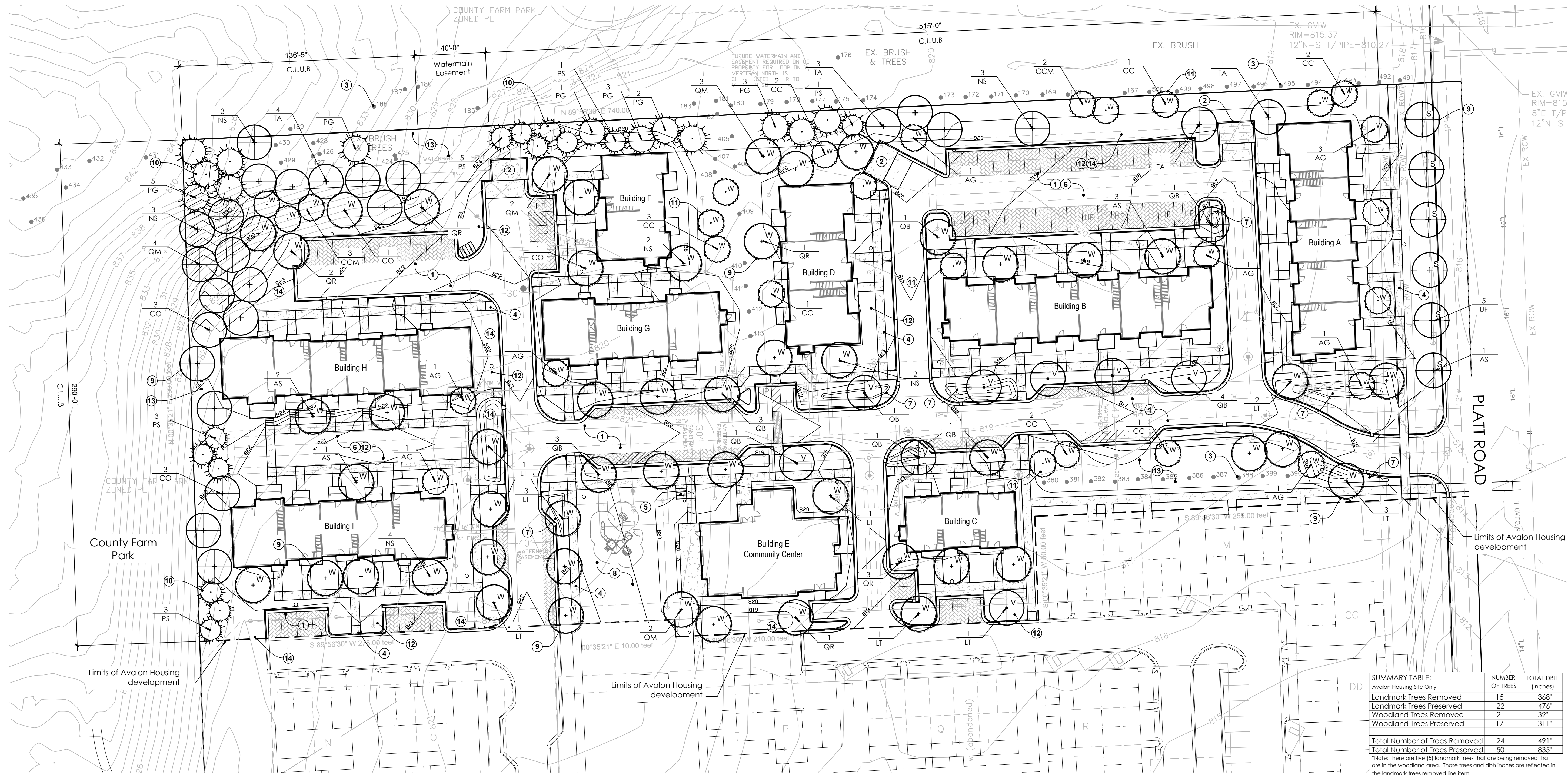


10.15.2019	Pre-Application Meeting
10.24.2019	Prelim Site Plan Approval
04.10.2020	Revision per City Review
04.30.2020	Revision per Owner
06.22.2020	Revision per City Review
07.27.2020	Revision

