

LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
- Restore disturbed areas with a minimum of three (3) inches of topsoil and then seed/fertilizer/mulch. Fertilizer for the initial installation of 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. After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
Lawn seed mix shall consist as follows:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennine Perennial Ryegrass
20% Scaldis Hard Fescue
Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- 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.
- All trees to be located a minimum of 10 feet from public utilities or as approved by the City of Ann Arbor Project Management Services Unit.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- Shade trees are to be a minimum of 15 feet on center. Evergreen trees are to be a minimum of 12 feet on center.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
 - Ratio of Loose Compost to Topsoil by Volume: 1:4.
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 - Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - Weight of Sulfur or Aluminum Sulfate per 1000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
 - Weight of Slow-Release Fertilizer per 1000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

LANDSCAPE REQUIREMENTS

- STREET TREE CANOPY LOSS: none
- STREET TREE ESCROW:
 - S. Main Street frontage = 304 lf
 - E. Mosley Street frontage = 370 lf
 - 674 lf x \$1.30 = \$876.20 or equivalent
 - Street tree escrow of \$876.20 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.
 - Eleven street trees are proposed.
 - 13 - 2 caliper inches = 26 caliper inches x \$186/caliper inch = \$4,836.
- LANDMARK TREE REPLACEMENT: none required
- 5:602 VEHICULAR USE AREA LANDSCAPING AND SCREENING: not applicable
- 5:603 CONFLICTING LAND USE BUFFERS: none required

PLANT MATERIALS LIST

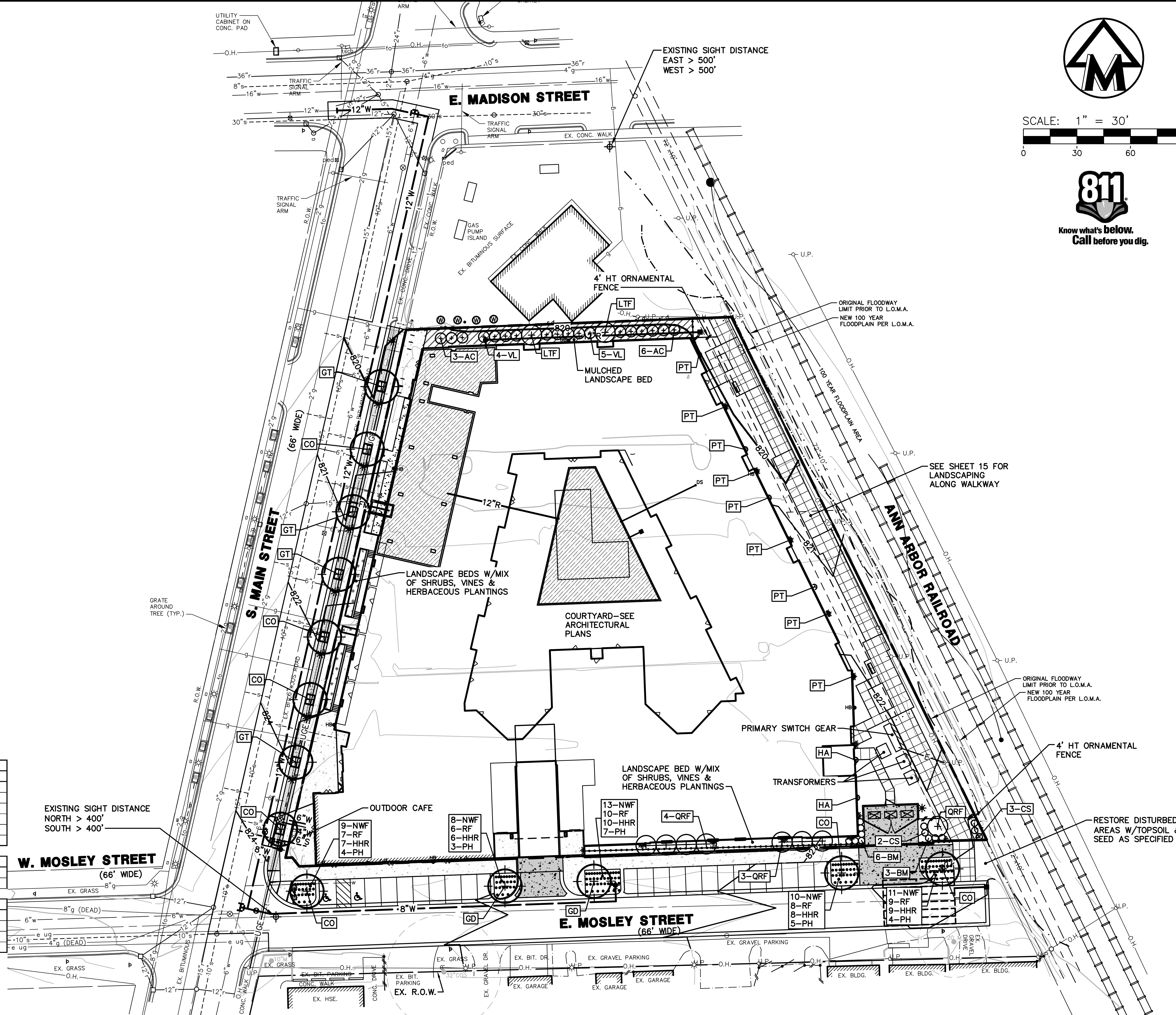
1	2	3	4	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES									
9		9	AC		Amelanchier canadensis	Shadblow serviceberry	8' ht.	bb	Clump form
7	7		CO		Celtis occidentalis	Hackberry	2" cal.	bb	6' branch ht.
4	4		GT		Gleditsia ti. "Skyline"	Skyline honeylocust	2" cal.	bb	6' branch ht.
2	2		GD		Gymnocladus dioicus	Kentucky coffee tree	2" cal.	bb	6' branch ht.
1	2	2	LTF		Liriodendron tulipifera "Arnold"	Arnold's columnar tulip poplar	2" cal.	bb	6' branch ht.
1	1	1	QRF		Quercus robur fastigiata	Columnar English oak	2" cal.	bb	6' branch ht.
WOODY SHRUBS, VINES*									
9		9*	bm		Buxus microphylla japonica "Winter Gem"	Winter Gem boxwood	3 gal.	cont.	3' o.c.
5		5*	cs		Cornus sericea "Isanti"	Isanti redbtwig dogwood	3 gal.	cont.	4' o.c.
HERBACEOUS*									
23		23*	PH		Pennisetum Alopecuroides "Hamelri"	Dwarf Fountain Grass	#2	cont.	3' o.c.
40		40*	HHR		Hemerocallis "Happy Returns"	Happy Returns daylily	#2	cont.	2' o.c.
51		51*	NWF		Nepata r. "Walker's Low"	Walker's Low catmint	#1	cont.	18" o.c.
40		40*	RF		Rudbeckia fulgida "Early Bird Gold"	Early Bird Gold blackeyed susan	#2	cont.	2' o.c.

