FIRST AMENDED SITE PLAN

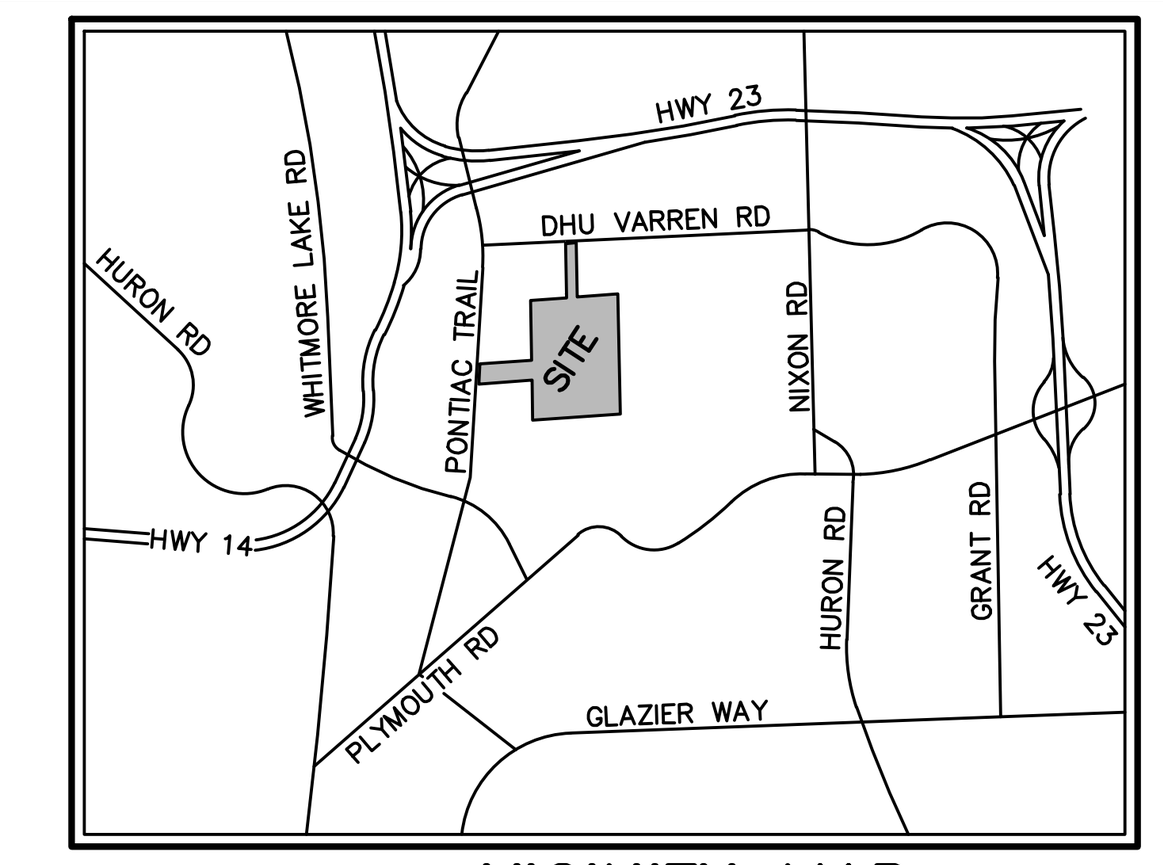
VILLAGE OF ANN ARBOR

A MULTI FAMILY RESIDENTIAL DEVELOPMENT
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

THE VILLAGE
OF ANN ARBOR



NOT TO SCALE



VICINITY MAP
NOT TO SCALE

DEVELOPMENT TEAM

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LAND DEVELOPMENT REGULATIONS

1. DEVELOPMENT PROGRAM
   a. THE PROPOSED SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL UNITS, ASSOCIATED CLUBHOUSE AND POOL, PAVING, WATER AND SEWER SERVICE TO THOSE BUILDINGS, AND AN ONSITE STORMWATER MANAGEMENT SYSTEM.
   b. IMPROVEMENTS WILL BE CONSTRUCTED IN MULTIPLE PHASES.
   c. ANTICIPATED SITE DEVELOPMENT COSTS $7,500,000 (SUBJECT TO VARY).

2. COMMUNITY ANALYSIS
   a. THE PROPOSED DEVELOPMENT WILL LIKELY RESULT IN A VERY MINOR INCREASE TO K-12 SCHOOL STUDENTS. THE INCREASE SHOULD OCCUR GRADUALLY OVER TIME THUS ALLOWING THE SCHOOLS TO FORECAST AND ACCOMMODATE ANY ADDITIONAL GROWTH.
   b. REZONING IS PROPOSED IN CONJUNCTION WITH ANNEXATION OF THE PROPERTIES. THE PROPOSED ZONING WILL BE FOR R4A, SIMULAR TO THE ZONING OF THE ADJACENT PARCELS IN THE AREA.
   c. SIMILAR ADJACENT USES SHOULD HAVE NO SIGNIFICANT IMPACT ON THE PROPOSED DEVELOPMENT.
   d. THE PROPOSED DEVELOPMENT SHOULD HAVE NO SIGNIFICANT IMPACT ON AIR OR WATER QUALITY. EXISTING TREES ON-SITE WILL BE PRESERVED WHERE POSSIBLE. TREES THAT MUST BE REMOVED WILL BE REPLACED PER CITY OF ANN ARBOR STANDARDS. IMPROVEMENTS WILL BE MADE TO BRING THE SITE IN COMPLACENCE WITH CURRENT STORM WATER MANAGEMENT STANDARDS.
   e. THERE ARE NO KNOWN HISTORIC SITES OR STRUCTURES ON OR NEAR THE SITE.
   f. THE SIDEWALK MAINTENANCE STATEMENT IS SHOWN ON SEE SHEET 10.
   g. SOLID WASTE/GARBAGE HANDLING
      (a) TOWNHOMES – GARBAGE AND RECYCLING WILL OCCUR IN CITY STANDARD 64 GALLON TRASH AND RECYCLING BINS AND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS, WITHIN THE TOWNHOUSE PORTION OF THE DEVELOPMENT. BINS WILL BE STORED IN THE GARAGES. 64 GALLON COMPOST CONTAINERS WILL BE PROVIDED IN TWO ENCLOSURES FOR COMMON USE OF TOWNHOME RESIDENTS AND WILL BE PULLED OUT OF ENCLOSURES FOR PICK UP.
      (b) APARTMENTS – RUBBISH AND RECYCLING COLLECTION IN COMMON COMPACTOR BINS NEAR THE CLUBHOUSE AREA.
      (c) VILLAGE NORTH APARTMENTS – RUBBISH AND RECYCLING COLLECTION IN COMMON COMPACTOR BINS.
   h. PARKING IS PROVIDED WITHIN GARAGES AND AROUND THE SITE. THE NUMBER OF SPACES PER UNIT VARIES BY BUILDING TYPE.

3. SITE ANALYSIS
   a. CURRENT LAND USE IS VACANT AND SINGLE FAMILY RESIDENTIAL.
   b. SOILS IN THIS AREA ARE CLASSIFIED AS FOX SANDY LOAM, 2-6% (FOB), FOX SANDY LOAM, 6-12% (FOC), FOX SANDY LOAM, 12-18% (FOD), FOX SANDY LOAM, 18-25% (FOE), GRAVEL PIT (GP), KENDALLVILLE LOAM (KEB), MATHERTON SANDY LOAM (MDAB). EXISTING SITE CONDITIONS INCLUDING EXISTING SITE VEGETATION AND CONTOURS ARE SHOWN ON SHEETS 02-10 AND 22-27.
   c. NATURAL FEATURES
      (a) THERE IS NO KNOWN ENDANGERED SPECIES HABITAT.
      (ii) THERE IS NO REGULATED 100-YEAR FLOODPLAIN ON SITE, PER FEMA MAP PANEL 26161C0261E & 26161C0253E.
      (iii) THERE ARE 266 SURVEYED LANDMARK TREES ON SITE. THE DEVELOPMENT PROPOSES TO REMOVE 172 OF THE LANDMARK TREES. THESE TREES WILL BE REPLACED ON SITE OR MITIGATION PER OTHER MEANS PER CITY OF ANN ARBOR STANDARDS.
      (iv) THERE ARE MINIMAL AREAS OF EXISTING SLOPES ON-SITE EXCEEDING +20% SLOPES AND LONGER THAN 50 FEET. THE EXISTING CONTOURS ARE SHOWN ON SHEET 02. THE EXISTING STEEP SLOPES ARE IDENTIFIED ON SHEETS 22-27. ADDITIONAL MEASURES WILL BE TAKEN DURING CONSTRUCTION, INCLUDING DOUBLE-ROW SILT FENCE OR MULCH BLANKS, TO PREVENT THE LOSS OF SOILS AND IMPROVE STABILIZATION. REFER TO THE SESC PLAN ON SHEETS 55-60.
      (v) THERE IS AN UNNAMED WATERCOURSE THE EXISTS IN THE SOUTHWEST AREA OF THE SITE AND IS SHOWN ON SHEET 02 & 22-27.
      (vi) THERE ARE WETLANDS ON SITE AND ARE SHOWN ON SHEET 02 & 26-27. WETLAND DELINEATION AND ANALYSIS WAS PERFORMED BY ATWELL. REFER TO WETLAND DELINEATION REPORT, DATED 10/26/18.
      (vii) THERE ARE WOODLANDS ON THE SITE AND ARE SHOWN ON SHEET 02 & 22-27. TREE SURVEY INFORMATION IS PROVIDED BY ATWELL. THE SURVEY WAS PERFORMED ON THE DATES OF 2/9/21-4/1/21. THE SITE CONTAINS WOODLANDS PER THE CITY MAP. THE WOODLAND AREA AND CALCULATIONS ARE REPRESENTED ON SHEET 22.
   d. THERE ARE EXISTING STRUCTURES ON THE SITE AS SHOWN ON SHEET 02.
   e. EXISTING VEHICULAR AND PEDESTRIAN WAYS ARE SHOWN ON SHEET 02.
   f. EXISTING AND PROPOSED UTILITIES AND RIGHTS-OF-WAY ARE SHOWN ON SHEET 02 AND SHEET 44.
   g. DRAINAGE IS COLLECTED INTO A PROPOSED STORM WATER SYSTEM DESIGNED TO DETAIN THE FIRST FLUSH, BANKFULL, AND 100-YEAR STORM VOLUME IN ACCORDANCE WITH CITY AND COUNTY STANDARDS.

4. SCHEMATIC DESIGN
   a. A COMPARISON OF CITY REGULATIONS AND PROPOSED DEVELOPMENT IS SHOWN ON THIS SHEET.
   b. PROPOSED SPOT ELEVATIONS AND AREAS OF DISTURBANCE ARE SHOWN ON SHEET 55.
   c. ORIENTATION AND LOCATIONS OF IMPROVEMENTS ARE SHOWN ON SHEET 10.
   d. NO SIGNIFICANT CHANGE IN SLOPES IS PROPOSED.
   e. EXISTING PROPERTY LINES ARE SHOWN ON SHEET 02 AND SHEET 10. SETBACKS ARE SHOWN ON SHEET 10.
   f. ZONING IS ANTICIPATED TO BE R4A.
   g. THERE ARE NO CONDITIONS RESTRICTING THE PROPOSED DEVELOPMENT.
   h. LEGAL DESCRIPTION WITH TOTAL ACREAGE IS SHOWN ON SHEET 02.
   i. NO NEW PUBLIC ROADS ARE PROPOSED.
   j. A PHOTOMETRICS PLAN IS INCLUDED ON SHEETS 81 AND 82.

1. TRAFFIC
   a. A TRAFFIC IMPACT ANALYSIS IS REQUIRED AND HAS BEEN PREPARED IN ACCORDANCE WITH CITY OF ANN ARBOR REQUIREMENTS. REFER TO THE TRAFFIC IMPACT STUDY PREPARED BY FLEIS & VANDENBRINK.

CONSTRUCTION NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES STANDARD SPECIFICATIONS.
2. THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICES STANDARD SPECIFICATIONS.
3. PAVEMENT MARKINGS DISTURBED DUE TO PAVEMENT CUTS OR CONSTRUCTION RELATED ACTIVITIES SHALL BE REPLACED AS DIRECTED BY CITY ENGINEERING. REPLACEMENT DURING CONSTRUCTION OF THE PROJECT MAY BE CONSIDERED TEMPORARY, WITH FINAL PAVEMENT MARKING RESTORATION TO OCCUR AT THE END OF THE PROJECT.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING PUBLIC ROAD PAVEMENT. DAMAGE TO THE PUBLIC ROAD PAVEMENT DURING THE COURSE OF CONSTRUCTION MAY NECESSITATE MILLING AND RESURFACING OF THE DAMAGED AREAS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OVERALL LEGAL DESCRIPTION

OVERALL LEGAL DESCRIPTION IS SHOWN ON SHEET 02.

PROJECT DESCRIPTION

THE VILLAGE OF ANN ARBOR COMMUNITY WILL INCLUDE 164 FOR-SALE ATTACHED SINGLE FAMILY HOMES, TOWNHOMES, AND 440 HIGH QUALITY RENTAL APARTMENT HOMES. THE VILLAGE OF ANN ARBOR WILL CATER TO A WIDE VARIETY OF HOME SEEKERS, INCLUDING PROFESSIONALS, STUDENTS, ACADEMIA STAFF, YOUNG FAMILIES, AND EMPTY NESTERS. THE TARGETED DEMOGRAPHICS ARE LOOKING TO RESIDE IN A MAINTENANCE FREE, WELL PLANNED HOME COMMUNITY AND ENJOY ALL THAT ANN ARBOR HAS TO OFFER. THE HOMES WILL RANGE IN SIZE BETWEEN 800 AND 1,900 SQUARE FEET AND MOST PLANS WILL FEATURE AN ATTACHED ONE OR TWO CAR GARAGE THAT WILL BE PRE-WIRED FOR ELECTRIC VEHICLE CHARGING STATIONS. SOLAR-POWERED LIGHTING IS PROPOSED FOR THE CLUBHOUSE BUILDING AND PARKING LOT. THE COMMUNITY PROPOSES A DENSITY OF 9.0 DU/ACRE, WHICH IS BELOW THE ALLOWABLE 10 DU/ACRE, AND 1070 TOTAL PARKING SPACES, WITH THE MAJORITY OF THOSE PARKING SPACES ARE WITHIN ENCLOSED GARAGES. 567 EV-R AND 106 EV-I SPACES ARE BEING PROVIDED, WHICH EXCEEDS THE CURRENT ANN ARBOR EV PARKING ORDINANCE. REFER TO COMPARISON CHARTS (THIS SHEET) FOR MORE DETAILS. THE SITE WAS ORIGINALLY REVIEWED UNDER THE CITY SITE PLAN NUMBER SP21-024.

THE COMMUNITY WILL COMBINE MULTIPLE PARCELS OF LAND, TOTALING APPROXIMATELY 78 ACRES OF MOSTLY VACANT LAND. THE COMMUNITY WILL BE ACCESSED FROM TWO ENTRANCES, ONE FROM DHU VARREN ROAD ALONG THE NORTH OF THE PROPERTY AND ANOTHER FROM PONTIAC TRAIL ALONG THE WEST OF THE PROPERTY. THERE ARE TWO HOMES ON THE PROPERTY THAT WILL BE REMOVED, AND THE REMAINING LAND IS VACANT AND UNUSED. THE HOME AT 2600 PONTIAC TRAIL WILLL REMAIN WITH A PARCEL RECONFIGURATION TO BE PROPOSED CONCURRENT WITH THE PROPERTIES OWNERSHIP TRANSFERS. BASED UPON FEEDBACK RECEIVED DURING NEIGHBOR MEETINGS, NO CONNECTION IS PROPOSED TO THE EXISTING ADJACENT TOWNHOME DEVELOPMENT TO THE NORTHWEST OF THE SITE DUE TO TOPOGRAPHY. THE PROPOSAL ALSO INCLUDES A NEW ENTRANCE TO LESLIE PARK LOCATED JUST EAST OF THE COMMUNITY.

PORTIONS OF THE SITE WERE HISTORICALLY MINED AND SUBSEQUENTLY USED AS AN ANN ARBOR CITY LANDFILL. THE LANDFILL CEASED OPERATIONS IN THE 1950S AND THE APPROXIMATELY 10-ACRE FORMER LANDFILL AREA HAS SINCE GROWN INTO A WELL FORESTED PARCEL OF LAND. THE DEVELOPMENT TEAM IS NOT PROPOSING TO IMPROVE ANY PORTION OF THE LANDFILL AREA. THE DEVELOPMENT WILL CREATE AN IMPORTANT VEHICULAR AND PEDESTRIAN LINKAGE TO LESLIE PARK, WHICH CURRENTLY IS ONLY ACCESSED THROUGH A PRIVATE SUBDIVISION TO THE NORTH OF THE PARK. THE DEVELOPMENT WILL ALSO CREATE A MULTI-MODAL LINKAGE BETWEEN LESLIE PARK TO THE EAST AND OLSON PARK TO THE NORTH. THE ON-SITE ROADWAYS ARE PROPOSED TO BE PRIVATE WITHIN A 66' WIDE PUBLIC ACCESS EASEMENT.

PARKING COMPARISON CHART

Proposed Use	Units/Area	Bicycle Parking Spaces				EV Parking Spaces			Vehicle Parking Spaces			Bicycle Parking Spaces				EV Parking Spaces			
		Class A	Class B	Class C	Total	EV-C	EV-I	Total	Garage	Surface	Total	Class A	Class B	Class C	Total	EV-C	EV-R	EV-I	Total
Dwelling- Multi-family	320	32	0	32	64	288	47	335	384	87	471	46	0	22	68	0	360	44	404
Dwelling - Townhouse	164	17	0	16	33	148	34	182	283	61	344	17	0	16	33	0	207	34	241
Dwelling - MF North Village	120	12	0	12	24	108	19	127	0	185	185	12	0	24	36	0	0	20	20
Community Center	8,482	0	0	16	16	4	4	8	0	51	51	0	0	16	16	0	0	8	8
Total		61	0	76	**137**	548	104	**652**	667	384	**1,051**	75	0	78	**153**	0	567	106	**673**

Notes:
1. 56 guest EV-I stations will be provided across the site for surface parking spaces while the remaining 50 EV-I chargers will be accommodated for within 50 garages
2. Each garage space to be equipped with a 50amp circuit for an electric car charger, including a 240v NEMA 14-50 outlet

PROPOSED HOUSING TYPE DETAILS

Unit Type	Avg. Square Footage	No. of Bedrooms	For-Sale or Rental	Number of Units	Total Square Footage
Two story Single Family attached	1850	3	For Sale	82	151,700
Three story Townhome 1-Car Garage	1300	2	For Sale	45	58,500
Three story Townhome 2-Car Garage	1600	2 or 3	For Sale	37	59,200
Garden style Apartment Type 1	800	1	Rental	100	80,000
Garden style Apartment Type 2	1000	2	Rental	220	220,000
Village North Apartment	820	1 or 2	Rental	120	98,904
			Totals	**604**	**668,304**

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STATE OF MICHIGAN
STEVEN SILLS
ENGINEER
No. 046397
LICENSED PROFESSIONAL ENGINEER

COMPARISON CHART

Tax ID	I-09-09-16-100-047, I-09-16-150-003, I-09-16-201-009, 010, 013, 014, 015, & 016			
	Existing	Required *	Proposed	Notes
Zoning	TWP, R1C	--	R4A	Annexation and rezoning
Landfill Area (AC)		--	10.40	
Gross Site Area (AC)	78.40	--	68.00	Proposed does not include landfill area
Area of R.O.W. (AC)	0.85	--	1.33	
Net Site Area (AC)	67.16	--	66.67	Gross minus ROW and Landfill
Proposed No. of Units				
Two Story Townhome	--	--	82	
Three Story Townhome 1-Car Garage	--	--	45	
Three Story Townhome 2-Car Garage	--	--	37	
Garden Style Apartment Type 1	--	--	100	
Garden Style Apartment Type 2	--	--	220	
Village North Apartment			120	
Clubhouse	--	--	--	8,482 sf Floor Area
Totals			**604**	
Density (du / acre, net area)	--	10.0	9.1	Per 4,300 min. lot size / unit
Open Space				
Total Open Space (AC)	--	50.10	50.84	
Total Open Space (%)	--	65%	66.0%	Including Landfill Area
Active Open Space (AC)	--	4.16	44.17	Excludes wetlands and stormwater basin
Active Open Space (%)	--	5%	65%	300 sf required per unit
Lot Setbacks				
Front (ft)	--	15-40	20.0	North
Side - West (ft)	--	25.75	26.97	West - (96' max parallel length)
Side - East (ft)	--	29.60	30.16	East - (126.68' max parallel length)
Rear (ft)	--	39.60	67.83	South
Building Heights				
Townhomes (ft)	--	35	35	
Apartments (ft)	--	35	35	
Village North Apartments (ft)	--	35	34.5	Height to mid-point of roof
Parking - Vehicles **				
Townhomes	--		344	
Apartments	--		471	
Village North Apartments			185	
Clubhouse & Amenity	--		51	
Totals			**1,051**	
Parking - Bike				
Townhomes	--	33	33	17(A) in garages / 16(C) surface***
Apartments	--	64	68	46(A) in garages / 22(C) surface
Village North Apartments		24	36	12 (A) in units / 24(C) surface
Clubhouse	--	9	16	16(C) surface
Totals		**130**	**153**	
Parking - Vehicles (EV)		**652**	**673**	See parking comparison chart for breakdown

* Per UDC Table 5.17-3 for Multi-family R4A zoning
** Parking includes surface and garage parking spaces
*** 4 bike spaces provided at bus stop on Pontiac Trail are not included in counts

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
COVER SHEET

DATE
APRIL 6, 2023

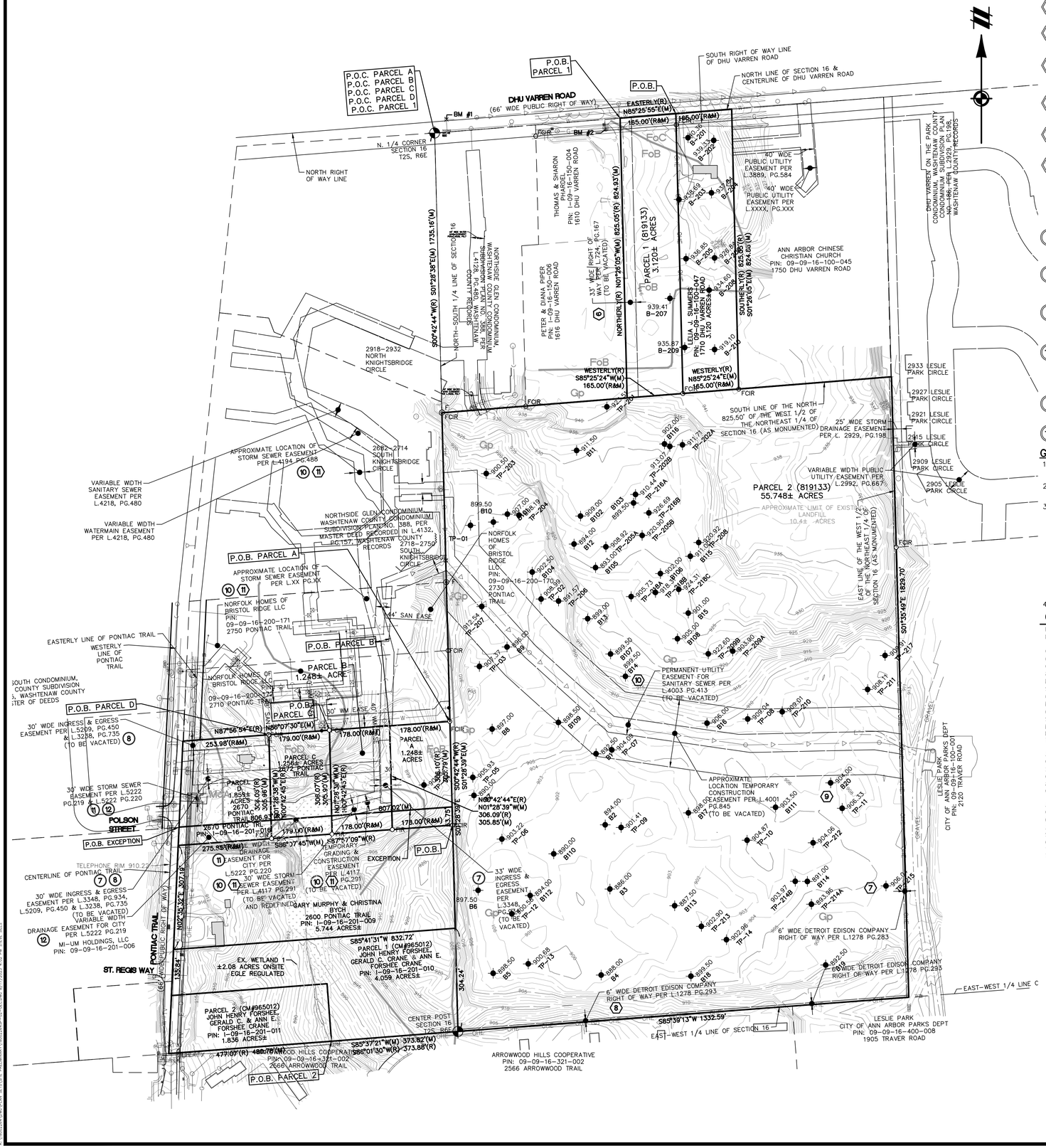
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
AS NOTED

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 01

K:\18002264\DWG\PLAN SETS\SITE PRELIMINARY\18002264SP -01-CV.DWG 8/21/2023 9:55 AM JACLYN WILLIAMS



SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

(6) 6. RIGHTS OF OTHERS AND THE TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 724, PAGE 167.
RESPONSE: COVERS PARCEL 1, RIGHT OF WAY AS SHOWN HEREON

(7) 7. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 283.
RESPONSE: AS SHOWN HEREON

(8) 8. JOINT RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 293.
RESPONSE: AS SHOWN HEREON

(9) 9. TERMS AND CONDITIONS CONTAINED IN GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4001, PAGE 845.
RESPONSE: APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 5 FEET

(10) 10. GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4003, PAGE 413.
RESPONSE: AS SHOWN HEREON

(11) 11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447.
RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS SUBJECT PROPERTY

SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

(7) 7. MORTGAGE IN THE ORIGINAL AMOUNT OF $25,000.00 EXECUTED BY SUSAN H. MANN AND THOMAS F. MANN TO MAUREEN FERRELL, DATED NOVEMBER 15, 1996, RECORDED NOVEMBER 20, 1996, IN LIBER 3348, PAGE 934, AS TO PARCEL A.
RESPONSE: EASEMENTS AS SHOWN HEREON

(8) 8. MORTGAGE IN THE ORIGINAL AMOUNT OF $150,700.00 EXECUTED BY TOM MANN AND SUSAN MANN, AKA: THOMAS F. MANN AND SUSAN H. MANN, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DATED MAY 22, 2017, RECORDED JUNE 7, 2017, IN LIBER 5209, PAGE 450, AS TO PARCEL D.
RESPONSE: EASEMENTS AS SHOWN HEREON

(9) 9. NOTICE OF JUDGMENT LIEN IN THE AMOUNT OF $85,495.28, PLUS COSTS AND INTEREST, AGAINST TOM MANN, IN FAVOR OF ATWELL-HICKS, LLC AS EVIDENCED BY NOTICE OF JUDGMENT LIEN RECORDED JANUARY 8, 2008 IN LIBER 4660, PAGE 881 IN THE OFFICE OF THE WASHTENAW COUNTY REGISTER OF DEEDS.
RESPONSE: NOT A SURVEY MATTER

(10) 10. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATR DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447.
RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS PROPERTY TO THE EAST

(11) 11. GRANT OF EASEMENT FOR STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 220, AS TO PARCEL C.
RESPONSE: AS SHOWN HEREON

(12) 12. GRANT OF EASEMENT FOR STORM SEWER AND STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 219, AS TO PARCEL D.
RESPONSE: AS SHOWN HEREON

GENERAL NOTES

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0656F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. SEE GEOTECHNICAL REPORTS PREPARED BY SME FOR SOIL INVESTIGATION RESULTS.

OVERALL LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N85°25'55"E (RECORDED AS EASTERLY) 548.14 FEET ALONG THE NORTH LINE OF SAID SECTION 16, LYING IN DHU VARREN ROAD (66 FEET WIDE), FOR A PLACE OF BEGINNING; THENCE CONTINUING N85°25'55"E (RECORDED AS EASTERLY) 330.00 FEET ALONG THE NORTH LINE OF SAID SECTION 16; THENCE S01°26'05"E 824.88 FEET (RECORDED AS SOUTHERLY 825.05 FEET); THENCE N85°25'24"E 451.51 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S01°35'49"E 1829.70 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE S85°39'13"W 1332.59 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16; THENCE N01°28'39"W (RECORDED AS S00°42'44"W) 608.56 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE S85°45'46"W (RECORDED AS N04°46'55"E) 307.87 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°46'51"E (RECORDED AS N87°56'54"E) 788.95 FEET; THENCE N01°28'39"W (RECORDED AS S00°42'44"W) 910.17 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE N85°25'24"E (RECORDED AS WESTERLY) 547.54 FEET ALONG THE SOUTH LINE OF THE NORTH 825.50 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16 (AS MONUMENTED); THENCE N01°26'05"W 824.93 FEET (RECORDED AS NORTHERLY 825.05 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SAID SECTION 16, CONTAINING 67.599 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF, AS OCCUPIED BY SAID DHU VARREN ROAD, ALSO BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL;

ALSO
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S01°28'39"E 2,040.95 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16 FOR A PLACE OF BEGINNING; THENCE S01°28'39"E 304.33 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16; THENCE S85°41'31"W 832.72 FEET; THENCE N02°35'32"E 307.19 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°45'46"E 810.84 FEET (RECORDED AS 810.78 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHWEST 1/4 OF SAID SECTION 16, CONTAINING 5.744 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL;

ALSO
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S01°28'39"E (RECORDED AS S00°42'44"W) 2345.28 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16 FOR A PLACE OF BEGINNING; THENCE CONTINUING S01°28'39"E (RECORDED AS S00°42'44"W) 304.24 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE S85°37'21"W (RECORDED AS S86°01'30"W) 854.60 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16; THENCE N02°35'32"E (RECORDED AS N04°46'55"E AND N03°01'E) 307.11 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°41'31"E 832.72 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SAID SECTION 16, CONTAINING 5.895 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

SOIL TYPES

FoB	Fox sandy loam, 2-6%	B
FoC	Fox sandy loam, 6-12%	B
FoD	Fox sandy loam, 12-18%	B
FoE	Fox sandy loam, 18-25%	B
Gp	Gravel Pit	
KeB	Kendallville Loam	B
MdA	Matherton Sandy Loam	B

BENCHMARK INFORMATION:

BM #1: ARROW ON FIRE HYDRANT IN NORTH RIGHT OF WAY OF DHU VARREN ROAD, 510'± WEST OF SUBJECT PROPERTY.
ELEVATION: 944.74 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT IN SOUTH RIGHT OF WAY OF DHU VARREN ROAD, 43'± WEST OF SUBJECT PROPERTY.
ELEVATION: 945.70 (NAVD88)

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- 801 EXIST. 1' CONTOUR
- 800 EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. SOILS
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- SOIL BORING / TEST PIT
- W EXIST. WATER MAIN
- S EXIST. SANITARY
- G EXIST. GAS
- R EXIST. STORM
- OHE EXIST. OVERHEAD ELEC. LINE
- OHT EXIST. OVERHEAD TELE. LINE
- TV EXIST. CABLE LINE
- T EXIST. UNDERGROUND TELE. LINE
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXIST. SIGN
- EXIST. LIGHT POLE
- U.P. EXIST. UTILITY POLE
- T EXISTING TELEPHONE RISER
- EXISTING MAILBOX
- EXISTING WELL

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

OVERALL EXISTING CONDITIONS PLAN

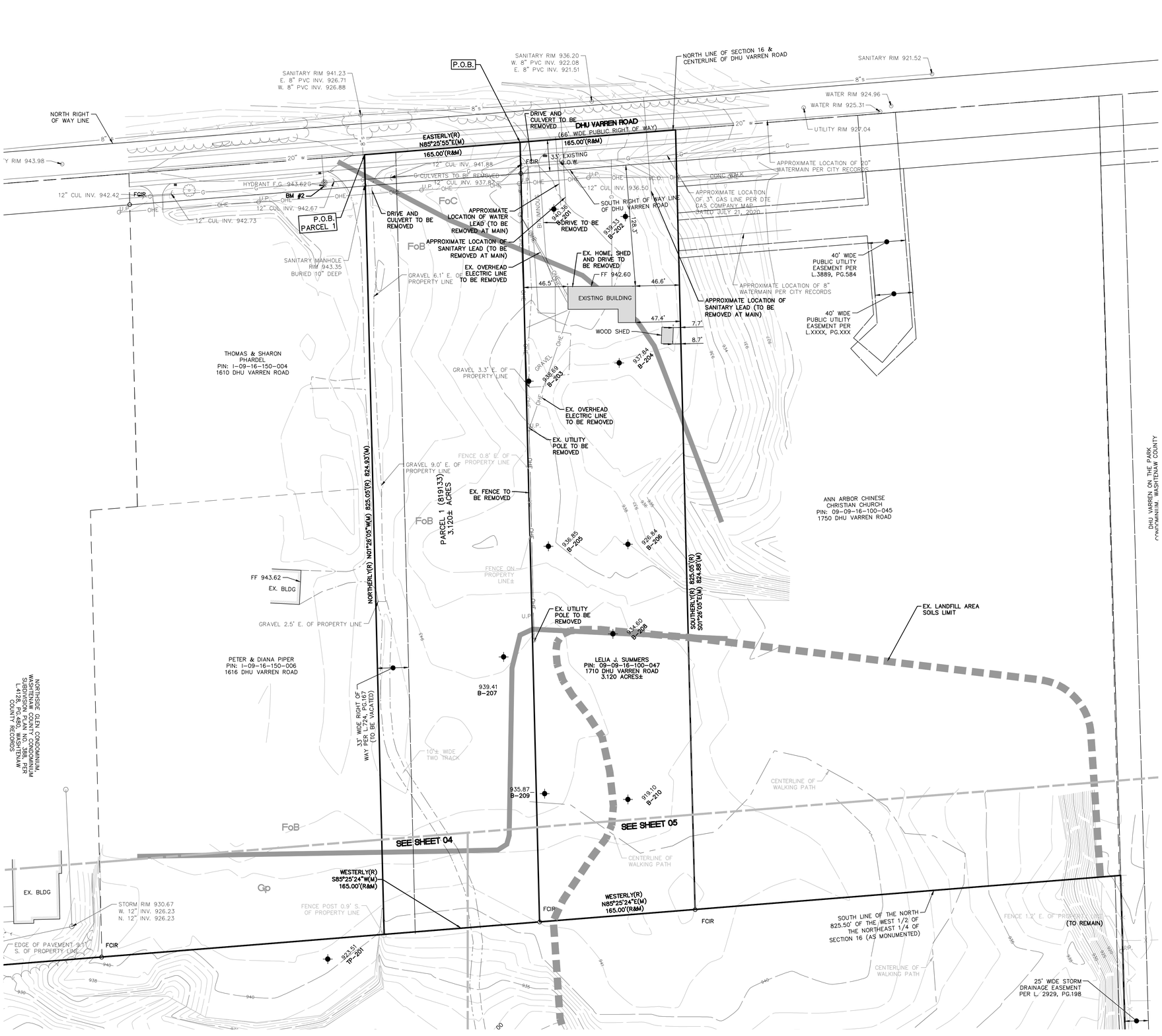
DATE
APRIL 6, 2023

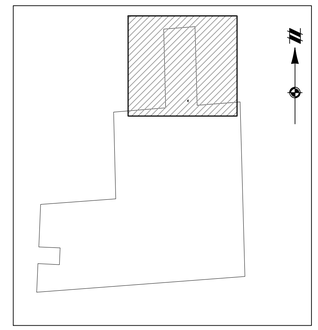
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 75 150
1" = 150 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 02	





KEY MAP
1" = 750 FEET

DEMOLITION NOTES

1. EXISTING WELL AND SEPTIC SHALL BE LEGALLY AND PROPERLY ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
2. ALL CONSTRUCTION SHALL FOLLOW ENVIRONMENTAL DUE CARE PLAN OR BE AS DIRECTED BY THE ENVIRONMENTAL CONSULTANT.
3. ALL UNUSED SERVICE LEADS SHALL BE KILLED AT ITS RESPECTIVE MAIN.

LEGEND

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- EXIST. WATERS EDGE
- EXIST. SOILS
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- EXIST. WETLAND BUFFER
- SOIL BORING / TEST PIT
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- EXIST. UNSPECIFIED UTILITY
- EXIST. SIGN
- EXIST. LIGHT POLE
- EXIST. UTILITY POLE
- EXISTING TELEPHONE RISER
- EXISTING MAILBOX
- EXISTING WELL

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248.447.2000

SECTION 16
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 1

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 03

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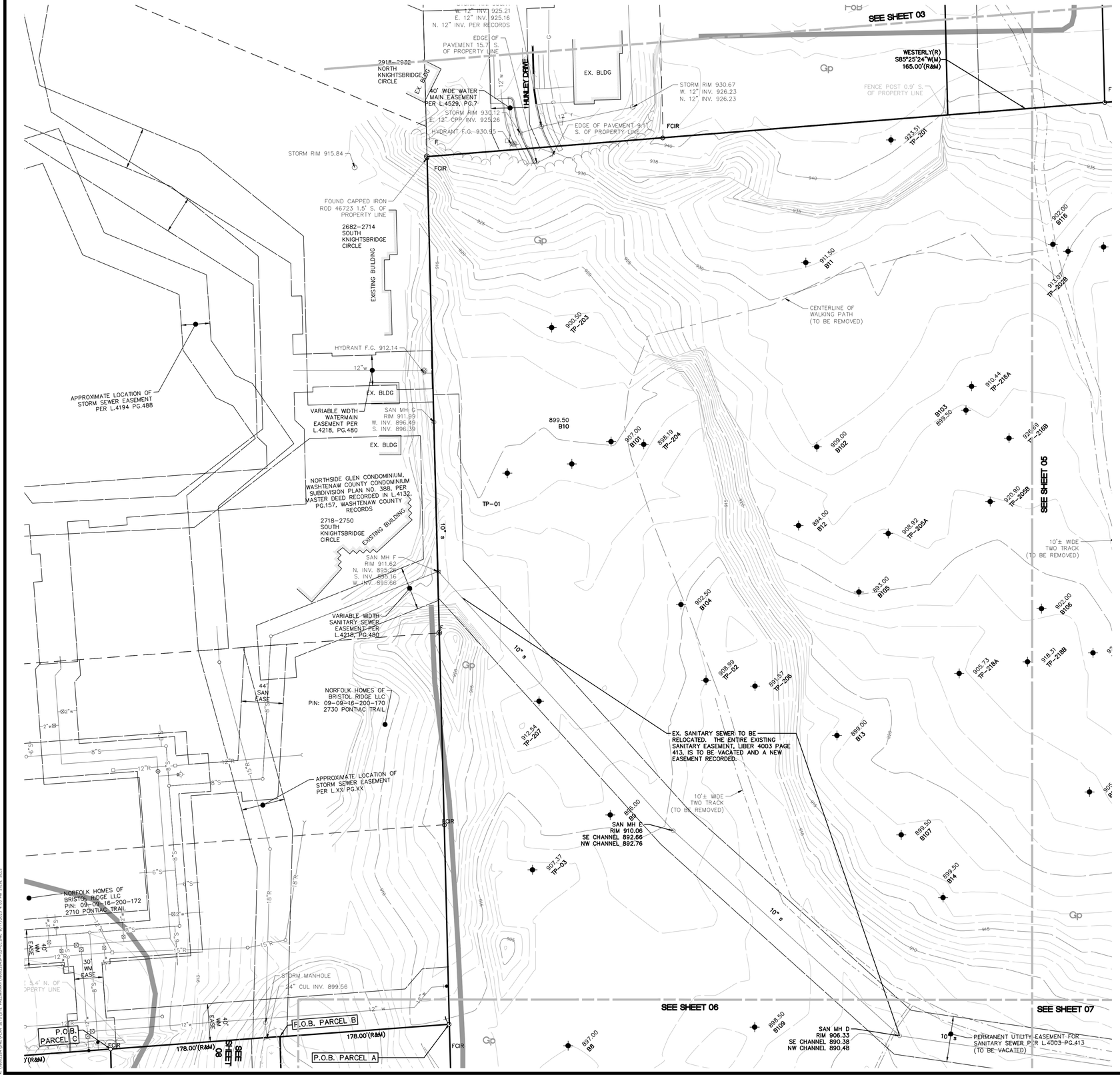

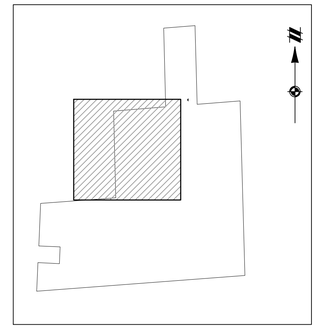

KEY MAP
1" = 750 FEET

DEMOLITION NOTES

1. EXISTING WELL AND SEPTIC SHALL BE LEGALLY AND PROPERLY ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
2. ALL CONSTRUCTION SHALL FOLLOW ENVIRONMENTAL DUE CARE PLAN OR BE AS DIRECTED BY THE ENVIRONMENTAL CONSULTANT.
3. ALL UNUSED SERVICE LEADS SHALL BE KILLED AT ITS RESPECTIVE MAIN.

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
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- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. SOILS
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- EXIST. WETLAND BUFFER
- SOIL BORING / TEST PIT
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- EXIST. OVERHEAD TELE. LINE
- EXIST. CABLE LINE
- EXIST. UNDERGROUND TELE. LINE
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- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXIST. SIGN
- EXIST. LIGHT POLE
- EXIST. UTILITY POLE
- EXISTING TELEPHONE RISER
- EXISTING MAILBOX
- EXISTING WELL

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SECTION 16
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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 2

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 04

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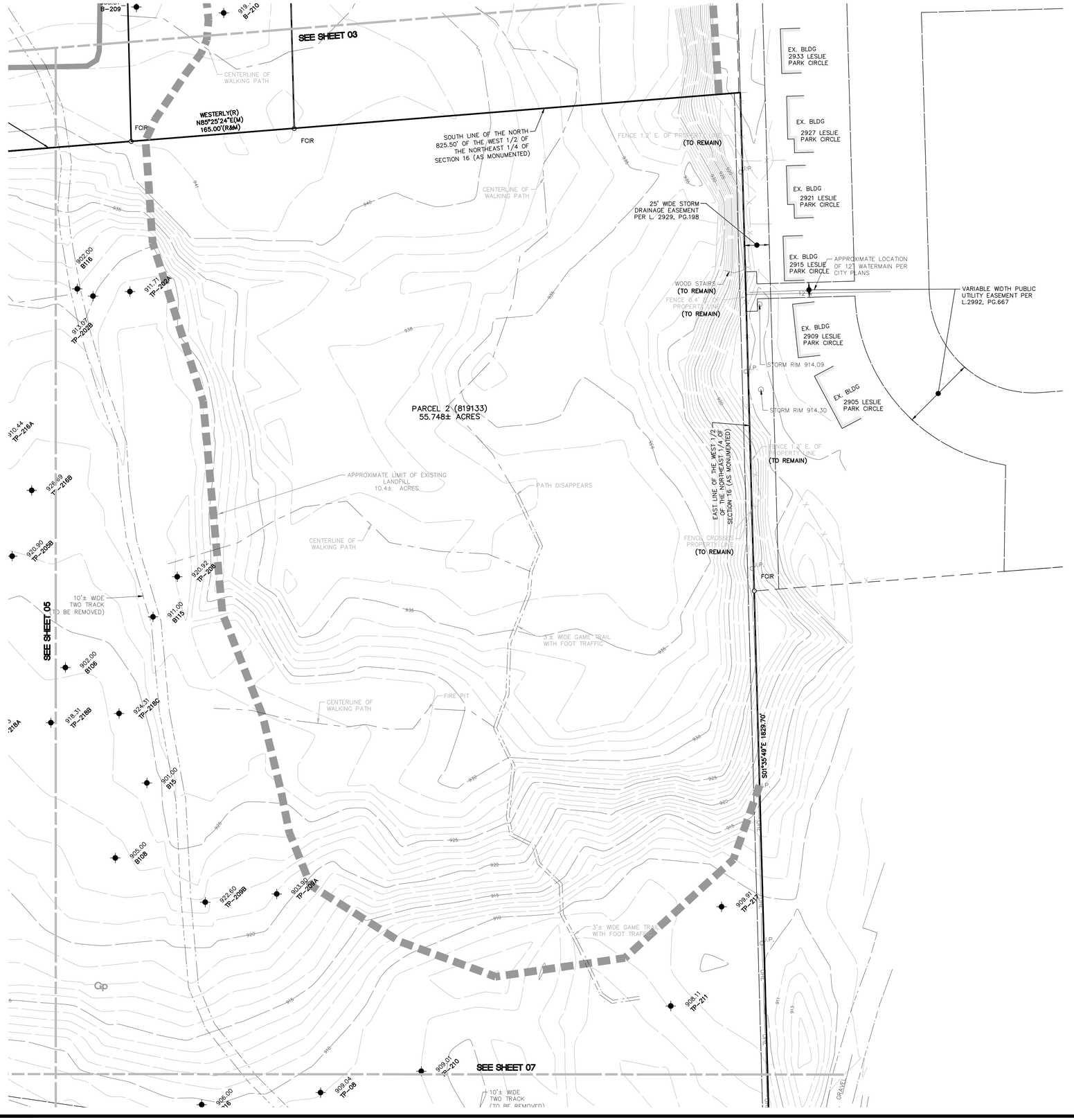

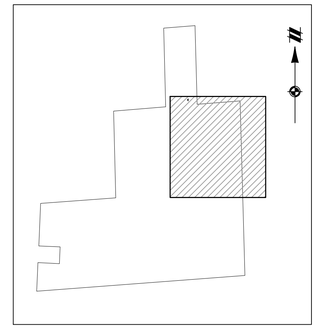

KEY MAP
1" = 750 FEET

DEMOLITION NOTES

1. EXISTING WELL AND SEPTIC SHALL BE LEGALLY AND PROPERLY ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
2. ALL CONSTRUCTION SHALL FOLLOW ENVIRONMENTAL DUE CARE PLAN OR BE AS DIRECTED BY THE ENVIRONMENTAL CONSULTANT.
3. ALL UNUSED SERVICE LEADS SHALL BE KILLED AT ITS RESPECTIVE MAIN.
4. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP, THE FENCE ALONG THE EASTERN PARCEL LIES PRIMARILY ON THE ADJACENT LESLIE PARK PARCELS.
5. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP, THE EXISTING STAIRS ARE ASSUMED TO BELONG TO THE ADJACENT HOME AT 2915 LESLIE PARK CIRCLE.

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. SOILS
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- SOIL BORING / TEST PIT
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. GAS
- EXIST. STORM
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- EXIST. OVERHEAD TELE. LINE
- EXIST. CABLE LINE
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- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- EXIST. UNSPECIFIED UTILITY
- EXIST. SIGN
- EXIST. LIGHT POLE
- EXIST. UTILITY POLE
- EXISTING TELEPHONE RISER
- EXISTING MAILBOX
- EXISTING WELL

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

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SECTION 16
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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 3

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	05

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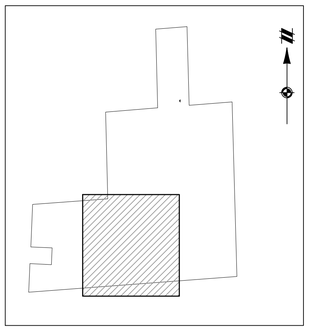

KEY MAP
1" = 750 FEET

DEMOLITION NOTES

1. EXISTING WELL AND SEPTIC SHALL BE LEGALLY AND PROPERLY ABANDONED PER HEALTH DEPARTMENT REQUIREMENTS.
2. ALL CONSTRUCTION SHALL FOLLOW ENVIRONMENTAL DUE CARE PLAN OR BE AS DIRECTED BY THE ENVIRONMENTAL CONSULTANT.
3. ALL UNUSED SERVICE LEADS SHALL BE KILLED AT ITS RESPECTIVE MAIN.

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. WATERS EDGE
- EXIST. SOILS
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- SOIL BORING / TEST PIT
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- EXIST. WATER MAIN
- EXIST. SANITARY
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- EXIST. UNSPECIFIED UTILITY
- EXIST. SIGN
- EXIST. LIGHT POLE
- EXIST. UTILITY POLE
- EXISTING TELEPHONE RISER
- EXISTING MAILBOX
- EXISTING WELL

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

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 4

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 06	

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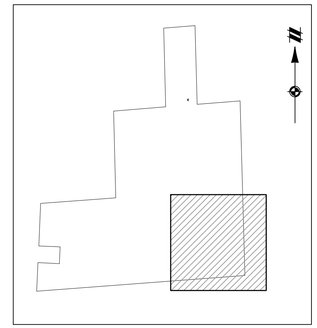

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SECTION 16
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 5

DATE: APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 07

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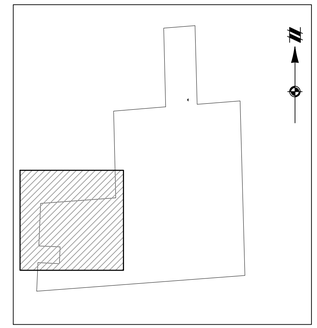

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 6

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 08

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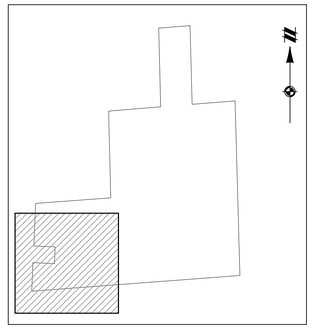

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EXISTING CONDITIONS & DEMOLITION PLAN – AREA 7

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 09	

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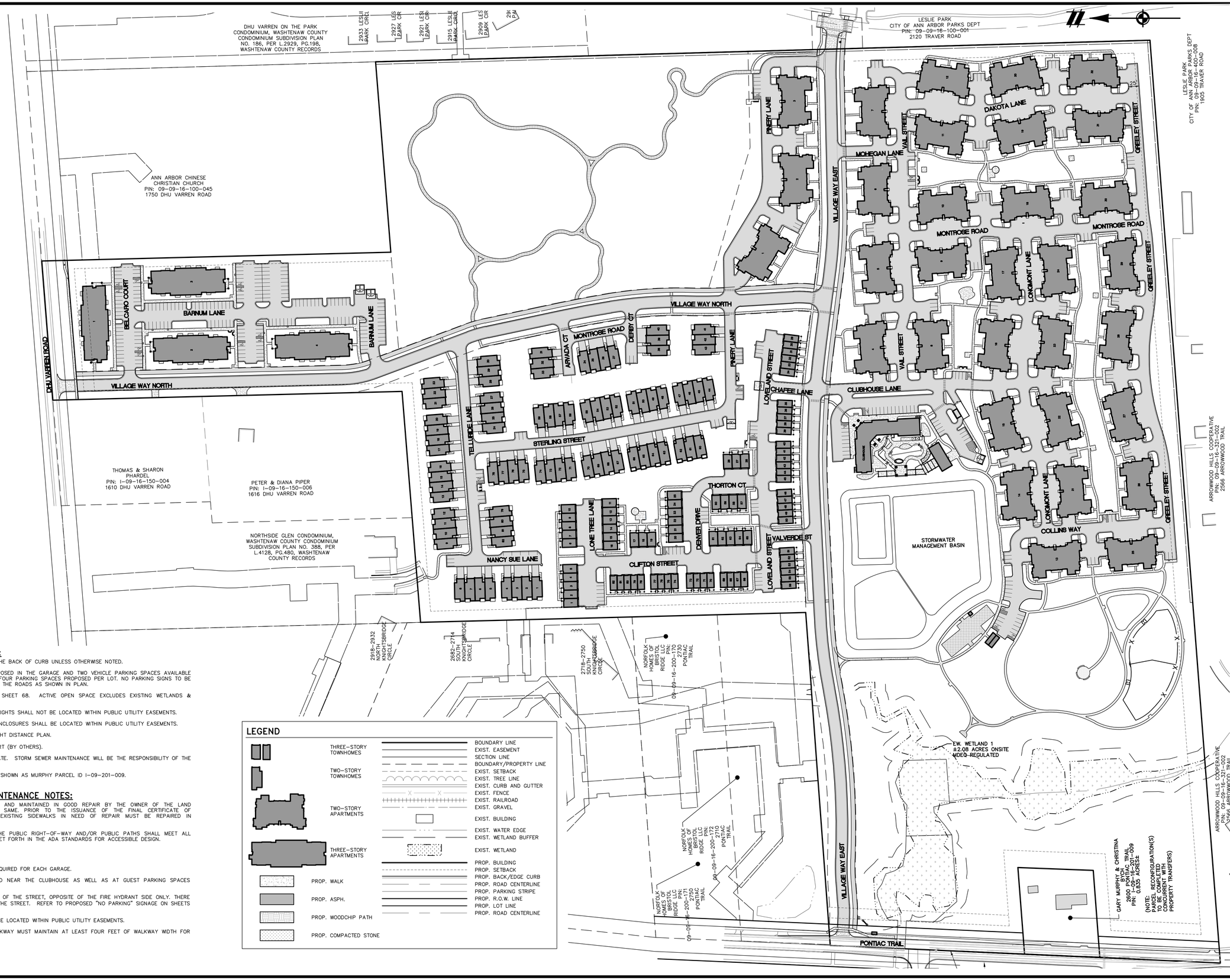

GENERAL LAYOUT NOTES:

1. RADII DIMENSIONS MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. TWO VEHICLE PARKING SPACES PROPOSED IN THE GARAGE AND TWO VEHICLE PARKING SPACES AVAILABLE IN THE DRIVEWAY, FOR A TOTAL OF FOUR PARKING SPACES PROPOSED PER LOT. NO PARKING SIGNS TO BE INSTALLED ON THE HYDRANT SIDE OF THE ROADS AS SHOWN IN PLAN.
3. TOTAL OPEN SPACE IS SHOWN ON SHEET 68. ACTIVE OPEN SPACE EXCLUDES EXISTING WETLANDS & PROPOSED DETENTION.
4. ANY PROPOSED OR FUTURE STREET LIGHTS SHALL NOT BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
5. NO PART OF PROPOSED DUMPSTER ENCLOSURES SHALL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
6. SEE SHEET 74 FOR INTERSECTION SIGHT DISTANCE PLAN.
7. SEE TRAFFIC IMPACT ANALYSIS REPORT (BY OTHERS).
8. STORM SEWER EASEMENTS ARE PRIVATE. STORM SEWER MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
9. PROPOSED BOUNDARY CHANGES ARE SHOWN AS MURPHY PARCEL ID I-09-201-009.

SIDEWALK REPAIR AND MAINTENANCE NOTES:

1. ALL SIDEWALKS AREA TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
2. ALL SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC PATHS SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.

PARKING NOTES:

1. AN EV PARKING-READY SPACE IS REQUIRED FOR EACH GARAGE.
2. EV PARKING SPACES ARE PROPOSED NEAR THE CLUBHOUSE AS WELL AS AT GUEST PARKING SPACES THROUGHOUT THE SITE.
3. PARKING IS PROPOSED ON ONE SIDE OF THE STREET, OPPOSITE OF THE FIRE HYDRANT SIDE ONLY. THERE IS NO PARKING ON EITHER SIDE OF THE STREET. REFER TO PROPOSED "NO PARKING" SIGNAGE ON SHEETS 12 THROUGH 16.
4. EV CHARGING STATIONS SHALL NOT BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS.
5. EV CHARGING STATIONS IN ANY WALKWAY MUST MAINTAIN AT LEAST FOUR FEET OF WALKWAY WIDTH FOR PEDESTRIANS.

LEGEND

- THREE-STORY TOWNHOMES
- TWO-STORY TOWNHOMES
- TWO-STORY APARTMENTS
- THREE-STORY APARTMENTS
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE
- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- PROP. SETBACK
- PROP. BACK/EDGE CURB
- PROP. ROAD CENTERLINE
- PROP. PARKING STRIPE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CENTERLINE

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
OVERALL DIMENSIONAL LAYOUT PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264

SHEET NO.
10

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DHU VARREN ON THE PARK CONDOMINIUM, WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 186, PER L.2929, PG.198, WASHTENAW COUNTY RECORDS

2933 LESLIE PARK CIRCLE

2927 LESLIE PARK CIR

2921 LESLIE PARK CIR

2915 LESLIE PARK CIRCL

2909 LESLIE PARK CIR

291 PAR

LESLIE PARK
CITY OF ANN ARBOR PARKS DEPT
PIN: 09-09-16-100-001
2120 TRAVER ROAD

ANN ARBOR CHINESE CHRISTIAN CHURCH
PIN: 09-09-16-100-045
1750 DHU VARREN ROAD

DHU VARREN ROAD

BELCARO COURT

BARNUM LANE

BARNUM LANE

PHASE 3

PHASE 1

VILLAGE WAY NORTH

VILLAGE WAY NORTH

PHASE 3

PHASE 1

PINERY LANE

APT PHASE 2

PHASE 1

VILLAGE WAY EAST

VAIL STREET

MOHEGAN LANE

DAKOTA LANE

GREELEY STREET

PHASE 1

MONTROSE ROAD

MONTROSE ROAD

LONGMONT LANE

PHASE 1
APT PHASE 2

VAIL STREET

GREELEY STREET

ARVADA CT

MONTROSE ROAD

DERBY CT

PINERY LANE

LOVELAND STREET

CHAFFEE LANE

CLUBHOUSE LANE

TELLURIDE LANE

PHASE 3

PHASE 1

STERLING STREET

PHASE 1

T.H. PHASE 2

THORTON CT

LONE TREE LANE

DENVER DRIVE

LOVELAND STREET

VALVERDE ST

CLUBHOUSE

STORMWATER MANAGEMENT BASIN

LONGMONT LANE

COLLINS WAY

GREELEY STREET

PHASE 1
APT PHASE 2

PHASE 3

NANCY SUE LANE

CLIFTON STREET

PHASE 1

T.H. PHASE 2

PHASE 1

PHASE 3

LESLIE PARK
CITY OF ANN ARBOR PARKS DEPT
PIN: 09-09-16-400-008
1905 TRAVER ROAD

ARROWWOOD HILLS COOPERATIVE
PIN: 09-09-16-321-002
2566 ARROWWOOD TRAIL

THOMAS & SHARON PHARDEL
PIN: I-09-16-150-004
1610 DHU VARREN ROAD

PETER & DIANA PIPER
PIN: I-09-16-150-006
1616 DHU VARREN ROAD

NORTHSIDE GLEN CONDOMINIUM, WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 386, PER L.4128, PG.480, WASHTENAW COUNTY RECORDS

2918-2932 NORTH KNIGHTSBRIDGE CIRCLE

2682-2714 SOUTH KNIGHTSBRIDGE CIRCLE

2718-2750 SOUTH KNIGHTSBRIDGE CIRCLE

NORFOLK HOMES OF BRISTOL RIDGE LLC
09-09-16-200-170
2730 PONTIAC TRAIL

NORFOLK HOMES OF BRISTOL RIDGE LLC
PIN: 09-09-16-200-172
2710 PONTIAC TRAIL

NORFOLK HOMES OF BRISTOL RIDGE LLC
PIN: 09-09-16-200-173
2750 PONTIAC TRAIL

EW. WETLAND 1
±2.08 ACRES ONSITE
MDEQ-REGULATED

GARY MURPHY & CHRISTINA BRYCE
PIN: 09-09-16-321-009
2600 PONTIAC TRAIL
±0.635 ACRES±

PONTIAC TRAIL

VILLAGE WAY EAST

UTILITY PHASING DESCRIPTION:

PHASE 1 WILL INCLUDE THE WATERMAIN CONNECTIONS TO THE STUB PROVIDED IN THE BRISTOL RIDGE DEVELOPMENT AND THE CONNECTION IN HUNLEY DRIVE TO PROVIDE TWO CONNECTIONS FOR A LOOPED SYSTEM. THE WATER MAIN WILL ALSO BE LOOPED ANYWHERE PHASE 1 SERVICE LEADS ARE PROPOSED AND WILL BE STUBBED INTO FUTURE PHASES ALONG THE NORTHERN TOWNHOME ROAD (TELLURIDE LANE), ON THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH) AND ON PINERY, LONGMONT LANE AND GREELEY STREETS IN THE SOUTHERN APARTMENTS.

THE SANITARY TRUNK LINE RELOCATION WILL OCCUR DURING PHASE 1. CONSTRUCTION OF THE SANITARY SEWER TO AT LEAST THE NEXT UPSTREAM MANHOLE BEYOND ANY LEADS SERVICING BUILDINGS PROPOSED IN PHASE 1 IS PROPOSED.

APPROXIMATELY TWO-THIRDS OF THE WATER AND SANITARY SYSTEMS ARE WILL BE CONSTRUCTED DURING PHASE 1 FOR THE SOUTHERN APARTMENT AND CLUBHOUSE AREA.

½ OF THE WATERMAIN AND ALL OF THE SANITARY SEWER WITHIN THE TOWNHOME AREAS ARE TO BE CONSTRUCTED DURING PHASE 1 AND A STUB TO THE NORTH ON THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH).

PHASE 2 UTILITY CONSTRUCTION WILL INCLUDE CLOSING THE WATERMAIN LOOP ALONG THE NORTHERN TOWNHOME AREA ROAD (TELLURIDE LANE) AND THE REMAINING INFRASTRUCTURE IN THE SOUTHERN APARTMENTS.

PHASE 3 UTILITY CONSTRUCTION WILL INCLUDE THE UTILITIES SERVICING THE NORTHERN APARTMENTS, WATERMAIN CONNECTION TO DHU VARREN ROAD AND CONNECTION TO THE STUB AT THE SITE'S EASTERN BOUNDARY LINE ON THE CHURCH PROPERTY. THE SANITARY SEWER ALONG THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH) WILL ALSO BE INSTALLED DURING PHASE 3.

LEGEND

- THREE-STORY TOWNHOMES
- TWO-STORY TOWNHOMES
- TWO-STORY APARTMENTS
- THREE-STORY APARTMENTS
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE
- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- PROP. SETBACK
- PROP. BACK/EDGE CURB
- PROP. ROAD CENTERLINE
- PROP. PARKING STRIPE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. PHASE LINE

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

BUILDING PHASING PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

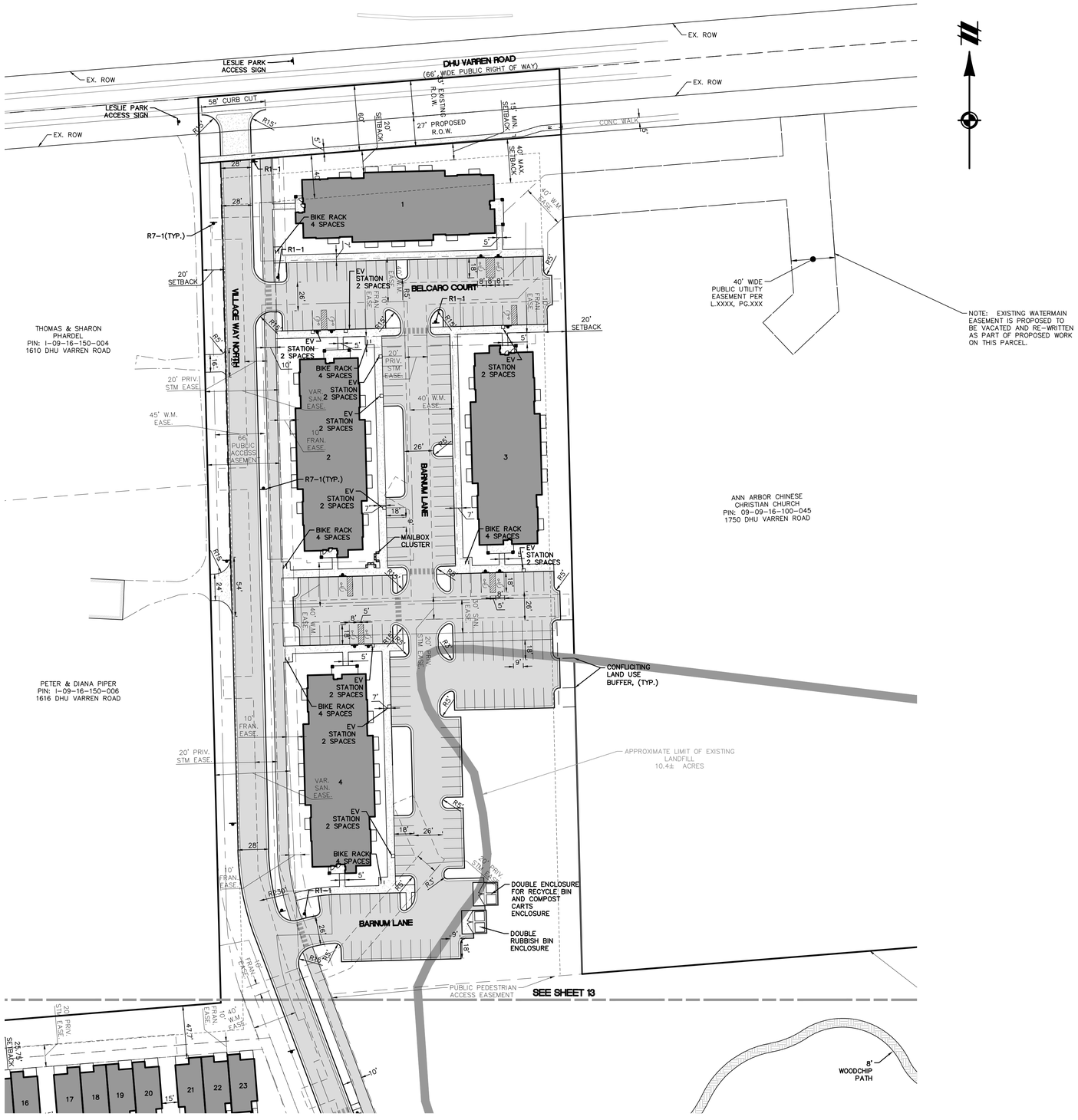
REVISIONS

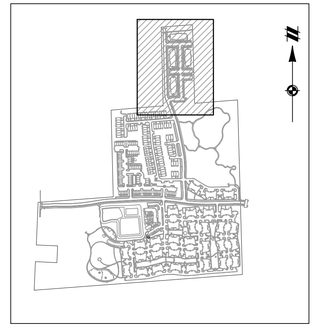
SCALE 0 50 100
1" = 100 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264

SHEET NO.
11

I:\18002264\CAD\PLAN SETS\SITE PREPARATION\18002264SP-SITE-PHASING.DWG 8/7/2023 4:04 PM STEVE SILLS





KEY MAP
1" = 750 FEET



R1-1 R7-1

ON SITE SIGN DETAILS:

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- MATCHLINE
- PROP. SETBACK
- PROP. BACK/EDGE CURB
- PROP. ROAD CENTERLINE
- PROP. PARKING STRIPE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

DIMENSIONAL LAYOUT PLAN – AREA 1

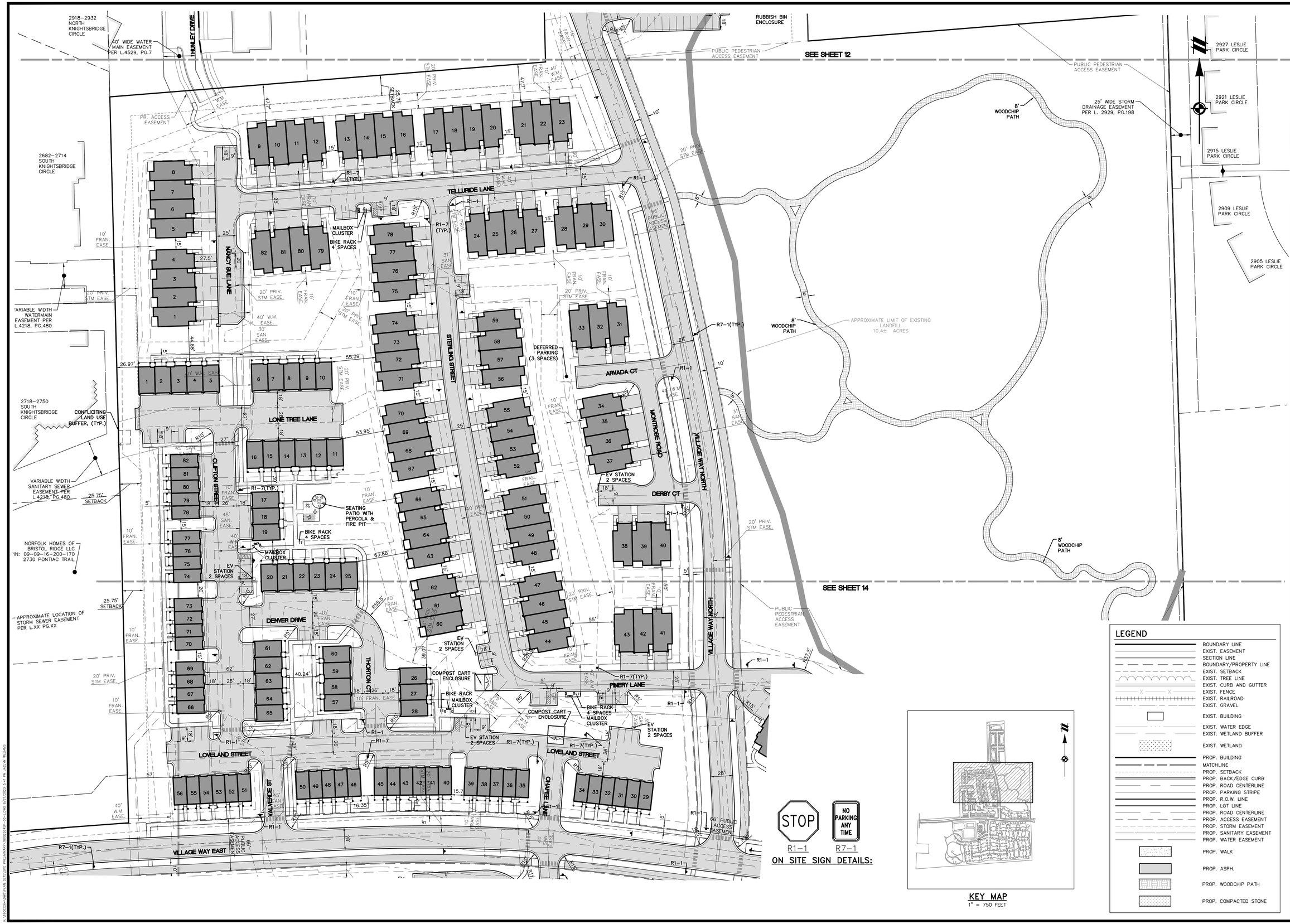
DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 12	



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ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
DIMENSIONAL LAYOUT PLAN – AREA 2

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 13	

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- MATCHLINE
- PROP. SETBACK
- PROP. BACK/EDGE CURB
- PROP. ROAD CENTERLINE
- PROP. PARKING STRIPE
- PROP. R.O.W. LINE
- PROP. LOT LINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE

K:\18002264\CAD\PLAN SETS\SITE PRELIMINARY\18002264SP-03.dwg, 8/7/2023 3:41 PM, JOLYN WILLIAMS



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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
DIMENSIONAL LAYOUT PLAN – AREA 3

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	14

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- MATCHLINE
- PROP. SETBACK
- PROP. BACK/EDGE CURB
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- PROP. LOT LINE
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- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE

STOP R1-1

NO PARKING ANY TIME R7-1

ON SITE SIGN DETAILS:

KEY MAP
1" = 750 FEET

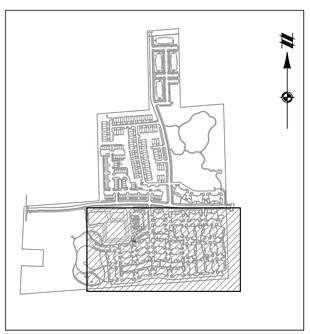
P:\18002264\PLAN\PLAN SETS\SITE PREL\MAIN\18002264SP-SDL1.DWG 8/29/2023 3:42 PM JASON BILLIAS





R1-1 R7-1

ON SITE SIGN DETAILS:



KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
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- EXIST. WETLAND
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- PROP. STORM EASEMENT
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- PROP. WATER EASEMENT
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
DIMENSIONAL LAYOUT PLAN – AREA 4

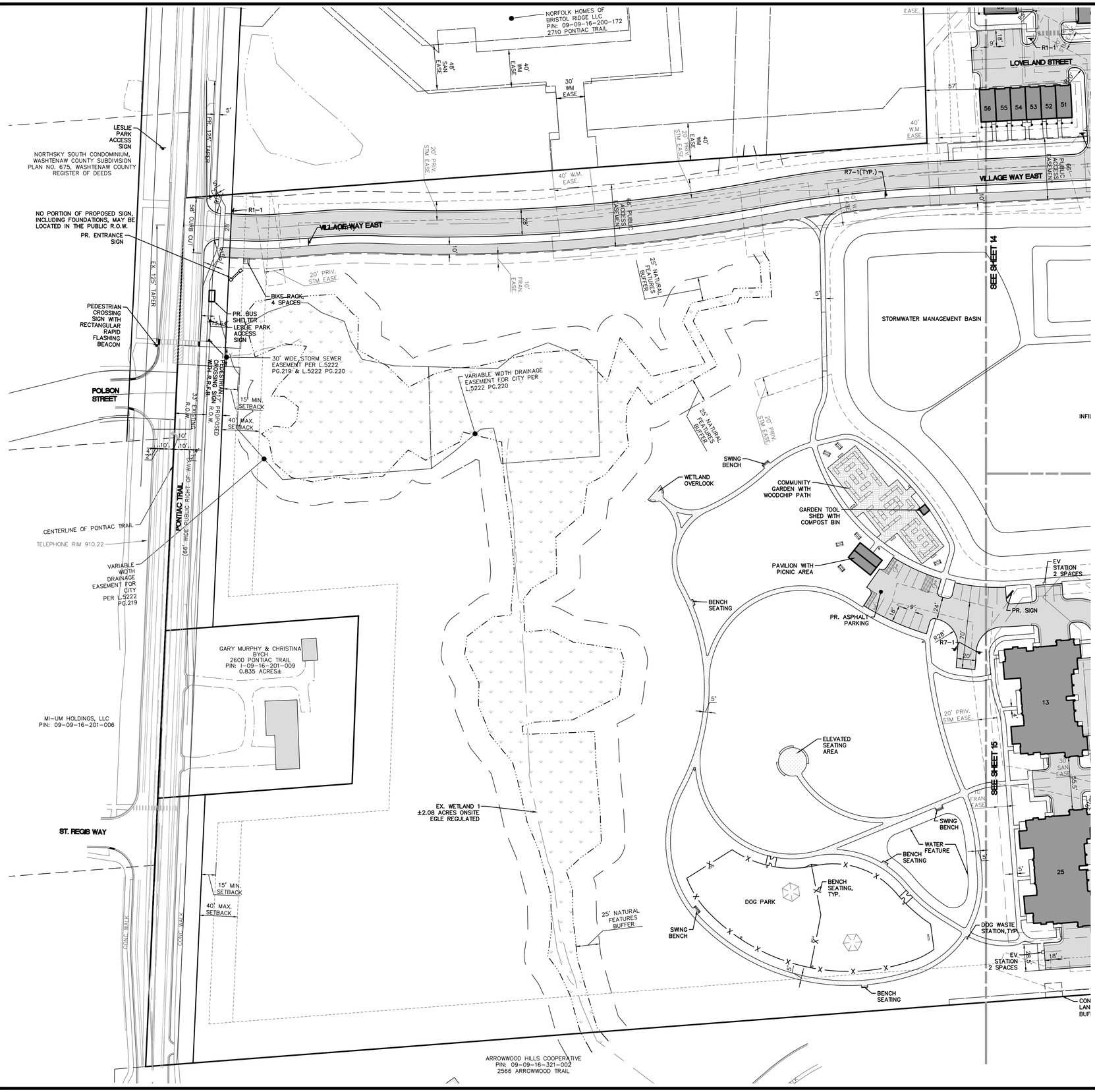
DATE
APRIL 6, 2023

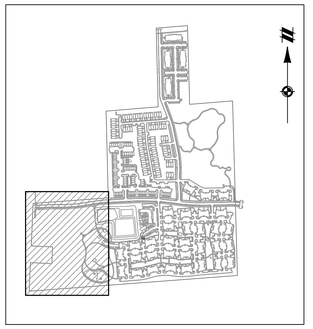
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 15	





KEY MAP
1" = 750 FEET





ON SITE SIGN DETAILS:

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- EXIST. SETBACK
- EXIST. TREE LINE
- EXIST. CURB AND GUTTER
- EXIST. FENCE
- EXIST. RAILROAD
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WATER EDGE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. BUILDING
- MATCHLINE
- PROP. SETBACK
- PROP. BACK/EDGE CURB
- PROP. ROAD CENTERLINE
- PROP. PARKING STRIPE
- PROP. R.O.W. LINE
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- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- PROP. WALK
- PROP. ASPH.
- PROP. WOODCHIP PATH
- PROP. COMPACTED STONE

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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
DIMENSIONAL LAYOUT PLAN – AREA 5

DATE
APRIL 6, 2023

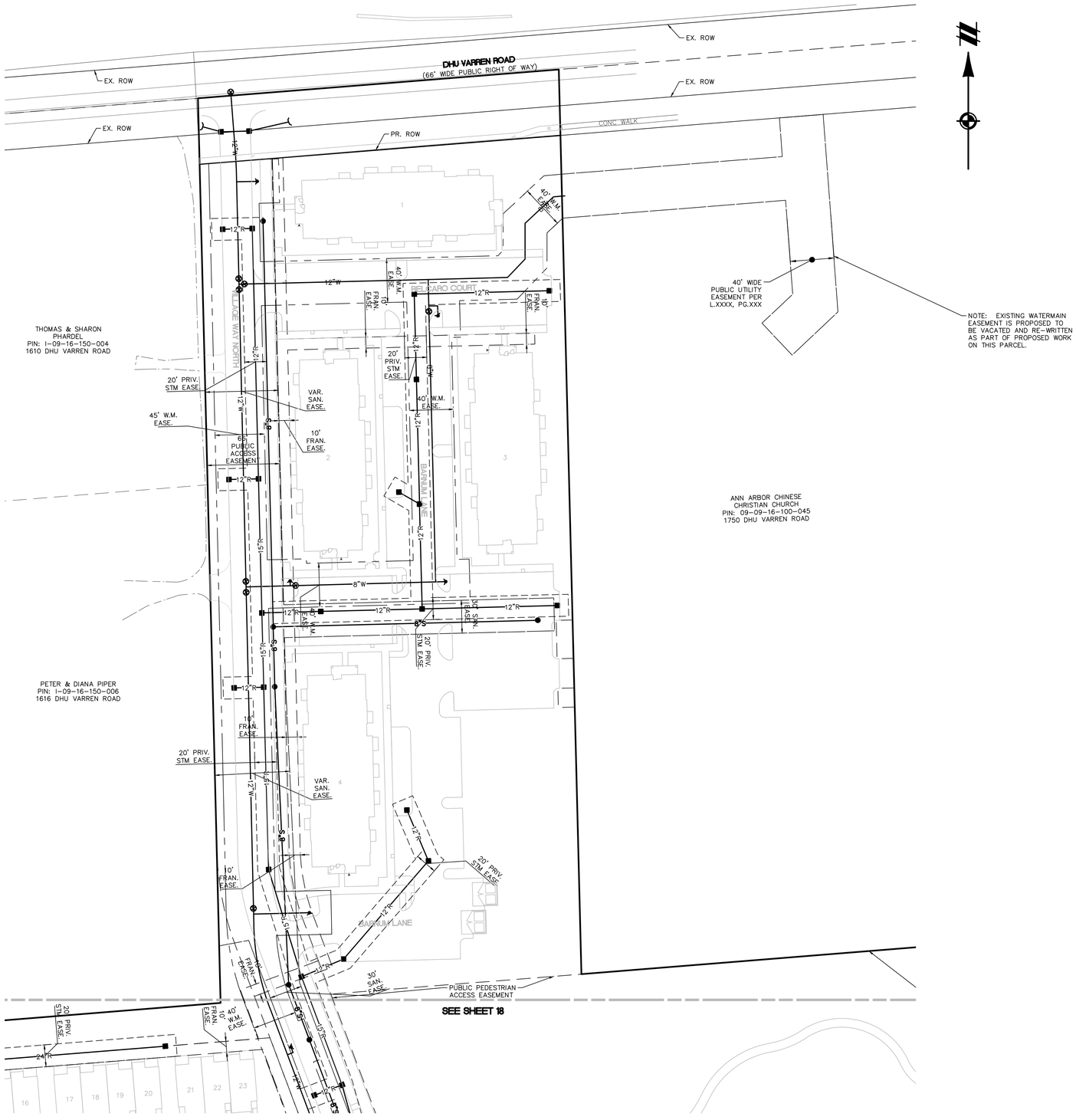
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