**VERIDIAN at COUNTY FARM**  
Ann Arbor, Michigan

Avalon Housing  
1327 Jones Drive, Suite 102  
Ann Arbor, MI 48105

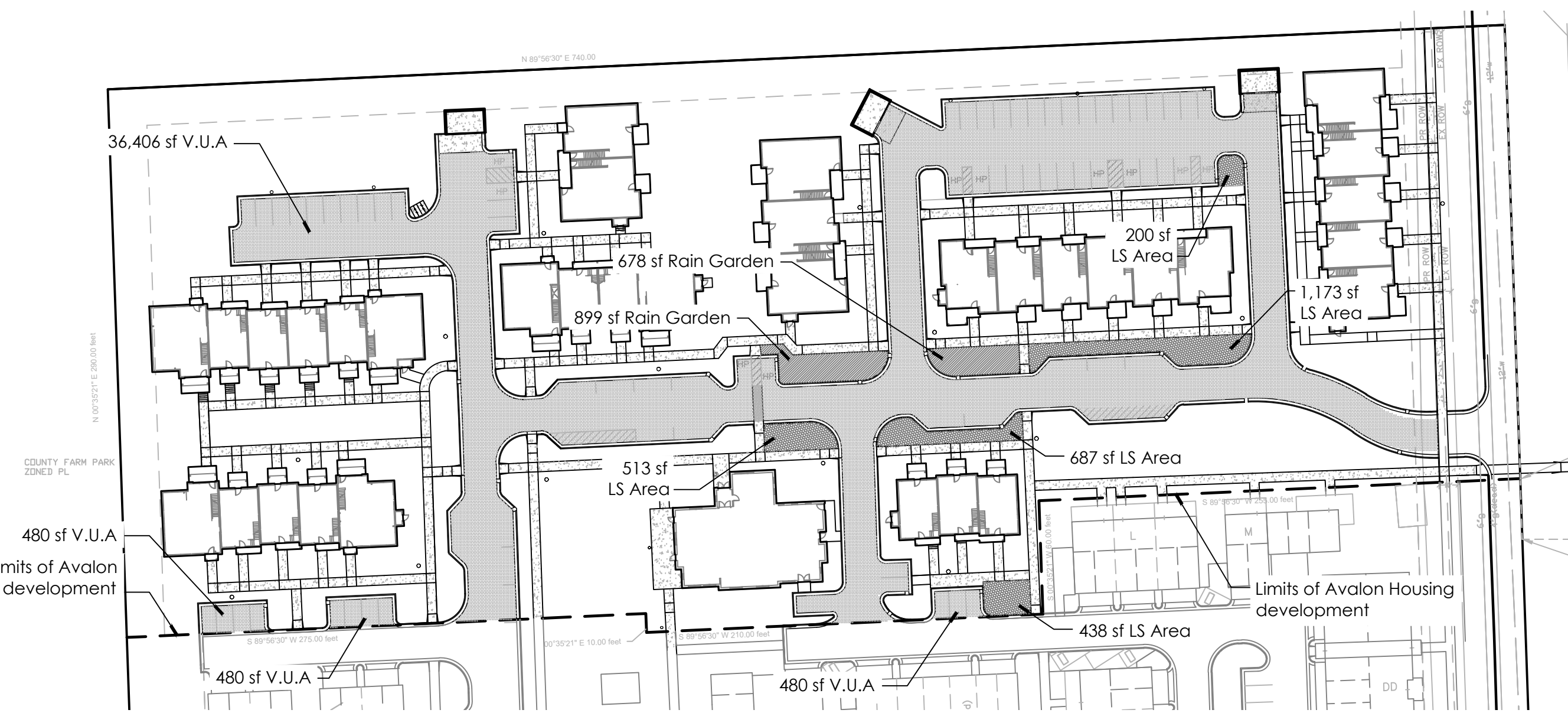
**Landscape Plan**



AVALON HOUSING SITE ONLY	NUMBER OF TREES	TOTAL DBH (INCHES)
Landmark Trees Removed	15	368"
Landmark Trees Preserved	22	476"
Woodland Trees Removed	2	32"
Woodland Trees Preserved	17	311"
<b>Total Number of Trees Removed</b>	<b>24</b>	<b>491"</b>
<b>Total Number of Trees Preserved</b>	<b>50</b>	<b>835"</b>

\*Note: There are five (5) landmark trees that are being removed that are in the woodland area. Those trees and dbh inches are reflected in the landmark trees removed line item.

OVERALL PLAN / TREE PLANTING PLAN  
SCALE: 1" = 30'-0"



USE AREA PLAN  
SCALE: 1" = 60'-0"

**Additional Notes**

- Continuing Care**  
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 of 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 hose bibs on each building. Hose bibs shall be located a minimum of 150' from any landscaped area.
- 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 12" Depth.
- Fertilizer**  
Beyond initial fertilization, all future fertilizer applications shall not contain phosphorus.
- Substitutions**  
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 BE 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 GIACOBBAZZI. 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 lf  
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  
Vehicular Use Area: 37,846 sf.  
Landscape Area Required: 1,893 sf. (37,846 / 20)  
Landscape Area Provided: **3,421 sf.** (See use area plan at left)  
Trees Required: 8 (1,893 sf. / 250)  
Trees Provided: 8  
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:**

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

NOT FOR CONSTRUCTION

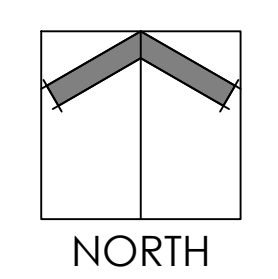
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Checked: JG  
Date: 10.03.2019  
Scale: As Noted

Project Number:  
19.032

Sheet Number:  
**SP-09A**



NOT FOR CONSTRUCTION



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Checked: JG  
Date: 10.03.2019  
Scale: As Noted

