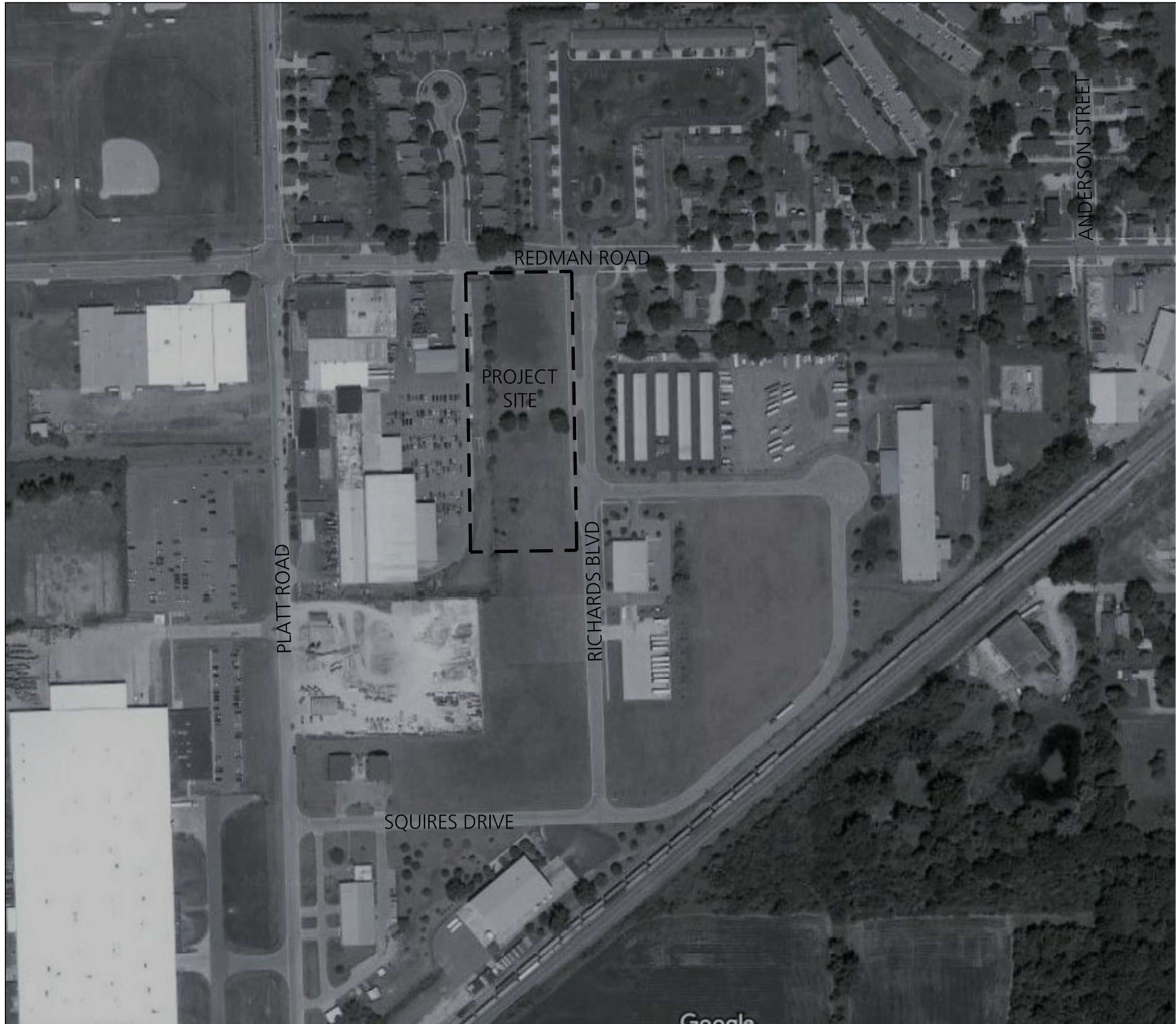


# Milan Storage Development, LLC

Milan, Michigan

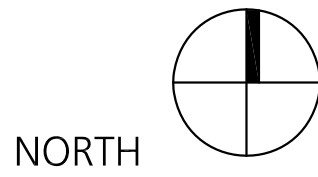
Date Issued: August 2, 2019

Issued for: Owner Review



## LOCATION MAP

NOT TO SCALE



## Sheet Index

C0.0	Cover
C1.0	Existing Conditions
C2.0	Demolition & SESC Plan
C2.1	SESC Details
C3.0	Layout, Paving, Grading, & Utilites Plan
C4.0	Site & Utility Details
C4.1	Site & Utility Details
L1.0	Landscape Plan
L1.1	Landscape Details

## Owner

Tim Puffer  
 2710 Geert Court  
 Lansing, MI 48910

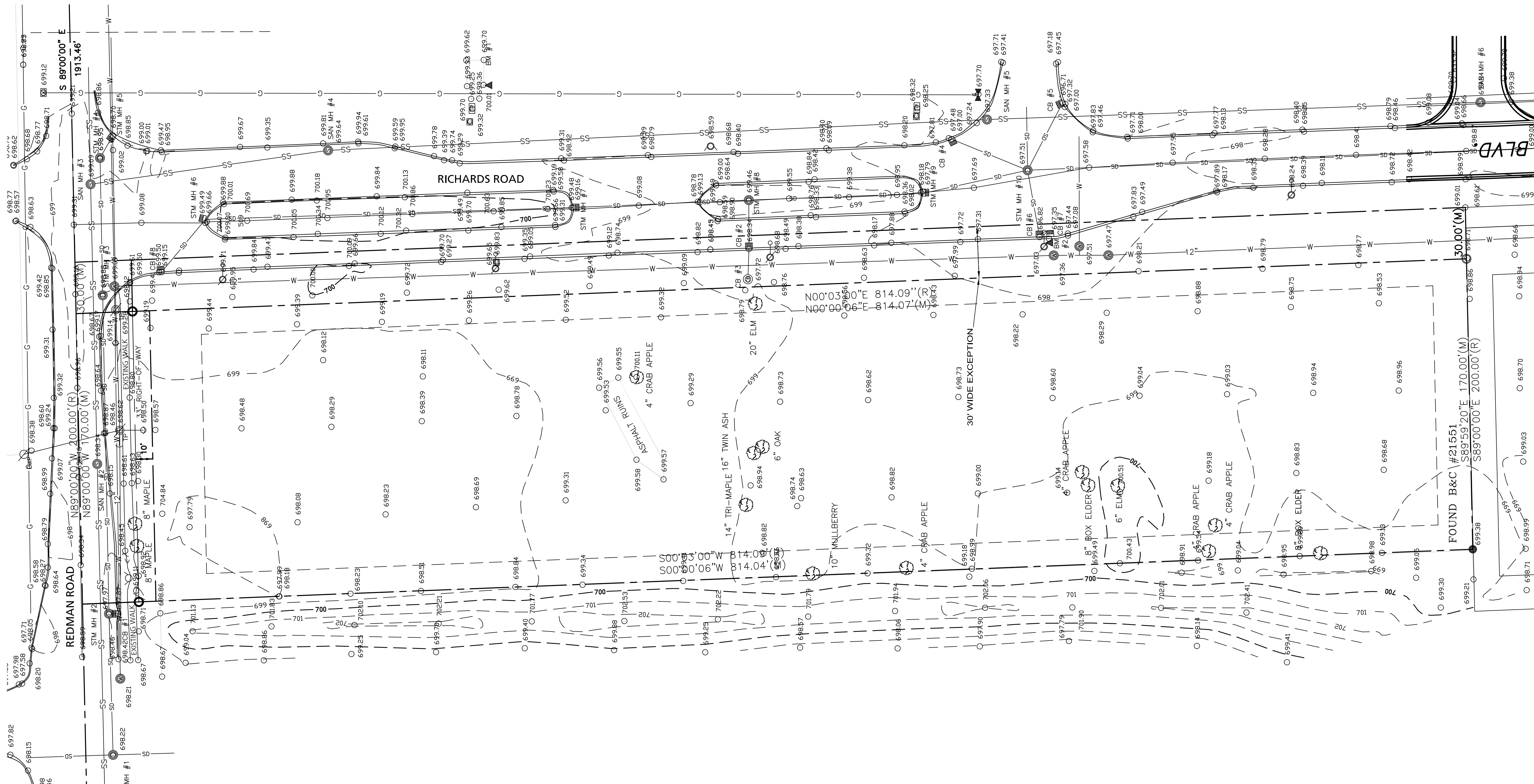
## Engineer/Landscape Architect

B R   
**Beckett & Raeder**  
*Landscape Architecture  
 Planning & Engineering*

Beckett & Raeder, Inc.  
 535 West William, Suite 101  
 Ann Arbor, MI 48103

734 663.2622 ph  
 734 663.6759 fx





EXISTING CONDITIONS LEGEND

	MONUMENT FOUND		GAS VALVE
	SET B&C #31588		UNDERGROUND GAS MARKER
	ABOVE GROUND LEVEL		GAS LINE
	FOOTPRINT		PROPANE TANK
	DECIDUOUS TREE		FENCE
	SAN. SEWER LINE		STORM DRAIN LINE
	SEWER MANHOLE		STORM DRAIN MANHOLE
	POWERPOLE		CATCH BASIN
	GLUY WIRE		CURB INLET
	STREET LIGHT POLE		TELEPHONE PEDESTAL
	BURIED ELECTRIC		TELEPHONE POLE
	OVERHEAD ELECTRIC		OVERHEAD TELEPHONE
	WATER LINE		OVERHEAD CABLE
	WATER MANHOLE		CABLE BOX
	HYDRANT		
	PROPERTY LINE		
	RIGHT OF WAY		

EXISTING CONDITIONS NOTES

- CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
- CONTOUR INTERVAL SHOWN IS 1-FOOT.

SURVEY PREPARED BY:

AUTENRIETH LAND SURVEYS, LLC  
PO BOX 80678  
LANSING, MICHIGAN 48917  
517-763-3062 jkautenrieth@comcast.net  
FIELD SURVEY: JEFFREY K. AUTENRIETH PS#31588

SOIL TYPES

THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY INDICATES THE SITE IS COMPRISED OF MAINLY WASEPI SANDY LOAM WITH 0-3% SLOPES AND IS DESCRIBED AS SOMEWHAT POORLY DRAINED. ALSO ON THE SITE IS GILFORD SANDY LOAM WITH 0-2% SLOPES AND IS DESCRIBED AS VERY POORLY DRAINED.

BENCHMARK NOTES

BENCHMARK #1 - CHISEL "+" IN SOUTHWEST CORNER OF CONCRETE PAD TO AT&T PEDISTAL. ELEVATION 699.97 NGVD 88 DATUM.  
BENCHMARK #2 - CHISEL "+" IN EAST SIDE OF CONCRETE BASE STREET LIGHT POLE AT INTERSECTION OF RICHARDS AND SQUIRES ROADS. ELEVATION 697.60 NGVD 88 DATUM.

STRUCTURE TABLE

SANITARY MANHOLE #1 RIM 698.91 12" EAST-WEST 686.16	STORM MANHOLE #1 RIM 698.22 30" NORTH 690.12 30" SOUTH 690.32 8" EAST 693.22 12" NORTHWEST 693.00	STORM MANHOLE/CATCHBASIN #6 FLOWLINE 699.46 30" NORTHEAST 690.46 30" SOUTH 690.46 12" NORTHWEST 693.00	STORM MANHOLE #11 RIM 698.53 18" NORTH 694.33
SANITARY MANHOLE #2 RIM 698.34 12" EAST 685.54 12" WEST 685.54	STORM MANHOLE #2 RIM 697.97 12" NORTH 695.12 8" WEST 693.87 10" EAST 694.17 12" SOUTH 695.67	STORM MANHOLE/CATCHBASIN #7 FLOWLINE 699.16 30" NORTH-SOUTH 690.83	CATCHBASIN #1 FLOWLINE 697.87 12" NORTH 695.77
SANITARY MANHOLE #3 RIM 699.09 12" SOUTH 685.69 12" EAST-WEST 685.19 12" NORTH 686.79	STORM MANHOLE #3 RIM 698.88 10" EAST-WEST 698.38 12" NORTH-SOUTH 686.39	STORM MANHOLE #8 RIM 699.46 30" NORTH-SOUTH 691.26 12" WEST 691.36	CATCHBASIN #2 FLOWLINE 698.34 12" EAST 691.44 12" WEST 692.74
SANITARY MANHOLE #4 RIM 699.64 12" NORTH-SOUTH 686.39	STORM MANHOLE #4 RIM 698.95 10" WEST 693.25 12" SOUTHEAST 693.25	STORM MANHOLE/CATCHBASIN #9 FLOWLINE 697.76 30" NORTH 691.06 24" SOUTHEAST 691.06	CATCHBASIN #3 FLOWLINE 697.38 12" EAST 694.38
SANITARY MANHOLE #5 RIM 697.33 12" NORTH-SOUTH-EAST 687.93	SANITARY MANHOLE #6 RIM 699.24 12" NORTH-SOUTH 689.14	STORM MANHOLE #10 RIM 697.51 24" NORTHWEST 691.51 18" SOUTH 691.51 12" NORTHEAST 692.50 12" SOUTHEAST 692.50 12" WEST 692.50 24" EAST 691.61	CATCHBASIN #4 FLOWLINE 697.00 12" SOUTHWEST 692.90
CATCHBASIN #7 FLOWLINE 696.82 12" NORTH 693.53	CATCHBASIN #8 FLOWLINE 699.15 12" SOUTHEAST 693.85		CATCHBASIN #5 FLOWLINE 696.71 12" NORTHWEST 693.01
			CATCHBASIN #6 FLOWLINE 696.82 12" EAST-SOUTH 693.42

