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

DEXTER-ANN ARBOR

Site Plan Quantity Summary

SANITARY SEWER

	ITEM	QUANTITY	UNITS
1	6" PVC SDR 23.5 HOUSE LEAD	1,269	L.F.
2	3" SANITARY FORCEMAIN	392	L.F.
3	8" PVC SDR 26 SEWER MAIN	446	L.F.
4	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

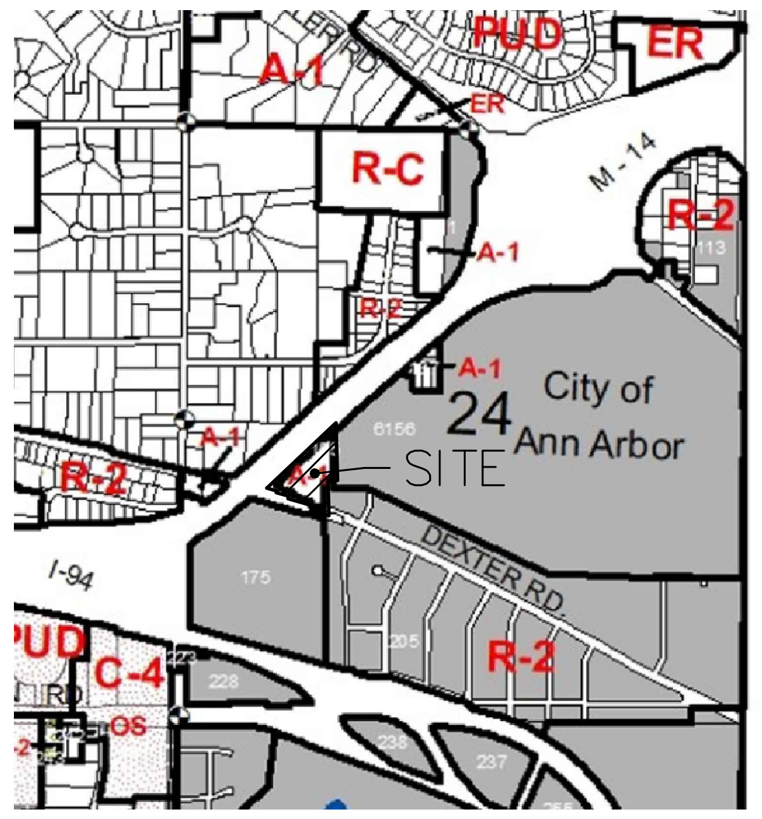
	ITEM	QUANTITY	UNITS
1	SILT FENCE	2,127	L.F.
2	CLEARING	3.13	AC
3	GUARDRAIL	227	L.F.

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°44E) 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°44E) 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.

ZONING MAP



A-1	GENERAL AGRICULTURE
R-2	SINGLE FAMILY RESIDENTIAL
R-C	RECREATION CONSERVATION
C-4	COMPOSITE COMMERCIAL
PUD	PLANNED UNIT DEVELOPMENT
ER	ESTATE RESIDENTIAL

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 × 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 A^{2}ZERO 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

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 A^{2}ZERO 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

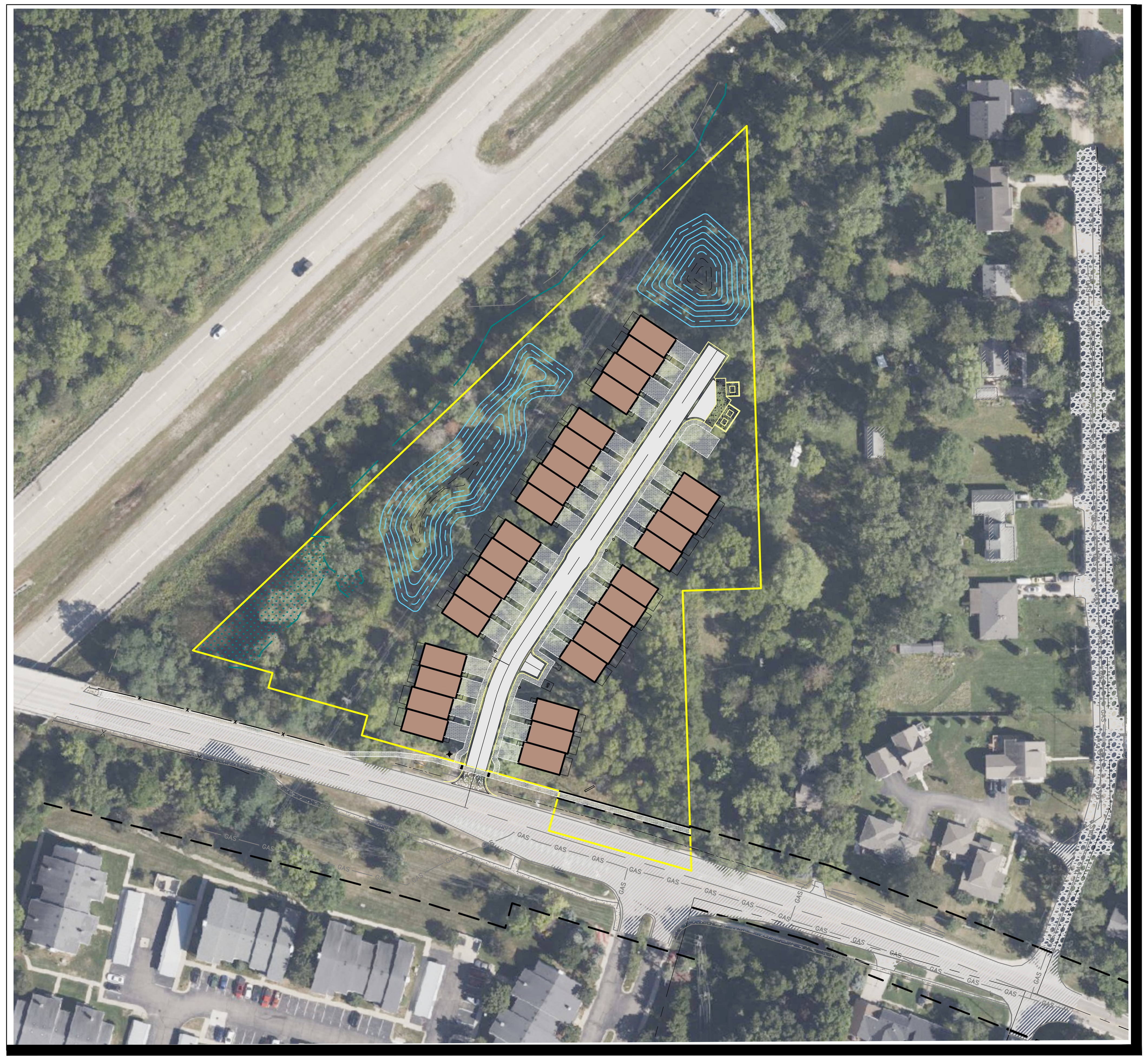
The site contains two wetlands, one of which will be impacted and will require a wetland use permit. Importantly, the development respects the Master Plan's directive to protect natural features, including the wetland located on the northwest side of the property, which will be preserved as part of the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

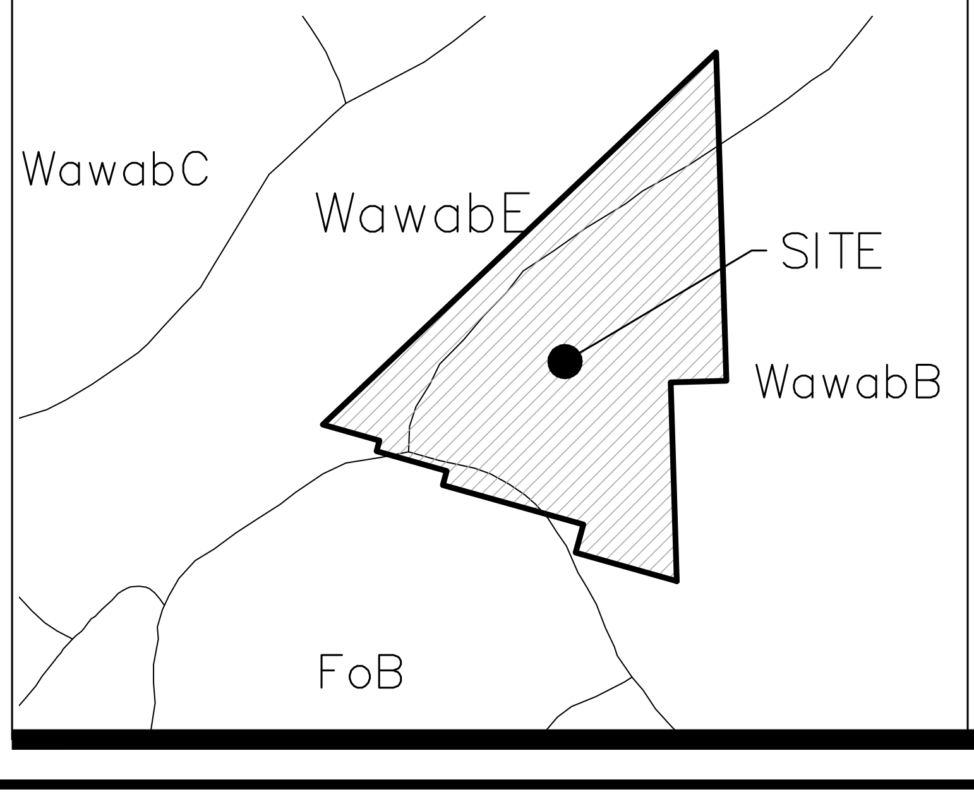
Municipal utilities will be extended to the site, and all infrastructure improvements will be completed in a single phase.



GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1" = 80'

LANDSCAPE PLANS PROVIDED BY:
ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

SOILS MAP



SOIL CLASSIFICATIONS:

FOB	SOIL GROUP B – FOX SANDY LOAM, TILL PLAIN 2 TO 6 PERCENT SLOPES
WawabB	SOIL GROUP B – WAWASEE LOAM 2 TO 6 PERCENT SLOPES
WawabC	SOIL GROUP B – WAWASEE LOAM 6 TO 12 PERCENT SLOPES
WawabE	SOIL GROUP B – WAWASEE LOAM 12 TO 18 PERCENT SLOPES

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:

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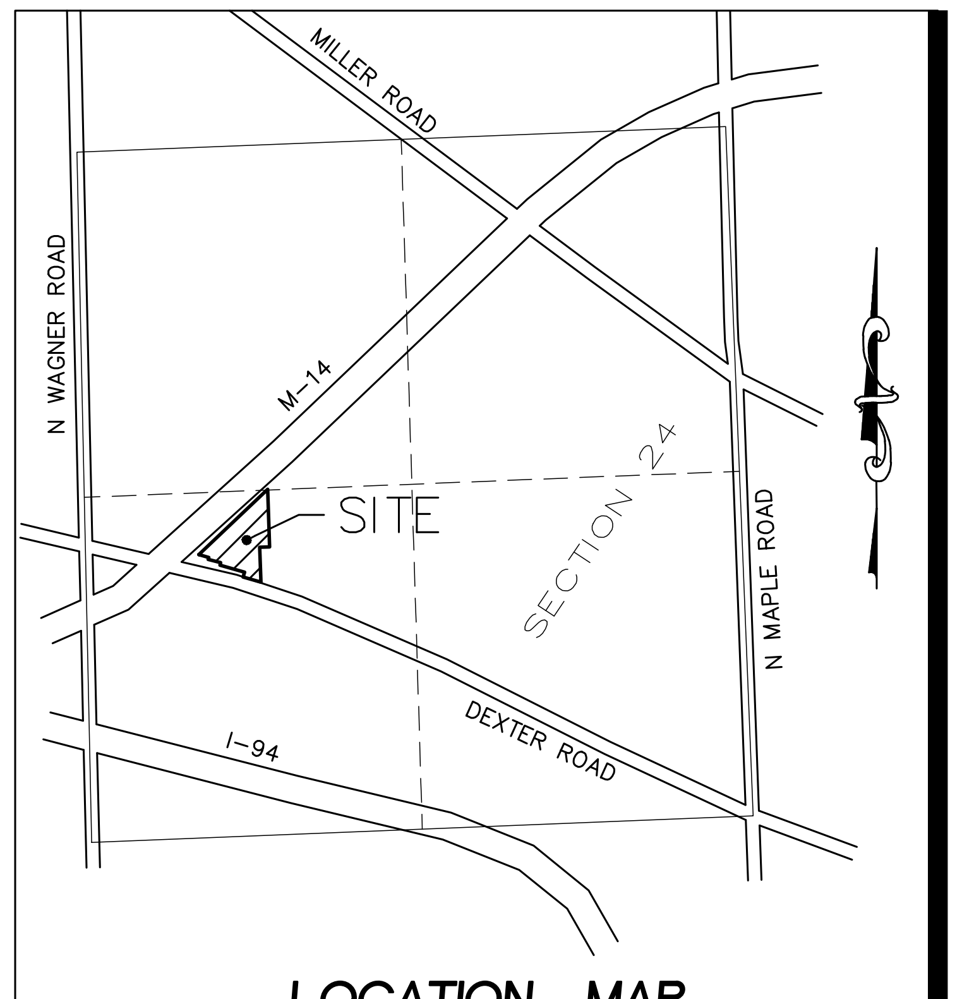
C2 ALTA/NSPS LAND TITLE SURVEY
C3 BOUNDARY AND TOPOGRAPHIC SURVEY
C4 TREE LIST
C5 DEMOLITION PLAN
C6 SITE PLAN
C7 UTILITY PLAN
C8 GRADING AND SOIL EROSION PLAN
C8A DETAIL GRADING
C9 STORM WATER MANAGEMENT PLAN
C10 STORM WATER MANAGEMENT CALCS
C11 NATURAL FEATURES PLAN
C12 NATURAL FEATURES OVERLAY PLAN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

LANDSCAPE PLANS
PHOTOMETRIC PLANS
ARCHITECTURE PLANS
WETLAND MITIGATION PLAN



LOCATION MAP
1" = 1500'

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.F.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-RB
PROPOSED UNITS				30
DENSITY ALLOWED/AC	0.4	10	15	15
DENSITY PROPOSED/AC				7.5
OPEN SPACE	0	65%	55%	71%
BUILDING HEIGHT FT	35	35	35	35
LOT SIZE SF	108900	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 ON STREET	0	0	0	2
BICYCLE PARKING 1/5 UNITS	0	6	6	34
EV PARKING	0	60	60	60

JASON A. RICKARD
License No. 6201046145

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

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

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: JIACOANGELI@TOLLBROTHERS.COM
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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:
COVER SHEET

PAGE No.:
C1

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-CV.dwg 4/30/2026 8:10 AM Carly Parimucha

"ALTA/NSPS LAND TITLE SURVEY"

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.)

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.

DESCRIPTION OF PARCEL H–08–24–330–002 (AS SURVEYED BY SEIBER KEAST LEHNER):
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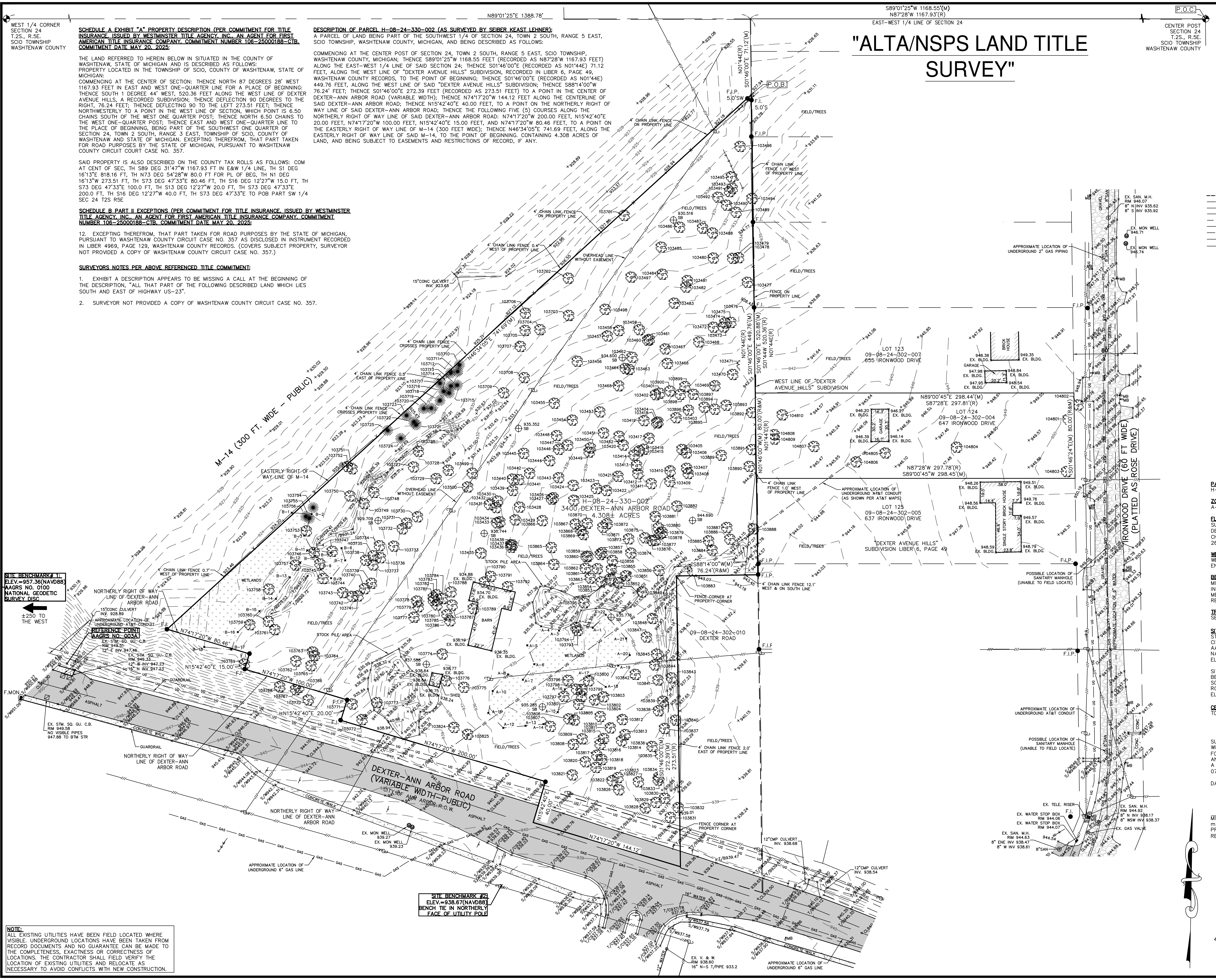
WEST 1/4 CORNER
SECTION 24
T.2S., R.5E.
SCIO TOWNSHIP
WASHTENAW COUNTY
N89°01'25"E 1388.78'
S89°01'25"W 1168.55'(M)
N87°28'W 1167.93'(R)
EAST–WEST 1/4 LINE OF SECTION 24
P.O.C.
CENTER POST
SECTION 24
T.2S., R.5E.
SCIO TOWNSHIP
WASHTENAW COUNTY
P.O.B.
F.I.P. 5.0'SW
F.I. 5.0'S
N01°44E(R)
S01°46'00"E 71.12'(M)
S01°46'00"E 449.76'(M)
N01°44E(R)
FIELD/TREES
M–14 (300 FT. WIDE – PUBLIC)
N46°34'05"E 741.69'(M)
EASTERLY RIGHT OF WAY LINE OF M–14
H–08–24–330–002
3400 DEXTER–ANN ARBOR ROAD
4.308± ACRES
WEST LINE OF "DEXTER AVENUE HILLS" SUBDIVISION
LOT 123
09–08–24–302–007
655 IRONWOOD DRIVE
LOT 124
09–08–24–302–004
647 IRONWOOD DRIVE
LOT 125
09–08–24–302–005
637 IRONWOOD DRIVE
"DEXTER AVENUE HILLS"
SUBDIVISION LIBER 6, PAGE 49
IRONWOOD DRIVE (60 FT WIDE)
(PLATTED AS ROSE DRIVE)
S88°14'00"W(M) 76.24'(R&M)
09–08–24–302–010
DEXTER ROAD
BARN
STOCK PILE AREA
WETLANDS
DEXTER–ANN ARBOR ROAD
(VARIABLE WIDTH–PUBLIC)
N74°17'20"W 80.46'
N15°42'40"E 15.00'
N74°17'20"W 100.00'
N15°42'40"E 20.00'
N74°17'20"W 200.00'
N74°17'20"W 144.12'
SITE BENCHMARK# 1:
ELEV.=957.36(NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC
SURVEY DISC
±250 TO
THE WEST
REFERENCE POINT
AAGRS NO. 003A
NORTHERLY RIGHT OF WAY LINE OF DEXTER–ANN ARBOR ROAD
F.MON.
SITE BENCHMARK #2
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY
FACE OF UTILITY POLE
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

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.

P:\25–121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25–121SP–ALTA.dwg 4/30/2026 8:10 AM Carly Parimucha

EXISTING LEGEND

– – – – – – –	EASEMENT
—— GAS —— GAS ——	GAS MAIN
———— ————	SANITARY SEWER
——— — — ———	WATER MAIN
— — — — — —	STORM SEWER
——///——///——	OVERHEAD UTILITY LINES
—— UG —— UG ——	UNDERGROUND UTILITY LINES
——— X ———	FENCE
——— —— ———	DITCH CENTERLINE
Ⓢ	SANITARY MANHOLE
⊠	STORM SQUARE CATCH BASIN
○	STORM MANHOLE
≻—	CULVERT
✲	FIRE HYDRANT
⊗	VALVE IN WELL
Ⓜ	MONITORING WELL
⋈ GV	GAS VALVE
E	ELECTRICAL TRANSFORMER
E	ELECTRICAL RISER
Ⓔ	ELECTRICAL MANHOLE
T	TELEPHONE RISER
Ⓣ	TELEPHONE MANHOLE
C	CABLE RISER
☼	LIGHT POLE
∂	UTILITY POLE
←—	GUY WIRE
▯	MAILBOX
●	GUARDPOST / BOLLARD
○	FENCE POST
—o—	P.I. SIGN
100100 ✲ ✳ 100100	TREES WITH TAGS
⊕	SOIL BORE
⊕	SECTION CORNER
(M)	MEASURED
(R)	RECORD
● F.I.	FOUND IRON
◉ F.MON.	FOUND MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	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. 26161C0241E, 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:
STIE BENCHMARK #1
CITY OF ANN ARBOR
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC.
ELEV.=957.36 (NAVD88)

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

CERTIFICATE:
TO: – FIRST AMERICAN TITLE INSURANCE COMPANY
– WESTMINSTER TITLE AGENCY, INC.
– TOLL NORTHEAST V CORP., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO TABLE A ITEMS THEREOF. THE FIELDWORK WAS COMPLETED ON 07/16/2025.

DATE OF PLAT OR MAP: 09/02/2025

MICHAEL D. EMBREE, P.S.
mikee@skl–eng.com
PROFESSIONAL LAND SURVEYOR
REGISTRATION/LICENSE NO. 4001056860

MICHAEL D. EMBREE
License No. 4001056860

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
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248.308.3331

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

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: 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:
ALTA/NSPS LAND TITLE SURVEY

PAGE No.:
C2

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.)

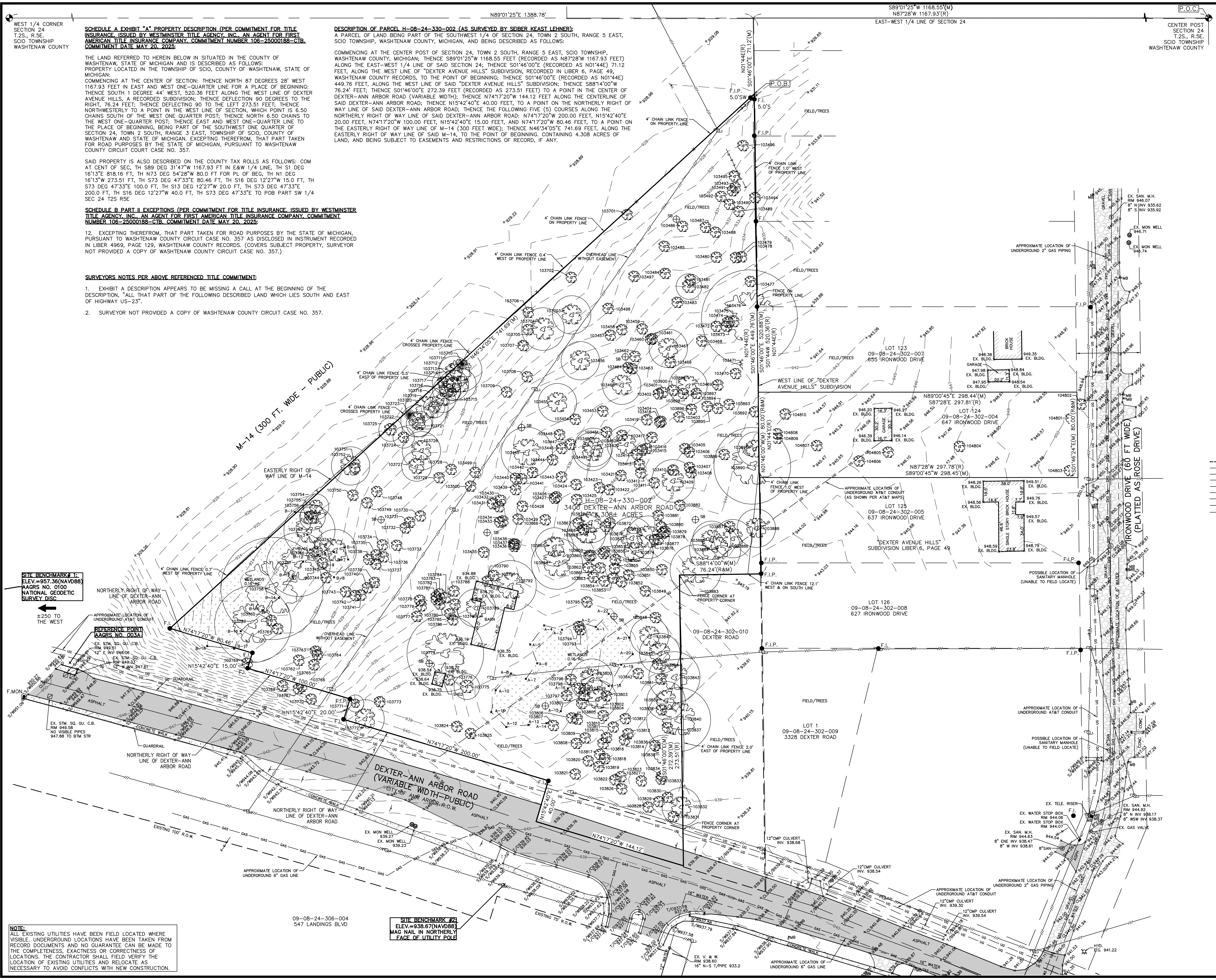
SURVEYORS NOTES PER ABOVE REFERENCED TITLE COMMITMENT:

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.

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°44E) 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°44E) 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.


WEST 1/4 CORNER
SECTION 24
T.2S., R.5E.
SCIO TOWNSHIP
WASHTENAW COUNTY
N89°01'25"E 1388.78'
S89°01'25"W 1168.55'(M)
N87°28'W 1167.93'(R)
EAST-WEST 1/4 LINE OF SECTION 24
P.O.C.
CENTER POST
SECTION 24
T.2S., R.5E.
SCIO TOWNSHIP
WASHTENAW COUNTY
P.O.B.
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'
M-14 (300 FT. WIDE - PUBLIC)
N46°34'05"E 741.69'(M)
H-08-24-330-002
3400 DEXTER-ANN ARBOR ROAD
4.308± ACRES
WEST LINE OF "DEXTER AVENUE HILLS" SUBDIVISION
"DEXTER AVENUE HILLS" SUBDIVISION LIBER 6, PAGE 49
LOT 123
09-08-24-302-007
655 IRONWOOD DRIVE
LOT 124
09-08-24-302-004
647 IRONWOOD DRIVE
LOT 125
09-08-24-302-005
637 IRONWOOD DRIVE
LOT 126
09-08-24-302-008
627 IRONWOOD DRIVE
09-08-24-302-010
DEXTER ROAD
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
09-08-24-306-004
547 LANDINGS BLVD
IRONWOOD DRIVE (60 FT WIDE) (PLATTED AS ROSE DRIVE)
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
EXISTING 100' R.O.W.
EXISTING 75' R.O.W.
N74°17'20"W 80.46'
N15°42'40"E 15.00'
N74°17'20"W 100.00'
N15°42'40"E 20.00'
N74°17'20"W 200.00'
N15°42'40"E 40.00'
N74°17'20"W 144.12'
S88°14'00"W(M) 76.24'(R&M)
SITE BENCHMARK# 1:
ELEV.=957.36(NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
REFERENCE POINT
AAGRS NO. 003A
SITE BENCHMARK #2
ELEV.=938.67(NAVD88)
MAG NAIL IN NORTHERLY FACE OF UTILITY POLE
NORTHERLY RIGHT OF WAY LINE OF DEXTER-ANN ARBOR ROAD
EASTERLY RIGHT OF WAY LINE OF M-14
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
APPROXIMATE LOCATION OF UNDERGROUND 2" GAS PIPING
FIELD/TREES
WETLANDS

EXISTING LEGEND

— — — —	EASEMENT
— GAS — GAS —	GAS MAIN
——— ———	SANITARY SEWER
—— — — ——	WATER MAIN
— — — — —	STORM SEWER
—///—///—	OVERHEAD UTILITY LINES
— UG — UG —	UNDERGROUND UTILITY LINES
——— X ———	FENCE
——— ——— ———	DITCH CENTERLINE
Ⓢ	SANITARY MANHOLE
⊠	STORM SQUARE CATCH BASIN
○	STORM MANHOLE
>—	CULVERT
☼	FIRE HYDRANT
⊗	VALVE IN WELL
Ⓜ	MONITORING WELL
GV	GAS VALVE
E	ELECTRICAL TRANSFORMER
E	ELECTRICAL RISER
Ⓔ	ELECTRICAL MANHOLE
T	TELEPHONE RISER
Ⓣ	TELEPHONE MANHOLE
C	CABLE RISER
☼	LIGHT POLE
☌	UTILITY POLE
←	GUY WIRE
▯	MAILBOX
●	GUARDPOST / BOLLARD
○	FENCE POST
⊸	P.I. SIGN
100100 ✻ 100100	TREES WITH TAGS
⊕	SOIL BORE
◉	SECTION CORNER
(M)	MEASURED
(R)	RECORD
● F.I.	FOUND IRON
◉ F.MON.	FOUND MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	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. 26161C0241E, 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:
STIE 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)

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.

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

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

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: 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:
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 (9,10)		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	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	YES	NO
50	103450	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	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	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
70	103470	UNKNOWN TREE	-	DEAD				YES	NO
71	103471	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			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
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	MULBERRY	MORUS ALBA	GOOD	36			NO	YES
169	103774	WHITE OAK	QUERCUS ALBA	FAIR	36		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	103781	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
200	103805	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
201	103806	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
202	103807	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
203	103808	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
204	103809	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			YES	NO
205	103810	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			YES	NO
206	103811	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			NO	NO
207	103812	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			NO	NO
208	103813	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			NO	NO
209	103814	WHITE OAK	QUERCUS ALBA	GOOD	10			NO	NO
210	103815	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
211	103816	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			NO	NO
212	103817	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
213	103818	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
214	103819	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
215	103820	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
216	103821	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
217	103822	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			NO	NO
218	103823	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			NO	NO
219	103824	AMERICAN BEECH	FAGUS GRANDIFOLIA	GOOD	10			YES	NO
220	103825	MULBERRY	MORUS ALBA	GOOD	24			YES	YES
221	103826	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
222	103827	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			NO	NO
223	103828	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			NO	NO
224	103829	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
225	103830	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			NO	NO
226	103831	BLACK WALNUT	JUGLANS NIGRA	GOOD	9			NO	NO
227	103832	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	NO	NO
228	103833	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
229	103834	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			NO	NO
230	103835	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	NO	NO
231	103836	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			NO	NO
232	103837	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			NO	NO
233	103838	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			NO	NO
234	103839	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	NO	NO
235	103840	BLACK WALNUT	JUGLANS NIGRA	GOOD	30		YES	NO	NO
236	103841	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			NO	NO
237	103842	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
238	103843	BLACK WALNUT	JUGLANS NIGRA	GOOD	24		YES	NO	NO
239	103844	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			NO	NO
240	103845	BLACK WALNUT	JUGLANS NIGRA	GOOD	19		YES	YES	NO
241	103847	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
242	103848	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
243	103849	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
244	103850	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
245	103851	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
246	103852	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
247	103853	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
248	103854	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
249	103855	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
250	103856	BLACK WALNUT	JUGLANS NIGRA	GOOD	10			YES	NO
251	103857	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
252	103858	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
253	103859	BLACK WALNUT	JUGLANS NIGRA	GOOD	13			YES	NO
254	103860	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
255	103861	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
256	103862	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
257	103863	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
258	103864	BOX ELDER	ACER NEGUNDO	FAIR	24		YES	YES	NO
259	103865	BOX ELDER	ACER NEGUNDO	FAIR	18		YES	YES	NO
260	103866	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
261	103867	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
262	103868	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
263	103869	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
264	103870	BLACK WALNUT	JUGLANS NIGRA	GOOD	19		YES	YES	NO
265	103871	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
266	103872	BLACK WALNUT	JUGLANS NIGRA	GOOD	6			YES	NO
267	103873	BLACK WALNUT	JUGLANS NIGRA	GOOD	20		YES	YES	NO
268	103874	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
269	103875	BLACK WALNUT	JUGLANS NIGRA	GOOD	20		YES	YES	NO
270	103876	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
271	103877	BOX ELDER	ACER NEGUNDO	FAIR	6			YES	NO
272	103878	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
273	103879	BLACK WALNUT	JUGLANS NIGRA	GOOD	8			YES	NO
274	103880	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
275	103881	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
276	103882	BLACK WALNUT	JUGLANS NIGRA	GOOD	14			YES	NO
277	103883	BLACK WALNUT	JUGLANS NIGRA	GOOD	24		YES	YES	NO
278	103884	BLACK WALNUT	JUGLANS NIGRA	GOOD	24		YES	YES	NO
279	103885	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
280	103886	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
281	103887	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
282	103888	BLACK CHERRY	PRUNUS SEROTINA	GOOD	18		YES	YES	NO
283	103889	BLACK CHERRY	PRUNUS SEROTINA	GOOD	12			YES	NO
284	103890	SWAMP WHITE OAK	QUERCUS ALBA	GOOD	36		YES	YES	NO
285	103891	SHAGBARK HICKORY	CARYA OVATA	FAIR	16		YES	YES	NO
286	103892	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
287	103893	BLACK WALNUT	JUGLANS NIGRA	GOOD	7			YES	NO
288	103894	BLACK WALNUT	JUGLANS NIGRA	GOOD	12			YES	NO
289	103895	UNKNOWN TREE	-	DEAD				YES	NO
290	103896	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
291	103897	BLACK WALNUT	JUGLANS NIGRA	GOOD	16			YES	NO
292	103898	BLACK WALNUT	JUGLANS NIGRA	GOOD	15			YES	NO
293	103899	BLACK WALNUT	JUGLANS NIGRA	GOOD	18		YES	YES	NO
294	103900	WHITE ASH	FRAXINUS SPP.	GOOD	7			YES	NO

SKE GROUP

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

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

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

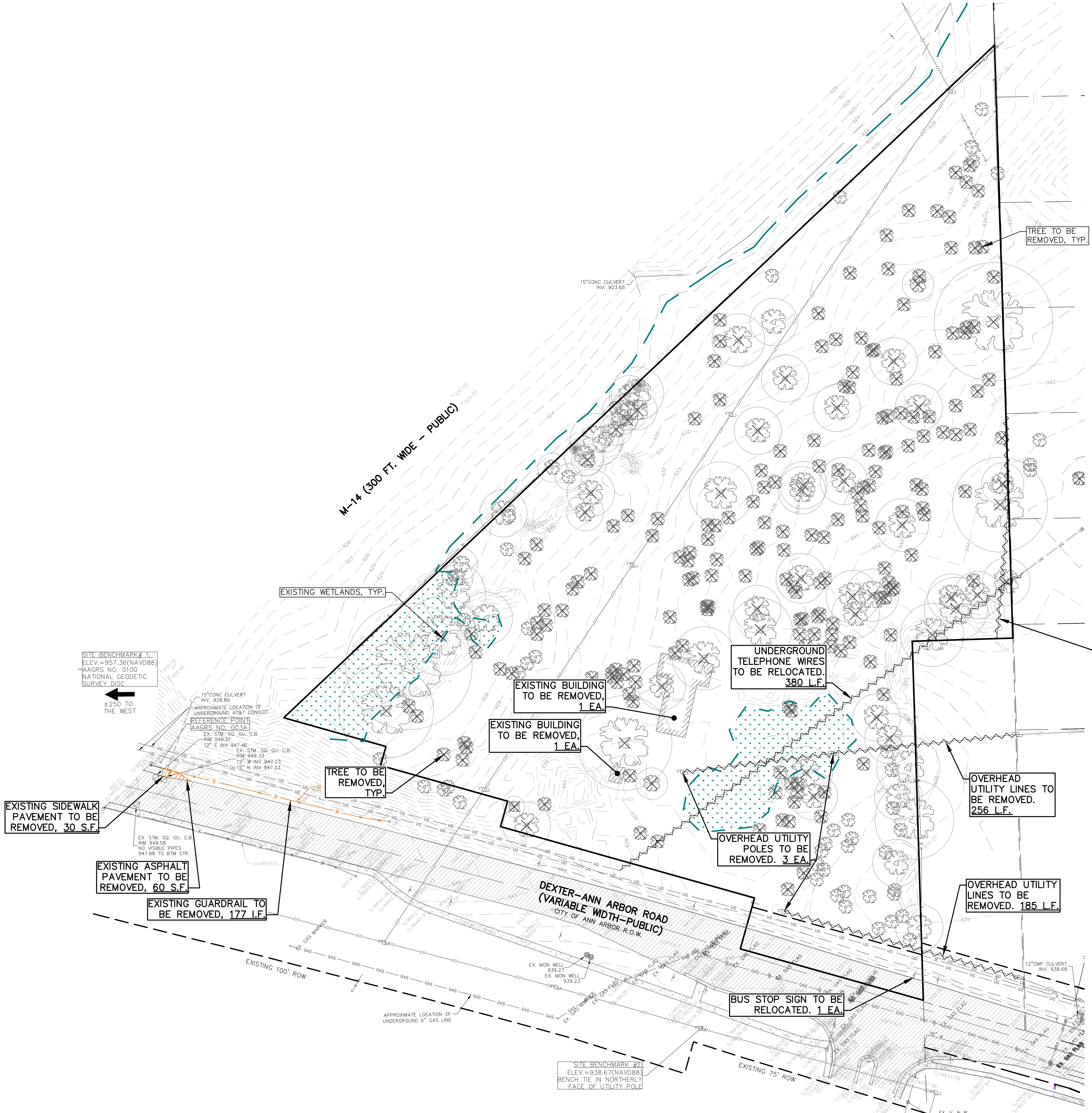
CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

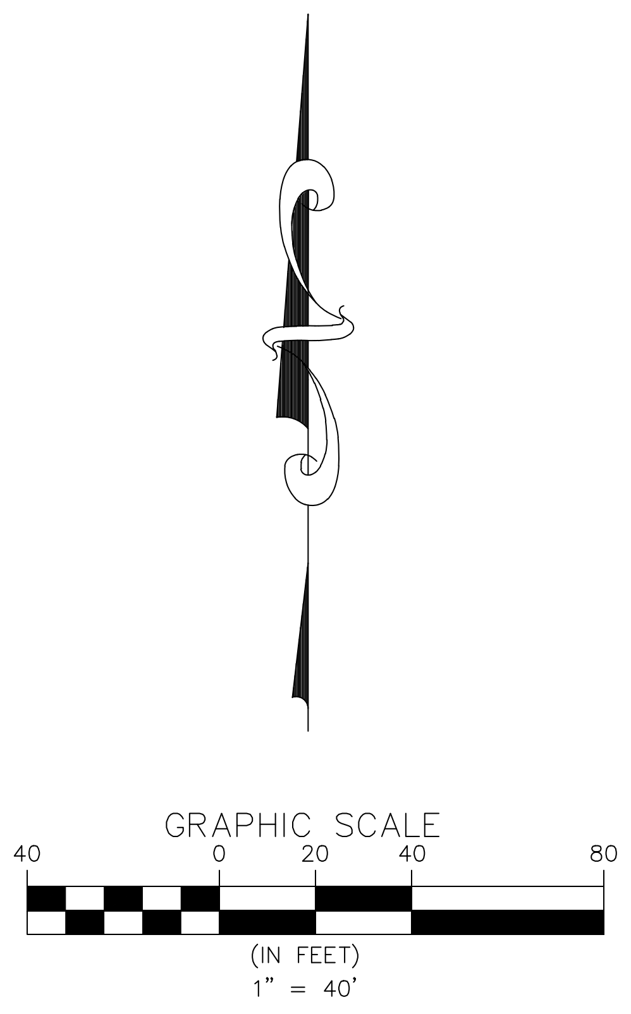
PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
TREE LIST

PAGE No.:
C4

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-BT.dwg 4/30/2026 8:10 AM Cory Partmucha


M-14 (300 FT. WIDE - PUBLIC)
15"CONC CULVERT INV. 923.65
TREE TO BE REMOVED, TYP.
EXISTING WETLANDS, TYP.
SITE BENCHMARK# 1: ELEV.=957.36(NAVD88) AAGRS NO. 0100 NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
15"CONC CULVERT INV. 928.89
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
REFERENCE POINT AAGRS NO. 003A
EX. STM. SQ. GU. C.B. RIM 949.51 12" E INV 947.46
EX. STM. SQ. GU. C.B. RIM 949.33 12" W INV 947.23 15" N INV 947.23
EX. STM. SQ. GU. C.B. RIM 949.58 NO VISIBLE PIPES 947.88 TO BTM STR
EXISTING SIDEWALK PAVEMENT TO BE REMOVED, 30 S.F.
EXISTING ASPHALT PAVEMENT TO BE REMOVED, 60 S.F.
EXISTING GUARDRAIL TO BE REMOVED, 177 I.F.
GUARDRAIL
CONCRETE WALK
ASPHALT
TREE TO BE REMOVED, TYP.
EXISTING BUILDING TO BE REMOVED, 1 EA.
EXISTING BUILDING TO BE REMOVED, 1 EA.
UNDERGROUND TELEPHONE WIRES TO BE RELOCATED. 380 L.F.
EXISTING FENCE TO BE REMOVED AND REPLACED 171 L.F.
OVERHEAD UTILITY LINES TO BE REMOVED. 256 L.F.
OVERHEAD UTILITY POLES TO BE REMOVED. 3 EA.
OVERHEAD UTILITY LINES TO BE REMOVED. 185 L.F.
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC) CITY OF ANN ARBOR R.O.W.
EXISTING 100' ROW
EX. GAS MARKER
EX. MON WELL 939.27
EX. MON WELL 939.23
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
EX. GAS FLAG
BUS STOP SIGN TO BE RELOCATED. 1 EA.
SITE BENCHMARK #2: ELEV.=938.67(NAVD88) BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
EXISTING 75' ROW
12"CMP CULVERT INV. 938.68
EX. V. & W. RIM 938.60 16" N-S T/PIPE 933.2
APPROXIMATE LOCAT UNDERGROUND 6" GA


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'

SITE BENCHMARK:

STIE 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)

PROPOSED LEGEND

━━━ ━━━	SANITARY SEWER
── ─ ─ ──	WATER MAIN
━ ━ ━ ━ ━	STORM SEWER
━━ ━ ━━	DITCH/SWALE
── X ──	FENCE
─//─//─//─	SILT FENCE
─□─□─□─	TREE PROTECTION FENCE
━ · ━ · ━	WETLAND
—1000— — —	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
1000.00	GRADE

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

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

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: 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:
DEMOLITION PLAN

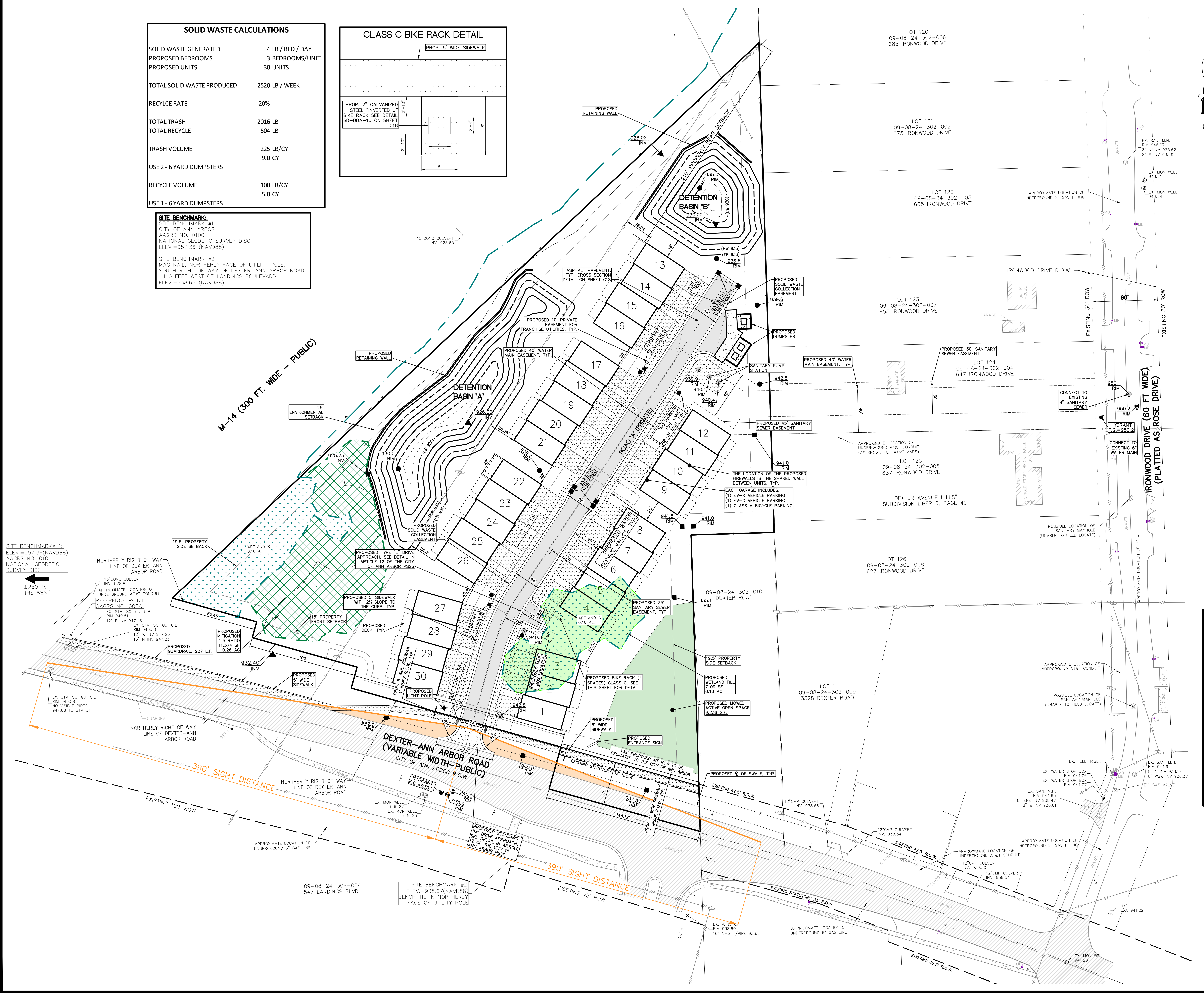
PAGE No.:

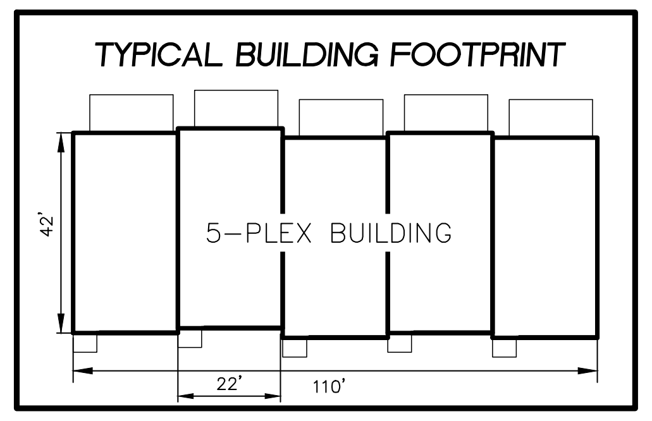
SOLID WASTE CALCULATIONS

SOLID WASTE GENERATED	4 LB / BED / DAY
PROPOSED BEDROOMS	3 BEDROOMS/UNIT
PROPOSED UNITS	30 UNITS
TOTAL SOLID WASTE PRODUCED	2520 LB / WEEK
RECYLCE 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:
STIE 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)