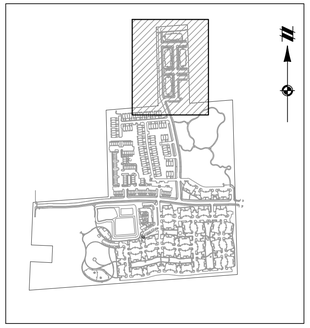
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	16

P:\18002264\LAP\LAYOUT PRELIMINARY\18002264SP-03-LDIM 8/21/2023 9:43 PM JASON WILLIAMS





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. GRAVEL
- EXIST. SETBACK
- MATCHLINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. STORM PIPE
- PROP. SANITARY PIPE
- PROP. WATER PIPE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. HYDRANT

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

EASEMENT LAYOUT PLAN – AREA 1

DATE
APRIL 6, 2023

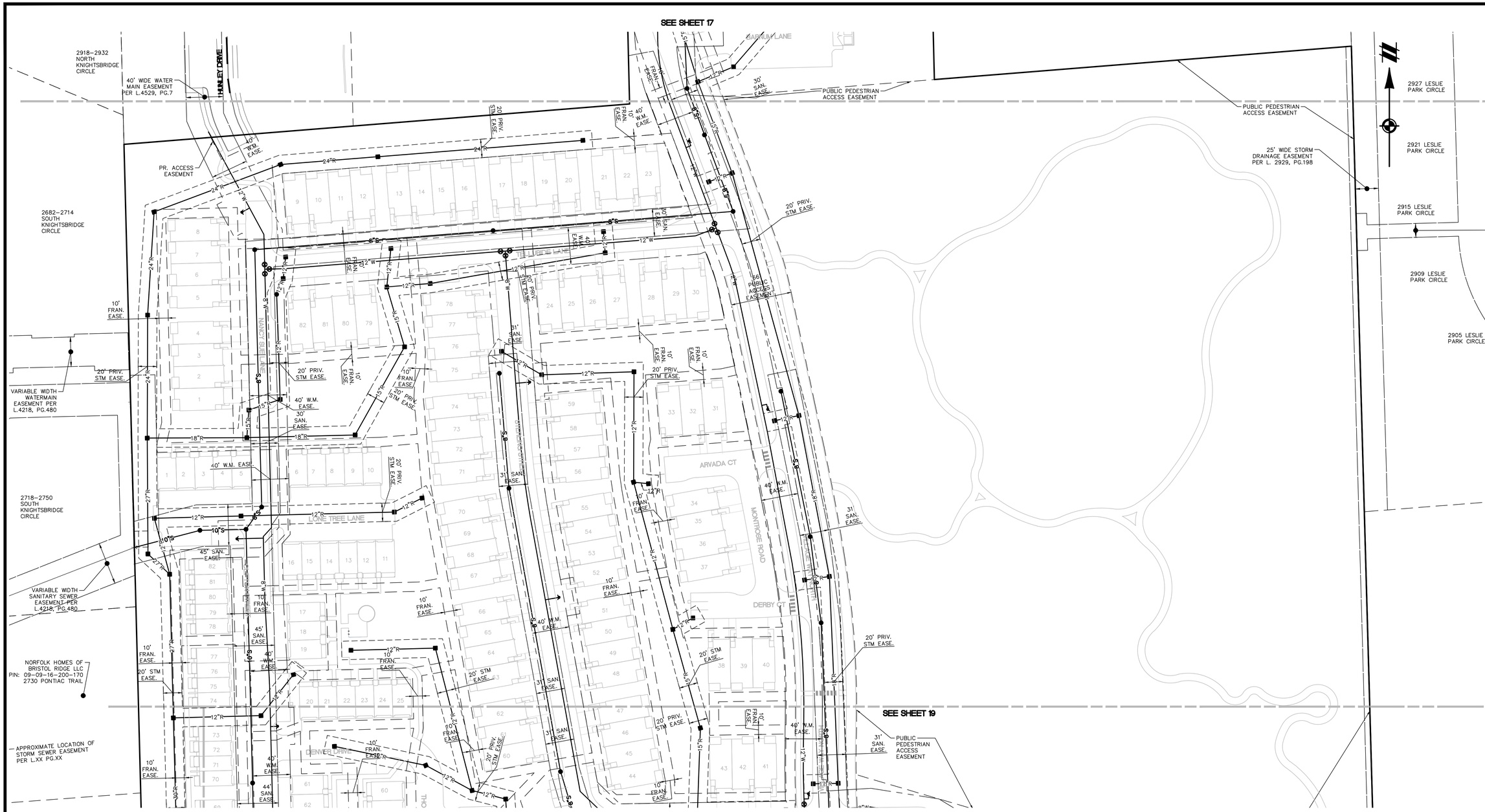
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

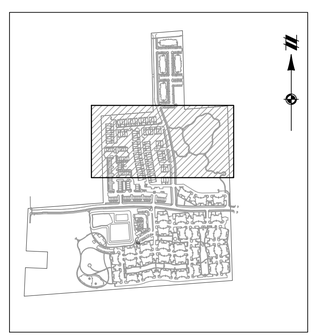
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 17

A:\18002264\CAD\PLAN SETS\SITE PREL\MISMAY\18002264SP-031-EASE.DWG 8/21/2023 3:33 PM JASLYN WILLIAMS





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. GRAVEL
- EXIST. SETBACK
- MATCHLINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. STORM PIPE
- PROP. SANITARY PIPE
- PROP. WATER PIPE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. HYDRANT

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SECTION 16
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EASEMENT LAYOUT PLAN – AREA 2

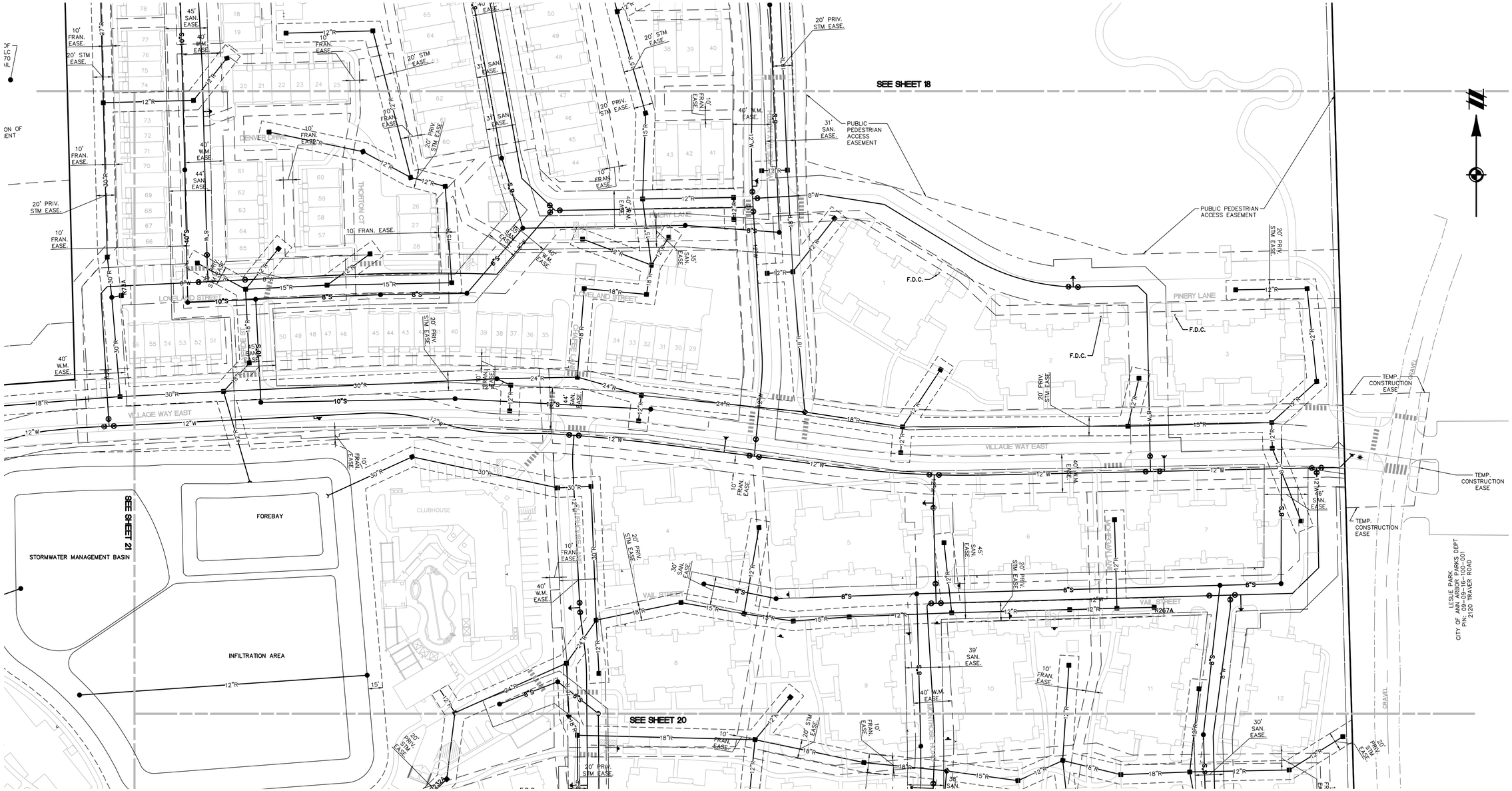
DATE
APRIL 6, 2023

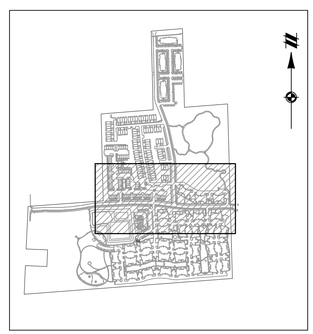
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 18	





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. GRAVEL
- EXIST. SETBACK
- MATCHLINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. STORM PIPE
- PROP. SANITARY PIPE
- PROP. WATER PIPE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. HYDRANT

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WASHTENAW COUNTY, MICHIGAN

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ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

EASEMENT LAYOUT PLAN – AREA 3

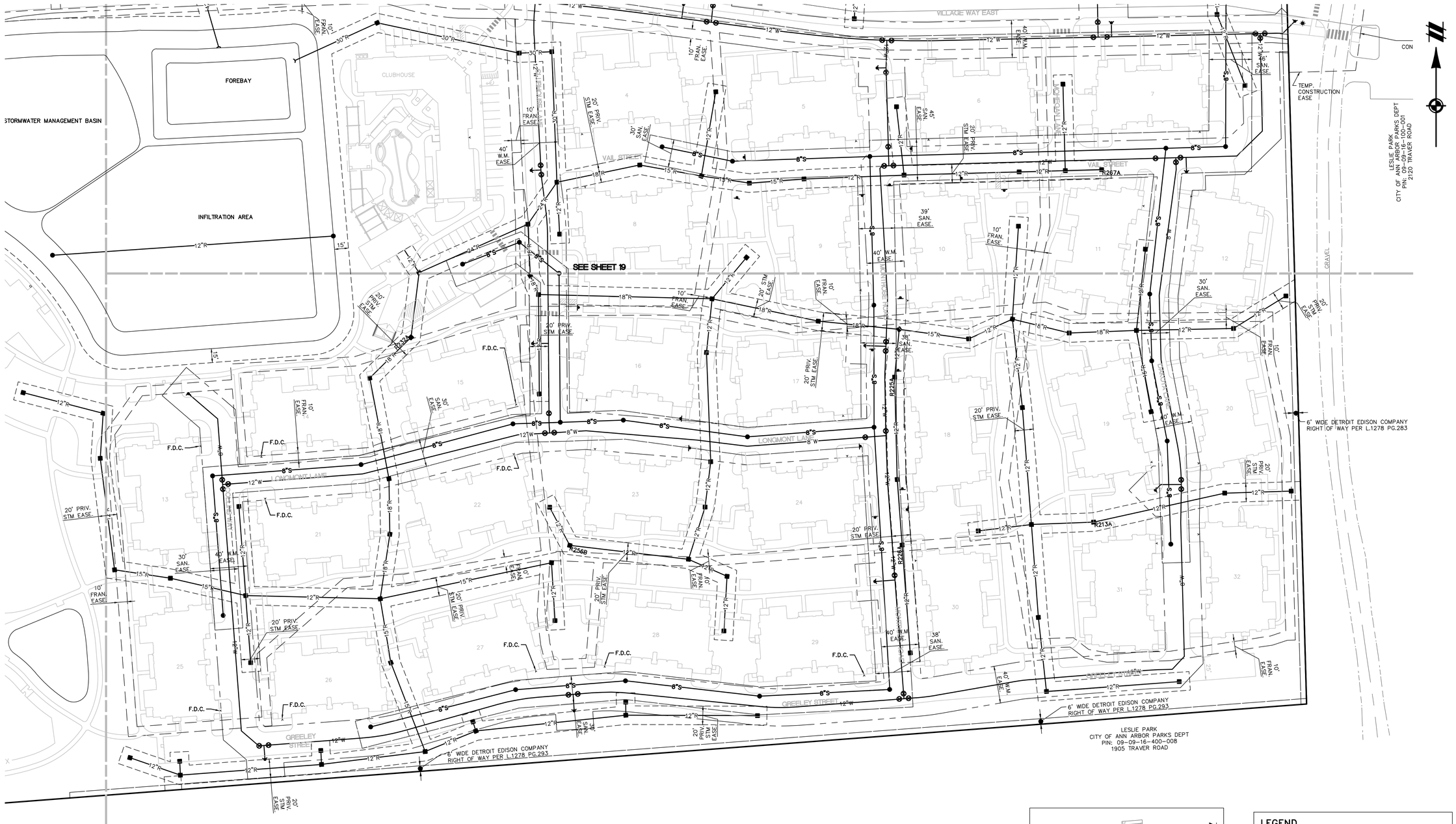
DATE
APRIL 6, 2023

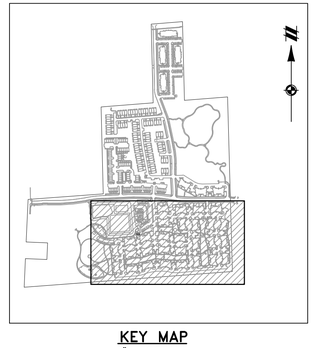
REVISIONS
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 19	

A:\18002264\CAD\PLAN SETS\SITE PRELIMINARY\18002264SP-03 LAYOUT.DWG 8/21/2023 4:13 PM JACLYN WILLIAMS





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. GRAVEL
- EXIST. SETBACK
- MATCHLINE
- PROP. ROAD CENTERLINE
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- R — PROP. STORM PIPE
- S — PROP. SANITARY PIPE
- W — PROP. WATER PIPE
- EXIST. WETLAND BUFFER
- EXIST. WETLAND
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. HYDRANT

811
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CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
EASEMENT LAYOUT PLAN – AREA 4

DATE
APRIL 6, 2023

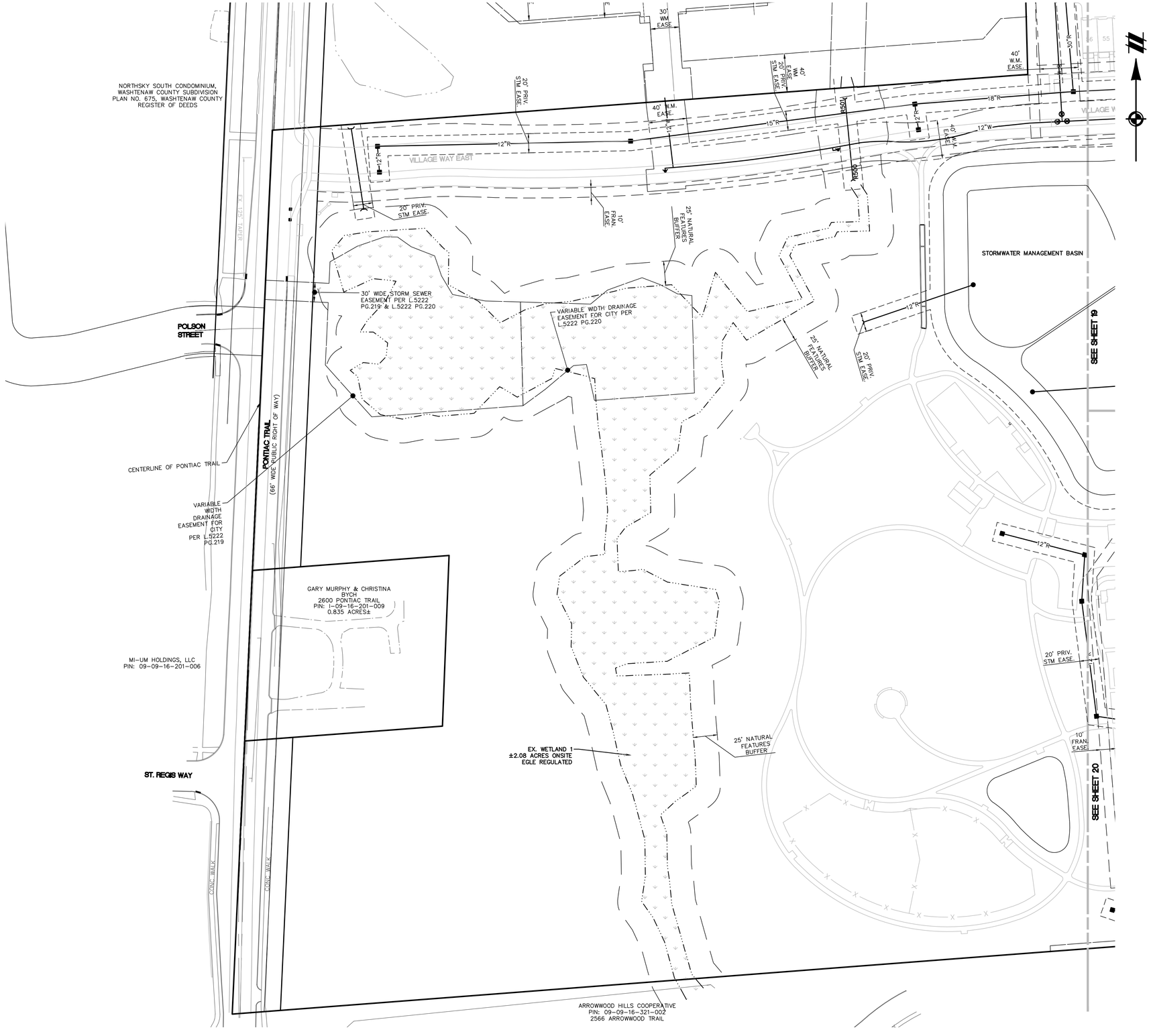
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

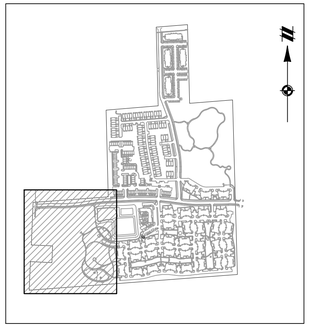
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	20

P:\18002264\CAD\PLAN SETS\SITE PRELIMINARY\18002264SP-ASI-EASE.DWG 8/21/2023 3:35 PM JASON WILLIAMS





KEY MAP
1" = 750 FEET

LEGEND

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

EASEMENT LAYOUT PLAN – AREA 5

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

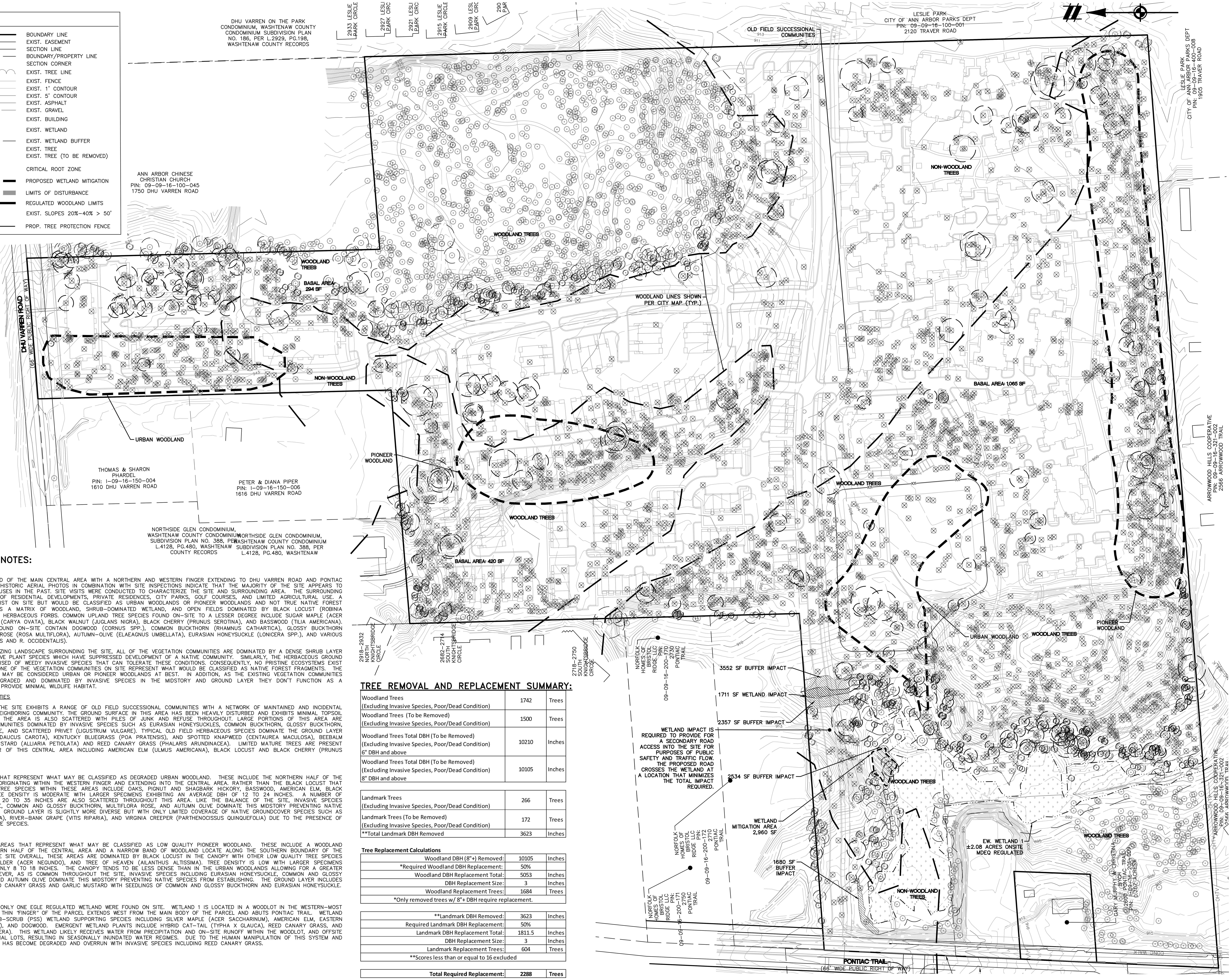
REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 21	

LEGEND

(solid heavy line)	BOUNDARY LINE
(solid line)	EXIST. EASEMENT
(solid line)	SECTION LINE
(dashed line)	BOUNDARY/PROPERTY LINE
(symbol)	SECTION CORNER
(scalloped line)	EXIST. TREE LINE
—X—X—	EXIST. FENCE
— 801 —	EXIST. 1' CONTOUR
— 800 —	EXIST. 5' CONTOUR
(line)	EXIST. ASPHALT
(dash-dot line)	EXIST. GRAVEL
(rectangle)	EXIST. BUILDING
(dotted rectangle)	EXIST. WETLAND
(dashed line)	EXIST. WETLAND BUFFER
(symbol)	EXIST. TREE
(symbol)	EXIST. TREE (TO BE REMOVED)
(dashed circle)	CRITICAL ROOT ZONE
(heavy dashed line)	PROPOSED WETLAND MITIGATION
(grey dashed line)	LIMITS OF DISTURBANCE
(long dashed line)	REGULATED WOODLAND LIMITS
(grey hatch)	EXIST. SLOPES 20%–40% > 50'
(line with posts)	PROP. TREE PROTECTION FENCE



NATURAL FEATURES NOTES:

SITE OVERVIEW

THE SITE IS GENERALLY COMPRISED OF THE MAIN CENTRAL AREA WITH A NORTHERN AND WESTERN FINGER EXTENDING TO DHU VARREN ROAD AND PONTIAC TRAIL RESPECTIVELY. REVIEW OF HISTORIC AERIAL PHOTOS IN COMBINATION WITH SITE INSPECTIONS INDICATE THAT THE MAJORITY OF THE SITE APPEARS TO HAVE BEEN IMPACTED BY HUMAN USES IN THE PAST. SITE VISITS WERE CONDUCTED TO CHARACTERIZE THE SITE AND SURROUNDING AREA. THE SURROUNDING LANDSCAPE CONSISTS PRIMARILY OF RESIDENTIAL DEVELOPMENTS, PRIVATE RESIDENCES, CITY PARKS, GOLF COURSES, AND LIMITED AGRICULTURAL USE. A NUMBER OF WOODLAND AREAS EXIST ON SITE BUT WOULD BE CLASSIFIED AS URBAN WOODLANDS OR PIONEER WOODLANDS AND NOT TRUE NATIVE FOREST FRAGMENTS. THE SITE CONTAINS A MATRIX OF WOODLAND, SHRUB–DOMINATED WETLAND, AND OPEN FIELDS DOMINATED BY BLACK LOCUST (ROBINIA PSEUDOACACIA) AND LOW–QUALITY HERBACEOUS FORBS. COMMON UPLAND TREE SPECIES FOUND ON–SITE TO A LESSER DEGREE INCLUDE SUGAR MAPLE (ACER SACCHARUM), SHAGBARK HICKORY (CARYA OVATA), BLACK WALNUT (JUGLANS NIGRA), BLACK CHERRY (PRUNUS SEROTINA), AND BASSWOOD (TILIA AMERICANA). UPLAND SCRUB–SHRUB AREAS FOUND ON–SITE CONTAIN DOGWOOD (CORNUS SPP.), COMMON BUCKTHORN (RHAMNUS CATHARTICA), GLOSSY BUCKTHORN (FRANGULA ALNUS), MULTI–FLORA ROSE (ROSA MULTIFLORA), AUTUMN–OLIVE (ELAEAGNUS UMBELLATA), EURASIAN HONEYSUCKLE (LONICERA SPP.), AND VARIOUS BRAMBLES (RUBUS PENNSYLVANICUS AND R. OCCIDENTALIS).

DUE TO THE INCREASINGLY URBANIZING LANDSCAPE SURROUNDING THE SITE, ALL OF THE VEGETATION COMMUNITIES ARE DOMINATED BY A DENSE SHRUB LAYER COMPRISED OF NON–NATIVE INVASIVE PLANT SPECIES WHICH HAVE SUPPRESSED DEVELOPMENT OF A NATIVE COMMUNITY. SIMILARLY, THE HERBACEOUS GROUND LAYER IS ALSO GENERALLY COMPRISED OF WEEDY INVASIVE SPECIES THAT CAN TOLERATE THESE CONDITIONS. CONSEQUENTLY, NO PRISTINE ECOSYSTEMS EXIST ON THE SITE AS A WHOLE AND NONE OF THE VEGETATION COMMUNITIES ON SITE REPRESENT WHAT WOULD BE CLASSIFIED AS NATIVE FOREST FRAGMENTS. THE WOODED AREAS PRESENT ON SITE MAY BE CONSIDERED URBAN OR PIONEER WOODLANDS AT BEST. IN ADDITION, AS THE EXISTING VEGETATION COMMUNITIES FOUND ON SITE ARE HIGHLY DEGRADED AND DOMINATED BY INVASIVE SPECIES IN THE MIDSTORY AND GROUND LAYER THEY DON'T FUNCTION AS A SELF–SUSTAINING ECOSYSTEM AND PROVIDE MINIMAL WILDLIFE HABITAT.

OLD FIELD SUCCESSIONAL COMMUNITIES

THE MAIN CENTRAL PORTION OF THE SITE EXHIBITS A RANGE OF OLD FIELD SUCCESSIONAL COMMUNITIES WITH A NETWORK OF MAINTAINED AND INCIDENTAL TRAILS THAT ARE USED BY THE NEIGHBORING COMMUNITY. THE GROUND SURFACE IN THIS AREA HAS BEEN HEAVILY DISTURBED AND EXHIBITS MINIMAL TOPSOIL FOR VEGETATION ESTABLISHMENT.. THE AREA IS ALSO SCATTERED WITH PILES OF JUNK AND REFUSE THROUGHOUT. LARGE PORTIONS OF THIS AREA ARE DOMINATED BY DENSE SHRUB COMMUNITIES DOMINATED BY INVASIVE SPECIES SUCH AS EURASIAN HONEYSUCKLES, COMMON BUCKTHORN, GLOSSY BUCKTHORN, MULTI–FLORA ROSE, AUTUMN–OLIVE, AND SCATTERED PRIVET (LIGUSTRUM VULGARE). TYPICAL OLD FIELD HERBACEOUS SPECIES DOMINATE THE GROUND LAYER INCLUDING QUEEN ANNE'S LACE (DAUCUS CAROTA), KENTUCKY BLUEGRASS (POA PRATENSIS), AND SPOTTED KNAPWEED (CENTAUREA MACULOSA), BEEBALM (MONARDA FISTULOSA), GARLIC MUSTARD (ALLIARIA PETIOLATA) AND REED CANARY GRASS (PHALARIS ARUNDINACEA). LIMITED MATURE TREES ARE PRESENT GENERALLY ALONG THE PERIMETER OF THIS CENTRAL AREA INCLUDING AMERICAN ELM (ULMUS AMERICANA), BLACK LOCUST AND BLACK CHERRY (PRUNUS SEROTINA).

URBAN WOODLANDS

THE SITE SUPPORTS TWO AREAS THAT REPRESENT WHAT MAY BE CLASSIFIED AS DEGRADED URBAN WOODLAND. THESE INCLUDE THE NORTHERN HALF OF THE NORTHERN FINGER AND AN AREA ORIGINATING WITHIN THE WESTERN FINGER AND EXTENDING INTO THE CENTRAL AREA. RATHER THAN THE BLACK LOCUST THAT DOMINATES MOST OF THE SITE, TREE SPECIES WITHIN THESE AREAS INCLUDE OAKS, PIGNUT AND SHAGBARK HICKORY, BASSWOOD, AMERICAN ELM, BLACK WALNUT AND BLACK CHERRY. TREE DENSITY IS MODERATE WITH LARGER SPECIMENS EXHIBITING AN AVERAGE DBH OF 12 TO 24 INCHES. A NUMBER OF LANDMARK TREES RANGING FROM 20 TO 35 INCHES ARE ALSO SCATTERED THROUGHOUT THIS AREA. LIKE THE BALANCE OF THE SITE, INVASIVE SPECIES INCLUDING EURASIAN HONEYSUCKLE, COMMON AND GLOSSY BUCKTHORN, MULTIFLORA ROSE, AND AUTUMN OLIVE DOMINATE THIS MIDSTORY PREVENTING NATIVE SPECIES FROM ESTABLISHING. THE GROUND LAYER IS SLIGHTLY MORE DIVERSE BUT WITH ONLY LIMITED COVERAGE OF NATIVE GROUNDCOVER SPECIES SUCH AS PENN SEDGE (CAREX PENSYLVANICA), RIVER–BANK GRAPE (VITIS RIPARIA), AND VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA) DUE TO THE PRESENCE OF A DENSE SHRUB LAYER OF INVASIVE SPECIES.

PIONEER WOODLANDS

THE SITE ALSO SUPPORTS TWO AREAS THAT REPRESENT WHAT MAY BE CLASSIFIED AS LOW QUALITY PIONEER WOODLAND. THESE INCLUDE A WOODLAND CLUSTER LOCATED IN THE NORTHERN HALF OF THE CENTRAL AREA AND A NARROW BAND OF WOODLAND LOCATE ALONG THE SOUTHERN BOUNDARY OF THE CENTRAL AREA. LIKE MUCH OF THE SITE OVERALL, THESE AREAS ARE DOMINATED BY BLACK LOCUST IN THE CANOPY WITH OTHER LOW QUALITY TREE SPECIES INCLUDING AMERICAN ELM, BOX ELDER (ACER NEGUNDO), AND TREE OF HEAVEN (AILANTHUS ALTISSIMA). TREE DENSITY IS LOW WITH LARGER SPECIMENS EXHIBITING AN AVERAGE DBH OF ONLY 8 TO 18 INCHES. THE CANOPY TENDS TO BE LESS DENSE THAN IN THE URBAN WOODLANDS ALLOWING FOR A GREATER SHRUB LAYER DEVELOPMENT. HOWEVER, AS IS COMMON THROUGHOUT THE SITE, INVASIVE SPECIES INCLUDING EURASIAN HONEYSUCKLE, COMMON AND GLOSSY BUCKTHORN, MULTIFLORA ROSE, AND AUTUMN OLIVE DOMINATE THIS MIDSTORY PREVENTING NATIVE SPECIES FROM ESTABLISHING. THE GROUND LAYER INCLUDES WEEDY INVASIVE SPECIES LIKE REED CANARY GRASS AND GARLIC MUSTARD WITH SEEDLINGS OF COMMON AND GLOSSY BUCKTHORN AND EURASIAN HONEYSUCKLE.

WETLANDS AND STREAMS

NO WATERCOURSES/STREAMS AND ONLY ONE EGLE REGULATED WETLAND WERE FOUND ON SITE. WETLAND 1 IS LOCATED IN A WOODLOT IN THE WESTERN–MOST EXTENSION OF THE SITE, WHERE A THIN "FINGER" OF THE PARCEL EXTENDS WEST FROM THE MAIN BODY OF THE PARCEL AND ABUTS PONTIAC TRAIL. WETLAND 1 IS A SMALL PALUSTRINE SHRUB–SCRUB (PSS) WETLAND SUPPORTING SPECIES INCLUDING SILVER MAPLE (ACER SACCHARINUM), AMERICAN ELM, EASTERN COTTONWOOD (POPULUS DELTOIDES), AND DOGWOOD. EMERGENT WETLAND PLANTS INCLUDE HYBRID CAT–TAIL (TYPHA X GLAUCA), REED CANARY GRASS, AND REDTOP BENT (AGROSTIS STOLONIFERA). THIS WETLAND LIKELY RECEIVES WATER FROM PRECIPITATION AND ON–SITE RUNOFF WITHIN THE WOODLOT, AND OFFSITE RUNOFF FROM ADJACENT RESIDENTIAL LOTS, RESULTING IN SEASONALLY INUNDATED WATER REGIMES. DUE TO THE HUMAN MANIPULATION OF THIS SYSTEM AND DEGRADED STORMWATER INPUTS, IT HAS BECOME DEGRADED AND OVERRUN WITH INVASIVE SPECIES INCLUDING REED CANARY GRASS.

TREE REMOVAL AND REPLACEMENT SUMMARY:

Woodland Trees (Excluding Invasive Species, Poor/Dead Condition)	1742	Trees
Woodland Trees (To be Removed) (Excluding Invasive Species, Poor/Dead Condition)	1500	Trees
Woodland Trees Total DBH (To be Removed) (Excluding Invasive Species, Poor/Dead Condition) 6" DBH and above	10210	Inches
Woodland Trees Total DBH (To be Removed) (Excluding Invasive Species, Poor/Dead Condition) 8" DBH and above	10105	Inches

Landmark Trees (Excluding Invasive Species, Poor/Dead Condition)	266	Trees
Landmark Trees (To be Removed) (Excluding Invasive Species, Poor/Dead Condition)	172	Trees
**Total Landmark DBH Removed	3623	Inches

Tree Replacement Calculations

Woodland DBH (8"+) Removed:	10105	Inches
*Required Woodland DBH Replacement:	50%	
Woodland DBH Replacement Total:	5053	Inches
DBH Replacement Size:	3	Inches
Woodland Replacement Trees:	1684	Trees
*Only removed trees w/ 8"+ DBH require replacement.		

**Landmark DBH Removed:	3623	Inches
Required Landmark DBH Replacement:	50%	
Landmark DBH Replacement Total:	1811.5	Inches
DBH Replacement Size:	3	Inches
Landmark Replacement Trees:	604	Trees
**Scores less than or equal to 16 excluded		

Total Required Replacement:	**2288**	**Trees**

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

NATURAL FEATURES OVERLAY PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

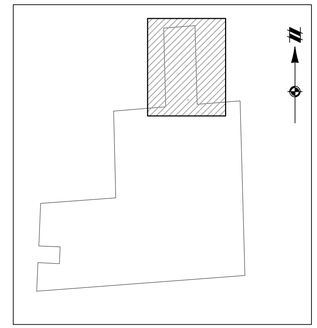
REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK	NA
JOB	18002264
SHEET NO.	22

K:\18002264\DWG\PLAN SETS\SITE PRELIMINARY\18002264SP-04-ONF.DWG 8/17/2023 4:07 PM STEVE SILLS





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR (801)
- EXIST. 5' CONTOUR (800)
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
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- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE
- REGULATED WOODLAND LIMITS
- EXIST. SLOPES 20%-40% > 50'
- PROP. TREE PROTECTION FENCE

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FIRST AMENDED SITE PLAN

NATURAL FEATURES PLAN – AREA 1

DATE
APRIL 6, 2023

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2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET
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P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
23

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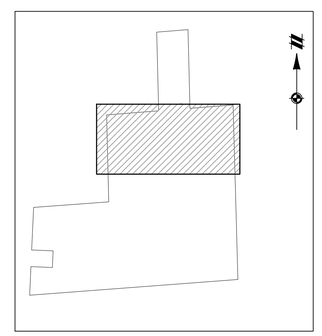

KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. TREE
- EXIST. TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE
- REGULATED WOODLAND LIMITS
- EXIST. SLOPES 20%–40% > 50'
- PROP. TREE PROTECTION FENCE

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

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
NATURAL FEATURES PLAN – AREA 2

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 24	

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IORFOLK HOMES OF
BRISTOL RIDGE LLC
9-09-16-200-170
730 PONTIAC TRAIL

SEE SHEET 24

WOODLAND TREES

PROP. TREE PROTECTION

PROP. LIMITS OF DISTURBANCE

3552 SF BUFFER IMPACT

PROP. LIMITS OF DISTURBANCE

NON-WOODLAND TREES

SEE SHEET 27

WOODLAND TREES

SEE SHEET 26

KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR (801)
- EXIST. 5' CONTOUR (800)
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
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ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

NATURAL FEATURES PLAN - AREA 3

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

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BOOK	NA
JOB	18002264
SHEET NO.	25

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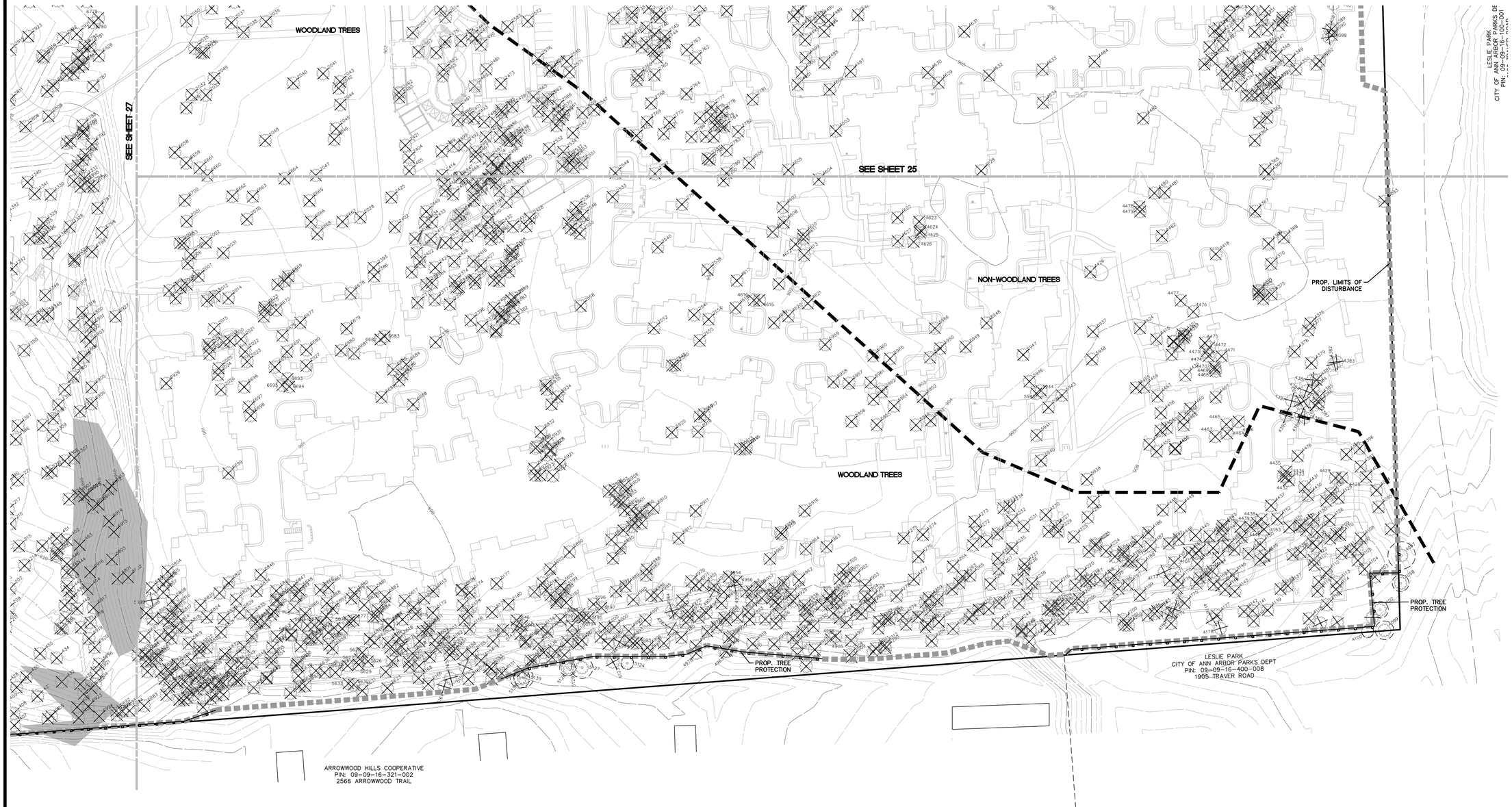

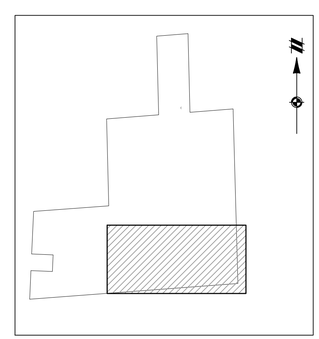

KEY MAP
1" = 750 FEET

LEGEND

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- EXIST. EASEMENT
- SECTION LINE
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- SECTION CORNER
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- EXIST. 1' CONTOUR
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
NATURAL FEATURES PLAN - AREA 4

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
26

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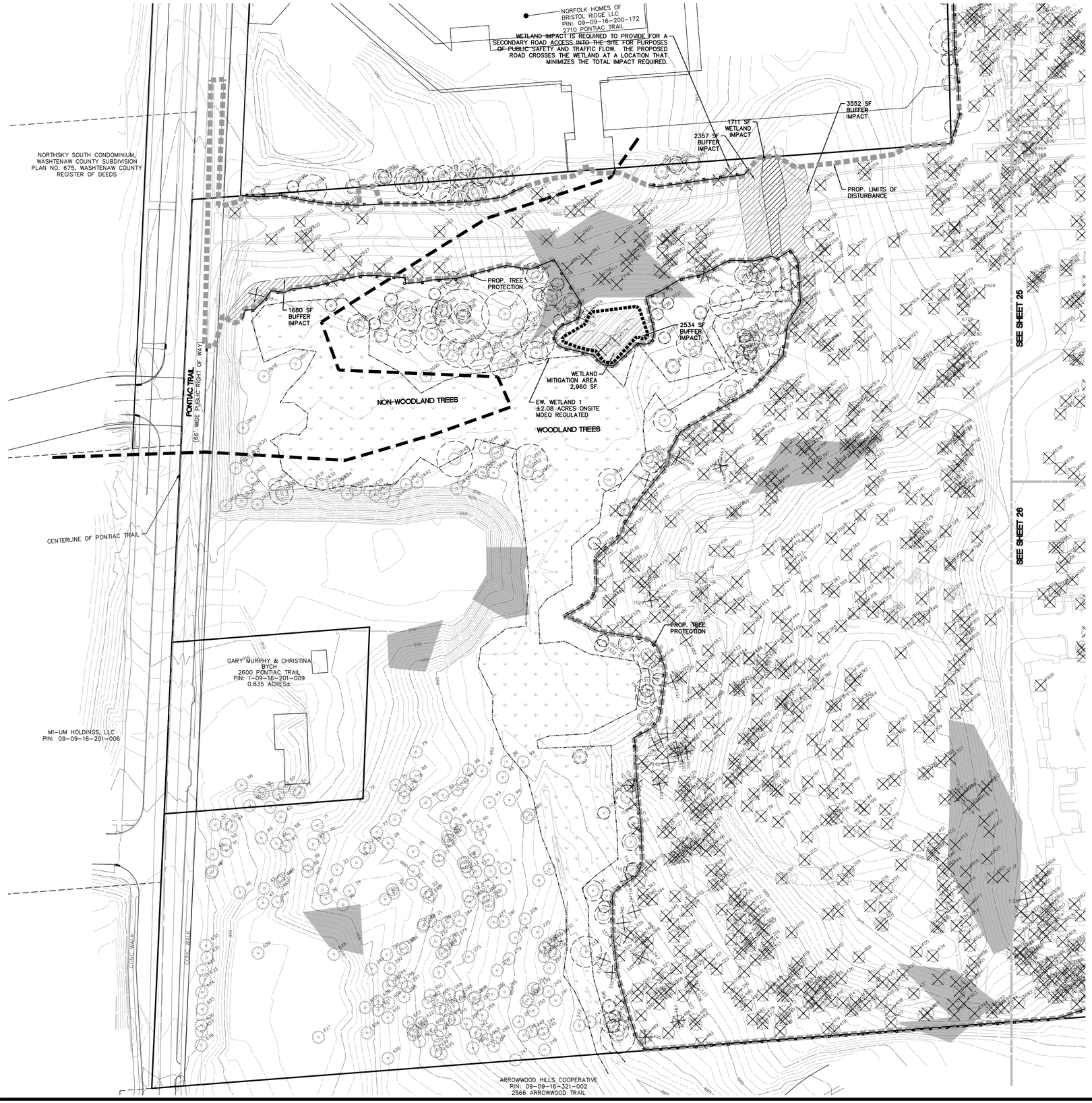

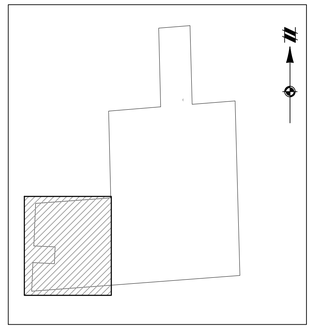

KEY MAP
1" = 750 FEET

LEGEND

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- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- 801 EXIST. 1' CONTOUR
- 800 EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

NATURAL FEATURES PLAN – AREA 5

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 27	

LANDMARK TREE HEALTH FORM INFORMATION

9	PRAV	*Prunus avium*	Sweet Cherry	14	Good		5	4	4	4	4	5	26	Yes	No
44	JUNI	*Juglans nigra*	Black Walnut	23.5	Good		5	4	5	5	5	5	29	Yes	No
61	JUNI	*Juglans nigra*	Black Walnut	22	Good		5	4	4	4	4	5	26	Yes	No
70	QUAL	*Quercus alba*	White Oak	19.5	Good		5	3	4	4	4	5	25	Yes	No
84	PRSE	*Prunus serotina*	Black Cherry	18	Good	3T: 13.5, 11	5	4	4	4	4	5	26	Yes	No
137	PIST	*Pinus strobus*	White Pine	18	Good		5	3	3	3	3	5	22	Yes	No
166	PRSE	*Prunus serotina*	Black Cherry	18	Good		5	3	3	3	3	5	22	Yes	Yes
228	PRSE	*Prunus serotina*	Black Cherry	20	Good		5	4	4	4	3	5	25	Yes	No
232	PRSE	*Prunus serotina*	Black Cherry	18.5	Good		5	4	4	4	4	5	26	Yes	No
246	PRSE	*Prunus serotina*	Black Cherry	21	Good		5	4	4	4	4	5	25	Yes	No
277	PRSE	*Prunus serotina*	Black Cherry	19	Fair	IBR	2	2	3	2	2	5	16	Yes	No
290	MASPP	*Malus species*	Apple/Crabapple	12	Good		3	3	3	3	3	4	19	Yes	No
291	MASPP	*Malus species*	Apple/Crabapple	12	Good		4	3	3	3	3	4	20	Yes	No
331	PRSE	*Prunus serotina*	Black Cherry	18	Fair		5	3	2	3	2	3	18	Yes	No
419	FRAM	*Fraxinus americana*	White Ash	32	Good		5	3	4	4	3	3	22	Yes	Yes
476	FRAM	*Fraxinus americana*	White Ash	27	Good		4	3	3	4	3	4	22	Yes	Yes
483	PRSE	*Prunus serotina*	Black Cherry	23	Good		5	3	3	4	4	3	22	Yes	Yes
492	PRSE	*Prunus serotina*	Black Cherry	18	Good		5	3	3	4	4	3	22	Yes	No
500	PRSE	*Prunus serotina*	Black Cherry	21	Good		5	3	5	4	4	5	25	Yes	Yes
624	ACSAN	*Acer saccarinum*	Silver Maple	30	Good		5	4	4	4	4	5	27	Yes	No
1102	GLTR	*Gleditsia triacanthos*	Honey Locust	21	Good	3T: 12, 7	5	4	4	4	3	4	24	Yes	No
1145	GLTR	*Gleditsia triacanthos*	Honey Locust	24	Good		5	4	4	3	3	4	23	Yes	No
1148	GLTR	*Gleditsia triacanthos*	Honey Locust	17	Good		5	4	2	3	3	4	21	Yes	No
1175	GLTR	*Gleditsia triacanthos*	Honey Locust	17.5	Good		5	3	3	3	2	3	19	Yes	No
1180	GLTR	*Gleditsia triacanthos*	Honey Locust	17	Good		5	4	3	3	3	3	20	Yes	No
1181	PODE	*Populus deltoides*	Cottonwood	27	Good		4	4	3	4	3	4	22	Yes	No
1189	GLTR	*Gleditsia triacanthos*	Honey Locust	18	Good		5	3	2	4	2	4	20	Yes	No
1218	GLTR	*Gleditsia triacanthos*	Honey Locust	17.5	Good		5	3	4	4	4	5	25	Yes	No
1223	GLTR	*Gleditsia triacanthos*	Honey Locust	20.5	Good		5	4	3	3	3	3	21	Yes	No
1224	GLTR	*Gleditsia triacanthos*	Honey Locust	17	Good	2T: 10	5	4	4	4	3	4	24	Yes	No
1245	GLTR	*Gleditsia triacanthos*	Honey Locust	18	Good	2T: 17	5	4	4	4	4	5	26	Yes	No
1255	JUVI	*Juniperus virginiana*	Eastern Red Cedar	12	Good		5	5	4	4	3	5	27	Yes	No
1271	GLTR	*Gleditsia triacanthos*	Honey Locust	17.5	Good	3T: 16, 9	5	3	3	4	4	5	24	Yes	No
1285	GLTR	*Gleditsia triacanthos*	Honey Locust	26	Good		5	3	3	3	5	5	24	Yes	No
1318	PRSE	*Prunus serotina*	Black Cherry	18.5	Dead		1	1	1	1	1	1	6	Yes	Yes
1337	ACSA	*Acer saccharum*	Sugar Maple	16.5	Good	2T: 16	5	1	4	4	4	5	23	Yes	Yes
1342	QUVE	*Quercus velutina*	Black Oak	18.5	Good		5	1	3	3	4	4	20	Yes	Yes
1351	QUVE	*Quercus velutina*	Black Oak	25.5	Good		5	1	4	4	3	5	22	Yes	Yes
1372	PIST	*Pinus strobus*	White Pine	18	Good		5	3	5	4	4	5	26	Yes	Yes
1388	JUVI	*Juniperus virginiana*	Eastern Red Cedar	8	Good		5	4	4	4	4	5	26	Yes	Yes
1429	PRSE	*Prunus serotina*	Black Cherry	23.5	Good	2T: 6.5	4	3	3	3	3	3	19	Yes	Yes
1450	PIST	*Pinus strobus*	White Pine	19	Good		5	4	4	4	4	5	26	Yes	Yes
1480	PIST	*Pinus strobus*	White Pine	20.5	Good		5	5	5	5	5	5	30	Yes	Yes
1485	ACSA	*Acer saccharum*	Sugar Maple	16	Good	3T: 14.5, 14	5	5	5	5	5	5	30	Yes	Yes
1488	PIST	*Pinus strobus*	White Pine	27	Good		5	4	5	4	4	5	28	Yes	Yes
1495	ACSA	*Acer saccharum*	Sugar Maple	20	Good		5	4	4	4	4	5	26	Yes	Yes
1498	PIST	*Pinus strobus*	White Pine	23	Good		5	5	5	5	5	5	30	Yes	Yes
1499	ACSA	*Acer saccharum*	Sugar Maple	21	Good		5	4	5	5	4	5	28	Yes	Yes
1500	PIST	*Pinus strobus*	White Pine	20	Good		5	4	4	4	4	5	26	Yes	Yes
1503	PIST	*Pinus strobus*	White Pine	29.5	Good		5	5	5	5	5	5	30	Yes	Yes
1516	PRSE	*Prunus serotina*	Black Cherry	19	Fair	3T: 16.5, 11.5; IBR	4	3	4	4	3	3	21	Yes	Yes
1718	GLTR	*Gleditsia triacanthos*	Honey Locust	17.5	Good		5	3	2	3	3	3	19	Yes	No
1739	GLTR	*Gleditsia triacanthos*	Honey Locust	22.5	Good	Fused Trunk	5	4	4	4	4	5	26	Yes	No
1741	GLTR	*Gleditsia triacanthos*	Honey Locust	22.5	Good	Fused Trunk	5	4	3	5	4	5	26	Yes	No
1913	GLTR	*Gleditsia triacanthos*	Honey Locust	16	Good		5	4	3	4	3	5	24	Yes	No
1914	GLTR	*Gleditsia triacanthos*	Honey Locust	16.5	Fair	Dead Branches	5	4	2	4	2	3	20	Yes	No
1918	GLTR	*Gleditsia triacanthos*	Honey Locust	17	Good		5	3	4	3	2	5	22	Yes	No
1930	GLTR	*Gleditsia triacanthos*	Honey Locust	23.5	Good		5	3	4	4	4	5	25	Yes	No
1969	PODE	*Populus deltoides*	Cottonwood	26	Good		5	4	4	4	4	5	26	Yes	No
2021	CEOC	*Celtis occidentalis*	Hackberry	16	Good		5	3	3	3	3	3	20	Yes	Yes
2023	CEOC	*Celtis occidentalis*	Hackberry	12.5	Good		5	3	3	3	2	3	19	Yes	No
2053	PRSE	*Prunus serotina*	Black Cherry	12.5	Good		5	4	4	5	4	5	27	Yes	No
2071	ACSAN	*Acer saccharinum*	Silver Maple	33	Good		5	3	5	5	5	5	28	Yes	No
2239	PRSE	*Prunus serotina*	Black Cherry	14.5	Good		5	4	5	5	4	4	27	Yes	Yes
2244	PRSE	*Prunus serotina*	Black Cherry	16.5	Fair	Dead branches	5	3	3	4	2	3	20	Yes	Yes
2245	QUAL	*Quercus alba*	White Oak	23	Good		5	3	3	3	3	4	23	Yes	Yes
2258	PRSE	*Prunus serotina*	Black Cherry	21	Good		5	3	3	3	3	3	20	Yes	Yes
2278	CEOC	*Celtis occidentalis*	Hackberry	12	Good	2T: 9	4	3	3	3	3	3	19	Yes	No
2346	QUAL	*Quercus alba*	White Oak	21	Good	Leaning	4	3	3	3	3	3	19	Yes	Yes
2465	PRSE	*Prunus serotina*	Black Cherry	16	Fair	2T: 15, dying trunk	3	3	3	4	3	3	19	Yes	Yes
2542	PRSE	*Prunus serotina*	Black Cherry	15.5	Fair	2T: 12, dead branches	5	3	3	4	2	3	20	Yes	Yes
2556	CEOC	*Celtis occidentalis*	Hackberry	12	Good		5	3	2	3	3	3	19	Yes	Yes
2582	PRSE	*Prunus serotina*	Black Cherry	15	Fair	2T: 12, dead trunk	3	3	3	4	3	3	19	Yes	Yes
2630	PRSE	*Prunus serotina*	Black Cherry	12.5	Fair	Vines	4	3	3	3	3	3	19	Yes	No
2645	PRSE	*Prunus serotina*	Black Cherry	18.5	Good	2T: 12, smaller trunk rotting,	3	2	3	3	3	3	17	Yes	No
2653	PRSE	*Prunus serotina*	Black Cherry	18.5	Good		5	3	4	5	3	4	24	Yes	No
2657	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	No
2660	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	Yes
2669	CACO	*Carya cordiformis*	Bitternut Hickory	17	Good		5	3	5	5	4	4	26	Yes	Yes
2671	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	No
2675	PRSE	*Prunus serotina*	Black Cherry	18	Good		5	3	3	3	3	3	20	Yes	No
2677	PRSE	*Prunus serotina*	Black Cherry	18	Good	2T: 13	5	3	3	4	3	4	22	Yes	No
2683	PRSE	*Prunus serotina*	Black Cherry	17.5	Good		5	4	5	5	4	4	27	Yes	No
2684	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	No
2689	PRSE	*Prunus serotina*	Black Cherry	14.5	Good	4T: 8.5, 15, 12	5	4	5	5	4	4	27	Yes	No
2691	PRSE	*Prunus serotina*	Black Cherry	16.5	Good		5	4	5	5	4	4	27	Yes	No
2692	PRSE	*Prunus serotina*	Black Cherry	20	Good	3T: 14, 15	4	3	3	3	3	3	19	Yes	No
2708	PODE	*Populus deltoides*	Eastern Cottonwood	28	Fair		5	3	3	3	3	3	20	Yes	No
2712	PRSE	*Prunus serotina*	Black Cherry	24	Good		4	3	2	3	3	3	18	Yes	No
2725	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		5	4	5	5	4	4	27	Yes	No
2727	PRSE	*Prunus serotina*	Black Cherry	12	Good	3T: 8, 5	5	4	5	5	4	4	27	Yes	No
2728	PRSE	*Prunus serotina*	Black Cherry	13.5	Good	3T: 10, 10	5	4	5	5	4	4	27	Yes	No
2790	PODE	*Populus deltoides*	Eastern Cottonwood	28	Fair		5	3	3	3	3	3	20	Yes	Yes
2805	ACSAN	*Acer saccharinum*	Silver Maple	24	Good		4	3	3	3	3	3	19	Yes	Yes
2808	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	Yes
2823	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	Yes
2824	PRSE	*Prunus serotina*	Black Cherry	16	Good		5	4	5	5	4	4	27	Yes	Yes
2827	PRSE	*Prunus serotina*	Black Cherry	17.5	Good		5	4	5	5	4	4	27	Yes	Yes
2829	ACSAN	*Acer saccharinum*	Silver Maple	20.5	Good		5	3	4	3	3	3	21	Yes	Yes
2833	PRSE	*Prunus serotina*	Black Cherry	17	Good	2T: 16	5	4	5	5	4	4	27	Yes	No
2842	PRSE	*Prunus serotina*	Black Cherry	17	Good	2T: 11	5	4	5	5	4	4	27	Yes	No
2844	ACSAN	*Acer saccharinum*	Silver Maple	51	Good	Fused trunk	5	3	4	5	4	4	25	Yes	Yes
2850	ACSAN	*Acer saccharinum*	Silver Maple	19	Good	3T: 16.5, 16	4	3	3	3	3	3	19	Yes	Yes
2907	PRSE	*Prunus serotina*	Black Cherry	12	Good		5	4	5	5	4	4	27	Yes	No
2913	PRSE	*Prunus serotina*	Black Cherry	13	Good		5	4	5	5	4	4	27	Yes	Yes
2916	PRSE	*Prunus serotina*	Black Cherry	15	Good		5	4	5	5	4	4	27	Yes	Yes
4090	CAGL	*Carya glabra*	Pignut Hickory	18.5	Good	2T: 17.5	5	3	4	3	4	4	23	Yes	Yes
4108	ACNE	*Acer negundo*	Boxelder Maple	17	Fair	2T: 6, top cut off	3	3	3	4	3	3	19	Yes	Yes
4109	QUAL	*Quercus alba*	White Oak	18.5	Good		5	2	3	4	2	3	19	Yes	Yes
4161	QUVE	*Quercus velutina*	Black Oak	24.5	Fair	Significant lean	4	3	2	3	3	3	18	Yes	Yes
4302	PRSE	*Prunus serotina*	Black Cherry	17	Good		5	4	5	5	4	4	27	Yes	Yes
4314	CEOC	*Celtis occidentalis*	Hackberry	36	Good		3	3	3	2	4	3	18	Yes	Yes
4388	PODE	*Populus deltoides*	Eastern Cottonwood	47.5	Good		5	3	4	4	3	4	23	Yes	Yes
4391	PODE	*Populus deltoides*	Eastern Cottonwood	40	Good		5	3	5	5	5	5	28	Yes	Yes
4418	ACNE	*Acer negundo*	Boxelder Maple	22.5	Good	Fused trunk	4	4	4	5	3	4	24	Yes	Yes
4429	PODE	*Populus deltoides*	Eastern Cottonwood	34.5	Excellent		5	4	5	5	5	4	28	Yes	Yes
4432	JUVI	*Juniperus virginiana*	Red Cedar	12	Good	6T: 6.5, 13.5, 13, 10, 10	4	2	4	4	3	5	23	Yes	Yes
4438	ACNE	*Acer negundo*	Boxelder Maple	22	Good	4T: 14, 8, 16	5	4	5	5	4	4	27	Yes	Yes
4463	JUNI	*Juglans nigra*	Black Walnut	18.5	Good		5	3	4	4	3	4	23	Yes	Yes
4472	JUVI	*Juniperus virginiana*	Red Cedar	10	Good		5	2	4	4	5	3	24	Yes	Yes
4473	PODE	*Populus deltoides*	Eastern Cottonwood	31.5	Good		5	3	4	4	3	3	22	Yes	Yes
4475	JUVI	*Juniperus virginiana*	Red Cedar	9	Good	3T: 8, 8	4	3	3	3	2	3	18	Yes	Yes
4476	CEOC	*Celtis occidentalis*	Hackberry	18	Good		5	3	4	3	4	3	22	Yes	Yes
4478	PODE	*Populus deltoides*	Eastern Cottonwood	30.5	Good		5	3	3	4	4	4	23	Yes	Yes
4612	ACNE	*Acer negundo*	Boxelder Maple	21	Good		5	4	5	5	4	4	27	Yes	Yes
4616	ACNE	*Acer negundo*	Boxelder Maple	19	Good		5	4	5	5	4	4	27	Yes	Yes
4618	ACNE	*Acer negundo*	Boxelder Maple	19	Good		5	4	5	5	4	4	27	Yes	Yes
4624	PODE	*Populus deltoides*	Eastern Cottonwood	30	Good	Trunk cavity	3	3	4	3	3	3	19	Yes	Yes
4626	PODE	*Populus deltoides*	Eastern Cottonwood	30	Good		5	3	3	4	3	3	21	Yes	Yes
4640	PODE	*Populus deltoides*	Eastern Cottonwood	28	Good		5	3	2	3	3	3	19	Yes	Yes
4765	ACNE	*Acer negundo*	Boxelder Maple	19	Good		5	4	5	5	4	4	27	Yes	Yes
4795	ACNE	*Acer negundo*	Boxelder Maple	19	Good		5	4	5	5	4	4	27	Yes	Yes
4854	SANI	*Salix nigra*	Black Willow	28.5	Good		4	3	2	3	3	3	18	Yes	Yes
4855	SANI	*Salix nigra*	Black Willow	26	Good		5	3	4	5	4	4	25	Yes	Yes
4863	SANI	*Salix nigra*	Black Willow	24	Good	Significant lean to trunk	4	3	4	4	4	4	23	Yes	Yes
4878	CAGL	*Carya glabra*	Pignut Hickory	18.5	Good		4	3	4	3	4	4	22	Yes	No
4880	ACNE	*Acer negundo*	Boxelder Maple	18	Good		5	4	5	5	4	4	27	Yes	Yes
4906	ACNE	*Acer negundo*	Boxelder Maple	18	Good		5	4	5	5	4	4	27	Yes	Yes
4955	ACNE	*Acer negundo*	Boxelder Maple	18	Good		5	4	5	5	4	4	27	Yes	Yes
4970	ACNE	*Acer negundo*	Boxelder Maple	17.5	Good	2T: 9	5	4	5	5	4	4	27	Yes	Yes
4972	ACNE	*Acer negundo*	Boxelder Maple	17	Good		5	4	5	5	4	4	27	Yes	Yes
4998	QUVE	*Quercus velutina*	Black Oak	20	Good		5	3	3	3	3	3	20	Yes	Yes
5147	QUVE	*Quercus velutina*	Black Oak	20	Good	2T: 20	5	3	2	3	3	4	19	Yes	Yes

LANDMARK TREE HEALTH FORM INFORMATION

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Trunk Condition	Growth Rate	Tree Structure	Insects/ Disease	Crown Development	Life Expectancy	Total Score	Landmark Tree	To Be Removed
5159	ACNE	*Acer negundo*	Boxelder Maple	17	Good	2T:7	5	4	5	5	4	4	27	Yes	Yes
5195	QUAL	*Quercus alba*	White Oak	18	Good		5	3	3	3	4	4	22	Yes	Yes
5197	ACNE	*Acer negundo*	Boxelder Maple	16.5	Good		5	4	5	5	4	4	27	Yes	Yes
5313	THOC	*Thuja occidentalis*	White Cedar	12	Good		5	3	5	3	4	3	21	Yes	Yes
5443	CACO	*Carya cordiformis*	Bitternut Hickory	16.5	Good		5	3	5	4	4	4	25	Yes	Yes
5456	ACSAN	*Acer saccharinum*	Silver Maple	37	Good		5	3	4	3	3	3	21	Yes	Yes
5458	ACNE	*Acer negundo*	Boxelder Maple	16	Good	2T: 14	5	4	5	5	4	4	27	Yes	Yes
5474	ACNE	*Acer negundo*	Boxelder Maple	16	Good	2T: 9	5	4	5	5	4	4	27	Yes	Yes
5492	ULAM	*Ulmus americana*	American Elm	23.5	Good	3T: 17.5, 17.5	4	3	4	3	5	3	22	Yes	No
5526	ULAM	*Ulmus americana*	American Elm	19	Good		4	3	4	3	4	4	23	Yes	Yes
5535	PRSE	*Prunus serotina*	Black Cherry	16.5	Good	2T: 11.5	5	4	5	5	4	4	27	Yes	Yes
5594	QUVE	*Quercus velutina*	Black Oak	18	Good		5	3	3	3	3	4	21	Yes	Yes
5609	ACNE	*Acer negundo*	Boxelder Maple	16	Good	2T: 13	5	4	5	5	4	4	27	Yes	Yes
5611	ACNE	*Acer negundo*	Boxelder Maple	16	Good		5	4	5	5	4	4	27	Yes	Yes
5615	CAGL	*Carya glabra*	Pignut Hickory	31.5	Fair	Dead branches, extensive shelf.	4	2	2	3	3	3	17	Yes	Yes
5634	QUVE	*Quercus velutina*	Black Oak	16.5	Good		4	3	2	3	3	3	18	Yes	Yes
5699	ACNE	*Acer negundo*	Boxelder Maple	16	Good		5	4	5	5	4	4	27	Yes	Yes
5701	PODE	*Populus deltoides*	Eastern Cottonwood	28	Good	2T: 14.5	5	3	3	3	4	3	20	Yes	Yes
5725	PODE	*Populus deltoides*	Eastern Cottonwood	28	Good		5	3	5	5	4	4	26	Yes	Yes
5726	PIST	*Pinus strobus*	White Pine	20	Good		5	4	4	4	5	4	26	Yes	Yes
5728	QUAL	*Quercus alba*	White Oak	52	Good	Fused trunk	4	3	2	3	5	3	20	Yes	Yes
5774	PODE	*Populus deltoides*	Eastern Cottonwood	27	Good		5	3	4	3	3	3	21	Yes	Yes
5779	PODE	*Populus deltoides*	Eastern Cottonwood	27	Good		5	3	3	4	4	4	23	Yes	Yes
5797	PRSE	*Prunus serotina*	Black Cherry	19	Good	Moderate grapevines	5	3	4	3	3	3	21	Yes	Yes
5874	QUAL	*Quercus alba*	White Oak	43	Good		5	3	2	3	4	3	20	Yes	Yes
5895	CACO	*Carya cordiformis*	Bitternut Hickory	19	Good		5	3	5	5	5	4	27	Yes	Yes
5944	PODE	*Populus deltoides*	Eastern Cottonwood	26.5	Good		5	3	5	5	4	4	26	Yes	Yes
5978	PODE	*Populus deltoides*	Eastern Cottonwood	26	Good		5	3	3	3	3	3	20	Yes	Yes
5979	PODE	*Populus deltoides*	Eastern Cottonwood	25	Good	2T: 10	4	3	3	4	3	4	21	Yes	Yes
5988	PODE	*Populus deltoides*	Eastern Cottonwood	24	Good		5	3	2	3	2	3	18	Yes	Yes
5995	PODE	*Populus deltoides*	Eastern Cottonwood	24	Good		5	3	2	3	4	3	20	Yes	Yes
5997	PODE	*Populus deltoides*	Eastern Cottonwood	24	Good		5	3	4	3	2	3	20	Yes	Yes
6002	ACSA	*Acer saccharum*	Sugar Maple	33	Good		4	3	4	3	4	3	21	Yes	Yes
6021	PIST	*Pinus strobus*	White Pine	20	Good		5	3	3	3	3	3	20	Yes	Yes
6022	PODE	*Populus deltoides*	Eastern Cottonwood	24	Good		5	4	5	5	4	4	27	Yes	Yes
6038	QUAL	*Quercus alba*	White Oak	23.5	Good		5	3	2	2	3	3	18	Yes	Yes
6143	QUVE	*Quercus velutina*	Black Oak	30	Good		5	3	2	3	4	4	21	Yes	Yes
6144	QUVE	*Quercus velutina*	Black Oak	28.5	Good		4	3	3	3	3	3	19	Yes	Yes
6183	PODE	*Populus deltoides*	Eastern Cottonwood	24	Good		5	4	5	5	4	4	27	Yes	Yes
6342	QUVE	*Quercus velutina*	Black Oak	25	Good		4	3	3	3	3	3	19	Yes	Yes
6447	ACSA	*Acer saccharum*	Sugar Maple	19	Good	3	5	3	3	5	4	4	24	Yes	No
6466	QUVE	*Quercus velutina*	Black Oak	16	Good	Metal hunting seat about 15 ft up tree	5	3	4	3	3	3	21	Yes	Yes
6683	QUVE	*Quercus velutina*	Black Oak	22.5	Good		4	3	2	3	3	3	18	Yes	Yes
6693	PIST	*Pinus strobus*	White Pine	19	Good		5	4	4	3	3	3	21	Yes	Yes
6739	CAGL	*Carya glabra*	Pignut Hickory	17	Good		5	3	4	3	3	4	22	Yes	No
6740	PRSE	*Prunus serotina*	Black Cherry	13	Good	2T: 8	5	4	5	5	4	4	27	Yes	Yes
6742	ACSAN	*Acer saccharinum*	Silver Maple	37	Good	Fused trunk	4	3	5	5	4	3	24	Yes	Yes
6763	PRSE	*Prunus serotina*	Black Cherry	19	Good		4	3	3	3	3	3	19	Yes	No
6774	PRSE	*Prunus serotina*	Black Cherry	15	Good		5	4	5	5	4	4	27	Yes	Yes
6780	ACSAN	*Acer saccharinum*	Silver Maple	35.5	Good		5	3	3	4	5	4	24	Yes	Yes
6796	PRSE	*Prunus serotina*	Black Cherry	13	Good		5	4	4	5	5	4	27	Yes	Yes
6797	PRSE	*Prunus serotina*	Black Cherry	13	Good		5	4	5	5	5	4	27	Yes	Yes
6929	ACSAN	*Acer saccharinum*	Silver Maple	34.5	Good	Fused trunk	4	3	4	5	4	4	24	Yes	Yes
6962	CEOC	*Celtis occidentalis*	Hackberry	17	Good		5	3	4	3	4	4	23	Yes	Yes
6964	PIST	*Pinus strobus*	White Pine	19	Good		5	3	4	3	5	4	24	Yes	Yes
8909	GLTR	*Gleditsia triacanthos*	Honey Locust	19	Good		5	1	1	4	3	3	17	Yes	Yes
8916	PODE	*Populus deltoides*	Eastern Cottonwood	25.5	Good		5	1	3	3	3	3	18	Yes	Yes
8964	CAOV	*Carya ovata*	Shagbark Hickory	24	Good		5	1	5	5	3	3	22	Yes	Yes
8981	QUVE	*Quercus velutina*	Black Oak	18.5	Good		5	1	3	3	1	3	16	Yes	Yes
8982	QUVE	*Quercus velutina*	Black Oak	23.5	Good		5	1	5	5	5	3	24	Yes	Yes
9000	QURU	*Quercus rubra*	Red Oak	16.5	Good		5	1	3	3	3	3	18	Yes	Yes
9040	GLTR	*Gleditsia triacanthos*	Honey Locust	19.5	Good		5	3	4	4	4	4	26	Yes	No
9083	GLTR	*Gleditsia triacanthos*	Honey Locust	25	Good	Fused Trunk	5	3	3	3	4	3	23	Yes	No
9084	GLTR	*Gleditsia triacanthos*	Honey Locust	19.5	Good		5	3	4	3	4	4