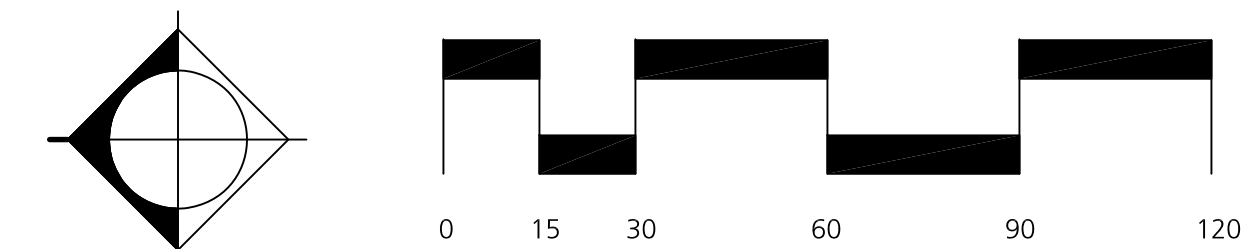
LEGAL DESCRIPTION

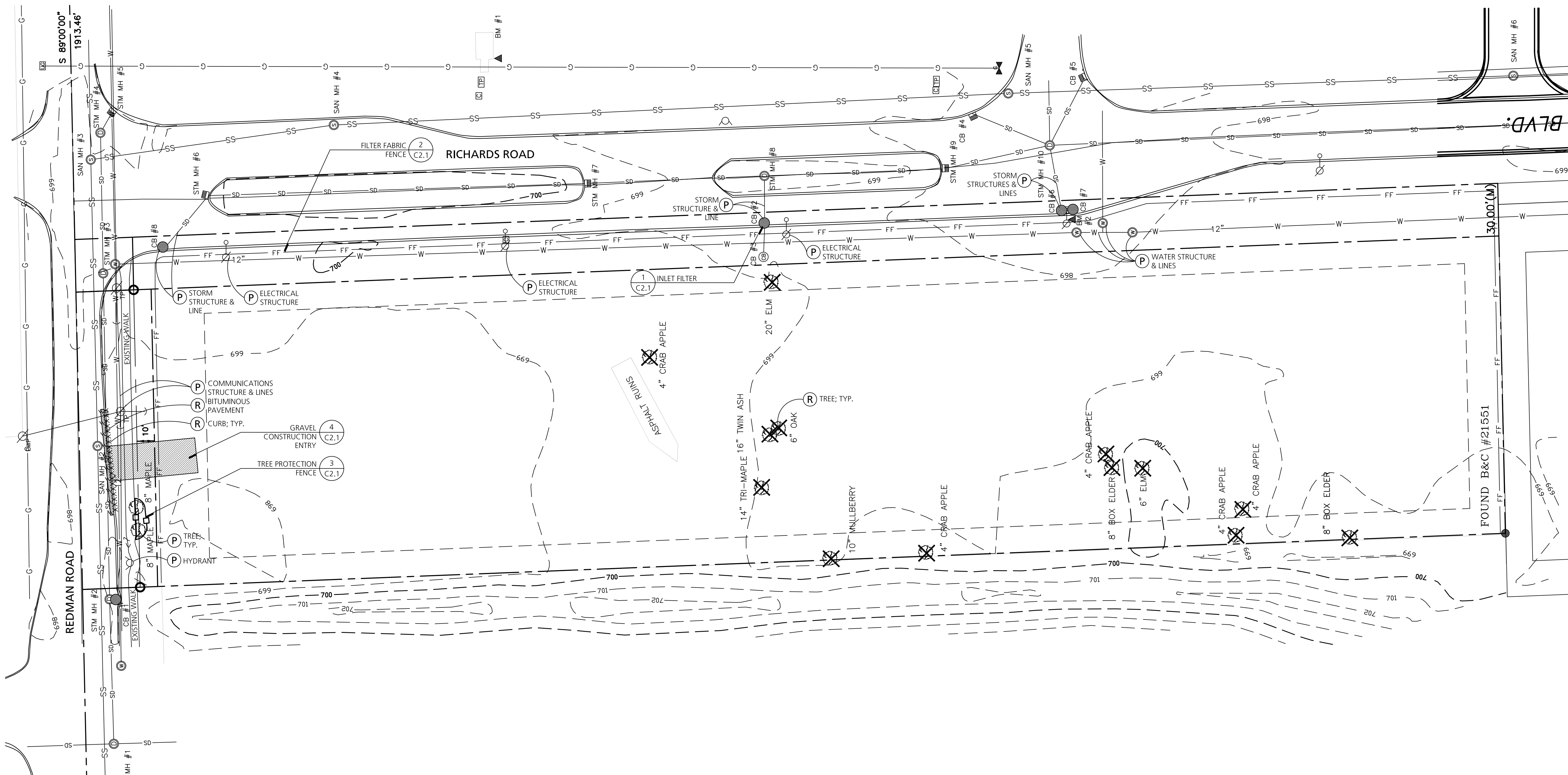
LEGAL DESCRIPTION AS RECORDED IN MONROE COUNTY DOCUMENT NUMBER 2018R10897

LAND SITUATED IN THE CITY OF MILAN, COUNTY OF MONROE, STATE OF MI DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, TOWN 5 SOUTH, RANGE 6 EAST, CITY OF MILAN, MONROE COUNTY, MICHIGAN; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 516.40 FEET ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION AND THE CENTERLINE OF REDMAN ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES WEST 814.09 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 00 MINUTES EAST 200.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 03 MINUTES EAST 814.09 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF PLATT ROAD; THENCE NORTH 89 DEGREES 00 MINUTES WEST 200.00 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST QUARTER OF SAID SECTION AND LOT 164 OF ASSESSOR'S PLAT OF THE CITY OF MILAN, AS RECORDED IN LIBER 7 OF PLATS, PAGE 48 MONROE COUNTY RECORDS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33.0 FEET THEREOF AS OCCUPIED BY REDMAN ROAD.

EXCEPT THAT PART OF THE SUBJECT PROPERTY DEEDED TO THE CITY OF MILAN BY QUIT CLAIM DEED RECORDED APRIL 6, 1994 IN LIBER 1373, PAGE 542, MONROE COUNTY RECORDS, AND FURTHER DESCRIBED AS FOLLOWS: A PARCEL OF LAND BEING PART OF LOT 164 ASSESSOR'S PLAT OF THE VILLAGE OF MILAN BEING PART OF SECTIONS 1 AND 2 TOWN 5 SOUTH, RANGE 6 EAST, CITY (FORMERLY VILLAGE) OF MILAN, MONROE COUNTY, MICHIGAN. AS RECORDED IN LIBER 7 OF PLATS, PAGE 48 THROUGH 51, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, TOWN 5 SOUTH, RANGE 6 EAST; THENCE SOUTH 88 DEGREES 57 MINUTES EAST 686.97 FEET ALONG THE EAST AND WEST QUARTER LINE OF SECTION 2 AND THE CENTERLINE OF REDMAN ROAD (66 FEET WIDE); THENCE SOUTH 01 DEGREES 03 MINUTES, 00 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST 781.08 FEET PARALLEL TO THE WEST LINE OF SECTION 2; THENCE SOUTH 88 DEGREES 27 MINUTES 00 SECONDS EAST 30 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS EAST 781.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF REDMAN ROAD; THENCE NORTH 88 DEGREES 57 MINUTES 00 SECONDS WEST 30.00 FEET BACK TO THE POINT OF BEGINNING.





**DEMOLITION & SESC LEGEND**

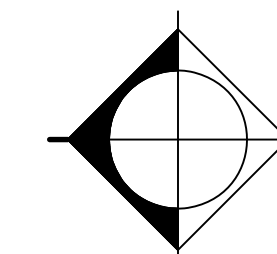
- REMOVE EXISTING BITUMINOUS PAVING
- GRAVEL CONSTRUCTION ENTRY
- REMOVE CURB AND GUTTER
- SAWCUT
- TREE PROTECTION FENCE
- FILTER FABRIC FENCE
- REMOVE ITEM
- PROTECT ITEM
- REMOVE EXISTING TREE
- INLET FILTER

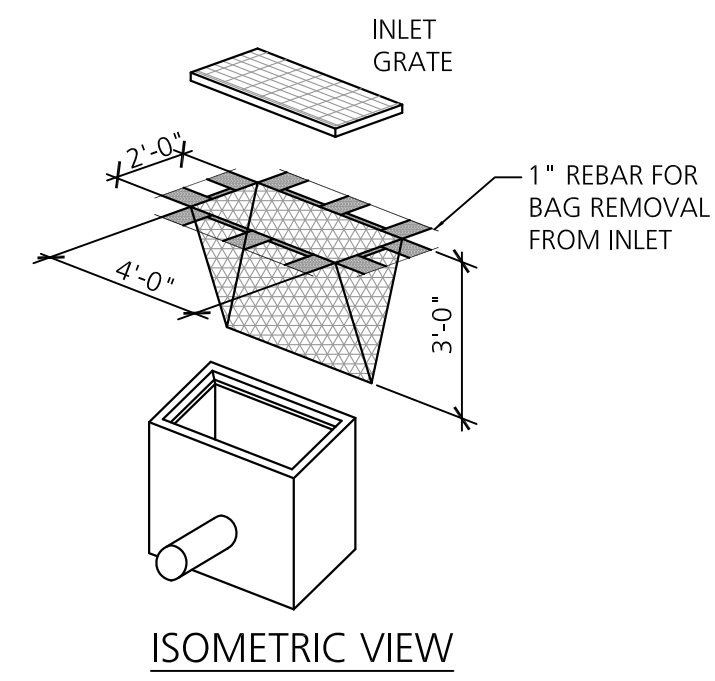
**DEMOLITION NOTES**

1. CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
3. ALL ITEMS NOT INDICATED FOR REMOVAL SHALL REMAIN UNDISTURBED AND PROTECTED. CONTRACTOR SHALL FULLY RESTORE ANY ITEMS/MATERIALS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONCRETE PAVEMENT AND CURB REMOVALS SHALL BE TO THE NEAREST JOINT BEYOND INDICATED EXTENT.
5. CONTRACTOR SHALL MAINTAIN CLEAN SAW CUT EDGES FOR PROPOSED WORK TO ABUT. BROKEN EDGES RESULTING FROM CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAW CUT BEYOND THE BREAKS AT THE NEAREST JOINT, AT THE CONTRACTOR'S EXPENSE.
6. ALL REMOVALS SHALL BE SAW CUT FULL DEPTH AND COORDINATED WITH LAYOUT / GRADING PLANS.
7. REMOVALS SHALL INCLUDE SUBSOIL/EXISTING BASE MATERIALS TO FULL DEPTH REQUIRED FOR INSTALLATION OF NEW WORK INCLUDING BASE COURSE. ALL EXCAVATIONS SHALL PROVIDE ADEQUATE SOIL SUPPORT THROUGH THE USE OF ADEQUATE CUT SLOPES OR STRUCTURAL SHORING.
8. OWNER TO COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR REMOVAL OF EXISTING TRANSFORMER, ELECTRICAL, CABLE, TELEPHONE AND FIBER OPTIC LINES.
9. CONTRACTOR SHALL REPAIR ALL DISTURBED TURF AREAS OUTSIDE OF PROJECT LIMITS DAMAGED DURING CONSTRUCTION.
10. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM UNDER PROPOSED BUILDING, FOOTINGS, SLABS, AND PAVED AREAS.
11. ALL SPOIL MATERIAL, INCLUDING TOPSOIL, TO BE REMOVED OFF SITE AND DISPOSED IN A LEGAL MANNER.
12. CONTRACTOR TO RELOCATE TREE PROTECTION FENCE WITH LANDSCAPE ARCHITECT/ENGINEER'S APPROVAL IN ORDER TO ACCOMPLISH WORK.
13. LAWN AND TOPSOIL REMOVALS AROUND EXISTING TREES TO BE PERFORMED WITH EXTREME CARE. REMOVALS TO BE COMPLETED BY HAND. NO HEAVY EQUIPMENT ALLOWED BENEATH TREE CANOPY.
14. DISCHARGE OF WATER, DUST, OR DEBRIS FROM CONCRETE AND ASPHALT WORK TO STORM OR SANITARY SYSTEMS IS PROHIBITED.
15. STORM DRAINS MUST BE PROTECTED FROM DUST AND DEBRIS.
16. ANY WATER USED DURING CONCRETE AND ASPHALT WORK (INCLUDING SWEEPING AND SAWCUTTING) MUST BE CONTAINED AND COLLECTED FOR PROPER DISPOSAL. SUGGESTED CONTROLS INCLUDE WET VACUUM OR ABSORBENTS.

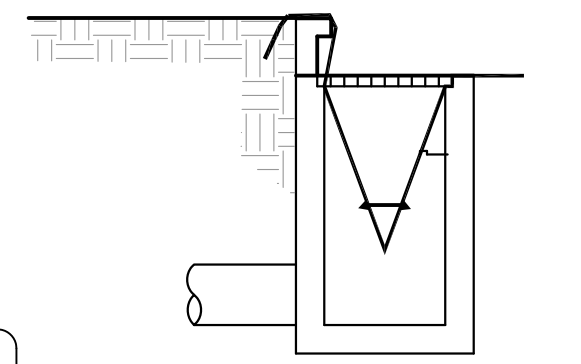
**SESC NOTES**

1. THIS PROJECT MUST BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF MICHIGAN NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENT CONTROL ACT.
2. PRIOR TO ANY SITE DISTURBANCE, INCLUDING DEMOLITION, CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES ON ALL EXISTING STORM SEWER STRUCTURES AFFECTED BY WORK IN THIS CONTRACT. SUCH EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE.
3. CONTRACTOR SHALL PLACE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS SHOWN ON PLANS.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL GOVERNING AUTHORITIES.
5. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE MADE WITHOUT DELAY.
6. ALL EROSION AND SEDIMENT RESULTING FROM WORK ON SITE SHALL BE CONTAINED ON SITE AND NOT ALLOWED TO COLLECT IN ANY OFF-SITE AREAS OR WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, RIVERS, OR PONDS.
7. CONTRACTOR SHALL PLACE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND SHOWN ON PLANS.
8. CONTRACTOR SHALL PLACE INLET FILTER PROTECTION ON ALL STORM STRUCTURES AFFECTED BY THIS PROJECT.
9. ALL TEMPORARY SEDIMENT BASINS USED DURING CONSTRUCTION SHALL BE CLEANED AND ALL SEDIMENT LEGALLY DISPOSED OF PRIOR TO STABILIZATION. REMOVAL OF ALL FINES AND SEDIMENT IS CRITICAL IN AREAS WHERE INFILTRATION PRACTICES SHALL BECOME PERMANENT BEST MANAGEMENT PRACTICE.
10. CONTRACTOR SHALL CLEAN DEBRIS FROM STREETS ON A DAILY BASIS AS NEEDED.