Project Number:  
19.032

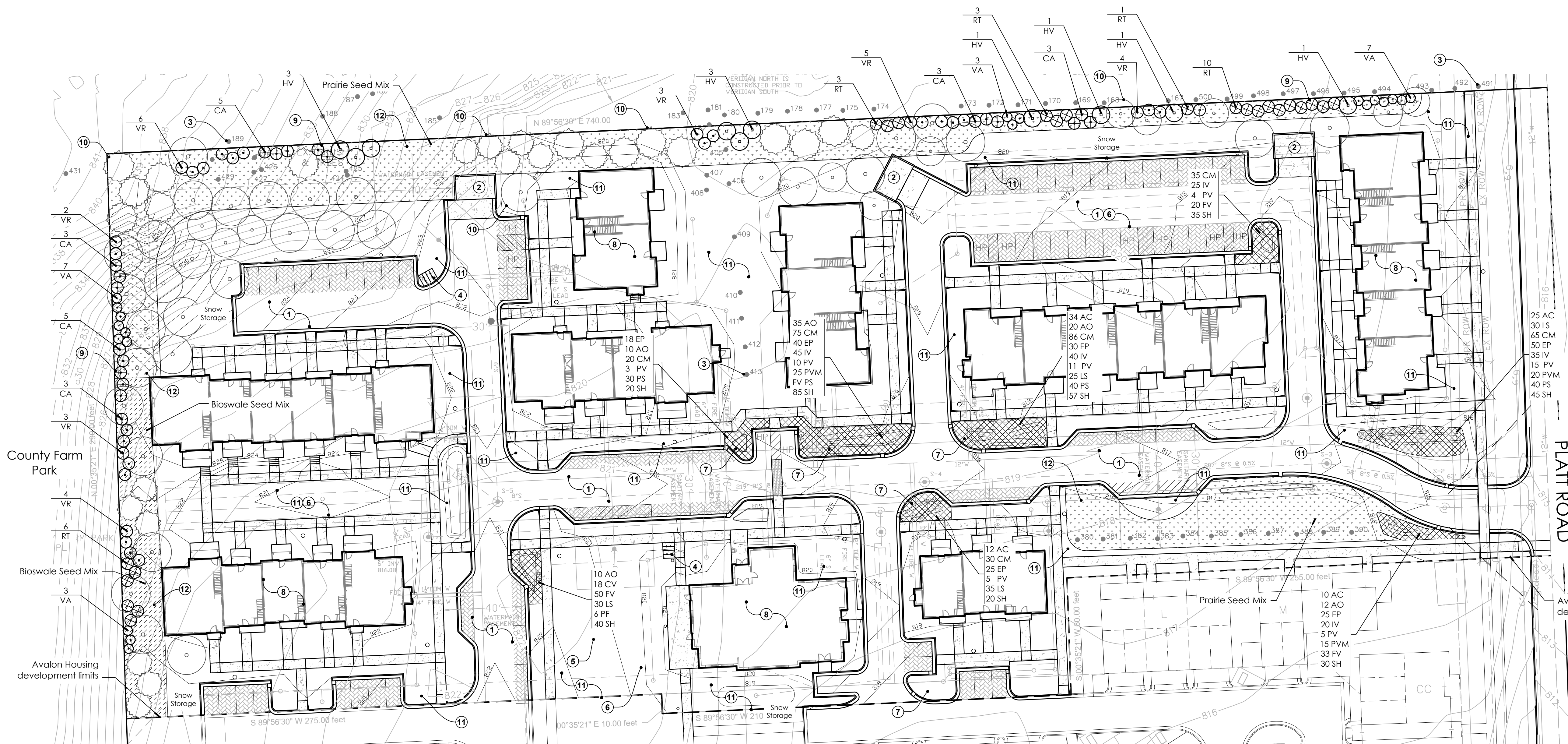
Sheet Number:

**SP-09B**

