

C:\Users\jason\OneDrive\Documents\3400 DEXTER\3400 DEXTER.dwg 4/22/2025 1:45 PM J. Rickard

DEXTER-ANN ARBOR Site Plan Quantity Summary			
SANITARY SEWER			
ITEM	QUANTITY	UNITS	
1 6" PVC SDR 33.5 HOUSE LEAD	1,369	L.F.	
2 3" SANITARY FORCE MAIN	392	L.F.	
3 8" PVC SDR 26 SEWER MAIN	446	L.F.	
4 MANHOLE	5	EA.	
5 SANITARY PUMP STATION	1	EA.	
WATER MAIN			
ITEM	QUANTITY	UNITS	
1 2" WATER SERVICE	310	L.F.	
2 16" WATER MAIN D.I. CL 54	248	L.F.	
3 8" WATER MAIN D.I. CL 54	884	L.F.	
4 HYDRANT, VALVE & BOX	4	EA.	
5 16" GATE VALVE	2	EA.	
6 8" GATE VALVE	1	EA.	
STORM SEWER			
ITEM	QUANTITY	UNITS	
1 12" C-76 CL 4	618	L.F.	
2 15" C-76 CL 4	369	L.F.	
3 2' DIA. STRUCTURE	3	EA.	
4 4' DIA. STRUCTURE	12	EA.	
5 12" END SECTION	4	EA.	
6 15" END SECTION	1	EA.	
7 36" STANDPIPE	2	EA.	
8 5' SEDIMENT STRUCTURE	2	EA.	
PAVING			
ITEM	QUANTITY	UNITS	
1 ASPHALT PAVEMENT	10,477	S.F.	
2 CONCRETE SIDEWALK	8,370	S.F.	
3 CONCRETE PAVEMENT	11,102	S.F.	
4 CONCRETE CURB & GUTTER	1,072	L.F.	
SOIL EROSION / CLEARING			
ITEM	QUANTITY	UNITS	
1 SILT FENCE	2,127	L.F.	
2 CLEARING	3.13	AC	
3 GUARDRAIL	227	L.F.	

Proposed Development Program – 3400 Dexter

Project Name: 3400 Dexter

Project Address: 3400 Dexter Ann Arbor Road

Jurisdiction: Currently in Scio Township; proposed annexation into the City of Ann Arbor (within the City's Ultimate Growth Boundary)

1. Project Description

Type of Development: Residential – Townhome Community

Scope of Work: New construction of 30 front-entry townhome units, developed in a single phase

2. Site Characteristics

Total Site Area: 4.2 acres

Current Zoning (Scio Township): A-1

Proposed Zoning (City of Ann Arbor): R4B (Multiple-Family Dwelling District)

3. Proposed Uses

Residential Units: 30 townhome units

Unit Details: Each unit is 22 feet wide, 3 stories tall

Other Uses: Internal sidewalks and frontage sidewalks along Dexter Ann Arbor Road

4. Development Metrics

Total Building Area: Approximately 1.36 acres

Number of Buildings: 7 total buildings

- One 3-unit building

- Three 4-unit buildings

- Three 5-unit buildings

Building Heights: 3 stories

Parking Spaces:

- Each unit will have 4 parking spaces: 2 in the garage and 2 in the driveway

- Unit Parking Spaces: 120 (30 units x 4 spaces)

- Three (3) guest surface parking space

Bike Parking: 4 spaces (per ordinance)

Open Space / Green Space:

- Required Open Space: 2.30 acres

- Provided Open Space: 2.82 acres

5. Infrastructure & Access

Vehicular Access Points: One access point from Dexter - Ann Arbor Road

Pedestrian/Bike Connectivity: Internal sidewalks and frontage sidewalks; bike parking provided.

Utilities: Standard municipal connections for water. Sanitary sewer uses low pressure sewer design utilizing grinder/pump installation for each building.

6. Phasing

Phase 1: Full build-out of all site improvements and associated infrastructure

7. Special Considerations

Annexation Process: Required from Scio Township and State approval.

Environmental Features: Two wetlands on site; one will be impacted, requiring a wetland use permit.

Existing Conditions: Vacant lot previously used as single-family residence; now mostly scrub shrub underbrush.

8. Sustainability Commitments

As part of our dedication to environmental stewardship and alignment with the City of Ann Arbor's A²ZERO Climate Action Plan, this townhome development proudly integrates a comprehensive sustainability strategy:

- Solar Power Readiness: Master Deed and Bylaws will include a formal commitment to ensure no restrictions on solar installations

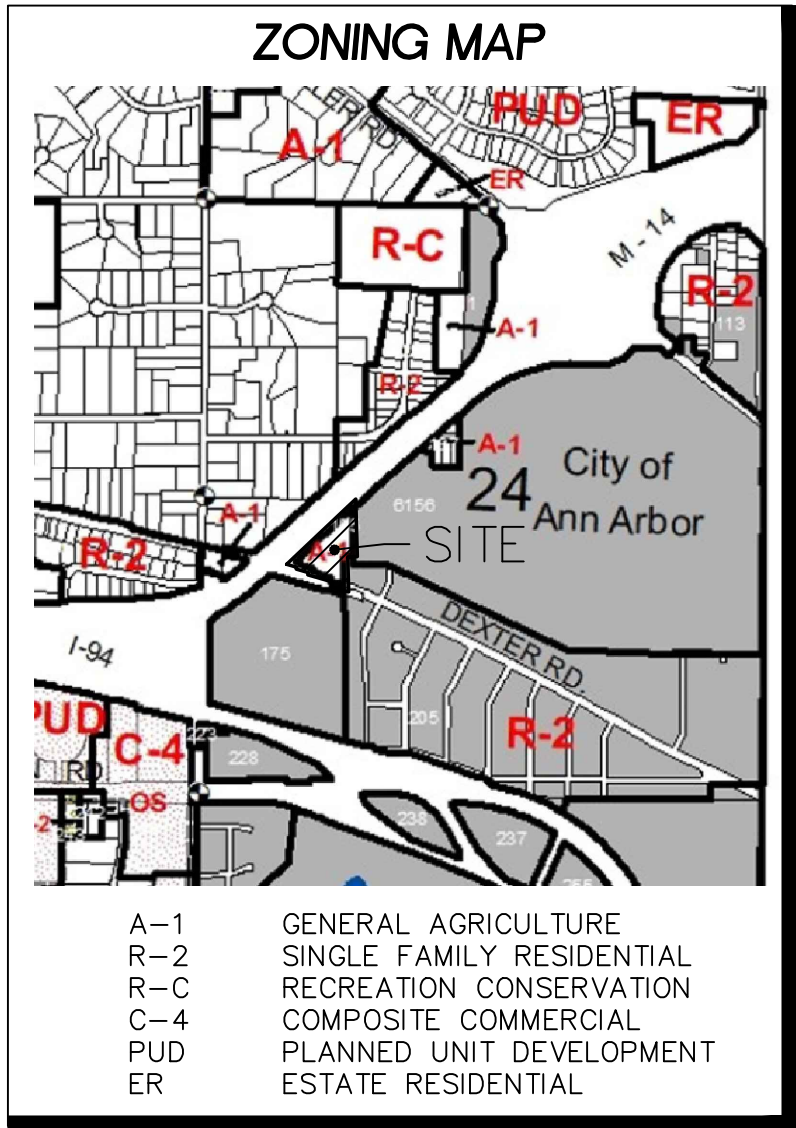
- Energy Efficiency: All townhomes will feature ENERGY STAR-certified appliances, 2x6 exterior wall construction, and ENERGY STAR-rated Low-E windows

- EV Infrastructure: All garages will be pre-wired for Electric Vehicle (EV) charging stations

DESCRIPTION OF PARCEL H-08-24-330-002 (AS SURVEYED BY SEIBER KEAST LEHNER):

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER POST OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S89°01'25"W 1168.55 FEET (RECORDED AS N87°28'W 1167.93 FEET) ALONG THE EAST–WEST 1/4 LINE OF SAID SECTION 24; THENCE S01°46'00"E (RECORDED AS N01°44') 71.12 FEET, ALONG THE WEST LINE OF "DEXTER AVENUE HILLS" SUBDIVISION, RECORDED IN LIBER 6, PAGE 48, WASHTENAW COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE S01°48'00"E (RECORDED AS N01°44') 449.76 FEET, ALONG THE WEST LINE OF SAID "DEXTER AVENUE HILLS" SUBDIVISION; THENCE S88°14'00"W 76.24' FEET; THENCE S01°46'00"E 272.39 FEET (RECORDED AS 273.51 FEET) TO A POINT IN THE CENTER OF DEXTER–ANN ARBOR ROAD (VARIABLE WIDTH); THENCE N74°17'20"W 144.12 FEET ALONG THE CENTERLINE OF SAID DEXTER–ANN ARBOR ROAD; THENCE N15°42'40"E 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER–ANN ARBOR ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER–ANN ARBOR ROAD: N74°17'20"W 200.00 FEET, N15°42'40"E 20.00 FEET, N74°17'20"W 100.00 FEET, N15°42'40"E 15.00 FEET, AND N74°17'20"W 80.46 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-14 (300 FEET WIDE); THENCE N46°34'05"E 741.69 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID M-14, TO THE POINT OF BEGINNING, CONTAINING 4.308 ACRES OF LAND, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



Community Analysis – 3400 Dexter

Project Name: 3400 Dexter

Project Address: 3400 Dexter Ann Arbor Road

Jurisdiction: Proposed annexation from Scio Township into the City of Ann Arbor

Land Use Compatibility

The proposed development aligns with the City of Ann Arbor Master Plan, which designates this parcel for multiple-family residential or attached townhome development. The proposed R4B zoning is consistent with this designation and supports the city's long-term growth strategy.

The site is located directly across from Arbor Landings apartment complex zoned R4A, reinforcing the appropriateness of multifamily housing in this corridor. The townhome development will serve as a transitional buffer between the high-speed M-14 corridor and the adjacent R1C single-family neighborhood on Ironwood Drive, helping to soften the impact of regional highway infrastructure on the local residential areas.

Neighborhood Character

The surrounding area includes a mix of residential uses, with multifamily housing Arbor Landing Apartments (R4A) to the north and west, and single-family (R1C) homes to the east. The proposed townhomes—three stories tall and 22 feet wide—are designed to complement the existing built environment while introducing a modern, energy-efficient housing type.

The scale and density of the project are appropriate for the neighborhood, offering a moderate increase in residential intensity without overwhelming the existing infrastructure or character of the area.

Community Benefits

This development is expected to attract family formation age residents, including young families with children. This demographic will contribute positively to local school Abbot School enrollment, supporting Ann Arbor Public Schools.

The project also includes several sustainability features aligned with the A²ZERO Climate Action Plan, such as:

- Solar-ready bylaws
- ENERGY STAR appliances
- EV-ready garages
- Low-E windows and 2x6 wall construction

These features promote long-term resilience and environmental stewardship, benefiting both residents and the broader community.

Environmental Considerations

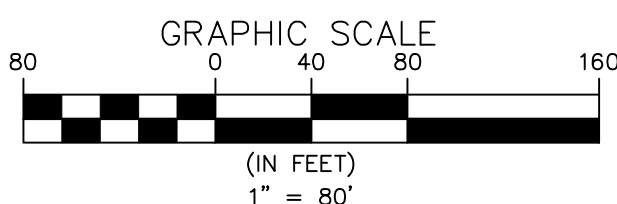
The site contains two wetlands, one of which will be impacted and will require a wetland use permit. Importantly, the development respects the Master Plan's directive to protect natural features, including the wetland located on the northwest side of the property, which will be preserved as part of the open space strategy.

The project meets the City's 55% net area open space requirement, providing 2.82 acres of open space, which exceeds the required 2.30 acres.

Infrastructure & Services

The site will be accessed via a single vehicular entry point from Dexter Ann Arbor Road and will include internal sidewalks and frontage sidewalks to support pedestrian connectivity. Six bike parking spaces will be provided per ordinance, encouraging alternative transportation modes.

Municipal utilities will be extended to the site, and all infrastructure improvements will be completed in a single phase.



LANDSCAPE PLANS PROVIDED BY:

ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE

557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

SITE PLAN FOR 3400 DEXTER ROAD

PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PREPARED FOR:

TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200

NOVI, MICHIGAN 48375
ATTN: JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

TRAFFIC ANALYSIS

RAW ITE TRIP GENERATION

ITE TRIP GENERATION
MANUAL, 11th EDITION

Land Use	ITE Code	Amount	Units	Average Daily Trips (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	30	DU	216	4	11	15	10	7	17

MULTI-MODAL TRIP GENERATION

Land Use	Modal Split	Average Daily Trips (vpd)	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Attached Housing	Vehicle	111	3	6	9	6	4	10
	Pedestrian	35	1	2	3	2	2	4
	Transit	20	1	1	2	1	1	2
	Bike	7	1	1	2	1	1	2
	Work from Home*	-69	-2	-4	-6	-4	-3	-7
	Total Trips	173	6	10	16	10	8	18

* Work from home trips are not actual trips; therefore, these trips are not added into the total trips.

SHEET INDEX

ENGINEERING PLANS:

- C1 COVER SHEET
- C2 ALTA/NSPS LAND TITLE SURVEY
- C3 BOUNDARY AND TOPOGRAPHIC SURVEY
- C4 TREE LIST
- C5 DEMOLITION PLAN
- C6 SITE PLAN
- C7 UTILITY PLAN
- C8 GRADING AND SOIL EROSION PLAN
- C8A DETAIL GRADING
- C9 STORM WATER MANAGEMENT PLAN
- C10 STORM WATER MANAGEMENT CALCS
- C11 NATURAL FEATURES PLAN
- C12 NATURAL FEATURES OVERLAY PLAN
- C13 SOLID WASTE LAYOUT PLAN
- C14 SOLID WASTE VEHICLE TRACKING
- C15 EMERGENCY VEHICLE ROUTE
- C16 EASEMENT PLAN
- C17 ALTERNATIVE LAUNCH ANALYSIS
- C18 NOTES AND DETAILS

LANDSCAPE PLANS
PHOTOMETRIC PLANS
ARCHITECTURE PLANS
WETLAND MITIGATION PLAN



Alternatives Analysis for Natural Features – 3400 Dexter

Project Name: 3400 Dexter

Project Address: 3400 Dexter Ann Arbor Road

Jurisdiction: Proposed annexation from Scio Township into the City of Ann Arbor

Purpose of Analysis

This Alternatives Analysis is submitted in accordance with Section 5.29.8.6.6 of the Unified Development Code (UDC) for the City of Ann Arbor. It evaluates the proposed impact to natural features on the site and demonstrates that reasonable alternatives have been considered to avoid or minimize such impacts.

Wetland Impact and Justification

The site contains two wetlands identified in the Wetland Study included in the site plan submittal package. Wetland A, which is approximately 0.16 acres in size, is proposed to be impacted. This wetland is considered low quality and is dominated by invasive species. The impact to Wetland A is necessary to facilitate site access and layout while preserving Wetland B.

Wetland B, approximately 0.11 acres in size, is of higher ecological quality and is tied to a larger drainage area. The site plan has been designed to avoid any impact to Wetland B, in accordance with the City of Ann Arbor Master Plan's directive to protect natural features of higher value.

Site Conditions and Natural Feature Evaluation

The property is currently a vacant single-family parcel that has become overgrown with emergent scrub shrub underbrush. The development site does not meet the definition of a woodland based on the gross basal area requirement for the City. Additionally, there are no landforms on the site that meet the steep slope criteria as defined by the UDC.

Access and Infrastructure Considerations

The site design utilizes the existing driveway approach historically used for the parcel. This approach avoids encroachment into the Right-of-Way areas associated with the MDOT property for the M-14 bridge, thereby minimizing additional disturbance and preserving existing infrastructure alignments.

Conclusion

The proposed site plan for 3400 Dexter has been carefully designed to minimize impacts to natural features. The impact to Wetland A is justified based on its low ecological value and the necessity of site access, while Wetland B is preserved in accordance with the City's environmental goals. No woodlands or steep slopes are present, and existing access infrastructure has been utilized to further reduce disturbance.

ZONING ALTERNATIVES				
ZONING	REQUIRED A-1	REQUIRED R-4A	REQUIRED R-4B	PROPOSED R-4B
PROPOSED UNITS				30
DENSITY ALLOWED/AC	0.4	10	15	15
DENSITY PROPOSED/AC				7.5
OPEN SPACE	0	66%	56%	71%
BUILDING HEIGHT FT	35	35	35	35
LOT SIZE SF	10800	21780	14000	173804
FRONT SETBACK FT	50	15	15	15
SIDE SETBACK FT	30	20	12	19.5
REAR SETBACK FT	50	30	30	210
PARKING STREET	0	0	0	2
BICYCLE PARKING 1/5 UNITS	0	6	6	34
EV/PARKING	0	60	60	60



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SKE
GROUP

SUBMITTAL DATE: 09-17-2025		DATE	REVISION
NO.			
1	REVISION PER CITY REVIEW	11-19-25	
2	REVISION PER CITY REVIEW	01-21-26	
3	REVISION PER CITY REVIEW	02-25-26	
4	REVISION PER CITY REVIEW	03-25-26	
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6	REVISION PER CITY REVIEW	06-25-26	



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TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

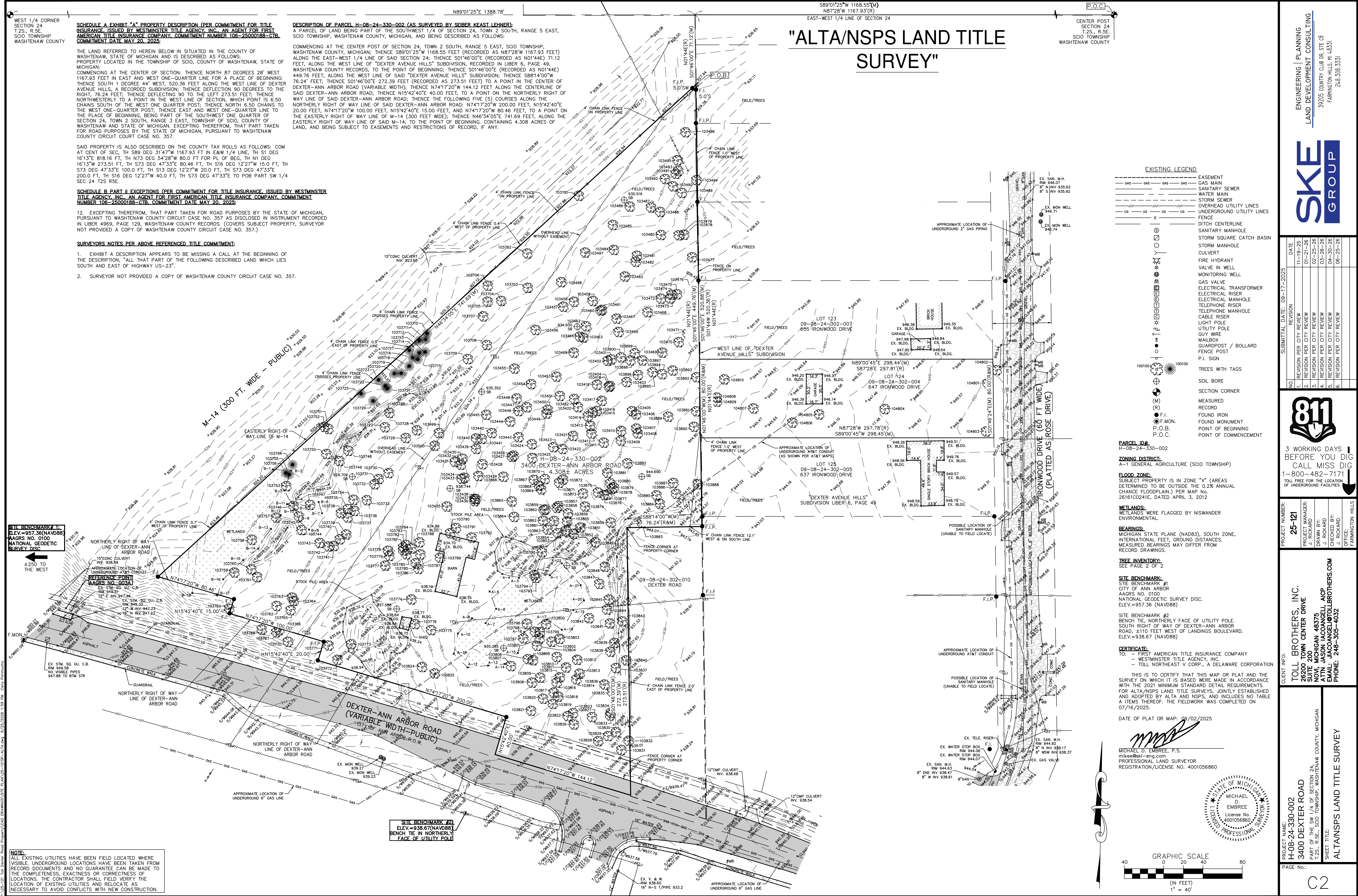
PROJECT NUMBER: 25-121		PROJECT MANAGER: J. RICKARD
DRAWN BY: J. RICKARD		CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS		

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PAGE No.: 1

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NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC. AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER 106-25000188-CTB. COMMITMENT DATE MAY 20, 2025)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS:
PROPERTY LOCATED IN THE TOWNSHIP OF SCIO, COUNTY OF WASHTENAW, STATE OF MICHIGAN;
COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 87 DEGREES 28' WEST 1167.93 FEET IN EAST AND WEST ONE-QUARTER LINE FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 44' WEST, 520.36 FEET ALONG THE WEST LINE OF DEXTER AVENUE HILLS, A RECORDED SUBDIVISION; THENCE DEFLECTION 90 DEGREES TO THE RIGHT, 76.24 FEET; THENCE DEFLECTING 90 TO THE LEFT 273.51 FEET; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SECTION, WHICH POINT IS 6.50 CHAINS SOUTH OF THE WEST ONE-QUARTER POST; THENCE NORTH 6.50 CHAINS TO THE WEST ONE-QUARTER POST; THENCE EAST AND WEST ONE-QUARTER LINE TO THE PLACE OF BEGINNING, BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 3 EAST, TOWNSHIP OF SCIO, COUNTY OF WASHTENAW AND STATE OF MICHIGAN, EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT COURT CASE NO. 357.

SAID PROPERTY IS ALSO DESCRIBED ON THE COUNTY TAX ROLLS AS FOLLOWS: COM AT CENT OF SEC, TH S89 DEG 31'47"W 1167.93 FT IN E&W 1/4 LINE, TH S1 DEG 16'13"E 818.16 FT, TH N73 DEG 54'28"W 80.0 FT FOR PL OF BEG, TH N1 DEG 16'13"W 273.51 FT, TH S73 DEG 47'33"E 80.46 FT, TH S16 DEG 12'27"W 15.0 FT, TH S73 DEG 47'33"E 100.0 FT, TH S13 DEG 12'27"W 20.0 FT, TH S73 DEG 47'33"E 200.0 FT, TH S16 DEG 12'27"W 40.0 FT, TH S73 DEG 47'33"E TO POB PART SW 1/4 SEC 24 T2S R3E

SCHEDULE B PART II EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC. AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER 106-25000188-CTB. COMMITMENT DATE MAY 20, 2025)

12. EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT CASE NO. 357 AS DISCLOSED IN INSTRUMENT RECORDED IN LIBER 4969, PAGE 129, WASHTENAW COUNTY RECORDS. (COVERS SUBJECT PROPERTY, SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.)

SURVEYORS NOTES PER ABOVE REFERENCED TITLE COMMITMENT:

1. EXHIBIT A DESCRIPTION APPEARS TO BE MISSING A CALL AT THE BEGINNING OF THE DESCRIPTION, "ALL THAT PART OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTH AND EAST OF HIGHWAY US-23".

2. SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.

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"ALTA/NSPS LAND TITLE SURVEY"

- EXISTING LEGEND**
- GAS --- GAS --- GAS --- GAS ---
 - SANITARY SEWER ---
 - WATER MAIN ---
 - STORM SEWER ---
 - OVERHEAD UTILITY LINES ---
 - UNDERGROUND UTILITY LINES ---
 - X FENCE
 - DITCH CENTERLINE ---
 - SANITARY MANHOLE ---
 - STORM SQUARE CATCH BASIN ---
 - STORM MANHOLE ---
 - CULVERT ---
 - FIRE HYDRANT ---
 - VALVE IN WELL ---
 - MONITORING WELL ---
 - GAS VALVE ---
 - ELECTRICAL TRANSFORMER ---
 - ELECTRICAL RISER ---
 - ELECTRICAL MANHOLE ---
 - TELEPHONE RISER ---
 - CABLE RISER ---
 - LIGHT POLE ---
 - UTILITY POLE ---
 - GUY WIRE ---
 - MAILBOX ---
 - GUARDPOST / BOLLARD ---
 - FENCE POST ---
 - P.I. SIGN ---
 - TREES WITH TAGS ---
 - SOIL BORE ---
 - SECTION CORNER ---
 - MEASURED ---
 - RECORD ---
 - FOUND IRON ---
 - FOUND MONUMENT ---
 - P.O.B. ---
 - P.O.C. ---

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NO.	DATE	REVISION
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6.	06-25-26	REVISION PER CITY REVIEW

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CHECKED BY:
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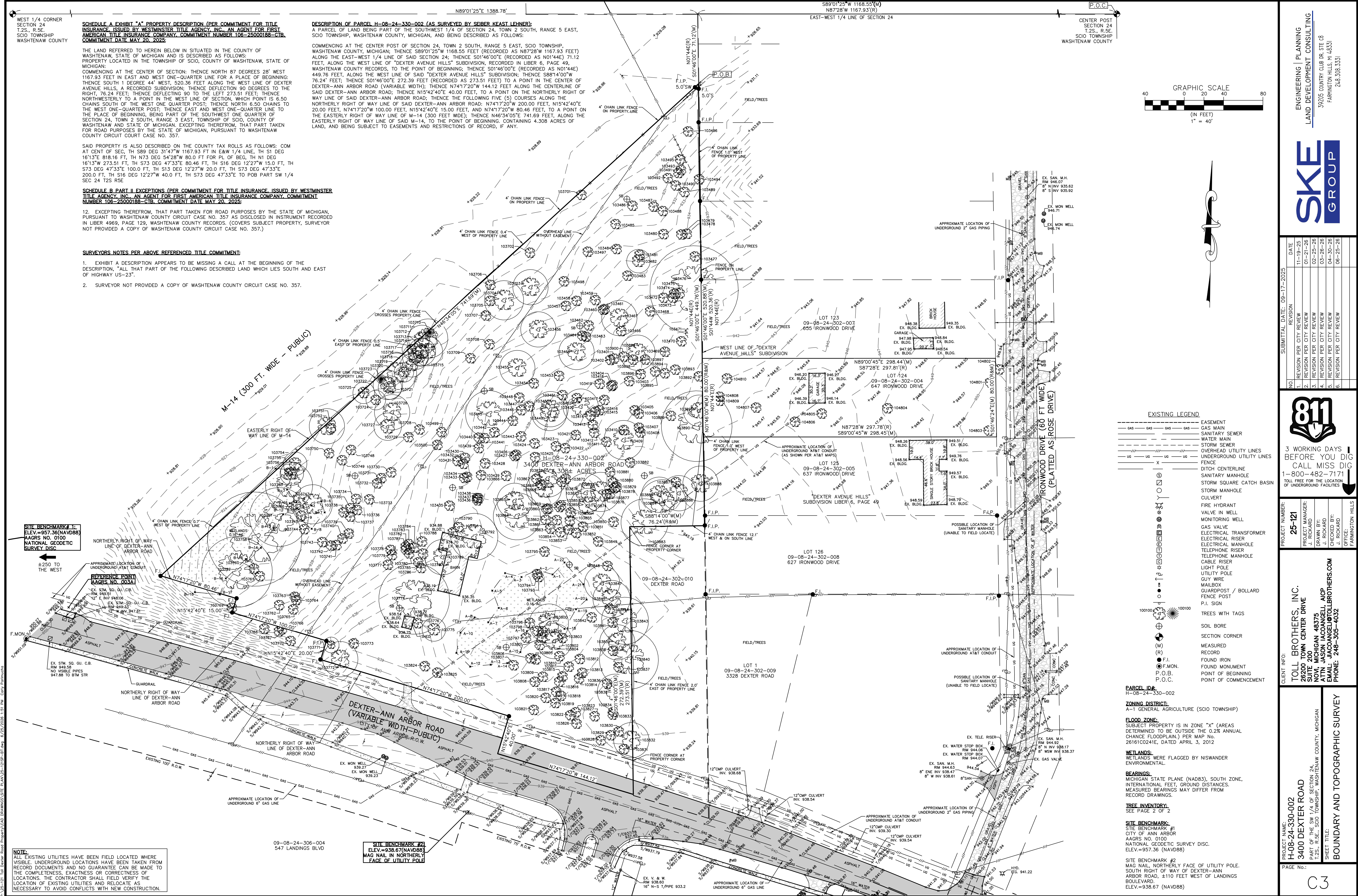
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SCHEDULE A EXHIBIT "A" PROPERTY DESCRIPTION (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC., AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 106-25000188-CTB, COMMITMENT DATE MAY 20, 2025)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN AND IS DESCRIBED AS FOLLOWS: PROPERTY LOCATED IN THE TOWNSHIP OF SCIO, COUNTY OF WASHTENAW, STATE OF MICHIGAN; COMMENCING AT THE CENTER OF SECTION: THENCE NORTH 87 DEGREES 28' WEST 1167.93 FEET IN EAST AND WEST ONE-QUARTER LINE FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 44' WEST, 520.36 FEET ALONG THE WEST LINE OF DEXTER AVENUE HILLS, A RECORDED SUBDIVISION; THENCE DEFLECTION 90 DEGREES TO THE RIGHT, 76.24 FEET; THENCE DEFLECTING 90 TO THE LEFT 273.51 FEET; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SECTION, WHICH POINT IS 6.50 CHAINS SOUTH OF THE WEST ONE-QUARTER POST; THENCE NORTH 6.50 CHAINS TO THE WEST ONE-QUARTER POST; THENCE EAST AND WEST ONE-QUARTER LINE TO THE PLACE OF BEGINNING, BEING PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWN 2 SOUTH, RANGE 3 EAST, TOWNSHIP OF SCIO, COUNTY OF WASHTENAW AND STATE OF MICHIGAN. EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT COURT CASE NO. 357.

