

Know what's below

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## Additional Notes

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

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.

This shall be accomplished by installation of hose bibs on each building. Hose bibs shall be located a minimum of 150' from any landscaped area.

Construct Earth Bed to Required Grade and Trim. Prior to Placement of Topsoil or Compost, Harrow all Earth Beds to a Minimum of 12" Depth.

Beyond Initial fertilization, all future fertilizer applications shall not contain phosphorus.

All vegetation species deviations or substitutions must be approved in writing by the City of Ann Arbor prior to planting

#### General Notes

- UTILITY BOXES WILL BE SCREENED ON 3 SIDES.
- ALL DISTURBED AREAS TO BE SOD OR SEED.
- SNOW SHALL BE STORED IN BUILDING ISLANDS AND ALONG STREETS. STORAGE SHALL NOT INCLUDE DETENTION AREAS OR LANDSCAPED AREAS. • THE STREET TREE ESCROW MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS. CHECKS ARE
- TO MADE PAYABLE TO: CITY OF ANN ARBOR AND MAILED TO SYSTEMS PLANNING UNIT, 301 E. HURON ST., PO BOX 8647, ANN ARBOR, MI 48107-8647 -- ATTN: TIFFANY GIACOBAZZI. PLEASE INCLUDE THE PROJECT NAME AND PROJECT NUMBER ON THE CHECK.
- TREES SHALL BE PLANTED A MINIMUM OF 5'-8' FROM ALL UTILITY LEADS.

# Site Landscape Calculations

STREET TREE REQUIREMENT: (S) 1 Deciduous shade tree / 45 lf of R.O.W length is required Row of Way Length: 240 If

Street Trees Required: 6 (240 lf / 45) Street Trees Provided: 6

Street Tree Escrow Required: \$312.00 (240 x \$1.30)

VEHICULAR USE AREA: (V) Required Landscape Area: 1sf. per 20 sf. of Vehicular Use Area 37,846 sf. Vehicular Use Area:

Landscape Area Required: 1,893 sf. (37,846 / 20) Landscape Area Provided: 3,421 sf. (See use area plan at left)

8 (1,893 sf. / 250) Trees Required: Trees Provided:

Bioretention Area Required: 947 sf. (1,893 sf. x 50%) Bioretention Area Provided: 1,577 sf.

TREE MITIGATION: (W) Landmark Trees Removed: 368"

Additional Trees Removed: 32" Mitigation Required: 200" (400" x 50%)

Mitigation Provided: **200**" (80 - 2.5" cal. trees) \*\*Note: See summary table above

#### CONFLICTING LAND USE BUFFER:

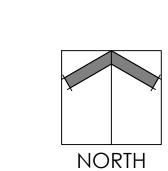
Minimum of 1 deciduous or evergreen tree / 15 lf. of buffer Total Conflicting Land Use Buffer: 925 lf. (965-40)\*\*

Total Trees Required: 62 = (925 / 15) Total Trees Provided: **62** (52 New trees and 10 Existing trees)

\*\* Applicant requests a deviation to omit 40 lf of the conflicting land use buffer due to the proposed water main easement connecting the property to the north.

### Note Key:

- 1) DRIVES AND PARKING AREAS
- DUMPSTER ENCLOSURE, SEE CIVIL ENGINEERING
- 3 EXISTING TREES TO REMAIN, SEE CIVIL ENGINEERING DRAWINGS FOR TREE PROTECTION FENCING LOCATION AND TYP. DETAIL
- 4) PROPOSED CONCRETE SIDEWALK, TYPICAL
- (5) PROPOSED BIKE RACK LOCATION
- 6 UNDERGROUND STORM WATER DETENTION, SEE CIVIL ENGINEERING DRAWINGS
- 7) PROPOSED RAIN GARDEN, SEE SHEET L-2 FOR PLANTING INFORMATION
- 8 PLAY GROUND AREA, ACTUAL EQUIPMENT TO BE DETERMINED
- 9 DECIDUOUS CANOPY TREE, SEE SHEET L-2 FOR PLANT SCHEDULE AND TYP. DETAIL
- 10 EVERGREEN TREE, SEE SHEET L-2 FOR PLANT
- SCHEDULE AND TYP. DETAIL
- 11) UNDERSTORY / ORNAMENTAL TREE, SEE SHEET L-2 FOR PLANT SCHEDULE AND TYP. DETAIL
- (12) SODDED LAWN OVER MINIMUM 3" DEPTH
- 13 NATIVE SEEDING AREA, SEE SHEET L-2 FOR EXTENTS
- AND PROPOSED SEED MIXES (14) SNOW STORAGE AREA