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
1	PRSE	*Prunus serotina*	Black Cherry	13.5	Dead		No	No	No
2	JUNI	*Juglans nigra*	Black Walnut	13	Good		No	No	No
3	ACNE	*Acer negundo*	Boxelder	7	Poor	Vines	No	No	No
4	PRSE	*Prunus serotina*	Black Cherry	10	Good		No	No	No
5	PRSE	*Prunus serotina*	Black Cherry	13	Dead		No	No	No
6	JUNI	*Juglans nigra*	Black Walnut	14.5	Fair		No	No	No
7	PRSE	*Prunus serotina*	Black Cherry	9	Fair	Nearly Dead	No	No	No
8	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Fair	Two Trunk (2?), 6; Vines	No	No	No
10	ULAM	*Ulmus americana*	American Elm	9	Good		No	No	No
11	ULAM	*Ulmus americana*	American Elm	9	Good		No	No	No
12	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
13	PRSE	*Prunus serotina*	Black Cherry	13.5	Fair	2?, 12; Vines	No	No	No
14	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
15	PRSE	*Prunus serotina*	Black Cherry	14	Poor	2?, 9; Vines; Nearly Dead	No	No	No
16	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Good		No	Yes	No
17	PRSE	*Prunus serotina*	Black Cherry	14.5	Good	2?, 13.5	No	No	No
18	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
19	PRSE	*Prunus serotina*	Black Cherry	13	Dead	Three Trunk (3?), 13.5, 8	No	No	No
20	ACNE	*Acer negundo*	Boxelder	14	Good		No	No	No
21	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		No	No	No
22	JUNI	*Juglans nigra*	Black Walnut	10.5	Good		No	No	No
24	JUNI	*Juglans nigra*	Black Walnut	13	Good		No	No	No
25	ACNE	*Acer negundo*	Boxelder	11	Fair	Vines	No	No	No
26	JUNI	*Juglans nigra*	Black Walnut	10	Fair	Vines	No	No	No
27	PRSE	*Prunus serotina*	Black Cherry	12.5	Poor	Five Trunk (3?), 12, 11, 10.5, 7; Vines, BB, Nearly Dead	No	No	No
28	ULAM	*Ulmus americana*	American Elm	7	Poor	Vines, Nearly Dead	No	No	No
29	JUNI	*Juglans nigra*	Black Walnut	9	Fair		No	No	No
30	JUNI	*Juglans nigra*	Black Walnut	8.5	Good		No	No	No
31	JUNI	*Juglans nigra*	Black Walnut	12.5	Good		No	No	No
32	JUNI	*Juglans nigra*	Black Walnut	10.5	Fair	Vines	No	No	No
33	ACNE	*Acer negundo*	Boxelder	13	Good		No	No	No
34	ACNE	*Acer negundo*	Boxelder	9.5	Good		No	No	No
35	ACNE	*Acer negundo*	Boxelder	8.5	Good		No	No	No
36	PRSE	*Prunus serotina*	Black Cherry	11	Good		No	No	No
37	JUNI	*Juglans nigra*	Black Walnut	15.5	Good		No	No	No
38	MOAL	*Morus alba*	White Mulberry	7	Fair	Vines	No	No	No
39	PRSE	*Prunus serotina*	Black Cherry	11	Dead	3?, 10, 8.5	No	No	No
40	ACNE	*Acer negundo*	Boxelder	9	Dead		No	No	No
41	ACNE	*Acer negundo*	Boxelder	9	Dead	Vines	No	No	No
42	ULAM	*Ulmus americana*	American Elm	14.5	Poor	2?, 10; Missing Canopy	No	No	No
43	ACNE	*Acer negundo*	Boxelder	9	Dead		No	No	No
44	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Good	Four Trunk (4?), 5, 4, 4	Yes	No	No
47	PINYC	*Pinus strobus*	Blue Spruce	9	Good		No	No	No
48	JUNI	*Juglans nigra*	Black Walnut	9	Fair	Vines, Canopy Pruned for Utility	No	No	No
49	ULAM	*Ulmus americana*	American Elm	9.5	Fair	Vines, Canopy Pruned for Utility	No	No	No
50	ACNE	*Acer negundo*	Boxelder	9.5	Fair	Vines	No	No	No
51	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
52	PRSE	*Prunus serotina*	Black Cherry	10.5	Good	2?, 8	No	No	No
53	PRSE	*Prunus serotina*	Black Cherry	12	Poor	Nearly Dead	No	No	No
54	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		No	Yes	No
55	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		No	Yes	No
56	AIAL	*Ailanthus altissima*	Tree of Heaven	20	Poor	Split in Half	Yes	No	No
57	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
58	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
59	PRSE	*Prunus serotina*	Black Cherry	16	Fair	Leaning, Missing Main Branches	No	No	No
60	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
62	ULRU	*Ulmus rubra*	Slippery Elm	6	Good		No	No	No
63	PRSE	*Prunus serotina*	Black Cherry	20	Poor	4?, 13, 10, 8.5; Nearly Dead	No	No	No
64	ULAM	*Ulmus americana*	American Elm	7.5	Fair	Vines	No	No	No
65	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		No	Yes	No
66	ULRU	*Ulmus rubra*	Slippery Elm	6.5	Dead		No	No	No
67	ULAM	*Ulmus americana*	American Elm	12	Good	Vines	No	No	No
68	ULAM	*Ulmus americana*	American Elm	12	Fair		No	No	No
69	FRPE	*Fraxinus pennsylvanica*	Green Ash	7	Dead		No	No	No
71	PRSE	*Prunus serotina*	Black Cherry	9	Dead		No	No	No
72	FRPE	*Fraxinus pennsylvanica*	Green Ash	8.5	Good		No	No	No
73	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
74	ULAM	*Ulmus americana*	American Elm	7	Fair		No	No	No
75	MOAL	*Morus alba*	White Mulberry	5.5	Fair	2?, 0.5; Vines	No	No	No
76	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
77	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
78	ULAM	*Ulmus americana*	American Elm	12	Good		No	No	No
79	MOAL	*Morus alba*	White Mulberry	10	Poor	3?, 12, 10	No	No	No
80	MOAL	*Morus alba*	White Mulberry	10	Poor	Nearly Dead	Yes	No	No
81	ULAM	*Ulmus americana*	American Elm	12	Good		No	No	No
82	ULAM	*Ulmus americana*	American Elm	12	Good		No	No	No
83	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
84	PRSE	*Prunus serotina*	Black Cherry	6	Good	2?, 8.5	No	No	No
85	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
86	PRSE	*Prunus serotina*	Black Cherry	32	Good		No	No	No
87	ULAM	*Ulmus americana*	American Elm	12	Good		No	No	No
88	PRSE	*Prunus serotina*	Black Cherry	14.5	Good		No	No	No
89	ULRU	*Ulmus rubra*	Slippery Elm	10	Good		No	No	No
90	PRSE	*Prunus serotina*	Black Cherry	15	Good		No	No	No
91	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
92	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
93	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
94	FRPE	*Fraxinus pennsylvanica*	Green Ash	7.5	Poor	Nearly Dead	No	No	No
95	SAPR	*Salix fragilis*	Crack Willow	48	Fair	Main Dead Branch	Yes	No	No
96	SAPR	*Salix fragilis*	Crack Willow	21	Fair	Dead Main Branches	Yes	No	No
97	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
98	SAPR	*Salix fragilis*	Crack Willow	67	Fair	Dead Main Branches	Yes	No	No
100	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
101	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
102	SANI	*Salix nigra*	Black Willow	6.5	Fair	Leaning, Dead Limbs	No	No	No
103	SANI	*Salix nigra*	Black Willow	7.5	Good	Leaning	No	No	No
104	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
105	PRSE	*Prunus serotina*	Black Cherry	6.5	Good		No	No	No
106	PRSE	*Prunus serotina*	Black Cherry	9.5	Good		No	No	No
107	PRSE	*Prunus serotina*	Black Cherry	13	Good		No	No	No
108	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
109	PRSE	*Prunus serotina*	Black Cherry	12.5	Good		No	No	No
110	ULAM	*Ulmus americana*	American Elm	6	Good	27, 6	No	No	No
111	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
112	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
113	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
114	ULAM	*Ulmus americana*	American Elm	6	Good	27, 6.5	No	No	No
115	PRSE	*Prunus serotina*	Black Cherry	13	Good		No	No	No
116	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
117	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
118	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
119	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
120	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
121	MOAL	*Morus alba*	White Mulberry	12	Dead		No	No	No
122	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
123	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
124	PRSE	*Prunus serotina*	Black Cherry	12	Good	2?, 3; Vines	No	No	No
125	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
126	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
127	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
128	ULRU	*Ulmus rubra*	Slippery Elm	7	Good		No	No	No
129	ULAM	*Ulmus americana*	American Elm	6.5	Good		No	No	No
130	PRSE	*Prunus serotina*	Black Cherry	35	Good	2?, 11	No	No	Yes
131	MOAL	*Morus alba*	White Mulberry	8	Good		No	No	No
132	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
133	PRSE	*Prunus serotina*	White Pine	11	Good		No	No	No
134	PIST	*Pinus strobus*	White Pine	8	Dead		No	No	No
135	PIST	*Pinus strobus*	White Pine	8	Dead		No	No	No
136	PIST	*Pinus strobus*	White Pine	8	Dead		No	No	No
137	PIST	*Pinus strobus*	White Pine	17	Good		No	No	No
140	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
141	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
142	PRSE	*Prunus serotina*	Black Cherry	9.5	Good		No	No	No
143	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
144	PRSE	*Prunus serotina*	Black Cherry	8	Good		No	No	No
145	MASPP	*Malus* spp.	Apple/Crabapple	6	Fair		No	No	No
146	PRSE	*Prunus serotina*	Black Cherry	20	Dead		No	No	No
147	PRSE	*Prunus serotina*	Black Cherry	8.5	Fair		No	No	No
148	ULAM	*Ulmus americana*	American Elm	6.5	Good		No	No	No
149	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
150	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
151	ULAM	*Ulmus americana*	American Elm	11.5	Good		No	No	No
152	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
153	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
154	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
155	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
156	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
157	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
158	PRSE	*Prunus serotina*	Black Cherry	9	Good	27, 8.5	No	No	No
159	PRSE	*Prunus serotina*	Black Cherry	9	Good	27, 8	No	No	No
160	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
161	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
162	PRSE	*Prunus serotina*	Black Cherry	9	Good	27, 8.5	No	No	No
163	JUVI	*Juniperus virginiana*	Eastern Red Cedar	6.5	Good		No	No	No
164	PIST	*Pinus strobus*	White Pine	10.5	Good		No	No	No
165	ULRU	*Ulmus rubra*	Slippery Elm	7.5	Good		No	No	No
166	PIST	*Pinus strobus*	White Pine	8	Good		No	No	No
167	ULAM	*Ulmus americana*	American Elm	6	Dead	Vines	No	No	No
168	MOAL	*Morus alba*	White Mulberry	6	Good	27, 3.5	No	No	No
169	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
170	PIST	*Pinus strobus*	White Pine	8	Good		No	No	No
171	PRSE	*Prunus serotina*	Black Cherry	9.5	Good		No	No	No
172	PRSE	*Prunus serotina*	Black Cherry	13.5	Good	27, 8	No	No	No
173	PRSE	*Prunus serotina*	Black Cherry	10	Good		No	No	No
174	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
175	PRSE	*Prunus serotina*	Black Cherry	10	Good		No	No	No
176	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
177	PRSE	*Prunus serotina*	Black Cherry	9.5	Good		No	No	No
178	PRSE	*Prunus serotina*	Black Cherry	13	Good	27, 10, 8	No	No	No
179	ACNE	*Acer negundo*	Boxelder	7	Good		No	No	No
180	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
181	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
182	PRSE	*Prunus serotina*	Black Cherry	27, 6	No	No	No	No	No
183	PRSE	*Prunus serotina*	Black Cherry	27, 10	No	No	No	No	No
184	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
185	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
186	PRSE	*Prunus serotina*	Black Cherry	10	Good		No	No	No
187	PRSE	*Prunus serotina*	Black Cherry	9.5	Good		No	No	No
188	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
189	PRSE	*Prunus serotina*	Black Cherry	10.5	Good		No	No	No
190	PRSE	*Prunus serotina*	Black Cherry	7.5	Good	27, 7, 7	No	No	No
191	ULRU	*Ulmus rubra*	Slippery Elm	9.5	Good		No	No	No
192	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
193	PRSE	*Prunus serotina*	Black Cherry	9.5	Poor	2?, 7.5; Nearly Dead	No	No	No
194	ULAM	*Ulmus americana*	American Elm	6	Poor	Missing Canopy, Nearly Dead	No	No	No
195	ULAM	*Ulmus americana*	American Elm	9.5	Poor	Damage to Bark From Heavy Equipment	No	No	No
196	PRSE	*Prunus serotina*	Black Cherry	7	Fair		No	No	No
197	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
198	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
199	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
200	PRSE	*Prunus serotina*	Black Cherry	11	Good		No	No	No
201	MOAL	*Morus alba*	White Mulberry	10	Poor	27, 8	No	No	No
202	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
203	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
204	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
205	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
206	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
207	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
208	PRSE	*Prunus serotina*	Black Cherry	6.5	Good		No	No	No
209	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
210	PRSE	*Prunus serotina*	Black Cherry	8.5	Good	27, 4	No	No	No
211	MOAL	*Morus alba*	White Mulberry	10	Good	27, 6, 6	No	No	No
212	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
213	RHCA	*Rhamnus cathartica*	Common Buckthorn	6	Good		No	Yes	No
214	ULAM	*Ulmus americana*	American Elm	6	Good	27, 10; Fused Trunks	No	No	No
215	ULAM	*Ulmus americana*	American Elm	7.5	Good		No	No	No
216	PRSE	*Prunus serotina*	Black Cherry	12.5	Good		No	No	No
217	PRSE	*Prunus serotina*	Black Cherry	7	Good		No	No	No
218	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
219	PRSE	*Prunus serotina*	Black Cherry	8	Good	27, 7	No	No	No
220	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
221	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
222	PRSE	*Prunus serotina*	Black Cherry	9	Good	3?, 6.5	No	No	No
223	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
224	PRSE	*Prunus serotina*	Black Cherry	8	Good	3?, 6, 7.5	No	No	No
225	ACNA	*Acer saccharum*	Silver Maple	10	Good		No	No	No
226	ACNE	*Acer negundo*	Boxelder	11	Good		No	No	No
227	ACNE	*Acer negundo*	Boxelder	7	Good		No	No	No
228	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
229	PIPU	*Pinus pungens*	Blue Spruce	8.5	Poor	Nearly Dead	No	No	No
230	ACNE	*Acer negundo*	Boxelder	11	Good	27, 10.5	No	No	No
231	ACNE	*Acer negundo*	Boxelder	13.5	Good		No	No	No
232	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
233	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
234	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
235	ULAM	*Ulmus americana*	American Elm	8.5	Good		No	No	No
236	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
237	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
238	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
239	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
240	ULAM	*Ulmus americana*	American Elm	14.5	Good		No	No	No
241	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Good		Yes	No	No
242	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
243	ULAM	*Ulmus americana*	American Elm	7.5	Good		No	No	No
244	ULAM	*Ulmus americana*	American Elm	7	Good	Nearly Dead and Canopy is	No	No	No
245	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Good		Yes	No	No
247	ULAM	*Ulmus americana*	American Elm	25	Fair	Canopy Missing and BR	No	No	No

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
248	PRSE	*Prunus serotina*	Black Cherry	14.5	Good		No	No	No
249	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
250	ULAM	*Ulmus americana*	American Elm	15	Good		No	No	No
251	PRSE	*Prunus serotina*	Black Cherry	28	Good	18R and Main Limbs Missing	No	No	No
252	ULAM	*Ulmus americana*	American Elm	10.5	Good		No	No	No
253	ULAM	*Ulmus americana*	American Elm	6.5	Fair		No	No	No
254	ACNE	*Acer negundo*	Boxelder	12.5	Good		No	No	No
255	ACNE	*Acer negundo*	Boxelder	12.5	Good		No	No	No
256	ULAM	*Ulmus americana*	American Elm	7.5	Good		No	No	No
257	ACNE	*Acer negundo*	Boxelder	12.5	Good		No	No	No
258	ULAM	*Ulmus americana*	American Elm	7.5	Good		No	No	No
259	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
260	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
261	PRSE	*Prunus serotina*	Black Cherry	13	Good		No	No	No
262	ACNE	*Acer negundo*	Boxelder	13	Good		No	No	No
263	PRSE	*Prunus serotina*	Black Cherry	6.5	Good		No	No	No
264	MOAL	*Morus alba*	White Mulberry	12.5	Good		No	No	No
265	ULAM	*Ulmus americana*	American Elm	8.5	Good		No	No	No
266	ULAM	*Ulmus americana*	American Elm	10.5	Dead		No	No	No
267	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
268	KOPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		No	No	No
269	CLRU	*Celtis laevigata*	Sugarberry	6	Good		No	No	No
270	PRSE	*Prunus serotina*	Black Cherry	10.5	Good		No	No	No
271	MOAL	*Morus alba*	White Mulberry	8.5	Good		No	No	No
272	PRSE	*Prunus serotina*	Black Cherry	12.5	Good	2?, 11.5	No	No	No
273	ULAM	*Ulmus americana*	American Elm	12	Good		No	No	No
274	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
275	PRSE	*Prunus serotina*	Black Cherry	17	Good	Four Trunk (4?), 17, 15, 12	No	No	No
276	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
278	ULAM	*Ulmus americana*	American Elm	8	Good		No	No	No
279	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
280	ULAM	*Ulmus americana*	American Elm	10	Fair	Vines	No	No	No
281	ULAM	*Ulmus americana*	American Elm	11	Good		No	No	No
282	PRSE	*Prunus serotina*	Black Cherry	13	Good		No	No	No
283	BUCA	*Aesculus glabra*	Ohio Buckeye	6	Dead		No	No	No
284	RHCA	*Rhamnus cathartica*	Common Buckthorn	9	Good	2?, 4	Yes	No	No
285	ULAM	*Ulmus americana*	American Elm	10.5	Good		No	No	No
286	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Good		Yes	No	No
287	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Good		Yes	No	No
288	ACNE	*Acer negundo*	Boxelder	10.5	Good		No	No	No
289	ULRU	*Ulmus rubra*	Slippery Elm	12.5	Good		No	No	No
292	ULRU	*Ulmus rubra*	Slippery Elm	12	Good		No	No	No
293	JUNI	*Juglans nigra*	Black Walnut	13.5	Good		No	No	No
294	RHCA	*Rhamnus cathartica*	Common Buckthorn	6	Good		Yes	No	No
295	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Good		Yes	No	No
296	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		Yes	No	No
297	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
298	ACNE	*Acer negundo*	Boxelder	12	Good		No	No	No
299	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Good		Yes	No	No
300	ULRU	*Ulmus rubra*	Slippery Elm	6	Good		No	No	No
301	PRSE	*Prunus serotina*	Black Cherry	14	Good		No	No	No
302	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
303	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
304	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
305	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
306	PRSE	*Prunus serotina*	Black Cherry	6.5	Good		No	No	No
307	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
308	ULAM	*Ulmus americana*	American Elm	12.5	Good		No	No	No
309	PRSE	*Prunus serotina*	Black Cherry	12.5	Good		No	No	No
310	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
311	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
312	ULAM	*Ulmus americana*	American Elm	7	Good	47, 5.5, 3.5	No	No	No
313	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
314	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
315	PRSE	*Prunus serotina*	Black Cherry	6	Good	Missing Canopy	No	No	No
316	PRSE	*Prunus serotina*	Black Cherry	6	Fair	2?, 4	No	No	No
317	MOAL	*Morus alba*	White Mulberry	6	Good		No	No	No
318	PRSE	*Prunus serotina*	Black Cherry	6	Good	Missing Canopy	No	No	No
319	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
320	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
321	ULAM	*Ulmus americana*	American Elm	16.5	Good		No	No	No
322	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
323	PRSE	*Prunus serotina*	Black Cherry	6	Dead		No	No	No
324	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
325	ULAM	*Ulmus americana*	American Elm	7	Good	27, 11	No	No	No
326	ULAM	*Ulmus americana*	American Elm	11	Good		No	No	No
327	MOAL	*Morus alba*	White Mulberry	6	Good		No	No	No
328	PRSE	*Prunus serotina*	Black Cherry	13.5	Good		No	No	No
329	ULAM	*Ulmus americana*	American Elm	9	Good		No	No	No
330	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
332	ULRU	*Ulmus pumila*	Siberian Elm	16	Good		No	No	No
333	TIAM	*Tilia americana*	Basswood	9.5	Good		No	No	No
334	ULAM	*Ulmus americana*	American Elm	10.5	Good		No	No	No
335	ULAM	*Ulmus americana*	American Elm	6	Fair		No	No	No
336	PRSE	*Prunus serotina*	Black Cherry	6	Fair		No	No	No
337	ULAM	*Ulmus americana*	American Elm	6	Good		No	No	No
338	ULAM	*Ulmus americana*	American Elm	10	Good		No	No	No
339	ULAM	*Ulmus americana*	American Elm	6	Dead		No	No	No
340	ULAM	*Ulmus americana*	American Elm	9	Dead		No	No	No
341	ULAM	*Ulmus americana*	American Elm	6	Dead		No	No	No
342	PRSE	*Prunus serotina*	Black Cherry	16.5	Good		No	No	No
343	ULAM	*Ulmus americana*	American Elm	6.5	Good		No	No	No
344	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
345	MASPP	*Malus* spp.	Apple/Crabapple	6	Fair		No	No	No
346	PRSE	*Prunus serotina*	Black Cherry	20	Dead		No	No	No
347	PRSE	*Prunus serotina*	Black Cherry	8.5	Fair		No	No	No
348	ULAM	*Ulmus americana*	American Elm	6.5	Good		No	No	No
349	PRSE	*Prunus serotina*	Black Cherry	12	Good		No	No	No
350	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
351	ULAM	*Ulmus americana*	American Elm	11.5	Good		No	No	No
352	PRSE	*Prunus serotina*	Black Cherry	8.5	Good		No	No	No
353	MOAL	*Morus alba*	White Mulberry	9.5	Good	47, 6.5, 7.5	No	No	No
354	ULAM	*Ulmus americana*	American Elm	7	Good	27, 8	No	No	No
355	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
356	ULAM	*Ulmus americana*	American Elm	8.5	Dead	Missing Canopy	No	No	No
357	PRSE	*Prunus serotina*	Black Cherry	12.5	Good		No	No	No
358	ULAM	*Ulmus americana*	American Elm	7	Good		No	No	No
359	PRSE	*Prunus serotina*	Black Cherry	6	Good		No	No	No
360	FRAM	*Fraxinus americana*	White Ash	6	Good		No	No	No
361	PRSE	*Prunus serotina*	Black Cherry	7.5	Good		No	No	No
362	PRSE	*Prunus serotina*	Black Cherry	9	Good	27, 8.5	No	No	No
363	MOAL	*Morus alba*	White Mulberry	10	Dead	27, 6, 2.5	No	No	No
364	ULAM	*Ulmus americana*	American Elm	10	Dead		No	No	No
365	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
366	PRSE	*Prunus serotina*	Black Cherry	9	Good		No	No	No
367	ULAM	*Ulmus americana*	American Elm	13.5	Fair		No	No	No
368	ULAM	*Ulmus americana*	American

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
1931	GLTR	Gleditsia triacanthos	Honey Locust	11.5	Good		No	No	No
1932	GLTR	Gleditsia triacanthos	Honey Locust	15	Good		No	No	No
1933	GLTR	Gleditsia triacanthos	Honey Locust	8	Good		No	No	No
1934	GLTR	Gleditsia triacanthos	Honey Locust	11	Fair	2T; 4; Dead Branches	No	No	No
1935	GLTR	Gleditsia triacanthos	Honey Locust	11	Good		No	No	No
1936	GLTR	Gleditsia triacanthos	Honey Locust	10	Fair	Dead Branches	No	No	No
1937	GLTR	Gleditsia triacanthos	Honey Locust	10.5	Good		No	No	No
1938	AVAL	Ailanthus altissima	Tree of Heaven	10	Good		No	No	No
1939	AVAL	Ailanthus altissima	Tree of Heaven	8.5	Good		No	No	No
1940	AVAL	Ailanthus altissima	Tree of Heaven	13.5	Good		No	No	No
1941	AVAL	Ailanthus altissima	Tree of Heaven	8	Good		No	No	No
1942	AVAL	Ailanthus altissima	Tree of Heaven	6	Good		No	No	No
1943	AVAL	Ailanthus altissima	Tree of Heaven	8	Good		No	No	No
1944	AVAL	Ailanthus altissima	Tree of Heaven	7.5	Good		No	No	No
1945	ROPS	Robinia pseudoacacia	Black Locust	9	Good		No	No	No
1946	ROPS	Robinia pseudoacacia	Black Locust	11	Good		No	No	No
1947	AVAL	Ailanthus altissima	Tree of Heaven	6.5	Good		No	No	No
1948	AVAL	Ailanthus altissima	Tree of Heaven	6.5	Good		No	No	No
1949	ROPS	Robinia pseudoacacia	Black Locust	11	Good	Grew up from Horizontal Fallen	Yes	No	No
1950	GLTR	Gleditsia triacanthos	Honey Locust	8.5	Fair	Leaning, Dead Branches	No	No	No
1951	GLTR	Gleditsia triacanthos	Honey Locust	7	Fair	Dead Branches	No	No	No
1952	GLTR	Gleditsia triacanthos	Honey Locust	11	Good		No	No	No
1953	ROPS	Robinia pseudoacacia	Black Locust	19	Good	3T; 13; 9.5	No	No	No
1954	ROPS	Robinia pseudoacacia	Black Locust	24.5	Good		No	No	No
1955	ROPS	Robinia pseudoacacia	Black Locust	11	Good		No	No	No
1956	ROPS	Robinia pseudoacacia	Black Locust	13	Good		No	No	No
1957	ROPS	Robinia pseudoacacia	Black Locust	14	Good		No	No	No
1958	ROPS	Robinia pseudoacacia	Black Locust	14	Good	2T; 9	No	No	No
1959	ROPS	Robinia pseudoacacia	Black Locust	6.5	Fair	Dead Branches	No	No	No
1960	ROPS	Robinia pseudoacacia	Black Locust	18	Fair	Dead Branches	No	No	No
1961	ROPS	Robinia pseudoacacia	Black Locust	6.5	Fair	Dead Branches	No	No	No
1962	ROPS	Robinia pseudoacacia	Black Locust	8	Fair	3T; 6.5, 5	No	No	No
1963	ROPS	Robinia pseudoacacia	Black Locust	13	Good		No	No	No
1964	ROPS	Robinia pseudoacacia	Black Locust	11.5	Good		No	No	No
1965	MGNL	Morus alba	White Mulberry	12	Good		No	No	No
1966	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good		No	No	No
1967	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good		No	No	No
1968	PODE	Populus deltoides	Cottonwood	19	Good		No	No	No
1969	ROPS	Robinia pseudoacacia	Black Locust	8	Good		No	No	No
1970	ROPS	Robinia pseudoacacia	Black Locust	12	Good		No	No	No
1971	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good		No	No	No
1972	ROPS	Robinia pseudoacacia	Black Locust	10.5	Good		No	No	No
1973	ROPS	Robinia pseudoacacia	Black Locust	8	Good		No	No	No
1974	PRSE	Prunus serotina	Black Cherry	8	Good		No	No	No
1975	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good	2T; 3	No	No	No
1976	ROPS	Robinia pseudoacacia	Black Locust	15	Good		No	No	No
1977	ROPS	Robinia pseudoacacia	Black Locust	8	Good		No	No	No
1978	ROPS	Robinia pseudoacacia	Black Locust	6	Good		No	No	No
1979	ROPS	Robinia pseudoacacia	Black Locust	6	Good		No	No	No
1980	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good		No	No	No
1981	ROPS	Robinia pseudoacacia	Black Locust	8	Good	Dead Branches	No	No	No
1982	ROPS	Robinia pseudoacacia	Black Locust	7	Good		No	No	No
1983	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good		No	No	No
1984	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good		No	No	No
1985	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good		No	No	No
1986	ULPU	Ulmus pumila	Siberian Elm	8.5	Good		No	No	No
1987	ROPS	Robinia pseudoacacia	Black Locust	6	Good		No	No	No
1988	ULPU	Ulmus pumila	Siberian Elm	18	Fair	Dead limb	Yes	Yes	Yes
1989	ROPS	Robinia pseudoacacia	Black Locust	16	Fair	Dead branches	No	No	No
1990	MASP	Malus species	Apple/Crabapple	7	Dead	2T; 4	No	No	No
1991	ULPU	Ulmus pumila	Siberian Elm	11	Good		No	No	No
1992	ULPU	Ulmus pumila	Siberian Elm	15	Good		No	No	No
1993	ROPS	Robinia pseudoacacia	Black Locust	6	Good		No	No	No
1994	ROPS	Robinia pseudoacacia	Black Locust	10	Good	2T; 9.5	No	No	No
1995	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good		No	No	No
1996	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good		No	No	No
1997	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good		No	No	No
1998	ROPS	Robinia pseudoacacia	Black Locust	8	Good		No	No	No
1999	ROPS	Robinia pseudoacacia	Black Locust	10	Good		No	No	No
2000	ROPS	Robinia pseudoacacia	Black Locust	8	Good		No	No	No
2002	CASL	Carya glabra	Pignut Hickory	15	Good				
2003	CASL	Carya glabra	Pignut Hickory	15	Good				
2004	GLTR	Gleditsia triacanthos	Honey Locust	10	Good				
2005	PODE	Populus deltoides	Eastern Cottonwood	18	Good				
2006	MGNL	Morus alba	White Mulberry	6.5	Good				
2007	MGNL	Morus alba	White Mulberry	6	Good	2T; 3	Yes		
2008	PIST	Pinus strobus	White Pine	13	Good				
2009	GLTR	Gleditsia triacanthos	Honey Locust	12	Good				
2011	CACO	Carya cordiformis	Bitternut Hickory	6	Good				
2011	CASL	Carya glabra	Pignut Hickory	7	Good				
2012	PIST	Pinus strobus	White Pine	6.5	Good				
2013	MGNL	Morus alba	White Mulberry	9	Good				
2014	PODE	Populus deltoides	Eastern Cottonwood	23	Good				
2015	JUNI	Juglans nigra	Red Cedar	6	Good				
2016	JUNI	Juglans nigra	Black Walnut	13	Good				
2017	MGNL	Morus alba	White Mulberry	6	Good				
2018	ACNE	Acer negundo	Boxelder Maple	6	Good				
2019	ROPS	Robinia pseudoacacia	Black Locust	14.5	Good				
2020	CASL	Carya glabra	Pignut Hickory	11.5	Good				
2021	GLTR	Gleditsia triacanthos	Honey Locust	6.5	Good				
2022	PIST	Pinus strobus	White Pine	6.5	Good				
2024	JUNI	Juglans nigra	Black Walnut	6.5	Good				
2025	JUNI	Juglans nigra	Black Walnut	13	Good				
2026	JUNI	Juglans nigra	Black Walnut	13	Good				
2027	PODE	Populus deltoides	Eastern Cottonwood	12.5	Good				
2028	ULPU	Ulmus pumila	Siberian Elm	13	Good				
2029	ULPU	Ulmus pumila	Siberian Elm	13	Good				
2030	PODE	Populus deltoides	Eastern Cottonwood	8	Good				
2031	CASL	Carya glabra	Pignut Hickory	8.5	Good				
2032	PODE	Populus deltoides	Eastern Cottonwood	8.5	Good				
2033	PODE	Populus deltoides	Eastern Cottonwood	8.5	Good				
2034	PODE	Populus deltoides	Eastern Cottonwood	8	Good	3T; 8.6	Yes		
2035	ULPU	Ulmus pumila	Siberian Elm	9	Good				
2036	ULPU	Ulmus pumila	Siberian Elm	10	Good				
2037	PODE	Populus deltoides	Eastern Cottonwood	7.5	Good				
2038	ULPU	Ulmus pumila	Siberian Elm	11	Good	3T; 7.5.5	Yes		
2039	PODE	Populus deltoides	Eastern Cottonwood	8	Good	2T; 6			
2040	ACNE	Acer negundo	Boxelder Maple	8	Fair	2T; 5	Yes		
2041	ACNE	Acer negundo	Boxelder Maple	14	Dead				
2042	ULPU	Ulmus pumila	Siberian Elm	24	Fair	Dead branches, fused trunk	Yes		
2043	ULPU	Ulmus pumila	Siberian Elm	14	Good				
2044	ACNE	Acer negundo	Boxelder Maple	7.5	Fair		Yes		
2045	FRAV	Prunus avium	Sweet Cherry	8	Good				
2046	ACNE	Acer negundo	Boxelder Maple	13	Good				
2047	ULPU	Ulmus pumila	Siberian Elm	14	Good				
2048	ULPU	Ulmus pumila	Siberian Elm	24	Good				
2049	ACNE	Acer negundo	Boxelder Maple	12	Good				
2050	FRAV	Prunus avium	Sweet Cherry	8	Good				
2051	PODE	Populus deltoides	Eastern Cottonwood	7.5	Good				
2052	ULPU	Ulmus pumila	Siberian Elm	13	Good				
2053	ROPS	Robinia pseudoacacia	Black Locust	9	Good				
2054	PODE	Populus deltoides	Eastern Cottonwood	8.5	Good	2T; 4.5	Yes		
2055	PODE	Populus deltoides	Eastern Cottonwood	18	Good				
2056	ACNE	Acer negundo	Boxelder Maple	13	Good	Vines, fused trunk	Yes		
2057	ACNE	Acer negundo	Boxelder Maple	11.5	Good				
2058	ACNE	Acer negundo	Boxelder Maple	12	Fair	2T; 7.5	Yes		

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
2272	ACNE	Acer negundo	Boxelder Maple	8.5	Good		No	No	No
2273	ULPU	Ulmus pumila	Siberian Elm	14	Fair	Leaning	Yes	Yes	Yes
2274	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2275	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2276	ULPU	Ulmus pumila	Siberian Elm	13	Fair				
2277	ACNE	Acer negundo	Boxelder Maple	12.5	Good				
2278	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2279	MGNL	Morus alba	White Mulberry	8	Fair	Vines	Yes		
2280	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2281	PRSE	Prunus serotina	Black Cherry	8.5	Good				
2282	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2283	MGNL	Morus alba	White Mulberry	7.5	Fair	Leaning	Yes		
2284	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2285	ULPU	Ulmus pumila	Siberian Elm	12	Fair				
2286	ACNE	Acer negundo	Boxelder Maple	9	Good				
2287	ACNE	Acer negundo	Boxelder Maple	14	Good				
2288	ROPS	Robinia pseudoacacia	Black Locust	10	Poor	Dead branches and bark	Yes		
2289	ROPS	Robinia pseudoacacia	Black Locust	12	Good				
2290	ACNE	Acer negundo	Boxelder Maple	13	Good				
2291	ACNE	Acer negundo	Boxelder Maple	11	Good				
2292	ACNE	Acer negundo	Boxelder Maple	8	Good				
2293	AVAL	Ailanthus altissima	Tree of Heaven	13	Good				
2294	ACNE	Acer negundo	Boxelder Maple	8	Good				
2295	CACO	Carya cordiformis	Bitternut Hickory	10	Good	2T; 7			
2296	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2297	ROPS	Robinia pseudoacacia	Black Locust	16	Good				
2298	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2299	ACNE	Acer negundo	Boxelder Maple	6	Good				
2300	ROPS	Robinia pseudoacacia	Black Locust	6	Good				
2301	ROPS	Robinia pseudoacacia	Black Locust	6	Good	2T; 6	Yes		
2302	RHCA	Rhamnus cathartica	Common Buckthorn	7	Good				
2303	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2304	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2305	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2306	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2307	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2308	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2309	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2310	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2311	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2312	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2313	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2314	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2315	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2316	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2317	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2318	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2319	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2320	CASL	Carya glabra	Pignut Hickory	15	Good				
2321	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2322	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2323	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2324	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2325	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2326	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2327	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2328	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2329	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2330	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2331	ACNE	Acer negundo	Boxelder Maple	8	Good				
2332	PIST	Pinus strobus	White Pine	6	Good				
2333	ACNE	Acer negundo	Boxelder Maple	12.5	Good				
2334	JUNI	Juglans nigra	Black Walnut	13	Good				
2335	ROPS	Robinia pseudoacacia	Black Walnut	10	Good				
2336	JUNI	Juglans nigra	Black Walnut	15.5	Good				
2337	CASL	Carya glabra	Pignut Hickory	15	Good				
2338	PODE	Populus deltoides	Eastern Cottonwood	12.5	Good				
2339	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2340	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2341	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2342	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2343	ROPS	Robinia pseudoacacia	Black Locust	9	Good				
2344	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2345	MGNL	Morus alba	White Mulberry	8	Good				
2346	ACNE	Acer negundo	Boxelder Maple	8.5	Good				
2347	ACNE	Acer negundo	Boxelder Maple	12.5	Good				
2348	PODE	Populus deltoides	Eastern Cottonwood	12.5	Good				
2349	PIST	Pinus strobus	Scotch Pine	12.5	Good				
2350	ULPU	Ulmus pumila	Siberian Elm	9	Fair	Vines	Yes		
2351	PRSE	Prunus serotina	Black Cherry	12	Good				
2352	ULPU	Ulmus pumila	Siberian Elm	9	Fair	Dead branches	Yes		
2353	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2354	MGNL	Morus alba	White Mulberry	11	Good		Yes		
2355	CASL	Carya glabra	Pignut Hickory	8	Poor	Flakey bark			
2356	ACNE	Acer negundo	Boxelder Maple	8	Good				
2357	ACNE	Acer negundo	Boxelder Maple	8	Good	3T; 6.5, 3.5			
2358	ROPS	Robinia pseudoacacia	Black Locust	11	Good				
2359	PIST	Pinus sylvestris	Scotch Pine	9	Good				
2360	CASL	Carya glabra	Pignut Hickory	10.5	Good	2T; 8.5			
2361	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2362	ACNE	Acer negundo	Boxelder Maple	12.5	Good	2T; 11			
2363	ACNE	Acer negundo	Boxelder Maple	12.5	Good				
2364	PODE	Populus deltoides	Eastern Cottonwood	23	Good				
2365	PODE	Populus deltoides	Eastern Cottonwood	18	Good				
2366	ULPU	Ulmus pumila	Siberian Elm	10	Fair	Top cut off			
2367	ACNE	Acer negundo	Boxelder Maple	11	Good	3T; 5, 8			
2368	ROPS	Robinia pseudoacacia	Black Locust	14	Fair	Not supporting	Yes		
2369	MGNL	Morus alba	White Mulberry	7.5	Fair	Vines	Yes		
2370	ULPU	Ulmus pumila	Siberian Elm	12	Good				
2371	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2372	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2373	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2374	ROPS	Robinia pseudoacacia	Black Locust	7	Good				
2375	CACO	Carya cordiformis	Bitternut Hickory	8	Good				
2376	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good	2T; 7.5	Yes		
2377	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2378	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2379	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good				
2380	ROPS	Robinia pseudoacacia	Black Locust	6	Good				
2381	ROPS	Robinia pseudoacacia	Black Locust	7.5	Good				
2382	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good				
2383	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2384	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2385	ACNE	Acer negundo	Boxelder Maple	6	Good	2T; 3			
2386	ACNE	Acer negundo	Boxelder Maple	5	Good				
2387	ROPS	Robinia pseudoacacia	Black Locust	8.5	Fair	Dead branches	Yes		
2388	ROPS	Robinia pseudoacacia	Black Locust	10	Poor	Dead branches and bark	Yes		
2389	ROPS	Robinia pseudoacacia	Black Locust	10	Good				
2390	ROPS	Robinia pseudoacacia	Black Locust	12	Good	2T; 14			
2391	ROPS	Robinia pseudoacacia	Black Locust	11	Good	3T; 11, 10			
2392	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2393	AVAL	Ailanthus altissima	Tree of Heaven	8	Good				
2394	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2395	CACO	Carya cordiformis	Bitternut Hickory	10	Good	2T; 7			
2396	ACNE	Acer negundo	Boxelder Maple	8	Good				
2397	ROPS	Robinia pseudoacacia	Black Locust	16	Good				
2398	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2399	ACNE	Acer negundo	Boxelder Maple	6	Good				
2400	ROPS	Robinia pseudoacacia	Black Locust	6	Good				
2401	ROPS	Robinia pseudoacacia	Black Locust	6	Good	2T; 6.5	Yes		
2402	ULPU	Ulmus pumila	Siberian Elm	18	Good				
2403	ROPS	Robinia pseudoacacia	Black Locust	10	Good				
2404	ULAM	Ulmus americana	American Elm	10	Dead	3T; 8			
2405	PRSE	Prunus serotina	Black Cherry	11.5	Good	3T; 5, 4			
2406	ACNE	Acer negundo	Boxelder Maple	14	Good	3T; 7, 4			
2407	AVAL	Ailanthus altissima	Tree of Heaven	12	Good				
2408	ACNE	Acer negundo	Boxelder Maple	8	Fair	Major limb broken			
2409	ACNE	Acer negundo	Boxelder Maple	8	Fair				
2410	ROPS	Robinia pseudoacacia	Black Locust	9	Good				
2411	ROPS	Robinia pseudoacacia	Black Locust	9	Good	4T; 5, 10, 8			
2412	ROPS	Robinia pseudoacacia	Black Locust	10	Good				
2413	MGNL	Morus alba	White Mulberry	9	Dead	3T; 7, 6	Yes		

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
2415	ACNE	Acer negundo	Boxelder Maple	12	Fair	2T; 9, dead branches	Yes		
2416	ACNE	Acer negundo	Boxelder Maple	12	Fair	2T; 9, dead branches			
2417	PRSE	Prunus serotina	Black Cherry	10.5	Dead		Yes		
2418	ROPS	Robinia pseudoacacia	Black Locust	13	Good				
2419	RHCA	Rhamnus cathartica	Common Buckthorn	7	Good				
2420	ROPS	Robinia pseudoacacia	Black Locust	13	Good				
2421	ACNE	Acer negundo	Boxelder Maple	10.5	Good				
2422	ROPS	Robinia pseudoacacia	Black Locust	11	Good				
2423	ROPS	Robinia pseudoacacia	Black Locust	11	Good				
2424	PODE	Populus deltoides	Eastern Cottonwood	13	Good				
2425	PODE	Populus deltoides	Eastern Cottonwood	13	Good				
2426	ACNE	Acer negundo	Boxelder Maple	11	Good				
2427	QUVE	Quercus velutina	Black Oak	8	Good				
2428	ROPS	Robinia pseudoacacia	Black Locust	16	Good	2T; 10	Yes		
2429	ROPS	Robinia pseudoacacia	Black Locust	23.5	Good	Fused trunk	Yes		
2430	ROPS	Robinia pseudoacacia	Black Locust	10	Good	2T; 8			
2431	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2432	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2433	PODE	Populus deltoides	Eastern Cottonwood	13	Good				
2434	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2435	ROPS	Robinia pseudoacacia	Black Locust	13	Good				
2436	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2437	ROPS	Robinia pseudoacacia	Black Locust	13.5	Good				
2438	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2439	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2440	ROPS	Robinia pseudoacacia	Black Locust	12	Fair	2T; 9	Yes		
2441	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2442	ROPS	Robinia pseudoacacia	Black Locust	9.5	Good				
2443	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2444	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2445	ROPS	Robinia pseudoacacia	Black Locust	7	Good				
2446	PODE	Populus deltoides	Eastern Cottonwood	10.5	Good				
2447	ROPS	Robinia pseudoacacia	Black Locust	16	Good				
2448	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2449	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2450	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2451	ROPS	Robinia pseudoacacia	Black Locust	13.5	Good				
2452	PODE	Populus deltoides	Eastern Cottonwood	13	Good				
2453	ROPS	Robinia pseudoacacia	Black Locust	9	Good				
2454	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2455	ROPS	Robinia pseudoacacia	Black Locust	7	Good				
2456	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2457	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2458	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2459	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2460	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2461	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2462	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2463	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2464	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2465	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2466	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2467	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2468	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2469	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2470	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2471	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2472	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2473	PRSE	Prunus serotina	Black Cherry	6	Good				
2474	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2475	CACO	Carya cordiformis	Bitternut Hickory	15	Good				
2476	CACO	Carya glabra	Pignut Hickory	10.5	Good				
2477	CASL	Carya glabra	Pignut Hickory	10.5	Good				
2478	ROPS	Robinia pseudoacacia	Black Locust	13	Good				
2479	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2480	MGNL	Morus alba	White Mulberry	8.5	Good				
2481	ROPS	Robinia pseudoacacia	Black Locust	12.5	Good				
2482	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2483	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2484	ROPS	Robinia pseudoacacia	Black Locust	7	Good				
2485	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2486	ROPS	Robinia pseudoacacia	Black Locust	7	Good				
2487	ACNE	Acer negundo	Boxelder Maple	12	Good				
2488	ROPS	Robinia pseudoacacia	Black Locust	8	Good				
2489	ROPS	Robinia pseudoacacia	Black Locust	9	Good				
2490	ROPS	Robinia pseudoacacia	Black Locust	11	Good				
2491	ROPS	Robinia pseudoacacia	Black Locust	12	Fair				
2492	ROPS	Robinia pseudoacacia	Black Locust	13.5	Good				
2493	CACO	Carya cordiformis	Bitternut Hickory	6	Good				
2494	ROPS	Robinia pseudoacacia	Black Locust	12	Good				
2495	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2496	ROPS	Robinia pseudoacacia	Black Locust	6.5	Good				
2497	ROPS	Robinia pseudoacacia	Black Locust	8.5	Good				
2498	ROPS	Robinia pseudoacacia	Black Locust	16	Good				
2499	PRSE	Prunus serotina	Black Cherry	8.5	Good				
2500	ACNE	Acer negundo	Boxelder Maple	13	Good				
2501	ACNE	Acer negundo	Boxelder Maple	9.5	Good				
2502	ACNE	Acer negundo	Boxelder Maple	12	Good				
2503	ACNE	Acer negundo	Boxelder Maple	9.5	Good				
2504	ACNE	Acer negundo	Boxelder Maple	9.5	Good				
2505	ACNE	Acer negundo	Boxelder Maple	9.5	Good				
2506	CASL	Carya glabra	Pignut Hickory	6.5	Good				
2507	CACO	Carya cordiformis	Bitternut Hickory	10	Good				
2508	CASL	Carya glabra	Pignut Hickory	9.5	Good				
2509	ACNE	Acer negundo	Boxelder Maple	12	Good				
2510	CACO	Carya cordiformis	Bitternut

Tree Tag #	Data Code	Scientific Name	Common Name	DBH [inches]	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
4279	ACNE	*Acer negundo*	Boxelder Maple	12	Good	2T: 8			Yes
4279	ACNE	*Acer negundo*	Boxelder Maple	7	Fair	2T: 4, 6			Yes
4280	POPS	*Populus deltoides*	Black Locust	7	Fair		Yes		Yes
4281	ACNE	*Acer negundo*	Boxelder Maple	6	Fair	Leaning			Yes
4282	ACNE	*Acer negundo*	Boxelder Maple	7	Fair				Yes
4283	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
4284	ACNE	*Acer negundo*	Boxelder Maple	10	Good				Yes
4285	POPS	*Robinia pseudoacacia*	Black Locust	15	Good		Yes		Yes
4286	ACNE	*Acer negundo*	Boxelder Maple	9	Good	2T: 8,6			Yes
4287	ACNE	*Acer negundo*	Boxelder Maple	12	Fair	Dead branches			Yes
4288	POPS	*Robinia pseudoacacia*	Black Locust	10.5	Fair	Vines	Yes		Yes
4289	ACNE	*Acer negundo*	Boxelder Maple	11	Fair				Yes
4290	ACNE	*Acer negundo*	Boxelder Maple	9	Fair	2T: 8, vines, dead trunk			Yes
4291	ACNE	*Acer negundo*	Boxelder Maple	12	Good				Yes
4292	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		Yes
4293	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good	Some dead branches	Yes		Yes
4294	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair	Fused trunk, top cut off	Yes		Yes
4295	ACNE	*Acer negundo*	Boxelder Maple	10	Good				Yes
4296	ACNE	*Acer negundo*	Boxelder Maple	8	Fair	Leaning			Yes
4297	ULPU	*Ulmus pumila*	Siberian Elm	6	Fair	Vines	Yes		Yes
4298	PRSE	*Prunus serotina*	Black Cherry	8.5	Good	2T: 6			Yes
4299	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Poor	2T: 4.5	Yes		Yes
4300	ULPU	*Ulmus pumila*	Siberian Elm	7	Good				Yes
4301	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
4303	POPS	*Robinia pseudoacacia*	Black Locust	8	Good	2T: 6.5	Yes		Yes
4304	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
4305	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
4306	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
4307	AINL	*Ailanthus altissima*	Tree of Heaven	16	Good		Yes		Yes
4308	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
4309	ULPU	*Ulmus pumila*	Siberian Elm	12	Good	Vines	Yes		Yes
4310	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4311	POPS	*Robinia pseudoacacia*	Black Locust	10	Good	2T: 8	Yes		Yes
4312	POPS	*Populus deltoides*	Eastern Cottonwood	14.5	Good				Yes
4313	PISY	*Pinus sylvestris*	Scotch Pine	7	Good		Yes		Yes
4315	JUNI	*Juglans nigra*	Black Walnut	8	Good				Yes
4316	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
4317	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4318	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4319	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
4320	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4321	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	2T: 6.5	Yes		Yes
4322	POPS	*Robinia pseudoacacia*	Black Locust	12	Good	2T: 9	Yes		Yes
4323	POPS	*Robinia pseudoacacia*	Black Locust	13	Good		Yes		Yes
4324	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
4325	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4326	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
4327	PRSE	*Prunus serotina*	Black Cherry	6	Good				Yes
4328	POPS	*Robinia pseudoacacia*	Black Locust	4	Good	4T: 5.5, 6, 5	Yes		Yes
4329	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		Yes
4330	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4331	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4332	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
4333	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
4334	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		Yes
4335	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
4336	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
4337	POPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes		Yes
4338	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
4339	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
4340	POPS	*Robinia pseudoacacia*	Black Locust	11	Good	2T: 10.5	Yes		Yes
4341	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	2T: 7	Yes		Yes
4342	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		Yes
4343	POPS	*Robinia pseudoacacia*	Black Locust	12	Good	2T: 10	Yes		Yes
4344	ULPU	*Ulmus pumila*	Siberian Elm	10	Good		Yes		Yes
4345	POPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes		Yes
4346	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4347	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
4348	POPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 7	Yes		Yes
4349	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4350	POPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 6	Yes		Yes
4351	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4352	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
4353	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
4354	PRSE	*Prunus serotina*	Black Cherry	6.5	Good				Yes
4355	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
4356	POPS	*Robinia pseudoacacia*	Black Locust	5	Good		Yes		Yes
4357	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
4358	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4359	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		Yes
4360	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
4361	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Poor	Dead branches and bark	Yes		Yes
4362	SIJA	*Syringa japonica*	Siberian Elm	7.5	Good				Yes
4363	ACSA3	*Acer saccharinum*	Silver Maple	16.5	Good				Yes
4364	ULPU	*Ulmus pumila*	Siberian Elm	7	Good		Yes		Yes
4365	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Poor	Dead branches and bark	Yes		Yes
4366	SIJA	*Syringa japonica*	Siberian Elm	7	Good				Yes
4367	ULPU	*Ulmus pumila*	Siberian Elm	8.5	Good		Yes		Yes
4368	POPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
4369	POPS	*Robinia pseudoacacia*	Black Locust	12	Poor	Dead branches and bark	Yes		Yes
4370	POPS	*Robinia pseudoacacia*	Black Locust	13	Poor	Dead branches and bark	Yes		Yes
4371	POPS	*Robinia pseudoacacia*	Black Locust	12	Poor	Dead branches and bark	Yes		Yes
4372	POPS	*Robinia pseudoacacia*	Black Locust	12	Poor	Dead branches and bark	Yes		Yes
4373	AIAL	*Ailanthus altissima*	Tree of Heaven	16	Poor	Nearly dead			Yes
4374	ACNE	*Acer negundo*	Boxelder Maple	11.5	Poor	2T: 11, 6.5, dead trunks			Yes
4375	ULPU	*Ulmus pumila*	Siberian Elm	8	Good		Yes		Yes
4376	ACNE	*Acer negundo*	Boxelder Maple	9	Good	2T: 6.5			Yes
4377	ACNE	*Acer negundo*	Boxelder Maple	10	Good				Yes
4378	POPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 6.5	Yes		Yes
4379	POPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 6	Yes		Yes
4380	PRSE	*Prunus serotina*	Black Cherry	7	Good				Yes
4381	PRSE	*Prunus serotina*	Black Cherry	6	Good				Yes
4382	MOAL	*Morus alba*	White Mulberry	8	Good				Yes
4383	GLTR	*Gleditsia triacanthos*	Honey Locust	11.5	Good				Yes
4384	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good		Yes		Yes
4385	ULPU	*Ulmus pumila*	Siberian Elm	8	Good		Yes		Yes
4386	ACNE	*Acer negundo*	Boxelder Maple	10.5	Poor	Lots of dead bark and branches			Yes
4387	ACNE	*Acer negundo*	Boxelder Maple	10.5	Poor				Yes
4388	MOAL	*Morus alba*	White Mulberry	9	Good			Yes	Yes
4390	GLTR	*Gleditsia triacanthos*	Honey Locust	6	Good				Yes
4392	PIOB2	*Populus deltoides*	Eastern Cottonwood	16.5	Good	2T: 13			Yes
4393	PODE	*Populus deltoides*	Eastern Cottonwood	12	Good				Yes
4394	GLTR	*Gleditsia triacanthos*	Honey Locust	13	Good				Yes
4395	ULPU	*Ulmus pumila*	Siberian Elm	7	Good		Yes		Yes
4396	ACNE	*Acer negundo*	Boxelder Maple	7.5	Good				Yes
4397	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair		Yes		Yes
4398	POPS	*Robinia pseudoacacia*	Black Locust	10	Good	Fused Trunk			Yes
4401	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4402	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4403	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4404	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4405	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4406	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4407	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4408	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good	2T: 11			Yes
4409	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4410	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4411	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4412	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4413	PODE	*Populus deltoides*	Eastern Cottonwood	16	Good				Yes
4414	MOAL	*Morus alba*	White Mulberry	8	Good				Yes
4415	PODE	*Populus deltoides*	Eastern Cottonwood	15	Good	4T: 14, 5, 14, 12, 11, 12.5			Yes
4416	JUNI	*Juglans nigra*	Black Walnut	6	Good				Yes
4418	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair	2T: 4, dead branches	Yes		Yes
4419	ACNE	*Acer negundo*	Boxelder Maple	10	Fair	2T: 8.5, dead branches			Yes
4433	ULPU	*Ulmus pumila*	Siberian Elm	8	Good		Yes		Yes
4434	MOAL	*Morus alba*	White Mulberry	8	Good				Yes
4434	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good		Yes		Yes
4435	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good	Leaning, damaged trunk	Yes		Yes
4436	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
4437	ACNE	*Acer negundo*	Boxelder Maple	8.5	Fair				Yes
4439	ACNE	*Acer negundo*	Boxelder Maple	9	Good				Yes

Tree Tag #	Data Code	Scientific Name	Common Name	DBH [inches]	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
4650	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
4653	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
4652	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4653	POPS	*Robinia pseudoacacia*	Black Locust	5	Good		Yes		No
4654	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		No
4655	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4656	POPS	*Robinia pseudoacacia*	Black Locust	8	Good	2T: 4	Yes		No
4657	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4658	POPS	*Populus deltoides*	Eastern Cottonwood	6.5	Poor	Dead branches			No
4659	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4660	ULPU	*Ulmus pumila*	Siberian Elm	8	Good				No
4661	ACNE	*Acer negundo*	Boxelder Maple	6	Good				No
4662	ACNE	*Acer negundo*	Boxelder Maple	8	Poor	3T: 5.5 leafy dead			No
4663	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		No
4664	POTR	*Populus tremuloides*	Quaking Aspen	6	Poor	Nearly dead			No
4665	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4666	POPS	*Robinia pseudoacacia*	Black Locust	11.5	Good	2T: 6.5	Yes		No
4667	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4668	AIAL	*Ailanthus altissima*	Tree of Heaven	8	Good				No
4669	POPS	*Robinia pseudoacacia*	Black Locust	9	Good	3T: 10.5, 14.5	Yes		No
4670	ULPU	*Ulmus pumila*	Siberian Elm	7	Fair	2T: 5, dead trunk	Yes		No
4671	ULPU	*Ulmus pumila*	Siberian Elm	9	Good		Yes		No
4672	ACNE	*Acer negundo*	Boxelder Maple	7	Good	Dead branches, bark			No
4673	ACNE	*Acer negundo*	Boxelder Maple	8	Good				No
4674	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		No
4675	POPS	*Robinia pseudoacacia*	Black Locust	12.5	Good		Yes		No
4676	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4677	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4678	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4679	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4680	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4681	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4682	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4683	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4684	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		No
4685	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4686	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4687	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4688	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair	2T: 3, vines	Yes		No
4689	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		No
4690	POPS	*Robinia pseudoacacia*	Black Locust	10	Fair	2T: 7.5	Yes		No
4691	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4692	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4693	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4694	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good	2T: 4	Yes		No
4695	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4696	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes		No
4697	CACO	*Carya cordiformis*	Bitternut Hickory	9	Good				No
4698	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4699	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4700	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4701	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4702	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		No
4703	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4704	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4705	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4706	POPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes		No
4707	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4708	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4709	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4710	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4711	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4712	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4713	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4714	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4715	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		No
4716	PRSE	*Prunus serotina*	Black Cherry	9	Good				No
4717	AIAL	*Ailanthus altissima*	Tree of Heaven	15.5	Good	2T: 11	Yes		No
4718	PRSE	*Prunus serotina*	Black Cherry	6	Good				No
4719	PODE	*Populus deltoides*	Eastern Cottonwood	36	Fair	2T: 12			No
4720	ACSA3	*Acer saccharinum*	Silver Maple	17.5	Good				No
4721	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Poor	Dead branches and bark	Yes		No
4722	ACNE	*Acer negundo*	Boxelder Maple	8	Poor	Missing canopy, nearly dead			No
4723	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4724	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		No
4725	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4726	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		No
4727	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4728	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4729	POPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		No
4730	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4731	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4732	POPS	*Robinia pseudoacacia*	Black Locust	11.5	Poor	Dead branches and bark	Yes		No
4733	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4734	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4735	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4736	RHCA	*Rhamnus cathartica*	Common Buckthorn	7.5	Good	2T: 4			No
4737	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4738	POPS	*Robinia pseudoacacia*	Black Locust	6	Good	2T: 5	Yes		No
4739	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4740	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4741	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4742	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4743	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4744	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4745	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4746	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4747	POPS	*Robinia pseudoacacia*	Black Locust	8.5	Good	Fused trunk	Yes		No
4748	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4749	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Good	4T: 8, 7, 4	Yes		No
4750	POPS	*Robinia pseudoacacia*	Black Locust	21	Good		Yes		No
4751	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4752	POPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		No
4753	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4754	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4755	POPS	*Robinia pseudoacacia*	Black Locust	21	Good	2T: 8	Yes		No
4756	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4757	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4758	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4759	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4760	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4761	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4762	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4763	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4764	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4765	POPS	*Robinia pseudoacacia*	Black Locust	6	Good	2T: 5.5	Yes		No
4766	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4767	POPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		No
4768	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4769	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4770	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4771	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4772	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4773	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4774	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4775	POPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 6.5	Yes		No
4776	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4777	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4778	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4779	ACNE	*Acer negundo*	Boxelder Maple	12	Good				No
4780	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4781	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4782	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4783	ACNE	*Acer negundo*	Boxelder Maple	10	Good				No
4784	POPS	*Populus deltoides*	Eastern Cottonwood	33.5	Fair	2T: 12.5			No
4785	ULPU	*Ulmus pumila*	Siberian Elm	6	Good		Yes		No
4786	ACNE	*Acer negundo*	Boxelder Maple	7	Good				No
4787	ACNE	*Acer negundo*	Boxelder Maple	7	Good				No
4788	ACNE	*Acer negundo*	Boxelder Maple	7	Good	3T: 5.5 6.5			No
4789	ACNE	*Acer negundo*	Boxelder Maple	7	Good	2T: 7			No
4790	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4791	POPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes		No
4792	ACNE	*Acer negundo*	Boxelder Maple	6	Good				No
4793	POPS	*Robinia pseudoacacia*	Black Locust	8	Good	4T: 13, 7, 7			No
4794	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair	2T: 5, dead trunk	Yes		No
4795	POPS	*Robinia pseudoacacia*	Black Locust	7	Fair	Dead branches	Yes		No
4797	ACNE	*Acer negundo*	Boxelder Maple	9.5	Poor	Leaning			No
4798	ULPU	*Ulmus pumila*	Siberian Elm	8	Good	Fused trunk	Yes		No
4799	POPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		No
4800	POPS	*Robinia pseudoacacia*	Black Locust	8	Good	3T: 10.5, 14.5	Yes		No
4801	POPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		No
4802	ULPU	*Ulmus pumila*	Siberian Elm	8	Good		Yes		No
4803	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good		Yes		No
4804	POPS	*Robinia pseudoacacia*	Black Locust	8	Good	Dead branches and bark	Yes		No
4805	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4806	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4807	POPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		No
4808	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4809	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4810	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4811	POPS	*Robinia pseudoacacia*	Black Locust	32	Good		Yes		No
4812	PRSE	*Prunus serotina*	Black Cherry	6	Good				No
4813	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4814	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4815	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4816	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4817	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4818	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4819	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4820	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4821	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4822	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4823	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4824	POPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		No
4825	PRSE	*Prunus serotina*	Black Cherry	35	Poor	Hollow, nearly dead			No
4826	POPS	*Robinia pseudoacacia*	Black Locust	6.5	Poor	Dead branches and bark	Yes		No
4827	ACNE	*Acer negundo*	Boxelder Maple	9.5	Poor	Leaning, dead branches			No
4828	AIAL	*Ailanthus altissima*	Tree of Heaven	10	Fair	Vines	Yes		No
4829	ACNE	*Acer negundo*	Boxelder Maple	12	Good				No
4830	ACNE	*Acer negundo*	Boxelder Maple	11	Good				No
4831	POPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 11	Yes		No
4832	ACNE	*Acer negundo*	Boxelder Maple	9	Good				No
4833	POPS	*Robinia pseudoacacia*	Black Loc

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
5749	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5750	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good	2T: 10	Yes		Yes
5752	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes		Yes
5752	CAGL	*Carya glabra*	Pignut Hickory	2	Fair	Vines			Yes
5753	ROPS	*Robinia pseudoacacia*	Black Locust	14.5	Good		Yes		Yes
5754	QUAL	*Quercus alba*	White Oak	8	Good				Yes
5755	ACNE	*Acer negundo*	Boxelder Maple	10	Good				Yes
5756	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
5757	ACNE	*Acer negundo*	Boxelder Maple	10	Good				Yes
5758	MOAL	*Morus alba*	White Mulberry	19	Dead				Yes
5759	ACNE	*Acer negundo*	Boxelder Maple	10.5	Fair	2T: 6, dead branches			Yes
5760	ROPS	*Robinia pseudoacacia*	Black Locust	Fair	Trunk rotting		Yes		Yes
5761	ACNE	*Acer negundo*	Boxelder Maple	7	Good	2T: 3			Yes
5762	ROPS	*Robinia pseudoacacia*	Black Locust	13.5	Fair	2T: 7			Yes
5763	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Fair	Vines	Yes		Yes
5764	ACNE	*Acer negundo*	Boxelder Maple	8.5	Good				Yes
5765	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
5766	ROPS	*Robinia pseudoacacia*	Black Locust	19	Fair	2T: 12	Yes		Yes
5767	ACNE	*Acer negundo*	Boxelder Maple	10	Fair	2T: 6, broken trunk			Yes
5768	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5769	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good				Yes
5770	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5771	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good	3T: 8.5, 9.5			Yes
5772	ACNE	*Acer negundo*	Boxelder Maple	11.5	Good	2T: 7.5			Yes
5773	ACNE	*Acer negundo*	Boxelder Maple	8.5	Good				Yes
5775	MOAL	*Morus alba*	White Mulberry	7.5	Good				Yes
5776	MOAL	*Morus alba*	White Mulberry	7.5	Good				Yes
5777	GLTR	*Gleditsia triacanthos*	Honey Locust	7	Good				Yes
5778	PODE	*Populus deltoides*	Eastern Cottonwood	31.5	Good				Yes
5780	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good				Yes
5781	PRSE	*Prunus serotina*	Black Cherry	6	Good				Yes
5782	ROPS	*Robinia pseudoacacia*	Black Locust	11	Good	2T: 8.5	Yes		Yes
5784	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5785	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5786	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5787	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good		Yes		Yes
5788	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good				Yes
5789	ULAM	*Ulmus americana*	American Elm	6	Good				Yes
5790	ACNE	*Acer negundo*	Boxelder Maple	10.5	Poor	Nearly dead			Yes
5791	ROPS	*Robinia pseudoacacia*	Black Locust	9	Poor	2T: 7.5, dead branches	Yes		Yes
5792	ULPU	*Ulmus pumila*	Siberian Elm	6	Good				Yes
5793	ACNE	*Acer negundo*	Boxelder Maple	14.5	Fair	Missing limb			Yes
5794	PIAB	*Picea abies*	Eastern Cottonwood	14	Dead				Yes
5795	MOAL	*Morus alba*	White Mulberry	14	Dead	2T: 11	Yes		Yes
5796	ULPU	*Ulmus pumila*	Siberian Elm	7	Good				Yes
5798	ULPU	*Ulmus pumila*	Siberian Elm	9	Good		Yes		Yes
5799	ROPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes		Yes
5800	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5801	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	3T: 8.5, 6.5	Yes		Yes
5802	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5803	PODE	*Populus deltoides*	Eastern Cottonwood	13	Fair	2T: 5, bark peeling	Yes		Yes
5804	ACNE	*Acer negundo*	Boxelder Maple	5.5	Good				Yes
5805	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5806	ULAM	*Ulmus americana*	American Elm	9.5	Good				Yes
5807	CAGL	*Carya glabra*	Pignut Hickory	7	Fair	Top cut off			Yes
5808	JUNI	*Juglans nigra*	Black Walnut	8	Fair	Top cut off			Yes
5809	ROPS	*Robinia pseudoacacia*	Black Locust	11	Good	2T: 7	Yes		Yes
5810	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good				Yes
5811	RHCA	*Rhamnus cathartica*	Common Buckthorn	8	Good		Yes		Yes
5812	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5813	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
5814	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
5815	ULAM	*Ulmus americana*	American Elm	14.5	Good				Yes
5816	ACNE	*Acer negundo*	Boxelder Maple	7.5	Fair				Yes
5817	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5818	ACNE	*Acer negundo*	Boxelder Maple	8.5	Good				Yes
5819	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5820	ROPS	*Robinia pseudoacacia*	Black Locust	13	Good		Yes		Yes
5821	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes		Yes
5822	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 8	Yes		Yes
5823	ROPS	*Robinia pseudoacacia*	Black Locust	25.5	Good		Yes		Yes
5824	ROPS	*Robinia pseudoacacia*	Black Locust	18	Good	2T: 6	Yes		Yes
5825	ACNE	*Acer negundo*	Boxelder Maple	7	Fair	2T: 6, vines			Yes
5826	ACNE	*Acer negundo*	Boxelder Maple	8.5	Fair	Leaning			Yes
5827	ROPS	*Robinia pseudoacacia*	Black Locust	9	Fair	Dead branches	Yes		Yes
5828	ROPS	*Robinia pseudoacacia*	Black Locust	15	Fair	2T: 10	Yes		Yes
5829	ACNE	*Acer negundo*	Boxelder Maple	14.5	Good				Yes
5830	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good				Yes
5831	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good	2T: 5	Yes		Yes
5832	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5833	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes		Yes
5834	ROPS	*Robinia pseudoacacia*	Black Locust	16.5	Fair		Yes		Yes
5835	ROPS	*Robinia pseudoacacia*	Black Locust	9	Fair	2T: 4, dead trunk	Yes		Yes
5836	ROPS	*Robinia pseudoacacia*	Black Locust	9	Fair	2T: 5	Yes		Yes
5837	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
5838	RHCA	*Rhamnus cathartica*	Common Buckthorn	8	Good		Yes		Yes
5839	ACNE	*Acer negundo*	Boxelder Maple	11.5	Good				Yes
5840	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 5	Yes		Yes
5841	ULPU	*Ulmus pumila*	Siberian Elm	8.5	Good		Yes		Yes
5842	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good	Dead branches and bark	Yes		Yes
5843	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 5.5	Yes		Yes
5844	PODE	*Populus deltoides*	Eastern Cottonwood	14.5	Excellent				Yes
5845	QUAL	*Quercus alba*	White Oak	6	Good				Yes
5846	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
5847	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
5848	ACNE	*Acer negundo*	Boxelder Maple	8.5	Fair	2T: 6, vines			Yes
5849	ROPS	*Robinia pseudoacacia*	Black Locust	8	Fair	2T: 7.5			Yes
5850	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good	2T: 9			Yes
5851	ROPS	*Robinia pseudoacacia*	Black Locust	13.5	Good				Yes
5852	ACNE	*Acer negundo*	Boxelder Maple	7.5	Good				Yes
5853	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes		Yes
5854	PODE	*Populus deltoides*	Eastern Cottonwood	10	Fair				Yes
5855	ROPS	*Robinia pseudoacacia*	Black Locust	11	Fair		Yes		Yes
5856	ROPS	*Robinia pseudoacacia*	Black Locust	18	Fair		Yes		Yes
5857	ROPS	*Robinia pseudoacacia*	Black Locust	11.5	Good				Yes
5858	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good	2T: 6	Yes		Yes
5859	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good				Yes
5860	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good	Fused trunk	Yes		Yes
5861	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good				Yes
5862	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 5	Yes		Yes
5863	ROPS	*Robinia pseudoacacia*	Black Locust	17.5	Good				Yes
5865	ACNE	*Acer negundo*	Boxelder Maple	14	Good				Yes
5866	ACNE	*Acer negundo*	Boxelder Maple	7	Fair	3T: 6, 3.5; dead trunk			Yes
5867	ACNE	*Acer negundo*	Boxelder Maple	8	Good	Fused trunk			Yes
5868	ACNE	*Acer negundo*	Boxelder Maple	8	Good				Yes
5869	PODE	*Populus deltoides*	Eastern Cottonwood	10	Fair	Leaning			Yes
5870	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes		Yes
5871	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 8	Yes		Yes
5872	ROPS	*Robinia pseudoacacia*	Black Locust	9	Fair		Yes		Yes
5873	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
5874	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good	2T: 5	Yes		Yes
5875	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
5876	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good	2T: 10	Yes		Yes
5877	ULPU	*Ulmus pumila*	Siberian Elm	10	Good		Yes		Yes
5878	ROPS	*Robinia pseudoacacia*	Black Locust	18	Fair	Dead branches	Yes		Yes
5879	ROPS	*Robinia pseudoacacia*	Black Locust	8	Fair		Yes		Yes
5880	ACNE	*Acer negundo*	Boxelder Maple	10	Fair				Yes
5881	ROPS	*Robinia pseudoacacia*	Black Locust	9	Fair		Yes		Yes
5883	LOSP	*Lonicera* spp.	Honeysuckle	7.5	Fair	4T: 6, 6.5, 6	Yes		Yes
5884	ACNE	*Acer negundo*	Boxelder Maple	8.5	Good				Yes
5885	ACNE	*Acer negundo*	Boxelder Maple	13	Fair	Dead branches			Yes
5886	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes		Yes
5887	ROPS	*Robinia pseudoacacia*	Black Locust	6.5	Fair	Dead limb	Yes		Yes
5888	ACNE	*Acer negundo*	Boxelder Maple	8.5	Fair	2T: 6.5, vines, leaning			Yes
5889	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
5890	ACNE	*Acer negundo*	Boxelder Maple	9.5	Fair				Yes
5891	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
5892	ROPS	*Robinia pseudoacacia*	Black Locust	11.5	Good	4T: 11, 5, 7	Yes		Yes
5893	GLTR	*Gleditsia triacanthos*	Honey Locust	7	Good				Yes
5894	CACO	*Carya cordiformis*	Bitternut Hickory	10.5	Good	2T: 12.5			Yes
5896	CEOC	*Celtis occidentalis*	Hackberry	9	Good				Yes
5897	ACNE	*Acer negundo*	Boxelder Maple	11	Good	2T: 10			Yes
5898	ULAM	*Ulmus americana*	American Elm	6.5	Good	MT			Yes
5899	JUNI	*Juglans nigra*	Black Walnut	7	Good				Yes
5900	MOAL	*Morus alba*	White Mulberry	7.5	Good				Yes
5901	CAGL	*Carya glabra*	Pignut Hickory	14	Good				Yes
5902	ULPU	*Ulmus pumila*	Siberian Elm	9	Good		Yes		Yes
5903	PODE	*Populus deltoides*	Eastern Cottonwood	18	Good				Yes
5904	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good				Yes
5905	GLTR	*Gleditsia triacanthos*	Honey Locust	7	Good				Yes
5906	MASP	*Malus* spp.	Apple	6.5	Good				Yes
5907	CEOC	*Celtis occidentalis*	Hackberry	6.5	Good				Yes
5908	CEOC	*Juniperus virginiana*	Red Cedar	7	Good				Yes
5909	MASP	*Malus* spp.	Apple	6	Good				Yes
5910	PODE	*Populus deltoides*	Eastern Cottonwood	18	Good				Yes
5911	CACO	*Carya cordiformis*	Bitternut Hickory	8.5	Good				Yes
5912	ACNE	*Acer negundo*	Boxelder Maple	6	Good	3T: 4, 4; dead trunks nearly dead			Yes
5913	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good		Yes		Yes
5914	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good		Yes		Yes
5915	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Poor	Dead branches and bark	Yes		Yes
5916	ACNE	*Acer negundo*	Boxelder Maple	6.5	Fair	Nearly dead			Yes
5917	ACNE	*Acer negundo*	Boxelder Maple	6.5	Poor	Nearly dead			Yes
5918	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Poor				Yes
5919	PRSE	*Prunus serotina*	Black Cherry	6.5	Poor	Nearly dead			Yes
5920	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor	Dead branches and bark	Yes		Yes
5921	ULPU	*Ulmus pumila*	Siberian Elm	7	Poor	Dead branches and bark	Yes		Yes
5922	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor	Dead branches	Yes		Yes
5923	ULPU	*Ulmus pumila*	Siberian Elm	6	Good		Yes		Yes
5924	ULPU	*Ulmus pumila*	Siberian Elm	6	Good		Yes		Yes
5925	ULPU	*Ulmus pumila*	Siberian Elm	6	Good		Yes		Yes
5926	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches	Yes		Yes
5927	ULPU	*Ulmus pumila*	Siberian Elm	6	Poor	Dead branches	Yes		Yes
5928	PODE	*Populus deltoides*	Eastern Cottonwood	20	Poor	Dead branches	Yes		Yes
5929	ACNE	*Acer negundo*	Boxelder Maple	6.5	Poor	Nearly dead			Yes
5930	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor	Dead branches	Yes		Yes
5931	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good				Yes
5932	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
5933	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes		Yes
5934	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor		Yes		Yes
5935	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
5936	ULAM	*Ulmus americana*	American Elm	12	Good				Yes
5937	CAGL	*Carya glabra*	Pignut Hickory	10	Good				Yes
5938	PIAB	*Picea abies*	Eastern Cottonwood	13	Good				Yes
5939	ULAM	*Ulmus americana*	American Elm	12	Good				Yes
5940	CEOC	*Celtis occidentalis*	Hackberry	9	Good				Yes
5941	ELAN	*Elaeagnus umbellata*	Autumn Olive	8	Good				Yes
5942	ULAM	*Ulmus americana*	American Elm	9	Good				Yes
5943	ROPS	*Robinia pseudoacacia*	Black Locust	5	Fair				Yes
5945	JUVI	*Juniperus virginiana*	Red Cedar	6.5	Good				Yes
5946	PODE	*Populus deltoides*	Eastern Cottonwood	8.5	Good				Yes
5947	ACNE	*Acer negundo*	Boxelder Maple	8	Fair	2T: 5			Yes
5948	CAGL	*Carya glabra*	Pignut Hickory	12.5	Good				Yes
5949	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
5950	ACNE	*Acer negundo*	Boxelder Maple	7.5	Fair				Yes
5952	ROPS	*Robinia pseudoacacia*	Black Locust	10	Poor	Dead branches, top is dead	Yes		Yes
5953	QUVE	*Quercus velutina*	Black Oak	29.5	Poor				Yes
5954	QUVE	*Quercus velutina*	Black Oak	23	Poor				Yes
5955	RHCA	*Rhamnus cathartica*	Common Buckthorn	6	Poor	Top cut off, nearly dead	Yes		Yes
5956	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good		Yes		Yes
5957	ROPS	*Robinia pseudoacacia*	Black Locust	9	Poor	Dead branches and bark	Yes		Yes
5958	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes		Yes
5959	ULPU	*Ulmus pumila*	Siberian Elm	8.5	Good		Yes		Yes
5960	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
5961	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor	Dead branches	Yes		Yes
5962	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
5963	ROPS	*Robinia pseudoacacia*	Black Locust	6	Poor	Dead branches	Yes		Yes
5964	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches and bark	Yes		Yes
5965	ACNE	*Acer negundo*	Boxelder Maple	11.5	Fair	3T: 11, 10, broken, dead, dead			Yes
5966	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Poor	Dead branches and bark	Yes		Yes
5967	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good	2T: 11.5	Yes		Yes
5968	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes		Yes
5969	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good	3T: 11, 5.5	Yes		Yes
5970	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good				Yes
5971	ROPS	*Prunus serotina*	Black Cherry	6.5	Good				Yes
5972	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good				Yes
5973	ULPU	*Ulmus pumila*	Siberian Elm	7	Good		Yes		Yes
5974	PODE	*Populus deltoides*	Eastern Cottonwood	12	Good	2T: 6.5			Yes
5975	PODE	*Populus deltoides*	Eastern Cottonwood	12	Good				Yes
5976	PODE	*Populus deltoides*	Eastern Cottonwood	12	Good				Yes
5977	PODE	*Populus deltoides*	Eastern Cottonwood	15	Good	2T: 12.5			Yes
5980	MOAL	*Morus alba*	White Mulberry	7	Good				Yes
5981	ACNE	*Acer negundo*	Boxelder Maple	12	Poor	Nearly dead			Yes
5982	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Poor	Dead branches and bark	Yes		Yes
5983	ACNE	*Acer negundo*	Boxelder Maple	6	Poor	Nearly dead			Yes
5984	THOC	*Thuja occidentalis*	White Cedar	13	Poor				Yes
5985	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Poor	2T: 6, dead branches			Yes
5986	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good				Yes
5987	PODE	*Populus deltoides*	Eastern Cottonwood	14.5	Good				Yes
5988	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 9			Yes
5990	ACNE	*Acer negundo*	Boxelder Maple	7	Good	4T: 13, 7, 7			Yes
5991	MOAL	*Morus alba*	White Mulberry	7	Good				Yes
5992	PODE	*Populus deltoides*	Eastern Cottonwood	13	Good				Yes

Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
5993	PODE	*Populus deltoides*	Eastern Cottonwood	31	Good	2T: 9			Yes
5994	PODE	*Populus deltoides*	Eastern Cottonwood	33	Good				Yes
5996	PODE	*Populus deltoides*	Eastern Cottonwood	34	Good				Yes
5998	PODE	*Populus deltoides*	Eastern Cottonwood	33	Good				Yes
5999	PODE	*Populus deltoides*	Eastern Cottonwood	33	Good				Yes
6001	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good	Leaning			Yes
6003	ACNE	*Acer negundo*	Boxelder Maple	6	Poor	Leaning			Yes
6004	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Poor	Dead branches and bark	Yes		Yes
6005	ACNE	*Acer negundo*	Boxelder Maple	11.5	Good				Yes
6006	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good		Yes		Yes
6007	JUNI	*Juglans nigra*	Black Walnut	7	Good				Yes
6008	MOAL	*Morus alba*	White Mulberry	16	Good		Yes		Yes
6009	JUVI	*Juniperus virginiana*	Red Cedar	6	Good				Yes
6010	CAGL	*Carya glabra*	Pignut Hickory	7	Good				Yes
6011	ACNE	*Acer negundo*	Boxelder Maple	9.5	Good				Yes
6012	ACNE	*Acer negundo*	Boxelder Maple	8	Poor	Leaning	Yes		Yes
6013	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good	Grapevine			Yes
6014	ULPU	*Ulmus pumila*	Siberian Elm	7.5	Good	2T: 8.5			Yes
6015	ULPU	*Ulmus pumila*	Siberian Elm	7	Good				Yes
6016	ULPU	*Ulmus pumila*	Siberian Elm	7	Good				Yes
6017	ACNE	*Acer negundo*	Boxelder Maple	12	Poor	Vines			Yes
6018	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Dead branches	Yes		Yes
6019	QUAL	*Quercus alba*	White Oak	6	Good				Yes
6020	QUAL	*Quercus alba*	White Oak	6	Good				Yes
6022	MOAL	*Morus alba*	White Mulberry	13	Good				Yes
6023	PODE	*Populus deltoides*	Eastern Cottonwood	32	Good				Yes
6024	PODE	*Populus deltoides*	Eastern Cottonwood	32	Good				Yes
6025	ACNE	*Acer negundo*	White Mulberry	7	Good		Yes		Yes
6026	PODE	*Populus deltoides*	Eastern Cottonwood	9	Fair				Yes
6027	PODE	*Populus deltoides*	Eastern Cottonwood	9	Fair				Yes
6028	ULAM	*Ulmus americana*	American Elm	6.5	Good				Yes
6029	ACNE	*Acer negundo*	Boxelder Maple	8.5	Fair	2T: 5			Yes
6030	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6031	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
6032	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
6033	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
6034	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6035	ACNE	*Acer negundo*	Boxelder Maple	6	Good				Yes
6036	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good		Yes		Yes
6037	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6038	RHCA	*Rhamnus cathartica*	Common Buckthorn	8	Good		Yes		Yes
6039	CAGL	*Carya glabra*	Pignut Hickory	14	Good				Yes
6040	ROPS	*Robinia pseudoacacia*	Black Locust	13	Good		Yes		Yes
6041	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
6042	SAMI	*Salix nigra*	Black Willow	30	Dead				Yes
6043	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes		Yes
6044	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good	2T: 9	Yes		Yes
6045	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6046	ULAM	*Ulmus americana*	American Elm	13.5	Good				Yes
6047	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes		Yes
6048	ULAM	*Ulmus americana*	American Elm	11	Good				Yes
6049	RHCA	*Rhamnus cathartica*	Common Buckthorn	6	Good		Yes		Yes
6050	ACNE	*Acer negundo*	Boxelder Maple	6	Poor	2T: 5			Yes
6051	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good		Yes		Yes
6052	ULAM	*Ulmus americana*	American Elm	11	Good				Yes
6053	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good				Yes
6054	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good				Yes
6055	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 7	Yes		Yes
6056	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6057	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6058	CAGL	*Carya glabra*	Pignut Hickory	12	Good				Yes
6059	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6060	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good				Yes
6061	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good				Yes
6062	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good				Yes
6063	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good				Yes
6064	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2T: 5	Yes		Yes
6065	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good				Yes
6066	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good				Yes
6067	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6068	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6069	ACNE	*Acer negundo*	Boxelder Maple	7	Good	2T: 6			Yes
6070	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6071	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6072	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6073	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6074	ACNE	*Acer negundo*	Boxelder Maple	7	Good	3T: 5, 3			Yes
6075	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6076	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good				Yes
6077	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6078	ACNE	*Acer negundo*	Boxelder Maple	6.5	Good				Yes
6079	ACNE	*Acer negundo*	Boxelder Maple	7	Good	2T: 6			Yes
6080	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6081	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6082	ACNE	*Acer negundo*	Boxelder Maple	7	Good				Yes
6083	ULAM	*Ulmus americana*	American Elm	11	Good				Yes
6084	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes		Yes
6085	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes		Yes
6086	ROPS