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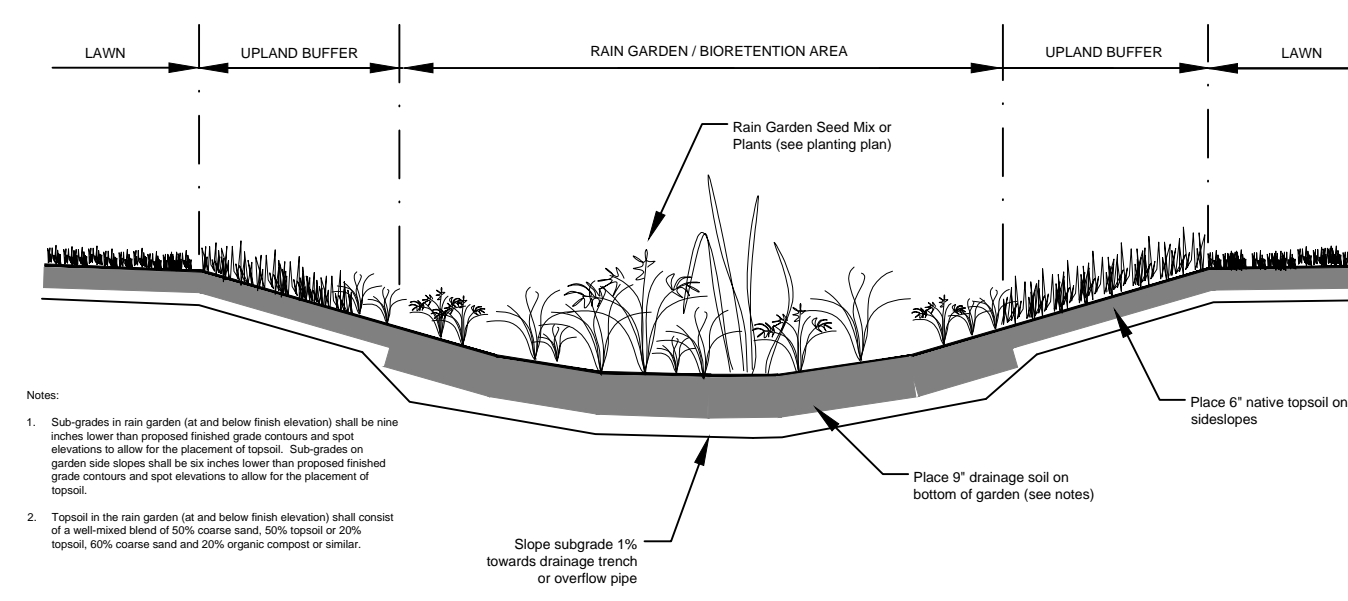
**Note Key:**

