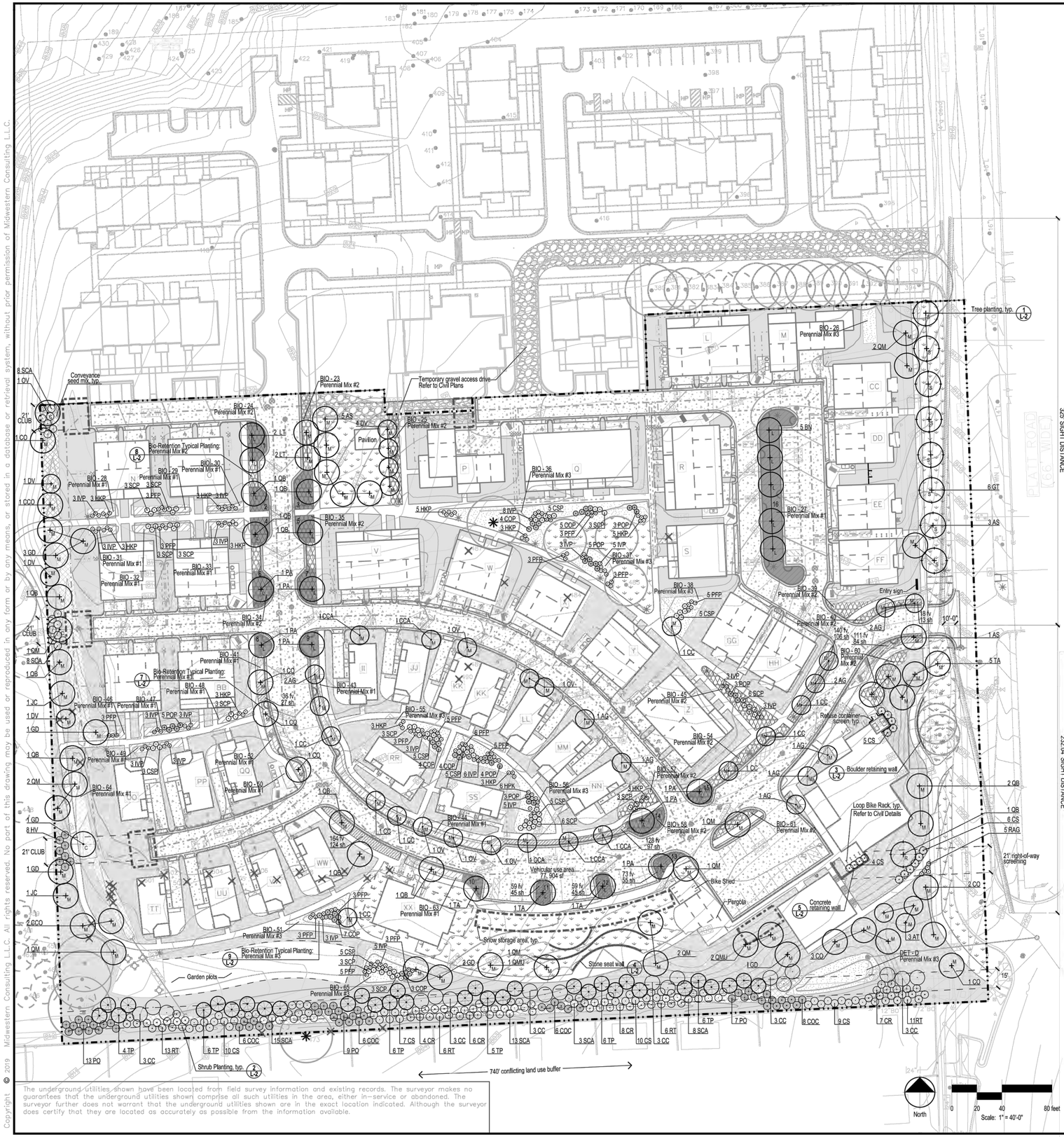

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground 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.