Tree Tag #	Data Code	Scientific Name	Common Name	DBH [inches]	Condition	Notes/Comments	Invasive Species	Landmark Tree	To Be Removed
9323	ACNE	*Acer negundo*	Boxelder	10	Fair	2? - 5; Leaning	Yes	No	No
9324	ROPS	*Robinia pseudoacacia*	Black Locust	7	Fair	Dead Branches	Yes	No	No
9325	ROPS	*Robinia pseudoacacia*	Black Locust	13	Fair	Dead Branches	Yes	No	No
9326	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9328	MOAL	*Morus alba*	White Mulberry	6.5	Good		Yes	No	No
9329	MOAL	*Morus alba*	White Mulberry	11	Good		Yes	No	No
9330	AIAL	*Ailanthus Altissima*	Tree of Heaven	13	Good	3?, 11.5, 10	Yes	No	No
9331	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9332	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
9333	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Good		Yes	No	No
9334	ROPS	*Robinia pseudoacacia*	Black Locust	14.5	Good		Yes	No	No
9335	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9336	ROPS	*Robinia pseudoacacia*	Black Locust	14.5	Good		Yes	No	No
9337	ULPU	*Ulmus pumila*	Siberian Elm	15	Good		Yes	No	No
9338	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
9339	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
9340	GLTR	*Gleditsia triacanthos*	Honey Locust	10	Good	2?- 4.5	No	No	No
9341	GLTR	*Gleditsia triacanthos*	Honey Locust	6.5	Good		No	No	No
9342	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9343	GLTR	*Gleditsia triacanthos*	Honey Locust	10.5	Fair	Dead Branches	No	No	No
9344	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9345	GLTR	*Gleditsia triacanthos*	Honey Locust	11	Good		No	No	No
9346	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9347	GLTR	*Gleditsia triacanthos*	Honey Locust	11	Good		No	No	No
9348	GLTR	*Gleditsia triacanthos*	Honey Locust	13	Fair	Dead Branches	No	No	No
9349	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9350	GLTR	*Gleditsia triacanthos*	Honey Locust	6.5	Good		No	No	No
9351	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9352	GLTR	*Gleditsia triacanthos*	Honey Locust	13	Fair	Dead Branches	No	No	No
9353	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9354	ROPS	*Robinia pseudoacacia*	Black Locust	6.5	Poor	Nearly Dead	Yes	No	No
9355	GLTR	*Gleditsia triacanthos*	Honey Locust	11.5	Good		No	No	No
9356	GLTR	*Gleditsia triacanthos*	Honey Locust	10	Good		No	No	No
9357	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9358	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9359	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9360	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9361	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9362	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9363	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9364	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9365	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9366	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9367	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9368	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9369	GLTR	*Gleditsia triacanthos*	Honey Locust	8	Good		No	No	No
9370	ACNE	*Acer negundo*	Boxelder	9	Good		Yes	No	No
9371	ULPU	*Ulmus pumila*	Siberian Elm	6	Fair	Dead Branches	Yes	No	No
9372	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Good		Yes	No	No
9373	ROPS	*Robinia pseudoacacia*	Black Locust	13	Good	2?- 11.5	Yes	No	No
9374	ACNE	*Acer negundo*	Boxelder	8	Fair	Leaning	No	No	No
9375	ACNE	*Acer negundo*	Boxelder	9.5	Fair	2?- 3.5; Vines	No	No	No
9376	MASPP	*Malus species*	Apple/Crabapple	9	Fair	2?- 7; Dead Branches	No	No	No
9377	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9378	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9379	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9380	AIAL	*Ailanthus Altissima*	Tree of Heaven	13	Fair	Dead Branches	Yes	No	No
9381	AIAL	*Ailanthus Altissima*	Tree of Heaven	13	Fair	Dead Branches	Yes	No	No
9382	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9384	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9385	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9386	ROPS	*Robinia pseudoacacia*	Black Locust	12.5	Good		Yes	No	No
9387	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9388	AIAL	*Ailanthus Altissima*	Tree of Heaven	22	Good		Yes	No	No
9389	AIAL	*Ailanthus Altissima*	Tree of Heaven	16.5	Fair	2?- 10; Smallest Trunk is Dead	Yes	No	No
9390	JUNI	*Juglans nigra*	Black Walnut	8.5	Good		No	No	No
9391	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9392	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9393	JUNI	*Juglans nigra*	Black Walnut	6.5	Good		No	No	No
9394	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9395	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9396	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9397	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9398	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Poor	Nearly Dead	Yes	No	No
9399	AIAL	*Ailanthus Altissima*	Tree of Heaven	20	Good		Yes	No	No
9400	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9401	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9402	ACNE	*Acer negundo*	Boxelder	7.5	Good		No	No	No
9403	AIAL	*Ailanthus Altissima*	Tree of Heaven	9	Good	3?, 9, 9; One Trunk is Dead	Yes	No	No
9404	AIAL	*Ailanthus Altissima*	Tree of Heaven	11.5	Good	3?, 11, 9; One Trunk is Dead	Yes	No	No
9405	AIAL	*Ailanthus Altissima*	Tree of Heaven	14	Good	2?- 11	Yes	No	No
9406	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Good		Yes	No	No
9407	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Good		Yes	No	No
9408	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Good		Yes	No	No
9410	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9411	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9412	AIAL	*Ailanthus Altissima*	Tree of Heaven	11.5	Good		Yes	No	No
9413	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9414	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9415	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Good		Yes	No	No
9416	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Fair	Bark Is Peeling Off	Yes	No	No
9417	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9418	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9419	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9420	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9421	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Fair	Vines	Yes	No	No
9422	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Fair	Vines	Yes	No	No
9423	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Poor	Vines, No Canopy	Yes	No	No
9424	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Fair	Vines	Yes	No	No
9425	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Fair	Vines	Yes	No	No
9426	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Fair	Dead Branches	Yes	No	No
9427	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9428	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Good		Yes	No	No
9429	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Fair	Vines	Yes	No	No
9430	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Fair	Vines	Yes	No	No
9431	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Fair	Vines	Yes	No	No
9432	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Fair	Vines	Yes	No	No
9433	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Good		Yes	No	No
9434	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Good		Yes	No	No
9435	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9436	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Good		Yes	No	No
9437	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Good		Yes	No	No
9438	RHCA	*Rhamnus cathartica*	Common Buckthorn	7	Good		Yes	No	No
9439	GLTR	*Gleditsia triacanthos*	Honey Locust	6.5	Good		No	No	No
9440	GLTR	*Gleditsia triacanthos*	Honey Locust	6	Poor	Nearly Dead	No	No	No
9441	GLTR	*Gleditsia triacanthos*	Honey Locust	13	Good		No	No	No
9442	GLTR	*Gleditsia triacanthos*	Honey Locust	12	Good		No	No	No
9443	ACNE	*Acer negundo*	Boxelder	11	Good		Yes	No	No
9444	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9445	RHCA	*Rhamnus cathartica*	Common Buckthorn	6.5	Fair	4?- 6; 5.5; 4.5; 4.5; Dead	Yes	No	No
9446	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9447	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9448	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	2?- 7	Yes	No	No
9449	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	2?- 7	Yes	No	No
9450	AIAL	*Ailanthus Altissima*	Tree of Heaven	8.5	Good	2?- 8	Yes	No	No
9451	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Good		Yes	No	No
9452	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Fair	Bark Peeling Off	Yes	No	No
9453	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Dead	No Canopy	Yes	No	No
9454	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Dead		Yes	No	No
9455	AIAL	*Ailanthus Altissima*	Tree of Heaven	7	Fair	2?- 6; Smallest Trunk is Dead	Yes	No	No
9456	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Fair	2?- 5; Smallest Trunk is Dead	Yes	No	No
9457	AIAL	*Ailanthus Altissima*	Tree of Heaven	6	Good		Yes	No	No
9458	GLTR	*Gleditsia triacanthos*	Honey Locust	14	Good		No	No	No
9459	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9460	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9461	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9462	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9463	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Good		Yes	No	No
9464	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9466	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9467	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9468	GLTR	*Gleditsia triacanthos*	Honey Locust	15	Good		No	No	No
9469	JUNI	*Juglans nigra*	Black Walnut	17	Good		No	No	No
9470	ACNE	*Acer negundo*	Boxelder	15	Good		Yes	No	No
9472	AIAL	*Ailanthus Altissima*	Tree of Heaven	8.5	Good		Yes	No	No
9473	JUNI	*Juglans nigra*	Black Walnut	8.5	Good		No	No	No
9474	JUNI	*Juglans nigra*	Black Walnut	10	Good		No	No	No
9475	TIAM	*Tilia americana*	Basswood	15	Good		No	No	No
9477	QUVE	*Quercus velutina*	Black Oak	12	Fair	Vines	No	No	No
9478	PRSE	*Prunus serotina*	Black Cherry	10	Good		No	No	No
9479	PRSE	*Prunus serotina*	Black Cherry	10	Poor	Nearly Dead; Vines, Leaning	No	No	No
9480	PODE	*Populus deltoides*	Cottonwood	15.5	Good		No	No	No
9481	QURU	*Quercus rubra*	Red Oak	9.5	Good		No	No	No
9482	JUNI	*Juglans nigra*	Black Walnut	6	Fair	Vines	No	No	No
9483	QUVE	*Quercus velutina*	Black Oak	8	Fair	Vines	No	No	No
9484	JUNI	*Juglans nigra*	Black Walnut	12	Good	2?- 5.5	No	No	No
9485	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9486	JUNI	*Juglans nigra*	Black Walnut	7	Good		No	No	No
9487	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9488	AIAL	*Ailanthus Altissima*	Tree of Heaven	22	Good		Yes	No	No
9489	AIAL	*Ailanthus Altissima*	Tree of Heaven	16.5	Fair	2?- 10; Smallest Trunk is Dead	Yes	No	No
9490	JUNI	*Juglans nigra*	Black Walnut	8.5	Good		No	No	No
9491	AIAL	*Ailanthus Altissima*	Tree of Heaven	13.5	Good		Yes	No	No
9492	AIAL	*Ailanthus Altissima*	Tree of Heaven	8.5	Good		Yes	No	No
9493	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9494	AIAL	*Ailanthus Altissima*	Tree of Heaven	10	Good		Yes	No	No
9495	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9496	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9497	AIAL	*Ailanthus Altissima*	Tree of Heaven	6.5	Good		Yes	No	No
9498	JUNI	*Juglans nigra*	Black Walnut	7	Good		No	No	No
9500	PODE	*Populus deltoides*	Cottonwood	21	Good	2?- 15	No	No	No
9502	AIAL	*Ailanthus Altissima*	Tree of Heaven	8	Good		Yes	No	No
9503	AIAL	*Ailanthus Altissima*	Tree of Heaven	8.5	Fair	Vines	Yes	No	No
9504	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9505	AIAL	*Ailanthus Altissima*	Tree of Heaven	10	Good		Yes	No	No
9506	AIAL	*Ailanthus Altissima*	Tree of Heaven	11	Good		Yes	No	No
9507	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Good		Yes	No	No
9508	AIAL	*Ailanthus Altissima*	Tree of Heaven	11.5	Good		Yes	No	No
9509	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9510	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9511	ROPS	*Robinia pseudoacacia*	Black Locust	1	Good		Yes	No	No
9512	ACNE	*Acer negundo*	Boxelder	6.5	Good		No	No	No
9513	ACNE	*Acer negundo*	Boxelder	6.5	Good		No	No	No
9514	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9515	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Good		Yes	No	No
9516	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Dead	No Canopy	Yes	No	No
9517	AIAL	*Ailanthus Altissima*	Tree of Heaven	9.5	Fair	2?- 9; Smallest Trunk is Dead	Yes	No	No
9518	AIAL	*Ailanthus Altissima*	Tree of Heaven	13.5	Fair	Vines	Yes	No	No
9519	AIAL	*Ailanthus Altissima*	Tree of Heaven	13.5	Fair	Dead Branches	Yes	No	No
9520	AIAL	*Ailanthus Altissima*	Tree of Heaven	12	Good		Yes	No	No
9523	PRSE	*Prunus serotina*	Black Cherry	11.5	Good		No	No	No
9524	JUNI	*Juglans nigra*	Black Walnut	11.5	Good		No	No	No
9525	ACNE	*Acer negundo*	Boxelder	15	Good		No	No	No
9526	ACNE	*Acer negundo*	Boxelder	15	Good		No	No	No
9527	ACNE	*Acer negundo*	Boxelder	13.5	Good		No	No	No
9529	ACNE	*Acer negundo*	Boxelder	9	Good		No	No	No
9530	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
9531	ULPU	*Ulmus pumila*	Siberian Elm	16	Good		No	No	No
9532	ROPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes	No	No
9533	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
9534	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9535	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes	No	No
9536	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9537	JUNI	*Juglans nigra*	Black Walnut	17	Good		No	No	No
9538	ACNE	*Acer negundo*	Boxelder	14	Poor	Nearly Dead	No	No	No
9539	MOAL	*Morus alba*	White Mulberry	6	Good		Yes	No	No
9540	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9541	PRSE	*Prunus serotina*	Black Cherry	17	Good		No	No	No
9542	JUNI	*Juglans nigra*	Black Walnut	15	Good		No	No	No
9543	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
9544	PRSE	*Prunus serotina*	Black Cherry	6.5	Fair	Vines	No	No	No
9545	ULPU	*Ulmus pumila*	Siberian Elm	59	Excellent		No	No	No
9546	ULPU	*Ulmus pumila*	Siberian Elm	9	Good		No	No	No
9547	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Fair	Dead Branches	No	No	No
9548	ULPU	*Ulmus pumila*	Siberian Elm	27	Good		No	No	No
9549	ULPU	*Ulmus pumila*	Siberian Elm	18	Good		No	No	No
9550	ULPU	*Ulmus pumila*	Siberian Elm	13	Good		No	No	No
9551	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2?- 5	Yes	No	No
9552	GLTR	*Gleditsia triacanthos*	Honey Locust	14.5	Good		No	No	No
9553	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9554	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes	No	No
9555	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes	No	No
9556	ROPS	*Robinia pseudoacacia*	Black Locust	13	Good	2?- 5.5	Yes	No	No
9557	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes	No	No
9558	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes	No	No
9559	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9560	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9561	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9562	MOAL	*Morus alba*	White Mulberry	6	Good		Yes	No	No
9563	ULPU	*Ulmus pumila*	Siberian Elm	6.5	Poor	Nearly Dead	Yes	No	No
9564	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good	2?- 9	Yes	No	No
9565	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9566	ROPS	*Robinia pseudoacacia*	Black Locust	15	Good		Yes	No	No
9567	ROPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes	No	No
9568	ROPS	*Robinia pseudoacacia*	Black Locust	15	Good		Yes	No	No
9569	ACNE	*Acer negundo*	Boxelder	7.5	Good	Leaning	No	No	No
9570	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9571	ROPS	*Robinia pseudoacacia*	Black Locust	10	Fair	Dead Branches	Yes	No	No
9572	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9573	ROPS	*Robinia pseudoacacia*	Black Locust	15	Good	2?- 9.5	Yes	No	No
9574	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good	2?- 5	Yes	No	No
9575	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9576	ROPS	*Robinia pseudoacacia*	Black Locust	7	Poor	Nearly Dead	Yes	No	No
9577	ROPS	*Robinia pseudoacacia*	Black Locust	6	Dead		Yes	No	No
9578	ACNE	*Acer negundo*	Boxelder	12	Good		No	No	No
9579	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes	No	No
9580	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9581	MOAL	*Morus alba*	White Mulberry	13	Good		Yes	No	No
9582	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9583	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good	2?- 7	Yes	No	No
9584	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes	No	No
9585	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9586	ROPS	*Robinia pseudoacacia*	Black Locust	7	Fair	Vines, Rot	Yes	No	No
9588	AIAL	*Ailanthus Altissima*	Tree of Heaven	7.5	Fair	Vines	Yes	No	No
9589	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes	No	No
9590	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9591	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9592	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9593	JUNI	*Juglans nigra*	Black Walnut	6.5	Good		No	No	No
9594	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9595	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes	No	No
9596	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9597	ACNE	*Acer negundo*	Boxelder	7	Good		No	No	No
9598	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Fair	2?- 7; Smallest Trunk is Dead	Yes	No	No
9599	ROPS	*Robinia pseudoacacia*	Black Locust	11	Good		Yes	No	No
9600	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9601	ULPU	*Ulmus pumila*	Siberian Elm	16	Good		Yes	No	No
9602	ROPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes	No	No
9603	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
9604	ACNE	*Acer negundo*	Boxelder	6	Good	Leaning	No	No	No
9605	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9606	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9607	ACNE	*Acer negundo*	Boxelder	10	Good		No	No	No
9608	JUNI	*Juglans nigra*	Black Walnut	14	Good		No	No	No
9609	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes	No	No
9610	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good	3?- 18.0, 10.5	Yes	No	No
9611	ROPS	*Robinia pseudoacacia*	Black Locust	17	Good		Yes	No	No
9612	ULAM	*Ulmus americana*	American Elm	17	Good		No	No	No
9613	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
9614	ACNE	*Acer negundo*	Boxelder	6.5	Good		No	No	No
9615	ACNE	*Acer negundo*	Boxelder	6.5	Good		No	No	No
9616	ACNE	*Acer negundo*	Boxelder	6.5	Good		No	No	No
9617	PODE	*Populus deltoides*	Cottonwood	6.5	Good		No	No	No
9618	AIAL	*Ailanthus Altissima*	Tree of Heaven	18	Good		Yes	No	No
9619	TIAM	*Tilia americana*	Basswood	11.5	Good	2?- 7.5	No	No	No
9620	AIAL	*Ailanthus Altissima*	Tree of Heaven	14	Poor		Yes	No	No
9621	MOAL	*Morus alba*	White Mulberry	15	Fair	2?- 11.0	Yes	No	No
9623	ACNE	*Acer negundo*	Boxelder	6	Good		No	No	No
9624	ACNE	*Acer negundo*	Boxelder	8	Good		No	No	No
9625	ACNE	*Acer negundo*	Boxelder	7.5	Good	2?- 7.0	No	No	No
9626	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9627	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	3 Trunk (3?): 7, 5, 5	Yes	No	No
9628	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good	2?- 7.0	Yes	No	No
9629	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9630	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9631	ROPS	*Robinia pseudoacacia*	Black Locust	6	Good		Yes	No	No
9632	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9633	ROPS	*Robinia pseudoacacia*	Black Locust	10.5	Good		Yes	No	No
9634	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9635	ACNE	*Acer negundo*	Boxelder	7	Good		No	No	No
9636	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9637	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9638	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9639	ROPS	*Robinia pseudoacacia*	Black Locust	14	Good		Yes	No	No
9640	ULPU	*Ulmus pumila*	Siberian Elm	16	Good	4?- 16.0, 15.0, 13.0	Yes	No	No
9641	ROPS	*Robinia pseudoacacia*	Black Locust	16	Good		Yes	No	No
9642	ROPS	*Robinia pseudoacacia*	Black Locust	8.5	Good		Yes	No	No
9643	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes	No	No
9644	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9645	ROPS	*Robinia pseudoacacia*	Black Locust	7.5	Good		Yes	No	No
9646	ROPS	*Robinia pseudoacacia*	Black Locust	7	Good		Yes	No	No
9647	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9648	ROPS	*Robinia pseudoacacia*	Black Locust	8	Good		Yes	No	No
9649	ROPS	*Robinia pseudoacacia*	Black Locust	10	Good		Yes	No	No
9650	ROPS	*Robinia pseudoacacia*	Black Locust	12	Good		Yes	No	No
9651	ROPS	*Robinia pseudoacacia*	Black Locust	9.5	Good		Yes	No	No
9652	ROPS	*Robinia pseudoacacia*	Black Locust	6.5	Good		Yes	No	No
9653	ROPS	*Robinia pseudoacacia*	Black Locust	9	Good		Yes	No	No
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ALTERNATE ANALYSIS #1

SCENARIO: MAXIMIZE NUMBER OF SINGLE FAMILY LOTS

- APPROXIMATELY .09 AC MORE WETLAND AND BUFFER IMPACT
- UNITS SHOWN DIRECTLY ADJACENT TO PROPERTY LINE
- GREATER EARTH DISTURBANCE AND STEEP SLOPES
- APPROXIMATELY 200 MORE TREES REMOVED (15 ARE LANDMARK TREES)

ALTERNATE ANALYSIS #2

SCENARIO: MAXIMIZES CENTRAL DEVELOPMENT AREA AND APARTMENT AREA

- APPROXIMATELY .29 AC MORE WETLAND AND BUFFER IMPACTS
- UNITS SHOWN DIRECTLY ADJACENT TO PROPERTY LINE
- GREATER EARTH DISTURBANCE AND STEEP SLOPES
- APPROXIMATELY 160 MORE TREES REMOVED (18 ARE LANDMARK TREES)

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

ALTERNATE ANALYSIS PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 100 200
1" = 200 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
34

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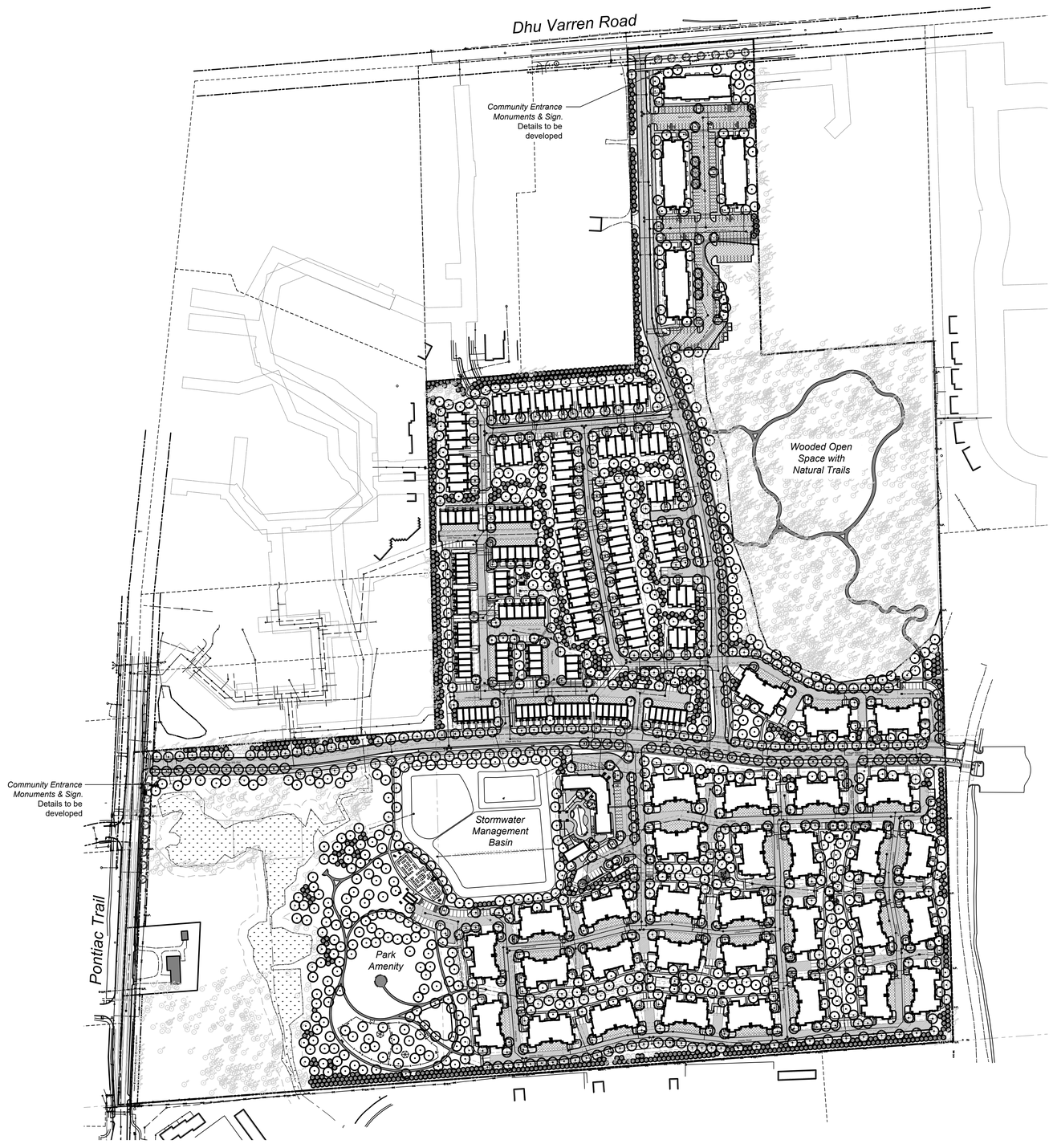

Landscape Requirements Summary

Interior Landscape Islands
Required: Vehicular Use Areas above 3,300 SF shall receive 1 SF of Landscape Area per 15 SF of Vehicular Use Area and
1 Shade Tree per 250 SF of required Landscape Area. If required Landscape Area is greater than 750 SF, required 50% of the Landscape Area shall be depressed bio-retention areas.
Vehicular Use Area: 147,285 SF Total (see Sheets 36-40)
One VUA exceeds 3,300 SF
Size of VUA: 65,989.69 SF
Required: 4,399.31 SF of Interior Landscape Area
2,199.66 SF of Bio-Retention Area
18 Trees
Provided: 4,713.29 SF of Interior Landscape Area (see Sheet 36)
2,849.69 SF of Bio-Retention Area (see Sheet 36)
18 Trees

Conflicting Land Use Buffers
Required: Average 15' (8' min.) Buffer between Vehicular Use Area or Refuse/Recycling Container and Public Park or Land Zoned for Residential
1 Tree per 15 LF of required Buffer
Length off Buffers: 204.50 LF (See Sheet 36 & 37 for Buffer location)
Required: 14 Trees
Proposed: 14 Trees

Street Trees
Required: 1 Deciduous Tree per 30 LF of street frontage
Street Frontage Total: 15,003 LF
Required: 501 Trees
Proposed: 501 Trees

Refuse / Recycling Container Screening
Required: Container shall be screened by min. 6' ht. wall or fence
Proposed: 6' ht. Screen Wall

Public R.O.W. Street Trees
Required: 1 Tree per 45 LF of public R.O.W.
Pontiac Trail R.O.W.: 992.17 LF
Pontiac Trail Required: 22 Trees
Pontiac Trail Proposed: 22 Trees (8 Proposed & 14 Existing)
Dhu Varren R.O.W.: 330 LF
Dhu Varren Required: 8 Trees
Dhu Varren Proposed: 8 Trees (7 Proposed & 1 Existing)

Woodland Replacement Summary

Landmark Trees
Total Trees Surveyed: 266
Total Trees Removed: 172
Total DBH Removed: 3,623.00"
Replacement Required: 1,811.50"

Woodland Trees
Total Trees Surveyed: 1,742
Total Trees Removed: 1,500
Total DBH Removed: 10,105.00"
Replacement Required: 5,053.00"

Total Replacement Required
Total Caliper Inch Required: 6,864.50"
Total Replacement Provided: 5,594.00" (Includes trees in Typical Unit Landscapes, See Sheet 41 for Details)

*Note: It is intended that the remaining 1,270.50" of required replacement shall be paid into the Ann Arbor Tree Fund at the rate of $244.00 per replacement inch not planted on site. This total amounts to $310,002.00.

Vehicular Use Areas (VUA) Legend

= Areas Identified as Streets

= Areas Identified as Vehicular Use Areas

Notes:
- Areas identified as VUAs meet the definition of Vehicular Use Area as written in the Ann Arbor Code of Ordinances Article VIII: Definitions (see below).
- Areas identified as Streets shall not be considered a part of a VUA per the below definition.
- Areas not designated either as VUA or Street are considered paved areas to facilitate the movement of vehicles between VUAs and Streets, and are not counted as VUAs per the definition.

Vehicular Use Area Definition per Ann Arbor Unified Development Code

Vehicular Use Area
Any area of 1,200 square feet or more of a property that is not located within an enclosed Structure and that is devoted to a use by or for motor vehicles, including parking (accessory or non-accessory) or storage of Automobiles, trucks or other vehicles, loading areas, service areas and drives. The area within a carport is considered part of the Vehicular Use Area. Any paved area designed to be used solely for access between the street and the Vehicular Use Area shall not be considered part of the Vehicular Use Area.

General Landscape Notes

- Utility box locations are unknown at this time. Once the box locations are known they will be screened on 3 sides. See detail on Sheet 43.
- Disturbed areas shall be sodded or seeded.
- Landscape areas shall be irrigated.
- Snow shall be stored along streets. Storage shall not include detention areas or landscaped areas.
- Trees shall be planted a min. 5'-8' from utility leads. Trees shall be planted such that a 1:1 trench could be dug to access utility leads.
- Trees shall be planted a min. 10' from Water Main & Sanitary Sewer
- All deciduous trees shall be planted a min. 15' o.c. Evergreen trees shall be planted a min. 12' o.c.
- Trees shall be planted a min. 15' from fire hydrants
- Snow Storage Areas shall be a min. 15' from fire hydrants
- All species deviations from the site plan must be approved in writing by City of Ann Arbor Forestry prior to installation

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

1"= 150'
0 75' 150' 300' 450' 600'

North

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LEGEND

= Existing Tree To Remain
= Proposed Conflicting Land Use Buffer Tree
= Proposed Vehicular Use Area Tree
= Proposed Private Street & Shared Drive Tree
= Proposed Public R.O.W. Tree
= Proposed Woodland Replacement Deciduous Tree
= Proposed Woodland Replacement Evergreen Tree

STATE OF MICHIGAN
WILLIAM T. KREAG
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:
Overall Landscape Plan

■ project title:
Village of Ann Arbor - First Amended Site Plan
City of Ann Arbor, Michigan

■ prepared for:
Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
18004	06.01.2021
■ drawn by:	■ checked by:
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■ revisions:

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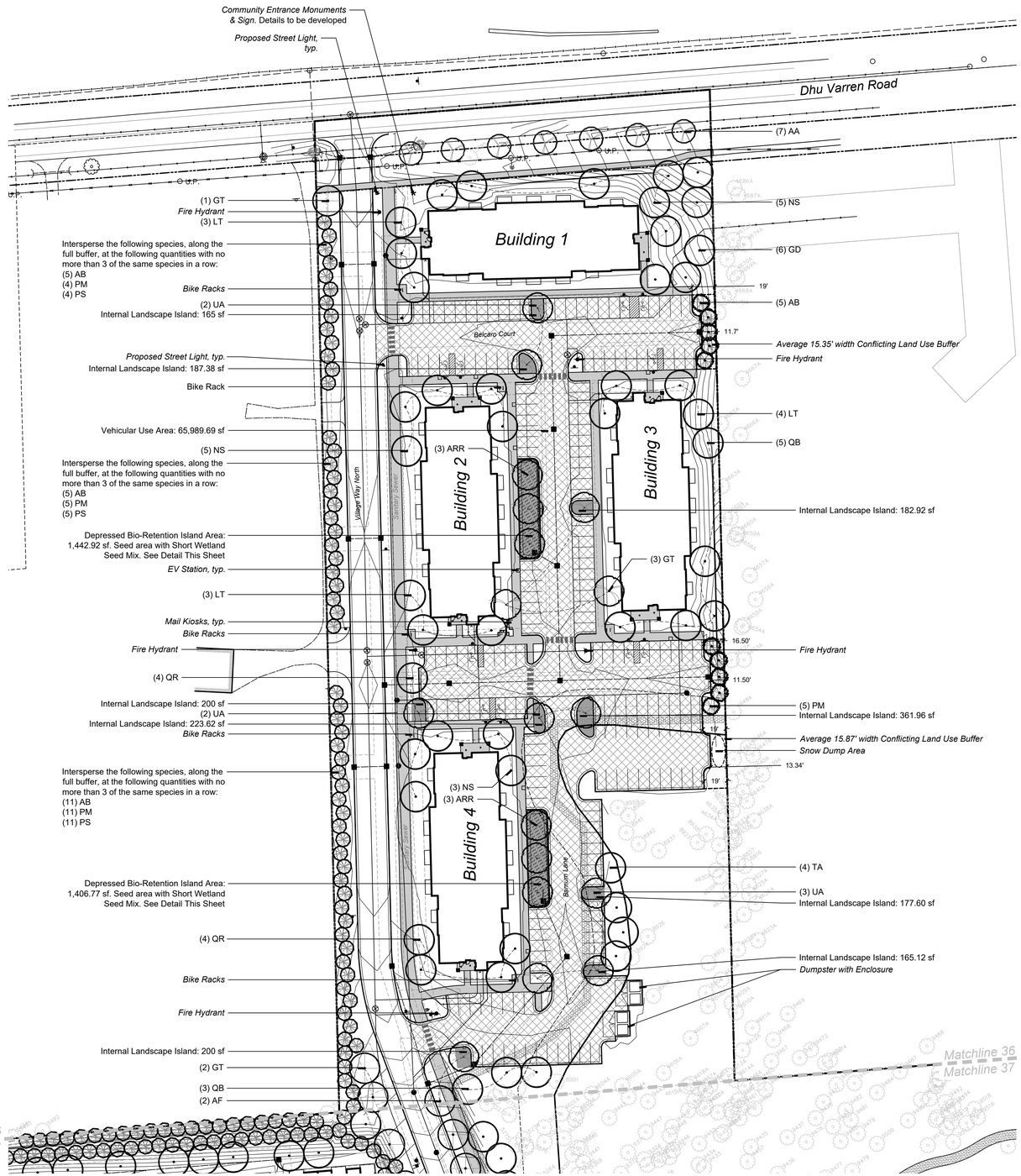
sheet no.
35



Plant Schedule This Sheet

Public R.O.W. Trees

sym.	qty.	botanical name	common name	size	spacing	root
AA	7	*Acer rubrum 'Armstrong'*	Armstrong Red Maple	2.5" cal.	per plans	B&B

Vehicular Use Area Trees

sym.	qty.	botanical name	common name	size	spacing	root
AF	1	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Freeman Maple	2.5" cal.	per plans	B&B
ARR	6	*Acer rubrum 'Frank Jr.'*	Redpointe Red Maple	2.5" cal.	per plans	B&B
GT	3	*Gleditsia triacanthos var. inermis*	Thornless Honeylocust	2.5" cal.	per plans	B&B
QR	1	*Quercus rubra*	Red Oak	2.5" cal.	per plans	B&B
UA	7	*Ulmus americana 'Princeton'*	Princeton American Elm	2.5" cal.	per plans	B&B

Conflicting Land Use Buffer Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	5	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
PM	5	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B

Private Street & Shared Drive Trees

sym.	qty.	botanical name	common name	size	spacing	root
AF	1	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Freeman Maple	2.5" cal.	per plans	B&B
GT	3	*Gleditsia triacanthos*	Honeylocust	2.5" cal.	per plans	B&B

Woodland Replacement Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	21	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
GD	6	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
LT	10	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B
NS	13	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PM	20	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B
PS	20	*Pinus strobus*	White Pine	8' ht.	per plans	B&B
QB	8	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR	7	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B
TA	4	*Tilia americana*	Basswood	3" cal.	per plans	B&B

Bio-Retention Seeding Summary

Short Wetland Seed Mix

2,850 s.f. (0.07 Ac)
Application Rate: 6.0 lbs. / Ac.
0.42 lbs. Proposed
3"-6" of Composted Organic Material shall be placed in this area.

Annual Cover Crop Seed Mix

2,850 s.f. (0.07 Ac)
Application Rate: 15.0 lbs. / Ac.
1.05 lbs. Proposed
*Include within above mix for application

Bio-Retention Seeding Notes

- Seed Mixes available from Michigan Wildflower Farm
  - www.michiganwildflowerfarm.com
  - 11770 Cutler Road, Portland, MI 48875
  - 517.647.6010
  - michiganwildflowerfarm@gmail.com
- All areas disturbed by construction shall be repaired
- Quantities are determined by availability of seed at the time of order and are subject to change. Species shown in tables, with the exception of prohibited species, will not change.

Annual Cover Crop

botanical name	common name
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

Short Wetland Mix

botanical name	common name
Grasses (60% of Mix)	
*Carex spp.**	Sedges
Elymus virginicus	Virginia Wild Rye
Forbs (40% of Mix)	
Anemone canadensis	Canada Anemone
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Helenium autumnale	Sneezeweed
Iris virginica	Southern Blue Flag
Lobelia siphilitica	Great Blue Lobelia
Mimulus ringens	Monkey Flower
Rudbeckia fulgida	Sweet Black-Eyed Susan
Solidago graminifolia	Grass-Leaved Goldenrod
Thalictrum dioicum	Early Meadow Rue
Tradescantia ohiensis	Common Spiderwort

*Note: The *Carex* Mix shall include *Carex comosa* (Bristly Sedge), *Carex hystericina* (Porcupine Sedge), and *Carex vulpinoidea* (Fox Sedge). No *Carex* species that are considered Endangered, Threatened, or Extirpated, according to MNFI shall be included

General Landscape Notes

- Utility box locations are unknown at this time. Once box locations are determined, they will be screened on 3 sides. See detail on Sheet 43.
- Disturbed areas shall be sodded or seeded.
- Landscape areas shall be irrigated.
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- All deciduous trees shall be planted a min. 15' o.c. Evergreen trees shall be planted a min. 12' o.c.
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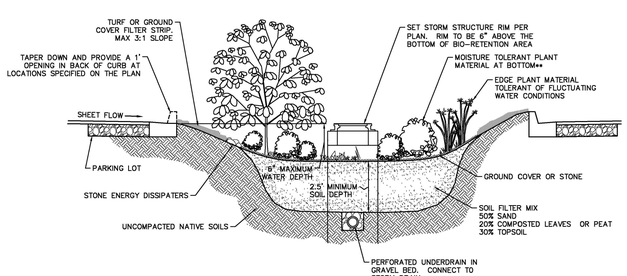

Bio-Retention Island Typical Detail

NTS

0 25' 50' 100' 150' 200'
1"= 50'

North

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LEGEND

= Existing Tree To Remain
= Proposed Conflicting Land Use Buffer Tree
= Proposed Vehicular Use Area Tree
= Proposed Private Street & Shared Drive Tree
= Proposed Public R.O.W. Tree
= Proposed Woodland Replacement Deciduous Tree
= Proposed Woodland Replacement Evergreen Tree

STATE OF MICHIGAN
WILLIAM T. KREAR
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Plan - Area 1

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
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■ drawn by:	■ checked by:
EMJ	WTK

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

sheet no.

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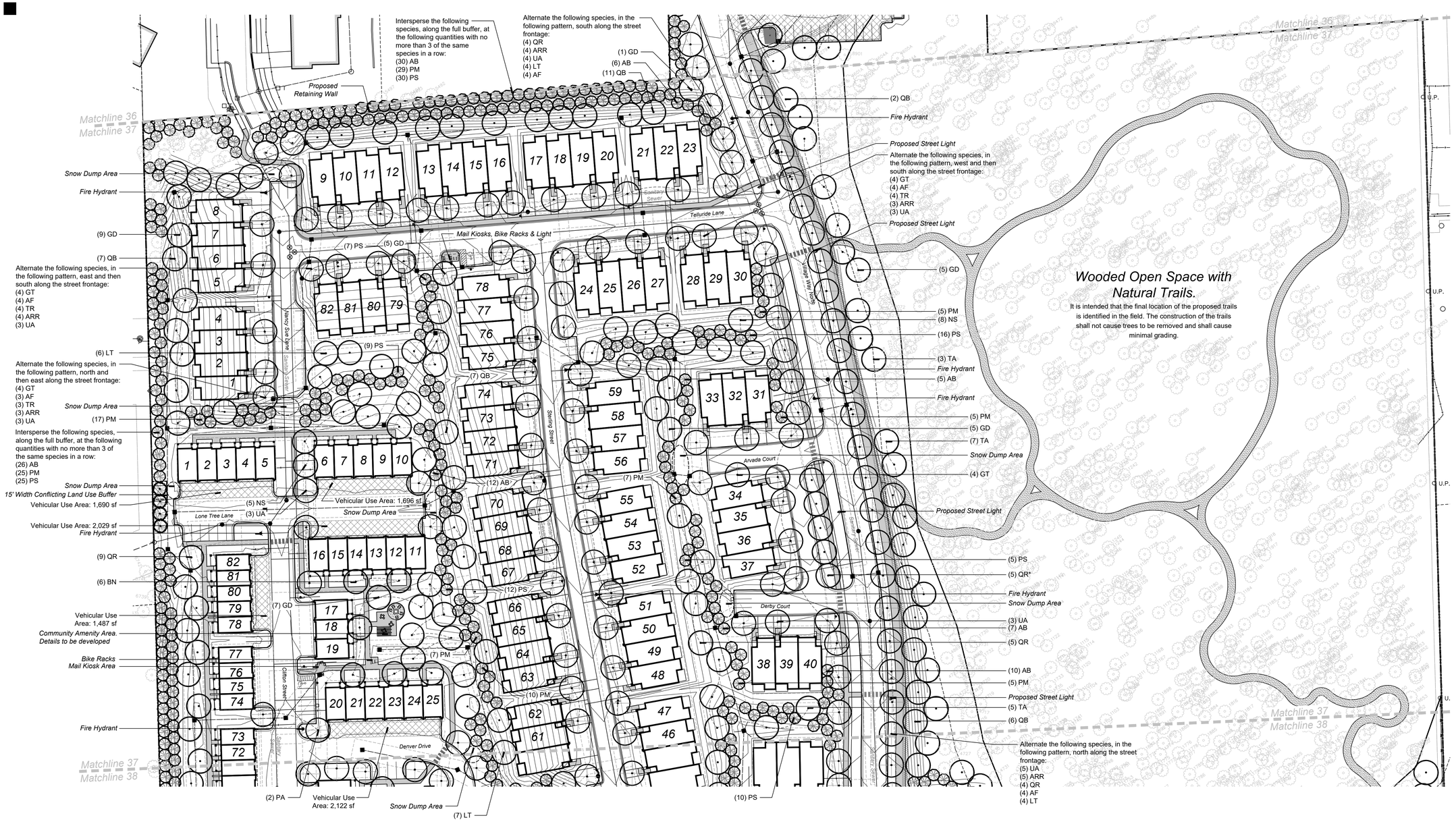

Plant Schedule This Sheet

Conflicting Land Use Buffer Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	4	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B

Private Street & Shared Drive Trees

sym.	qty.	botanical name	common name	size	spacing	root
AF	19	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Freeman Maple	2.5" cal.	per plans	B&B
ARR	19	*Acer rubrum 'Frank Jr.'*	Redpointe Red Maple	2.5" cal.	per plans	B&B
GD	1					
GT	16	*Gleditsia triacanthos var. Inermis*	Thornless Honeylocust	2.5" cal.	per plans	B&B
LT	9	*Liriodendron tulipifera*	Tulip Tree	2.5" cal.	per plans	B&B
PA	2	*Platanus x acerifolia 'Exclamation'*	Exclamation London Planetree	2.5" cal.	per plans	B&B
QB	2	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR	8	*Quercus rubra*	Red Oak	2.5" cal.	per plans	B&B
TR	11	*Tilia americana 'Redmond'*	Redmond Linden	2.5" cal.	per plans	B&B
UA	24	*Ulmus americana 'Princeton'*	Princeton American Elm	2.5" cal.	per plans	B&B

Woodland Replacement Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	91	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
BN	6	*Betula nigra*	River Birch	3" cal.	per plans	B&B
GD	31	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
LT	12	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B
NS	13	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PM	111	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B
PS	114	*Pinus strobus*	White Pine	8' ht.	per plans	B&B
QB	31	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR*	5	*Quercus rubra*	Red Oak	4" cal.	per plans	B&B
QR	14	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B
TA	15	*Tilia americana*	Basswood	3" cal.	per plans	B&B

General Landscape Notes

- Utility box locations are unknown at this time. Once box locations are determined, they will be screened on 3 sides. See detail on Sheet 43.
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LEGEND

- = Existing Tree To Remain
- = Proposed Conflicting Land Use Buffer Tree
- = Proposed Private Street & Shared Drive Tree
- = Proposed Public R.O.W. Tree
- = Proposed Woodland Replacement Deciduous Tree
- = Proposed Woodland Replacement Evergreen Tree

STATE OF MICHIGAN
WILLIAM T. KREAPS
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Plan - Area 2

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
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■ drawn by:	■ checked by:
EMJ	WTK

■ revisions:

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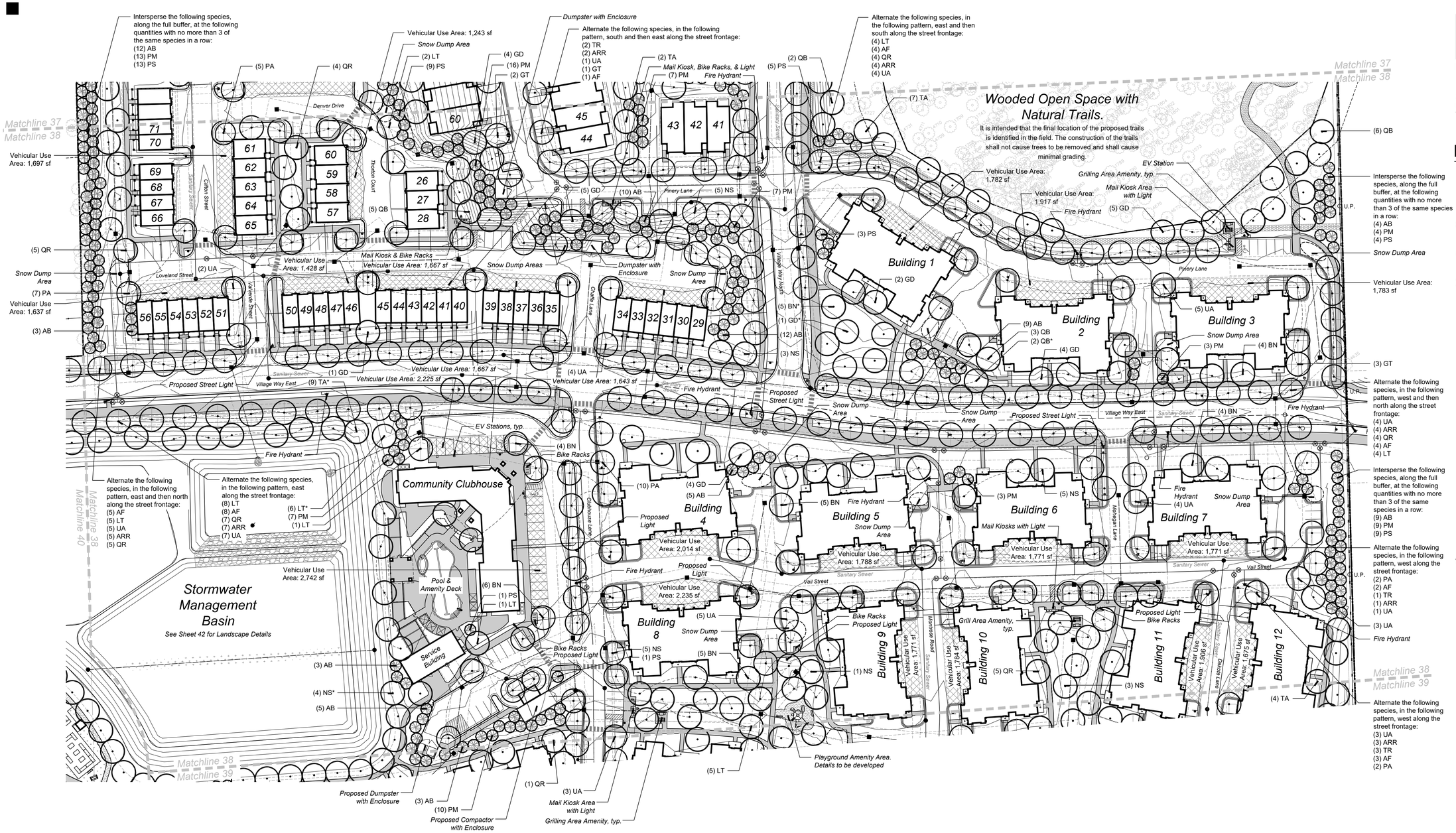
1"= 50'

0 25' 50' 100' 150' 200'

North

sheet no.

37



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LEGEND

- = Existing Tree To Remain
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STATE OF MICHIGAN
WILLIAM T. KREAPS
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Plan - Area 3

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

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Plant Schedule This Sheet

Private Street & Shared Drive Trees

sym.	qty.	botanical name	common name	size	spacing	root
AF	27	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Freeman Maple	2.5" cal.	per plans	B&B
ARR	26	*Acer rubrum 'Frank Jr.'*	Redpointe Red Maple	2.5" cal.	per plans	B&B
BN	10	*Betula nigra*	River Birch	3" cal.	per plans	B&B
GD	3	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
GT	6	*Gleditsia triacanthos var. Inermis*	Thornless Honeylocust	2.5" cal.	per plans	B&B
LT	24	*Liriodendron tulipifera*	Tulip Tree	2.5" cal.	per plans	B&B
NS	7	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PA	26	*Platanus x acerifolia 'Exclamation'*	Exclamation London Planetree	2.5" cal.	per plans	B&B
QB	3	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR	21	*Quercus rubra*	Red Oak	2.5" cal.	per plans	B&B
TR	6	*Tilia americana 'Redmond'*	Redmond Linden	2.5" cal.	per plans	B&B
UA	51	*Ulmus americana 'Princeton'*	Princeton American Elm	2.5" cal.	per plans	B&B

Woodland Replacement Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	75	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
BN*	5	*Betula nigra*	River Birch	4" cal.	per plans	B&B
BN	18	*Betula nigra*	River Birch	3" cal.	per plans	B&B
GD*	1	*Gymnocladus diocus*	Kentucky Coffeetree	4" cal.	per plans	B&B
GD	22	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
LT*	6	*Liriodendron tulipifera*	Tulip Tree	4" cal.	per plans	B&B
LT	6	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B
NS*	4	*Nyssa sylvatica*	Black Tupelo	4" cal.	per plans	B&B
NS	15	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PM	79	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B
PS	45	*Pinus strobus*	White Pine	8' ht.	per plans	B&B
QB*	2	*Quercus bicolor*	Swamp White Oak	4" cal.	per plans	B&B
QB	13	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR	14	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B
TA*	9	*Tilia americana*	Basswood	4" cal.	per plans	B&B
TA	13	*Tilia americana*	Basswood	3" cal.	per plans	B&B

General Landscape Notes

- Utility box locations are unknown at this time. Once box locations are determined, they will be screened on 3 sides. See detail on Sheet 43.
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sheet no.
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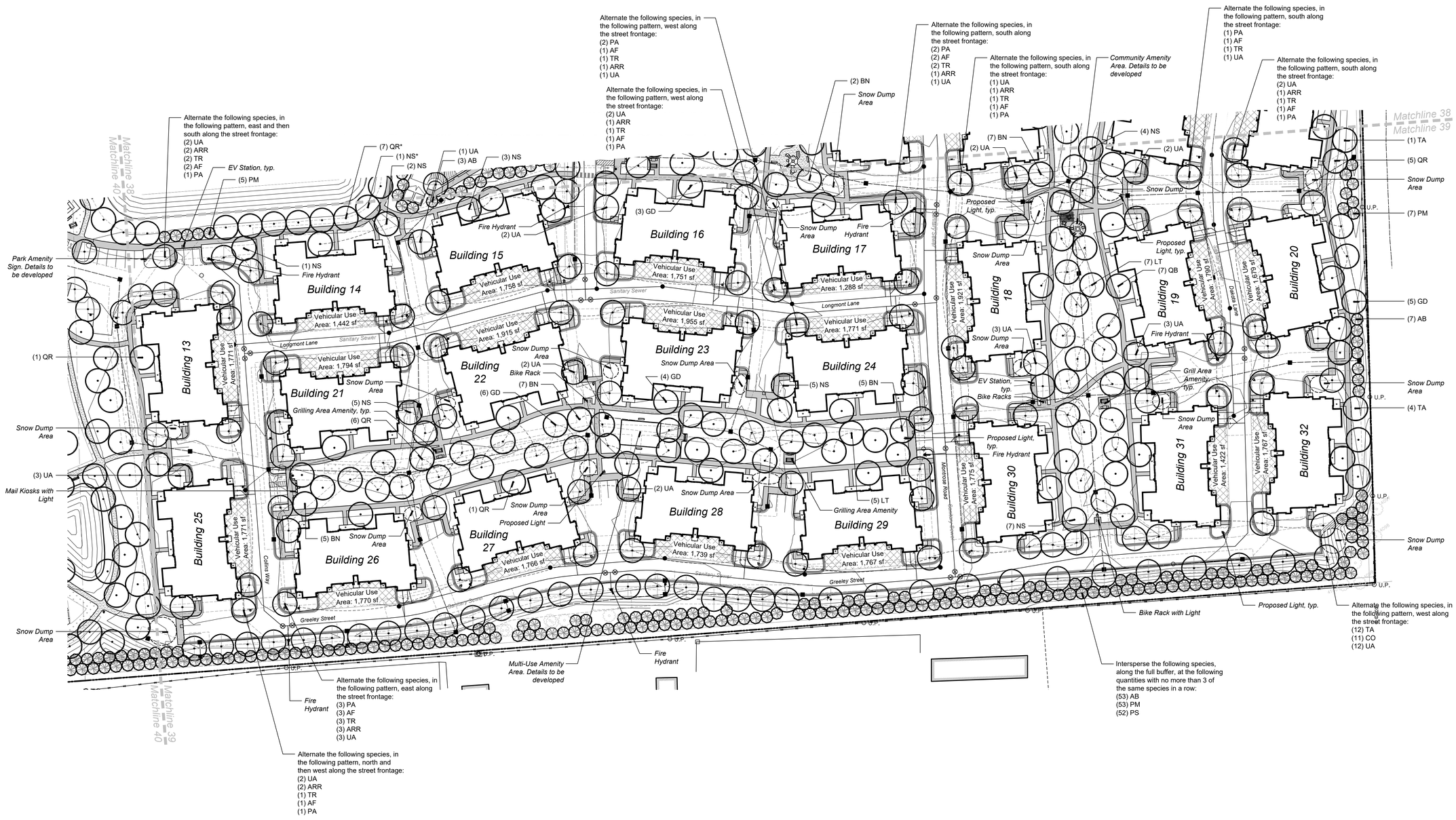

Plant Schedule This Sheet

Private Street & Shared Drive Trees

sym.	qty.	botanical name	common name	size	spacing	root
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ARR	12	*Acer rubrum 'Frank Jr.'*	Redpointe Red Maple	2.5" cal.	per plans	B&B
CO	11	*Celtis occidentalis*	Hackberry	2.5" cal.	per plans	B&B
GD	2	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
NS	4	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PA	13	*Platanus x acerifolia 'Exclamation'*	Exclamation London Planetree	2.5" cal.	per plans	B&B
QR	1	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B
TA	15	*Tilia americana*	Basswood	2.5" cal.	per plans	B&B
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Woodland Replacement Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	63	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
BN	26	*Betula nigra*	River Birch	3" cal.	per plans	B&B
GD	16	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
LT	12	*Liriodendron tulipifera*	Tulip Tree	3" cal.	per plans	B&B
NS*	1	*Nyssa sylvatica*	Black Tupelo	4" cal.	per plans	B&B
NS	23	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PM	65	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B
PS	52	*Pinus strobus*	White Pine	8' ht.	per plans	B&B
QB	7	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR*	7	*Quercus rubra*	Red Oak	4" cal.	per plans	B&B
QR	12	*Quercus rubra*	Red Oak	3" cal.	per plans	B&B
TA	5	*Tilia americana*	Basswood	3" cal.	per plans	B&B

General Landscape Notes

- Utility box locations are unknown at this time. Once box locations are determined, they will be screened on 3 sides. See detail on Sheet 43.
- Disturbed areas shall be sodded or seeded.
- Landscape areas shall be irrigated.
- Snow shall be stored along streets. Storage shall not include detention areas or landscaped areas.
- Trees shall be planted a min. 5'-8' from utility leads. Trees shall be planted such that a 1:1 trench could be dug to access utility leads.
- Trees shall be planted a min. 10' from Water Main & Sanitary Sewer
- All deciduous trees shall be planted a min. 15' o.c. Evergreen trees shall be planted a min. 12' o.c.
- Trees shall be planted a min. 15' from fire hydrants
- Snow Storage Areas shall be a min. 15' from fire hydrants
- All species deviations from the site plan must be approved in writing by City of Ann Arbor Forestry prior to installation

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LEGEND

- = Existing Tree To Remain
- = Proposed Conflicting Land Use Buffer Tree
- = Proposed Private Street & Shared Drive Tree
- = Proposed Public R.O.W. Tree
- = Proposed Woodland Replacement Deciduous Tree
- = Proposed Woodland Replacement Evergreen Tree

STATE OF MICHIGAN
WILLIAM T. KREAPS
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Plan - Area 4

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
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■ revisions:

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08.21.2023	Per Municipal Review

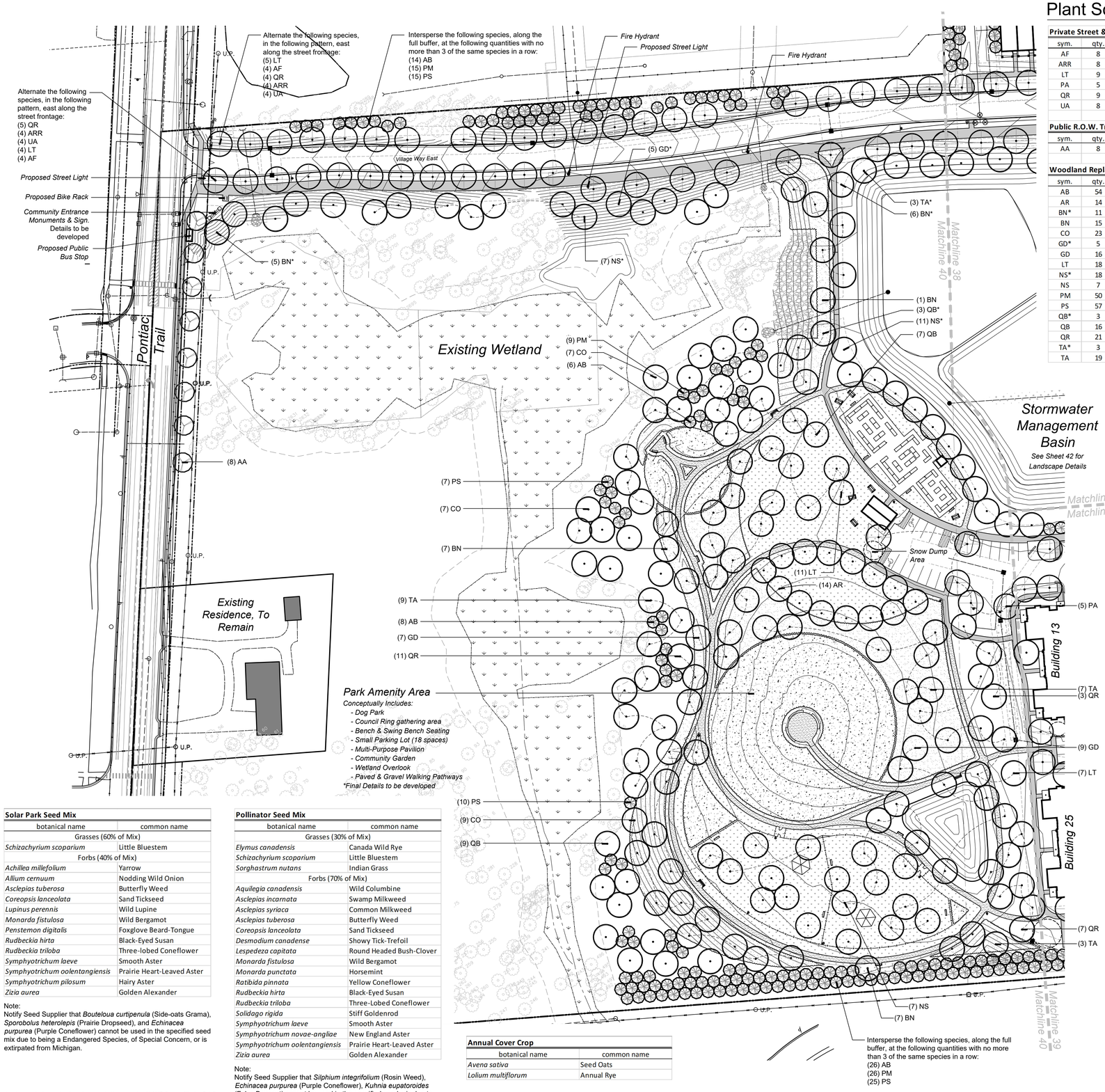
1"= 50'

0 25' 50' 100' 150' 200'

North

sheet no.

39



Plant Schedule This Sheet

Private Street & Shared Drive Trees

sym.	qty.	botanical name	common name	size	spacing	root
AF	8	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze Freeman Maple	2.5" cal.	per plans	B&B
ARR	8	*Acer rubrum 'Frank Jr.'*	Redpointe Red Maple	2.5" cal.	per plans	B&B
LT	9	*Liriodendron tulipifera*	Tulip Tree	2.5" cal.	per plans	B&B
PA	5	*Platanus x acerifolia 'Exclamation'*	Exclamation London Planetree	2.5" cal.	per plans	B&B
QR	9	*Quercus rubra*	Red Oak	2.5" cal.	per plans	B&B
UA	8	*Ulmus americana 'Princeton'*	Princeton American Elm	2.5" cal.	per plans	B&B

Public R.O.W. Trees

sym.	qty.	botanical name	common name	size	spacing	root
AA	8	*Acer rubrum 'Armstrong'*	Armstrong Red Maple	2.5" cal.	per plans	B&B

Woodland Replacement Trees

sym.	qty.	botanical name	common name	size	spacing	root
AB	54	*Abies balsamea*	Balsam Fir	8' ht.	per plans	B&B
AR	14	*Acer rubrum*	Red Maple	3" cal.	per plans	B&B
BN*	11	*Betula nigra*	River Birch	4" cal.	per plans	B&B
BN	15	*Betula nigra*	River Birch	3" cal.	per plans	B&B
CO	23	*Celtis occidentalis*	Hackberry	3" cal.	per plans	B&B
GD*	5	*Gymnocladus diocus*	Kentucky Coffeetree	4" cal.	per plans	B&B
GD	16	*Gymnocladus diocus*	Kentucky Coffeetree	3" cal.	per plans	B&B
LT	18	*Liriodendron tulipifera*	Tulip Tree	2.5" cal.	per plans	B&B
NS*	18	*Nyssa sylvatica*	Black Tupelo	4" cal.	per plans	B&B
NS	7	*Nyssa sylvatica*	Black Tupelo	3" cal.	per plans	B&B
PM	50	*Picea mariana*	Black Spruce	8' ht.	per plans	B&B
PS	57	*Pinus strobus*	White Pine	8' ht.	per plans	B&B
QB*	3	*Quercus bicolor*	Swamp White Oak	4" cal.	per plans	B&B
QB	16	*Quercus bicolor*	Swamp White Oak	3" cal.	per plans	B&B
QR	21	*Quercus rubra*	Red Oak	2.5" cal.	per plans	B&B
TA*	3	*Tilia americana*	Basswood	4" cal.	per plans	B&B
TA	19	*Tilia americana*	Basswood	3" cal.	per plans	B&B

Solar Park Seed Mix

botanical name	common name
Grasses (60% of Mix)	
Schizachyrium scoparium	Little Bluestem
Forbs (40% of Mix)	
Achillea millefolium	Yarrow
Allium cernuum	Nodding Wild Onion
Asclepias tuberosa	Butterfly Weed
Coreopsis lanceolata	Sand Tickseed
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard-Tongue
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia triloba	Three-lobed Coneflower
Symphyotrichum laeve	Smooth Aster
Symphyotrichum oolentangiensis	Prairie Heart-Leaved Aster
Symphyotrichum pilosum	Hairy Aster
Zizia aurea	Golden Alexander

Note:
Notify Seed Supplier that *Bouteloua curtipenula* (Side-oats Grama), *Sporobolus heterolepis* (Prairie Dropseed), and *Echinacea purpurea* (Purple Coneflower) cannot be used in the specified seed mix due to being a Endangered Species, of Special Concern, or is extirpated from Michigan.

Pollinator Seed Mix

botanical name	common name
Grasses (30% of Mix)	
Elymus canadensis	Canada Wild Rye
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Forbs (70% of Mix)	
Aquilegia canadensis	Wild Columbine
Asclepias incarnata	Swamp Milkweed
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Coreopsis lanceolata	Sand Tickseed
Desmodium canadense	Showy Tick-Trefoil
Lespedeza capitata	Round Headed Bush-Clover
Monarda fistulosa	Wild Bergamot
Monarda punctata	Horsemint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia triloba	Three-Lobed Coneflower
Solidago rigida	Stiff Goldenrod
Symphyotrichum laeve	Smooth Aster
Symphyotrichum novae-angliae	New England Aster
Symphyotrichum oolentangiensis	Prairie Heart-Leaved Aster
Zizia aurea	Golden Alexander

Note:
Notify Seed Supplier that *Silphium integrifolium* (Rosin Weed), *Echinacea purpurea* (Purple Coneflower), *Kuhnia eupatoroides* (False Boneset) cannot be used in the specified seed mix due to being a Threatened Species, of Special Concern, or is extirpated from Michigan.

Annual Cover Crop

botanical name	common name
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye

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General Landscape Notes

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- Snow shall be stored along streets. Storage shall not include detention areas or landscaped areas.
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- Trees shall be planted a min. 10' from Water Main & Sanitary Sewer
- All deciduous trees shall be planted a min. 15' o.c. Evergreen trees shall be planted a min. 12' o.c.
- Trees shall be planted a min. 15' from fire hydrants
- Snow Storage Areas shall be a min. 15' from fire hydrants
- All species deviations from the site plan must be approved in writing by City of Ann Arbor Forestry prior to installation

Park Amenity Seeding Summary

Pollinator Seed Mix

32,032 s.f. (0.74 Ac)
Application Rate: 10.0 lbs. / Ac.
7.40 lbs. Proposed
3"-6" of Composted Organic Material shall be placed in this area.

Solar Park Seed Mix

44,747 s.f. (1.03 Ac)
Application Rate: 10.0 lbs. / Ac.
10.3 lbs. Proposed
3"-6" of Composted Organic Material shall be placed in this area.

Annual Cover Crop Seed Mix

76,779 s.f. (1.77 Ac)
Application Rate: 15.0 lbs. / Ac.
26.55 lbs. Proposed
*Include within above mixes for application

Eco-Turf Low Maintenance Fescue Mix

65,369 s.f. (1.50 Ac)
Application Rate: 300.0 lbs. / Ac.
450.00 lbs. Proposed
*Include within above mixes for application

**Notify Seed Supplier that Mix cannot include *Lolium arundinaceum or Lolium pratense*.

Park Amenity Seeding Notes

- Seed Mixes available from Michigan Wildflower Farm
  - www.michiganwildflowerfarm.com
  - 11770 Cutler Road, Portland, MI 48875
  - 517.647.6010
  - michiganwildflowerfarm@gmail.com
- All areas disturbed by construction shall be repaired
- Quantities are determined by availability of seed at the time of order and are subject to change. Species shown in tables, with the exception of prohibited species, will not change.

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1"= 50'

0 25' 50' 100' 150' 200'

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LEGEND

- = Existing Tree To Remain
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- = Proposed Woodland Replacement Deciduous Tree
- = Proposed Woodland Replacement Evergreen Tree

STATE OF MICHIGAN
WILLIAM T. KREAGER
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Plan - Area 5

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
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■ drawn by:	■ checked by:
EMJ	WTK

■ revisions:

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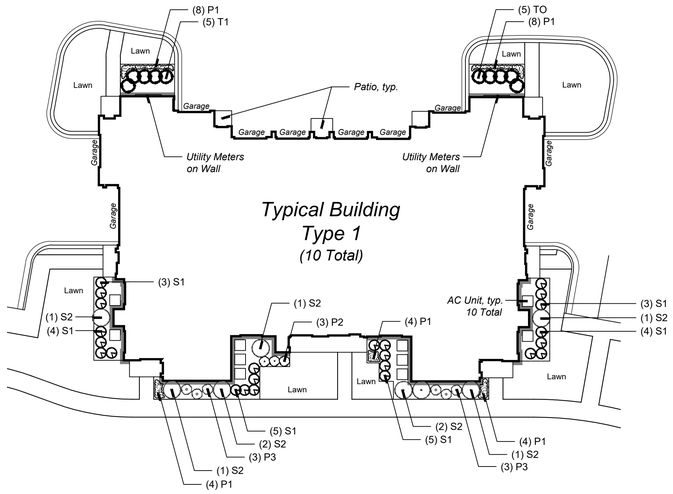
sheet no.

40



Big House Type 1 Plant Schedule

Trees

sym.	qty.	botanical name	common name	size	spacing	root	notes
TO**	10	*Thuja occidentalis*	American Arborvitae	8' ht.	36" o.c.	B&B	Maintain Hedge at 48" width

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	notes
S1	24	*Taxus x media 'Densiformis'*	Dense Yew	18"-24" ht.	36" o.c.	B&B	
S2	9	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Flowering Hydrangea	No. 3	per plans	cont.	

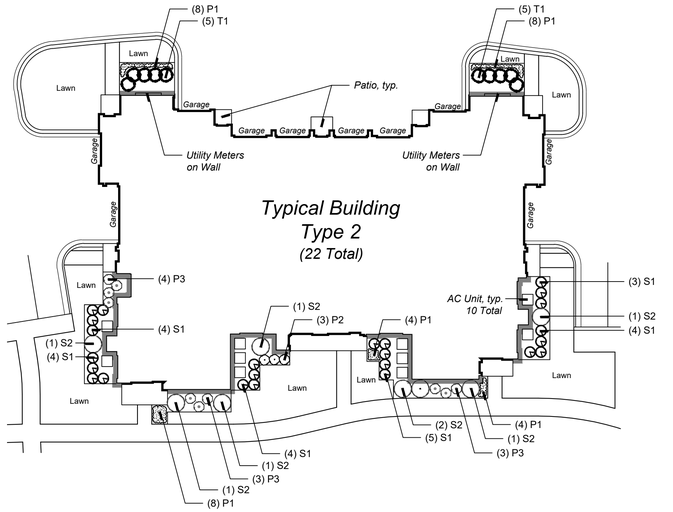
Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root	notes
P1	28	*Hemerocallis 'Little Business'*	Little Business Daylily	No. 1	18" o.c.	cont.	Sun Orientation
P1	28	*Heuchera 'Palace Purple'*	Palace Purple Coralbells	No. 1	18" o.c.	cont.	Shade Orientation
P2	3	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	No. 2	30" o.c.	cont.	Sun Orientation
P2	3	*Hosta 'Patriot'*	Patriot Hosta	No. 1	30" o.c.	cont.	Shade Orientation
P3	6	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	No. 1	36" o.c.	cont.	Sun Orientation
P3	6	*Hosta 'First Frost'*	First Frost Hosta	No. 1	30" o.c.	cont.	Shade Orientation

**Note: American Arborvitae are counted towards the required Woodland Replacement quantity (300" total)

Big House Typical Unit Landscape - Type 1

Scale: 1" = 20'



Big House Type 2 Plant Schedule

Trees

sym.	qty.	botanical name	common name	size	spacing	root	notes
TO**	10	*Thuja occidentalis*	American Arborvitae	8' ht.	36" o.c.	B&B	Maintain Hedge at 48" width

Shrubs

sym.	qty.	botanical name	common name	size	spacing	root	notes
S1	24	*Taxus x media 'Densiformis'*	Dense Yew	18"-24" ht.	36" o.c.	B&B	
S2	8	*Hydrangea paniculata 'Little Quickfire'*	Little Quickfire Flowering Hydrangea	No. 3	per plans	cont.	

Ornamental Grasses, Perennials & Bulbs

sym.	qty.	botanical name	common name	size	spacing	root	notes
P1	32	*Hemerocallis 'Little Business'*	Little Business Daylily	No. 1	18" o.c.	cont.	Sun Orientation
P1	32	*Heuchera 'Palace Purple'*	Palace Purple Coralbells	No. 1	18" o.c.	cont.	Shade Orientation
P2	3	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	No. 2	30" o.c.	cont.	Sun Orientation
P2	3	*Hosta 'Patriot'*	Patriot Hosta	No. 1	30" o.c.	cont.	Shade Orientation
P3	10	*Nepeta x faassenii 'Walker's Low'*	Walker's Low Catmint	No. 1	36" o.c.	cont.	Sun Orientation
P3	10	*Hosta 'First Frost'*	First Frost Hosta	No. 1	30" o.c.	cont.	Shade Orientation

**Note: American Arborvitae are counted towards the required Woodland Replacement quantity (660" total)

Big House Typical Unit Landscape - Type 2

Scale: 1" = 20'

Unit Landscape Notes:

- Plant Material Location and Quantities may vary slightly based upon hardscape configuration
- Plant Species and location in plan will vary per building due to differing solar orientation.
- Plant Bed Edging shall be spade cut edge.
- Plant Material shall be maintained min. 12"-18" off building wall.
- Evergreen trees and shrubs shall be allowed to grow together into a hedge.

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STATE OF MICHIGAN
WILLIAM T. KREAR
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Apartment Unit Landscape Plans

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

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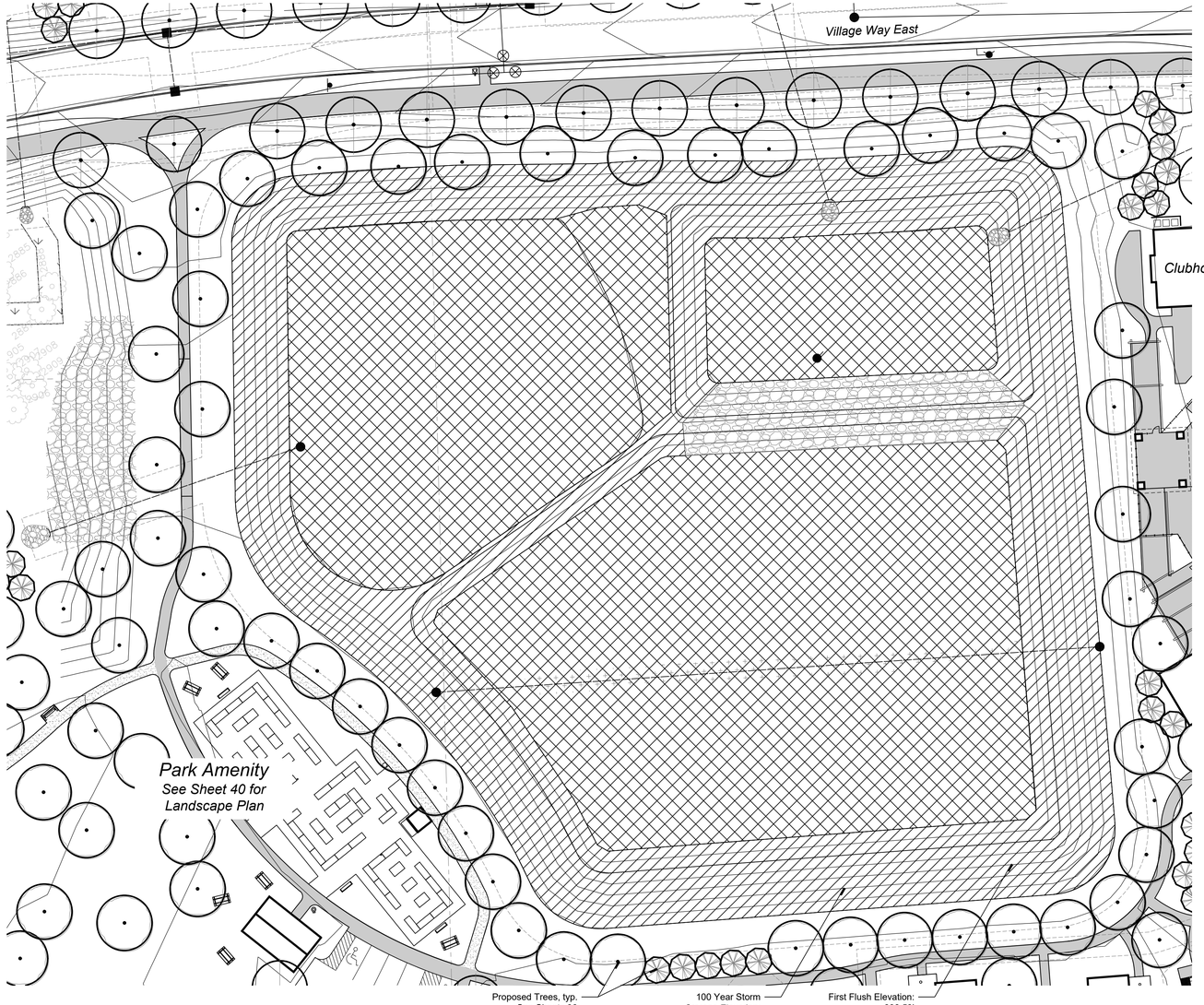

Infiltration Basin Summary

Slope Zone - 902' to Basin Floor Areas

42,152 s.f.
Application Rate: 40.0 lbs. / Ac.
38.80 lbs. of Detention Basin Mix
3"-6" of Composted Organic Material
shall be placed in this area.

Seed Mix available from Nativescape
- www.nativescapellc.com
- 517.456.9696
- info@nativescapellc.com

Wet Meadow Plug Zone - Basin Floor Areas

71,870 s.f. Total
Plug Plant Schedule

Live Plugs

qty.	botanical name	common name	spacing	Root
2,567	*Acorus americanus*	Sweet Flag	24" o.c.	Live Plug
2,567	*Asclepias incarnata*	Swamp Milkweed	24" o.c.	Live Plug
2,567	*Campanula americana*	Tall Bellflower	24" o.c.	Live Plug
2,567	*Eupatorium maculatum*	Joe Pye Weed	24" o.c.	Live Plug
2,567	*Potamogeton pectinatus*	Sago Pondweed	24" o.c.	Live Plug
2,567	*Sagittaria latifolia*	Common Arrowhead	24" o.c.	Live Plug
2,567	*Silphium terebinthinaceum*	Prairie Dock	24" o.c.	Live Plug

Note:
Landscape Contractor shall mix species of plugs together as installation occurs to ensure no area is overwhelmingly one species of plug.

Infiltration Basin Seed Mix

Nativescape
Native Landscapes n Ecological Solutions
517-456-9696
info@nativescapellc.com

Detention Basin Mix

This mix contains at least (10) of the Flowers, (4) of the Grasses & Sedges.