CLASS C BIKE RACK DETAIL
PROP. 5' WIDE SIDEWALK
PROP. 2" GALVANIZED STEEL "INVERTED U" BIKE RACK SEE DETAIL SD-DDA-10 ON SHEET C18
M-14 (300 FT. WIDE – PUBLIC)
DETENTION BASIN "A"
DETENTION BASIN "B"
ROAD 'A' (PRIVATE)
DEXTER–ANN ARBOR ROAD (VARIABLE WIDTH–PUBLIC)
CITY OF ANN ARBOR R.O.W.
IRONWOOD DRIVE (60 FT WIDE) (PLATTED AS ROSE DRIVE)
IRONWOOD DRIVE R.O.W.
EXISTING 30' ROW
LOT 120 09-08-24-302-006 685 IRONWOOD DRIVE
LOT 121 09-08-24-302-002 675 IRONWOOD DRIVE
LOT 122 09-08-24-302-003 665 IRONWOOD DRIVE
LOT 123 09-08-24-302-007 655 IRONWOOD DRIVE
LOT 124 09-08-24-302-004 647 IRONWOOD DRIVE
LOT 125 09-08-24-302-005 637 IRONWOOD DRIVE
LOT 126 09-08-24-302-008 627 IRONWOOD DRIVE
LOT 1 09-08-24-302-009 3328 DEXTER ROAD
09-08-24-302-010 DEXTER ROAD
"DEXTER AVENUE HILLS" SUBDIVISION LIBER 6, PAGE 49
09-08-24-306-004 547 LANDINGS BLVD
PROPOSED RETAINING WALL
210' PROPERTY REAR SETBACK
ASPHALT PAVEMENT, TYP. CROSS SECTION DETAIL ON SHEET C18
PROPOSED 10' PRIVATE EASEMENT FOR FRANCHISE UTILITIES, TYP.
PROPOSED 40' WATER MAIN EASEMENT, TYP.
25' ENVIRONMENTAL SETBACK
PROPOSED SOLID WASTE COLLECTION EASEMENT
PROPOSED DUMPSTER
SANITARY PUMP STATION
PROPOSED 40' WATER MAIN EASEMENT, TYP.
PROPOSED 30' SANITARY SEWER EASEMENT
PROPOSED 45' SANITARY SEWER EASEMENT
CONNECT TO EXISTING 8" SANITARY SEWER
CONNECT TO EXISTING 6" WATER MAIN
THE LOCATION OF THE PROPOSED FIREWALLS IS THE SHARED WALL BETWEEN UNITS, TYP.
EACH GARAGE INCLUDES: (1) EV-R VEHICLE PARKING (1) EV-C VEHICLE PARKING (1) CLASS A BICYCLE PARKING
PROPOSED TYPE "L" DRIVE APPROACH, SEE DETAIL IN ARTICLE 12 OF THE CITY OF ANN ARBOR PSSS
PROPOSED 5' SIDEWALK WITH 2% SLOPE TO THE CURB, TYP.
15' PROPERTY FRONT SETBACK
PROPOSED DECK, TYP.
PROPOSED MITIGATION 1.5 RATIO 11,374 SF 0.26 AC
PROPOSED GUARDRAIL, 227 LF
19.5' PROPERTY SIDE SETBACK
WETLAND B 0.16 AC.
WETLAND A 0.16 AC.
PROPOSED 35' SANITARY SEWER EASEMENT, TYP.
PROPOSED BIKE RACK (4 SPACES) CLASS C, SEE THIS SHEET FOR DETAIL
PROPOSED WETLAND FILL 7109 SF 0.16 AC
PROPOSED MOWED ACTIVE OPEN SPACE 9,236 S.F.
PROPOSED 5' WIDE SIDEWALK
PROPOSED ENTRANCE SIGN
PROPOSED LIGHT POLE
PROPOSED MAIL BOX
132' PROPOSED 40' ROW TO BE DEDICATED TO THE CITY OF ANN ARBOR
EXISTING STATUTORY 33' R.O.W.
PROPOSED ℄ OF SWALE, TYP.
EXISTING 42.5' R.O.W.
PROPOSED STANDARD "L" DRIVE APPROACH, SEE DETAIL IN ARTICLE 12 OF THE CITY OF ANN ARBOR PSSS
390' SIGHT DISTANCE
EXISTING 100' ROW
EXISTING 75' ROW
NORTHERLY RIGHT OF WAY LINE OF DEXTER–ANN ARBOR ROAD
SITE BENCHMARK# 1: ELEV.=957.36(NAVD88) AAGRS NO. 0100 NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
REFERENCE POINT AAGRS NO. 003A
SITE BENCHMARK #2 ELEV.=938.67(NAVD88) BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
APPROXIMATE LOCATION OF UNDERGROUND 2" GAS PIPING
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
POSSIBLE LOCATION OF SANITARY MANHOLE (UNABLE TO FIELD LOCATE)
HYDRANT F.G.=950.2
HYDRANT F.G.=939.2
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'


TYPICAL BUILDING FOOTPRINT
5–PLEX BUILDING
42'
22'
110'

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
ALOWABLE DENSITY	15	UNITS / AC
	60	UNITS
PROPERTY SETBACKS		
FRONT	15	FT (MIN)
FRONT	40	FT (MAX)
SIDE	12	FT (MIN)
PLUS 3" PER FT OVER 35' TALL		
PLUS 1.5" PER FT OVER 50' LONG		
BUILDING HEIGTH 35'	0	FT
BUILDING LENGTH 110'	7.5	FT
TOTAL SIDE SETBACK	19.5	FT
BUILDING SETBACKS		
BLDG TO BLDG	20	FT
BLDG TO BC	25	FT
BUILDING HEIGHT	35	FT
	3	STORIES
* 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 S.F. / UNIT	9000	S.F.
PROVIDED	9263	S.F.
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 BICYCLE PARKING		
1 SPACE / 5 UNITS	6	SPACES TOTAL
REQUIRED CLASS A	3	SPACES
REQUIRED CLASS C	3	SPACES
PROVIDED BICYCLE PARKING		
	34	SPACES TOTAL
CLASS A (1/GARAGE)	30	SPACES
CLASS C (FIXED RACK)	4	SPACES

GENERAL NOTES

1. 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.
2. SIDEWALK RAMPS MUST MEET THE CURRENT MDOT STANDARD DETAILS R–28–K
3. 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
4. EXPANSION AND CONTRACTION JOINTS IN SIDEWALK SHALL FOLLOW CITY OF ANN ARBOR DETAIL SD–DS–4
5. ANY DISTURBED AREA IN DEXTER ROAD R.O.W. SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL, SEED AND MULCH
6. GARAGES SHALL INCLUDE (1) EV–R PARKING SPACE AND (1) EV–C PARKING SPACE
7. ALL SIDEWALKS SHALL BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.
8. PROPOSED SNOW STORAGE AREAS ARE SHOWN ON LANDSCAPE PLANS

PROPOSED LEGEND

▬▬ ▬▬	SANITARY SEWER
▬ - - ▬	WATER MAIN
- - - - -	STORM SEWER
▬ - ▬	DITCH/SWALE
—— X ——	FENCE
—//——//——//—	SILT FENCE
-□——□——□—	TREE PROTECTION FENCE
- · - · -	WETLAND
—1000— — —	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
1000.00	GRADE

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

SKE
GROUP

SUBMITTAL DATE: 09–17–2025

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DRAWN BY:
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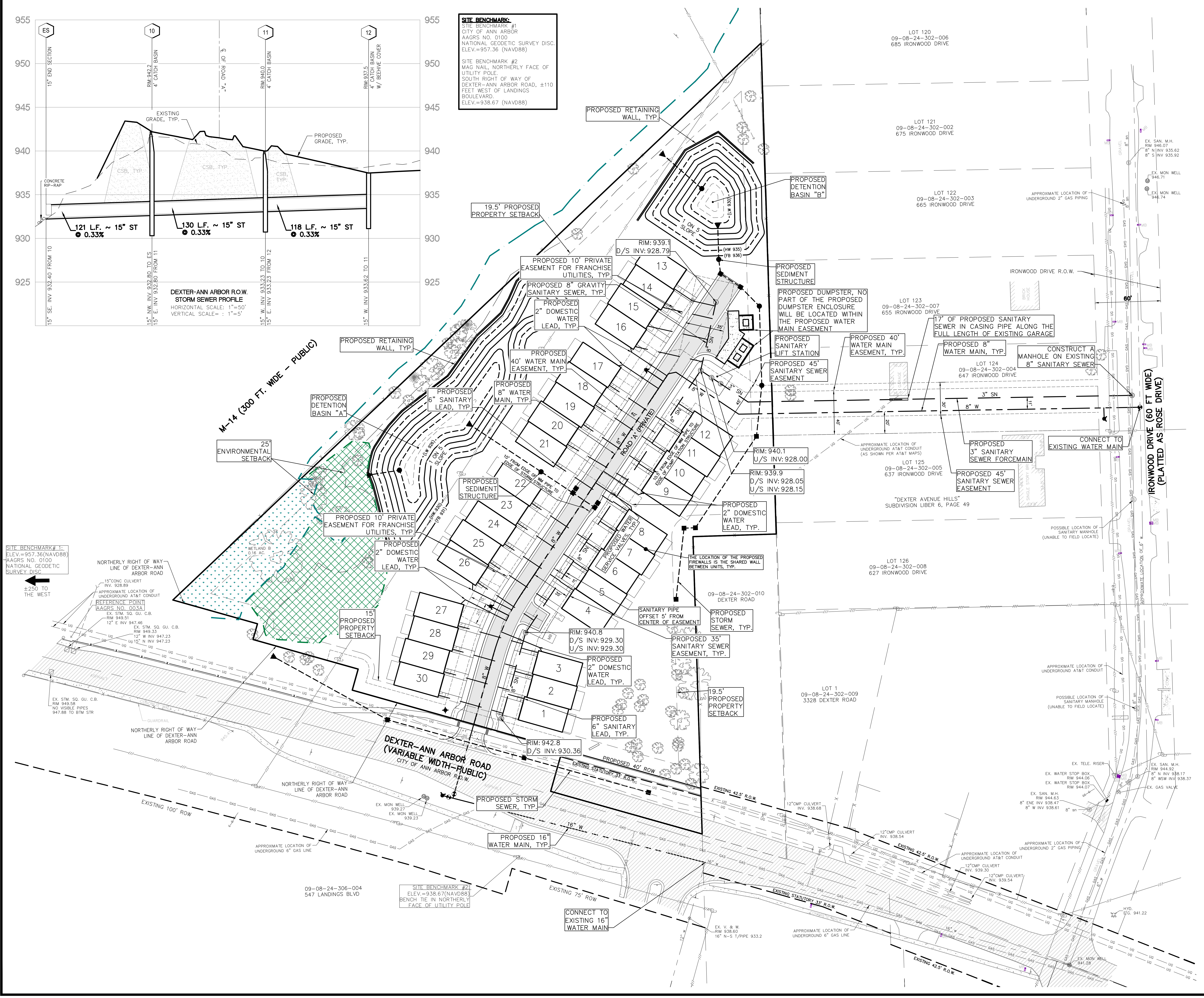
J. RICKARD
OFFICE:
FARMINGTON HILLS

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:
SITE PLAN

PAGE No.:
C6


955
950
945
940
935
930
925
ES
10
11
12
15" END SECTION
RIM: 942.2
4' CATCH BASIN
℄ OF ROAD "A"
RIM: 940.0
4' CATCH BASIN
RIM: 937.5
4' CATCH BASIN
W/ BEEHIVE COVER
EXISTING GRADE, TYP.
PROPOSED GRADE, TYP.
CSB, TYP.
CONCRETE RIP-RAP
121 L.F. ~ 15" ST @ 0.33%
130 L.F. ~ 15" ST @ 0.33%
118 L.F. ~ 15" ST @ 0.33%
15" SE. INV 932.40 FROM 10
15" NW. INV 932.80 TO ES
15" E. INV 932.80 FROM 11
15" W. INV 933.23 TO 10
15" E. INV 933.23 FROM 12
15" W. INV 933.62 TO 11
DEXTER-ANN ARBOR R.O.W. STORM SEWER PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE= : 1"=5'
M-14 (300 FT. WIDE - PUBLIC)
PROPOSED RETAINING WALL, TYP.
19.5' PROPOSED PROPERTY SETBACK
PROPOSED DETENTION BASIN "B"
1 ON 5 SLOPE
(LW 930)
(HW 935)
(FB 936)
RIM: 939.1
D/S INV: 928.79
PROPOSED SEDIMENT STRUCTURE
PROPOSED 10' PRIVATE EASEMENT FOR FRANCHISE UTILITIES, TYP.
PROPOSED 8" GRAVITY SANITARY SEWER, TYP.
PROPOSED 2" DOMESTIC WATER LEAD, TYP.
PROPOSED DUMPSTER, NO PART OF THE PROPOSED DUMPSTER ENCLOSURE WILL BE LOCATED WITHIN THE PROPOSED WATER MAIN EASEMENT
PROPOSED SANITARY LIFT STATION
PROPOSED 45' SANITARY SEWER EASEMENT
PROPOSED 40' WATER MAIN EASEMENT, TYP.
PROPOSED 8" WATER MAIN, TYP.
PROPOSED 6" SANITARY LEAD, TYP.
PROPOSED DETENTION BASIN "A"
25' ENVIRONMENTAL SETBACK
(LW 926)
(HW 930)
(FB 931)
WETLAND B 0.16 AC.
15' PROPOSED PROPERTY SETBACK
ROAD 'A' (PRIVATE)
8" W
8" SN
3" SN
35'
40'
45'
20'
5'
10' FROM EDGE OF WM PIPE TO EDGE OF STORM STRUCTURE
10.5' FROM EDGE OF WM PIPE TO EDGE OF PUMP STATION STRUCTURE
PROPOSED WATER SERVICE VALVES, TYP.
THE LOCATION OF THE PROPOSED FIREWALLS IS THE SHARED WALL BETWEEN UNITS, TYP.
RIM: 940.1
U/S INV: 928.00
RIM: 939.9
D/S INV: 928.05
U/S INV: 928.15
RIM: 940.8
D/S INV: 929.30
U/S INV: 929.30
RIM: 942.8
D/S INV: 930.36
SANITARY PIPE OFFSET 5' FROM CENTER OF EASEMENT
PROPOSED 35' SANITARY SEWER EASEMENT, TYP.
PROPOSED STORM SEWER, TYP.
19.5' PROPOSED PROPERTY SETBACK
09-08-24-302-010
DEXTER ROAD
1
2
3
4
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6
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12
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14
15
16
17
18
19
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21
22
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27
28
29
30
LOT 120
09-08-24-302-006
685 IRONWOOD DRIVE
LOT 121
09-08-24-302-002
675 IRONWOOD DRIVE
LOT 122
09-08-24-302-003
665 IRONWOOD DRIVE
LOT 123
09-08-24-302-007
655 IRONWOOD DRIVE
LOT 124
09-08-24-302-004
647 IRONWOOD DRIVE
LOT 125
09-08-24-302-005
637 IRONWOOD DRIVE
"DEXTER AVENUE HILLS"
SUBDIVISION LIBER 6, PAGE 49
LOT 126
09-08-24-302-008
627 IRONWOOD DRIVE
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
17' OF PROPOSED SANITARY SEWER IN CASING PIPE ALONG THE FULL LENGTH OF EXISTING GARAGE
CONSTRUCT A MANHOLE ON EXISTING 8" SANITARY SEWER
PROPOSED 3" SANITARY SEWER FORCEMAIN
CONNECT TO EXISTING WATER MAIN
30'
11'
20'
40'
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT (AS SHOWN PER AT&T MAPS)
IRONWOOD DRIVE R.O.W.
60'
IRONWOOD DRIVE (60 FT WIDE) (PLATTED AS ROSE DRIVE)
BRICK HOUSE
GARAGE
SINGLE STORY BRICK
GRAVEL
EX. SAN. M.H.
RIM 946.07
8" N INV 935.62
8" S INV 935.92
EX. MON WELL 946.71
EX. MON WELL 946.74
APPROXIMATE LOCATION OF UNDERGROUND 2" GAS PIPING
POSSIBLE LOCATION OF SANITARY MANHOLE (UNABLE TO FIELD LOCATE)
APPROXIMATE LOCATION OF 6" W
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
EX. TELE. RISER
EX. WATER STOP BOX RIM 944.06
EX. WATER STOP BOX RIM 944.07
EX. SAN. M.H.
RIM 944.63
8" ENE INV 938.47
8" W INV 938.61
EX. SAN. M.H.
RIM 944.92
8" N INV 938.17
8" WSW INV 938.37
EX. GAS VALVE
HYD.
E.G. 941.22
EX. MON WELL 941.28
12"CMP CULVERT INV. 938.68
12"CMP CULVERT INV. 938.54
12"CMP CULVERT INV. 939.30
12"CMP CULVERT INV. 939.54
EXISTING 42.5' R.O.W.
EXISTING STATUTORY 33' R.O.W.
PROPOSED 40' ROW
EXISTING 75' ROW
EXISTING 100' ROW
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
PROPOSED STORM SEWER, TYP.
PROPOSED 16" WATER MAIN, TYP.
16" W
CONNECT TO EXISTING 16" WATER MAIN
EX. V. & W.
RIM 938.60
16" N-S T/PIPE 933.2
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
EX. MON WELL 939.27
EX. MON WELL 939.23
NORTHERLY RIGHT OF WAY LINE OF DEXTER-ANN ARBOR ROAD
SITE BENCHMARK# 1:
ELEV.=957.36(NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
15"CONC CULVERT INV. 928.89
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
REFERENCE POINT AAGRS NO. 003A
EX. STM. SQ. GU. C.B.
RIM 949.51
12" E INV 947.46
EX. STM. SQ. GU. C.B.
RIM 949.33
12" W INV 947.23
15" N INV 947.23
EX. STM. SQ. GU. C.B.
RIM 949.58
NO VISIBLE PIPES
947.88 TO BTM STR
ASPHALT
CONCRETE WALK
GUARDRAIL
09-08-24-306-004
547 LANDINGS BLVD
SITE BENCHMARK #2:
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY FACE OF UTILITY POLE

SITE BENCHMARK:
STIE BENCHMARK #1
CITY OF ANN ARBOR
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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)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

SANITARY BASIS OF DESIGN

NUMBER OF UNITS	30	UNITS
AVERAGE FLOW		
UNITS X 300 GAL/DAY/UNIT	9000	GAL/DAY
CONDOS GREATER THAN 1200 S.F.	0.014	CFS
PEAK FLOW		
PEAK FACTOR (< 500 PEOPLE)	4	
PEAK FACTOR X AVERAGE FLOW	0.056	CFS
	25.00	GPM
Q PROVIDED (8" sanitary)	0.75	CFS
	336.60	GPM

SANITARY SEWER OFFSET MITIGATION PROGRAM

NO EXISTING FLOW

PROPOSED NEW USES	# UNITS	DESIGN FLOW	AVERAGE FLOW	PEAKING FACTOR	SYSTEM RECOVERY FACTOR	PEAK FLOW GPD	PEAK FLOW GPM
TOWNHOMES > 1200 S.F.	30	300	9000	4	1.1	39600	27.5

REQUIRED GPM TO MITIGATE **28 GPM**

UTILITY NOTES

1. PROPOSED UTILITIES ARE TO MEET THE REQUIREMENTS OF THE CITY OF ANN ARBOR SPECIFICATIONS OCTOBER 20, 2025 EDITION
2. UTILITY TRENCHES SHALL MEET THE REQUIREMENTS OF THE CITY OF ANN ARBOR ARE FOUND IN ARTICLE 12 OF THE PSSS STANDARD DETAILS
3. WATER SERVICE LEADS MUST MAINTAIN 5.5' COVER FROM FINAL GRADE
4. WATER MAIN SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM SEWER SYSTEMS AND 5' FROM ALL OTHER UTILITIES
5. WATER MAIN SHALL MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 18" FROM SEWER SYSTEMS AND 12" FROM ALL OTHER UTILITIES
6. ALL SEWER SYSTEM LEADS MUST MAINTAIN A MINIMUM COVER OF 5'
7. UNITS 1–12 ARE ON SLAB, AND DO NOT REQUIRE A SUMP. UNITS 13–30 ARE PROPOSED TO DISCHARGE TO GRADE OUT THE REAR OF THE UNIT.
8. ANY PIPE OR STRUCTURE THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO SANITARY SEWER SYSTEMS
9. ALL PROPOSED WATER MAIN SHALL BE DUCTILE IRON
10. ALL PROPOSED SANITARY SEWER SHALL BE 8" PVC SDR 26
11. ALL WATER MAIN LEADS SHALL BE 2" TYPE "K" COPPER
12. ALL SANITARY SEWER LEADS SHALL BE 6" PVC SDR 26
13. WATER MAIN SERVICE METERING SHALL OCCUR WHERE THE SERVICE LEAD ENTERS THE UNIT
14. ALL PROPOSED BUILDINGS WILL BE MRC SINGLE–FAMILY WITH PROPER FIRE RESISTANCE (FIRE WALLS) BETWEEN EACH DWELLING UNIT
15. WATER SERVICE LEADS WILL NOT REQUIRE ANY BOOSTER PUMPS FOR THE BUILDINGS
16. PROPOSED WATER MAIN ON–SITE SHALL BE 8" IN DIAMETER

PROPOSED LEGEND

——— ———	SANITARY SEWER
—— – – ——	WATER MAIN
– – – – – – –	STORM SEWER
—— – ——	DITCH/SWALE
—— X ——	FENCE
—//——//——//—	SILT FENCE
—□——□——□—	TREE PROTECTION FENCE
– · – · – · –	WETLAND
—1000— —— ——	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
1000.00	GRADE

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

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25-121
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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: 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:
UTILITY PLAN

PAGE No.:
C7

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-CUP.dwg 4/30/2026 8:14 AM Carly Parimucha

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

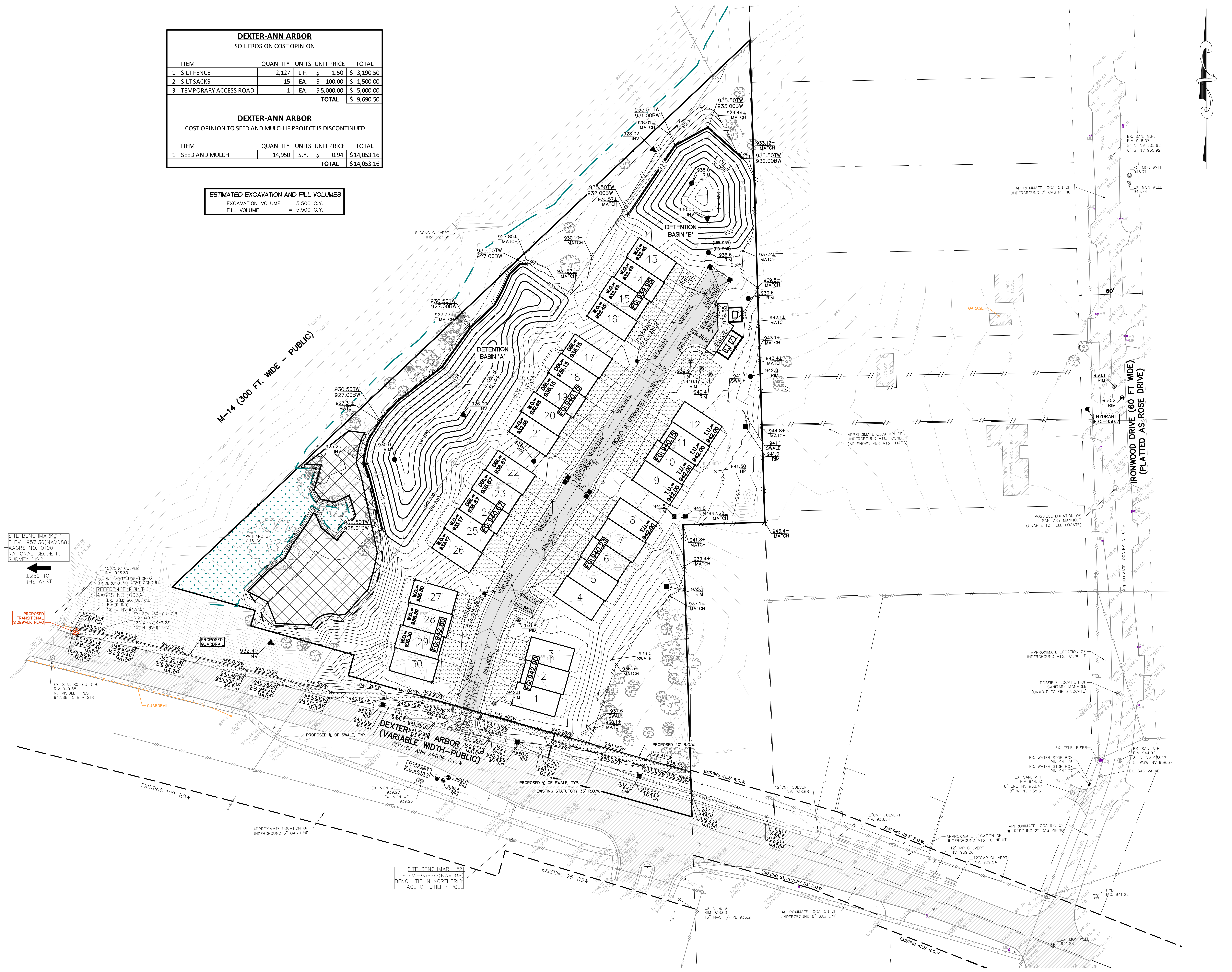
DEXTER-ANN ARBOR

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.


M-14 (300 FT. WIDE – PUBLIC)
DETENTION BASIN 'A'
DETENTION BASIN 'B'
ROAD 'A' (PRIVATE)
DEXTER–ANN ARBOR (VARIABLE WIDTH–PUBLIC)
CITY OF ANN ARBOR R.O.W.
IRONWOOD DRIVE (60 FT WIDE)
(PLATTED AS ROSE DRIVE)
60'
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30
FG:942.90
FG:940.23
FG:940.15
FG:939.95
FG:940.15
FG:940.67
FG:942.80
WETLAND B
0.16 AC.
HYDRANT
PROPOSED GUARDRAIL
GUARDRAIL
PROPOSED TRANSITIONAL SIDEWALK FLAG
EXISTING 100' ROW
EXISTING 75' ROW
EXISTING 42.5' R.O.W.
EXISTING STATUTORY 33' R.O.W.
PROPOSED 40' R.O.W.
PROPOSED ℄ OF SWALE, TYP.
SITE BENCHMARK# 1:
ELEV.=957.36(NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC
SURVEY DISC
±250' TO THE WEST
REFERENCE POINT
AAGRS NO. 003A
SITE BENCHMARK #2
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY
FACE OF UTILITY POLE
15"CONC CULVERT
INV. 923.65
APPROXIMATE LOCATION OF UNDERGROUND 2" GAS PIPING
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
POSSIBLE LOCATION OF SANITARY MANHOLE (UNABLE TO FIELD LOCATE)
12"CMP CULVERT
GARAGE
BRICK HOUSE
SINGLE STORY BRICK HOUSE
EX. SAN. M.H.
EX. MON WELL
EX. TELE. RISER
EX. WATER STOP BOX
EX. GAS VALVE
935.50TW
932.00BW
930.50TW
927.00BW
MATCH
RIM
INV
SWALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1" = 40'

SITE BENCHMARK:
STIE 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 & SWEPT 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 AN 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 TEMPORARILY OR PERMANENTLY ALL DISTURBED AREAS WITHIN FIVE (5) DAYS OF FINAL GRADE. USE 3–4" OF TOPSOIL WHERE VEGETAION 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

SEEDED, 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

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- WETLAND
- 1000 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
- 1000.00 GRADE

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ENGINEERING | PLANNING
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39205 COUNTRY CLUB DR, STE C8
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OFFICE: FARMINGTON HILLS

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

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

SHEET TITLE:
GRADING AND SOIL EROSION PLAN

PAGE No.: C8

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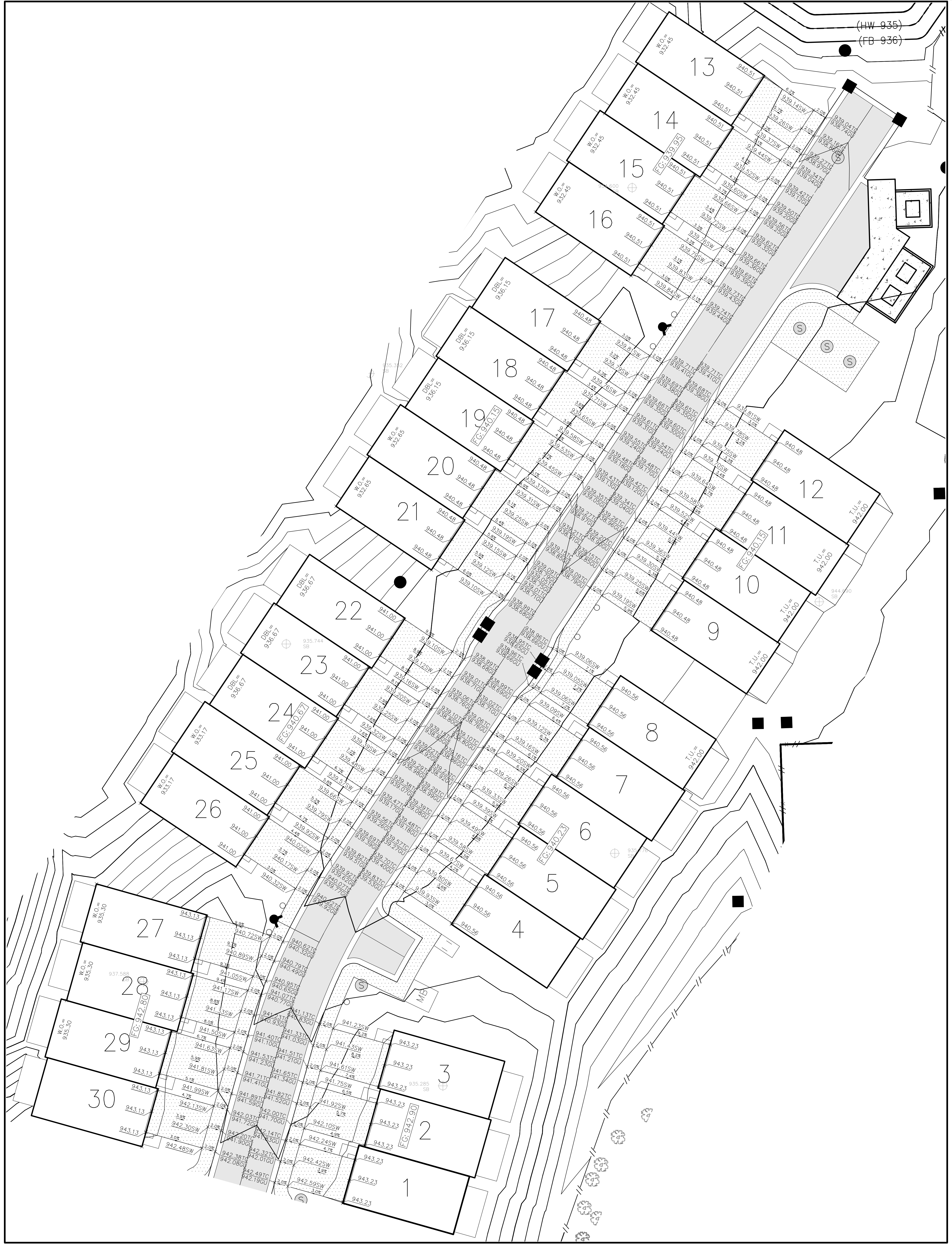

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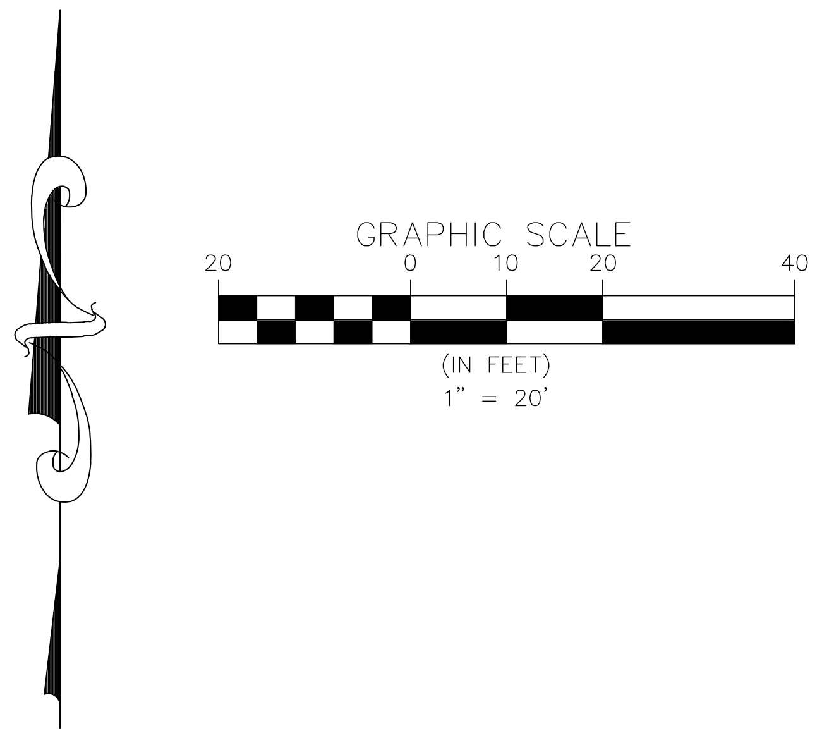
DBL= 936.15
W.O.= 932.65
DBL= 936.67
W.O.= 933.17
W.O.= 935.30
T.U.= 942.00
FG: 940.15
FG: 940.67
FG: 942.80
FG: 942.90
940.51
940.48
941.00
940.56
943.13
943.23



GRAPHIC SCALE
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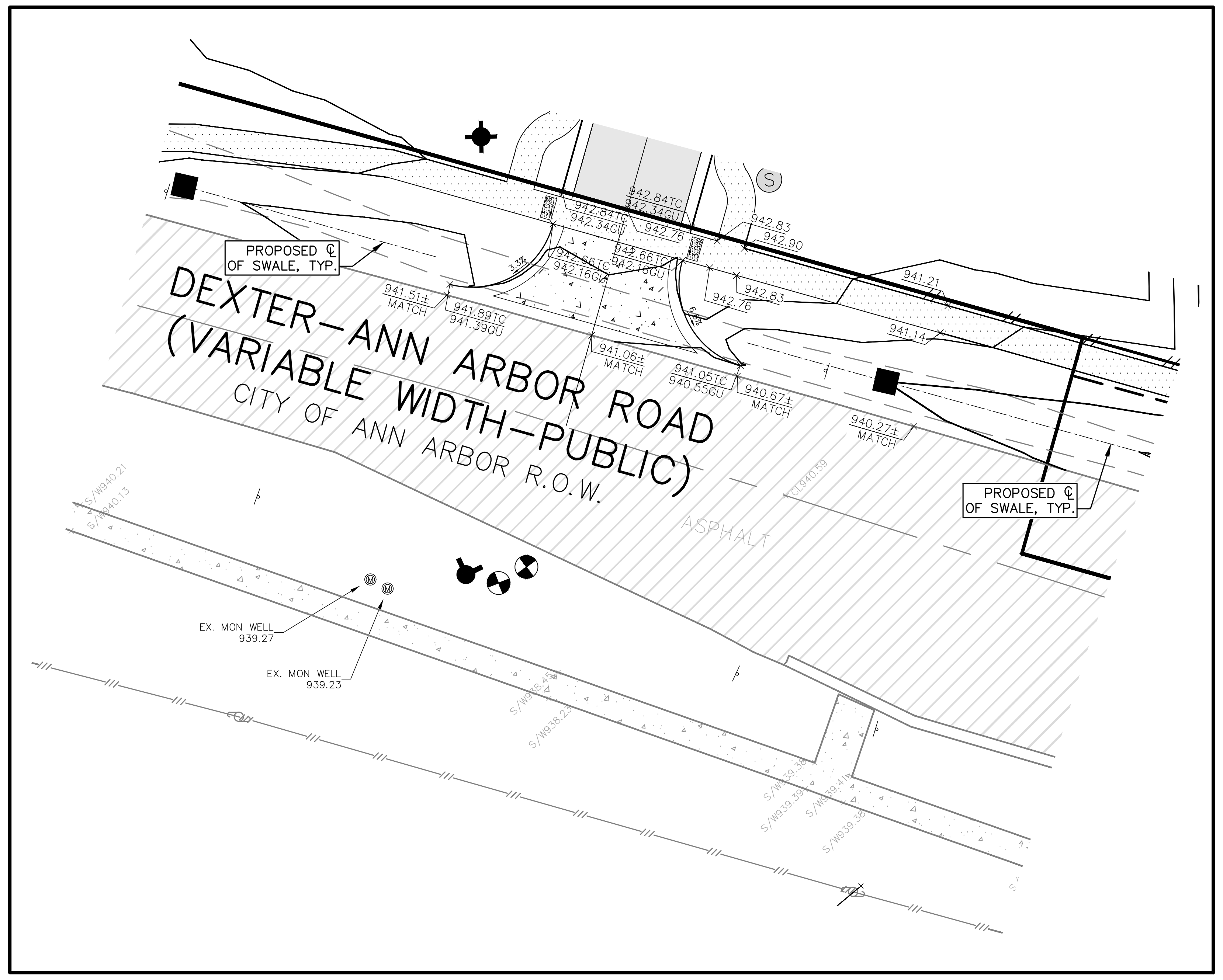
(IN FEET)
1" = 20'



DEXTER–ANN ARBOR ROAD
(VARIABLE WIDTH–PUBLIC)
CITY OF ANN ARBOR R.O.W.
PROPOSED ℄ OF SWALE, TYP.
PROPOSED ℄ OF SWALE, TYP.
ASPHALT
MATCH
EX. MON WELL 939.27
EX. MON WELL 939.23

SITE BENCHMARK:

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

SITE BENCHMARK #2
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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
—1000— —— ——	CONTOUR
═══════	CURB AND GUTTER
Ⓢ	SANITARY MANHOLE
●	STORM MANHOLE
■ ◪	STORM CATCH BASIN
▶	END SECTION
	FIRE HYDRANT
⊗	VALVE IN WELL
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DETAIL GRADING

PAGE No.:
C8A

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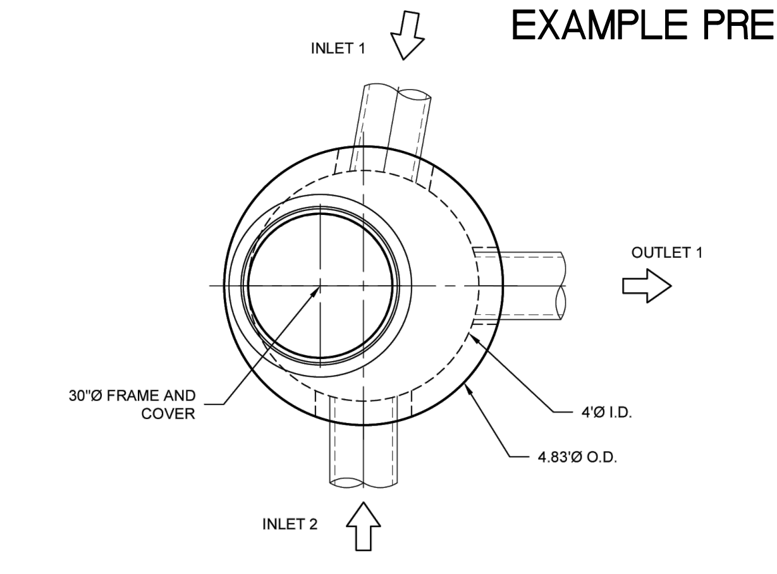
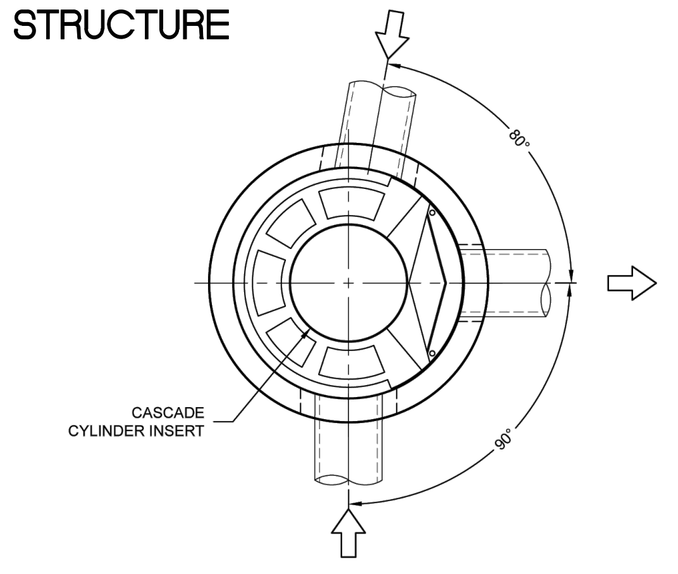
MAINTENANCE GUIDE

TASKS	STREET	STORM SEWER SYSTEM	CATCH BASINS & MANHOLES	CATCH BASIN INLETS	OUTLET CONTROL STRUCTURES	MECHANICAL TREATMENT DEVICES	DETENTION BASIN	VEGETATED AREAS	ROADWAYS & PARKING AREAS
INSPECT FOR SEDIMENT ACCUMULATION		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		
REMOVAL OF SEDIMENT ACCUMULATION		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		
INSPECT AND CLEANING FOR FLOATABLES AND DEBRIS			ANNUALLY OR AS NEEDED		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		
INSPECTION FOR EROSION							AS NEEDED	AS NEEDED	
WET WEATHER INSPECTION	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	AS NEEDED	AS NEEDED
INSPECT INSIDE OF STRUCTURES, PIPES FOR CRACKS, PIPE JOINTS, SETTLEMENT OR FAILURE		ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED	ANNUALLY OR AS NEEDED		

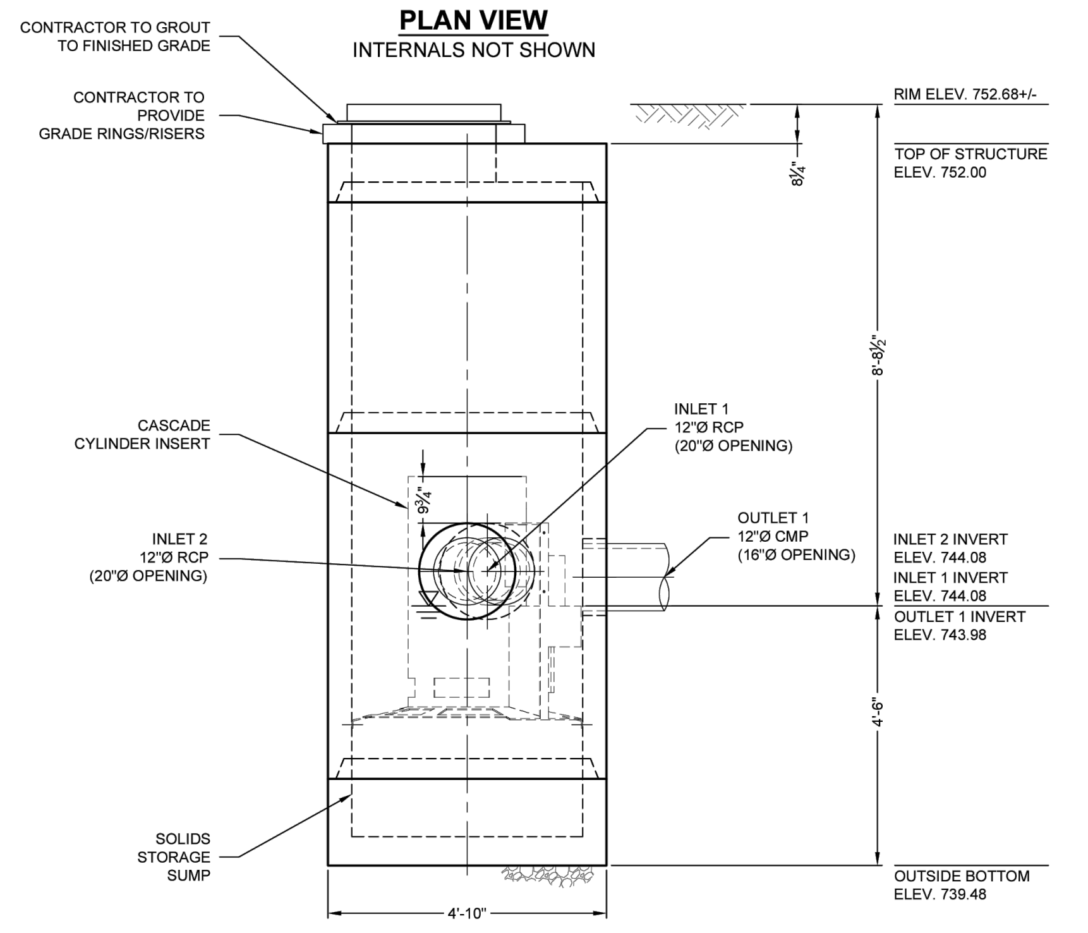
EXAMPLE PRE-TREATMENT SEDIMENT STRUCTURE


INLET 1
OUTLET 1
30"Ø FRAME AND COVER
4'Ø I.D.
4.83'Ø O.D.
INLET 2

PLAN VIEW
INTERNALS NOT SHOWN


80°
90°
CASCADE CYLINDER INSERT

PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN


CONTRACTOR TO GROUT TO FINISHED GRADE
CONTRACTOR TO PROVIDE GRADE RINGS/RISERS
RIM ELEV. 752.68+/-
8¼"
TOP OF STRUCTURE ELEV. 752.00
8'-8½"
CASCADE CYLINDER INSERT
INLET 1 12"Ø RCP (20"Ø OPENING)
9¾"
OUTLET 1 12"Ø CMP (16"Ø OPENING)
INLET 2 12"Ø RCP (20"Ø OPENING)
INLET 2 INVERT ELEV. 744.08
INLET 1 INVERT ELEV. 744.08
OUTLET 1 INVERT ELEV. 743.98
4'-6"
SOLIDS STORAGE SUMP
OUTSIDE BOTTOM ELEV. 739.48
4'-10"

ELEVATION VIEW

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	CS-4 CYLINDER INSERT, STD.	CONTECH
4	CS-4 ALUMINUM INSTALLATION BRACKETS	CONTECH
1	CS-4 HARDWARE KIT	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #41600483, OR EQUIV.	CONTRACTOR

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

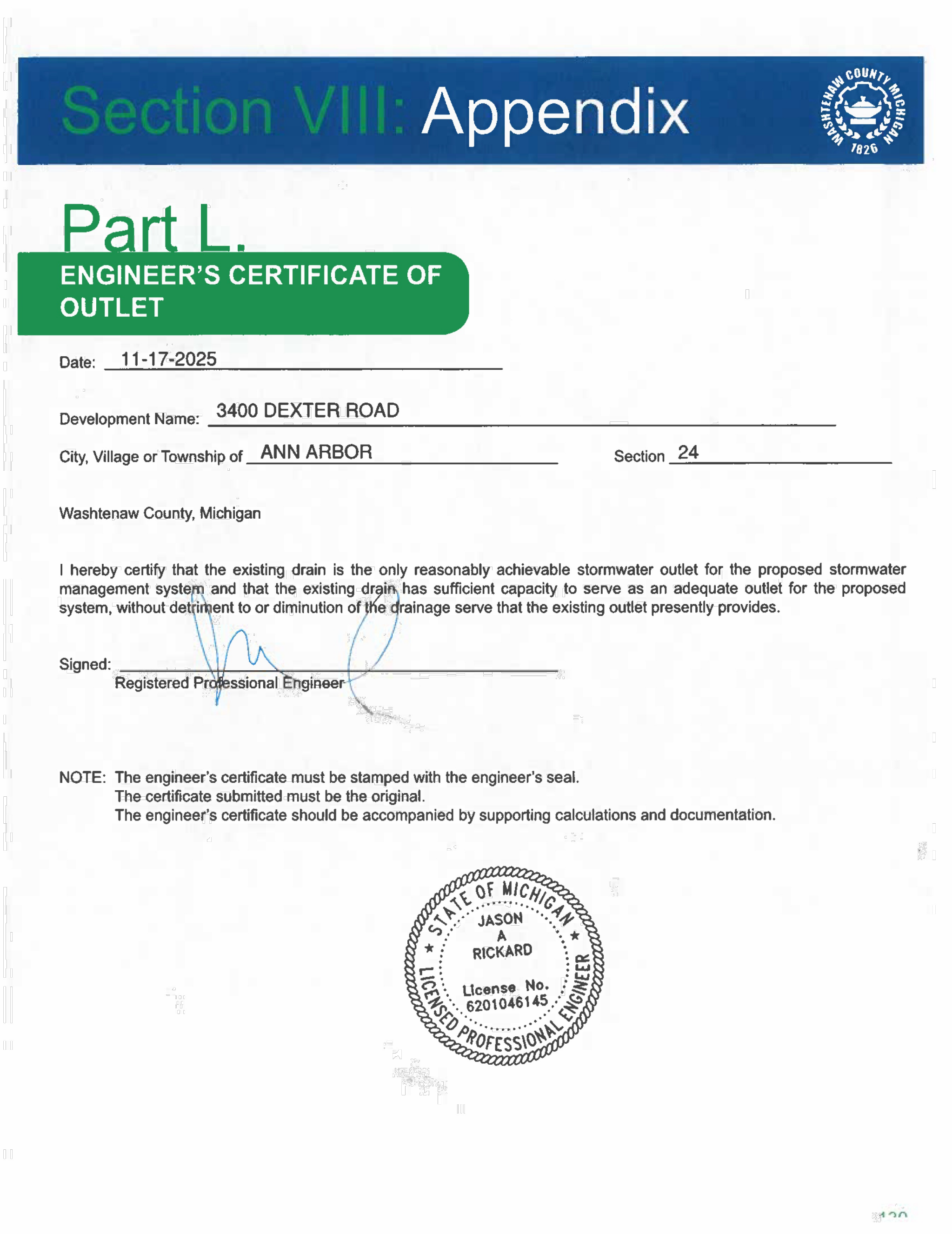
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 5500 LBS.
OF 4 PIECES

MAXIMUM FOOTPRINT = 4.83'Ø

CONTECH
PROPOSAL
DRAWING

NCI
LAYOUT 1A



Section VIII: Appendix

Part L.
ENGINEER'S CERTIFICATE OF OUTLET

Date: 11-17-2025

Development Name: 3400 DEXTER ROAD

City, Village or Township of ANN ARBOR Section 24

Washtenaw County, Michigan

I hereby certify that the existing drain is the only reasonably achievable stormwater outlet for the proposed stormwater management system and that the existing drain has sufficient capacity to serve as an adequate outlet for the proposed system, without detriment to or diminution of the drainage serve that the existing outlet presently provides.

Signed: ______________________
Registered Professional Engineer

NOTE: The engineer's certificate must be stamped with the engineer's seal.
The certificate submitted must be the original.
The engineer's certificate should be accompanied by supporting calculations and documentation.

