

LEGEND

- Legend items: U.P., ELEC. TRANSFORMER, EXIST. OVERHEAD UTILITY LINE, EXIST. LIGHT POLE, EXIST. TELEPHONE LINE, EXIST. ELECTRIC LINE, EXIST. GAS LINE, EXIST. WATER MAIN, EXIST. HYDRANT, EXIST. GATE VALVE IN BOX, EXIST. GATE VALVE IN WELL, EXIST. STORM SEWER, EXIST. CATCH BASIN OR INLET, EXIST. SANITARY SEWER, SIGN, P.M., TELEPHONE RISER, ELECTRIC METER, GAS METER, POST, FENCE, SINGLE TREE

LANDSCAPE LEGEND

- Landscape Legend items: PROPOSED CANOPY TREE, PROPOSED FLOWERING TREE, PROPOSED DECIDUOUS SHRUBS, PROPOSED GROUND COVER, PROPOSED ANNUAL BED, PROPOSED LAWN AREA, PROPOSED EDGING

LANDSCAPE REQUIREMENTS

Revised 8.17.11, 9.7.11, 9.23.11

5:602 VEHICULAR USE AREA LANDSCAPING AND SCREENING: none required.

5:603 CONFLICTING LAND USE BUFFERS: none required

STREET TREE CANOPY LOSS

E. Washington Street: #1321 One 5-inch golden rain tree is to be removed, #1322 One dead 22-inch honeylocust is to be removed, #1323 One dead 13-inch catalpa is to be removed, E. Huron Street: #1316 One 18-inch white mulberry (invasive) is to be removed, #1315 One dead 15-inch Little Leaf Linden is to be removed, Mitigation required = 23 cal. inches, Mitigation provided = 6 @ 4-inch caliper = 24 cal. inches

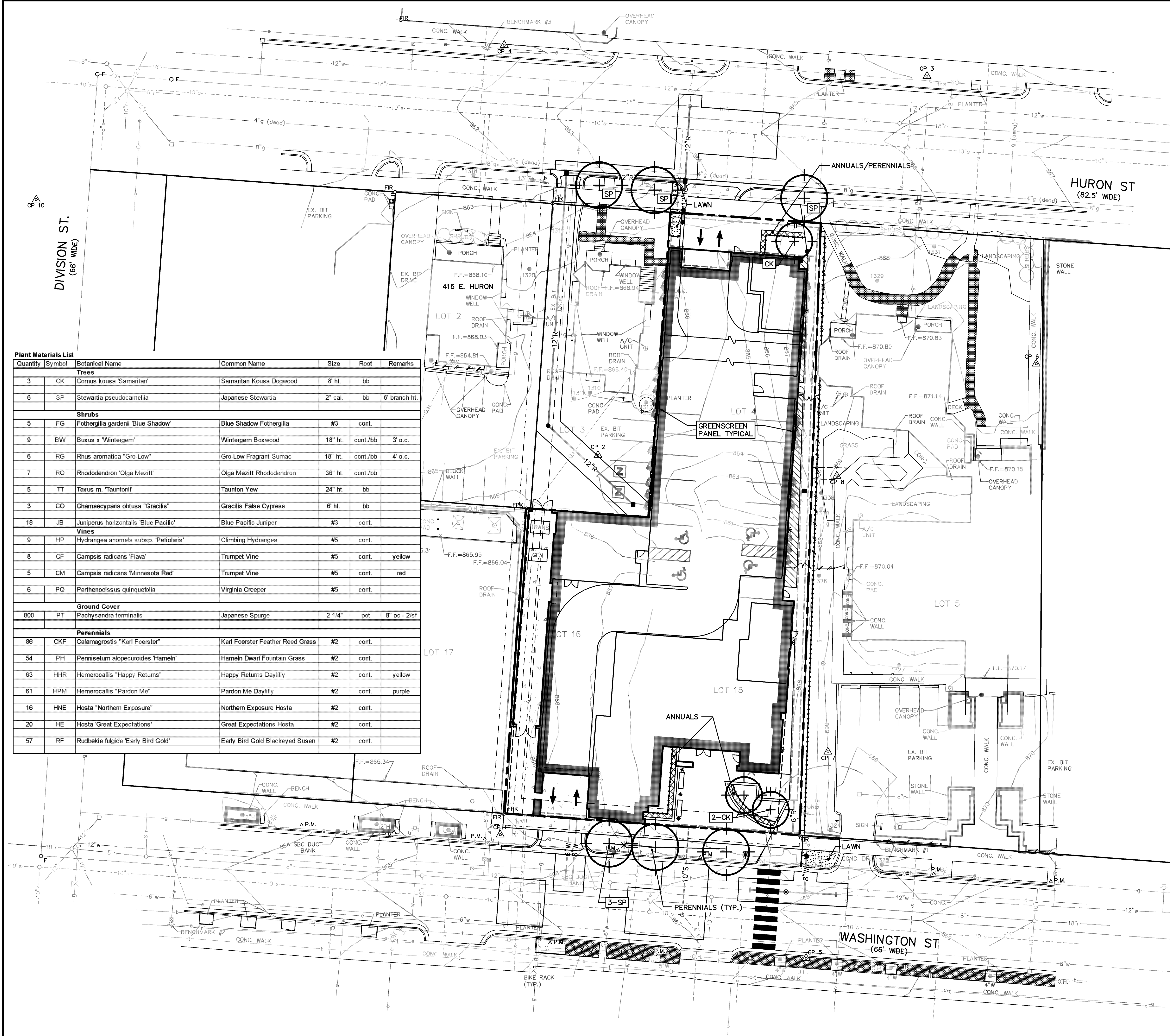
LANDMARK TREE REPLACEMENT: none required.