Common Name	Scientific Name	#/acre	Quantity*
Temporary Grasses	**50%**	**20**	
Seed Oats	*Avena sativa*	14.0	13.58 lbs
Annual Rye	*Lolium multiflorum*	6.0	5.82 lbs
Native Grasses	**30%**	**12**	
Big Bluestem Grass	*Andropogon gerardii*	3.0	2.91 lbs
Fringed Sedge	*Carex crinita*	0.5	0.49 lbs
Fox Sedge	*Carex vulpinoidea*	0.5	0.49 lbs
Canada Wild Rye	*Elymus canadensis*	3.5	3.39 lbs
Dark Green Bulrush	*Scirpus atrovirens*	1.0	0.97 lbs
Indian Grass	*Sorghastrum nutans*	3.0	2.91 lbs
Prairie Cord Grass	*Spartina pectinata*	0.5	0.48 lbs
Native Wildflowers	**20%**	**8**	
Calico Aster	*Aster lateriflorus*	0.2	0.19 lbs
New England Aster	*Aster novae-angliae*	0.3	0.29 lbs
Pale Indian Plantain	*Cacalia atriplicifolia*	0.2	0.19 lbs
Turtlehead	*Chelone glabra*	0.2	0.19 lbs
Joepye Weed	*Eupatorium maculatum*	0.3	0.29 lbs
Boneset	*Eupatorium perfoliatum*	0.2	0.19 lbs
Ox Eye Sunflower	*Heliopsis helianthoides*	0.6	0.59 lbs
Dense Blazingstar	*Liatris spicata*	0.3	0.29 lbs
Cardinal Flower	*Lobelia cardinalis*	0.2	0.19 lbs
Great Blue Lobelia	*Lobelia siphilitica*	0.2	0.19 lbs
Yellow Coneflower	*Ratibida pinnata*	1.8	1.76 lbs
Blackeyed Susan	*Rudbeckia hirta*	2.0	1.96 lbs
Green-headed Coneflower	*Rudbeckia laciniata*	0.2	0.19 lbs
Ohio Goldenrod	*Solidago ohioensis*	0.2	0.19 lbs
Riddell's Goldenrod	*Solidago riddellii*	0.2	0.19 lbs
Blue Vervain	*Verbena hastata*	0.5	0.49 lbs
Culver's Root	*Veronicastrum virginicum*	0.2	0.19 lbs
Ironweed	*Vernonia gigantea*	0.2	0.19 lbs
Total Pounds Per Acre		**40 lbs**	38.80 lbs

Note:
Notify Seed Supplier that *Silphium perfoliatum* (Cupplant) cannot be used in the specified seed mix due to being a Threatened Species

*Quantities are determined by availability of seed at the time of ordering and are subject to change. Species shown in the table, with the exception of *Silphium perfoliatum*, will not change

Infiltration Basin Notes

No chemicals are allowed in Stormwater Features or Buffer Zones with the following exception: Invasive species may be treated with chemicals by a certified applicator. Mowing is allowed only twice a year.

Soils must be amended with a composted organic material. Soils must be free of construction debris and subsoils. Soils must contain 20%-30% compost.

LEGEND

= Existing Tree To Remain

= Proposed Private Street & Shared Drive Tree

= Proposed Woodland Replacement Deciduous Tree

= Proposed Woodland Replacement Evergreen Tree

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STATE OF MICHIGAN
WILLIAM T. KREAPS
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:
Stormwater Basin Landscape

■ project title:
Village of Ann Arbor -
First Amended Site Plan
City of Ann Arbor, Michigan

■ prepared for:
Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

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0 15' 30' 60' 90' 120'
1"= 30'

North

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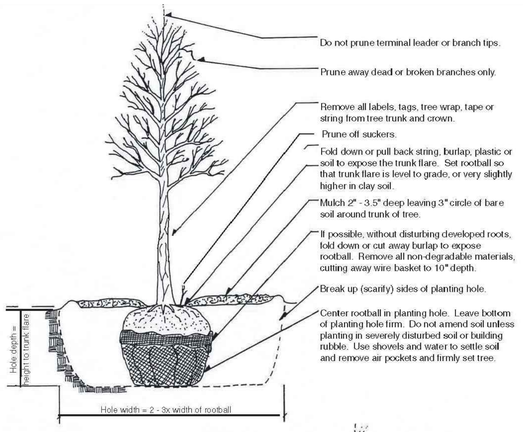
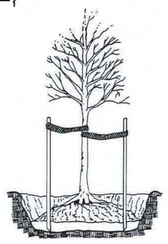


Do not stake unless in heavy clay soil, windy conditions, 3" or greater diameter tree trunk or large crown. If staking is needed due to these conditions:

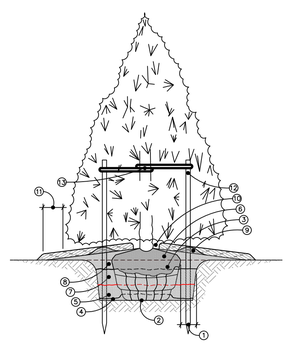
- Stake with 2 x 2 hardwood stakes, or approved equal, driven 6" - 8" outside of rootball.
- Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just *below* first branch with 2" - 3" wide belt-like, nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake 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.



INSTALLATION NOTES:

1. DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
4. PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
5. BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50 % TOPSOIL & 50 % NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
6. BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
7. BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
8. BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
9. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
10. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
11. MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
12. MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
13. 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

Evergreen Tree Planting Detail - 10' Ht. and Under

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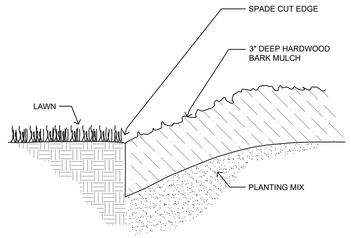
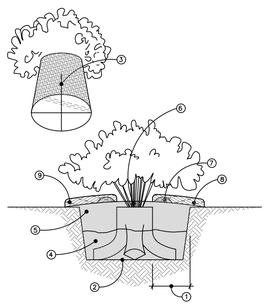
Scale: NTS



Spade Cut Edging Detail

NTS



INSTALLATION NOTES:

1. DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
2. THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
3. REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITIONS EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISTRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEADIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
4. BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50 % TOPSOIL & 50 % NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
5. BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
6. SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
7. IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
8. SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
9. IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT.

Shrub Planting Detail - Container

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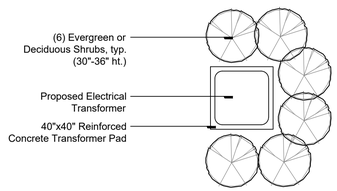
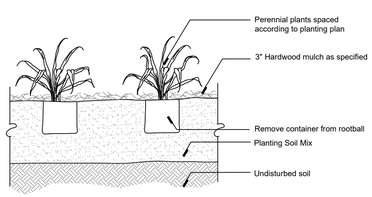
Scale: NTS



*Notes:
- Transformer Pad shall be screened on a minimum of three sides
- Actual Pad and Plant Locations shall be determined in the field, based on actual construction, orientation, and desired screening

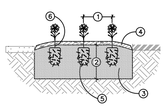
Optional Transformer Screening Detail

Scale: ¼" = 1'



Perennial Planting Detail

NTS



INSTALLATION NOTES:

1. SEE DRAWING FOR PLANT SPACING.
2. EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
3. PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
4. SHREDDED BARK MULCH, 1" DEPTH. MULCH TO BE NATURAL IN COLOR.
5. REMOVE ALL CONTAINERS. IF ROOTBOUND, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
6. PLANT THE ANNUAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.

Annual & Ground Cover Planting Detail

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Scale: NTS

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Landscape Notes

1. **Tree stakes, guy wires and tree wrap shall be removed after one year.**
2. **All trees shall be planted no closer than 15' to fire hydrants.**
3. **All plant material shall be true to name and free from physical damage and wind burn.**
4. **Plants shall be full, well-branched, and in a healthy, vigorous growing condition.**
5. **Plants shall be watered before and after planting is complete.**
6. **All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.**
7. **All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.**
8. **Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.**
9. **"Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.**
10. **Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.**
11. **All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 3". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.**
12. **The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.**
13. **No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.**
14. **The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.**
15. **The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.**
16. **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 plan and specifications, if requested by the owner.**
17. **The 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.**
18. **The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.**
19. **A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.**
20. **The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit. All species deviations from the approved site plan must be approved by the City of Ann Arbor in writing prior to installation.**
21. **All Lawn areas shall be Seeded or Sodded**

City of Ann Arbor Notes

Continuing Care
Landscaping shall be kept in neat, orderly, and healthy growing condition, free from debris and refuse. All landscape material 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 or diseased plant material shall be removed and replaced within six (6) months after it dies, or in the next planting season, whichever occurs first.

Watering
This shall be accomplished by installation of an underground irrigation system 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 fortilization, all future fertilizer applications shall not contain phosphorus.



Includes Pedestal

All Aluminum Construction

Decorative Mailbox - 4 Parcel CBU

Scale: NTS

Manufacturer: Salsbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: 4 Parcel Lockers
3304BLK-U
Black
Quantity: 8 Total



Includes Pedestal

All Aluminum Construction

Decorative Mailbox - 8 Gang CBU

Scale: NTS

Manufacturer: Salsbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 8 Doors & 2 Parcel Lockers
3308BLK-U
Black
Quantity: 2 Total



Includes Pedestal

All Aluminum Construction

Decorative Mailbox - 16 Gang CBU

Scale: NTS

Manufacturer: Salsbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 16 Doors & 2 Parcel Lockers
3316BLK-U
Black
Quantity: 23 Total



Includes Pedestal

All Aluminum Construction

Decorative Mailbox - 12 Gang CBU

Scale: NTS

Manufacturer: Salsbury Industries
18300 Central Avenue
Carson, CA 90746
800.624.5269
www.mailboxes.com
Model: CBU 12 Doors & 1 Parcel Lockers
3312BLK-U
Black
Quantity: 10 Total

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landscape architecture / land planning

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Birmingham, MI 48009
T:: 248.770.3465

STATE OF MICHIGAN
WILLIAM T. KREAGER
LANDSCAPE ARCHITECT
No. 1177
LICENSED LANDSCAPE ARCHITECT

■ sheet title:

Landscape Details & Notes

■ project title:

Village of Ann Arbor - First Amended Site Plan

City of Ann Arbor, Michigan

■ prepared for:

Robertson Brothers Co.
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

DTN Management Company
2502 Lake Lansing Rd.
Lansing, MI 48912

Phone: 517.371.5300

■ job number:	■ date:
18004	06.01.2021
■ drawn by:	■ checked by:
EMJ	WTK

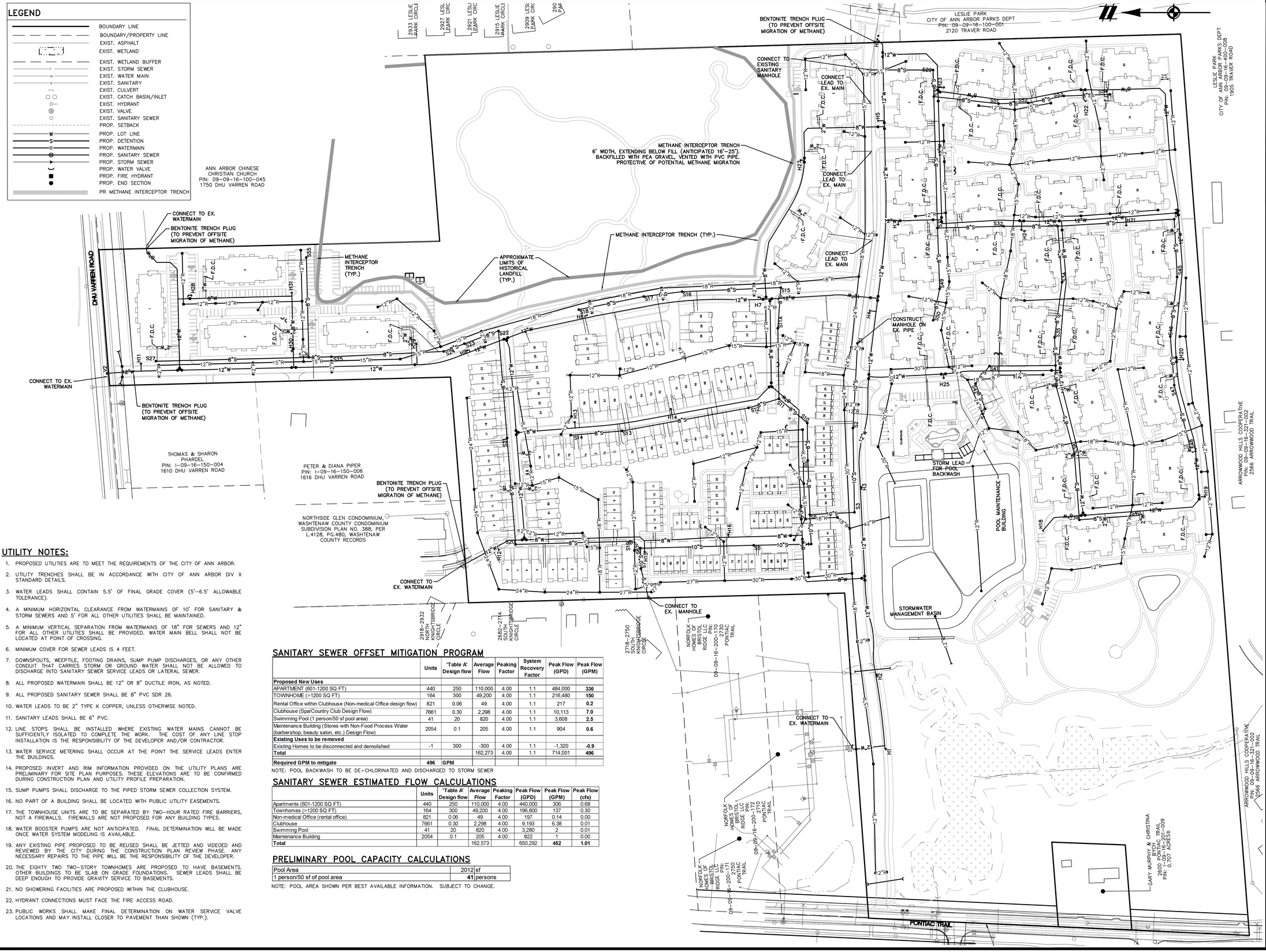
Know what's **below.** **Call** before you dig.

■ revisions:

10.11.2021	Per Municipal Review
01.20.2022	Per Municipal Review
03.31.2022	Per Municipal Review
06.15.2022	Per Municipal Review
08.22.2022	Per PC Comments
09.15.2022	Per Engineering Comments
04.06.2023	Issued for Site Plan Amendment
06.07.2023	Per Municipal Review
07.18.2023	Per Municipal Review
08.21.2023	Per Municipal Review

sheet no.

43



UTILITY NOTES:

1. PROPOSED UTILITIES ARE TO MEET THE REQUIREMENTS OF THE CITY OF ANN ARBOR.
2. UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH CITY OF ANN ARBOR DIV X STANDARD DETAILS.
3. WATER LEADS SHALL CONTAIN 5.5' OF FINAL GRADE COVER (5'-6.5' ALLOWABLE TOLERANCE).
4. A MINIMUM HORIZONTAL CLEARANCE FROM WATERMAINS OF 10' FOR SANITARY & STORM SEWERS AND 5' FOR ALL OTHER UTILITIES SHALL BE MAINTAINED.
5. A MINIMUM VERTICAL SEPARATION FROM WATERMAINS OF 18" FOR SEWERS AND 12" FOR ALL OTHER UTILITIES SHALL BE PROVIDED. WATER MAIN BELL SHALL NOT BE LOCATED AT POINT OF CROSSING.
6. MINIMUM COVER FOR SEWER LEADS IS 4 FEET.
7. DOWNSPOUTS, WEEPTILE, FOOTING DRAINS, SUMP PUMP DISCHARGES, OR ANY OTHER CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO SANITARY SEWER SERVICE LEADS OR LATERAL SEWER.
8. ALL PROPOSED WATERMAIN SHALL BE 12" OR 8" DUCTILE IRON, AS NOTED.
9. ALL PROPOSED SANITARY SEWER SHALL BE 8" PVC SDR 26.
10. WATER LEADS TO BE 2" TYPE K COPPER, UNLESS OTHERWISE NOTED.
11. SANITARY LEADS SHALL BE 6" PVC.
12. LINE STOPS SHALL BE INSTALLED WHERE EXISTING WATER MAINS CANNOT BE SUFFICIENTLY ISOLATED TO COMPLETE THE WORK. THE COST OF ANY LINE STOP INSTALLATION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR.
13. WATER SERVICE METERING SHALL OCCUR AT THE POINT THE SERVICE LEADS ENTER THE BUILDINGS.
14. PROPOSED INVERT AND RIM INFORMATION PROVIDED ON THE UTILITY PLANS ARE PRELIMINARY FOR SITE PLAN PURPOSES. THESE ELEVATIONS ARE TO BE CONFIRMED DURING CONSTRUCTION PLAN AND UTILITY PROFILE PREPARATION.
15. SUMP PUMPS SHALL DISCHARGE TO THE PIPED STORM SEWER COLLECTION SYSTEM.
16. NO PART OF A BUILDING SHALL BE LOCATED WITH PUBLIC UTILITY EASEMENTS.
17. THE TOWNHOUSE UNITS ARE TO BE SEPARATED BY TWO-HOUR RATED FIRE BARRIERS, NOT A FIREWALLS. FIREWALLS ARE NOT PROPOSED FOR ANY BUILDING TYPES.
18. WATER BOOSTER PUMPS ARE NOT ANTICIPATED. FINAL DETERMINATION WILL BE MADE ONCE WATER SYSTEM MODELING IS AVAILABLE.
19. ANY EXISTING PIPE PROPOSED TO BE REUSED SHALL BE JETTED AND VIDEOED AND REVIEWED BY THE CITY DURING THE CONSTRUCTION PLAN REVIEW PHASE. ANY NECESSARY REPAIRS TO THE PIPE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
20. THE EIGHTY TWO TWO-STORY TOWNHOMES ARE PROPOSED TO HAVE BASEMENTS. OTHER BUILDINGS TO BE SLAB ON GRADE FOUNDATIONS. SEWER LEADS SHALL BE DEEP ENOUGH TO PROVIDE GRAVITY SERVICE TO BASEMENTS.
21. NO SHOWERING FACILITIES ARE PROPOSED WITHIN THE CLUBHOUSE.
22. HYDRANT CONNECTIONS MUST FACE THE FIRE ACCESS ROAD.
23. PUBLIC WORKS SHALL MAKE FINAL DETERMINATION ON WATER SERVICE VALVE LOCATIONS AND MAY INSTALL CLOSER TO PAVEMENT THAN SHOWN (TYP.).

SANITARY SEWER OFFSET MITIGATION PROGRAM

	Units	'Table A' Design flow	Average Flow	Peaking Factor	System Recovery Factor	Peak Flow (GPD)	Peak Flow (GPM)
Proposed New Uses							
APARTMENT (601-1200 SQ FT)	440	250	110,000	4.00	1.1	484,000	**336**
TOWNHOME (>1200 SQ FT)	164	300	49,200	4.00	1.1	216,480	**150**
Rental Office within Clubhouse (Non-medical Office design flow)	821	0.06	49	4.00	1.1	217	**0.2**
Clubhouse (Spa/Country Club Design Flow)	7661	0.30	2,298	4.00	1.1	10,113	**7.0**
Swimming Pool (1 person/50 sf pool area)	41	20	820	4.00	1.1	3,608	**2.5**
Maintenance Building (Stores with Non-Food Process Water (barbershop, beauty salon, etc.) Design Flow)	2054	0.1	205	4.00	1.1	904	**0.6**
Existing Uses to be removed							
Existing Homes to be disconnected and demolished	-1	300	-300	4.00	1.1	-1,320	**-0.9**
Total			162,273	4.00	1.1	714,001	**496**
Required GPM to mitigate	**496**	**GPM**					

NOTE: POOL BACKWASH TO BE DE-CHLORINATED AND DISCHARGED TO STORM SEWER

SANITARY SEWER ESTIMATED FLOW CALCULATIONS

	Units	'Table A' Design flow	Average Flow	Peaking Factor	Peak Flow (GPD)	Peak Flow (GPM)	Peak Flow (cfs)
Apartments (601-1200 SQ FT)	440	250	110,000	4.00	440,000	306	0.68
Townhomes (>1200 SQ FT)	164	300	49,200	4.00	196,800	137	0.30
Non-medical Office (rental office)	821	0.06	49	4.00	197	0.14	0.00
Clubhouse	7661	0.30	2,298	4.00	9,193	6.38	0.01
Swimming Pool	41	20	820	4.00	3,280	2	0.01
Maintenance Building	2054	0.1	205	4.00	822	1	0.00
Total			162,573		650,292	**452**	**1.01**

PRELIMINARY POOL CAPACITY CALCULATIONS

Pool Area	2012 sf
1 person/50 sf of pool area	**41** persons

NOTE: POOL AREA SHOWN PER BEST AVAILABLE INFORMATION. SUBJECT TO CHANGE.

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
OVERALL UTILITY PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET
DR. SK CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 44

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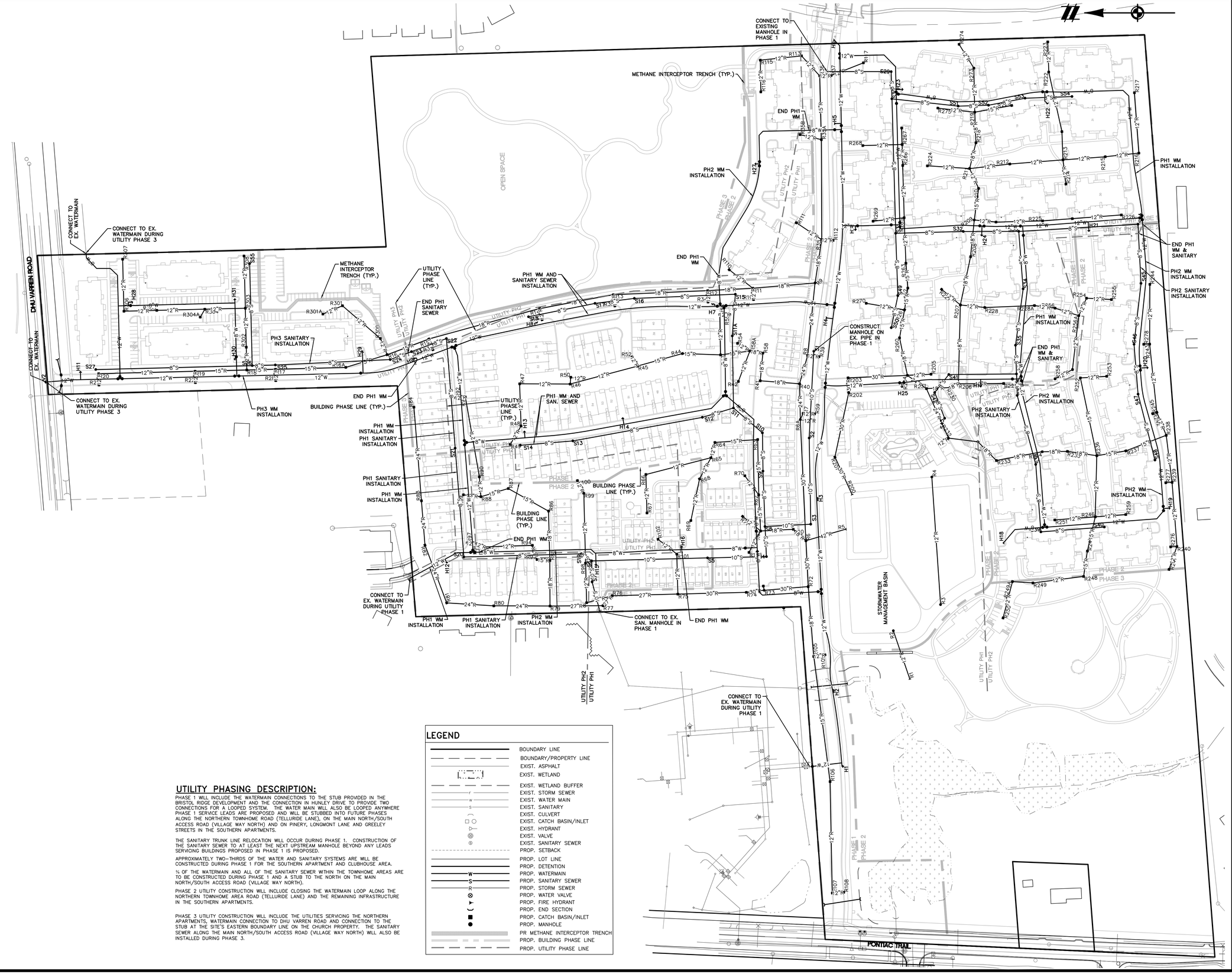

LEGEND

- BOUNDARY LINE
- BOUNDARY/PROPERTY LINE
- EXIST. ASPHALT
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. SETBACK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. WATERMAIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PR METHANE INTERCEPTOR TRENCH
- PROP. BUILDING PHASE LINE
- PROP. UTILITY PHASE LINE

UTILITY PHASING DESCRIPTION:

PHASE 1 WILL INCLUDE THE WATERMAIN CONNECTIONS TO THE STUB PROVIDED IN THE BRISTOL RIDGE DEVELOPMENT AND THE CONNECTION IN HUNLEY DRIVE TO PROVIDE TWO CONNECTIONS FOR A LOOPED SYSTEM. THE WATER MAIN WILL ALSO BE LOOPED ANYWHERE PHASE 1 SERVICE LEADS ARE PROPOSED AND WILL BE STUBBED INTO FUTURE PHASES ALONG THE NORTHERN TOWNHOME ROAD (TELLURIDE LANE), ON THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH) AND ON PINERY, LONGMONT LANE AND GREELEY STREETS IN THE SOUTHERN APARTMENTS.

THE SANITARY TRUNK LINE RELOCATION WILL OCCUR DURING PHASE 1. CONSTRUCTION OF THE SANITARY SEWER TO AT LEAST THE NEXT UPSTREAM MANHOLE BEYOND ANY LEADS SERVICING BUILDINGS PROPOSED IN PHASE 1 IS PROPOSED.

APPROXIMATELY TWO-THIRDS OF THE WATER AND SANITARY SYSTEMS ARE WILL BE CONSTRUCTED DURING PHASE 1 FOR THE SOUTHERN APARTMENT AND CLUBHOUSE AREA.

⅔ OF THE WATERMAIN AND ALL OF THE SANITARY SEWER WITHIN THE TOWNHOME AREAS ARE TO BE CONSTRUCTED DURING PHASE 1 AND A STUB TO THE NORTH ON THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH).

PHASE 2 UTILITY CONSTRUCTION WILL INCLUDE CLOSING THE WATERMAIN LOOP ALONG THE NORTHERN TOWNHOME AREA ROAD (TELLURIDE LANE) AND THE REMAINING INFRASTRUCTURE IN THE SOUTHERN APARTMENTS.

PHASE 3 UTILITY CONSTRUCTION WILL INCLUDE THE UTILITIES SERVICING THE NORTHERN APARTMENTS, WATERMAIN CONNECTION TO DHU VARREN ROAD AND CONNECTION TO THE STUB AT THE SITE'S EASTERN BOUNDARY LINE ON THE CHURCH PROPERTY. THE SANITARY SEWER ALONG THE MAIN NORTH/SOUTH ACCESS ROAD (VILLAGE WAY NORTH) WILL ALSO BE INSTALLED DURING PHASE 3.

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NOTICE:
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PHASING PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 45	

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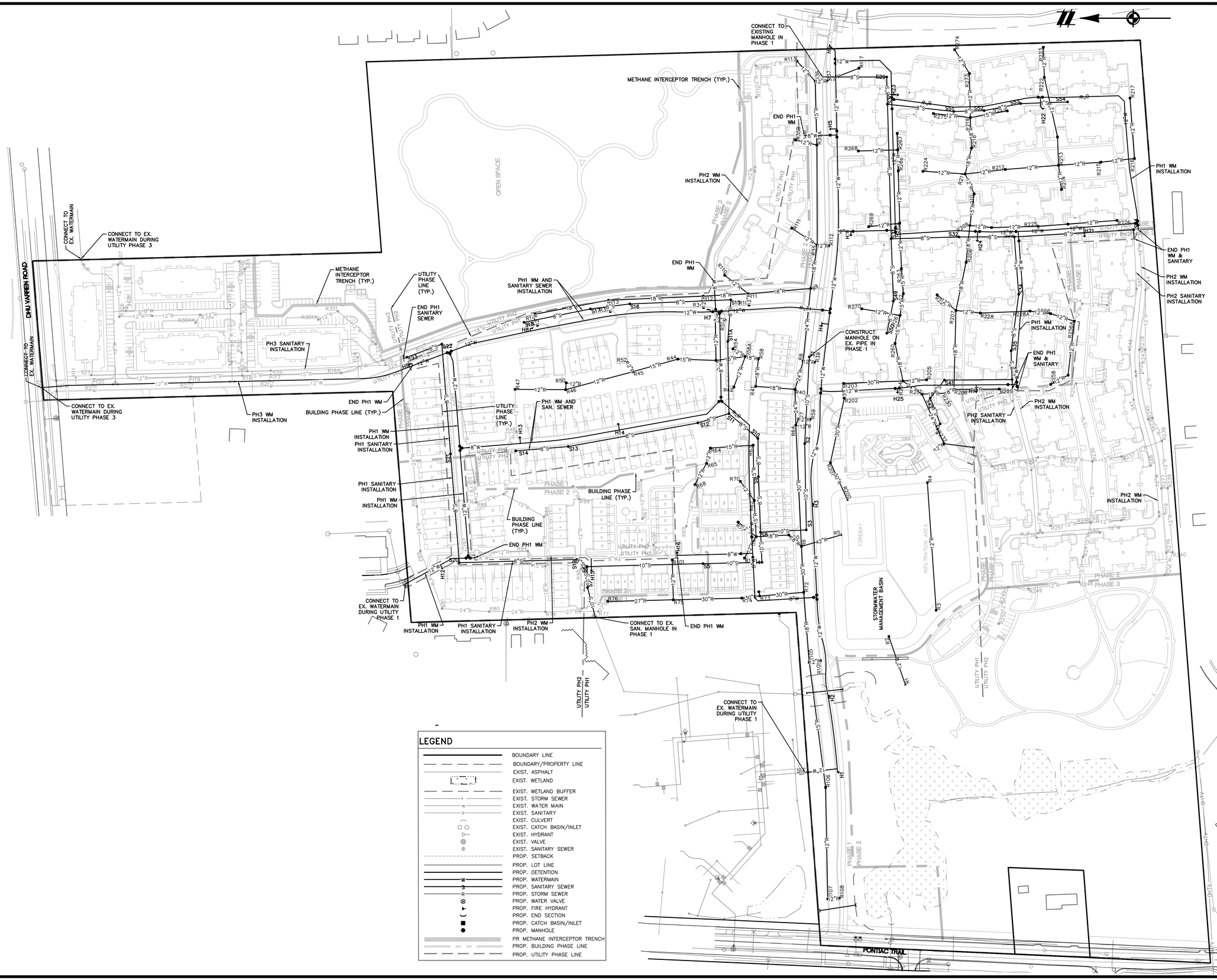

LEGEND

- BOUNDARY LINE
- BOUNDARY/PROPERTY LINE
- EXIST. ASPHALT
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. SETBACK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. WATERMAIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PR METHANE INTERCEPTOR TRENCH
- PROP. BUILDING PHASE LINE
- PROP. UTILITY PHASE LINE

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

PHASE 1 UTILITY PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 46	

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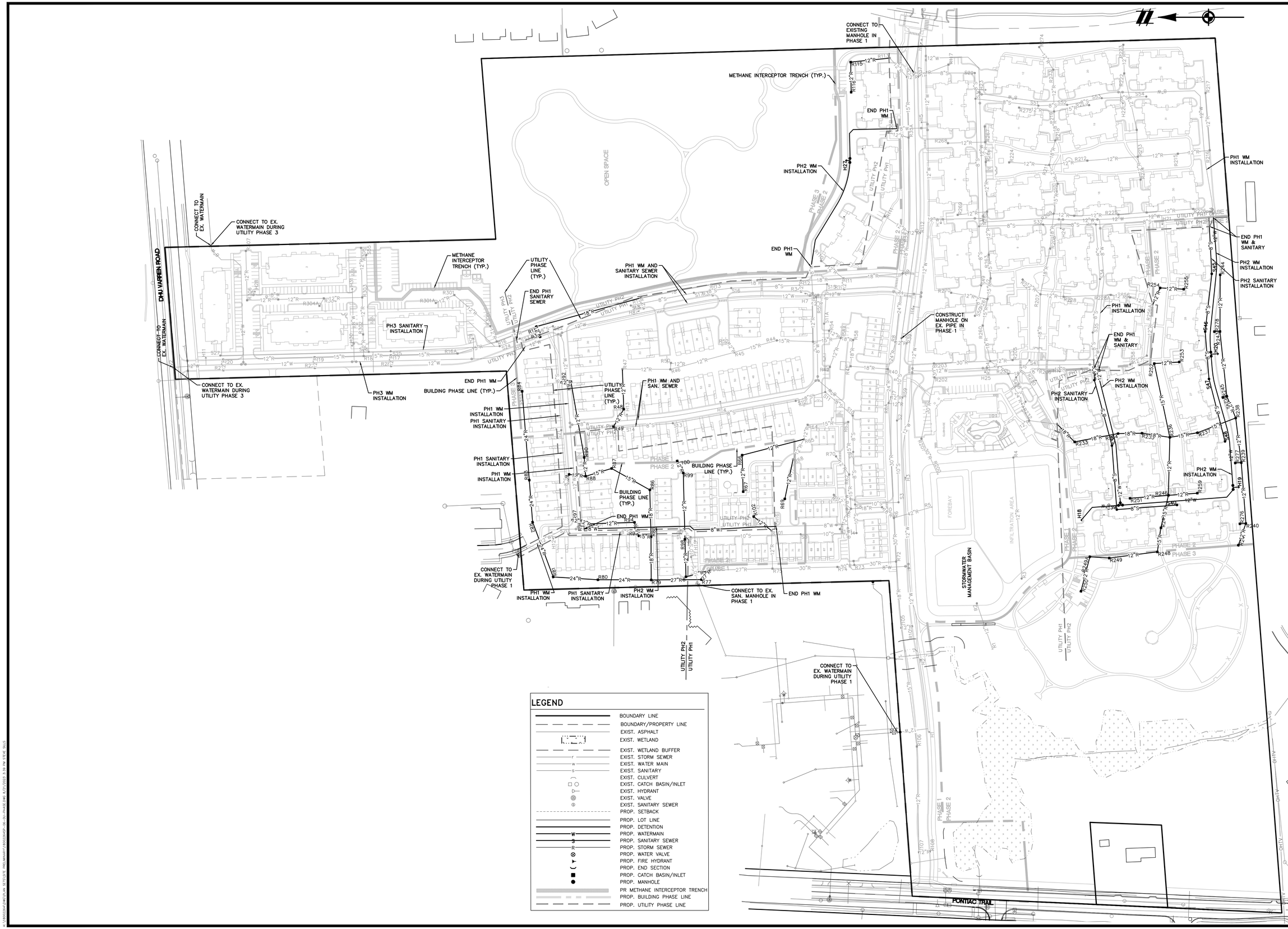

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
PHASE 2 UTILITY PLAN

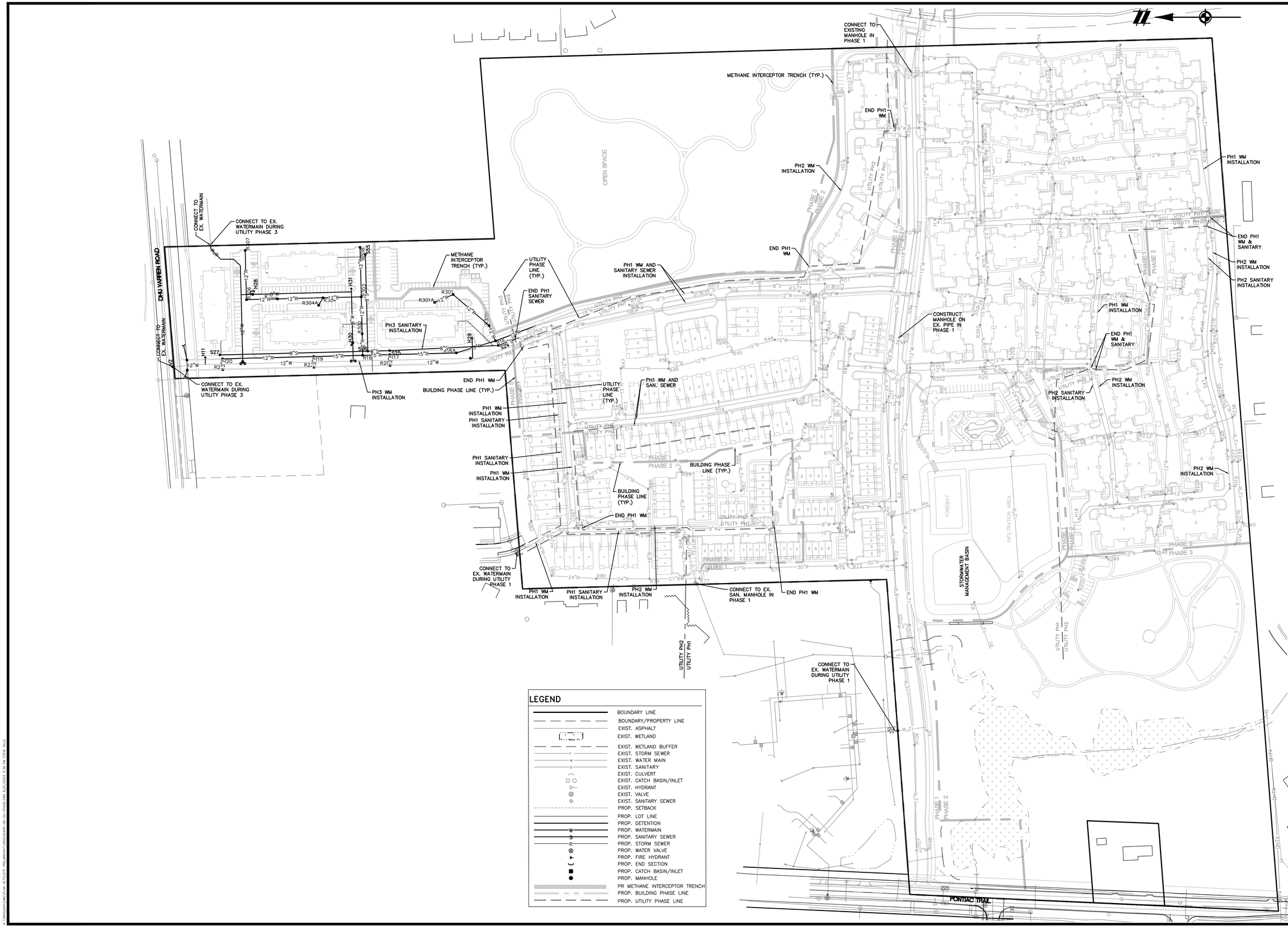
DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 47	



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CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
PHASE 3 UTILITY PLAN

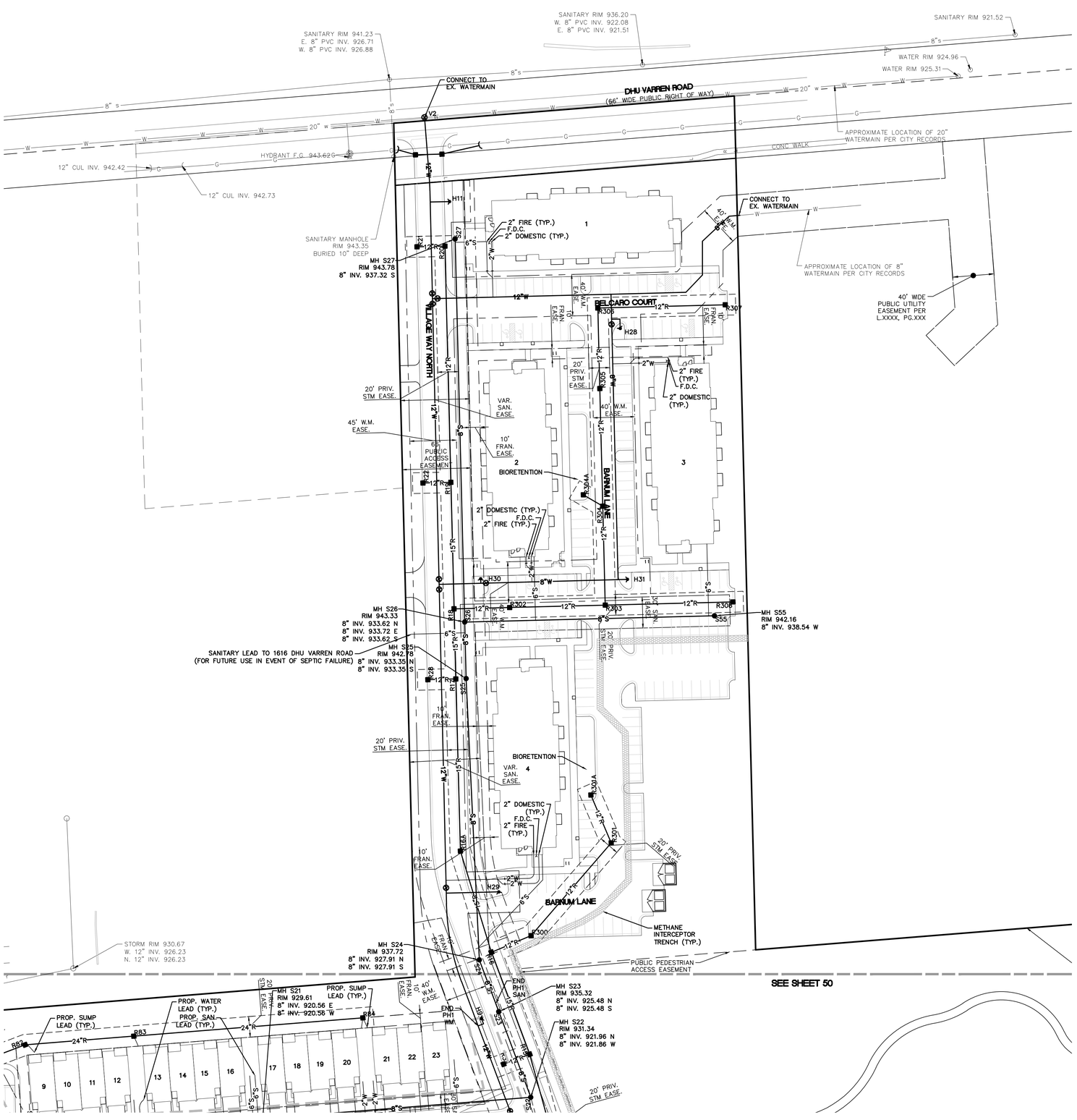
DATE
APRIL 6, 2023

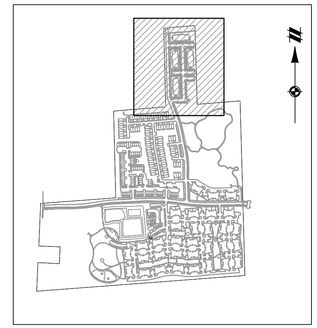
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 48	





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY
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- EXIST. HYDRANT
- EXIST. VALVE
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- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. FRANCHISE EASEMENT
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. WATERMAIN
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PLAN – AREA 1

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
49

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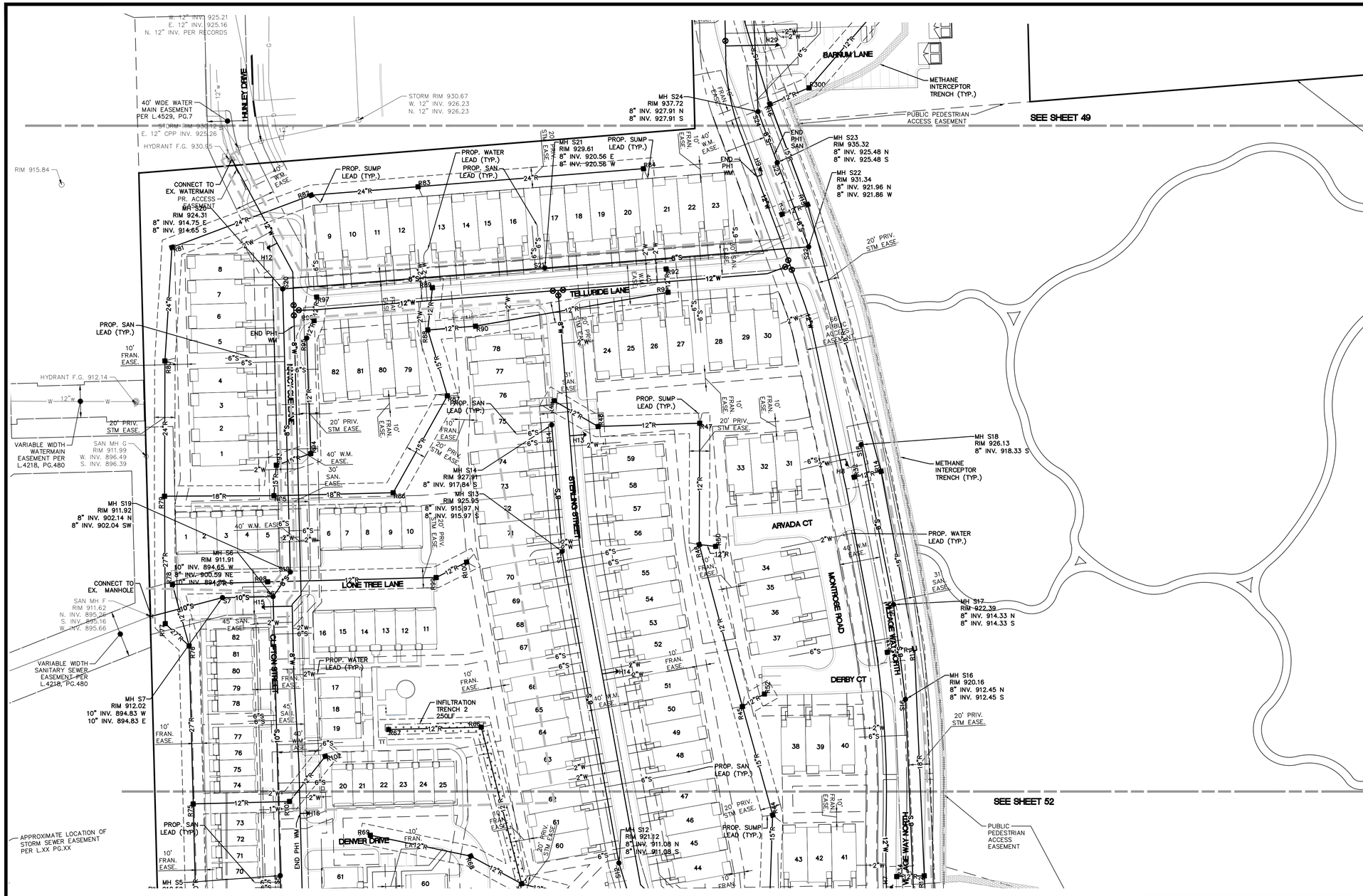

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- EXIST. STORM SEWER
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- PROP. WATER EASEMENT
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- PROP. FRANCHISE EASEMENT
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- PROP. WATER VALVE
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PLAN – AREA 2

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 50

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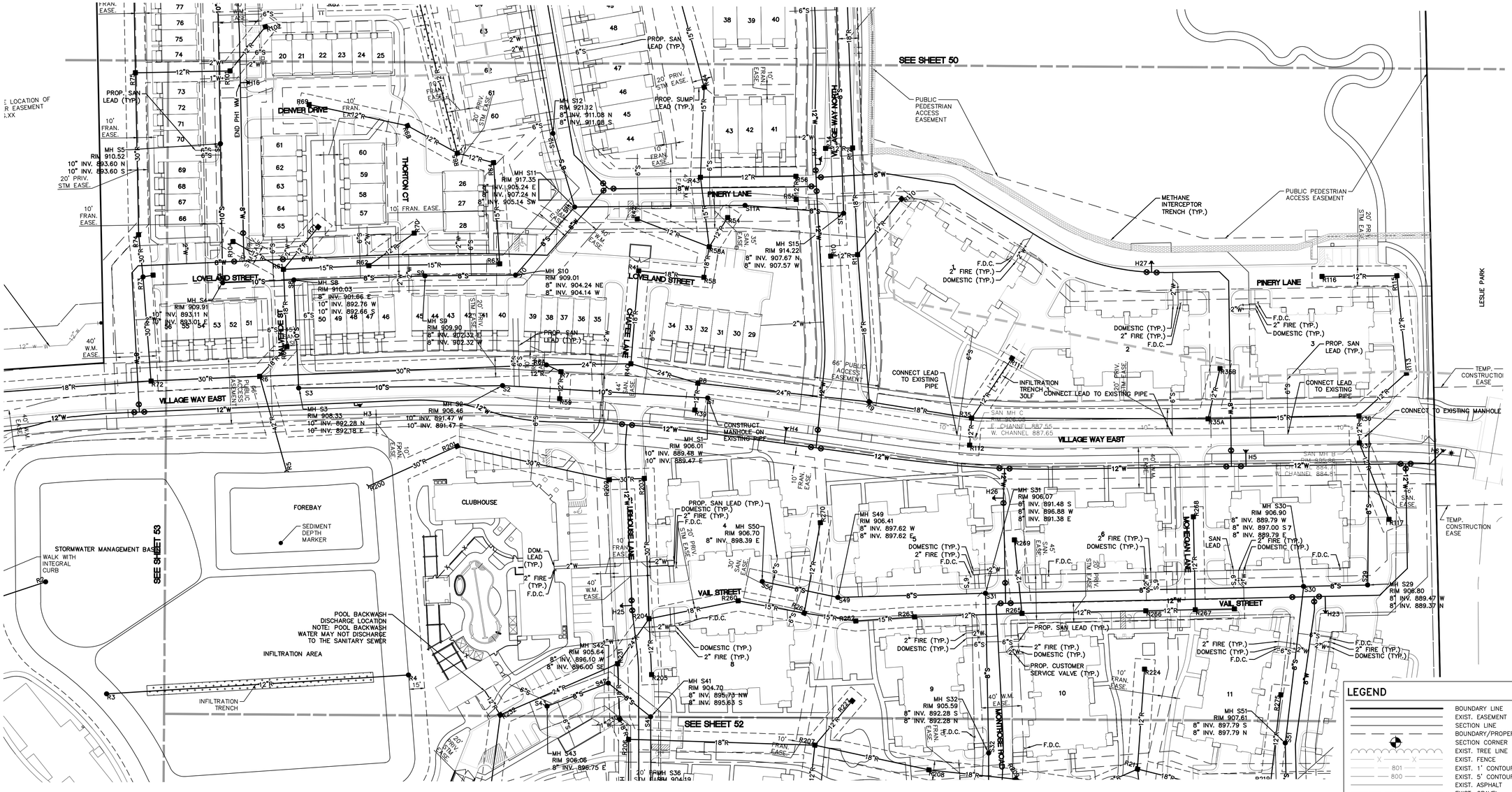
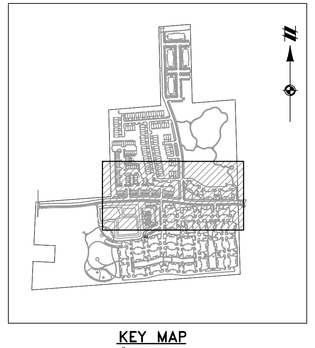


NOTE: ANY EXISTING SANITARY PIPE PROPOSED TO BE REUSED SHALL BE JETTED, VIDEOED AND REVIEWED BY THE CITY DURING THE CONSTRUCTION PLAN REVIEW PHASE. ANY NECESSARY REPAIRS TO THE PIPE WILL BE THE RESPONSIBILITY OF THE DEVELOPER.



KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- MATCHLINE
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- EXIST. STORM SEWER
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. SETBACK
- PROP. ACCESS EASEMENT
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- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. FRANCHISE EASEMENT
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- PROP. WALK
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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PLAN – AREA 3

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 51	

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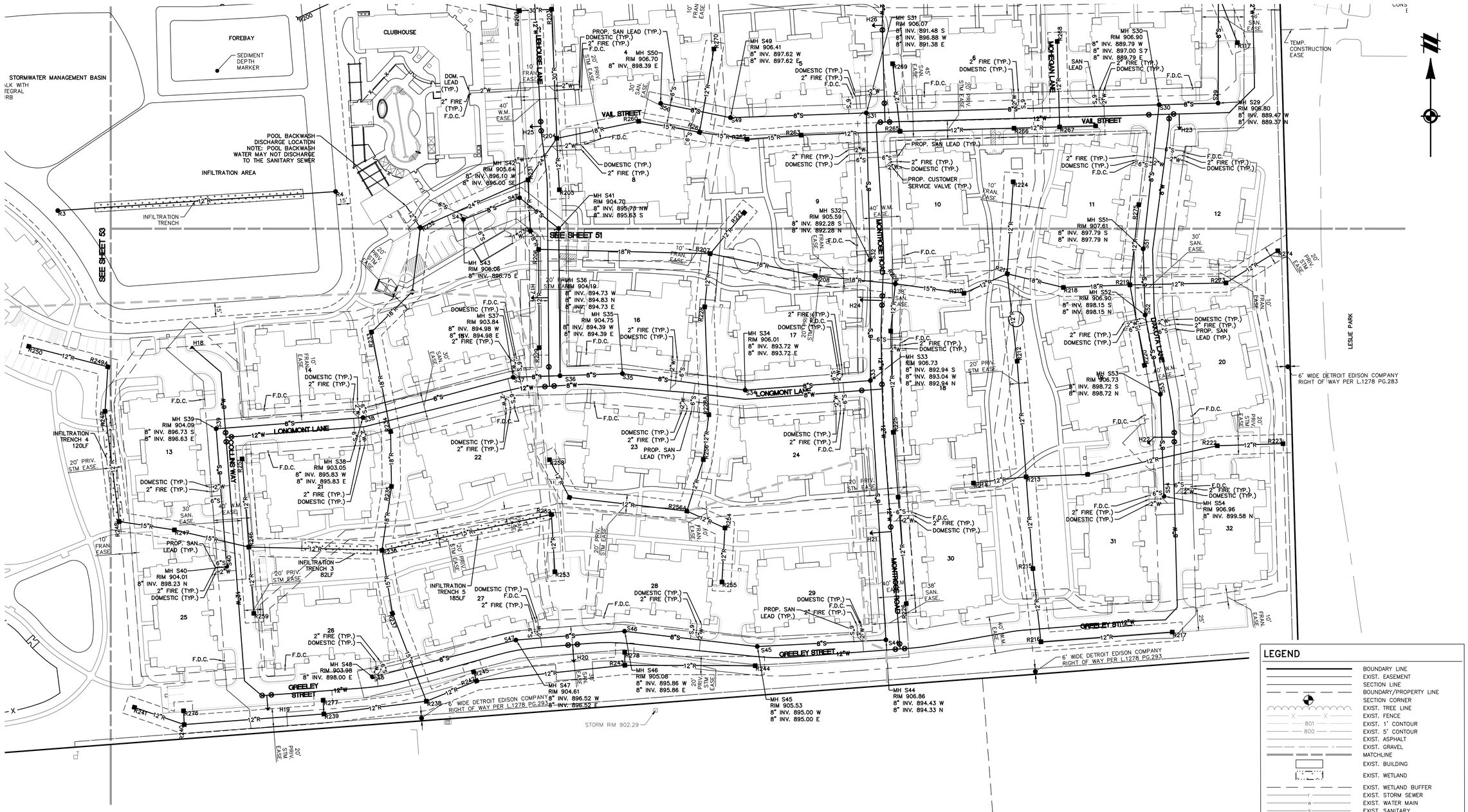

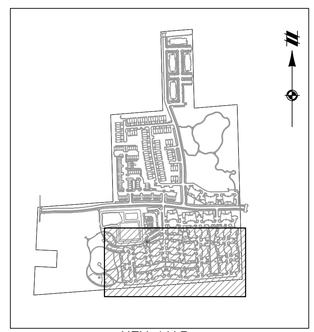

KEY MAP
1" = 750 FEET

LEGEND

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PLAN – AREA 4

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 52	

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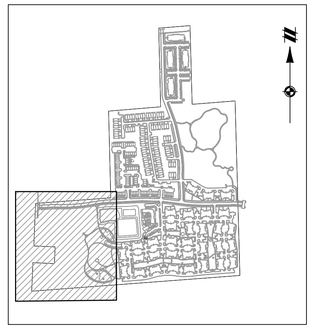

KEY MAP
1" = 750 FEET

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- EXIST. SANITARY
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. SETBACK
- PROP. ACCESS EASEMENT
- PROP. STORM EASEMENT
- PROP. SANITARY EASEMENT
- PROP. WATER EASEMENT
- EX. WETLAND BUFFER
- PROP. FRANCHISE EASEMENT
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. LOT LINE
- PROP. DETENTION
- PROP. WATERMAIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
- PROP. GATE VALVE
- PROP. CUSTOMER SERVICE VALVE

Know what's below. Call before you dig.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

UTILITY PLAN – AREA 5

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 53	

I:\18002264\CAD\PLAN SETS\FIRST AMENDED SITE PLAN\18002264-SP-UTIL01.DWG 8/21/2023 3:40 PM STEVE SILLS

DHU VARREN ON THE PARK CONDOMINIUM, WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 186, PER L.2929, PG.198, WASHTENAW COUNTY RECORDS

CITY OF ANN ARBOR PARKS DEPT
PIN: 09-09-16-100-001

CITY OF ANN ARBOR PARKS DEPT
PIN: 09-09-16-400-008

ANN ARBOR CHINESE CHRISTIAN CHURCH
PIN: 09-09-16-100-045

DHU VARREN ROAD

CONNECT TO EX. WATERMAIN

250' HYD COVERAGE CIRCLE (TYP.)

THOMAS & SHARON PHARDEL
PIN: I-09-16-150-004

PETER & DIANA PIPER
PIN: I-09-16-150-006

NORTHSIDE GLEN CONDOMINIUM, WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 388, PER L.4128, PG.480, WASHTENAW COUNTY RECORDS

NORTHSIDE GLEN CONDOMINIUM, WASHTENAW COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 388, PER MASTER DEED RECORDED IN L.4132, PG.157, WASHTENAW COUNTY RECORDS

ARROWWOOD HILLS COOPERATIVE
PIN: 09-09-16-321-002

STORMWATER MANAGEMENT BASIN

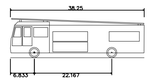
NORFOLK HOMES OF BRISTOL RIDGE LLC
PIN: 09-09-16-200-173

NORFOLK HOMES OF BRISTOL RIDGE LLC
PIN: 09-09-16-200-170

PONTIAC TRAIL

FIRE DEPARTMENT NOTES:

1. ALL ADDRESSES SHALL BE CLEARLY VISIBLE WHEN APPROACHING THE BUILDING.
2. CONSTRUCTION MATERIAL STORAGE SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
3. HYDRANTS SHALL BE IN SERVICE DURING CONSTRUCTION.
4. HYDRANTS PROVIDING PROTECTION COVERAGE FOR THE BUILDING SHALL BE IN SERVICE AND APPROVED BY BOTH ENGINEERING AND FIRE DEPARTMENT BEFORE FIRE DEPARTMENT WILL SUPPORT PERMIT ISSUANCE FOR NEW CONSTRUCTION PHASE AND BEFORE COMBUSTIBLE MATERIAL ARE PLACED ON THE JOB SITE.
5. KEY ACCESS FOR THE FIRE DEPARTMENT MUST BE PROVIDED TO THE CLUB HOUSE AND APARTMENTS FOR FIRE SPRINKLER RISER ROOM, FIRE ALARM, UTILITIES, AND COMMON AREAS.
6. KNOX BOX LOCATIONS TO BE LOCATED NEAR THE MAIN ENTRY OR FIRE SPRINKLER RISER ROOM EXTERIOR DOOR.
7. EMERGENCY RESPONDER RADIO COVERAGE PER 2015 IFC 510. IS REQUIRED FOR ANY STRUCTURE 4 STORIES OR 3 STORIES WITH A BASEMENT.
8. HYDRANT CONNECTIONS MUST FACE THE FIRE ACCESS ROAD.



E-ONE Combination Unit	
Overall Length	38.250ft
Overall Width	8.333ft
Overall Body Height	11.250ft
Min Body Ground Clearance	1.167ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK TEMPLATE DETAIL

LEGEND

THREE-STORY TOWNHOMES
TWO-STORY TOWNHOMES
TWO-STORY APARTMENTS
THREE-STORY APARTMENTS

BOUNDARY LINE
EXIST. EASEMENT
PROP. HYDRANT COVERAGE CIRCLE
BOUNDARY/PROPERTY LINE
EXIST. ASPHALT
EXIST. WETLAND
EXIST. WATER MAIN
EXIST. HYDRANT
EXIST. VALVE
PROP. LOT LINE
PROP. DETENTION
PROP. WATERMAIN
PROP. WATER VALVE
PROP. FIRE HYDRANT

811
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CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

FIRE PROTECTION PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	54

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	CONSTRUCTION TASK	2023						2024												2025									
		6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11
1	SESC Pre-Grading Meeting	X																													
2	Commence Construction	X																													
3	Install Temporary SESC Measures	X																													
4	Demolition of Existing Infrastructure		X	X																											
5	Mass Grading / Excavation of Entire Site		X	X																											
6	Temporary Stabilization			X																											
7	Install Intermediate SESC Measures			X																											
8	Install Stormwater Management Basin				X																										
9	As-built Volume Certification of Basin				X																										
10	Install underground utilities				X	X							X	X												X	X			
11	Install curbing and base coat pavement					X	X							X													X				
12	Construct Buildings						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
13	Final Grading and Landscaping																												X	X	
14	Inspect and Clean Stormwater System																												X		
15	Install wearing course pavement																												X		
16	Remove Temporary SESC Measures																													X	
17	Project Completion																														X



GRADING NOTES:

1. ALL PROPOSED SPOT GRADES ARE AT EDGE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. NOTATION IS AS FOLLOWS: "FF" = FINISHED FLOOR, "FG" = FINISHED GRADE, "BC' = BACK OF CURB, "GU" = GUTTER, "BW" = GRADE AT BOTTOM OF WALL, "TW" = GRADE AT TOP OF WALL "M" = MATCH EXISTING.

SESC PLAN DETAILS:

1. SOILS IN THIS AREA ARE CLASSIFIED AS FOX SANDY LOAM, 2–6% (FoB), FOX SANDY LOAM, 6–12% (FoC), FOX SANDY LOAM, 12–18% (FoD), FOX SANDY LOAM, 18–25% (FoE), GRAVEL PIT (GP), KENDALLVILLE LOAM (KeB), MATHERTON SANDY LOAM (MdAB)
2. OUTLET–UNNAMED SOUTHERN WATERCOURSE & ONSITE WETLANDS
3. TOTAL AREA OF DISTURBANCE: ±55 ACRES
4. THE PROPOSED IMPERVIOUS SURFACE AREA IS ±1.100,000 SQUARE FEET
5. THE EXISTING IMPERVIOUS SERVICE AREA IS APPROXIMATELY 5,000 SQUARE FEET DUE TO THE EXISTING HOME SITES

SESC GENERAL NOTES

1. DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN, COMPLETED APPLICATION AND CHECKLIST FORMS, PAY ALL FEES AND POST AN EROSION CONTROL PERFORMANCE BOND, AS REQUIRED, PRIOR TO ANY EARTH CHANGE.
2. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING.
3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION FOR SOIL EROSION AND SEDIMENT CONTROL.
4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
7. ESTIMATED COST OF SOIL EROSION CONTROL MEASURES AND SITE STABILIZATION SHOULD CONSTRUCTION CEASE IS $60,000.
8. ESTIMATED AMOUNT OF EXCAVATION FOR THE PROJECT IS ±95,000 CY.
9. ESTIMATED AMOUNT OF FILL FOR THE PROJECT IS ±120,000 CY
10. INSTALL A TEMPORARY MUD TRACKING MAT AT THE DESIGNATED CONSTRUCTION ENTRANCE FOR THE SITE.
11. STREETS WILL BE SCRAPED AND CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD–TRACKING OCCURRENCE.
12. CONTRACTOR SHALL IMPLEMENT BMP'S AS NECESSARY TO LIMIT EROSION AND CONTROL SEDIMENTATION. ANTICIPATED BMP'S INCLUDE BUT ARE NOT LIMITED TO DIVERSION BERMS, SWALES, CHECK DAMS, SEDIMENT TRAPS, SLOPE DRAINS, ETC.
13. STABILIZATION OF DISTURBED AREAS SHOULD BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN 5 DAYS OF THE COMPLETION OF FINAL GRADING IN THE AREA.
14. SEE SHEET 68 FOR SESC DETAILS

CONSTRUCTION SEQUENCE (SESC)

1. SOIL EROSION AND SEDIMENTATION CONTROL PRE–GRADING MEETING
2. COMMENCEMENT OF CONSTRUCTION (EST. JUNE 2022)
3. INSTALL TEMPORARY EROSION AND SEDIMENTATION MEASURES
4. DEMOLISH EXISTING INFRASTRUCTURE
5. MASS GRADING / EXCAVATION OF ENTIRE SITE
6. INSTALL TEMPORARY STABILIZATION ON ALL AREAS NOT IMMEDIATELY BEING BUILT UPON
7. INSTALL INTERMEDIATE SILT FENCE AROUND STORMWATER BASINS
8. INSTALL STORMWATER MANAGEMENT BASIN
9. AS–BUILT VOLUME CERTIFICATION OF THE STORM WATER BASIN
10. INSTALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS
11. INSTALL CURBING AND BASE COAT OF ASPHALT ON STREETS AND PARKING AREAS
12. COMMENCE VERTICAL CONSTRUCTION OF HOMES
13. FINAL GRADING AND LANDSCAPING
14. INSPECT AND CLEAN ALL CATCH BASINS, STORM SEWERS, AND DETENTION FACILITIES
15. INSTALL WEARING COURSE OF ASPHALT
16. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
17. COMPLETE CONSTRUCTION OF ALL BUILDINGS
18. COMPLETION OF PROJECT (EST OCTOBER 2024)

INFRASTRUCTURE PHASING SCHEDULE

PHASE 1 CONSTRUCTION 2023
PHASE 2 CONSTRUCTION 2024
PHASE 3 CONSTRUCTION 2025
COMPLETION OF PROJECT (EST OCTOBER 2025)

LEGEND

- BOUNDARY LINE
- EXIST. FENCE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- EXIST. ASPHALT
- EXIST. GRAVEL
- EXIST. BUILDING
- EXIST. WETLAND
- EXIST. WETLAND BUFFER
- PROP. BUILDING
- PROP. ASPHALT
- PROP. WALK
- PROP. EROSION CONTROL BLANKET
- PROP. LOT LINE
- PROP. DETENTION
- EXIST. WATER MAIN
- EXIST. SANITARY
- EXIST. STORM
- EXIST. CULVERT
- EXIST. CATCH BASIN/INLET
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SANITARY SEWER
- PROP. 1' CONTOUR
- PROP. 5' CONTOUR
- PROP. WATERMAIN
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. END SECTION
- PROP. CATCH BASIN/INLET
- PROP. MANHOLE
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- PROP. TREE FENCE
- PROP. INLET FILTER

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

OVERALL GRADING & SESC PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

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CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	55

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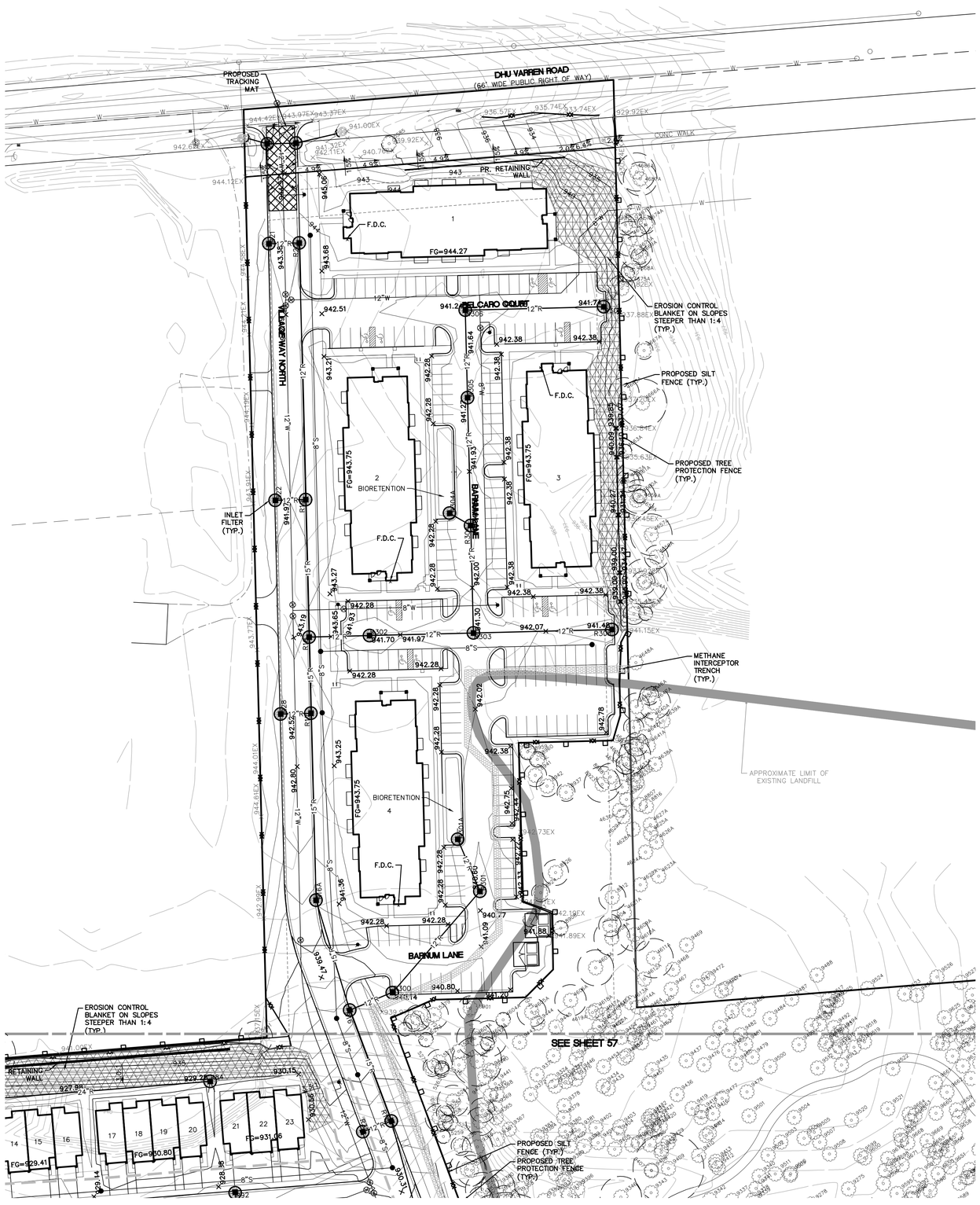

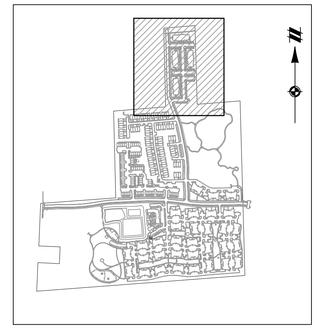

KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
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- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
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VILLAGE OF ANN ARBOR
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GRADING & SESC PLAN – AREA 1

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 56	


HINLEY DRIVE
BARNUM LANE
TELLURIDE LANE
NANCY CREEK LANE
SIERRA SUN TRAIL
LONE TREE LANE
CLIFTON STREET
ARVADA CT
MONTROSE ROAD
DERBY CT
WILLOW WATERWORTH
SEE SHEET 56
SEE SHEET 58
EROSION CONTROL BLANKET ON SLOPES STEEPER THAN 1:4 (TYP.)
PROPOSED TREE PROTECTION FENCE (TYP.)
PROPOSED SILT FENCE (TYP.)
PROPOSED INLET FILTER (TYP.)
INLET FILTER (TYP.)
PR. RETAINING WALL
INFILTRATION TRENCH 2 250LF
FG=927.62
FG=929.41
FG=930.80
FG=931.06
FG=926.90
VO=921.90
FG=930.74
FG=931.03
FG=924.36
FG=913.30
FG=913.65
FG=913.00
FG=912.10
FG=912.00
FG=910.90
FG=921.22
FG=925.40
FG=922.21
WO=917.52
WO=914.38
WO=917.03
WO=915.67
FG=925.05
FG=927.83
FG=923.48
FG=923.00
FG=926.00
FG=926.67
FG=923.90
FG=915.00
FG=920.00
FG=915.00
941.88
940.80
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941.14
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930.56
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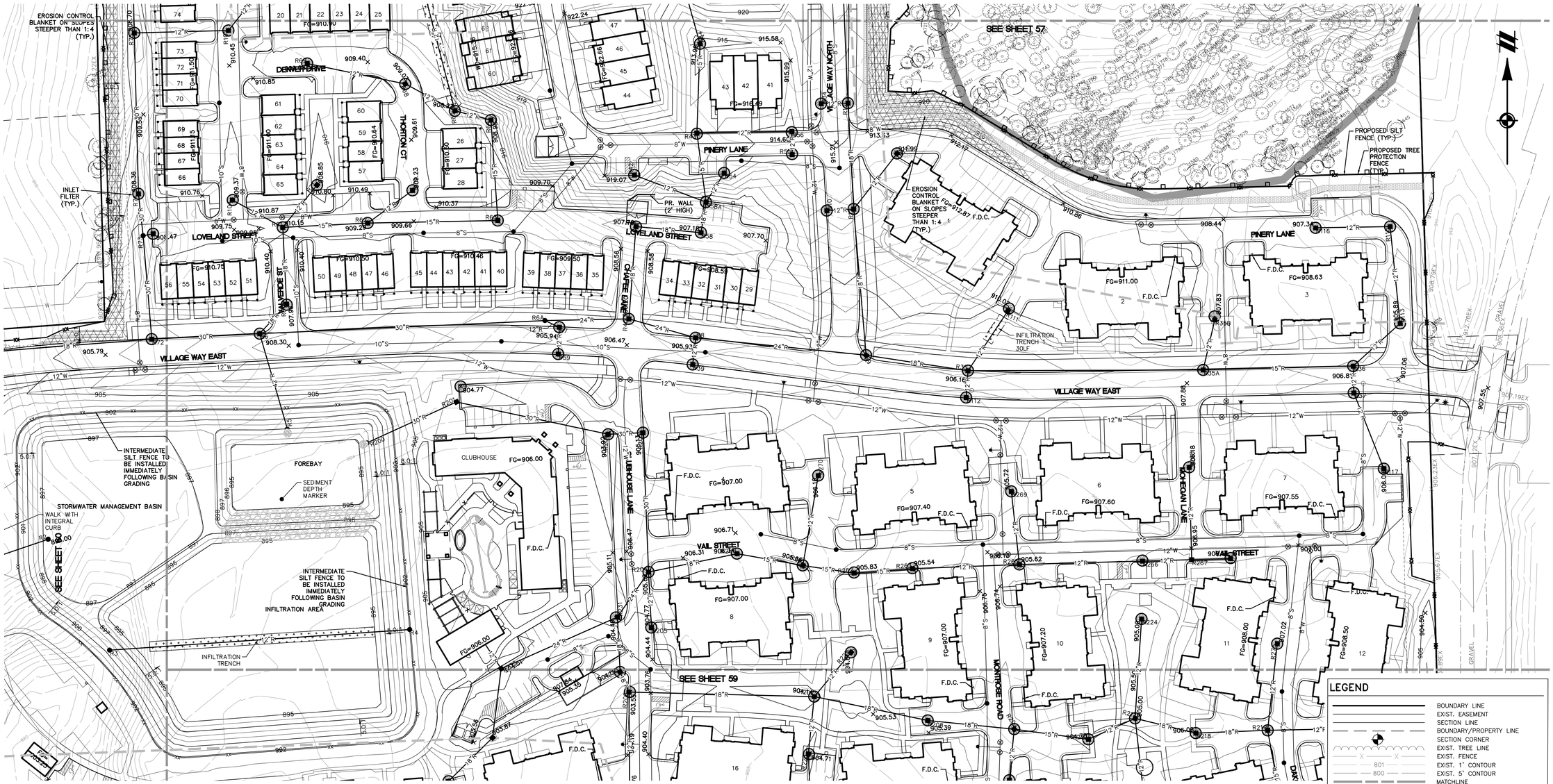
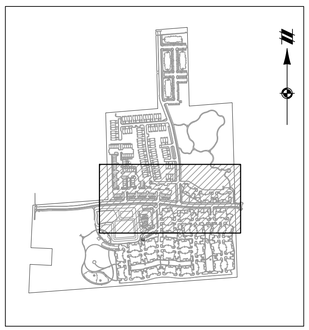


NOTE: LESLIE PARK INTERSECTION WILL BE DESIGNED TO MEET ADA REQUIREMENTS, INCLUDING CURB RAMPS.



KEY MAP
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248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
GRADING & SESC PLAN – AREA 3

DATE
APRIL 6, 2023

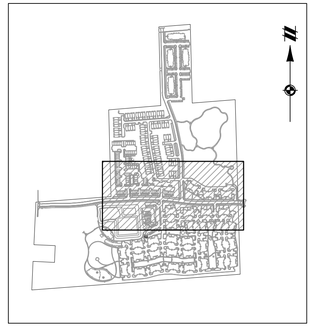
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 58	





KEY MAP
1" = 750 FEET

LEGEND

- BOUNDARY LINE
- EXIST. EASEMENT
- SECTION LINE
- BOUNDARY/PROPERTY LINE
- SECTION CORNER
- EXIST. TREE LINE
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
GRADING & SESC PLAN – AREA 4

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
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BOOK NA	
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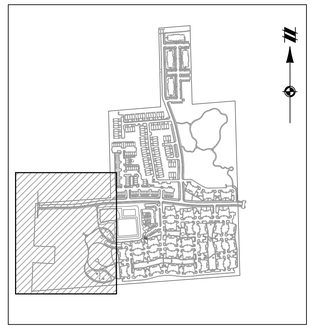

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
GRADING & SESC PLAN – AREA 5

DATE
APRIL 6, 2023

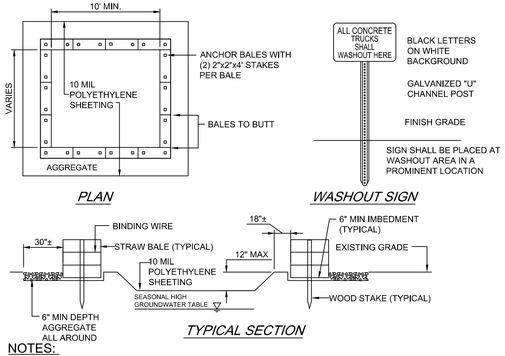
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 60	


DIXBORO ROAD
DIXBORO ROAD
DIXBORO ROAD

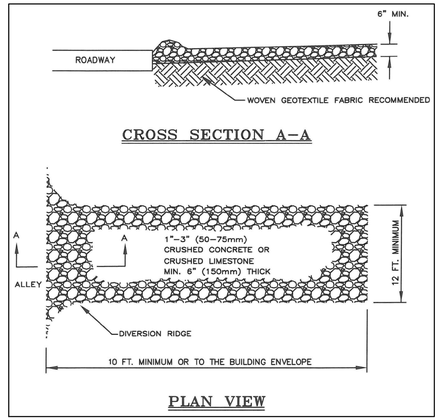


NOTES:

1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE ASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

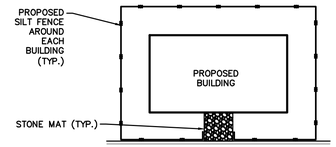
CONCRETE WASHOUT AREA

NO SCALE



TEMPORARY STONE TRACKING MAT

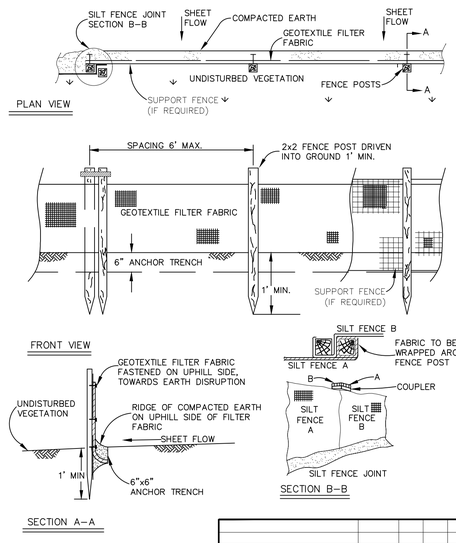
NO SCALE



1. INSTALL STONE MUD MAT AT EACH BUILDING
2. INSTALL SILT FENCE SURROUND BUILDING SITE
3. MAINTAIN SILT FENCE AND TRACKING MAT IN FUNCTIONING CONDITION THROUGHOUT CONSTRUCTION
4. STABILIZE GROUND BEFORE REMOVING SILT FENCE
5. REFER TO PLANS FOR ADDITIONAL SOIL EROSION CONTROL MEASURES

TYPICAL BUILDING S.E.S.C. EXHIBIT

NO SCALE



REVISIONS	REV. NO.	DR.BY	CH. BY	DATE

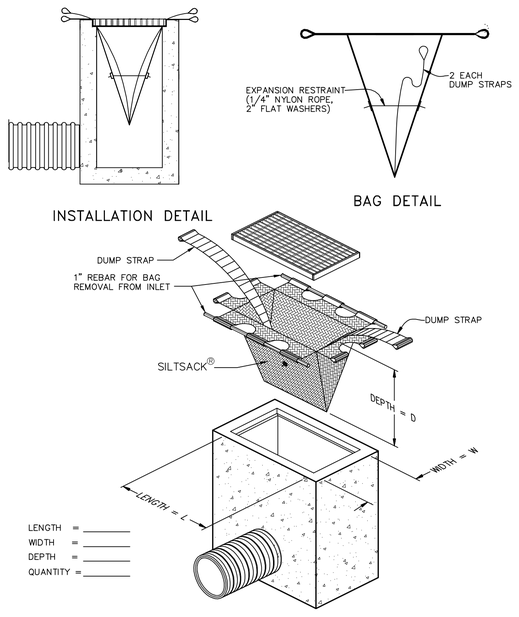
PUBLIC SERVICES DEPARTMENT
CITY OF ANN ARBOR

SILT FENCE

DR. BY DF/SMJ	CH. BY CSS/DF	DRAWING NO.
SCALE NONE	DATE 11-6-92	SD-EC-3
INCH		SHEET NO. ____ OF ____

SILT FENCE DETAIL

NO SCALE



SILT SACK INLET FILTER

NO SCALE

TASKS	COMPONENTS					SCHEDULE	Annual Cost
	Storm Sewer System	Ditches and Swales	Outflow Control Structure	Pond Outlet & Rip-Rap	Detention/ Infiltration Basins		
Inspect for sediment, floatables, and debris	X	X	X		X	Semi-Annually	$ 600.00
Removal of sediment, floatables, and debris	X	X	X		X	As Needed	$ 1,400.00
Inspection for erosion		X	X	X	X	Quarterly	$ 300.00
Re-establish permanent vegetation on eroded slopes		X	X	X	X	As needed	$ 500.00
Replacement of stone		X	X	X		As Needed	$ 700.00
Mowing		X				1-2 times per year	$ 400.00
Inspect Stormwater system components during wet weather and compare to as-built plans	X	X	X	X	X	Semi-Annually	$ 400.00
Make adjustments as determined by annual inspection	X	X	X	X	X	As needed	$ 500.00
						Total Cost=	$ 4,800.00

Note: Stormwater maintenance is the responsibility of the home owners association.
NOTE: "As Needed" refers to when sediment has accumulated to a maximum of one foot depth, visually apparent debris exists, or if either of the stormwater management basins do not drain within 48-72 hours after a rain event
NOTE: No chemicals are allowed in stormwater features or buffer zones with the following exception:
Invasive species may be treated with chemicals by a certified applicator.
NOTE: The Infiltaration basin shall be inspected following storms of 1" or more.