JASON A RICKARD
License No. 6201046145

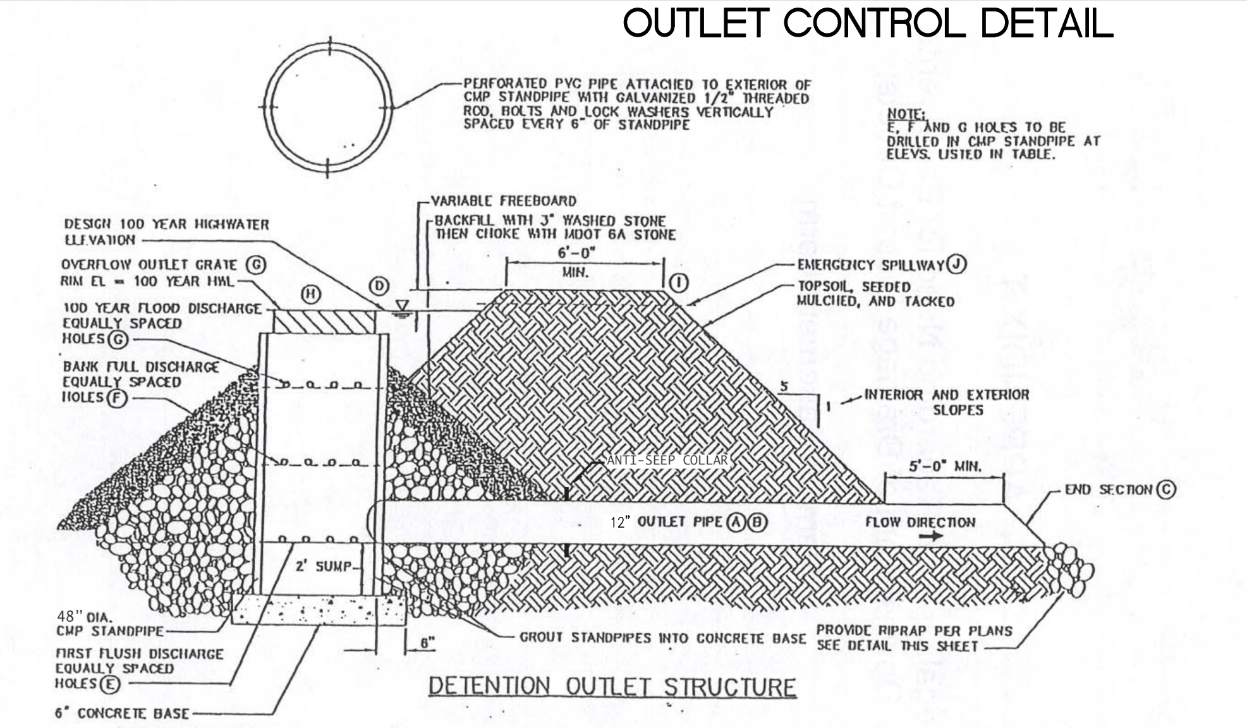
STORM WATER NARRATIVE

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.

SITE BENCHMARK:
STIE 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)

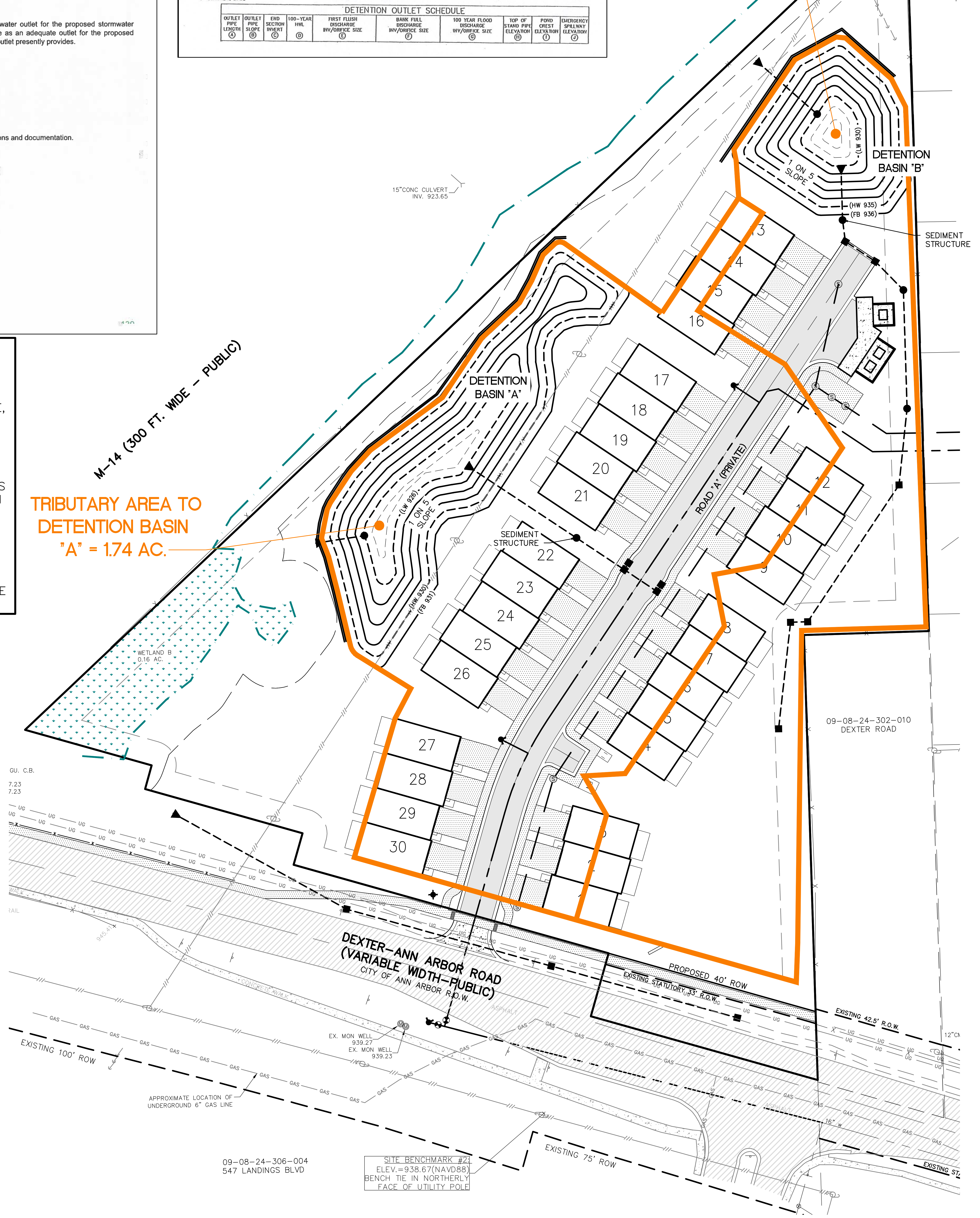
OUTLET CONTROL DETAIL

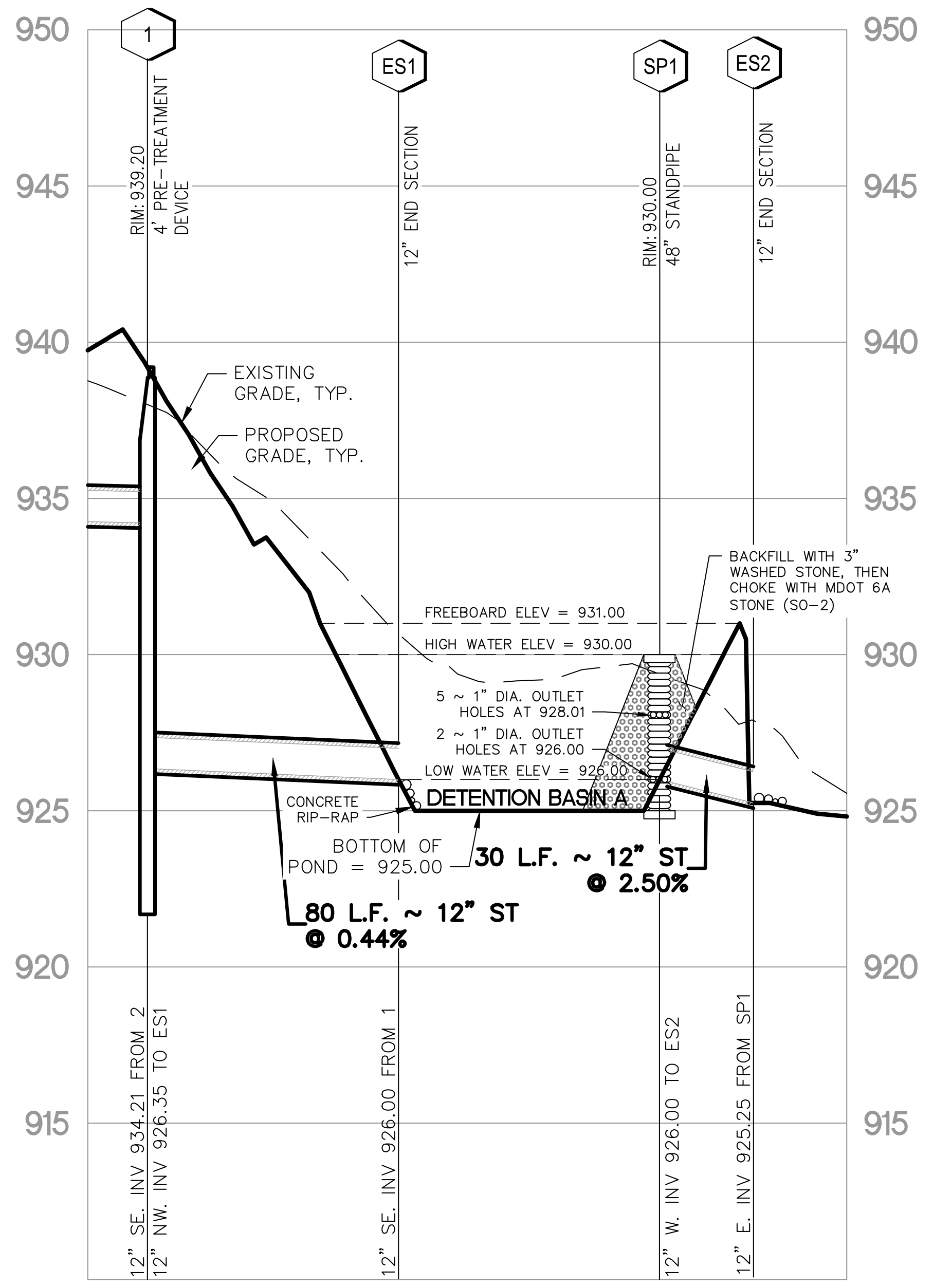

PERFORATED PVC PIPE ATTACHED TO EXTERIOR OF CMP STANDPIPE WITH GALVANIZED 1/2" THREADED ROD, BOLTS AND LOCK WASHERS VERTICALLY SPACED EVERY 6" OF STANDPIPE
NOTE: E, F AND G HOLES TO BE DRILLED IN CMP STANDPIPE AT ELEVS. LISTED IN TABLE.
VARIABLE FREEBOARD
BACKFILL WITH 3" WASHED STONE THEN CHOKE WITH MDOT 6A STONE
DESIGN 100 YEAR HIGHWATER ELEVATION
OVERFLOW OUTLET GRATE Ⓖ RIM EL = 100 YEAR HWL
100 YEAR FLOOD DISCHARGE EQUALLY SPACED HOLES Ⓖ
BANK FULL DISCHARGE EQUALLY SPACED HOLES Ⓕ
6'-0" MIN.
Ⓓ
Ⓗ
Ⓘ
EMERGENCY SPILLWAY Ⓙ
TOPSOIL, SEEDED MULCHED, AND TACKED
5
1
INTERIOR AND EXTERIOR SLOPES
ANTI-SEEP COLLAR
5'-0" MIN.
END SECTION Ⓒ
12" OUTLET PIPE ⒶⒷ
FLOW DIRECTION
2' SUMP
48" DIA. CMP STANDPIPE
FIRST FLUSH DISCHARGE EQUALLY SPACED HOLES Ⓔ
6" CONCRETE BASE
6"
GROUT STANDPIPES INTO CONCRETE BASE
PROVIDE RIPRAP PER PLANS SEE DETAIL THIS SHEET

DETENTION OUTLET STRUCTURE

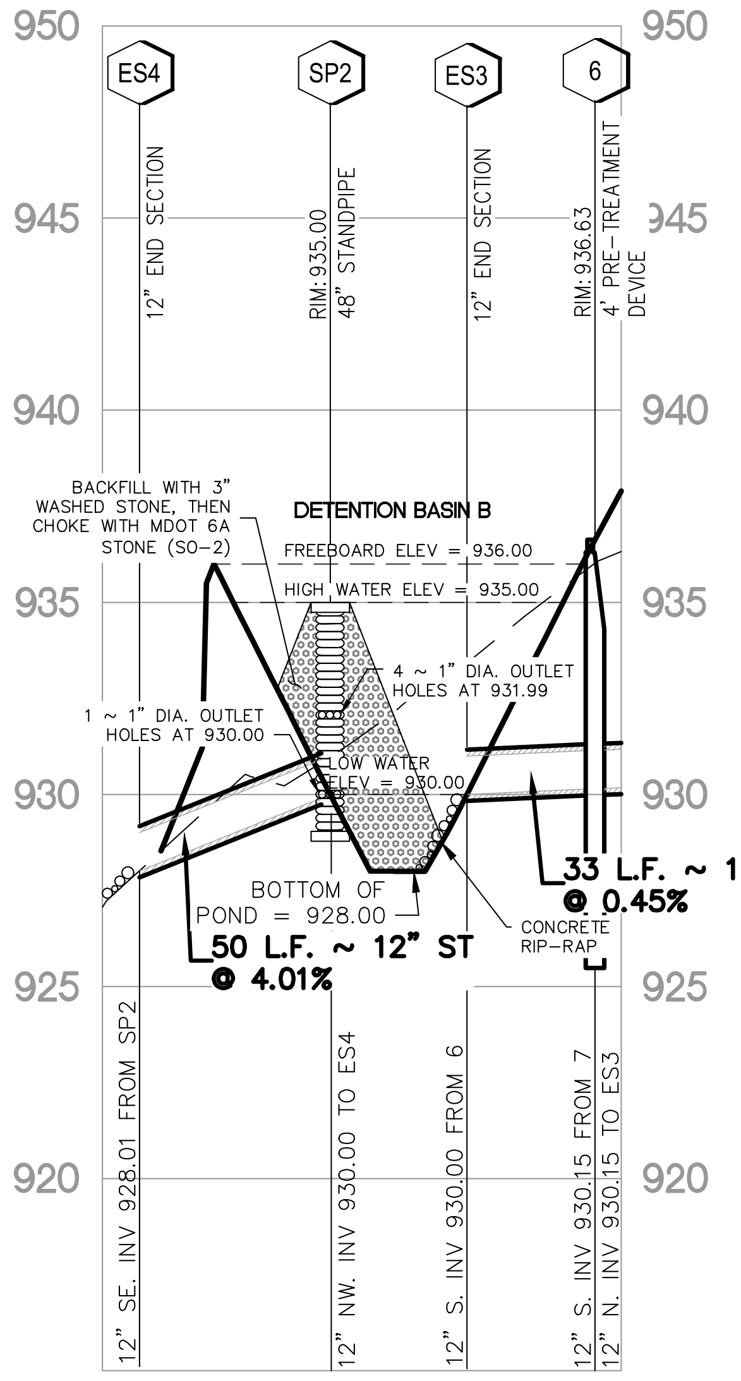
DETENTION OUTLET SCHEDULE

OUTLET PIPE LENGTH Ⓐ	OUTLET PIPE SLOPE Ⓑ	END SECTION INVERT Ⓒ	100-YEAR HWL Ⓓ	FIRST FLUSH DISCHARGE INV/ORIFICE SIZE Ⓔ	BANK FULL DISCHARGE INV/ORIFICE SIZE Ⓕ	100 YEAR FLOOD DISCHARGE INV/ORIFICE SIZE Ⓖ	TOP OF STAND PIPE ELEVATION Ⓗ	POND CREST ELEVATION Ⓘ	EMERGENCY SPILLWAY ELEVATION Ⓙ


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'
TRIBUTARY AREA TO DETENTION BASIN "B" = 1.21 AC.
DETENTION BASIN "B"
1 ON 5 SLOPE
(HW 935)
(FB 936)
(LW 930)
SEDIMENT STRUCTURE
15"CONC. CULVERT INV. 923.65
M-14 (300 FT. WIDE – PUBLIC)
DETENTION BASIN "A"
TRIBUTARY AREA TO DETENTION BASIN "A" = 1.74 AC.
(LW 926)
(HW 930)
(FB 931)
1 ON 5 SLOPE
SEDIMENT STRUCTURE
ROAD "A" (PRIVATE)
WETLAND B 0.16 AC.
GU. C.B.
7.23
7.23
3
4
5
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
09-08-24-302-010 DEXTER ROAD
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
PROPOSED 40' ROW
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
EXISTING 100' ROW
EXISTING 75' ROW
EX. MON WELL 939.27
EX. MON WELL 939.23
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
09-08-24-306-004 547 LANDINGS BLVD
SITE BENCHMARK #2: ELEV.=938.67(NAVD88) BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
CONCRETE WALK
ASPHALT
UG
GAS
12"CM
16" W


950
945
940
935
930
925
920
915
1
ES1
SP1
ES2
RIM: 939.20 4' PRE-TREATMENT DEVICE
12" END SECTION
RIM: 930.00 48" STANDPIPE
12" END SECTION
EXISTING GRADE, TYP.
PROPOSED GRADE, TYP.
BACKFILL WITH 3" WASHED STONE, THEN CHOKE WITH MDOT 6A STONE (SO-2)
FREEBOARD ELEV = 931.00
HIGH WATER ELEV = 930.00
5 ~ 1" DIA. OUTLET HOLES AT 928.01
2 ~ 1" DIA. OUTLET HOLES AT 926.00
LOW WATER ELEV = 926.00
DETENTION BASIN A
CONCRETE RIP-RAP
BOTTOM OF POND = 925.00
30 L.F. ~ 12" ST @ 2.50%
80 L.F. ~ 12" ST @ 0.44%
12" SE. INV 934.21 FROM 2
12" NW. INV 926.35 TO ES1
12" SE. INV 926.00 FROM 1
12" W. INV 926.00 TO ES2
12" E. INV 925.25 FROM SP1

DETENTION BASIN A CROSS SECTION
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE= : 1"=5'


950
945
940
935
930
925
920
915
ES4
SP2
ES3
6
12" END SECTION
RIM: 935.00 48" STANDPIPE
12" END SECTION
RIM: 936.63 4' PRE-TREATMENT DEVICE
BACKFILL WITH 3" WASHED STONE, THEN CHOKE WITH MDOT 6A STONE (SO-2)
DETENTION BASIN B
FREEBOARD ELEV = 936.00
HIGH WATER ELEV = 935.00
4 ~ 1" DIA. OUTLET HOLES AT 931.99
1 ~ 1" DIA. OUTLET HOLES AT 930.00
LOW WATER ELEV = 930.00
BOTTOM OF POND = 928.00
CONCRETE RIP-RAP
50 L.F. ~ 12" ST @ 4.01%
33 L.F. ~ 12" ST @ 0.45%
12" SE. INV 928.01 FROM SP2
12" NW. INV 930.00 TO ES4
12" S. INV 930.00 FROM 6
12" S. INV 930.15 FROM 7
12" N. INV 930.15 TO ES3

DETENTION BASIN B CROSS SECTION
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE= : 1"=5'

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

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

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: 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:
STORM WATER MANAGEMENT PLAN

PAGE No.:
C9

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**	**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	0.98

Total CN x Area = 89.18
Total Area = 0.91
Weighted CN = 98

PRE-DEVELOPMENT

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	**0.00**	98	0
Basin LW	0.00	98	0

Total CN x Area = 0
Total Area = 0.00
Weighted CN = #DIV/0!

WEIGHTED CURVE NUMBER CALCULATIONS

Total CN x Area = 128.76
Total Area = 1.74
Weighted CN = 74.00

C -Factor Determination (PRE - CONST.)

Tributary Area =		1.74 Acres		
Impervious Areas				
Bldgs, Roads and S/W =	0.00	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	1.74	Ac.	at C =	0.30
Low Water	0.00	Ac.	at C =	1.00
		C Avg.	=	**0.30**

VOLUME PROVIDED IN DETENTION BASIN "A"

Elevation	Area	Vol (ft^3)	Total Vol (ft^3)	
926	2207			
927	4119	3163	3163	
928	6647	5383	8546	
929	9703	8175	16721	
930	12892	11298	28019	**Volume Provided**
			27554	**Volume Required**

WORKSHEET 11

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft^2)	Storage Volume (ft^3)	Ave Design Infiltration Rate (in/hr)	Infiltration Volume During Storm (ft^3)	Total Volume Reduction (ft^3)
Pervious Pavement /Infiltration Bed	Not Proposed	N/A			N/A
Infiltration Basin	Not Proposed	N/A			N/A
Subsurface Infiltration Basin	Not Proposed	N/A			N/A
Infiltration Trench	Not Proposed	N/A			N/A
Bioretention Systems	Not Proposed	N/A			N/A
Rain Gardens	Not Proposed	N/A			N/A
Dry Well	Not Proposed	N/A			N/A
Bioswale	Not Proposed	N/A			N/A
Vegetated Filter Strip	Not Proposed	N/A			N/A
Green Roof	Not Proposed	N/A			N/A

WORKSHEET 12

Natural Features Inventory

Existing Natural Resource	Mapped	Total Area (ac)	Protected/ Undisturbed Area (ac)
Waterbodies	N/A		
Floodplains	N/A		
Riparian Areas	N/A		
Wetlands	Yes	0.27	0.11
Woodlands	N/A		
Natural Drainage Area	N/A		
Steep Slopes, 15%-25%	N/A		
Steep Slopes, over 25%	N/A		
Special Habitats	N/A		
TOTAL EXISTING (ac)		0.27	0.11

WASHTENAW CO. SWM STANDARDS

WORKSHEET 2

FIRST FLUSH RUNOFF CALCULATIONS V_{FF}

A= 1.21 Ac
C= 0.42
V_{FF} =(1")x(1'/12)x(43560/1ac)x C x A = 1,845 ft^3

WORKSHEET 3

Bankfull Runoff Calculations

Pre-development Bankfull Runoff Calculations (V_{bf-pre})

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pre-development = Meadow	CN=	58.00	
C.	S = (1000/CN)-10	S=	7.24	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	0.10	in
E.	Total Site Area (ft^2)	A=	52707.6	ft^2
F.	V_{BF-PRE} = Q(1/12) x A	V_{BF-PRE} =	438.58	ft^3

WORKSHEET 4

Pervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pervious Cover CN	CN=	74.00	
C.	S = (1000/CN)-10	S=	3.51	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	0.53	in
E.	Pervious Cover Area (ft^2)	A=	42688.8	ft^2
F.	$V_{BF-post-per}$ = Q(1/12) x A_{per}	$V_{VBF-post-per}$ =	1870.50	ft^3

WORKSHEET 5

Impervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	2.12	in
E.	Impervious Cover Area (ft^2)	A=	10018.8	ft^2
F.	$V_{BF-Post-imp}$ = Q(1/12) x A_{imp}	$V_{BF-Post-imp}$	1771.39	ft^3

WORKSHEET 6

100-year Storm Runoff Calculations

Pervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Pervious Cover CN	CN=	74.00	
C.	S = (1000/CN)-10	S=	3.51	in
D.	$Q_{100-per}$ = $(P-0.2S)^2/(P+0.8S)$	Q=	2.45	in
E.	Pervious Cover Area (ft^2)	A=	42688.8	ft^2
F.	$V_{100-per-post}$ = Q(1/12) x A	$V_{100-per-post}$=	8723.84	ft^3

WORKSHEET 7

Impervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	$Q_{100-imp}$ = $(P-0.2S)^2/(P+0.8S)$	Q=	4.87	in
E.	Impervious Cover Area (ft^2)	A=	10018.8	ft^2
F.	$V_{100-imp-post}$ = Q(1/12) x A	$V_{100-imp-post}$=	4068.47	ft^3

WORKSHEET 8

Determine Time of Concentration for Applicable Flow Types

Channel type	Slope	Length	K	V(fps)	Time (min)
sheet flow	0.01	50	0.48	0.48	1.74
waterway		N/A			
small trib.		N/A			
					20.00 min ASSUMED

WORKSHEET 9

Runoff Summary

First Flush Volume (V_{ff})	=	1,845	ft^3
Pre-Development Bankfull Runoff Volume (V_{bf-pre})	=	439	ft^3
Pervious Cover Post-Development Bankfull Runoff Volume	=	1,871	ft^3
Impervious Cover Post-Development Bankfull Runoff Volume	=	1,771	ft^3
Total BF Volume	=	3,642	ft^3
Pervious Cover Post-Development 100-Year Runoff Volume	=	8,724	ft^3
Impervious Cover Post-Development 100-Year Runoff Volume	=	4,068	ft^3
Total 100-Year Volume	=	12,792	ft^3

B Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume

Total Post-Development Bankfull Vol. (Vbf-post)	=	3,642	ft^3
Pre-Development Bankfull Runoff Vol. (Vbf-pre)	=	439	ft^3
Bankfull Volume Difference	=	3,203	ft^3

Compare the BF Volume Difference with the First Flush Volume. The greater of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (Vinf) = 3,203 ft^3

WORKSHEET 10

Detention

Peak of the Unit Hydrograph

Tc=20 min used

Q_p = 238.6 x $Tc^{-0.82}$	=	587.37	cfs/in-mi^2
Total Site Area (ac.)	=	1.21	ac.
Q_{100} = $Q_{100-per}$ + $Q_{100-imp}$	=	7.33	in
Peak Flow (PF) = Q_p x Q_{100} x A	=	8.13	cfs
Δ= PF - 0.15 x A	=	7.95	cfs
V_{det} = (Δ / PF) x V_{100}	=	**12,507 ft^3**	**100-year volume required**
Increase Vdet by 20% due to no infiltration		**2,501 ft3**	
	=	**15,008 ft^3**	**Volume required**
		17,161	**Volume provided**

WORKSHEET 13

A. Storm Water Management Summary

Minimum Onsite Infiltration Requirement, V_{inf}	=	0 ft^3
Designed/Provided Infiltration Volume	=	0 ft^3
% Minimum Required Infiltration Provided	=	0 %
Total Calculated Detention Volume, V_{det}	=	12,507 ft^3
Net Required Detention Volume (Vdet - Provided Infiltration)	=	12,507 ft^3

B. Detention Volume Increase for Sites without Infiltration

% Required Infiltration NOT Provided	=	100 %
Net % Penalty (20% x % required NOT Provided	=	20 %
Total Required Detention Volume, including penalty	=	15,008 ft^3

BASIN OUTLET CALCULATIONS

OUTLET Outlet Control Structure Sizing

1- First Flush Outlet

First Flush discharge should be released in 24 hrs

Vff =		4,042	ft^3
Qff = Vff/24hrs/3600 sec	Qff=	0.0468	cfs
hff(ave) = 2/3 x (Zff-Zo)	hff=	0.78	ft
Aff (required) = Qff/ 0.62 x sqrt(2*32.2*h)	Aff=	0.01	s.f.
Selected Orifice Diameter =		1.00	in
Area if each orifice =		0.00545	s.f.
Number of orifice holes provided =		2	holes at LW elevation 926.0
Release rate thtough proposed orifice			
Aff (actual) =		0.01068	s.f.
Qff = A x 0.62 x sqrt (2*32.2*h) =		0.04679	cfs
Tff = Vff/ (Qff*3600) =		24.00	hrs - ok

2- Bankfull Outlet

Vbf =		8592.73	ft^3
Bankfull discharge should be released in 36-48 hrs			
Check flow through first flush holes only			
hbf(ave) = 2/3 x (Zbf-Zo)	hbf=	1.34	ft
Qbf = A x 0.62 x sqrt (2*32.2*h) =	Qbf=	0.0614	cfs
Tbf = Vbf/ (Qbf*3600) =	Tbf=	38.85	hrs ok

Since the discharge time is between 36-42 hrs there is no need for additional holes at Zff elevation for Bankfull Discharge
First flush outlet provides enough flow area for Bankfull Discharge Rate Qbf

3- 100-yr Flood Outlet

Q100 = Qa	Q100=	**0.26**	cfs
Check flow through first flush holes only for Zbf-Zo			
h100= (Zbf-Zo)	hbf=	2.01	ft
Q100= A x 0.62 x sqrt (2*32.2*h) =	Qbf=	0.0752	cfs
Residual flow = Q100-flow through ff orifice =		0.19	cfs
h100-yr= (Z100-yr-Zbf)	h100-yr=	1.95	ft
A100-yr (required) = Qres./ 0.62 x sqrt(2*32.2*h	A100-yr=	0.0267	s.f.
Selected Orifice Diameter =		1.00	in
Area if each orifice =		0.00545	s.f.
Number of orifice holes provided =		5	holes at Zbf elevation 928.01

4-Outlet Pipe Design for 10-yr

Acreage Trib to Overflow (on + offsite):	1.74	Ac
Composite run off coefficient:	0.64	
(From Pipe Flow Calculations)		
Longest time of flow to basin:	20.22	min
Sum of all Flow into basin (on+ offsite)	4.31	cfs
Volume of the DB (Vfb-prov) =	28,019	cf
Time to Fill Forebay = Vfb-prov/Flow into Basin=	108.35	min.
I_{10} = 175/(Tc+25) =	3.87	In / hr
Qexp=CIA=	4.31	cfs
Size of pipe =	12	in
Area =	0.79	sf
Invert of Pipe =	926.00	ft
Springline of pipe =	926.5	ft
h =	3.96	ft
Capacity, Q=0.625*A*sqrt(64.4*h)	7.84	cfs
	> Qexp, therefore pipe size adequate	
Area = (PI*dia^2)/4	0.79	sf
Hydraulic Radius = diam/4	0.250	ft
Manning's Coefficient (n)	0.013	
Qexp =	4.31	cfs
Minimum Slope = >/+ (Q*n/A*1.486*$R^{2/3}$) =	1.46	%Min.
Outlet Velocity = Q/A=	5.49	fps
Use	1.48	%

5-Basin Overflow Spillway for 10-yr

Acreage Trib to Overflow (on + offsite):	1.74	Ac
Composite run off coefficient:	0.64	
(From Pipe Flow Calculations)		
Longest time of flow to basin:	20.00	min
Sum of all Flow into basin (on+ offsite)	4.31	cfs
Volume of the DB (Vfb-prov) =	28,019	cf
Time to Fill Forebay = Vfb-prov/Flow into Basin=	108.35	min.
I_{10} = 175/(Tc+25) =	3.89	In / hr
Qexp=CIA=	4.33	cfs

Size Spillway
Q = C*L*$H^{3/2}$
C= 3.33
L= 4
H= 0.5
Qprov = 4.71

DETENTION BASIN "B" CALCULATIONS

WORKSHEET 1

C -Factor Determination (POST CONST.)

Tributary Area =		1.21 Acres		
Impervious Areas				
Bldgs, Roads and S/W =	0.22	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	0.98	Ac.	at C =	0.30
Low Water	0.01	Ac.	at C =	1.00
		C Avg.	=	**0.42**

PERVIOUS COVER CURVE NUMBER CALCULATIONS

Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	**C**	**0.98**	74	72.52

Total CN x Area = 72.52
Total Area = 0.98
Weighted CN = 74

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Area	Curve Number	CN x Area
Bldg,Road,Walk	**0.22**	98	21.56
Basin LW	0.01	98	0.98

Total CN x Area = 22.54
Total Area = 0.23
Weighted CN = 98

PRE-DEVELOPMENT

PERVIOUS COVER CURVE NUMBER CALCULATIONS

Pervious Cover Type	Soil Type	Area	Curve Number	CN x Area
Lawn	**C**	**1.21**	74	89.54

Total CN x Area = 89.54
Total Area = 1.21
Weighted CN = 74

IMPERVIOUS COVER CURVE NUMBER CALCULATIONS

Impervious Cover Type	Area	Curve Number	CN x Area
Bldg,Road,Walk	**0.00**	98	0
Basin LW	0.00	98	0

Total CN x Area = 0
Total Area = 0.00
Weighted CN = #DIV/0!

WEIGHTED CURVE NUMBER CALCULATIONS

Total CN x Area = 89.54
Total Area = 1.21
Weighted CN = 74.00

C -Factor Determination (PRE - CONST.)

Tributary Area =		1.21 Acres		
Impervious Areas				
Bldgs, Roads and S/W =	0.00	Ac.	at C =	0.95
Pervious Areas				
Lawn Areas =	1.21	Ac.	at C =	0.30
Low Water	0.00	Ac.	at C =	1.00
		C Avg.	=	**0.30**

VOLUME PROVIDED IN DETENTION BASIN "B"

Elevation	Area	Vol (ft^3)	Total Vol (ft^3)	
930	1050			
931	1786	1418	1418	
932	2710	2248	3666	
933	3804	3257	6923	
934	5075	4440	11363	
935	6522	5799	17161	**Volume Provided**
			15008	**Volume Required**

WORKSHEET 11

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft^2)	Storage Volume (ft^3)	Ave Design Infiltration Rate (in/hr)	Infiltration Volume During Storm (ft^3)	Total Volume Reduction (ft^3)
Pervious Pavement /Infiltration Bed	Not Proposed	N/A			N/A
Infiltration Basin	Not Proposed	N/A			N/A
Subsurface Infiltration Basin	Not Proposed	N/A			N/A
Infiltration Trench	Not Proposed	N/A			N/A
Bioretention Systems	Not Proposed	N/A			N/A
Rain Gardens	Not Proposed	N/A			N/A
Dry Well	Not Proposed	N/A			N/A
Bioswale	Not Proposed	N/A			N/A
Vegetated Filter Strip	Not Proposed	N/A			N/A
Green Roof	Not Proposed	N/A			N/A

WORKSHEET 12

Natural Features Inventory

Existing Natural Resource	Mapped	Total Area (ac)	Protected/ Undisturbed Area (ac)
Waterbodies	N/A		
Floodplains	N/A		
Riparian Areas	N/A		
Wetlands	Yes	0.27	0.11
Woodlands	N/A		
Natural Drainage Area	N/A		
Steep Slopes, 15%-25%	N/A		
Steep Slopes, over 25%	N/A		
Special Habitats	N/A		
TOTAL EXISTING (ac)		0.27	0.11

WASHTENAW CO. SWM STANDARDS

WORKSHEET 2

FIRST FLUSH RUNOFF CALCULATIONS V_{FF}

A= 1.21 Ac
C= 0.42
V_{FF} =(1")x(1'/12)x(43560/1ac)x C x A = 1,845 ft^3

WORKSHEET 3

Bankfull Runoff Calculations

Pre-development Bankfull Runoff Calculations (V_{bf-pre})

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pre-development = Meadow	CN=	58.00	
C.	S = (1000/CN)-10	S=	7.24	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	0.10	in
E.	Total Site Area (ft^2)	A=	52707.6	ft^2
F.	V_{BF-PRE} = Q(1/12) x A	V_{BF-PRE} =	438.58	ft^3

WORKSHEET 4

Pervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Pervious Cover CN	CN=	74.00	
C.	S = (1000/CN)-10	S=	3.51	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	0.53	in
E.	Pervious Cover Area (ft^2)	A=	42688.8	ft^2
F.	$V_{BF-post-per}$ = Q(1/12) x A_{per}	$V_{VBF-post-per}$ =	1870.50	ft^3

WORKSHEET 5

Impervious post-development Bankfull Runoff Calculations ($V_{bf-per-post}$)

A.	2 year/24 hour storm event	P=	2.35	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	Q = $(P-0.2S)^2/(P+0.8S)$	Q=	2.12	in
E.	Impervious Cover Area (ft^2)	A=	10018.8	ft^2
F.	$V_{BF-Post-imp}$ = Q(1/12) x A_{imp}	$V_{BF-Post-imp}$	1771.39	ft^3

WORKSHEET 6

100-year Storm Runoff Calculations

Pervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Pervious Cover CN	CN=	74.00	
C.	S = (1000/CN)-10	S=	3.51	in
D.	$Q_{100-per}$ = $(P-0.2S)^2/(P+0.8S)$	Q=	2.45	in
E.	Pervious Cover Area (ft^2)	A=	42688.8	ft^2
F.	$V_{100-per-post}$ = Q(1/12) x A	$V_{100-per-post}$=	8723.84	ft^3

WORKSHEET 7

Impervious post-development 100-Year Runoff Calculations ($V_{100-per-post}$)

A.	100-Year Storm Event	P=	5.11	in
B.	Impervious Cover CN	CN=	98.00	
C.	S = (1000/CN)-10	S=	0.20	in
D.	$Q_{100-imp}$ = $(P-0.2S)^2/(P+0.8S)$	Q=	4.87	in
E.	Impervious Cover Area (ft^2)	A=	10018.8	ft^2
F.	$V_{100-imp-post}$ = Q(1/12) x A	$V_{100-imp-post}$=	4068.47	ft^3

WORKSHEET 8

Determine Time of Concentration for Applicable Flow Types

Channel type	Slope	Length	K	V(fps)	Time (min)
sheet flow	0.01	50	0.48	0.48	1.74
waterway		N/A			
small trib.		N/A			
					20.00 min ASSUMED

WORKSHEET 9

Runoff Summary

First Flush Volume (V_{ff})	=	1,845	ft^3
Pre-Development Bankfull Runoff Volume (V_{bf-pre})	=	439	ft^3
Pervious Cover Post-Development Bankfull Runoff Volume	=	1,871	ft^3
Impervious Cover Post-Development Bankfull Runoff Volume	=	1,771	ft^3
Total BF Volume	=	3,642	ft^3
Pervious Cover Post-Development 100-Year Runoff Volume	=	8,724	ft^3
Impervious Cover Post-Development 100-Year Runoff Volume	=	4,068	ft^3
Total 100-Year Volume	=	12,792	ft^3

B Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume

Total Post-Development Bankfull Vol. (Vbf-post)	=	3,642	ft^3
Pre-Development Bankfull Runoff Vol. (Vbf-pre)	=	439	ft^3
Bankfull Volume Difference	=	3,203	ft^3

Compare the BF Volume Difference with the First Flush Volume. The greater of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (Vinf) = 3,203 ft^3

WORKSHEET 10

Detention

Peak of the Unit Hydrograph

Tc=20 min used

Q_p = 238.6 x $Tc^{-0.82}$	=	587.37	cfs/in-mi^2
Total Site Area (ac.)	=	1.21	ac.
Q_{100} = $Q_{100-per}$ + $Q_{100-imp}$	=	7.33	in
Peak Flow (PF) = Q_p x Q_{100} x A	=	8.13	cfs
Δ= PF - 0.15 x A	=	7.95	cfs
V_{det} = (Δ / PF) x V_{100}	=	**12,507 ft^3**	**100-year volume required**
Increase Vdet by 20% due to no infiltration		**2,501 ft3**	
	=	**15,008 ft^3**	**Volume required**
		17,161	**Volume provided**

WORKSHEET 13

A. Storm Water Management Summary

Minimum Onsite Infiltration Requirement, V_{inf}	=	0 ft^3
Designed/Provided Infiltration Volume	=	0 ft^3
% Minimum Required Infiltration Provided	=	0 %
Total Calculated Detention Volume, V_{det}	=	12,507 ft^3
Net Required Detention Volume (Vdet - Provided Infiltration)	=	12,507 ft^3

B. Detention Volume Increase for Sites without Infiltration

% Required Infiltration NOT Provided	=	100 %
Net % Penalty (20% x % required NOT Provided	=	20 %
Total Required Detention Volume, including penalty	=	15,008 ft^3

BASIN OUTLET CALCULATIONS

OUTLET Outlet Control Structure Sizing

1- First Flush Outlet

First Flush discharge should be released in 24 hrs

Vff =		1,845	ft^3
Qff = Vff/24hrs/3600 sec	Qff=	0.0214	cfs
hff(ave) = 2/3 x (Zff-Zo)	hff=	0.79	ft
Aff (required) = Qff/ 0.62 x sqrt(2*32.2*h)	Aff=	0.00482	s.f.
Selected Orifice Diameter =		1.00	in
Area if each orifice =		0.00545	s.f.
Number of orifice holes provided =		1	holes at LW elevation 930.0
Release rate thtough proposed orifice			
Aff (actual) =		0.00482	s.f.
Qff = A x 0.62 x sqrt (2*32.2*h) =		0.02135	cfs
Tff = Vff/ (Qff*3600) =		24.00	hrs - ok

2- Bankfull Outlet

Vbf =		3641.89	ft^3
Bankfull discharge should be released in 36-48 hrs			
Check flow through first flush holes only			
hbf(ave) = 2/3 x (Zbf-Zo)	hbf=	1.33	ft
Qbf = A x 0.62 x sqrt (2*32.2*h) =	Qbf=	0.0276	cfs
Tbf = Vbf/ (Qbf*3600) =	Tbf=	36.64	hrs ok

Since the discharge time is between 36-42 hrs there is no need for additional holes at Zff elevation for Bankfull Discharge
First flush outlet provides enough flow area for Bankfull Discharge Rate Qbf

3- 100-yr Flood Outlet

Q100 = Qa	Q100=	**0.18**	cfs
Check flow through first flush holes only for Zbf-Zo			
h100= (Zbf-Zo)	hbf=	1.99	ft
Q100= A x 0.62 x sqrt (2*32.2*h) =	Qbf=	0.0338	cfs
Residual flow = Q100-flow through ff orifice =		0.15	cfs
h100-yr= (Z100-yr-Zbf)	h100-yr=	2.64	ft
A100-yr (required) = Qres./ 0.62 x sqrt(2*32.2*h	A100-yr=	0.0183	s.f.
Selected Orifice Diameter =		1.00	in
Area if each orifice =		0.00545	s.f.
Number of orifice holes provided =		4	holes at Zbf elevation 931.99

4-Outlet Pipe Design for 10-yr

Acreage Trib to Overflow (on + offsite):	1.21	Ac
Composite run off coefficient:	0.42	
(From Pipe Flow Calculations)		
Longest time of flow to basin:	21.86	min
Sum of all Flow into basin (on+ offsite)	2.89	cfs
Volume of the DB (Vfb-prov) =	17,161	cf
Time to Fill Forebay = Vfb-prov/Flow into Basin=	98.97	min.
I_{10} = 175/(Tc+25) =	3.73	In / hr
Qexp=CIA=	1.90	cfs
Size of pipe =	12	in
Area =	0.79	sf
Invert of Pipe =	930.00	ft
Springline of pipe =	930.5	ft
h =	5.00	ft
Capacity, Q=0.625*A*sqrt(64.4*h)	8.81	cfs
	> Qexp, therefore pipe size adequate	
Area = (PI*dia^2)/4	0.79	sf
Hydraulic Radius = diam/4	0.250	ft
Manning's Coefficient (n)	0.013	
Qexp =	1.90	cfs
Minimum Slope = >/+ (Q*n/A*1.486*$R^{2/3}$) =	0.28	%Min.
Outlet Velocity = Q/A=	2.42	fps
Use	0.44	%

5-Basin Overflow Spillway for 10-yr

Acreage Trib to Overflow (on + offsite):	1.21	Ac
Composite run off coefficient:	0.42	
(From Pipe Flow Calculations)		
Longest time of flow to basin:	20.00	min
Sum of all Flow into basin (on+ offsite)	2.89	cfs
Volume of the DB (Vfb-prov) =	17,161	cf
Time to Fill Forebay = Vfb-prov/Flow into Basin=	98.97	min.
I_{10} = 175/(Tc+25) =	3.89	In / hr
Qexp=CIA=	1.98	cfs

Size Spillway
Q = C*L*$H^{3/2}$
C= 3.33
L= 4
H= 0.5
Qprov = 4.71

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

SUBMITTAL DATE: 09-17-2025

NO.	REVISION	DATE
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3.	REVISION PER CITY REVIEW	02-25-26
4.	REVISION PER CITY REVIEW	03-26-26
5.	REVISION PER CITY REVIEW	04-30-26

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OF UNDERGROUND FACILITIES

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

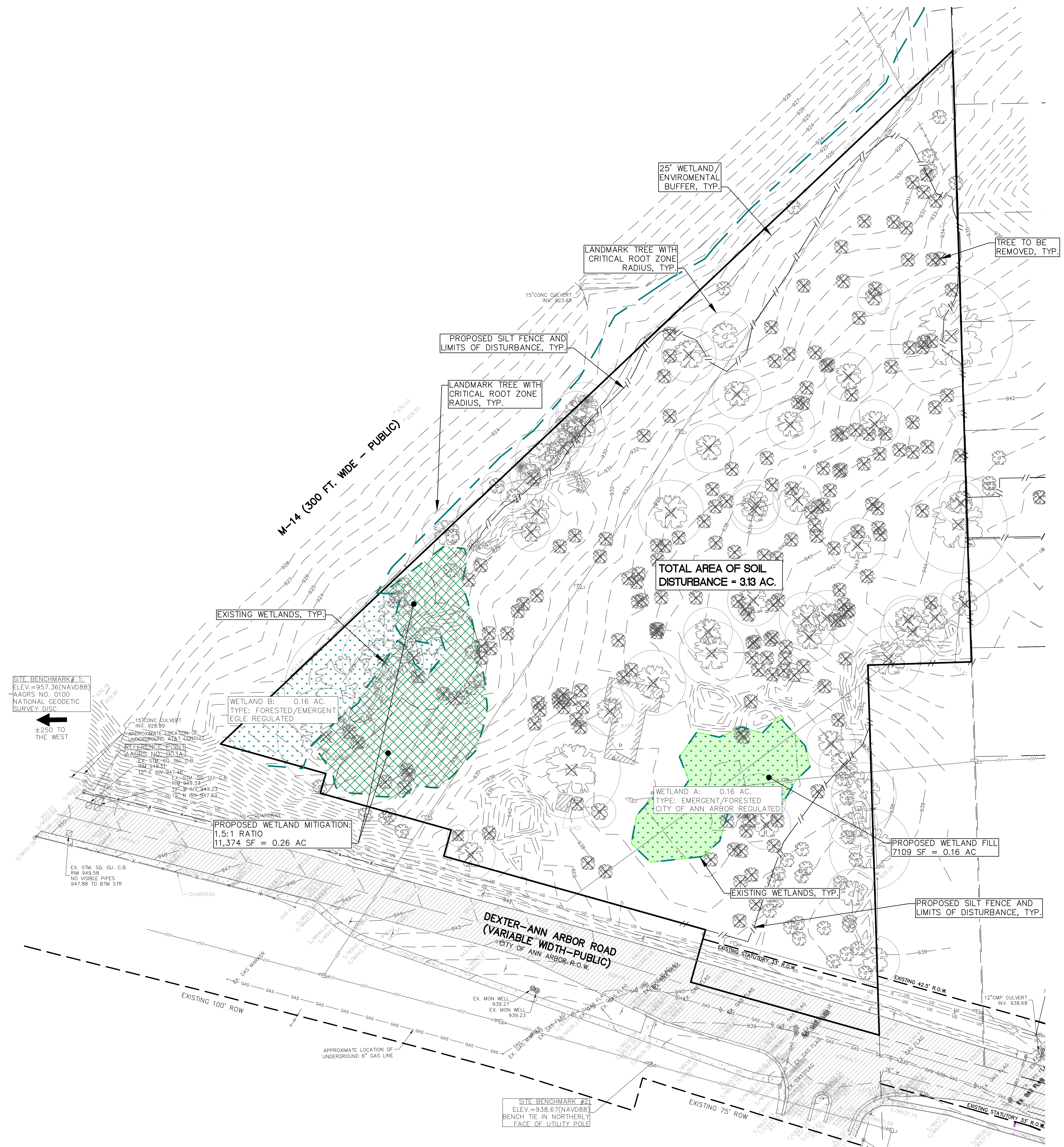
CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN: JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

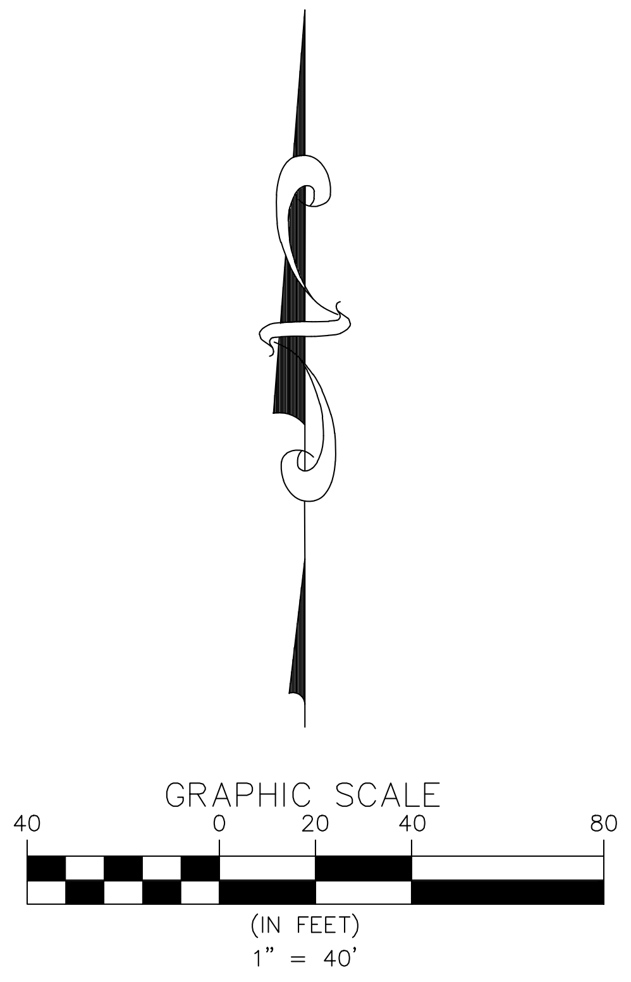
PROJECT NAME:
H-08-24-330-002
3400 DEXTER ROAD
PART OF THE SW 1/4 OF SECTION 24,
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
STORM WATER MANAGEMENT CALCS

PAGE No.:
C10

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-SWM.dwg 4/30/2026 8:15 AM Carly Parimucha