STREET TREE ESCROW

E. Washington Street frontage = 128 lf, E. Huron Street frontage = 65 lf, 193 lf x \$1.30 = \$250.90 or equivalent, Street tree escrow of \$250.90 will be provided prior to issuing building permits and will be refunded after city staff inspection shows long term survival of the proposed street trees. Four street trees are proposed.

LANDSCAPE NOTES

- 1. Water outlets will be provided within 150 ft of all required plantings.
2. Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
3. All landscape panels will be planted with shrubs, permanent ground cover, annuals and perennials, or grass per plan.
4. Landscape maintenance plan: All diseased, damaged or dead material shown as proposed plantings on the site plan shall be replaced by the end of the following growing season.
5. Restore lawn areas with minimum four (4) inches topsoil then seed/fertilizer/mulch. Fertilizer for lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Seed shall be special park mixture "Northrup King" (or approved equal), as follows:
30% Rugby Kentucky Bluegrass
20% Park Kentucky Bluegrass
20% Ruby Creeping Red Fescue
10% Pennine Perennial Ryegrass
20% Scaldis Hard Fescue
Apply at a rate of four pounds (4 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons straw per acre, or 71 bales excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gallons per acre.
6. Applications of fertilizer beyond the initial topsoil & seeding shall be w/o phosphorus.
7. All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover to receive two (2) inches of Canadian peat mulch. All mulch beds to have landscape fabric between mulch and planting soil.



Plant Materials List table with columns: Quantity, Symbol, Botanical Name, Common Name, Size, Root, Remarks. Lists various trees, shrubs, vines, ground cover, and perennials.

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects

CLIENT
WDG ARCHITECTURE
1025 CONNECTICUT AVE., NW, SUITE 300
WASHINGTON, DC 20036
BOB KEANE
PH: (202) 857-8300

VARSITY ANN ARBOR
SITE PLAN
OVERALL LANDSCAPE PLAN

C7

Revision table with columns: DATE, REV. DATE, REV. NO., REV. BY, REV. DESCRIPTION. Includes revision 11054.

11054-ACAD-SITE11054LP.dwg, C7, 9/28/2011, 3:40:11 PM, DAG, D:\Swp\KIP.dwg