAN (NORTH)
P-5	SOIL EROSION CONTROL PLAN (SOUTH)
P-5.1	SOIL EROSION CONTROL PLAN (NORTH)
P-6	OVERALL UTILITY PLAN
P-6.1	UTILITY PLAN (SOUTH)
P-6.2	UTILITY PLAN (NORTH)
P-7	STORM WATER MANAGEMENT PLAN
P-7.1	OVERALL DRAINAGE PLAN
P-8	STORM WATER CALCULATIONS AND DETAILS
P-8.1	W.C.W.R.C. COMPUTATIONAL REQUIREMENTS
P-9	NOTES AND DETAILS
P-9.1	MDOT DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
A-101	COVER
A-102	CLUSTER CONCEPT PLANS
A-103	UNIT CONCEPT PLANS
A-104	ELEVATIONS
A-105	SECTION

1 OF 1 PHOTOMETRIC LIGHTING PLAN

CITY OF ANN ARBOR STANDARD DETAILS:

AA-1 CITY OF ANN ARBOR DETAIL SHEET
AA-2 CITY OF ANN ARBOR DETAIL SHEET
AA-3 CITY OF ANN ARBOR DETAIL SHEET

NOTE:

THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN COMPLETE CONFORMANCE WITH THE CITY OF ANN ARBOR STANDARDS.

PETITIONER (DEVELOPER):

MCP LIBERTY DEVC0, LLC
2617 BEACON HILL DRIVE
AUBURN HILLS, MI 48326
CONTACT: TONY RANDAZZO
PHONE: (248) 373-2440

CIVIL ENGINEER:

PEA, INC.
7927 NEMCO WAY, STE. 115
BRIGHTON, MICHIGAN 48116
CONTACT: JAMES GRAY, PLA
PHONE: (517) 546-8583
FAX: (517) 546-8973

ARCHITECT:

JARRATT ARCHITECTURE
108 N. LAFAYETTE ST.
SOUTH LYON, MI, 48175
CONTACT: WILLIAM JARRATT
PHONE: (248) 446-1100 X 42

LANDSCAPE ARCHITECT:

VERT VERDE LANDSCAPE ARCHITECTURE, LLC
PLYMOUTH, MI
CONTACT: JAMES GRAY, PLA
PHONE: (734) 249-3568

SCALE: NONE

DRAWING NUMBER: P-1

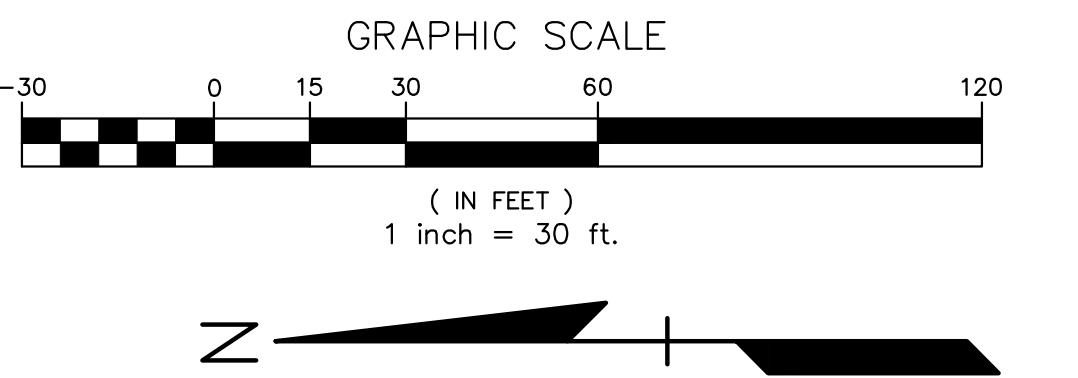
1	REVIEW LETTERS	12-7-19
2	REVIEW LETTERS	06-18-19
3	REVIEW LETTERS	06-18-19
4	REVIEW LETTERS	12-1-19
5	REVIEW LETTERS	12-1-19
6	REVIEW LETTERS	12-1-19
7	REVIEW LETTERS	12-1-19
8	REVIEW LETTERS	12-1-19
9	REVIEW LETTERS	12-1-19
10	REVIEW LETTERS	12-1-19
11	REVIEW LETTERS	12-1-19
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43	REVIEW LETTERS	12-1-19
44	REVIEW LETTERS	12-1-19
45	REVIEW LETTERS	12-1-19
46	REVIEW LETTERS	12-1-19
47	REVIEW LETTERS	12-1-19
48	REVIEW LETTERS	12-1-19
49	REVIEW LETTERS	12-1-19
50	REVIEW LETTERS	12-1-19

BENCHMARKS (GPS DERIVED - NAVD88)	
BM#300 SET BENCHTIE IN SOUTHWEST FACE OF UTILITY POLE, SOUTH SIDE OF LIBERTY STREET, OPPOSITE EAST PROPERTY LINE. ELEV. - 974.44	
BM#301 TOP OF NORTHEAST CORNER OC CONCRETE BRIDGE ABUTMENT WALL, NORTHEAST CORNER OF I-4/LIBERTY STREET (BY PIER WITH PLAQUE). ELEV. - 976.14	
BM#302 CUT 'X' WEST TOP OF CONCRETE LIGHT POLE BASE. ELEV. - 965.04	

LEGAL DESCRIPTION:
(Per PEA, Inc.)

A parcel of land in the Southeast 1/4 of Section 25, Town 2 South, Range 5 East, Washtenaw County, Michigan, being more particularly described as:
Commencing at the Southeast corner of said Section 25;
thence along the East line of said Section 25, also being the centerline of Maple Road (variable width - public) N00°28'00"E (tax NO0°28'00"E, 988.84 feet to the centerline of Liberty Street (variable width - public);
thence along said centerline, S75°26'15"W, 876.75 feet;
thence N00°19'55"E, 72.44 feet to the North line of said Liberty Street and the POINT OF BEGINNING;
thence along said North line, 240.19 feet (tax 240.19 feet) along the arc of a curve to the right, having a radius of 183.91 feet, a central angle of 7°45'46" (eccentric 270'00"), and a chord bearing S79°41'11"W, 240.01 feet (tax 240.01 feet, 240.02 feet, radius 579'43'00", 241.19 feet) to the East Right-of-Way line of I-94;
thence along said East Right-of-Way line, N05°01'00"E, 1089.89 feet (tax 1089.74 feet);
thence S89°40'05"E, 146.51 feet (tax S89°42'34"E, 146.58 feet);
thence S00°19'55"W, 1040.06 feet (tax S00°19'35"W, 1040.02 feet) to the aforementioned North line of Liberty Street and the POINT OF BEGINNING;
Containing ±4.65 acres of land.

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER NON-PRINTED FEMA FLOOD INSURANCE RATE MAP 26161C-0243E, EFFECTIVE APRIL 3, 2012.

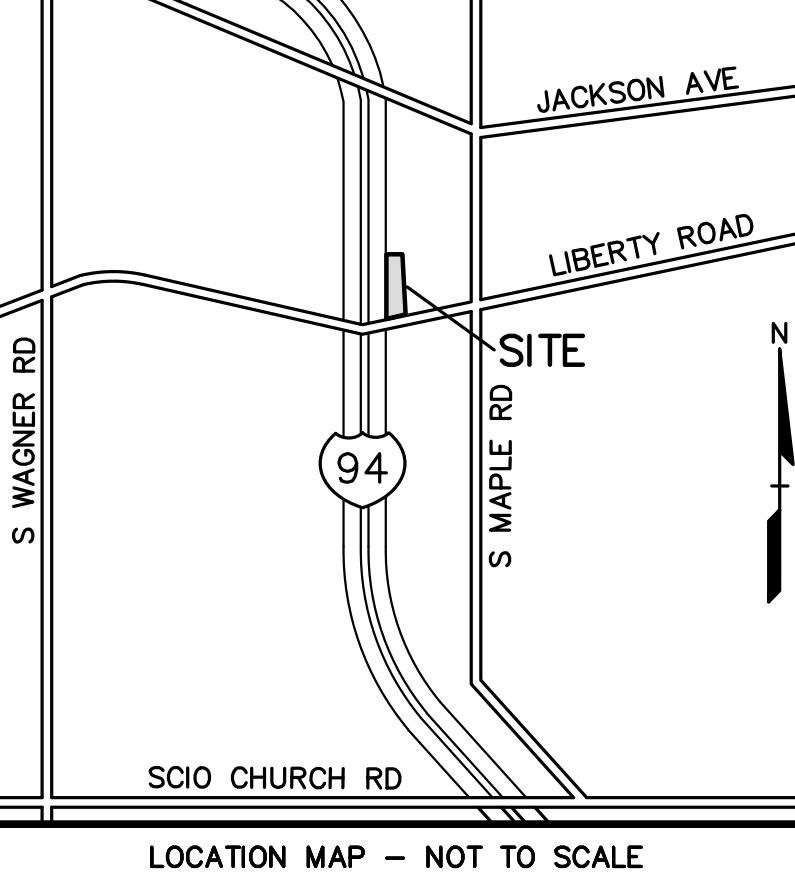


SITE SOILS NOTE /LEGEND:
PER THE US DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOILS MAP FOR WASHTEAW COUNTY, SITE IS COB (CONVER LOAM, 0 TO 4 PERCENT SLOPES)
CoB: CONVER LOAM, 0 TO 4 PERCENT SLOPES
MmB: MIAMI LOAM, 2 TO 6 PERCENT SLOPES

LEGEND

● IRON FOUND ● BRASS PLUG SET
■ IRON SET ■ MONUMENT FOUND
■ MAIL FOUND ■ MONUMENT SET
■ MAIL & CAP SET

EXISTING
-OH-ELEC-W-O ELEC, PHONE OR CABLE TV C.H. LINE, POLE & GUY WIRE
-UD-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE UG. CABLE, PEDESTAL & MANHOLE
-UG-ELEC ELEC. UG. CABLE, MANHOLE, METER & HANHOLE
-WATERMAN, HYD, GATE VALVE, TAPPING SLEEVE & VALVE
-SANITARY SEWER, CLEANOUT & MANHOLE
-STORM SEWER, CLEANOUT & MANHOLE
-COMBINED SEWER & MANHOLE
-CATHERDRAL BASIN
-INLET (NO INCOMING LINES)
-YARD DRAIN (2" DIA & SMALLER)
-WATER VALVE BOX/AVARANT VALVE BOX, SERVICE SHUTOFF
-MAILBOX TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
AS BUILT ELEVATION
CONTOUR LINE
FENCE
QUARRY RAIL
STREET LIGHT SIGN
CONCRETE
ASPHALT
WETLAND
GRAVEL SHOULDER
SOIL TYPE
SOIL TYPE LIMITS



STATE OF MICHIGAN
DANIEL L. COLE
PROFESSIONAL SURVEYOR
NO. 59791
REVISIONS

Daniel Cole

Signature

Date

12-1-17

REVISIONS

None

SCHEDULE B-II (EXCEPTIONS)

First American Title Insurance Company
Commitment No. 845787
Commitment Date: April 16, 2019

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
[SURVEYOR'S COMMENTS: AS SHOWN ON THE SURVEY MAP, IF ANY.]
- Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Taxes and assessments not due and payable at Commitment Date.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Interest of Donald E. Van Curler and Carol A. Van Curler, as Co-Trustees of the Van Curler Investment Trust dated November 14, 2000, as evidenced by instrument recorded in Liber 4120, page 21.
[SURVEYOR'S COMMENTS: EXHIBIT 1 THEREIN DESCRIBES A PORTION OF THE SUBJECT PARCEL AND IS SHOWN ON THE SURVEY MAP.]
- Mortgage in the original amount of \$8,384,212.80 executed by MCP Liberty Devco LLC, a Michigan limited liability company to Fund Investment 90, LLC, dated December 06, 2018, recorded December 10, 2018, in Liber 5284, page 139.
[SURVEYOR'S COMMENTS: SCHEDULE A THEREIN DESCRIBES THE ENTIRE SUBJECT PARCEL; HOWEVER, THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Assignment of Leases and Rents executed by MCP Liberty Devco LLC, a Michigan limited liability company to Fund Investment 90, LLC, dated December 06, 2018, recorded December 10, 2018, in Liber 5284, page 140.
[SURVEYOR'S COMMENTS: EXHIBIT A THEREIN DESCRIBES THE ENTIRE SUBJECT PARCEL; HOWEVER, THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]

SCHEDULE B-II (EXCEPTIONS) CONT.

- UCC Financing Statement between MCP Liberty Devco LLC, Debtor(s), and Fund Investment 90, LLC, Secured Party, recorded December 12, 2018, in Liber 5284, page 530.
[SURVEYOR'S COMMENTS: EXHIBIT A THEREIN DESCRIBES THE ENTIRE SUBJECT PARCEL; HOWEVER, THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Grant of Easement in favor of Weber's, Inc. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4245, page 591.
[SURVEYOR'S COMMENTS: AFFECTS THE SURVEYED PROPERTY AS PLOTTED AND SHOWN ON THE SURVEY MAP.]
- Terms and Conditions contained in Resolution Authorizing Sanitary Sewer and Water Improvement Charges as disclosed by instrument recorded in Liber 4628, page 823.
[SURVEYOR'S COMMENTS: RESOLUTION ITEM 1 THEREIN DESCRIBES THE ENTIRE SUBJECT PARCEL; HOWEVER, THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
[SURVEYOR'S COMMENTS: AS SHOWN ON THE SURVEY MAP, IF ANY.]
- Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Loss or damage arising out of any discrepancy between the legal description of the property as insured and the legal description of the property as assessed on the Washtenaw County tax rolls.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Matters referenced by survey recorded in Liber 2230, page 941.
[SURVEYOR'S COMMENTS: MATTERS NOT CLEARLY REFERENCED OR IDENTIFIED THEREIN AND MAY OR MAY NOT BE SHOWN ON THE SURVEY MAP.]
- Rights of tenants, if any, under any unrecorded leases.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]
- Lien for outstanding water or sewer charges, if any.
[SURVEYOR'S COMMENTS: THIS IS NOT A PLOTTABLE LAND SURVEY ITEM AND IS NOT SHOWN ON THE SURVEY MAP.]

EXHIBIT "A"- LEGAL DESCRIPTION

First American Title Insurance Company
Commitment No. 845787
Commitment Date: April 16, 2019

Land in the City of Ann Arbor, Washtenaw County, MI, described as follows:

Commencing at the Southeast corner of Section 25, Town 2 South, Range 5 East, City of Ann Arbor, Washtenaw County, Michigan; thence North 00 degrees 28 minutes 00 seconds East 988.84 feet along the East line of said Section and the centerline of Maple Road to a point on the centerline of Liberty Road; thence South 75 degrees 26 minutes 15 seconds West, 876.75 feet along said centerline; thence North 00 degrees 19 minutes 55 seconds East, 72.44 feet to a point on the Northerly right-of-way line of Liberty Road, said point being the POINT OF BEGINNING; thence along said right-of-way line Westerly 240.19 feet along the arc of a curve to the right, radius 1839.86 feet, chord South 79 degrees 14 minutes 30 seconds West 240.02 feet to a point on the Easterly right-of-way line of the I-94 Expressway; thence North 05 degrees 01 minutes 00 seconds East 1089.74 feet along said right-of-way line; thence South 89 degrees 42 minutes 34 seconds East 146.58 feet; thence South 00 degrees 19 minutes 35 seconds West 1040.02 feet to the Point of Beginning. Being a part of the Southeast 1/4 of Section 25, Town 2 South, Range 5 East, City of Ann Arbor, formerly Township of Scio, Washtenaw County, Michigan.

SURVEYOR'S NOTES

Table A Items

- The subject property is identified as: 2658 W Liberty St, Ann Arbor, MI 48103
Tax Parcel No. 09-08-25-400-015
- By graphic plotting, the subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) per FEMA Flood Insurance Rate Map Numbers 26161C0243E, Effective Date of April 03, 2012.
- The property covers approximately 4.65 acres of land.
- Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed.
- The location of utilities existing on and serving the subject property are shown on the survey map and depicted as observed in the field and/or as noted in plans obtained from utility companies.
- Names of adjoining land owners are shown and noted on the survey map pursuant to current tax records.

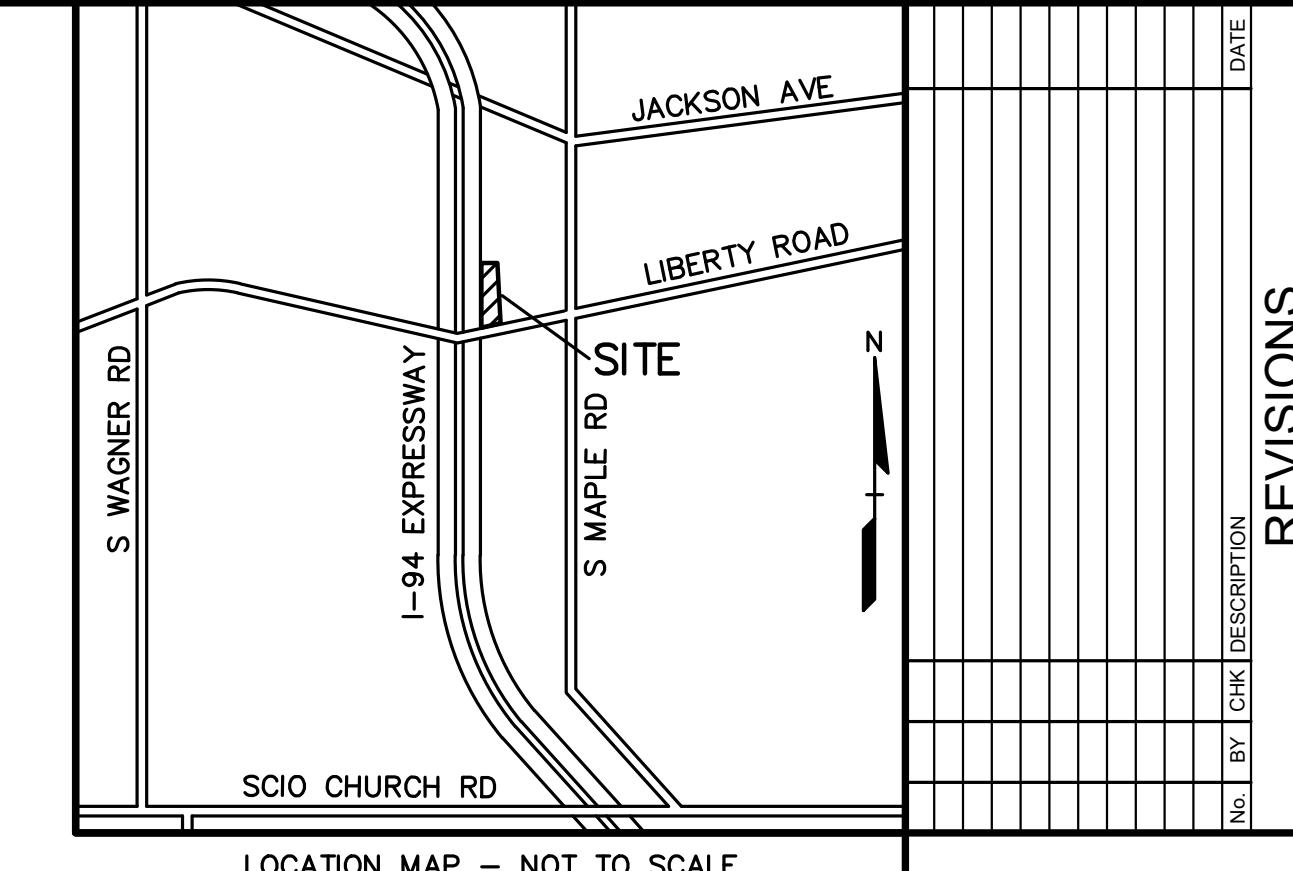
SURVEYOR'S CERTIFICATE

To: MCP Liberty Devco, LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 11, and 13 of Table A thereof. The fieldwork was completed on April 29, 2019.

Christopher T. Beland, P.S.
Michigan Professional Surveyor No. 49106
Agent for Professional Engineering Associates, Inc.

May --, 2019
Date:

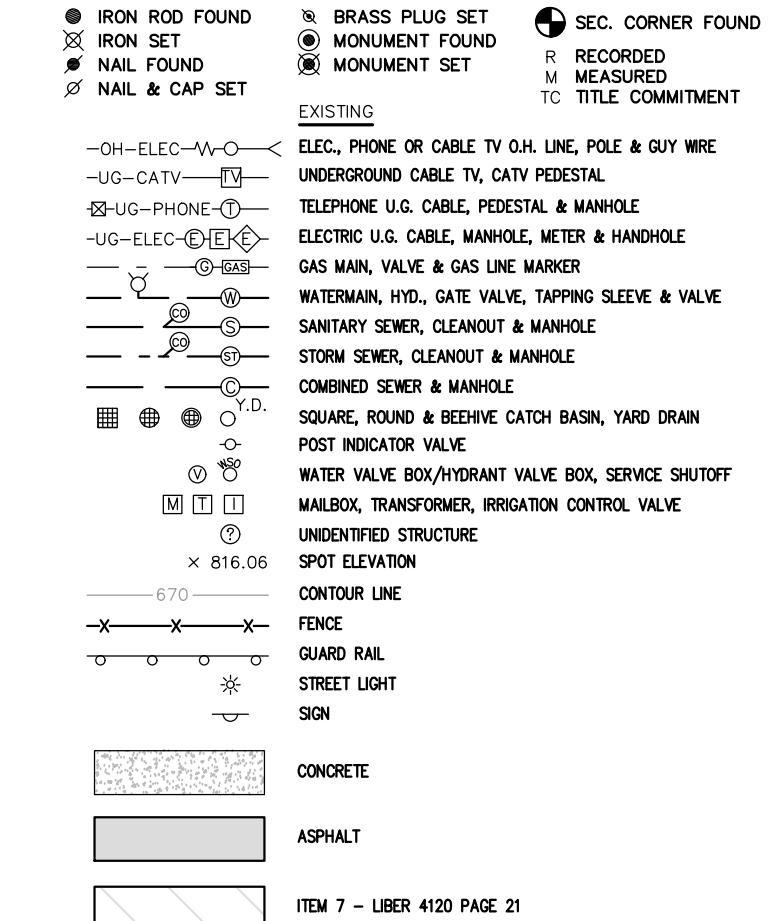


LOCATION MAP - NOT TO SCALE

REVISIONS

No.	By	CRK	DESCRIPTION

LEGEND



CAUTION!
THE ELEVATIONS AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS
DRAWING ARE FOR INFORMATION ONLY. NO GUARANTEE IS
EXPRESSED OR IMPLIED AS TO THE
COMPLETENESS OR ACCURACY THEREOF. THE
CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING
THE EXACT UTILITY LOCATIONS AND ELEVATIONS
FOR THE PROJECT.

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CONSTRUCTION CONTRACTOR AGREES THAT IN
APPLYING FOR CONSTRUCTION PERMIT, CONSTRUCTION
CONTRACTOR WILL CERTIFY THAT THE CONTRACTOR
IS SOLELY RESPONSIBLE FOR THE ACCURACY AND
COMPLETENESS OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS
AND PROPERTY, AND THAT CONTRACTOR IS SOLELY
MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED
TO NORMAL WORKING HOURS. AND CONSTRUCTION
CONTRACTOR AGREES TO HOLD PEA, INC. HARMLESS
IN ANY AND ALL PROFESSIONAL LIABILITY, LEGAL
ALLEGED IN CONNECTION WITH THE PERFORMANCE
OF THIS SURVEY, OR ARISING OUT OF THE DESIGN
OR DRAWING, OR THE SOLE NEGLIGENCE OF THE
CONTRACTOR.