KEY TO AMOUNT COLUMNS:

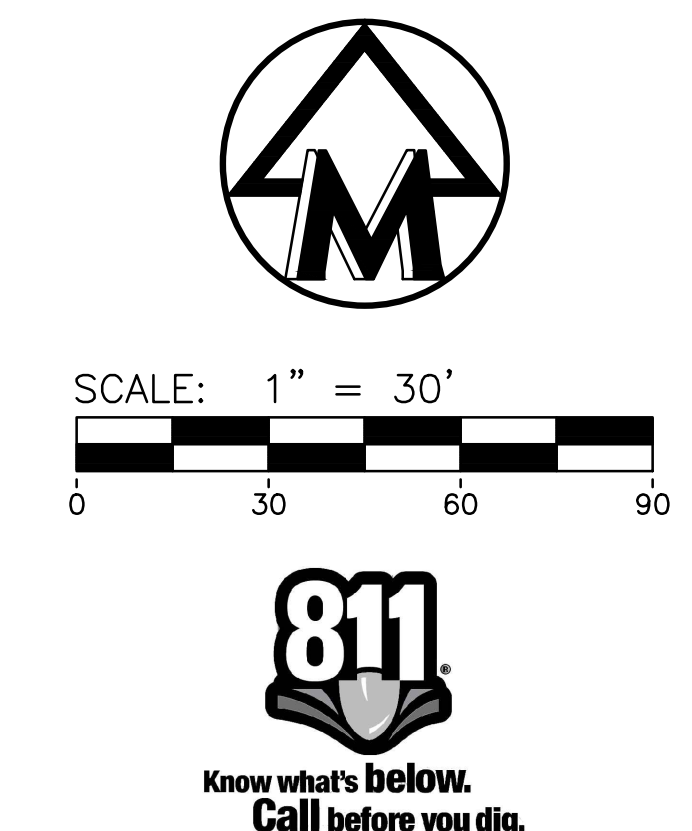
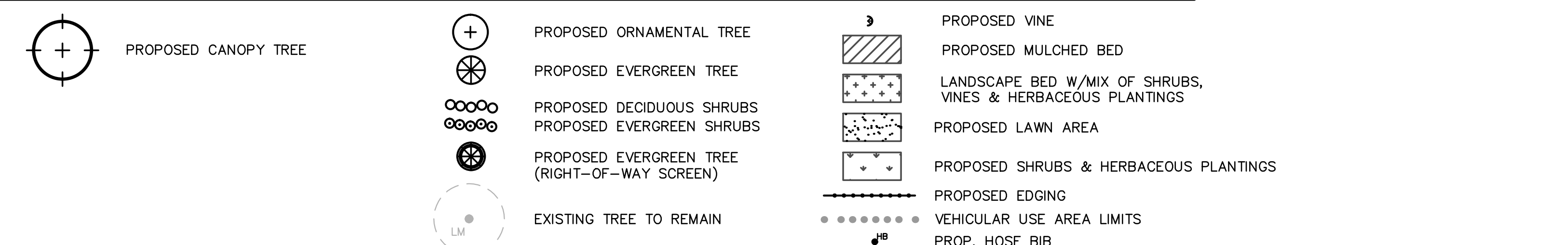
- TOTAL
- STREET TREES
- E. MOSLEY ISLAND PLANTINGS
- GENERAL SITE PLANTINGS