PERMANENT STORM WATER MAINTENANCE TASKS, SCHEDULE, & BUDGET

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER SYSTEM, POST CONSTRUCTION THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE.

TASKS	COMPONENTS							SCHEDULE
	Storm Sewer System	Catch Basin Inlet Filters	Silt Fence	Ditches and Swales	Outflow Control Structure	Rip-Rap	Detention/ Infiltration Basins	
Inspect for sediment, floatables, and debris	X	X	X	X	X	X	X	Weekly / Within 24 hrs after a Rain Event
Removal of sediment, floatables, and debris	X	X	X	X	X	X	X	As Needed
Inspection for erosion				X	X	X	X	Weekly / Within 24 hrs after a Rain Event
Re-establish permanent vegetation on eroded slopes				X	X	X	X	As needed
Replacement of stone					X			At turnover

NOTE: "As Needed" refers to when sediment has accumulated to a maximum of one foot depth and/or visually apparent debris exists

STORM WATER MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER SYSTEM

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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

SESC NOTES & DETAILS

DATE
APRIL 6, 2023

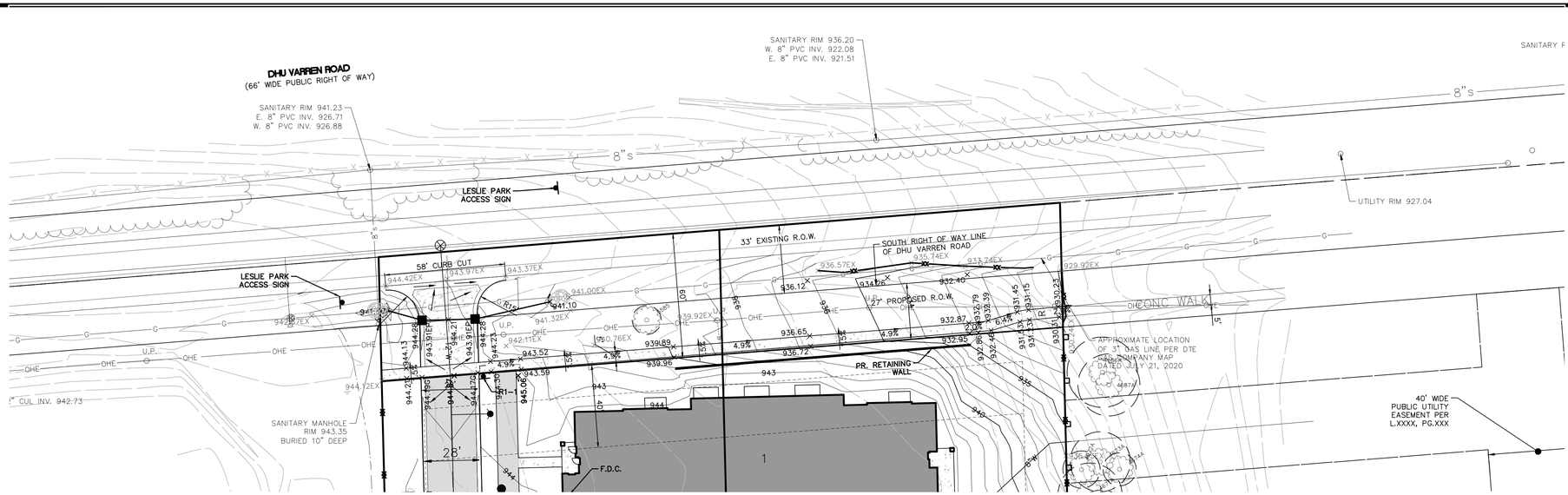
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

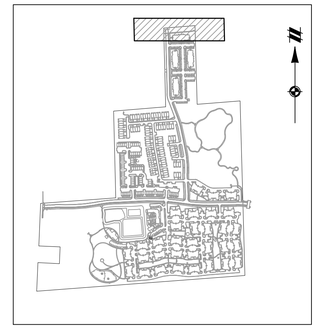
REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
62

N:\18002264\CAD\CIVIL\SESC\SESC PROMARK\18002264SP-SESC-SITEPMK 8/7/2023 4:22 PM STEVE GILLS





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DHU VARREN ROAD FRONTAGE

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P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	63

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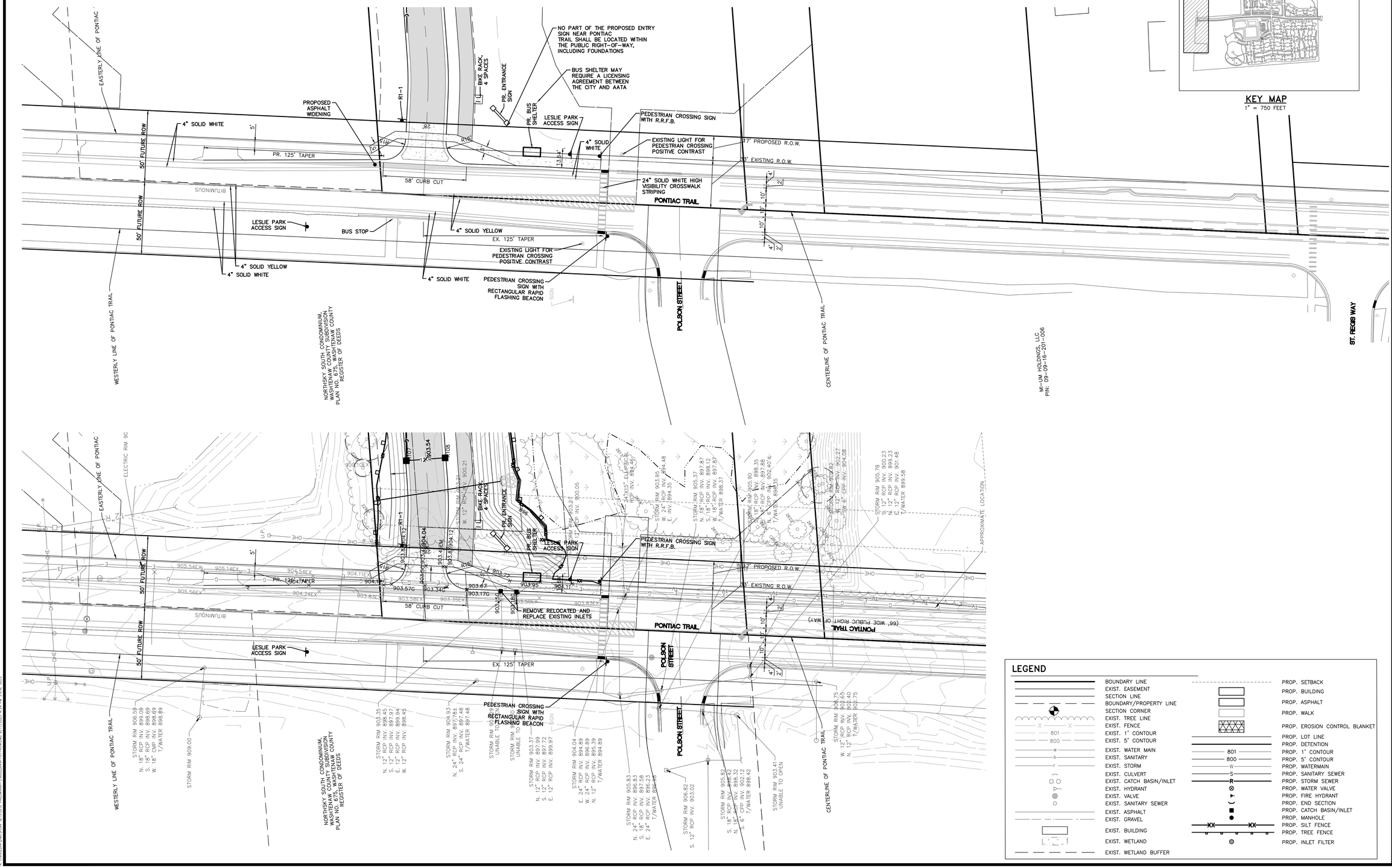

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PONTIAC TRAIL FRONTAGE

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OVERALL DRAINAGE AREA

DHU VARREN ROAD
(66' WIDE PUBLIC RIGHT OF WAY)

CONC. WALK

HUNLEY DR

FOREBAY SEDIMENT REMOVAL MARKER

INFILTRATION TRENCH 1 12LF

INFILTRATION TRENCH 2 30LF

INFILTRATION TRENCH 3 30LF

INFILTRATION TRENCH 4 12LF

INFILTRATION TRENCH 5 65LF

STORMWATER MANAGEMENT AREA

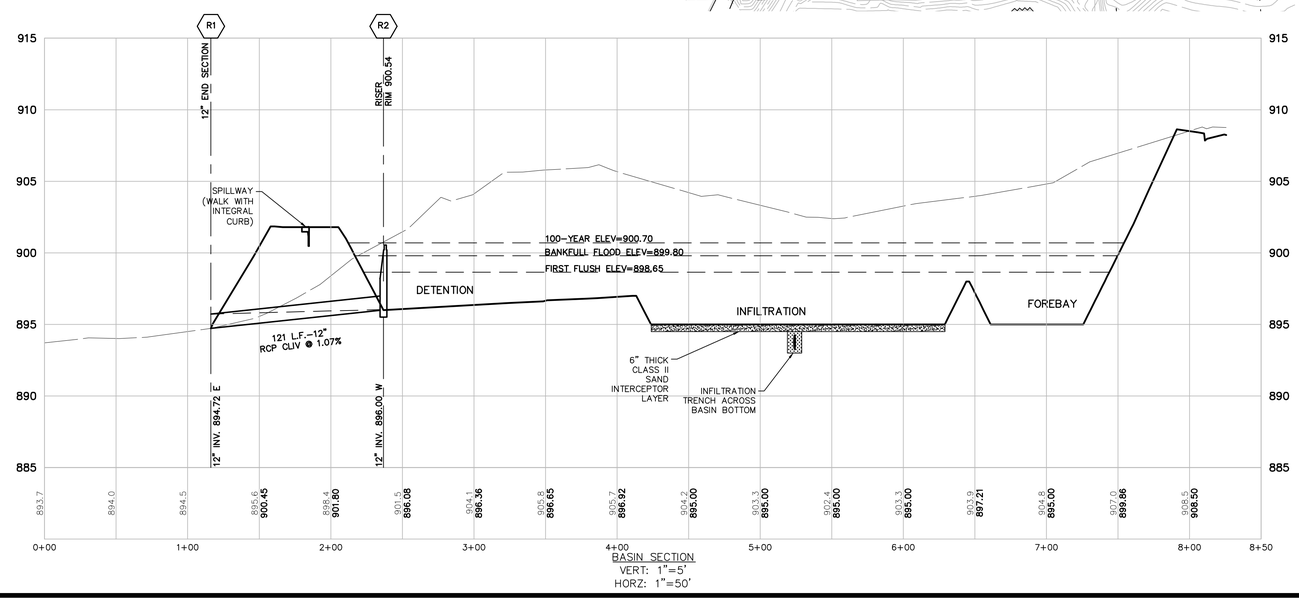
EX. WETLAND

FONTANA TRAIL
(66' WIDE PUBLIC RIGHT OF WAY)

CONC. WALK

STORMWATER MANAGEMENT NOTES:

1. INFILTRATION IS REQUIRED FOR THE FIRST FLUSH STORM EVENT AND DETENTION IS REQUIRED FOR THE 100 YEAR STORM EVENT IN ACCORDANCE WITH CITY OF ANN ARBOR CODE OF ORDINANCES 5:655.2.(B).(I). INFILTRATION IS BEING PROVIDED IN ACCORDANCE WITH WCWRC STANDARDS UTILIZING THE INFILTRATION BASIN AND INFILTRATION TRENCHES BEST MANAGEMENT PRACTICES.
2. THE SITE SOILS AT THE DEPTH OF PROPOSED INFILTRATION CONSISTS PRE-DOMINANTLY OF NATURAL GRANULAR SANDY SOILS. INFILTRATION TESTING WAS PROVIDED IN ACCORDANCE WITH WCWRC PROCEDURE ON APRIL 7, 2021.
3. REFER TO THE STORMWATER CALCULATIONS ON SHEET 66 AND GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY SME, JOB #079760.02, DATED 12/21/19 AND THE INFILTRATION EVALUATION REPORT PROVIDED BY SME JOB #84695.02, DATED MAY 6, 2021. SOIL BORING AND TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORTS.



BASIN SECTION
VERT: 1"=5'
HORZ: 1"=50'

811
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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
STORMWATER MANAGEMENT PLAN

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 50 100
1" = 100 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 65

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STORMWATER DETENTION AND INFILTRATION CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 61.13 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B	1,247,658	28.64	0.95	1,185,275
Water Surfaces	B	104,544	2.40	1.00	104,544
Developed Open Space, Good Condition	B	1,310,562	30.09	0.30	393,169
				Total - Sum (c)(Area) =	1,682,988
				Area Total (sf)=	2,662,764
				Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=	**0.63**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed Open Space, Good Condition	B	1,310,562	30.09	61	79,944,307
Total - Sum (CN)(Area) =					79,944,307
Area Total - Sum(ac) of Sum(sf)=					1,310,562
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=					**61**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	B	1,247,658	28.64	98	122,270,484
Impervious, Ponds	B	104,544	2.40	98	10,245,312
Total - Sum (CN)(Area) =					132,515,796
Area Total - Sum(ac) of Sum(sf)=					1,352,202
Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=					**98**

W2 First Flush Runoff Calculations (Vff)

A. Vff = (1") (1/12) (43560/1) (C) AC = **139,798** cf

W3 Predevelopment Bankfull Runoff Calculations (Vbf-pre)

A.	2 year/24 hour storm event	P =	2.35	in
B.	Pervious Cover CN *(Meadow)*	CN =	61	
C.	S = (1000/CN)-10	S =	6.39	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	0.15	in
E.	Pervious Cover Area	Area =	2,662,764	sf
F.	V_{bf-pre} = Q(1/12)Area	V_{bf-pre} =	**34,117**	cf

W4 Pervious Cover Post-development Bankfull Runoff Calculations (Vbf-per-post)

A.	2 year/24 hour storm event	P =	2.35	in
B.	Pervious Cover CN	CN =	61	
C.	S = (1000/CN)-10	S =	6.39	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	0.15	in
E.	Pervious Cover Area	Area =	1,310,562	sf
F.	$V_{bf-per-post}$ = Q(1/12)Area	$V_{bf-per-post}$ =	**16,792**	cf

W5 Impervious Cover Post-development Bankfull Runoff Calculations (Vbf-imp-post)

A.	2 year/24 hour storm event	P =	2.35	in
B.	Impervious Cover CN	CN =	98	
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	Area =	1,352,202	sf
F.	$V_{bf-imp-post}$ = Q(1/12)Area	$V_{bf-imp-post}$ =	**239,078**	cf

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	61	
C.	S = (1000/CN)-10	S =	6.39	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	1.44	in
E.	Pervious Cover Area	Area =	1,310,562	sf
F.	$V_{100-imp-post}$ = Q(1/12)Area	$V_{100-imp-post}$ =	**156,790**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	1,352,202	sf
F.	$V_{100-imp-post}$ = Q(1/12)Area	$V_{100-imp-post}$ =	**549,107**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; use 25 minutes from storm sewer calcs

Time of Concentration = 0.42 hr

W9 Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

V_{ff} =	**139,798**	**cf***
V_{bf-pre} =	34,117	cf
$V_{bf-per-post}$ =	16,792	cf
$V_{bf-imp-post}$ =	239,078	cf
$V_{100-per-post}$ =	156,790	cf
$V_{100-imp-post}$ =	549,107	cf

Total BF Volume ($V_{bf-post}$) 255,869 cf

Total 100-year Volume (V_{100}) 705,897 cf

B. Determine Onsite Infiltration Requirement

$V_{bf-post}$ =	255,869	cf
V_{bf-pre} =	34,117	cf
Bankfull Volume Difference =	**221,753**	**cf***

Onsite Infiltration Requirement (V_{inf}) = **221,753** **cf**

W10 Detention / Retention Requirement

A.	Q_p = 238.6 (T_c) ^ -0.82	489.15	cfs/in-mi^2
B.	Total Site Area	61.13	ac
C.	$Q_{100} = Q_{100-per} + Q_{100-imp}$	6.31	in
D.	Peak Flow (PF) = (Q_p*Q_{100}*A)/640	294.749	cfs
E.	Delta = PF - 0.15A	285.580	cfs
F.	V_{det} = (Delta/PF) x V_{100} — Calculated Detention (unadjusted) =	**683,937**	**cf**

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft^2)	Storage Depth (ft)	Storage Volume (ft^3) Soil (30% voids)	Storage Volume (ft^3) Surface	Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft^3)	Total Volume Reduction (ft^3)
Infiltration Basin	43,117	2.00	-	86,233	10	215,583	301,817
Infiltration Trench 1*	300	1.50	135	-	10	1,500	1,635
Infiltration Trench 2*	2,500	1.50	1,125	-	4	4,938	6,063
Infiltration Trench 3*	820	1.50	369	-	10	4,100	4,469
Infiltration Trench 4*	1,200	1.50	540	-	10	6,000	6,540
Infiltration Trench 5*	1,850	1.50	833	-	10	9,250	10,083

*see individual infiltration calculations for details

Total Volume Reduction Credit by Proposed Structural BMP (Vred) = **330,606** **cf**

Proposed BMP	Ave. Design Infil. Rate (ft/hr)*	Volume Rate (cf/hr)	Estimated Drawdown Time (hrs)
Infiltration Basin	0.8333	35,931	2.40

W13 Infiltration / Detention Summary

Total BMP Credits Required per WCWRC Rules:	221,753	cf
Total BMP Credits Provided:	330,606	cf
Difference:	108,853	cf
% Deficiency:	0.0%	
Volume Penalty (prorated up to 20% based on BMP deficiency):	**0.0%**	
Detention Volume adjusted for BMP credits, V_{adj}	353,331	cf
Detention Volume + Penalty, V_{req}	**353,331**	**cf**

DET Detention Basin Summary

Elevation	Surface Area (SF)	Depth (FT)	Forebay Only Volume (CF)	Detention Basin Only Volume (CF)	Cumulative Volume (CF)	First Flush Zff	Bank Full Zbf	100-Year Z100
895.00	39,050	0.0		0				
896.00	43,050	1.0		41,050				
897.00	47,250	1.0		45,150				
Zo 896.00	0			0		139,798	255,869	353,331
897.00	21,700	1.0	11,660	10,850	22,510	-	-	-
898.00	77,550	1.0	14,030	49,625	86,165	-	-	-
899.00	99,475	1.0	-	88,513	174,678	898.61	-	-
900.00	105,750	1.0	-	102,613	277,290	-	899.79	-
901.00	112,150	1.0	-	108,950	386,240	-	-	900.70
902.00	118,765	1.0	-	115,458	501,698	-	-	-
					Design Elevations:	**898.65**	**899.80**	**900.70**

Total Basin Volume Provided to EL 902 =	=	501,698 cf
Freeboard Provided = Top of Bank - Z100	=	1.30 ft
Bankfull Pond Area = Area @ Zbf	=	2.40 ac

FOREBAY Forebay Summary

Required Volume (Vfb)=0.05*V_{det} **34,197** cf

Forebay Geometry

Elevation	Surface Area (SF)	Depth (FT)	Incremental Volume (CF)	Cumulative Volume (CF)	5% Forebay
895	8,450	0		0	34,197
896	10,525	1.0	9,488	9,488	-
897	12,795	1.0	11,660	21,148	-
898	15,265	1.0	14,030	35,178	897.93
					-
				Design Elevation:	**897.95**

OUTLET Outlet Control Structure Sizing

1. Standpipe outlet holes sizing - "first flush" runoff

First Flush infiltrates therefore no holes

2. Standpipe outlet holes sizing - "Bankfull flood" discharge

Bankfull infiltrates therefore no holes

3. Standpipe outlet holes sizing - "100-yr flood" discharge

Q100 = Qa	Q100 =	9.17	cfs
Total Required Detention Volume	Vrem=	353,331	cf
Time to release volume	T=	50	Hr
Required Flow rate = Qrem	Qrem=	1.96	cfs
hff = (Z100-Zo)	hff =	4.70	ft
A = Qrem /(.62 x sqrt(2*32.2*h))	A(required) =	0.18	sf
Selected Orifice Diameter =		2	in
Area of each orifice =		0.0218	sf
Number of orifice holes required =	=	8	**holes at elev. 896.00**

Check that the actual flow rate does not exceed the allowable flow rate

Qmax=(.62 x #100 holes x sqrt(2 x 32.2 x (X100-Xo)) = 1.883 **cfs** **O.K.**

Check "100-yr discharge" holes discharge release time

h100(ave) = 2/3 x (X100 - Xo) =	h100(ave) =	3.13	**ft**
Q100 = A x 0.62 x #100 holes x sqrt(2 x 32.2 x h) =	Q100(ave) =	1.537	**cfs**
Total Required Detention Volume	Vrem =	353,331	**cf**
T100 = Tbf + ((Vrem)/(Qboth+Q100ave)) =	T100 =	63.9	**hrs** **O.K.**

4. Riser Outlet Pipe Design

Outlet pipe designed to handle the remaining flow after infiltration

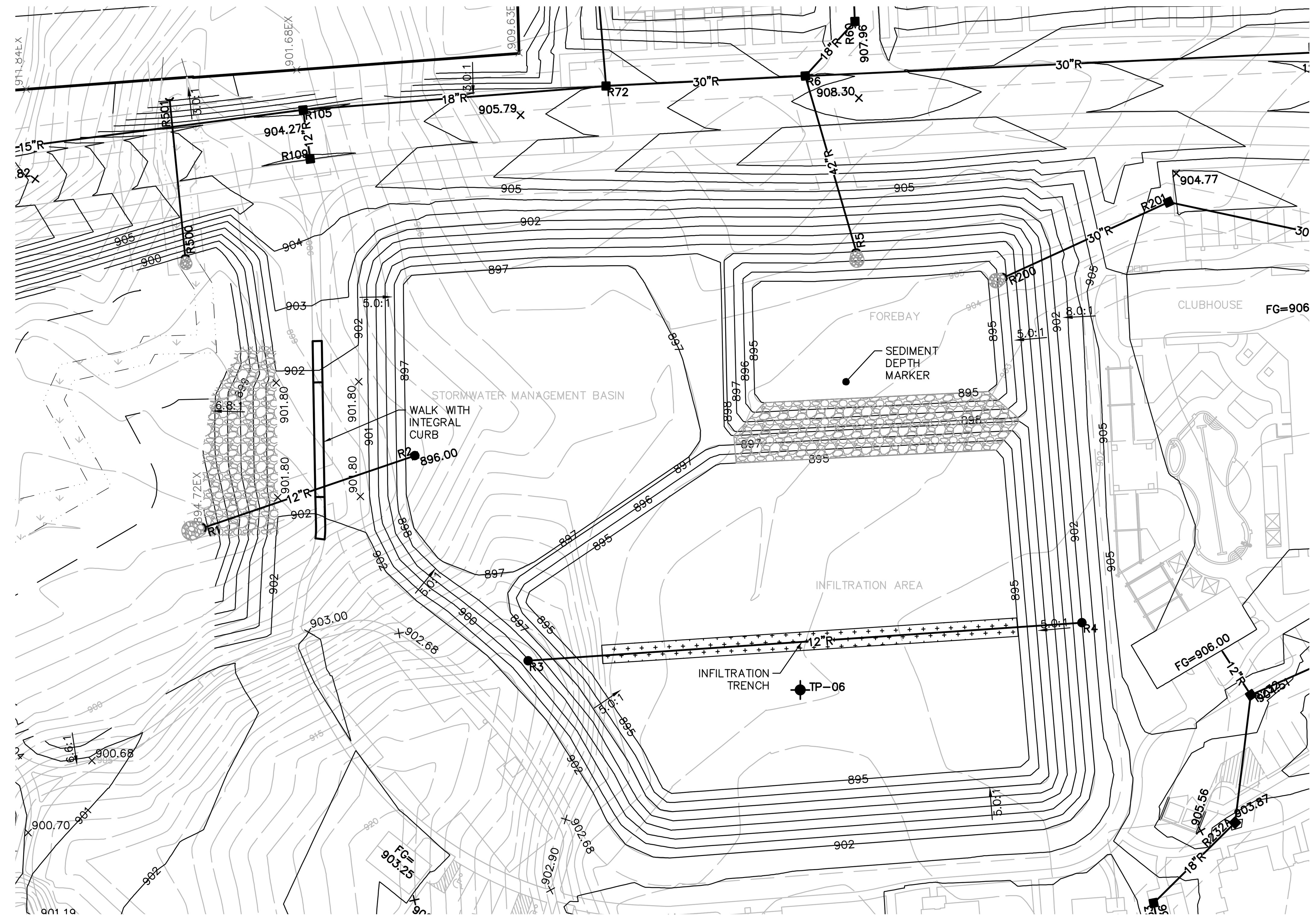
Remaining flow rate = Qrem	Q =	1.96	cfs
Choose outflow pipe diameter =	d =	**12**	**in**
Choose outflow pipe slope =	S =	**0.44**	**%**
Assume roughness factor	n =	0.013	
Flow velocity at 100-yr restricted flow (Mannings) =	V =	3.01	fps
Design Pipe Capacity =	=	2.36	cfs OK

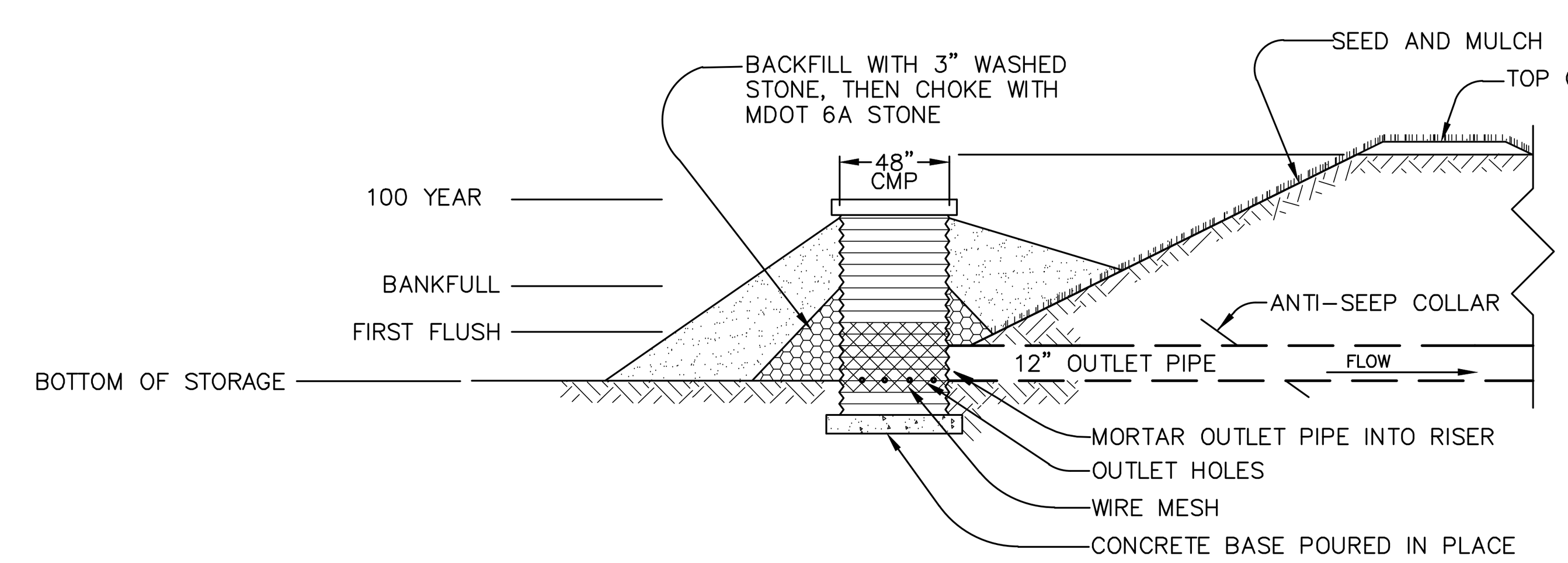
5. Basin Overflow Weir (design to convey 10-year unrestricted flow)

Drainage Area, A =	61.13	ac
C-Factor (C) =	0.63	
Time of Conc. (T) =	25	min
Intensity (I)	3.50	in/hr I = 175/(T+25)
Design Flow (Q) =	150.0	cfs, per storm sewer calcs
Weir Coefficient (C)=	3.367	
Bottom of Weir (min. 0.25 ft above Z100) =	**901.2**	
Top of Bank	**902.0**	
Height of Weir (H) =	0.80	
Min. Length of Weir, L = Q/(C x H^(3/2))	**62.5**	ft

PRE–DEVELOPMENT CN TABLE

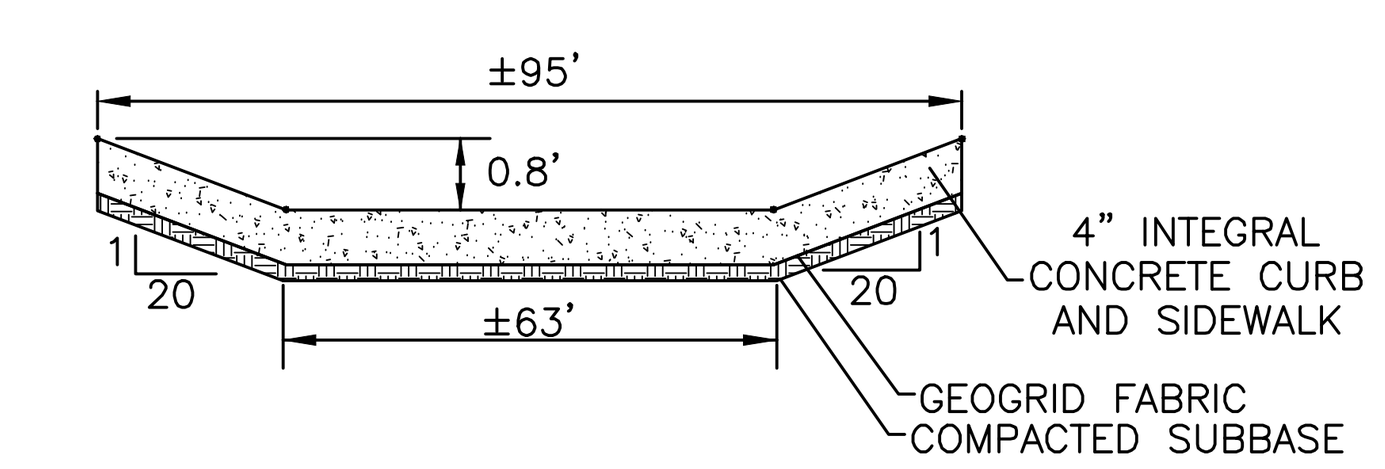
Soil Class	Acres	CN	CNxA	
A		30	0	
B	61.24	61	3736	
C	0.00	71	0	
D	0.00	78	0	Overall CN
Total	61.24		3736	61





TYPICAL BASIN OUTLET STRUCTURE DETAIL

NO SCALE
GENERIC DETAIL NOT FOR CONSTRUCTION



TYPICAL BASIN OVERFLOW WEIR

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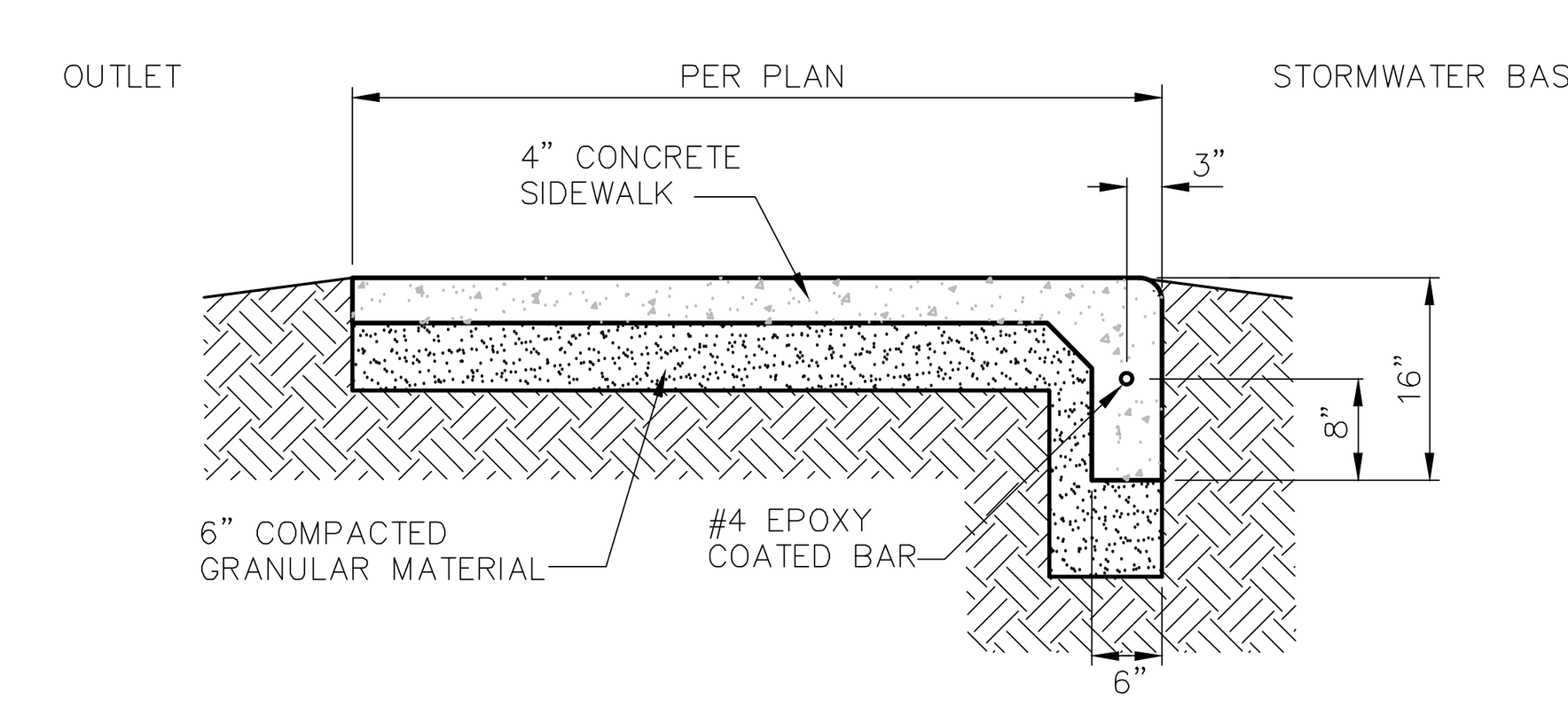

INTEGRAL CURB AND SIDEWALK

NO SCALE

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STORMWATER MANAGEMENT CALCS

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REVISIONS

SCALE 0 25 50
1" = 50 FEET

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P.M.	MB		
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INFILTRATION TRENCH #1 CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 0.70 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B & C	15,500	0.36	0.95	14,725
Water Surfaces	B & C	0	0.00	1.00	0
Developed Open Space, Good Condition	B	0	0.00	0.30	0
Developed Open Space, Good Condition	C	14,876	0.34	0.35	5,207
			0.70		
				Total - Sum (c)(Area) =	19,932
				Area Total (sf)=	30,376
			Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=		**0.66**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed open space	B	0	0.00	61	0
Developed open space	C	14,876	0.34	74	1,100,809
			0.00		0
			0.00		0
			0.34		
		Total - Sum (CN)(Area) =			1,100,809
		Area Total - Sum(ac) of Sum(sf)=			14,876
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**74**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	C	15,500	0.36	98	1,519,000
Impervious, Ponds	C	0	0.00	98	0
			0.00		0
			0.36		
		Total - Sum (CN)(Area) =			1,519,000
		Area Total - Sum(ac) of Sum(sf)=			15,500
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**98**

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	74	
C.	S = (1000/CN)-10	S =	3.51	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.45	in
E.	Pervious Cover Area	Area =	14,876	sf
F.	$V_{100\text{-inp-post}}$ = Q(1/12)Area	$V_{100\text{-inp-post}}$ =	**3,040**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	15,500	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**6,294**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 20 minutes

Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

$V_{100\text{-per-post}}$ =	3,040 cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-imp-post}}$ =	6,294 cf	9,334 cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)		Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Potential Volume Reduction (ft³)	Actual Reduction (cf)**
			Soil (30% voids)	Surface				
Infiltration Trench 1	300	1.50	135	0	10	1500	1,635	1,635

** Per Geotechnical Investigation by SME. 10 in/hr maximum per Rules*

*** Minimum of the calculated potential reduction and the 100-year storm volume over the tributary area. See W11A.*

Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) = **1,635** cf

W11A Infiltration Loading Ratios and Storage Volume Drawdown Times

Proposed BMP	100-yr Contributing Runoff (cf)*	Tributary Area (sf)	Overall Loading Ratio	Imperv. Area (sf)	Impervious Loading Ratio	Drawdown Time (hrs)
#1: Infiltration Basin (TP-08)	9,334	30,376	101.3	15,500	51.7	0.54

INFILTRATION TRENCH #2 CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 0.84 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B & C	10,530	0.24	0.95	10,004
Water Surfaces	B & C	0	0.00	1.00	0
Developed Open Space, Good Condition	B	0	0.00	0.30	0
Developed Open Space, Good Condition	C	26,204	0.60	0.35	9,172
			0.84		
				Total - Sum (c)(Area) =	19,175
				Area Total (sf)=	36,734
			Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=		**0.52**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed open space	B	0	0.00	61	0
Developed open space	C	26,204	0.60	74	1,939,117
			0.00		0
			0.00		0
			0.60		
		Total - Sum (CN)(Area) =			1,939,117
		Area Total - Sum(ac) of Sum(sf)=			26,204
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**74**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	C	10,530	0.24	98	1,031,940
Impervious, Ponds	C	0	0.00	98	0
			0.00		0
			0.24		
		Total - Sum (CN)(Area) =			1,031,940
		Area Total - Sum(ac) of Sum(sf)=			10,530
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**98**

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	74	
C.	S = (1000/CN)-10	S =	3.51	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.45	in
E.	Pervious Cover Area	Area =	26,204	sf
F.	$V_{100\text{-inp-post}}$ = Q(1/12)Area	$V_{100\text{-inp-post}}$ =	**5,355**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	10,530	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**4,276**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 20 minutes

Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

$V_{100\text{-per-post}}$ =	5,355 cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-imp-post}}$ =	4,276 cf	9,631 cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)		Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Potential Volume Reduction (ft³)	Actual Reduction (cf)**
			Soil (30% voids)	Surface				
Infiltration Trench 2	2,500	1.50	1,125	0	3.95	4937.5	6,063	6,063

** Per TP-02 of Geotechnical Investigation by SME. Includes a factor of safety of 2.*

*** Minimum of the calculated potential reduction and the 100-year storm volume over the tributary area. See W11A.*

Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) = **6,063** cf

W11A Infiltration Loading Ratios and Storage Volume Drawdown Times

Proposed BMP	100-yr Contributing Runoff (cf)*	Tributary Area (sf)	Overall Loading Ratio	Imperv. Area (sf)	Impervious Loading Ratio	Drawdown Time (hrs)
#1: Infiltration Basin (TP-02)	9,631	36,734	14.7	10,530	4.2	1.37

INFILTRATION TRENCH #3 CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 1.03 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B & C	26,530	0.61	0.95	25,204
Water Surfaces	B & C	0	0.00	1.00	0
Developed Open Space, Good Condition	B	0	0.00	0.30	0
Developed Open Space, Good Condition	C	18,288	0.42	0.35	6,401
			1.03		
				Total - Sum (c)(Area) =	31,604
				Area Total (sf)=	44,818
			Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=		**0.71**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed open space	B	0	0.00	61	0
Developed open space	C	18,288	0.42	74	1,353,287
			0.00		0
			0.00		0
			0.42		
		Total - Sum (CN)(Area) =			1,353,287
		Area Total - Sum(ac) of Sum(sf)=			18,288
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**74**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	C	26,530	0.61	98	2,599,940
Impervious, Ponds	C	0	0.00	98	0
			0.00		0
			0.61		
		Total - Sum (CN)(Area) =			2,599,940
		Area Total - Sum(ac) of Sum(sf)=			26,530
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**98**

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	74	
C.	S = (1000/CN)-10	S =	3.51	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.45	in
E.	Pervious Cover Area	Area =	18,288	sf
F.	$V_{100\text{-inp-post}}$ = Q(1/12)Area	$V_{100\text{-inp-post}}$ =	**3,737**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	26,530	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**10,773**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 20 minutes

Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

$V_{100\text{-per-post}}$ =	3,737 cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-imp-post}}$ =	10,773 cf	14,511 cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)		Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Potential Volume Reduction (ft³)	Actual Reduction (cf)**
			Soil (30% voids)	Surface				
Infiltration Trench 3	820	1.50	369	0	10	4100	4,469	4,469

** Per Geotechnical Investigation by SME. 10 in/hr maximum per Rules.*

*** Minimum of the calculated potential reduction and the 100-year storm volume over the tributary area. See W11A.*

Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) = **4,469** cf

W11A Infiltration Loading Ratios and Storage Volume Drawdown Times

Proposed BMP	100-yr Contributing Runoff (cf)*	Tributary Area (sf)	Overall Loading Ratio	Imperv. Area (sf)	Impervious Loading Ratio	Drawdown Time (hrs)
#1: Infiltration Basin (TP-13)	14,511	44,818	54.7	26,530	32.4	0.54

INFILTRATION TRENCH #4 CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 0.75 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B & C	9,268	0.21	0.95	8,805
Water Surfaces	B & C	0	0.00	1.00	0
Developed Open Space, Good Condition	B	0	0.00	0.30	0
Developed Open Space, Good Condition	C	23,199	0.53	0.35	8,120
			0.75		
				Total - Sum (c)(Area) =	16,924
				Area Total (sf)=	32,467
			Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=		**0.52**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed open space	B	0	0.00	61	0
Developed open space	C	23,199	0.53	74	1,716,737
			0.00		0
			0.00		0
			0.53		
		Total - Sum (CN)(Area) =			1,716,737
		Area Total - Sum(ac) of Sum(sf)=			23,199
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**74**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	C	9,268	0.21	98	908,264
Impervious, Ponds	C	0	0.00	98	0
			0.00		0
			0.21		
		Total - Sum (CN)(Area) =			908,264
		Area Total - Sum(ac) of Sum(sf)=			9,268
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**98**

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	74	
C.	S = (1000/CN)-10	S =	3.51	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.45	in
E.	Pervious Cover Area	Area =	23,199	sf
F.	$V_{100\text{-inp-post}}$ = Q(1/12)Area	$V_{100\text{-inp-post}}$ =	**4,741**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	9,268	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**3,764**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 20 minutes

Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

$V_{100\text{-per-post}}$ =	4,741 cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-imp-post}}$ =	3,764 cf	8,505 cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)		Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Potential Volume Reduction (ft³)	Actual Reduction (cf)**
			Soil (30% voids)	Surface				
Infiltration Trench 4	1,200	1.50	540	0	10	6000	6,540	6,540

** Per Geotechnical Investigation by SME. 10 in/hr maximum per Rules.*

*** Minimum of the calculated potential reduction and the 100-year storm volume over the tributary area. See W11A.*

Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) = **6,540** cf

W11A Infiltration Loading Ratios and Storage Volume Drawdown Times

Proposed BMP	100-yr Contributing Runoff (cf)*	Tributary Area (sf)	Overall Loading Ratio	Imperv. Area (sf)	Impervious Loading Ratio	Drawdown Time (hrs)
#1: Infiltration Basin (TP-12)	8,505	32,467	27.1	9,268	7.7	0.54

INFILTRATION TRENCH #5 CALCULATIONS:

W1 Determining Post-Development Cover Types, Areas, Curve Numbers and runoff coefficients

Total Contributing Drainage Area = 1.60 Acres

Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coef	(c)(Area)
Paved Parking Lots, roofs, driveways	B & C	33,533	0.77	0.95	31,856
Water Surfaces	B & C	0	0.00	1.00	0
Developed Open Space, Good Condition	B	0	0.00	0.30	0
Developed Open Space, Good Condition	C	36,353	0.83	0.35	12,723
			1.60		
				Total - Sum (c)(Area) =	44,580
				Area Total (sf)=	69,886
			Weighted C-Sum(c)(Area)/Sum(ac) or Sum(sf)=		**0.64**

NRCS Variables

Pervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Developed open space	B	0	0.00	61	0
Developed open space	C	36,353	0.83	74	2,690,088
			0.00		0
			0.00		0
			0.83		
		Total - Sum (CN)(Area) =			2,690,088
		Area Total - Sum(ac) of Sum(sf)=			36,353
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**74**

NRCS Variables

Impervious Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	(CN)(Area)
Paved Parking Lots, roofs, driveways	C	33,533	0.77	98	3,286,234
Impervious, Ponds	C	0	0.00	98	0
			0.00		0
			0.77		
		Total - Sum (CN)(Area) =			3,286,234
		Area Total - Sum(ac) of Sum(sf)=			33,533
		Weighted CN-Sum(CN)(Area)/Sum(ac) or Sum(sf)=			**98**

W6 Pervious Cover Post-development 100-year Storm Runoff Calculations (V100-per-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	74	
C.	S = (1000/CN)-10	S =	3.51	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	2.45	in
E.	Pervious Cover Area	Area =	36,353	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**7,429**	cf

W7 Impervious Cover Post-development 100-year Storm Runoff Calculations (V100-imp-post)

A.	100 year storm event	P =	5.11	in
B.	Pervious Cover CN	CN =	98	
C.	S = (1000/CN)-10	S =	0.20	in
D.	Q = (P-0.2S)^2/(P+0.8S)	Q =	4.87	in
E.	Pervious Cover Area	Area =	33,533	sf
F.	$V_{100\text{-imp-post}}$ = Q(1/12)Area	$V_{100\text{-imp-post}}$ =	**13,617**	cf

W8 Determine Time of Concentration (Tc-hrs)

User specified; assume 20 minutes

Total Time of Concentration (hrs) = 0.33

W9 Runoff Summary & Onsite Infiltration Requirement

$V_{100\text{-per-post}}$ =	7,429 cf	**Total 100-year Volume (V_{100})**
$V_{100\text{-imp-post}}$ =	13,617 cf	21,046 cf

W11 Determine Applicable BMPs and Associated Volume Credits

Proposed BMP	Area (ft²)	Storage Depth (ft)	Storage Volume (ft³)		Ave. Design Infil. Rate (in/hr)*	Infil. During Storm (ft³)	Potential Volume Reduction (ft³)	Actual Reduction (cf)**
			Soil (30% voids)	Surface				
Infiltration Trench 5	1,850	1.50	833	0	10	9250	10,083	10,083

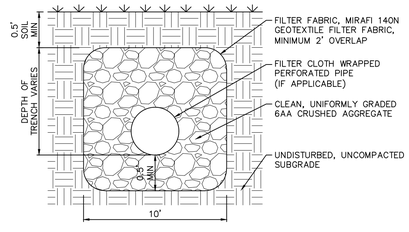
** Per Geotechnical Investigation by SME. 10 in/hr maximum per Rules.*

*** Minimum of the calculated potential reduction and the 100 year storm volume over the tributary area. See W11A.*

Total Volume Reduction Credit by Proposed Structural BMPs (Vinf) = **10,083** cf

W11A Infiltration Loading Ratios and Storage Volume Drawdown Times

Proposed BMP	100-yr Contributing Runoff (cf)*	Tributary Area (sf)	Overall Loading Ratio	Imperv. Area (sf)	Impervious Loading Ratio	Drawdown Time (hrs)
#1: Infiltration Basin (TP-13	21,046	69,886	37.8	33,533	18.1	0.54



INFILTRATION TRENCH DETAIL

NO SCALE

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

INFILTRATION TRENCH CALCULATIONS

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 67

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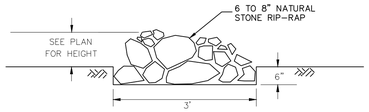
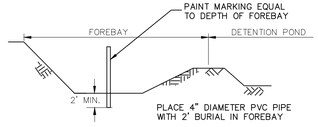


SEDIMENT FOREBAY RIP-RAP BARRIER DETAIL
NO SCALE



SEDIMENT FOREBAY MARKER DETAIL
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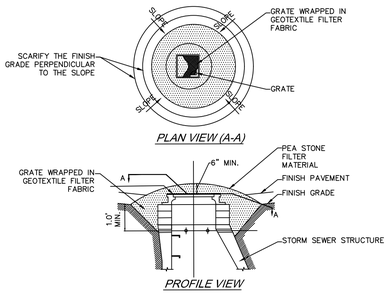

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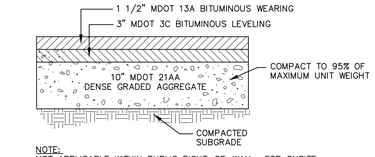
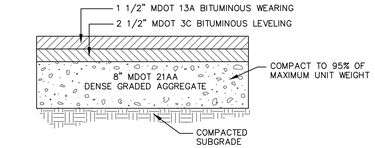


NOTE:
NOT APPLICABLE WITHIN PUBLIC RIGHT-OF-WAY. FOR ONSITE USE ONLY. PAVEMENT WITHIN THE RIGHT OF WAY SHALL CONFORM TO CITY OF ANN ARBOR STANDARDS.

COLLECTOR ROAD PAVING SECTION
NO SCALE



NOTE:
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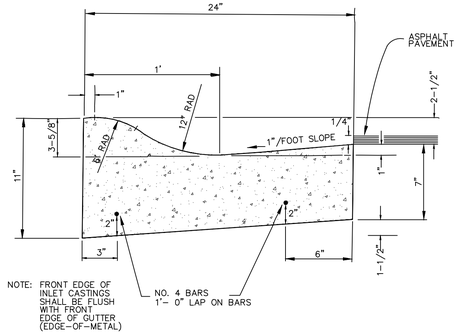
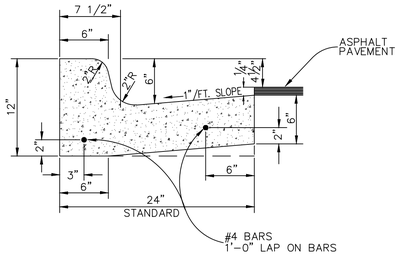
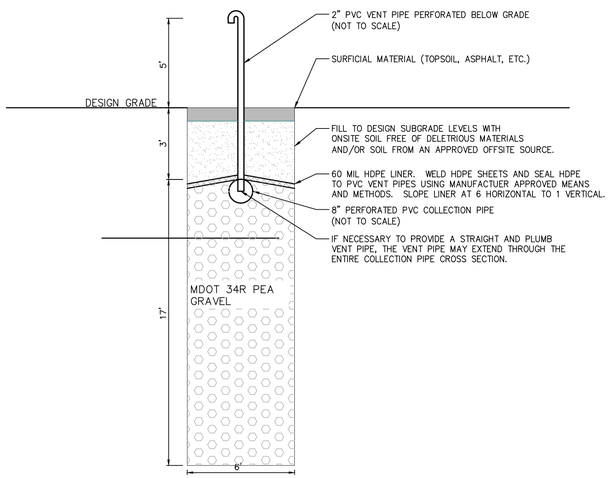
TOWNHOME, APARTMENT AND PARKING AREA PAVING SECTION
NO SCALE



MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE



BARRIER CURB AND GUTTER DETIAL
NOT TO SCALE



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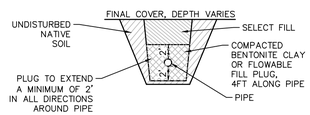
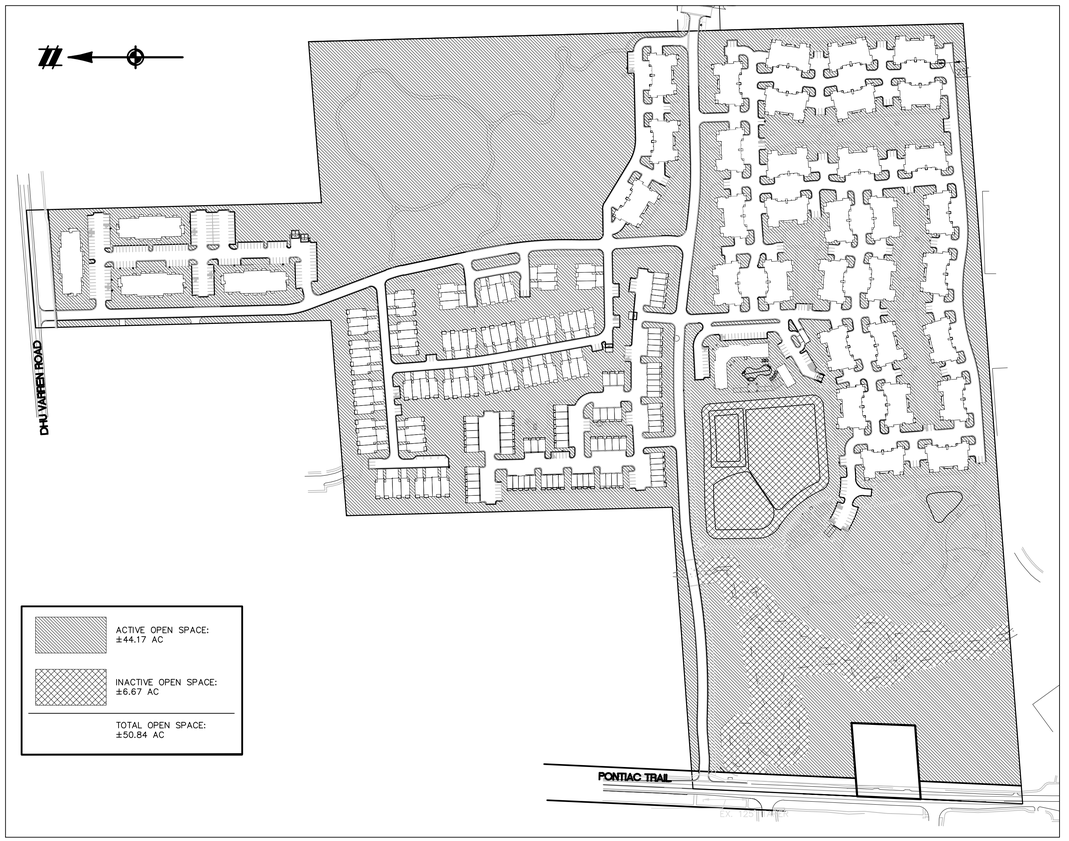
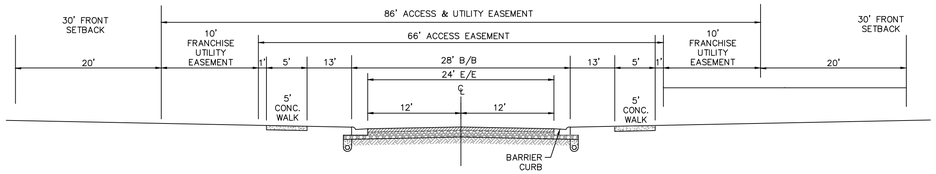
NOT TO SCALE



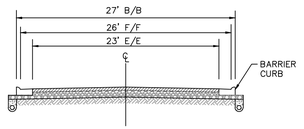
TRENCH PLUG DETAIL
NOT TO SCALE



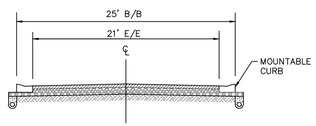
OPEN SPACE DELINEATION PLAN
SCALE: 1" = 200 FEET



COLLECTOR ROAD SECTION
NOT TO SCALE



3-STORY TOWNHOME ROAD SECTION
NOT TO SCALE



2-STORY TOWNHOME AND APARTMENT ROAD SECTION
NOT TO SCALE

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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

STANDARD DETAILS 1

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	68

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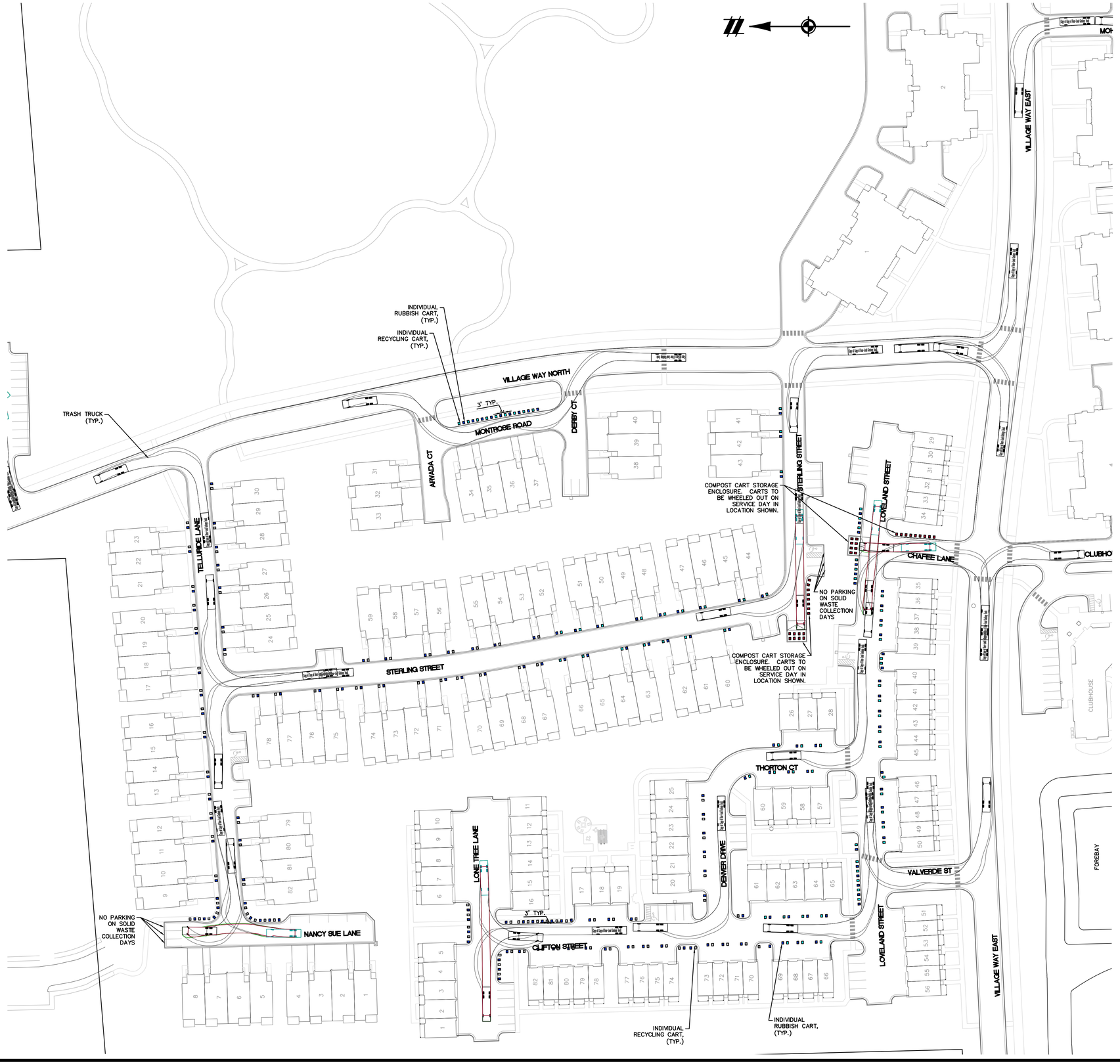

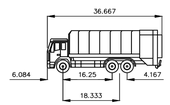

A2 AUTOCAR ACX 6X4	
OVERALL LENGTH	36.667 FT
OVERALL WIDTH	8.750 FT
OVERALL BODY HEIGHT	12.500 FT
MIN BODY GROUND CLEARANCE	0.830 FT
MAX TRACK WIDTH	8.417 FT
LOCK-TO-LOCK TIME	6.00 S
CURB TO CURB TURNING RADIUS	33.895 FT

TRASH TRUCK TEMPLATE DETAIL

SOLID WASTE NOTES (TOWNHOMES):

1. TRASH HANDLING AND PICKUP TO OCCUR IN CITY STANDARD 64 GALLON CARTS.
2. RECYCLING HANDLING AND PICKUP TO OCCUR IN CITY STANDARD 64 GALLON CARTS.
3. COMPOSTING HANDLING AND PICKUP TO OCCUR IN CITY STANDARD 64 GALLON CARTS, STORED IN A LOCALIZED ENCLOSURE, TO BE WHEELED OUT ON SERVICE DAY. SIGNIFICANT COMPOSTING VOLUME GENERATION BY RESIDENTS IS NOT ANTICIPATED AS OUTSIDE MAINTENANCE WILL BE CONTRACTED. THE DEVELOPMENT IS RESPONSIBLE FOR WHEELING COMPOST CARTS FROM THE ENCLOSURE ON COLLECTION DATE. ALL CARTS SHALL BE PLACED A MINIMUM OF THREE FEET APART.
4. REFER TO THIS PLAN FOR GENERAL PLACEMENTS DURING PICKUP WITHIN THE TOWNHOUSE AREAS. BINS ARE SHOWN WITH A STANDARD 3' SEPARATION. DURING SERVICE DAYS, BINS ALSO BE PLACED WITHIN THE PAVEMENT ALONG PRIVATE ROADS THAT ARE AT 25' BC/BC OR GREATER. THE CARTS PLACED IN THE PAVEMENT FOR PICKUP ARE TO BE ADJACENT TO THE BACK OF CURB AND PLACED IN THE AREA IMMEDIATELY IN FRONT OF THE CART LOCATION SHOWN ON THIS PLAN.
5. SOLID WASTE AND RECYCLING BINS ARE TO BE STORED IN GARAGES WHEN NOT IN SERVICE.
6. TRASH AND RECYCLING WILL BE SERVICED ONE DAY PER WEEK BY THE CITY.

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NOTICE:
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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

SOLID WASTE PLAN – TOWNHOMES

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 69	

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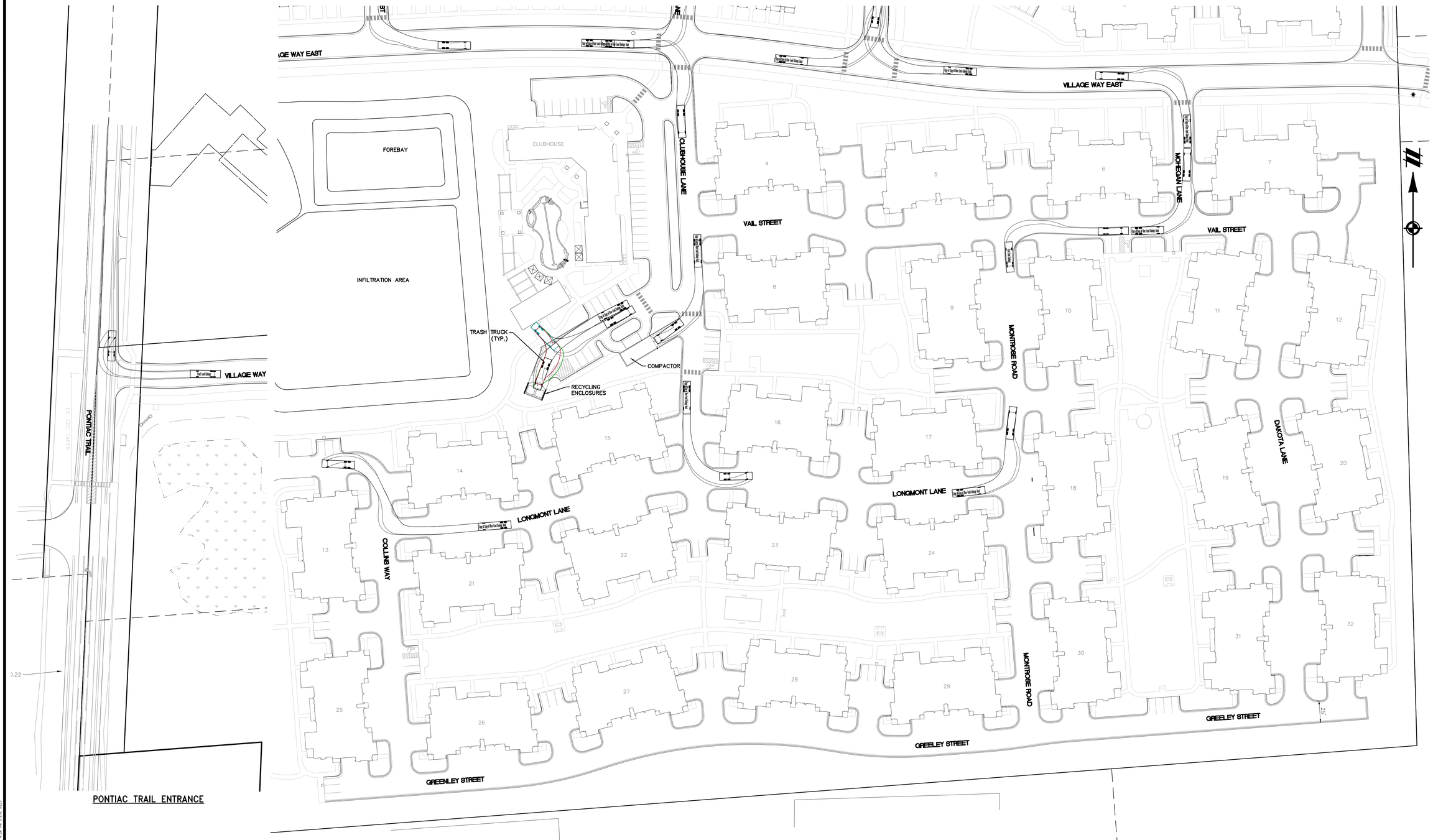
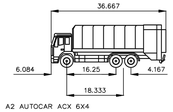


PONTIAC TRAIL ENTRANCE

SOLID WASTE NOTES (APARTMENTS):

1. TRASH HANDLING AND PICKUP TO OCCUR IN WASTE COMPACTOR, AS SHOWN ON THIS PLAN.
2. RECYCLING HANDLING AND PICKUP TO OCCUR IN THE DUAL RECYCLING DUMPSTER, AS SHOWN ON THIS PLAN.
3. COMPOSTING IS NOT REQUIRED AND NOT BEING PROVIDED. SIGNIFICANT COMPOSTING VOLUME GENERATION BY RESIDENTS IS NOT ANTICIPATED AS OUTSIDE MAINTENANCE WILL BE CONTRACTED.
4. BOTH TRASH AND RECYCLING WILL BE SERVICED ONE DAY PER WEEK BY THE CITY.



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CURB TO CURB TURNING RADIUS	33.895 FT

TRASH TRUCK TEMPLATE DETAIL

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WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
SOLID WASTE PLAN – APARTMENTS

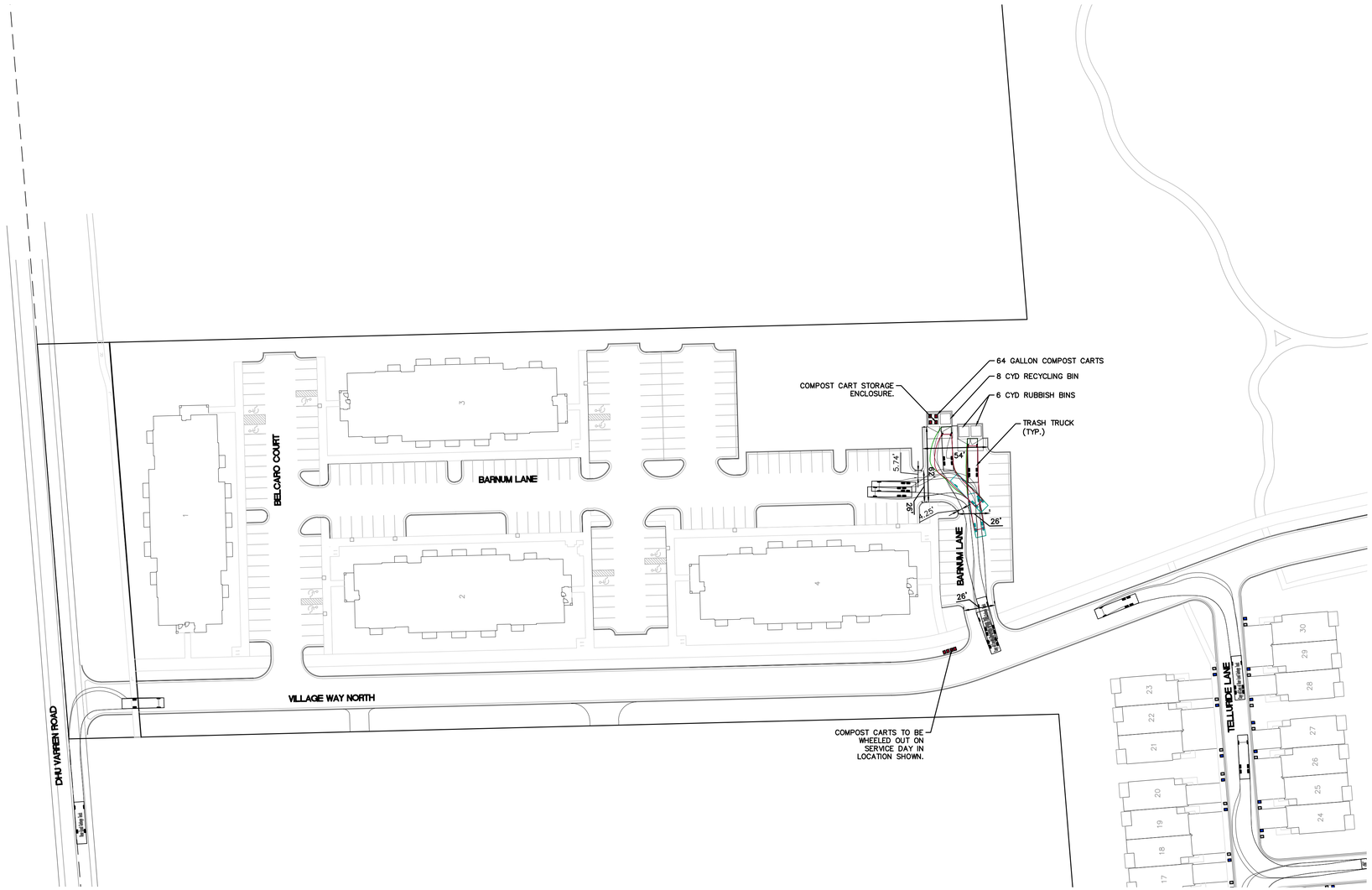
DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

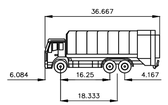
SCALE 0 50 100
1" = 100 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 70	



SOLID WASTE NOTES (3 STORY APARTMENTS):

1. RECYCLING HANDLING AND PICKUP TO OCCUR IN A SINGLE RECYCLING DUMPSTER, AS SHOWN ON THIS PLAN.
2. COMPOSTING HANDLING AND PICKUP TO OCCUR IN CITY STANDARD 64 GALLON CARTS, STORED IN A LOCALIZED ENCLOSURE, TO BE WHEELED OUT ON SERVICE DAY. SIGNIFICANT COMPOSTING VOLUME GENERATION BY RESIDENTS IS NOT ANTICIPATED AS OUTSIDE MAINTENANCE WILL BE CONTRACTED. THE DEVELOPMENT IS RESPONSIBLE FOR WHEELING COMPOST CARTS FROM THE ENCLOSURE ON COLLECTION DATE. ALL CARTS SHALL BE PLACED A MINIMUM OF THREE FEET APART.
3. BOTH TRASH AND RECYCLING WILL BE SERVICED 2 DAYS PER WEEK BY THE CITY.
4. TRASH DUMPSTERS ARE TO BE 6 CUBIC YARDS IN SIZE. RECYCLING DUMPSTER IS TO BE 8 CUBIC YARDS IN SIZE.



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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN –
SOLID WASTE PLAN –
3 STORY APARTMENTS

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
71

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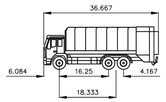

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MAX TRACK WIDTH	8.417 FT
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CURB TO CURB TURNING RADIUS	33.895 FT

TRASH TRUCK TEMPLATE DETAIL

SOLID WASTE NOTES (TOWNHOMES):

1. IF THE CITY FINDS THAT THE RESIDENTS OF THE VILLAGE OF ANN ARBOR ARE UNWILLING TO TRANSPORT CARTS TO THESE DESIGNATED LOCATIONS, OR PLACEMENT OF THE CARTS DO NOT ADHERE TO THE DESIGNATED LOCATIONS, INCLUDING CART SPACING, THE CITY WILL REQUIRE THAT THE CARTS BE REPLACED BY DUMPSTERS FOR SOLID WASTE AND RECYCLING SERVICES AS SHOWN. ALL COSTS ASSOCIATED WITH THESE MODIFICATIONS, INCLUDING THE CONSTRUCTION OF DUMPSTER CORRALS THAT MEET THE CITY'S THEN-CURRENT STANDARDS WILL BE AT THE EXPENSE OF THE PROPERTY OWNER.