3 FULL WORKING DAYS
BEFORE YOU DIG CALL
811

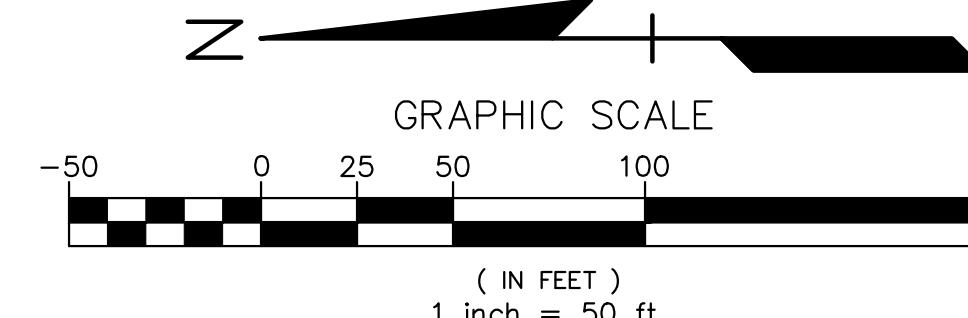
Know what's below
Call before you dig

MISS DIG System, Inc.

1-800-482-7171 www.missdig.org

(TOLL FREE)

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

PEA, Inc.

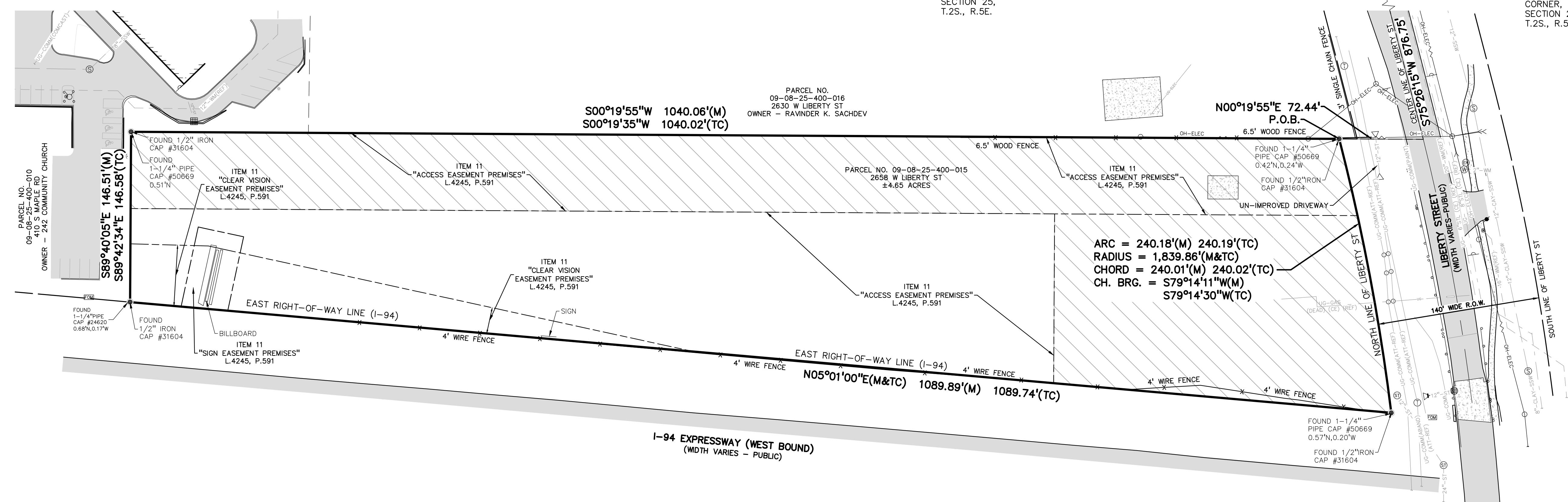
7927 Nemco Way, Ste. 115

Brighton, MI 48116

t: 517.546.8583

f: 546.546.8973

www.peainc.com



MCP LIBERTY DEVCO, LLC
2617 Beacon Hill Drive
Auburn Hills, MI 48326
PART OF THE SE 1/4 OF SECTION 25, T. 2S, R. 5E,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
DES. SUR. J.S.H. P.M. JC
DN. CB P.M. JC
S. PROFESSIONAL SURVEYOR
TROWBRIDGE LIBERTY FAMILY
MAY 07, 2019

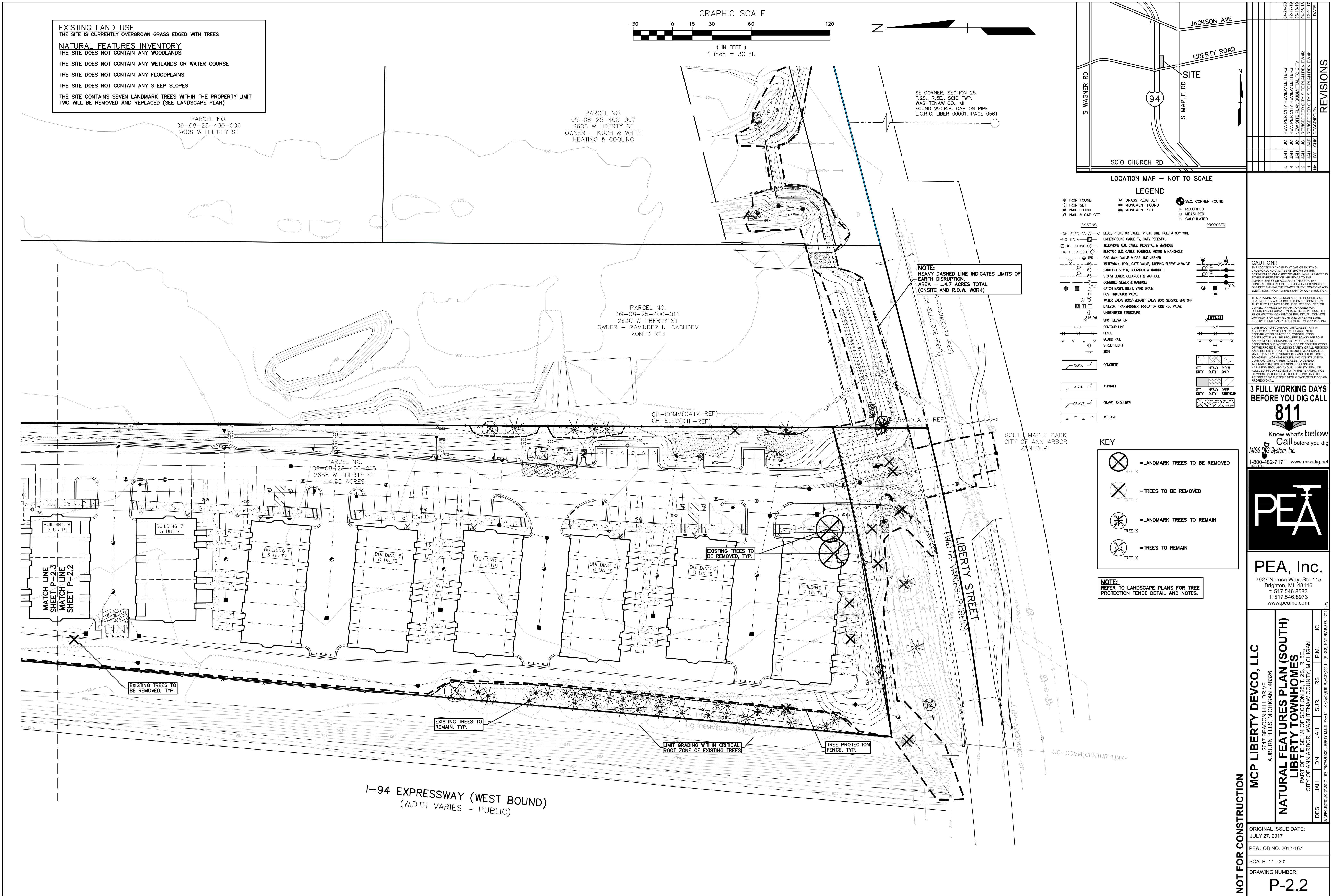
ORIGINAL ISSUE DATE:
MAY 07, 2019

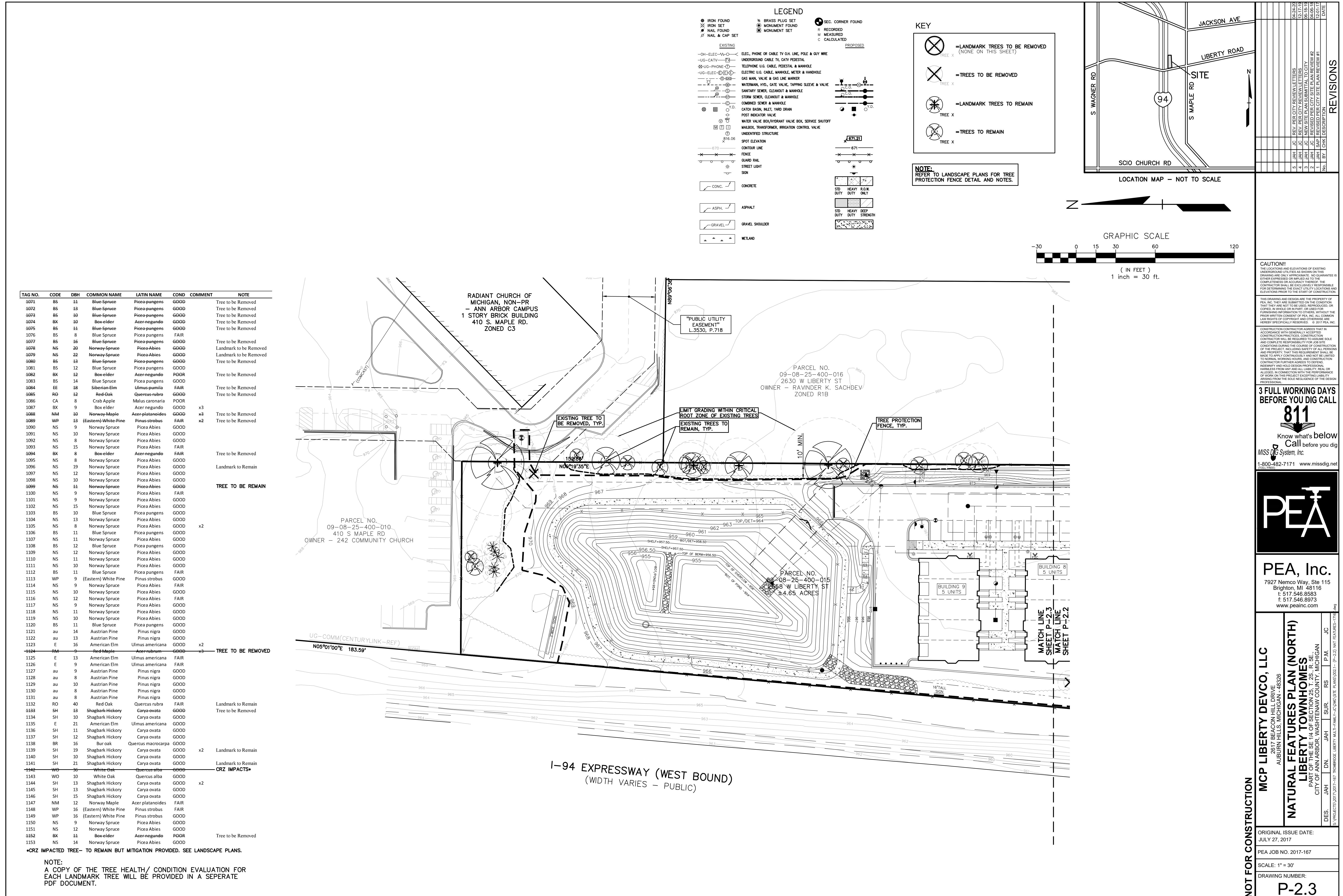
PEA JOB NO. 2017-167

SCALE: 1" = 50'

DRAWING NUMBER:

1 of 1

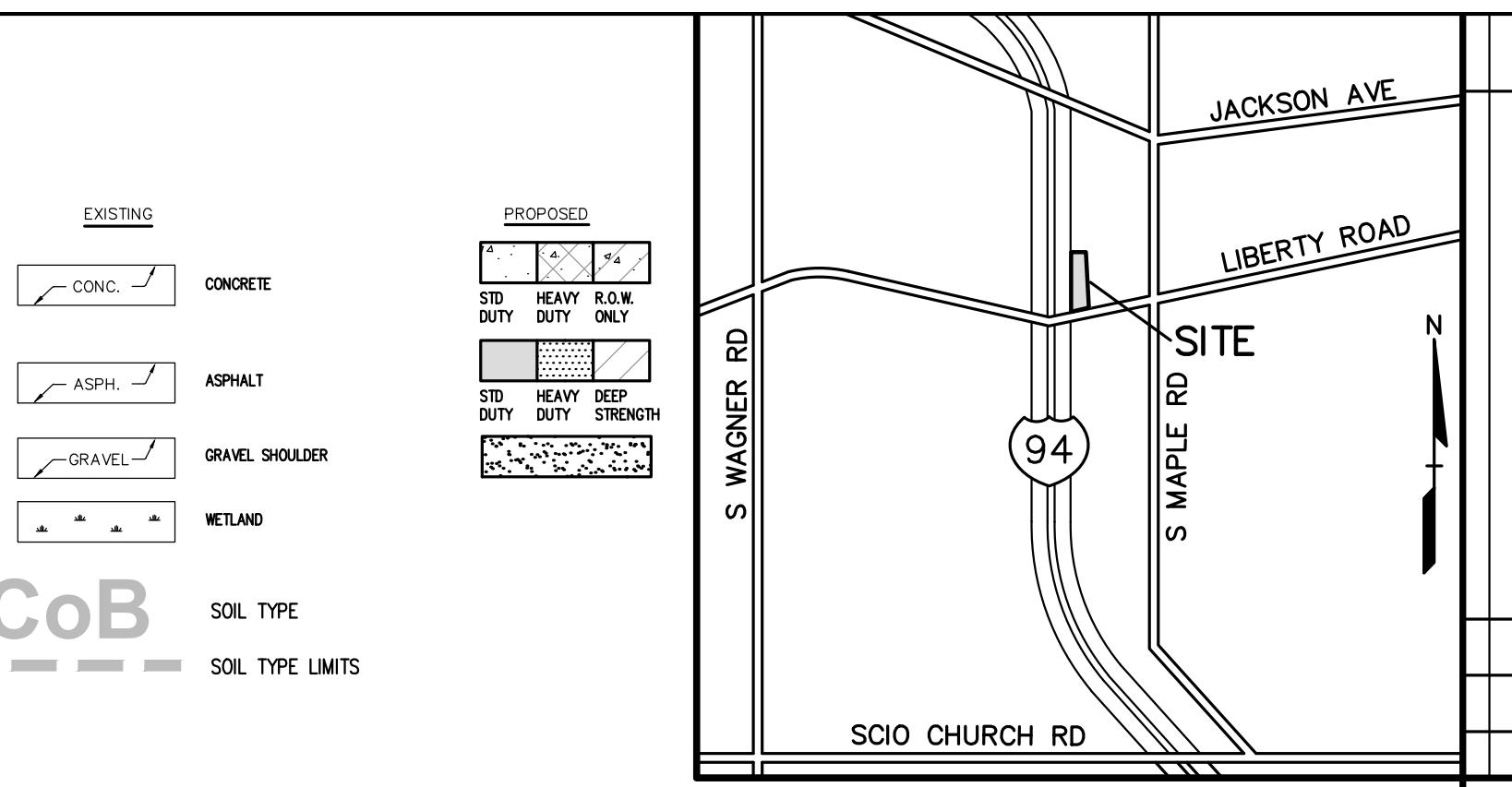
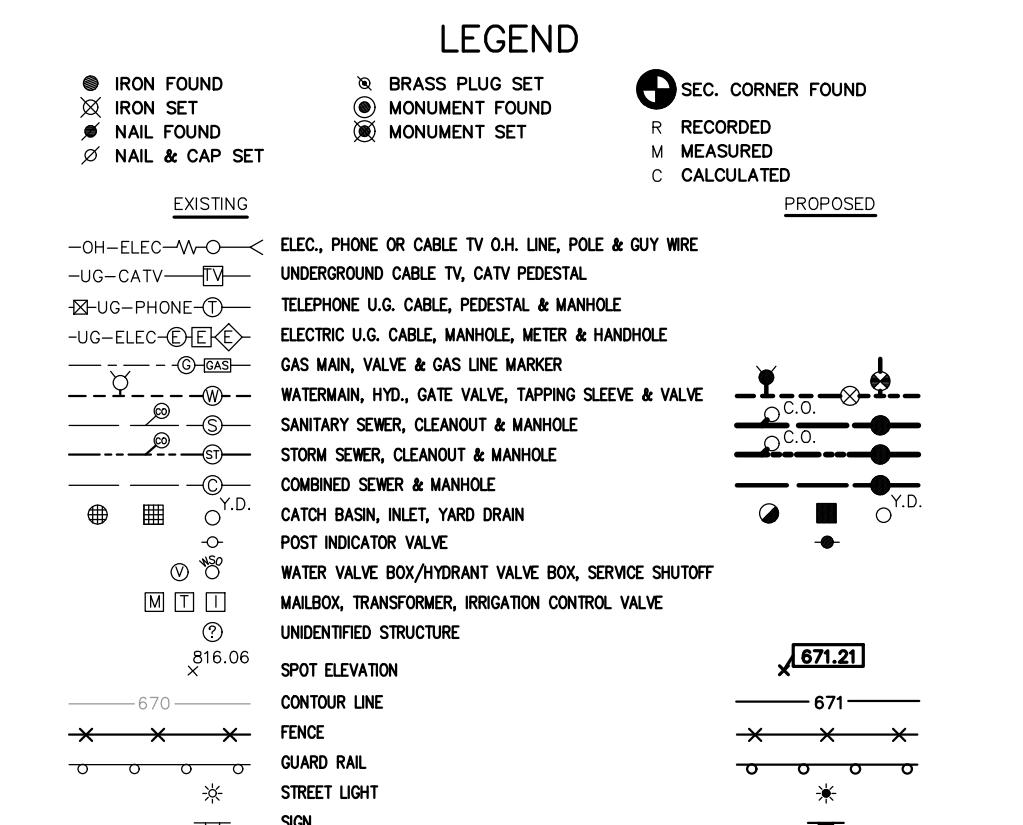




SITE NATURAL FEATURES ANALYSIS ALTERNATIVE #1

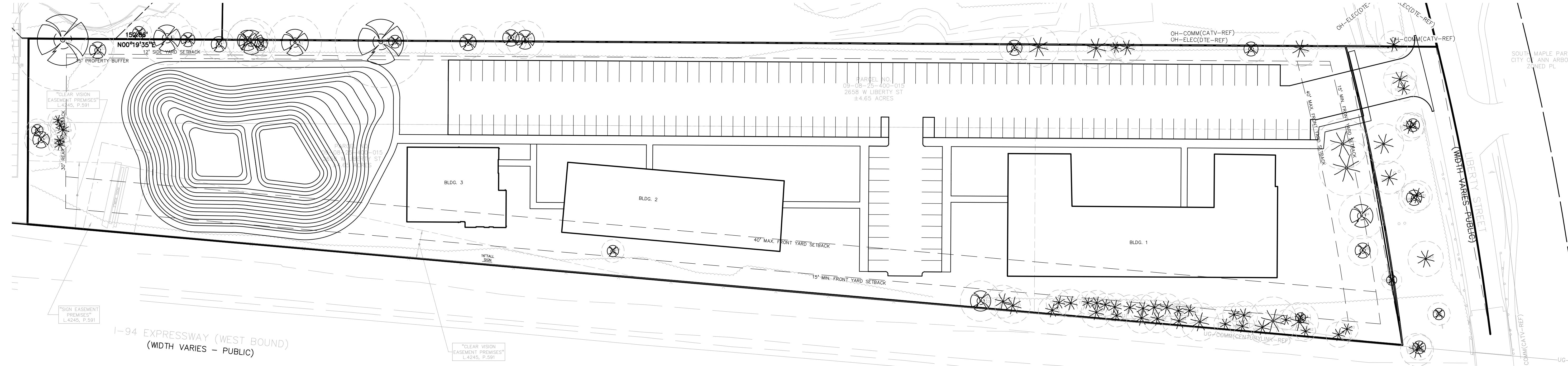
LARGER NARROW BUILDINGS ORIENTED WITH THEIR LONG DIMENSION PARALLEL TO I-94:

THIS LAYOUT WOULD ALLOW THE SITE TO BE SLIGHTLY CONSTRICTED IN THE EAST-WEST DIRECTION TO LIMIT IMPACT TO ROOT ZONES OF PERIMETER TREES, HOWEVER THIS WOULD PLACE A LARGE PORTION OF THE OCCUPANTS WINDOWS FACING THE EXPRESSWAY. IN INITIAL MEETINGS WITH THE CITY, THIS APPROACH WAS DISCOURAGED FOR THIS REASON.



SOIL TYPE

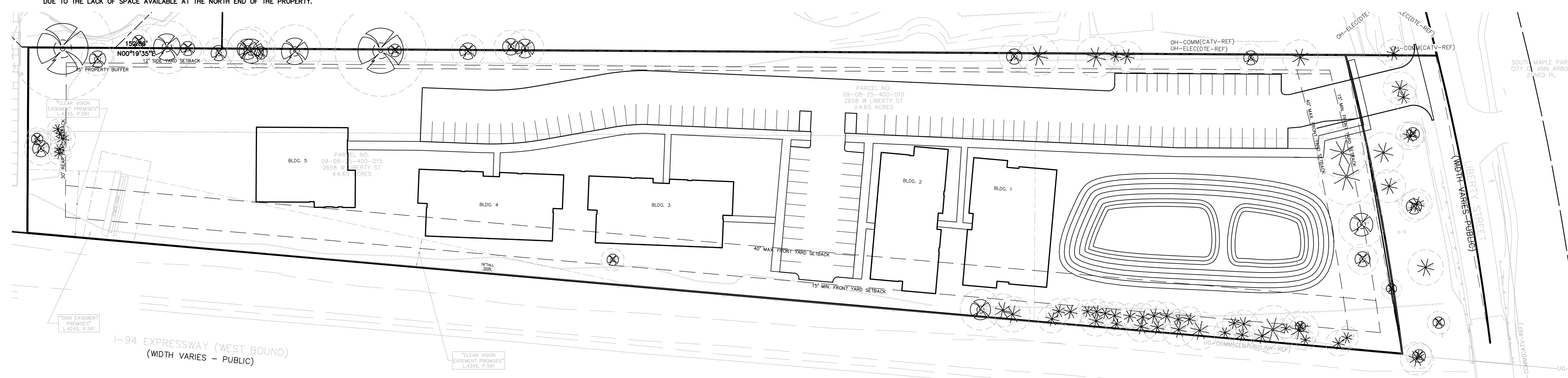
LOCATION MAP - NOT TO SCALE



SITE NATURAL FEATURES ANALYSIS ALTERNATIVE #2

PLACING THE BUILDINGS TOWARD THE NORTH END OF THE SITE RATHER THAN THE SOUTH END:

THIS LAYOUT WOULD SITE THE BUILDINGS AWAY FROM THE TREES LOCATED AT THE SOUTHWEST CORNER OF THE SITE. HOWEVER, THE SHAPE OF THE SITE WOULD LIMIT FEASIBILITY OF BUILDINGS AT THE NORTH END OF THE SITE WITHOUT ORIENTING THEM TOWARD I-94. PLACING THE BUILDINGS NEAR THE NORTH END OF THE SITE WOULD PLACE THEM CLOSE TO THE BILLBOARD AND THE CORRESPONDING CLEAR VISION EASEMENT WHICH LIMITS THE AVAILABLE SPACE. THIS WOULD ALSO ISOLATE THE COMMUNITY AWAY FROM LIBERTY STREET, AND NOT MEET THE 40' MAXIMUM BUILDING SETBACK REQUIREMENT. ADDITIONALLY, PARKING WOULD BE HAVE TO BE LOCATED FARTHER AWAY FROM THE BUILDINGS DUE TO THE LACK OF SPACE AVAILABLE AT THE NORTH END OF THE PROPERTY.



