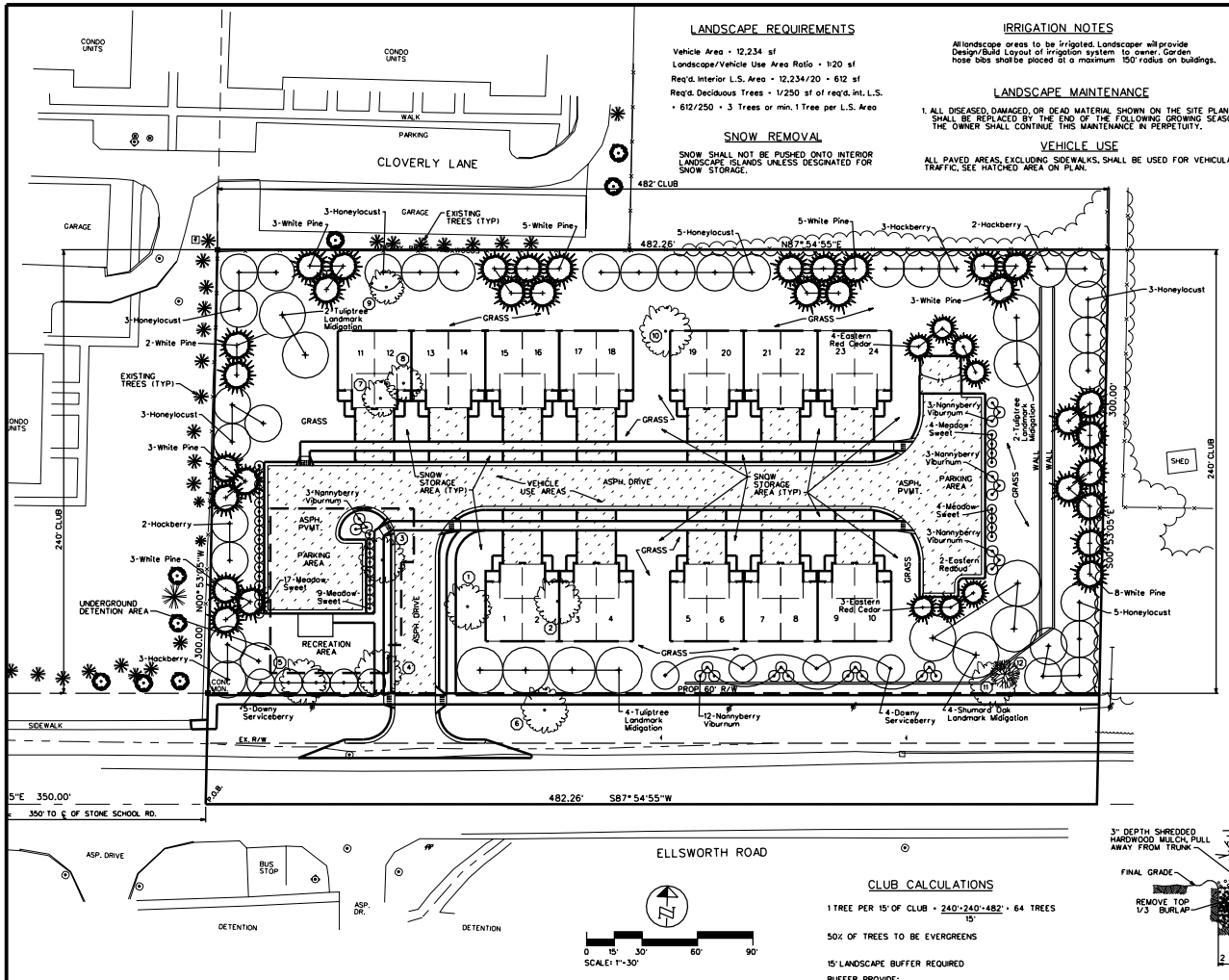


SCALE: 1"=30'

LANDSCAPE REQUIREMENTS

Vehicle Area = 12,234 sf

Landscape/Vehicle Use Area Ratio = 1:20 sf

Req'd. Interior L.S. Area = 12,234/20 = 612 sf

Req'd. Deciduous Trees = 1/250 sf of req'd. int. L.S. = 612/250 = 3 Trees or min. 1 Tree per L.S. Area

SNOW REMOVAL

SNOW SHALL NOT BE PUSHED ONTO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNATED FOR SNOW STORAGE.

IRRIGATION NOTES

All landscape areas to be irrigated. Landscaper will provide Design/Build Layout of irrigation system to owner. Garden hose bibs shall be placed at a maximum 150' radius on buildings.