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CLIENT
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
SOLID WASTE PLAN –
TOWNHOMES ALTERNATE

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 25 50
1" = 50 FEET

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 72	

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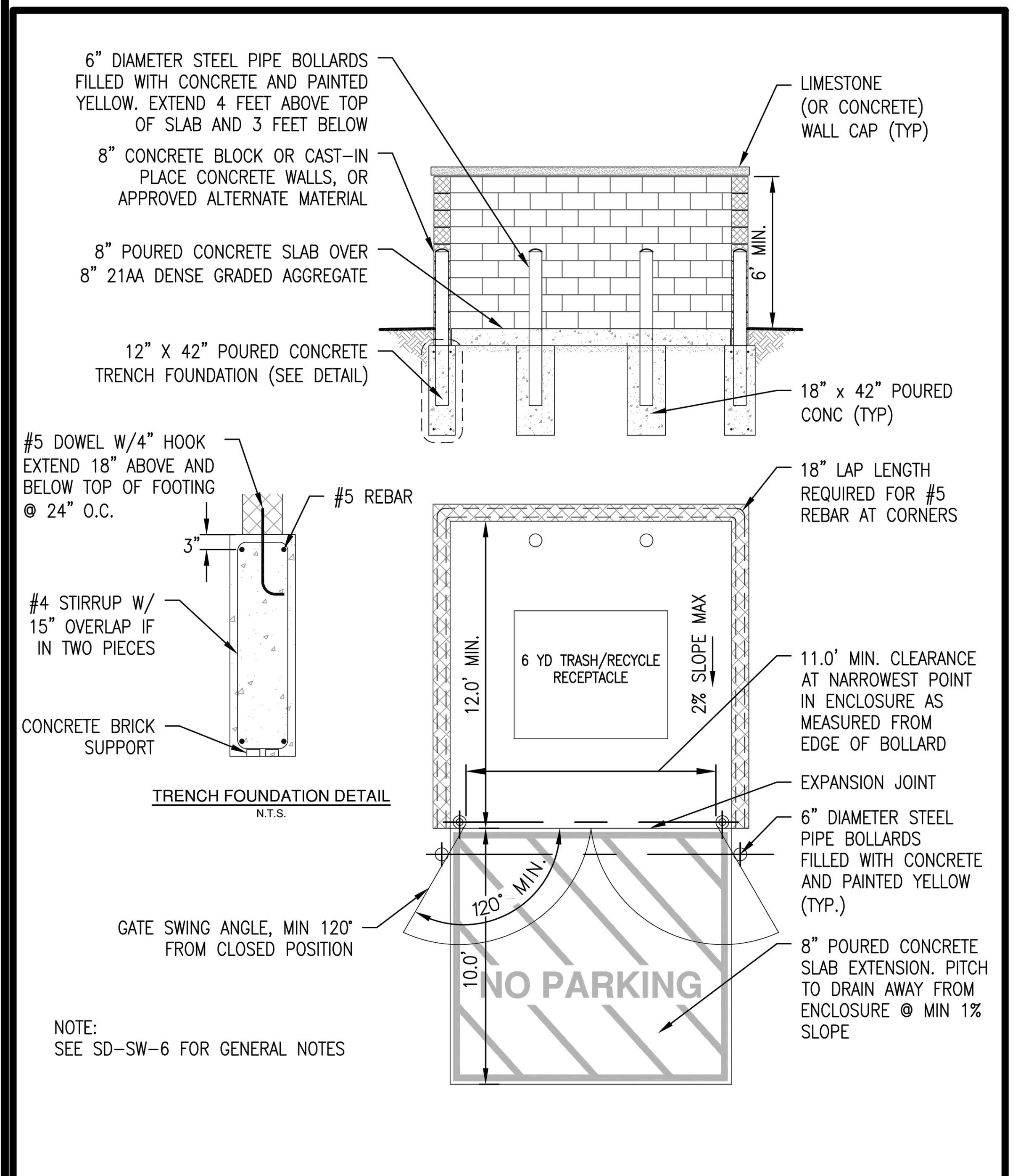

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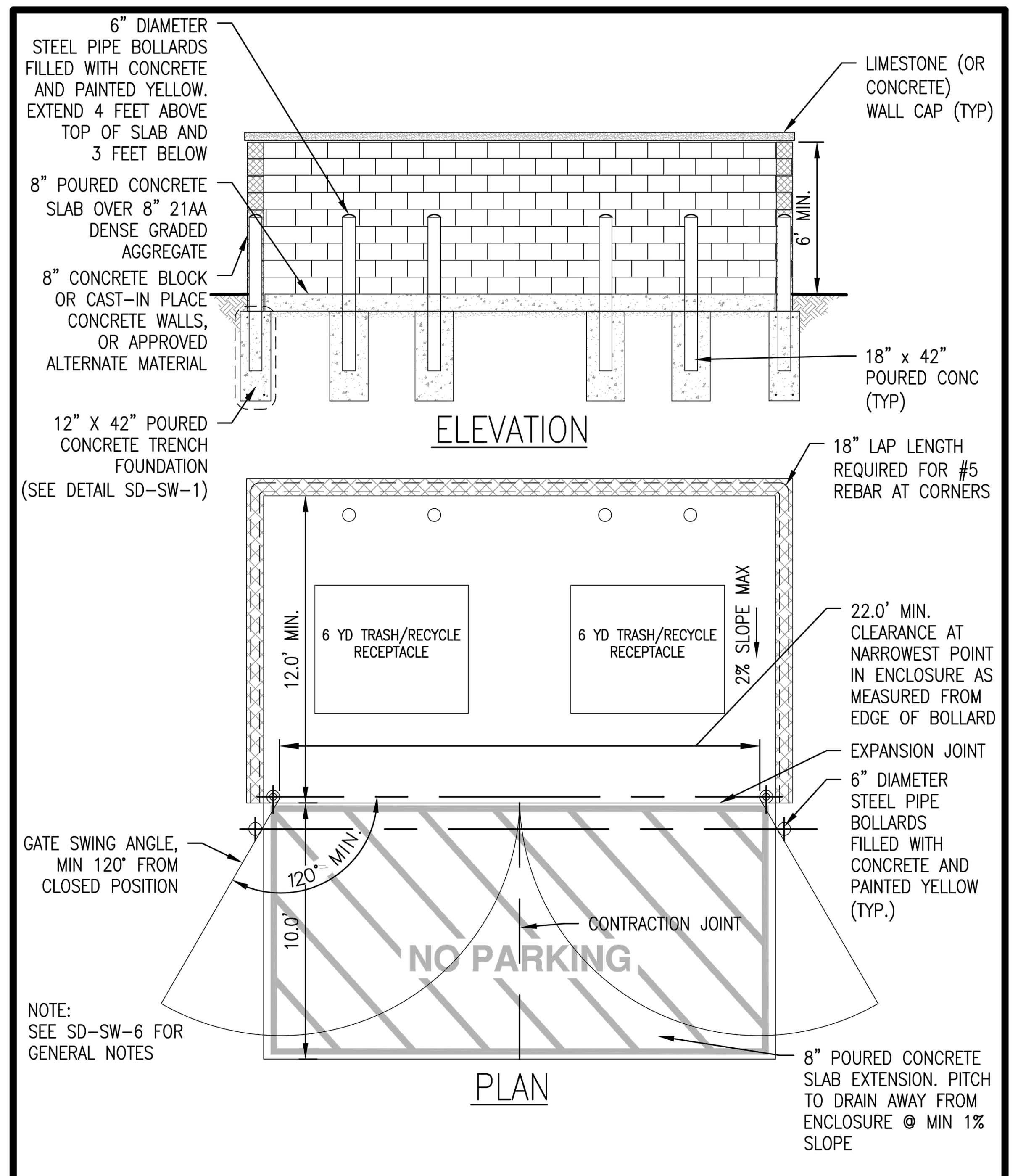
SINGLE BIN ENCLOSURE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-1



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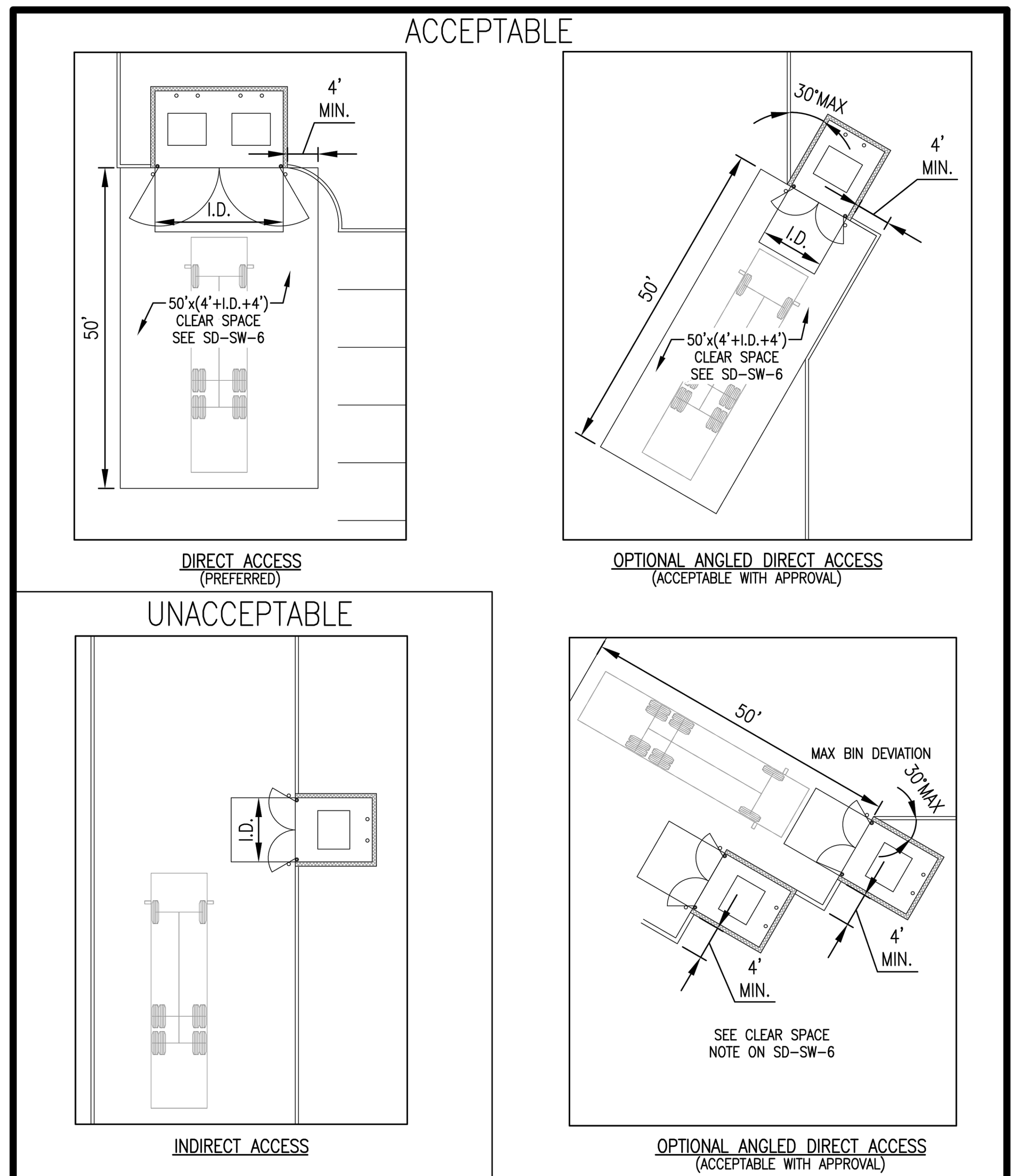
DOUBLE BIN ENCLOSURE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-2



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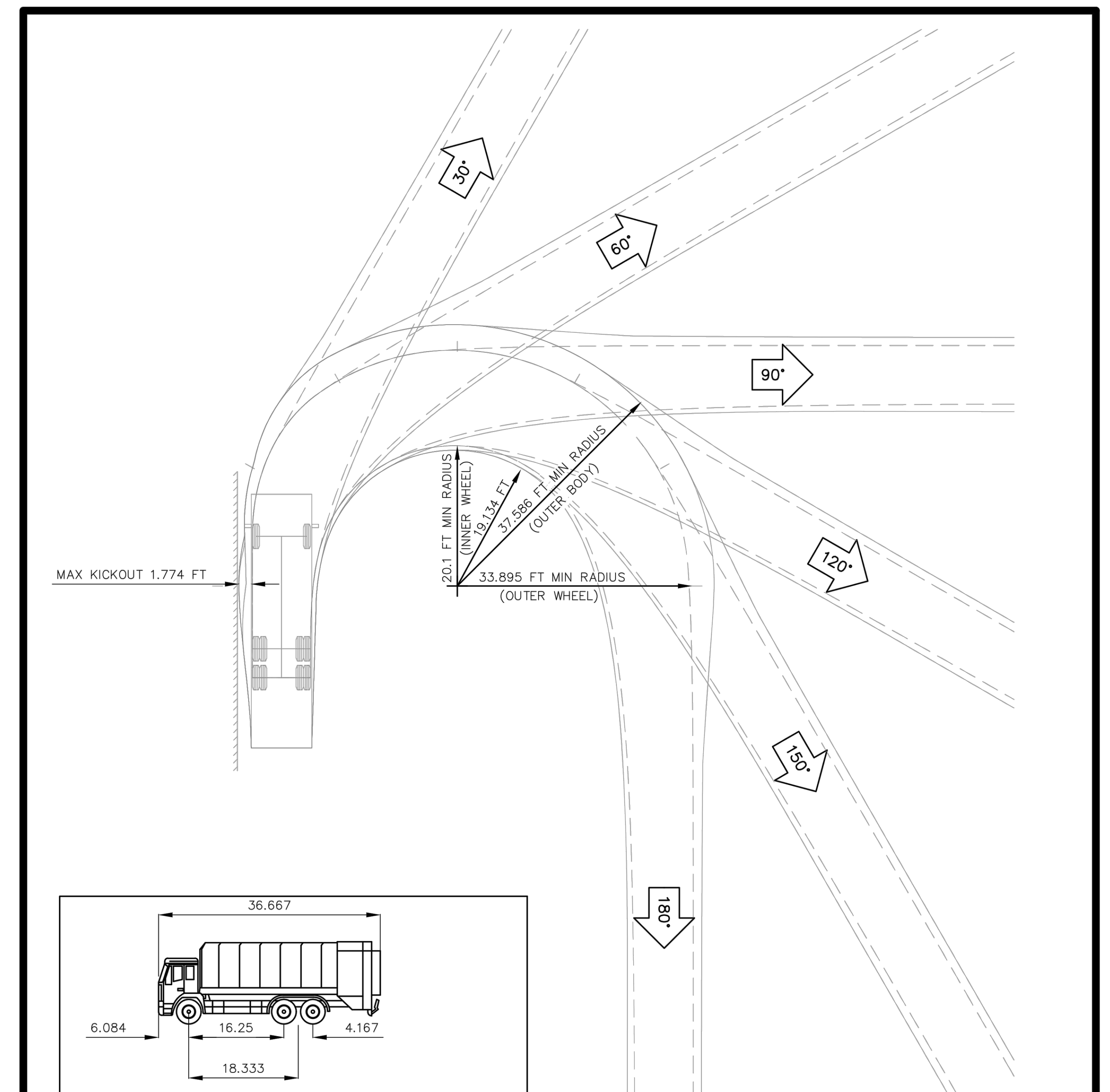
STANDARD BIN ENCLOSURE LAYOUTS

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-3



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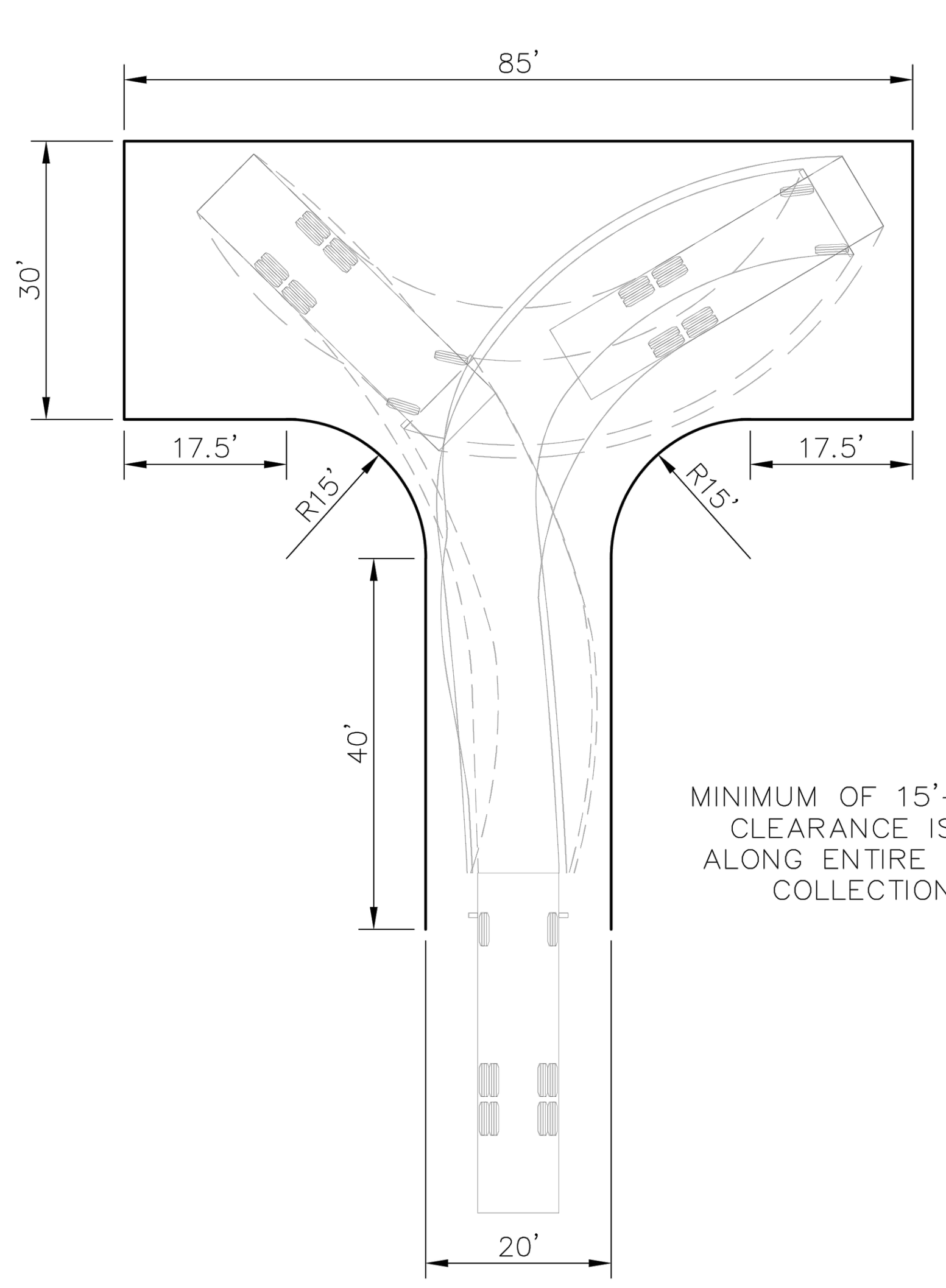
SWEPT PATH REQUIREMENTS FOR FRONT LOAD SOLID WASTE VEHICLE

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-4



MINIMUM OF 15'-0" VERTICAL CLEARANCE IS REQUIRED ALONG ENTIRE SOLID WASTE COLLECTION ROUTE.

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REV. NO.	DATE	DRAWN BY	CHECKED BY

SOLID WASTE VEHICLE TURN-AROUND

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-5

1. MAINTAIN A CLEAR SPACE DIRECTLY IN FRONT OF THE SOLID WASTE ENCLOSURE. THE CLEAR SPACE SHALL BE A MINIMUM OF FIFTY (50) FEET LONG BY THE WIDTH OF THE INSIDE DIMENSION (I.D.) OF THE ENCLOSURE WALLS PLUS FOUR (4) FEET ON EACH SIDE. A MINIMUM VERTICAL CLEARANCE OF AT LEAST TWENTY-FIVE (25) FEET MUST BE PROVIDED ABOVE THIS AREA.
2. INGRESS AND EGRESS ROUTES MUST BE DEVELOPED BASED ON SOLID WASTE SWEPT PATH REQUIREMENTS PER SD-SW-4. A MINIMUM HORIZONTAL CLEARANCE OF FOUR (4) FEET FROM THE EDGE OF THE SWEPT PATH AND A MINIMUM VERTICAL CLEARANCE OF AT LEAST FIFTEEN (15) FEET MUST BE PROVIDED ALONG THE ENTIRE SOLID WASTE COLLECTION ROUTE.
3. PROVIDE TEN (10) FEET MINIMUM HORIZONTAL CLEARANCE FROM SOLID WASTE ENCLOSURE TO MAJOR ELECTRICAL EQUIPMENT, ABOVE GROUND UTILITY SERVICES, AND EDGE OF OVERHEAD OBSTRUCTIONS SUCH AS TREE BRANCHES, BALCONIES, AND OVERHANGS.
4. IF FORWARD ACCESS TO THE PUBLIC STREET IS NOT AVAILABLE FOR THE SOLID WASTE VEHICLE, THE SITE DEVELOPMENT LAYOUT MUST ACCOMMODATE A TURN-AROUND LOCATION MEETING REQUIREMENTS WITHIN SOLID WASTE REFERENCE SPECIFIC TURN-AROUND DETAIL (SD-SW-5) AND ACCEPTABLE TO THE PSAA.
5. FOR SITES THAT CANNOT ACCOMMODATE A TURN-AROUND, THE FOLLOWING ADDITIONAL REQUIREMENTS MUST BE MET:
   - 5.1. SOLID WASTE VEHICLES MUST BE ABLE TO SERVICE DUMPSTERS WITHOUT IMPEDING THE PUBLIC STREET OR SIDEWALK.
   - 5.2. THE COLLECTION LOCATION SHALL BE CLEARLY DELINEATED AND NOT HAVE A SLOPE GREATER THAN 2% IN ANY DIRECTION.
   - 5.3. BOLLARDS OR ADEQUATE CLEAR SPACE MUST BE PROVIDED BEHIND THE LIFT POINT SO THE DUMPSTERS ARE NOT PUSHED INTO ANY BUILDING OR ACCESS ROUTE.
   - 5.4. ALL SWEPT-PATH CLEARANCE AND VERTICAL CLEARANCE REQUIREMENTS PREVIOUSLY IDENTIFIED SHALL BE PROVIDED.
   - 5.5. SOLID WASTE VEHICLE BACK-UP DISTANCES MUST BE LESS THAN 30' ALONG SERVICING ROUTE.
6. GATES ON BIN ENCLOSURES SHALL OPEN A MINIMUM OF 120 DEGREES FROM THE CLOSED POSITION. THE GATES SHALL NOT IMPEDE ON THE REQUIRED BIN ENCLOSURE OPENING WIDTH, SHALL NOT BLOCK ADJACENT PARKING SPOTS, AND NOT BE IMPEDED BY ADJACENT CURBS OR LANDSCAPING.
7. GATES SHALL BE DESIGNED TO BE FREE STANDING WITHOUT CENTER POLE DESIGN. IF CENTER POLE DESIGN IS NECESSARY, 12 INCHES SHALL BE ADDED TO THE MINIMUM INTERIOR WIDTH OF THE ENCLOSURE.
8. GATE DESIGN SHALL INCLUDE A RELIABLE MEANS TO SECURE THE DOOR IN BOTH THE OPEN AND CLOSED POSITIONS.

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SOLID WASTE GENERAL NOTES

DR. ENG	CH. ENG	DRAWING NO.
SCALE N.T.S.	DATE 10/1/2022	SD-SW-6A

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NO PARKING SIGNS ALONG THE SOLID WASTE INGRESS/EGRESS ROUTE TO ENSURE THE ROUTE REMAINS FREE OF VEHICLES.
10. REFER TO ASSOCIATED STANDARD DETAILS SD-SW-1 AND SD-SW-2 FOR REQUIREMENTS ON SINGLE AND DOUBLE WIDE SOLID WASTE BIN ENCLOSURE LAYOUT AND DESIGN CRITERIA. THE CITY SHALL HAVE THE ABILITY TO MODIFY OR INTERPRET THESE DETAILS AS NECESSARY TO ACCOMMODATE THE CITY OR CITY CONTRACTOR'S NEEDS FOR SOLID WASTE PICK-UP.
11. SOLID WASTE EQUIPMENT ACCESS ROADS AND SERVICE AREA SURFACES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF COLLECTION VEHICLES WEIGHING UP TO 66,000 LBS GROSS VEHICLE WEIGHT (GVW) AND SHALL BE PROVIDED WITH AN APPROVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL SNOW AND ICE REMOVAL REQUIRED FOR SAFE ACCESS.
12. FOR SITES THAT CANNOT ACCOMMODATE A STANDARD DUMPSTER ENCLOSURE, THE DUMPSTERS MAY BE ROLLED OUT OF A BUILDING OR ALTERNATE ENCLOSURE BY THE PROPERTY OWNER TO AN APPROVED COLLECTION LOCATION.
13. SOLID WASTE COLLECTION LOCATIONS MUST BE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS AN APPROPRIATE EASEMENT IS OBTAINED.

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SOLID WASTE GENERAL NOTES

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CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

SOLID WASTE DETAILS

DATE
APRIL 6, 2023

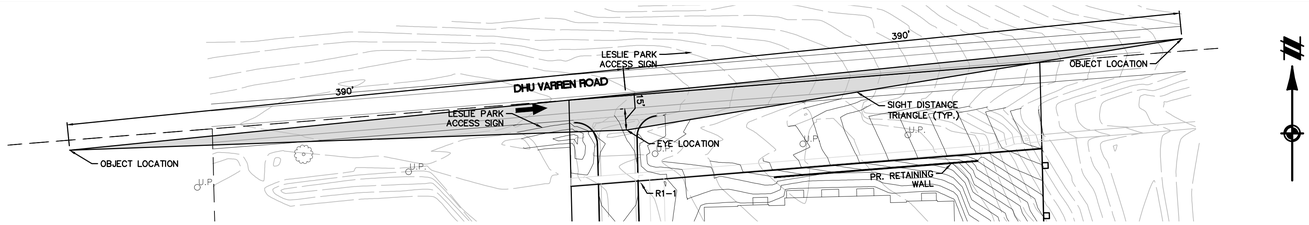
2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

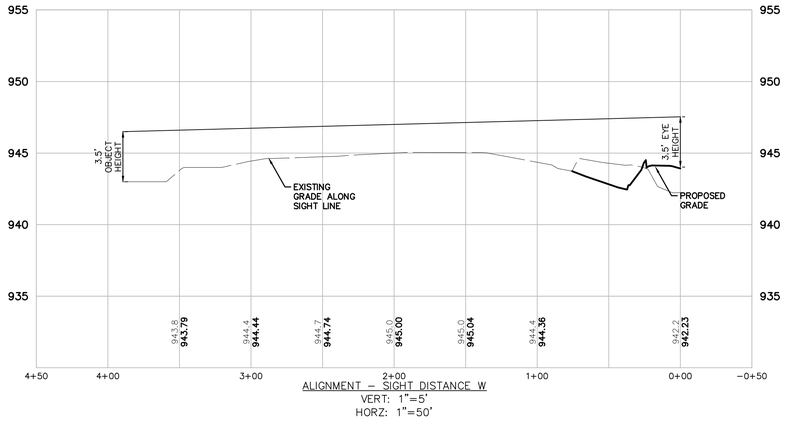
REVISIONS

SCALE 0 -- --
NO SCALE

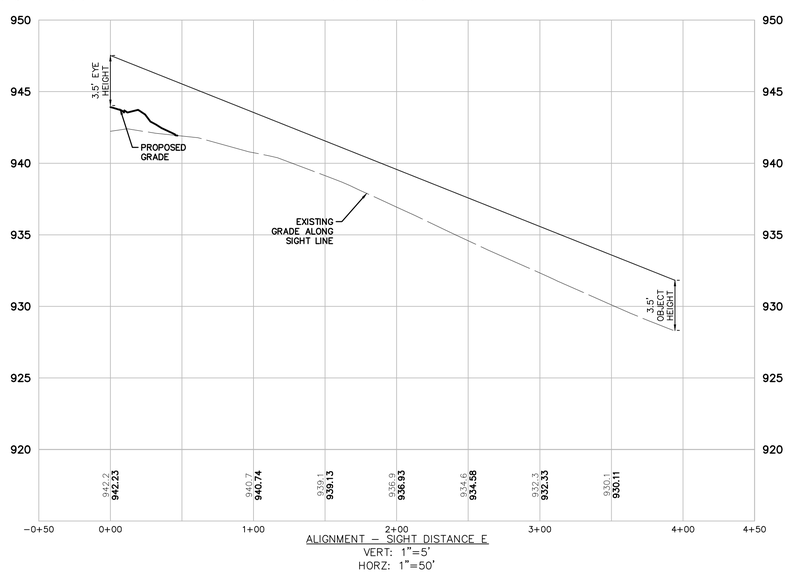
DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 73	

K:\18002264\DWG\PLAN SETS\SITE PRELIMINARY\18002264SP-09-DT.DWG 8/17/2023 4:27 PM STEVE SILLS

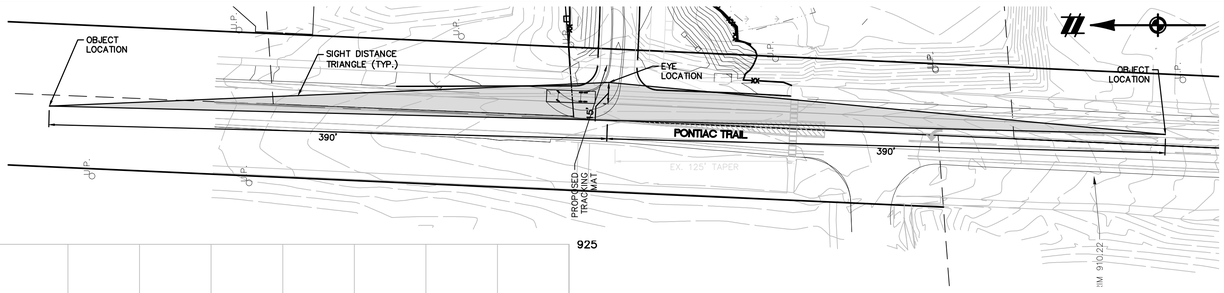


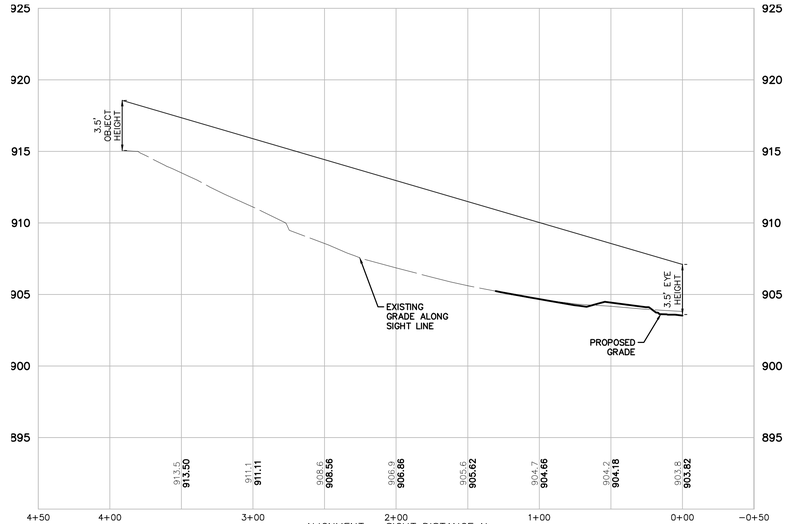


ALIGNMENT – SIGHT DISTANCE W
VERT: 1"=5'
HORZ: 1"=50'

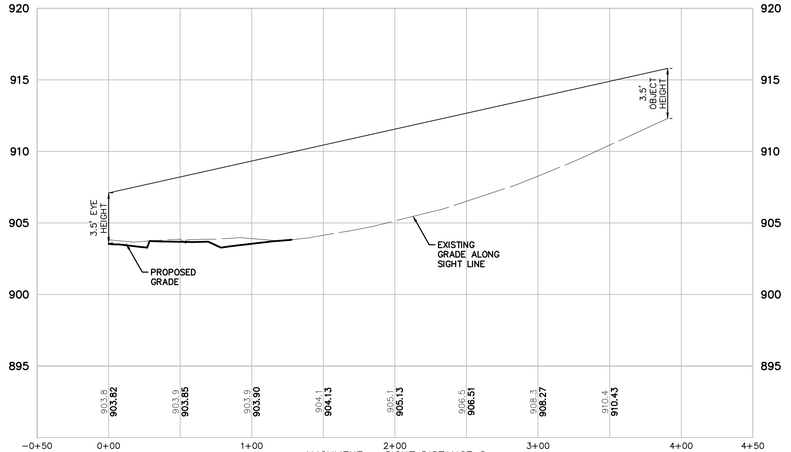


ALIGNMENT – SIGHT DISTANCE E
VERT: 1"=5'
HORZ: 1"=50'





ALIGNMENT – SIGHT DISTANCE N
VERT: 1"=5'
HORZ: 1"=50'



ALIGNMENT – SIGHT DISTANCE S
VERT: 1"=5'
HORZ: 1"=50'

INTERSECTION SIGHT DISTATANCE

SIGHT DISTANCE SHOWN IN ACCORDANCE WITH SECTION 9.5 – INTERSECTION SIGHT DISTANCE OF THE AASHTO DESIGN MANUAL A POLICY OF GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 7TH EDITION (2018)

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

INTERSECTION SIGHT DISTANCE EXHIBIT

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 NO SCALE

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	74

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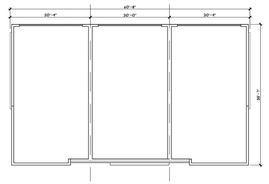
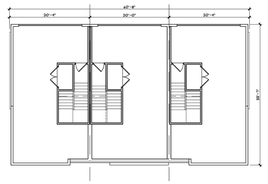


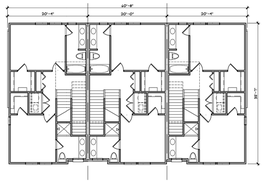
ROOF PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



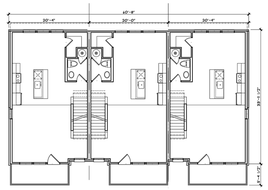
ROOFTOP PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



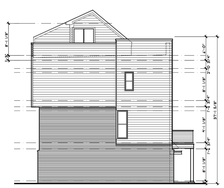
REAR ELEVATION
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



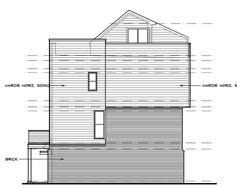
SECOND FLOOR PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



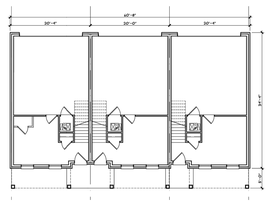
FIRST FLOOR PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



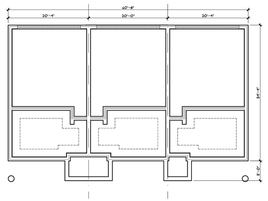
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



FOUNDATION PLAN
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"



FRONT ELEVATION
3 UNIT BUILDING — SCALE: 1/8" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BRIAN@NEEPER.COM
248.259.1784

3 UNIT BUILDING

ROBERTSON HOMES
VILLAGE OF ANN ARBOR
ANN ARBOR, MICHIGAN

PRELIMINARY 8-1-21
BOS 8-9-21
PERMITS
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REVISIONS

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JOB NUMBER 21068
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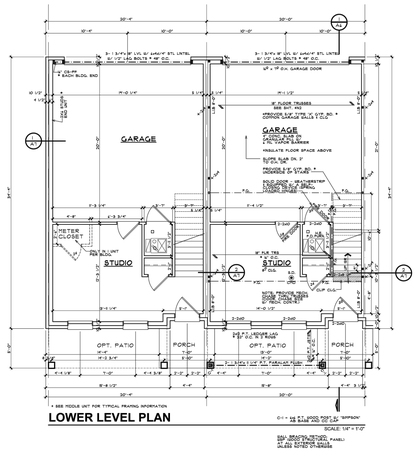
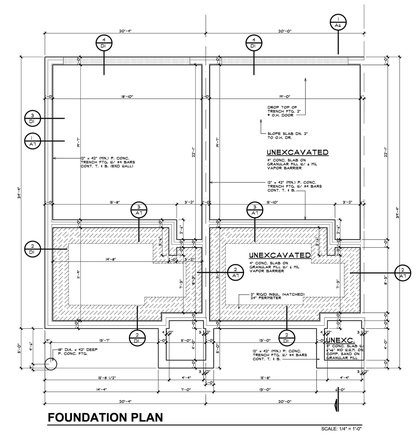
SHEET NUMBER A-8



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



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
BRIAN@NEEPER.COM
248.259.1784

FOUNDATION PLAN
LOWER LEVEL PLAN

ROBERTSON HOMES
VILLAGE OF ANN ARBOR
ANN ARBOR, MICHIGAN

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SHEET NUMBER A-1

STRUCTURAL NOTES:

(1) 2x6 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x12 LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL OR SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER FOOTWELL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM OF TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT UP FROM THE NUMBER OF MEMBERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE NAILED WITH NAILING AS SPECIFIED BY THE ENGINEER WHEN SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS SPECIFIED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS &/OR SPECIAL CONNECTIONS REQUIRED BY TRUSS MANUFACTURER'S ENGINEERING. LOCATION OF HANGERS REQUIRED.

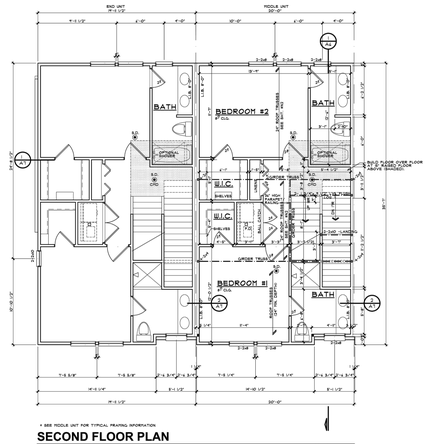
CARPENTER CONTRACTOR TO INSTALL ALL BLOCKING & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY = E = SHALL BE 1,600,000 PSI = 2.0 E 6

WALL DIMENSION NOTE:

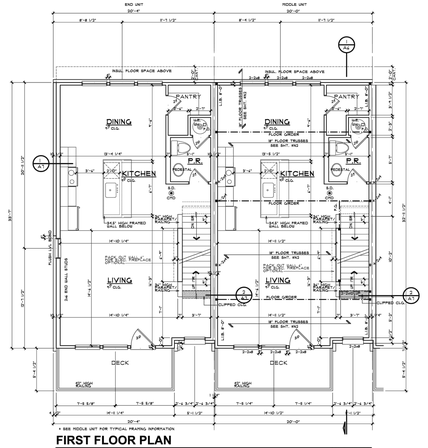
ALL WALL DIMENSIONS ARE TO THE ROUGH. INTERIOR PARTITIONS ARE 4 1/2" NOMINAL (3 1/2" ROUGH) UNLESS OTHERWISE NOTED. EXTERIOR SHEATHING. EXTERIOR FACE WALLS ARE 6" NOMINAL (5 1/2" ROUGH) UNLESS OTHERWISE NOTED. FURRING ADDS 3/4" TO ROUGH. UNLESS NOTED OTHERWISE, BASE IS 9'-1". UNLESS NOTED OR DIMENSIONED OTHERWISE.

SQUARE FOOTAGE	
LOWER LEVEL	231 SQ FT
1ST FLOOR	448 SQ FT
2ND FLOOR	708 SQ FT
TOTAL	1,03 SQ FT



* SEE MIDDLE UNIT FOR TYPICAL FRAMING INFORMATION.

SECOND FLOOR PLAN
2 BEDROOM
W/ ROOF DECK — SCALE: 1/4" = 1'-0"



* SEE MIDDLE UNIT FOR TYPICAL FRAMING INFORMATION.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SAW - BEADING PATTERN
SW - WOOD TRUSS PANELS
SW - WOOD SHEAR WALL PANELS
UNLESS NOTED OTHERWISE

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BRIAN@NEEPER.COM
248.259.1784

FIRST FLOOR PLAN
SECOND FLOOR PLAN

ROBERTSON HOMES
VILLAGE OF ANN ARBOR
ANN ARBOR, MICHIGAN

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SHEET NUMBER A-2

STRUCTURAL NOTES:

(1) 2x6 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x12 LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL OR SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER FOOTWELL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM OF TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT UP FROM THE NUMBER OF MEMBERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE NAILED WITH NAILING AS SPECIFIED BY THE ENGINEER WHEN SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS SPECIFIED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER.

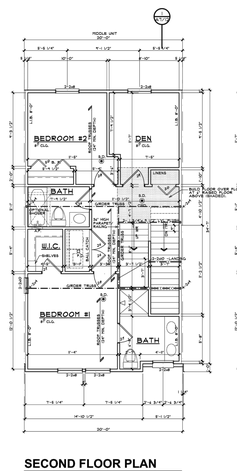
TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS &/OR SPECIAL CONNECTIONS REQUIRED BY TRUSS MANUFACTURER'S ENGINEERING. LOCATION OF HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL ALL BLOCKING & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

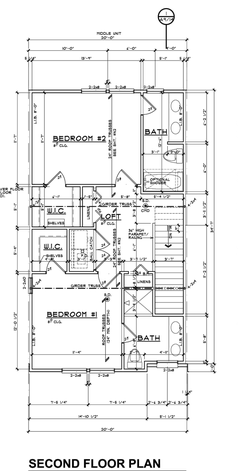
LVL DESIGN VALUES FOR MODULUS OF ELASTICITY = E = SHALL BE 1,600,000 PSI = 2.0 E 6

WALL DIMENSION NOTE:

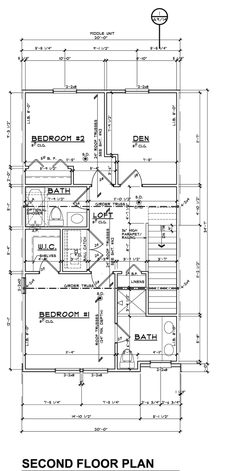
ALL WALL DIMENSIONS ARE TO THE ROUGH. INTERIOR PARTITIONS ARE 4 1/2" NOMINAL (3 1/2" ROUGH) UNLESS OTHERWISE NOTED. EXTERIOR SHEATHING. EXTERIOR FACE WALLS ARE 6" NOMINAL (5 1/2" ROUGH) UNLESS OTHERWISE NOTED. FURRING ADDS 3/4" TO ROUGH. UNLESS NOTED OTHERWISE, BASE IS 9'-1". UNLESS NOTED OR DIMENSIONED OTHERWISE.



SECOND FLOOR PLAN
2 BEDROOM/DEN
W/ ROOF DECK — SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
2 BEDROOM
W/O ROOF DECK — SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
2 BEDROOM/DEN
W/O ROOF DECK — SCALE: 1/4" = 1'-0"

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DESIGN - PLANNING - INTERIORS
BRIAN@NEEPER.COM
248.259.1784

OPT. SECOND FLR. PLANS

ROBERTSON HOMES
VILLAGE OF ANN ARBOR
ANN ARBOR, MICHIGAN

PRELIMINARY 8-1-21
BOS 8-9-21
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Know what's **below.**
Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
TOWNHOME ARCHITECTURAL PLANS (BY OTHERS)

DATE: APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 — — —
NO SCALE

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 75	

I:\18002264\CAD\CAD\ARCH SETS\SITE PRELIMINARY\18002264SP-1SI-ARCH.DWG 8/17/2023 4:28 PM STEVE SILLS



REAR ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
5 UNIT BUILDING
SCALE: 1/8" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
248.259.1784

PROJECT: 5 UNIT BUILDING ELEVATIONS

PROJECT: ROBERTSON HOMES
VILLAGE OF ANN ARBOR
TOWNHOME UNITS - "ASPEN SERIES"
ANN ARBOR, MICHIGAN

PRELIMINARY	8-1-21
BID	9-8-21
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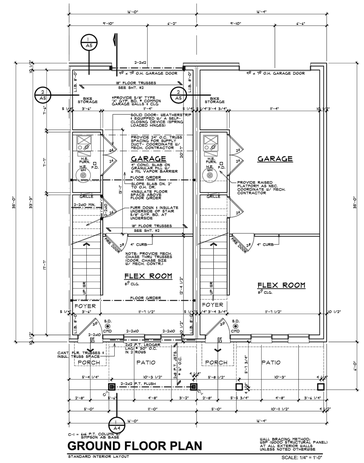
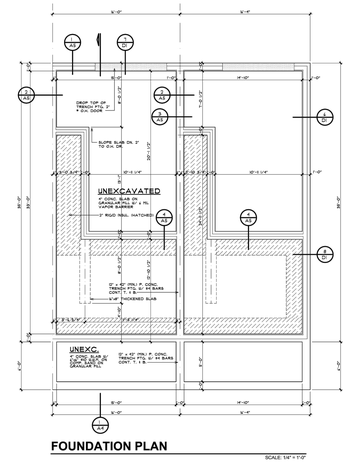
SHEET NUMBER	A-9



GROUND FLOOR PLAN
STANDARD INTERIOR LAYOUT

REV. BRACING METHOD
SEE ALTERNATE BRACING PANEL DETAIL ON A-10 UNLESS NOTED OTHERWISE

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



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

STRUCTURAL NOTES:

(1) GIB HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) GIB 2 LAYERS HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL OR STRUCTURE SHALL BE REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL OR STRUCTURE SHALL BEAR ON (1) TRIMMER OR TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LINTEL HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF MEMBERS INDICATED ON ENGINEERED SHOP DRAWINGS OR AS NOTED ON STRUCTURAL DETAILS.

ALL LINTEL TRUSSES TO BEAR ON (2) THE STUDS UNDERNEATH AS REQUIRED TO MATCH NUMBER OF TRUSSES. SEE ENGINEERED SHOP DRAWINGS.

TRUSS FABRICATOR CONTRACTOR TO PROVIDE ALL HANGERS &/ NAILING AS REQUIRED FOR ALL TRUSSES INDICATED ON ENGINEERED SHOP DRAWINGS.

CONTRACTOR/CONSTRUCTION TO VERIFY ALL SIZES + NUMBER REQ'D. OF ALL HEADERS PRIOR TO ORDERING.

LVL DESIGN VALUES PER MODULUS OF ELASTICITY / E / SHALL BE 1,000,000 PSI / 23 X 6

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DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
248.259.1784

PROJECT: UNIT PLANS

PROJECT: ROBERTSON HOMES
VILLAGE OF ANN ARBOR
TOWNHOME UNITS - "ASPEN SERIES"
ANN ARBOR, MICHIGAN

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BID	9-8-21
PERMITS	
FINAL	
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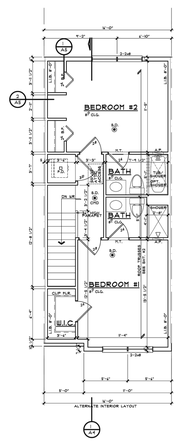
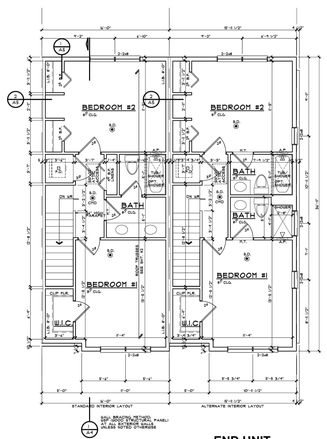
JOB NUMBER	21058
DRAWN BY	BN / RR
CHECKED BY	
SHEET NUMBER	A-1

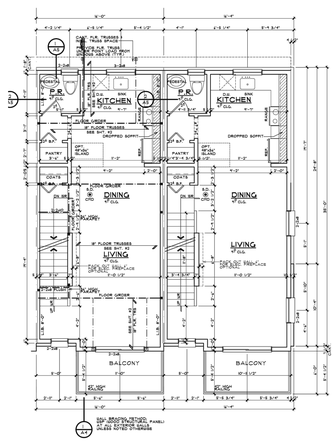
SQUARE FOOTAGE	
LOWER LEVEL	184 SQ FT
1ST FLOOR	541 SQ FT
2ND FLOOR	588 SQ FT
TOTAL	1,335 SQ FT



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
END UNIT
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRIAN NEEPER ARCHITECTURE P.C.
DESIGN - PLANNING - INTERIORS
BLOOMFIELD HILLS, MICHIGAN
248.259.1784

PROJECT: UNIT PLANS

PROJECT: ROBERTSON HOMES
VILLAGE OF ANN ARBOR
TOWNHOME UNITS - "ASPEN SERIES"
ANN ARBOR, MICHIGAN

PRELIMINARY	8-1-21
BID	9-8-21
PERMITS	
FINAL	
REVISIONS	
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JOB NUMBER	21058
DRAWN BY	BN / RR
CHECKED BY	
SHEET NUMBER	A-2

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT: ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
TOWNHOME ARCHITECTURAL PLANS (BY OTHERS)

DATE: APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 — — —
NO SCALE

DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	76

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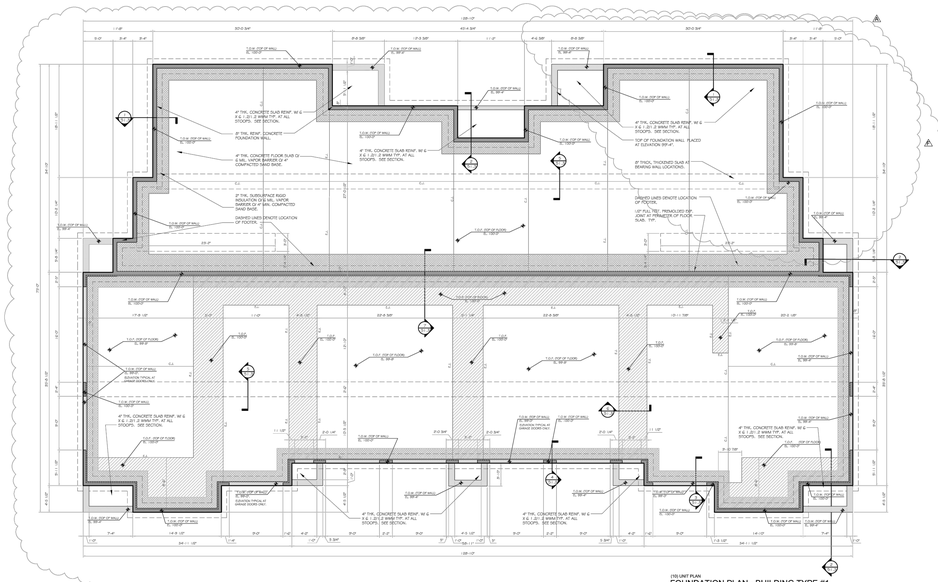
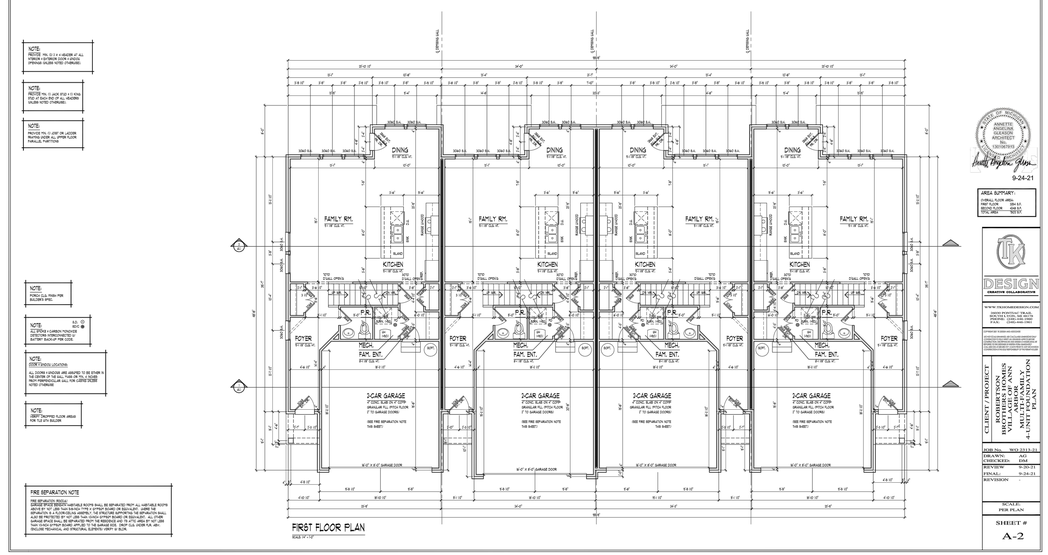


15(1) UNIT PLAN
FOUNDATION PLAN - BUILDING TYPE #1
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

PLAN NOTES

INTERIOR WALLS:
4" STRUCTURAL WALLS SHALL BE 2x6 STUD @ 16" O.C. (U.O.N.) W/ 5/8" GYP. BD. EA. SIDE (U.O.N.) (TYP.) (SEE ALSO INTERIOR WALL NOTES 2 THROUGH 5 BELOW)

EXTERIOR WALLS:
BRICK VENEER THICKNESS AS INDICATED ON PLANS (SEE ALSO EXTERIOR WALL NOTES 1 THROUGH 5 BELOW) W/ 1/2" GYP. BD. INTERIOR FINISH (U.O.N.) (TYP.)

1. OPENINGS BEHIND THE GARAGE ARE REMOVABLE WALL SO EQUIPMENT CAN EASILY BE PLACED DOWN OR BUILDUP FOR 2ND FEL SECTION ADDED.
2. VENT ALL EXHAUST FANS TO EXTERIOR.
3. CARS POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND THIS WALL.
4. INSTALL WATER SUPPLY AND DRAIN BOX DIRECT BOX AT GARAGE FACADE LOCATION.
5. USE FOOTHOSE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
6. ALL FIRE PLACE SCREEN DOORS TO BE FINISHED AT CALL ALL BEHIND FLOOR SCREEN DOORS TO BE FINISHED W/ #1 (ALSEE NOTED OTHERWISE) VERIFY W/ BUILDER.
7. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
8. PROVIDE SMOKE DETECTORS (NOW ALL BEARING CONDITIONS.
9. GARAGE CALLS TO BE 24x 8'X20 P (VERI 6'-0" TALL.

NOTE:
RECESS 1HL (U.O.= 4 (ABOVE AT ALL KITCHEN + BATHROOM DOOR + SPACES. (OPENING ALSEE NOTED OTHERWISE)

NOTE:
RECESS 1L (U.)4CR 3TOT 3.5 DOWN STOT 3F BACK PAD OF ALL HEADERS (ALSEE NOTED OTHERWISE)

NOTE:
PROVIDE 1HL (1 (DEF OR LACCESS PANTRY (ADOR ALL UPPER FLOOR DRYWALL PARTITIONS

NOTE:
PROVIDE 2 ALL TYSN PER BUILDER SPEC.

NOTE:
ALL TO BE ELECTRICS CURRENTLY PROVIDED W/ BATTERY BACKUP PER CODE

NOTE:
DOOR CHIME LOCATION

ALL DOORS 4 DOORS ARE ASSUMED TO BE 2FOOR 1 THE DOOR OF THE HALL THAN ON THE 2 ALSEE NEW PARKING/CLEAR WALL NUN LISTED DOOR NOTED OTHERWISE

NOTE:
ALL EXPOSED FLOOR JABLES OVER 12 2TO BLOOR

FIRE SEPARATION NOTE
THE GARAGE WALLS AND CEILING ADJACENT TO LIVING AREAS & ROOFS SHALL BE SEPARATED FROM ALL HABITABLE ROOTS ABOVE BY 1/2" GYP. BOR THAN SEASON TYPE X (OTHER SHOWN ON SEALSEE" (ADRE 1HE SEPARATION SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, ALSO BE RATED(S) 60" WIT. (DR THAN 15/8X5 GYPSUM BOARD ON SEALSEE". ALL OTHER GARAGE SPACE WALL SH. SEPARATED FROM THE RESIDENCE with 1S 5/TC 4RD BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. ALL OPENINGS IN THE GARAGE WALL SHALL BE SELF-CLOSING AND SOLID WOOD DOOR NOT LESS THAN 1-3/8" THICK, OR HAVE A FIRE RATING OF NOT LESS THAN 20 MINUTES. ANY OPENINGS SURROUNDING DUCTS SHALL BE SEALED WITH A METAL SLEEVE AND FIRESTOPPED. DUCTS SHALL NOT BE PENETRATED IN THE GARAGE.

9-24-21

AREA SUMMARY:
(1)FAMILY FLOOR 2899
(1)FAMILY FLOOR 2899
BUILDING TOTAL 5798
TOTAL UNITS 4 NOS

STRUCTURAL GENERAL NOTES

1.1 ROOF SHEATHING AND FRAMING FOR ALL STRUCTURE WILL BE FINAL DESIGN BY TRUSS MANUFACTURER. ALL TRUSS DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.N.S.I., NATIONAL DF DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSS AND ALL OTHER CONSTRUCTION UNDER OTHERWISE NOTED.

1.2 STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. SPEC. GR. STEEL SHALL BE FREE OF RUST, SCALE, GREASE, DIRT AND OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELDING. PAINTING, WHERE REQUIRED, SHALL BE DONE AFTER FABRICATION.

1.3 METAL DECKING SHOWN ON DRAWINGS SHALL CONFORM TO LATEST EDITION OF STEEL DECK INSTITUTE SPECIFICATIONS AND SPECIFICATIONS FOR WELDING AND RECOMMENDED PRACTICE

1.4 FLOOR DECK SHALL BE 1.5C 22 GAUGE GALVANIZED SUR SPANNING 6 FEET MINIMUM OVER 3 SUPPORTS WITH ENDS LAPPED 2 INCHES MINIMUM. SIDE LAP EDGES SHALL BE CRIMPED. WELDING SHALL BE WITH 5/8 DIAMETER PUDDLE WELDS AT 12 INCHES ON CENTER.

1.5 ROOF DECK SHALL BE 1.5C 22 GAUGE GALVANIZED SUR SPANNING 6 FEET MINIMUM OVER 3 SUPPORTS WITH ENDS LAPPED 2 INCHES MINIMUM. SIDE LAP EDGES SHALL BE CRIMPED. WELDING SHALL BE WITH 5/8 DIAMETER PUDDLE WELDS AT 12 INCHES ON CENTER.

1.6 MAIN FRAMING AND BACK FRAMING OF ALUMINUM SURFACES, WHICH ARE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PAINTED WITH ALUMINUM PAINT OR COATED WITH BITUMINOUS PAINT.

1.7A ANCHO-SHEAVE BEAM, HANGERS, BOLADERS, STIRRUPS AND OTHER MISCELLANEOUS METAL SHALL BE GALVANIZED AFTER FABRICATION WITH A MINIMUM COATING WEIGHT OF 1.5 OUNCES PER SQUARE FOOT OF METAL.

1.8 FIELD CONNECTIONS A325 ML A 325 HIGH STRENGTH BOLTS.

1.9 FIELD WELD S IN ELECTRODE IN ACCORDANCE WITH A.W.S. STANDARDS BY CERTIFIED WELDERS.

1.10 ANCHORS: ALL STEEL BEAMS BEARING ON MASONRY SHALL HAVE AN ANGLE OR EQUIVERANT ANCHORS.

1.11 CONCRETE: ALL CONCRETE SHALL CONFORM TO THE FOLLOWING 4000# 28 DAY STRENGTH
SLABS AND FLOORS: 3000 PSI WITH 5% ENTRAINED AIR
FOOTINGS AND GRADE BEAMS: 3000 PSI WITH 5% ENTRAINED AIR
SLABS ON GRADE: 3000 PSI WITH 5% ENTRAINED AIR
PIERS: 3000 PSI WITH 5% ENTRAINED AIR
WATER REDUCER (COLORED) AND RADAR (PYRAMID)

1.12 CONCRETE SHALL BE PLACED, CURED AND PROTECTED IN ACCORDANCE WITH THE LATEST RECOMMENDED PRACTICES AND PROCEDURES FOR CONCRETE CONSTRUCTION OF THE AMERICAN CONCRETE INSTITUTE AND AS HEREIN SPECIFIED. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING DURING THE PERIOD OF CURING AND NO CONCRETE SHALL BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT UNLESS SUITABLE METHODS ARE USED TO HEAT THE AGGREGATES AND WATER TO PRODUCE CONCRETE OF THE REQUIRED QUALITY AFTER MIXING AND PLACING AT TEMPERATURES NOT LESS THAN 50 DEGREES FAHRENHEIT. NO CONCRETE SHALL BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 32 DEGREES FAHRENHEIT, EXCEPT WHEN SUITABLE METHODS ARE USED TO PROTECT THE CONCRETE. NO FROZEN MATERIAL OR MATERIAL CONTAINING ICE SHALL BE USED.

1.13 CONSTRUCTION SHALL REFERENCE ARCHITECTURAL DRAWINGS FOR MISC. INSERTS AND OPENINGS IN SLABS AND BEAMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SECTIONS TO MANAGE FIELD WELDING.

1.14A BEAM CONNECTIONS SHALL BE DESIGNED BY THE STEEL JOIST MANUFACTURER AND SHALL BE SHOWN ON SHOP DRAWINGS. ALL CONNECTIONS SHALL BE LOCATED ON DRAWINGS SHOWING THE ACCEPTABLE LOCATIONS FROM THE ALLOWABLE CHOICE ON BRACKETS IN THE SPEC CODE. ALL CONNECTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND NOT ACCEPTANCE.

1.15 STRUCTURAL STEEL BEYOND SHALL BE ASTM A36 TYPE S, SAT 24, EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS.

1.16 ANY STRUCTURAL STEEL LOCATION SHALL CONFORM TO THE REQUIREMENTS OF AISC, PROVIDE FULL WELD, WELDING AND ALSO CONFORM TO THE REQUIREMENTS OF AISC, CODE, SECTION OR UNDERWRITERS WELDING SECTION 1.14A.

1.17 ALL WELDING SHALL BE DONE BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURE. ALL WELDING SHALL BE DONE WITH E70XX ELECTRODES SHALL BE STEEL

1.18 ALL BOLTED CONNECTIONS SHALL BE WITH A325 TYPE N, SAT 24 (EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS). BOLTED SHALL BE STEEL

1.19 ALL BEAMS SHALL BE FURNISHED WITH TWO NATURAL CAMBER UP. PROVIDE CAMBER AS INDICATED ON PLANS.

1.20 WHERE INSTALLED, ALL EXPOSED PLATES AND BEARING STIFFENERS ARE TO BE PROVIDED IN PAINT.

1.21 ALL WELDING SHALL BE PERFORMED FOR THE CONTROL OF ALL WELDING PROCEDURES AND SEQUENCES WITH REGARD TO SHRINKAGE (DIFFERENTIAL SPECIALLY WITH RESPECT TO STRUCTURAL STEEL FRAMING INTO CONCRETE WALLS).

1.22 ALL STEEL IN WELDED AND DEEP COLD STEEL (SAE FORM 1 AT 4.5/8 FOR AIR CURED AL TYPE CONNECTIONS AT STRUCTURAL SEAL TO BE PROVIDED WITH A SUITABLE PRIMER PAINT AS SPECIFIED BY THE ARCHITECT IN BRUSH RECEIVING PRIMER CONNECTION.

1.23 ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURE. ALL WELDING SHALL BE DONE WITH E70XX ELECTRODES SHALL BE STEEL

1.24 NON - SHRINK GROUT SHALL CONFORM TO 7 STORY OF ENGINEERS LINE GROUT (NON - SHRINK GROUT CONFORMS TO CRD-C 621 OR EQUIVALENT PREMIXED, NON - SHRINK NON - CORRODING MATERIAL INCREASED GROUT FOR BEARING PLATES, ANCHOR BOLTS AND REINFORCING BARS. GROUT SHALL BE DENSE NON - SHRINK NON - CORRODING MATERIAL CLASS BEARING APPLICATION. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE CONCRETE EXPOSED, A 1/4" EXPOSURE W/ ALL HEADCRAMP TIME GROUT SHALL BE USED. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE CONCRETE EXPOSED, A 1/4" EXPOSURE W/ ALL HEADCRAMP TIME GROUT SHALL BE USED. GROUT SHALL HAVE THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5200 PSI FLOW CONSISTENCY.

FOUNDATION GENERAL NOTES

CONCRETE
1. ALL FOOTINGS AND WALLS SHALL BE DESIGNED FOR A MINIMUM SOIL BEARING PRESSURE OF 2,000 PSF.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
3. ALL CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C94.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
5. NO CONTRACTOR SHALL CONTEMPLATE THE FOLLOWING REQUIREMENTS:
   a. WATER SHALL NOT BE ADDED TO CONCRETE AT JOBSITE UNLESS SLUMP IS LESS THAN SPECIFIED. CONCRETE IS NEVER TO BE ADDED BEYOND 5 INCHES.
   b. ANTI-FREEZE ADMIXTURE NOT ALLOWED. CAPACITY OF 5%.

REINFORCING
1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
2. ALL REINFORCING STEEL SHALL BE CONTINUOUS OR LAPPED 40 DIAMETERS AT SPLICES.
3. REINFORCING BARS SHALL BE:
   a. #4 BARS AND SMALLER: 2" MINIMUM COVER
   b. #5 BARS AND LARGER: 3" MINIMUM COVER
   c. FOOTING BARS TO BE SUPPORTED ON CONCRETE BRICKS OR BLOCKS NOT LESS THAN 12" X 12" IN SIZE.
   d. WIRE MESH SHALL BE SUPPORTED ON CONCRETE BRICKS OR BLOCKS NOT LESS THAN 4" X 8" IN SIZE.

MISCELLANEOUS
1. ALL MATERIALS FOR STEEL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 GRADE STEEL.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES.
4. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RUST INHIBITIVE PAINT.
5. ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS.

SOILS
1. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR ENGINEERED FILL.
2. ALL FOOTINGS SHALL BE PLACED BELOW THE FROST LINE.
3. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF.
4. ALL FOOTINGS SHALL BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF.

BRICK STONE LINTEL SCHEDULE

OPENING (FT. INCH)	LINTEL
UP TO 4'-0"	3 1/2" X 3 1/2" X 5/16" L
4'-1" TO 6'-0"	3 1/2" X 3 1/2" X 5/16" L
6'-1" TO 8'-0"	3 1/2" X 3 1/2" X 5/16" L

ALL LINTELS SHALL HAVE MIN. 8" BEARING

APARTMENT - EAST ELEVATION



APARTMENT - NORTH ELEVATION



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Okemos, Michigan 48864
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PROJECT MANAGER:
TC, RP
DRAWN BY:
TC

NEW RESIDENTIAL DEVELOPMENT
QUARRY BIG HOUSE
DEXTER TOWNSHIP, MICHIGAN

S1.1

4.6.16	PERMITS
5.11.17	REVISIONS
7.14.17	REVISIONS
8.1.17	REVISIONS
8.9.17	REVISIONS
9.14.17	REVISIONS
10.20.17	REVISIONS
2.23.18	REVISIONS
4.27.18	REVISIONS

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WASHTENAW COUNTY, MICHIGAN

CLIENT
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VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
APARTMENT ARCHITECTURAL PLANS (BY OTHERS)

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO.
77

SHEET #
A-2

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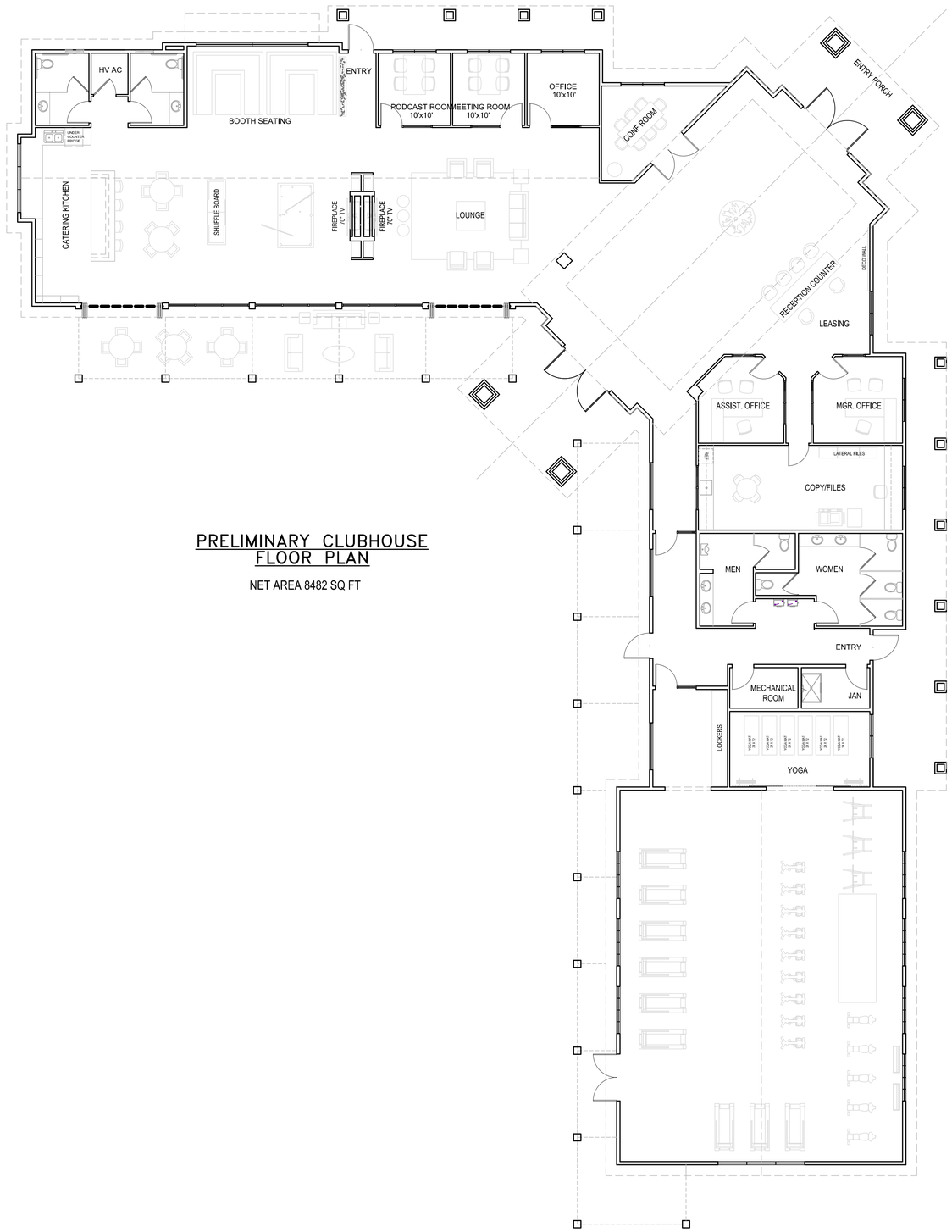
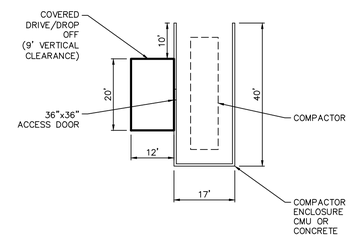


PRELIMINARY CLUBHOUSE FLOOR PLAN

NET AREA 8482 SQ FT



REFUSE COMPACTOR DROPOFF AND SCREENING WALLS DETAIL

NO SCALE

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VILLAGE OF ANN ARBOR
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CLUBHOUSE ARCHITECTURAL PLANS (BY OTHERS)

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

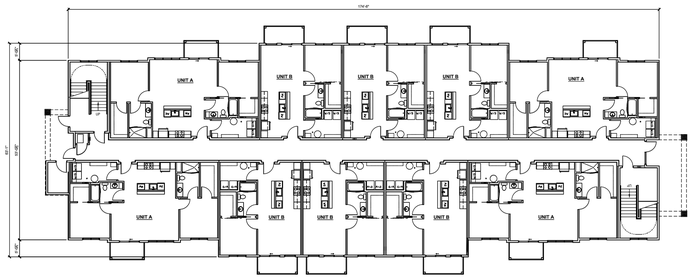
REVISIONS

SCALE 0 NO SCALE
DR. SK | CH. SS
P.M. MB
BOOK NA
JOB 18002264
SHEET NO. 78

I:\18002264\CAD\PLAN SETS\SITE PREP\MMX\18002264SP-1D-ARCH.DWG, 8/17/2023 4:28:34 PM, STEVE SILLS



2 OVERALL 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 OVERALL 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

SUMMARY

FIRST LEVEL:	4 TWO BED	
15,677 S.F.	4 ONE BED	
SECOND/ THIRD		
LEVEL:	4 TWO BED	
15,677 S.F.	4 ONE BED	
TOTALS:	12 TWO BED (40%)	
	12 ONE BED (40%)	
	31,354 S.F.	

ONE BEDROOM SQUARE FOOTAGE = 485
TWO BEDROOM SQUARE FOOTAGE = 1,035

dtn
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www.dtninqt.com

VILLAGES OF ANN ARBOR
ANN ARBOR, MICHIGAN

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SUITE 700
GRAND RAPIDS, MI 49503 USA
TEL +1.616.771.0909
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

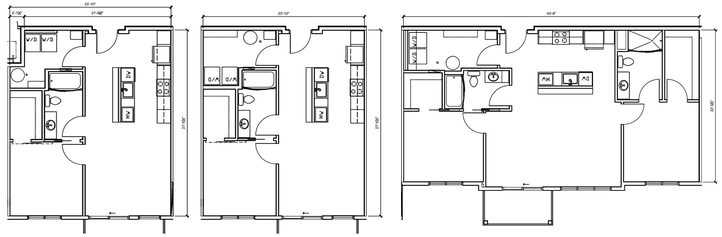
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
	05/19/23	SITE PLAN REVIEW
	06/09/23	SITE PLAN REVISED
	08/21/23	SITE PLAN REVISED

PROJECT #	2208139
PROJECT MANAGER	A. ECKERT
DESIGNED BY	A. ECKERT
DRAWN BY	A. SMITH
QUALCHECK	A. SMITH

SHEET TITLE
OVERALL FLOOR PLANS

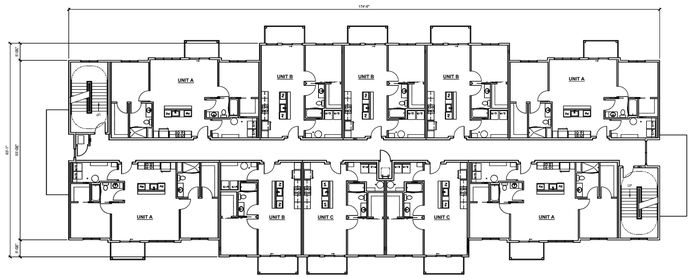
AE1-01
SHEET NUMBER



4 UNIT C FLOOR PLAN
SCALE: 1/8"=1'-0"

3 UNIT B FLOOR PLAN
SCALE: 1/8"=1'-0"

2 UNIT A FLOOR PLAN
SCALE: 1/8"=1'-0"



1 OVERALL 3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

SUMMARY

FIRST LEVEL:	4 TWO BED	
15,677 S.F.	4 ONE BED	
SECOND/ THIRD		
LEVEL:	4 TWO BED	
15,677 S.F.	4 ONE BED	
TOTALS:	12 TWO BED (40%)	
	12 ONE BED (40%)	
	31,354 S.F.	

ONE BEDROOM SQUARE FOOTAGE = 485
TWO BEDROOM SQUARE FOOTAGE = 1,035

dtn
Development, Inc.
2502 Lake Lansing Rd
Lansing, MI 48912
517-371-5300
www.dtninqt.com

VILLAGES OF ANN ARBOR
ANN ARBOR, MICHIGAN

GHAFARI
37 OTTAWA NW
SUITE 700
GRAND RAPIDS, MI 49503 USA
TEL +1.616.771.0909
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

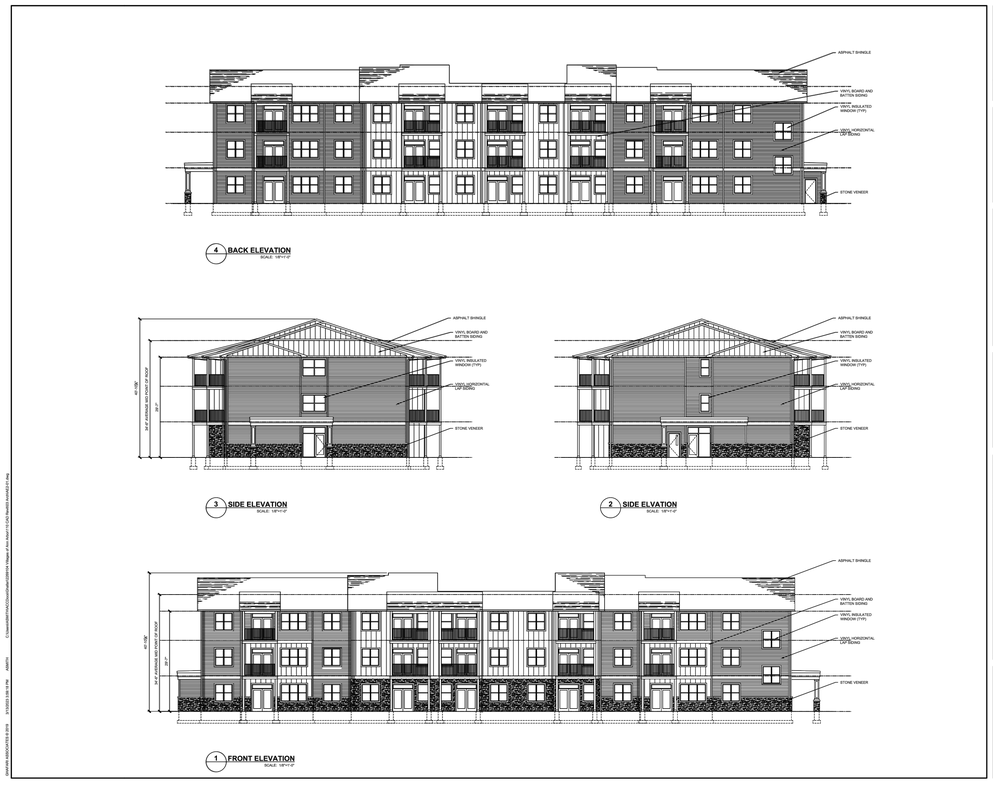
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
	05/19/23	SITE PLAN REVIEW
	06/09/23	SITE PLAN REVISED
	08/21/23	SITE PLAN REVISED

PROJECT #	2208139
PROJECT MANAGER	A. ECKERT
DESIGNED BY	A. ECKERT
DRAWN BY	A. SMITH
QUALCHECK	A. SMITH

SHEET TITLE
OVERALL FLOOR PLANS & UNIT PLANS

AE1-02
SHEET NUMBER



4 BACK ELEVATION
SCALE: 1/8"=1'-0"

3 SIDE ELEVATION
SCALE: 1/8"=1'-0"

2 SIDE ELEVATION
SCALE: 1/8"=1'-0"

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

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	06/09/23	SITE PLAN REVISED
	08/21/23	SITE PLAN REVISED

PROJECT #	2208139
PROJECT MANAGER	A. ECKERT
DESIGNED BY	A. ECKERT
DRAWN BY	A. SMITH
QUALCHECK	A. SMITH

SHEET TITLE
EXTERIOR ELEVATIONS

AE2-01
SHEET NUMBER

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
NORTH APARTMENT
ARCHITECTURAL PLANS (BY OTHERS)

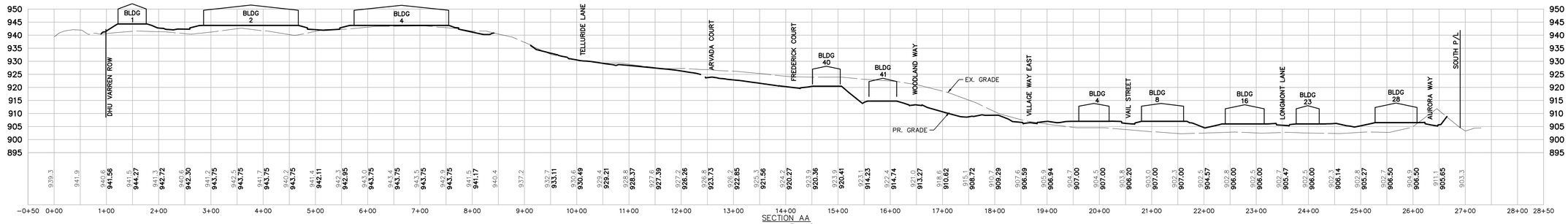
DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

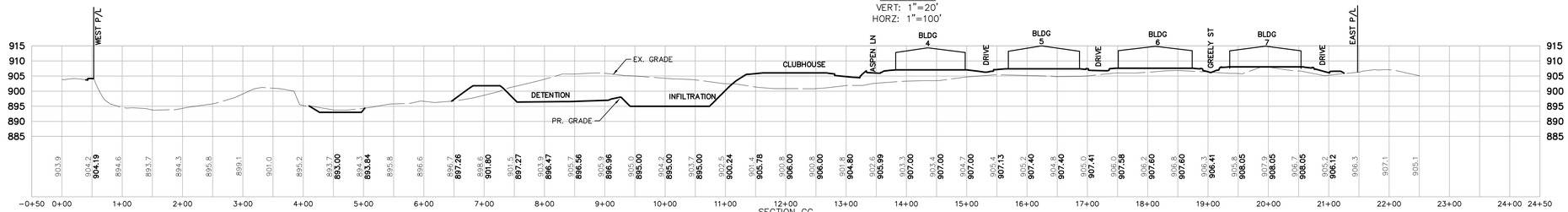
REVISIONS

SCALE 0 NO SCALE

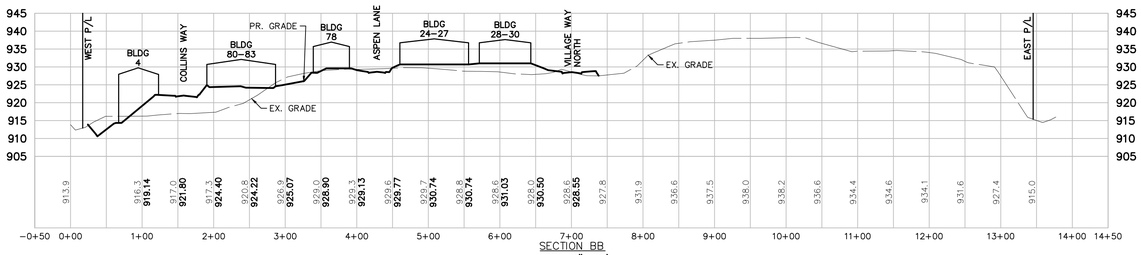
DR.	SK
CH.	SS
P.M.	MB
BOOK	NA
JOB	18002264
SHEET NO.	79



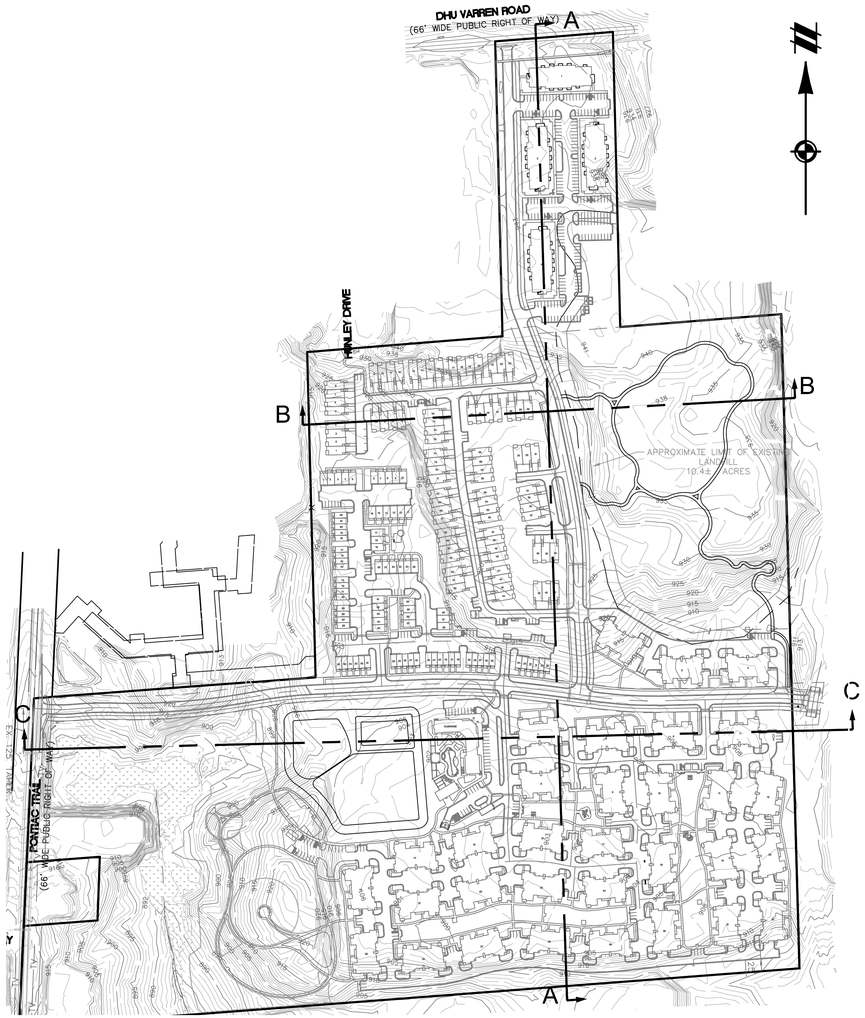
SECTION AA
VERT: 1"=20'
HORZ: 1"=100'



SECTION CC
VERT: 1"=20'
HORZ: 1"=100'



SECTION BB
VERT: 1"=20'
HORZ: 1"=100'



PROJECT AREA
SCALE: 1" = 200'

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

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ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
SITE CROSS SECTION

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- -- --
AS NOTED

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 80	

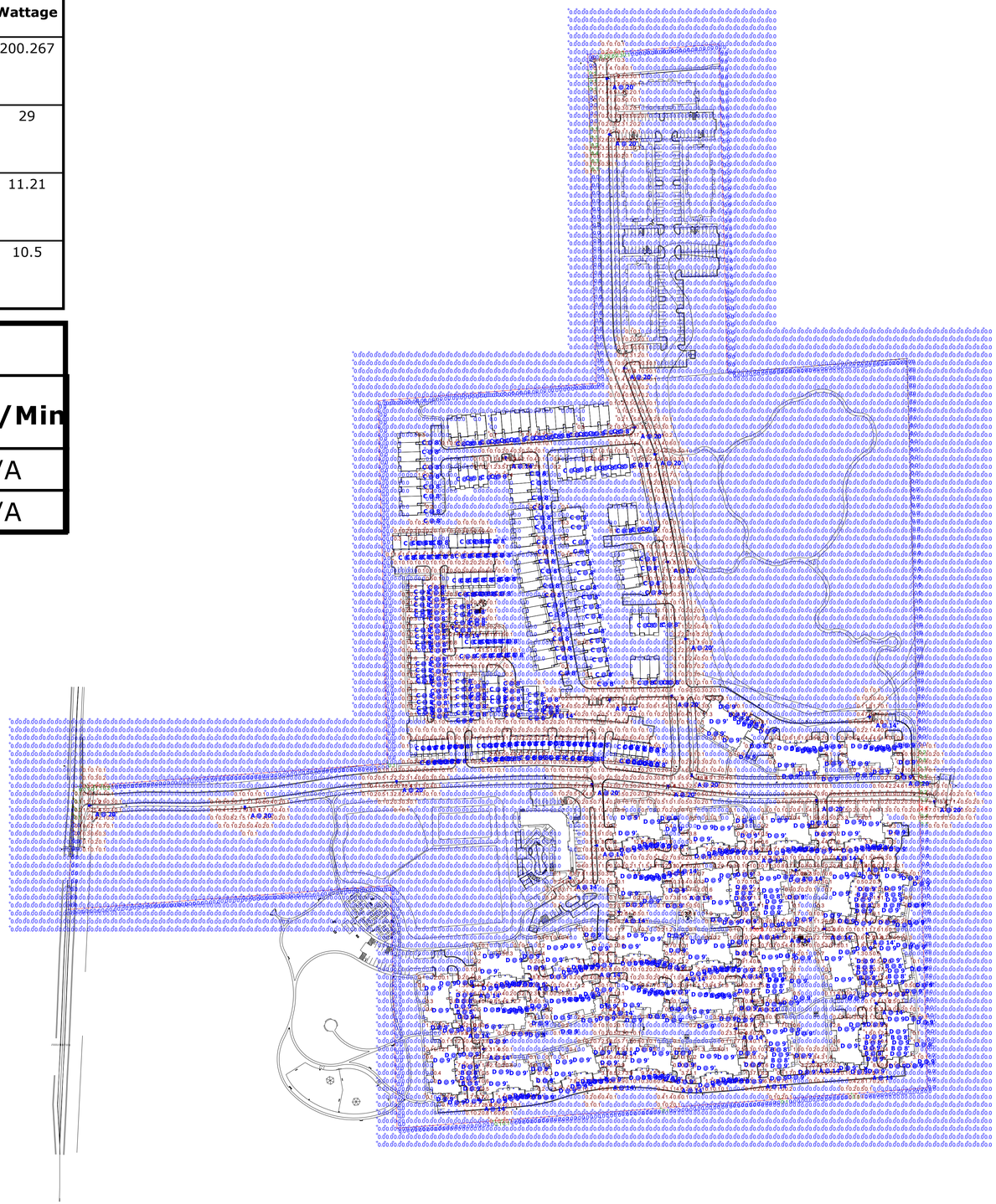
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	53	Solarpath INC	SPFS-200W-100W-2-30K	LED C470SP-Q2-P-03A 230V50HZ	32294	0.9	200.267
	B	64	Lithonia Lighting	KAXW LED P1 30K R4 MVOLT	KAXW LED, PERFORMANCE PACKAGE 1, 3000K, TYPE 4, 120--277V	3414	0.9	29
	C	261	Generation Lighting	8338701-12	SMALL ONE LIGHT DOWNLIGHT OUTDOOR WALL LED A19 3000K	1376	0.9	11.21
	D	321	Lithonia Lighting	WF4 SWW5 90CRI _ 3000K	5CCT 4in Flat Wafer _ 3000K	677	0.9	10.5

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY	+	0.0 fc	2.4 fc	0.0 fc	N/A	N/A
GRADE @ 0'	+	0.5 fc	50.3 fc	0.0 fc	N/A	N/A

*Note: All Lighting must comply with City of Ann Arbor Standards (Chapter 55, Section 5.25.3) except where otherwise approved.