NOT FOR CONSTRUCTION

PEA, Inc.

PF

FULL WORKING DAYS BEFORE YOU DIG CALL

The logo for 811 features a large, stylized '811' with a downward-pointing arrow through the '1'. Below this is a graphic of an open book with a grey ribbon or bookmark. The text 'Know what's below' is on the left, and 'Call before you dig' is on the right, with a small icon of a shovel to the left of 'Call'.

LEGAL DESCRIPTION:

(Per PEA, Inc.)

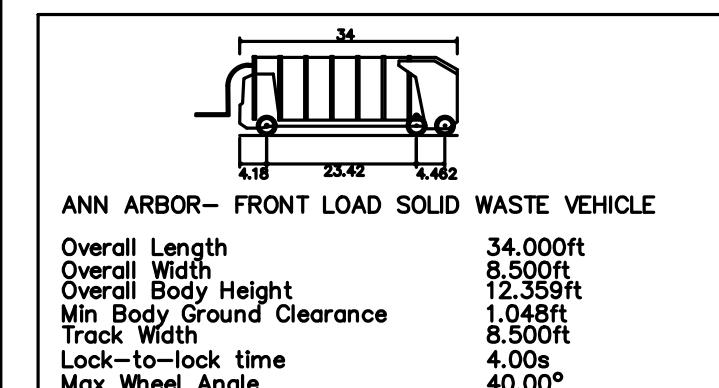
A parcel of land in the Southeast 1/4 of Section 25, Town 2 South, Range 5 East, Washtenaw County, Michigan, being more particularly described as; Commencing at the Southeast corner of said Section 25; thence along the East line of said Section 25, also being the centerline of Maple Road (variable width - public) N00°28'00"E (tax S79°14'30"W), 988.84 feet to the centerline of Liberty Street (variable width - public); thence along solid centerline, S75°26'15"W, 876.75 feet; thence along solid centerline, S79°14'11"W, 240.01 feet (tax S79°14'30"W, 240.02 feet, record S79°14'30"W, 240.19 feet) to the East Right-of-Way line of I-94; thence along solid East Right-of-Way line, N05°01'00"E, 1089.89 feet (tax 1089.74 feet); thence S89°40'05"E, 146.51 feet (tax S89°42'34"E, 146.58 feet); thence S00°19'55"W, 1040.06 feet (tax S00°19'35"W, 1040.02 feet) to the aforementioned North line of Liberty Street and the POINT OF BEGINNING; Containing 4.65 acres of land.

WETLAND AND FLOODPLAIN NOTES:
NO REGULATED WETLANDS EXIST ON THE SITE.
THE SITE IS LOCATED ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN.

BUILDING NOTES:
SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS

PUBLIC SIDEWALK NOTE:
PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND AND TO THE SATISFACTION OF 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.

NOTE:
ALL OFF SITE EASEMENTS SHALL BE EXECUTED AND RECORDED PRIOR TO THE ISSUANCE OF ANY PERMITS.



RADIANT CHURCH OF MICHIGAN, NON-PR
— ANN ARBOR CAMPUS
1 STORY BRICK BUILDING
410 S. MAPLE RD.
ZONED C3

PARCEL NO.
09-08-25-400-016
2658 W. LIBERTY ST.
OWNER - RAVINDER K. SACHDEV
ZONED RIB

6' WOOD OR COMPOSITE PRIVACY FENCE ALONG EAST AND NORTH PROPERTY LINES. COORDINATE EXACT TYPE AND STYLE WITH DEVELOPER.

SOIL TYPE: S-55(W) 1040.06(S-W)

(WPA) 80.00(W) 1040.06(S-W)

INDICATES NUMBER OF PARKING STALLS PER PARKING BAY (TYP.)

FIRE HYDRANT, TYP.

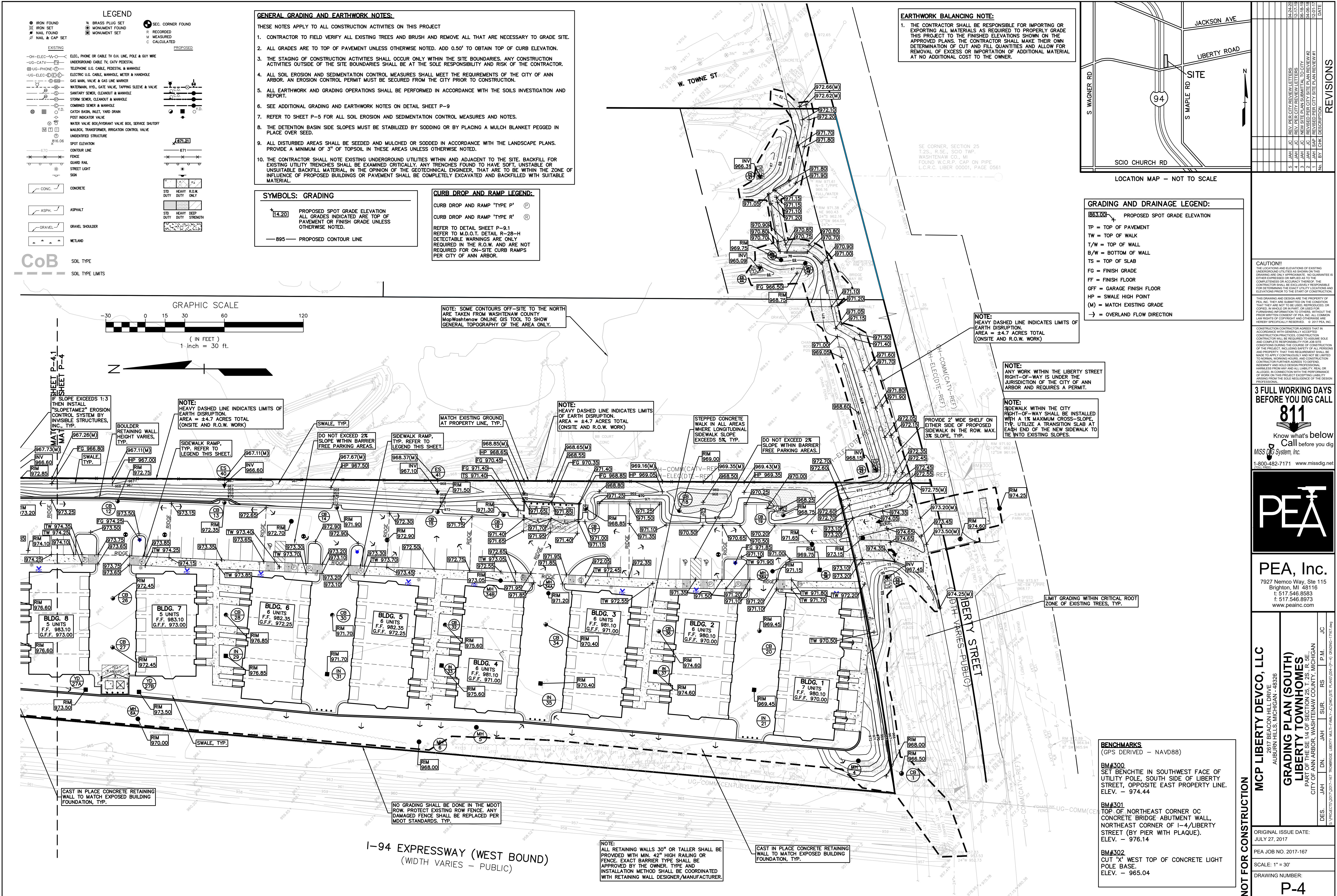
TRASH AND RECYCLING ENCLOSURE (4 BIN).

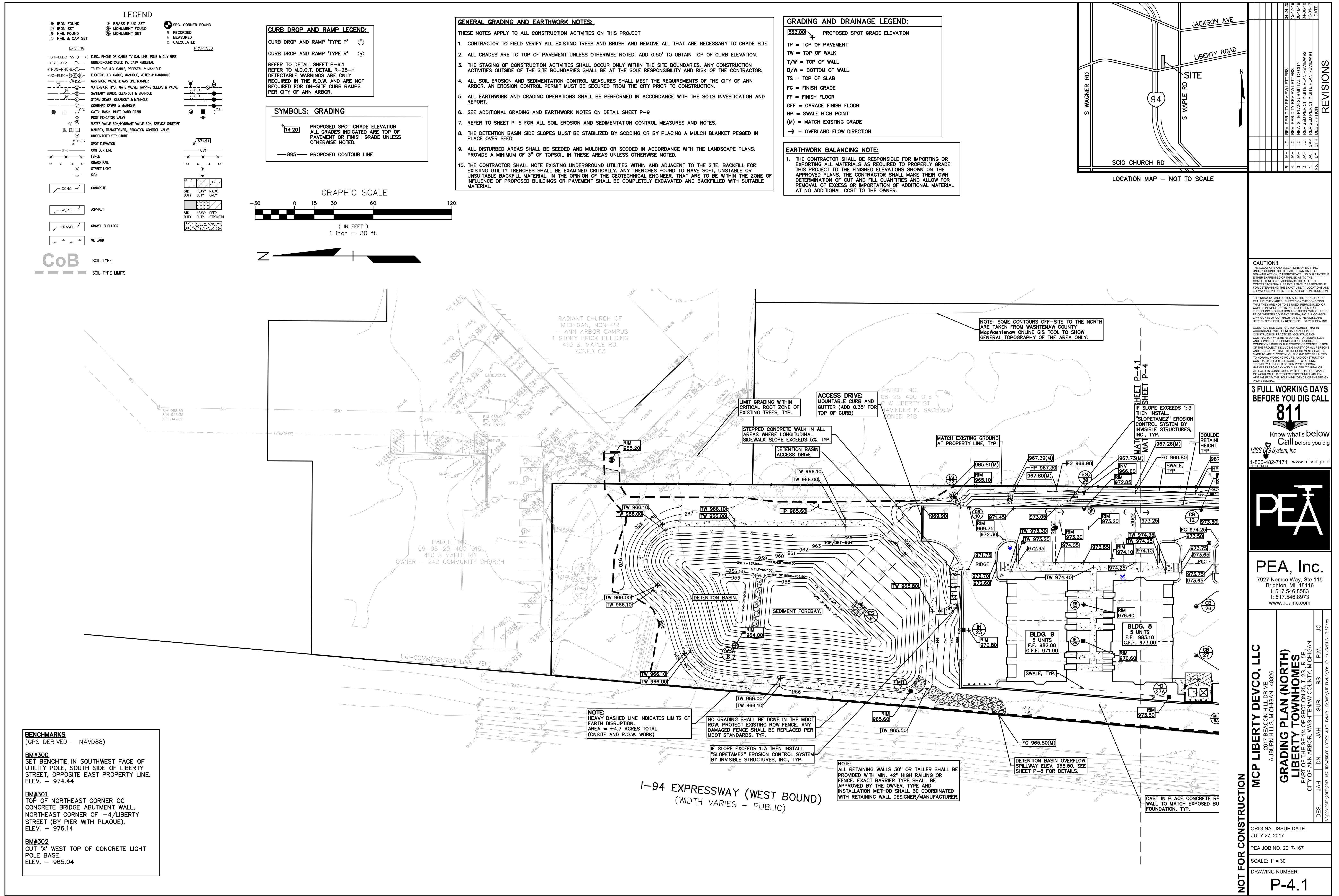
"C" DENOTES COMPACT PARKING SPACE, (TYP.)

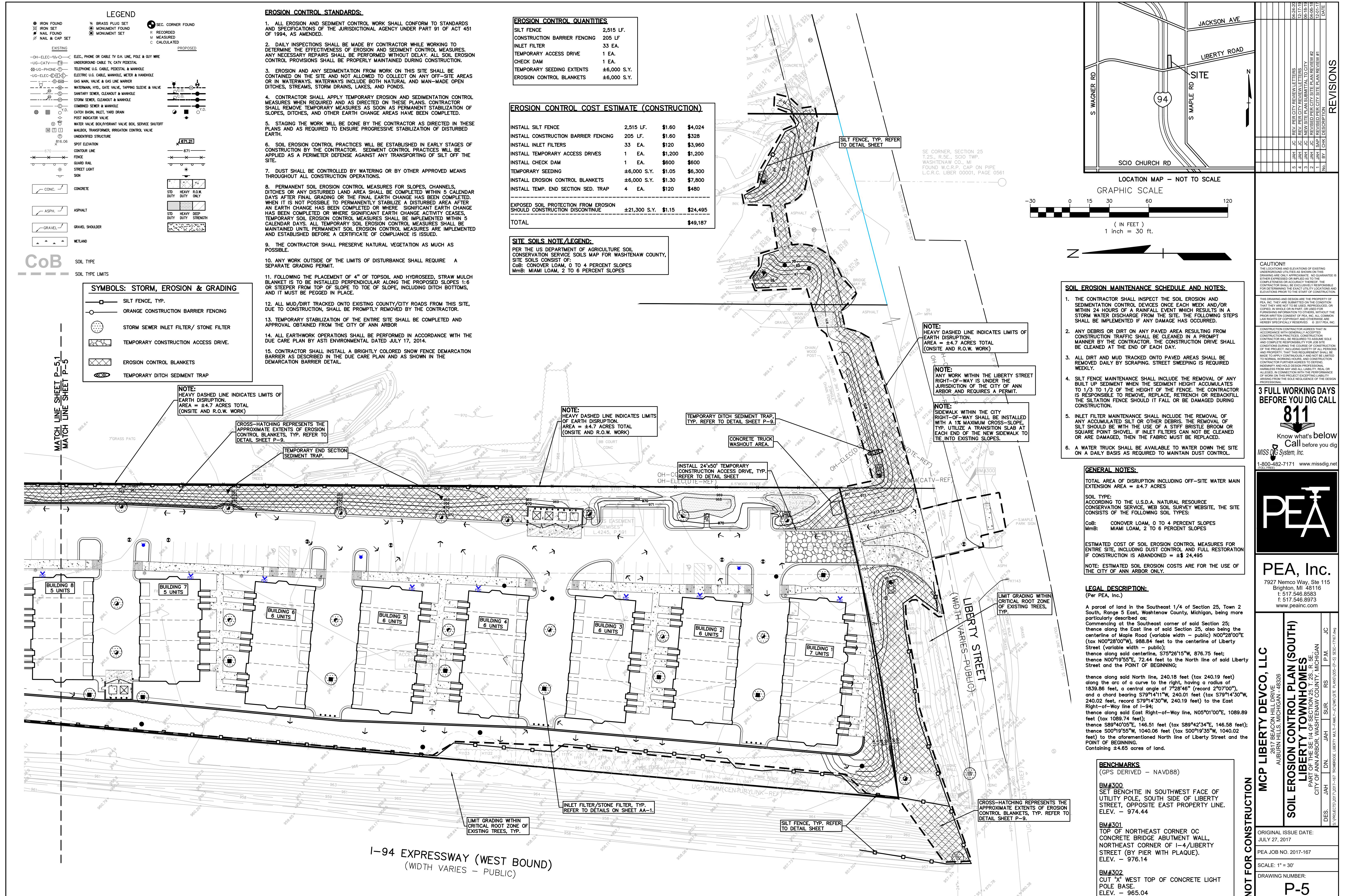
BIO-RETENTION AREA.

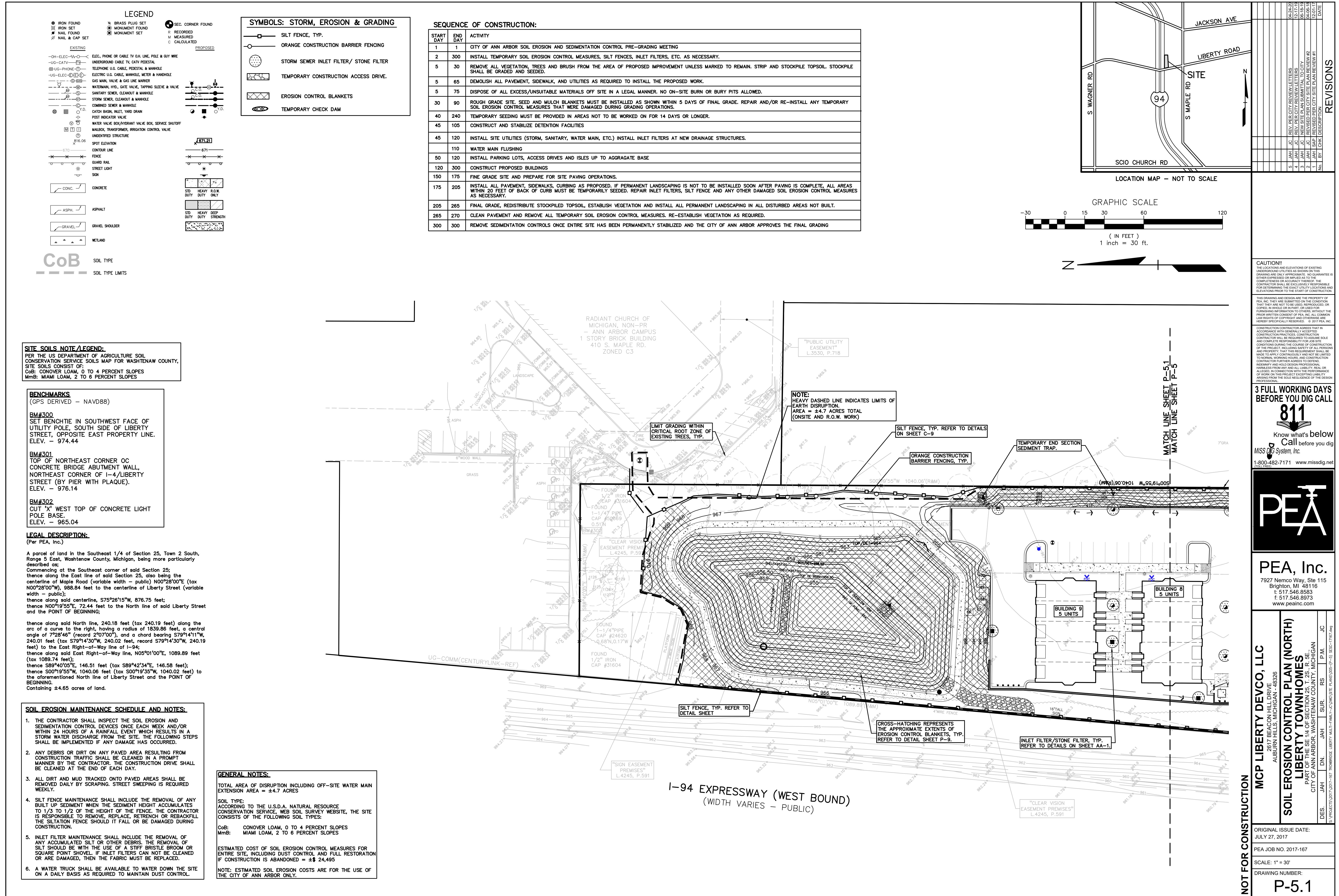
OH-ELEC(DTE-REF)

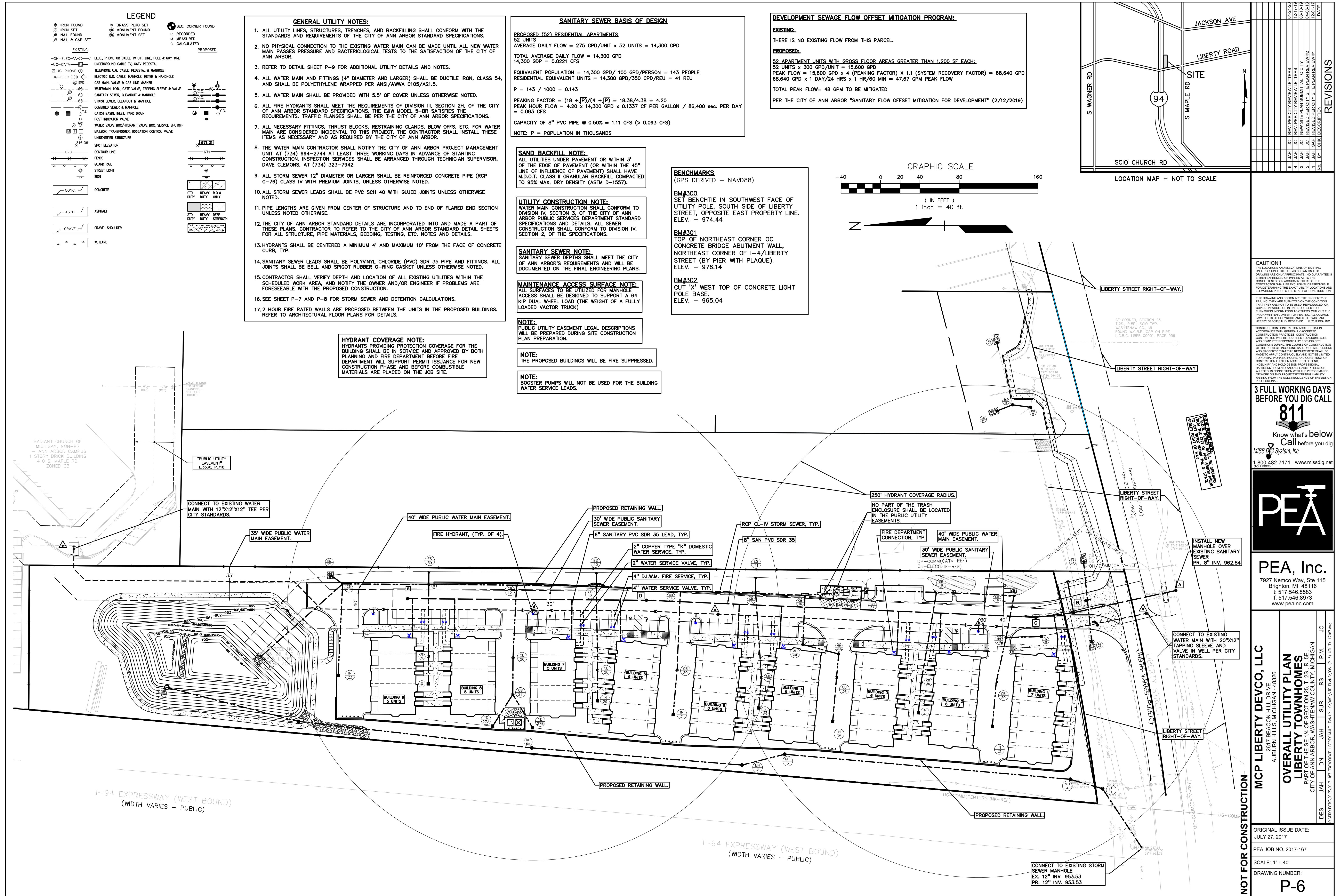
OH-COMM(CATV-REF)