- ① DRIVES AND PARKING AREAS
- ② DUMPSTER ENCLOSURE. SEE CIVIL ENGINEERING DRAWINGS
- ③ EXISTING TREES TO REMAIN. SEE CIVIL ENGINEERING DRAWINGS
- ④ PROPOSED BIKE RACK LOCATION
- ⑤ PLAYGROUND AREA
- ⑥ UNDERGROUND STORM WATER DETENTION. SEE CIVIL ENGINEERING DRAWINGS
- ⑦ PROPOSED RAIN GARDEN. SEE PLANT SCHEDULE THIS SHEET
- ⑧ PROPOSED BUILDINGS. SEE ARCHITECTURE
- ⑨ SHRUB PLANTING. SEE PLANT SCHEDULE AND TYPICAL DETAIL THIS SHEET
- ⑩ PROPOSED TREES. SEE SHEET L-1
- ⑪ SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL
- ⑫ NATIVE SEEDING AREA. SEE SEED MIXES THIS SHEET



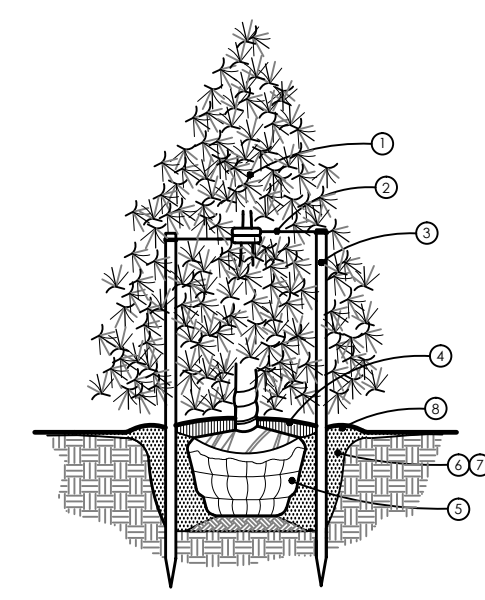
**SHRUB & BIO-RETENTION PLANTING PLAN**

SCALE: 1" = 30'-0"