Plan View
Scale - 1" = 150ft

General Note

1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. ALTERNATE LIGHTING FIXTURES WILL NOT MEET CITY ORDINANCE COMPLIANCE DUE TO THE PRECISE OPTICAL AND OUTPUT PERFORMANCE SELECTED FOR THESE FIXTURES. ALTERNATE LIGHTING PROPOSALS MUST BE RECALCULATED AND RESUBMITTED TO THE CITY FOR APPROVAL. CONTACT LAYOUTS@GASSERBUSH.COM FOR ASSISTANCE WITH ALTERNATE OPTIONS NEEDED.

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 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

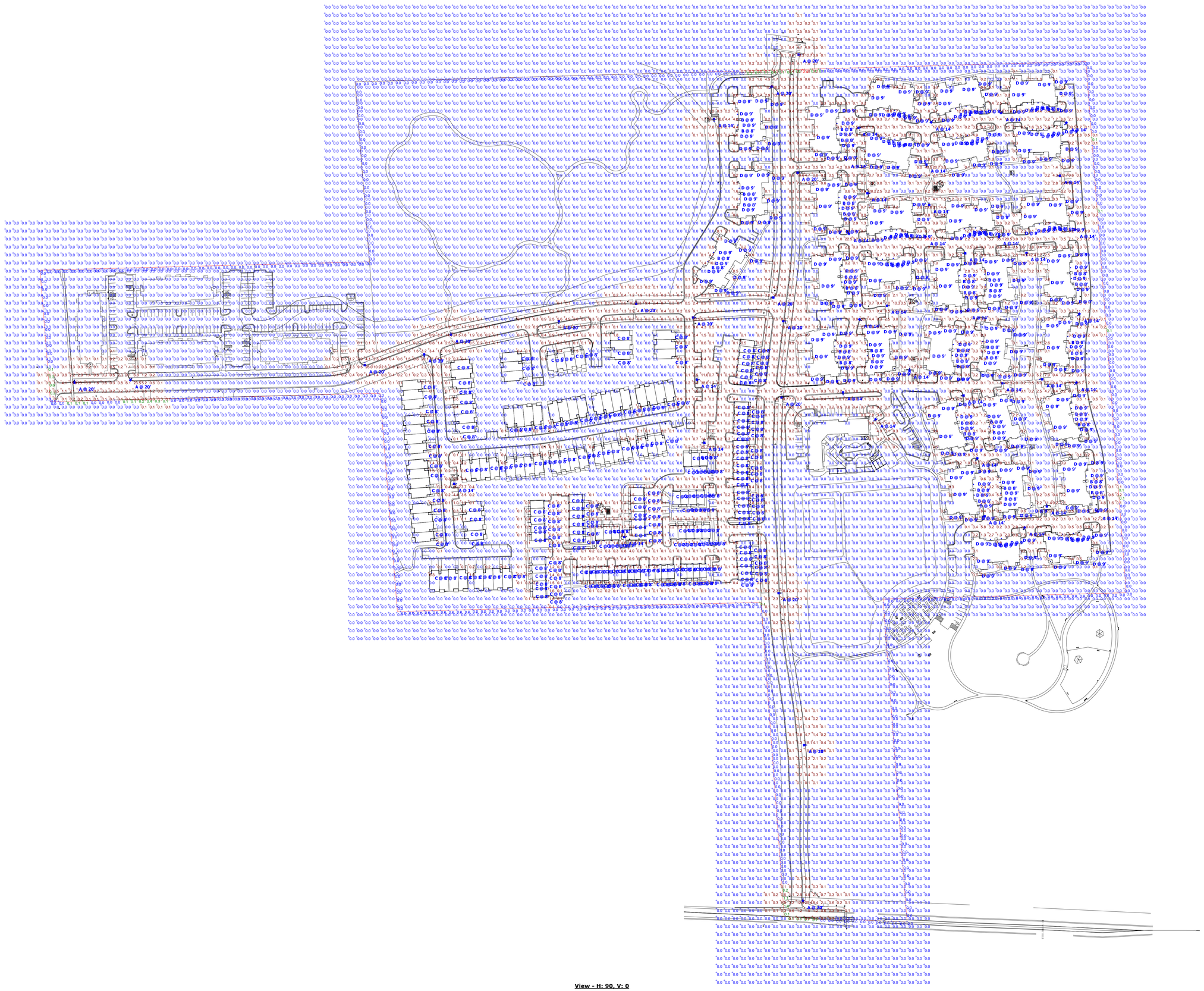
FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

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

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

VILLAGE OF ANN ARBOR
PHOTOMETRIC SITE PLAN
PREPARED FOR: LAND DESIGN STUDIO
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS/KB
Date
6/16/2022
rev. 05/22/2023
Scale
Not to Scale
Drawing No.
#21-62736-V6



View - H: 90, V: 0

VILLAGE OF ANN ARBOR
PHOTOMETRIC SITE PLAN
PREPARED FOR: LAND DESIGN STUDIO
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS/KB
Date
6/16/2022
rev. 05/22/2023
Scale
Not to Scale
Drawing No.
#21-62736-V6

SPFS Series

SolarPath sun solutions





SPFS Series Smart All In One Solar Street Light through innovative design, the real realization of the integrated solar street light definition. SolarPaths's well-built, modern high- end, compact all feature flagship product.
All In One(integration) design solar light put all core parts and smart motion sensor in one kit, to be used for parks, streets, parking lot.

Key features

- **Solar powered outdoor lighting**
- **Lithium battery prolongs life and protects environment**
- **Modular compact design, easy assembly and maintenance**
- **IP66**
- **Rust-proof, dustproof and waterproof**

Uses and Applications Guide

Streets lighting	●
Parking lots	●
Farms	●
Boardwalks	●
Pathways	●
Public parks	●
Walking paths	●
Bus stations	●

Technical Specifications

Solar Module Parameters	Type	High-efficiency Monocrystalline Silicon
	Power	Up to 200W
	Adjustable Angle	360°on the horizontal direction; 270°on the vertical direction
Solar ChargeController Parameters	Type	MPPT (Maximum Power Point Tracking), infrared solar charging controller
Lithium-ion Battery Parameters	Type	LiFePO4 (lithium-ion ferrous phosphate)
	Capacity	Up to 691.2WH
LED Light Parameters	Light Source Power	Up to 100W
	Lamp Rated Total Luminous Flux	Up to 18,000lm
	Luminous Efficacy	180lm/w
	CCT (Correlated Color Temperature)	3,500K-6,000K
	Color Rendering Index (CRI)	≥75 (≥80 optional)
Detector (Motion Sensor)	Sensor Type	Microwave Detection (By Radar)
	Detection distance	≤65FT
	Delay Time	10 seconds (optional)
	Saving Mode	Continuously 4-5 rainy days.
Control Modes	1.Light control 2. Timing control 3. Microwave control 4. Timing + Microwave control	
Operation profiles	1. 100%-2hr, 70%-2hr, 20% till dawn. 2. 50%-1hr, 100%-4hr, 50%-3hr, 25%-4hr. 3. 100%-6hr, 50%-6hr. 4. Always 30% dim, motion sensor trigger jump to 100% for 2 minutes. 5. Always 20% dim, motion sensor trigger jump to 100% for 2 minutes. * Operation profile above are active depending to the solar radiation in the installation location, please consult with one of Solarpath representative.	
Installation Recommendation	Mounting Height Range	Up to 39FT
	Installation Distance Range	Up to 131FT
	Pole Upper diameter	2.36in - 2.99in
Lighting Material	Die-casting Aluminum	
Extended Application	Wireless Remote controller	
	GPRS Integrated Management System(Remote control and monitoring)	
Product size	light body	Depend On LED power
	solar panel	Depend On Solar Panel wattage
Net weight	light body	Depend On LED power
	solar panel	Depend On Solar Panel Wattage

Ordering Guide

EXAMPLE: SPFS-50W-15W-2-35K-192WH-WH-01

Model	Solar Panel	Led Power	Distribution Type	Led Color Temp	Battery options	Body Color	Options
SPFS	50W 60W 70W 80W 100W 120W 160W 200W	15W 20W 30W 40W 50W 60W 80W 100W	2 – Type II	35K 40K 50K 60K	192WH 230WH 268WH 345WH 422WH 537WH 614WH 691WH	WH – White *SI – Silver *BK - Black *Min 20 pcs	01 – motion sensor

Made with Pride in the U.S.A. ida APPROVED

*Up on request

*Note: Color finish for all Street & Area Light Fixtures and Poles shall be black

LegalClarification: All technical information and/or products listings and/or technical support, and/or any kind of graphics, illustrations and/or instructions and/or the names, trade names, trademarks, trade symbols, service marks, logos, icons and trade dress of SolarPath Inc or in connection to SolarPath Inc or any of its selling products, con- tained herein is in the exclusive ownership of SolarPath Inc and may not be alternated and/or used in any manner including but not limited to copy of some or all of the said material by users and/or viewers or any third party for that matter of this document and the website to which it is linked without the express prior written permission of SolarPath Inc. Furthermore, redistribution or any kind of commercial use or alternation or any kind of use other then downloading presented information in some or all contents of downloadable documents, and/or downloadable contents, is strictly prohibited without express written prior permission. All information set out herein is subject to changes as may occur from time to time. SolarPath Inc is not responsible for, and cannot guarantee and shall not be held liable for any information or the accuracy of such in websites that it does not manage

CE

KAXW
LED Wall Luminaire



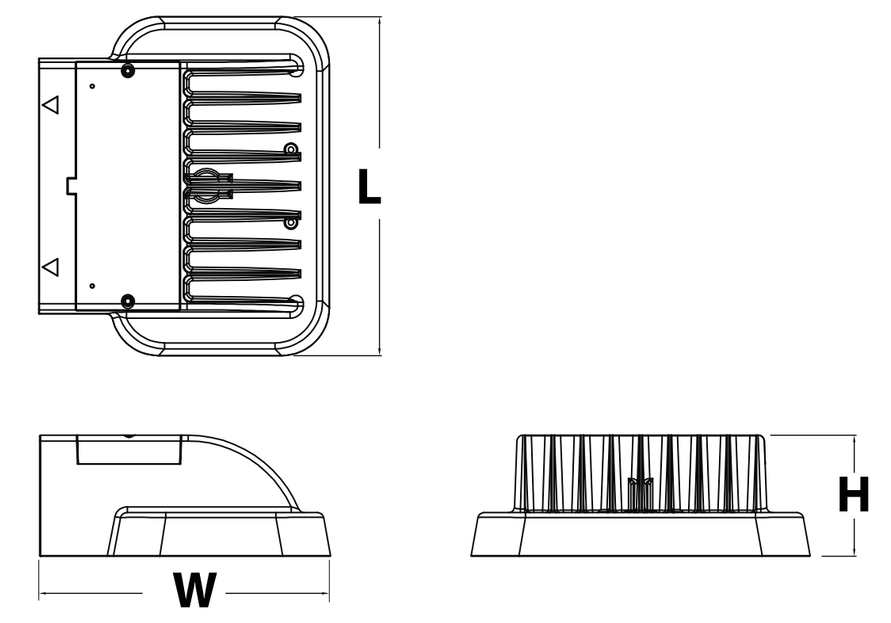
NIGHTTIME FRIENDLY · DLC · A+ CAPABLE

Catalog Number	
Notes	
Type	

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

Specifications

Length: 14" (35.6 cm)
Width: 12" (35.6 cm)
Height: 5" (12.7 cm)
Weight (max): 19.7 lbs (8.9 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

KAXW LED								
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control options**	**Other options**	**Finish** *(required)*
KAXW LED	P1 P2 P3	30K 3000 K 40K 4000 K 50K 5000 K	R3 Type 3 R4 Type 4	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket	**Shipped installed** PER NEMA twist-lock receptacle only (controls ordered separate)[3,4] PER5 Five-wire receptacle only (controls ordered separate)[4,5] PER7 Seven-wire receptacle only (controls ordered separate)[4,5] PIR 180° motion/ambient light sensor, <15' mtg ht[6] FAO Field adjustable output[7] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[6] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[6] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[6]	**Shipped installed** SF Single fuse (120, 277 or 347V)[8] DF Double fuse (208, 240 or 480V)[9] HS House-side shield[10] LCE Left Conduit Entry[11] RCE Right Conduit Entry[11] **Shipped separately** BSW Bird-deterrent spikes[10] EGS External glare shield[10]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available in the P1 performance package.
3 Not available with ROAM®. See PER5 or PER7 option.
4 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
5 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6 Specifies the Sensor Switch MSOD-7-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Must specify 120V or 277V. Requires PER or separate on/off.
7 Not available with PER5 or PER7 options.
8 Must specify 120, 277, or 347V option.
9 Must specify 208, 240, or 480V option.
10 Also available as a separate accessory; see Accessories information.
11 Requires a contractor supplied ½" EMT raintight fitting.
12 Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[12]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[12]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[12]
DSHORT SBK U	Shorting cap
KAXWHS U	House-side shield
KAXWBSW U	Bird-deterrent spikes
KAXWEGS U	External glare shield

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LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The 4" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 4" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 3" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B))LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimmers (see list of approved dimmers). Replaces 65W incandescent for 750 lumens..

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Wafer LED Recessed Downlight

WF4
4" LED Switchable White Color Temperature

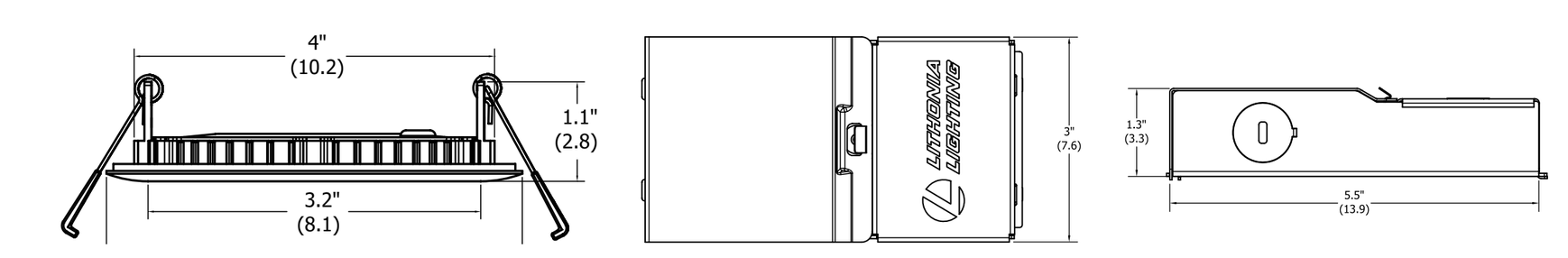
IC/Non-IC
New Construction/Remodel





Specifications

Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF4 LED 30K40K50K 90CRI MW

WF4		LED					
Series		**Lamp**		**CCT/W/Lumens[1]**		**CRI**	**Finish**
WF4	4" wafer-thin LED downlight	**LED**	LED	**27K30K35K** **30K40K50K**	2700K/10.5W/730L 3000K/10.5W/800L 3500K/10.5W/780L 3000K/10.5W/750L 4000K/10.5W/810L 5000K/10.5W/790L	**90CRI** 90CRI	**MW** Matte White **MB** Matte Black **BN** Brush Nickel **ORB** Oil-Rubbed Bronze

Accessories: *Order as separate catalog number.*

WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF4GR MW JZ	4" round oversized trim ring



Notes
1 Total system delivered lumens.

GENERATION LIGHTING

8338701-12: Small One Light Downlight Outdoor Wall Lantern



Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #: 785652027550

Finish: Black (12)

Dimensions:

Width: 6 1/2''
Height: 12 1/2''
Weight: 2.2 lbs.
Extends: 7 3/4''
Wire: 6 1/2'' (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 100w Max. 120v - Not included

Features:
- Clear bulb(s) recommended for this fixture
- 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 - Die Cast Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (990W83387_1-SEV)

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
Panel	Glass	Clear	6			2 1/8	6					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		2 3/4	9 3/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8338701-12	1	785652027550	16	10.25	9.25	0.878	3.3	250	Yes
NJ Pallet		96		48	40	77	85.556	316.8		No
NV Pallet		96		48	40	77	85.556	316.8		No

Generation Lighting 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 Generation Lighting . 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 Generation Lighting, a Visual Comfort & Co brand.

GB

VILLAGE OF ANN ARBOR
PHOTOMETRIC SITE PLAN
PREPARED FOR: LAND DESIGN STUDIO
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer

Date
6/16/2022
rev. 05/22/2023
Scale
Not to Scale
Drawing No.
#21-62736-V6

View - H: 90, V: 0

VILLAGE OF ANN ARBOR
PHOTOMETRIC SITE PLAN
PREPARED FOR: LAND DESIGN STUDIO
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS/KB
Date
6/16/2022
rev. 05/22/2023
Scale
Not to Scale
Drawing No.
#21-62736-V6
82

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS CO.

VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN

PHOTOMETRIC PLAN – 2

DATE
APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 82	

PLOTTED BY: Kelly Bell 8/17/2023 4:29 PM STATE: MI N:\Projects\18002264\Engineering\Site Plan\18002264-SP-PHOTOMETRIC PLAN.dwg

SPFS Series

SolarPath sun solutions





SPFS Series Smart All In One Solar Street Light through innovative design, the real realization of the integrated solar street light definition. SolarPaths's well-built, modern high- end, compact all feature flagship product.
All In One(integration) design solar light put all core parts and smart motion sensor in one kit, to be used for parks, streets, parking lot.

Key features

- **Solar powered outdoor lighting**
- **Lithium battery prolongs life and protects environment**
- **Modular compact design, easy assembly and maintenance**
- **IP66**
- **Rust-proof, dustproof and waterproof**

Uses and Applications Guide

Streets lighting	●
Parking lots	●
Farms	●
Boardwalks	●
Pathways	●
Public parks	●
Walking paths	●
Bus stations	●

Technical Specifications

Solar Module Parameters	Type	High-efficiency Monocrystalline Silicon
	Power	Up to 200W
	Adjustable Angle	360°on the horizontal direction; 270°on the vertical direction
Solar ChargeController Parameters	Type	MPPT (Maximum Power Point Tracking), infrared solar charging controller
Lithium-ion Battery Parameters	Type	LiFePO4 (lithium-ion ferrous phosphate)
	Capacity	Up to 691.2WH
LED Light Parameters	Light Source Power	Up to 100W
	Lamp Rated Total Luminous Flux	Up to 18,000lm
	Luminous Efficacy	180lm/w
	CCT (Correlated Color Temperature)	3,500K-6,000K
	Color Rendering Index (CRI)	≥75 (≥80 optional)
Detector (Motion Sensor)	Sensor Type	Microwave Detection (By Radar)
	Detection distance	≤65FT
	Delay Time	10 seconds (optional)
	Saving Mode	Continuously 4-5 rainy days.
Control Modes	1.Light control 2. Timing control 3. Microwave control 4. Timing + Microwave control	
Operation profiles	1. 100%-2hr, 70%-2hr, 20% till dawn. 2. 50%-1hr, 100%-4hr, 50%-3hr, 25%-4hr. 3. 100%-6hr, 50%-6hr. 4. Always 30% dim, motion sensor trigger jump to 100% for 2 minutes. 5. Always 20% dim, motion sensor trigger jump to 100% for 2 minutes. * Operation profile above are active depending to the solar radiation in the installation location, please consult with one of Solarpath representative.	
Installation Recommen dation	Mounting Height Range	Up to 39FT
	Installation Distance Range	Up to 131FT
	Pole Upper diameter	2.36in - 2.99in
Lighting Material	Die-casting Aluminum	
Extended Application	Wireless Remote controller	
	GPRS Integrated Management System(Remote control and monitoring)	
Product size	light body	Depend On LED power
	solar panel	Depend On Solar Panel wattage
Net weight	light body	Depend On LED power
	solar panel	Depend On Solar Panel Wattage

Ordering Guide

EXAMPLE: SPFS-50W-15W-2-35K-192WH-WH-01

Model	Solar Panel	Led Power	Distribution Type	Led Color Temp	Battery options	Body Color	Options
SPFS	50W 60W 70W 80W 100W 120W 160W 200W	15W 20W 30W 40W 50W 60W 80W 100W	2 – Type II	35K 40K 50K 60K	192WH 230WH 268WH 345WH 422WH 537WH 614WH 691WH	WH – White *SI – Silver *BK - Black *Min 20 pcs	01 – motion sensor

Made with Pride in the U.S.A. · ida
*Up on request

*Note: Color finish for all Street & Area Light Fixtures and Poles shall be black

Legal Clarification: All technical information and/or products listings and/or technical support, and/or any kind of graphics, illustrations and/or instructions and/or the names, trade names, trademarks, trade symbols, service marks, logos, icons and trade dress of SolarPath Inc or in connection to SolarPath Inc or any of its selling products, con-tained herein is in the exclusive ownership of SolarPath Inc and may not be altered and/or used in any manner including but not limited to copy of some or all of the said material by users and/or viewers or any third party for that matter of this document and the website to which it is linked without the express prior written permission of SolarPath Inc. Furthermore, redistribution or any kind of commercial use or alteration or any kind of use other than downloading presented information in some or all contents of downloadable documents, and/or downloadable contents, is strictly prohibited without express written prior permission. All information set out herein is subject to changes as may occur from time to time. SolarPath Inc is not responsible for, and cannot guarantee and shall not be held liable for any information or the accuracy of such in websites that it does not manage

CE

KAXW
LED Wall Luminaire



Catalog Number
Notes
Type

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

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

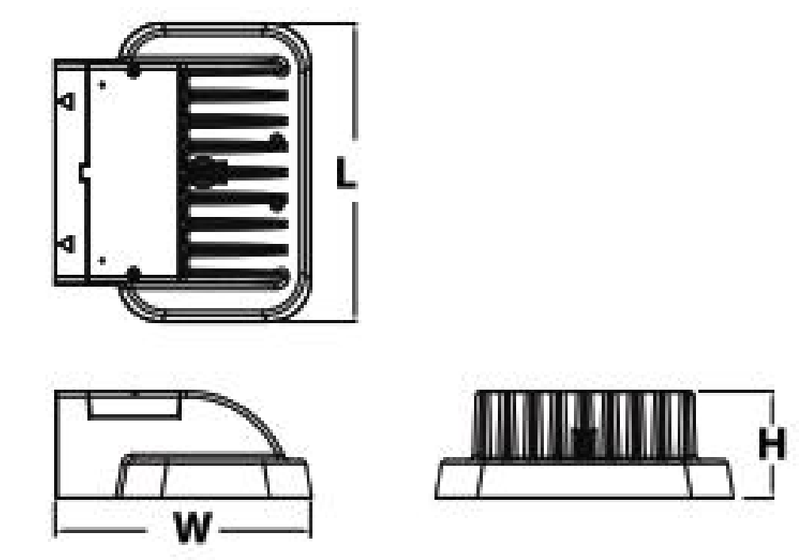
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

Specifications

Length:	14" (35.6 cm)
Width:	12" (30.4 cm)
Height:	5" (12.7 cm)
Weight (max):	19.7 lbs (8.9 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

KAXW LED								
Series	**Performance package**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control options**	**Other options**	**Finish** *(required)*
KAXW LED	P1 P2 P3	30K 3000 K 40K 4000 K 50K 5000 K	R3 Type 3 R4 Type 4	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket	**Shipped installed** PER NEMA twist-lock receptacle only (controls ordered separate) [3,4] PER5 Five-wire receptacle only (controls ordered separate) [4,5] PER7 Seven-wire receptacle only (controls ordered separate) [4,5] PIR 180° motion/ambient light sensor, <15' mtg ht [6] FAO Field adjustable output [7] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [6] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6]	**Shipped installed** SF Single fuse (120, 277 or 347V) [8] DF Double fuse (208, 240 or 480V) [9] HS House-side shield [10] LCE Left Conduit Entry [11] RCE Right Conduit Entry [11] **Shipped separately** BSW Bird-deterrent spikes [10] EGS External glare shield [10]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available in the P1 performance package.
3 Not available with ROAM®. See PER5 or PER7 option.
4 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
5 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6 Specifies the Sensor Switch MSOD-7-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Must specify 120V or 277V. Requires PER or separate on/off.
7 Not available with PER5 or PER7 options.
8 Must specify 120, 277, or 347V option.
9 Must specify 208, 240, or 480V option.
10 Also available as a separate accessory; see Accessories information.
11 Requires a contractor supplied ½" EMT raintight fitting.
12 Requires luminaire to be specified with PER, PER5 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [12]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [12]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [12]
DSHORT SBK U	Shorting cap
KAXWHS U	House-side shield
KAXWBSW U	Bird-deterrent spikes
KAXWEGS U	External glare shield

LITHONIA LIGHTING

Catalog Number
Notes
Type

Wafer LED Recessed Downlight

WF4
4" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel

FEATURES & SPECIFICATIONS

INTENDED USE — The 4" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications. The LED module maintains at least 70% light output for 50,000 hours.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 4" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 3" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimers (see list of approved dimmers). Replaces 65W incandescent for 750 lumens..

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

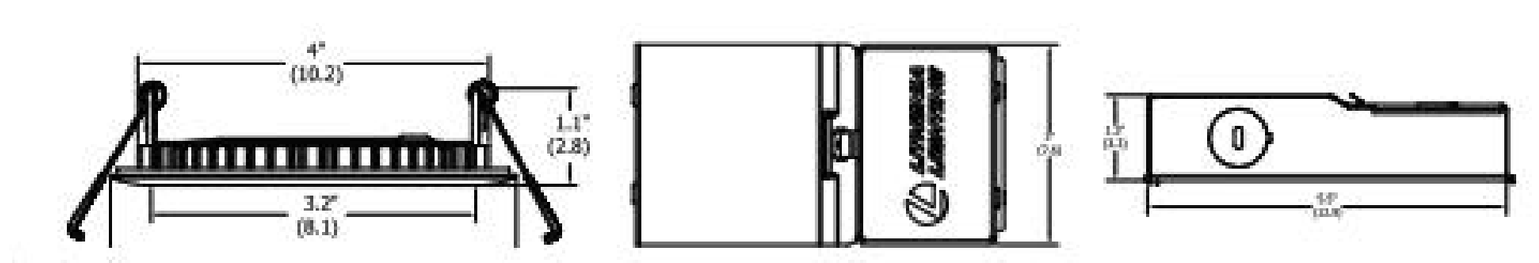
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Matte black · Brushed nickel · Oil-rubbed bronze

Specifications

Aperture:	3.2 (8.1)
Ceiling opening:	4.2 (10.7)
Overlap trim:	4.7 (12.0)
Height:	1.1 (2.8)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF4 LED 30K40K50K 90CRI MW

WF4		LED					
Series		**Lamp**		**CCT/W/Lumens** [1]		**CRI**	**Finish**
WF4	4" wafer-thin LED downlight	**LED**	LED	**27K30K35K**	2700K/10.5W/730L 3000K/10.5W/800L 3500K/10.5W/780L	**90CRI** 90CRI	**MW** Matte White **MB** Matte Black **BN** Brush Nickel **ORB** Oil-Rubbed Bronze
				30K40K50K	3000K/10.5W/750L 4000K/10.5W/810L 5000K/10.5W/790L		

Accessories: *Order as separate catalog number.*

WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF4GR MW JZ	4" round oversized trim ring



WF8643 New Construction Pan · Remodel Joist Bar · WFEXC6 Cable

Notes
1 Total system delivered lumens.

GENERATION LIGHTING

8338701-12: Small One Light Downlight Outdoor Wall Lantern



Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #: 785652027550

Finish: Black (12)

Dimensions:

Width: 6 1/2"
Height: 12 1/2"
Weight: 2.2 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 100w Max. 120v - Not included

Features:
- Clear bulb(s) recommended for this fixture
- 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 - Die Cast Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
English (990W83387_1-SEV)

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
Panel	Glass	Clear	6			2 1/8	6					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		2 3/4	9 3/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
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NJ Pallet		96		48	40	77	85.556	316.8		No
NV Pallet		96		48	40	77	85.556	316.8		No

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VILLAGE OF ANN ARBOR
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83

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

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT ROBERTSON BROTHERS CO.
VILLAGE OF ANN ARBOR
FIRST AMENDED SITE PLAN
PHOTOMETRIC PLAN – 3

DATE APRIL 6, 2023

2023-06-02 PER CITY & WCWRC
2023-07-18 PER CITY
2023-08-21 PER CITY

REVISIONS

SCALE 0 -- --
NO SCALE

DR. SK	CH. SS
P.M. MB	
BOOK NA	
JOB 18002264	
SHEET NO. 83	

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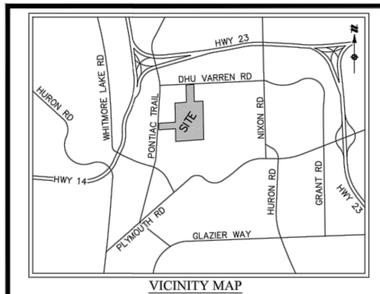
BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

DESCRIPTION OF A 5.744 ACRE PARCEL (PARCEL I-09-16-201-009) OF LAND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S01°28'39"E 2,040.95 FEET ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 16 FOR A **PLACE OF BEGINNING**; THENCE S01°28'39"E 304.33 FEET ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 16; THENCE S85°41'31"W 832.72 FEET; THENCE N02°35'32"E 307.19 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°45'46"E 810.84 FEET (RECORDED AS 810.78 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHWEST 1/4 OF SAID SECTION 16, CONTAINING 5.744 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF, AS OCCUPIED BY SAID PONTIAC TRAIL, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 956088, COMMITMENT DATE: JANUARY 21, 2022:

LAND IN THE TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, WHICH LIES EAST OF PONTIAC ROAD, EXCEPTING THEREFROM LAND SOLD TO WILLIAM B. MCMILLEN AND WIFE BY DEED DATED APRIL 9, 1940 AND RECORDED ON APRIL 26, 1940 IN LIBER 343 OF DEEDS ON PAGE 256, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE CENTER OF PONTIAC ROAD AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, SAID INTERSECTION BEING 806.93 FEET WEST OF THE NORTH AND SOUTH 1/4 LINE OF SECTION; THENCE EAST 806.93 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE DEFLECTING 92 DEGREES 47 MINUTES TO THE RIGHT 54 FEET IN THE NORTH AND SOUTH 1/4 LINE; THENCE DEFLECTING 87 DEGREES 13 MINUTES TO THE RIGHT 810.78 FEET TO THE CENTER OF THE PONTIAC ROAD; THENCE NORTHERLY 54.32 FEET IN THE CENTER OF THE PONTIAC ROAD TO THE PLACE OF BEGINNING, BEING PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 956088, COMMITMENT DATE: JANUARY 21, 2022:

7. INTEREST OF JOHN HENRY FORSHEE; AND GERALD C. CRANE AND ANN E. FORSHEE CRANE, OR THEIR SUCCESSORS, AS TRUSTEES OF THE GERALD C. CRANE AND ANN E. FORSHEE CRANE JOINT REVOCABLE TRUST DATED MAY 9, 2008, AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 5260, PAGE 446, DEATH CERTIFICATE RECORDED IN LIBER 5362, PAGE 650, AND WARRANTY DEED RECORDED IN LIBER 5372, PAGE 383.
RESPONSE: L.5260, PG.446 EXHIBIT A COVERS SUBJECT PROPERTY AND LAND TO SOUTH. L.5362, PG. 650 NOT A SURVEY MATTER. L.5372, PG.383 EXHIBIT A COVERS SUBJECT PROPERTY AND LAND TO SOUTH.

NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26125C0656F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS–BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

   NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED.

   NOTE TO THE CLIENT, INSURER, AND LENDER – SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL IMPROVEMENTS NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 926451, COMMITMENT DATE: APRIL 9, 2021:

LAND IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE EASTERLY 713.14 FEET ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF THE DHU VARREN ROAD FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION IN THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 926451, COMMITMENT DATE: APRIL 9, 2021:

7. TERMS AND CONDITIONS CONTAINED IN RESOLUTION R–347–8–01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4049, PAGE 909 AND LIBER 4673, PAGE 762.

   RESOLUTION TO AMEND PREVIOUSLY APPROVED RESOLUTION R–347–8–01 AUTHORIZING WATER MAIN IMPROVEMENT CHARGES RECORDED IN LIBER 4673, PAGE 761.
RESPONSE: L.4049, PG.909 & L.4673, PG.762 COVERS SUBJECT PROPERTY, L.4673, PG.761 NOT A SURVEY MATTER.

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 965012, COMMITMENT DATE: MAY 3, 2022:

LAND IN THE TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTH HALF OF THE FOLLOWING DESCRIBED PARCEL: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 16, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 54 FEET IN THE NORTH AND SOUTH QUARTER LINE FOR A PLACE OF BEGINNING; THENCE DEFLECTING 87 DEGREES 13 MINUTES TO THE RIGHT, 810.78 FEET TO THE CENTER OF PONTIAC ROAD; THENCE SOUTHERLY IN THE CENTER OF PONTIAC ROAD TO THE NORTHEAST CORNER OF HURON MANOR SUBDIVISION; THENCE EAST IN THE EAST AND WEST QUARTER LINE TO THE CENTER OF SECTION 16; THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL 2:
COMMENCING AT THE CENTER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, THENCE ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION, SOUTH 86 DEGREES 01 MINUTE 30 SECONDS WEST 373.88 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER LINE OF SOUTH 86 DEGREES 01 MINUTE 30 SECONDS WEST 477.07 FEET; THENCE ALONG THE CENTER LINE OF PONTIAC ROAD NORTH 03 DEGREES 01 MINUTE EAST 171.27 FEET; THENCE NORTH 86 DEGREES 01 MINUTE 30 SECONDS EAST 460.00 FEET; THENCE SOUTH 03 DEGREES 58 MINUTES 30 SECONDS EAST 170.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 965012, COMMITMENT DATE: MAY 3, 2022:

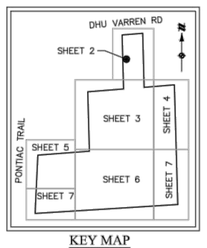
7. 7. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AKA AMERITECH MICHIGAN AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4260, PAGE 859.
RESPONSE: AS SHOWN HEREON.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MAY 6, 2022, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1/5000.

STATE OF MICHIGAN — MICHAEL D. EMBREE — License No. 4001056860 — REGISTERED PROFESSIONAL SURVEYOR

DATE: 06/22/2022

MICHAEL D. EMBREE
PROFESSIONAL SURVEYOR NO. 4001056860
MEMBREE@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000



KEY MAP
NOT TO SCALE

SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTER LINE OF DHU VARREN ROAD 548.14 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF DHU VARREN ROAD 165.0 FEET; THENCE SOUTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET; THENCE WESTERLY DEFLECTING 86 DEGREES 52 MINUTES TO THE RIGHT 165.0 FEET; THENCE NORTHERLY DEFLECTING 93 DEGREES 08 MINUTES TO THE RIGHT 825.05 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF SAID SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

PARCEL 2:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, EXCEPTING THE NORTH 825.5 FEET THEREOF.

SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819133, REVISION C, COMMITMENT DATE: SEPTEMBER 24, 2018

6. RIGHTS OF OTHERS AND THE TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 724, PAGE 167.
RESPONSE: COVERS PARCEL 1, RIGHT OF WAY AS SHOWN HEREON
7. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 283.
RESPONSE: AS SHOWN HEREON
8. JOINT RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1278, PAGE 293.
RESPONSE: AS SHOWN HEREON
9. TERMS AND CONDITIONS CONTAINED IN GRANT OF TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4001, PAGE 845.
RESPONSE: APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 5 FEET
10. GRANT OF EASEMENT IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4003, PAGE 413.
RESPONSE: AS SHOWN HEREON
11. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447.
RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS SUBJECT PROPERTY

SCHEDULE C DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WASHTENAW, TOWNSHIP OF ANN ARBOR, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL A:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH–SOUTH 1/4 LINE 1734.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.10 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 44 SECONDS EAST 306.09 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH–SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 178.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST 306.09 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 178.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 45 SECONDS EAST 306.07 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 178.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH–SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 356.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 45 SECONDS WEST 306.07 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 179.00 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 45 SECONDS EAST 306.06 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 179.00 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH NON–EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED, AND DEFINED IN THAT CERTAIN INSTRUMENT RECORDED IN LIBER 3238, PAGE 735, WASHTENAW COUNTY RECORDS.

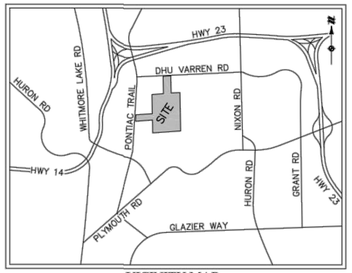
PARCEL D:
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 42 MINUTES 44 SECONDS WEST ALONG THE NORTH–SOUTH 1/4 LINE 1734.85 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST 535.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE SOUTH 00 DEGREES 42 MINUTES 45 SECONDS WEST 306.06 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 09 SECONDS WEST 275.85 FEET TO A POINT ON THE CENTERLINE OF PONTIAC TRAIL; THENCE NORTH 04 DEGREES 46 MINUTES 55 SECONDS EAST ALONG SAID CENTERLINE 307.87 FEET; THENCE NORTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 253.99 FEET TO THE POINT OF BEGINNING.

SCHEDULE BII EXCEPTIONS PER COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 819138, COMMITMENT DATE: JUNE 27, 2018

7. MORTGAGE IN THE ORIGINAL AMOUNT OF $25,000.00 EXECUTED BY SUSAN H. MANN AND THOMAS F. MANN TO MAUREEN FERRELL, DATED NOVEMBER 15, 1996, RECORDED NOVEMBER 20, 1996, IN LIBER 3348, PAGE 934, AS TO PARCEL A.
RESPONSE: EASEMENTS AS SHOWN HEREON
8. MORTGAGE IN THE ORIGINAL AMOUNT OF $150,700.00 EXECUTED BY TOM MANN AND SUSAN MANN, AKA: THOMAS F. MANN AND SUSAN H. MANN, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DATED MAY 22, 2017, RECORDED JUNE 7, 2017, IN LIBER 5209, PAGE 450, AS TO PARCEL D.
RESPONSE: EASEMENTS AS SHOWN HEREON
9. NOTICE OF JUDGMENT LIEN IN THE AMOUNT OF $85,495.28, PLUS COSTS AND INTEREST, AGAINST TOM MANN, IN FAVOR OF ATWELL–HICKS, LLC AS EVIDENCED BY NOTICE OF JUDGMENT LIEN RECORDED JANUARY 8, 2008 IN LIBER 4660, PAGE 881 IN THE OFFICE OF THE WASHTENAW COUNTY REGISTER OF DEEDS.
RESPONSE: NOT A SURVEY MATTER
10. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENT FOR STORM WATR DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4117, PAGE 291, AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4194, PAGE 488, AND SECOND AMENDMENT TO DECLARATION OF EASEMENT FOR STORM WATER DRAINAGE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4273, PAGE 447.
RESPONSE: L.4117, PG291 AS SHOWN HEREON. L.4194, PG.488 APPROXIMATE AS SHOWN HEREON, EASEMENT MISCLOSES BY 1.7 FEET. L.4273, PG.447 COVERS PROPERTY TO THE EAST
11. GRANT OF EASEMENT FOR STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 220, AS TO PARCEL C.
RESPONSE: AS SHOWN HEREON
12. GRANT OF EASEMENT FOR STORM SEWER AND STORM WATER DRAINAGE IN FAVOR OF THE CITY OF ANN ARBOR AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 5222, PAGE 219, AS TO PARCEL D.
RESPONSE: AS SHOWN HEREON

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

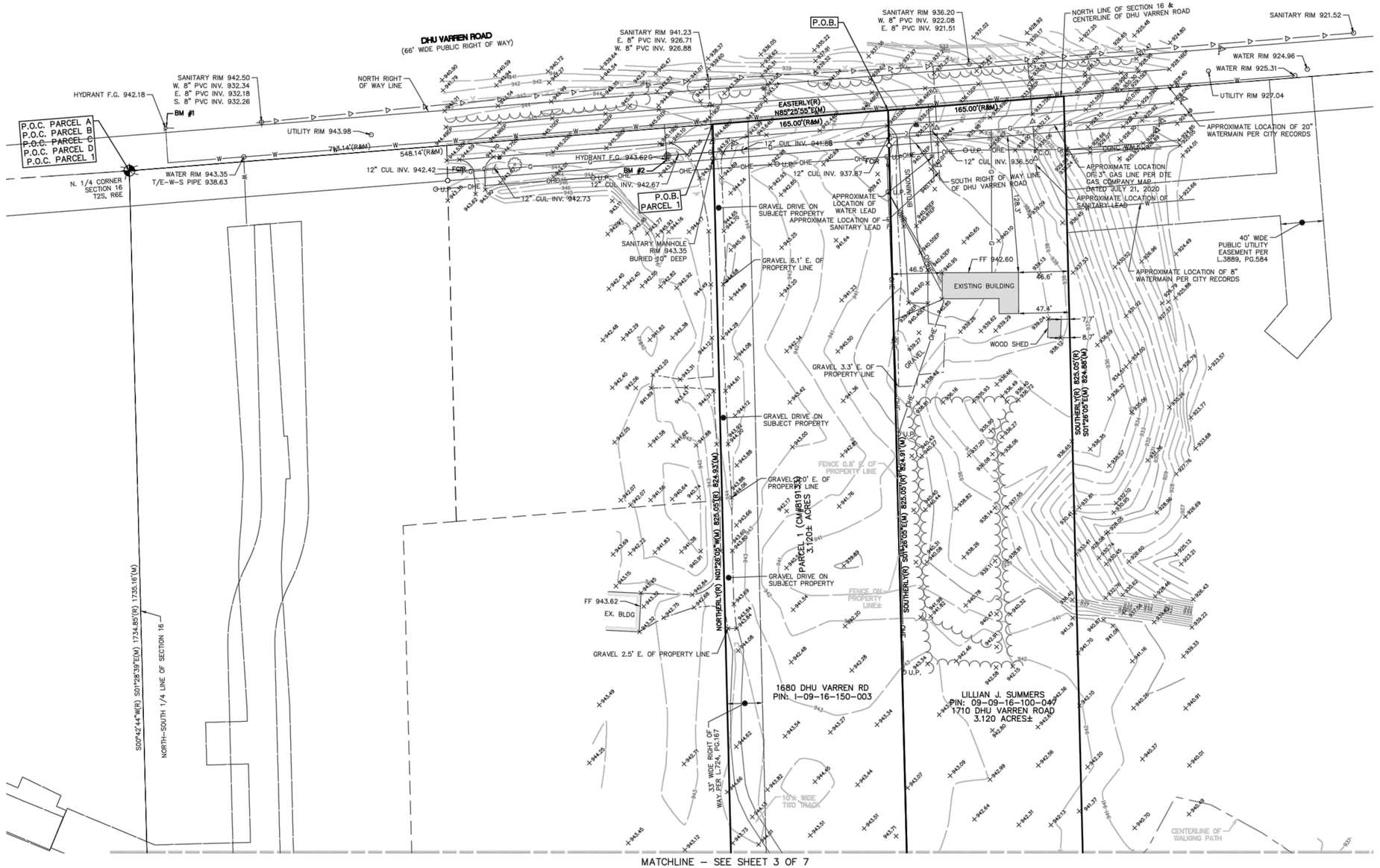
BOUNDARY & TOPOGRAPHIC SURVEY



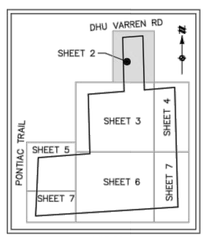
VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
⊕F	FOUND MONUMENT
○FIP	FOUND IRON PIPE
○FIR	FOUND IRON ROD
○FCIR	FOUND CAPPED IRON ROD
■	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
□ T	EXISTING TELEPHONE RISER
<----	EXISTING GUY ANCHOR WITH WIRE
○U.P.	EXISTING UTILITY POLE
	EXISTING WATER BBOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
E	EXISTING ELECTRIC TRANSFORMER
)	EXISTING CULVERT
○C.O.	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
Fo	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
× 985.72	EXISTING GROUND ELEVATION
× 985.72TC	EXISTING CURB ELEVATION
× 985.72GU	EXISTING GUTTER ELEVATION
× 985.72EP	EXISTING PAVEMENT ELEVATION
(R)	RECORD
(M)	MEASURED
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
OHE OHE	OVERHEAD UTILITY LINE
TV TV	APPROXIMATE UNDERGROUND FIBER LINE
E E	APPROXIMATE UNDERGROUND ELECTRIC LINE
G G	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
W	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
950	EXISTING GROUND CONTOUR
	EXISTING BUILDING
(10) (10)	SCHEDULE BII EXCEPTION



MATCHLINE – SEE SHEET 3 OF 7



KEY MAP
NOT TO SCALE

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS COMPANY

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN

DATE
07/21/2020

07/27/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
12/17/2021 REV. PER CLIENT OMITS
03/01/2022 REV. PER NEW PARCEL
05/31/2022 ADDITIONAL TOPO
08/15/2022 ADDITIONAL TOPO

REVISIONS

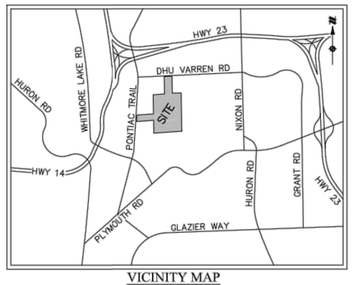
SCALE 0 25 50
1" = 50 FEET

DR. JR CH. ME
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO.
2 OF 7

CAD FILE: 18002264-TP-01.DWG

K:\SURVEY TMP\18002264 - ANN ARBOR (DHU)\ 18002264-TP-01.DWG 8/15/2022 3:33 PM JULIE KENOW

BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
⊕F	FOUND MONUMENT
○FIP	FOUND IRON PIPE
○FIR	FOUND IRON ROD
○FCIR	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
T	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WIRE
U.P.	EXISTING UTILITY POLE
	EXISTING WATER BBOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
C.O.	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
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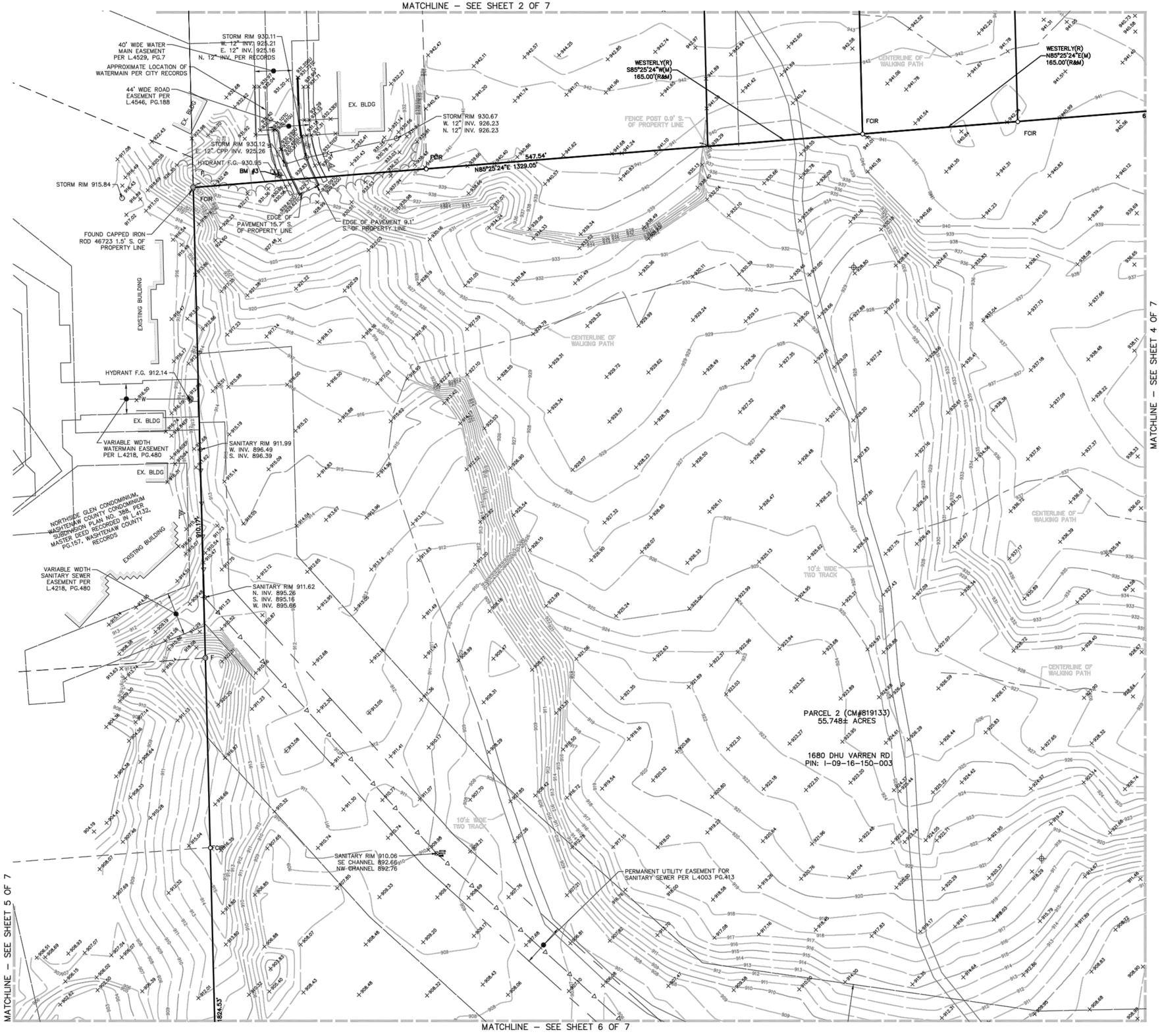
(R)	RECORD
(M)	MEASURED
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
OHE OHE	OVERHEAD UTILITY LINE
TV TV	APPROXIMATE UNDERGROUND FIBER LINE
E E	APPROXIMATE UNDERGROUND ELECTRIC LINE
G G	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
W	APPROXIMATE UNDERGROUND WATER LINE
	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
950	EXISTING GROUND CONTOUR
	EXISTING BUILDING
(10) (10)	SCHEDULE BII EXCEPTION

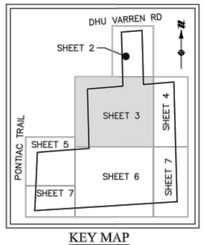
MATCHLINE – SEE SHEET 2 OF 7

MATCHLINE – SEE SHEET 4 OF 7

MATCHLINE – SEE SHEET 5 OF 7

MATCHLINE – SEE SHEET 6 OF 7





KEY MAP
NOT TO SCALE

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS COMPANY
BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN

DATE
07/21/2020

07/27/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
12/12/2021 REV. PER CLIENT CMNTS
03/01/2022 REV. PER NEW PARCEL
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06/15/2022 ADDITIONAL TOPO

REVISIONS

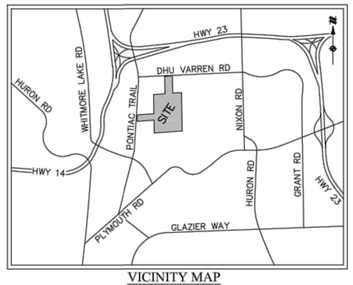
SCALE 0 25 50
1" = 50 FEET

DR. JR | CH. ME
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO. 3 OF 7

CAD FILE: 18002264-TP-01.DWG

K:\SURVEY TEMP\18002264 - ANN ARBOR PONTIAC TRAIL\18002264-TP-01.DWG 6/14/2022 3:31 PM JULIE RENOVE

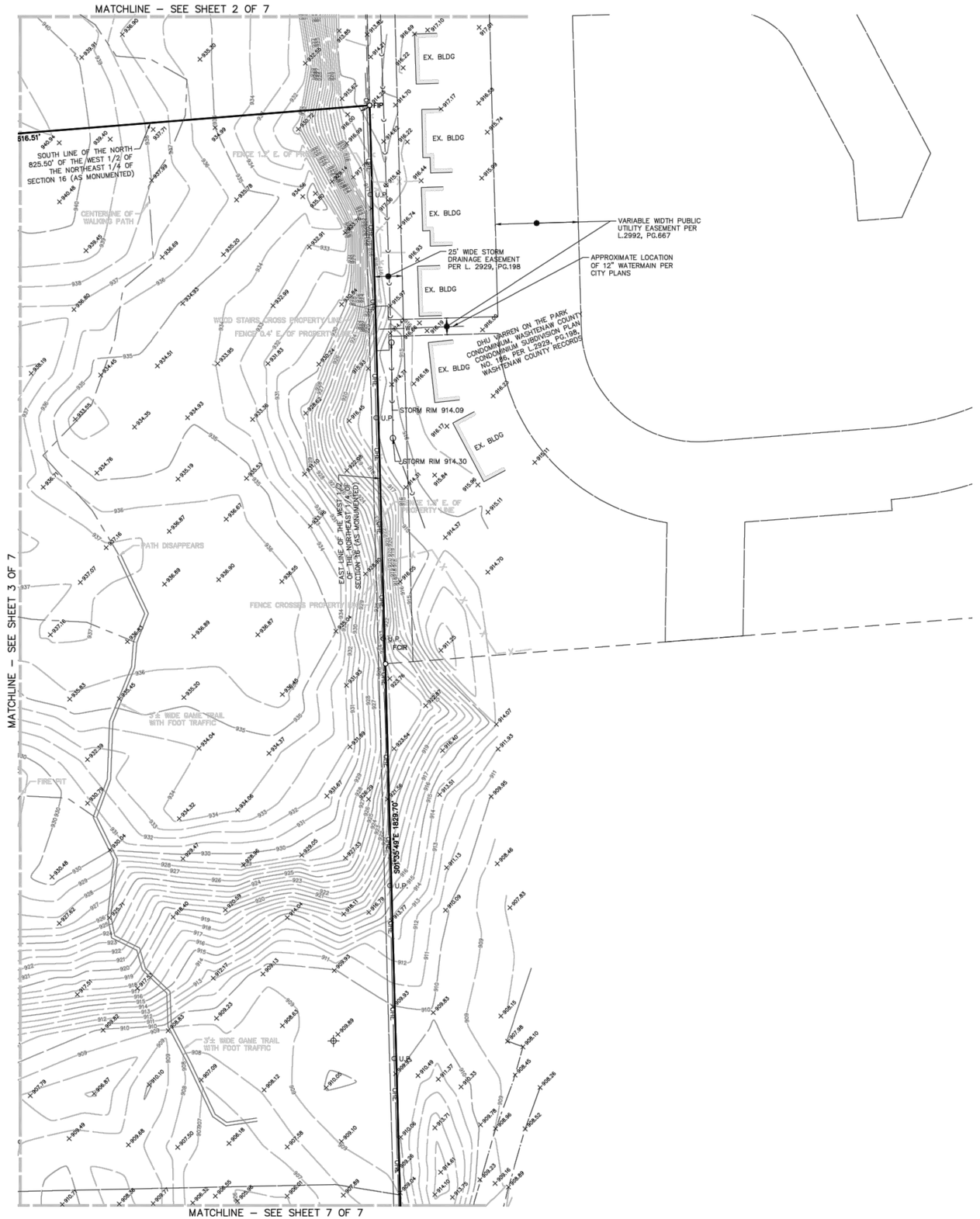
BOUNDARY & TOPOGRAPHIC SURVEY

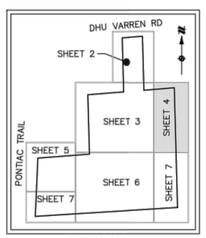


VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
⊙F	FOUND MONUMENT
○FIP	FOUND IRON PIPE
○FIR	FOUND IRON ROD
○FCIR	FOUND CAPPED IRON ROD
■	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
	EXISTING WELL
□ T	EXISTING TELEPHONE RISER
←----	EXISTING GUY ANCHOR WITH WIRE
○U.P.	EXISTING UTILITY POLE
	EXISTING WATER BBOX
	EXISTING HYDRANT WITH SHUTOFF
	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING CULVERT
°C.O.	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
	EXISTING MONITORING WELL
	UNDERGROUND CABLE MARKER
	UNDERGROUND ELECTRIC MARKER
FO	UNDERGROUND FIBER MARKER
	UNDERGROUND GAS MARKER
	UNDERGROUND TELEPHONE MARKER
	UNDERGROUND WATER MARKER
× 985.72	EXISTING GROUND ELEVATION
× 985.72TC	EXISTING CURB ELEVATION
× 985.72GU	EXISTING GUTTER ELEVATION
× 985.72EP	EXISTING PAVEMENT ELEVATION
(R)	RECORD
(M)	MEASURED
P.O.C.	PLACE OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	BOUNDARY ADJACENT LINE
	EASEMENT LINE
	SECTION LINE
OHE OHE	OVERHEAD UTILITY LINE
TV TV	APPROXIMATE UNDERGROUND FIBER LINE
E E	APPROXIMATE UNDERGROUND ELECTRIC LINE
G G	APPROXIMATE UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
W	APPROXIMATE UNDERGROUND WATER LINE
X X	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
950	EXISTING GROUND CONTOUR
	EXISTING BUILDING
(10) (10)	SCHEDULE BII EXCEPTION





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REVISIONS

SCALE 0 25 50
1" = 50 FEET
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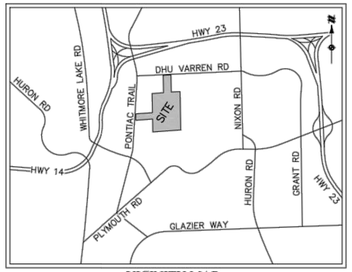
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO.
4 OF 7

CAD FILE: 18002264-TP-01.DWG

A:\SURVEY DWG\18002264 - ANN ARBOR (DHU)\C TRAIL\18002264-TP-01.DWG 8/15/2022 3:31 PM JULIE EICHOF

BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP
NOT TO SCALE

LEGEND

	SECTION CORNER
MF	FOUND MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FCIR	FOUND CAPPED IRON ROD
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING TREE
	EXISTING LIGHTPOLE
W	EXISTING WELL
T	EXISTING TELEPHONE RISER
	EXISTING GUY ANCHOR WITH WIRE
U.P.	EXISTING UTILITY POLE
	EXISTING WATER BBOX
	EXISTING HYDRANT WITH SHUTOFF
G	EXISTING GAS VALVE
	EXISTING MANHOLE/CATCH BASIN
E	EXISTING ELECTRIC TRANSFORMER
)	EXISTING CULVERT
C.O.	EXISTING SANITARY CLEANOUT
	EXISTING UTILITY HANDHOLE
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	EASEMENT LINE
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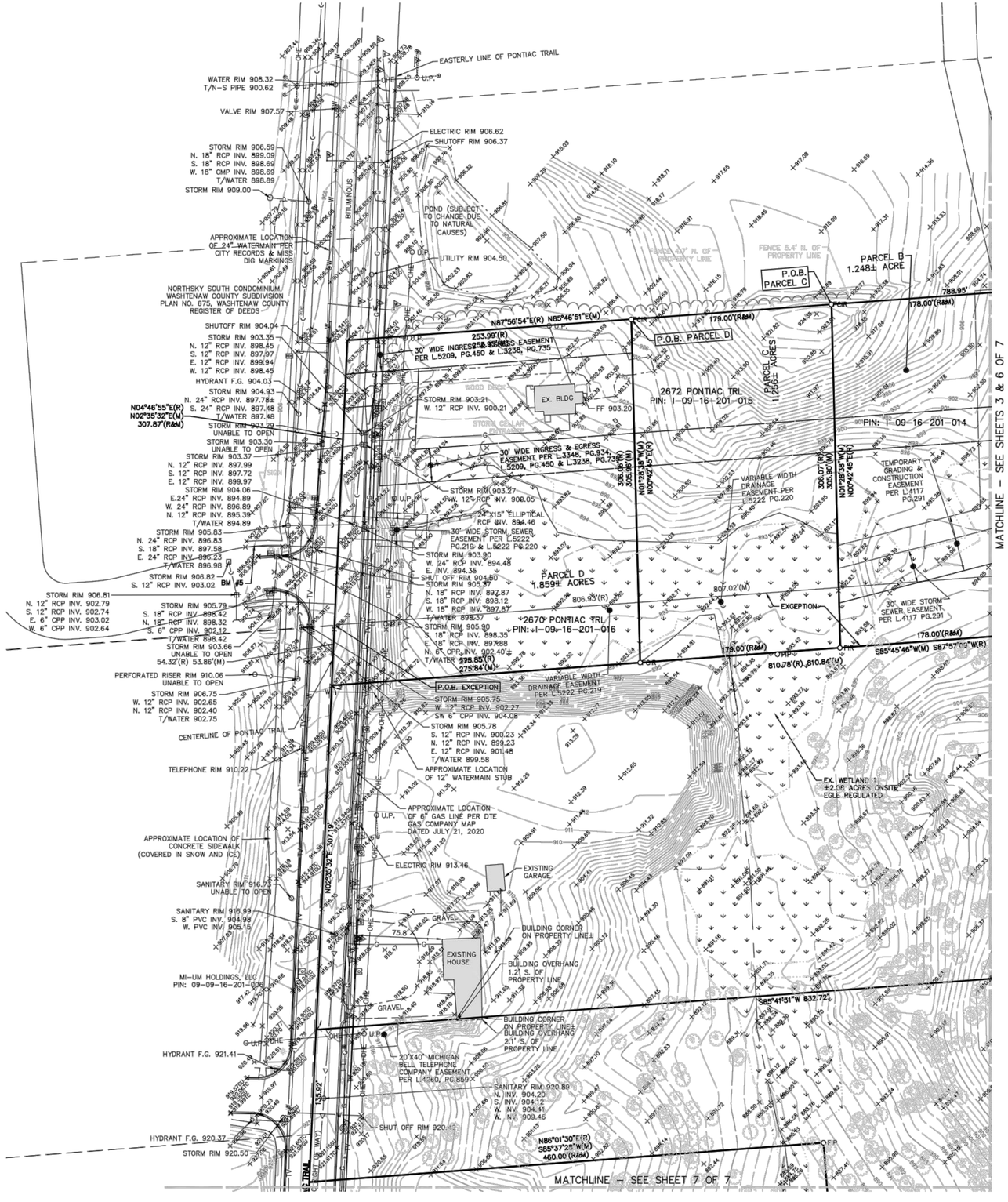
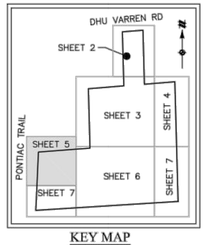
X X	EXISTING FENCE
	EXISTING EDGE OF WATER
	EXISTING CENTERLINE OF DITCH
	EXISTING LIMITS OF VEGETATION
	EXISTING CURB AND GUTTER
950	EXISTING GROUND CONTOUR
	EXISTING BUILDING
10 10	SCHEDULE BII EXCEPTION



MATCHLINE – SEE SHEETS 3 & 6 OF 7



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SHEET NO.
5 OF 7

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K:\SURVEY JOB\18002264 - ANN ARBOR PONTIAC TRAIL\18002264-TP-01.DWG 6/15/2022 3:33 PM JULIE RENOKE

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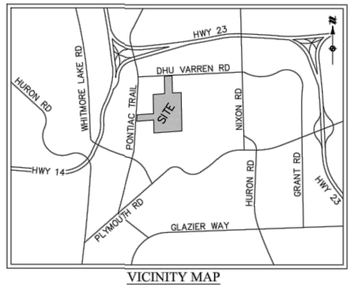

VICINITY MAP
NOT TO SCALE

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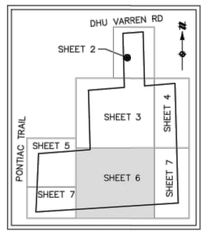

KEY MAP
NOT TO SCALE

MATCHLINE – SEE SHEET 3 OF 7
MATCHLINE – SEE SHEET 5 OF 7
MATCHLINE – SEE SHEET 7 OF 7

STORM MANHOLE
P.O.B. PARCEL B
178.00'(R&M)
16" CUL INV. 899.56
P.O.B. PARCEL A
PARCEL A
1.248± ACRES
PIN: I-09-16-201-013
33' WIDE INGRESS & EGRESS EASEMENT PER L.3348, PG.934
EXCEPTION
P.O.B.
178.00'(R&M)
N00°42'44"E(R)
N01°28'39"W(M)
306.09'(R)
305.85'(M)
S01°28'39"E
54'(R) 53.75'(M)
CENTERLINE OF WALKING PATH
GARY MURPHY & CHRISTINA BYCH
2600 PONTIAC TRAIL
PIN: I-09-16-201-009
5.744 ACRES±
306.10'(R)
305.79'(M)
S00°42'44"W(R)
S01°28'39"E(M)
304.33'
698.46'
304.32'
FOUND IRON PIPE 4.5' S. OF PROPERTY CORNER
PARCEL 1 (OM#985012)
JOHN HENRY FORSHEE,
GERALD C. CRANE &
ANN E. FORSHEE
CRANE
PIN: I-09-16-201-010
4.061 ACRES±
FENCE 2.4' W. OF PROPERTY LINE
FENCE 0.8' W. OF PROPERTY LINE
FENCE 0.4' W. OF PROPERTY LINE
SANITARY RIM 906.33
SE CHANNEL 890.38
NW CHANNEL 890.48
10'± WIDE TWO TRACK
APPROXIMATE LOCATION TEMPORARY CONSTRUCTION EASEMENT PER L.4001 PG.845
SANITARY RIM 906.05
E. CHANNEL 887.65
W. CHANNEL 887.65
3'± WIDE GAME TRAIL WITH FOOT TRAFFIC
3'± WIDE GAME TRAIL WITH FOOT TRAFFIC
EDGE OF PAVEMENT 7.6' S. OF PROPERTY LINE
6' WIDE DETROIT EDISON COMPANY RIGHT OF WAY PER L.1278 PG.293
STORM RIM 902.29
EDGE OF PAVEMENT 7.8' S. OF PROPERTY LINE
EAST-WEST 1/4 LINE OF SECTION 16
S85°39'13"W 1352.59'
CENTER POST SECTION 16 725 R&M
S85°37'28"W(M) 373.88'(R&M)
S86°01'50"W(R)
EXISTING BUILDING
EX. BLDG
EX. BLDG
O.U.P.
OHE

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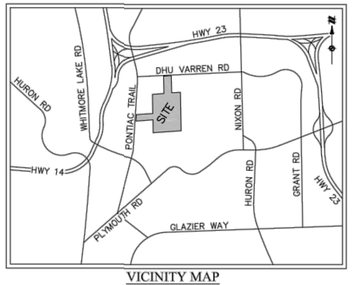

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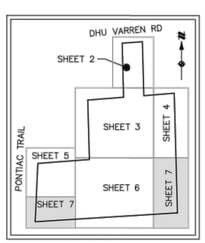

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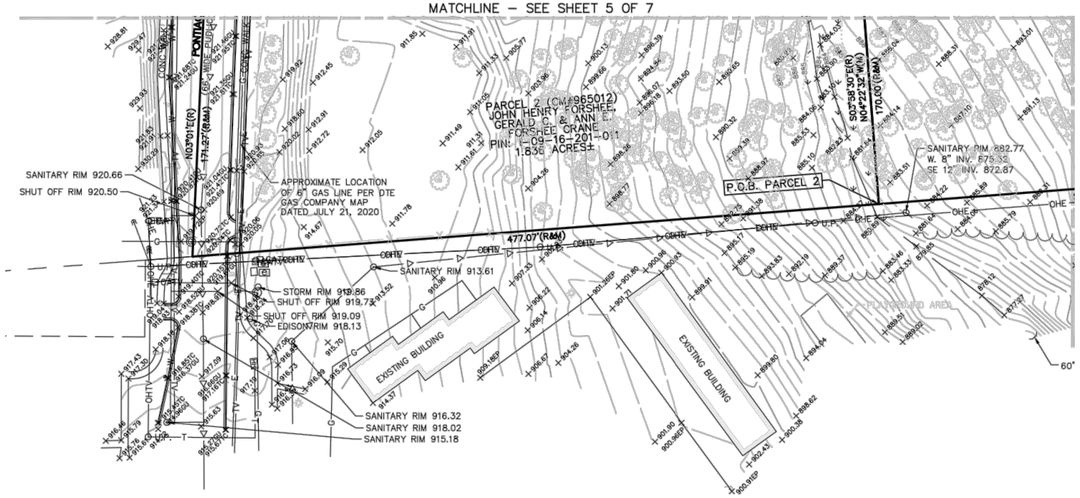

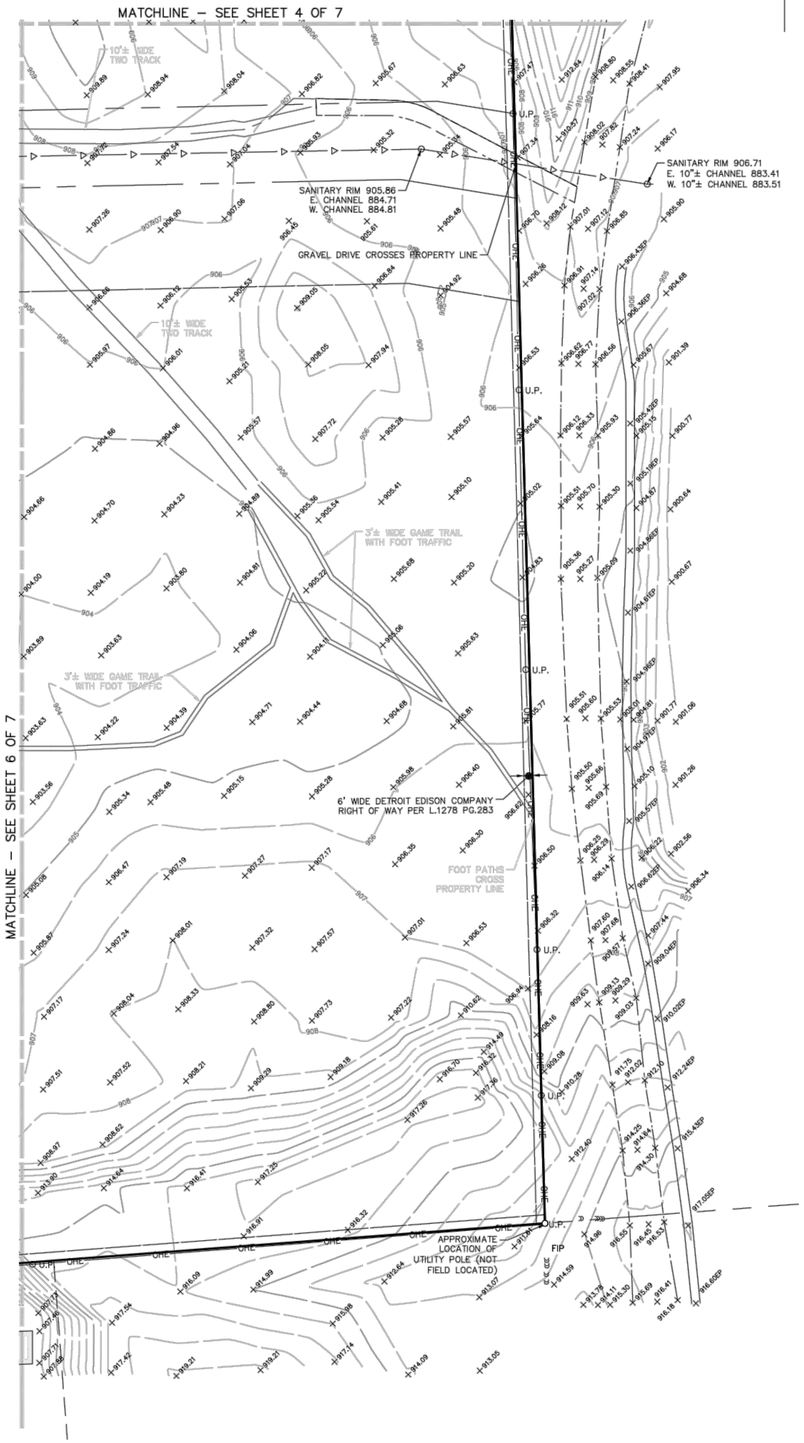

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 16
TOWN 2 SOUTH, RANGE 6 EAST
ANN ARBOR TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
ROBERTSON BROTHERS COMPANY
BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN

DATE
07/21/2020

07/27/2020 SURVEY EDITS
04/14/2021 ADDITIONAL TOPO
05/03/2021 REV. PER NEW TITLE
12/17/2021 REV. PER CLIENT CMNTS
03/07/2022 REV. PER NEW PARCEL
05/31/2022 ADDITIONAL TOPO
06/15/2022 ADDITIONAL TOPO

REVISIONS

SCALE 0 25 50
1" = 50 FEET
DR. JR | CH. ME
P.M. M. EMBREE
BOOK NA
JOB 18002264
SHEET NO.
7 OF 7

CAD FILE: 18002264-TP-01.DWG
K:\SURVEY TEMP\18002264 - ANN ARBOR PONTIAC TRAIL\18002264-TP-01.DWG 6/15/2022 3:34 PM JULIE RENCHE