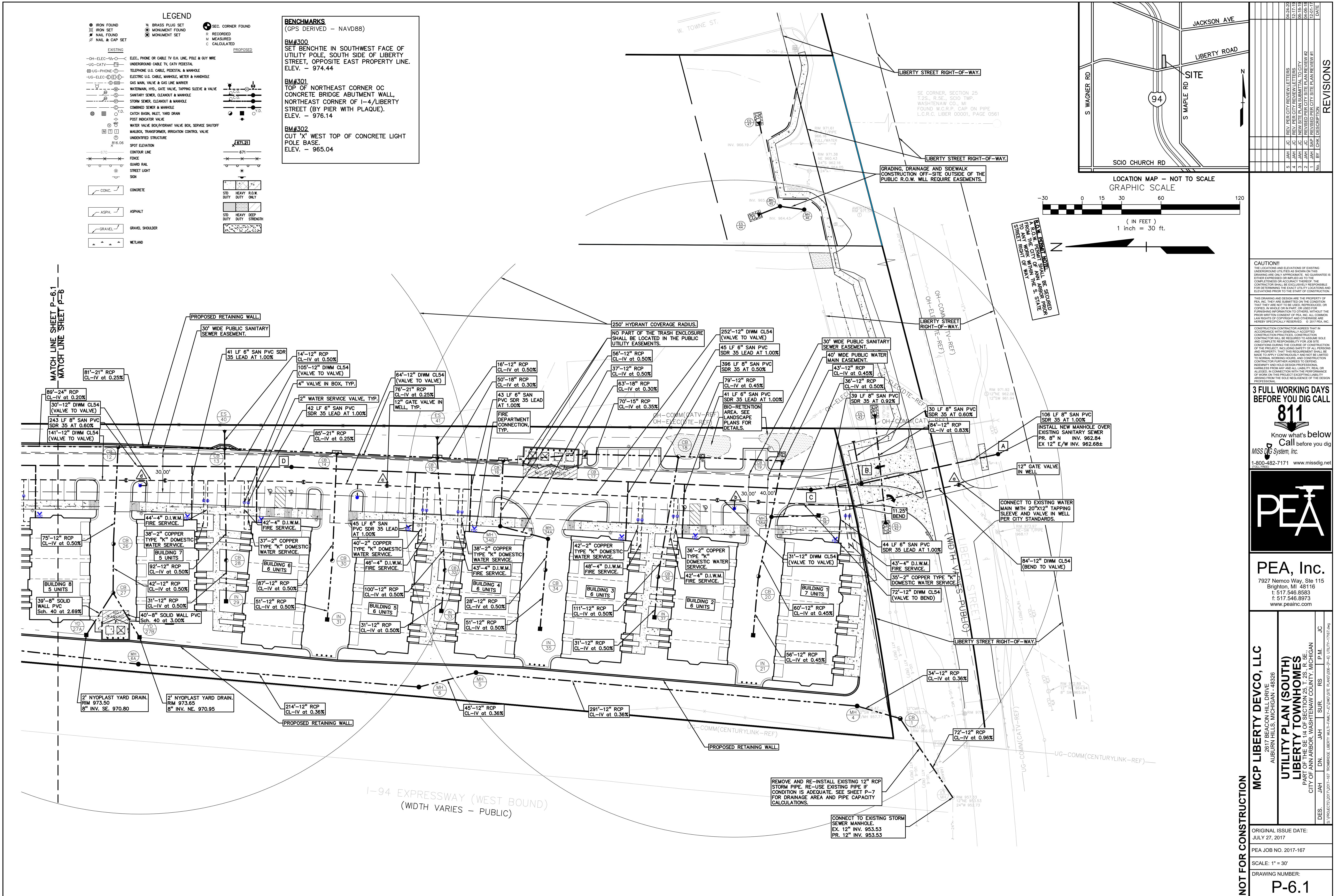


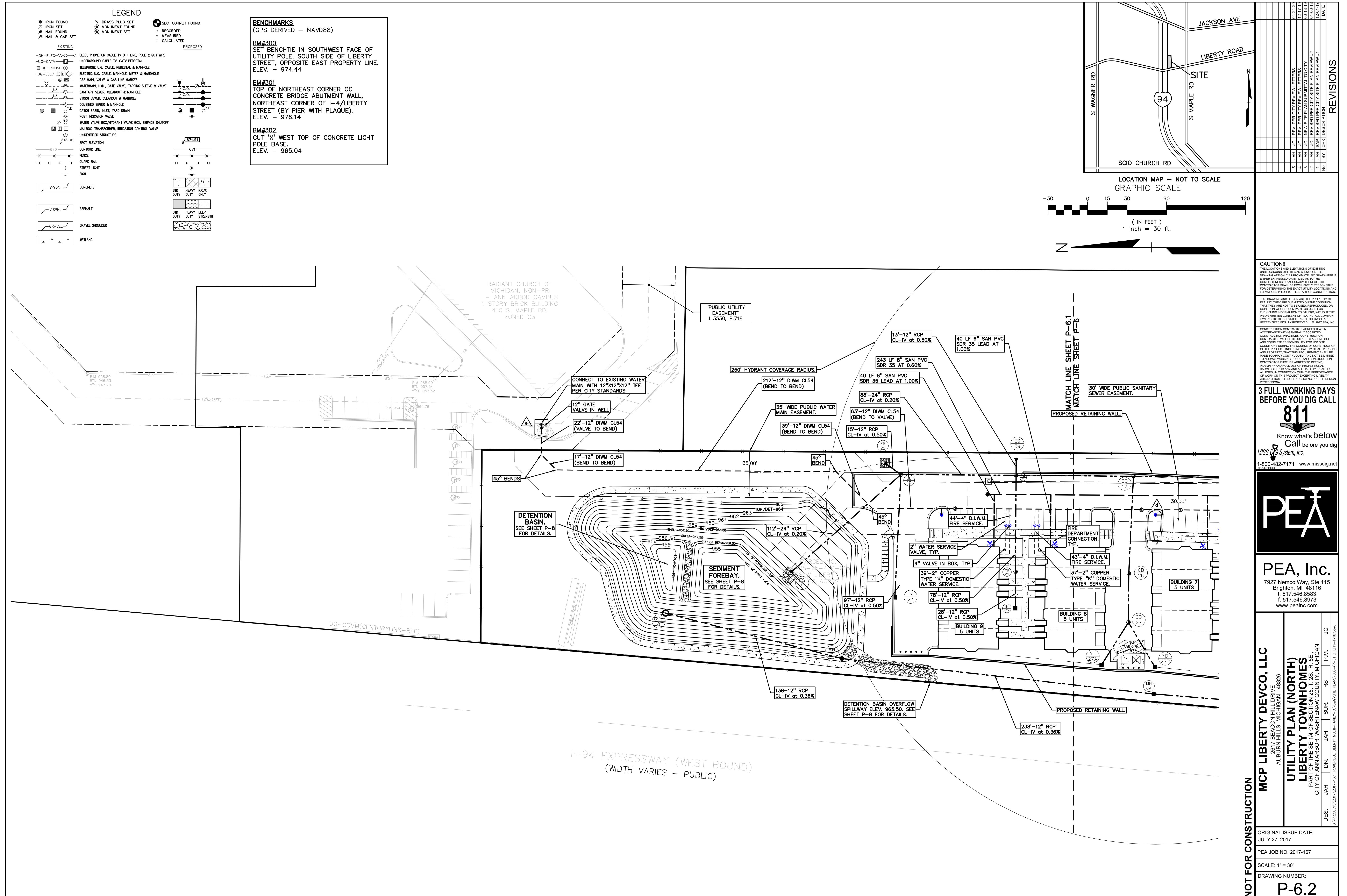


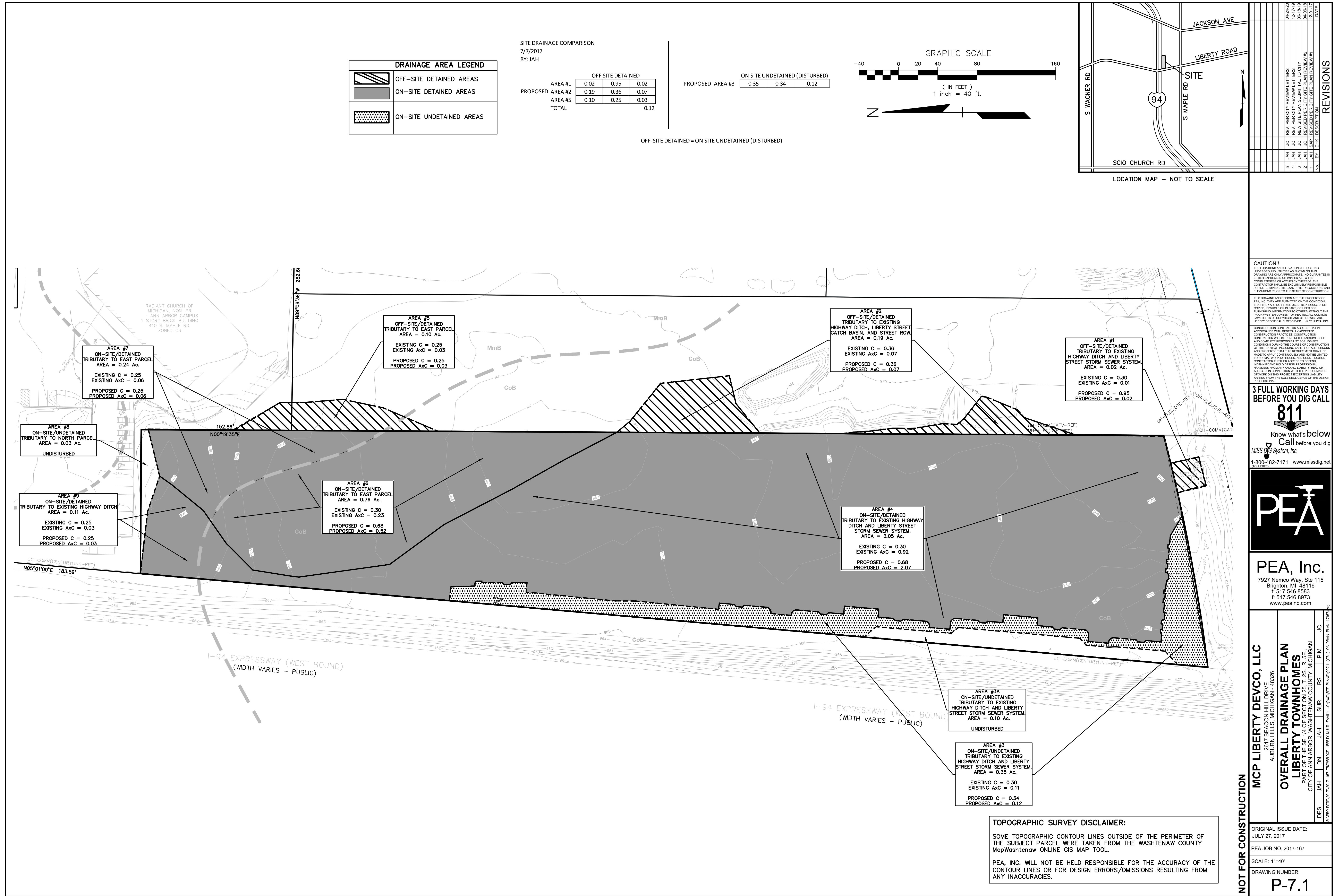


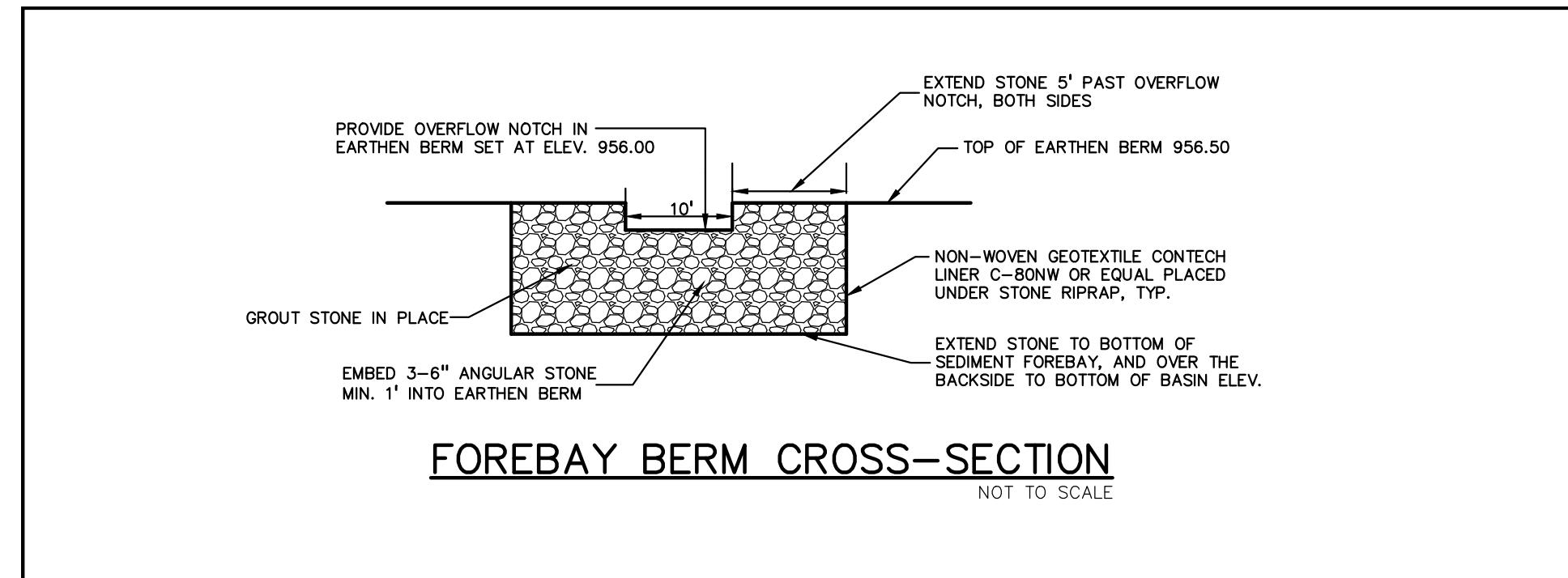






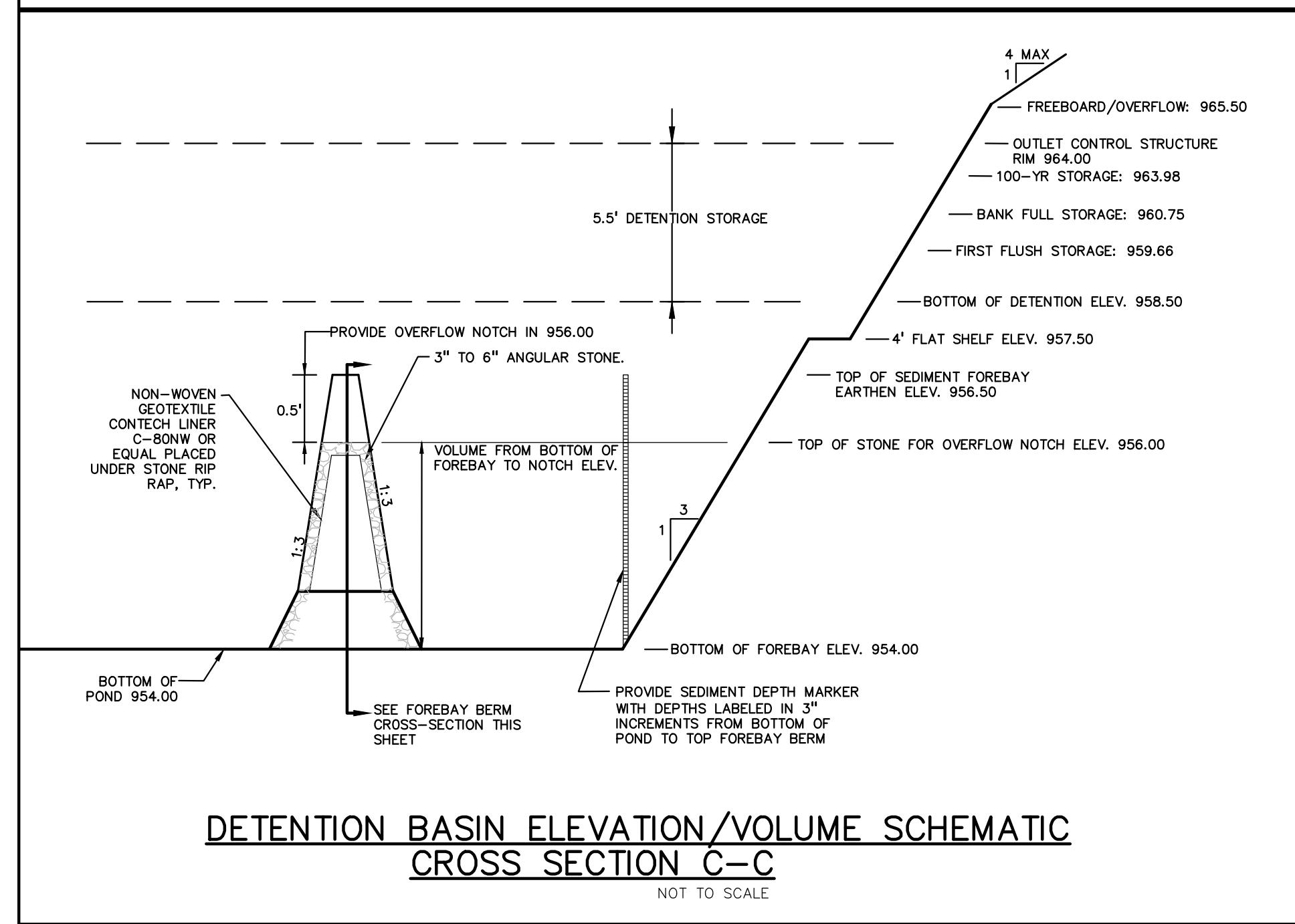






FOREBAY BERM CROSS-SECTION

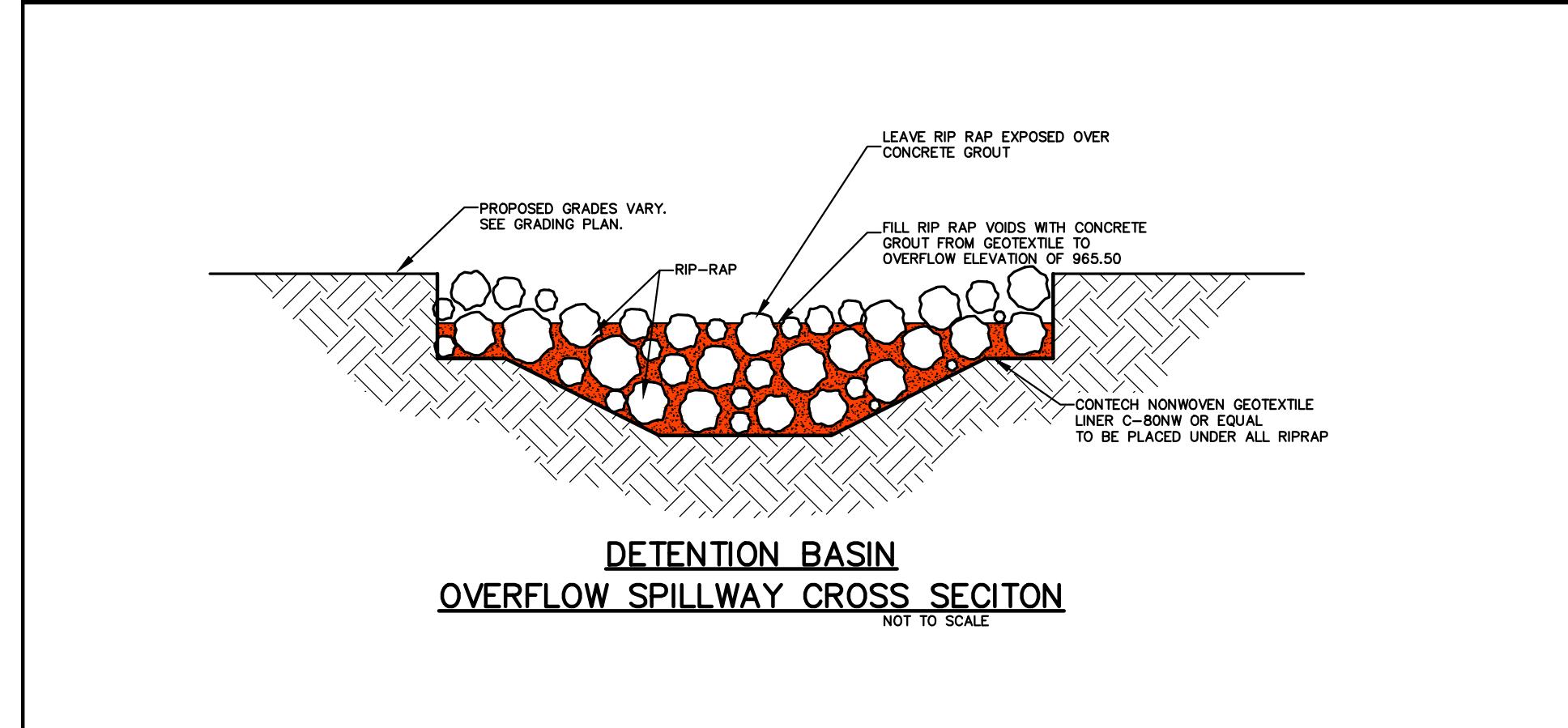
NOT TO SCALE



DETENTION BASIN ELEVATION/VOLUME SCHEMATIC

CROSS SECTION C-C

NOT TO SCALE

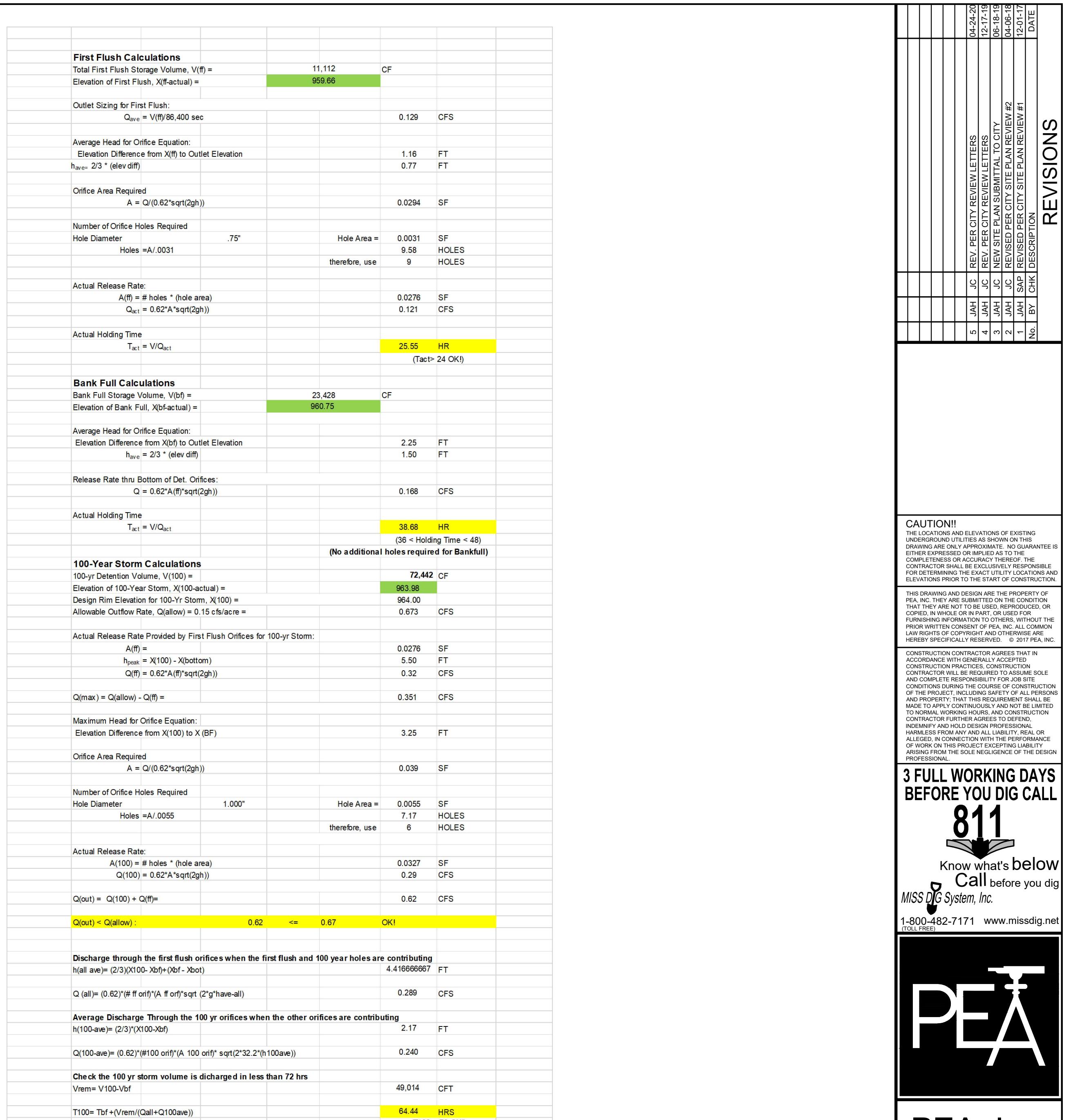
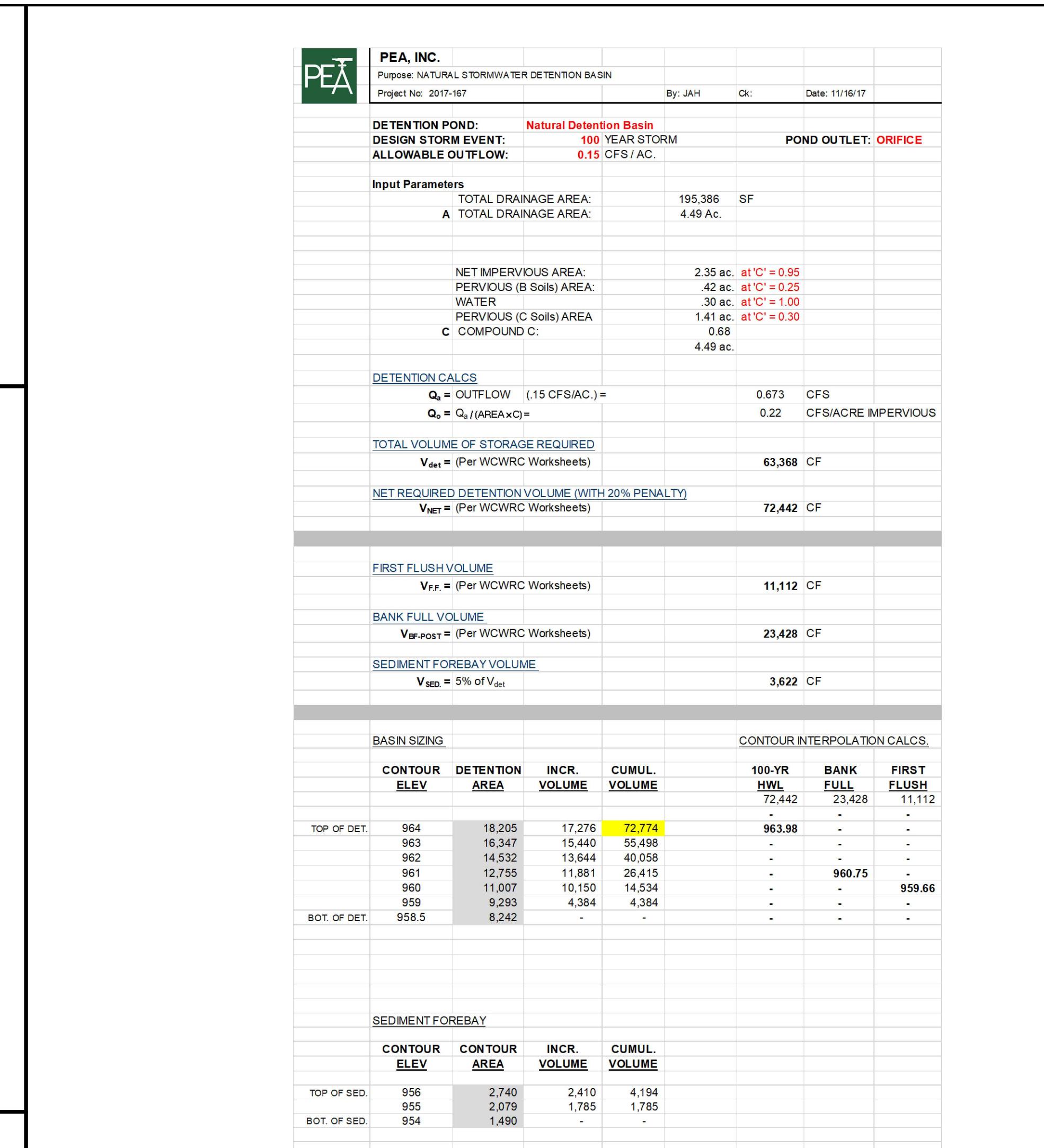


DETENTION BASIN

OVERFLOW SPILLWAY CROSS SECTION

NOT TO SCALE

STORMWATER MANAGEMENT SYSTEM MAINTENANCE TASKS AND SCHEDULE										
POST CONSTRUCTION (RESPONSIBILITY OF OWNER)										
TASKS	COMPONENTS			SCHEDULE			ESTIMATED ANNUAL BUDGET			SESC TASKS
Inspect for accumulated sediment	x	x	Storm Sewer System	1st year	\$100	2nd year	\$100	\$100		x
Remove of accumulated sediment > 1' deep	x	x	Catch Basin	5 years or as required	\$300	\$100	\$0	\$0		x
Inspect for erosion			Basin	Annually	\$125	\$100	\$100	\$0		x
Re-establish permanent controls, eroded areas			Chambers & Ditches	As required	\$250	\$100	\$100	\$0		x
Inspect for floatables and debris	x	x	Detention System	Annually	\$75	\$75	\$100	\$0		
Remove floatables and debris	x	x	End Basins	Annually	\$150	\$50	\$0	\$0		
Replace stone check dams			Gravel Control Structure	As required	\$150	\$0	\$300	\$0		x
Mowing				2X A YEAR	\$2,500	\$1,750	\$300			
Vegetation and animal control				Annually, or as required	\$50	\$50	\$100			
Clean Streets				As required	\$250	\$250	\$250			x
Inspect storm water system and components during wet weather and compare to as-built plans (by professional engineer, reporting to maintenance financing company)	x	x	x	x	\$75	\$75	\$100			
Make adjustments or replacements as determined by annual wet weather inspection	x	x	x	x	\$300	\$300	\$300			x
Keep records of all inspection and maintenance activities for maintenance financing provider.				Annually	\$0	\$0	\$0			
Keep records of all costs for inspections, maintenance and repairs. Report to maintenance financing provider.				Annually	\$0	\$0	\$0			
Professional engineer, emergency observations				As required	\$0	\$250	\$0			
Total Budget:	\$4,325			SESC Budget:	\$1,175	\$650	\$850			x



5	JAH	IC	REV. PER. CITY REVIEW LETTERS
3	JAH	IC	REV. SITE PLAN REVIEW #1
1	JAH	IC	REV. SITE PLAN REVIEW #2
1	JAH	IC	REV. PER. CITY SITE PLAN REVIEW #1
1	JAH	IC	REV. PER. CITY SITE PLAN REVIEW #2

REVISIONS

CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THESE LOCATIONS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITIES AND FURNISHING INFORMATION TO OTHERS, WITHOUT THE PROPERTY OWNER'S CONSENT, FOR THE PROTECTION OF THESE UTILITIES. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ANY AND ALL LIABILITY, RELATED OR UNRELATED, FOR DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ANY AND ALL LIABILITY, RELATED OR UNRELATED, FOR DAMAGE TO THESE UTILITIES.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH COMMONLY ACCEPTED PRACTICE, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF THE WORKERS AND FOR THE PROTECTION OF THE PROPERTY AND CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR AGREES THAT THE CONTRACTOR SHALL BE HELD HARMLESS FROM ANY AND ALL LIABILITY RELATED TO THE CONTRACTOR'S WORKERS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE APPLIED TO ALL WORKERS AND EQUIPMENT RELATED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AGREES THAT THE CONTRACTOR SHALL BE HELD HARMLESS FROM ANY AND ALL LIABILITY RELATED TO THE CONTRACTOR'S EQUIPMENT. THE CONTRACTOR AGREES THAT THE CONTRACTOR SHALL BE HELD HARMLESS FROM ANY AND ALL LIABILITY RELATED TO THE CONTRACTOR'S WORKERS AND PROPERTY. 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REVISIONS	
PER CITY REVIEW LETTERS	04-24-21
PER CITY REVIEW LETTERS	12-17-11
SITE PLAN SUBMITTAL TO CITY	06-18-11
SITED PER CITY SITE PLAN REVIEW #2	04-06-11
SITED PER CITY SITE PLAN REVIEW #1	12-01-11
SCRIPTION	DATE

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FOR DETERMINING THE EXACT UTILITY LOCATIONS AND
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS

PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

5 FULL WORKING DAYS
BEFORE YOU DIG CALL
811


Know what's below
Call before you dig
MISS DIG System, Inc.

The logo for DFT (Duct Free Technology) features the letters 'DFT' in a bold, white, sans-serif font. A white, stylized duct symbol is positioned above the 'F', with a vertical pipe extending downwards from the top of the 'F'.

PEA

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SCALE: NONE
DRAWING NUMBER:

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PEA, Inc.
7927 Nemco Way, Ste 115
Brighton, MI 48116
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REQUIREMENTS

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ORIGINAL ISSUE DATE:
JULY 27, 2017

SEARCH JOB NO. 2017-167

SCALE: NONE

DRAWING NUMBER:
P-8.1

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ANN ARBOR.
- ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC. SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY AND COUNTY INSPECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH MMUTCD.
- ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OHSA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGERS OF MOVING GROUND.
- ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WASETHAW COUNTY, CITY OF ANN ARBOR, AND M.D.O.T.
- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECAUSE THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
- BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ANN ARBOR AND WASETHAW COUNTY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OF THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- EVERYWHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF LEAST JUNCTURE BEFORE BREAKING SECTION OUT.
- EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.
- REFER TO CITY OF ANN ARBOR STANDARD DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

- ALL RCP CL-IV STORM SEWER SHALL BE INSTALLED ON CLASS 'B' BEDDING OR BETTER. SEE DETAILS FOR PVC PIPE BEDDING.
- JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE.
- ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED.
- REFER TO THE CITY OF ANN ARBOR STORM SEWER STANDARD DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

WATER MAIN NOTES:

- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5) DEGREE BENDS, PROPERLY ANCHORED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ANN ARBOR.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTS ARE COMPLETED.
- MAINTAIN 10' HORIZONTAL CLEARANCE BEWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY SEWER OR STRUCTURE.
- ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.
- REFER TO THE CITY OF ANN ARBOR STANDARD WATER MAIN DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

- DOWNPOLTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
- ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 35 AT 1.00% MINIMUM SLOPE.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR 35 PIPE WITH A MINIMUM DIAMETER OF 8" PER CITY REQUIREMENTS.
- JOINTS FOR PVC SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.
- REFER TO THE CITY OF ANN ARBOR SANITARY SEWER DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TEMPORARY CONSTRUCTION ACCESS DRIVE

TEMPORARY EROSION BLANKET DETAIL

TEMPORARY STONE CHECK DAM DETAIL

CONCRETE TRUCK WASH OUT AREA DETAIL