* Note - final mix and quantities of woody shrubs, vines, and herbaceous plantings in on-site landscape beds to be determined during Detailed Engineering. These plantings are not part of the required Site Plan landscaping.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



LANDSCAPE LEGEND



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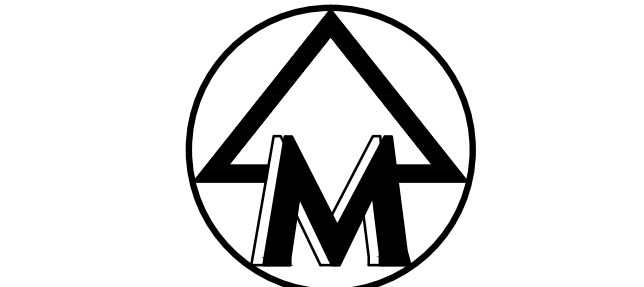
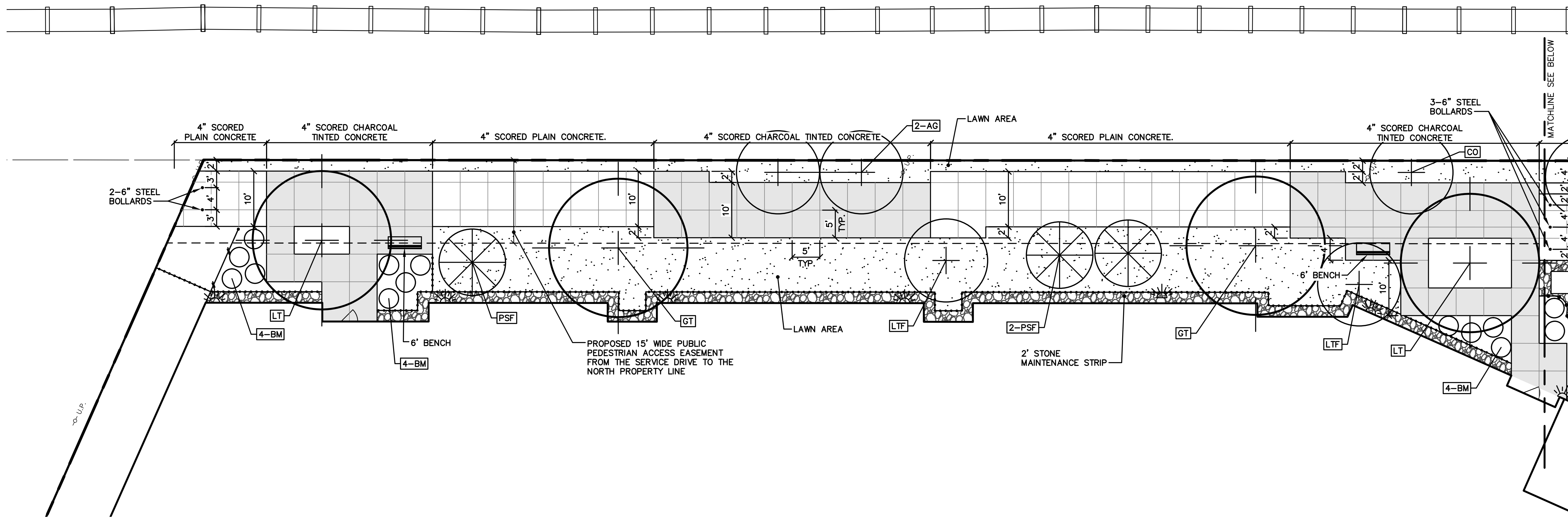
615 S. MAIN ST.
 PLANNED PROJECT SITE PLAN
 LANDSCAPE PLAN