SAID PROPERTY IS ALSO DESCRIBED ON THE COUNTY TAX ROLLS AS FOLLOWS: COM AT CENT OF SEC. TH S89 DEG 31'47"W 1167.93 FT IN E&W 1/4 LINE, TH S1 DEG 16'13"E 818.16 FT, TH N73 DEG 54'28"W 80.0 FT FOR PL OF BEG, TH N1 DEG 16'13"W 273.51 FT, TH S73 DEG 47'33"E 80.46 FT, TH S16 DEG 12'27"W 15.0 FT, TH S73 DEG 47'33"E 100.0 FT, TH S13 DEG 12'27"W 20.0 FT, TH S73 DEG 47'33"E 200.0 FT, TH S16 DEG 12'27"W 40.0 FT, TH S73 DEG 47'33"E TO POB PART SW 1/4 SEC 24 T2S R5E

SCHEDULE B PART II EXCEPTIONS (PER COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTMINSTER TITLE AGENCY, INC., AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 106-25000188-CTB, COMMITMENT DATE MAY 20, 2025)

12. EXCEPTING THEREFROM, THAT PART TAKEN FOR ROAD PURPOSES BY THE STATE OF MICHIGAN, PURSUANT TO WASHTENAW COUNTY CIRCUIT CASE NO. 357 AS DISCLOSED IN INSTRUMENT RECORDED IN LIBER 4969, PAGE 129, WASHTENAW COUNTY RECORDS. (COVERS SUBJECT PROPERTY, SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.)

SURVEYOR'S NOTES PER ABOVE REFERENCED TITLE COMMITMENT:

- EXHIBIT A DESCRIPTION APPEARS TO BE MISSING A CALL AT THE BEGINNING OF THE DESCRIPTION, "ALL THAT PART OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTH AND EAST OF HIGHWAY US-23".
- SURVEYOR NOT PROVIDED A COPY OF WASHTENAW COUNTY CIRCUIT CASE NO. 357.

DESCRIPTION OF PARCEL H-08-24-330-002 (AS SURVEYED BY SEIBER KEAST LEHNER):
A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER POST OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S89°01'25"W 1168.55 FEET (RECORDED AS N87°28'W 1167.93 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 24; THENCE S01°46'00"E (RECORDED AS N01°44'E) 71.12 FEET, ALONG THE WEST LINE OF "DEXTER AVENUE HILLS" SUBDIVISION, RECORDED IN LIBER 6, PAGE 49, WASHTENAW COUNTY RECORDS, TO THE POINT OF BEGINNING; THENCE S01°46'00"E (RECORDED AS N01°44'E) 449.76 FEET, ALONG THE WEST LINE OF SAID "DEXTER AVENUE HILLS" SUBDIVISION; THENCE S88°14'00"W 76.24 FEET; THENCE S01°46'00"E 272.39 FEET (RECORDED AS 273.51 FEET) TO A POINT IN THE CENTER OF DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH); THENCE N74°17'20"W 144.12 FEET ALONG THE CENTERLINE OF SAID DEXTER-ANN ARBOR ROAD; THENCE N15°42'40"E 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER-ANN ARBOR ROAD; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DEXTER-ANN ARBOR ROAD: N74°17'20"W 200.00 FEET, N15°42'40"E 20.00 FEET, N74°17'20"W 100.00 FEET, N15°42'40"E 15.00 FEET, AND N74°17'20"W 80.46 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF M-14 (300 FEET WIDE); THENCE N46°34'05"E 741.69 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID M-14, TO THE POINT OF BEGINNING, CONTAINING 4.308 ACRES OF LAND, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

SITE BENCHMARK #2
ELEV.=938.67 (NAVD88)
MAG NAIL IN NORTHERLY FACE OF UTILITY POLE

- EXISTING LEGEND**
- GAS --- GAS --- GAS --- GAS --- EASEMENT
 - SANITARY SEWER --- SANITARY SEWER
 - WATER MAIN --- WATER MAIN
 - STORM SEWER --- STORM SEWER
 - OVERHEAD UTILITY LINES --- OVERHEAD UTILITY LINES
 - UNDERGROUND UTILITY LINES --- UNDERGROUND UTILITY LINES
 - DITCH CENTERLINE --- DITCH CENTERLINE
 - SANITARY MANHOLE --- SANITARY MANHOLE
 - STORM SQUARE CATCH BASIN --- STORM SQUARE CATCH BASIN
 - STORM MANHOLE --- STORM MANHOLE
 - CULVERT --- CULVERT
 - FIRE HYDRANT --- FIRE HYDRANT
 - VALVE IN WELL --- VALVE IN WELL
 - MONITORING WELL --- MONITORING WELL
 - GAS VALVE --- GAS VALVE
 - ELECTRICAL TRANSFORMER --- ELECTRICAL TRANSFORMER
 - ELECTRICAL RISER --- ELECTRICAL RISER
 - ELECTRICAL MANHOLE --- ELECTRICAL MANHOLE
 - TELEPHONE RISER --- TELEPHONE RISER
 - TELEPHONE MANHOLE --- TELEPHONE MANHOLE
 - CABLE RISER --- CABLE RISER
 - LIGHT POLE --- LIGHT POLE
 - UTILITY POLE --- UTILITY POLE
 - GUY WIRE --- GUY WIRE
 - MAILBOX --- MAILBOX
 - GUARDPOST / BOLLARD --- GUARDPOST / BOLLARD
 - FENCE POST --- FENCE POST
 - P.I. SIGN --- P.I. SIGN
 - TREES WITH TAGS --- TREES WITH TAGS
 - SOIL BORE --- SOIL BORE
 - SECTION CORNER --- SECTION CORNER
 - MEASURED CORNER --- MEASURED CORNER
 - RECORD --- RECORD
 - FOUND IRON --- FOUND IRON
 - FOUND MONUMENT --- FOUND MONUMENT
 - POINT OF BEGINNING --- POINT OF BEGINNING
 - POINT OF COMMENCEMENT --- POINT OF COMMENCEMENT

PARCEL ID#:
H-08-24-330-002

ZONING DISTRICT:
A-1 GENERAL AGRICULTURE (SCIO TOWNSHIP)

FLOOD_ZONE:
SUBJECT PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NO. 2616100241E, DATED APRIL 3, 2012

WETLANDS:
WETLANDS WERE FLAGGED BY NISWANDER ENVIRONMENTAL

BEARINGS:
MICHIGAN STATE PLANE (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS MAY DIFFER FROM RECORD DRAWINGS.

TREE INVENTORY:
SEE PAGE 2 OF 2

SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
MAG NAIL, NORTHERLY FACE OF UTILITY POLE, SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD, ±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

811

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:
25-121

PROJECT MANAGER:
J. RICHARD

DRAWN BY:
J. RICHARD

CHECKED BY:
J. RICHARD

OFFICE:
FARMINGTON HILLS

CLIENT INFO:

TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON JACOANGEL, AICP
EMAIL: JACOANGEL@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S, R.5E, SCIO TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN

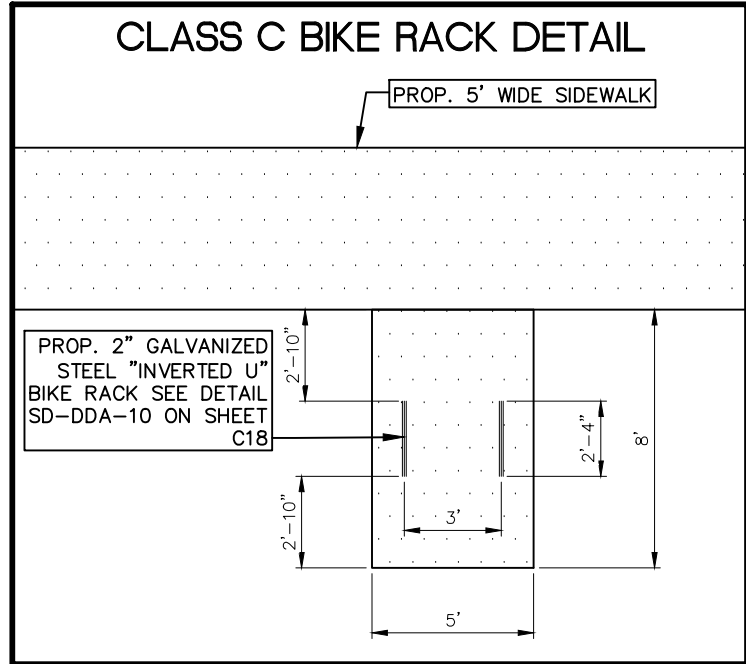
SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

PAGE NO.:
C3

NO.	TAG NO.	COMMON NAME	BOTANICAL NAME	CONDITION	DBH	NO. OF STEMS	LANDMARK STATUS	REMOVAL	INVASIVE
1	103401	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
2	103402	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			YES	NO
3	103403	SHAGBARK HICKORY	CARYA OVATA	GOOD	14			YES	NO
4	103404	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
5	103405	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
6	103406	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
7	103407	AMERICAN ELM	ULMUS AMERICANA	FAIR	10			YES	NO
8	103408	AMERICAN ELM	ULMUS AMERICANA	GOOD	8			YES	NO
9	103409	BLACK WALNUT	JUGLANS NIGRA	FAIR	20		YES	YES	NO
10	103410	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
11	103411	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
12	103412	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
13	103413	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
14	103414	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
15	103415	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
16	103416	BLACK WALNUT	JUGLANS NIGRA	GOOD	13			YES	NO
17	103417	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
18	103418	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
19	103419	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
20	103420	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
21	103421	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
22	103422	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
23	103423	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
24	103424	BLACK WALNUT	JUGLANS NIGRA	FAIR	8			YES	NO
25	103425	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
26	103426	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
27	103427	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
28	103428	BLACK WALNUT	JUGLANS NIGRA	FAIR	9			YES	NO
29	103429	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
30	103430	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
31	103431	BLACK WALNUT	JUGLANS NIGRA	FAIR	8			YES	NO
32	103432	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
33	103433	BLACK WALNUT	JUGLANS NIGRA	FAIR	6			YES	NO
34	103434	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
35	103435	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
36	103436	BLACK WALNUT	JUGLANS NIGRA	FAIR	8			YES	NO
37	103437	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
38	103438	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
39	103439	BLACK WALNUT	JUGLANS NIGRA	FAIR	6			YES	NO
40	103440	BLACK WALNUT	JUGLANS NIGRA	FAIR	6			YES	NO
41	103441	BLACK WALNUT	JUGLANS NIGRA	GOOD	19	2 (0,10)		YES	NO
42	103442	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
43	103443	BLACK WALNUT	JUGLANS NIGRA	FAIR	8			YES	NO
44	103444	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
45	103445	BLACK WALNUT	JUGLANS NIGRA	GOOD	24			YES	NO
46	103446	AMERICAN ELM	ULMUS AMERICANA	GOOD	8			YES	NO
47	103447	AMERICAN ELM	ULMUS AMERICANA	GOOD	10			YES	NO
48	103448	AMERICAN ELM	ULMUS AMERICANA	GOOD	15			YES	NO
49	103449	BLACK WALNUT	JUGLANS NIGRA	GOOD	18			YES	NO
50	103450	BLACK WALNUT	JUGLANS NIGRA	GOOD	18			YES	NO
51	103451	AMERICAN ELM	ULMUS AMERICANA	GOOD	15			YES	NO
52	103452	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
53	103453	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
54	103454	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
55	103455	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
56	103456	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
57	103457	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
58	103458	BLACK WALNUT	JUGLANS NIGRA	GOOD	11			YES	NO
59	103459	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
60	103460	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
61	103461	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
62	103462	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
63	103463	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
64	103464	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
65	103465	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
66	103466	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
67	103467	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
68	103468	SHAGBARK HICKORY	CARYA OVATA	GOOD	12			YES	NO
69	103469	SHAGBARK HICKORY	JUGLANS NIGRA	GOOD	15			YES	NO
70	103470	UNKNOWN TREE		DEAD				YES	NO
71	103471	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
72	103472	AMERICAN ELM	ULMUS AMERICANA	GOOD	7			YES	NO
73	103473	AMERICAN ELM	ULMUS AMERICANA	GOOD	6			YES	NO
74	103474	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
75	103475	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
76	103476	SWAMP WHITE OAK	QUERCUS ALBA	GOOD	45		YES	YES	NO
77	103477	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
78	103478	PEAR	PYRUS SPP.	GOOD	6			YES	NO
79	103479	BOX ELDER	ACER NEGUNDO	GOOD	9			YES	NO
80	103480	BOX ELDER	ACER NEGUNDO	GOOD	12			YES	NO
81	103481	UNKNOWN TREE	-	DEAD	12			YES	NO
82	103482	PEAR	PYRUS SPP.	GOOD	12		YES	YES	NO
83	103483	UNKNOWN TREE	-	DEAD				YES	NO
84	103484	BLACK WALNUT	JUGLANS NIGRA	DEAD				YES	NO
85	103485	BOX ELDER	ACER NEGUNDO	GOOD	8			YES	NO
86	103486	PEAR	PYRUS SPP.	GOOD	10			YES	NO
87	103487	RED MAPLE	ACER RUBRUM	GOOD	12			YES	NO
88	103488	RED MAPLE	ACER RUBRUM	GOOD	7			YES	NO
89	103489	RED MAPLE	ACER RUBRUM	GOOD	10			YES	NO
90	103490	RED MAPLE	ACER RUBRUM	GOOD	14			YES	NO
91	103491	RED MAPLE	ACER RUBRUM	GOOD	12			YES	NO
92	103492	RED MAPLE	ACER RUBRUM	GOOD	12			YES	NO
93	103493	RED MAPLE	ACER RUBRUM	GOOD	6			NO	NO
94	103494	AMERICAN ELM	ULMUS AMERICANA	GOOD	6			NO	NO
95	103495	RED MAPLE	ACER RUBRUM	GOOD	12			NO	NO
96	103496	SHAGBARK HICKORY	CARYA OVATA	GOOD	8			NO	NO
97	103497	SHAGBARK HICKORY	CARYA OVATA	GOOD	6			YES	NO
98	103498	SHAGBARK HICKORY	CARYA OVATA	GOOD	6			YES	NO
99	103499	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO

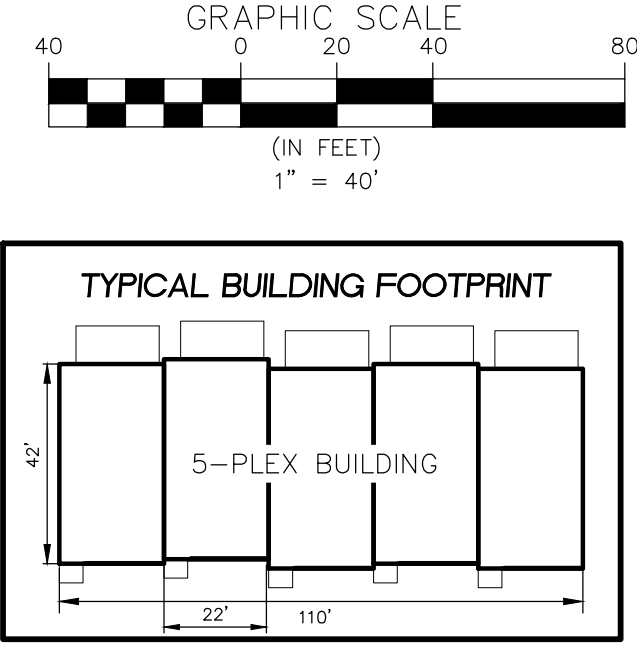
NO.	TAG NO.	COMMON NAME	BOTANICAL NAME	CONDITION	DBH	NO. OF STEMS	LANDMARK STATUS	REMOVAL	INVASIVE
100	103500	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
101	103701	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
102	103702	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
103	103703	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	NO	NO
104	103704	BLACK WALNUT	JUGLANS NIGRA	GOOD	20		YES	YES	NO
105	103705	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
106	103706	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
107	103707	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
108	103708	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
109	103709	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
110	103710	TAMARACK	LARIX SPP.	GOOD	8			NO	NO
111	103711	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	20		YES	NO	NO
112	103712	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	15		YES	NO	NO
113	103713	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	15		YES	YES	NO
114	103714	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	14		YES	NO	NO
115	103715	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	8		YES	YES	NO
116	103716	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	13		YES	NO	NO
117	103717	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	10		YES	NO	NO
118	103718	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	12		YES	YES	NO
119	103719	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	10		YES	NO	NO
120	103720	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	FAIR	20		YES	NO	NO
121	103721	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	12		YES	YES	NO
122	103722	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	15		YES	NO	NO
123	103723	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	6			NO	NO
124	103724	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	10		YES	NO	NO
125	103725	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	FAIR	11		YES	NO	NO
126	103726	BLACK WALNUT	JUGLANS NIGRA	FAIR	18		YES	YES	NO
127	103727	BLACK WALNUT	JUGLANS NIGRA	GOOD	26	2 (14,12)	YES	YES	NO
128	103728	BLACK WALNUT	JUGLANS NIGRA	FAIR	14			YES	NO
129	103729	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
130	103730	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
131	103731	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
132	103732	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
133	103733	BLACK WALNUT	JUGLANS NIGRA	FAIR	14			YES	NO
134	103734	BLACK WALNUT	JUGLANS NIGRA	GOOD	20	2 (8,12)		YES	NO
135	103735	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
136	103736	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
137	103737	BLACK WALNUT	JUGLANS NIGRA	GOOD	11			YES	NO
138	103738	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			NO	NO
139	103739	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
140	103740	BLACK WALNUT	JUGLANS NIGRA	FAIR	14			NO	NO
141	103741	BLACK WALNUT	JUGLANS NIGRA	GOOD	20	2 (8,12)		NO	NO
142	103742	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
143	103743	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
144	103744	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			YES	NO
145	103745	SILVER MAPLE	ACER SPP.	GOOD	9			YES	NO
146	103746	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
147	103747	SILVER MAPLE	ACER SPP.	GOOD	20		YES	NO	NO
148	103748	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
149	103749	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
150	103750	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
151	103751	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
152	103752	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	NO	NO
153	103753	SUGAR MAPLE	ACER SPP.	GOOD	24		YES	NO	NO
154	103754	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	12		YES	NO	NO
155	103755	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	12		YES	NO	NO
156	103756	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	GOOD	8		YES	NO	NO
157	103757	SILVER MAPLE	ACER SPP.	GOOD	30		YES	YES	NO
158	103758	WHITE OAK	QUERCUS ALBA	GOOD	48		YES	NO	NO
159	103759	WHITE OAK	QUERCUS ALBA	GOOD	36		YES	YES	NO
160	103760	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
161	103761	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
162	103762	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
163	103763	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
164	103764	BLACK WALNUT	JUGLANS NIGRA	GOOD	13			YES	NO
165	103765	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
166	103771	BLACK WALNUT	JUGLANS NIGRA	GOOD	26	2 (8,18)	YES	NO	NO
167	103772	PIGNUT HICKORY	CARYA OVATA	GOOD	18		YES	NO	NO
168	103773	MILBERRY	MORUS ALBA	GOOD	36			NO	YES
169	103774	WHITE OAK	QUERCUS ALBA	FAIR	38		YES	NO	NO
170	103775	BLACK WALNUT	JUGLANS NIGRA	GOOD	40	2 (12,28)	YES	NO	NO
171	103776	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
172	103777	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
173	103778	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
174	103779	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
175	103780	BLACK WALNUT	JUGLANS NIGRA	FAIR	12			YES	NO
176	103801	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
177	103782	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			YES	NO
178	103783	AMERICAN ELM	ULMUS AMERICANA	GOOD	13			YES	NO
179	103784	AMERICAN ELM	ULMUS AMERICANA	GOOD	15			YES	NO
180	103785	AMERICAN ELM	ULMUS AMERICANA	GOOD	16			YES	NO
181	103786	AMERICAN ELM	ULMUS AMERICANA	GOOD	15			YES	NO
182	103787	AMERICAN ELM	ULMUS AMERICANA	FAIR	8			YES	NO
183	103788	AMERICAN ELM	ULMUS AMERICANA	GOOD	26	2 (12,14)		YES	NO
184	103789	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
185	103790	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
186	103791	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
187	103792	BLACK WALNUT	JUGLANS NIGRA	GOOD	24		YES	YES	NO
188	103793	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
189	103794	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
190	103795	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
191	103796	BLACK WALNUT	JUGLANS NIGRA	DEAD				YES	NO
192	103797	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
193	103798	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
194	103799	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
195	103800	BLACK WALNUT	JUGLANS NIGRA	GOOD	20		YES	YES	NO
196	103801	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
197	103802	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
198	103803	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
199	103804	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO

SOLID WASTE CALCULATIONS	
SOLID WASTE GENERATED	4 LB / BED / DAY
PROPOSED BEDROOMS	3 BEDROOMS/UNIT
PROPOSED UNITS	30 UNITS
TOTAL SOLID WASTE PRODUCED	2520 LB / WEEK
RECYCLE RATE	20%
TOTAL TRASH	2016 LB
TOTAL RECYCLE	504 LB
TRASH VOLUME	225 LB/CY
	9.0 CY
USE 2 - 6 YARD DUMPSTERS	
RECYCLE VOLUME	100 LB/CY
	5.0 CY
USE 1 - 6 YARD DUMPSTERS	



SITE BENCHMARK #1
 CITY OF ANN ARBOR
 AAGRS NO. 0100
 NATIONAL GEODETIC SURVEY DISC.
 ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
 MAG NAIL, NORTHERLY FACE OF UTILITY POLE,
 SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
 ±110 FEET WEST OF LANDINGS BOULEVARD.
 ELEV.=938.67 (NAVD88)



SITA DATA CHART	
CURRENT ZONING	A-1 SCIO TOWNSHIP
PROPOSED ZONING	R4B CITY OF ANN ARBOR
GROSS AREA	4.31 AC
WETLANDS	0.32 AC
NET SITE AREA	3.99 AC
TOTAL UNITS	30 UNITS
PROPOSED DENSITY	7.5 UNITS / AC
ALLOWABLE DENSITY	15 UNITS / AC
	60 UNITS
PROPERTY SETBACKS	
FRONT	15 FT (MIN)
FRONT	40 FT (MAX)
SIDE	12 FT (MIN)
PLUS 9' PER FT OVER 30' TALL	
PLUS 15' PER FT OVER 50' LONG	
BUILDING HEIGHT 35'	0 FT
BUILDING LENGTH 110'	7.5 FT
TOTAL SIDESETBACK	19.5 FT
BUILDING SETBACKS	
BLDG TO BLDG	20 FT
BLDG TO BC	25 FT
BUILDING HEIGHT	35 FT
	3 STORES
* DECKS AND PATIOS CAN EXTEND 10' INTO REAR SETBACK	
GROSS AREA	4.31 AC
PROPOSED ROW AREA	0.13 AC
NET AREA	4.18 AC
REQUIRED OPEN SPACE	
55% OF NET AREA	2.30 AC
PROVIDED	2.82 AC
REQUIRED ACTIVE OPEN SPACE	
300 SF / UNIT	9000 SF
PROVIDED	9283 SF
VEHICLE PARKING	
EV-R PARKING (1/GARAGE)	30 SPACES
EV-C PARKING (1/GARAGE)	30 SPACES
UNIT PARKING (2/DRIVEWAY)	60 SPACES
OFF-STREET PARKING	2 SPACES
TOTAL PROVIDED	122 SPACES
REQUIRED BIKE PARKING	
1 SPACE / 5 UNITS	6 SPACES TOTAL
REQUIRED CLASS A	3 SPACES
REQUIRED CLASS C	3 SPACES
PROVIDED BIKE PARKING	
CLASS A (1/GARAGE)	34 SPACES TOTAL
CLASS C (FIXED RACK)	30 SPACES
	4 SPACES

NO.	DATE	REVISION
1	11-19-20	REVISION PER CITY REVIEW
2	01-21-21	REVISION PER CITY REVIEW
3	02-25-21	REVISION PER CITY REVIEW
4	03-26-21	REVISION PER CITY REVIEW
5	04-30-21	REVISION PER CITY REVIEW
6	06-25-21	REVISION PER CITY REVIEW

811

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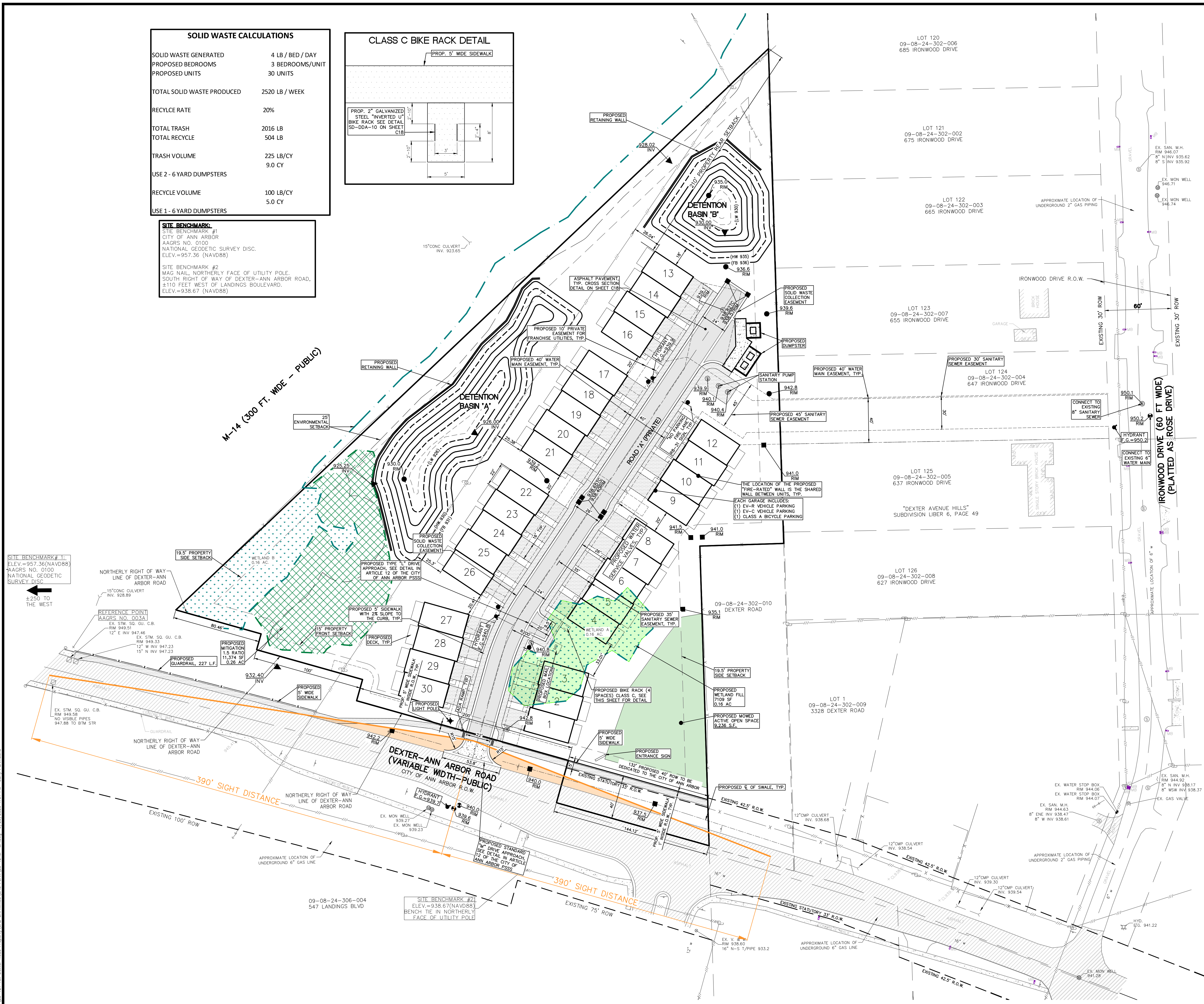
TOLL FREE FOR THE LOCATION
 OF UNDERGROUND FACILITIES

PROJECT NUMBER:	25-121
PROJECT MANAGER:	J. RICKARD
DRAWN BY:	J. RICKARD
CHECKED BY:	J. RICKARD
OFFICE:	FARMINGTON HILLS

TOLL BROTHERS, INC.
 26200 TOWN CENTER DRIVE
 SUITE 200
 NOVI, MICHIGAN 48375
 ATTN: JASON JACOBELLI, AICP
 EMAIL: JACOBELLI@TOLLBROTHERS.COM
 PHONE: 248-305-4032

CLIENT INFO:
H-08-24-330-002
 3400 DEXTER ROAD
 PART OF THE SW 1/4 OF SECTION 24,
 T.25S., R.5E., SCIO TOWNSHIP, WASHINGTON COUNTY, MICHIGAN

SHEET TITLE:
SITE PLAN



- GENERAL NOTES**
- THE CONTRACTOR SHALL PROTECT THE EXISTING PUBLIC ROAD PAVEMENT AT ALL TIMES. ANY DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY REQUIRE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - SIDEWALK RAMPS MUST MEET THE CURRENT MDOT STANDARD DETAILS R-28-K
 - ALL SIDEWALKS SHALL BE 5' WIDE. SIDEWALKS SHALL BE 4" THICK MDOT 3500 CONCRETE. AT DRIVEWAY CROSSINGS, SIDEWALK THICKNESS SHALL FOLLOW CITY OF ANN ARBOR DETAIL SD-DS-5
 - EXPANSION AND CONTRACTION JOINTS IN SIDEWALK SHALL FOLLOW CITY OF ANN ARBOR DETAIL SD-DS-4
 - ANY DISTURBED AREA IN DEXTER ROAD R.O.W. SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL, SEED AND MULCH
 - GARAGES SHALL INCLUDE (1) EV-R PARKING SPACE AND (1) EV-C PARKING SPACE
 - ALL SIDEWALKS SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.
 - PROPOSED SNOW STORAGE AREAS ARE SHOWN ON LANDSCAPE PLANS

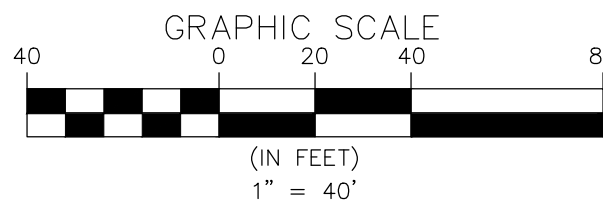
PROPOSED LEGEND

—	SANITARY SEWER
—	WATER MAIN
—	STORM SEWER
—	DITCH/SWALE
—	FENCE
—	SILT FENCE
—	TREE PROTECTION FENCE
—	WETLAND
—	CONTOUR
—	CURB AND GUTTER
—	SANITARY MANHOLE
—	STORM MANHOLE
—	STORM CATCH BASIN
—	END SECTION
—	FIRE HYDRANT
—	VALVE IN WELL
—	WATER SERVICE VALVE
—	PAVEMENT (ASPHALT)
—	PAVEMENT (CONCRETE)
—	PAVEMENT (CONCRETE SIDEWALK)
—	DIRECTION SURFACE WATER FLOW
—	GRADE

DEXTER-ANN ARBOR SOIL EROSION COST OPINION				
ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL
1 SILT FENCE	2,127	L.F.	\$ 1.50	\$ 3,190.50
2 SILT SACKS	15	EA.	\$ 100.00	\$ 1,500.00
3 TEMPORARY ACCESS ROAD	1	EA.	\$ 5,000.00	\$ 5,000.00
TOTAL				\$ 9,690.50

DEXTER-ANN ARBOR COST OPINION TO SEED AND MULCH IF PROJECT IS DISCONTINUED				
ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL
1 SEED AND MULCH	14,950	S.Y.	\$ 0.94	\$ 14,053.16
TOTAL				\$ 14,053.16

ESTIMATED EXCAVATION AND FILL VOLUMES
EXCAVATION VOLUME = 5,500 C.Y.
FILL VOLUME = 5,500 C.Y.



SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
MAG NAIL, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

SOIL EROSION CONTROL NOTES

1. SACK TYPE FILTERS SHALL BE INSTALLED ON ALL CATCH BASINS AND INLETS.
2. DEWATERING OF ANY KIND MUST BE FILTERED THROUGH A "FILTER BAG".
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THE PROJECT STREETS AND ADJACENT ROADS ARE CLEAN & SWEEPED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
4. IT IS THE DEVELOPER'S RESPONSIBILITY (NOT THE BUILDER'S OR HOMEOWNER'S) TO ACHIEVE STABILIZATION OF ALL DISTURBED AREAS WITHIN 5 WORKING DAYS OF ESTABLISHING THE FINAL GRADE. STABILIZATION SHALL BE EITHER TEMPORARY OR PERMANENT.
5. IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO INSTALLATION OF PUBLIC UTILITIES (I.E. PHONE, GAS, ELECTRIC, CABLE, ETC.).
6. THE DEVELOPER IS RESPONSIBLE FOR DUST CONTROL THROUGHOUT ALL PERIODS OF CONSTRUCTION. WATERING TANKS WILL BE AVAILABLE AT ALL TIMES TO BE USED ON ANY AREA WHERE DUST BECOMES A PROBLEM.

SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL

1. ATTEND AN ENVIRONMENTAL PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY OF ANN ARBOR STAFF AND ITS AGENTS.
2. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING.
3. CONTACT THE CITY OF ANN ARBOR OR ITS AGENT TO HAVE THE ITEMS LISTED IN "2" INSPECTED FOR APPROVAL. UPON APPROVAL OF AFOREMENTIONED ITEMS, THE DEVELOPER MUST SCHEDULE A FULL PRE-CONSTRUCTION MEETING WITH THE CITY OF ANN ARBOR. CLEARING AND GRUBBING MAY TAKE PLACE AT THIS TIME, BUT NO GRADING/MASS GRADING UNTIL SEPARATE APPROVAL IS GRANTED.
4. STRIP AND STOCKPILE TOPSOIL IN A LOCATION APPROVED BY THE OWNER/ENGINEER. PLACEMENT OF ADDITIONAL CONTROL MEASURES MUST BE INSTALLED ON AND AROUND THE STOCKPILE.
5. INSTALL UTILITIES (WATER MAIN, STORM SEWER, SANITARY SEWER) COMPLETE.
6. INSTALL AS PER APPROVED PLANS, THE CATCH BASIN INLET FILTERS. INSPECT AND MAINTAIN FILTERS AS DIRECTED TO PREVENT CLOGGING AND UNNECESSARY FLOODING.
7. GRADE ROADWAY LIMITS AND INSTALL PAVEMENT COMPLETE.
8. INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) COMPLETE.
9. STABILIZE TEMPORARY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE. USE 3"-4" OF TOPSOIL WHERE VEGETATION IS REQUIRED.
10. CONSTRUCT HOMES.
11. INSPECT AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. REMOVAL OF CONTROL MEASURES MAY ONLY TAKE PLACE ONCE THE ENTIRE SITE IS FULLY STABILIZED.

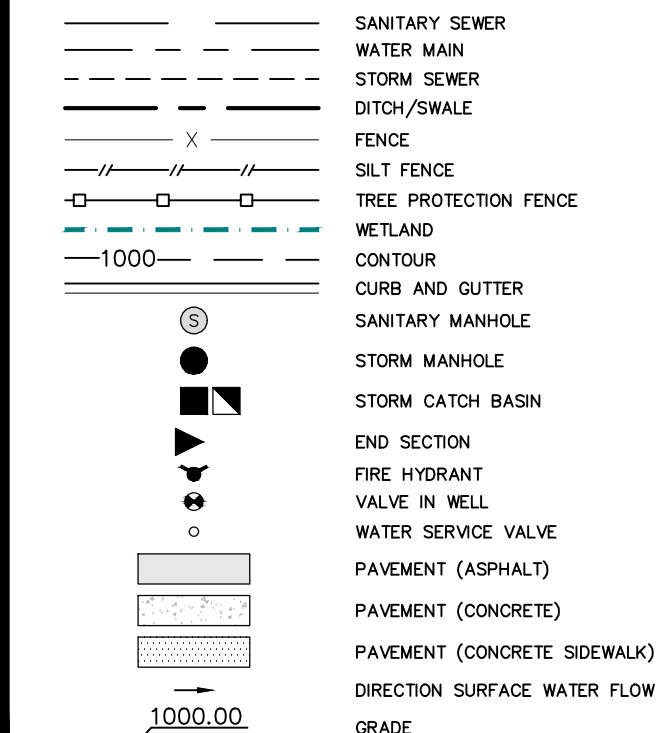
SILT FENCE

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

SEEDING, SODDING & MULCHING

SEED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

PROPOSED LEGEND



NO.	REVISION	DATE
1	REVISION PER CITY REVIEW	11-19-25
2	REVISION PER CITY REVIEW	01-21-26
3	REVISION PER CITY REVIEW	02-25-26
4	REVISION PER CITY REVIEW	03-26-26
5	REVISION PER CITY REVIEW	04-30-26
6	REVISION PER CITY REVIEW	06-25-26



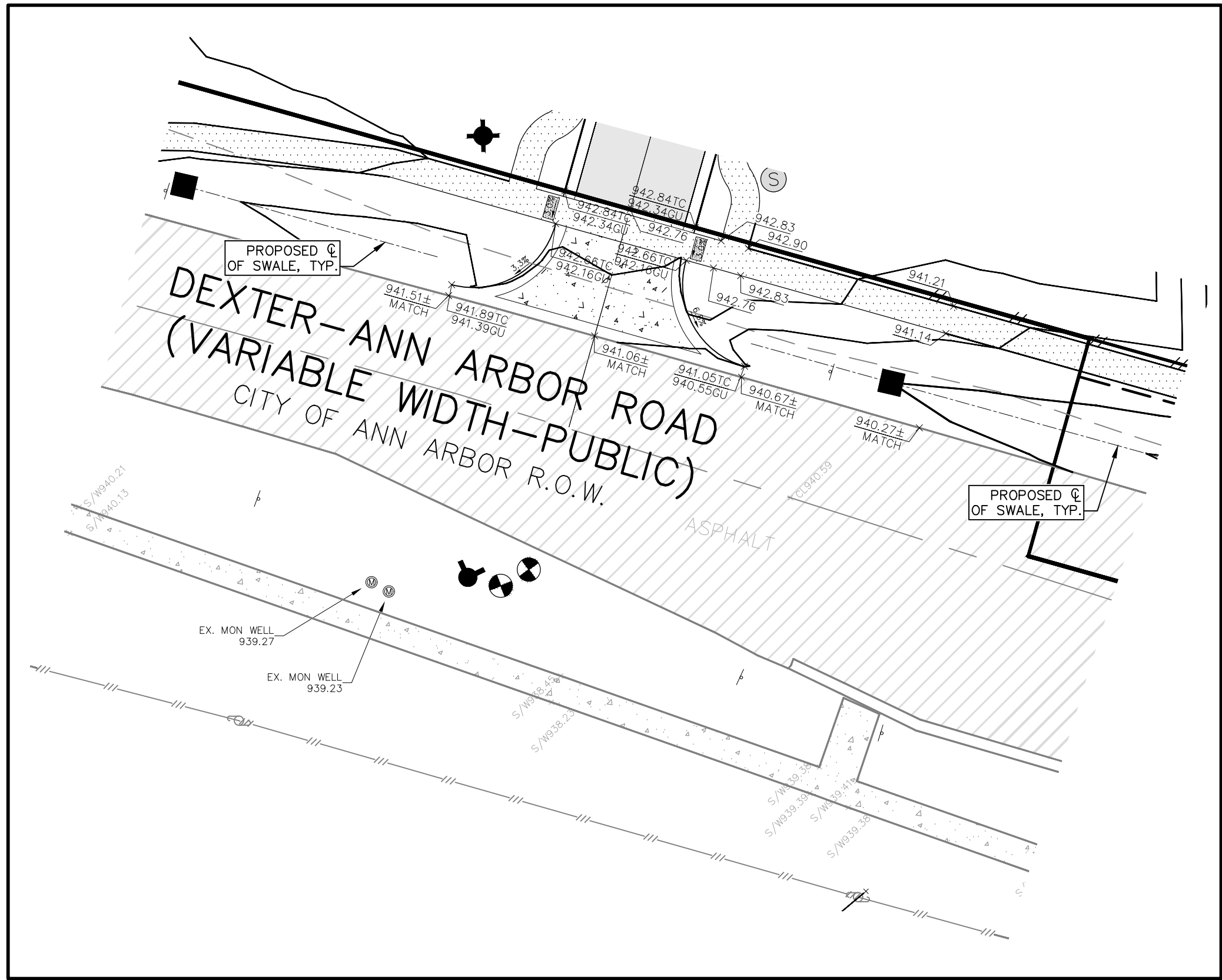
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:	25-121
PROJECT MANAGER:	J. RICKARD
DRAWN BY:	J. RICKARD
CHECKED BY:	J. RICKARD
OFFICE:	FARMINGTON HILLS

TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
ANN ARBOR, MICHIGAN 48106
ATTN: JASON JACOANGELI, AICP
EMAIL: JACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., S10 TOWNSHIP, WASHINGTON COUNTY, MICHIGAN
SHEET TITLE:
GRADING AND SOIL EROSION PLAN

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SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
MAG NAIL, NORTHERLY FACE OF UTILITY POLE
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
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ELEV.=938.67 (NAVD88)

PROPOSED LEGEND

---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	DITCH/SWALE
X	FENCE
---	SILT FENCE
---	TREE PROTECTION FENCE
---	WETLAND
---	CONTOUR
---	CURB AND GUTTER
---	SANITARY MANHOLE
---	STORM MANHOLE
---	STORM CATCH BASIN
---	END SECTION
---	FIRE HYDRANT
---	VALVE IN WELL
---	WATER SERVICE VALVE
---	PAVEMENT (ASPHALT)
---	PAVEMENT (CONCRETE)
---	PAVEMENT (CONCRETE, SIDEWALK)
---	DIRECTION SURFACE WATER FLOW
---	GRADE

1000.00

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

SKE
GROUP

SUBMITTAL DATE: 09-17-2025

NO.	REVISION	DATE
1.	REVISION PER CITY REVIEW	11-19-25
2.	REVISION PER CITY REVIEW	01-21-26
3.	REVISION PER CITY REVIEW	02-25-26
4.	REVISION PER CITY REVIEW	03-26-26
5.	REVISION PER CITY REVIEW	04-30-26
6.	REVISION PER CITY REVIEW	06-25-26

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TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON JACOANGELI, AICP
EMAIL: JACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
DETAIL GRADING

PAGE No.:
C8A

STORM WATER NARRATIVE

THE DEVELOPER HAS PROPOSED A STORM WATER DRAINAGE AND DETENTION SYSTEM THAT INCLUDES TWO DETENTION BASINS, PRE-TREATMENT DEVICES, STORM SEWER PIPE, CATCH BASINS AND MANHOLES. THE STORM WATER MANAGEMENT SYSTEM COLLECTS RUNOFF IN THE ROAD CATCH BASINS AND REAR YARD CATCH BASINS AND THEN REACHES THE PRE-TREATMENT STRUCTURES. THE PRE-TREATMENT STRUCTURES SEPARATES SEDIMENT AND POLLUTANTS FROM THE STORM WATER RUNOFF BEFORE ENTERING THE DETENTION BASINS. THE STRUCTURES AND SEWER PIPES SHALL BE INSPECTED DURING AND AFTER LARGE RAIN EVENTS TO ENSURE THE STORM WATER MANAGEMENT SYSTEM OPERATES AS INTENDED. THE DETENTION BASINS ARE PROPOSED TO DISCHARGE TO THE M-14 MDOT ROW.

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DETENTION BASIN 'A' CALCULATIONS

WORKSHEET 1

C-Factor Determination (POST CONST.)

Tributary Area =	1.74 Acres
Impervious Areas	
Bldgs, Roads and S/W =	0.90 Ac. at C = 0.95
Pervious Areas	
Lawn Areas =	0.83 Ac. at C = 0.30
Low Water	0.01 Ac. at C = 1.00
C Avg	= 0.64

PERVIOUS COVER CURVE NUMBER CALCULATIONS

Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	C	1.74	74	128.76
Total CN x Area	=			128.76
Total Area	=			1.74
Weighted CN	=			74

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Area	Curve Number	CN x Area
Bldg, Road, Walk	0.90	98	88.2
Basin LW	0.01	98	0
Total CN x Area	=		88.2
Total Area	=		0.91
Weighted CN	=		98

PERVIOUS COVER CURVE NUMBER CALCULATIONS

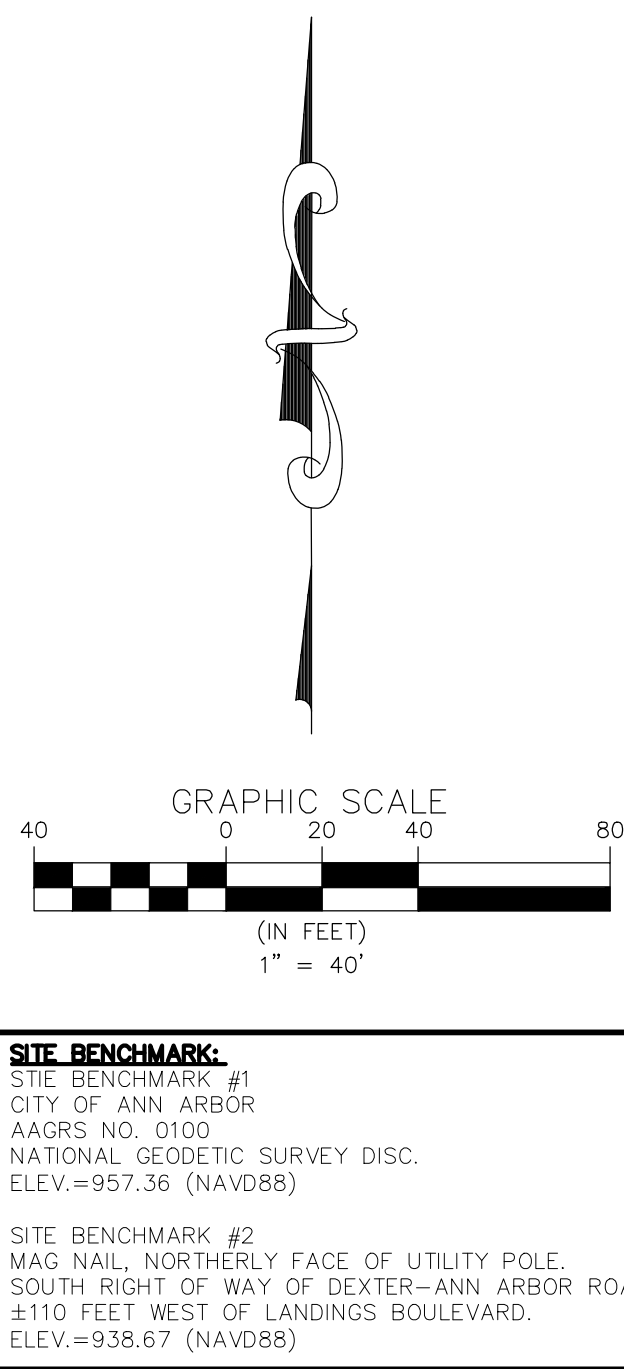
Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	C	0.83	74	61.42
Total CN x Area	=			61.42
Total Area	=			0.83
Weighted CN	=			74

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Area	Curve Number	CN x Area
Bldg, Road, Walk	0.90	98	88.2
Basin LW	0.01	98	0
Total CN x Area	=		88.2
Total Area	=		0.91
Weighted CN	=		98

VOLUME PROVIDED IN DETENTION BASIN 'A'

Elevation	Area	Vol (ft ³)	Vol (ft ³)
500	200	1000	1000
501	200	1000	1000
502	200	1000	1000
503	200	1000	1000
504	200	1000	1000
505	200	1000	1000
506	200	1000	1000
507	200	1000	1000
508	200	1000	1000
509	200	1000	1000
510	200	1000	1000
511	200	1000	1000
512	200	1000	1000
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526	200	1000	1000
527	200	1000	1000
528	200	1000	1000
529	200	1000	1000
530	200	1000	1000
531	200	1000	1000
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WETLAND ASSESSMENT

WETLAND A IS A 0.16-ACRE EMERGENT (PEM) WETLAND WITH A FORESTED (PFO) PERIMETER. THIS WETLAND SITS IN A CLOSED DEPRESSION, AND IS PRIMARILY DOMINATED BY INVASIVE REED CANARY GRASS (PHALARIS ARUNDINACEA), ALTHOUGH OTHER SPECIES SUCH AS FOX SEDGE (CAREX VULPINOIDEA), OVAL SEDGE (CAREX SCOPARIA), WATER PARSNIP (SIUM SUAVE), AND LATE GOLDENROD (SOLIDAGO GIGANTEA) ARE PRESENT AS WELL. THE PFO EDGE OF THE WETLAND CONTAINS BOX ELDER (ACER NEGUNDO) AND GREEN ASH (FRAXINUS PENNSYLVANICA), WITH AN UNDERSTORY OF FOX SEDGE, REED CANARY GRASS, AND POISON IVY (TOXICODENDRON RADICANS).

INDICATORS OF HYDROLOGY OBSERVED WITHIN WETLAND A AT THE TIME OF INSPECTION INCLUDED INUNDATION VISIBLE ON AERIAL IMAGERY, GEOMORPHIC POSITION, AND/OR A POSITIVE FAC-NEUTRAL TEST.

SOILS WITHIN WETLAND A CONSIST OF A DARK MINERAL SOIL WITH PROMINENT IRON CONCENTRATIONS CONFIRMING HYDRIC SOIL INDICATOR F6 (REDOX DARK SURFACE).

IT IS NE'S PROFESSIONAL OPINION THAT WETLAND A IS NON-REGULATED BY EGLE UNDER PART 303 SINCE IT IS LESS THAN 5 ACRES IN SIZE AND NON-CONTIGUOUS (ISOLATED) TO A REGULATING BODY OF WATER. THE CITY OF ANN ARBOR REGULATES THIS WETLAND.

WETLAND B IS A 0.16-ACRE PEM AND PFO WETLAND LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY. THIS WETLAND EXTENDS OFFSHORE TO THE NORTH AND SOUTH, ALONG A DRAINAGE DITCH ASSOCIATED WITH M-14. THE PEM PORTION OF WETLAND B OCCURS AS A MEADOW UPSLOPE FROM THE DITCH, AND CONTAINS LATE GOLDENROD, PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), FOX SEDGE, AND REDTOP (AGROSTIS GIGANTEA). THE DITCH ITSELF IS ALSO EMERGENT WITHIN THE REVIEW AREA, AND IS DOMINATED BY NARROW-LEAF CATTAIL (TYPH. ANGUSTIFOLIA). THE PFO PORTION OF THIS WETLAND IS DOMINATED BY GREEN ASH, WITH SOME LARGE SILVER MAPLE (ACER SACCHARINUM) AND BLACK WILLOW (SALIX NIGRA) INTERMIXED. UNDERSTORY VEGETATION IS COMPRISED OF NARROW-LEAF CATTAIL, PURPLE LOOSESTRIFE, FOWL MANNA GRASS (GLYCERIA STRIATA), POISON IVY, LATE GOLDENROD, AND JOE-PYE WEED (EUTROCHUM MACULATUM).

INDICATORS OF HYDROLOGY OBSERVED WITHIN WETLAND B AT THE TIME OF INSPECTION INCLUDED SATURATION, DRAINAGE PATTERNS, GEOMORPHIC POSITION, AND/OR A POSITIVE FAC-NEUTRAL TEST.

SOILS WITHIN WETLAND B CONSIST OF A DARK MINERAL SOIL (CLAY) WITH PROMINENT IRON CONCENTRATIONS, CONFIRMING HYDRIC SOIL INDICATOR F6 (REDOX DARK SURFACE).

IT IS NE'S PROFESSIONAL OPINION THAT WETLAND B IS REGULATED BY EGLE SINCE IT IS CONTIGUOUS TO A REGULATING BODY OF WATER (POND) TO THE SOUTH, AND POSSIBLY TO A STREAM TO THE NORTH AS WELL. THE CITY OF ANN ARBOR WILL REGULATE THIS WETLAND, TOO, SINCE IT IS CONTIGUOUS TO A REGULATING BODY OF WATER (POND) TO THE SOUTH.

WOODLAND ASSESSMENT

BASED ON THE CITY OF ANN ARBOR UNIFIED DEVELOPMENT CODE SECTION 5.23.6 THE SITE IS NOT DEFINED AS A WOODLAND BASED THAT WE DO NOT MEET THE GROSS BASAL AREA OF 30 SQUARE FEET PER 1/2 ACRE.

REVIEW OF HISTORICAL AERIALS AND SITE INSPECTION INDICATES THAT THE ENTIRE SITE APPEARS TO HAVE BEEN IMPACTED BY AGRICULTURE AND OTHER USES. BASED ON THESE FINDING THE SITE WOULD NOT BE DESIGNATED AS NATIVE FOREST FRAGMENTS AND FALLS UNDER THE URBAN WOODLANDS CATEGORY.

STEEP SLOPE ASSESSMENT

BASED ON THE CITY OF ANN ARBOR UNIFIED DEVELOPMENT CODE SECTION 5.23.7 THERE ARE NO LANDFORMS THAT MEET THE STEEP SLOPE REQUIREMENTS.

TREE REMOVAL AND REPLACEMENT SUMMARY		
SITE AREA	4.31	AC
TOTAL TREES	289	EA
LANDMARK TREES	68	EA
TOTAL DBH 6" AND LARGER	3606	IN
TOTAL BASAL AREA	245.4	SF
WOODLANDS CALC'S	28.47	SF PER 1/2 AC BASAL AREA
NOT A WOODLANDS		LESS THAN 30 SF BASAL AREA
LANDMARK TREES	68	EA
LANDMARK TREES REMOVED	41	EA
LANDMARK DBH REMOVED	830	IN
LANDMARK DBH REPLACEMENT	50%	
REQUIRED REPLACEMENT	415	IN

PROPOSED LEGEND

-
- SANITARY SEWER
 WATER MAIN
 STORM SEWER
 DITCH/SWALE
 FENCE
 SILT FENCE
 TREE PROTECTION FENCE
 WETLAND
 CONTOUR
 CURB AND GUTTER
 SANITARY MANHOLE
 STORM MANHOLE
 STORM CATCH BASIN
 END SECTION
 FIRE HYDRANT
 VALVE IN WELL
 WATER SERVICE VALVE
 PAVEMENT (ASPHALT)
 PAVEMENT (CONCRETE)
 PAVEMENT (CONCRETE SIDEWALK)
 DIRECTION SURFACE WATER FLOW
 GRADE
- 1000.00

SUBMITTAL DATE: 09-17-2025		
NO.	REVISION	DATE
1.	REVISION PER CITY REVIEW	11-19-25
2.	REVISION PER CITY REVIEW	01-21-26
3.	REVISION PER CITY REVIEW	02-25-26
4.	REVISION PER CITY REVIEW	03-26-26
5.	REVISION PER CITY REVIEW	04-30-26
6.	REVISION PER CITY REVIEW	06-25-26



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:	25-121
PROJECT MANAGER:	J. RICKARD
DRAWN BY:	J. RICKARD
CHECKED BY:	J. RICKARD
OFFICE:	

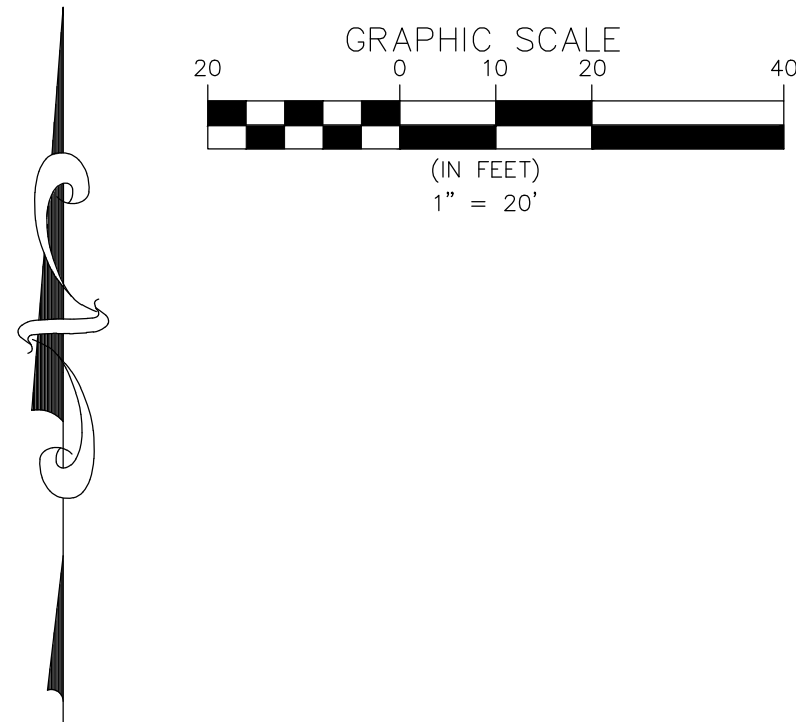
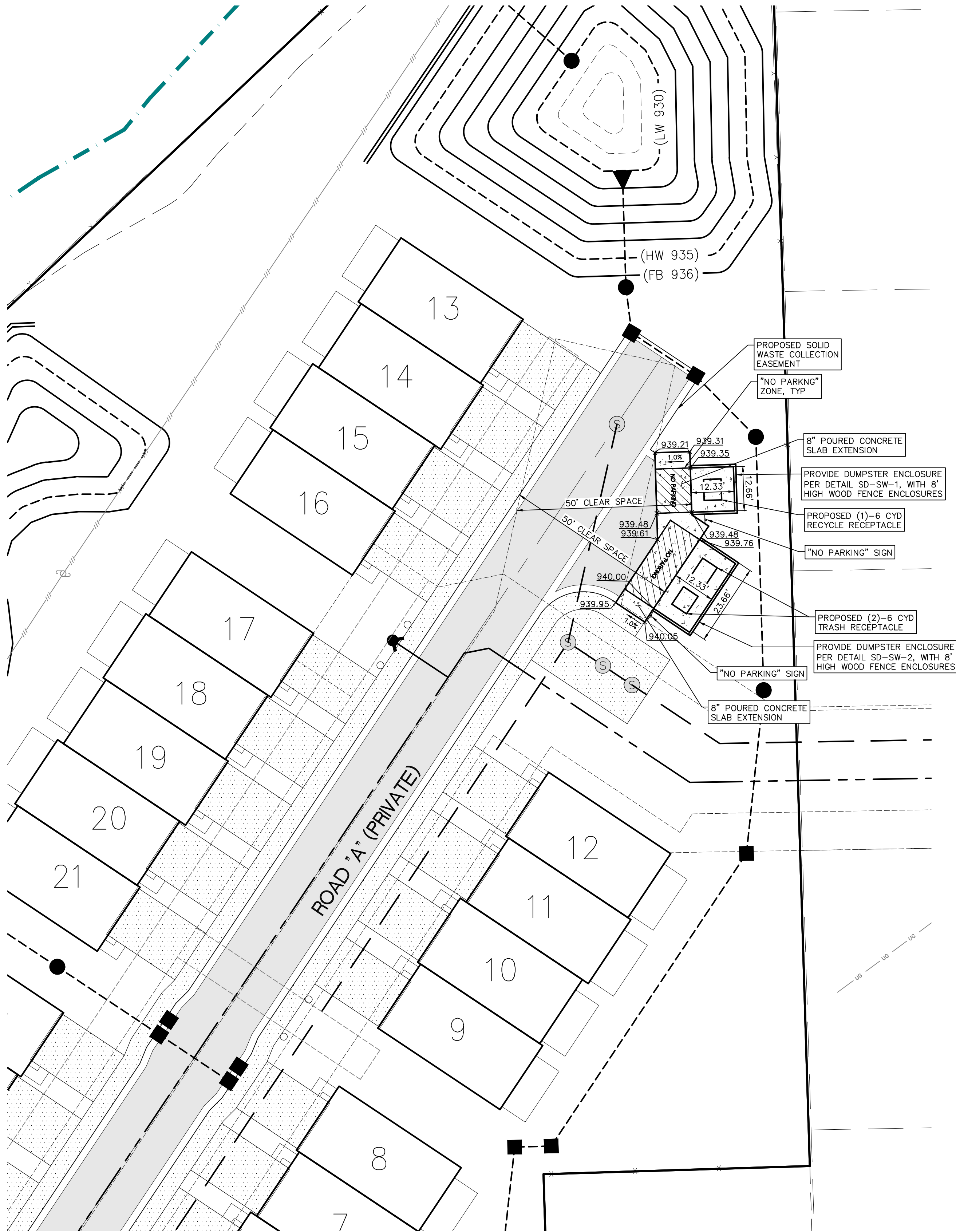
CLIENT INFO:

TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
NATURAL FEATURES PLAN

C:\Users\j24\OneDrive\Public\Projects\3400 DEXTER ROAD\3400 DEXTER ROAD.dwg 6/25/2025 1:54 PM City of Ann Arbor



SOLID WASTE CALCULATIONS	
SOLID WASTE GENERATED	4 LB / BED / DAY
PROPOSED BEDROOMS	3 BEDROOMS/UNIT
PROPOSED UNITS	30 UNITS
TOTAL SOLID WASTE PRODUCED	2520 LB / WEEK
RECYLCE RATE	20%
TOTAL TRASH	2016 LB
TOTAL RECYCLE	504 LB
TRASH VOLUME	225 LB/CY
USE 2 - 6YARD DUMPSTERS	9.0 CY
RECYCLE VOLUME	100 LB/CY
USE 1 - 6 YARD DUMPSTERS	5.0 CY
TRASH & RECYCLING TO BE COLLECTED ONCE PER WEEK	

NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS TO THE ENCLOSURES AND SERVICING OF ALL SOLID WASTE CONTAINERS.
2. THE PROPERTY OWNER IS RESPONSIBLE TO STAGE DUMPSTERS FOR SERVICING AND OPEN DOORS ON COLLECTION DAY.
3. THE PAVEMENT SURFACE FOR SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR)
4. THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS. PRELIMINARY SPACE FOR FUTURE MULTIFAMILY COMPOST COLLECTION MAY BE SHOWN ON THE PLANS, NOTING THAT IT IS SUBJECT TO CHANGE DEPENDING ON WHAT THE COLLECTION NEEDS ARE DETERMINED TO BE. PRIVATE COMPOST SERVICE CAN BE ARRANGED THROUGH MY GREEN MICHIGAN.