ON-SITE CONCRETE SIDEWALK

CONCRETE PAVEMENT WITH INTEGRAL CURB

STANDARD DUTY ASPHALT DETAIL

HEAVY DUTY CONCRETE DETAIL

INTEGRAL CURB AND SIDEWALK

18" x 6" STANDARD CONCRETE CURB AND GUTTER

TRASH AND RECYCLING ENCLOSURE (4 BIN)

NOTES AND DETAILS LIBERTY TOWNHOMES

NOT FOR CONSTRUCTION

RIGHT TURN ONLY SIGN DETAIL

VAN ACCESSIBLE SIGN DETAIL

NO PARKING FIRE LANE

NO PARKING SIGN DETAIL

RESERVED PARKING ONLY

BARRIER FREE PARKING SIGN DETAIL

STOP SIGN DETAIL

SIGN AND POST INSTALLATION IN LANDSCAPED AREAS

TEMPORARY DITCH SEDIMENT TRAP

GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

1. A CLEAR SPACE MUST BE MAINTAINED DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION OF THE SOLID WASTE ENCLOSURE. THIS CLEAR SPACE IS REQUIRED TO PROVIDE A VEHICLE ROUTE AND A VERTICAL CLEARANCE OF AT LEAST TWENTY-THREE (23) FEET MUST BE PROVIDED.
2. TO FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE TRUCK, THE SITE OWNER SHALL PROVIDE AN APPROVED ALTERNATE ACCESS ROUTE TO THE SOLID WASTE TRUCK.
3. GATES ON THE ENCLOSURE MUST BE DESIGNED TO OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHOULD NOT IMPED THE REQUIRED CURB SIDEWALK OPENING WIDTH. THE GATES MUST NOT IMPED THE REQUIRED CURB SIDEWALK OPENING WIDTH.
4. GATES SHALL BE DESIGNED TO BE FREE STANDING WITHIN CURB SIDEWALK OPENING. IF GATE POLE DESIGN IS NECESSARY, 12-OZ HOPES SHALL BE USED TO SECURE THE GATE POLE IN THE OPEN AND CLOSED POSITION.
5. THE CONCRETE SLAB IN FRONT OF THE ENCLOSURE SHALL BE PAVED. PAVING MARKINGS TO INDICATE THE OPENING AND CLOSING OF THE GATE SHALL BE PROVIDED.
6. REFER TO APPENDIX C FOR APPROVED GATE DESIGN DETAILS.
7. REFER TO APPENDIX D FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS. THE CITY SHALL HAVE THE ABILITY TO MODIFY THE SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS TO ACCOMMODATE THE CITY OR CITY CONTRACTOR NEEDS IN REGARD TO SOLID WASTE PICK-UP.
8. REFER TO APPENDIX E FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS. THE SOLID WASTE ENCLOSURE SHALL BE DESIGNED TO MAINTAIN A CLEARANCE OF TEN (10) FEET ABOVE MAJOR EQUIPMENT, ABOVE GROUND UTILITY SERVICES, TREE BRANCHES OR OTHER OVERHEAD OBSTRUCTIONS.

GENERAL NOTES:

1. THE SOLID WASTE ENCLOSURE SHALL BE DESIGNED TO MAINTAIN A CLEARANCE OF TEN (10) FEET ABOVE MAJOR EQUIPMENT, ABOVE GROUND UTILITY SERVICES, TREE BRANCHES OR OTHER OVERHEAD OBSTRUCTIONS.
2. REFER TO APPENDIX F FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
3. REFER TO APPENDIX G FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
4. REFER TO APPENDIX H FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
5. REFER TO APPENDIX I FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
6. REFER TO APPENDIX J FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
7. REFER TO APPENDIX K FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
8. REFER TO APPENDIX L FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
9. REFER TO APPENDIX M FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
10. REFER TO APPENDIX N FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
11. REFER TO APPENDIX O FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
12. REFER TO APPENDIX P FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
13. REFER TO APPENDIX Q FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
14. REFER TO APPENDIX R FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
15. REFER TO APPENDIX S FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
16. REFER TO APPENDIX T FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
17. REFER TO APPENDIX U FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
18. REFER TO APPENDIX V FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
19. REFER TO APPENDIX W FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
20. REFER TO APPENDIX X FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
21. REFER TO APPENDIX Y FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.
22. REFER TO APPENDIX Z FOR APPROVED SOLID WASTE ENCLOSURE LAYOUT AND DESIGN DETAILS.

GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
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4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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GENERAL NOTES:

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2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

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3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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GENERAL NOTES:

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4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
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GENERAL NOTES:

1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
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4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

KEEP RIGHT SIGN DETAIL

4" MOUNTABLE CURB AND GUTTER DETAIL

STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE

SIGN POST

NOTES:

1. BOLLARDS BEHIND THE DUMPSTERS SHALL BE 6'-0" TALL ABOVE THE PAVEMENT SURFACE AND EXTEND 5' INTO THE GROUND.
2. SITE OWNER IS RESPONSIBLE FOR OPENING AND CLOSING ENCLOSURES ON SERVICE DAYS.

GENERAL NOTES:

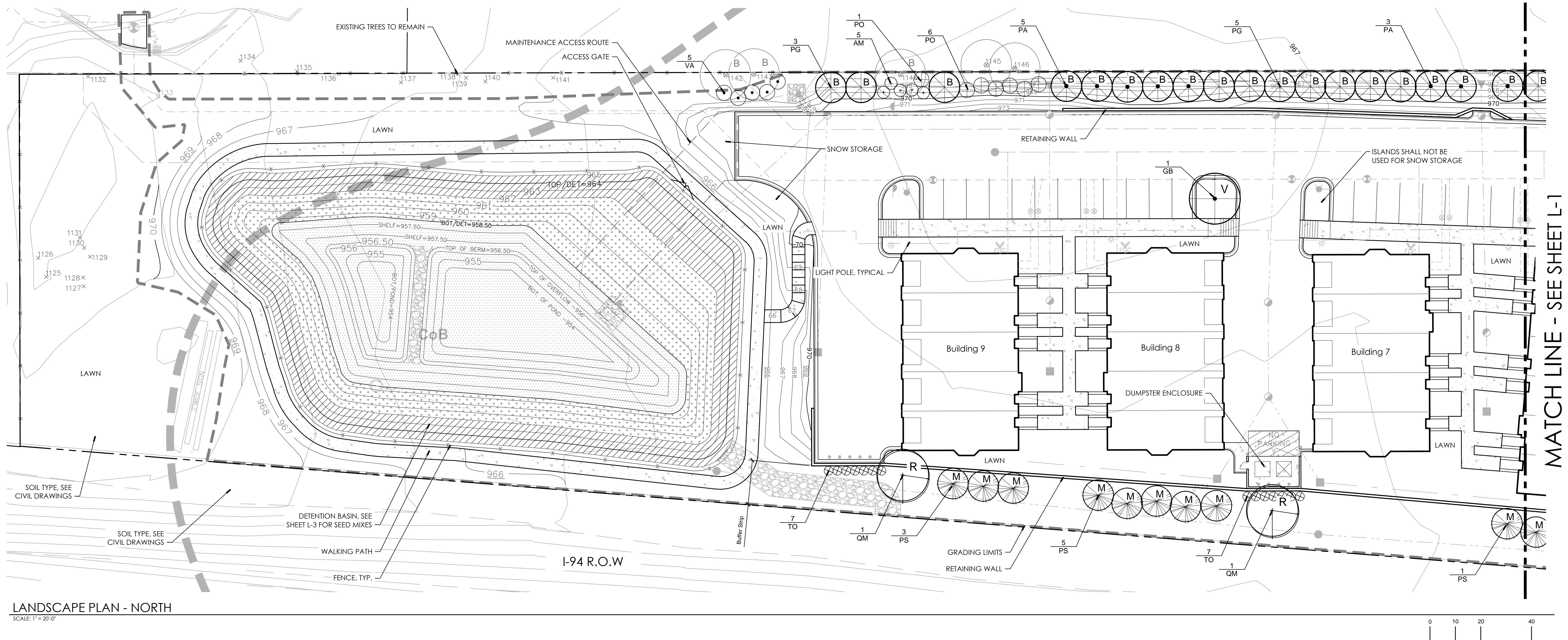
1. PREPARE AND GRADE SOIL.
2. APPLY M.D.O.T. MIXTURE CLASS 'A' SEED AT 5 LBS PER 1000 S.F.
3. APPLY 10-6-4 COMMERCIAL FERTILIZER AT 100 LBS PER 1000 S.F.
4. INSTAL MULCH BLANKET PER MANUFACTURERS SPECIFICATIONS.

SECTION A-A

SECTION B-B

NOTE:

MAINTENANCE ACCESS DRIVE DETAIL

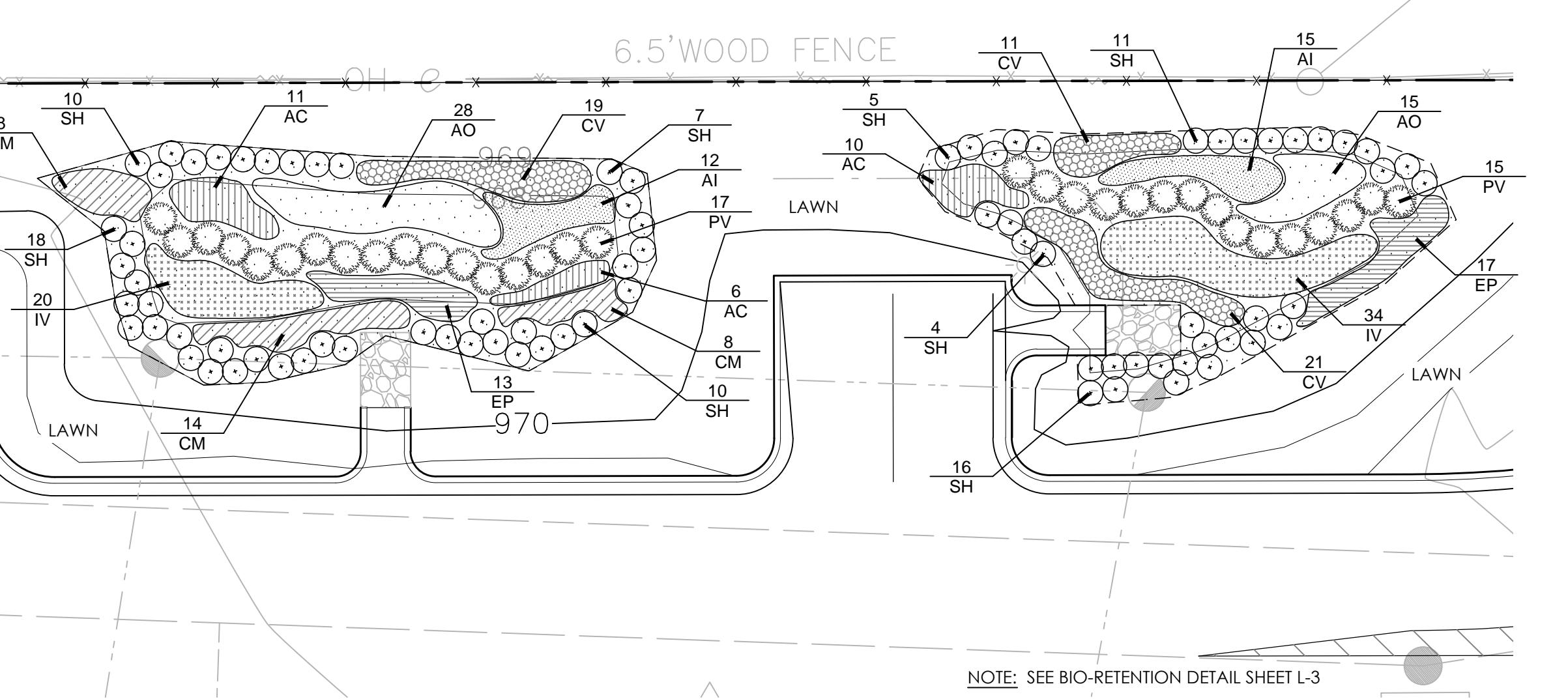


PLANT SCHEDULE

TREES						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
5	AG	Amelanchier alnifolia	Servicerry	7'-8' ht.	as shown	B&B Minimum 5 stems
5	BN	Betula nigra 'Heritage'	Heritage River Birch	12'-14' ht.	as shown	B&B Minimum 3 stems
17	PO	Picea abies	Norway Spruce	7'-8' ht.	as shown	B&B Unsheared, branched to ground
22	PG	Picea glauca	White Spruce	7'-8' ht.	as shown	B&B Unsheared, branched to ground
4	GB	Ginkgo biloba	Maidenhair Tree (Male Only)	2.5' cal.	as shown	B&B Single straight trunk
6	NS	Nyssa sylvatica	Blackgum	2.5' cal.	as shown	B&B Single straight trunk
18	PS	Pinus strobus	Eastern White Pine	7'-8' ht.	as shown	B&B Unsheared, branched to ground
5	QM	Quercus macrocarpa	Burr Oak	2.5' cal.	as shown	B&B Single straight trunk

SHRUBS						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
16	AM	Aronia melanocarpa	Chokeberry	30" ht	as shown	cont.
22	PO	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	30" ht	as shown	cont.
12	VA	Viburnum acerifolium	Mapleleaf Viburnum	30" ht	as shown	cont.
35	TO	Thuja o. Nigra	Dark Green American Arborvitae	5'-6' ht	as shown	B&B

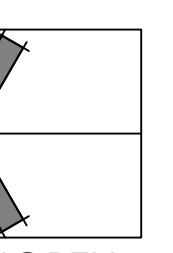
PERENNIALS						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
27	AC	Anemone canadensis	Canada Anemone	#1	18" o.c.	cont.
27	AI	Asclepias incarnata	Swamp Milkweed	#1	18" o.c.	cont.
43	AO	Aster o. 'October Skies'	October Skies Aster	#1	18" o.c.	cont.
30	CM	Carex muskingumensis	Palm Sedge	#1	18" o.c.	cont.
51	CV	Canex volpinioidea	Fox Sedge	#1	24" o.c.	cont.
30	EP	Echinacea purpurea	Purple Coneflower	#1	18" o.c.	cont.
54	IV	Iris virginica	Blue Flag Iris	#1	18" o.c.	cont.
32	PV	Panicum v. 'Shenandoah'	Shenandoah Switchgrass	#1	30" o.c.	cont.
85	SH	Sporobolus heterolepis	Prairie Dropseed	#1	24" o.c.	cont.