# Landscape Plan

landscape

architecture 734.249.3568 Plymouth, MI

james@vertverde.com

Pre-Application Meeting Prelim Site Plan Approval

Revision per City Review

Revision per City Review

**VERIDIAN at COUNTY** 

Ann Arbor, Michigan

1327 Jones Drive, Suite 102

Revision per Owner

**FARM** 

Project Sponsor:

**Avalon Housing** 

Ann Arbor, MI 48105

04.10.2020

04.30.2020

06.22.2020

07.27.2020

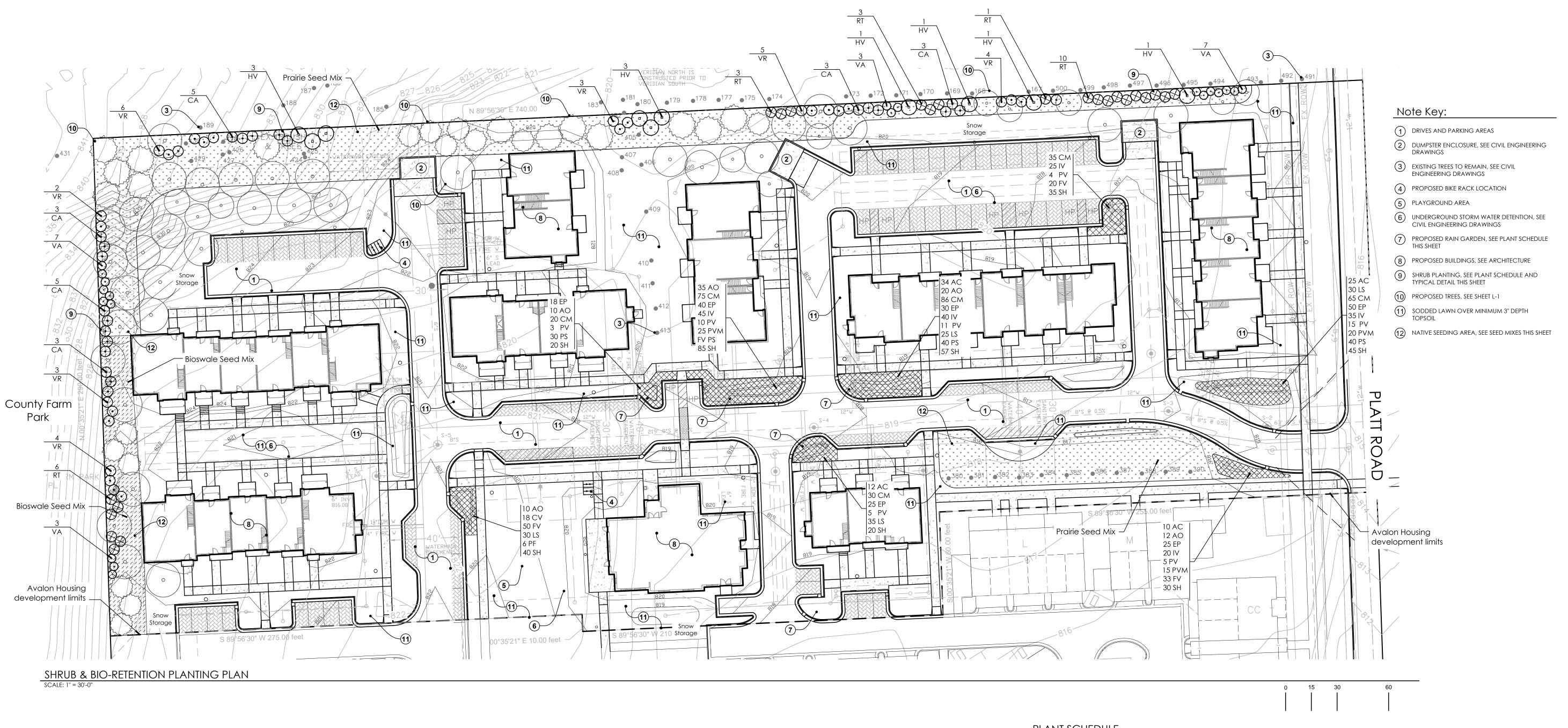


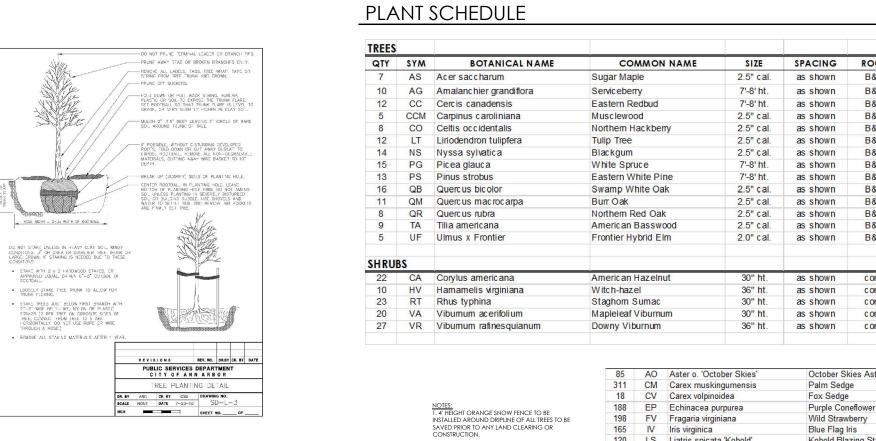
JG Drawn: JG Checked: 10.03.2019 As Noted Scale:

> Project Number: 19.032

**SP-09A** 

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Well rooted		Verbena stricta	Hoary Vervain	8 oz./acre
Well rooted				96 total oz./ac. or
Well rooted			Prairie Forbs Seed	6 total lbs./ac.
Well rooted				
Well root	ed			
		Bioswale Seed Mix		
		Grasses		
		Botanical Name	Common Name	Amt /Rate
native plug	18" o.c.	Bouteloua curtipendula	Side Oats Grama	16 oz./acre
native plug	18" o.c.	Carex vulpinoidea	Fox Sedge	16 oz./acre
native plug	24" o.c.	Elymus virginicus	Virginia Wild Rye	16 oz./acre
native plug	18" o.c.	Sporabolus heterolepis	Prairie Dropseed	16 oz./acre
native plug	18" o.c.			64 total oz./ac. or
native plug	18" o.c.		Prairie Grasses Seed	4 total lbs./ac.
native plug	12" o.c.	Forbs		
native plug	30" o.c.	Botanical Name	Common Name	Amt /Rate
native plug	30" o.c.	Allium cernuum	Nodding Wild Onion	8 oz./acre
native plug	18" o.c.	Asclepias incamata	Swamp Milkweed	9 oz./acre
native plug	18" o.c.	Echinacea purpurea	Purple Coneflower	10 oz./acre
native plug	24" o.c.	Eryngium yuccifolium	Rattlesnake Master	8 oz./acre
		Liatris spicata	Dense Blazing Star	8 oz./acre
		Penstemon digitalis	Foxglove Beardstongue	8 oz./acre
		Pycnanthemum virginianum	Common Mountain Mint	9 oz./acre
		Rudbeckia hirta	Black-Eyed Susan	9 oz./acre
		Solidago rigida	Stiff Goldenrod	9 oz./acre
		Symphyotrichum ericoides	Heath Aster	9 oz./acre
each mix.		Zizia aurea	Golden Alexander	8 oz./acre
ments.				95 total oz./ac. or
quivalent			Prairie Forbs Seed	5.94 total lbs./ac.

Bottlebrush Grass

Prairie Grasses Seed

Prairie Dropseed

Common Name

Nodding Wild Onion

Purple Priaire Clover

Purple Coneflower

Prairie Blazing Star

Foxglove Beardstongue

Black-Eyed Susan

Stiff Goldenrod

Bee-balm

Pycnanthemum virginianum Common Mountain Mint

Symphyotrichum ericoides Heath Aster

32 oz./acre

32 oz./acre 64 total oz./ac. or

Amt /Rate

4 total lbs./ac.

8 oz./acre

Botanical Name

Sporabolus heterolepis

Hystrix patula

Botanical Name

Allium cernuum

Dalea purpurea

Echinacea purpurea

Monarda fistulosa

Penstemon digitalis

Rudbeckia hirta

Solidago rigida

Liatris pycnostachya

Asclepias tuberosa

Single straight trunk

Minimum 5 stems

Minimum 3 stems

Single straight trunk

Single straight trunk

Single straight trunk

Unsheared, branched to gorund

Unsheared, branched to gorund

Single straight trunk

native plug

native plug

native plug

native plug

B&B

B&B

B&B

B&B

Wild Strawberry

Kobold Blazing Star

Common Cinquefoil Prairie Dropseed

The seed mixes shall be applied at the specified rate of for each mix.

Must be installed to manufacturer specification and requirements.

erosion control blanket installed to manufacturers specifications.