LEGEND

- Project boundary
- Existing tree
- Existing tree to be removed
- Existing tree to remain, but mitigated
- Existing sight distance
- Critical root zone (CRZ) of existing tree
- CRZ of existing landmark tree
- Proposed landscape island
- Proposed bio-retention: native plugs Perennial Mix #1
- Proposed bio-retention: native plugs Perennial Mix #2
- Proposed landscape bed: native plugs
- Proposed bio-retention: native plugs Perennial Mix #3
- Proposed prairie: seed mix
- Proposed conveyance: seed mix
- Proposed lawn
- Proposed canopy tree: landscape island
- Proposed canopy tree: street tree
- Proposed canopy tree: mitigation
- Proposed ornamental tree: mitigation
- Proposed canopy tree: conflicting land use buffer
- Proposed small tree: conflicting land use buffer
- Proposed evergreen tree: conflicting land use buffer
- Proposed shrub: conflicting land use buffer & bio-retention
- Proposed canopy tree: right-of-way screening
- Proposed shrub: right-of-way and refuse screening
- Proposed fire hydrant
- Proposed condenser
- Proposed refuse container screen
- Proposed bike hoop
- Proposed light pole
- Proposed refuse container
- Proposed refuse pick up zone
- Proposed snow storage area
- Proposed wall
- Proposed sanitary main
- Proposed sanitary lead
- Proposed water main
- Proposed water lead
- Proposed storm sewer
- Proposed vehicular use area

LANDSCAPE NOTES

1. Refer to sheet NF-1 for size and species of existing trees.
2. All compacted soils in landscaped areas shall be tilled to a minimum 12-inch depth before placement of planting media.
3. Water outlets will be provided within 150-feet of all required plantings.
4. All proposed plantings that exceed a mature height greater than 6-inches shall be planted a minimum of 5 feet from fire hydrants.
5. All proposed trees shall be planted a minimum of 15 feet from fire hydrants.
6. Developer reserves the right to shift tree planting locations if water main connection is installed to the south.
7. 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 material harmful to plant growth. If necessary, mix surface soil with compost at a ratio of loose compost to topsoil by volume 1:4.
8. All vegetation species deviation from the approved site plan must be approved ahead of time in writing by the City of Ann Arbor.
9. The City of Ann Arbor has adopted an ordinance limiting phosphorus in fertilizer. Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.

NOTE: Refer to civil plans for elements not listed above.

LANDSCAPE MAINTENANCE PROGRAM

1. All diseased, damaged, or dead material shown on the Landscape Plan as proposed plantings shall be replaced by the end of the following planting season as a continuing obligation for the duration of the site plan.
2. Snow cannot be pushed into interior landscape islands unless they are designated on the Landscape Plan for snow storage.
3. No chemicals are allowed in the stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator. Mowing is only allowed twice per year.

** Type Legend*
L = Interior Landscape Island Tree
S = Street Tree
R = Right-of-way Screening Tree/ Refuse Screening
M = Mitigation Tree
C = Conflicting Land Use Buffer

PLANT LIST

Total #	Type* L	S	R	M	C	ID	Botanical Name	Common Name	Size	Spacing	Notes
TREES											
9		2		7		AS	*Acer saccharum*	Sugar Maple	2" cal.	as shown	
11				11		AG	*Amelanchier grandiflora*	Serviceberry	2" cal.	as shown	Tree Form
3				3		AT	*Asimina triloba*	Paw Paw	1" cal.	as shown	
5	5					BN	*Betula nigra 'Cully'*	Heritage River Birch	2" cal.	as shown	
26			8	18		CC	*Carpinus caroliniana*	Musclewood	2" cal.	as shown	
3				3		CCO	*Carya cordiformis*	Bitternut Hickory	1 1/2" cal.	as shown	available from Possibility Place Nursery
5				5		CCA	*Cercis canadensis*	Red Bud	2" cal.	as shown	
10				10		CO	*Celtis occidentalis*	Hackberry	2" cal.	as shown	
7				7		DV	*Diospyros virginiana*	Common Persimmon	1 1/2" cal.	as shown	available from Possibility Place Nursery
9			8	1		GD	*Gymnocladus dioicus*	Kentucky Coffeetree	2" cal.	as shown	
6		6				GT	*Gleditsia triacanthos var. inermis*	Honey Locust	2" cal.	as shown	
2			2			JC	*Juglans cinerea*	Butternut	1.75" cal.	as shown	available from Possibility Place Nursery
4	2		2			LT	*Liriodendron tulipifera*	Tulip Tree	2" cal.	as shown	
7			6	1		OV	*Ostrya virginiana*	American Hop-hornbeam	2" cal.	as shown	available from Possibility Place Nursery
7	7					PA	*Platanus x. acerifolia*	London Planetree	2" cal.	as shown	
13	4	1	8			QS	*Quercus bicolor*	Swamp White Oak	2" cal.	as shown	
11			10	1		QM	*Quercus macrocarpa*	Bur Oak	2" cal.	as shown	
3			3			QMU	*Quercus muehlenbergii*	Chinquapin Oak	2" cal.	as shown	available from Possibility Place Nursery
8	3		5			TA	*Tilia americana*	American Basswood	2" cal.	as shown	available from Possibility Place Nursery
33				33		TP	*Thuja plicata*	Western Red Cedar	7-8' B&B	as shown	
	21	**8**	**1**	**98**	**54**		**Total required trees**				
SHRUBS											
25				25		CR	*Cornus racemosa*	Grey Dogwood	5 gal.	6' o.c.	sub: any equivalent cultivar
26				26		COC	*Cephalanthus occidentalis*	Buttonbush	1 gal.	6' o.c.	
51			15	36		CS	*Cornus sericea*	Redtwig Dogwood	5 gal.	6' o.c.	sub: any equivalent cultivar
8				8		HV	*Hamamelis virginiana*	Witch-hazel	5 gal.	6' o.c.	sub: any equivalent cultivar
29				29		PO	*Physocarpus opulifolius*	Ninebark	1 gal.	6' o.c.	
36				36		RT	*Rhus typhina*	Staghorn Sumac	5 gal.	6' o.c.	
5		5				RAG	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	3 gal.	3' o.c.	
55				55		SCA	*Sambucus canadensis*	Elderberry	1 gal.	6' o.c.	
PERENNIALS											
759						fv	*Fragaria virginiana*	Wild Strawberry	native plug	18 - 24"	underplant Sporobolis
596						sh	*Sporobolus heterolepis*	Prairie Dropseed	native plug	24"	