Drawn: JG
Checked: JG
Date: 10.29.2018
Scale: AS NOTED

Project Number:
19.031

Sheet Number:
L-2



NOT FOR CONSTRUCTION



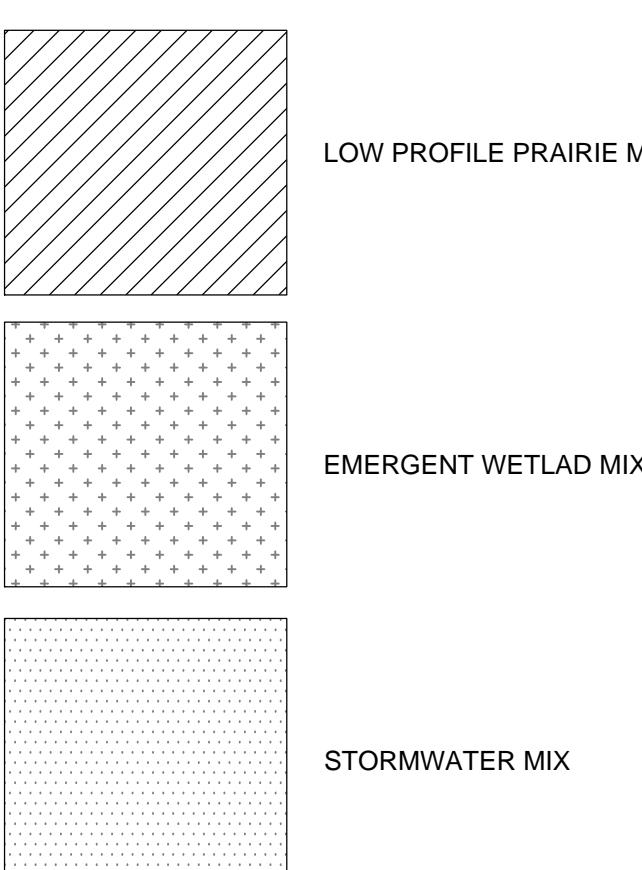
Detention Basin Seed Mixes:

Emergent Wetland Seed Mix			Low-profile Prairie Seed Mix		
Botanical Name	Common Name	PLS	Botanical Name	Common Name	PLS
		Ounces/Acre			Ounces/Acre
Permanent Grasses/Sedges/Rushes:			Permanent Grasses:		
<i>Carex comosa</i>	Bristly Sedge	2.50	<i>Carex spp.</i>	Prairie Carex Mix	4.00
<i>Carex lasiocarpa</i>	Common Sedge	2.00	<i>Elymus canadensis</i>	Canada Wild Rye	32.00
<i>Carex lutea</i>	Bottlesbrush Sedge	4.00	<i>Elymus riparius</i>	Common Wild Rye	10.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	<i>Koeleria cristata</i>	June Grass	1.00
<i>Eleocharis acuta</i>	Blunt Spike Rush	1.00	<i>Parium virginatum</i>	Switch Grass	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	3.00	<i>Schizachyrium scoparium</i>	Little Bluestem	32.00
<i>Juncus effusus</i>	Common Rush	1.00			
<i>Scirpus acutus</i>	Hard-stemmed Bulrush	2.50			
<i>Scirpus pungens</i>	Chairmaker's Rush	4.00			
<i>Scirpus validus</i>	Great Bulrush	6.00			
		Total: 30.25			Total: 80.00
					18.91
Temporary Cover:			Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00	<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00	<i>Lolium multiflorum</i>	Annual Rye	100.00
		Total: 460.00			99.72
Forbs:					
<i>Acorus calamus</i>	Sweet Flag	0.50	<i>Thymelaea</i>	Thymeleae	0.50
<i>Alisma spp.</i>	Water Plantain (Various Mix)	2.00	<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00
<i>Calystegia occidentalis</i>	Bindweed	1.50	<i>Aster ericoides</i>	Heath Aster	0.25
<i>Decodon verticillatus</i>	Swamp Loosestrife	0.50	<i>Erigeron philadelphicus</i>	Shasta Blue Aster	0.75
<i>Eupatorium maculatum</i>	Spotted Joe-Pye Weed	0.50	<i>Aster novae-angliae</i>	New England Aster	0.25
<i> Hibiscus spp.</i>	Rosemallow (Various Mix)	3.00	<i>Chamoealis fasciata</i>	Partridge Pea	14.00
<i>Iris virginica</i>	Blue Flag	6.00	<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25	<i>Coreopsis triptera</i>	Whites Coreopsis	3.00
<i>Lobelia siphilitica</i>	Great Bluet Lobelia	1.50	<i>Dianthus barbatus</i>	Wine Pink Clover	1.50
<i>Lycopus americanus</i>	Common Water Horehound	0.25	<i>Desmodium canadense</i>	Swamp Tick Trefoil	1.50
<i>Malva spp.</i>	Monkey Flower	1.00	<i>Euphorbia corollata</i>	Flower Spurge	8.00
<i>Peltaria virginica</i>	Arrow Arum	16.00	<i>Erythronium americanum</i>	Grass-of-Parnassus	2.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50	<i>Erythronium americanum</i>	Yellow-Root Bush Clover	2.00
<i>Polygonum spp.</i>	Pinkweed (Various Mix)	0.50	<i>Liatris aspera</i>	Rough Blazing Star	0.50
<i>Pontederia cordata</i>	Pickrel Weed	10.00	<i>Lupinus perennis</i>	Wild Lupine	2.00
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00	<i>Maianthemum canadense</i>	White Star	0.75
<i>Spergularia americanum</i>	American Bur Reed	1.00	<i>Parthenocissus quinquefolia</i>	Wild Vine	1.00
<i>Spergularia europaea</i>	Common Bur Reed	4.00	<i>Pestlemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Verbena hastata</i>	Blue Vervain	1.00	<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
		Total: 62.50			36.94

Notify Seed Supplier That This Seed Mix Shall NOT Contain
Rudbeckia subtomentosa. *Echinacea purpurea* Quantity has been
Increased.

Stormwater Seed Mix		
Botanical Name	Common Name	PLS
		Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Carex crinita</i>	Crested Oval Sedge	1.00
<i>Carex lasiocarpa</i>	Common Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glycine striata</i>	Fowl Man's Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	8.00
<i>Scirpus americanus</i>	Dark Green Rush	1.00
<i>Scirpus americanus</i>	White Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
	Total: 40.25	60.38
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
	Total: 460.00	99.72
Forbs & Shrubs:		
<i>Alisma spp.</i>	Water Plantain (Various Mix)	4.25
<i>Asclepias incarnata</i>	Whorled Milkweed	1.50
<i>Baltis spp.</i>	Baltis (Various Mix)	2.00
<i>Helianthus annuus</i>	Sneezeweed	2.00
<i>Lycopodium americanum</i>	Common Water Horehound	0.25
<i>Mimulus luteus</i>	Monkey Flower	1.00
<i>Polygonum perfoliatum</i>	Ditch Stonecrop	0.50
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thlaspi dasycarpum</i>	Purple Meadow Rue	2.00
	Total: 20.50	28.66

Notify Seed Supplier That This Seed Mix Shall NOT Contain
Rudbeckia subtomentosa. *Sagittaria latifolia* Quantity has been
Increased.

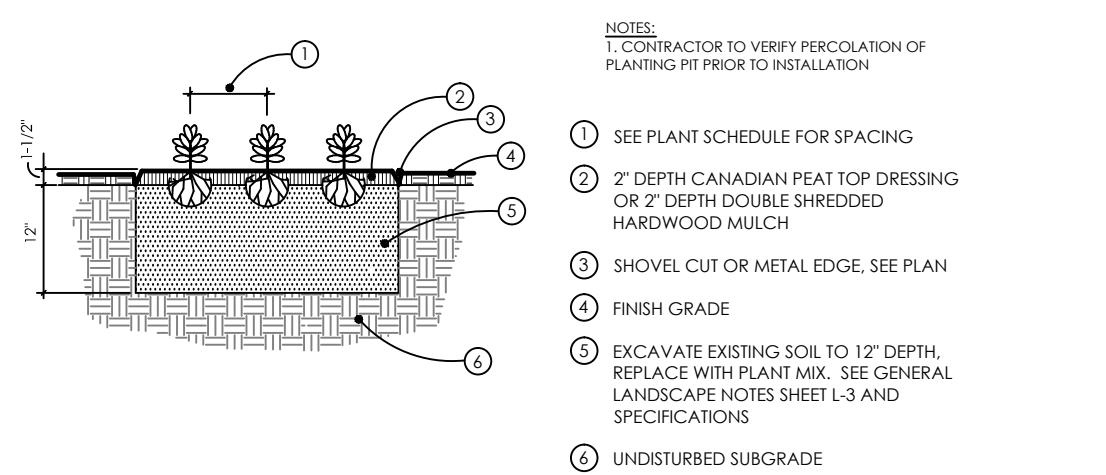


1. The seed mixes shall be applied at the specified rate of for each mix.
2. Must be installed to manufacturer specification and requirements.

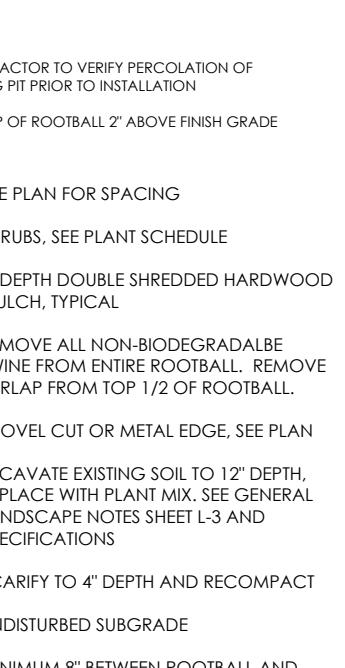
Manufacturer: Cardno - JFNew, Inc.
128 Sunset Drive
Walkerton, IN 46574
574-586-2412

GENERAL LANDSCAPE NOTES

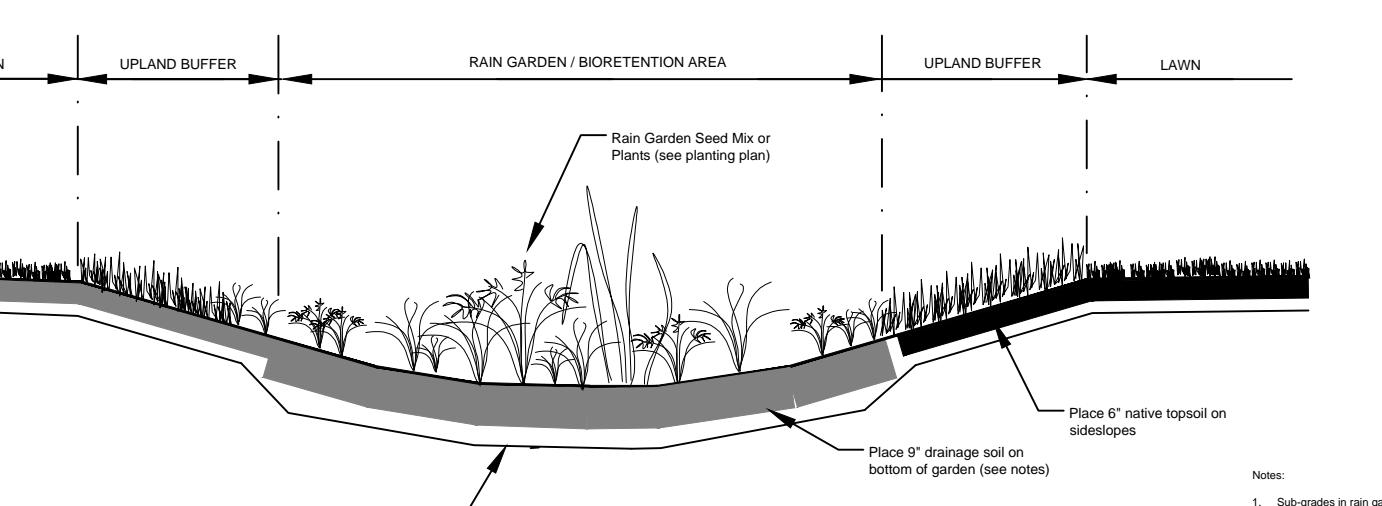
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK, IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERN.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE TO UTILITIES OR RELATED WORK, IN THE CONTRACTOR'S JUDGEMENT, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPOIN ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE PLANTED BEFORE AND AFTER PLANTING IS COMPLETE.
- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, AT THAT TIME, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH A 25% DIEBACK OR GREATER AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIAL. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR.
- ALL MATERIAL SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE, SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT BITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED CONCENTRATION.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN THE PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON PERENNIALS, AND GROUNDCOVER PLANTINGS. ALL PLANTINGS SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES OF INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATIONS, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A HEALTHY VIGOROUS CONDITION DURING THE PLANTED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITIONS.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM FONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



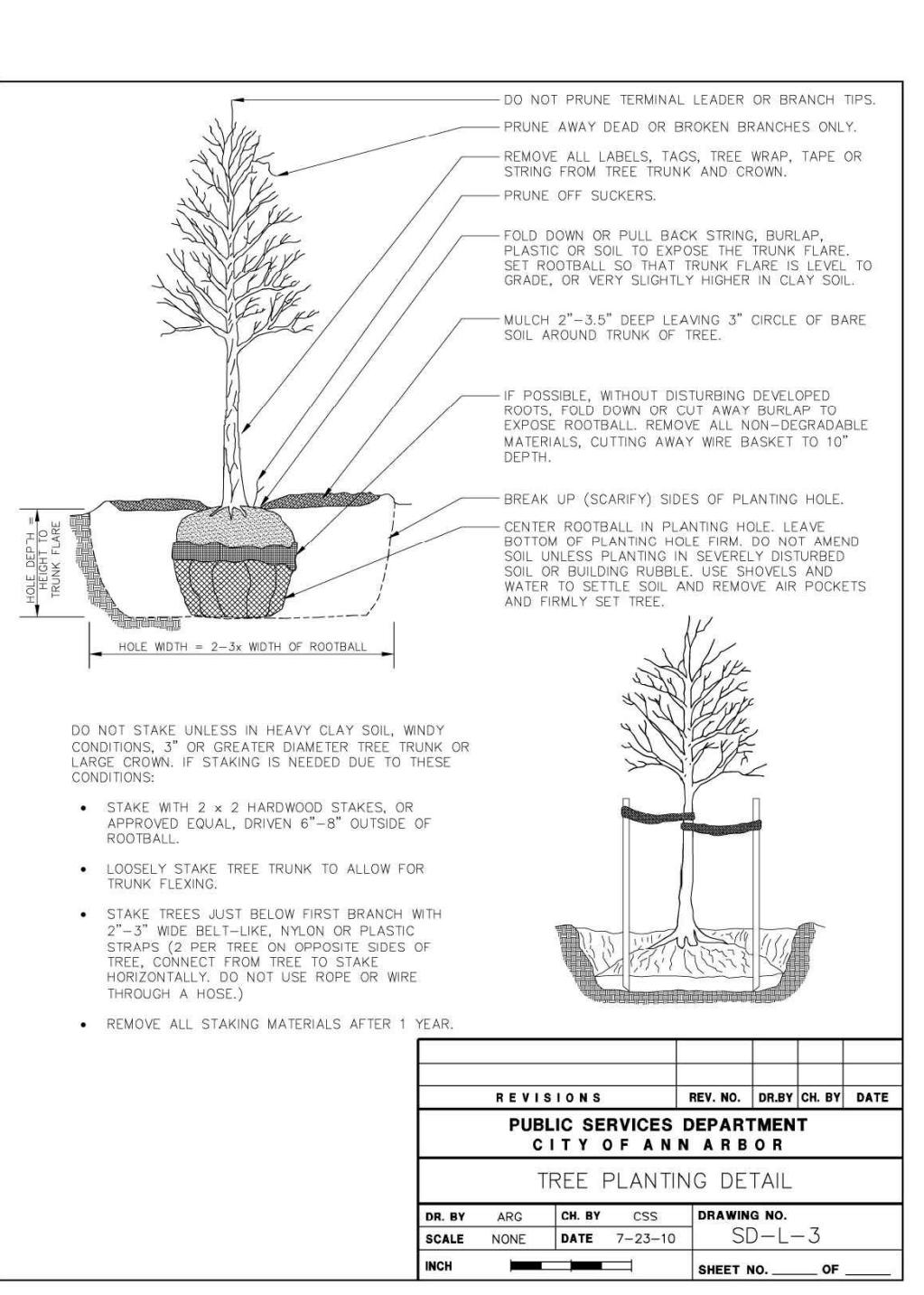
7 PERENNIAL / GROUNDCOVER PLANTING
NOT TO SCALE