M-14 (300 FT. WIDE - PUBLIC)
25' WETLAND/ ENVIROMENTAL BUFFER, TYP.
LANDMARK TREE WITH CRITICAL ROOT ZONE RADIUS, TYP.
TREE TO BE REMOVED, TYP.
15"CONC CULVERT INV. 923.68
PROPOSED SILT FENCE AND LIMITS OF DISTURBANCE, TYP.
LANDMARK TREE WITH CRITICAL ROOT ZONE RADIUS, TYP.
TOTAL AREA OF SOIL DISTURBANCE = 3.13 AC.
EXISTING WETLANDS, TYP.
SITE BENCHMARK# 1: ELEV.=957.36(NAVD88) AAGRS NO. 0100 NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
15"CONC CULVERT INV. 928.89
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
REFERENCE POINT AAGRS NO. 003A
EX. STM. SQ. GU. C.B. RIM 949.51 12" E INV 947.46
EX. STM. SQ. GU. C.B. RIM 949.33 12" W INV 947.23 15" N INV 947.23
WETLAND B: 0.16 AC. TYPE: FORESTED/EMERGENT EGLE REGULATED
GUARDRAIL
PROPOSED WETLAND MITIGATION: 1.5:1 RATIO 11,374 SF = 0.26 AC
EX. STM. SQ. GU. C.B. RIM 949.58 NO VISIBLE PIPES 947.88 TO BTM STR
GUARDRAIL
CONCRETE WALK
ASPHALT
WETLAND A: 0.16 AC. TYPE: EMERGENT/FORESTED CITY OF ANN ARBOR REGULATED
PROPOSED WETLAND FILL 7109 SF = 0.16 AC
EXISTING WETLANDS, TYP.
PROPOSED SILT FENCE AND LIMITS OF DISTURBANCE, TYP.
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
12"CMP CULVERT INV. 938.68
EXISTING 100' ROW
EX. GAS MARKER
EX. MON WELL 939.27
EX. MON WELL 939.23
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
SITE BENCHMARK #2: ELEV.=938.67(NAVD88) BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
EXISTING 75' ROW
EX. GAS FLAG
EX. V. & W. RIM 938.60 16" N-S T/PIPE 933.2
EXISTING STATUTORY 33' R.O.W.
APPROXIMATE LOCAT UNDERGROUND 6" GA


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'

SITE BENCHMARK:
STIE 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)

NATURAL FEATURES

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 OFFSITE 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 SALICARA), FOX SEDGE, AND REDTOP (AGROSTIS GIGANTEA). THE DITCH ITSELF IS ALSO EMERGENT WITHIN THE REVIEW AREA, AND IS DOMINATED BY NARROW-LEAF CATTAIL (TYPHA 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 (EUTROCHIUM 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 ½ 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
1000 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
1000.00 GRADE

SKE GROUP
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LAND DEVELOPMENT CONSULTING
39205 COUNTRY CLUB DR, STE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SUBMITTAL DATE: 09-17-2025

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DRAWN BY: J. RICKARD
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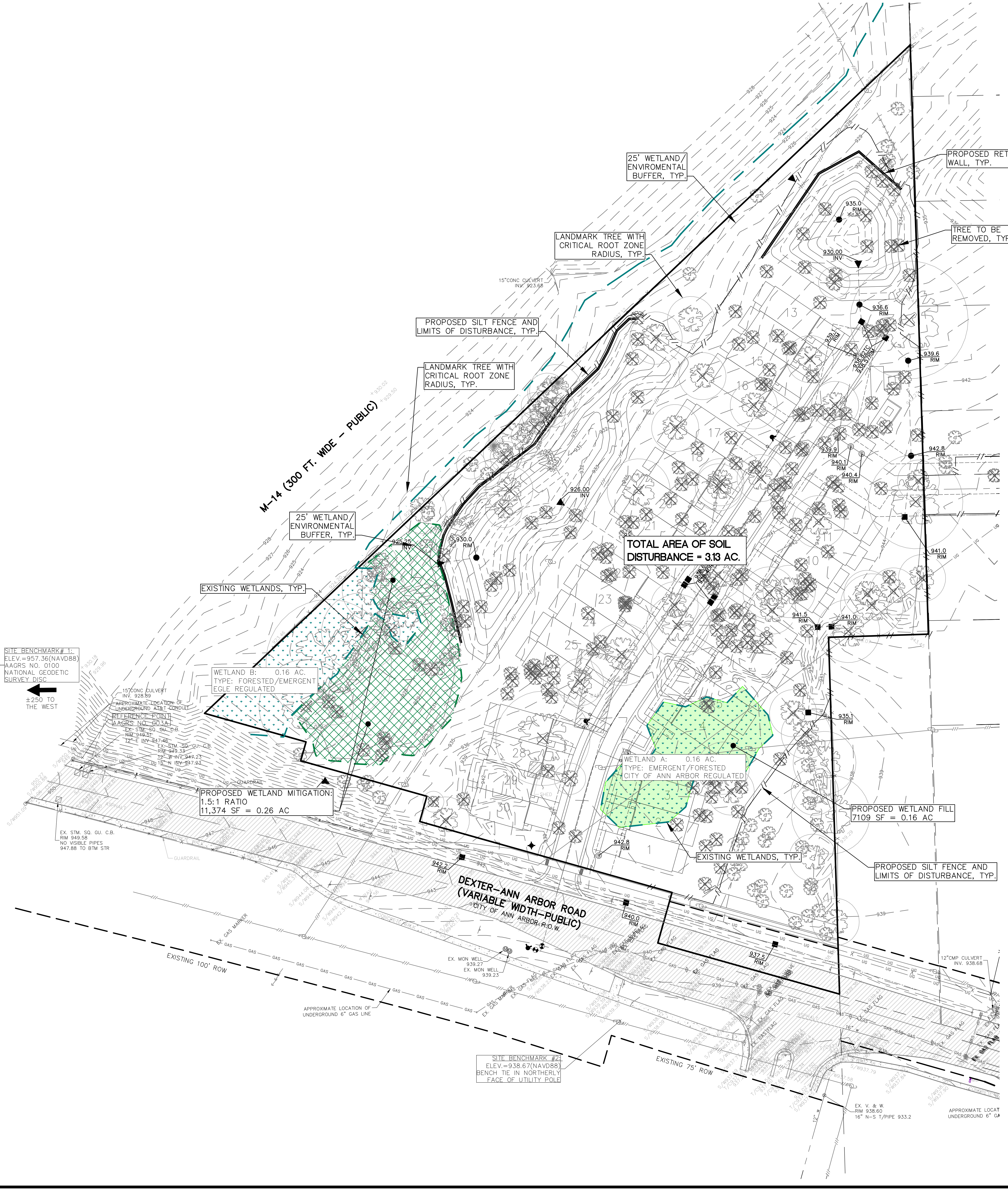
OFFICE: FARMINGTON HILLS

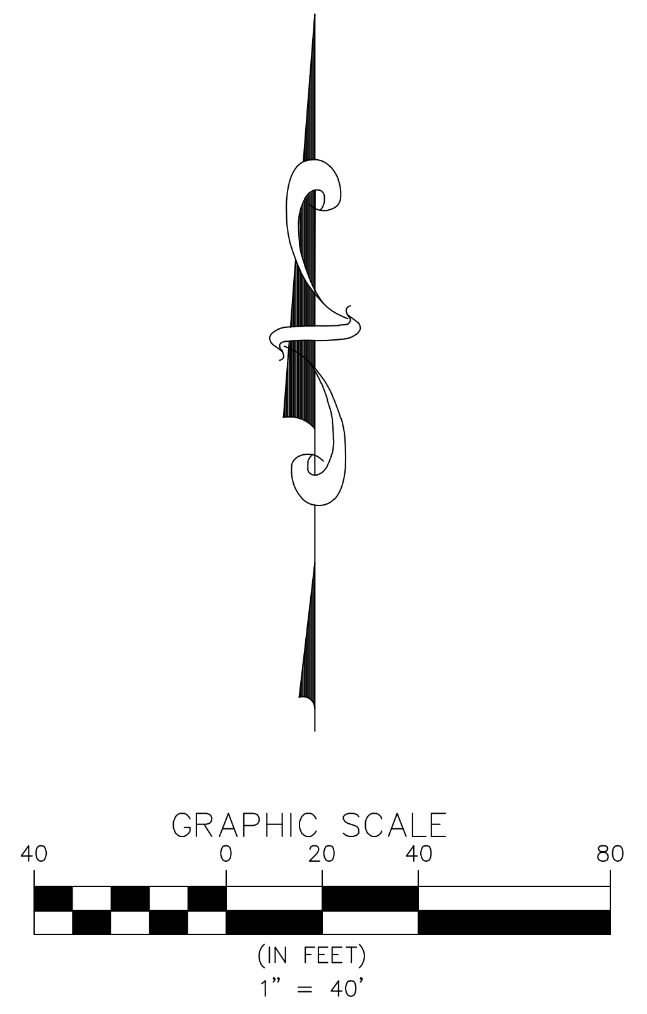
CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

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

PAGE No.:


M-14 (300 FT. WIDE - PUBLIC)
25' WETLAND/ ENVIROMENTAL BUFFER, TYP.
LANDMARK TREE WITH CRITICAL ROOT ZONE RADIUS, TYP.
15"CONC CULVERT INV. 923.68
PROPOSED SILT FENCE AND LIMITS OF DISTURBANCE, TYP.
LANDMARK TREE WITH CRITICAL ROOT ZONE RADIUS, TYP.
PROPOSED RETAINING WALL, TYP.
TREE TO BE REMOVED, TYP.
935.0 RIM
930.00 INV
936.6 RIM
939.6 RIM
942.8 RIM
939.9 RIM
940.1 RIM
940.4 RIM
926.00 INV
925.25 INV
930.0 RIM
941.0 RIM
941.5 RIM
941.0 RIM
935.1 RIM
942.8 RIM
942.2 RIM
940.0 RIM
937.5 RIM
TOTAL AREA OF SOIL DISTURBANCE = 3.13 AC.
25' WETLAND/ ENVIRONMENTAL BUFFER, TYP.
EXISTING WETLANDS, TYP.
SITE BENCHMARK# 1: ELEV.=957.36(NAVD88) AAGRS NO. 0100 NATIONAL GEODETIC SURVEY DISC
±250 TO THE WEST
WETLAND B: 0.16 AC. TYPE: FORESTED/EMERGENT EGLE REGULATED
15"CONC CULVERT INV. 928.89
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
REFERENCE POINT AAGRS NO. 003A
EX. STM. SQ. GU. C.B. RIM 949.51 12" E INV 947.46
EX. STM. SQ. GU. C.B. RIM 949.33 12" W INV 947.23 15" N INV 947.23
GUARDRAIL
PROPOSED WETLAND MITIGATION: 1.5:1 RATIO 11,374 SF = 0.26 AC
EX. STM. SQ. GU. C.B. RIM 949.58 NO VISIBLE PIPES 947.88 TO BTM STR
CONCRETE WALK
ASPHALT
WETLAND A: 0.16 AC. TYPE: EMERGENT/FORESTED CITY OF ANN ARBOR REGULATED
PROPOSED WETLAND FILL 7109 SF = 0.16 AC
EXISTING WETLANDS, TYP.
PROPOSED SILT FENCE AND LIMITS OF DISTURBANCE, TYP.
1
10
13
15
16
17
18
23
24
25
28
29
30
DEXTER-ANN ARBOR ROAD (VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
EX. MON WELL 939.27
EX. MON WELL 939.23
EX. GAS MARKER
EX. GAS FLAG
EXISTING 100' ROW
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
SITE BENCHMARK #2: ELEV.=938.67(NAVD88) BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
EXISTING 75' ROW
12"CMP CULVERT INV. 938.68
EX. V. & W. RIM 938.60 16" N-S T/PIPE 933.2
APPROXIMATE LOCAT UNDERGROUND 6" GA


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'

SITE BENCHMARK:

STIE 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)

PROPOSED LEGEND

——— ———	SANITARY SEWER
—— — — ——	WATER MAIN
— — — — — —	STORM SEWER
—— — ——	DITCH/SWALE
—— X ——	FENCE
—//——//——//—	SILT FENCE
—□——□——□—	TREE PROTECTION FENCE
— · — · — · —	WETLAND
—1000— —— ——	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
1000.00	GRADE

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

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

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

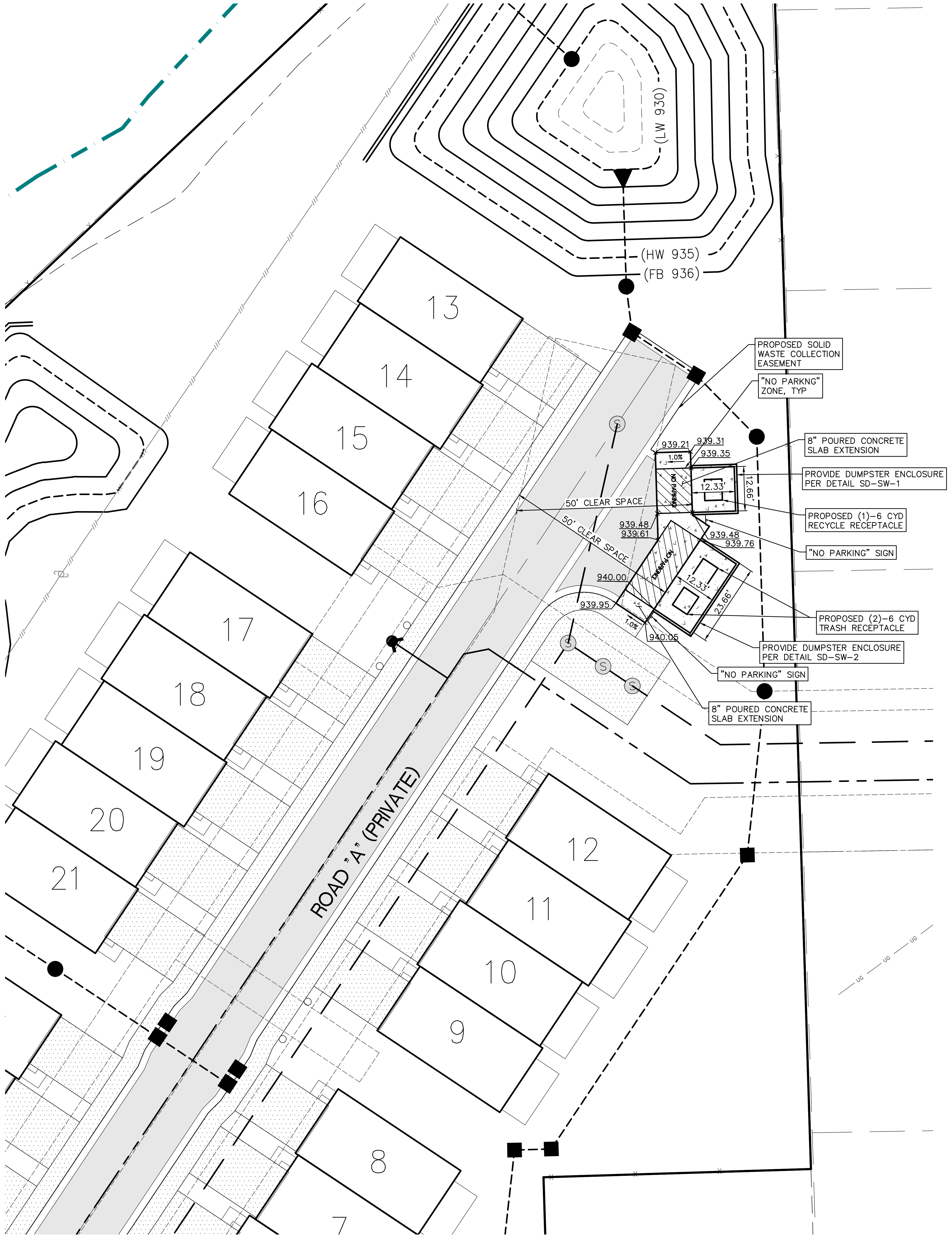
CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN JASON IACOANGELI, AICP
EMAIL: JIACOANGELI@TOLLBROTHERS.COM
PHONE: 248-305-4032

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 OVERLAY PLAN

PAGE No.:
C12

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-NFOV.dwg 4/30/2026 8:15 AM Carly Parimucha


(LW 930)
(HW 935)
(FB 936)
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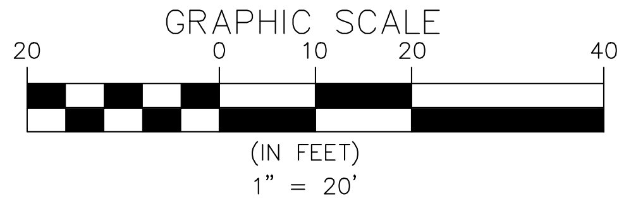
7
ROAD 'A' (PRIVATE)
PROPOSED SOLID WASTE COLLECTION EASEMENT
"NO PARKNG" ZONE, TYP
8" POURED CONCRETE SLAB EXTENSION
PROVIDE DUMPSTER ENCLOSURE PER DETAIL SD-SW-1
PROPOSED (1)-6 CYD RECYCLE RECEPTACLE
"NO PARKING" SIGN
PROPOSED (2)-6 CYD TRASH RECEPTACLE
PROVIDE DUMPSTER ENCLOSURE PER DETAIL SD-SW-2
"NO PARKING" SIGN
8" POURED CONCRETE SLAB EXTENSION
50' CLEAR SPACE
50' CLEAR SPACE
NO PARKING
NO PARKING
939.21
939.31
939.35
1.0%
12.33'
12.66'
939.48
939.61
939.48
939.76
940.00
939.95
1.0%
940.05
12.33'
23.66'


GRAPHIC SCALE
20
0
10
20
40
(IN FEET)
1" = 20'

ENGINEERING | PLANNING
LAND DEVELOPMENT CONSULTING
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FARMINGTON HILLS, MI 48331
248.308.3331

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811

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OF UNDERGROUND FACILITIES

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
	9.0 CY
USE 2 - 6 YARD DUMPSTERS	
RECYCLE VOLUME	100 LB/CY
	5.0 CY
USE 1 - 6 YARD DUMPSTERS	
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
——— X ———	FENCE
—//——//——//—	SILT FENCE
–□——□——□—	TREE PROTECTION FENCE
— · — · — ·	WETLAND
—1000— —— ——	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
1000.00	GRADE

SITE BENCHMARK:
STIE 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)

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SHEET TITLE:
SOLID WASTE LAYOUT PLAN

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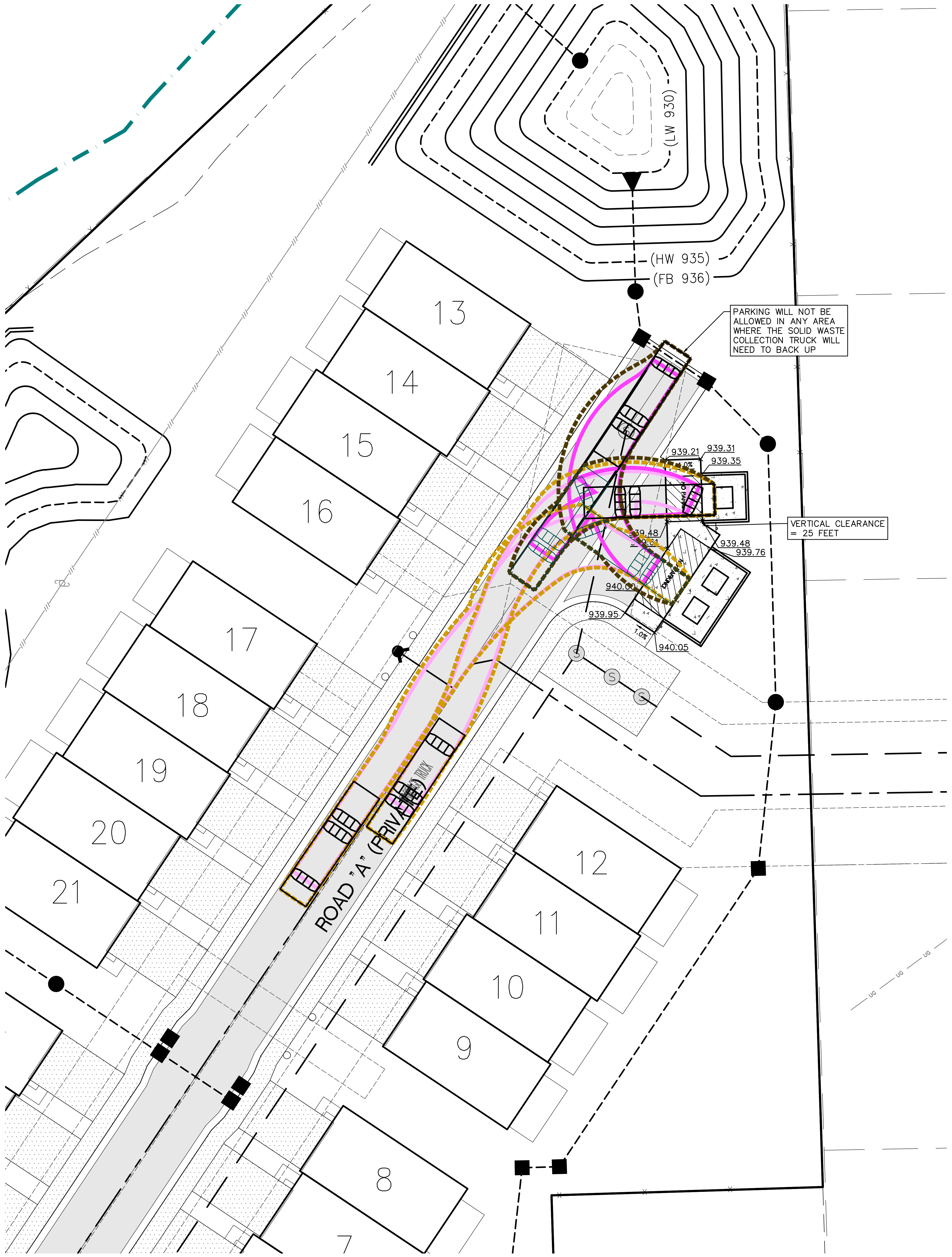
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(FB 936)
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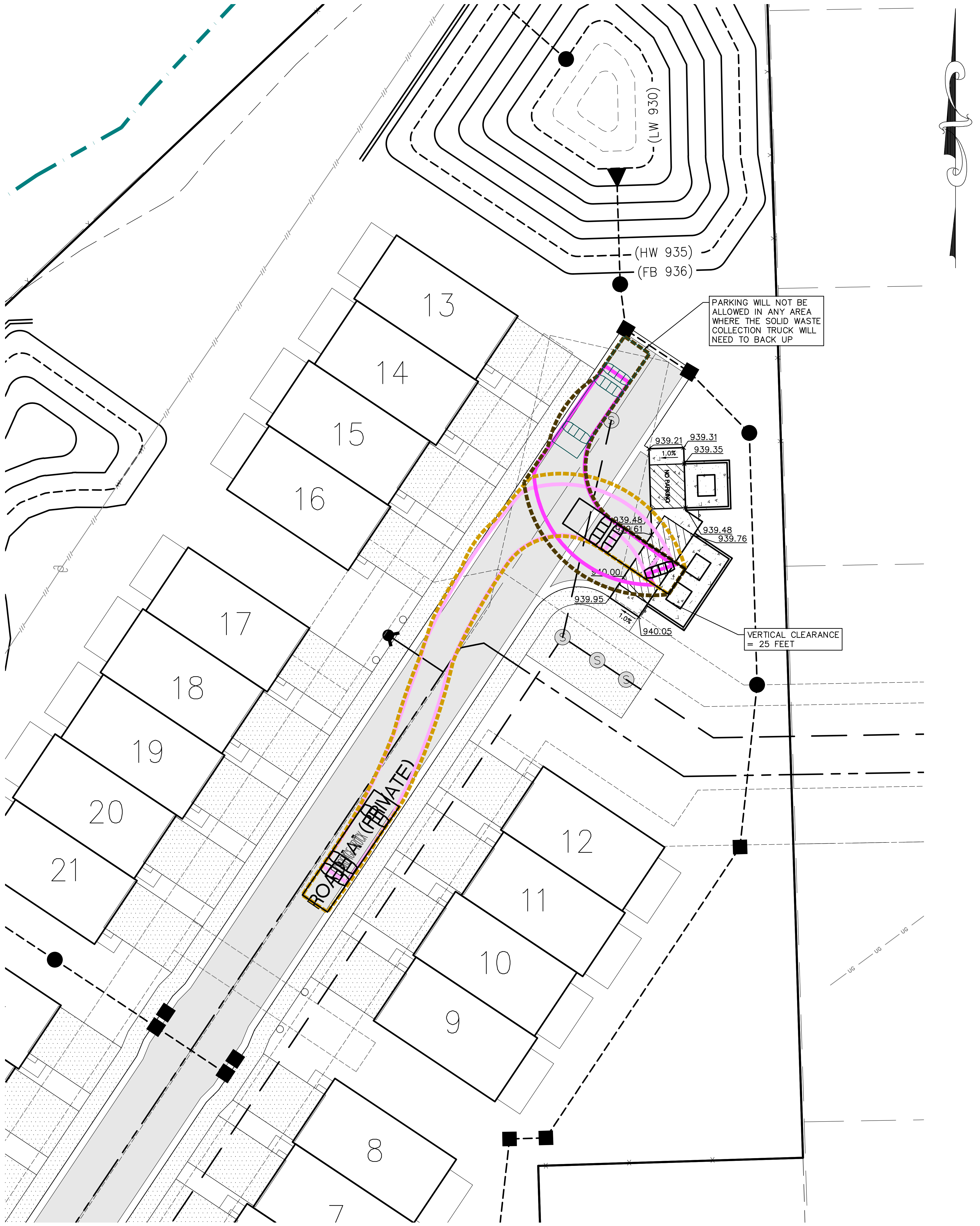
7
PARKING WILL NOT BE ALLOWED IN ANY AREA WHERE THE SOLID WASTE COLLECTION TRUCK WILL NEED TO BACK UP
939.21
939.31
939.35
1.0%
NO PARKING
VERTICAL CLEARANCE = 25 FEET
939.48
939.61
939.48
939.76
940.00
939.95
1.0%
940.05
NO PARKING
TRUCK
ROAD "A" (PRIVATE)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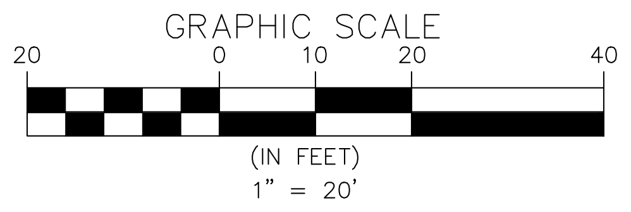
PARKING WILL NOT BE ALLOWED IN ANY AREA WHERE THE SOLID WASTE COLLECTION TRUCK WILL NEED TO BACK UP
939.21
939.31
939.35
1.0%
NO PARKING
939.48
939.61
939.48
939.76
940.00
939.95
1.0%
940.05
VERTICAL CLEARANCE = 25 FEET
ROAD "A" (PRIVATE)


GRAPHIC SCALE
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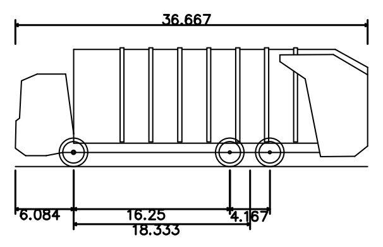
20
40
(IN FEET)
1" = 20'


36.667
6.084
16.25
18.333
4.167

GARBAGE TRUCK

Overall Length	36.667ft
Overall Width	8.750ft
Overall Body Height	12.345ft
Min Body Ground Clearance	1.034ft
Track Width	8.417ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.895ft

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 9.0 CY
USE 2 - 6 YARD DUMPSTERS	
RECYCLE VOLUME	100 LB/CY 5.0 CY
USE 1 - 6 YARD DUMPSTERS	

TRASH & RECYCLING TO BE COLLECTED ONCE PER WEEK

NOTES

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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.

SITE BENCHMARK:

STIE 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)

PROPOSED LEGEND

━━━　━━━	SANITARY SEWER
━━ ━ ━ ━━	WATER MAIN
- - - - - - -	STORM SEWER
━━ ━ ━━	DITCH/SWALE
——X——	FENCE
—//—//—//—	SILT FENCE
—□—□—□—	TREE PROTECTION FENCE
━ · ━ · ━	WETLAND
—1000— — —	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
1000.00	GRADE

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

SKE GROUP

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4.	REVISION PER CITY REVIEW	03-26-26
5.	REVISION PER CITY REVIEW	04-30-26

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NOVI, MICHIGAN 48375
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EMAIL: JIACOANGELI@TOLLBROTHERS.COM
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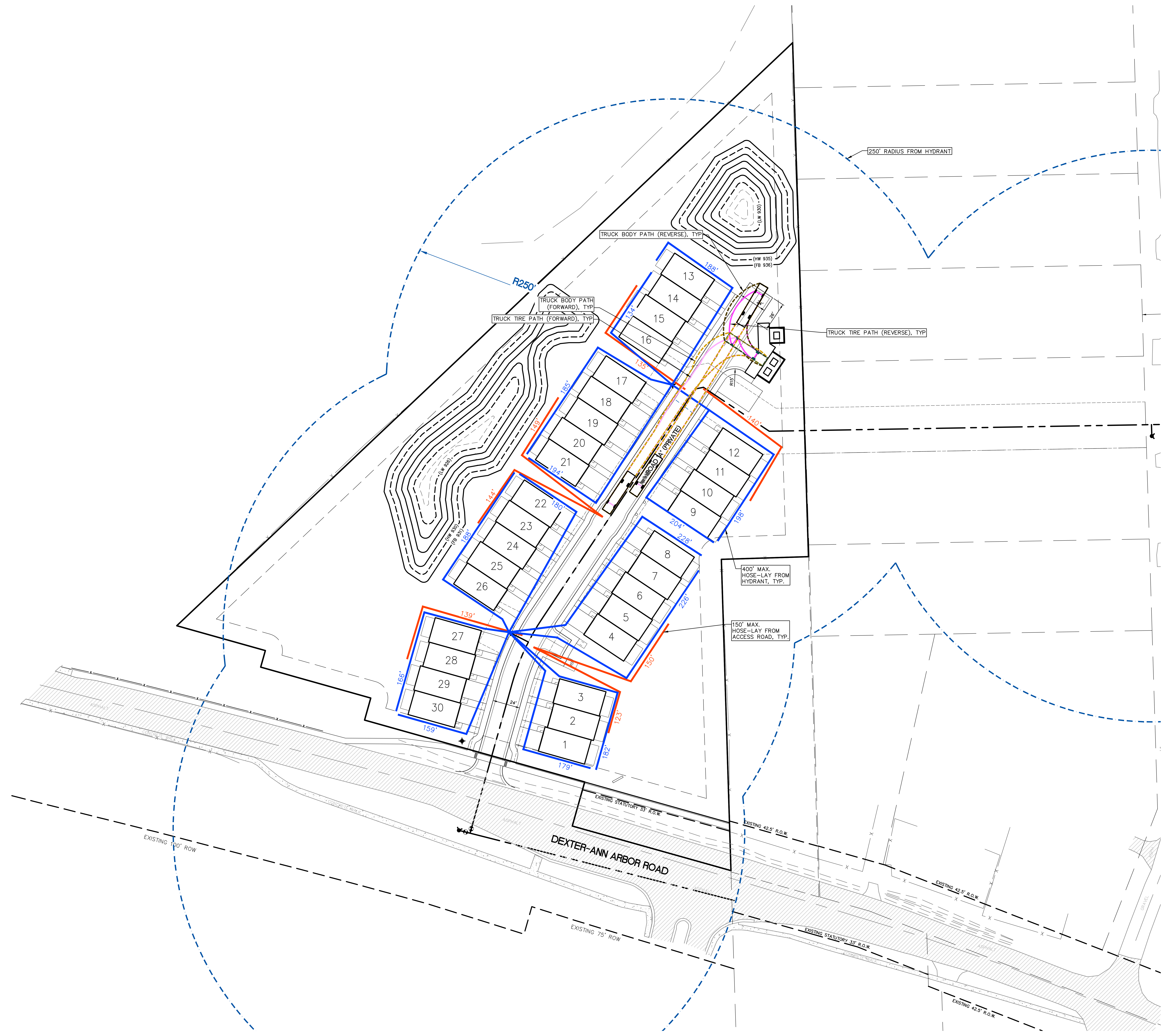
T.2S., R.5E., SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

SHEET TITLE:
SOLID WASTE VEHICLE TRACKING

PAGE No.:
C14

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-DUMP.dwg 4/30/2026 8:16 AM Carly Parimucha


250' RADIUS FROM HYDRANT
R250'
TRUCK BODY PATH (REVERSE), TYP
TRUCK BODY PATH (FORWARD), TYP
TRUCK TIRE PATH (FORWARD), TYP
TRUCK TIRE PATH (REVERSE), TYP
(LW 930)
(HW 935)
(FB 936)
(LW 926)
(HW 930)
(FB 931)
24'
26'
R15'
ROAD 'A' (PRIVATE)
400' MAX. HOSE-LAY FROM HYDRANT, TYP.
150' MAX. HOSE-LAY FROM ACCESS ROAD, TYP.
188'
134'
135'
185'
149'
194'
140'
198'
204'
228'
144'
180'
188'
226'
139'
150'
166'
159'
123'
182'
179'
24'
1
2
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4
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6
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12
13
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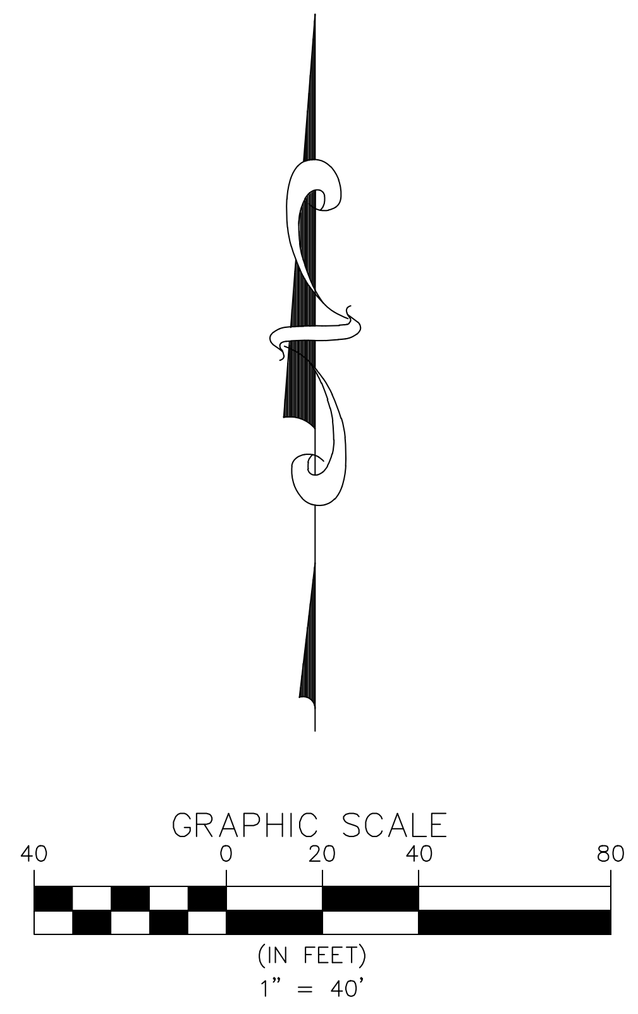
30
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
DEXTER-ANN ARBOR ROAD
EXISTING 100' ROW
EXISTING 75' ROW
ASPHALT
CONCRETE WALK
GRAVEL
ASPH


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'

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SOUTH RIGHT OF WAY OF DEXTER–ANN ARBOR ROAD,
±110 FEET WEST OF LANDINGS BOULEVARD.
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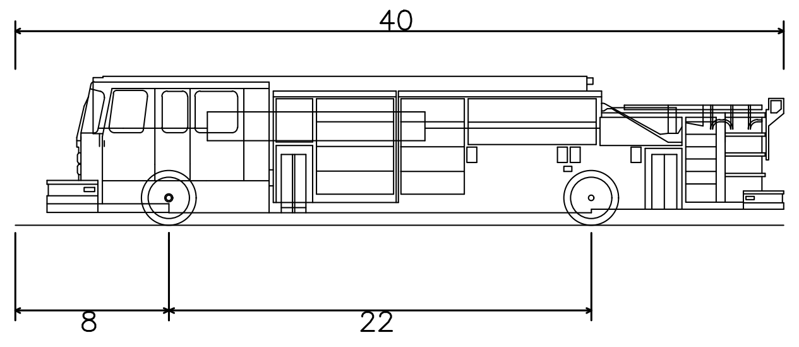

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock–to–lock time	5.00s
Max Wheel Angle	45.00°

FIRE DEPARTMENT NOTES

1. ALL BUILDING ADDRESSES MUST BE CLEARLY VISIBLE WHEN APPROACHING THE BUILDING
2. CONSTRUCTION MATERIAL STORAGE MUST NOT INTERFERE WITH THE FIRE DEPARTMENT AND EMERGENCY SITE ACCESS
3. HYDRANTS PROVIDING PROTECTION COVERAGE SHALL BE APPROVED BY BOTH PLANNING AND FIRE DEPARTMENTS AND MUST BE IN SERVICE DURING CONSTRUCTION PRIOR TO ANY COMBUSTIBLE MATERIALS ARE PLACES ON JOB SITE
4. 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
—— X ——	FENCE
—//—//—//—	SILT FENCE
-□—□—□-	TREE PROTECTION FENCE
— · — · — ·	WETLAND
—1000— —— —	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
1000.00	GRADE

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FARMINGTON HILLS, MI 48331
248.308.3331

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

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

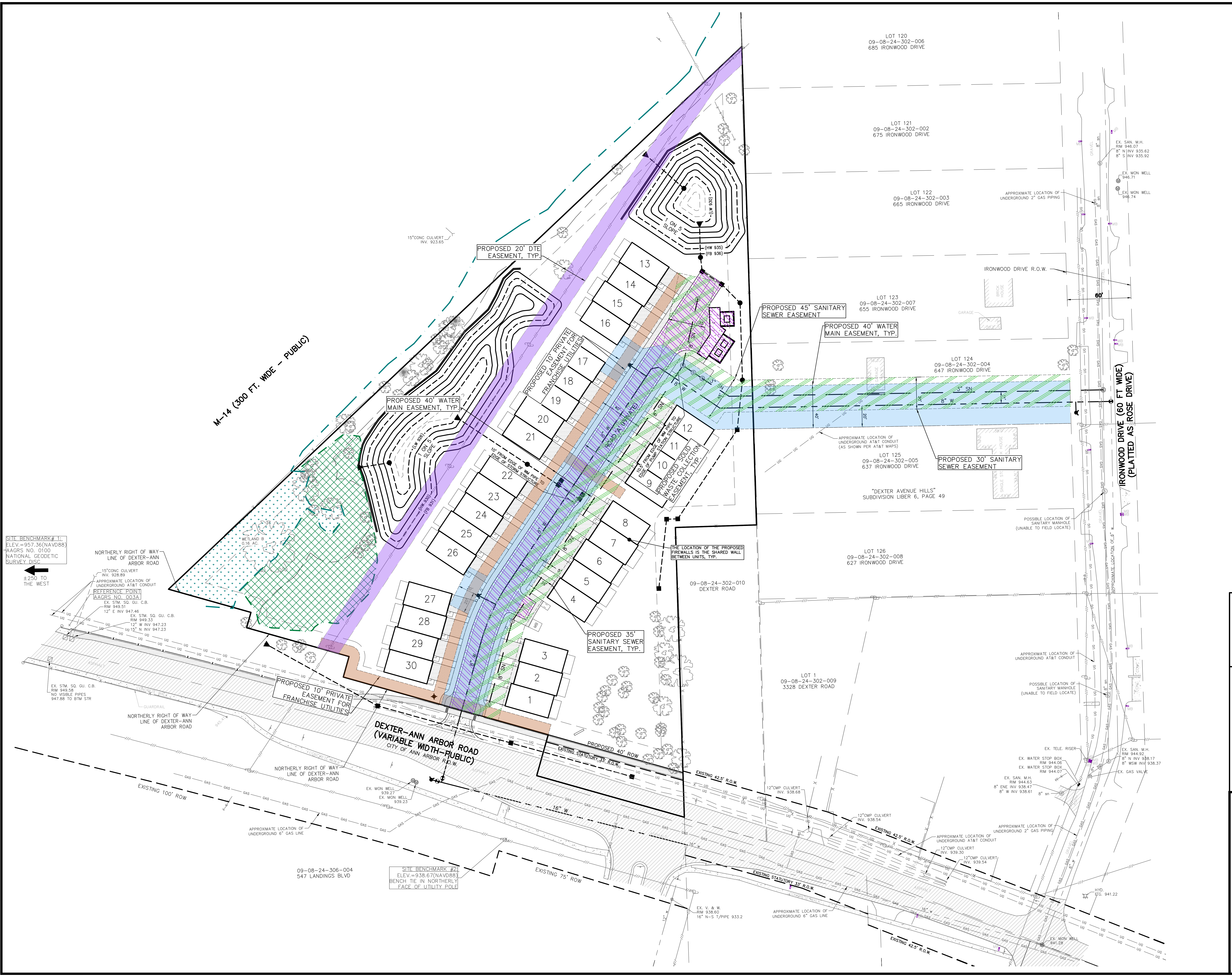
PROJECT NUMBER:
25-121
PROJECT MANAGER:
J. RICKARD
DRAWN BY:
J. RICKARD
CHECKED BY:
J. RICKARD
OFFICE:
FARMINGTON HILLS

CLIENT INFO:
TOLL BROTHERS, INC.
26200 TOWN CENTER DRIVE
SUITE 200
NOVI, MICHIGAN 48375
ATTN JASON IACOANGELI, AICP
EMAIL: 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:
EMERGENCY VEHICLE ROUTE

PAGE No.:
C15


M-14 (300 FT. WIDE - PUBLIC)
LOT 120
09-08-24-302-006
685 IRONWOOD DRIVE
LOT 121
09-08-24-302-002
675 IRONWOOD DRIVE
LOT 122
09-08-24-302-003
665 IRONWOOD DRIVE
LOT 123
09-08-24-302-007
655 IRONWOOD DRIVE
LOT 124
09-08-24-302-004
647 IRONWOOD DRIVE
LOT 125
09-08-24-302-005
637 IRONWOOD DRIVE
"DEXTER AVENUE HILLS"
SUBDIVISION LIBER 6, PAGE 49
LOT 126
09-08-24-302-008
627 IRONWOOD DRIVE
09-08-24-302-010
DEXTER ROAD
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
09-08-24-306-004
547 LANDINGS BLVD
IRONWOOD DRIVE (60 FT WIDE)
(PLATTED AS ROSE DRIVE)
IRONWOOD DRIVE R.O.W.
60'
15"CONC CULVERT
INV. 923.65
PROPOSED 20' DTE EASEMENT, TYP.
PROPOSED 10' PRIVATE EASEMENT FOR FRANCHISE UTILITIES
PROPOSED 40' WATER MAIN EASEMENT, TYP.
PROPOSED 45' SANITARY SEWER EASEMENT
PROPOSED 30' SANITARY SEWER EASEMENT
PROPOSED 35' SANITARY SEWER EASEMENT, TYP.
PROPOSED SOLID WASTE COLLECTION EASEMENT, TYP.
10' FROM EDGE OF WM PIPE TO EDGE OF STORM STRUCTURE
10.5' FROM EDGE OF WM PIPE TO EDGE OF PUMP STATION STRUCTURE
ROAD "A" (PRIVATE)
THE LOCATION OF THE PROPOSED FIREWALLS IS THE SHARED WALL BETWEEN UNITS, TYP.
1 ON 5 SLOPE
(LW 930)
(HW 935)
(FB 936)
(LW 926)
(HW 930)
(FB 931)
8" W
8" SN
40'
20'
30'
45'
35'
1
2
3
4
5
6
7
8
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11
12
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14
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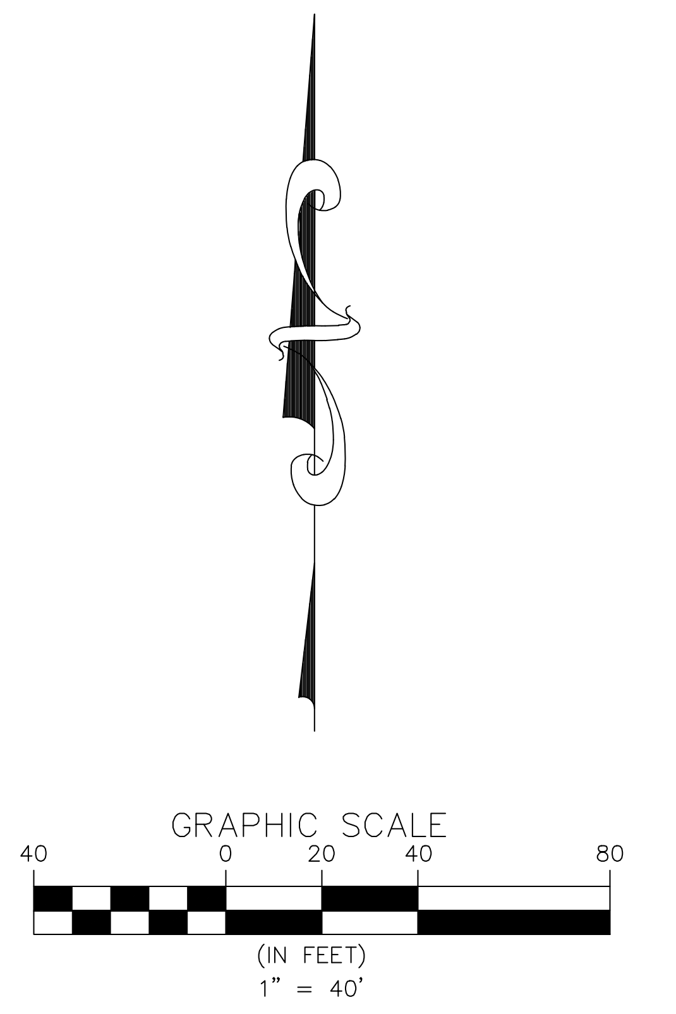
23
24
25
26
27
28
29
30
WETLAND B
0.16 AC.
SITE BENCHMARK# 1:
ELEV.=957.36(NAVD88)
AAGRS NO. 0100
NATIONAL GEODETIC
SURVEY DISC
±250 TO
THE WEST
NORTHERLY RIGHT OF WAY LINE OF DEXTER-ANN ARBOR ROAD
15"CONC CULVERT
INV. 928.89
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT
REFERENCE POINT
AAGRS NO. 003A
EX. STM. SQ. GU. C.B.
RIM 949.51
12" E INV 947.46
EX. STM. SQ. GU. C.B.
RIM 949.33
12" W INV 947.23
15" N INV 947.23
EX. STM. SQ. GU. C.B.
RIM 949.58
NO VISIBLE PIPES
947.88 TO BTM STR
GUARDRAIL
CONCRETE WALK
ASPHALT
DEXTER-ANN ARBOR ROAD
(VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
PROPOSED 40' ROW
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
EXISTING 100' ROW
EXISTING 75' ROW
EX. MON WELL
939.27
EX. MON WELL
939.23
16" W
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
SITE BENCHMARK #2:
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY FACE OF UTILITY POLE
12"CMP CULVERT
INV. 938.68
12"CMP CULVERT
INV. 938.54
12"CMP CULVERT
INV. 939.30
12"CMP CULVERT
INV. 939.54
EX. V. & W.
RIM 938.60
16" N-S T/PIPE 933.2
APPROXIMATE LOCATION OF UNDERGROUND 2" GAS PIPING
EX. SAN. M.H.
RIM 946.07
8" N INV 935.62
8" S INV 935.92
EX. MON WELL
946.71
EX. MON WELL
946.74
APPROXIMATE LOCATION OF UNDERGROUND AT&T CONDUIT (AS SHOWN PER AT&T MAPS)
POSSIBLE LOCATION OF SANITARY MANHOLE (UNABLE TO FIELD LOCATE)
APPROXIMATE LOCATION OF 6" W
EX. TELE. RISER
EX. WATER STOP BOX
RIM 944.06
EX. WATER STOP BOX
RIM 944.07
EX. SAN. M.H.
RIM 944.63
8" ENE INV 938.47
8" W INV 938.61
EX. SAN. M.H.
RIM 944.92
8" N INV 938.17
8" WSW INV 938.37
EX. GAS VALVE
HYD.
E.G. 941.22
EX. MON WELL
941.28
BRICK HOUSE
GARAGE
GRAVEL
MB
UG
GAS


GRAPHIC SCALE
40
0
20
40
80
(IN FEET)
1" = 40'

SITE BENCHMARK:

STIE 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)

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
—— X ——	FENCE
—//—//—//—	SILT FENCE
—□—□—□—	TREE PROTECTION FENCE
— · — · —	WETLAND
—1000— — —	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
1000.00	GRADE

SKE GROUP

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

SUBMITTAL DATE: 09-17-2025

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OFFICE:
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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

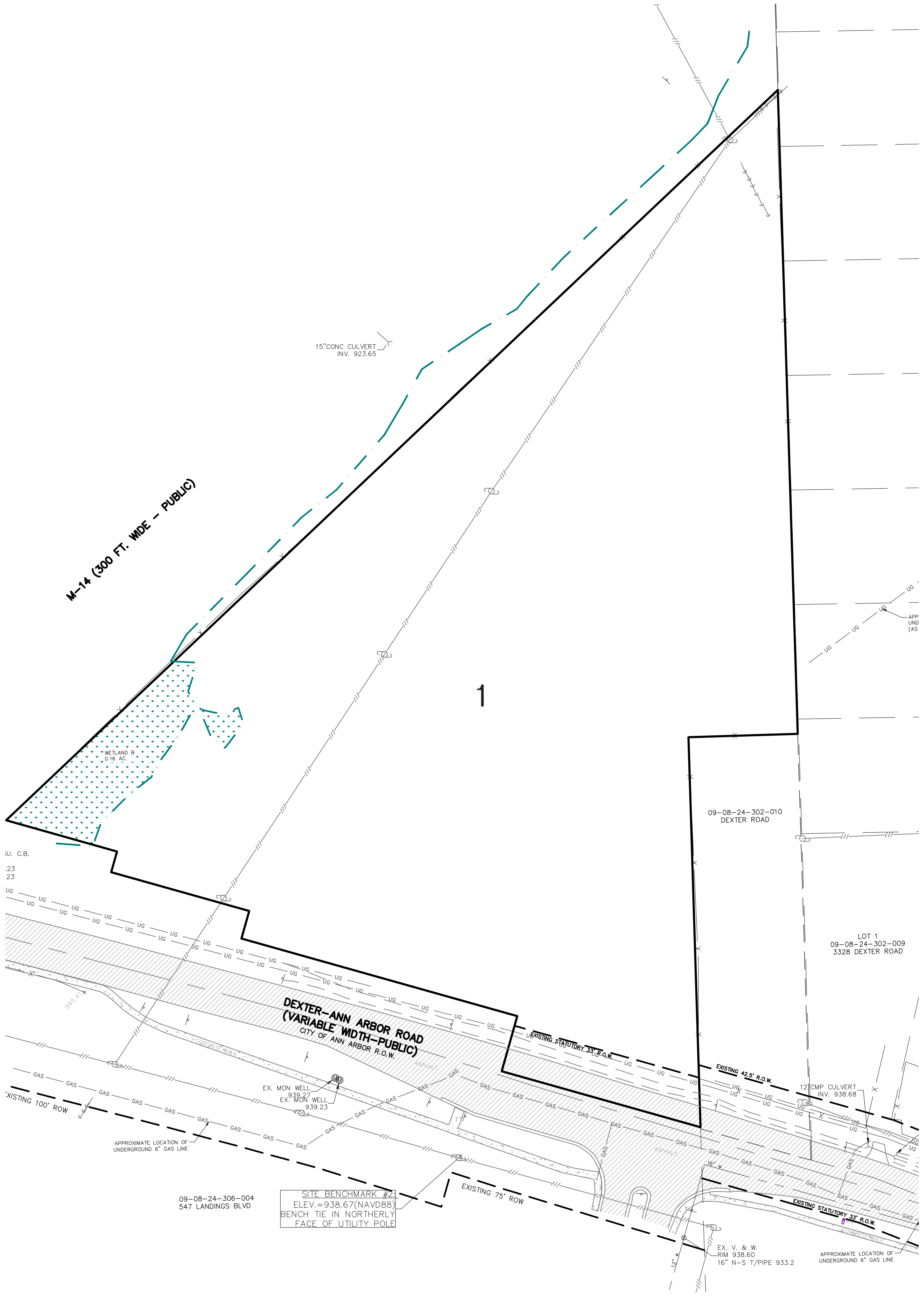
SHEET TITLE:
EASEMENT PLAN

PAGE No.:
C16

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-CUP.dwg 4/30/2026 8:16 AM Carly Parimucha

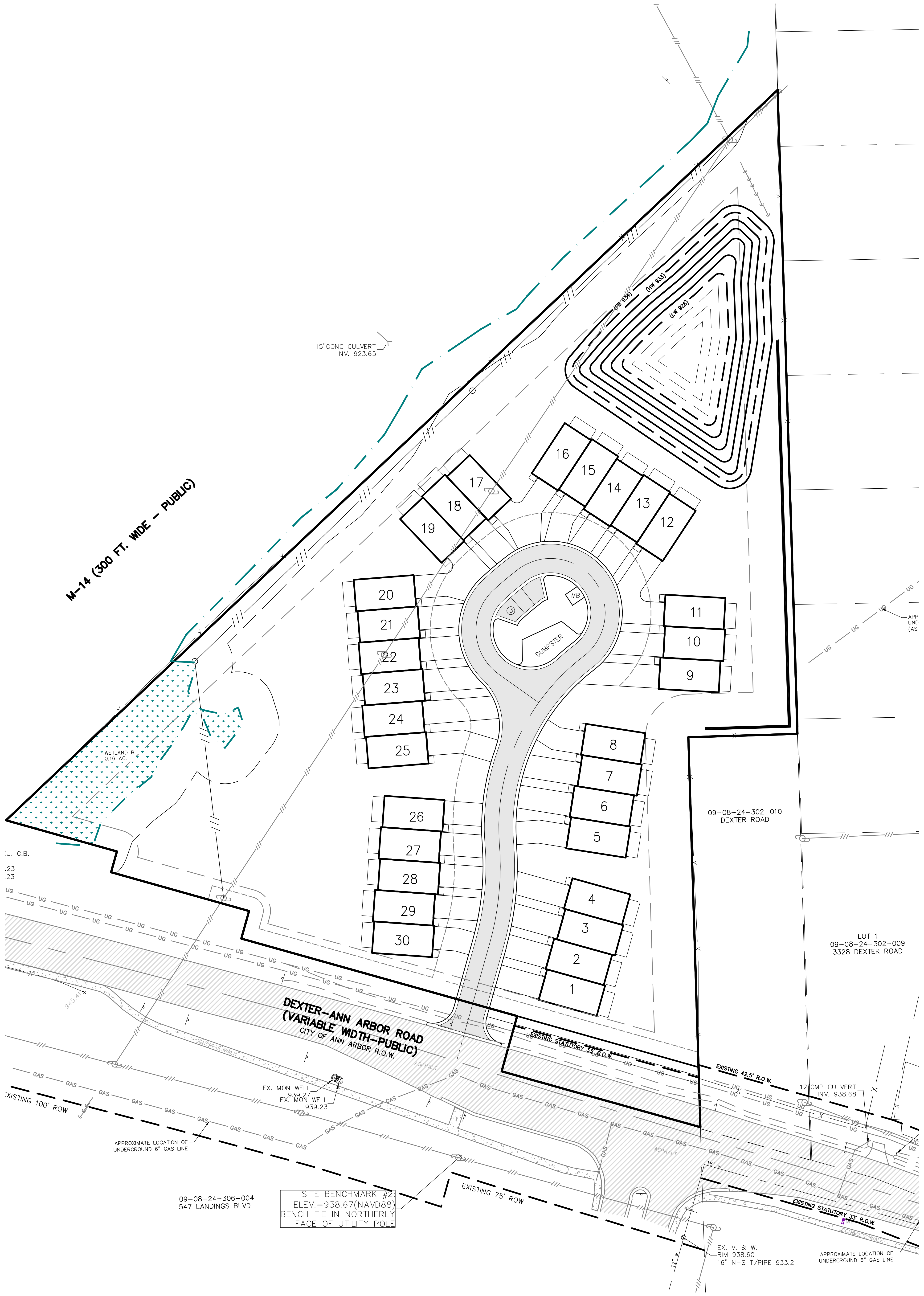
OPTION 1

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


1
M-14 (300 FT. WIDE - PUBLIC)
15"CONC CULVERT
INV. 923.65
WETLAND B
0.16 AC.
09-08-24-302-010
DEXTER ROAD
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
DEXTER-ANN ARBOR ROAD
(VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
12"CMP CULVERT
INV. 938.68
EX. MON WELL
939.27
EX. MON WELL
939.23
EXISTING 100' ROW
APPROXIMATE LOCATION OF
UNDERGROUND 6" GAS LINE
09-08-24-306-004
547 LANDINGS BLVD
SITE BENCHMARK #2:
ELEV.=938.67(NAVD88)
BENCH TIE IN NORTHERLY
FACE OF UTILITY POLE
EXISTING 75' ROW
EX. V. & W.
RIM 938.60
16" N-S T/PIPE 933.2
APPROXIMATE LOCATION OF
UNDERGROUND 6" GAS LINE
UG
GAS
ASPHALT
CONCRETE WALK

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.