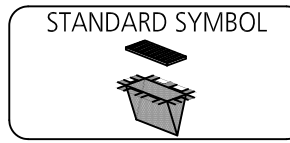




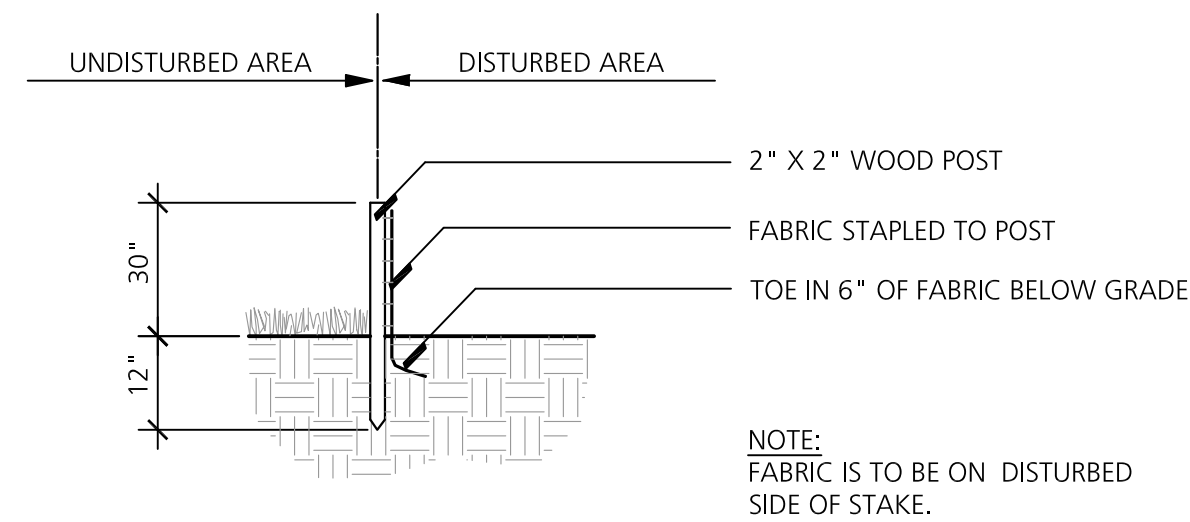
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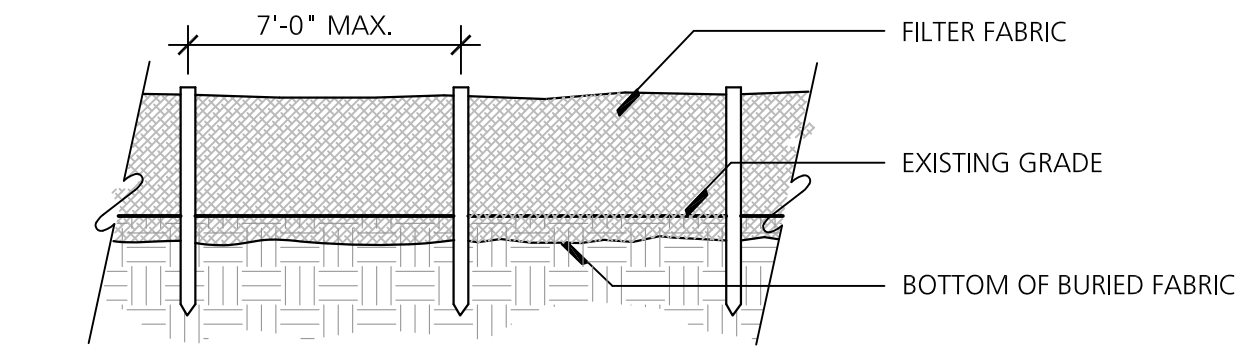
INSTALLATION DETAIL



1 Inlet Protection-Fabric Drop  
NO SCALE

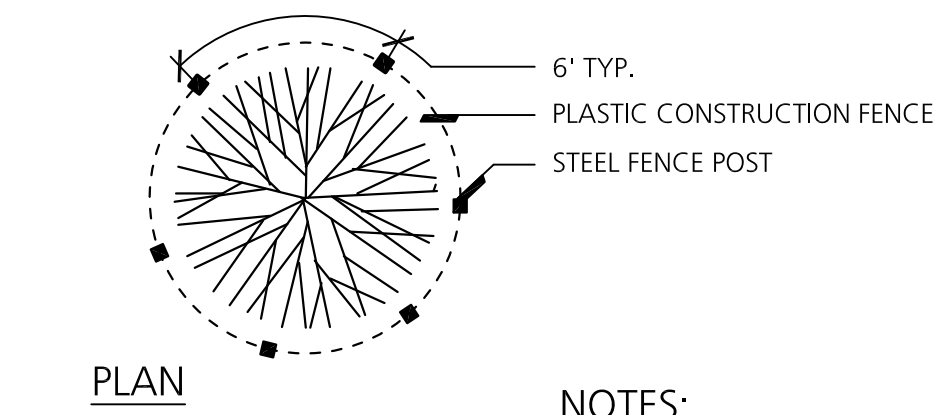


SECTION

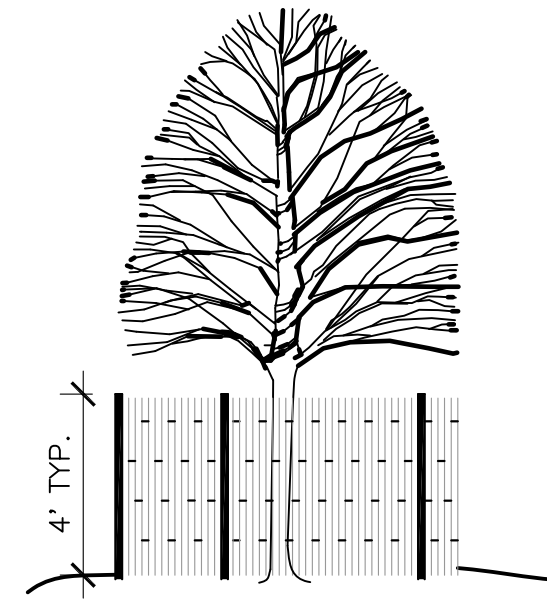


ELEVATION

2 Filter Fabric Fence  
NO SCALE



PLAN

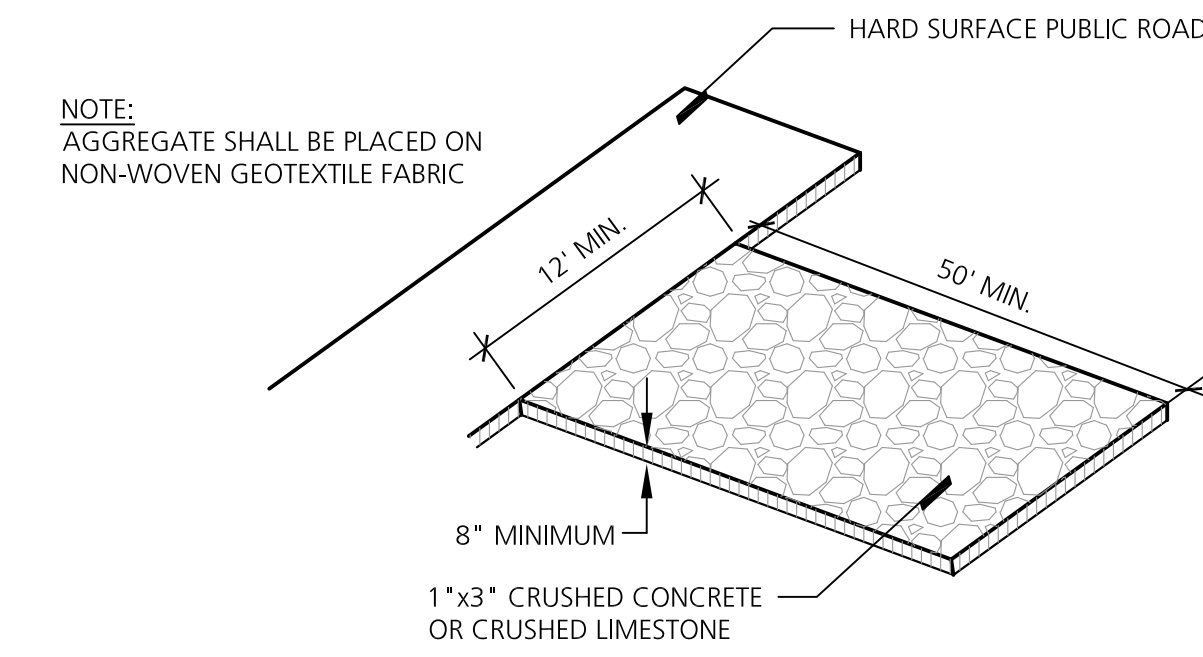


ELEVATION

NOTES:

1. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES OR CLOSER ONLY AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL DEBRIS, FILL, EQUIPMENT AND MATERIAL SHALL BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE. NO CLEANING, STORAGE, OR DISPOSAL OF ANY MATERIAL ALLOWED WITHIN THE DRIP LINE OF TREES TO BE SAVED.

3 Tree Protection Fence  
NO SCALE



NOTE: AGGREGATE SHALL BE PLACED ON NON-WOVEN GEOTEXTILE FABRIC

4 Gravel Construction Entry  
NO SCALE

Seal

Project Title

**Milan  
Storage Development**

Milan, Michigan

Sheet Title

SESC Details

Dates

03.29.2019	Site Plan Review
07.15.2019	Owner Review

Scale

As Shown

Quality Control

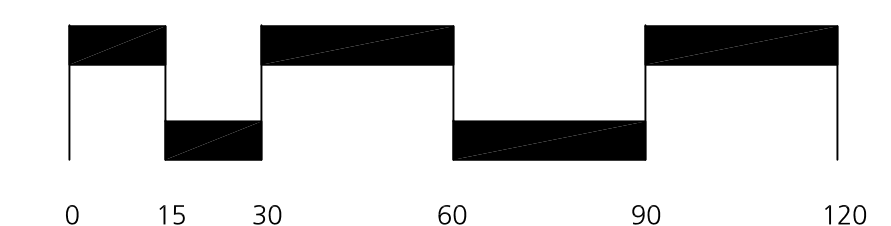
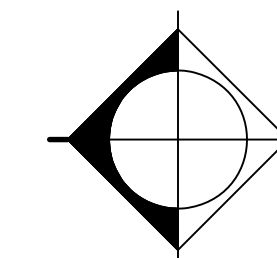
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Approved:	KE

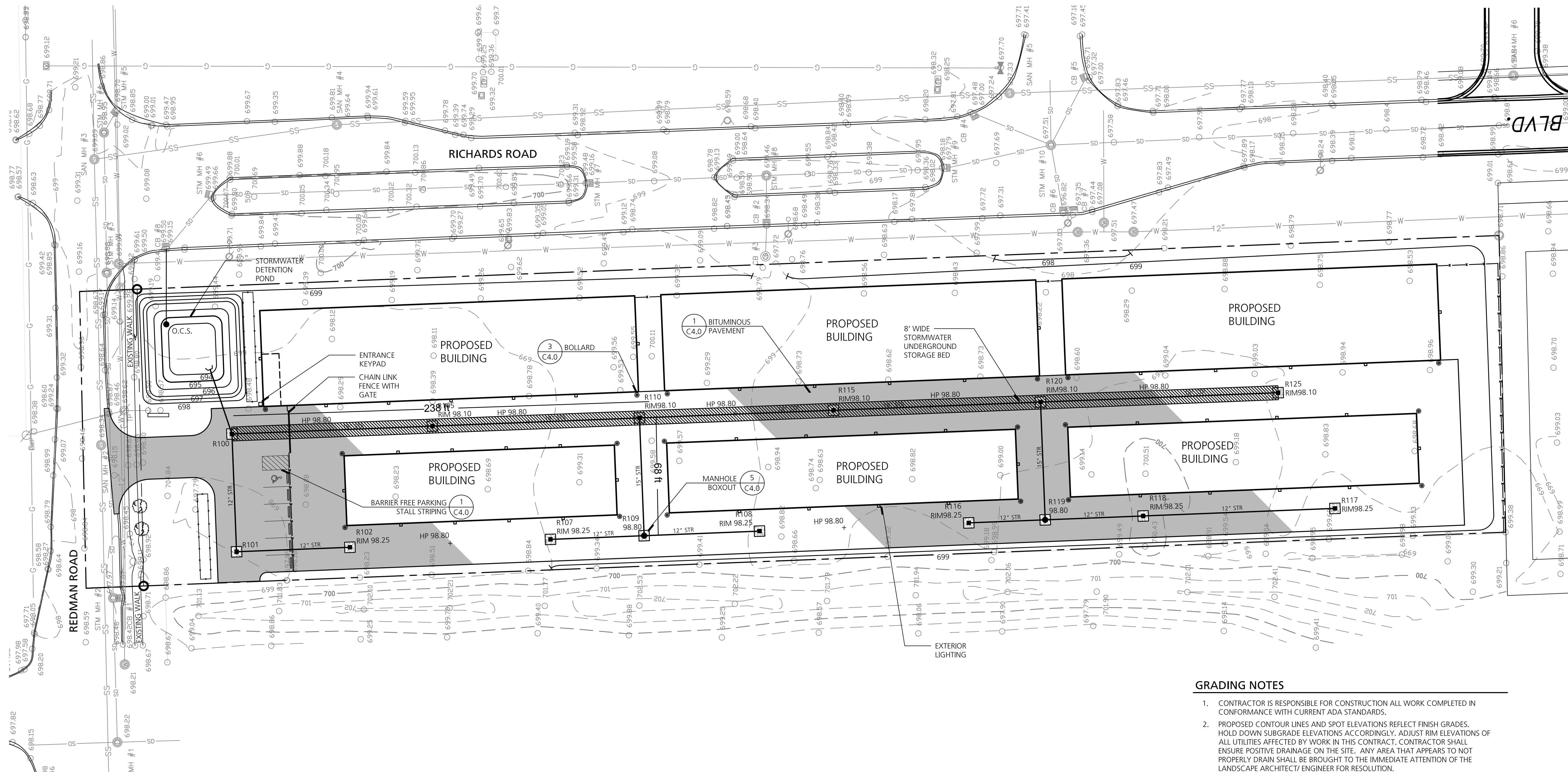
Project Number

201909

Sheet Number

**C2.1**





LAYOUT, GRADING, & UTILITIES LEGEND

SS	SAN. SEWER LINE	TP	TELEPHONE PEDESTAL
E	BURIED ELECTRIC	TP	TELEPHONE POLE
O/HE	OVERHEAD ELECTRIC	O/HT	OVERHEAD TELEPHONE
W	WATER LINE	O/HC	OVERHEAD CABLE
G	GAS LINE	X	GAS VALVE
SD	STORM DRAIN LINE	UG	UNDERGROUND GAS MARKER
---	PROPERTY LINE	CB	CABLE BOX
---	RIGHT OF WAY	PPT	PROPANE TANK
---	SEWER MANHOLE	●	PROPOSED MANHOLE
---	POWERPOLE	○	PROPOSED CATCH BASIN
---	STREET LIGHT POLE	○	PROPOSED END SECTION
---	MONUMENT FOUND	○	PROPOSED STORM LINE
---	SET B&C #31588	STR	BITUMINOUS PAVEMENT
---	AGL	---	CONCRETE PAVEMENT
---	F.P.	---	EXISTING MAJOR CONTOUR
---	DECIDUOUS TREE	---	EXISTING MINOR CONTOUR
---	WATER MANHOLE	---	MAJOR CONTOUR (ADD 600)
---	HYDRANT	---	MINOR CONTOUR (ADD 600)
---	STORM DRAIN MANHOLE	+	SPOT ELEVATION (ADD 600)
---	CATCH BASIN	+	RIM ELEVATION (ADD 600)
---	CURB INLET	---	PROPOSED LANDSCAPE EDGING
		■	EXTERIOR LIGHTING