1 SHRUB PLANTING
NOT TO SCALE



BIO-RETENTION DETAIL
Not To Scale



Liberty Townhomes



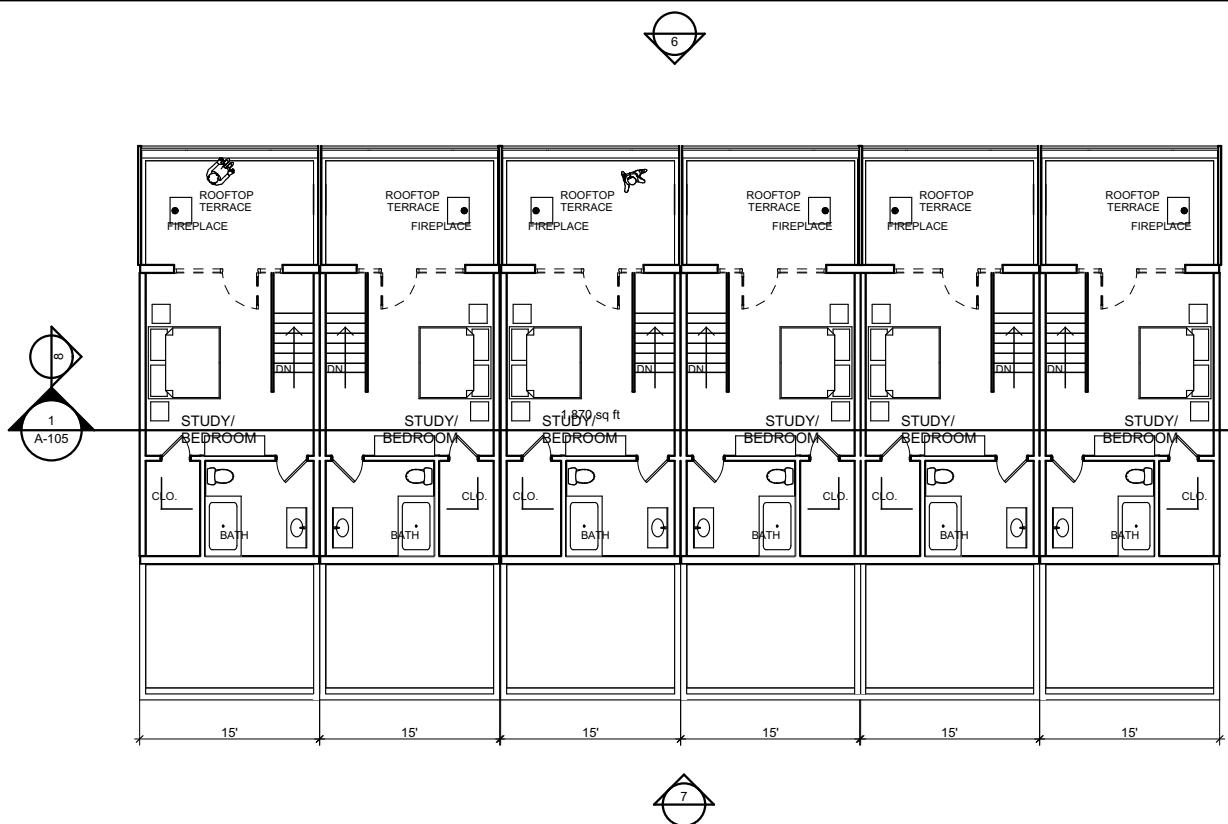
**Liberty
Townhomes**
Ann Arbor, MI

8/17/2017 Concept Plans

Issue Date DESCRIPTION

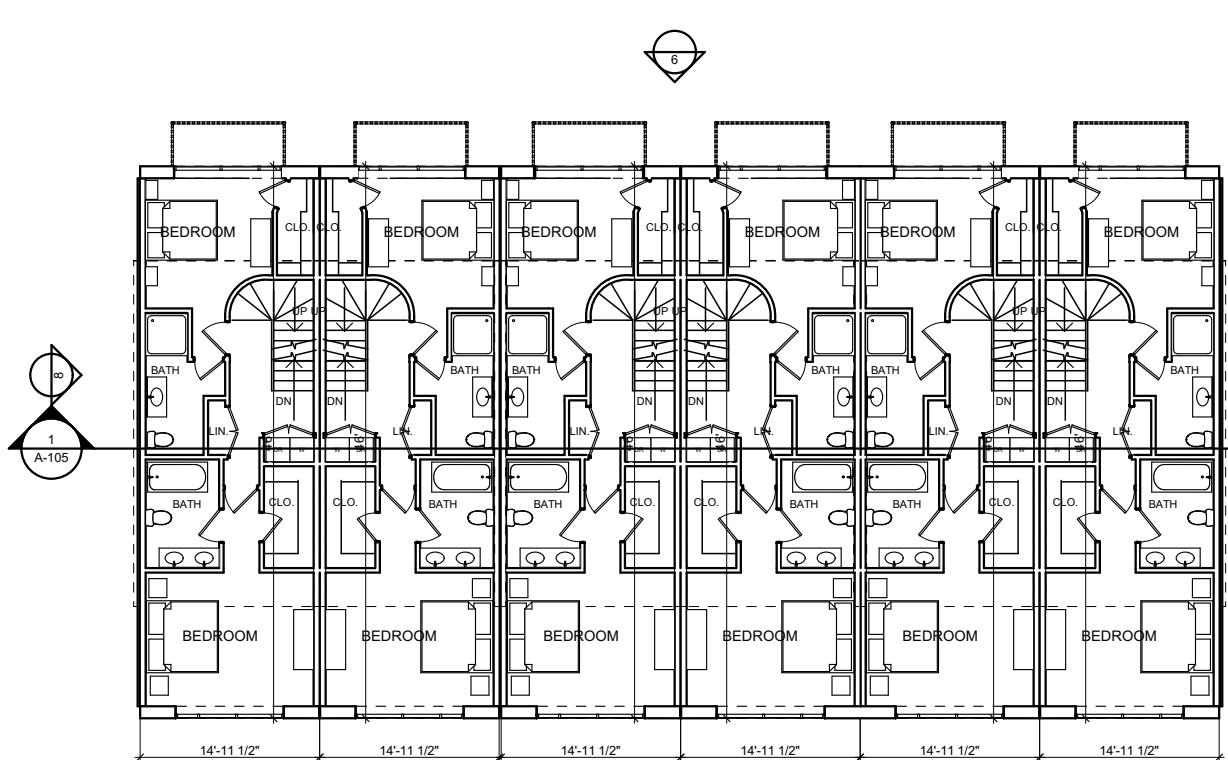
COVER

A-101



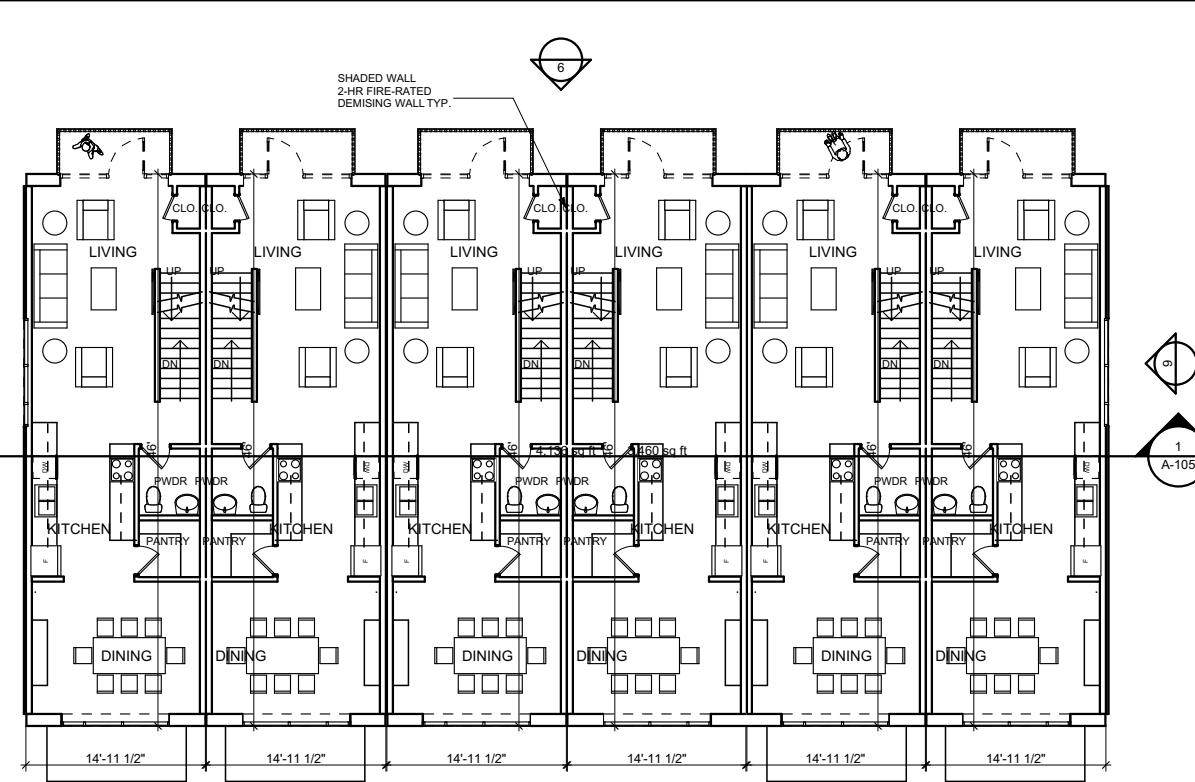
4th Floor

SCALE: 1/16" = 1'-0"



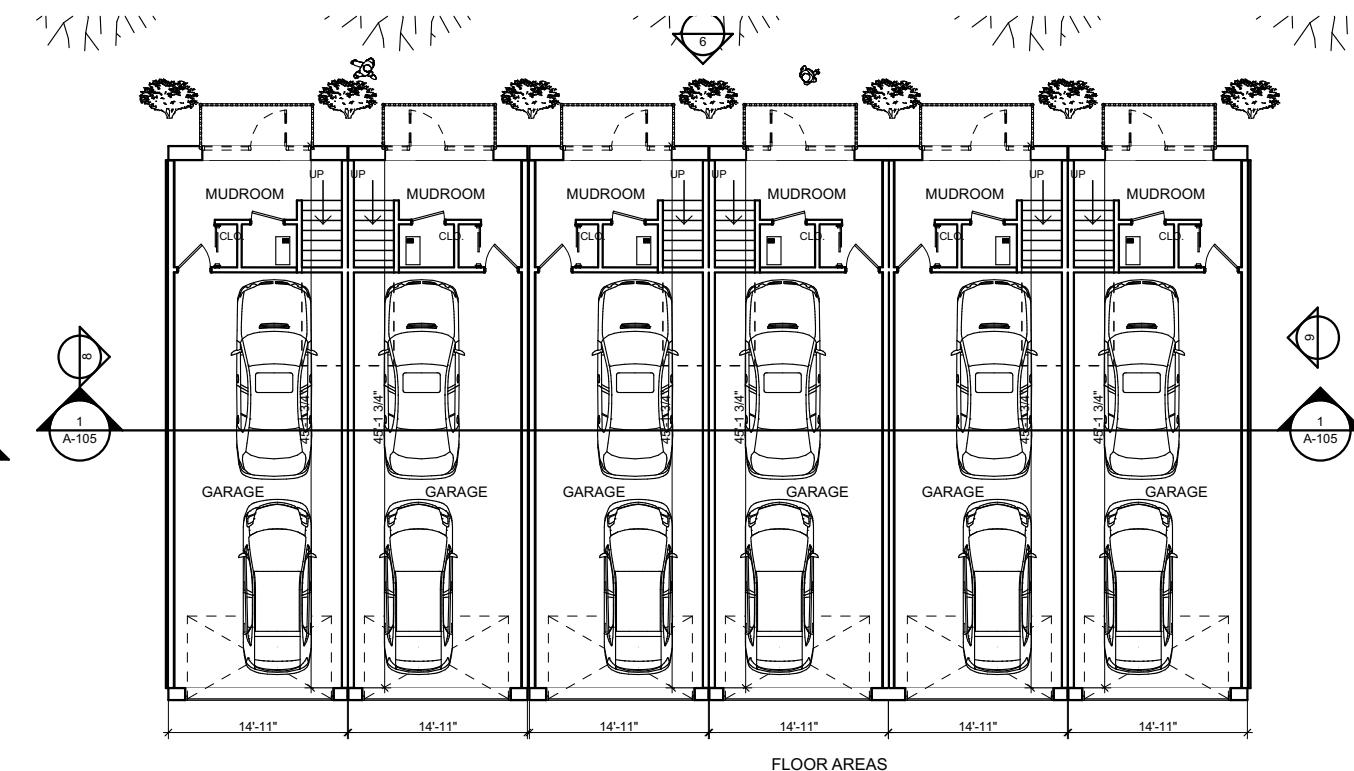
3rd Floor

SCALE: 1/16" = 1'-0"



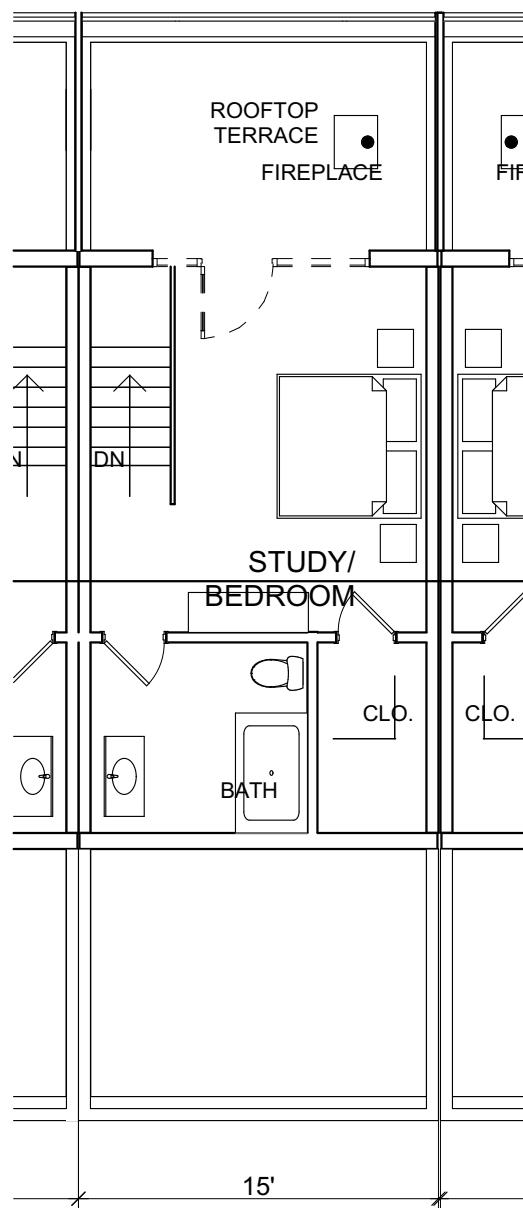
2nd Floor

SCALE: 1/16" = 1'-0"



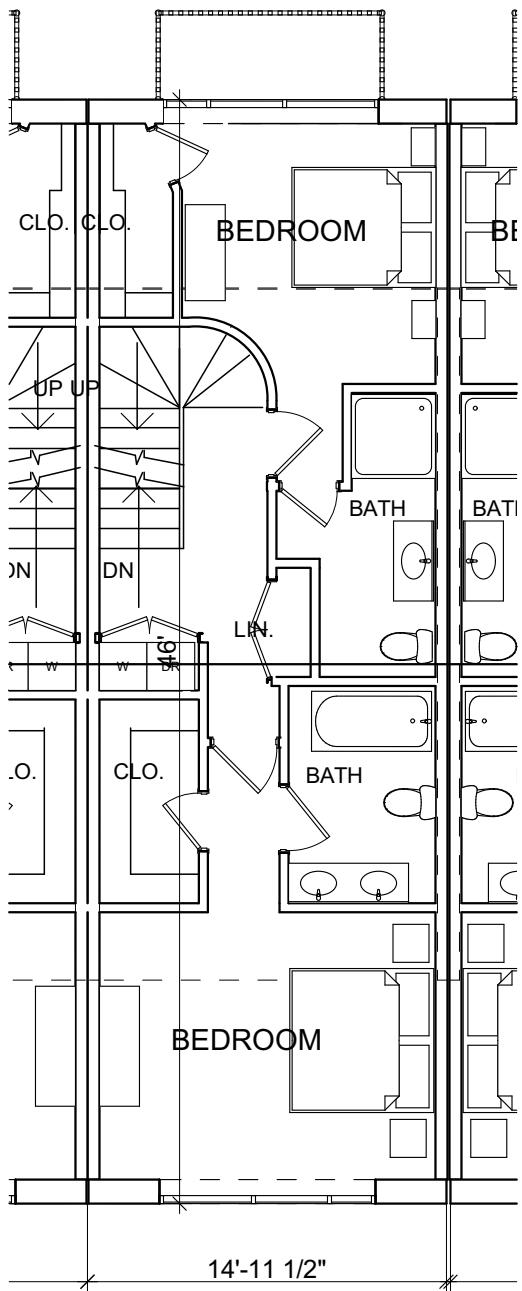
1st Floor

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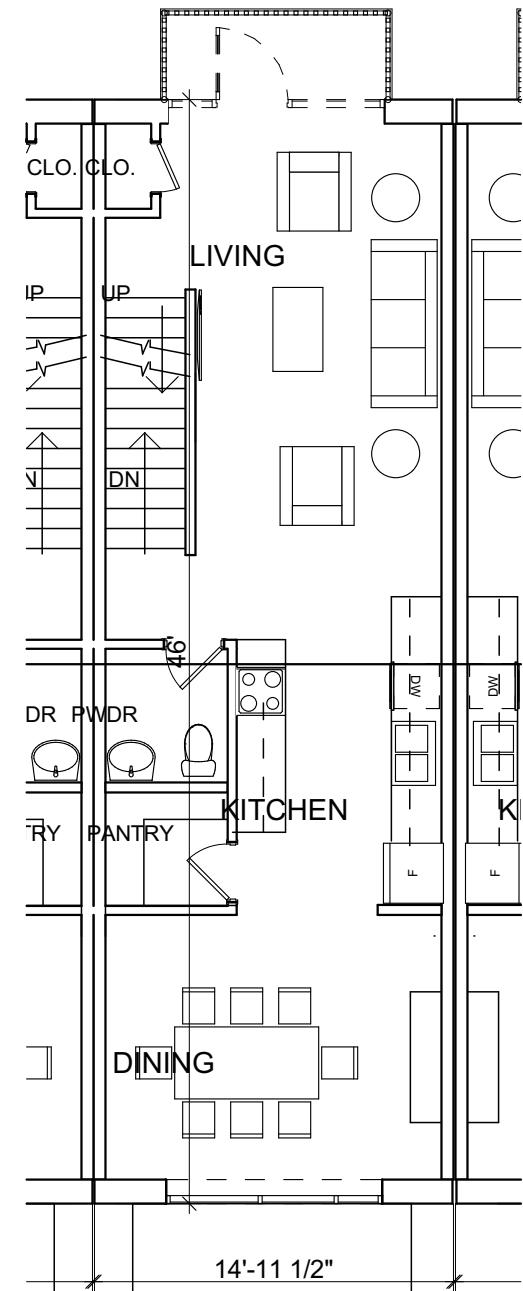
4th Floor

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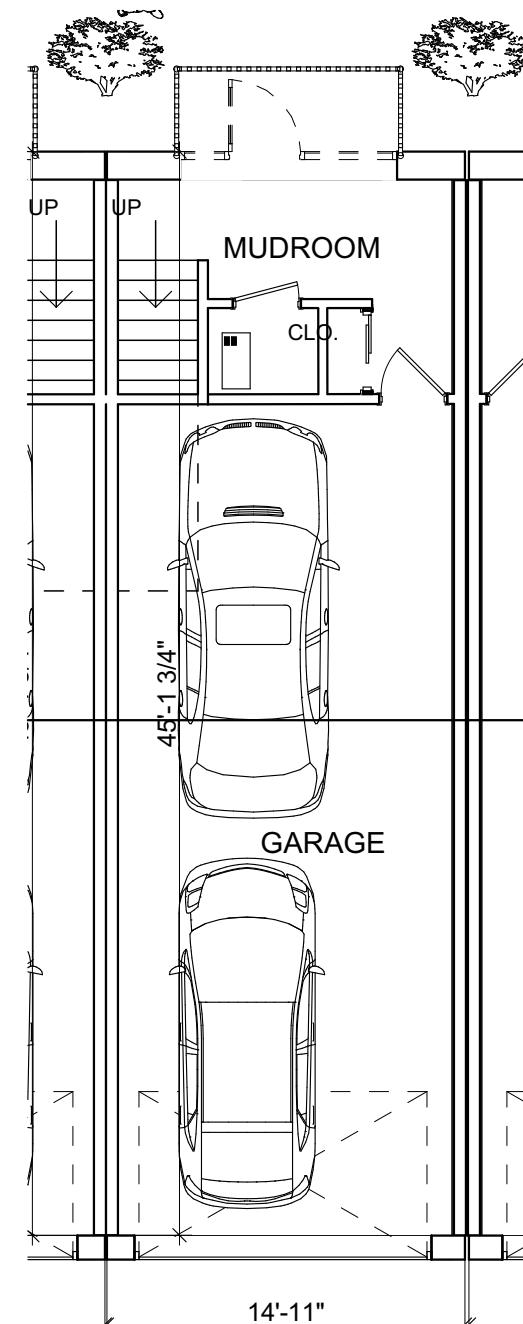
3rd Floor

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



2nd Floor

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



1st Floor

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

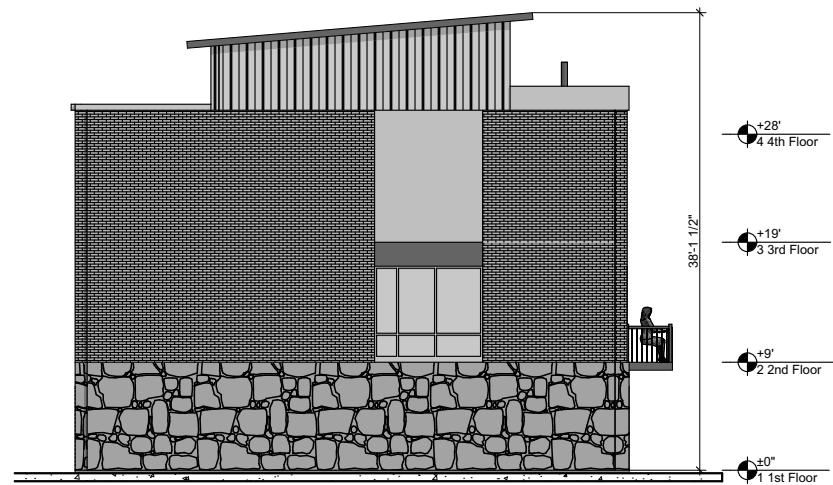
Issue Date	DESCRIPTION
UNIT	CONCEPT
PLANS	

A-103



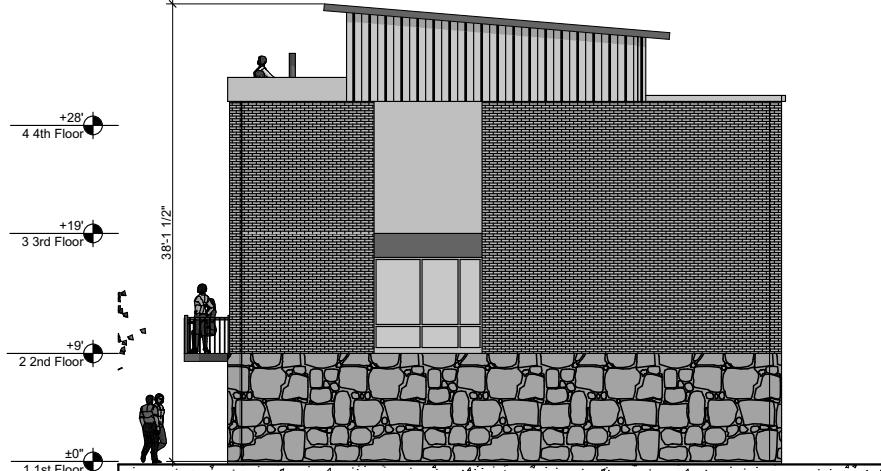
3 REAR ELEVATION

SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION

SCALE: 1/16" = 1'-0"



4 SIDE ELEVATION

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION

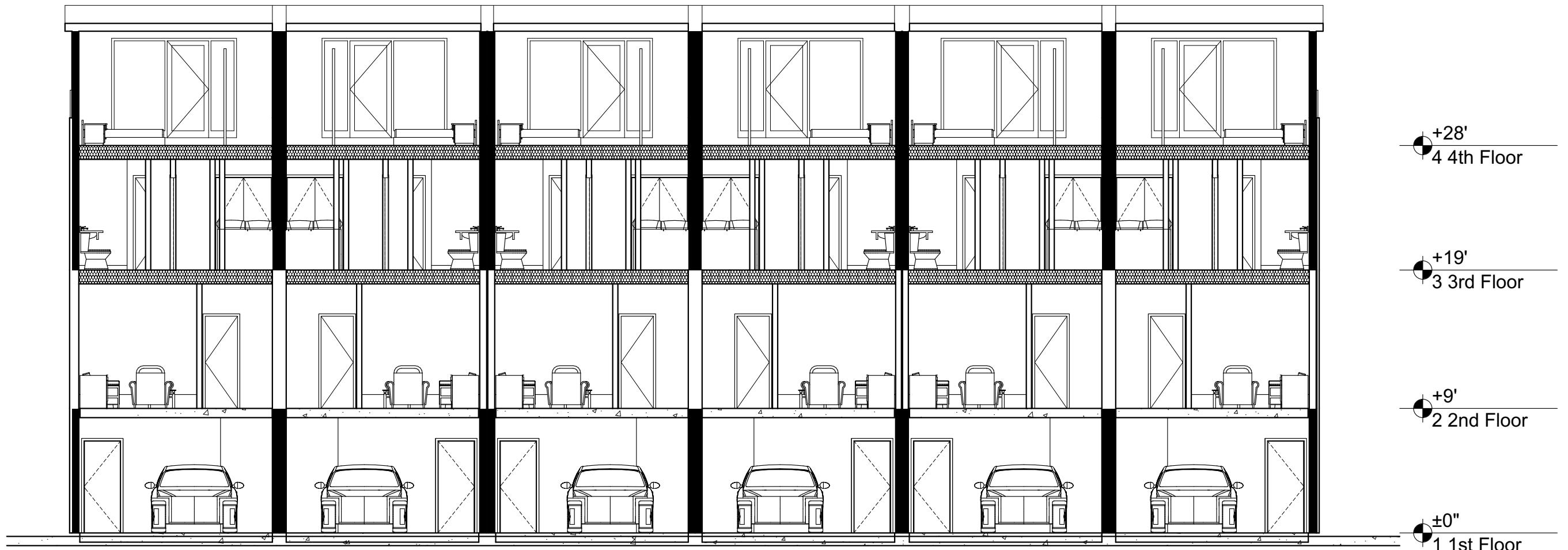
SCALE: 1/16" = 1'-0"

**Liberty
Townhomes
Ann Arbor, MI**

Issue Date
DESCRIPTION
ELEVATIONS

A-104

**Liberty
Townhomes**
Ann Arbor, MI



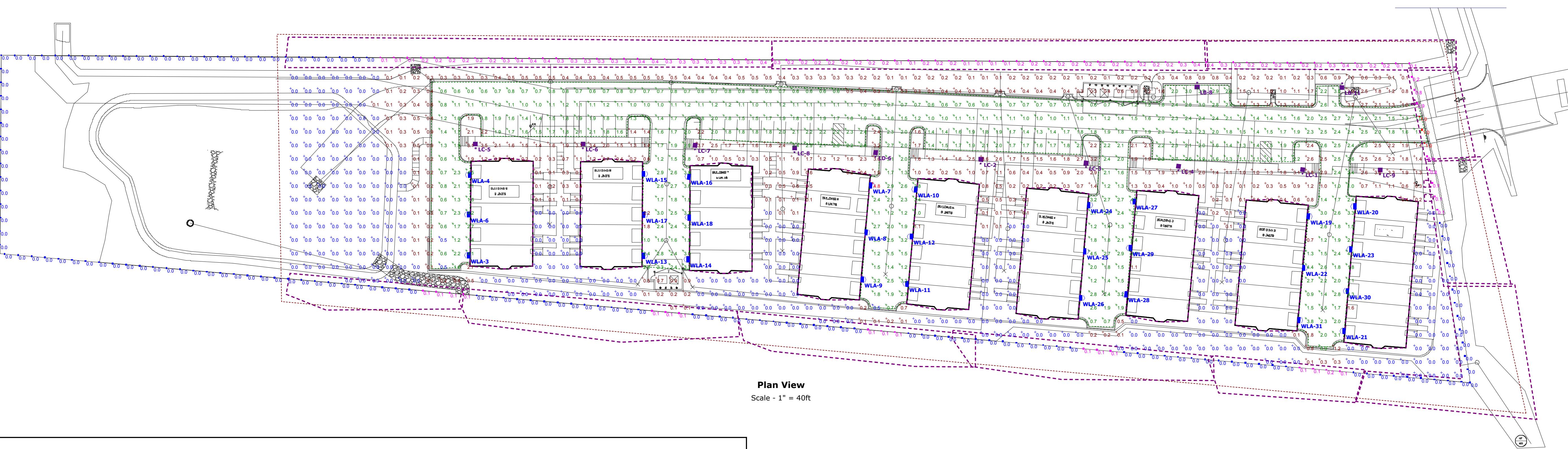
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SECTION