M-14 (300 FT. WIDE - PUBLIC)
15"CONC CULVERT
INV. 923.65
WETLAND B
0.16 AC.
1
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24
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26
27
28
29
30
DUMPSTER
MB
09-08-24-302-010
DEXTER ROAD
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
DEXTER-ANN ARBOR ROAD
(VARIABLE WIDTH-PUBLIC)
CITY OF ANN ARBOR R.O.W.
EXISTING STATUTORY 33' R.O.W.
EXISTING 42.5' R.O.W.
12"CMP CULVERT
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EX. MON WELL
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EX. MON WELL
939.23
EXISTING 100' ROW
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UNDERGROUND 6" GAS LINE
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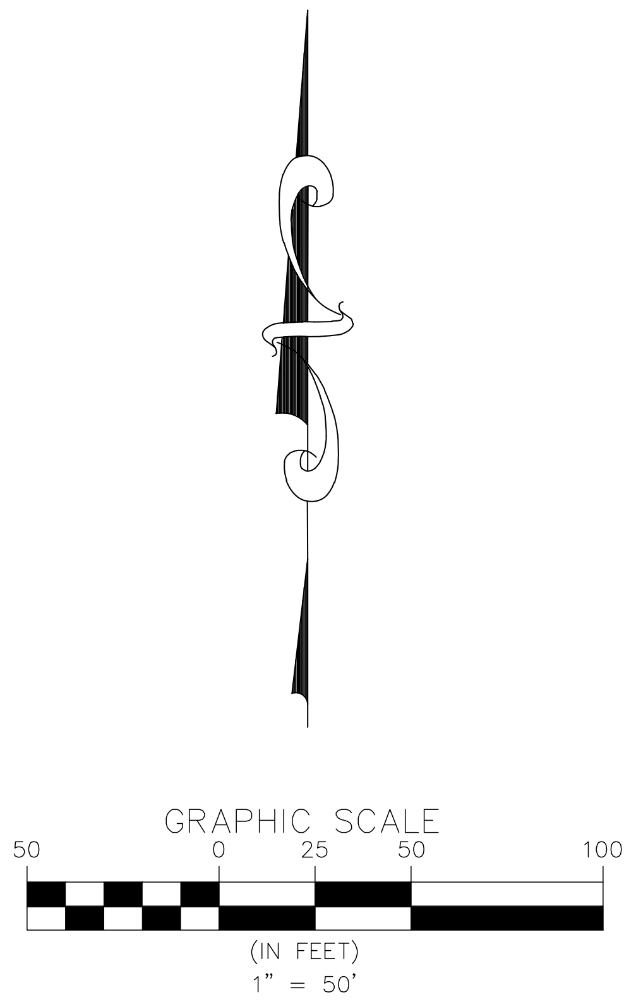
APPROXIMATE LOCATION OF
UNDERGROUND 6" GAS LINE


GRAPHIC SCALE
50
0
25
50
100
(IN FEET)
1" = 50'

SITE BENCHMARK:

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

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SOUTH RIGHT OF WAY OF DEXTER-ANN ARBOR ROAD,
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811
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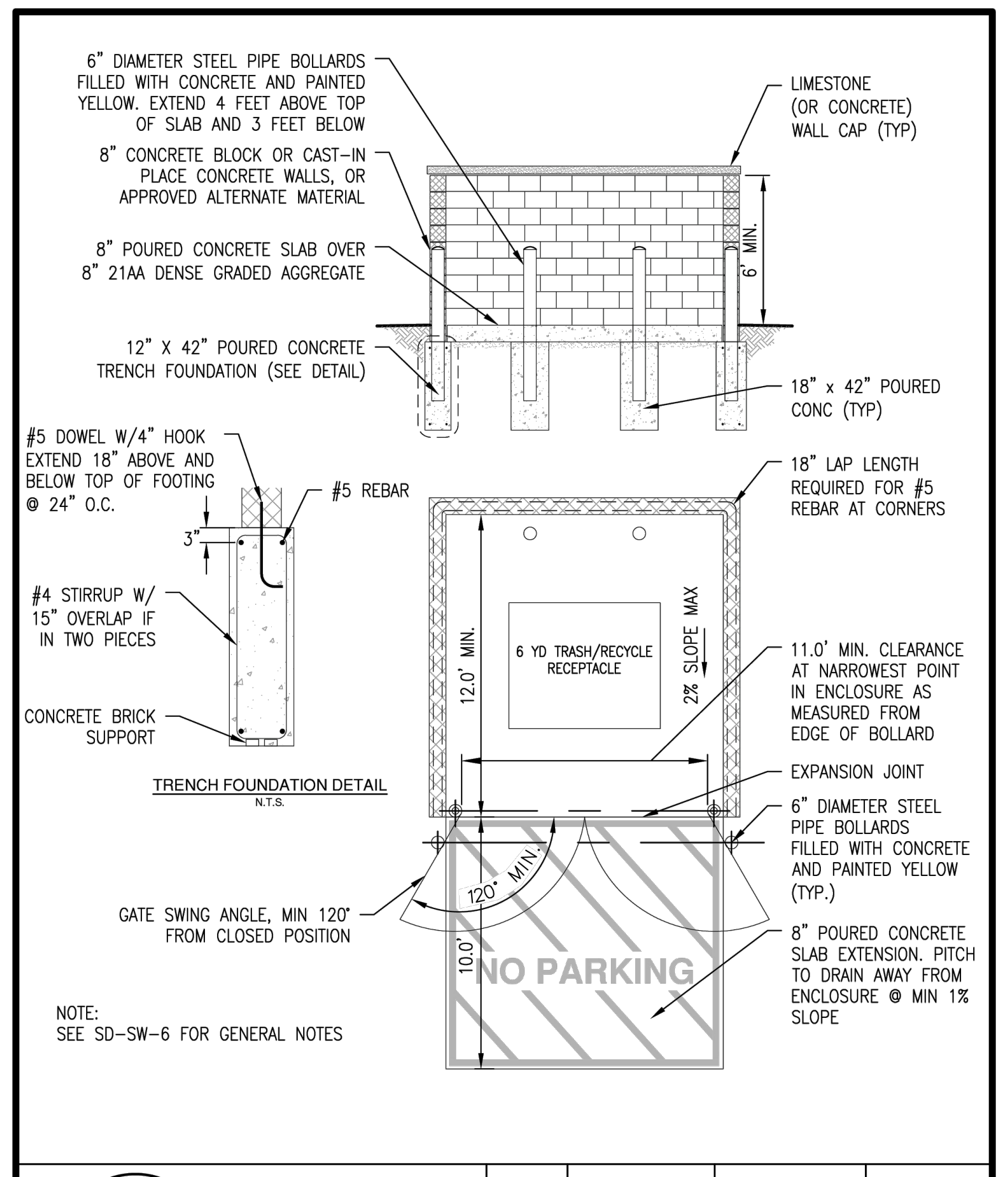
SHEET TITLE:
ALTERNATIVE LAYOUT ANALYSIS

PAGE No.:
C17

P:\25-121 Toll Dexter Road Property\CAD DRAWINGS\SITE PLAN\25-121SP-ALT.dwg 4/30/2026 8:16 AM Carly Parimucha


6" DIAMETER STEEL PIPE BOLLARDS FILLED WITH CONCRETE AND PAINTED YELLOW. EXTEND 4 FEET ABOVE TOP OF SLAB AND 3 FEET BELOW
8" CONCRETE BLOCK OR CAST-IN PLACE CONCRETE WALLS, OR APPROVED ALTERNATE MATERIAL
8" POURED CONCRETE SLAB OVER 8" 21AA DENSE GRADED AGGREGATE
12" X 42" POURED CONCRETE TRENCH FOUNDATION (SEE DETAIL)
LIMESTONE (OR CONCRETE) WALL CAP (TYP)
6' MIN.
18" x 42" POURED CONC (TYP)
#5 DOWEL W/4" HOOK EXTEND 18" ABOVE AND BELOW TOP OF FOOTING @ 24" O.C.
3"
#5 REBAR
#4 STIRRUP W/ 15" OVERLAP IF IN TWO PIECES
CONCRETE BRICK SUPPORT
TRENCH FOUNDATION DETAIL
N.T.S.
18" LAP LENGTH REQUIRED FOR #5 REBAR AT CORNERS
12.0' MIN.
6 YD TRASH/RECYCLE RECEPTACLE
2% SLOPE MAX
11.0' MIN. CLEARANCE AT NARROWEST POINT IN ENCLOSURE AS MEASURED FROM EDGE OF BOLLARD
EXPANSION JOINT
6" DIAMETER STEEL PIPE BOLLARDS FILLED WITH CONCRETE AND PAINTED YELLOW (TYP.)
120° MIN.
GATE SWING ANGLE, MIN 120° FROM CLOSED POSITION
10.0'
NO PARKING
8" POURED CONCRETE SLAB EXTENSION. PITCH TO DRAIN AWAY FROM ENCLOSURE @ MIN 1% SLOPE

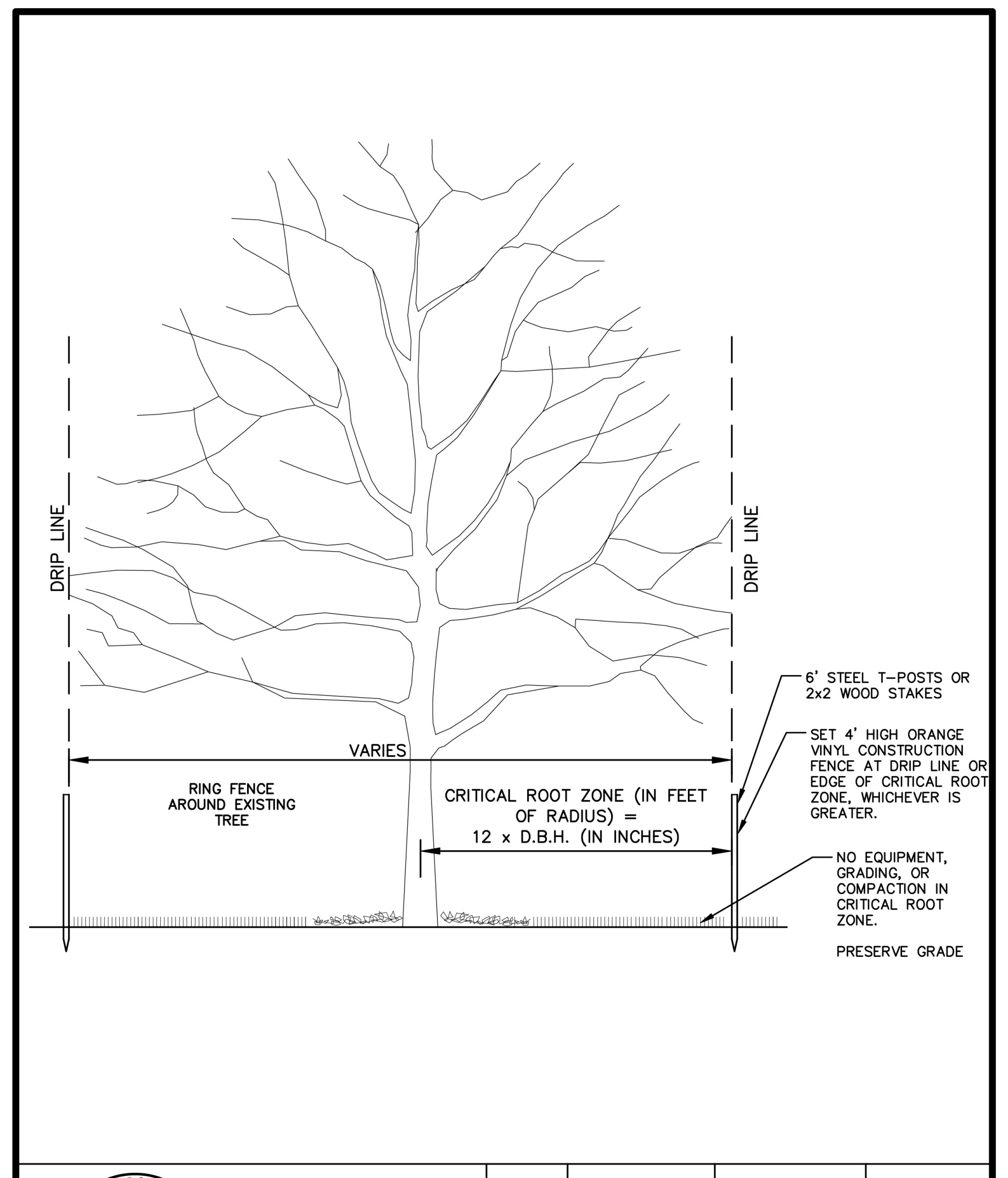
NOTE:
SEE SD-SW-6 FOR GENERAL NOTES

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY

SINGLE BIN ENCLOSURE

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-SW-1


DRIP LINE
DRIP LINE
VARIES
RING FENCE AROUND EXISTING TREE
CRITICAL ROOT ZONE (IN FEET OF RADIUS) = 12 x D.B.H. (IN INCHES)
6' STEEL T-POSTS OR 2x2 WOOD STAKES
SET 4' HIGH ORANGE VINYL CONSTRUCTION FENCE AT DRIP LINE OR EDGE OF CRITICAL ROOT ZONE, WHICHEVER IS GREATER.
NO EQUIPMENT, GRADING, OR COMPACTION IN CRITICAL ROOT ZONE.
PRESERVE GRADE

CITY OF ANN ARBOR
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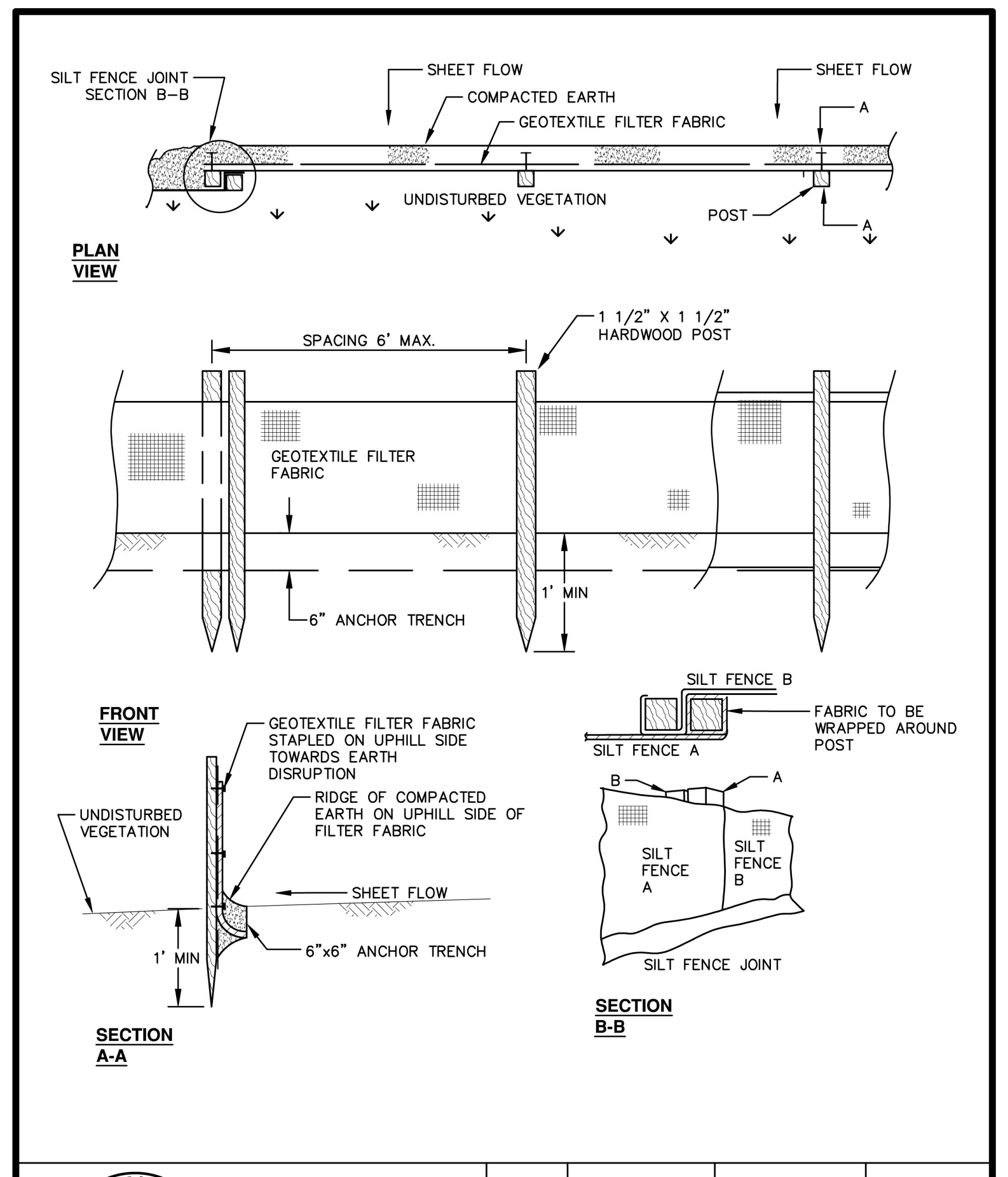
TREE PROTECTION

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-L-3


SILT FENCE JOINT SECTION B-B
SHEET FLOW
COMPACTED EARTH
GEOTEXTILE FILTER FABRIC
SHEET FLOW
A
UNDISTURBED VEGETATION
POST
A
PLAN VIEW
SPACING 6' MAX.
1 1/2" X 1 1/2" HARDWOOD POST
GEOTEXTILE FILTER FABRIC
6" ANCHOR TRENCH
1' MIN
FRONT VIEW
GEOTEXTILE FILTER FABRIC STAPLED ON UPHILL SIDE TOWARDS EARTH DISRUPTION
RIDGE OF COMPACTED EARTH ON UPHILL SIDE OF FILTER FABRIC
UNDISTURBED VEGETATION
SHEET FLOW
1' MIN
6"x6" ANCHOR TRENCH
SECTION A-A
SILT FENCE B
SILT FENCE A
FABRIC TO BE WRAPPED AROUND POST
B
A
SILT FENCE A
SILT FENCE B
SILT FENCE JOINT
SECTION B-B

CITY OF ANN ARBOR
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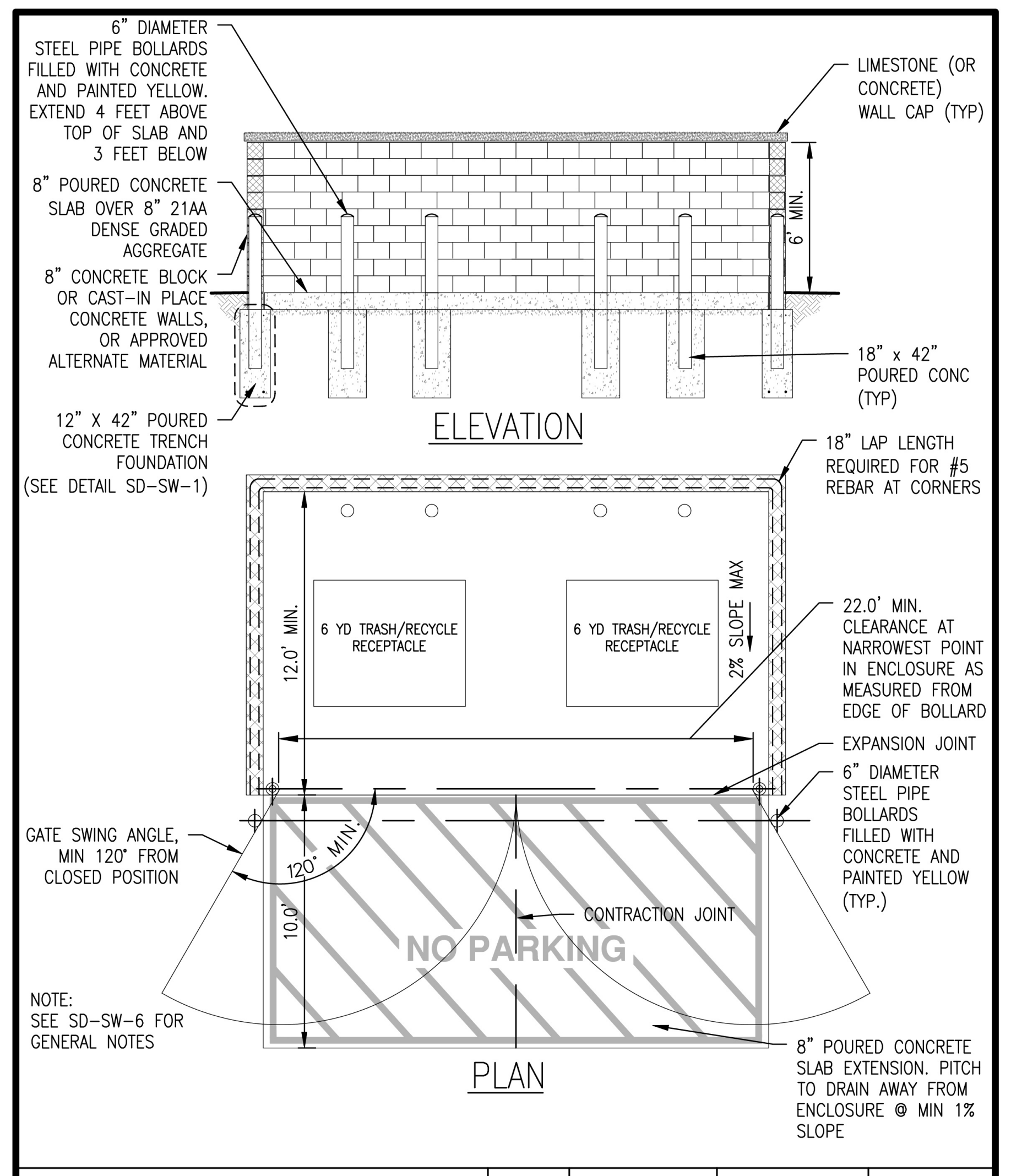
REV. NO.	DATE	DRAWN BY	CHECKED BY

SILT FENCE

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-SESC-3


6" DIAMETER STEEL PIPE BOLLARDS FILLED WITH CONCRETE AND PAINTED YELLOW. EXTEND 4 FEET ABOVE TOP OF SLAB AND 3 FEET BELOW
8" POURED CONCRETE SLAB OVER 8" 21AA DENSE GRADED AGGREGATE
8" CONCRETE BLOCK OR CAST-IN PLACE CONCRETE WALLS, OR APPROVED ALTERNATE MATERIAL
12" X 42" POURED CONCRETE TRENCH FOUNDATION (SEE DETAIL SD-SW-1)
LIMESTONE (OR CONCRETE) WALL CAP (TYP)
6' MIN.
18" x 42" POURED CONC (TYP)
ELEVATION
18" LAP LENGTH REQUIRED FOR #5 REBAR AT CORNERS
12.0' MIN.
6 YD TRASH/RECYCLE RECEPTACLE
6 YD TRASH/RECYCLE RECEPTACLE
2% SLOPE MAX
22.0' MIN. CLEARANCE AT NARROWEST POINT IN ENCLOSURE AS MEASURED FROM EDGE OF BOLLARD
EXPANSION JOINT
6" DIAMETER STEEL PIPE BOLLARDS FILLED WITH CONCRETE AND PAINTED YELLOW (TYP.)
GATE SWING ANGLE, MIN 120° FROM CLOSED POSITION
120° MIN.
10.0'
CONTRACTION JOINT
NO PARKING
PLAN
8" POURED CONCRETE SLAB EXTENSION. PITCH TO DRAIN AWAY FROM ENCLOSURE @ MIN 1% SLOPE

NOTE:
SEE SD-SW-6 FOR GENERAL NOTES

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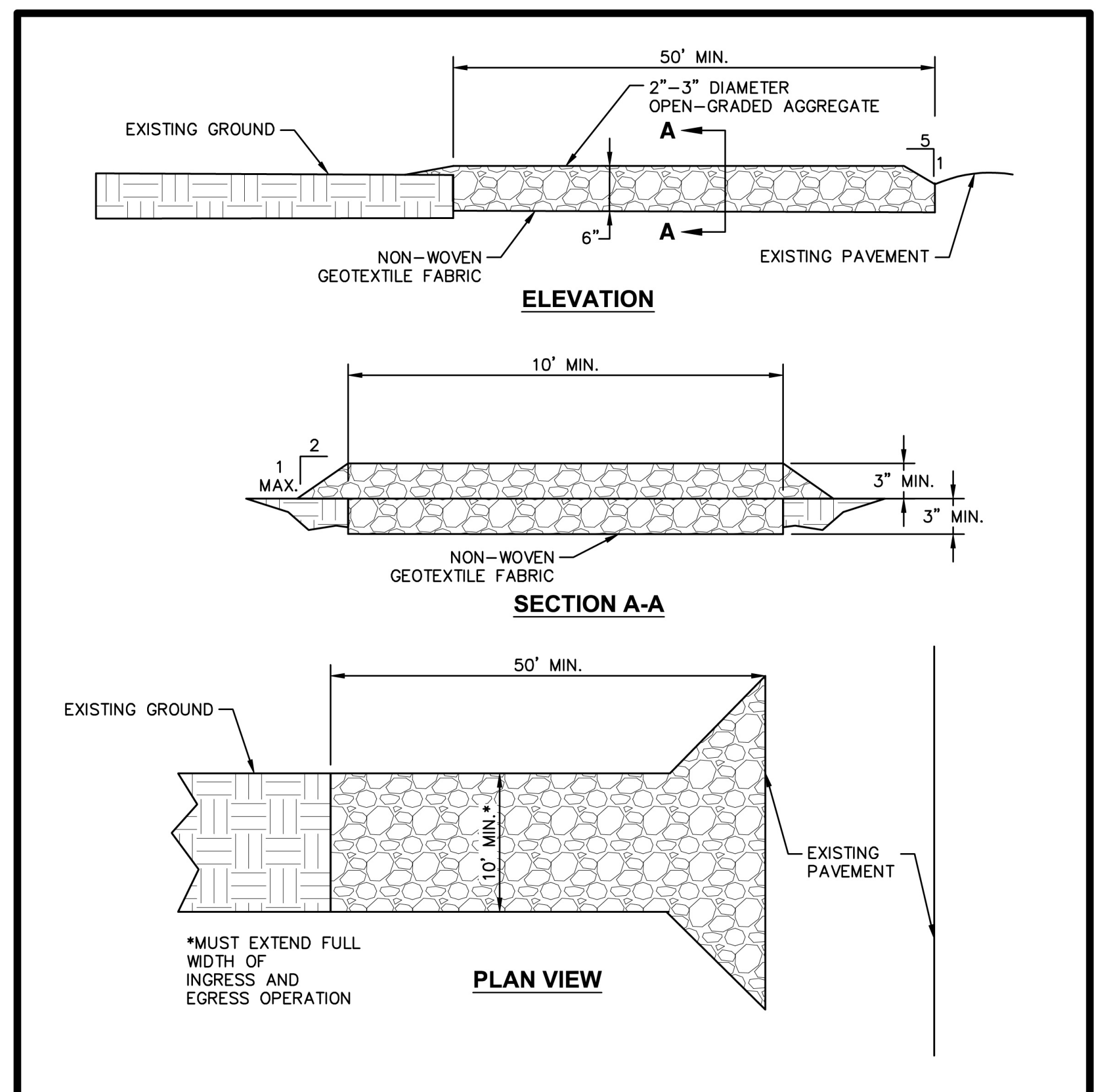
REV. NO.	DATE	DRAWN BY	CHECKED BY

DOUBLE BIN ENCLOSURE

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-SW-2


50' MIN.
2"-3" DIAMETER OPEN-GRADED AGGREGATE
EXISTING GROUND
A
A
5
1
6"
NON-WOVEN GEOTEXTILE FABRIC
EXISTING PAVEMENT
ELEVATION
10' MIN.
2
1
MAX.
3" MIN.
3" MIN.
NON-WOVEN GEOTEXTILE FABRIC
SECTION A-A
50' MIN.
EXISTING GROUND
10' MIN.*
EXISTING PAVEMENT
*MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION
PLAN VIEW

NOTE:

ADDITIONAL WIDTH AT CONNECTION TO EXISTING PAVEMENT SHALL BE AS NEEDED TO ACCOMMODATE VEHICLE TURNING.

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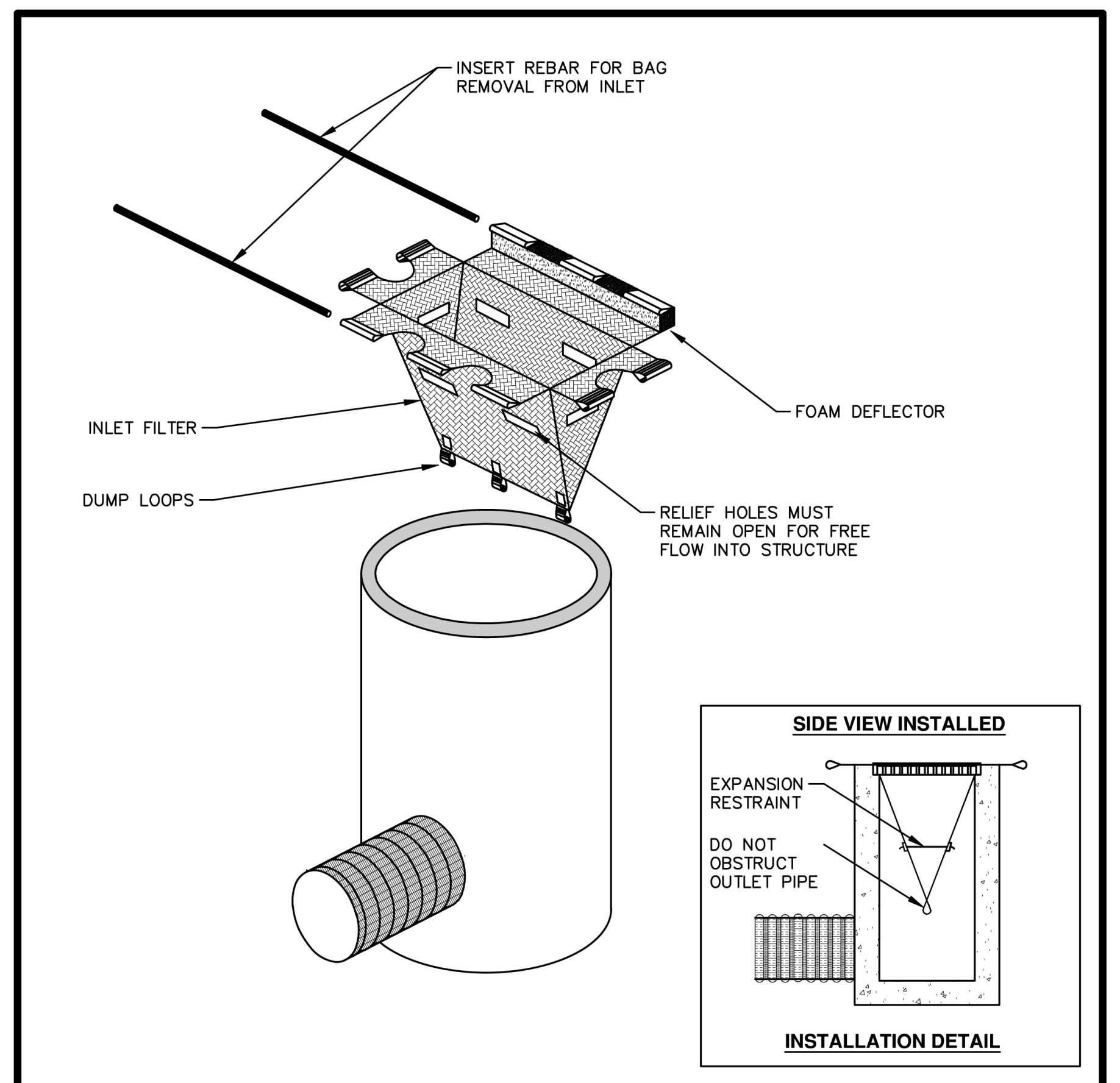
REV. NO.	DATE	DRAWN BY	CHECKED BY

MUD MAT

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-SESC-5


INSERT REBAR FOR BAG REMOVAL FROM INLET
FOAM DEFLECTOR
INLET FILTER
DUMP LOOPS
RELIEF HOLES MUST REMAIN OPEN FOR FREE FLOW INTO STRUCTURE
SIDE VIEW INSTALLED
EXPANSION RESTRAINT
DO NOT OBSTRUCT OUTLET PIPE
INSTALLATION DETAIL

1. SIZE AND SHAPE OF INLET FILTER SHALL MATCH THE STRUCTURE.
2. WHERE CONDITIONS WARRANT, THE FILTER SHALL BE MADE WITH AN OIL-ABSORBENT FILTER WITH A WOVEN PILLOW INSERT.

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
www.a2gov.org

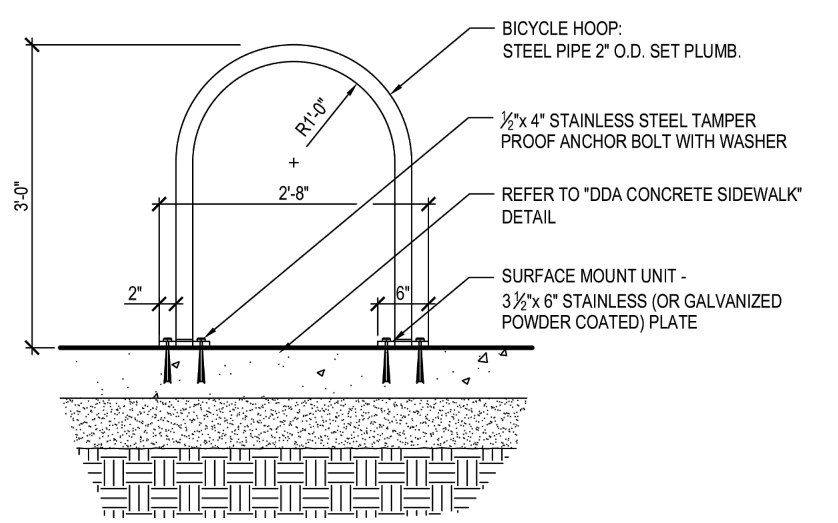
REV. NO.	DATE	DRAWN BY	CHECKED BY

INLET PROTECTION

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-SESC-1

PRIVATE USE ONLY

BICYCLE HOOP NOTES:
1. TO BE USED ONLY FOR DDA CONCRETE SIDEWALK SURFACES
2. LOCATE AND GROUP BICYCLE HOOPS IN THE AMENITY ZONE
3. BIKE HOOPS TO BE MINIMUM OF 2'-10" FROM FACE OF CURB WHEN PERPENDICULAR TO CURB, AND 2'-0" WHEN PARALLEL
4. REFER TO ANN ARBOR DOWNTOWN STREET DESIGN MANUAL FOR ADDITIONAL LAYOUT GUIDELINES
5. POWDER-COATED GALVANIZED STEEL, BLACK


BICYCLE HOOP: STEEL PIPE 2" O.D. SET PLUMB.
R1'-0"
½"x 4" STAINLESS STEEL TAMPER PROOF ANCHOR BOLT WITH WASHER
3'-0"
2'-8"
REFER TO "DDA CONCRETE SIDEWALK" DETAIL
2"
6"
SURFACE MOUNT UNIT - 3½"x 6" STAINLESS (OR GALVANIZED POWDER COATED) PLATE

CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
P.O. BOX 8647
ANN ARBOR, MI 48107-8647
734-794-6410
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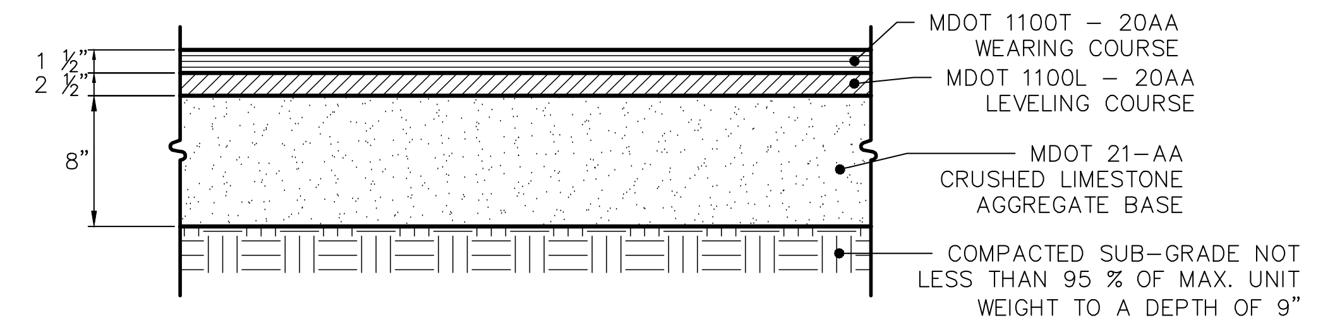
REV. NO.	DATE	DRAWN BY	CHECKED BY

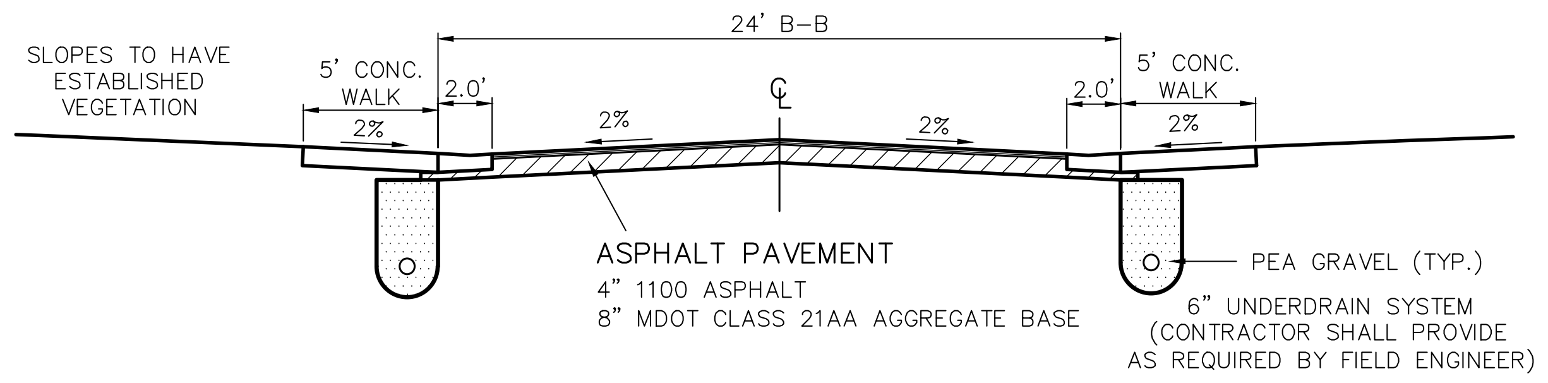
DDA BIKE HOOP SURFACE MOUNTED

DR. ENG | CH. ENG | DRAWING NO.
SCALE N.T.S. | DATE 12/8/2023 | SD-DDA-10


1 ½"
2 ½"
8"
MDOT 1100T – 20AA WEARING COURSE
MDOT 1100L – 20AA LEVELING COURSE
MDOT 21-AA CRUSHED LIMESTONE AGGREGATE BASE
COMPACTED SUB-GRADE NOT LESS THAN 95 % OF MAX. UNIT WEIGHT TO A DEPTH OF 9"

ASPHALT PAVEMENT CROSS-SECTION

ASPHALT ROAD CROSS-SECTION


24' B-B
SLOPES TO HAVE ESTABLISHED VEGETATION
5' CONC. WALK
2.0'
2%
℄
2%
2%
2.0'
5' CONC. WALK
2%
ASPHALT PAVEMENT
4" 1100 ASPHALT
8" MDOT CLASS 21AA AGGREGATE BASE
PEA GRAVEL (TYP.)
6" UNDERDRAIN SYSTEM (CONTRACTOR SHALL PROVIDE AS REQUIRED BY FIELD ENGINEER)

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

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

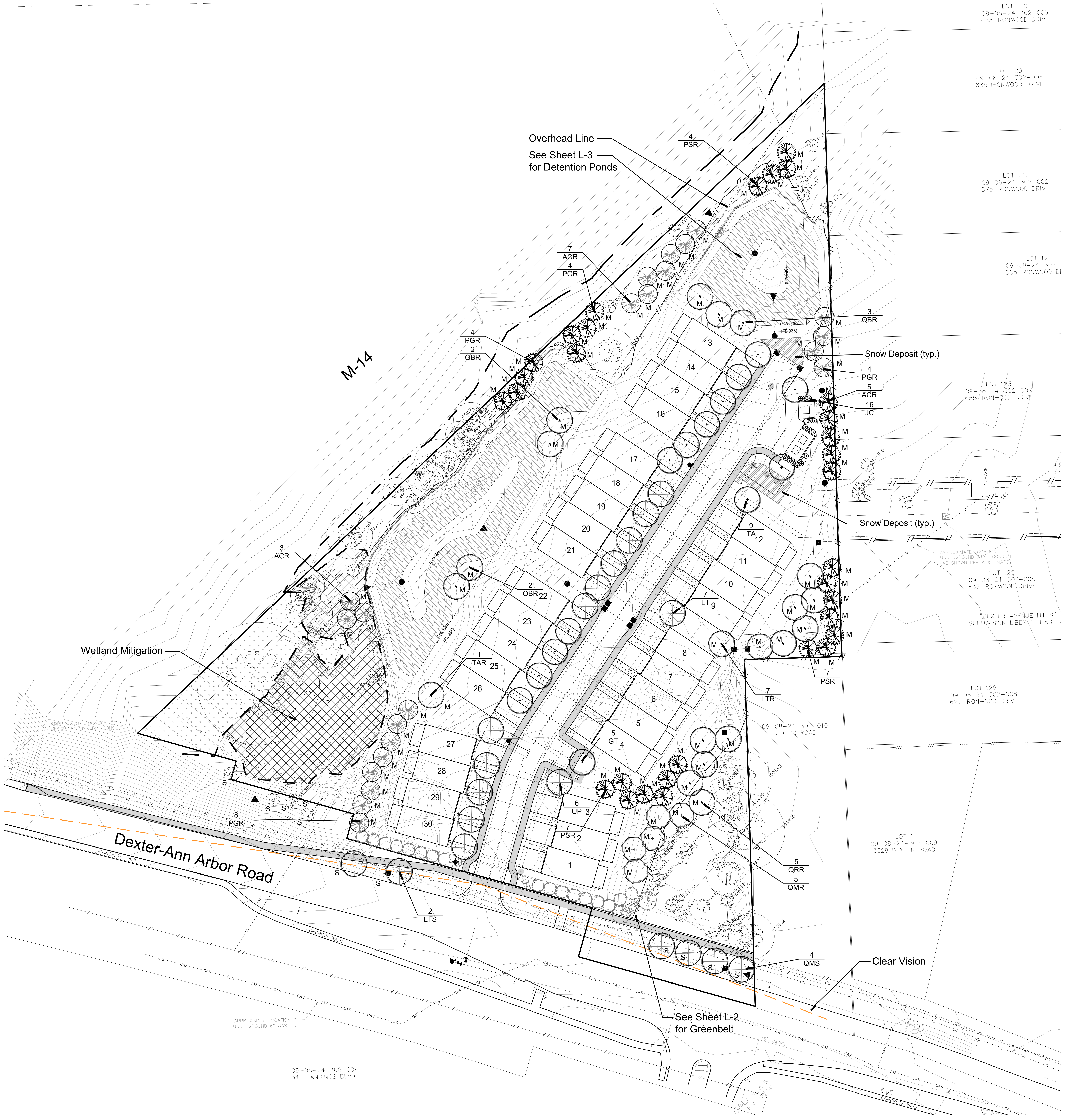
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

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: 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:
NOTES AND DETAILS


Overhead Line
See Sheet L-3 for Detention Ponds
4 PSR
7 ACR
4 PGR
4 PGR
2 QBR
M-14
3 ACR
Wetland Mitigation
8 PGR
Dexter-Ann Arbor Road
2 LTS
3 QBR
Snow Deposit (typ.)
4 PGR
5 ACR
16 JC
Snow Deposit (typ.)
9 TA
2 QBR
1 TAR
7 LT
5 GT
6 UP
7 PSR
7 PSR
7 LTR
5 QRR
5 QMR
4 QMS
Clear Vision
See Sheet L-2 for Greenbelt
LOT 120 09-08-24-302-006 685 IRONWOOD DRIVE
LOT 121 09-08-24-302-002 675 IRONWOOD DRIVE
LOT 122 09-08-24-302- 665 IRONWOOD DR
LOT 123 09-08-24-302-007 655 IRONWOOD DRIVE
LOT 125 09-08-24-302-005 637 IRONWOOD DRIVE
"DEXTER AVENUE HILLS" SUBDIVISION LIBER 6, PAGE
LOT 126 09-08-24-302-008 627 IRONWOOD DRIVE
09-08-24-302-010 DEXTER ROAD
LOT 1 09-08-24-302-009 3328 DEXTER ROAD
09-08-24-306-004 547 LANDINGS BLVD
APPROXIMATE LOCATION OF UNDERGROUND 6" GAS LINE
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Landscape Summary

	Dexter - Ann Arbor Road Street Trees	
	Right of Way Length	522 l.f.
	Less Driveway	24 l.f.
"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:
1. Utility Boxes will be Screened on 3 Sides.
2. Lawn Areas to be Seed or Sod.
3. All Landscape Areas will be Watered with an Underground, Automatic Irrigation System.
4. ▤ Snow Storage Shall not Include Landscaped Areas.
5. All Trees Shall be Planted no Closer than 10' to Utility Leads and 15' from Hydrants.
6. All Species Deviations from the Approved Site Plan Must be Approved in Writing from the City of Ann Arbor Prior to Installation.
7. Tree Mitigation Fee Shall be Paid Prior to Tree Removal and Prior to Issuance of the Grading Permit.
8. 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	
Internal 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	Abues 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 'Ketleeri'	Ketleeri Juniper		as shown	B&B	5'	

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

JAMES C. ALLEN

Title:

Landscape 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
Revised	January 21, 2026
Revised	February 4, 2026
Revised	February 24, 2026
Revised	March 26, 2026

Job Number:

25-058

Drawn By:	Checked By:
jca	jca

0' 10' 20' 40'

NORTH
1"=40'

Know what's below. Call before you dig.