PROPOSED LEGEND

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	FENCE
	SILTY FENCE
	TREE PROTECTION FENCE
	WETLAND
	CONTOUR
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	WATER SERVICE VALVE
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	GRADE

SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
MAG NAIL, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

SUBMITTAL DATE: 09-17-2025	
NO.	REVISION
1.	REVISION PER CITY REVIEW
2.	REVISION PER CITY REVIEW
3.	REVISION PER CITY REVIEW
4.	REVISION PER CITY REVIEW
5.	REVISION PER CITY REVIEW
6.	REVISION PER CITY REVIEW

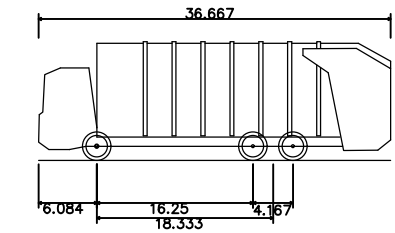
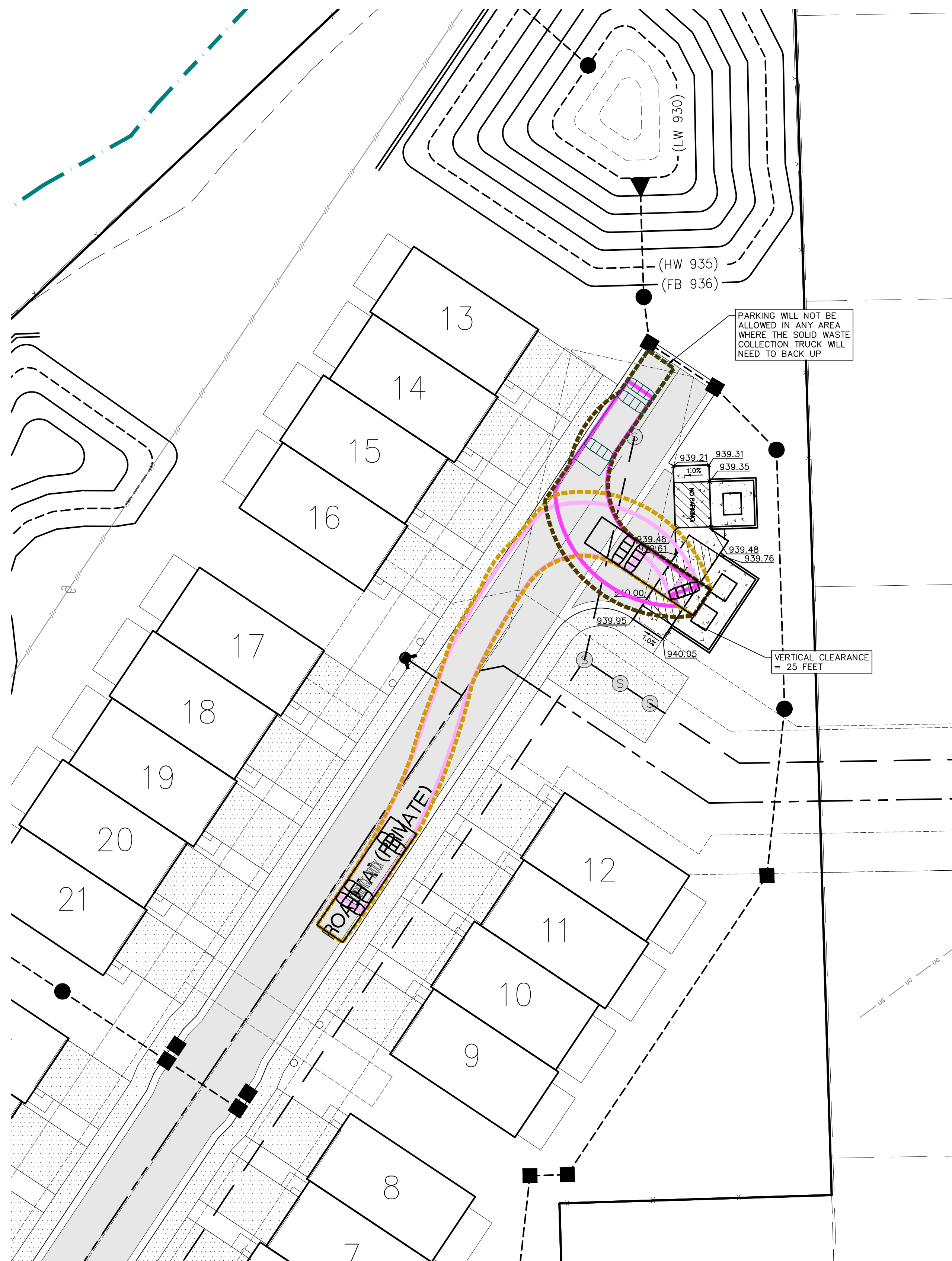
811
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 25-121	
PROJECT MANAGER:	J. RICKARD
DRAWN BY:	J. RICKARD
CHECKED BY:	J. RICKARD
OFFICE:	FARMINGTON HILLS

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON IACOANGELI, AICP
EMAIL: JACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., S010 TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
SOLID WASTE LAYOUT PLAN



SOLID WASTE CALCULATIONS

SOLID WASTE GENERATED	4 LB / BED / DAY
PROPOSED BEDROOMS	3 BEDROOMS/UNIT
PROPOSED UNITS	30 UNITS
TOTAL SOLID WASTE PRODUCED	2520 LB / WEEK
RECYCLE RATE	20%
TOTAL TRASH	2016 LB
TOTAL RECYCLE	504 LB
TRASH VOLUME	225 LB/CY
USE 2 - 6 YARD DUMPSTERS	9.0 CY
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TRASH & RECYCLING TO BE COLLECTED ONCE PER WEEK	

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2. THE PROPERTY OWNER IS RESPONSIBLE TO STAGE DUMPSTERS FOR SERVING AND OPEN DUMPS FOR COLLECTION DAY.
3. THE PAVEMENT SURFACE FOR SOLID WASTE SERVICE ROUTE SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF SOLID WASTE VEHICLES (79,500 GVWR).
4. THE CITY'S COMPOST PROGRAM DOES NOT CURRENTLY EXTEND TO MULTIFAMILY OR COMMERCIAL DEVELOPMENTS. PRELIMINARY SPACE FOR FUTURE MULTIFAMILY COMPOST COLLECTION MAY BE SHOWN ON THE PLANS, NOTING THAT IT IS SUBJECT TO CHANGE DEPENDING ON WHAT THE COLLECTION NEEDS ARE DETERMINED TO BE. PRIVATE COMPOST SERVICE CAN BE ARRANGED THROUGH MY GREEN MICHIGAN.

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	SILT FENCE
	TREE PROTECTION FENCE
	WETLAND
	CONTOUR
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	WATER SERVICE VALVE
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	GRADE

SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVOD88)

SITE BENCHMARK #2
MAG. NAIL, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVOD88)

SUBMITTAL DATE: 09-17-2025		
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5.	REVISION PER CITY REVIEW	04-30-26
6.	REVISION PER CITY REVIEW	06-25-26



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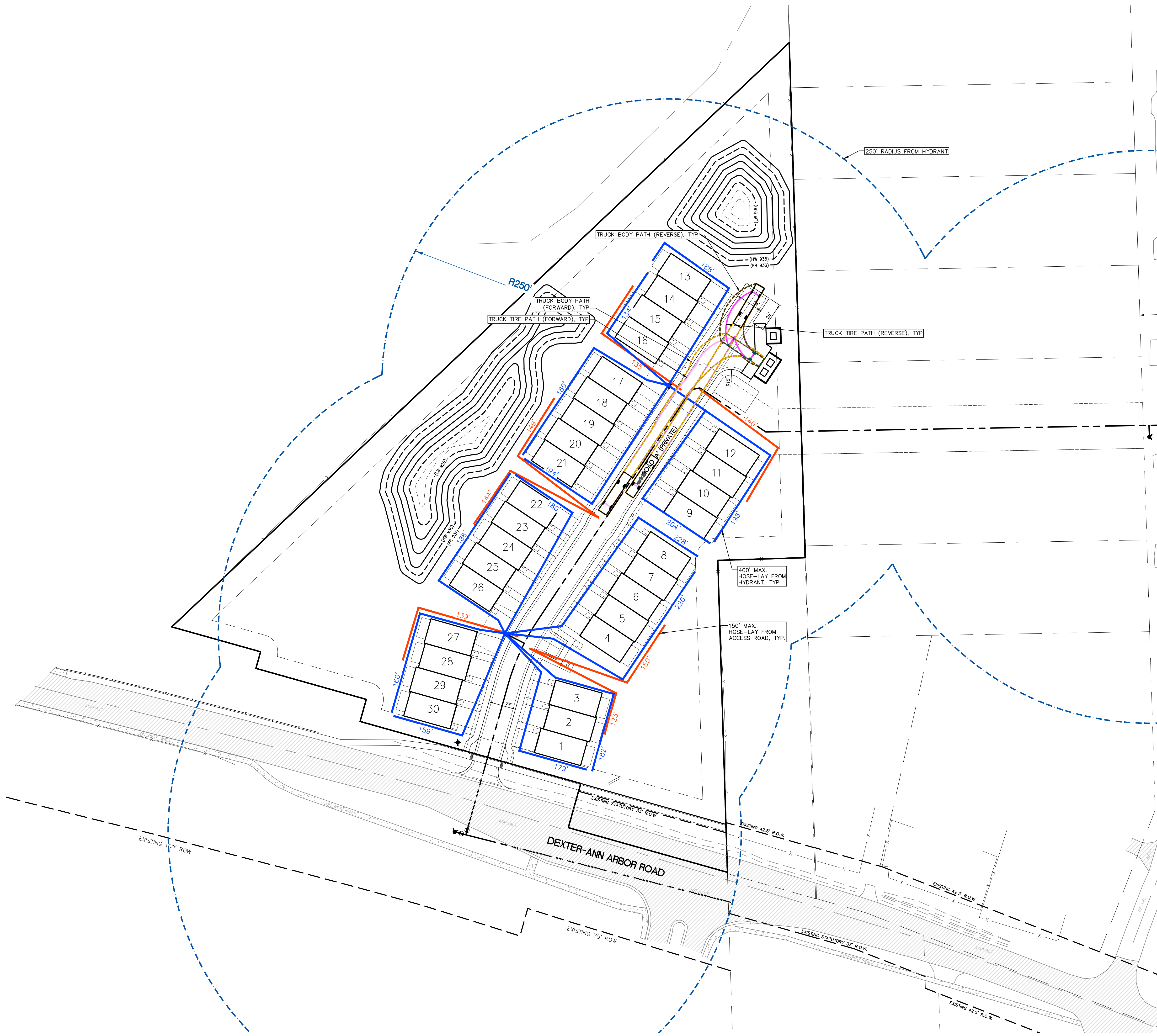
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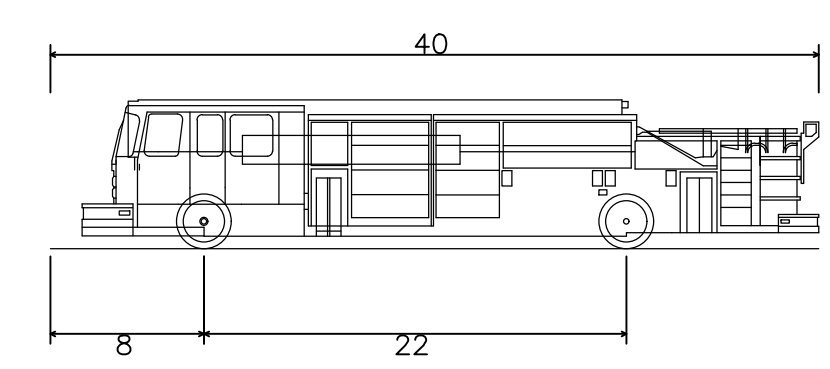
PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T2S., R.5E., S20 TOWNSHIP, WASHENAW COUNTY, MICHIGAN
SHEET TITLE:
SOLID WASTE VEHICLE TRACKING

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SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.56 (NAVD88)

SITE BENCHMARK #2
WAG NAIL, NORTHERLY FACE OF UTILITY POLE,
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD,
ELEV.=938.67 (NAVD88)



Pumper Fire Truck
Overall Length 40.00ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.655ft
Track Width 5.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

FIRE DEPARTMENT NOTES

- ALL BUILDING ADDRESSES MUST BE CLEARLY VISIBLE WHEN APPROACHING THE BUILDING
- CONSTRUCTION MATERIAL STORAGE MUST NOT INTERFERE WITH THE FIRE DEPARTMENT AND EMERGENCY SITE ACCESS
- HYDRANTS PROVIDING PROTECTION COVERAGE SHALL BE APPROVED BY BOTH PLANNING AND FIRE DEPARTMENTS AND MUST BE IN SERVICE DURING CONSTRUCTION PRIOR TO ANY PLACIBLE MATERIALS ARE PLACES ON JOB SITE
- THE TYPE OF CONSTRUCTION IS MRC SINGLE-FAMILY WITH PROPER FIRE RESISTANCE BETWEEN DWELLING UNITS

PROPOSED LEGEND

—	SANITARY SEWER
—	WATER MAIN
—	STORM SEWER
—	DITCH/SWALE
—	FENCE
—	SILT FENCE
—	TREE PROTECTION FENCE
—	WETLAND
—	CONTOUR
—	CURB AND GUTTER
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—	PAVEMENT (CONCRETE)
—	PAVEMENT (CONCRETE SIDEWALK)
—	DIRECTION SURFACE WATER FLOW
—	GRADE

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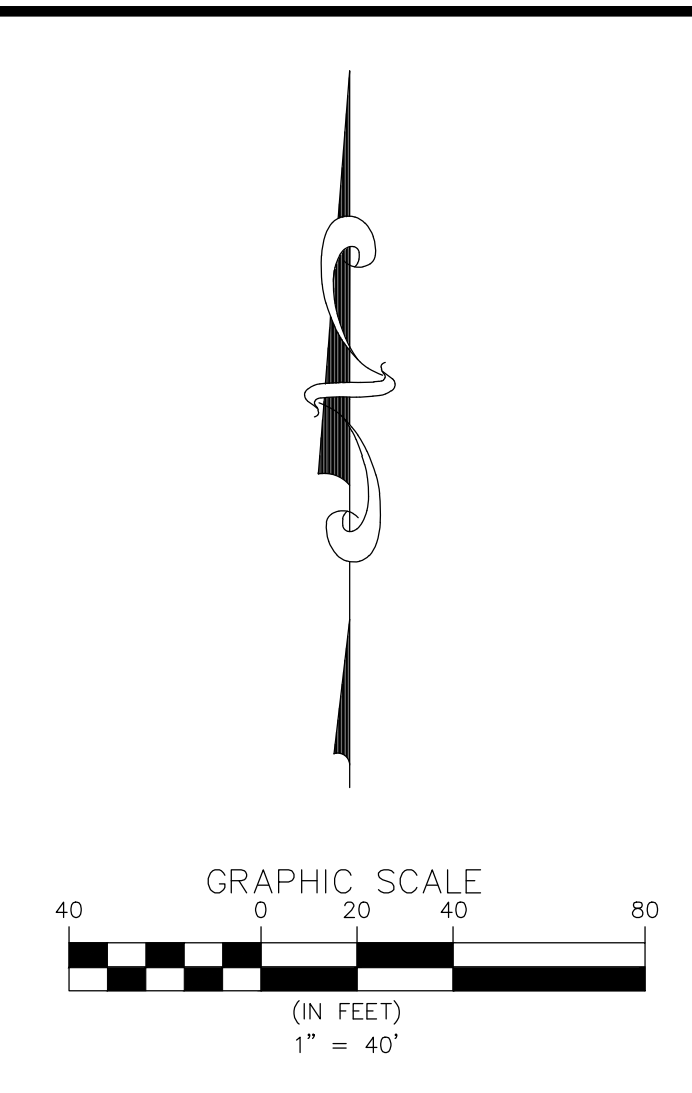
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PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., S30 TOWNSHIP, WASHTEMAN COUNTY, MICHIGAN

SHEET TITLE:
EMERGENCY VEHICLE ROUTE



NO.	DATE	REVISION
1	11-19-25	REVISION PER CITY REVIEW
2	01-21-26	REVISION PER CITY REVIEW
3	02-25-26	REVISION PER CITY REVIEW
4	03-26-26	REVISION PER CITY REVIEW
5	04-30-26	REVISION PER CITY REVIEW
6	06-25-26	REVISION PER CITY REVIEW

811

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1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:	25-121
PROJECT MANAGER:	J. RICKARD
DRAWN BY:	J. RICKARD
CHECKED BY:	J. RICKARD
OFFICE:	FARMINGTON HILLS

SITE BENCHMARK #1:
ELEV.=957.36 (NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC
SURVEY DISC.

SITE BENCHMARK #2:
MAG NAIL, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

EASEMENT LEGEND	
	WATER MAIN EASEMENT
	SANITARY SEWER EASEMENT
	PRIVATE EASEMENT FOR FRANCHISE UTILITIES
	SOLID WASTE COLLECTION EASEMENT
	DTE EASEMENT

PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	WETLAND
	CONTOUR
	CURB AND GUTTER
	SANITARY MANHOLE
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	WATER SERVICE VALVE
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	PAVEMENT (CONCRETE, SIDEWALK)
	DIRECTION SURFACE WATER FLOW GRADE

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING

SKE GROUP

39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

NO.	DATE	REVISION
1	11-19-25	REVISION PER CITY REVIEW
2	01-21-26	REVISION PER CITY REVIEW
3	02-25-26	REVISION PER CITY REVIEW
4	03-26-26	REVISION PER CITY REVIEW
5	04-30-26	REVISION PER CITY REVIEW
6	06-25-26	REVISION PER CITY REVIEW

811

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER:	25-121
PROJECT MANAGER:	J. RICKARD
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	DTE EASEMENT

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	SANITARY SEWER
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	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE)
	PAVEMENT (CONCRETE, SIDEWALK)
	DIRECTION SURFACE WATER FLOW GRADE

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON JACOANGELI, AICP
EMAIL: JACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

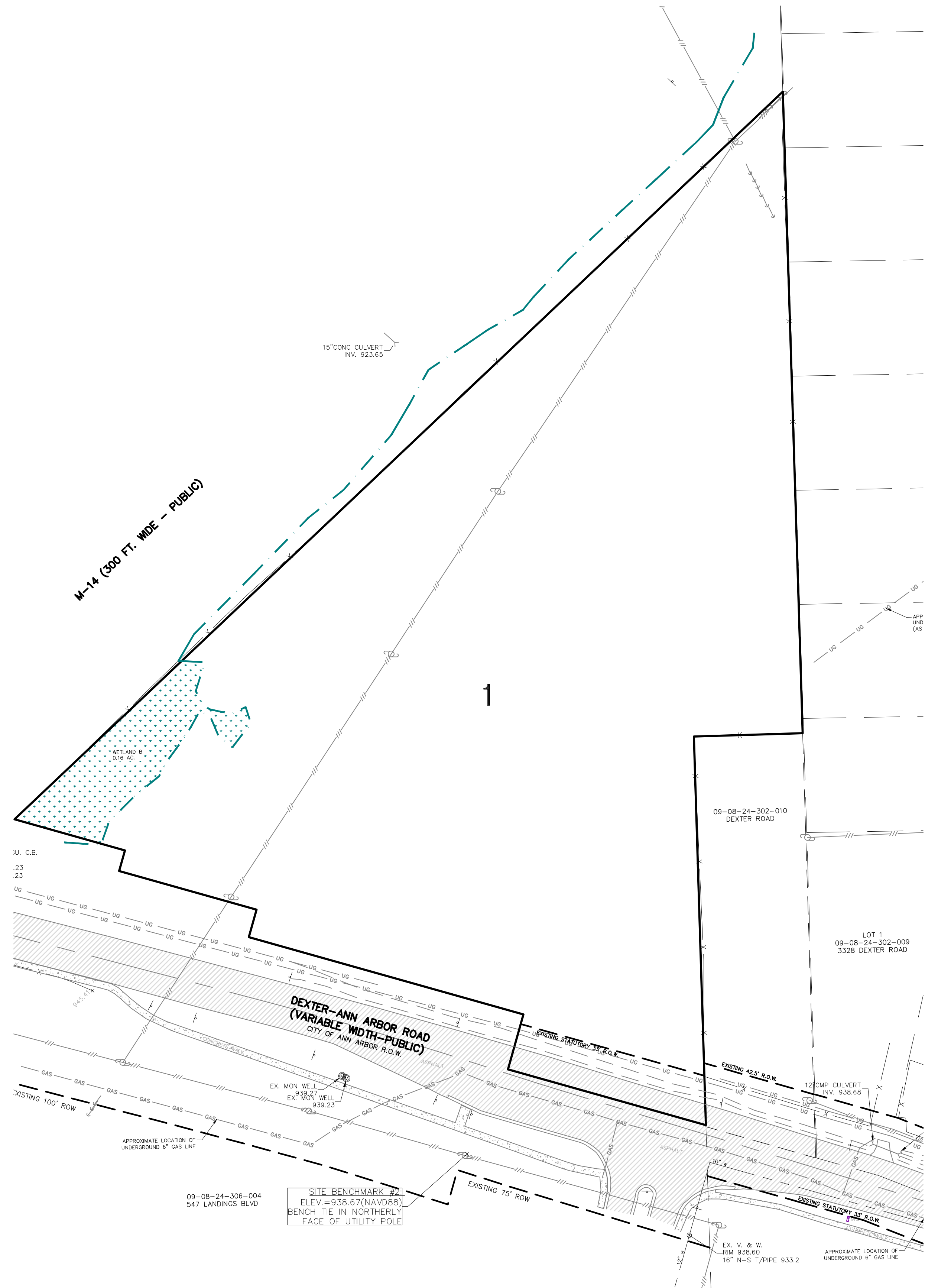
PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., S010 TOWNSHIP, WASHINGTON COUNTY, MICHIGAN

SHEET TITLE:
EASEMENT PLAN

PAGE No.:
C16

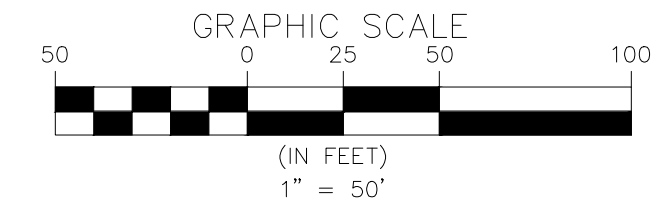
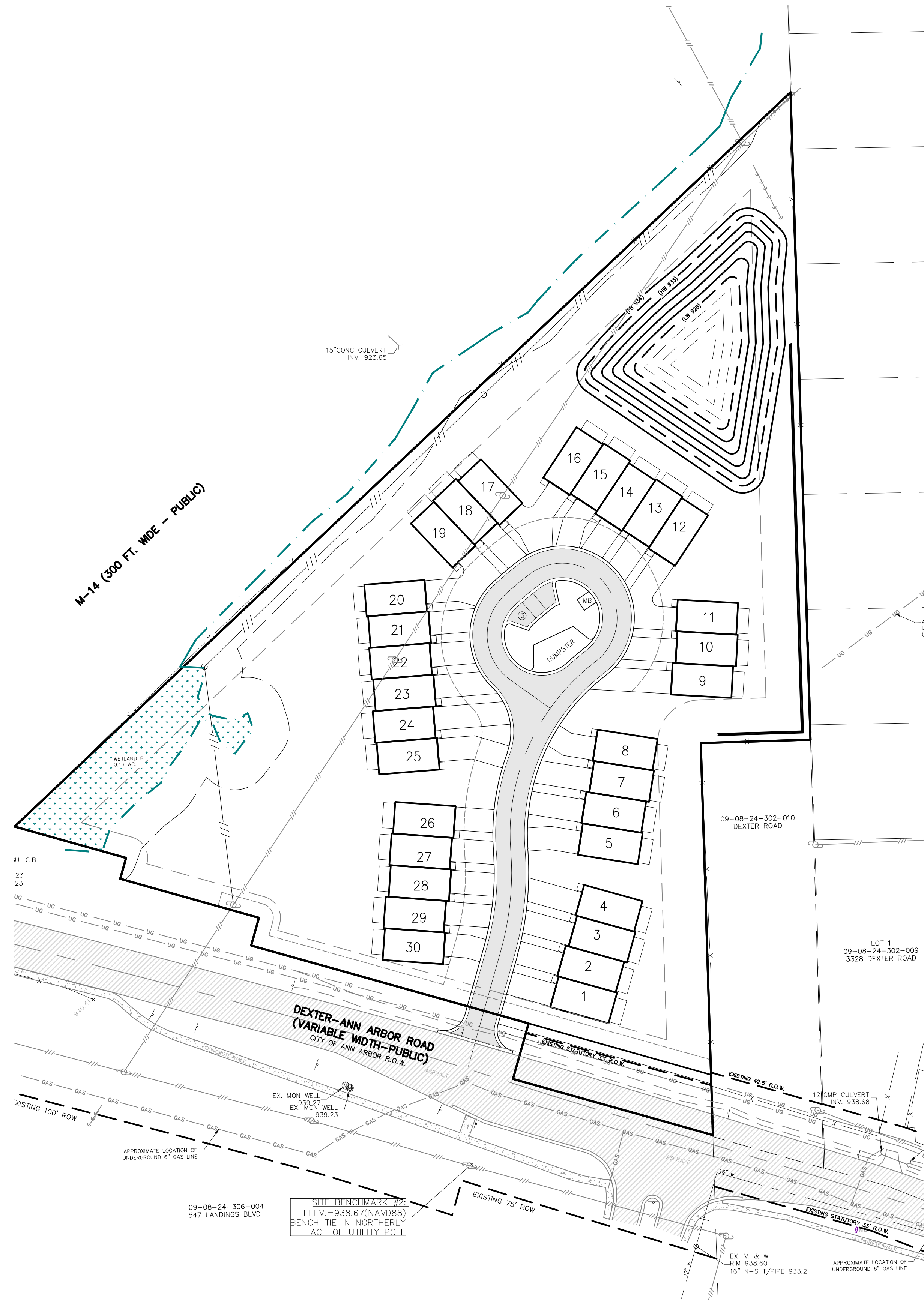
OPTION 1

THIS OPTION PROPOSES ONLY ONE HOME. BASED ON CURRENT ZONING, THIS OPTION IS NOT A FEASIBLE ALTERNATIVE.



OPTION 2

THIS OPTION PROPOSES 30 UNITS MATCHING THE PROPOSED SITE PLAN. THIS WOULD DISTURB MORE NATURAL RESOURCES AND REMOVE MORE TREES. THIS WOULD ALSO REQUIRE THE RELOCATION OF THE OVERHEAD POWER LINES RUNNING THROUGH THIS SITE. BASED ON THIS OPTION, ITS COST PROHIBITS IT AS A FEASIBLE ALTERNATIVE.