STRUCTURE SCHEDULE

STRUCTURE ID	TYPE	RIM ELEV	INVERT ELEVATIONS
FES	12" DIA	N/A	INV 12" W 694.00
R100	48" DIA	697.50	INV 18" S 694.00 INV 12" W 694.10 INV 12" E 694.00
R101	48" DIA	697.64	INV 12" S 694.35 INV 12" E 694.25
R102	24" DIA	698.25	INV 12" N 694.46
R105	48" DIA	698.10	INV 18" S 694.00 INV 18" N 694.00
R107	24" DIA	698.25	INV 12" S 694.41
R108	24" DIA	698.25	INV 12" N 694.42
R109	48" DIA	698.80	INV 12" S 694.31 INV 12" N 694.31 INV 12" E 694.21
R110	48" DIA	698.10	INV 18" S 694.00 INV 12" W 694.10 INV 18" N 694.00
R115	48" DIA	698.10	INV 18" S 694.00 INV 18" N 694.00
R116	24" DIA	698.25	INV 12" S 694.45
R117	24" DIA	698.25	INV 12" N 694.80
R118	48" DIA	698.25	INV 12" S 694.60 INV 12" N 694.50
R119	48" DIA	698.80	INV 12" S 694.37 INV 12" N 694.37 INV 15" E 694.27
R120	48" DIA	698.10	INV 18" S 694.00 INV 18" N 694.00
R125	48" DIA	698.10	INV 18" N 694.00

LAYOUT & MATERIALS NOTES

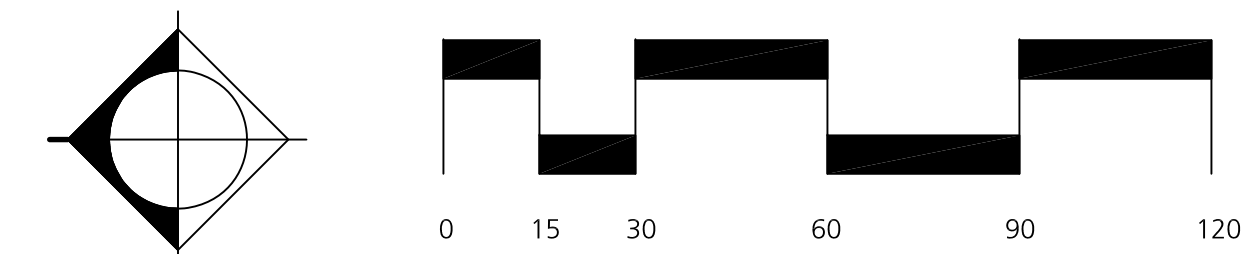
- ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF MATERIAL UNLESS OTHERWISE NOTED.
- ALL LINES ARE PARALLEL OR PERPENDICULAR TO THE CURB/ PAVEMENT/ BUILDING LINE FROM WHICH THEY ARE DIMENSIONED UNLESS OTHERWISE NOTED.
- FOLLOWING LAYOUT OF ALL MATERIALS, CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE.
- ANY DISCREPANCIES IN THE LAYOUT PLAN SHOULD BE IMMEDIATELY REPORTED TO OWNER'S REPRESENTATIVE.

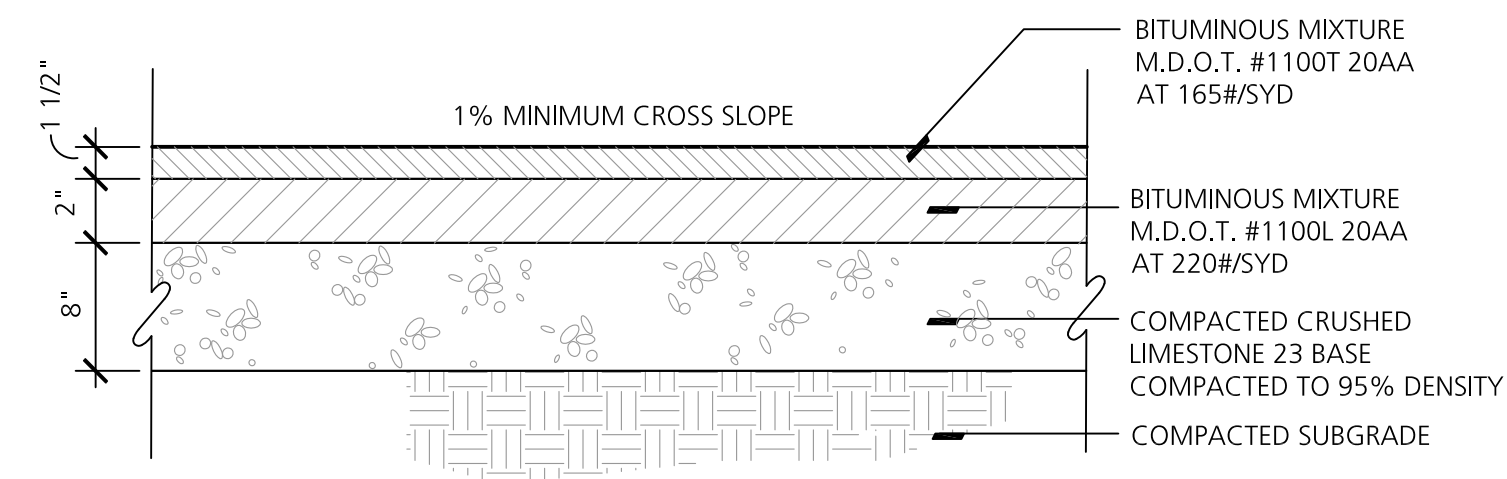
GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ALL WORK COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
- PROPOSED CONTOUR LINES AND SPOT ELEVATIONS REFLECT FINISH GRADES. HOLD DOWN SUBGRADE ELEVATIONS ACCORDINGLY. ADJUST RIM ELEVATIONS OF ALL UTILITIES AFFECTED BY WORK IN THIS CONTRACT. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON THE SITE. ANY AREA THAT APPEARS TO NOT PROPERLY DRAIN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT/ ENGINEER FOR RESOLUTION.

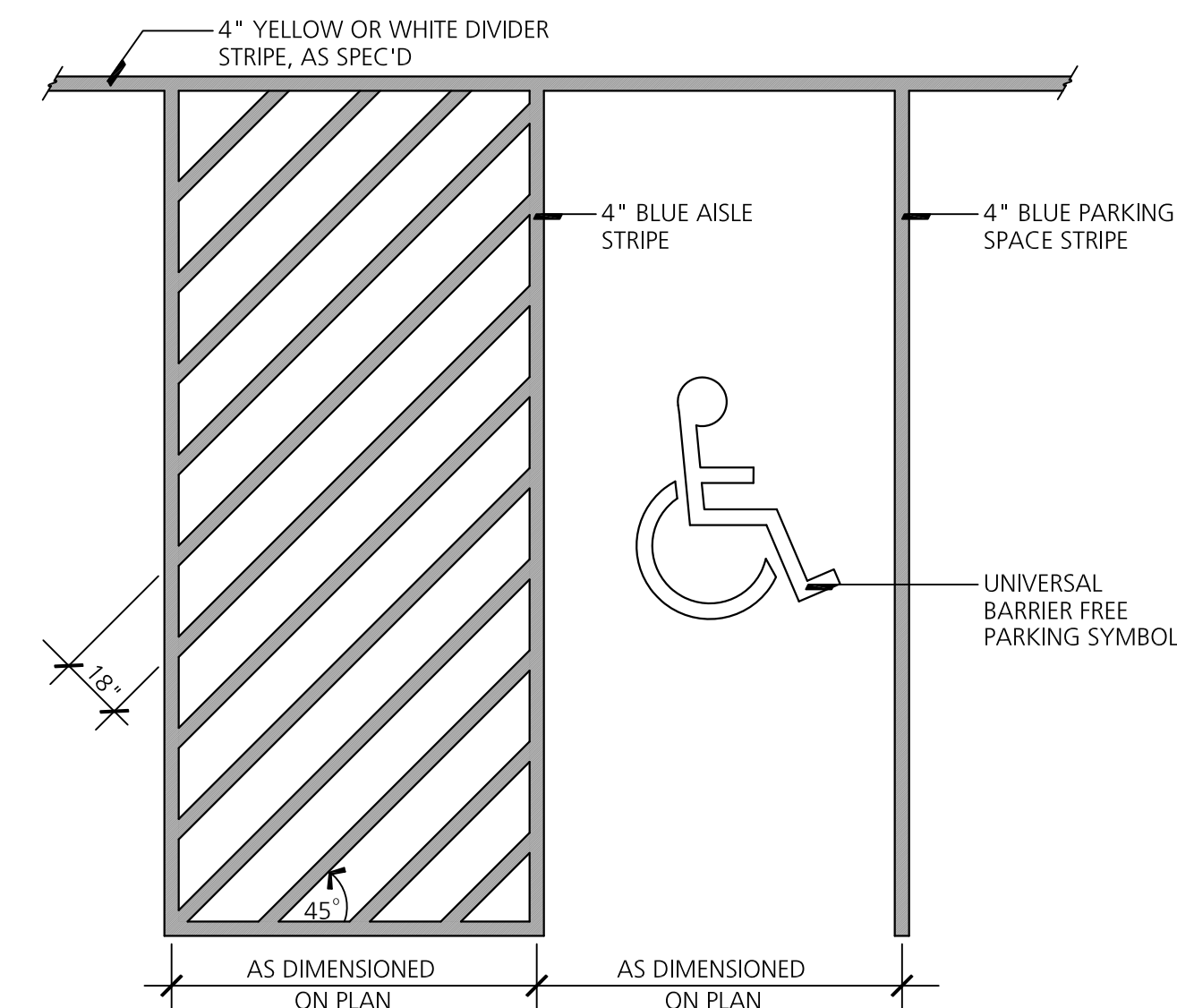
UTILITIES NOTES

- ALL UTILITIES SHOWN FOR CONCEPTUAL DESIGN DEVELOPMENT ONLY. FINAL ROUTING, SIZING AND CONNECTIONS WILL VARY.
- PROPOSED CONTOUR LINES AND SPOT ELEVATIONS REFLECT FINISH GRADES. HOLD DOWN SUBGRADE ELEVATIONS ACCORDINGLY. ADJUST RIM ELEVATIONS OF ALL UTILITIES AFFECTED BY WORK IN THIS CONTRACT. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON THE SITE. ANY AREA THAT APPEARS TO NOT PROPERLY DRAIN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT/ ENGINEER FOR RESOLUTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS AND ELEVATIONS PRIOR TO CONSTRUCTION. NO CHANGES IN CONTRACT PRICE WILL BE AWARDED FOR ACTUAL DISCREPANCIES IN UTILITY LOCATIONS DUE TO THE FAILURE TO VERIFY ACTUAL FIELD LOCATIONS.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY HIS CONSTRUCTION OPERATIONS TO A CONDITION EQUAL TO OR BETTER THAN THAT EXISTING PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CLEAN UP AND HAUL AWAY ALL CONSTRUCTION DEBRIS AND LITTER CAUSED BY HIS OPERATIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE INCURRED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY CROSSINGS SHALL HAVE A MINIMUM OF 18" VERTICAL CLEARANCE.
- SEE ARCHITECTURAL AND MECHANICAL SHEETS FOR CONTINUATION OF UTILITIES WITHIN STRUCTURES.