Not for Construction

Sheet No.

L-1

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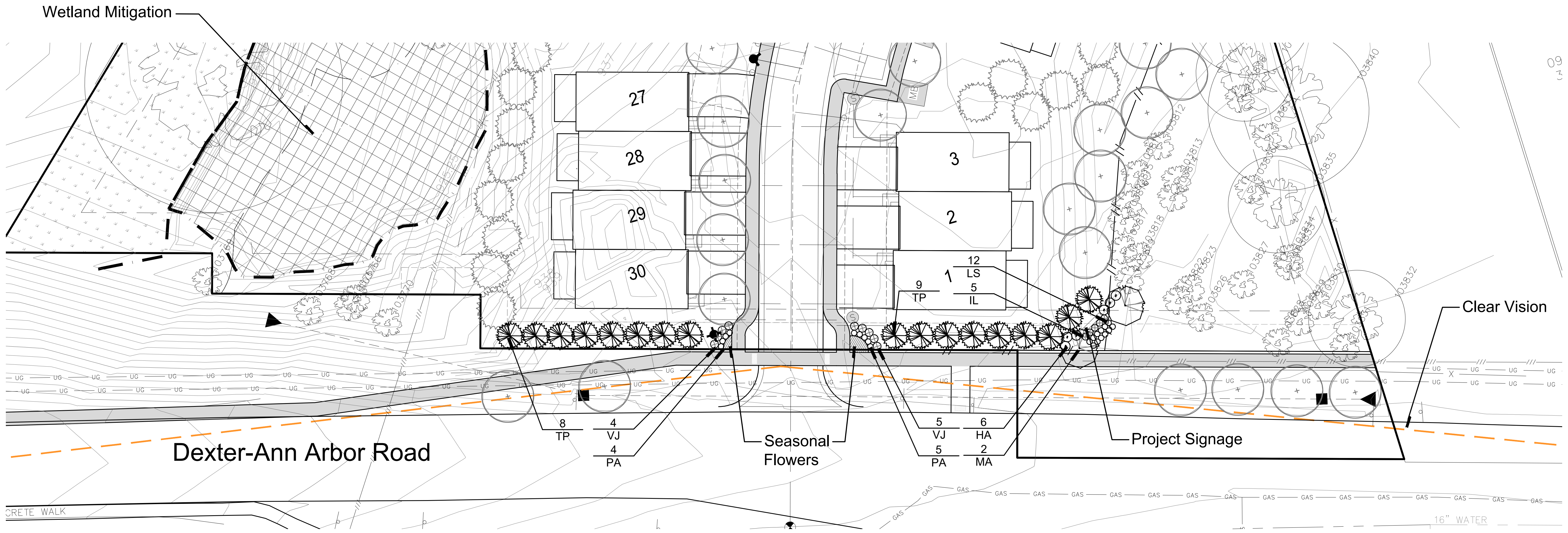
Wetland Mitigation
27
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12
LS
5
IL
9
TP
Clear Vision
8
TP
4
VJ
4
PA
Seasonal
Flowers
5
VJ
5
PA
6
HA
2
MA
Project Signage
Dexter-Ann Arbor Road
CRETE WALK
16" WATER

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
HA	6	Hygrangea 'Annabelle'	Annabelle Hydranbelle		as shown	cont	30"
IL	5	Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont	24"
LS	12	Leucanthemum 'Snow Lady'	Short Shasta Daisy		as shown	cont	#2
MA	2	Malus 'Adirondack'	Adirondack Crab	2.0"	as shown	B&B	
PA	9	Pennisetum a. 'Hameln'	Dwarf Fountain Grass		as shown	cont	#2
TP	17	Thuja p. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	10'
VJ	9	Viburnum 'Juddii"	Judd Viburnum		as shown	B&B	36"

Seal:

JAMES C. ALLEN
Landscape Architect

Title:

Greenbelt 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
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Job Number:

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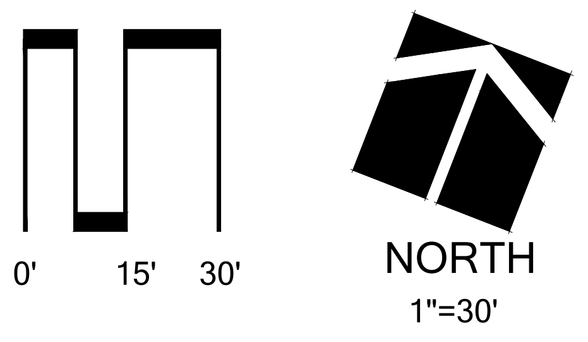
Drawn By:	Checked By:
jca	jca


0'
15'
30'
NORTH
1"=30'

Know what's below. Call before you dig.

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Sheet No.

L-2

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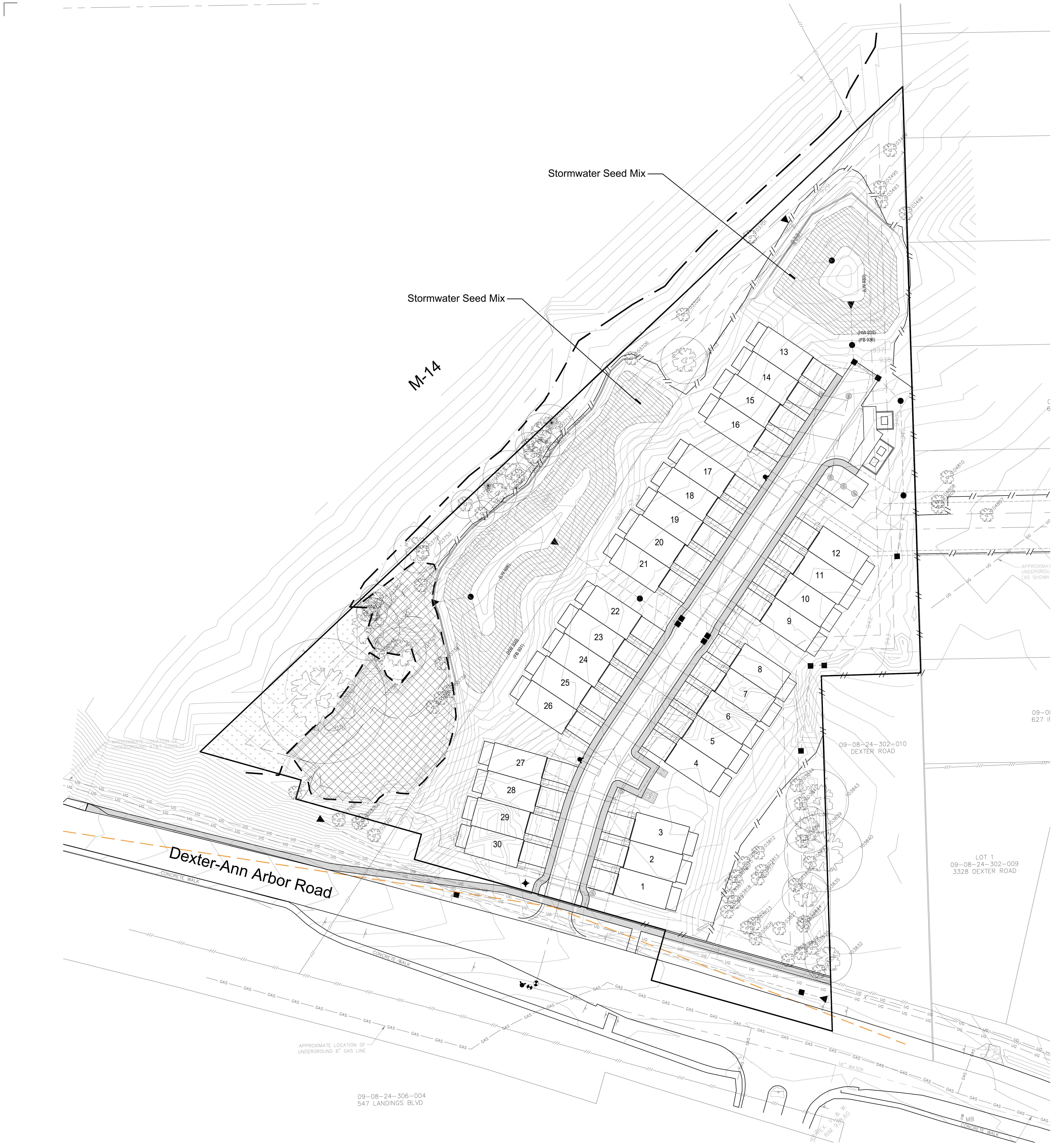
Stormwater Seed Mix
Stormwater Seed Mix
M-14
13
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Dexter-Ann Arbor Road
09-08-24-302-010
DEXTER ROAD
LOT 1
09-08-24-302-009
3328 DEXTER ROAD
APPROXIMATE LOCATION OF
UNDERGROUND 6" GAS LINE
09-08-24-306-004
547 LANDINGS BLVD

Storm Water Seed Mix

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

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

JAMES C. ALLEN

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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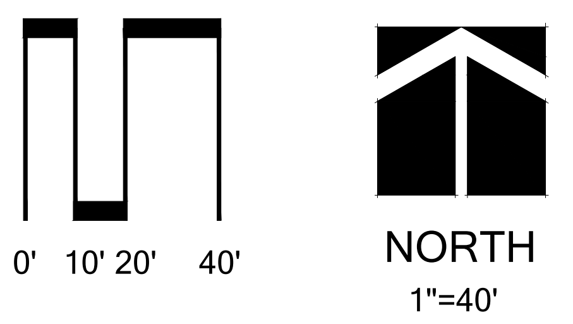
Job Number:
25-058

Drawn By:	Checked By:
jca	jca


0'
10'
20'
40'
NORTH
1"=40'

Know what's below.
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Sheet No.

L-3

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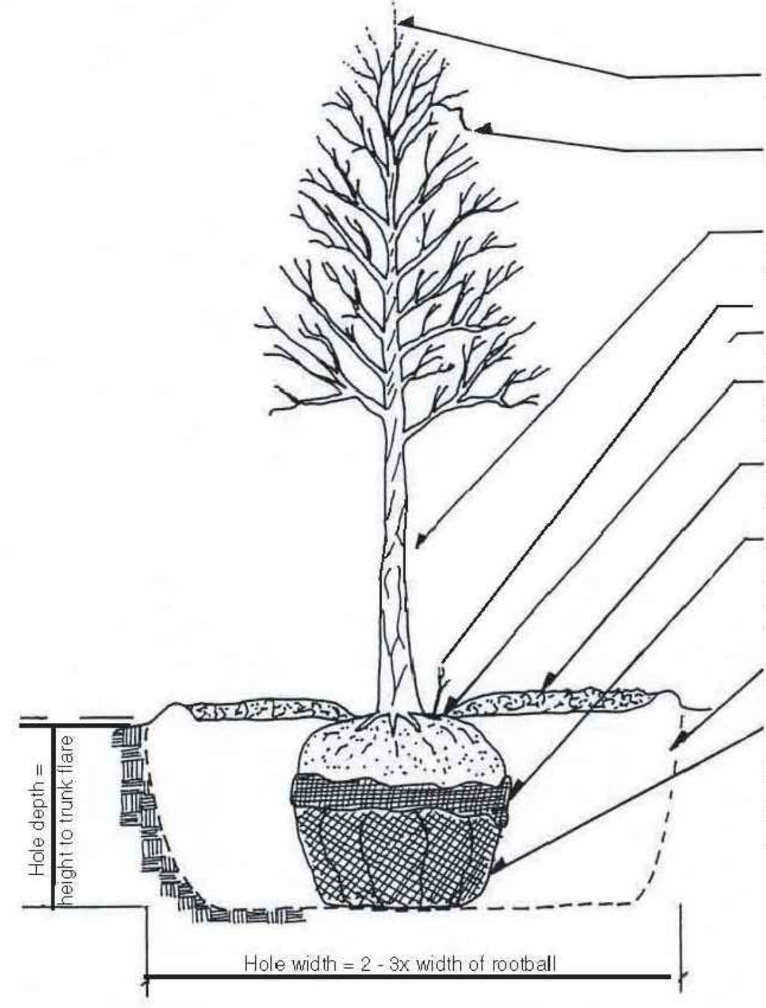

Hole depth = height to trunk flare
Hole width = 2 - 3x width of rootball

Do not prune terminal leader or branch tips.

Prune away dead or broken branches only.

Remove all labels, tags, tree wrap, tape or string from tree trunk and crown.

Prune off suckers.

Fold down or pull back string, burlap, plastic or soil to expose the trunk flare. Set rootball so that trunk flare is level to grade, or very slightly higher in clay soil.

Mulch 2" - 3.5" deep leaving 3" circle of bare soil around trunk of tree.

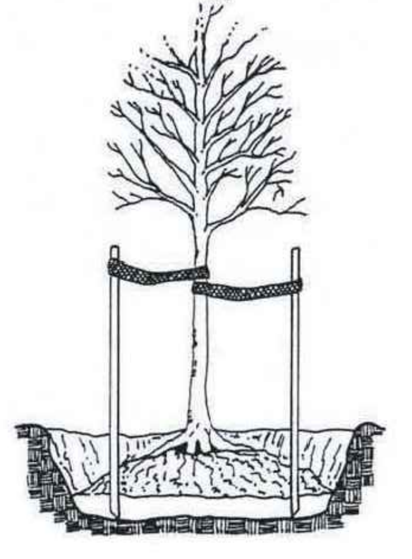
If possible, without disturbing developed roots, fold down or cut away burlap to expose rootball. Remove all non-degradable materials, cutting away wire basket to 10" depth.

Break up (scarify) sides of planting hole.

Center rootball in planting hole. Leave bottom of planting hole firm. Do not amend soil unless planting in severely disturbed soil or building rubble. Use shovels and water to settle soil and remove air pockets and firmly set tree.

Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:

- Stake with 2 x 2 hardwood stakes, or approved equal, driven 6" - 8" outside of rootball.
- Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just *below* first branch with 2" - 3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally. *Do not* use rope or wire through a hose.)
- Remove all staking materials after 1 year.



TREE PLANTING DETAIL

SCALE: NO SCALE

Original: Dr. Bonnie Appleton, Virginia Polytechnic Institute and State University, modified by the Michigan Department of Natural Resources, Forest Management Division, and the City of Ann Arbor.

NOTE:
GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

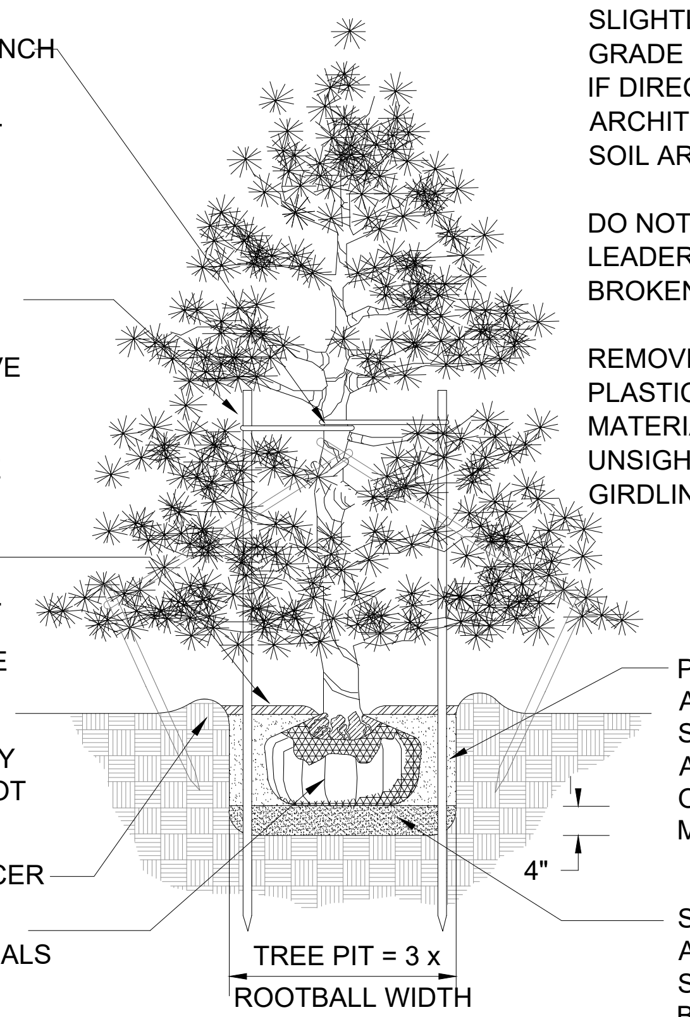
STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

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.

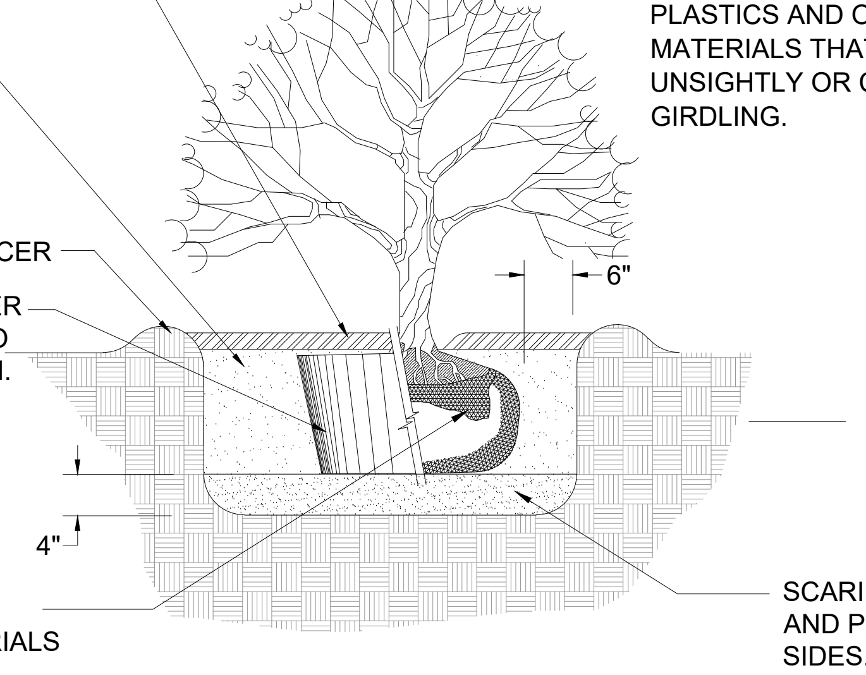
MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. PULL BACK 3" FROM TRUNK.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

MOUND EARTH TO FORM SAUCER

REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP $\frac{1}{3}$ OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

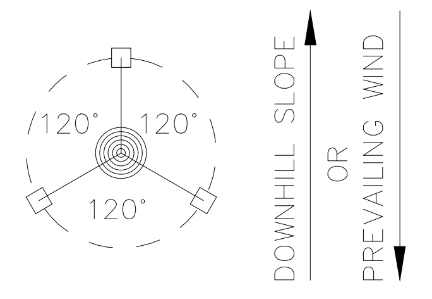
SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. 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.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. 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.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. 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.
8. All plantings shall be mulched per planting details located on this sheet.
9. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
10. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
11. The City shall be notified of any discrepancies between the plans and field conditions prior to installation.
12. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
13. 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.
14. 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.
15. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
16. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
17. All landscape areas shall be irrigated with hose bibs.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.
19. All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
20. All proposed landscape islands shall be curbed.
21. All landscape areas shall be irrigated.
22. Overhead utility lines and poles to be relocated as directed by utility company of record.
23. Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
24. 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 Approprate Planting Period.
25. All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
26. 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.
27. All Substitutions or Deviations from the Landscape Plan Must be Approved by the City of Ann Arbor Prior to their Installation.
28. Fertilizer Applications Beyond the Initial Topsoil and Seeding Application Shall not Contain Phosphorus.

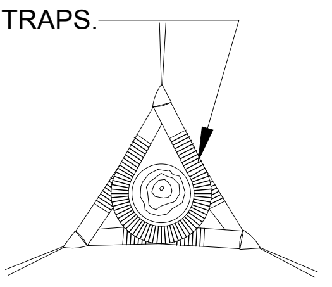


NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

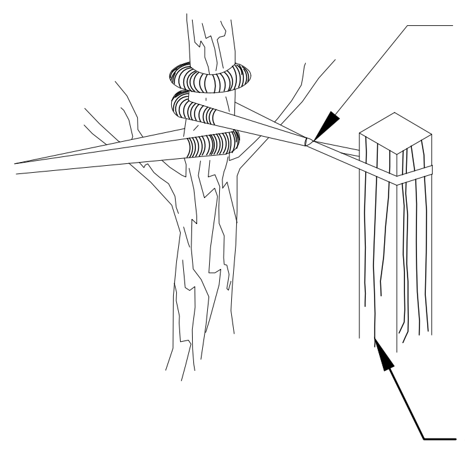
STAKING/GUYING LOCATION

2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



GUYING DETAIL

2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



STAKES AS SPECIFIED 3 PER TREE

STAKING DETAIL

TREE STAKING DETAIL

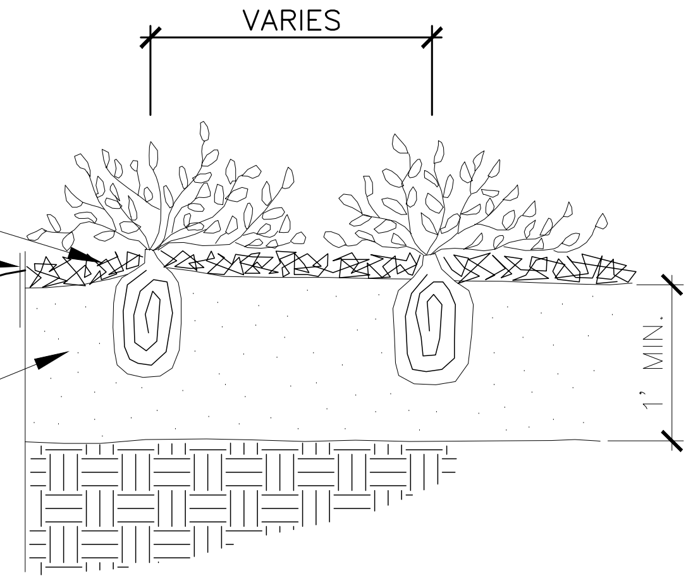
Not to scale

2" SHREDDED BARK

METAL EDGING

FINISHED GRADE

PLANTING MIXTURE, AS SPECIFIED



PERENNIAL PLANTING DETAIL

Not to scale

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

JAMES C. ALLEN
Landscape
Architect

Title:

Landscape Details

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
Revised	January 21, 2026
Revised	February 4, 2026
Revised	February 24, 2026
Revised	March 26, 2026

Job Number:

25-058

Drawn By:	Checked By:
jca	jca

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

Sheet No.

L-4

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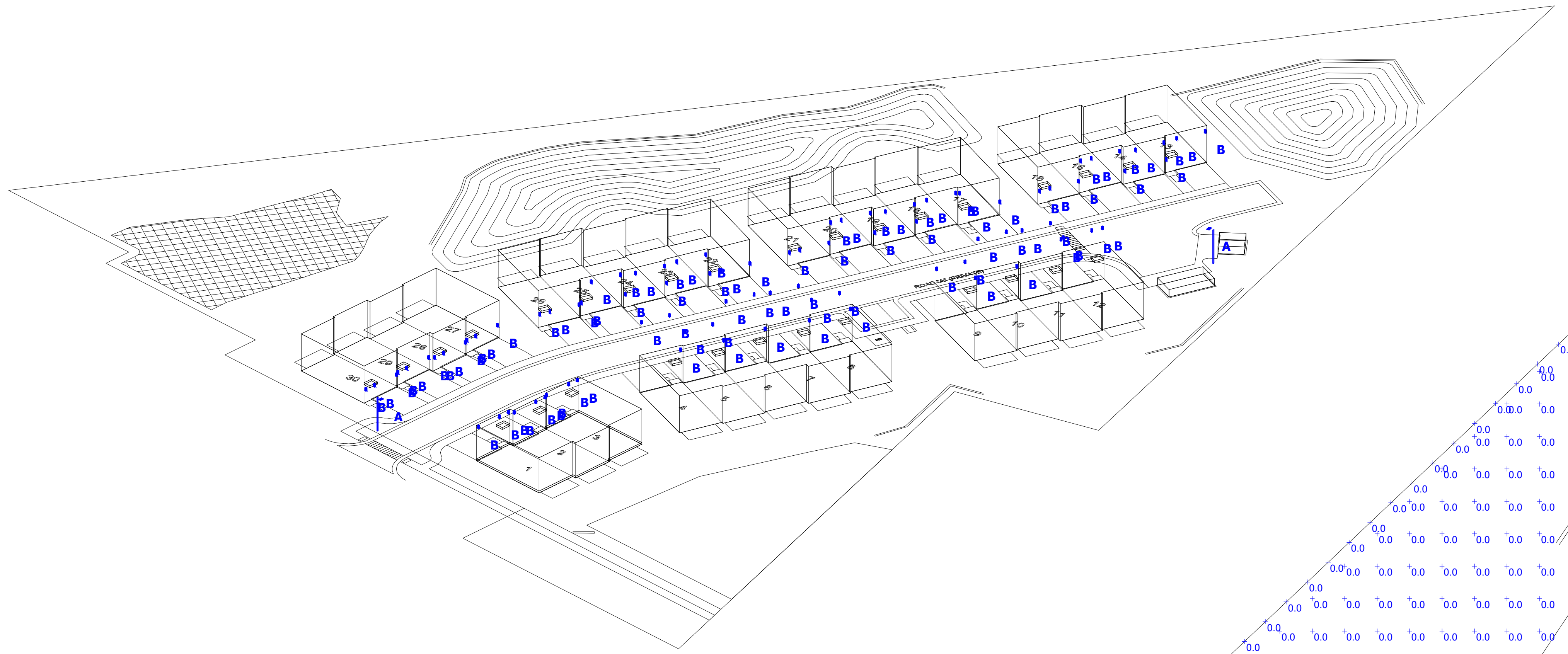
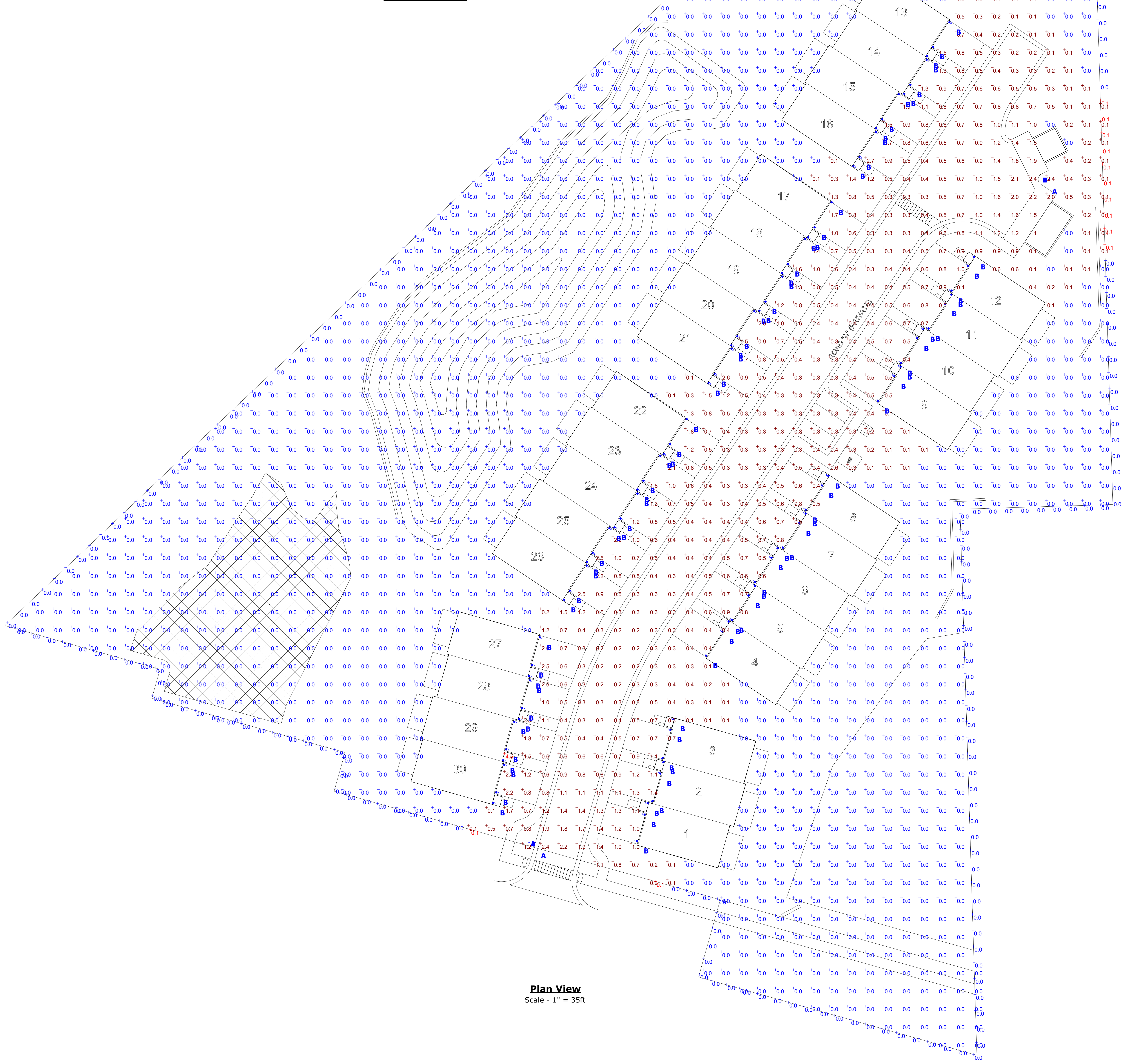
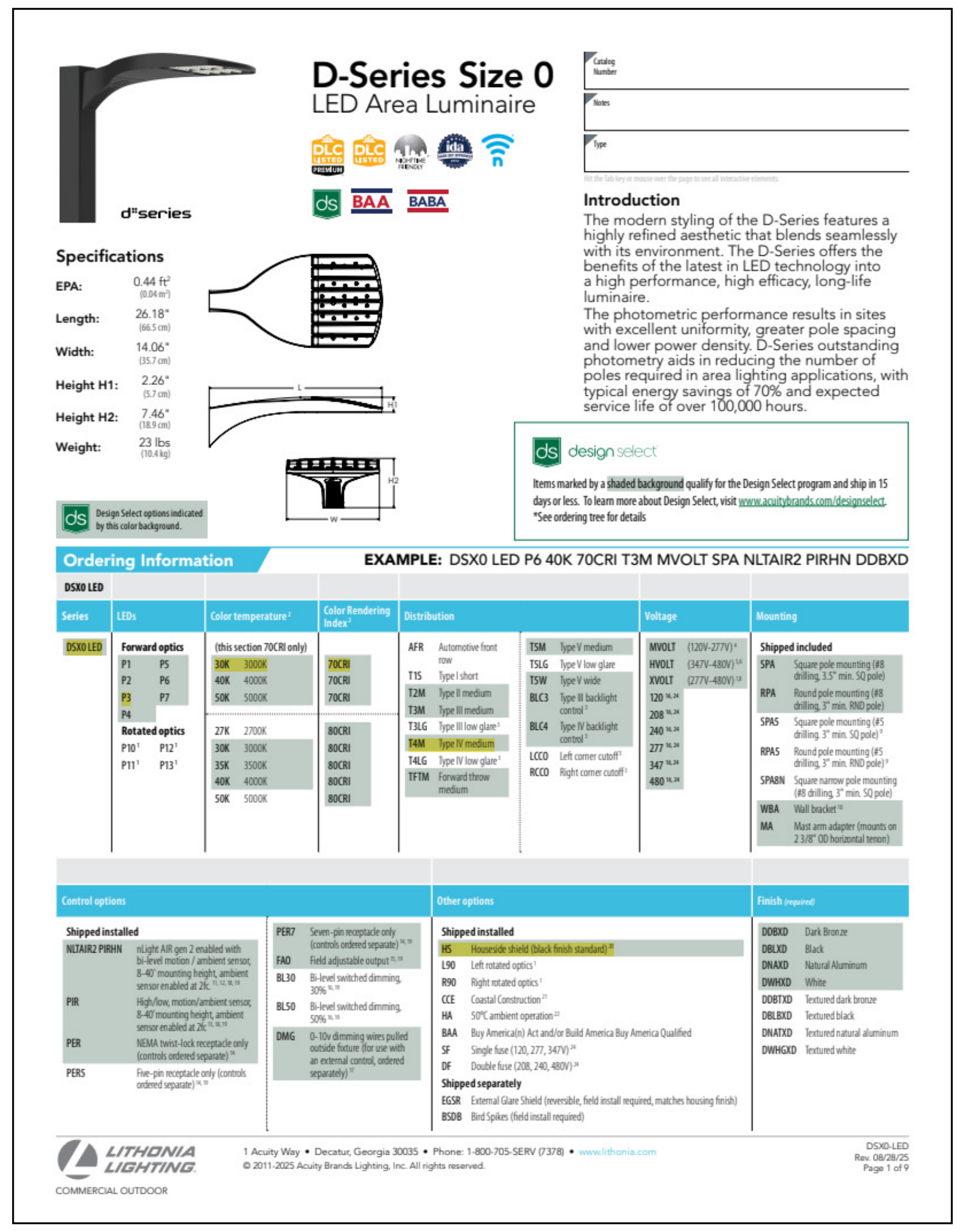


South East View



Plan View
Scale - 1" = 35ft



D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature²	Color Rendering Index²	Distribution		Voltage	Mounting
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10¹ P12¹ P11¹ P13¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare³ T4M Type IV medium T4LG Type IV low glare³ TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control³ BLC4 Type IV backlight control³ LCCO Left corner cutoff³ RCCO Right corner cutoff³	MVOLT (120V-277V)⁴ HVOLT (347V-480V)⁵,⁶ XVOLT (277V-480V)⁷,⁸ 120 ¹⁶,²⁴ 208 ¹⁶,²⁴ 240 ¹⁶,²⁴ 277 ¹⁶,²⁴ 347 ¹⁶,²⁴ 480 ¹⁶,²⁴	Shipped included SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)⁹ RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)⁹ SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket¹⁰ MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ¹¹,¹²,¹⁸,¹⁹ PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ¹³,¹⁸,¹⁹ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ¹⁴,¹⁹	PER7 Seven-pin receptacle only (controls ordered separate) ¹⁴,¹⁹ FAO Field adjustable output ¹⁵,¹⁹ BL30 Bi-level switched dimming, 30% ¹⁶,¹⁹ BL50 Bi-level switched dimming, 50% ¹⁶,¹⁹ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics¹ R90 Right rotated optics¹ CCE Coastal Construction²¹ HA 50°C ambient operation²² BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)²⁴ DF Double fuse (208, 240, 480V)²⁴ Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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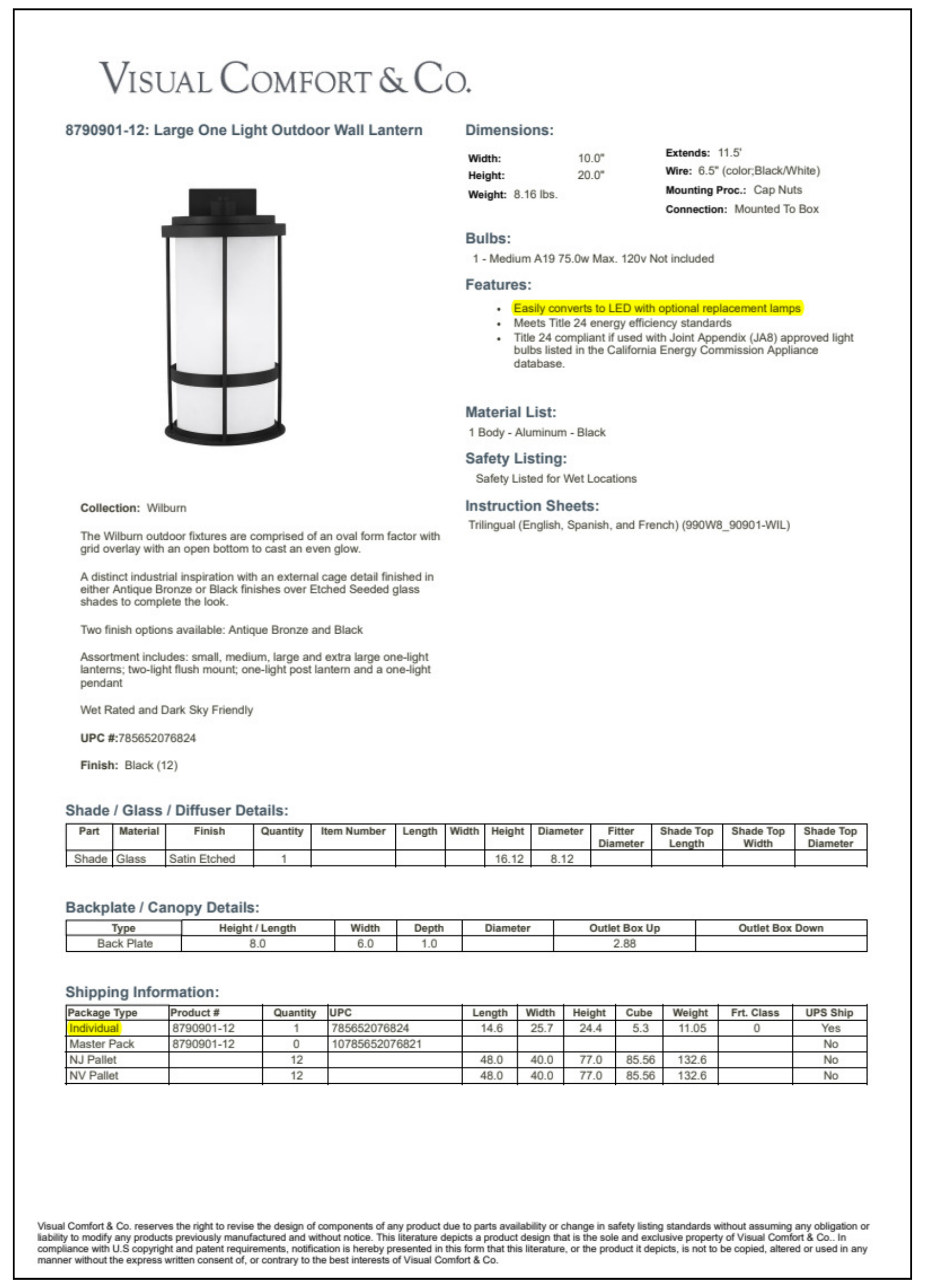
DSX0-LED
Rev. 08/28/25
Page 1 of 9



VISUAL COMFORT & CO.

8790901-12: Large One Light Outdoor Wall Lantern

Collection: Wilburn

The Wilburn outdoor fixtures are comprised of an oval form factor with grid overlay with an open bottom to cast an even glow.

A distinct industrial inspiration with an external cage detail finished in either Antique Bronze or Black finishes over Etched Seeded glass shades to complete the look.

Two finish options available: Antique Bronze and Black

Assortment includes: small, medium, large and extra large one-light lanterns; two-light flush mount; one-light post lantern and a one-light pendant

Wet Rated and Dark Sky Friendly

UPC #:785652076824

Finish: Black (12)

Dimensions:

Width: 10.0"
Height: 20.0"
Weight: 8.16 lbs.
Extends: 11.5'
Wire: 6.5" (color;Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium A19 75.0w Max. 120v Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8_90901-WIL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1				16.12	8.12				

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	8.0	6.0	1.0		2.88	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8790901-12	1	785652076824	14.6	25.7	24.4	5.3	11.05	0	Yes
Master Pack	8790901-12	0	10785652076821							No
NJ Pallet		12		48.0	40.0	77.0	85.56	132.6		No
NV Pallet		12		48.0	40.0	77.0	85.56	132.6		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall Site	+	0.2 fc	4.5 fc	0.0 fc	N/A	N/A

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"

General Note

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

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

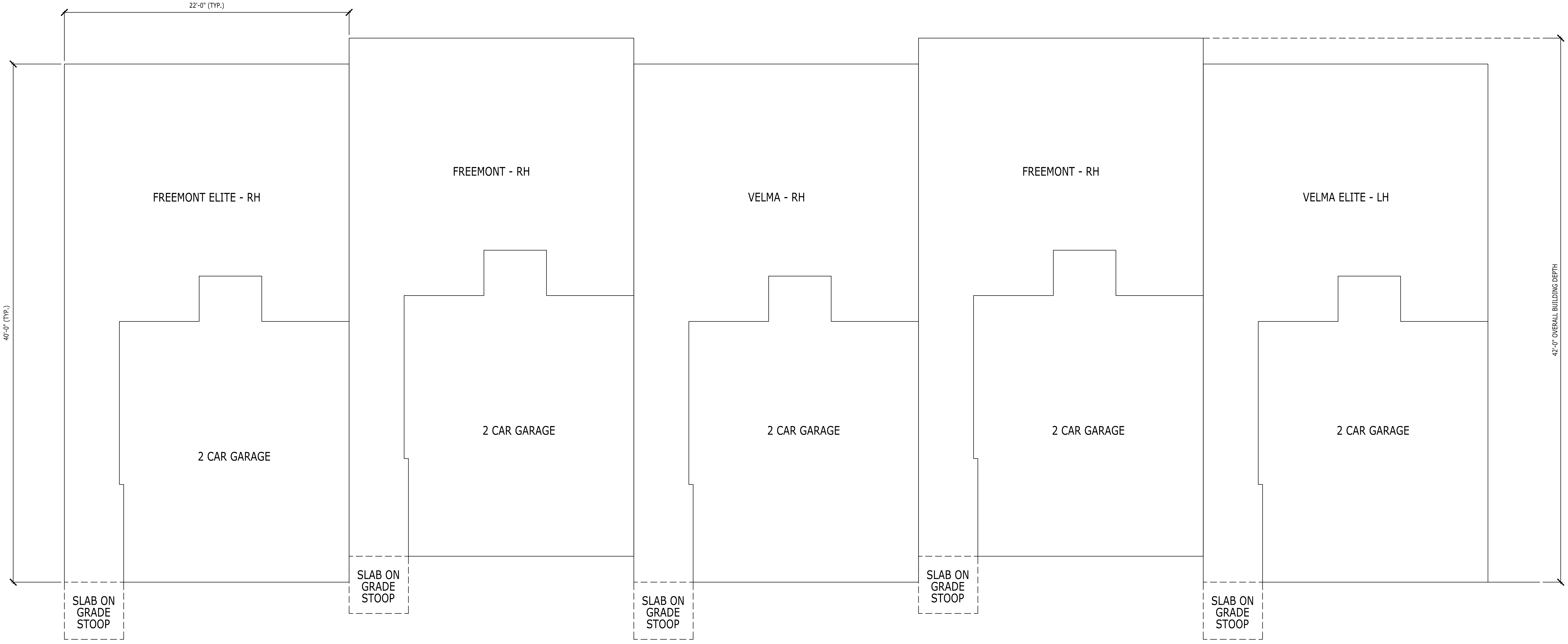
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note

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_V2


22'-0" (TYP.)
40'-0" (TYP.)
42'-0" OVERALL BUILDING DEPTH
FREEMONT ELITE - RH
FREEMONT - RH
VELMA - RH
FREEMONT - RH
VELMA ELITE - LH
2 CAR GARAGE
2 CAR GARAGE
2 CAR GARAGE
2 CAR GARAGE
2 CAR GARAGE
SLAB ON GRADE STOOP
SLAB ON GRADE STOOP
SLAB ON GRADE STOOP
SLAB ON GRADE STOOP
SLAB ON GRADE STOOP