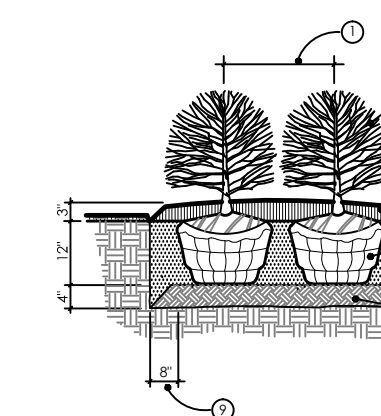
**RAIN GARDEN DETAIL**

NOT TO SCALE



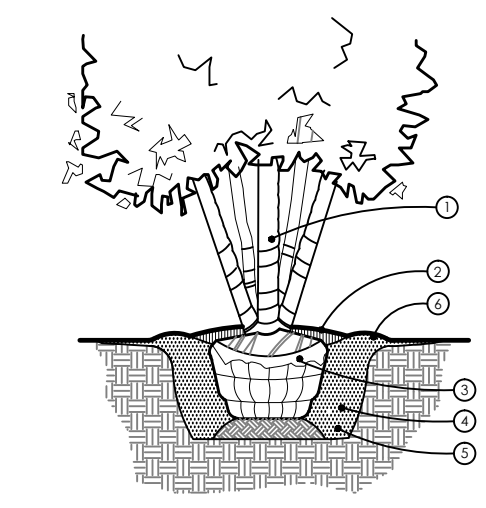
**EVERGREEN TREE PLANTING**

NOT TO SCALE



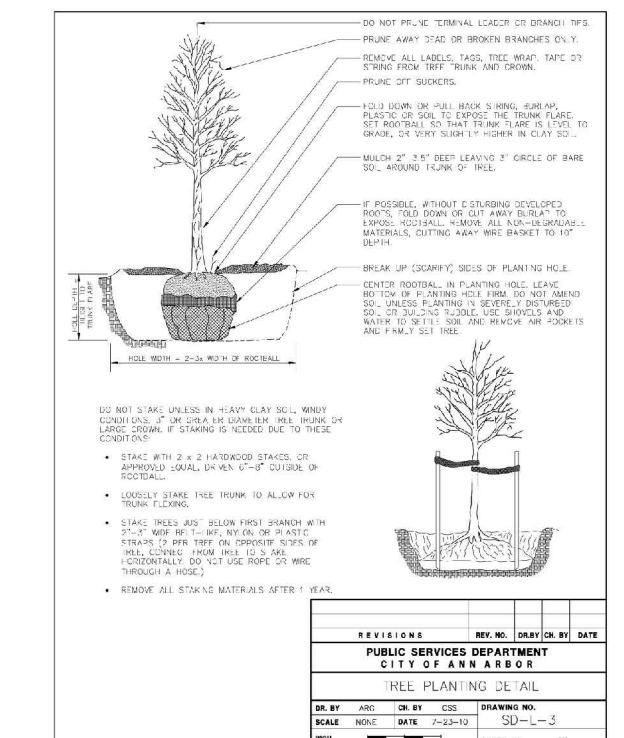
**SHRUB PLANTING**

NOT TO SCALE



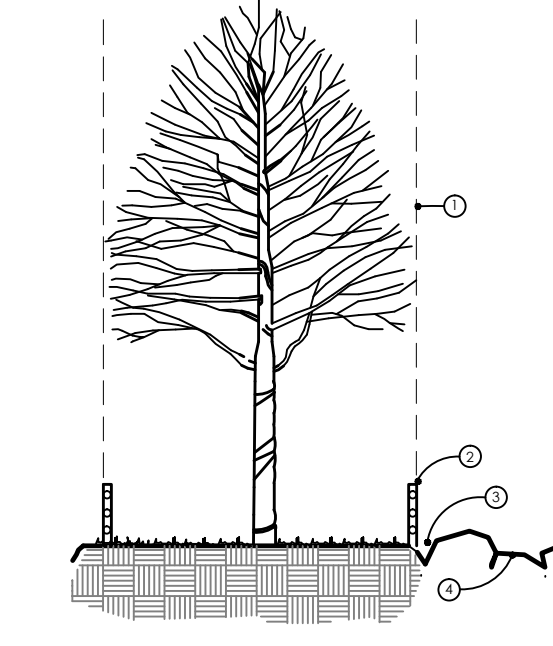
**MULTISTEP TREE PLANTING**

NOT TO SCALE



**PERENNIAL / GROUNDCOVER PLANTING**

NOT TO SCALE



**TREE PROTECTION**

NOT TO SCALE

**PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
7	AS	Acer saccharum	Sugar Maple	2.5' cal	as shown	B&B	Single straight trunk
10	AG	Amaranthus grandiflora	Sevicheberry	7-8' ht.	as shown	B&B	Minimum 5 stems
12	CC	Cercia canadensis	Eastern Redbud	7-8' ht.	as shown	B&B	Minimum 5 stems
5	CCM	Carpinus caroliniana	Musc-hedge	2.5' cal	as shown	B&B	Single straight trunk
8	CO	Celtis occidentalis	Northern Hackberry	2.5' cal	as shown	B&B	Single straight trunk
12	LT	Liriodendron tulipifera	Tulip Tree	2.5' cal	as shown	B&B	Single straight trunk
14	NS	Nyssa sylvatica	Blackgum	2.5' cal	as shown	B&B	Single straight trunk
15	PG	Picea glauca	White Spruce	7-8' ht.	as shown	B&B	Unsheared, branched to ground
13	PS	Pinus strobus	Eastern White Pine	7-8' ht.	as shown	B&B	Unsheared, branched to ground
16	QB	Quercus bicolor	Swamp White Oak	2.5' cal	as shown	B&B	Single straight trunk
11	QM	Quercus macrocarpa	Burr Oak	2.5' cal	as shown	B&B	Single straight trunk
8	QR	Quercus rubra	Northern Red Oak	2.5' cal	as shown	B&B	Single straight trunk
9	TA	Tilia americana	American Basswood	2.5' cal	as shown	B&B	Single straight trunk
5	UF	Ulmus x Frontier	Frontier Hybrid Elm	2.0' cal	as shown	B&B	Single straight trunk

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
22	CA	Corylus americana	American Hazelnut	30" ht.	as shown	cont.	Well rooted
10	HV	Hamelia virginiana	Witch-hazel	36" ht.	as shown	cont.	Well rooted