Seed to be covered with North American Green S150 or equivalent

128 Sunset Drive

574-586-2412

Walkerton, IN 46574

Shenandoah Switchgrass

Miss Manners Obedient Plant native plug

Single straight trunk

NOT FOR CONSTRUCTION

Landscape Plan

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**Avalon Housing** 

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10.24.2019

04.10.2020

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	Drawn:	JG
	Checked:	JG
	Date:	10.03.2019
	Scale:	As Noted

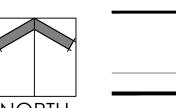
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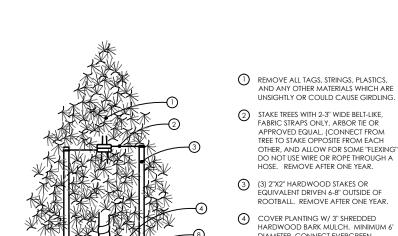
Sheet Number: SP-09B

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NORTH





EVERGREEN TREE PLANTING

(3) 4" TOPSOIL SAUCER

Not To Scale

Sub-grades in rain garden (at and below finish elevation) shall be inches lower than proposed finished grade contours and spot elevations to allow for the placement of topscill. Sub-grades on garden side slopes shall be six inches lower than proposed finish grade contours and spot elevations to allow for the placement of

RAIN GARDEN DETAIL

UPLAND BUFFER

PADRIC SIRAP'S O'NET, ARBOR I IE O'R APPROVED EQUAL, (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH O'THER, AND ALLOW FOR SOME "FLEXING") DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.

DIAMETER, CONNECT EVERGREEN PLANTINGS WHERE POSSIBLE REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE

7 TREE PIT TO BE 3 TIMES WIDTH OF

2. GUY EVERGREENS 12' HEIGHT AND

RAIN GARDEN / BIORETENTION AREA

3. NEVER CUT OR PRUNE CENTRAL LEADER 4. SET STAKES VERTICAL AND EVENLY 5. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES

SHRUB PLANTING

UPLAND BUFFER

Place 9" drainage soil on bottom of garden (see notes)

2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE

PERENNIAL / GROUNDCOVER PLANTING

SEE PLAN FOR SPACING SHRUBS, SEE PLANT SCHEDULE 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL

4 REMOVE ALL NON-BIODEGRADALBE TWINE FROM ENTIRE ROOTBALL. REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL. 5) SHOVEL CUT OR METAL EDGE, SEE PLAN EXCAVATE EXISTING SOIL TO 12" DEPTH,
REPLACE WITH PLANT MIX. SEE GENERAL
LANDSCAPE NOTES SHEET L-3 AND
SPECIFICATIONS (7) SCARIFY TO 4" DEPTH AND RECOMPACT 8 UNDISTURBED SUBGRADE

MINIMUM 8" BETWEEN ROOTBALL AND EDGE OF PLANTING PIT

MULTISTEM TREE PLANTING

SEE PLANT SCHEDULE FOR SPACING

2" DEPTH CANADIAN PEAT TOP DRESSING OR 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH

(3) SHOVEL CUT OR METAL EDGE, SEE PLAN

S EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX. SEE GENERAL LANDSCAPE NOTES SHEET L-3 AND SPECIFICATIONS

(4) FINISH GRADE

6 UNDISTURBED SUBGRADE

2. SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE (1) REMOVE ALL TAGS, STRINGS, PLASTICS, UNSIGHTLY OR COULD CAUSE GIRDLING.

 COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH. MINIMUM 6' DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS. (3) REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE PLANT MIX. SEE GENERAL LANDSCAPE NOTES SHEET L-3 AND SPECIFICATIONS 5) TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL 6 4" TOPSOIL SAUCER

3. 4' HEIGHT ORANGE SNOW FENCE TO BE INSTALLED AROUND THE CRITICAL ROOT ZONE C ALL LANDMARK TREES TO BE SAVED PRIOR TO AT LAND CLEARING OR CONSTRUCTION, UNLESS OTHERWISE INDICATED ON THE APPROVED SITE PLAN 1) DRIPLINE OF TREES TO BE SAVED 2 4' HT. ORANGE SNOW FENCE 3 TRENCH OR CURB

(4) CONSTRUCTION AREA 5) STEEL POST EVERY 10' MINIMUM, INSTALL POSTS MINIMUM 2' INTO GROUND

OCCUR INSIDE FENCED AREAS WITHOUT PRIC APPROVAL FROM LANDSCAPE ARCHITECT.

NATIVE SEEDING MAINTENANCE During the first growing season, native areas should be mowed a minimum of four times to height of

SEED MIX NOTES

Seed Mix Available From: Cardno JFNew, Inc.

FV Fragaria virginiana

Iris virginica LS Liatris spicata 'Kobold'

PF Potentilla fruiticosa

110 PS Potentilla simplex

332 SH Sporabolus heterolepis

PV Panicum v. 'Shenandoah

60 PVM Physostegia v. 'Miss Manners'

about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer may be used. During the second growing season, native areas should be mowed a minimum of two times to height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

height and the clippings removed in the early spring before ground nesting birds begin nesting.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage. Long term management my include prescribed burning, mowing, hand pulling, and selective herbicide applications. if burning is not allowed or feasible, the planting may be mowed to a short

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