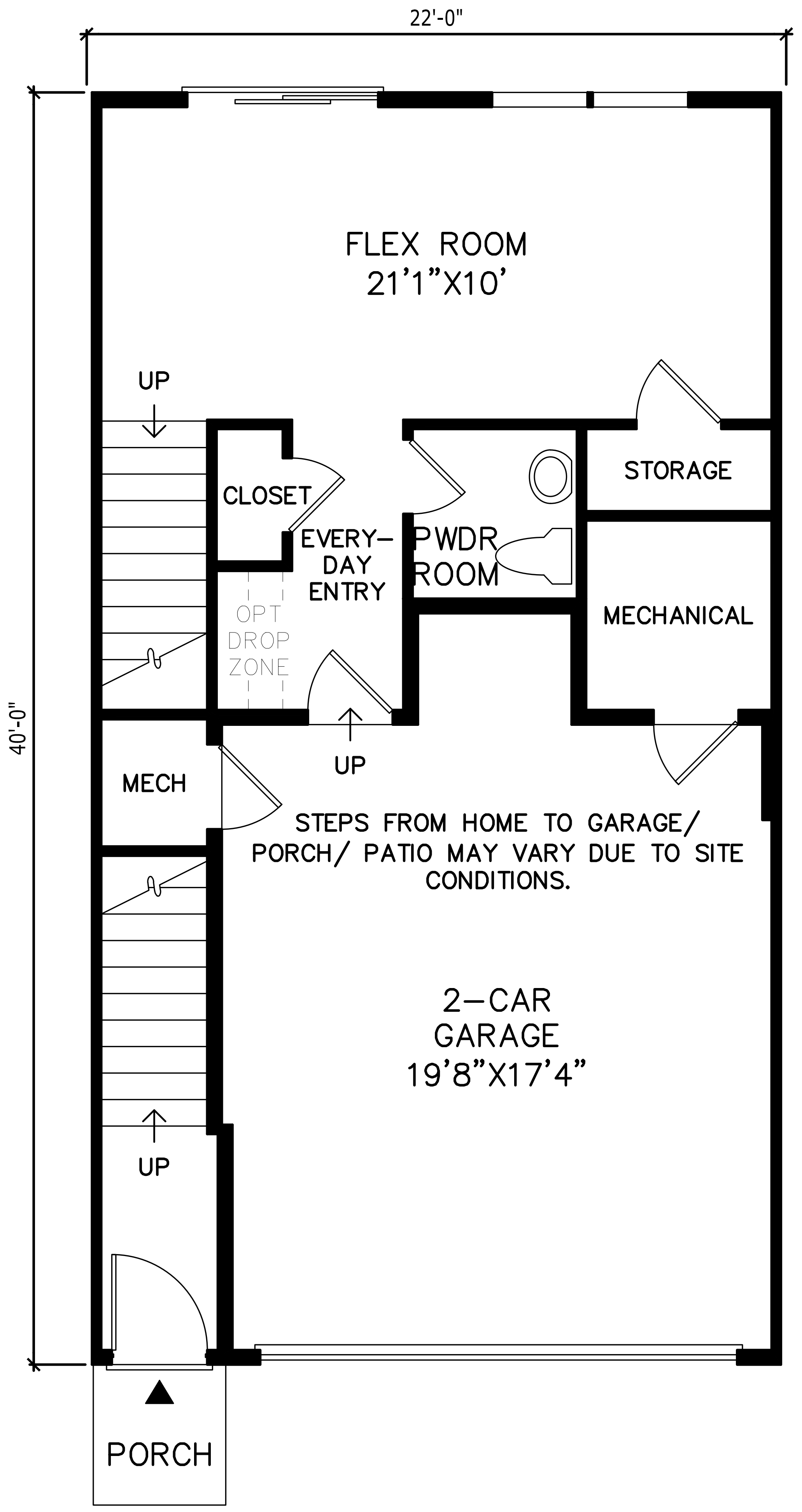
FREEMONT/ FREEMONT ELITE & VELMA/ VELMA ELITE | BUILDING FOOTPRINT

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

FREEMONT/ FREEMONT ELITE & VELMA/ VELMA ELITE | PERSPECTIVE RENDERING

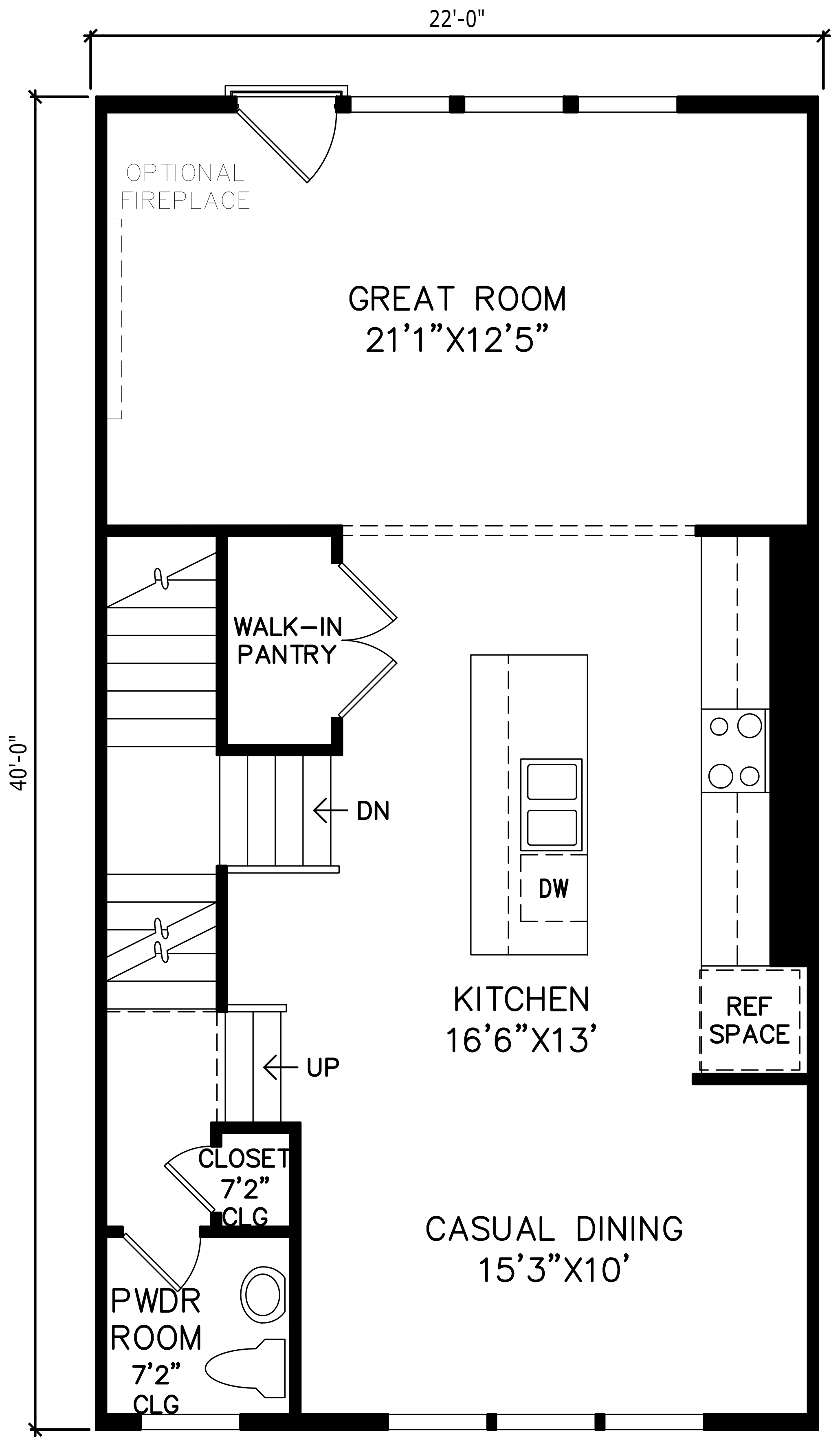
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®


22'-0"
40'-0"
FLEX ROOM
21'1"X10'
UP
CLOSET
EVERY-
DAY
ENTRY
PWDR
ROOM
STORAGE
MECHANICAL
OPT
DROP
ZONE
UP
MECH
STEPS FROM HOME TO GARAGE/
PORCH/ PATIO MAY VARY DUE TO SITE
CONDITIONS.
2-CAR
GARAGE
19'8"X17'4"
UP
PORCH

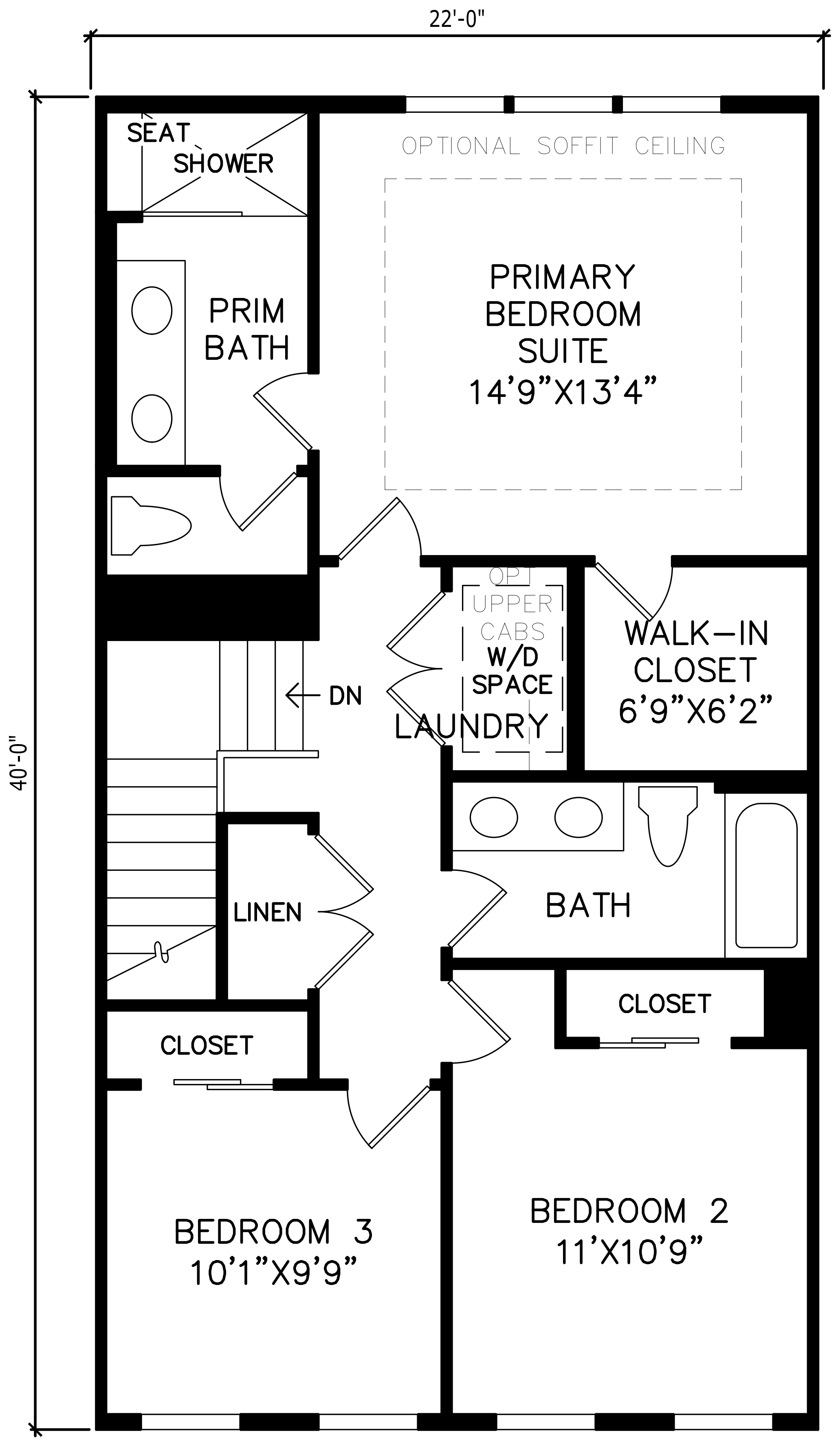
FIRST FLOOR PLAN

FREEMONT 9' CLG.


22'-0"
40'-0"
OPTIONAL
FIREPLACE
GREAT ROOM
21'1"X12'5"
WALK-IN
PANTRY
DN
DW
KITCHEN
16'6"X13'
REF
SPACE
UP
CLOSET
7'2"
CLG
PWDR
ROOM
7'2"
CLG
CASUAL DINING
15'3"X10'

SECOND FLOOR PLAN

FREEMONT 9' CLG.


22'-0"
40'-0"
SEAT
SHOWER
OPTIONAL SOFFIT CEILING
PRIM
BATH
PRIMARY
BEDROOM
SUITE
14'9"X13'4"
DN
OPT
UPPER
CABS
W/D
SPACE
LAUNDRY
WALK-IN
CLOSET
6'9"X6'2"
LINEN
BATH
CLOSET
CLOSET
BEDROOM 3
10'1"X9'9"
BEDROOM 2
11'X10'9"

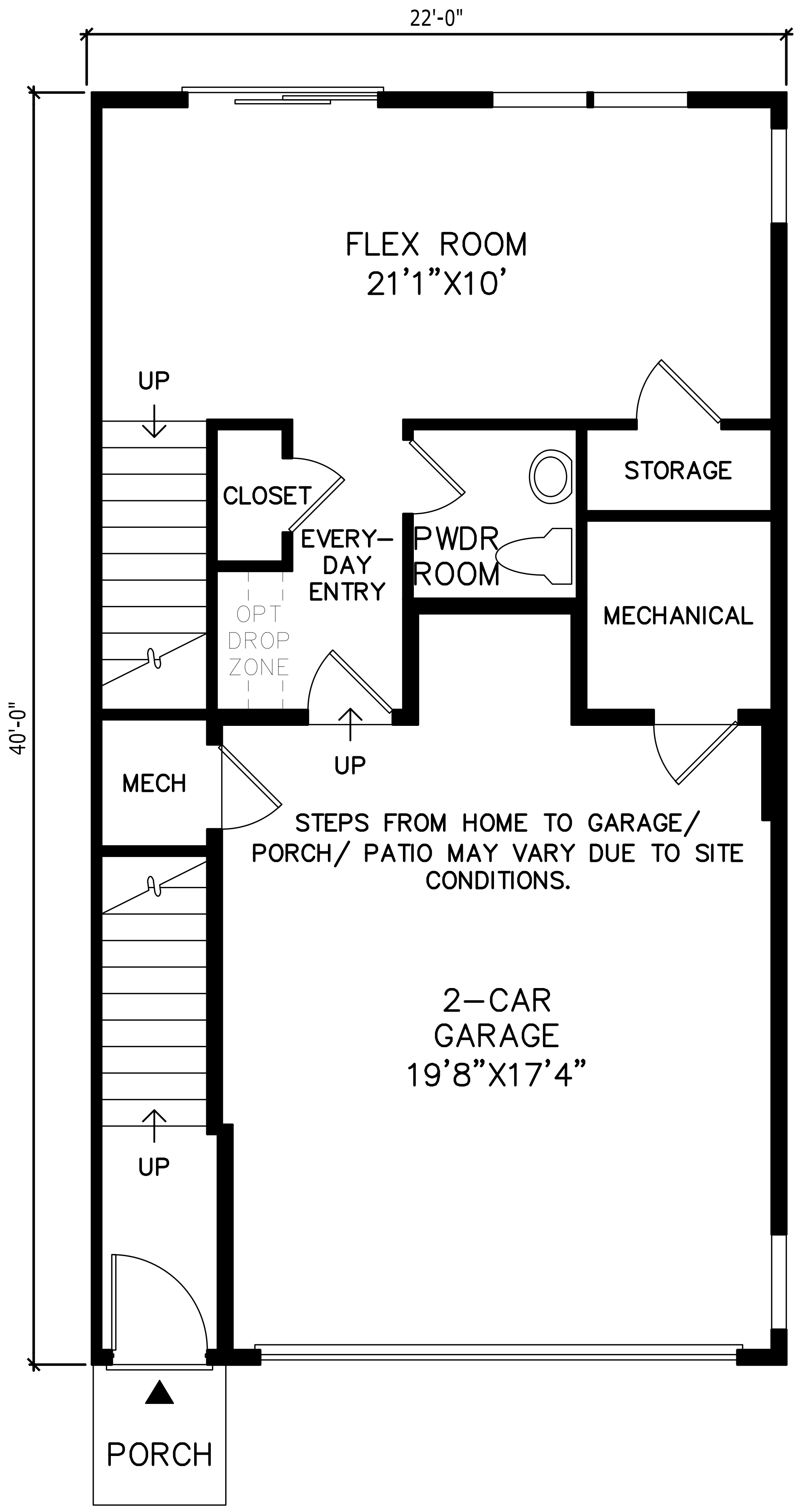
THIRD FLOOR PLAN

FREEMONT 8' CLG.

FREEMONT | FLOOR PLANS

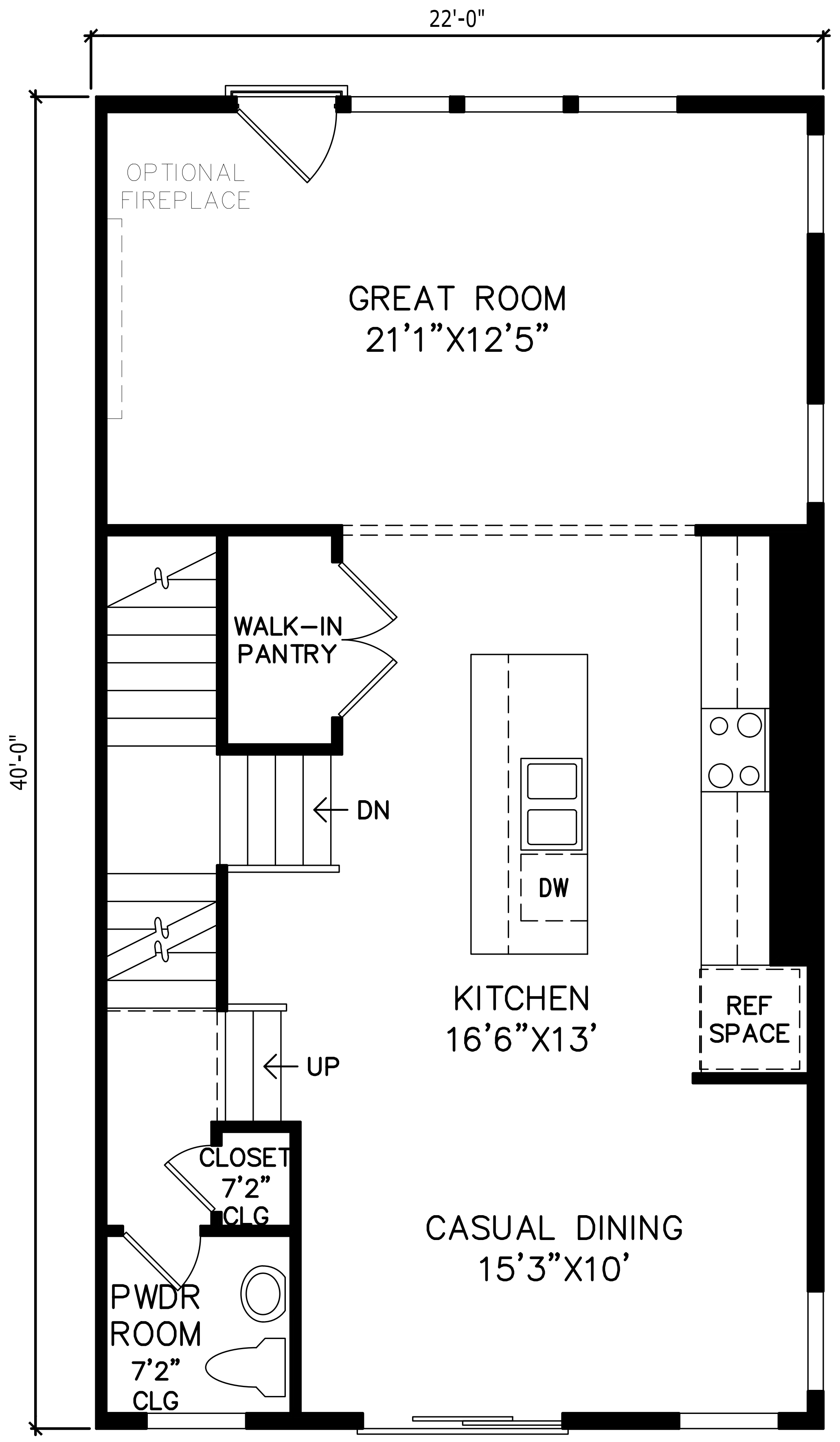
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®


22'-0"
40'-0"
FLEX ROOM
21'1"X10'
UP
CLOSET
EVERY-
DAY
ENTRY
PWDR
ROOM
STORAGE
MECHANICAL
OPT
DROP
ZONE
UP
MECH
STEPS FROM HOME TO GARAGE/
PORCH/ PATIO MAY VARY DUE TO SITE
CONDITIONS.
2-CAR
GARAGE
19'8"X17'4"
UP
PORCH

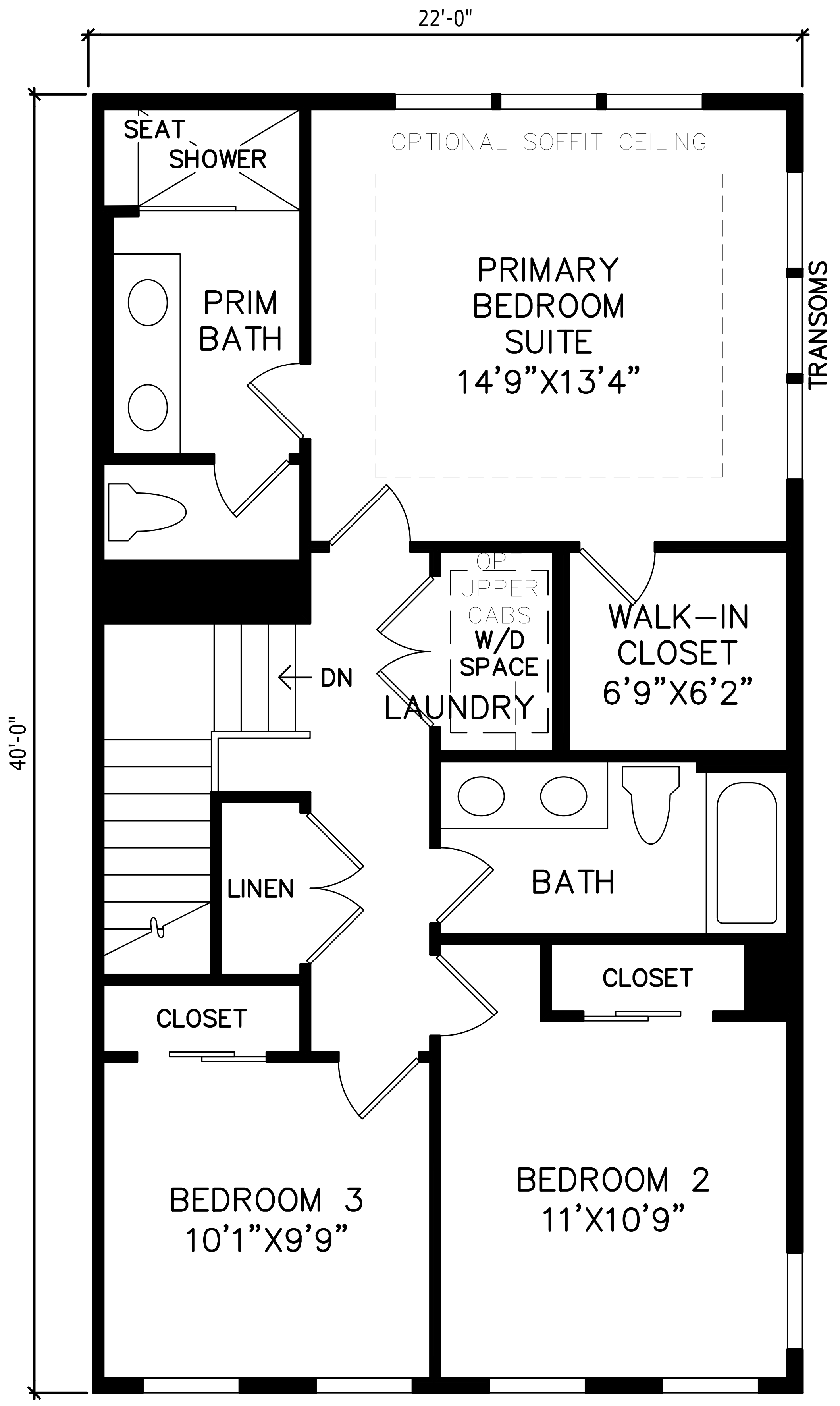
FIRST FLOOR PLAN

FREEMONT ELITE 9' CLG.


22'-0"
40'-0"
OPTIONAL
FIREPLACE
GREAT ROOM
21'1"X12'5"
WALK-IN
PANTRY
DN
DW
KITCHEN
16'6"X13'
REF
SPACE
UP
CLOSET
7'2"
CLG
PWDR
ROOM
7'2"
CLG
CASUAL DINING
15'3"X10'

SECOND FLOOR PLAN

FREEMONT ELITE 9' CLG.


22'-0"
40'-0"
SEAT
SHOWER
OPTIONAL SOFFIT CEILING
PRIM
BATH
PRIMARY
BEDROOM
SUITE
14'9"X13'4"
TRANSOMS
DN
OPT
UPPER
CABS
W/D
SPACE
LAUNDRY
WALK-IN
CLOSET
6'9"X6'2"
LINEN
BATH
CLOSET
CLOSET
BEDROOM 3
10'1"X9'9"
BEDROOM 2
11'X10'9"

THIRD FLOOR PLAN

FREEMONT ELITE 8' CLG.

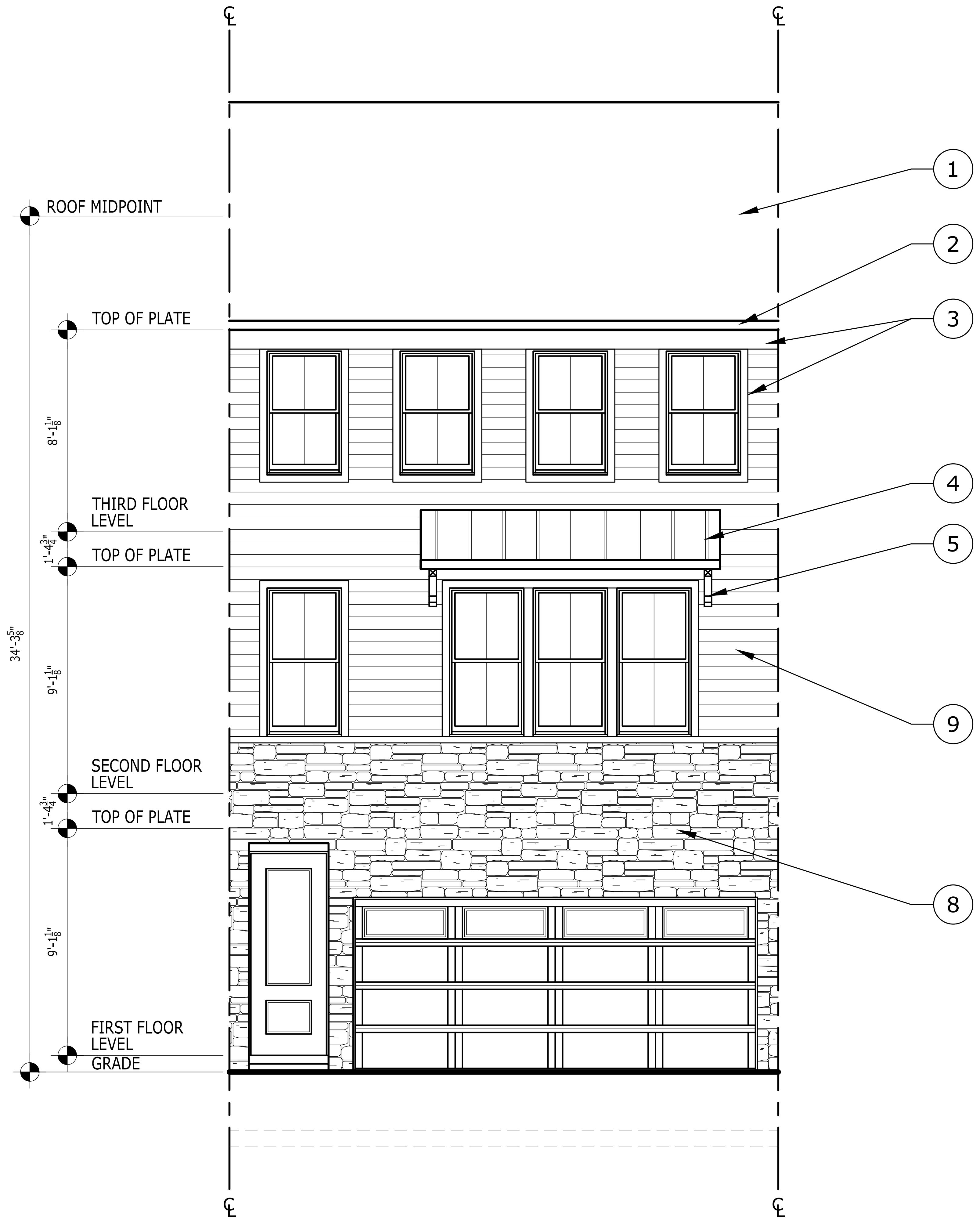
FREEMONT ELITE | FLOOR PLANS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

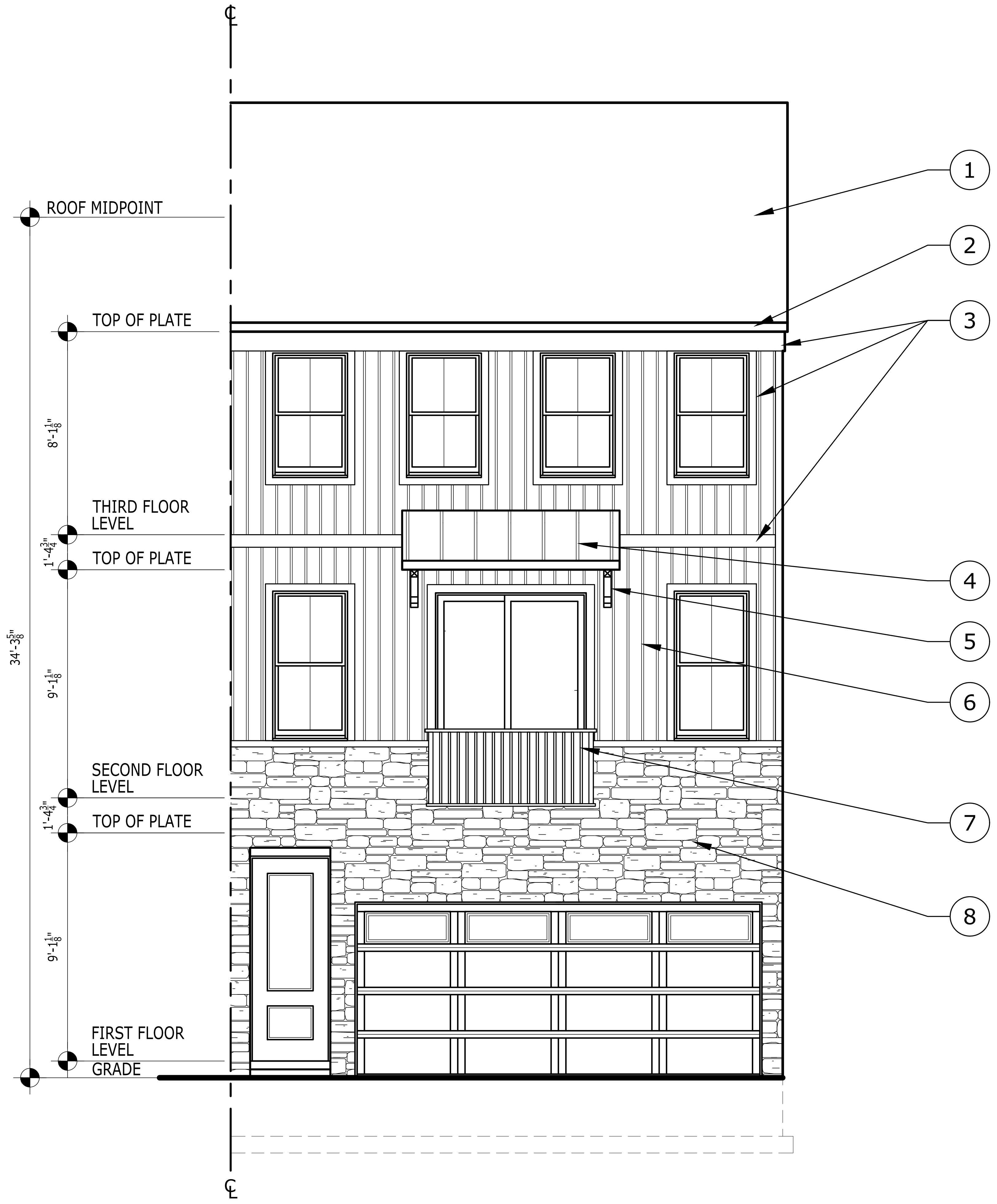
MATERIAL KEYNOTE LEGEND:

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


ROOF MIDPOINT
TOP OF PLATE
THIRD FLOOR LEVEL
TOP OF PLATE
SECOND FLOOR LEVEL
TOP OF PLATE
FIRST FLOOR LEVEL
GRADE
8'-1 1/8"
1'-4 3/4"
9'-1 1/8"
1'-4 3/4"
9'-1 1/8"
34'-3 5/8"
1
2
3
4
5
9
8

FRONT ELEVATION

FREEMONT


ROOF MIDPOINT
TOP OF PLATE
THIRD FLOOR LEVEL
TOP OF PLATE
SECOND FLOOR LEVEL
TOP OF PLATE
FIRST FLOOR LEVEL
GRADE
8'-1 1/8"
1'-4 3/4"
9'-1 1/8"
1'-4 3/4"
9'-1 1/8"
34'-3 5/8"
1
2
3
4
5
6
7
8

FRONT ELEVATION

FREEMONT ELITE

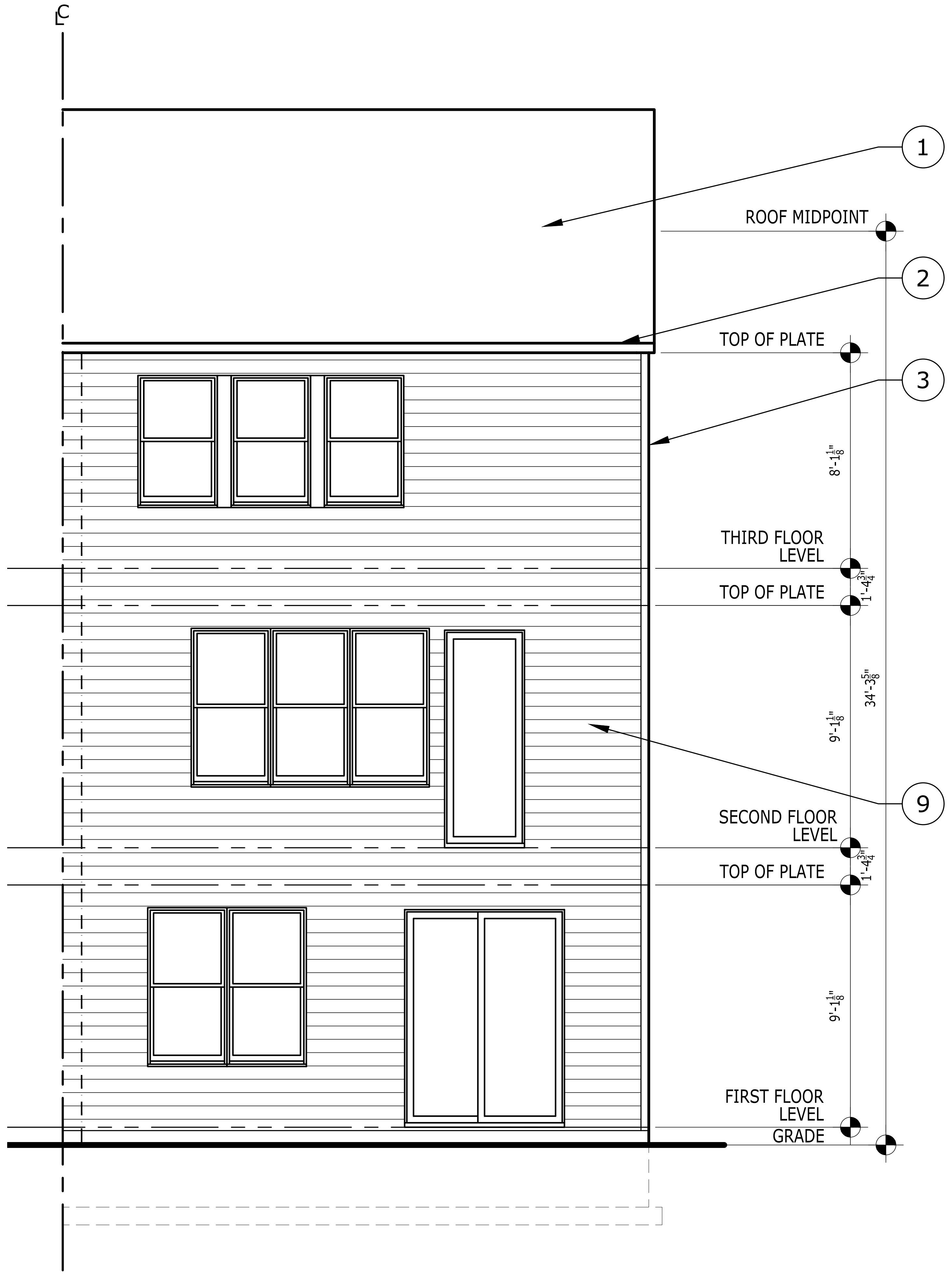
FREEMONT/ FREEMONT ELITE | ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

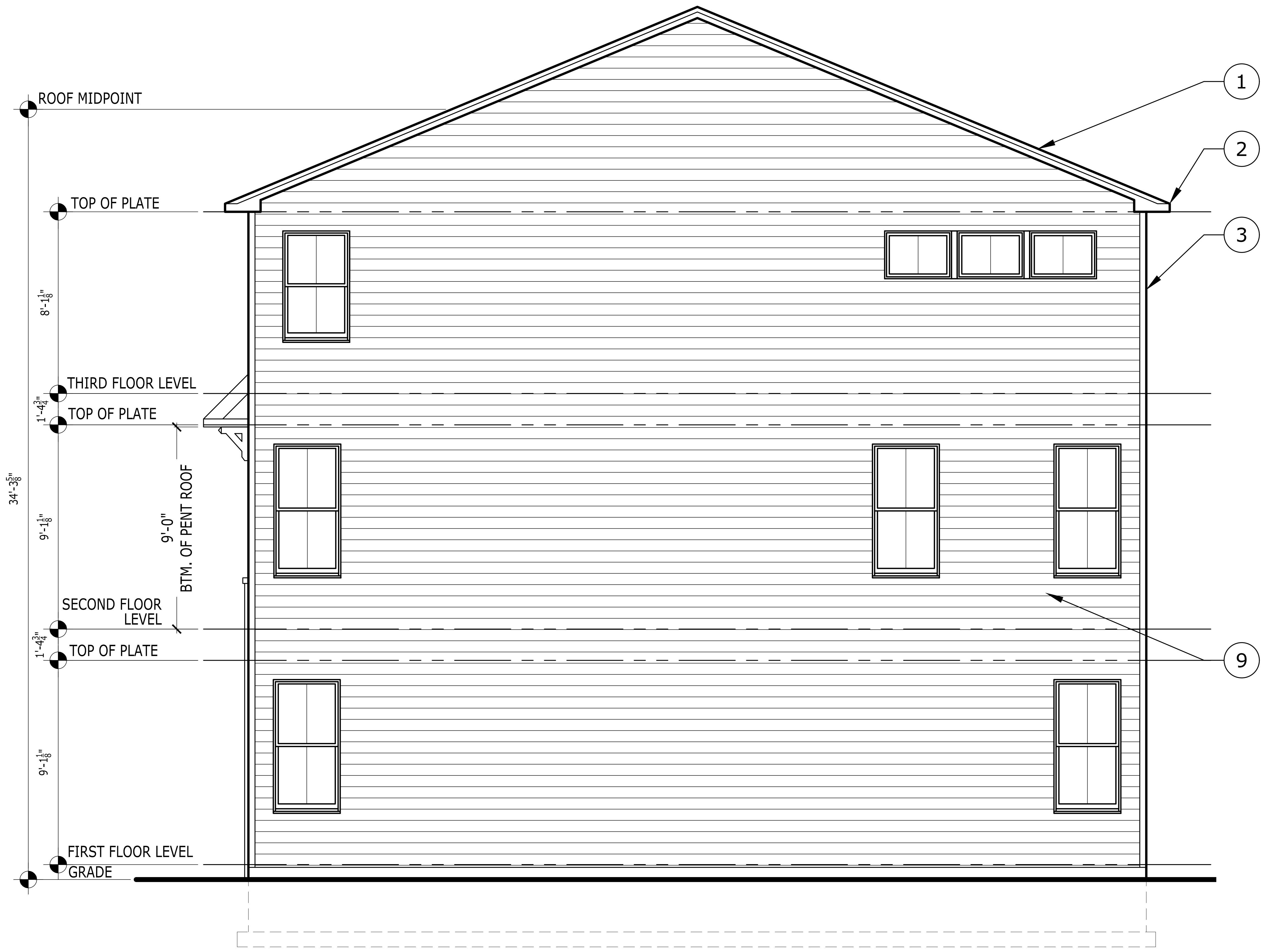
MATERIAL KEYNOTE LEGEND:

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


℄
①
ROOF MIDPOINT
②
TOP OF PLATE
③
8'-1⅛"
THIRD FLOOR LEVEL
TOP OF PLATE
1'-4¾"
34'-3⅝"
9'-1⅛"
⑨
SECOND FLOOR LEVEL
TOP OF PLATE
1'-4¾"
9'-1⅛"
FIRST FLOOR LEVEL
GRADE

REAR ELEVATION

FREEMONT/ FREEMONT ELITE


ROOF MIDPOINT
①
②
TOP OF PLATE
③
8'-1⅛"
34'-3⅝"
THIRD FLOOR LEVEL
1'-4¾"
TOP OF PLATE
9'-0"
BTM. OF PENT ROOF
9'-1⅛"
SECOND FLOOR LEVEL
1'-4¾"
TOP OF PLATE
⑨
9'-1⅛"
FIRST FLOOR LEVEL
GRADE

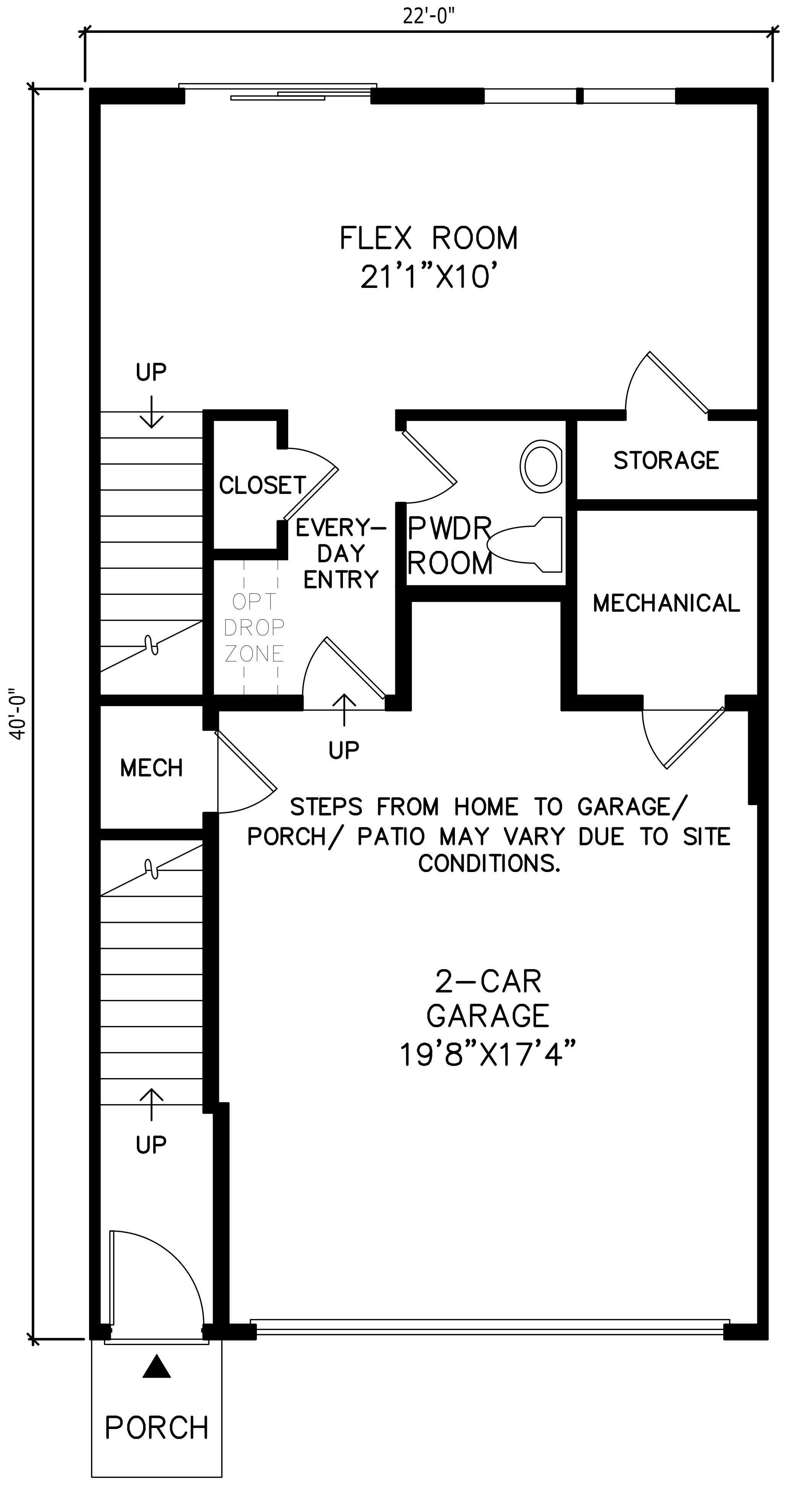
SIDE ELEVATION

FREEMONT ELITE

FREEMONT/ FREEMONT ELITE | ELEVATIONS

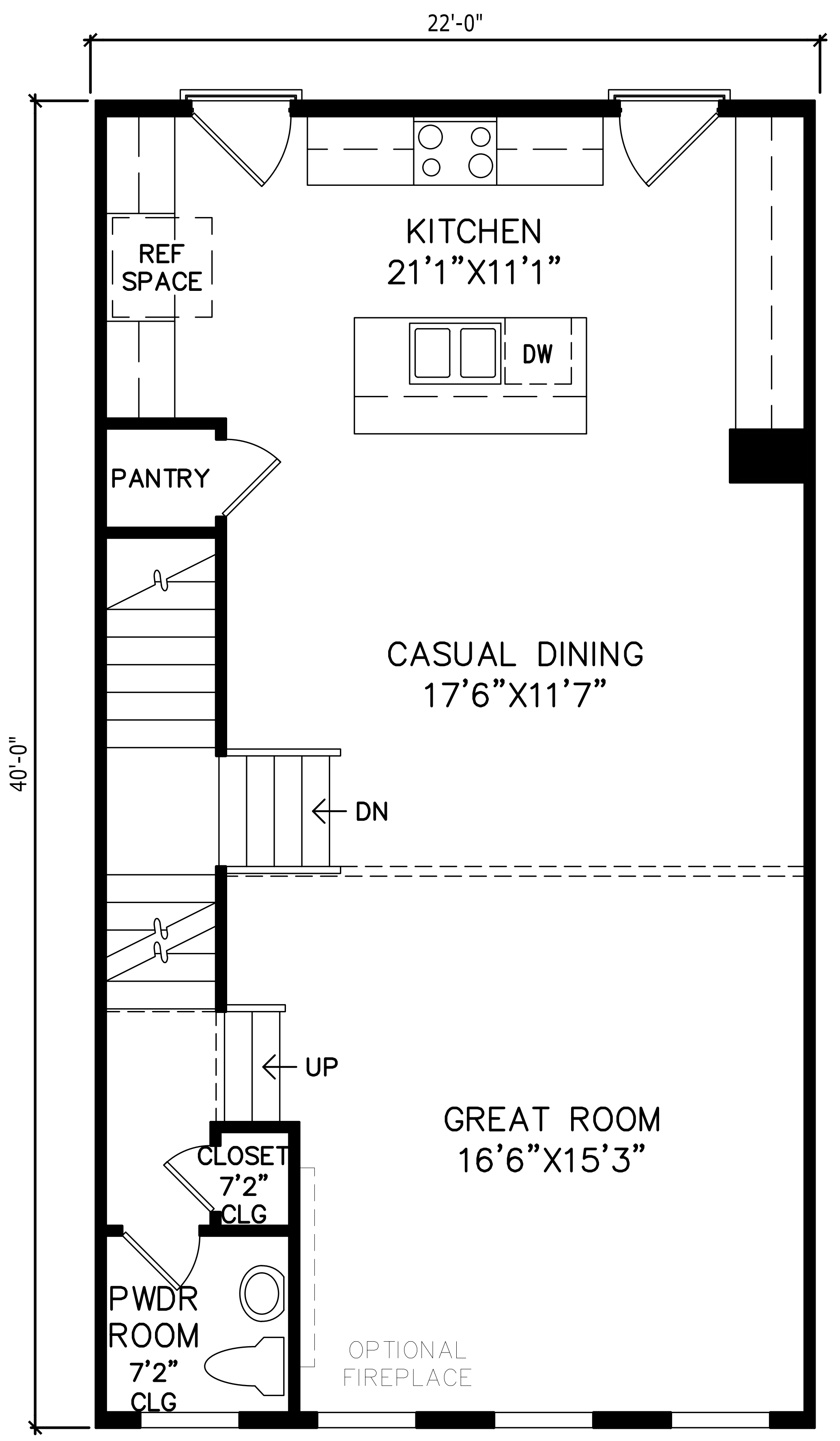
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®


22'-0"
40'-0"
FLEX ROOM
21'1"X10'
UP
CLOSET
EVERY-
DAY
ENTRY
PWDR
ROOM
STORAGE
MECHANICAL
OPT
DROP
ZONE
UP
MECH
STEPS FROM HOME TO GARAGE/
PORCH/ PATIO MAY VARY DUE TO SITE
CONDITIONS.
2-CAR
GARAGE
19'8"X17'4"
UP
PORCH

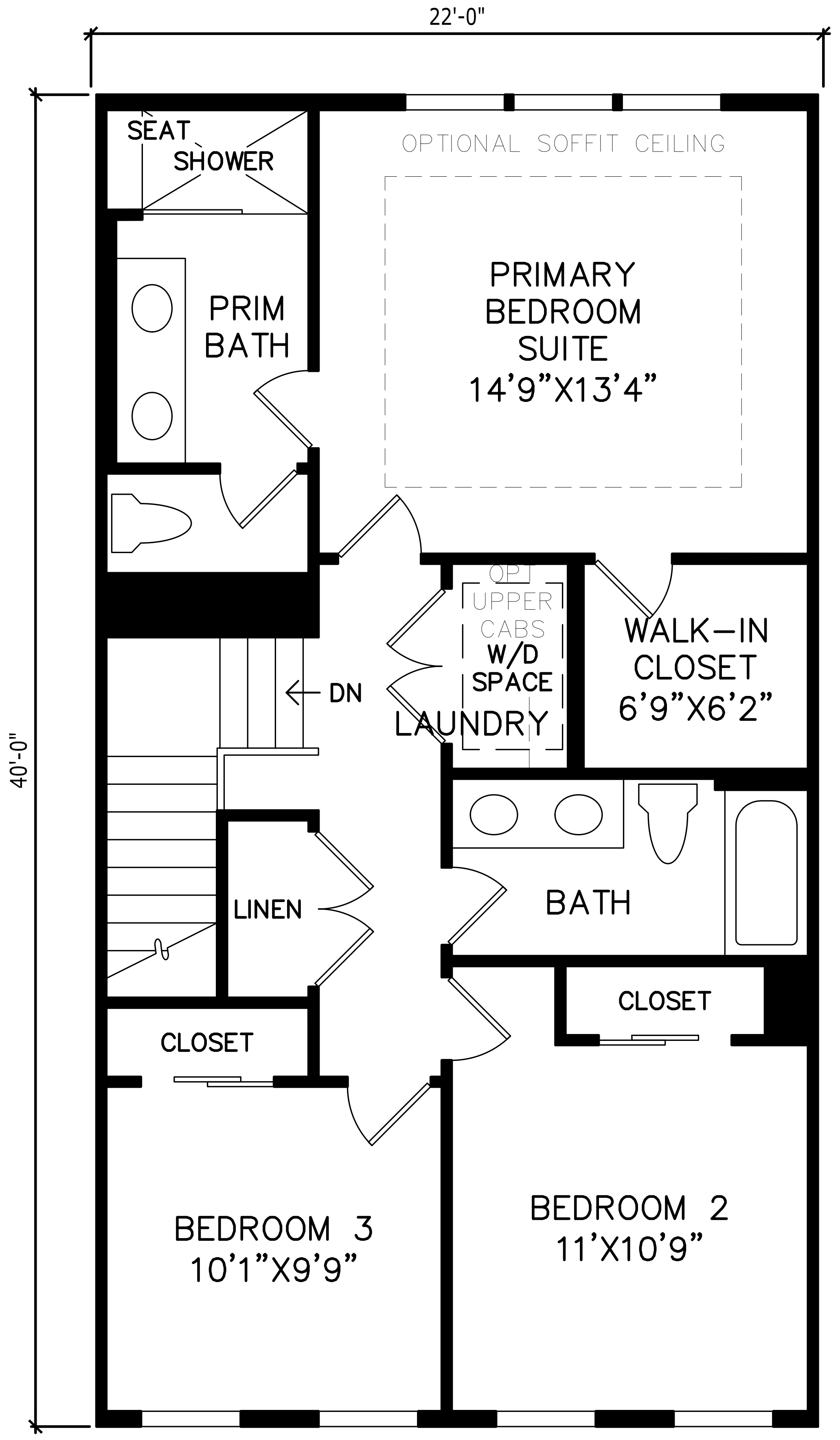
FIRST FLOOR PLAN

VELMA 9' CLG.