LANDSCAPE REQUIREMENTS

		Required	Proposed
RIGHT-OF-WAY SCREENING			
Public right-of-way street frontage (LF)	21		
Deciduous or shade trees		1	1
1 tree per every 30 LF of frontage			
Continuous screening (LF)		21	21
Min. 30" in height and 10' width			
INTERIOR LANDSCAPE ISLANDS			
Vehicular use area (SF)	77,904		
Landscape island area (SF)		5,194	6,529
1:15 landscape area to vehicular use area ratio			
Landscape island bioretention area (SF)		2,597	3,413
50% of the required interior landscape island			
Landscape island trees		21	21
1 tree per every 250 SF of required interior landscape island			
CONFLICTING LAND USE BUFFER			
Portion of vehicular use area adjacent to public park (LF)	83		
Portion of parcel adjacent to residential zoning (LF)	740		
Continuous screening (LF)		803	803
Min. 4' in height, min. 15' wide			
Trees		54	54
One tree for every 15 LF of abutting land			
Evergreen trees		27	33
50% of the trees shall be evergreen			
STREET TREES			
Public right-of-way street frontage (LF)	560		
Street trees		8	8
1 tree per every 45 LF of frontage, less 5 existing trees			
STREET TREE ESCROW			
Public right-of-way street frontage (LF)	560		
Street Tree Escrow Requirement		**$728.00**	**$728.00**
NATURAL FEATURES MITIGATION			
Woodland and landmark trees to be removed (see NF-1)	373"		
Mitigation Trees		**186.5"**	**187.5"**
83 mitigation trees @ min. 2" caliper = 166"			
2 mitigation trees @ min. 1.75" caliper = 3.5"			
10 mitigation trees @ min. 1.5" caliper = 15"			
3 mitigation trees @ min. 1" caliper = 3"			

Proposed Landscape Islands:

#	Total Area (SF)	Bioretention Area (SF)
1	960	263
2	267	118
3	428	338
4	297	200
5	297	229
6	361	247
7	356	192
8	186	142
9	263	206
10	177	71
11	179	
12	179	
13	220	
14	406	307
15	246	106
16	2274	994
	6,529	**3,413**

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VERIDIAN AT COUNTY FARM - SOUTH

Landscape Plan

L-1

JOB No. 18311
DATE: 10/24/2019
SHEET 1 OF

REVISIONS:	REV. DATE	CAD/D: LAF / SMN
SITE PLAN SUBMISSION	10/24/2019	
SITE PLAN RESUBMISSION	12/20/2019	ENG: N/A
PER MUNICIPAL REVIEW	06/15/2020	PM: SGR
PER MUNICIPAL REVIEW	07/27/2020	TECH: N/A

FB#

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