LANDSCAPE MAINTENANCE

1. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHOWN ON THE SITE PLAN SHALL BE REPLACED BY THE END OF THE FOLLOWING GROWING SEASON. THE OWNER SHALL CONTINUE THIS MAINTENANCE IN PERPETUITY.

VEHICLE USE

ALL PAVED AREAS, EXCLUDING SIDEWALKS, SHALL BE USED FOR VEHICULAR TRAFFIC, SEE HATCHED AREA ON PLAN.

THE SEED MIXTURE TO BE USED ON ALL AREAS OF DISTURBED SOIL ON THIS PROJECT SHALL BE CLASS "A" AS FOLLOWS:

KIND	SEEDING: MIN. PURITY	SEEDING: MINIMUM GERMINATION	MIXTURES: ROADSIDE	MIXTURES: CLASS "A"
PERENNIAL RYE GRASS	98%	90%	50%	20%
KENTUCKY BLUE GRASS	90%	75%	15%	30%
CREEPING RED FESCUE	98%	80%	35%	50%
INTENDED USE (FOR THE GUIDANCE OF THE USER AND NOT A PART OF THE SPECIFICATIONS)			SLOPES, DITCHES, SHOULDERS, BORROW AREAS	LAWNS/ GRASS AREAS

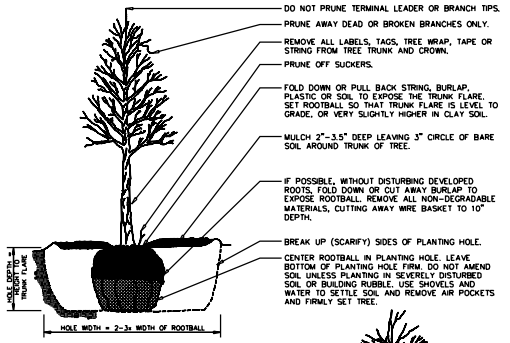
COMPACTED SOILS THAT WILL RECEIVE TURF/SEEDING ARE TO BE PREPARED IN ACCORDANCE WITH MDOT SECTION 816.

TOPSOIL SHALL BE SPREAD OVER ALL GRASS AREAS TO A MINIMUM OF 4" AND SHALL MEET THE FINAL GRADES INDICTED ON THE PLANS. TOPSOIL SHALL BE RAKED UNTIL THERE IS A SMOOTH, EVEN SURFACE FREEE FROM CLAY BALLS, STONES, ROOTS, SOD CLUMPS AND ANY OTHER DEBRIS OVER TWO INCHES IN DIAMETER.

SEED SHALL BE APPLIED AT THE RATE OF 3.5 POUNDS PER 1,000 SQUARE FEET WHILE THE SEED BED IS IN A FRIABLE CONDITION.

COMMERCIAL FERTILIZER (12-12-12) SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1,000 SQUARE FEET. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOILING AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

MULCHING - ALL SEEDED AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. MULCH MAY BE EITHER DRY HAY OR STRAW FREE OF WEEDS. HYDROSEEDING AND MULCHING CAN BE USED IN LIEU OF SEEDING AND MULCHING.



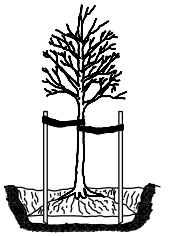
DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:

STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"-8" OUTSIDE OF ROOTBALL.

LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.

STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE. CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)

REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.



TREE PLANTING DETAIL
CITY STD. DETAIL SD-L-3

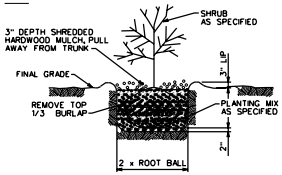
CLUB CALCULATIONS

1 TREE PER 15' OF CLUB = $\frac{240'+240'+482'}{15'}$ = 64 TREES

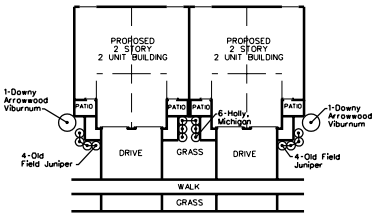
50% OF TREES TO BE EVERGREENS

15' LANDSCAPE BUFFER REQUIRED

BUFFER PROVIDE:
NORTH = 25'
EAST = 25'
WEST = 25'



SHRUB PLANTING DETAIL
NO SCALE



TYPICAL PLANTINGS FOR EACH UNIT
NTS

EVALUTATION OF LANDMARK TREES WAS CONDUCTED ON 4-13-2012 BY:
BRAD BICE, MANNIK & SMITH GROUP
1771 N. DIXIE HWY., MONROE, MI 48162, 734-819-0385

BASIL AREA OF THE SITE = 49.6 SF.