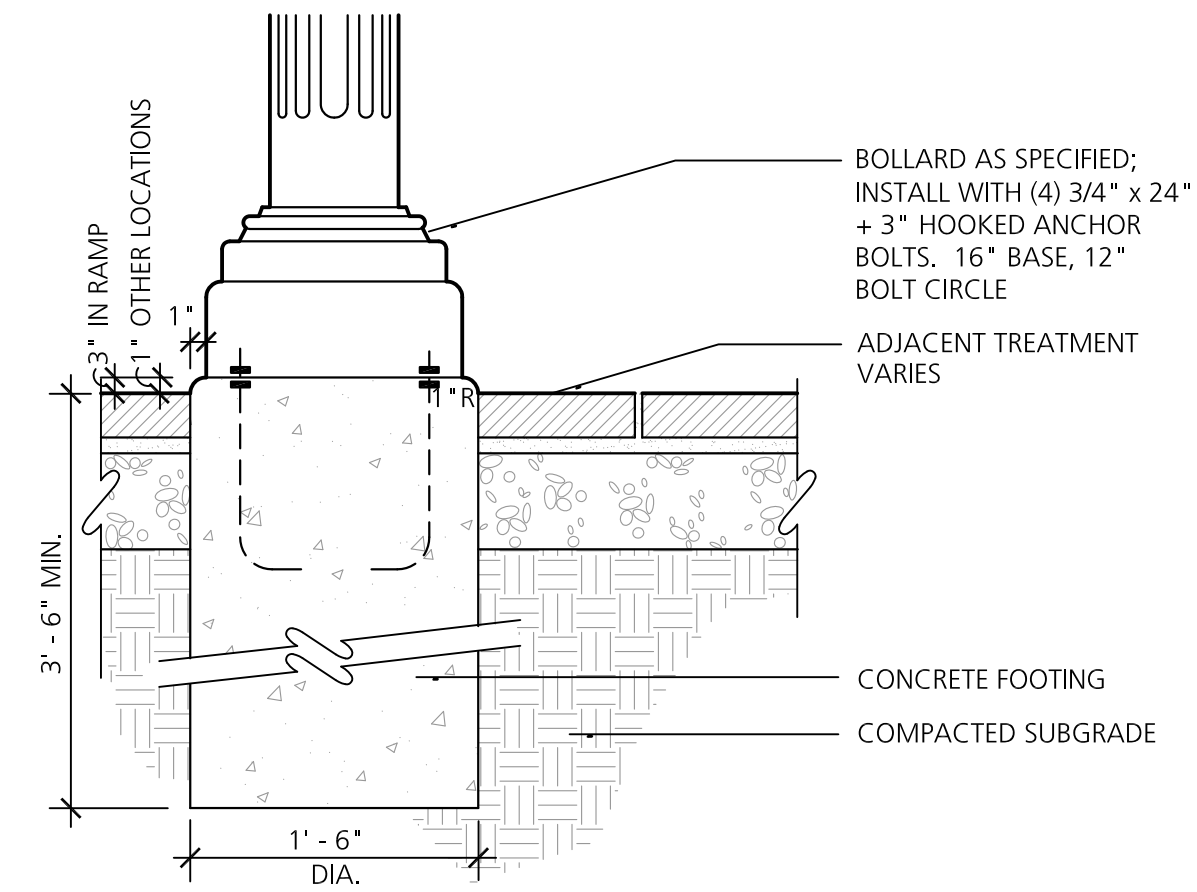




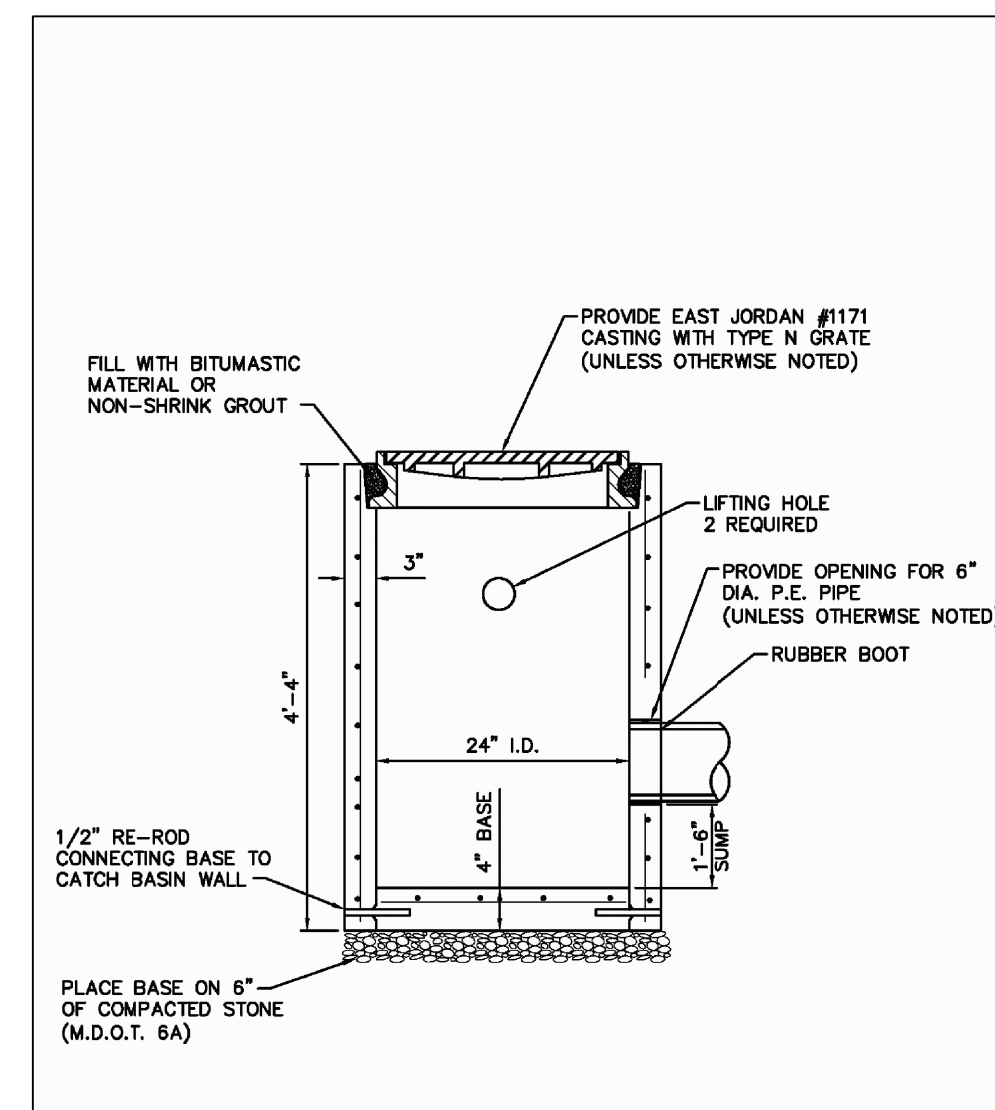
1 Bituminous Pavement  
 NO SCALE



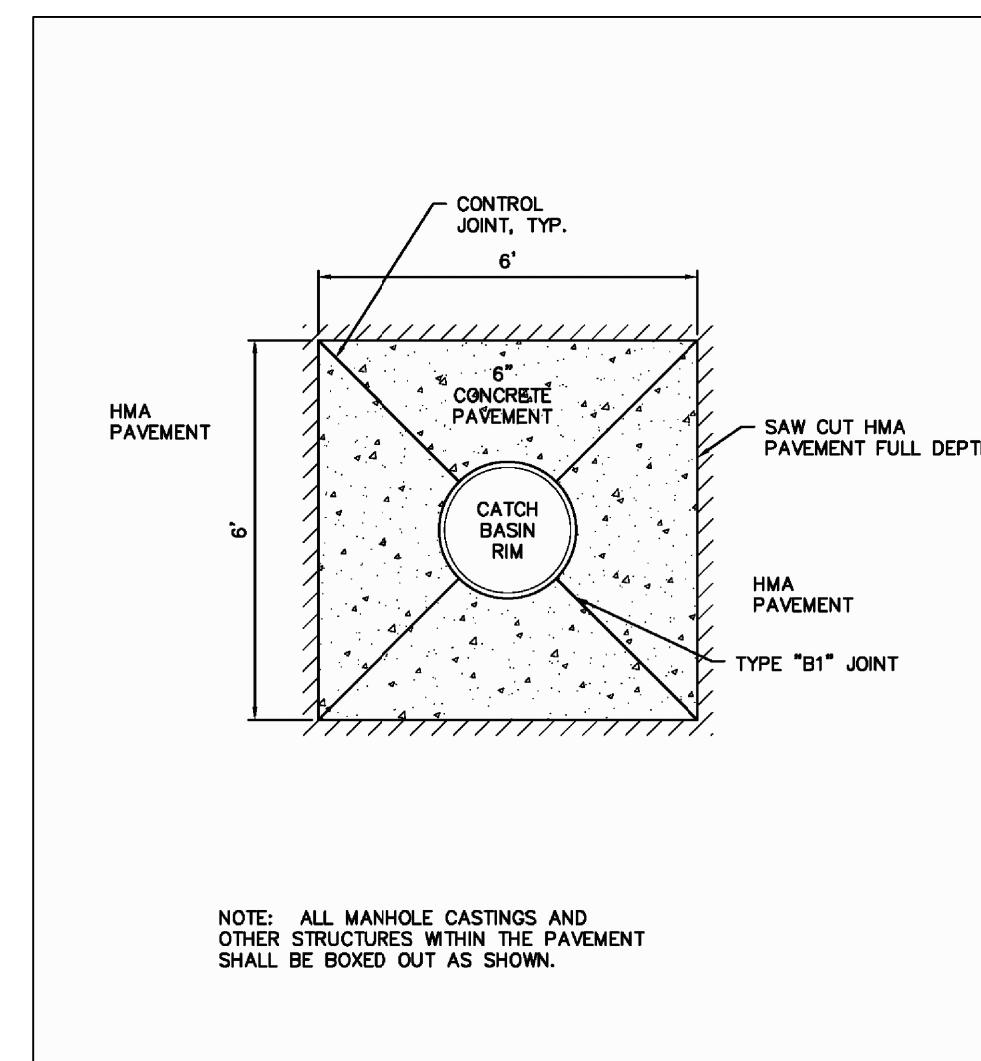
2 Barrier Free Parking Stall Striping  
 NO SCALE



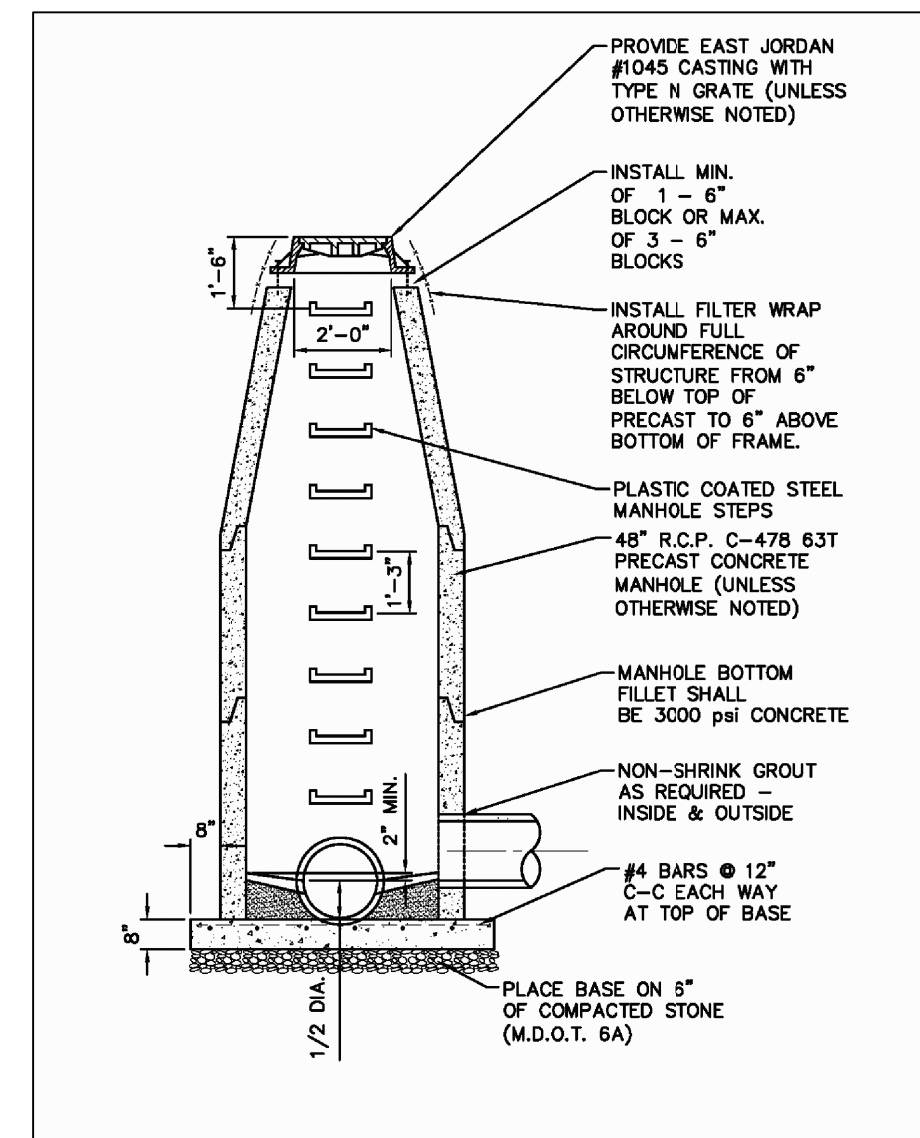
3 Bollard Installation  
 NO SCALE



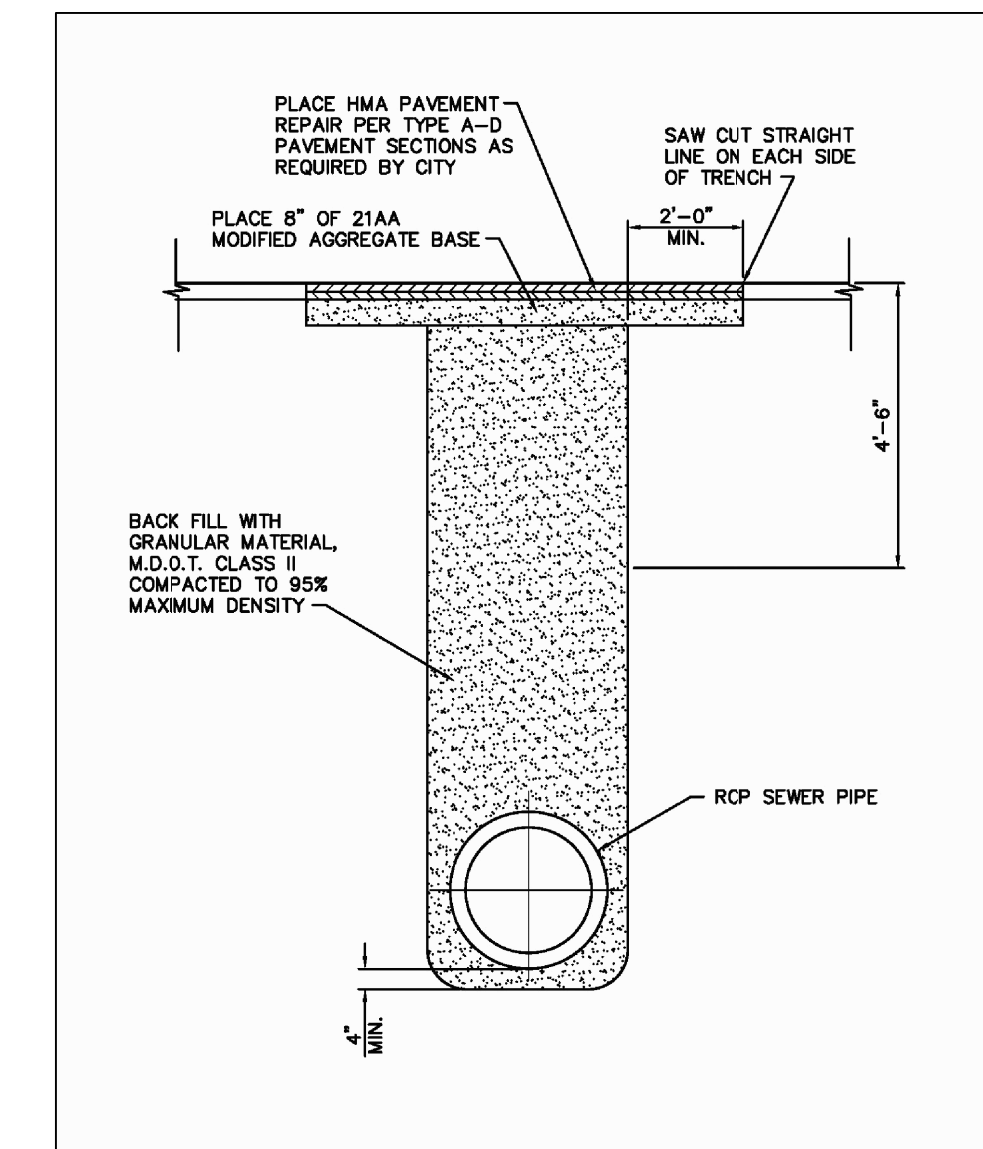
4 2' Diameter Catch Basin - City of Milan  
 NO SCALE