SITE BENCHMARK:
SITE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

SITE BENCHMARK #2
MAG NAIL, NORTHERLY FACE OF UTILITY POLE.
SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
ELEV.=938.67 (NAVD88)

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SKE
GROUP

NO.	REVISION	DATE
1	REVISION PER CITY REVIEW	11-19-25
2	REVISION PER CITY REVIEW	01-21-26
3	REVISION PER CITY REVIEW	02-25-26
4	REVISION PER CITY REVIEW	03-26-26
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6	REVISION PER CITY REVIEW	06-25-26



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 25-121	PROJECT MANAGER: J. RICKARD
DRAWN BY: J. RICKARD	CHECKED BY: J. RICKARD
OFFICE: FARMINGTON HILLS	

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON IACANGELI, AICP
EMAIL: JIACANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., S010 TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
ALTERNATIVE LAYOUT ANALYSIS

Landscape Summary

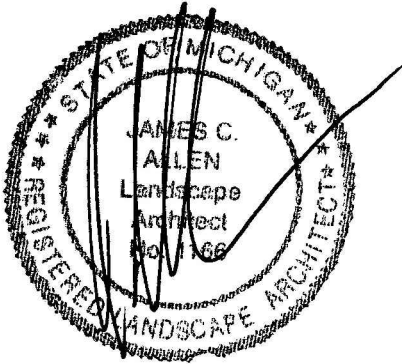
Dexter - Ann Arbor Road Street Trees	522 l.f.
Right of Way Length	24 l.f.
Less Driveway	
"S" Net Right of Way Length	498 l.f.
Street Trees Required	11 Trees (498 / 45)
Street Trees Provided	11 Trees (5 Existing)
Street Tree Canopy Loss	
DBH Removed	0 Trees
Interior Street Trees	
Street Frontage	924 l.f.
Street Trees Required	30.8 Trees (924 / 30)
Street Trees Provided	27 Trees (Utility Conflicts Prevents Full Plantings)
Tree Mitigation	
Mitigation Required	415" (830 x 50%)
"M" Inches Provided	234" (78 X 3.0")
Remaining DBH Paid into Fund	\$45,250 (415" - 234") x \$250

- Notes:
- Utility Boxes will be Screened on 3 Sides.
 - Lawn Areas to be Seed or Sod.
 - All Landscape Areas will be Watered with an Underground, Automatic Irrigation System.
 - Snow Storage Shall not Include Landscaped Areas.
 - All Trees Shall be Planted no Closer than 10' to Utility Leads and 15' from Hydrants.
 - All Species Deviations from the Approved Site Plan Must be Approved in Writing from the City of Ann Arbor Prior to Installation.
 - Tree Mitigation Fee Shall be Paid Prior to Tree Removal and Prior to Issuance of the Grading Permit.
 - A ROW Street Tree Permit Shall be Required Prior to any ROW Tree Removal. The Canopy Loss Fee Will be Paid Via a ROW Street Tree Permit Prior to Removal.

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	
Dexter-Ann Arbor Street Trees								
LTS	2	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		
QMS	4	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B		
	6	Trees Provided						
sym.	qty.	botanical name	common name	caliper	spacing	root	height	
Interior Street Trees								
GT	5	Gleditsia triacanthos var. 'inermis'	Honey Locust	2.5"	as shown	B&B		
LT	7	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		
TA	9	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B		
UP	6	Ulmus x 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B		
	27	Trees Provided						
sym.	qty.	botanical name	common name	caliper	spacing	root	height	Replacement
Landmark Tree Replacement								
ACR	15	Abies concolor	Concolor Fir		as shown	B&B	8'	45
LTR	7	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		21
PGR	20	Picea glauca var. densata	Black Hills Spruce		as shown	B&B	8'	60
PSR	18	Pinus strobus	White Pine		as shown	B&B	8'	54
QBR	7	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B		21
QMR	5	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		15
QRR	5	Quercus rubra	Red Oak	3.0"	as shown	B&B		15
TAR	1	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B		3
	78	Trees Provided					Total Inches Provided	234
sym.	qty.	botanical name	common name	caliper	spacing	root	height	
General Plantings								
JC	16	Juniperus 'Keteeri'	Keteeri Juniper		as shown	B&B	5'	

Seal:



Title:

Landscape Plan

Project:

3400 Dexter
Ann Arbor, Michigan

Prepared for:

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:

Review
Revised
Revised
Revised
Revised
Revised
Revised

Issued:

September 16, 2025
November 18, 2025
January 21, 2026
February 4, 2026
February 24, 2026
March 26, 2026
June 25, 2026

Job Number:

25-058

Drawn By:

jca

Checked By:

jca



Sheet No.

L-1



Not for Construction



Project:

Prepared for:

Revision: Issued:

Job Number:

Drawn By: _____ Checked By: _____

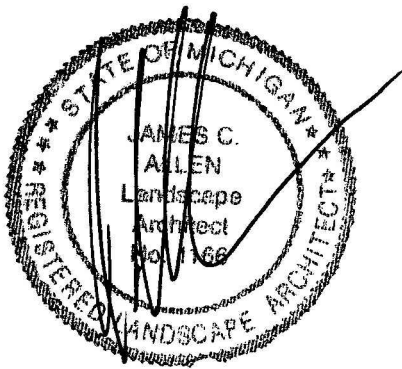
L-2



Now what's below.
Call before you dig.

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Seal:



Title:

Stormwater Plan

Project:

3400 Dexter
Ann Arbor, Michigan

Prepared for:

Toll Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:

Issued:

Review	September 16, 2025
Revised	November 18, 2025
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Revised	June 25, 2026

Job Number:

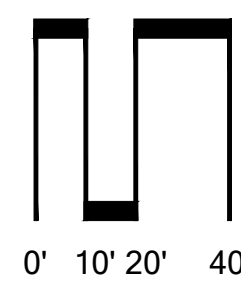
25-058

Drawn By:

jca

Checked By:

jca



Sheet No.

L-3



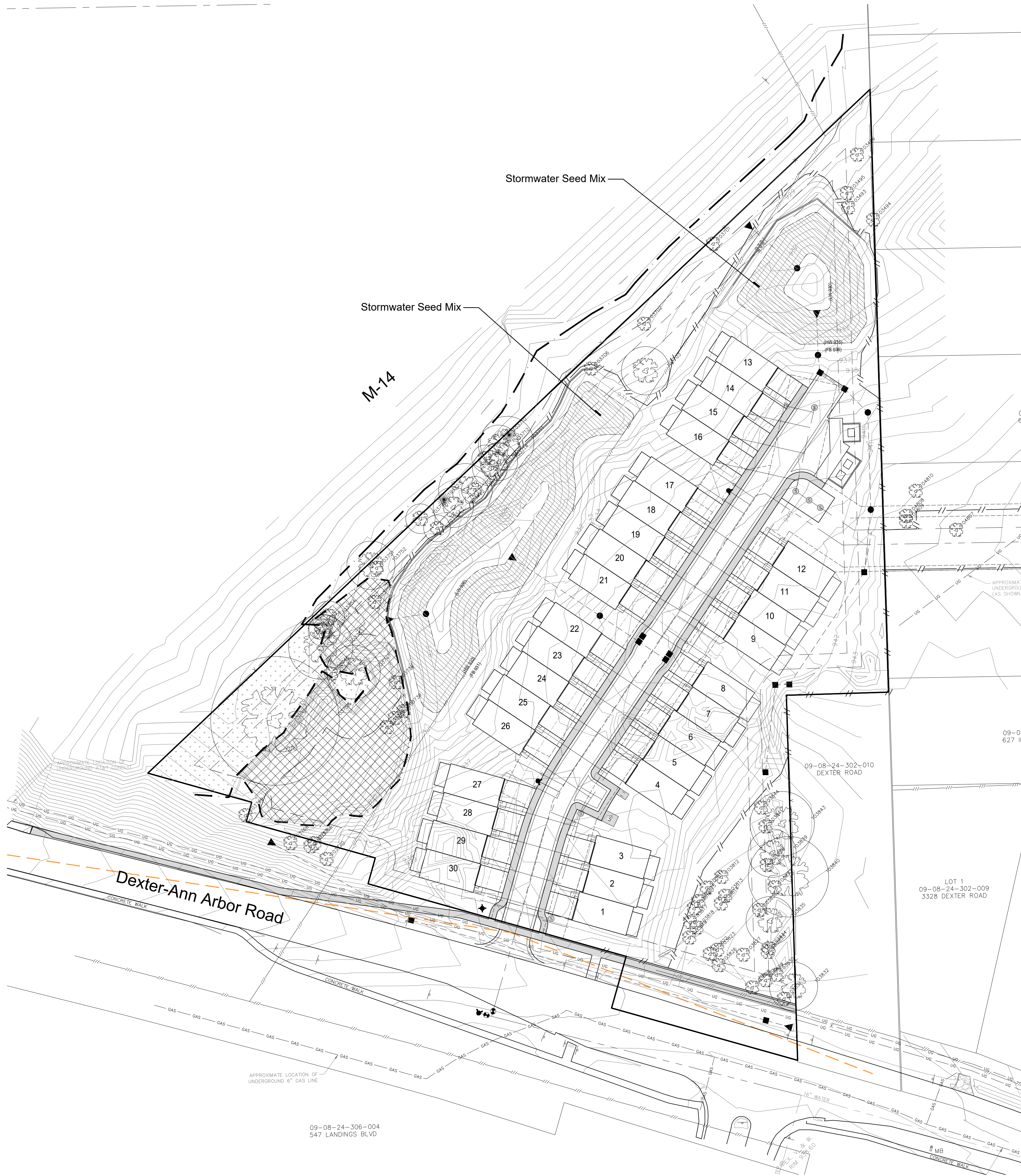
Know what's below.
Call before you dig.

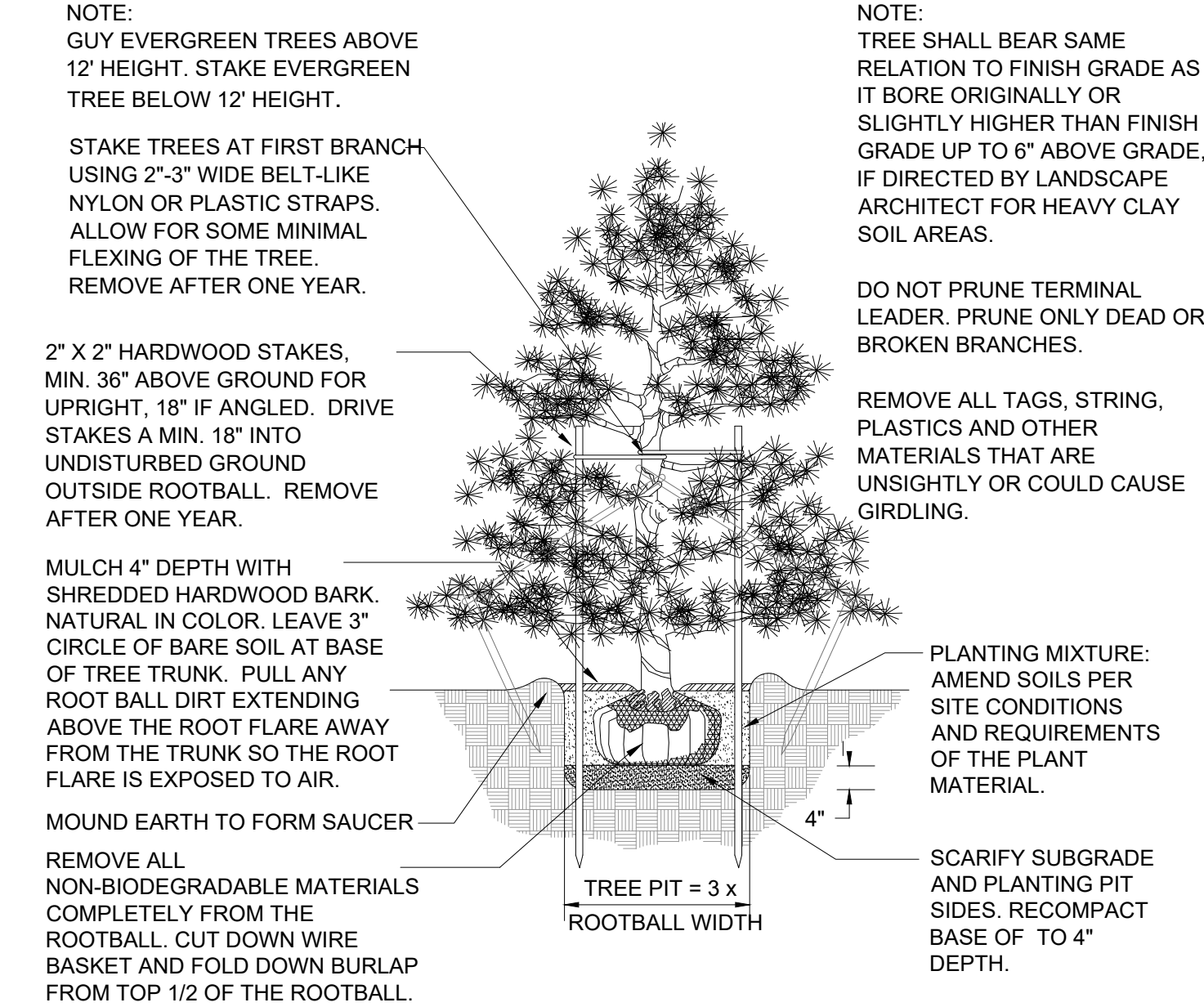
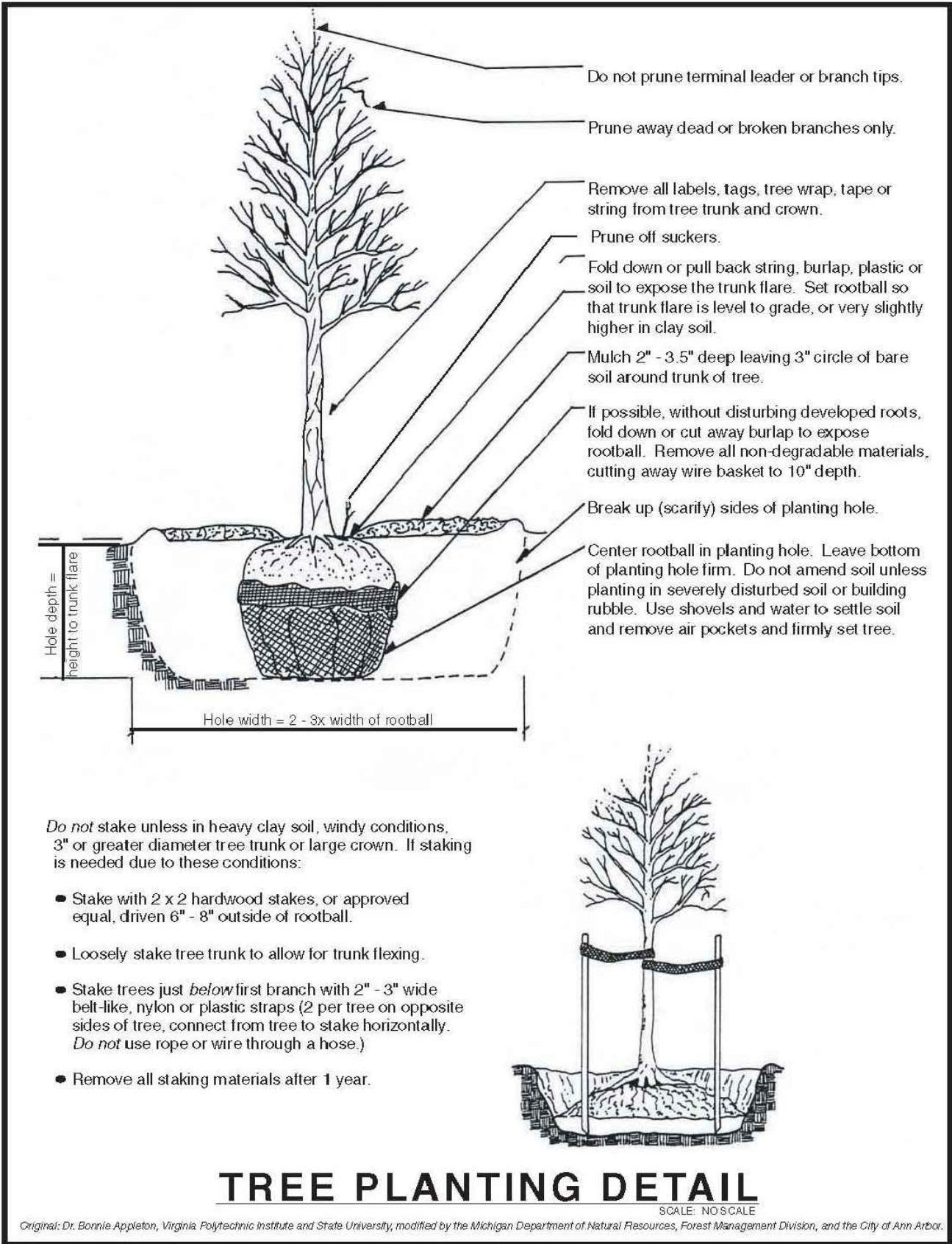
Not for Construction

Storm Water Seed Mix

Botanical Name	Common Name	PLS Oz/Acre
<i>Permanent Grasses/Sedges</i>		
<i>Bolboschoenus luvatilis</i>	River Bulrush	0.25
<i>Carex cristatella</i>	Crested Oval Sedge	2.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50
<i>Glyceria striata</i>	Fowl Manns Grass	1.25
<i>Juncus effusus</i>	Common Rush	2.00
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scheuchzeria palustris</i>	Softstem Bulrush	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cyperinus</i>	Wool Grass	1.00
	Total	37.00
<i>Temporary Cover</i>		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multlorum</i>	Annual Rye	100.00
	Total	460.00
<i>Forbs</i>		
<i>Alisma spp.</i>	Water Plantain Mix	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens spp.</i>	Bidens Mix	2.00
<i>Helenium autumnale</i>	Sniceweed	2.00
<i>Iris virginica</i>	Blue Flag	4.00
<i>Lycopus americanus</i>	Common Water Horehound	0.25
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod	0.50
<i>Pentstemon sedoides</i>	Dutch Stonecrop	0.50
<i>Polygonum erectum</i>	Erect Knotweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Symphoricarpos novae-angliae</i>	New England Aster	1.50
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
	Total	28.00

Stormwater Seed Mix by Nativescapes
16,156 s.f. Total Area
37.0 lbs. per Acre Application Rate
13.7 lbs. of Storm Water Seed Mix Required





EVERGREEN TREE PLANTING DETAIL

Not to scale

Maintenance Notes

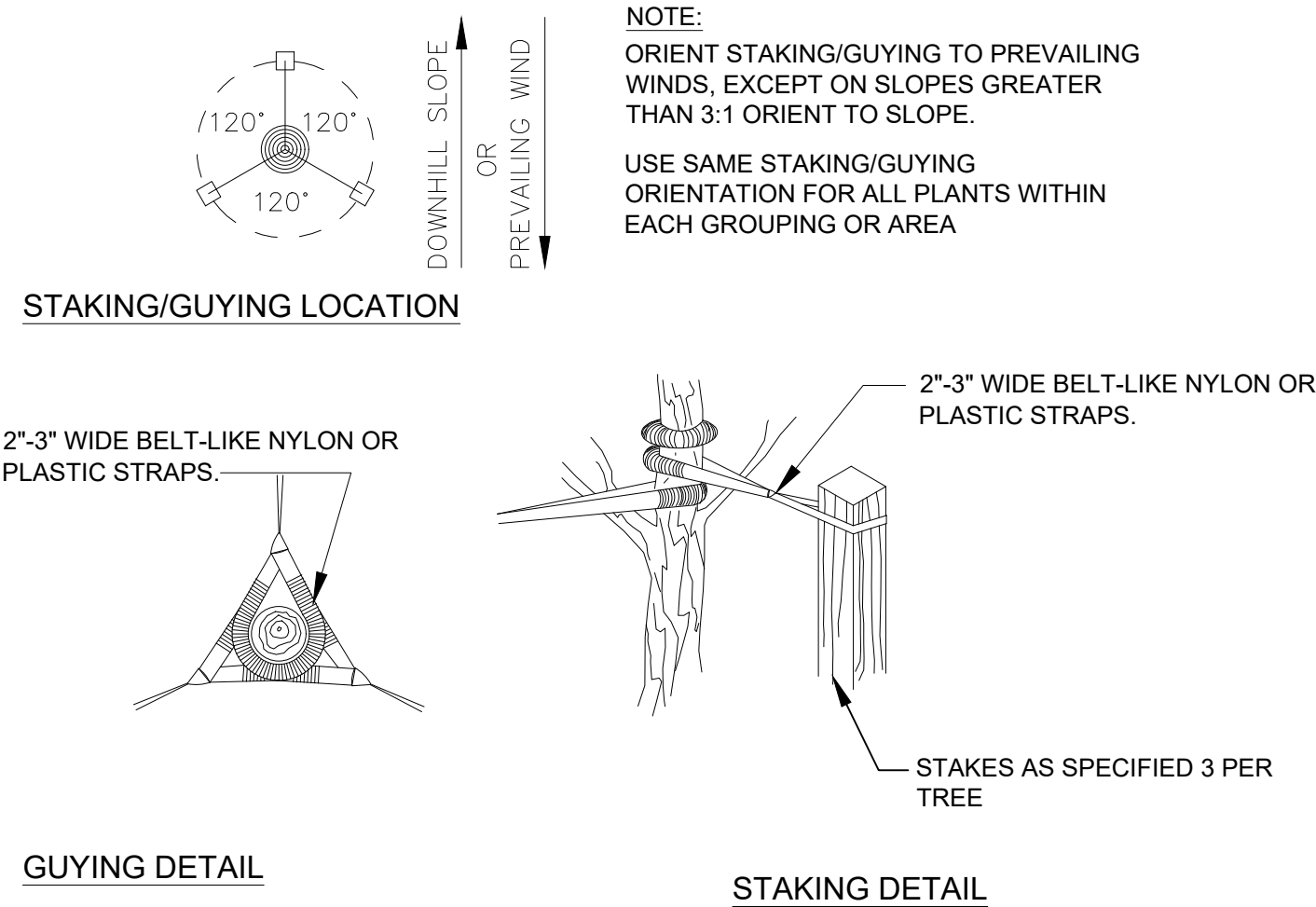
Continuing Care
Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse. All landscape materials shall be maintained by a regular program or mowing, watering, weeding, feeding and pruning. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.

Replenishment
All dead, damaged or diseased plant material shall be replaced, in accordance with Chapter 55, Article V-5.29.6.I of the Ann Arbor City Code, by the end of the planting season as a continued obligation of the site plan.

Watering
This shall be accomplished by the use of hose bibs to provide water for the landscape areas specified on the landscape plan.

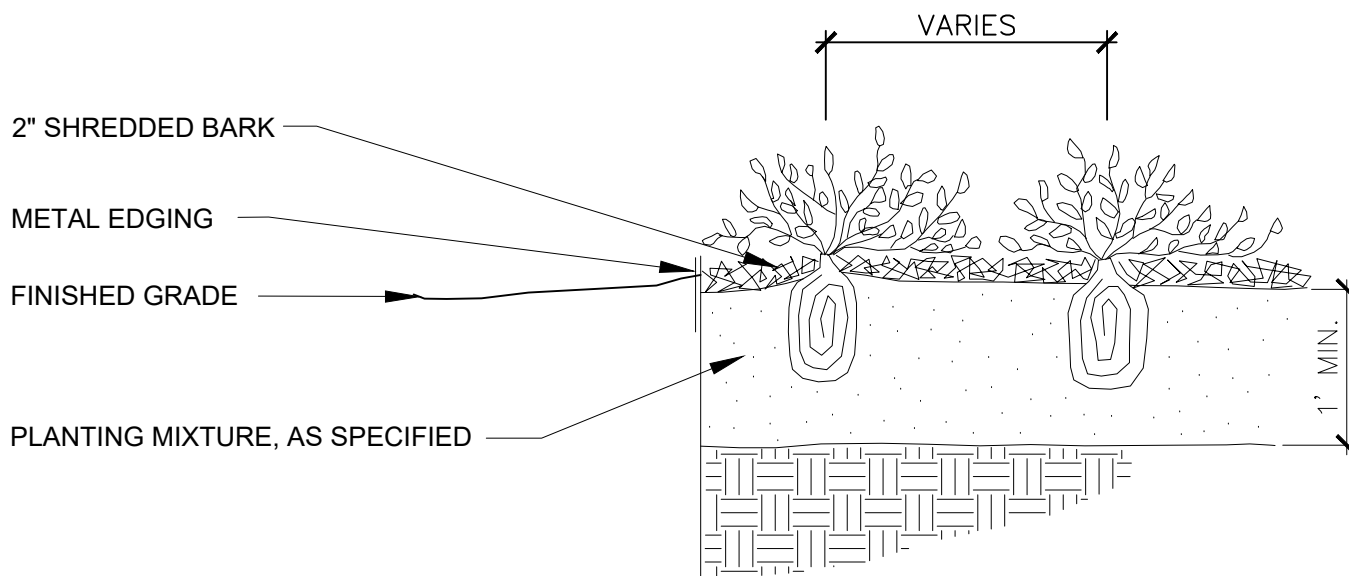
Clay Soils
Construct Earth Bed to Required Grade and Trim. Prior to Placement of Topsoil or Compost, Harrow all Earth Beds to a Minimum of 3" Depth.

Fertilizer
Beyond Initial Fertilization, All Future Fertilizer Applications Shall not Contain Phosphorus.



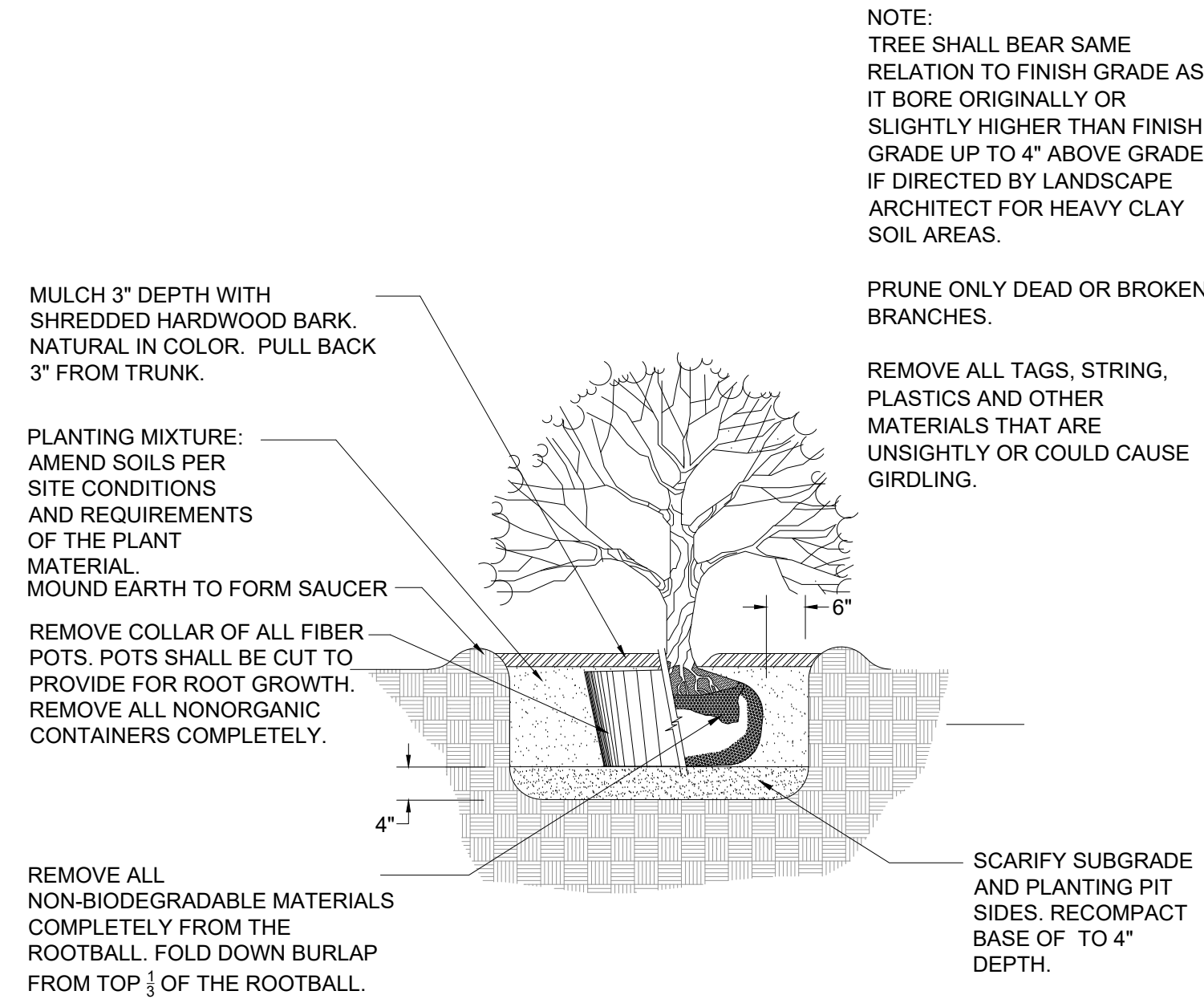
TREE STAKING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale



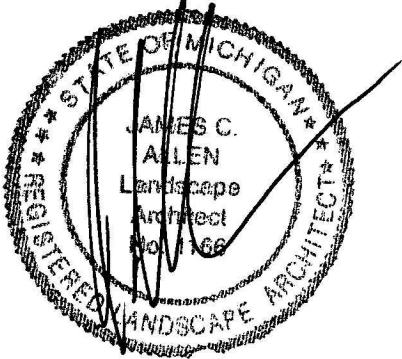
SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- Staking is only needed if site is windy or stock is great than 3". Trees to be mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Installation.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City 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 vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be irrigated with hose bibs.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.
- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Ann Arbor standards. Replace Failing Material During the Next Appropriate Planting Period.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved by the City of Ann Arbor Prior to their Installation.
- Fertilizer Applications Beyond the Initial Topsoil and Seeding Application Shall not Contain Phosphorus.

Seal:



Title:

Landscape Details

Project:

3400 Dexter
Ann Arbor, Michigan

Prepared for:

Toil Brothers
26200 Town Center Drive, Suite 200
Novi, Michigan 48375

Revision:

Revision	Issued:
Review	September 16, 2025
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Revised	June 25, 2026

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25-058

Drawn By:

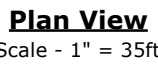
jca

Checked By:

jca

Sheet No.





Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	A	2	Lithonia Lighting	DSX0 LED P3 30K 70CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Medium Houseside Shield	7368	0.9	68.95	18'
	B	90	VISUAL COMFORT	8790901-12	Wilburn Large One Light Outdoor Wall Lantern	879	0.9	9.5	6'6"

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

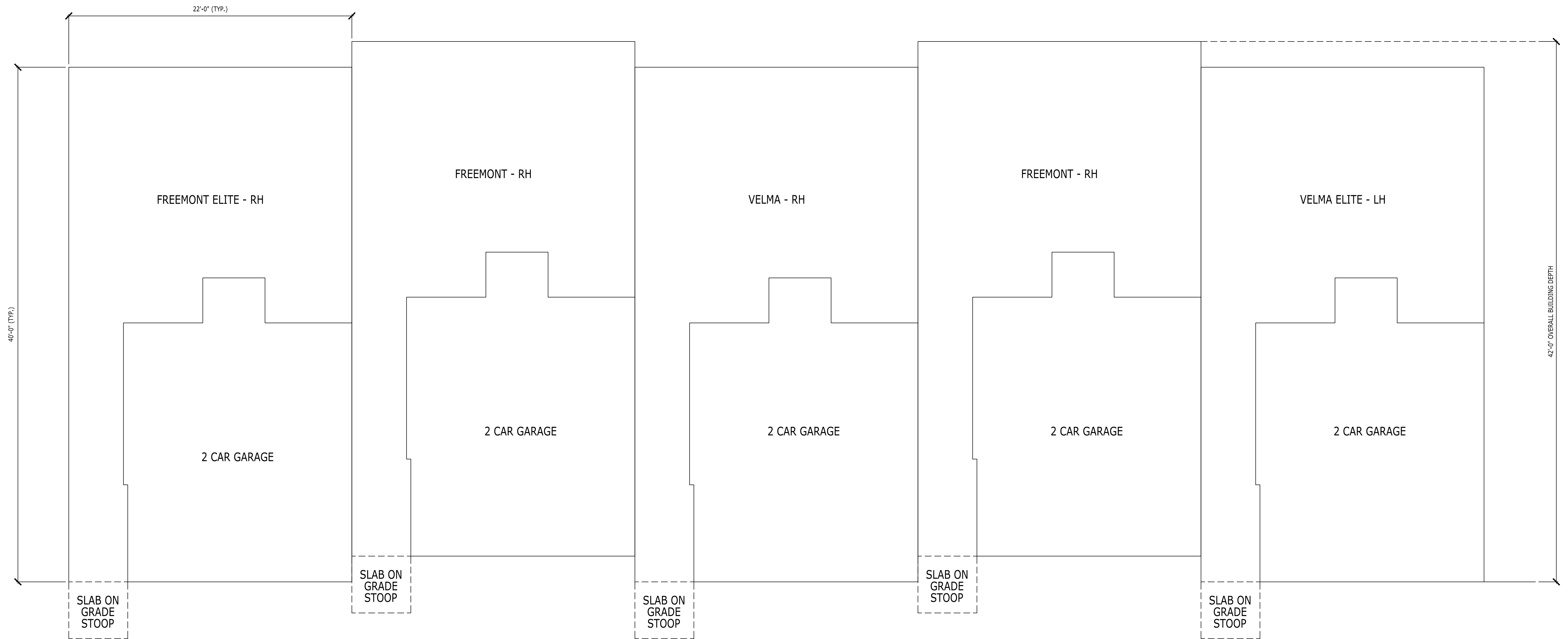
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



3400 DEXTER ROAD - ANN ARBOR
PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
09/15/2025
Scale
Not to Scale
Drawing No.
#25-48378_V



FREEMONT/ FREEMONT ELITE & VELMA/ VELMA ELITE

BUILDING FOOTPRINT

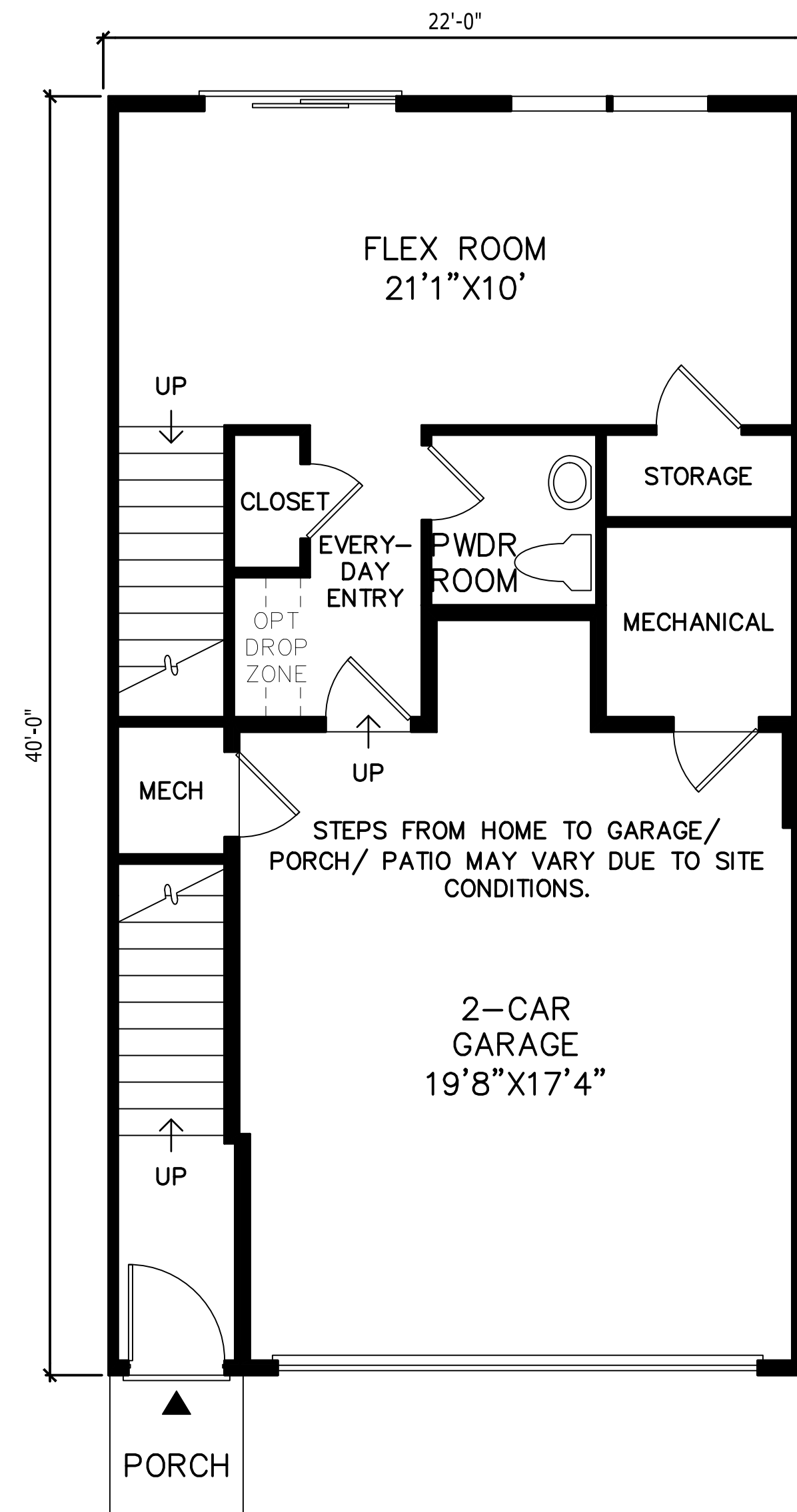
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



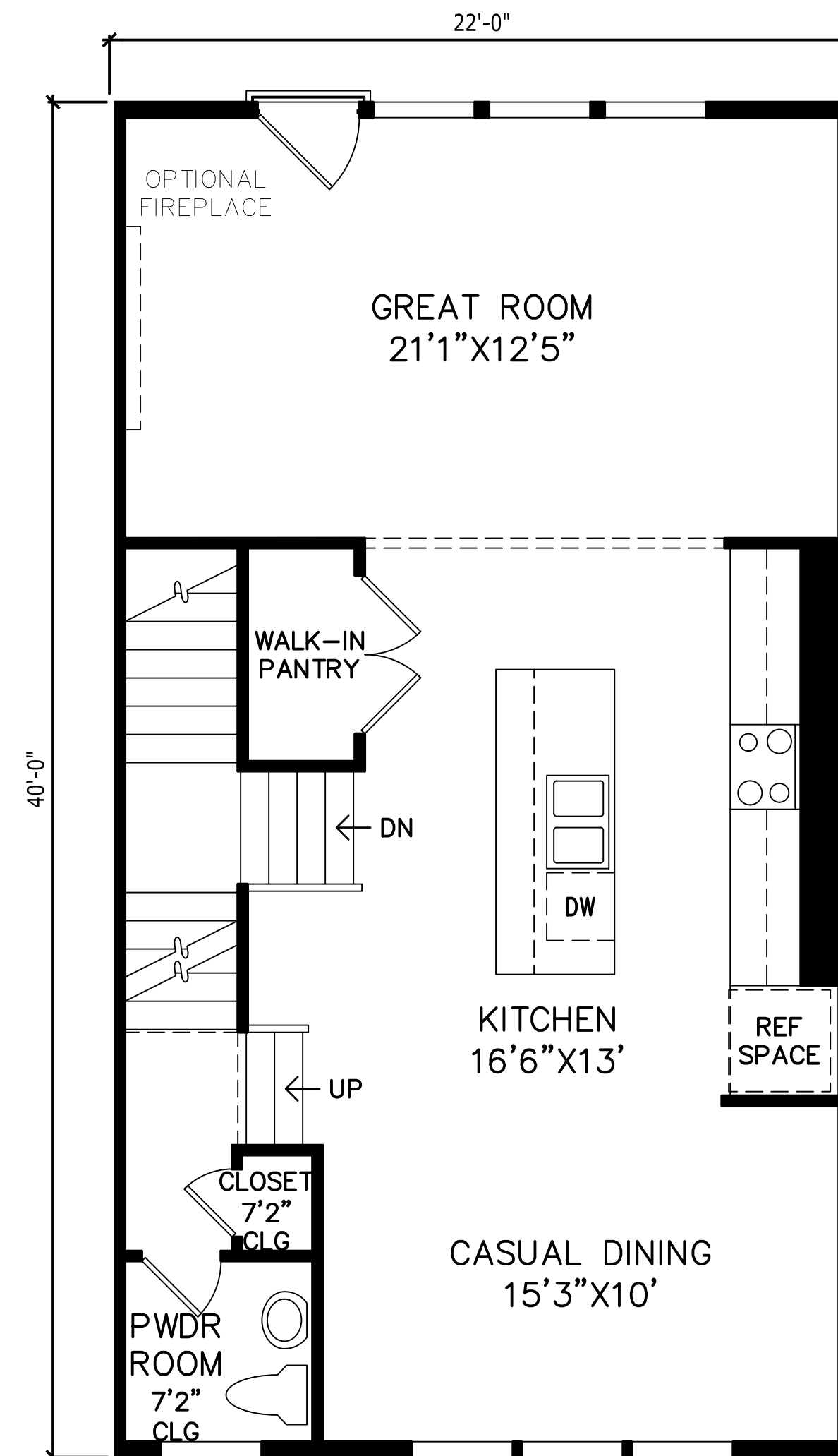
FREEMONT/ FREEMONT ELITE & VELMA/ VELMA ELITE

PERSPECTIVE RENDERING

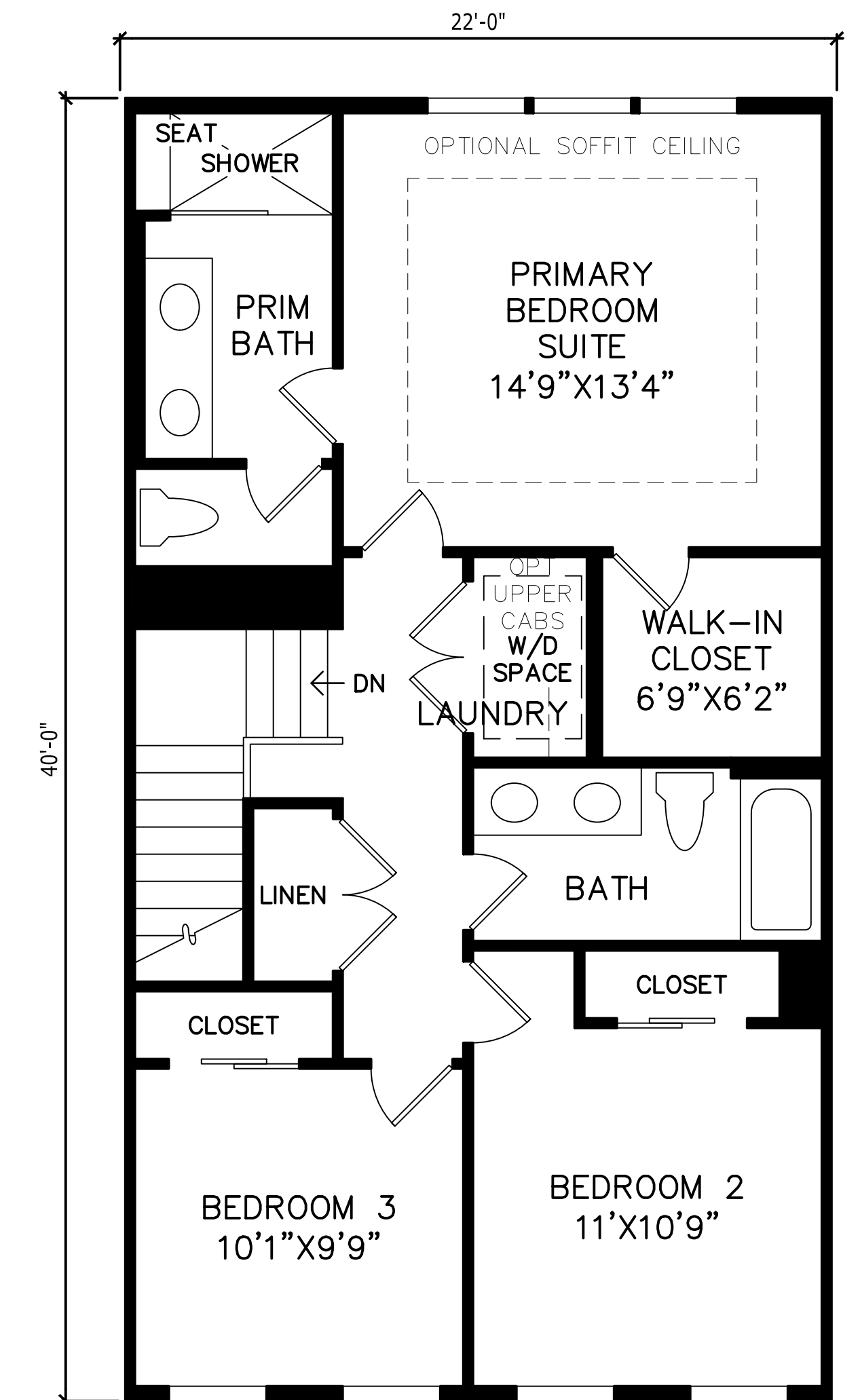
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



FIRST FLOOR PLAN
 FREEMONT 9' CLG.



SECOND FLOOR PLAN
 FREEMONT 9' CLG.

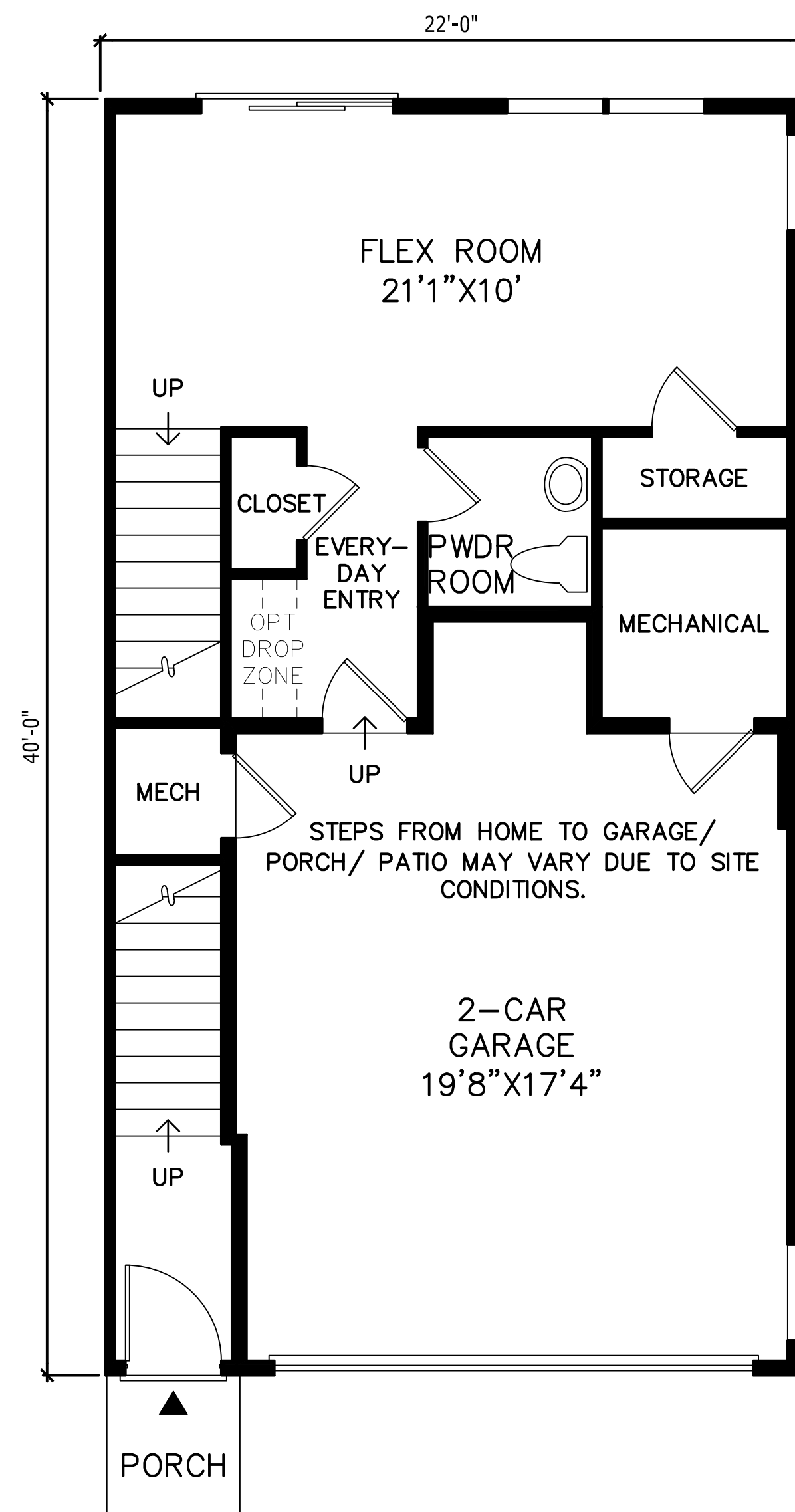


THIRD FLOOR PLAN
 FREEMONT 8' CLG.

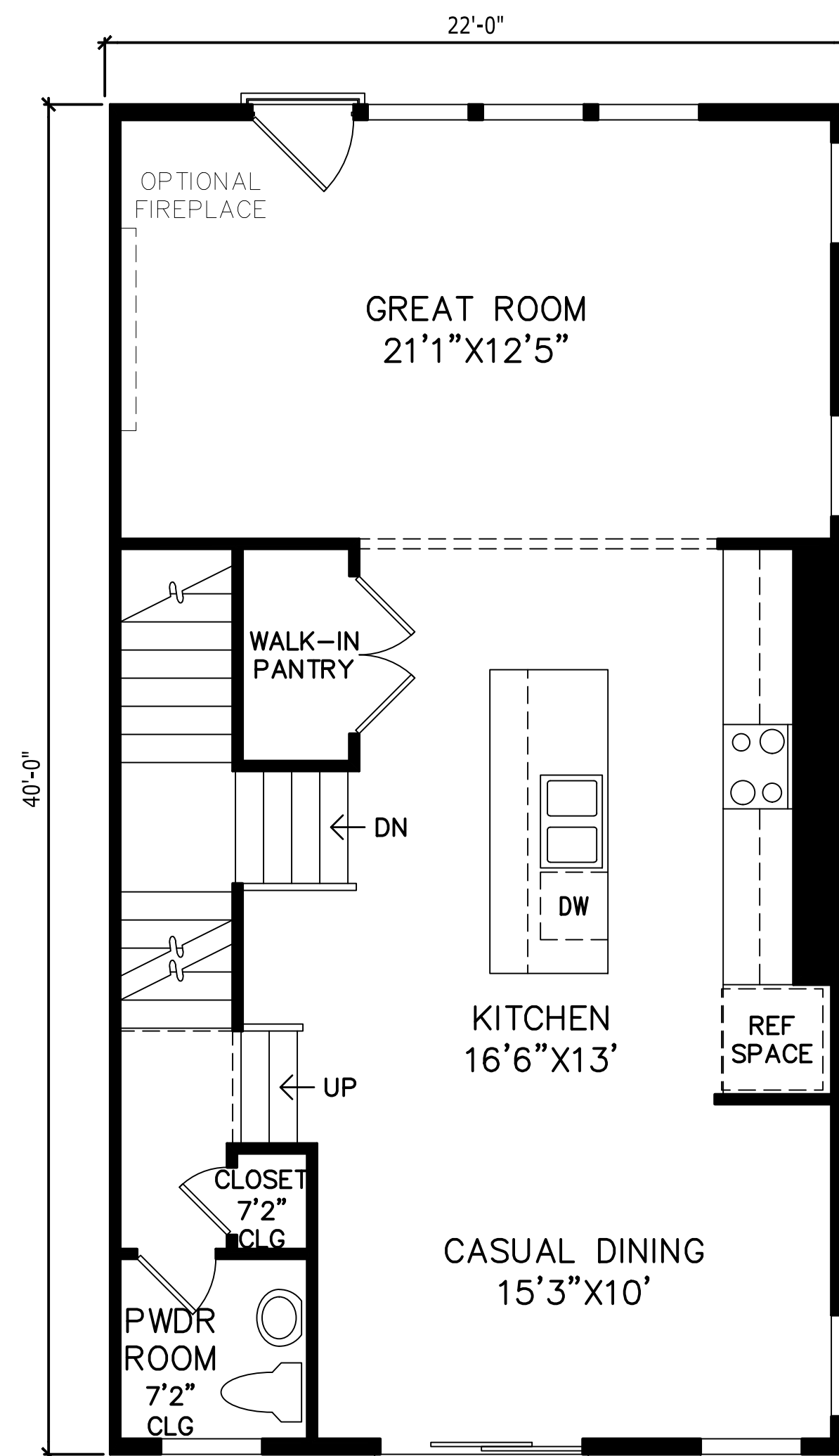
FREEMONT

FLOOR PLANS

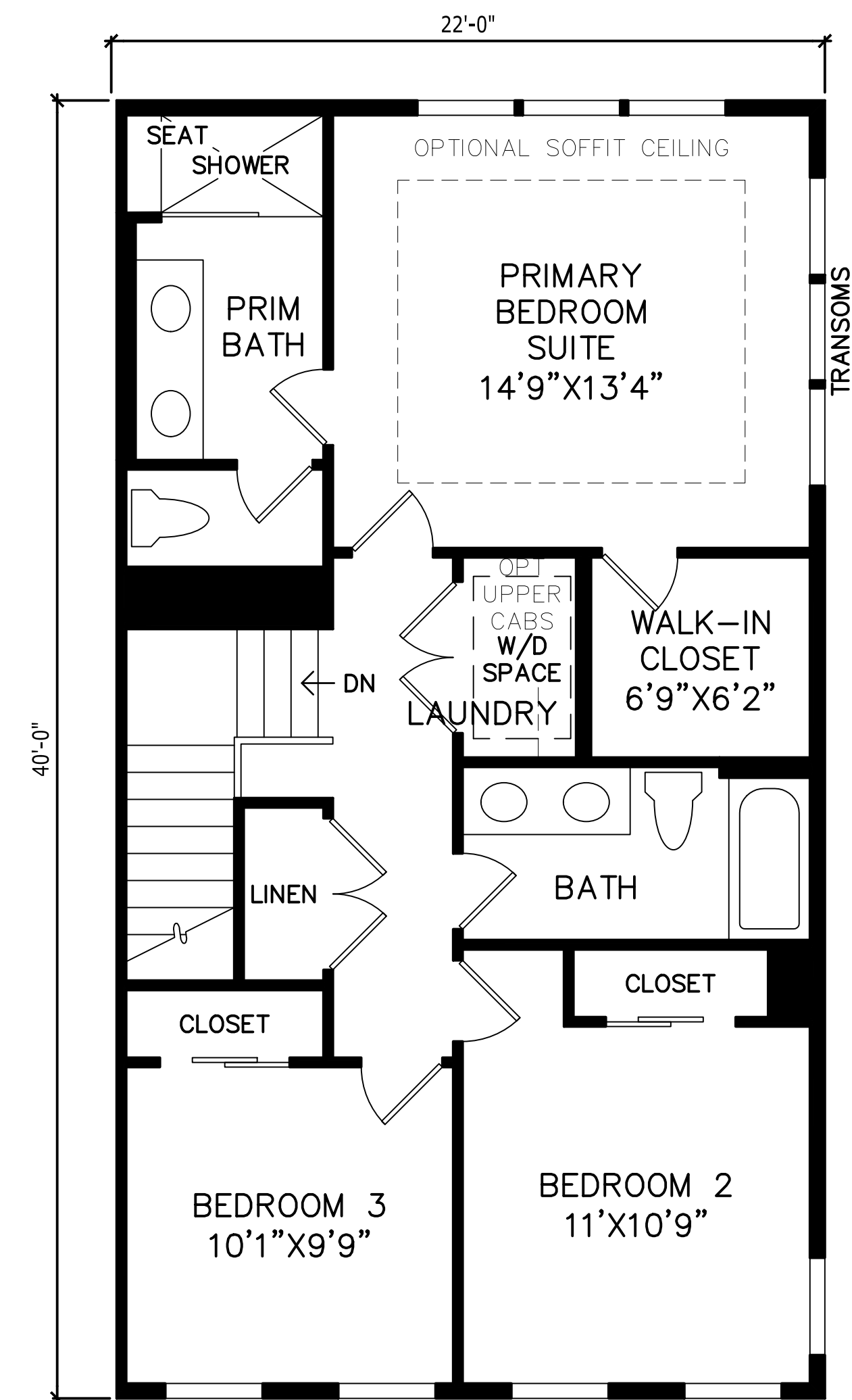
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



FIRST FLOOR PLAN
 FREEMONT ELITE 9' CLG.



SECOND FLOOR PLAN
 FREEMONT ELITE 9' CLG.



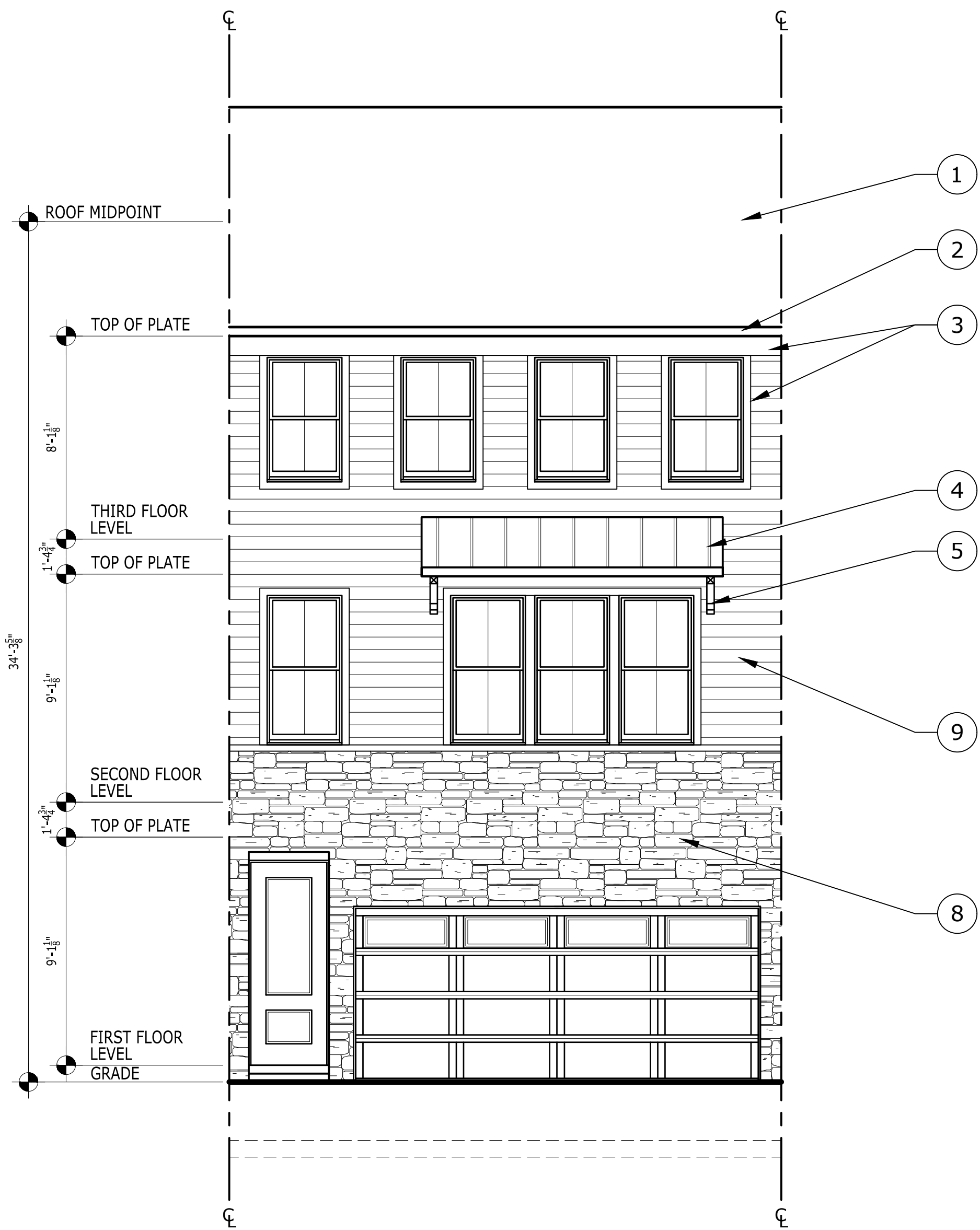
THIRD FLOOR PLAN
 FREEMONT ELITE 8' CLG.