20	RT	Rhus typhina	Staghorn Sumac	30" ht.	as shown	cont.	Well rooted
20	VA	Viburnum acerifolium	Magnolia Viburnum	30" ht.	as shown	cont.	Well rooted
27	VR	Viburnum rafinesquianum	Downy Viburnum	36" ht.	as shown	cont.	Well rooted

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
85	AO	Aster o. 'October Skies'	'October Skies' Aster	native plug	18" o.c.		
311	CM	Carex muskingumensis	Fair Sedge	native plug	18" o.c.		
18	CV	Carex vulpinoidea	Fox Sedge	native plug	24" o.c.		
188	EP	Echinacea purpurea	Purple Coneflower	native plug	18" o.c.		
188	FV	Fragaria virginiana	Wild Strawberry	native plug	18" o.c.		
165	IV	Iris virginica	Blue Flag Iris	native plug	18" o.c.		
120	LS	Liatris spicata 'Kobold'	Robust Blazing Star	native plug	12" o.c.		
6	PF	Potentilla fruticosa	Cinquefoil	native plug	30" o.c.		
63	PV	Panicum 'Shenandoah'	Shenandoah Switchgrass	native plug	18" o.c.		
60	PVM	Physostegia 'Miss Manners'	Miss Manners Obedient Plant	native plug	18" o.c.		
110	PS	Potentilla simplex	Common Cinquefoil	native plug	18" o.c.		
332	SH	Sporobolus heterophyllus	Prairie Dropseed	native plug	24" o.c.		

**SEED MIX NOTES**

- The seed mixes shall be applied at the specified rate of for each mix.
- Must be installed to manufacturer specification and requirements.
- Seed to be covered with North American Green S150 or equivalent erosion control blanket installed to manufacturer specifications.

Seed Mix Available From: **Cardno JFNew, Inc.**  
123 Sunset Drive  
Walkerton, IN 46574  
874-586-2412

**NATIVE SEEDING MAINTENANCE**

During the first growing season, native areas should be mowed a minimum of four times to height of about 4" 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.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed to provide for full coverage.