22'-0"
40'-0"
KITCHEN
21'1"X11'1"
REF
SPACE
DW
PANTRY
CASUAL DINING
17'6"X11'7"
DN
UP
GREAT ROOM
16'6"X15'3"
CLOSET
7'2"
CLG
PWDR
ROOM
7'2"
CLG
OPTIONAL
FIREPLACE

SECOND FLOOR PLAN

VELMA 9' CLG.


22'-0"
40'-0"
SEAT
SHOWER
OPTIONAL SOFFIT CEILING
PRIM
BATH
PRIMARY
BEDROOM
SUITE
14'9"X13'4"
DN
OPT
UPPER
CABS
W/D
SPACE
LAUNDRY
WALK-IN
CLOSET
6'9"X6'2"
LINEN
BATH
CLOSET
CLOSET
BEDROOM 3
10'1"X9'9"
BEDROOM 2
11'X10'9"

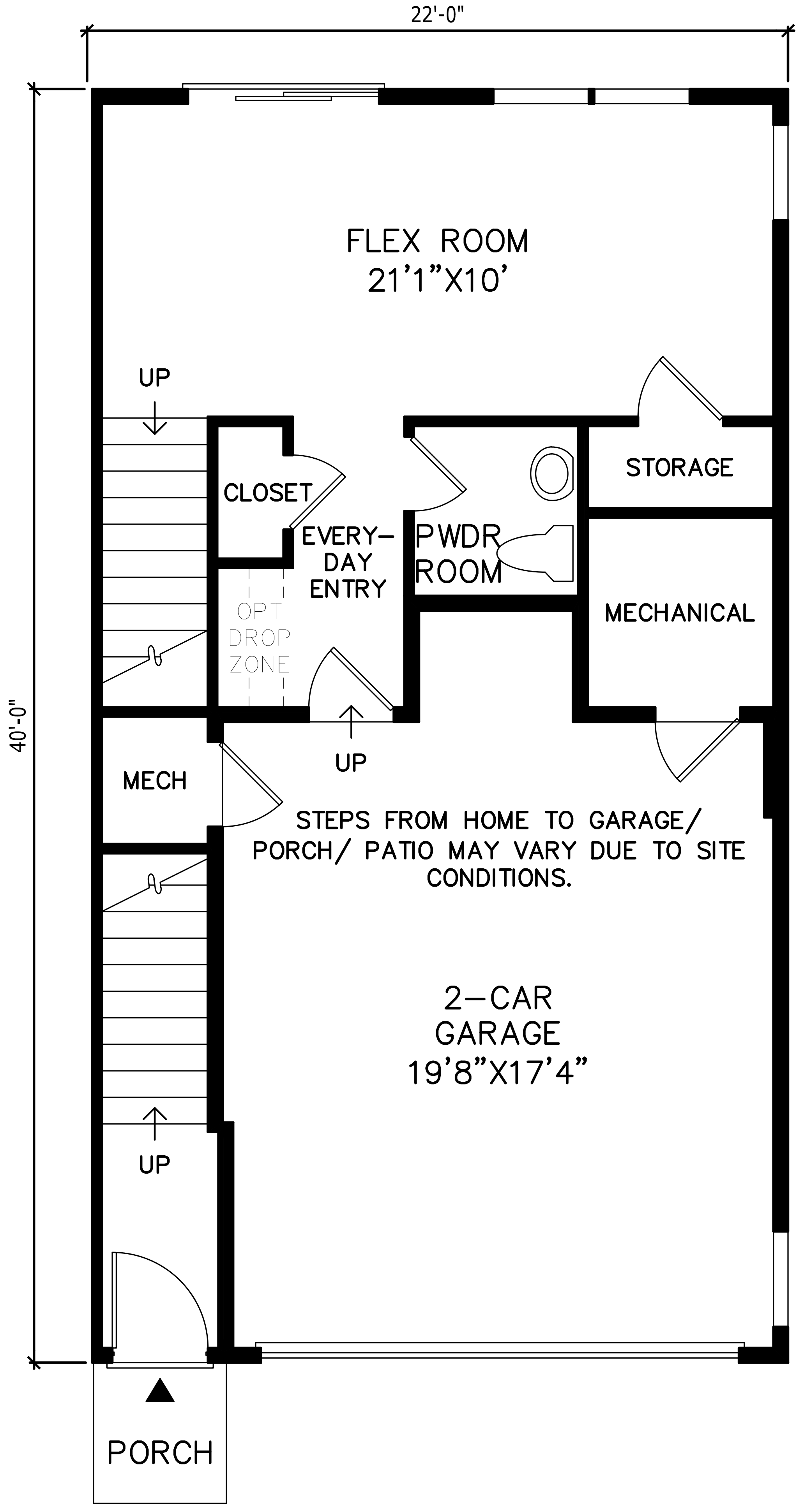
THIRD FLOOR PLAN

VELMA 8' CLG.

VELMA | FLOOR PLANS

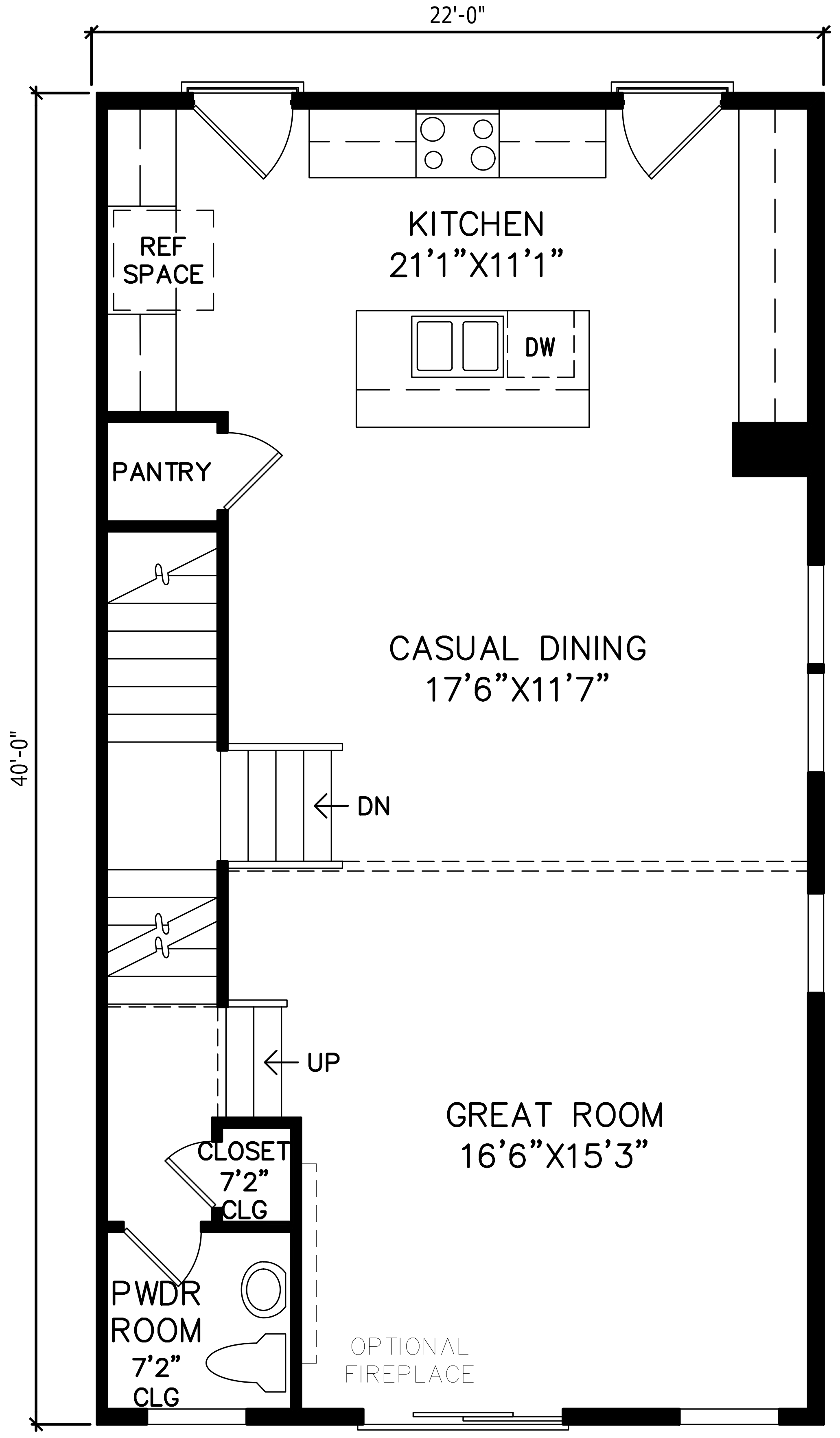
3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®


22'-0"
40'-0"
FLEX ROOM
21'1"X10'
UP
CLOSET
EVERY-DAY ENTRY
OPT DROP ZONE
PWDR ROOM
STORAGE
MECHANICAL
UP
MECH
STEPS FROM HOME TO GARAGE/ PORCH/ PATIO MAY VARY DUE TO SITE CONDITIONS.
2-CAR GARAGE
19'8"X17'4"
UP
PORCH

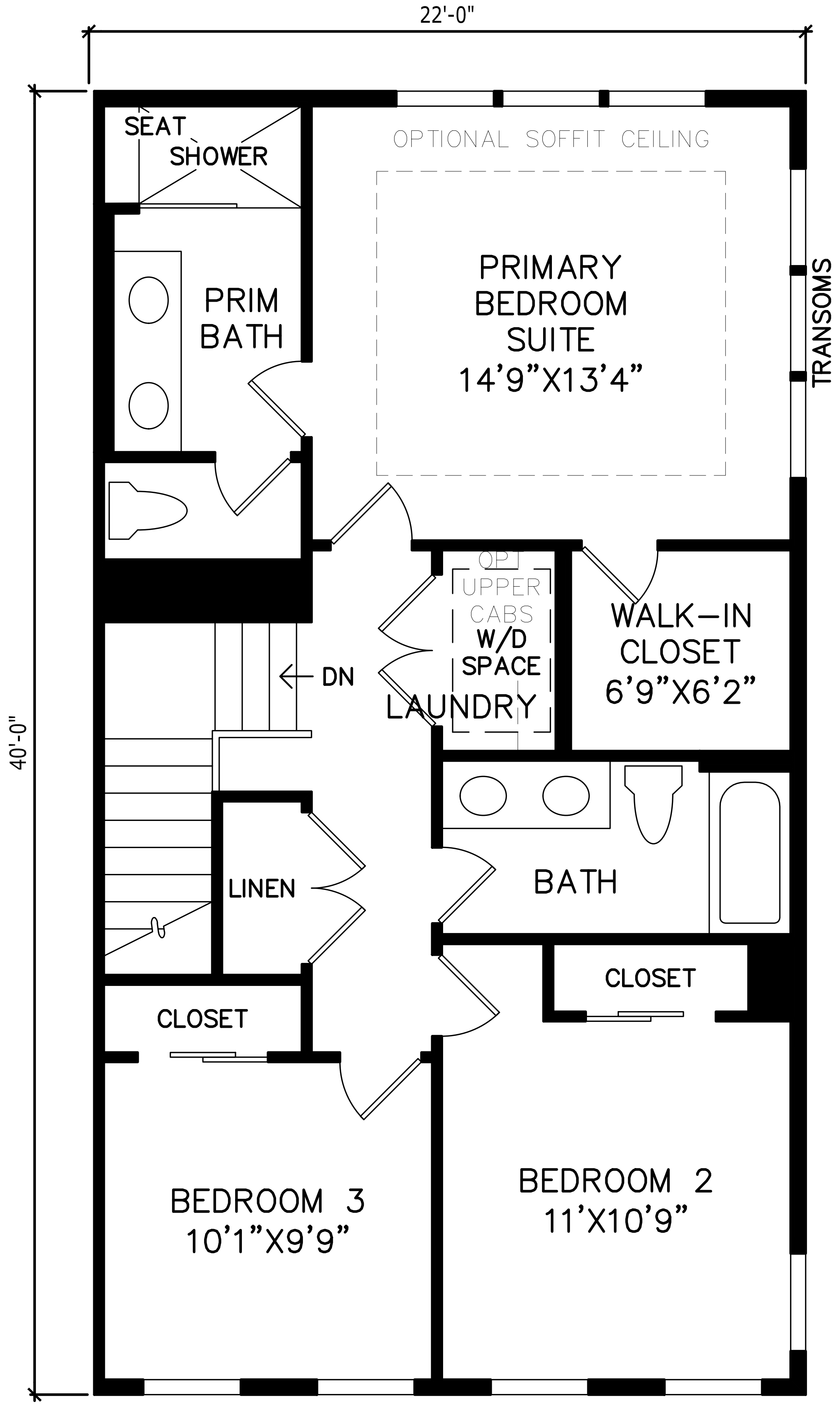
FIRST FLOOR PLAN

VELMA ELITE 9' CLG.


22'-0"
40'-0"
REF SPACE
KITCHEN
21'1"X11'1"
DW
PANTRY
CASUAL DINING
17'6"X11'7"
DN
UP
GREAT ROOM
16'6"X15'3"
CLOSET 7'2" CLG
PWDR ROOM 7'2" CLG
OPTIONAL FIREPLACE

SECOND FLOOR PLAN

VELMA ELITE 9' CLG.


22'-0"
40'-0"
SEAT
SHOWER
OPTIONAL SOFFIT CEILING
PRIM BATH
PRIMARY BEDROOM SUITE
14'9"X13'4"
TRANSOMS
DN
OPT UPPER CABS
W/D SPACE
LAUNDRY
WALK-IN CLOSET
6'9"X6'2"
LINEN
BATH
CLOSET
CLOSET
BEDROOM 3
10'1"X9'9"
BEDROOM 2
11'X10'9"

THIRD FLOOR PLAN

VELMA ELITE 8' CLG.

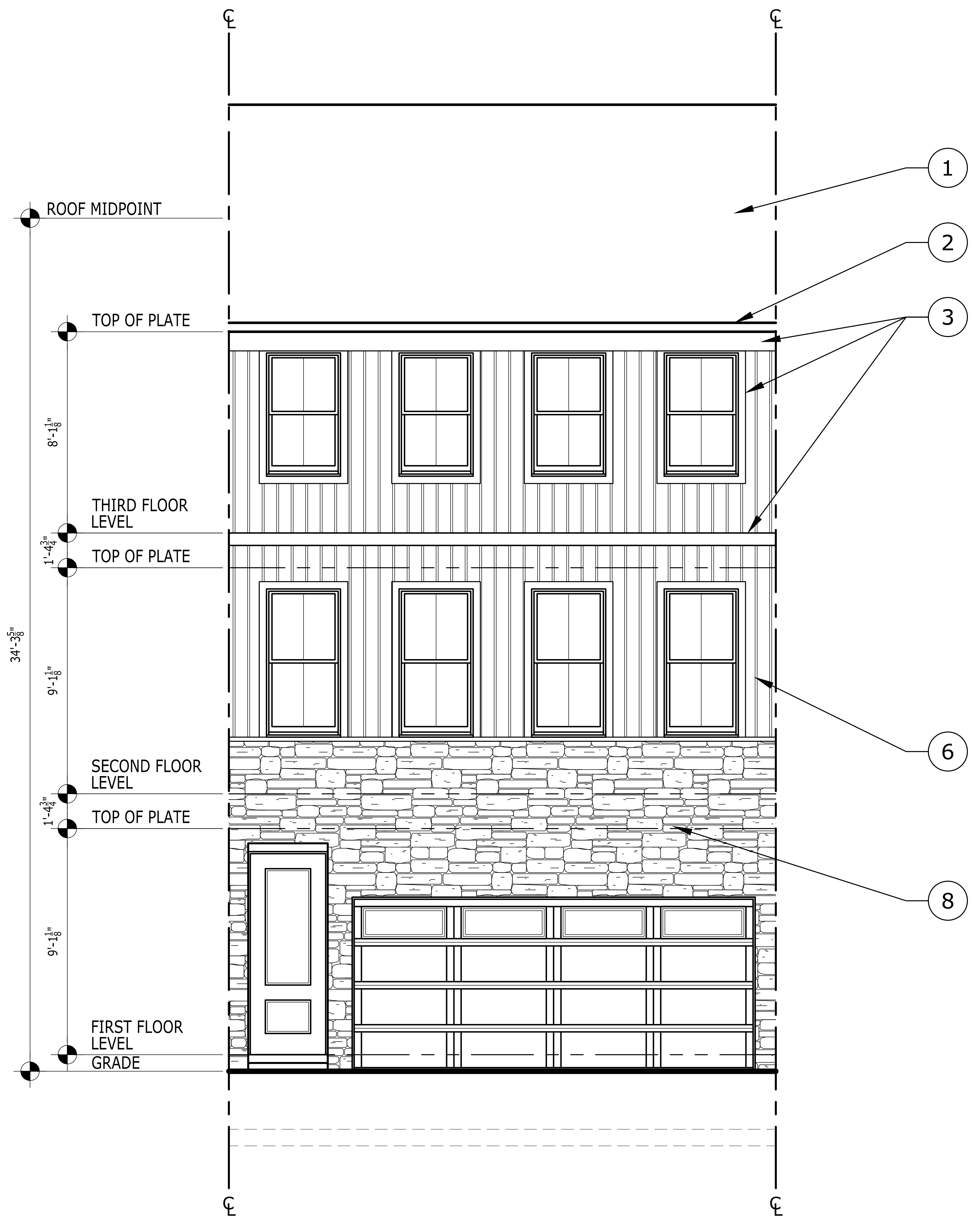
VELMA ELITE | FLOOR PLANS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

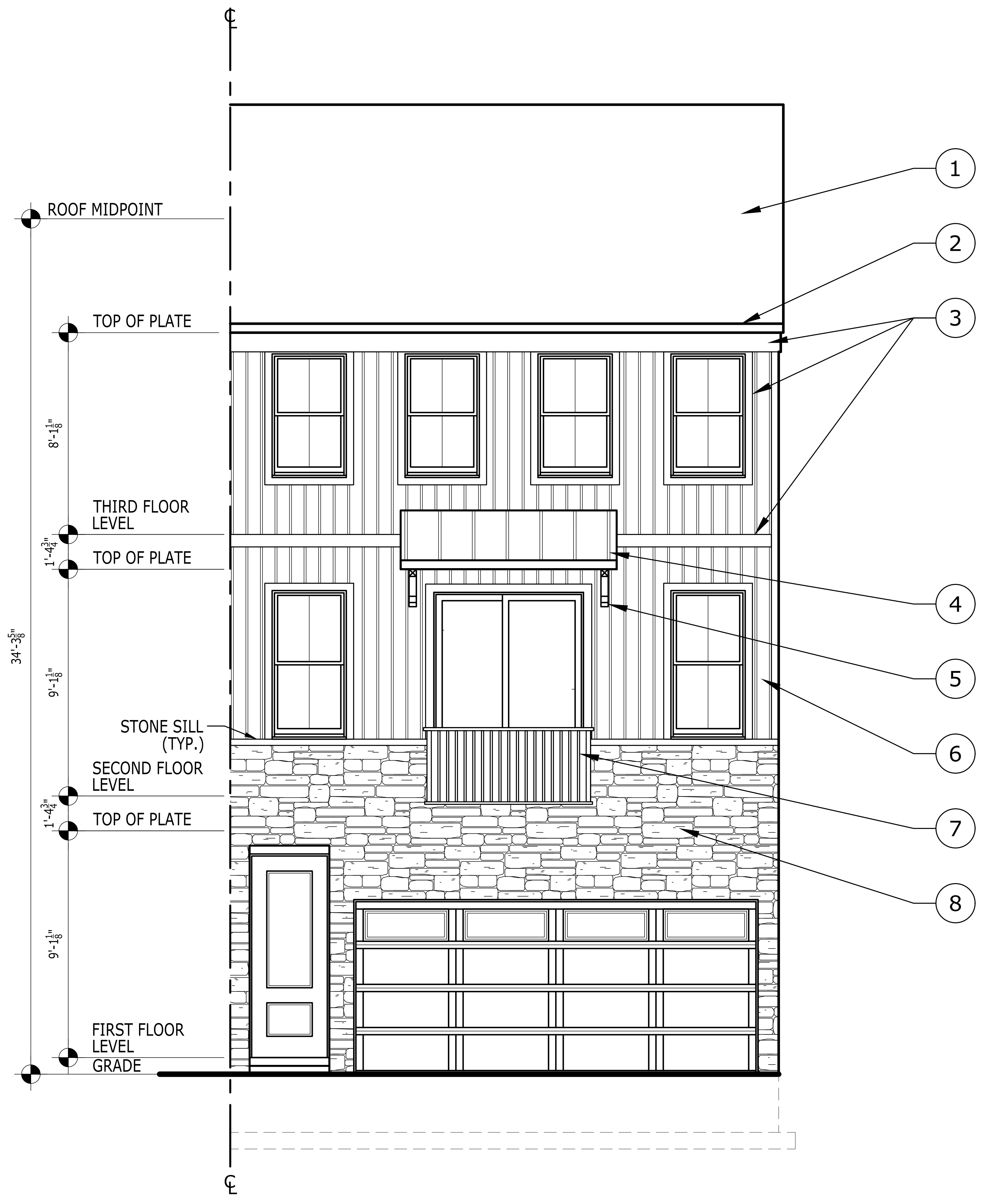
MATERIAL KEYNOTE LEGEND:

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


℄
℄
ROOF MIDPOINT
TOP OF PLATE
THIRD FLOOR LEVEL
TOP OF PLATE
SECOND FLOOR LEVEL
TOP OF PLATE
FIRST FLOOR LEVEL
GRADE
34'-3 5/8"
8'-1 1/8"
1'-4 3/4"
9'-1 1/8"
1'-4 3/4"
9'-1 1/8"
①
②
③
⑥
⑧
℄
℄

FRONT ELEVATION

VELMA


℄
ROOF MIDPOINT
TOP OF PLATE
THIRD FLOOR LEVEL
TOP OF PLATE
STONE SILL (TYP.)
SECOND FLOOR LEVEL
TOP OF PLATE
FIRST FLOOR LEVEL
GRADE
34'-3 5/8"
8'-1 1/8"
1'-4 3/4"
9'-1 1/8"
1'-4 3/4"
9'-1 1/8"
①
②
③
④
⑤
⑥
⑦
⑧
℄

FRONT ELEVATION

VELMA ELITE

VELMA/ VELMA ELITE | ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

MATERIAL KEYNOTE LEGEND:

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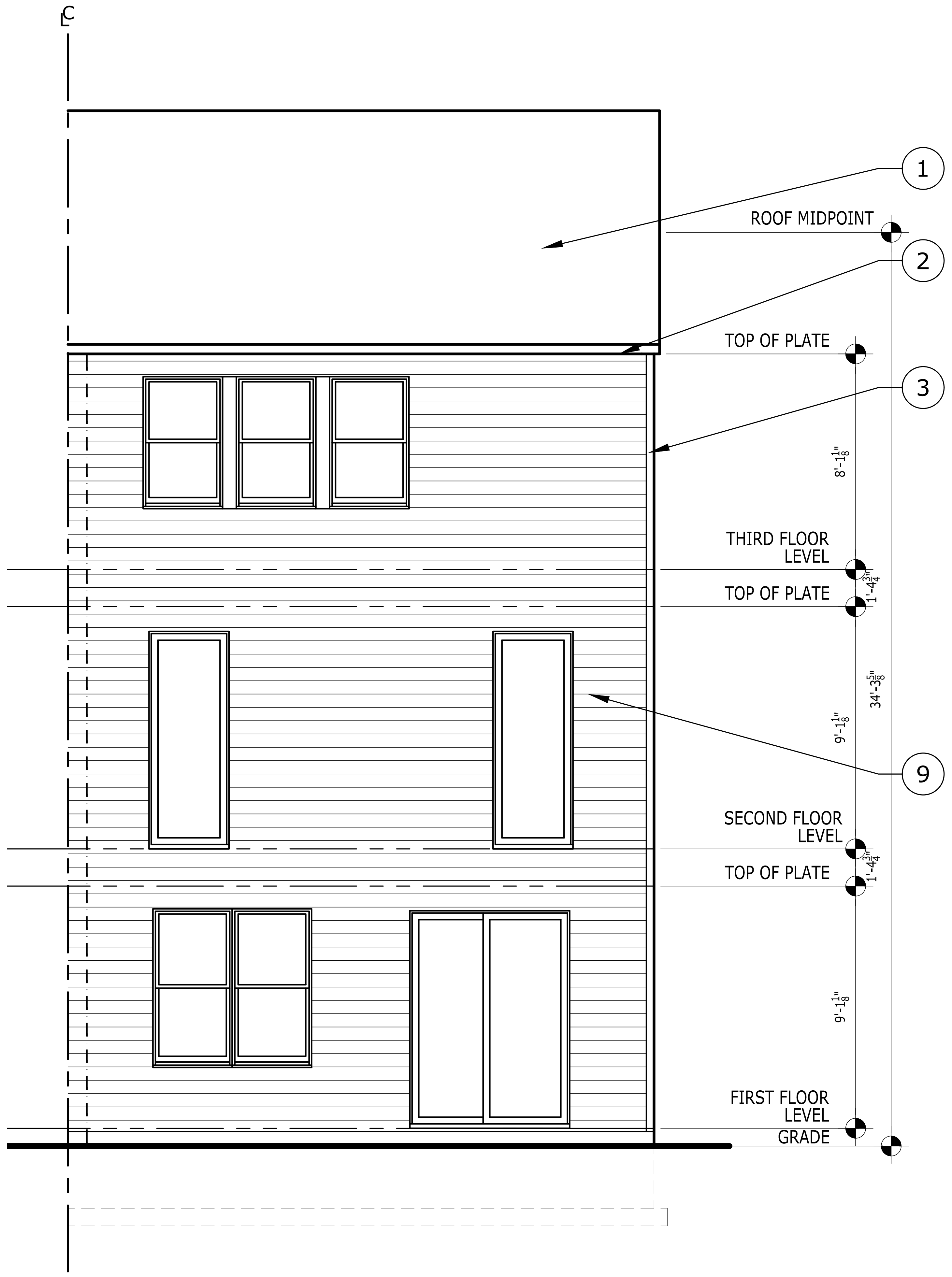
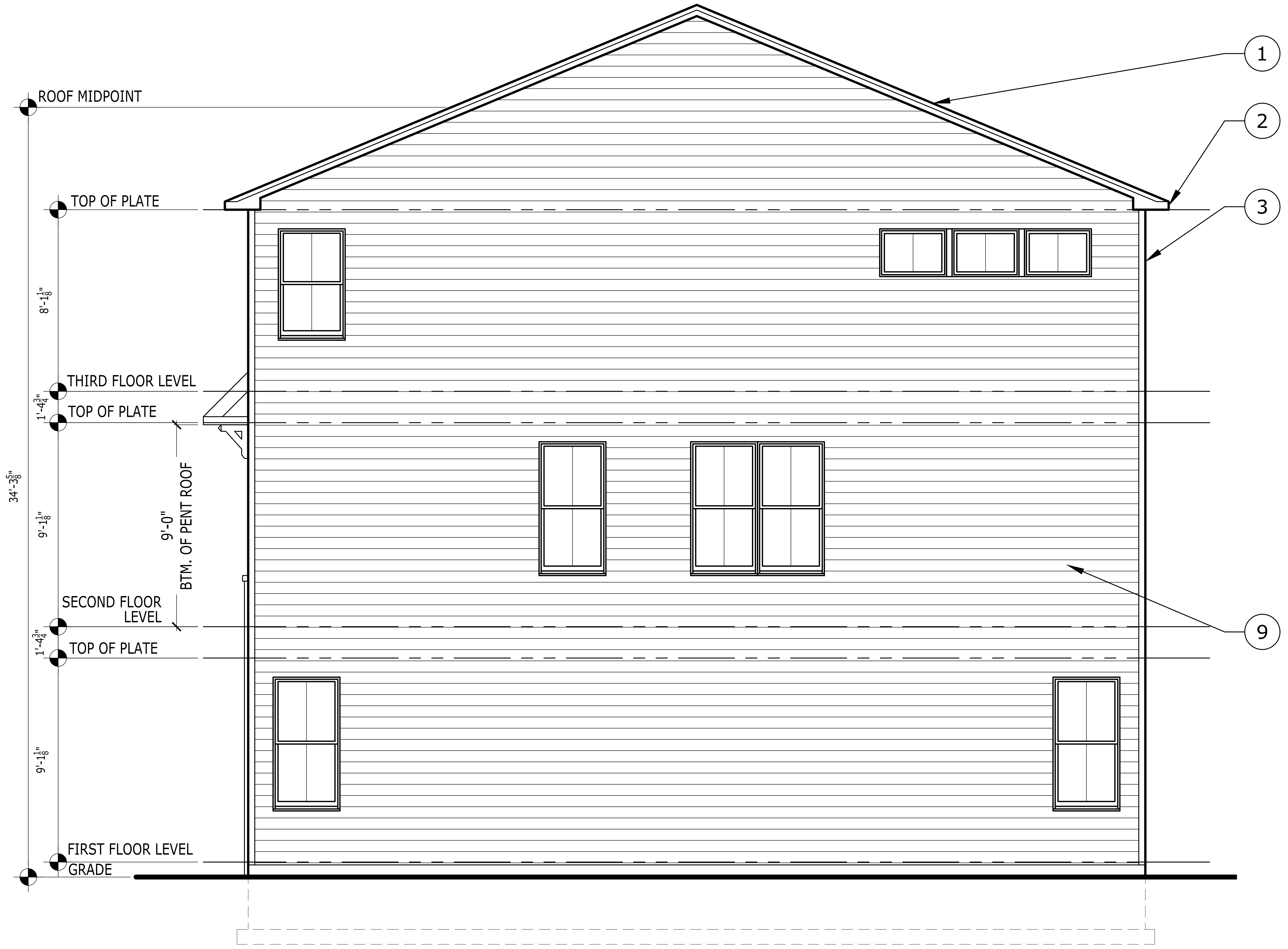
⑦ PRE-MANUFACTURED ALUMINUM RAILING
⑧ ANCHORED STONE VENEER
⑨ VINYL HORIZONTAL SIDING


℄
1
2
3
9
ROOF MIDPOINT
TOP OF PLATE
8'-1 1/8"
THIRD FLOOR LEVEL
1'-4 3/4"
TOP OF PLATE
9'-1 1/8"
34'-3 5/8"
SECOND FLOOR LEVEL
1'-4 3/4"
TOP OF PLATE
9'-1 1/8"
FIRST FLOOR LEVEL
GRADE

REAR ELEVATION

VELMA/ VELMA ELITE


1
2
3
9
ROOF MIDPOINT
TOP OF PLATE
8'-1 1/8"
THIRD FLOOR LEVEL
1'-4 3/4"
TOP OF PLATE
34'-3 5/8"
9'-1 1/8"
9'-0"
BTM. OF PENT ROOF
SECOND FLOOR LEVEL
1'-4 3/4"
TOP OF PLATE
9'-1 1/8"
FIRST FLOOR LEVEL
GRADE

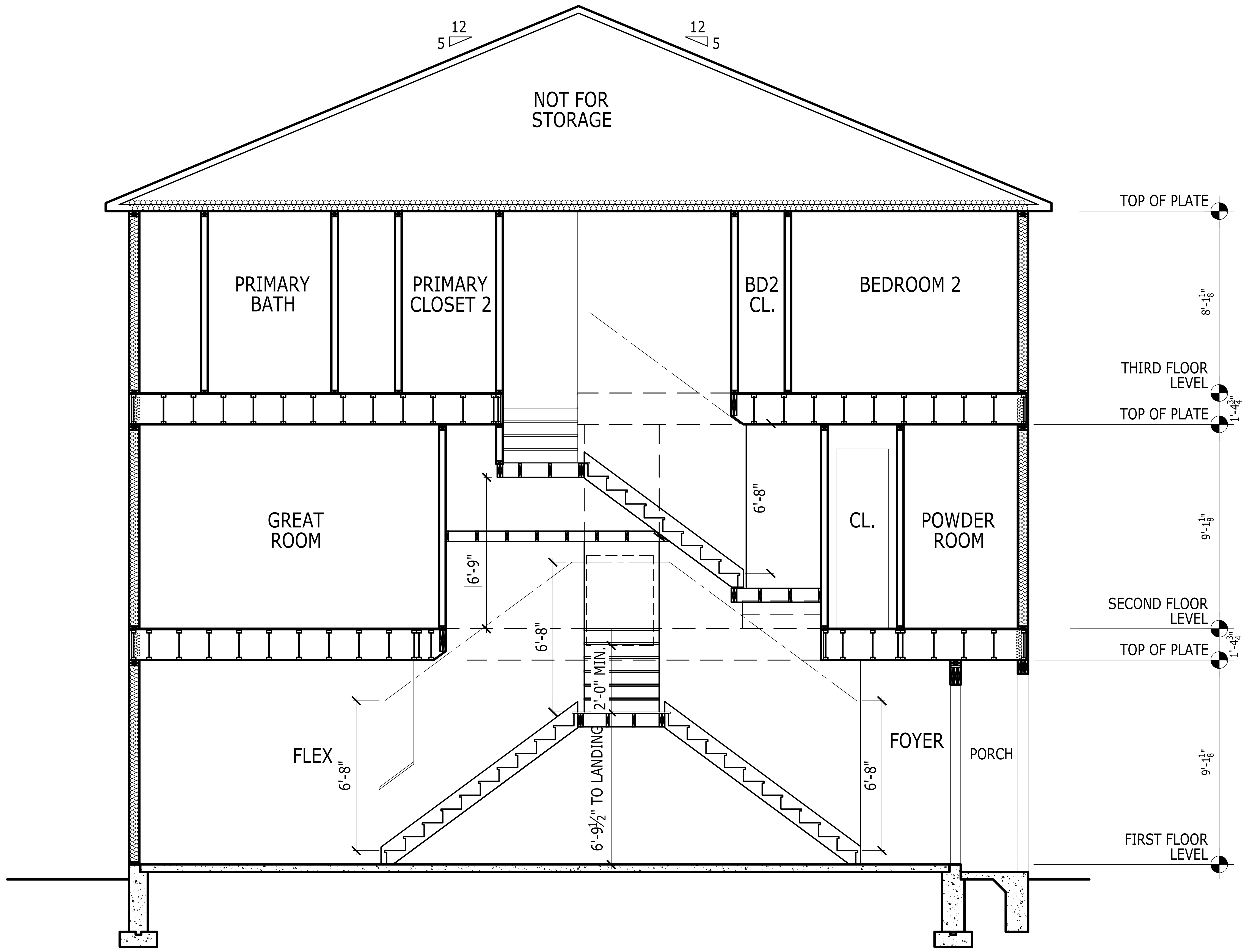
SIDE ELEVATION

VELMA ELITE

VELMA/ VELMA ELITE | ELEVATIONS

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®


12
5
12
5
NOT FOR
STORAGE
PRIMARY
BATH
PRIMARY
CLOSET 2
BD2
CL.
BEDROOM 2
GREAT
ROOM
CL.
POWDER
ROOM
6'-8"
6'-9"
6'-8"
2'-0" MIN.
6'-9½" TO LANDING
FLEX
6'-8"
FOYER
6'-8"
PORCH
TOP OF PLATE
8'-1⅛"
THIRD FLOOR
LEVEL
1'-4¾"
TOP OF PLATE
9'-1⅛"
SECOND FLOOR
LEVEL
1'-4¾"
TOP OF PLATE
9'-1⅛"
FIRST FLOOR
LEVEL

SECTION

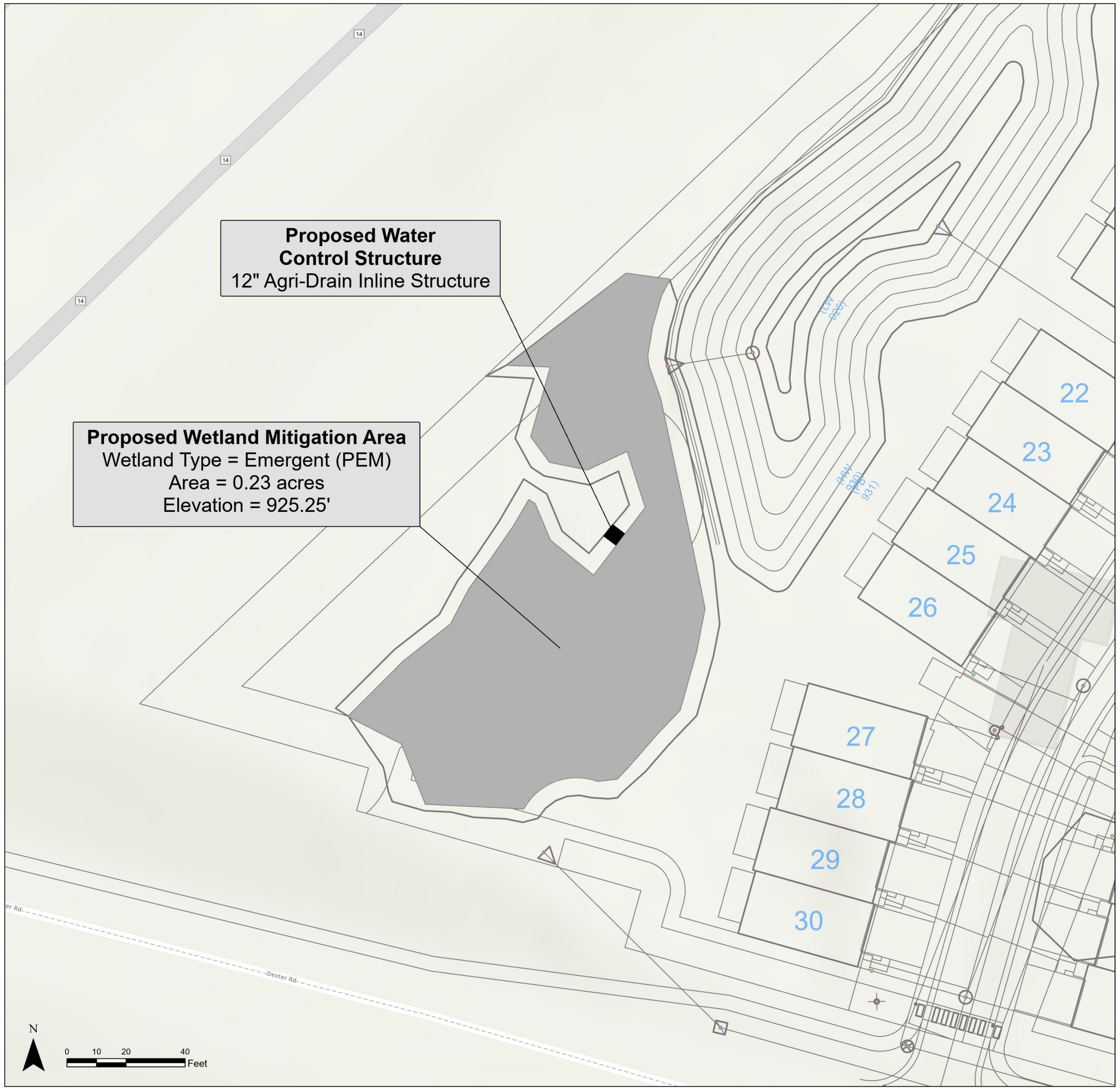
FREEMONT/ FREEMONT ELITE

FREEMONT/ FREEMONT ELITE | SECTION

3400 DEXTER ROAD, ANN ARBOR, MI - SCIO TOWNSHIP

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Toll Brothers - 3400 Dexter Road
Wetland Mitigation Plan



Proposed Water Control Structure
12" Agri-Drain Inline Structure
Proposed Wetland Mitigation Area
Wetland Type = Emergent (PEM)
Area = 0.23 acres
Elevation = 925.25'
(LW 926)
(HW 930)
(FB 931)
14
14
14
22
23
24
25
26
27
28
29
30
Dexter Rd.
Dexter Rd.
N
0
10
20
40
Feet

Emergent Zone Seed Mix*

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

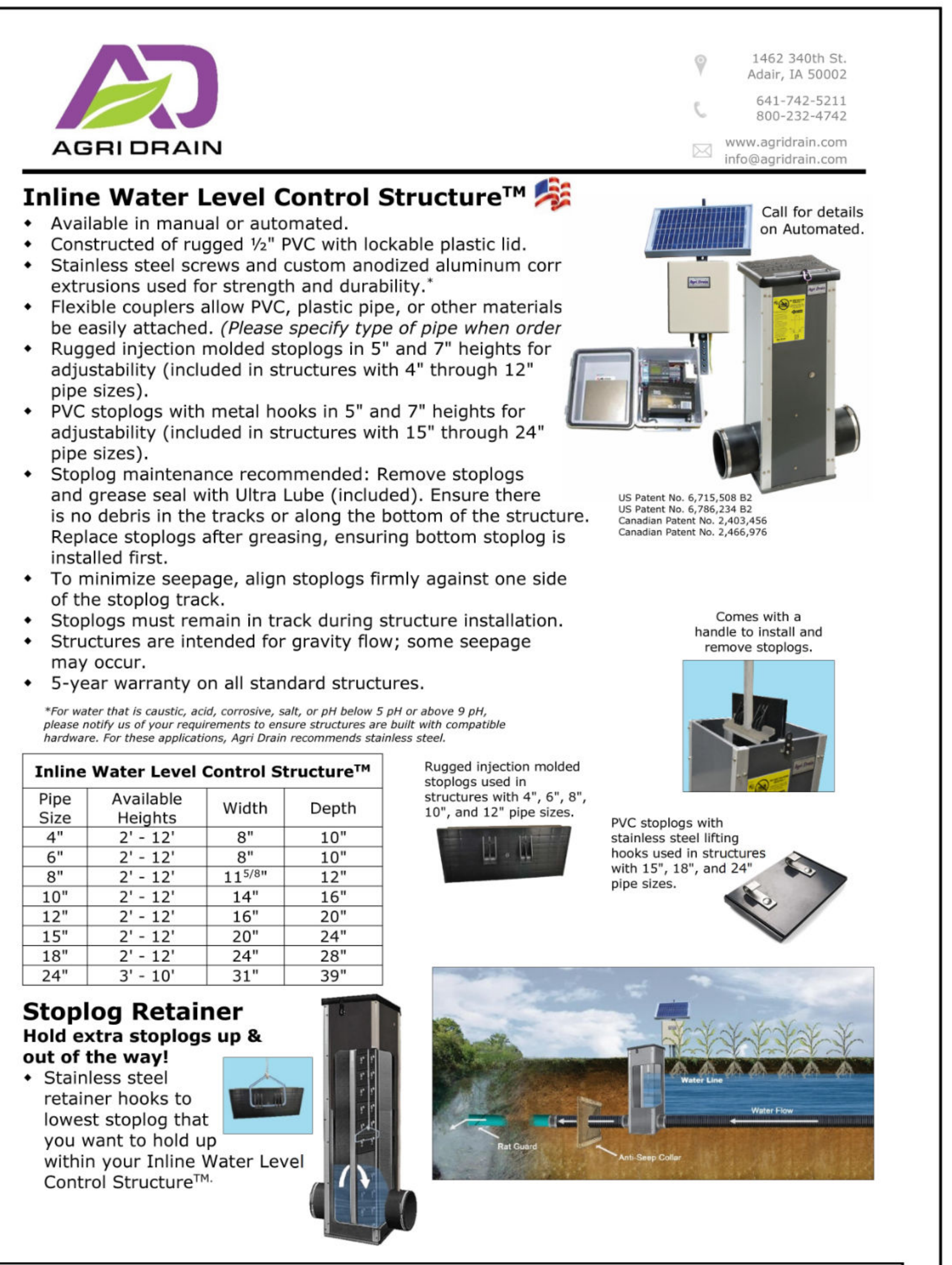
Cover Crop (DO NOT MIX WITH OTHER SEEDS)*

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.



AGRI DRAIN

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 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.*

Call for details on Automated.

US Patent No. 6,715,508 B2
US Patent No. 6,786,234 B2
Canadian Patent No. 2,403,456
Canadian Patent No. 2,466,976

Comes with a handle to install and remove stoplogs.

Inline Water Level Control Structure™

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"

Rugged injection molded stoplogs used in structures with 4", 6", 8", 10", and 12" pipe sizes.

PVC stoplogs with stainless steel lifting hooks used in structures with 15", 18", and 24" pipe sizes.

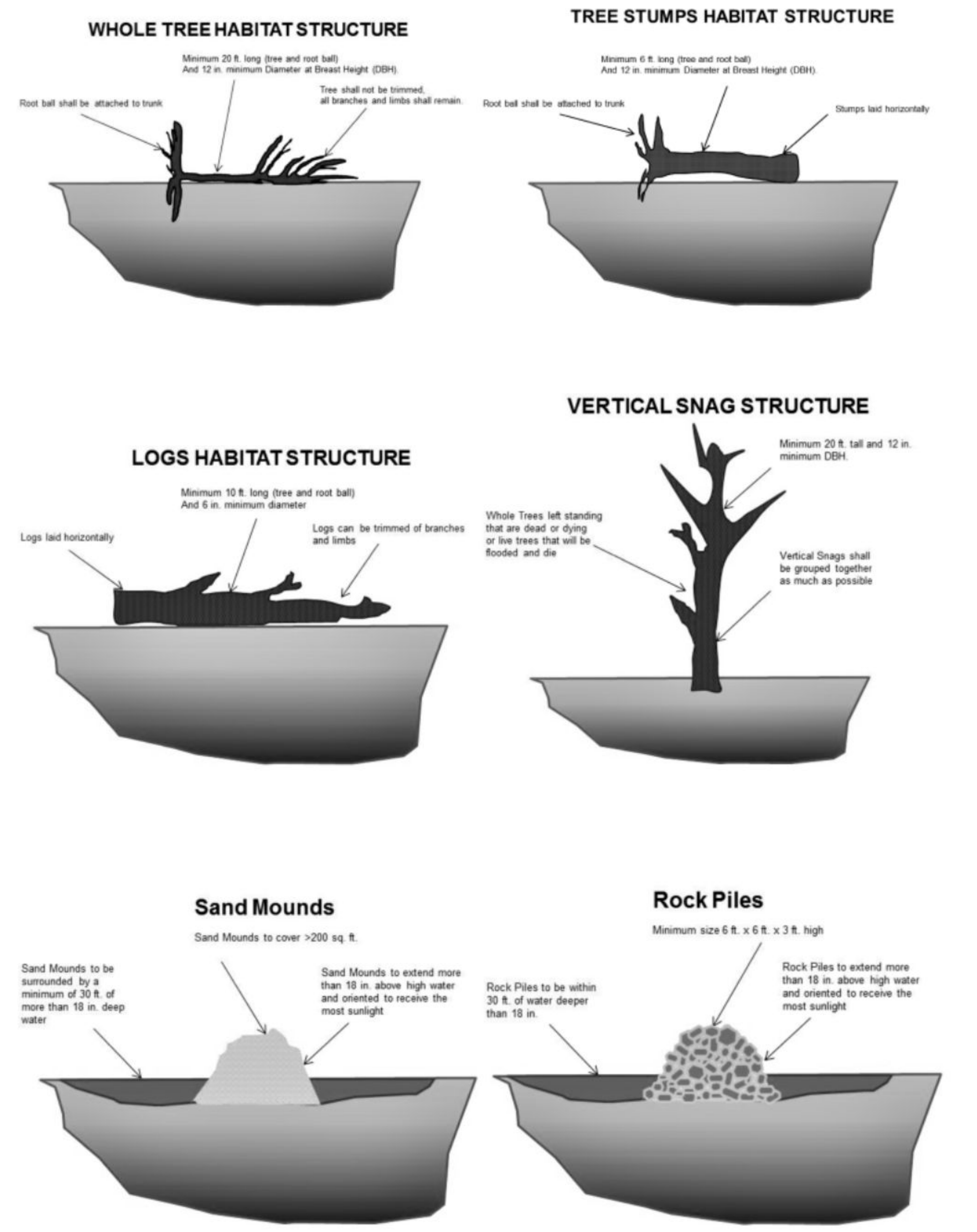
Stoplog Retainer

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™.

Water Line
Water Flow
Rat Guard
Anti-Seep Collar

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



WHOLE TREE HABITAT STRUCTURE
Minimum 20 ft. long (tree and root ball)
And 12 in. minimum Diameter at Breast Height (DBH).
Root ball shall be attached to trunk
Tree shall not be trimmed, all branches and limbs shall remain.
TREE STUMPS HABITAT STRUCTURE
Minimum 6 ft. long (tree and root ball)
And 12 in. minimum Diameter at Breast Height (DBH).
Root ball shall be attached to trunk
Stumps laid horizontally
LOGS HABITAT STRUCTURE
Minimum 10 ft. long (tree and root ball)
And 6 in. minimum diameter
Logs laid horizontally
Logs can be trimmed of branches and limbs
VERTICAL SNAG STRUCTURE
Minimum 20 ft. tall and 12 in. minimum DBH.
Whole Trees left standing that are dead or dying or live trees that will be flooded and die
Vertical Snags shall be grouped together as much as possible
Sand Mounds
Sand Mounds to cover >200 sq. ft.
Sand Mounds to be surrounded by a minimum of 30 ft. of more than 18 in. deep water
Sand Mounds to extend more than 18 in. above high water and oriented to receive the most sunlight
Rock Piles
Minimum size 6 ft. x 6 ft. x 3 ft. high
Rock Piles to be within 30 ft. of water deeper than 18 in.
Rock Piles to extend more than 18 in. above high water and oriented to receive the most sunlight

Job No:	Drawn: TJS	Revisions:
NE 2022	2026-01-16	

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

MISS DIG 811

CERP CERTIFIED ECOLOGICAL RESTORATION PRACTITIONER

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*