FREEMONT ELITE | FLOOR PLANS

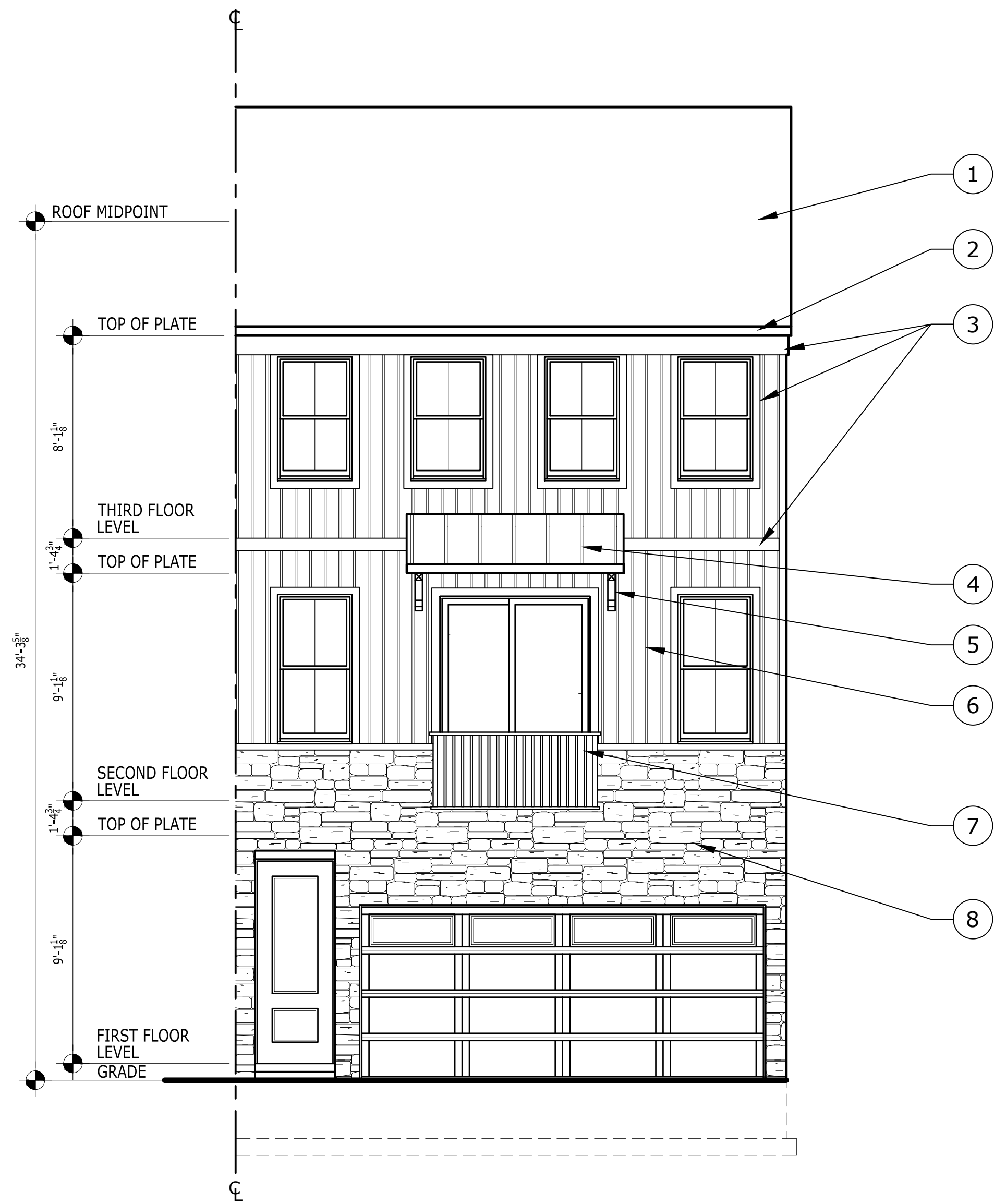
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

MATERIAL KEYNOTE LEGEND:

- 1 ASPHALT SHINGLES
- 2 METAL CAPPED FASCIA
- 3 COMPOSITE TRIM
- 4 STANDING SEAM METAL ROOF
- 5 PRE-MANUFACTURED NON- STRUCTURAL BRACKETS
- 6 VINYL BOARD AND BATTEN SIDING
- 7 PRE-MANUFACTURED ALUMINUM RAILING
- 8 ANCHORED STONE VENEER
- 9 VINYL HORIZONTAL SIDING



FRONT ELEVATION
FREEMONT



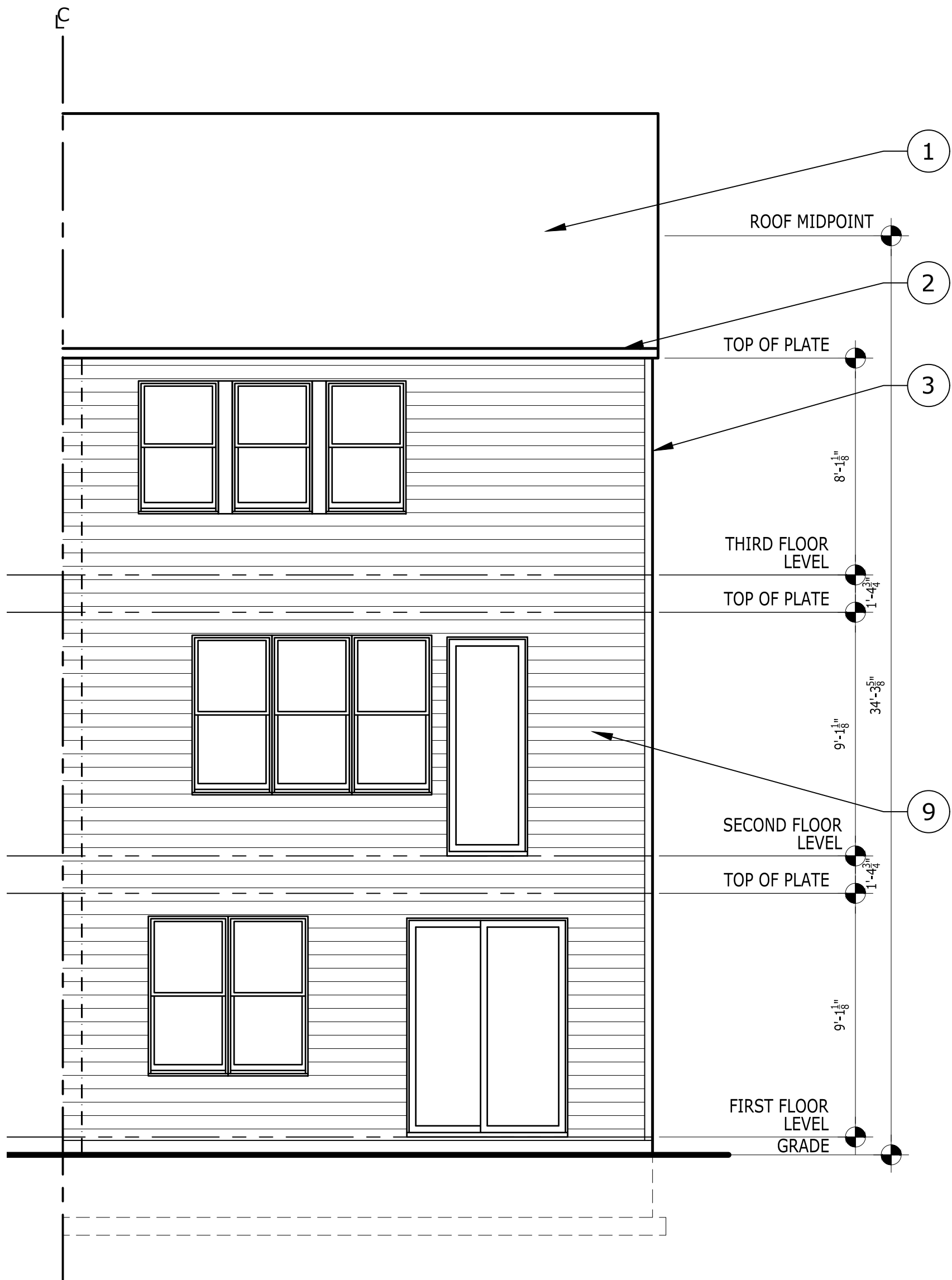
FRONT ELEVATION
FREEMONT ELITE

FREEMONT/ FREEMONT ELITE | ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

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REAR ELEVATION

FREEMONT/ FREEMONT ELITE



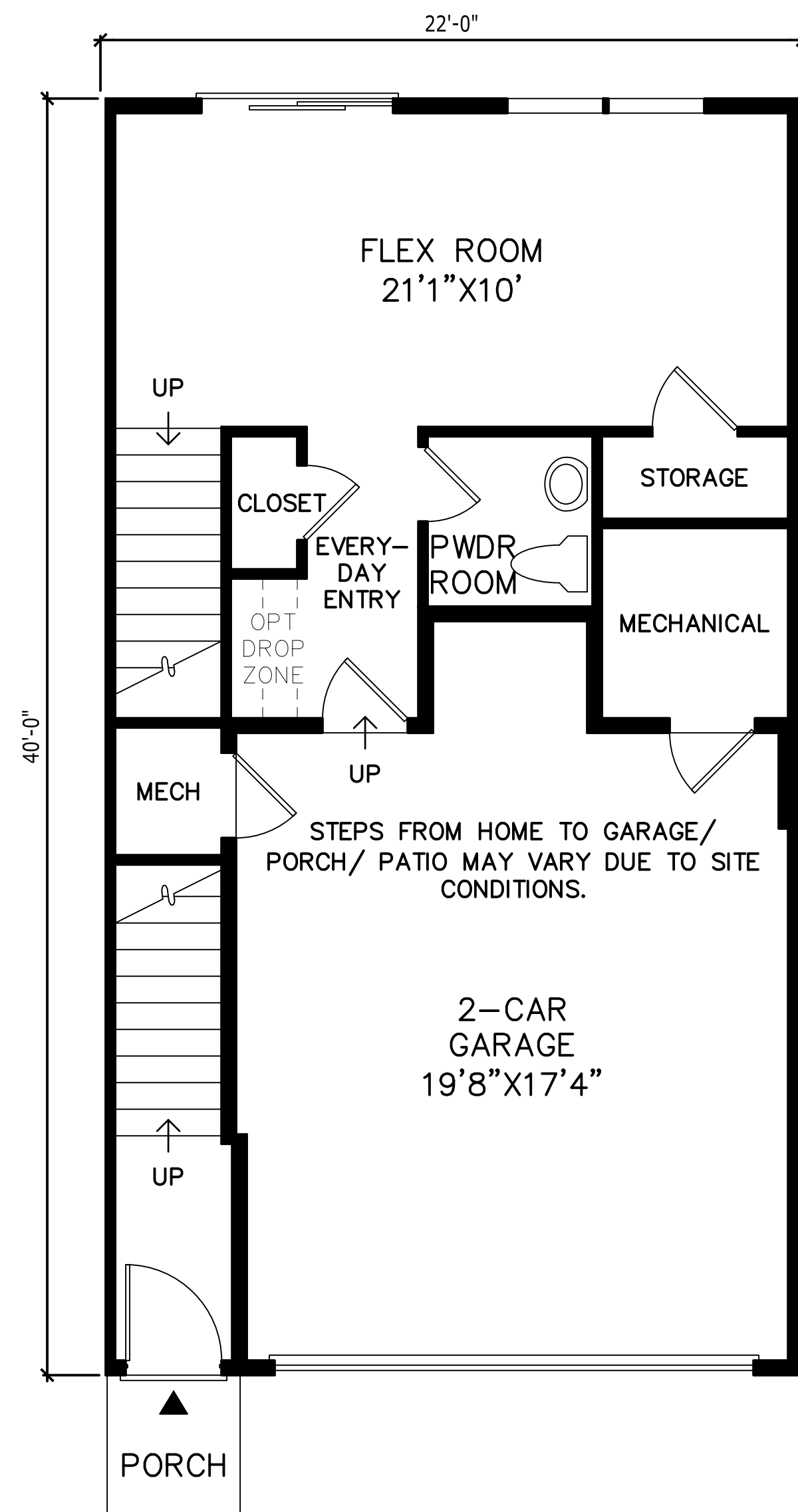
SIDE ELEVATION

FREEMONT ELITE

FREEMONT/ FREEMONT ELITE

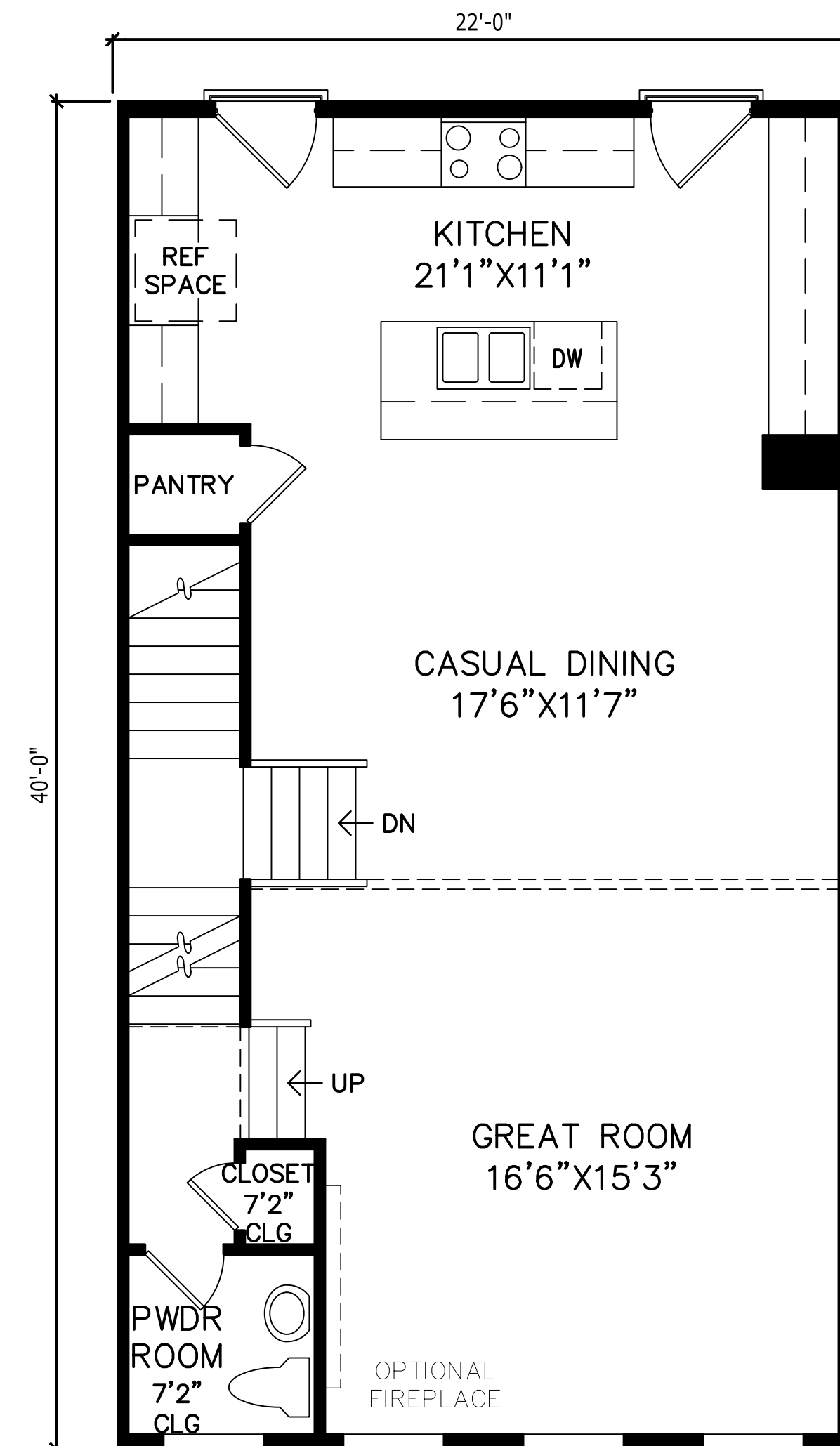
ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



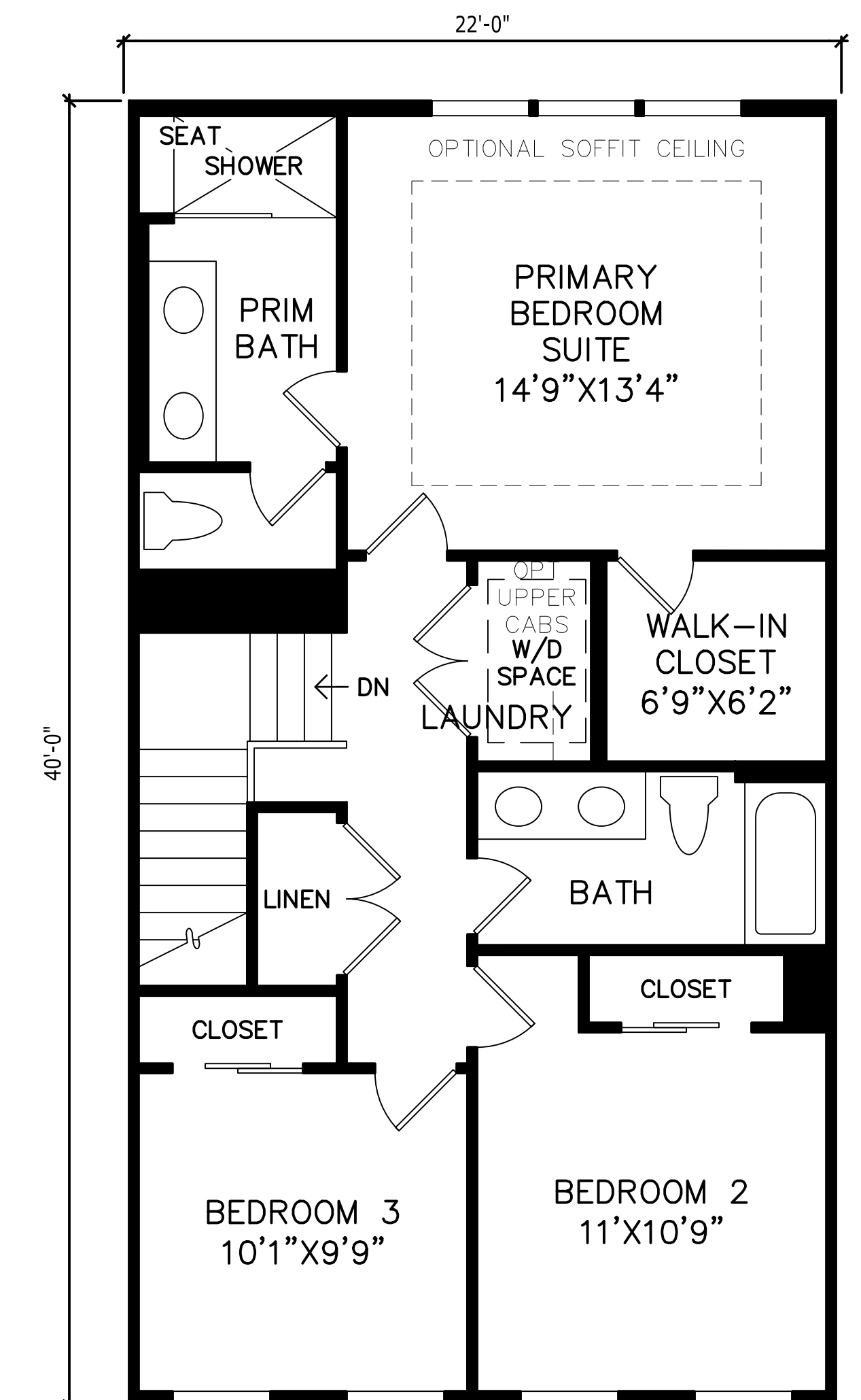
FIRST FLOOR PLAN

VELMA 9' CLG.



SECOND FLOOR PLAN

VELMA 9' CLG.



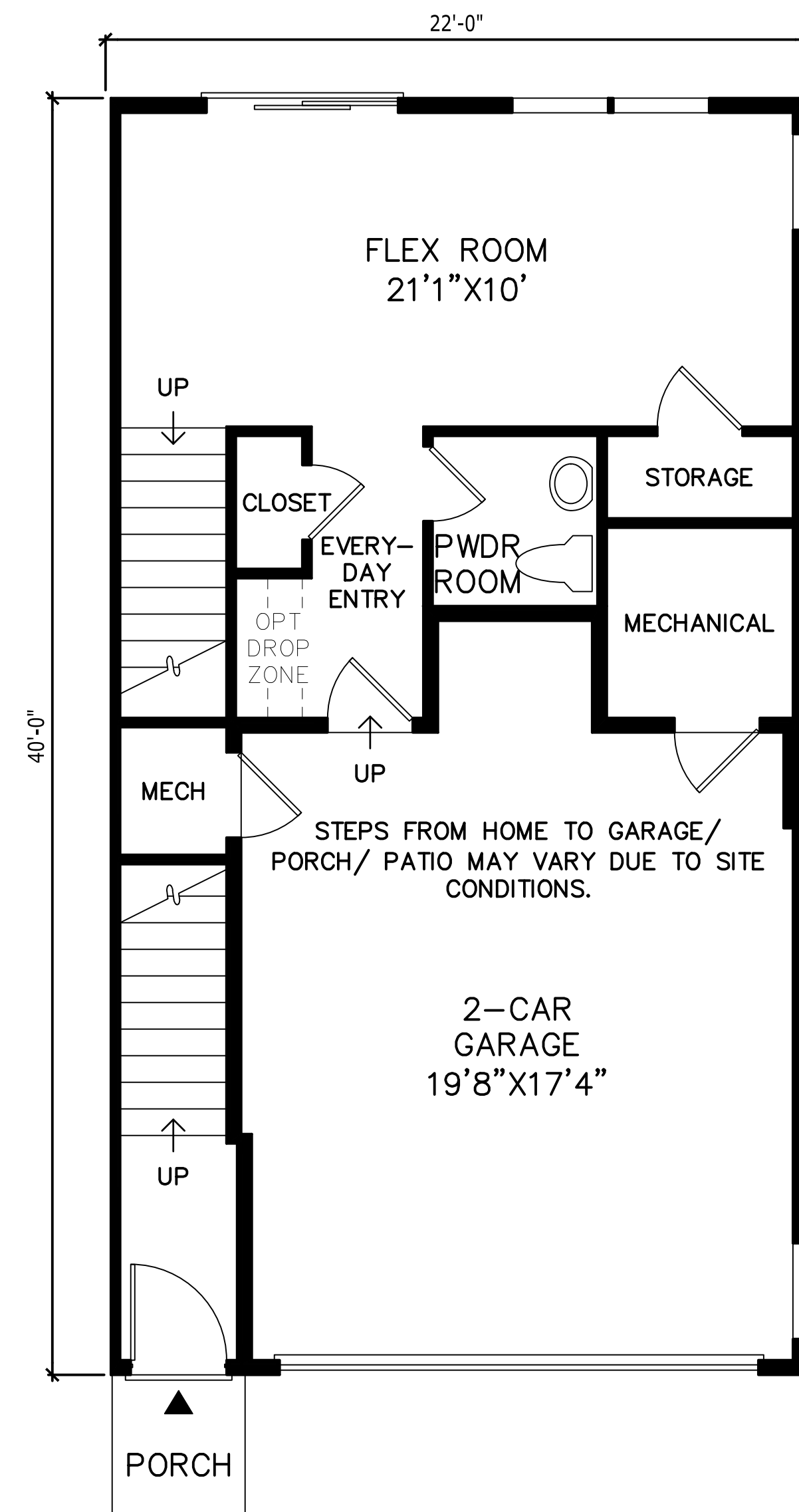
THIRD FLOOR PLAN

VELMA 8' CLG.

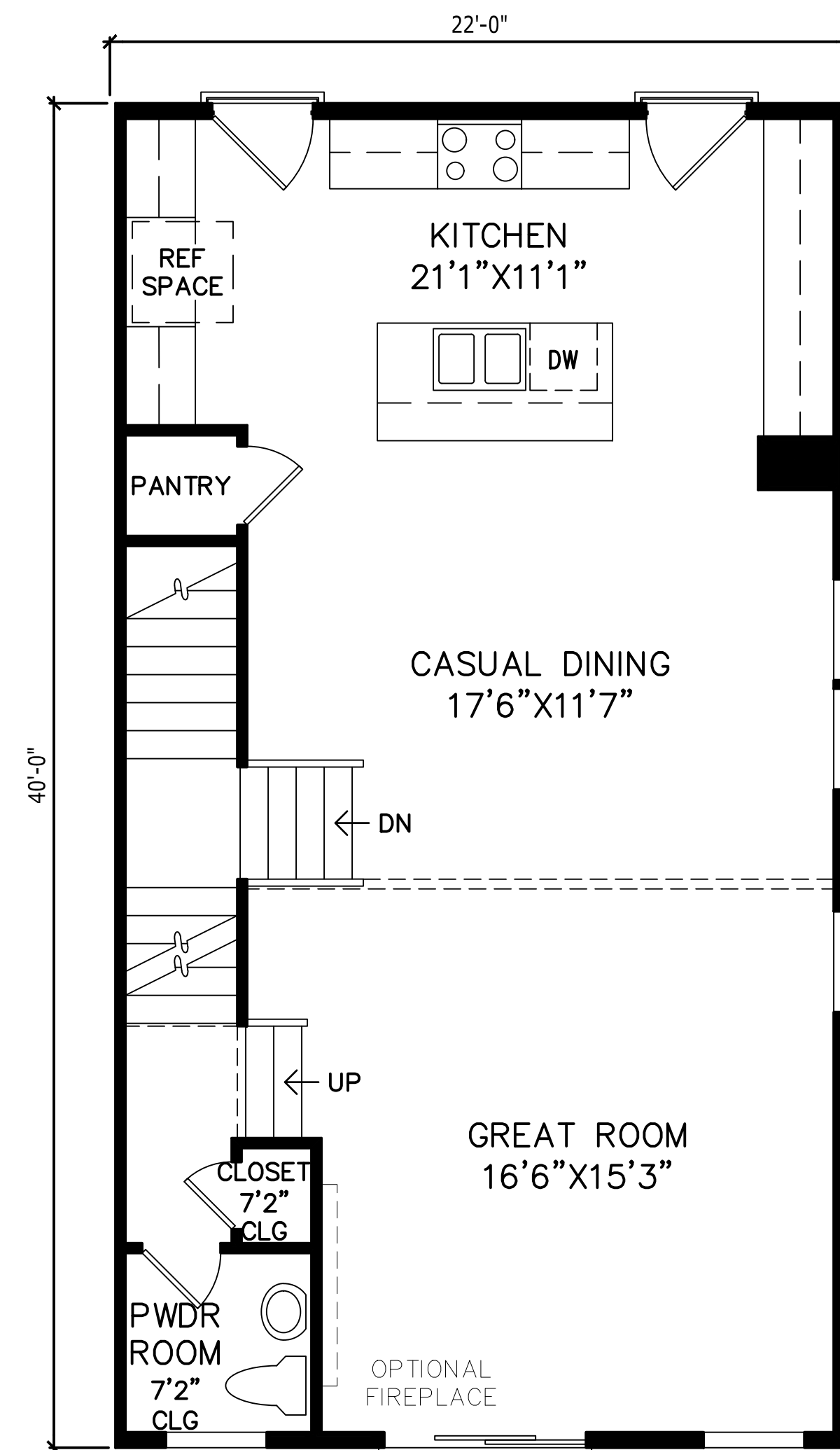
VELMA

FLOOR PLANS

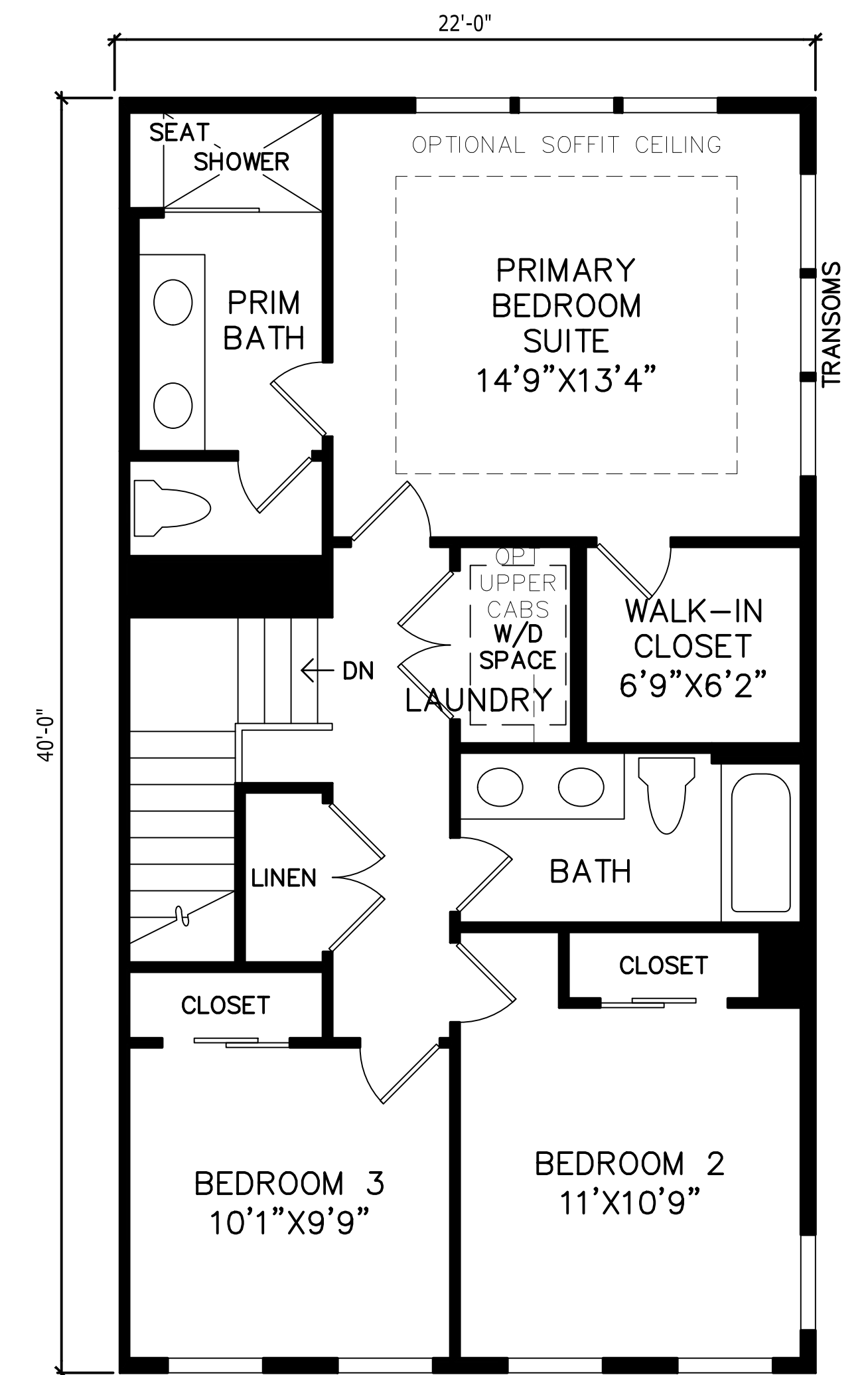
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