TREE SURVEY/LANDMARK TREES

TAG No.	DBH SIZE	COMMON NAME	BOTANICAL NAME	CRITICAL ROOT ZONE	ACTION	RANK/ SCORE	LANDMARK TREE MIDIGATION SCHEDULE: 50% EQ. SIZE	REPLACEMENT TREES	REPLACEMENT TREE SPECIES
(1)	30"	RED MAPLE	ACER RUBRUM	30'	POOR HEALTH - REMOVE	14			
(2)	30"	RED MAPLE	ACER RUBRUM	30'	POOR HEALTH - REMOVE	7			
(3)	23"	RED MAPLE	ACER RUBRUM	23'	REPLACE	20	12"	(4) 3" CAL	Liriodendron tulipifera, Tuliptree, @ 25' Spa.
(4)	28"	RED MAPLE	ACER RUBRUM	28'	POOR HEALTH - REMOVE	13			
(5)	24"	RED MAPLE	ACER RUBRUM	24'	POOR HEALTH - REMOVE	13			
(6)	20"	BLACK WALNUT	JUGLANS NIGRA	20'	POOR HEALTH - REMOVE	15			
(7)	24"	AMERICAN ELM	ULMUS AMERICANA	24'	REPLACE	22	12"	(4) 3" CAL	Liriodendron tulipifera, Tuliptree, @ 25' Spa.
(8)	23"	BLACK WALNUT	JUGLANS NIGRA	23'	REPLACE	18	12"	(4) 3" CAL	Quercus shumardi, Shumard Oak, @ 25' Spa.
(9)	10"	RED MAPLE	ACER RUBRUM	10'	POOR HEALTH - REMOVE	15			
(10)	55"	EASTERN COTTONWOOD	POPULUS DELTOIDES	55'	POOR HEALTH - REMOVE	15			
(11)	24"	BLACK WALNUT	JUGLANS NIGRA	24'	POOR HEALTH - REMOVE	15			
(12)	14"	EASTERN COTTONWOOD	POPULUS DELTOIDES	14'	POOR HEALTH - REMOVE	10			

NEW PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MIN. SPACING	REMARKS
9	Amelanchier arborea "Trazam"	Downy Serviceberry	2" CAL.	B&B	15'-/-c/c	NATIVE MICHIGAN SPECIES
22	Gleditsia triacanthos	Hackberry	3" CAL.	B&B	20'-/-c/c	NATIVE MICHIGAN SPECIES
10	Celtis occidentalis	Hackberry	3" CAL.	B&B	20'-/-c/c	NATIVE MICHIGAN SPECIES
48	Ilex "Verticilata"	Holly, Michigan	18" SPD.	B&B	3' c/c	NATIVE MICHIGAN SPECIES
34	Spiraea "Alba"	Meadow-Sweet	30" SPD.	B&B	5' c/c	NATIVE MICHIGAN SPECIES
21	Viburnum "lentago"	Nannyberry Viburnum	30" SPD.	B&B	6' c/c	NATIVE MICHIGAN SPECIES
8	Viburnum "rafinesquianum"	Downy Arrowwood Viburnum	30" SPD.	B&B	6' c/c	NATIVE MICHIGAN SPECIES
32	Pinus "strobus"	White Pine	6' HGT.	B&B	20' c/c	NATIVE MICHIGAN SPECIES
32	Juniperus "communis"	Old Field Juniper	18" SPD.	B&B	3' c/c	NATIVE MICHIGAN SPECIES
7	Juniperus virginiana	Easter Red Cedar	6' HGT.	B&B	15' c/c	NATIVE MICHIGAN SPECIES

*** INSTALL TREES & PLANTINGS IN ACCORDANCE WITH CHAPTER 62 OF THE CITY OF ANN ARBOR LANDSCAPE ORDINANCE.
- TREE CALIPER TO BE MEASURED 6" ABOVE ROOT BALL.

REVISION/ISSUE	DATE	BY	DATE
RE-ISSUED FOR SITE PLAN APPROVAL	11-15-12	DRAWN	GP 11-15-12
SITE PLAN APPROVAL	11-15-12	CHECKED	JM 11-15-12
SITE PLAN RESUBMITTAL	8-27-12	DESIGNED	GP 11-15-12
CITIZENS PARTICIPATION MEETING	8-22-12		
PRE-SUBMITTAL MEETING	8-13-12		

CIW ENGINEERING, Inc.
1016 Dixie Hwy, Rossford, OH 43460
PHONE (419) 662-8642 FAX (419) 662-8649

PROJECT TITLE: SUMMIT, 2081 E. ELLSWORTH ROAD, ANN ARBOR, MI 48104

DRAWING TITLE: LANDSCAPE PLAN

DRAWING No.: LS-1

JOB No.: SUM 012012

Seal