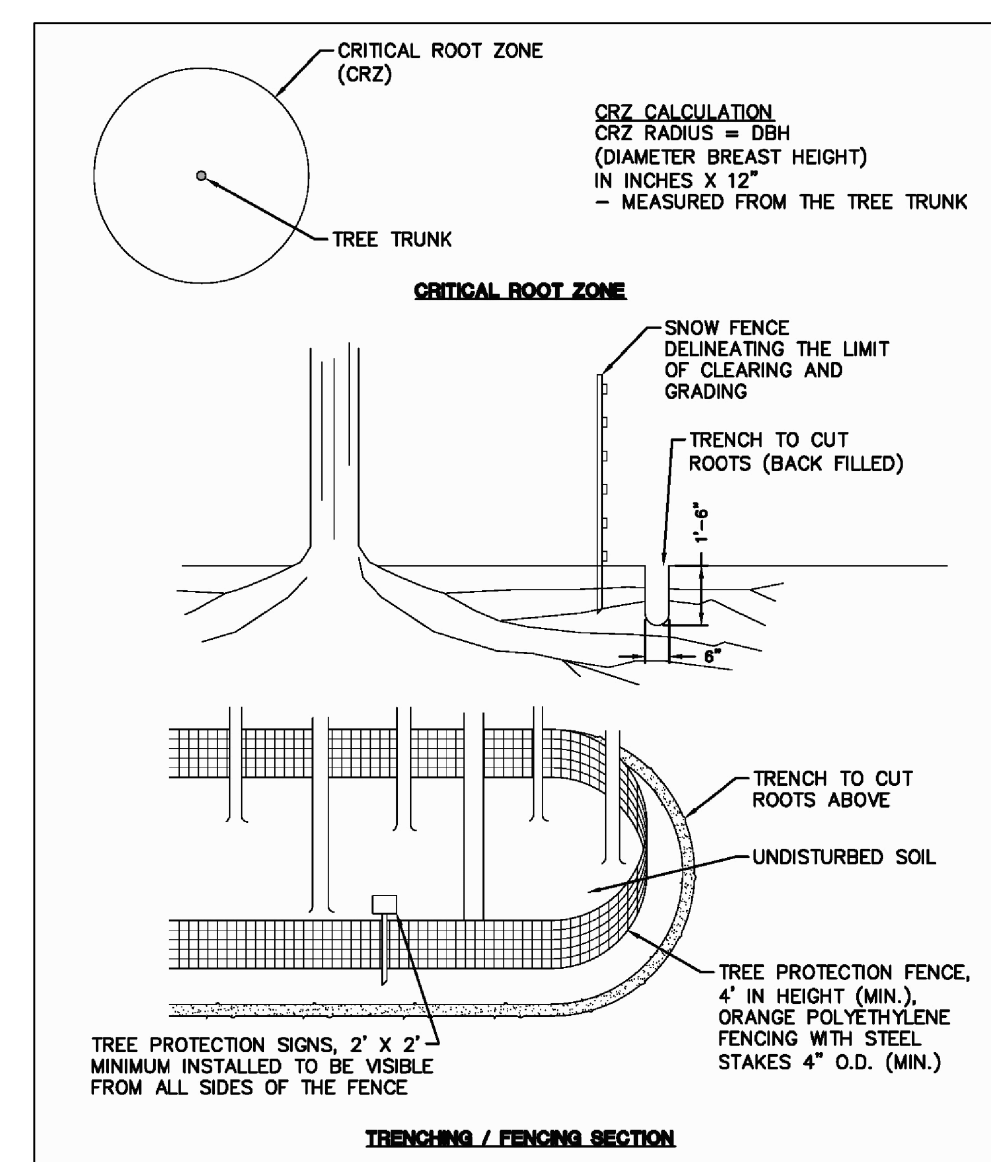
5 Manhole Boxout Detail - City of Milan  
 NO SCALE



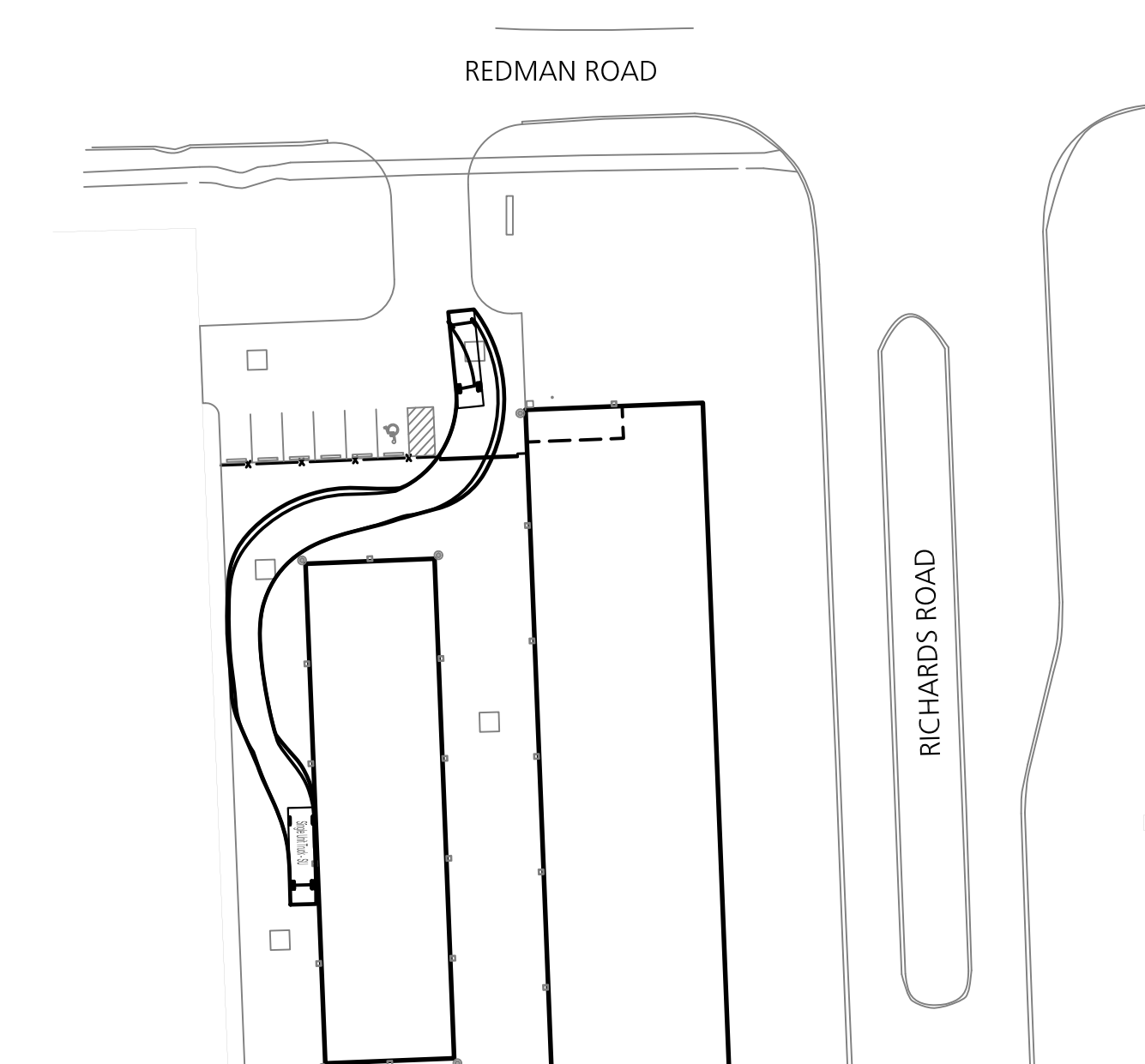
6 Storm Sewer Manhole - City of Milan  
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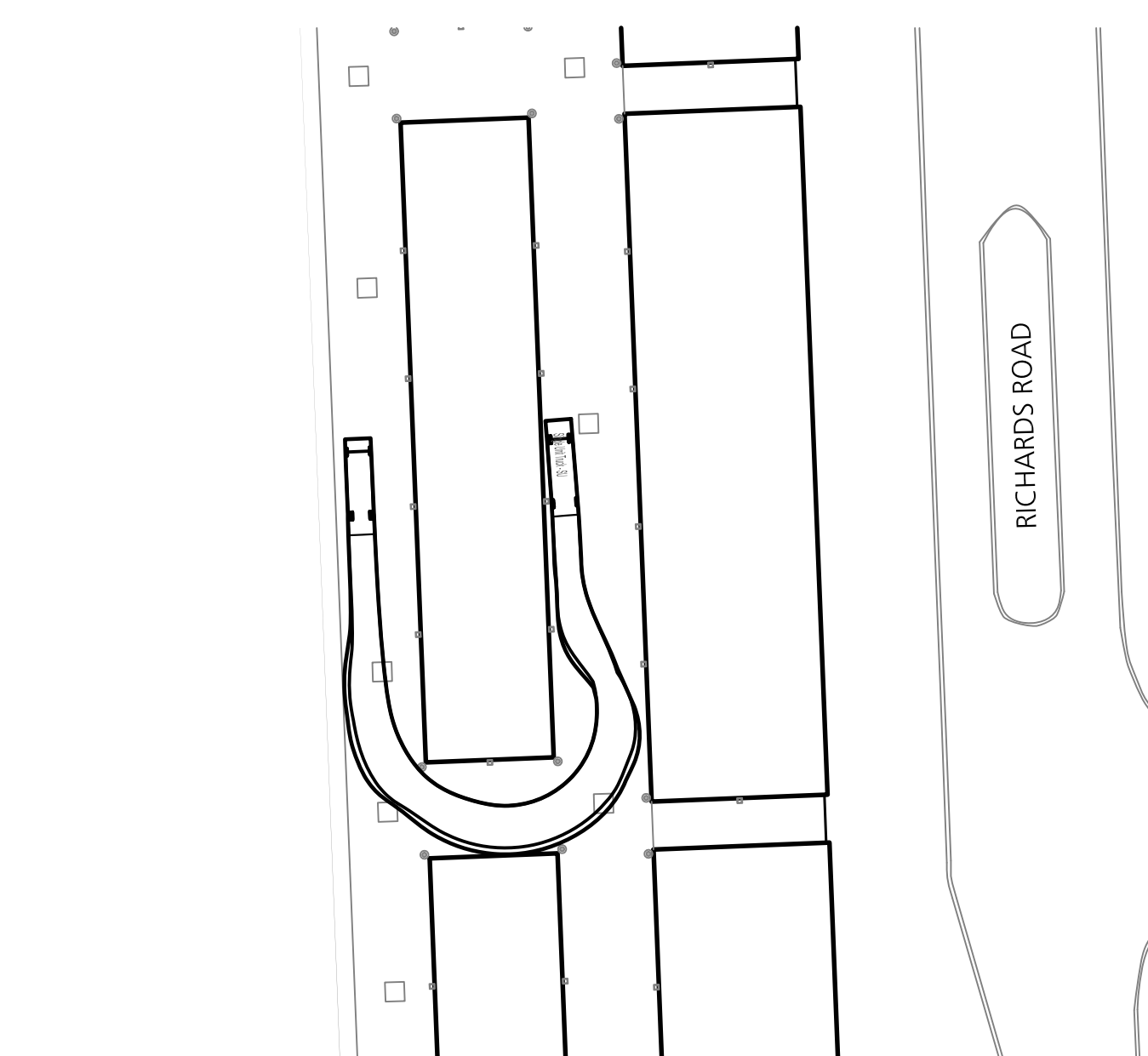
7 Open Cut Trench Detail - City of Milan  
 NO SCALE



8 Tree Protection of Critical Root Zone - City of Milan  
 NO SCALE



9 Truck Turning Movements - Entry  
 NO SCALE



10 Truck Turning Movements - Aisle  
 NO SCALE

Seal

Project Title

Milan  
 Storage Development

Milan, Michigan

Sheet Title

Site & Utility Details

Dates

03.29.2019 Site Plan Review  
 07.15.2019 Owner Review

Scale

As Shown

Quality Control

Drawn: MS  
 Checked: KE  
 Approved: KE

Project Number

201909

Sheet Number

C4.0

Consultants

Seal

Project Title

Milan  
Storage Development

Milan, Michigan

Sheet Title

Landscape Plan

Dates

03.29.2019 Site Plan Review  
07.15.2019 Owner Review

Scale

1" = 30'

Quality Control

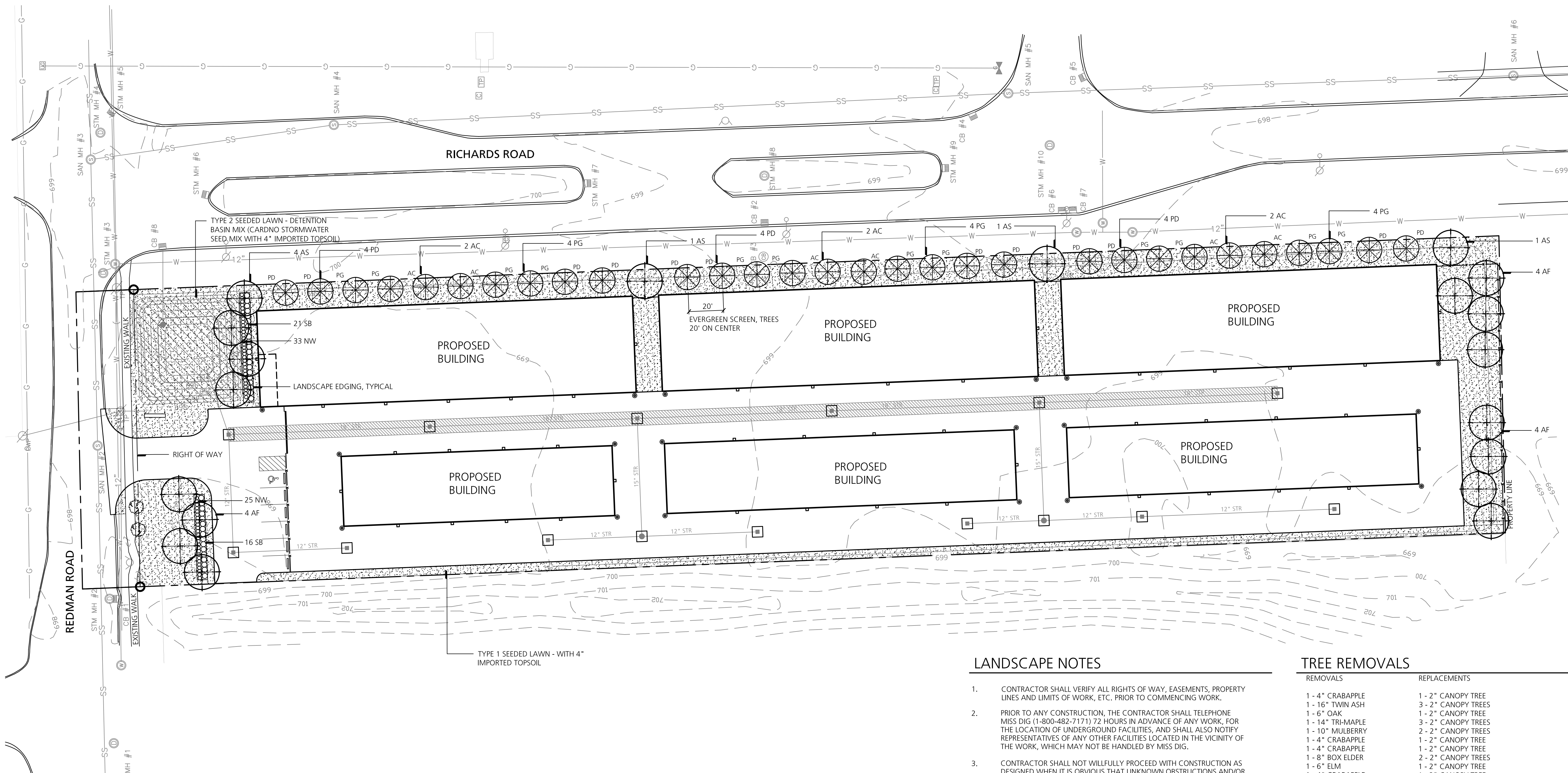
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Project Number