FIRST FLOOR PLAN
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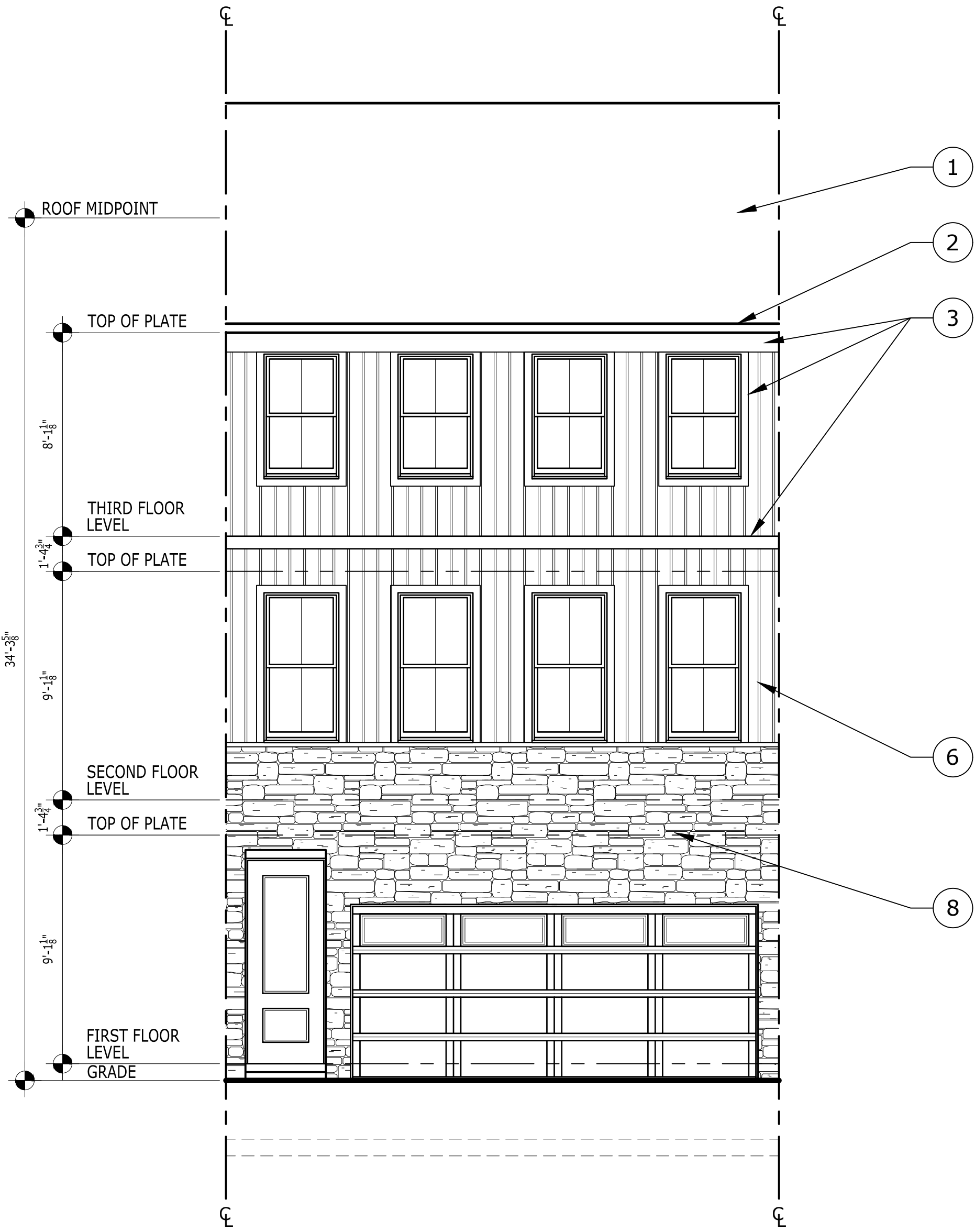
VELMA ELITE

FLOOR PLANS

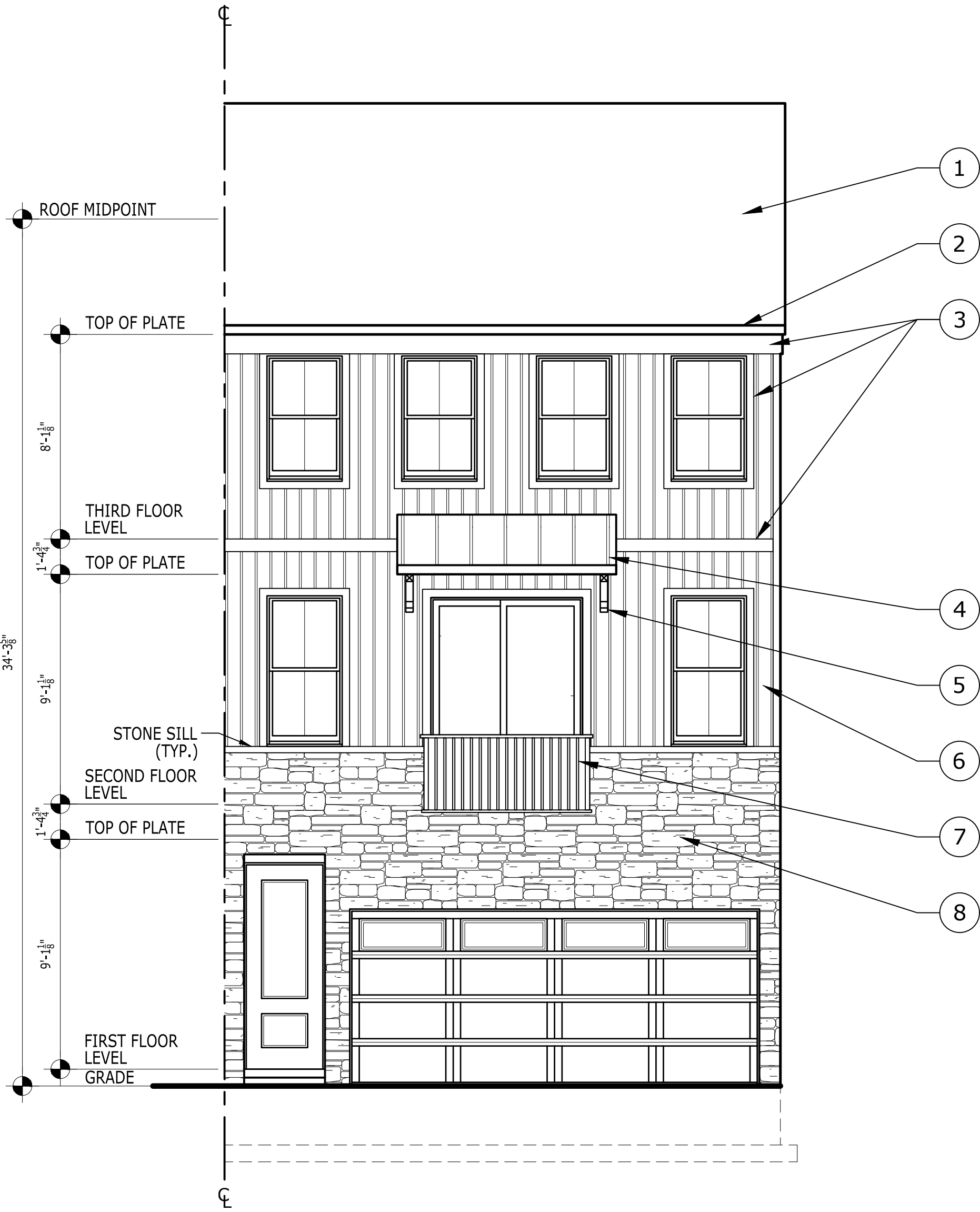
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

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FRONT ELEVATION
VELMA



FRONT ELEVATION
VELMA ELITE

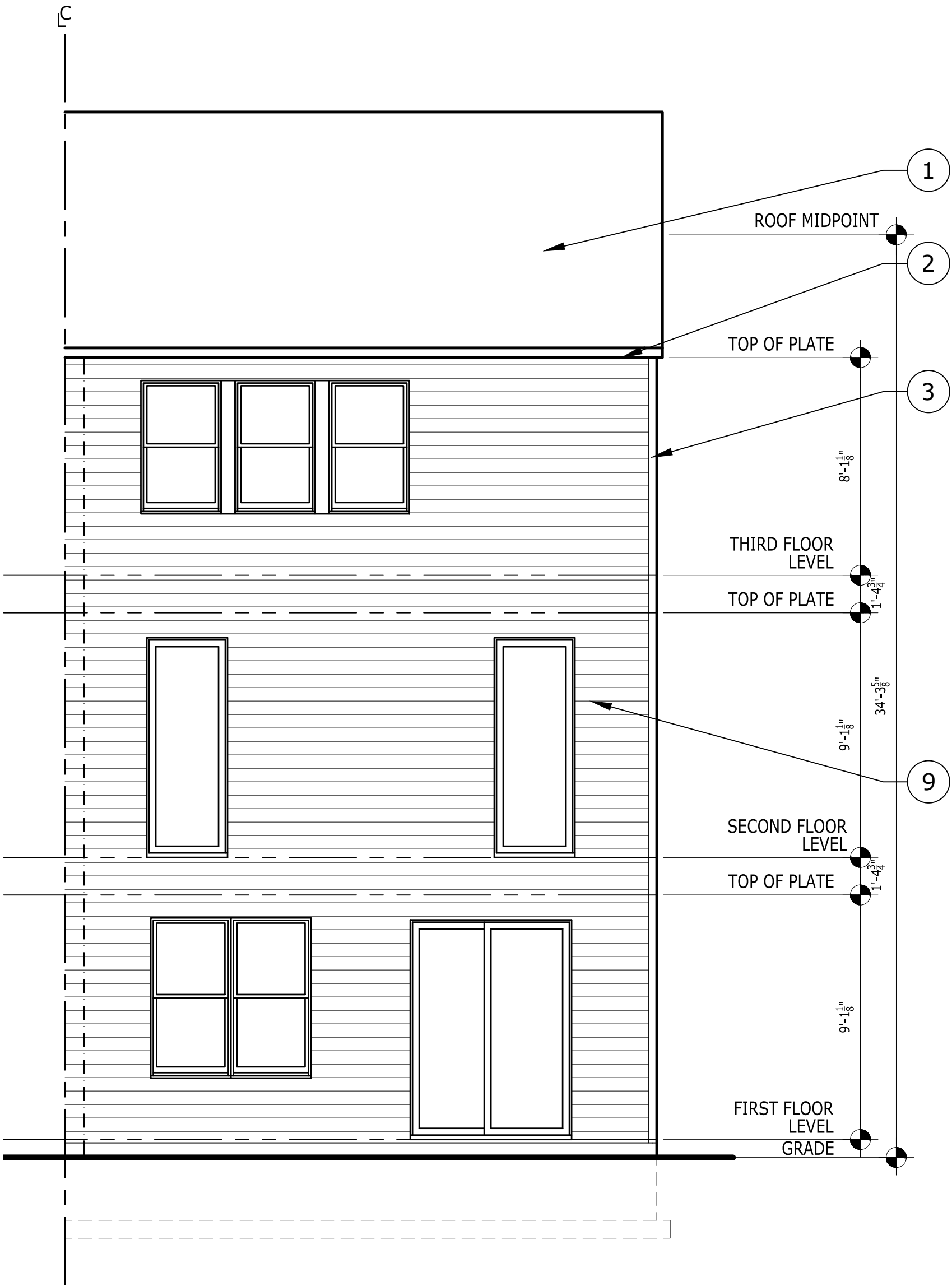
VELMA/ VELMA ELITE

ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

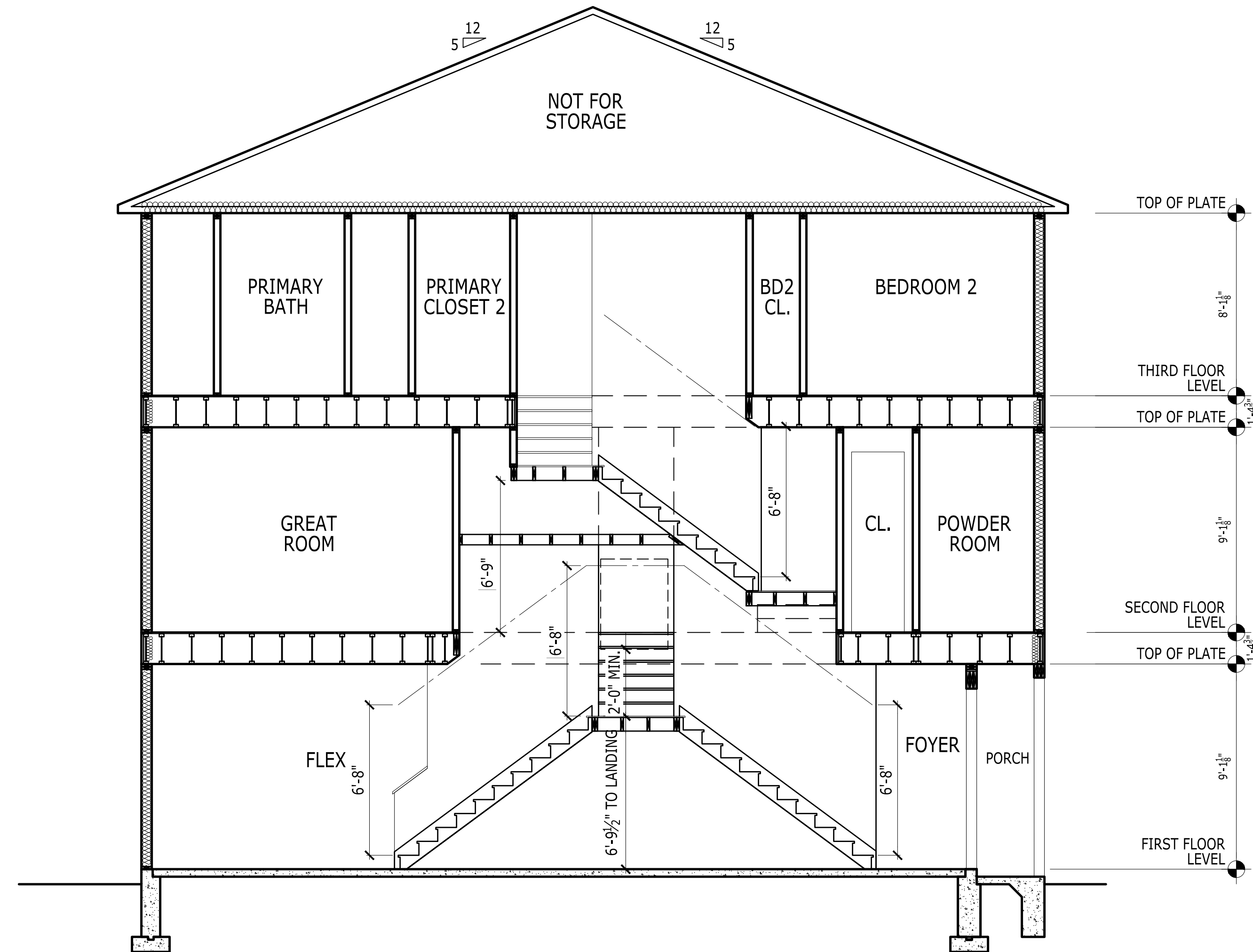
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VELMA/ VELMA ELITE | ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP



SECTION
FREEMONT/ FREEMONT ELITE

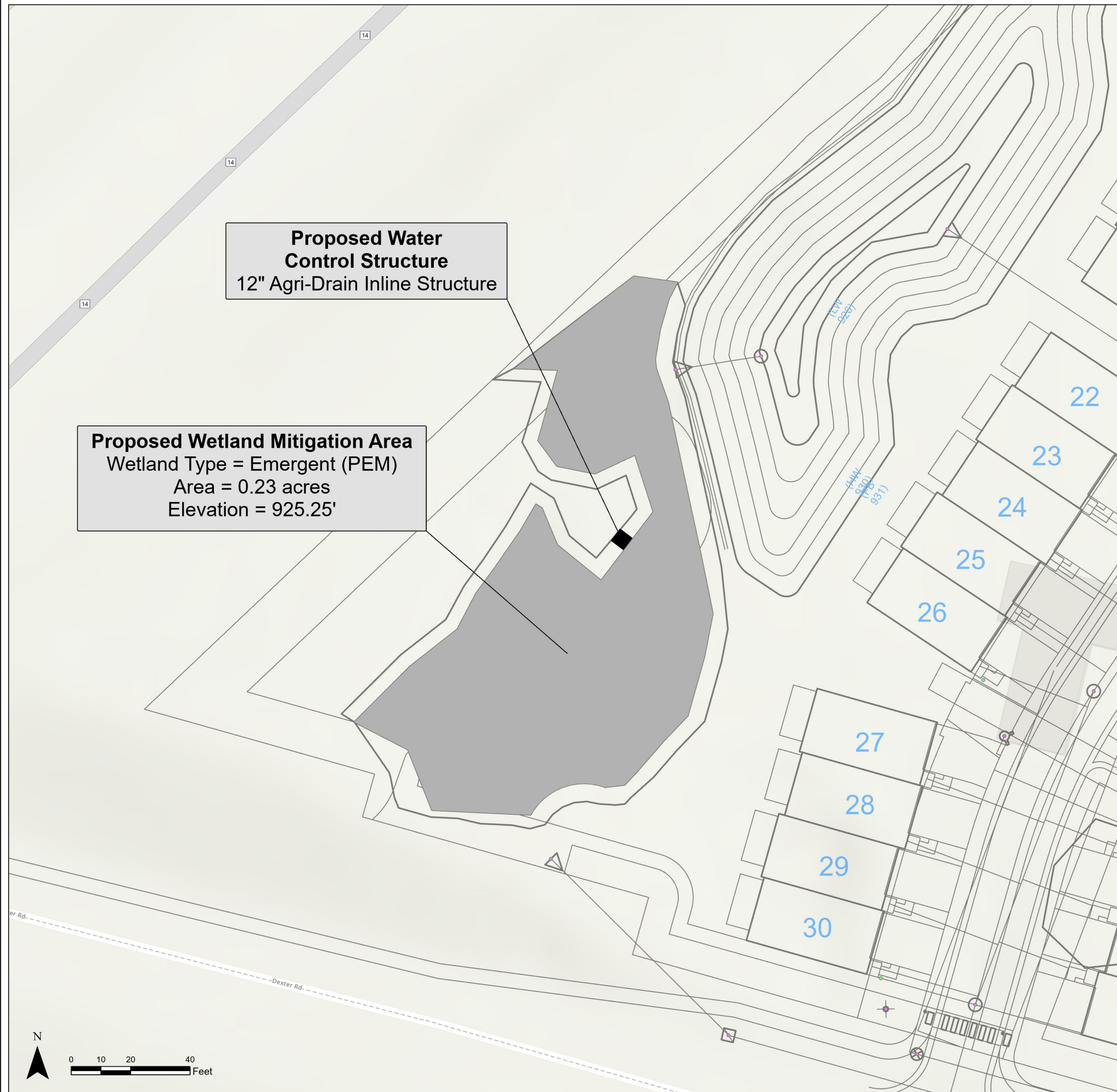
FREEMONT/ FREEMONT ELITE

SECTION

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers - 3400 Dexter Road

Wetland Mitigation Plan



Emergent Zone Seed Mix*

Scientific Name	Common Name	Ind. Status
Grasses, Sedges, and Rushes:		
<i>Carex bebbii</i>	Bebb's Oval Sedge	OBL
<i>Carex comosa</i>	Bristly Sedge	OBL
<i>Carex crinita</i>	Fringed Sedge	OBL
<i>Carex hystericina</i>	Porcupine Sedge	OBL
<i>Carex lacustris</i>	Common Lake Sedge	OBL
<i>Carex lupulina</i>	Common Hop Sedge	OBL
<i>Carex vulpinoidea</i>	Brown Fox Sedge	OBL
<i>Eleocharis palustris</i>	Common Spikerush	OBL
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW
<i>Juncus effusus</i>	Common Rush	OBL
<i>Juncus torreyi</i>	Torrey's Rush	FACW
<i>Leersia oryzoides</i>	Rice Cut Grass	OBL
<i>Bolboschoenus fluviatilis</i>	River Bulrush	OBL
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	OBL
<i>Scirpus atrovirens</i>	Dark-green Bulrush	OBL
<i>Scirpus cyperinus</i>	Woolgrass	OBL
<i>Spartina pectinata</i>	Prairie Cord Grass	FACW
Forbs:		
<i>Acorus calamus</i>	Sweet Flag	OBL
<i>Alisma subcordatum</i>	Water Plantain	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Bidens cernua</i>	Nodding Bur Marigold	OBL
<i>Bidens frondosa</i>	Common Beggar's Ticks	FACW
<i>Boltonia asteroides</i>	False Aster	FACW
<i>Cicuta maculata</i>	Water Hemlock	OBL
<i>Eutrochium maculatum</i>	Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Helenium autumnale</i>	Sneezeweed	FACW
<i>Hibiscus moscheutos</i>	Swamp Rose Mallow	OBL
<i>Iris virginica</i>	Northern Blue Flag Iris	OBL
<i>Lobelia siphilitica</i>	Great Blue Lobelia	FACW
<i>Lycopus americanus</i>	Water Horehound	OBL
<i>Mimulus ringens</i>	Monkey Flower	OBL
<i>Persicaria pensylvanica</i>	Pinkweed	FACW
<i>Pycnanthemum virginianum</i>	Mountain Mint	FACW
<i>Rudbeckia laciniata</i>	Cutleaf Coneflower	FACW
<i>Solidago riddellii</i>	Riddell's Goldenrod	OBL
<i>Sparganium eurycarpum</i>	Common Burreed	OBL
<i>Symphotrichum novae-angliae</i>	New England Aster	FACW
<i>Symphotrichum puniceum</i>	Swamp Aster	OBL
<i>Verbena hastata</i>	Blue Vervain	FACW

*to be installed at supplier recommended rates

Seeding Notes

1. All species to be seeded at supplier recommended rate.
2. All species are Native to Michigan.
3. No Threatened, Endangered or Special Concern species will be planted.

Cover Crop (DO NOT MIX WITH OTHER SEEDS)*

Annual Rye/Winter Wheat
Barnyard Grass
Virginia Wild Rye

*apply at supplier recommended rate

Construction Notes:

1. Grade should be over-excavated a minimum of 12", and then 6" of clay should be distributed over the entire wetland mitigation area.
2. The entire site will have a minimum of 6" of clean organic topsoil upon construction completion to achieve final grade.
3. All offsite drainage shall be maintained.
4. All required permits and authorizations (EGLE, EPA, County, Local, etc.) shall be obtained prior to commencement of construction.
5. A minimum of two (2) habitat structures will be placed within wetland mitigation area.
6. All wetland mitigation construction shall be overseen by a qualified wetland professional.



1462 340th St.
Adair, IA 50002
641-742-5211
800-232-4742
www.agridrain.com
info@agridrain.com

Inline Water Level Control Structure™

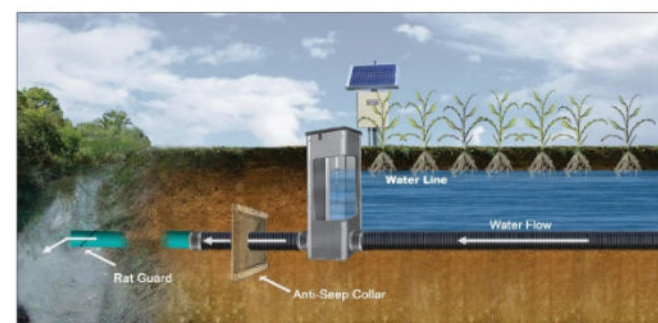
- Available in manual or automated.
- Constructed of rugged ½" PVC with lockable plastic lid.
- Stainless steel screws and custom anodized aluminum corr extrusions used for strength and durability.*
- Flexible couplers allow PVC, plastic pipe, or other materials to be easily attached. (Please specify type of pipe when order)
- Rugged injection molded stoplogs in 5" and 7" heights for adjustability (included in structures with 4" through 12" pipe sizes).
- PVC stoplogs with metal hooks in 5" and 7" heights for adjustability (included in structures with 15" through 24" pipe sizes).
- Stoplog maintenance recommended: Remove stoplogs and grease seal with Ultra Lube (included). Ensure there is no debris in the tracks or along the bottom of the structure. Replace stoplogs after greasing, ensuring bottom stoplog is installed first.
- To minimize seepage, align stoplogs firmly against one side of the stoplog track.
- Stoplogs must remain in track during structure installation.
- Structures are intended for gravity flow; some seepage may occur.
- 5-year warranty on all standard structures.

*For water that is caustic, acid, corrosive, salt, or pH below 5 pH or above 9 pH, please notify us of your requirements to ensure structures are built with compatible hardware. For these applications, Agri Drain recommends stainless steel.

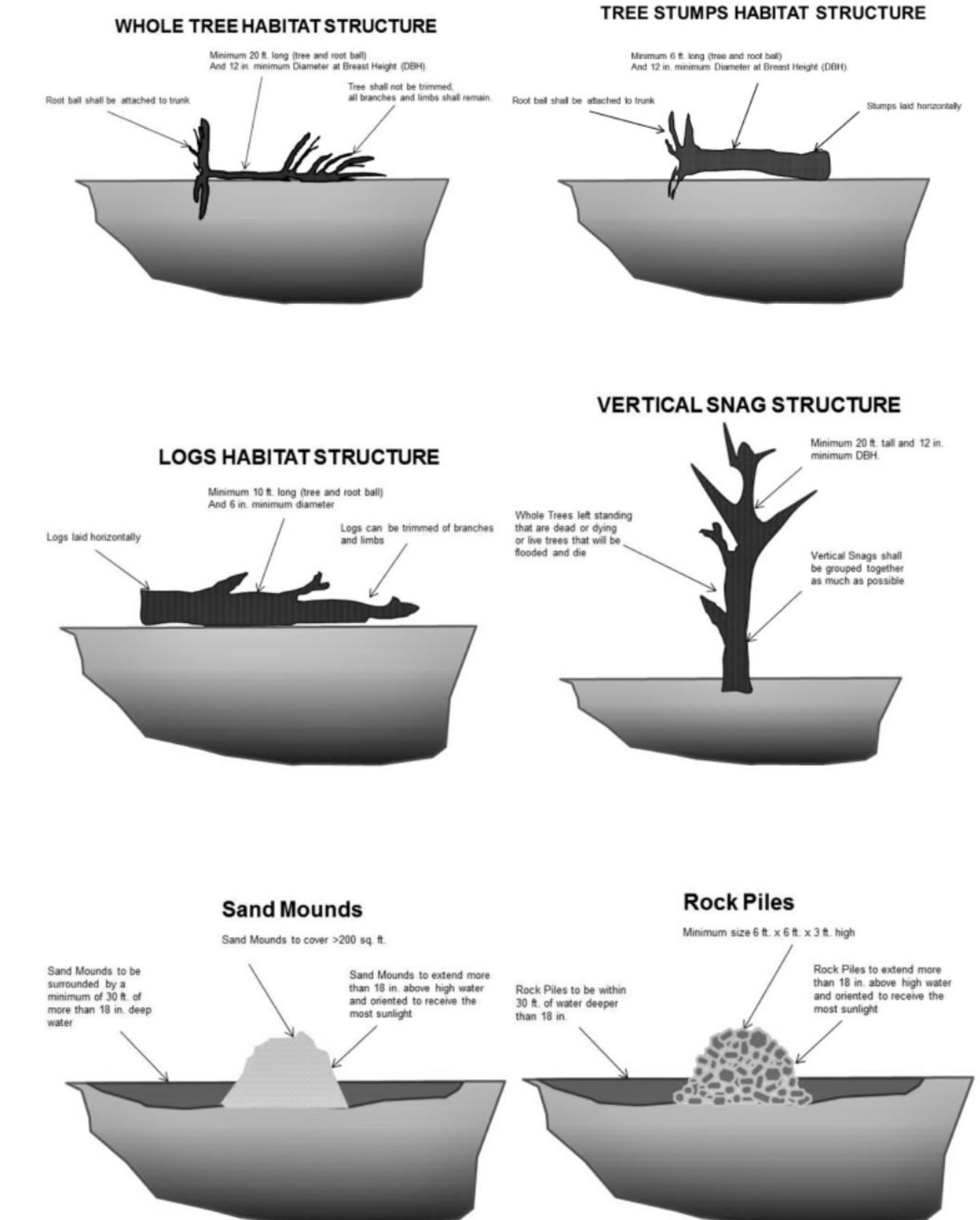
Pipe Size	Available Heights	Width	Depth
4"	2' - 12'	8"	10"
6"	2' - 12'	8"	10"
8"	2' - 12'	11 5/8"	12"
10"	2' - 12'	14"	16"
12"	2' - 12'	16"	20"
15"	2' - 12'	20"	24"
18"	2' - 12'	24"	28"
24"	3' - 10'	31"	39"

Stoplog Retainer Hold extra stoplogs up & out of the way!

- Stainless steel retainer hooks to lowest stoplog that you want to hold up within your Inline Water Level Control Structure™.



WETLAND MITIGATION WILDLIFE HABITAT STRUCTURES PLACED PER BANK AGREEMENT REQUIREMENTS (TYPICALLY 6 STRUCTURES PER ACRE)



Job No:
NE 2022

Drawn: TJS
2026-01-16

Revisions:

Toll Brothers Wetland Mitigation Plan
3400 Dexter Road Project
Huron River Watershed & Ann Arbor Moraines Ecoregion (V1.1.2)
Section 24 of Scio Township (T02S, R05E), Washtenaw County, Michigan



Client: Toll Brothers, Inc.
Engineer: SKE Group
Consultant: Niswander Environmental

NISWANDER ENVIRONMENTAL
9436 Maltby Road, Brighton, MI 48116
810.225.0539 office | 810.225.0653 fax