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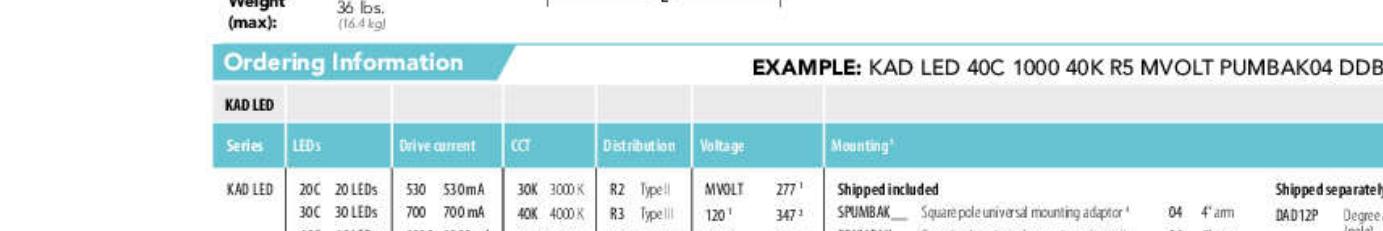
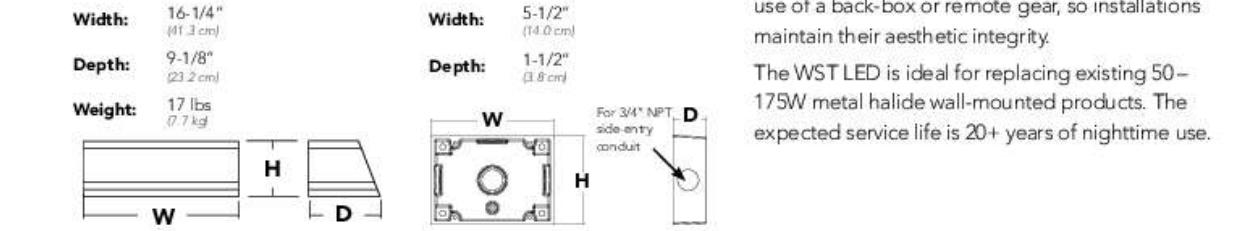
Issue Date	DESCRIPTION
	SECTION

A-105



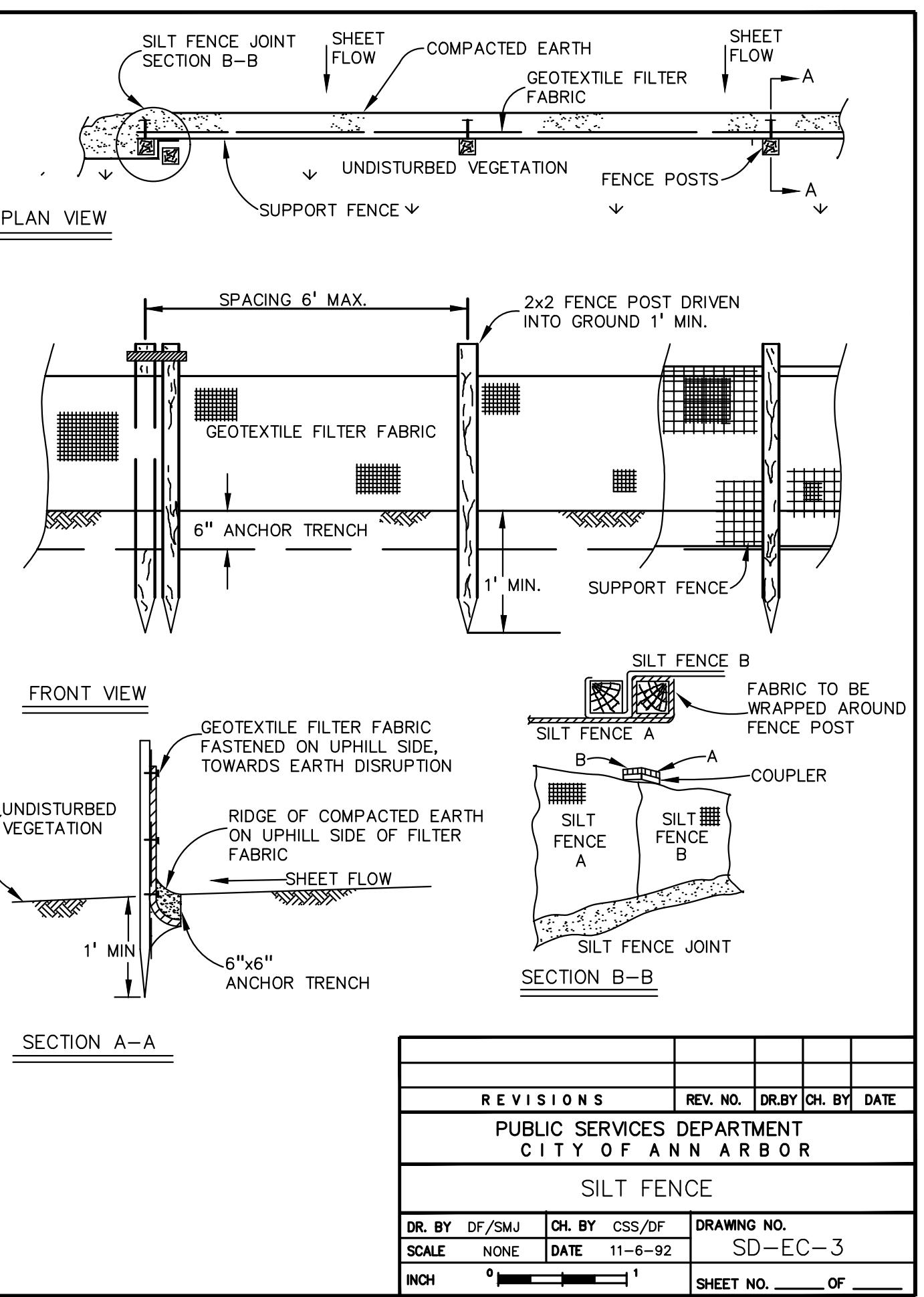
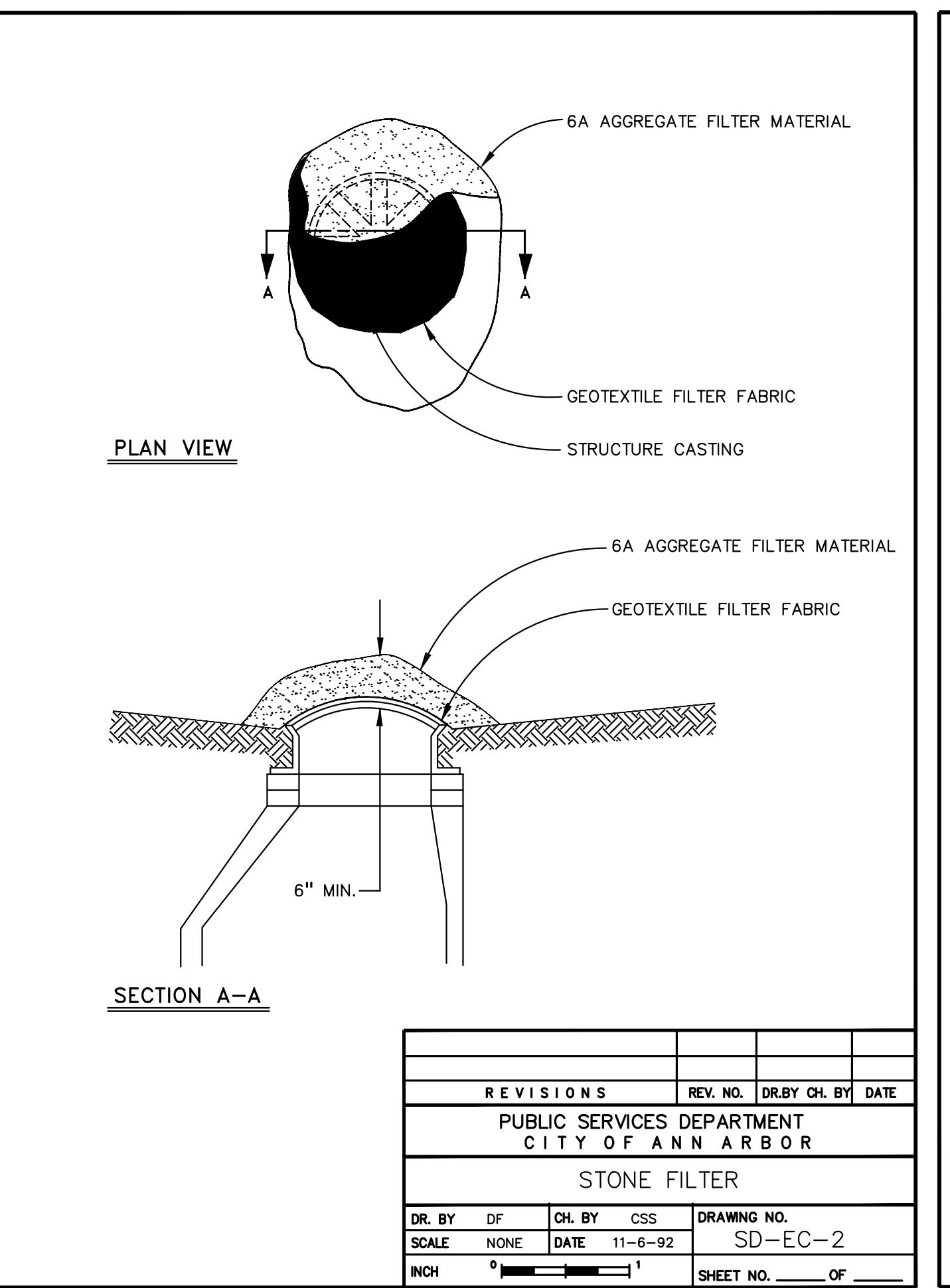
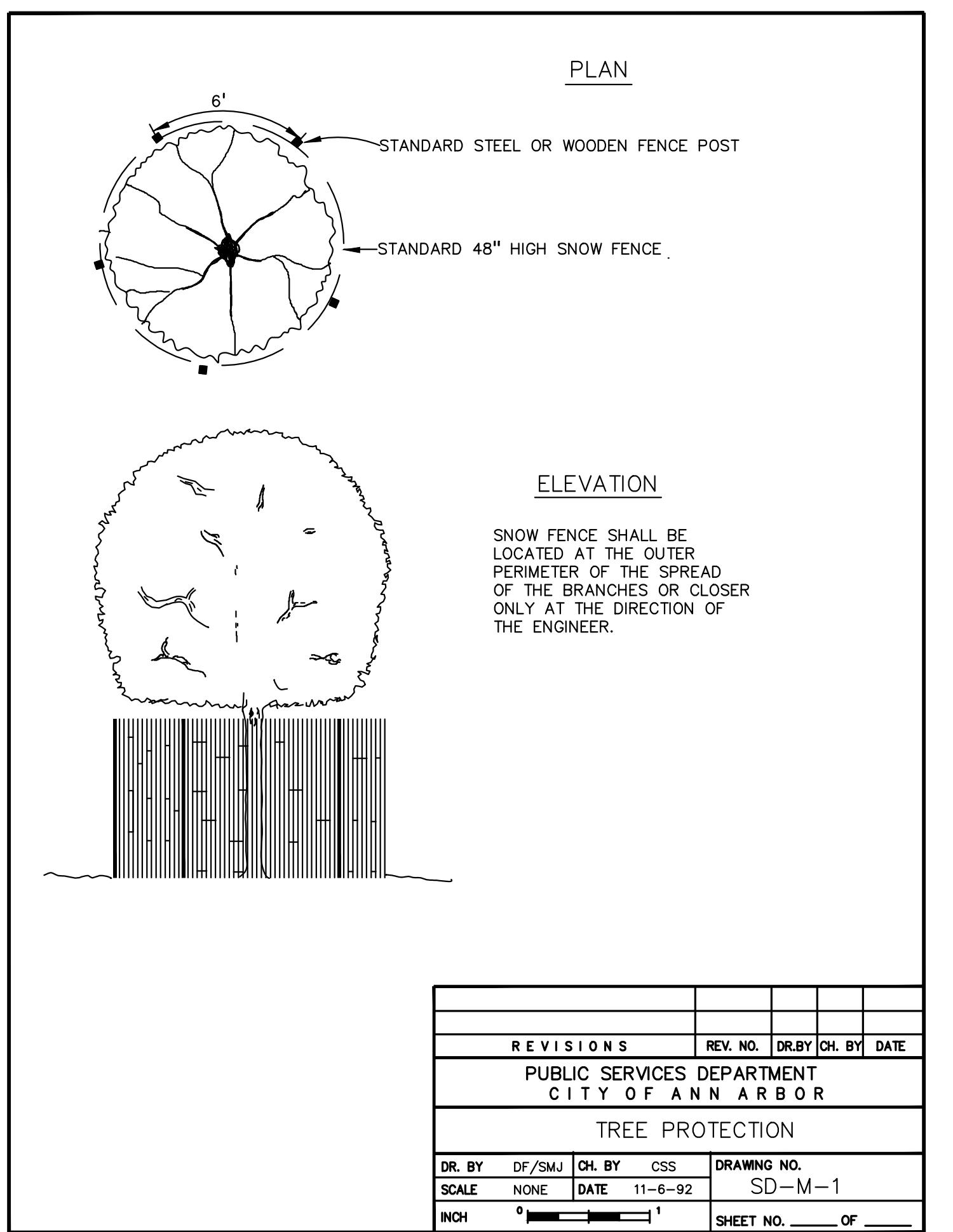
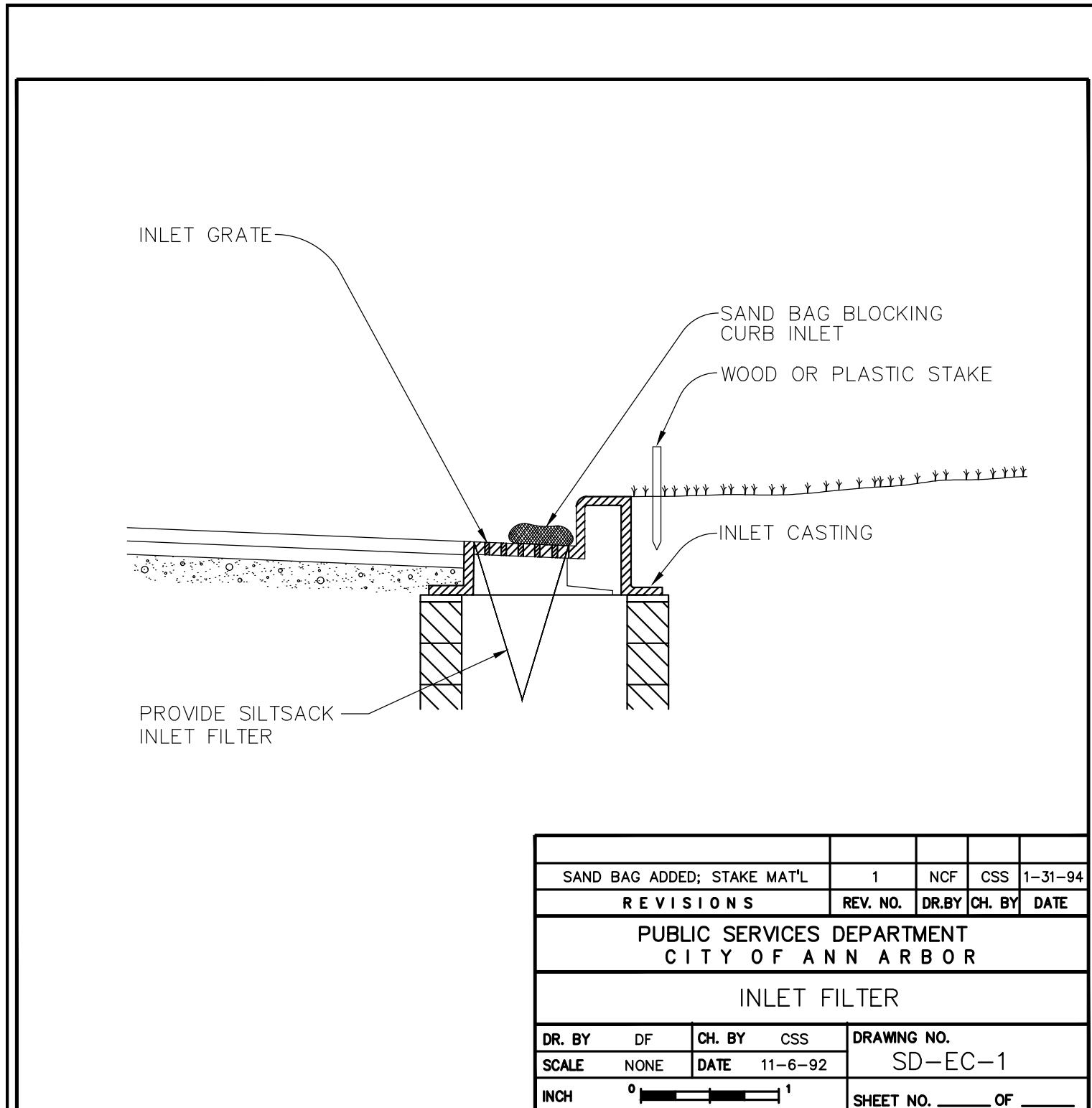
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
LB		2	Lithonia Lighting	KAD LED 40C 530 40K R3 MVOLT HS	KAD LED, 40 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_40C_530_40K_R3_MVOLT_HS.ies	6941	0.9	71
LC		9	Lithonia Lighting	KAD LED 40C 530 40K R4 MVOLT	KAD LED, 40 LED, 530mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	KAD_LED_40C_530_40K_R4_MVOLT.ies	8731	0.9	71
LD		1	Lithonia Lighting	KAD LED 40C 530 40K R4 MVOLT HS	KAD LED, 40 LED, 530mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	LED	1	KAD_LED_40C_530_40K_R4_MVOLT_HS.ies	6834	0.9	71
WLA		28	Lithonia Lighting	WST LED P1 40K VF MVOLT	WST LED, Performance package 1, 4000K, visual comfort forward throw, MVOLT	LED	1	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.9	12

Luminaire Locations					
No.	Label	Location	X	Y	MH
8	LB	884.10	191.40	20.00	180.00
11	LB	991.03	190.99	20.00	180.00
1	LC	961.80	124.42	20.00	3.00
2	LC	724.23	131.97	20.00	3.00
3	LC	801.93	129.33	20.00	3.00
4	LC	870.16	126.90	20.00	3.00
5	LC	351.00	143.34	20.00	0.00
6	LC	430.40	143.33	20.00	0.00
7	LC	513.09	142.40	20.00	3.00
8	LC	586.59	140.47	20.00	3.00
9	LC	1019.16	124.11	20.00	0.00
6	LD	646.42	136.98	20.00	3.00
3	WLA	346.01	64.02	15.00	272.00
4	WLA	346.43	123.45	15.00	272.00
6	WLA	345.91	94.27	15.00	272.00
7	WLA	642.92	115.73	15.00	92.00
8	WLA	639.59	81.02	15.00	92.00
9	WLA	636.70	46.25	15.00	92.00
10	WLA	676.16	112.79	15.00	272.00
11	WLA	669.74	42.92	15.00	272.00
12	WLA	672.94	77.99	15.00	272.00
13	WLA	475.09	63.71	15.00	92.00
14	WLA	508.04	61.06	15.00	272.00
15	WLA	475.15	124.21	15.00	92.00
16	WLA	508.66	122.12	15.00	272.00
17	WLA	475.37	94.13	15.00	92.00
18	WLA	508.88	92.04	15.00	272.00
19	WLA	966.14	92.92	15.00	92.00
20	WLA	1000.50	100.26	15.00	272.00
21	WLA	992.47	8.09	15.00	272.00
22	WLA	962.76	54.79	15.00	92.00
23	WLA	997.49	68.55	15.00	272.00
24	WLA	803.97	101.18	15.00	92.00
25	WLA	801.08	66.91	15.00	92.00
26	WLA	797.97	32.59	15.00	92.00
27	WLA	837.48	103.86	15.00	272.00
28	WLA	831.52	35.33	15.00	272.00
29	WLA	834.71	69.50	15.00	272.00
30	WLA	994.97	37.62	15.00	272.00
31	WLA	959.17	16.30	15.00	92.00
					0.03



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING & DRIVE AREAS - 3' AFG	X	1.8 fc	4.8 fc	0.5 fc	9.6:1	3.6:1	0.4:1
PROPERTY LINE VALUES AT GRADE	■	0.1 fc	1.0 fc	0.0 fc	N/A	N/A	0.1:1
SITE	+	1.0 fc	4.8 fc	0.0 fc	N/A	N/A	0.2:1

Ordering Information							
WST LED	Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹
WST LED	1	One single LED	700 lumens	300	382 1pc 120V	MVOLT ²	Shipped installed
	2	Two engines	108,700 lumens	4000	384 1pc 120V	PE	Shipped in call box/mounted
	3	(20,120)	108,700,50K	5000	386 1pc 120V	PE	Single face (120, 277, 347)°
	4	(40,120)	108,700,50K	5000	387 1pc 120V	PE	Double face (240, 480)°
	5	(60,120)	108,700,50K	5000	388 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	6	(120,120)	108,700,50K	5000	389 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	7	(120,120)	108,700,50K	5000	390 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	8	(120,120)	108,700,50K	5000	391 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	9	(120,120)	108,700,50K	5000	392 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	10	(120,120)	108,700,50K	5000	393 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	11	(120,120)	108,700,50K	5000	394 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	12	(120,120)	108,700,50K	5000	395 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	13	(120,120)	108,700,50K	5000	396 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	14	(120,120)	108,700,50K	5000	397 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	15	(120,120)	108,700,50K	5000	398 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	16	(120,120)	108,700,50K	5000	399 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	17	(120,120)	108,700,50K	5000	400 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	18	(120,120)	108,700,50K	5000	401 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	19	(120,120)	108,700,50K	5000	402 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	20	(120,120)	108,700,50K	5000	403 1pc 120V	PE	DMG (0-10V dimming) (0-100)
	21	(120,120)	108,700,50K	5000	404 1pc 120V	PE	



REVISIONS			
5	JAH	JC	REV. PER CITY REVIEW LETTERS
4	JAH	JC	REV. PER CITY REVIEW LETTERS
3	JAH	JC	REV. PER CITY REVIEW LETTERS
2	JAH	JC	REV. PER CITY REVIEW LETTERS
1	JAH	JC	REV. PER CITY REVIEW LETTERS
No.	BY	CH.	DESCRIPTION
			DATE

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. CONTRACTOR IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OF THESE LOCATIONS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR LOCATING AND CALLING THESE UTILITIES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERAL CONTRACT, SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONSTRUCTION PRACTICES, CONSTRUCTION CONDITIONS, AND CONSTRUCTION METHODS IS FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY INVOLVED. CONTRACTOR SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE REQUIREMENTS OF THIS DRAWING. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR OTHERWISE, ANY AND ALL PERSONS INVOLVED IN THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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NOT FOR CONSTRUCTION			
MCP LIBERTY DEVCO, LLC	DES.	JAH	RS
AUBURN HILLS, MICHIGAN 48326	DN	JAH	F.M.
CITY OF ANN ARBOR DETAILS	REV. NO.	DR.BY	CH. BY
PART OF THE SE 1/4 OF SECTION 25 T. S. R. 5E.			
CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN			
LIBERTY TOWNHOMES			
PROJECTS 2017-2018 TRIMEROKE LIBERTY MULTI-FAMILY C/W SITE PLANS (DRAFT AA-1 TO AA-5) CITY DETAILS			
ORIGINAL ISSUE DATE:			
JULY 27, 2017			
PEA JOB NO. 2017-167			
SCALE: AS NOTED			
DRAWING NUMBER:			
AA-1			