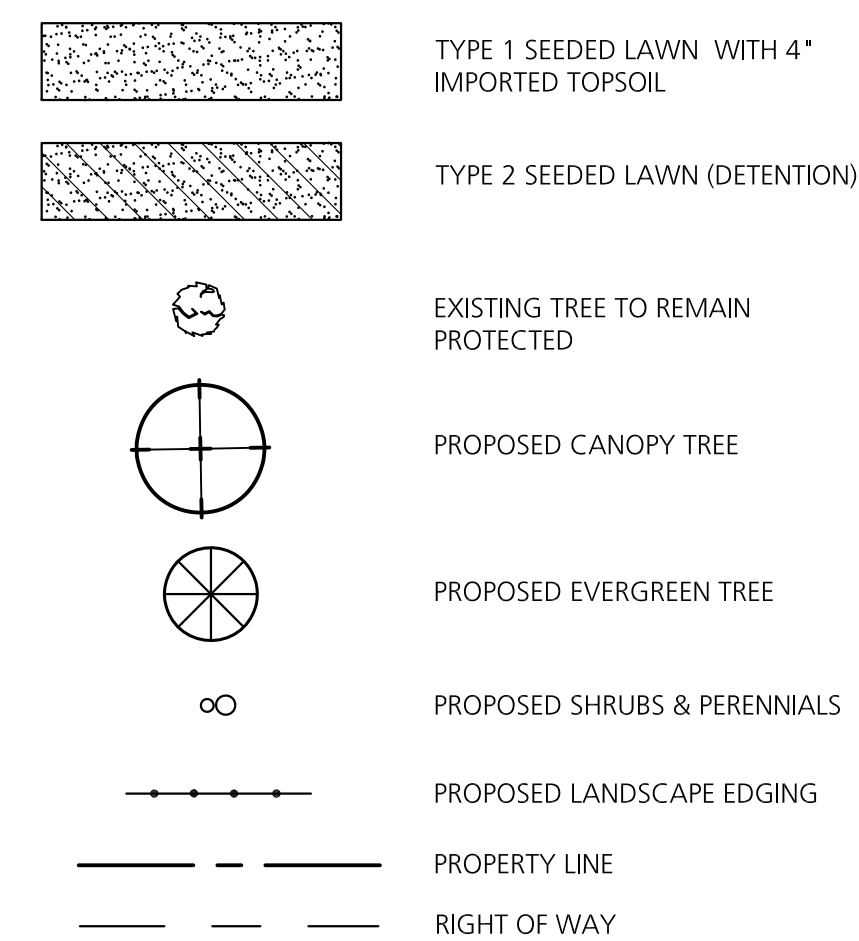
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Sheet Number

L1.0



LANDSCAPE LEGEND



PLANT SCHEDULE

TREES						
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
6	AC	ABIES CONCOLOR	WHITE FIR	6-7' HEIGHT	FULL TO THE GROUND, UNSHEARED, SINGLE STRAIGHT TRUNK	
12	AF	*ACER X FREEMAN 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.0" CALIPER	FULL UNIFORM HEAD AND BRANCHING, SINGLE STRAIGHT TRUNK	
7	AS	*ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.0" CALIPER	FULL UNIFORM HEAD AND BRANCHING, SINGLE STRAIGHT TRUNK	
12	PD	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6-7' HEIGHT	FULL TO THE GROUND, UNSHEARED, SINGLE STRAIGHT TRUNK	
12	PG	PICEA GLAUCA	WHITE SPRUCE	6-7' HEIGHT	FULL TO THE GROUND, UNSHEARED, SINGLE STRAIGHT TRUNK	
NOTE: * INDICATES REPLACEMENT TREE, 19 TREES REQUIRED.						
SHRUBS AND PERENNIALS						
37	SB	SPIREA X B. 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GAL. CONT.	FULL HEAVY PLANT, PLANT 3" O.C.	
58	NW	NEPEA X F. 'WALKERS LOW'	WALKER'S LOW CATMINT	2 GAL. CONT.	FULL HEAVY PLANT, PLANT 24" O.C.	

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (1-800-482-7171) 72 HOURS IN ADVANCE OF ANY WORK. FOR THE LOCATION OF UNDERGROUND FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF ANY OTHER FACILITIES LOCATED IN THE VICINITY OF THE WORK, WHICH MAY NOT BE HANDLED BY MISS DIG.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING.
- ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
- ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS AND BEDS PRIOR TO INSTALLATION OF PLANT MATERIAL, ADVISE AND COORDINATE METHOD OF PLANTING WITH LANDSCAPE ARCHITECT BASED ON PERCOLATION RATES.
- SEE SPECIFICATIONS FOR MATERIALS AND EXECUTION.
- CONTRACTOR SHALL REMOVE TREE WRAP AFTER COMPLETE INSTALLATION AND APPROVAL OF TREE AND PLANTING.
- PRUNE MATERIAL ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STRAIGHTEN & STAKE TREES WITHIN 3 DAYS OF INSTALLATION.
- CONTRACTOR SHALL FIELD STAKE ALL TREE AND BED LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO BED EXCAVATION.
- LANDSCAPE ARCHITECT SHALL REVIEW ALL EXCAVATED TREE PITS AND SHRUBS, GROUND COVER, PERENNIAL BEDS PRIOR TO INSTALLATION OF SPECIFIED PLANTING SOIL MIX.
- PLANTING SOIL MIXTURE SHALL BE TO DIMENSIONS ILLUSTRATED ON DETAIL. PLANTING SOIL MIX SHALL ENCOMPASS ENTIRE PLANTING BED AREA, NO POCKET PLANTING UNLESS NOTED OTHERWISE (INDIVIDUAL PLANTS).

TREE REMOVALS

REMOVALS	REPLACEMENTS
1- 4" CRABAPPLE	1- 2" CANOPY TREE
1- 16" TWIN ASH	3- 2" CANOPY TREES
1- 6" OAK	1- 2" CANOPY TREE
1- 14" TRI-MAPLE	3- 2" CANOPY TREES
1- 10" MULBERRY	2- 2" CANOPY TREES
1- 4" CRABAPPLE	1- 2" CANOPY TREE
1- 4" CRABAPPLE	1- 2" CANOPY TREE
1- 8" BOX ELDER	2- 2" CANOPY TREES
1- 6" ELM	1- 2" CANOPY TREE
1- 4" CRABAPPLE	1- 2" CANOPY TREE
1- 4" CRABAPPLE	1- 2" CANOPY TREE
1- 8" BOX ELDER	2- 2" CANOPY TREES
1- 20" ELM	4- 2" CANOPY TREES

TOTAL REPLACEMENT TREES: 19 - 2" CANOPY TREES  
TOTAL REPLACEMENT TREES PROVIDED: 19 - 2" CANOPY TREES

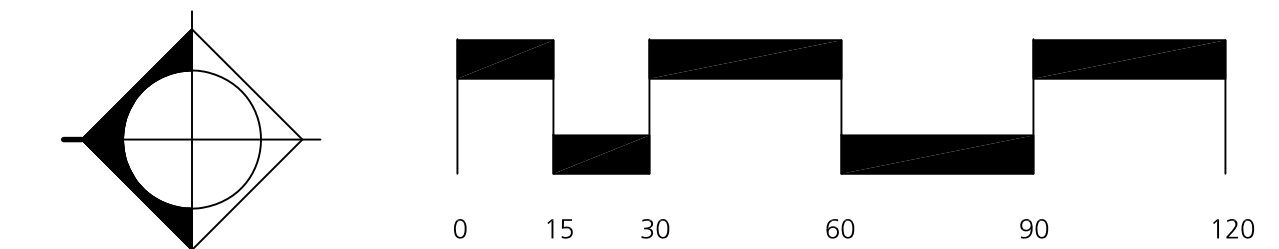
REPLACEMENT CRITERIA:  
ALL TREES 6" CALIPER AND LESS = ONE 2-3" CANOPY TREE  
ALL TREES OVER 6" CALIPER = ONE 2-3" CANOPY TREE FOR EVERY 6" OF CALIPER

NOTE: CONFIRM TREES EXEMPT FROM REPLACEMENT ORDINANCE.

SITE / LANDSCAPE DATA

SITE AREA: 3.05 ACRES (132,836.66 SF)  
MINIMUM REQUIRED SITE LANDSCAPE (20% OF SITE AREA) : 26,566.33 SF  
PROPOSED SITE LANDSCAPING : 28,496.98 SF

- NOTES:
- FOR TREE REPLACEMENT CALCULATIONS SEE THIS SHEET.
  - FOR LANDSCAPE DETAILS SEE SHEET L1.1.
  - FOR CITY LANDSCAPE SPECIFICATIONS SEE SHEET L1.1.



**Consultants**

Seal

**Project Title**

**Milan  
 Storage Development**

Milan, Michigan

**Sheet Title**

**Landscape Details**

**Dates**

03.29.2019	Site Plan Review
07.15.2019	Owner Review

**Scale**

As Shown

**Quality Control**

Drawn:	MS
Checked:	KE
Approved:	KE

**Project Number**

201909

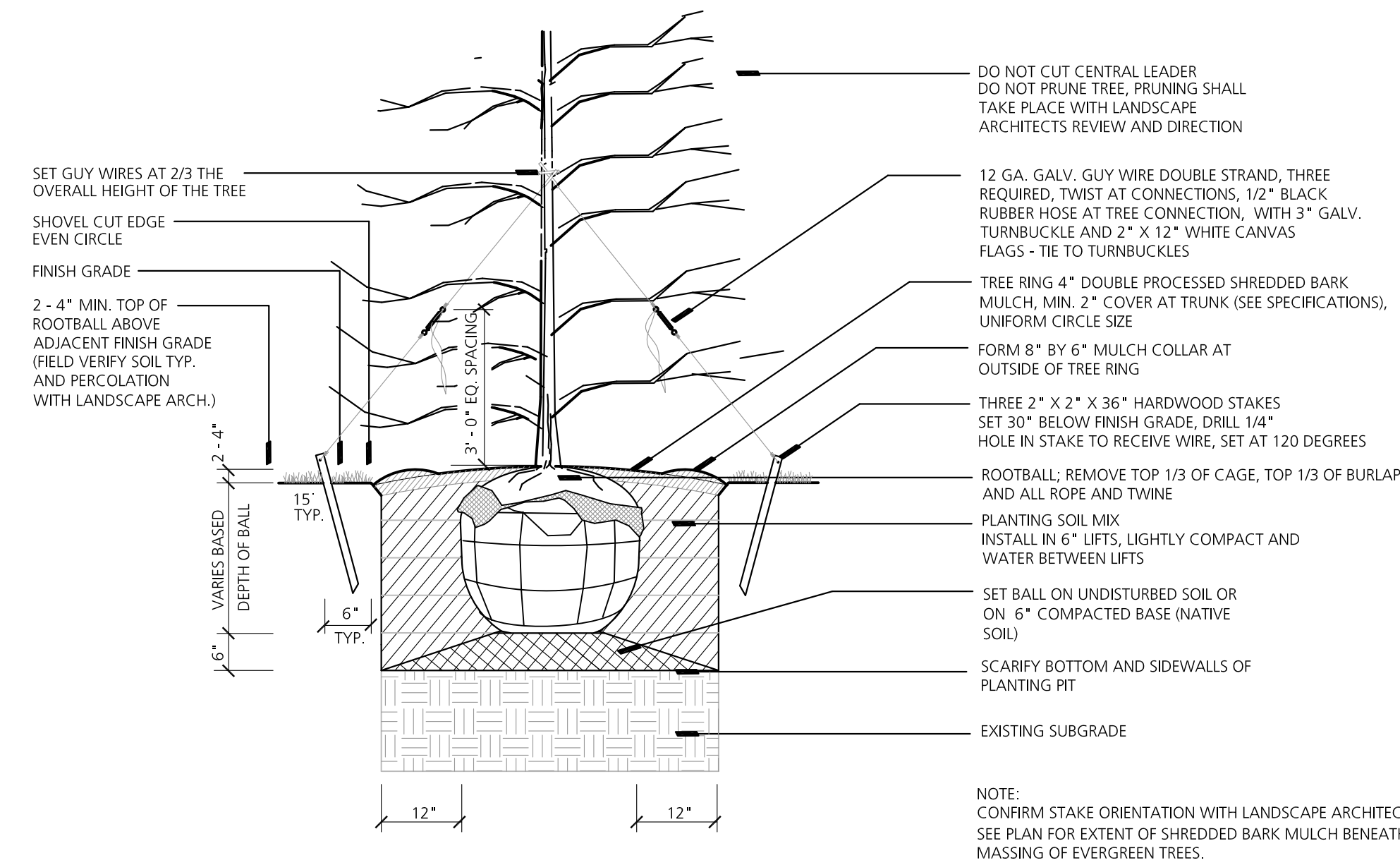
**Sheet Number**

**L1.1**

**LANDSCAPE SPECIFICATIONS**

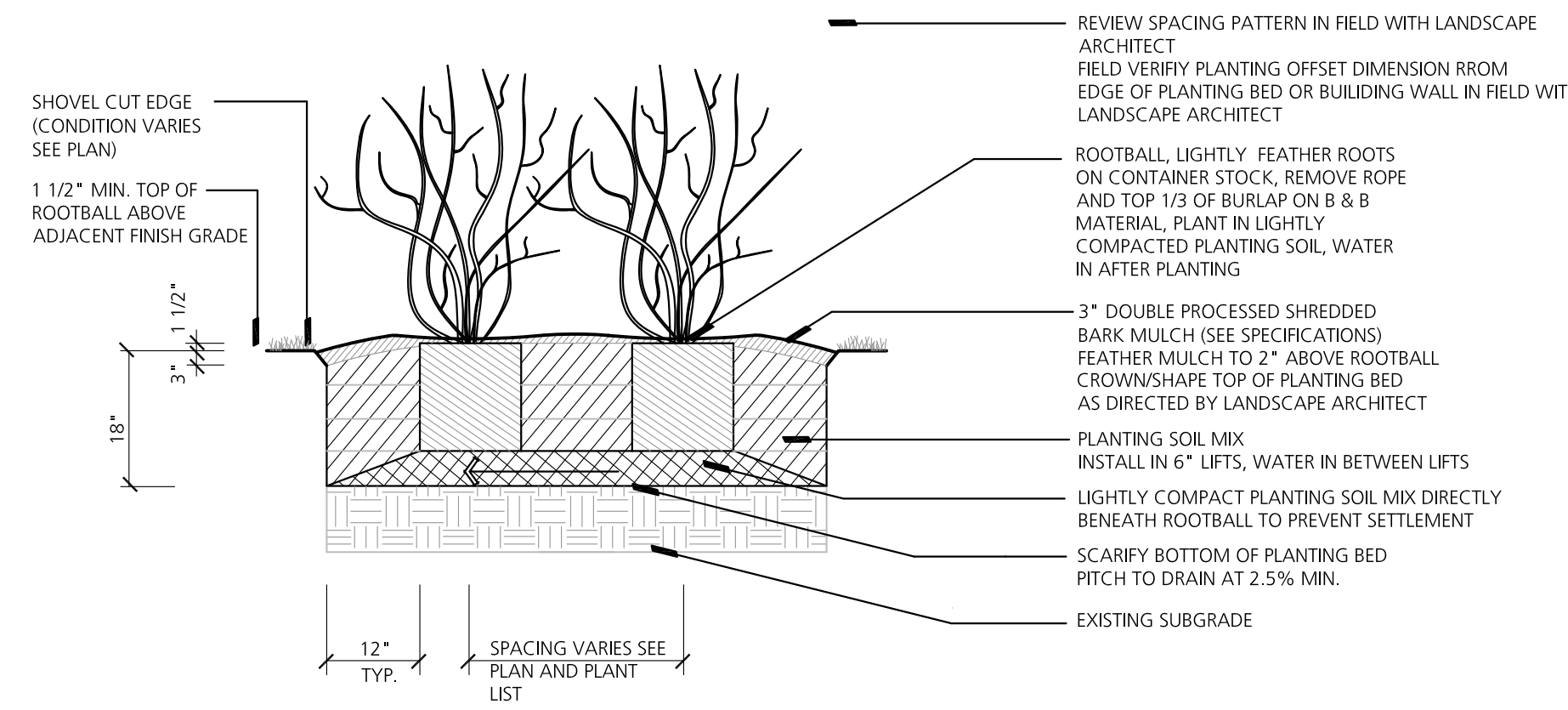
EXCEPTIONS TO THE FOLLOWING SPECIFICATIONS WILL BE CONSIDERED, IF ACCEPTABLE ALTERNATES ARE DISCUSSED WITH THE CITY OF MILAN PRIOR TO LANDSCAPE INSTALLATION. ADDITIONAL SPECIFICATIONS ARE TO BE ADDED BY THE LANDSCAPE ARCHITECT AS NEEDED.

- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY. SEE APPENDIX D FOR DRAWING. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS, IN ACCORDANCE WITH THE CITY'S TREE PROTECTION DETAIL, AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT PRIOR APPROVAL FROM THE CITY.
- TREES TO BE TRANSPLANTED ON THE SITE SHALL BE SO MARKED IN THE FIELD BY THE CONTRACTOR, APPROVED BY THE CITY OF MILAN AND TRANSPLANTED USING ONLY THE APPROPRIATE SIZE TREE SPADE, PER THE AMERICAN ASSOCIATION OF NURSERYMEN AND CITY OF MILAN STANDARDS. TRANSPLANTS ARE TO BE WATERED IMMEDIATELY FOLLOWING PLANTING.
- TREES SHOWN ON THE PLAN TO SAVE OR TRANSPLANT THAT ARE REMOVED OR DAMAGED SHALL BE REPLACED WITH ONE (1) 2"-3" CALIPER TREE FOR EACH TREE REMOVED UNDER 6" DIAMETER. TREES OVER 6" DIAMETER SHALL BE REPLACED WITH ONE (1) 2"-3" CALIPER TREE FOR EACH 6" IN DIAMETER REMOVED. TYPE OF REPLACEMENT AND LOCATION SHALL BE DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT OR THE CITY OF MILAN.
- PLANT TREES AND SHRUBS NO CLOSER THAN THE FOLLOWING MINIMUM DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE/CANOPY TREES, 5 FEET;
  - ORNAMENTAL/FLOWERING TREES, 10 FEET;
  - EVERGREEN TREES, 10 FEET;
  - EVERGREEN/FLOWERING SHRUBS, 4 FEET
- DIG SHRUB PITS A MINIMUM OF 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF CLAY SOILS ARE EVIDENT, AND WATER IS STANDING, PLANT TREES AND SHRUBS HIGHER.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. REMOVE ALL NON-BIODEGRADABLE MATERIAL SUCH AS PLASTIC OR NYLON COMPLETELY.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 6' WIDE BY 3" DEEP SHREDDED BARK RINGS OR APPROVED DESIGN FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 3". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- SOD IS TO BE PROVIDED FOR ALL EXISTING LAWN AREAS THAT THE OWNER INTENDS TO SAVE AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION. THE SOD MUST BE INSPECTED BY THE CITY TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE AND FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
  - EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT FOR A MINIMUM PERIOD OF SEVEN (7) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD AND WEEDS TO A MINIMUM DEPTH OF TWO (2) INCHES. ADD A MINIMUM OF FOUR (4) TO SIX (6) INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACK FILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS AND WALKS PRIOR TO SODDING. RE-GRADE TO ELIMINATE ALL BUMPS AND DEPRESSIONS AND RE-SOD ALL AREAS.
  - EXISTING LAWN FOUND TO BE GENERALLY IN GOOD CONDITION BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVER SEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
- THE CONTRACTOR SHALL BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING. ALL LANDSCAPE AREAS, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IN NATURAL AREAS THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
  - REMOVE ANY TREES AND BRUSH PER CITY OF MILAN DIRECTION ONLY.
  - REMOVE TRASH AND PERFORM SURFACE GRADING (IF ANY) ONLY TO FILL IN THE WORST LOW SPOTS. DO NOT CUT OR FILL AROUND TREES.
  - RAKE, HYDROSEED AND MULCH BARE GROUND AREAS WITH PROPER SEED MIX (SHADE OR SUNNY MIX).
  - LET AREA REVERT TO TREES AND SHRUBS. MOW VERY MINIMALLY, IF NECESSARY.
- LANDSCAPE BERMS ARE TO BE CONSTRUCTED OF LIGHT YELLOW CLAY OR LOAM SOILS AND ARE TO BE FREE OF CONSTRUCTION MATERIALS AND DEBRIS. USE OF HEAVY CLAYS FOR BERM CONSTRUCTION MUST BE APPROVED BY THE CITY OF MILAN PRIOR TO INSTALLATION. SLOPES ARE TO BE NO STEEPER THAN 1:3 UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
  - THE CONTRACTOR SHALL REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6" - 18"; DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OF OFF SITE FOR AN INSPECTION PRIOR TO BACKFILLING.
  - REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL EXISTING TREES ON SITE AND IN THE RIGHT-OF-WAY SHALL BE PRUNED AS DIRECTED BY THE CITY TO REMOVE DEAD, DYING AND HAZARDOUS LIMBS OR TO REMOVE LIMBS WHICH IMPEDE CONSTRUCTION, DRIVEWAYS AND SIDEWALKS. PRUNING AND DEEP-ROOT FERTILIZING IS TO BE DONE ONLY BY A QUALIFIED, LICENSED TREE SERVICE COMPANY.
- THE CONSTRUCTION OF DETENTION BASINS SHOULD BE MADE WITH THE FOLLOWING GOALS IN MIND:
  - NATURAL, WITH FREE FORM APPEARING GRADES.
  - SLOPES OF 1:4 OR FLATTER.
  - NO FENCING.
  - NO WATER LEVELS TO BE RETAINED.
  - MOW SLOPES AND LET BOTTOM OF BASIN REVERT TO NATURAL VEGETATION.
- PROVIDE CONTINUOUS CURBING AROUND ALL LANDSCAPE AREAS ON SITE. ALTERNATE LANDSCAPE AREA PROTECTION SUCH AS DECORATIVE FENCES, RETAINING WALLS, ETC., MAY BE ACCEPTABLE IN LIEU OF CURBING OR MAY BE REQUIRED IN ADDITION TO CURBING TO PROTECT THE LANDSCAPE AREAS AND PROPERLY DEFLECT VEHICULAR AND PEDESTRIAN TRAFFIC.



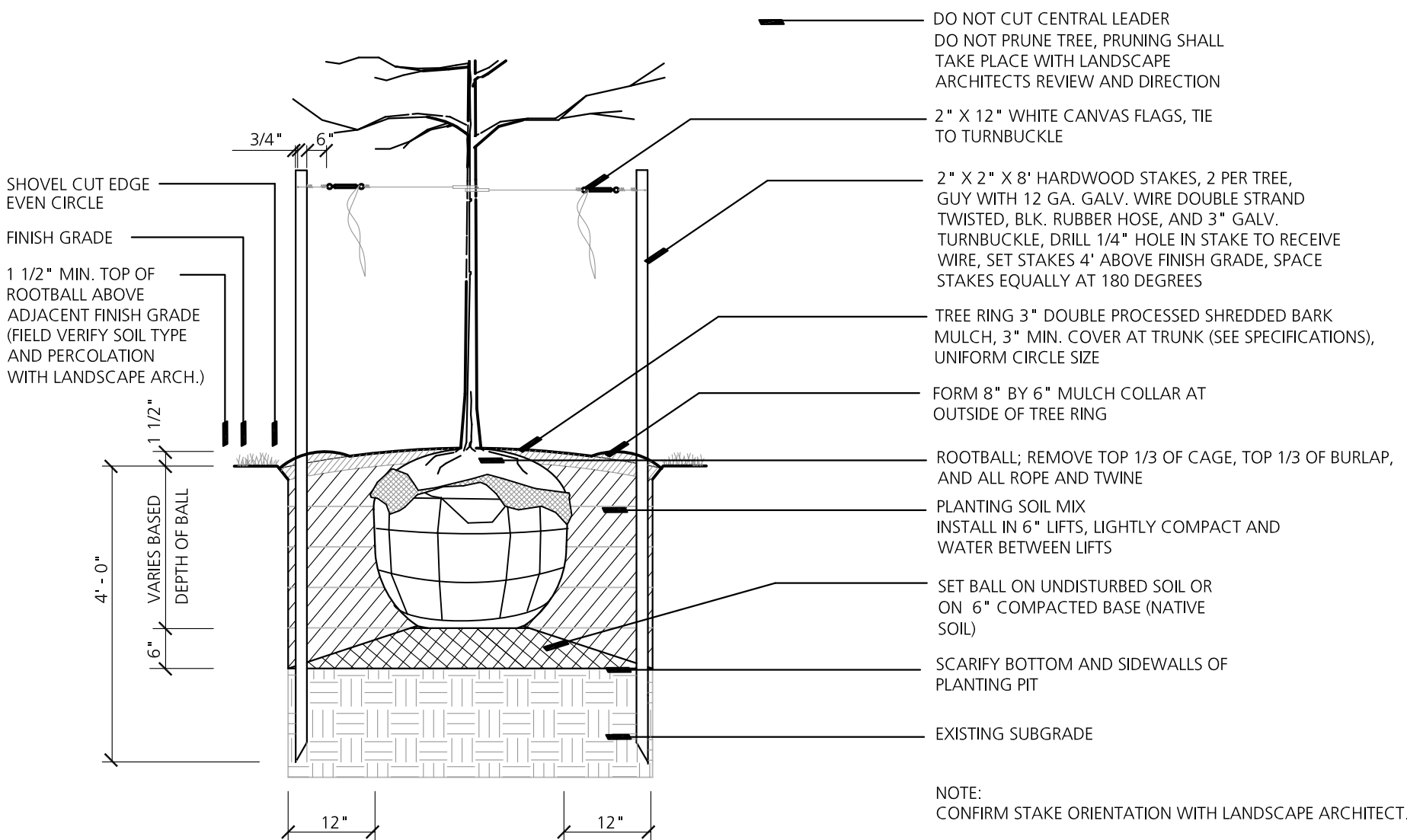
**1 Evergreen Tree Planting Detail**

NO SCALE



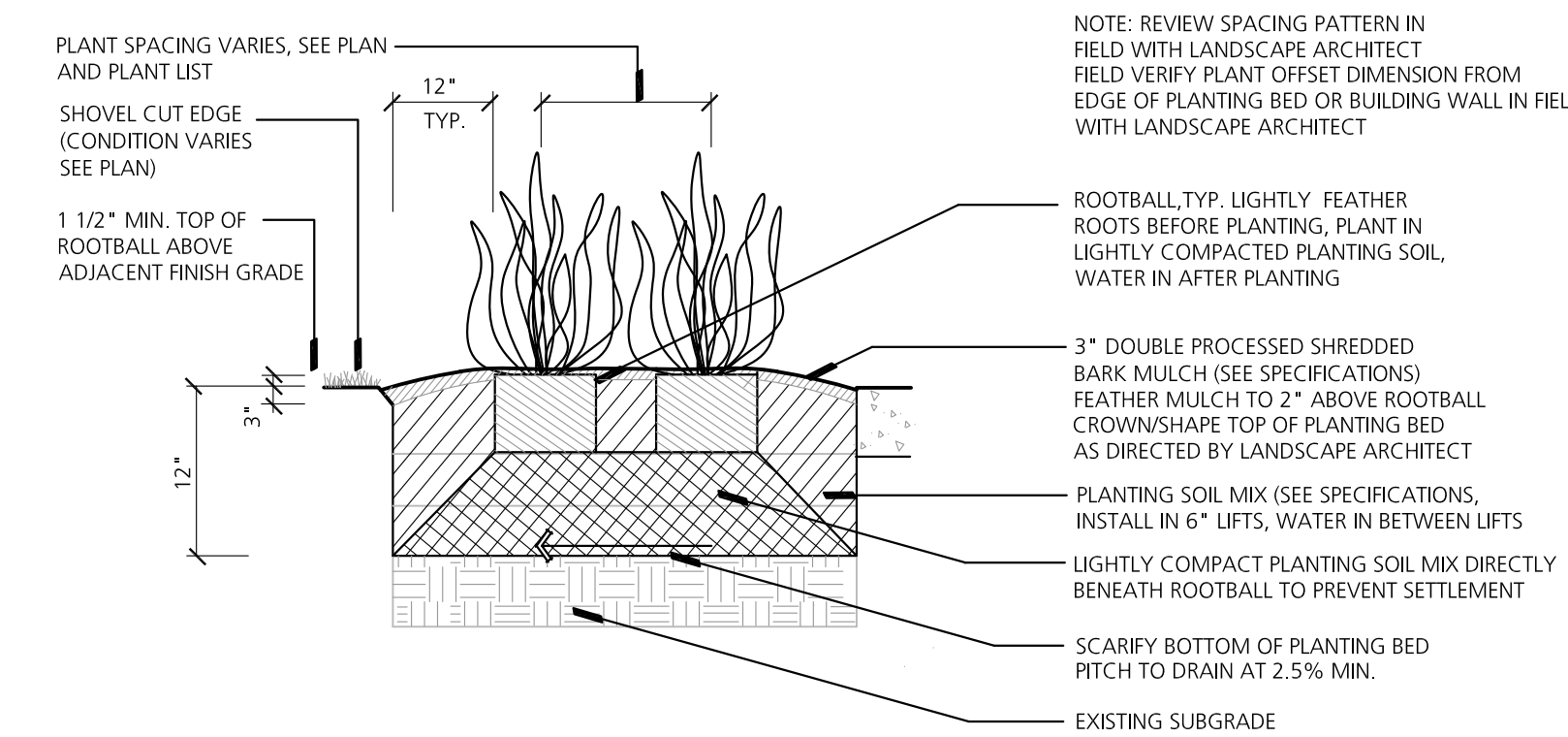
**2 Shrub Planting Detail**

NO SCALE



**3 Deciduous Tree Planting Detail - Staked (2 1/2" Caliper Or Less)**

NO SCALE



**4 Perennial Planting Detail**

NO SCALE