9

DATE: 12/23/15	REVISIONS:
SHEET 9 OF 24	1/27/16 CADD: DAG, WAJ
REV. DATE	2/10/16 ENG. JCA
REV. SHEET	3/10/16 PM: SWB
FOLLOW-UP TO SECOND REVIEWS	3/28/16 TECH: JCA
REV. PER CITY	5/27/16
REV. PER OWNER	5/27/16

REV. PER PLANNING COMMISSION
15200
 JOB No. 15200
 DATE: 12/23/15

M:\Civil\3d\Proj\15200\Site Plan\15200.dwg, 6/27/2016 10:42 AM, Don't A. C. 1616161, MLLC PDF, .pdf
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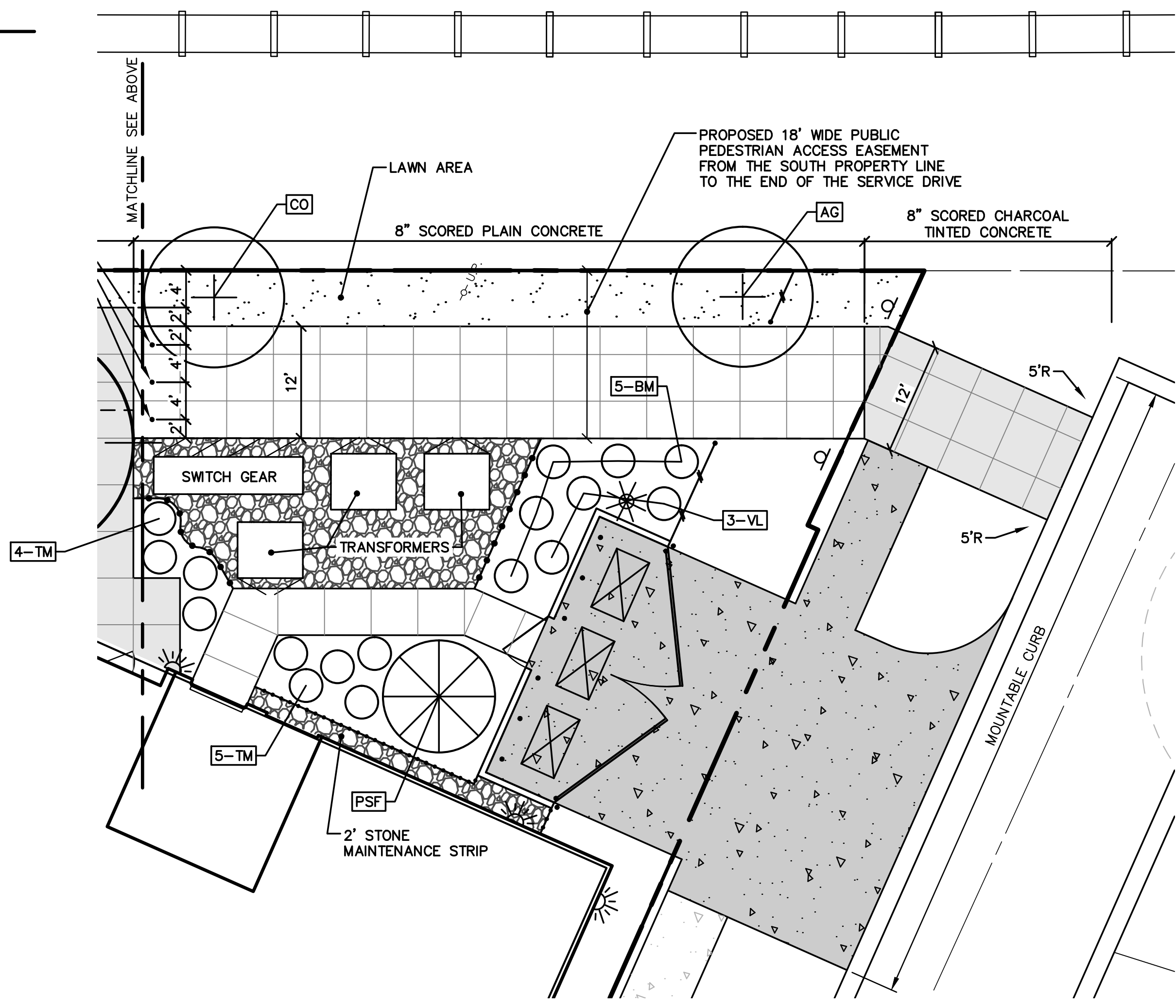
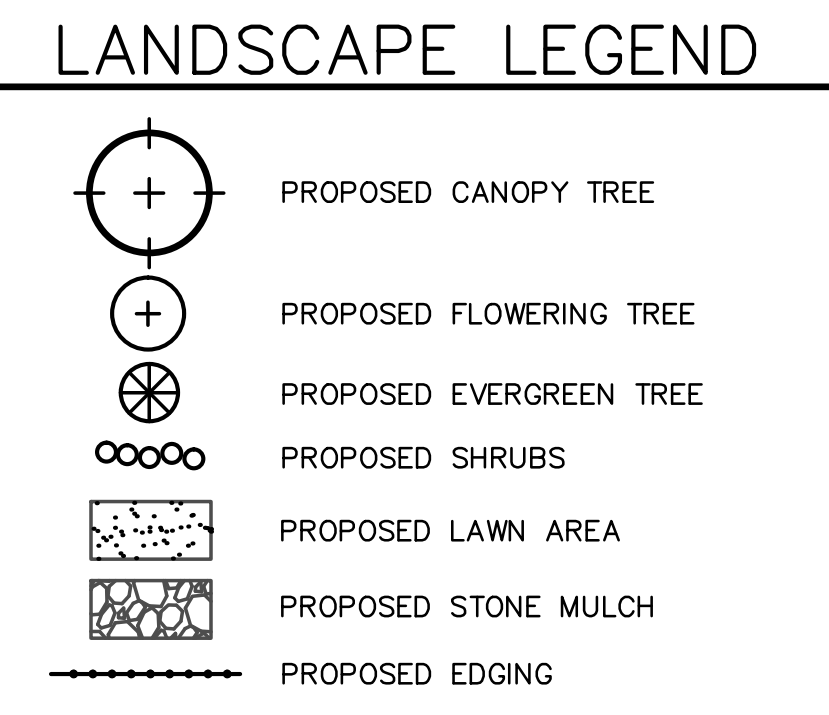


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PLANT MATERIALS LIST						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
3	AG	Amelanchier grandiflora	Autumn Brilliance service berry	2 1/2" cal	bb	6' branch ht., tree form
2	CO	Celtis occidentalis	Hackberry	2" cal.	bb	6' branch ht.
2	GT	Gleditsia t.i. "Skyline"	Skyline honeylocust	2" cal.	bb	6' branch ht.
2	LT	Liriodendron tulipifera	Tulip poplar	2" cal.	bb	6' branch ht.
2	LTF	Liriodendron tulipifera "Arnold"	Arnold's columnar tulip poplar	2" cal.	bb	6' branch ht.
4	PSF	Pinus strobus fastigiata	Columnar white pine	8-10' ht.	bb	
WOODY SHRUBS, VINES*						
17	bm	Buxus microphylla japonica "Winter Gem"	Winter Gem boxwood	3 gal.	cont	3' o.c.
9	tm	Taxus media densiformis	Dense yew	3 gal.	cont	4' o.c.
3	VL	Viburnum lentago	Nannyberry	5 gal.	cont	6' o.c.

* Note - final mix and quantities of woody shrubs, vines, and herbaceous plantings in on-site landscape beds to be determined during Detailed Engineering. These plantings are not part of the required Site Plan landscaping.



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615 S. MAIN ST.
 PLANNED PROJECT SITE PLAN
 EAST WALKWAY PLAN

15

JOB No.	15200		
DATE	12/23/15		
SHEET	15 OF 24		
REV.	DATE	BY	DESCRIPTION
1	1/23/16	CADD: DAG, WAJ	
2	2/23/16	ENG: JCA	
3	3/10/16	PM: SWB	
4	4/15/16	TECH:	
5	6/23/16	15200PH1.dwg	