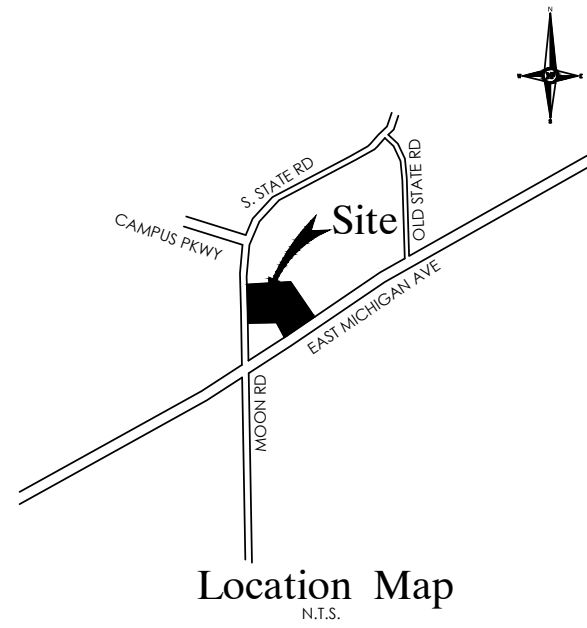


GROUND COVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
- 6 RAIN GARDEN SEED MIX, SOWN AT A RATE OF 50 LBS/ACRE



Location Map
N.T.S.

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 176,691.98 S.F. OR 4.06 ACRES

SITE LANDSCAPE AREA

20% SITE SHALL BE LANDSCAPE

REQUIRED: 176,691.98 S.F. X 20% = 35,338 S.F.

PROVIDED: 37,892.30 S.F. (21.4%)

GREENBELT ABUTTING A.R.O.W.

1 TREE PER 40 L.F. OF ROAD FRONTAGE

SOUTH STATE STREET: 233 L.F.

REQUIRED: 233 L.F. OF FRONTAGE / 30 L.F. = 7.76 OR 8 TREES REQUIRED

PROVIDED: 8 TREES AND HEDGE IN LIEU OF BERM

EAST MICHIGAN AVE: 241 L.F.

REQUIRED: 241 L.F. OF FRONTAGE / 30 L.F. = 8.0 OR 9 TREES REQUIRED

PROVIDED: 9 TREES AND HEDGE IN LIEU OF BERM

PARKING LOT INTERIOR REQUIREMENTS

1 TREE PER 8 SPACES, 5% OF PARKING LOT SHALL BE LANDSCAPED

PARKING LOT AREA: 14,399.74 S.F.

REQUIRED AREA: 14,399.74 S.F. X 5% = 747 S.F.

PROVIDED AREA: 1,280 S.F.

TREES REQUIRED: 139 SPACES / 8 = 17.4 OR 18 TREES REQUIRED

PROVIDED: 18 TREES

PARKING LOT PERIMETER REQUIREMENTS

1 TREE PER 40 L.F. OF PARKING LOT PERIMETER

REQUIRED: 338 L.F. / 40 = 8 TREES

PROVIDED: 8 TREES

TREE REPLACEMENTS

REQUIRED: 180.5' OF REPLACEMENT

PROVIDED: 182' OF REPLACEMENT

SEE SHEET C-1A FOR REMAINDER OF REPLACEMENT

TREES AND RELOCATED CONSERVATION EASEMENT

PROPOSED GROUND SIGN LOCATION, ALL SIGNS ARE SUBJECT TO SEPARATE REVIEW AND APPROVAL

PROPOSED RETAINING WALL

PROPOSED BIKE RACK

PROPOSED BIKE RACK

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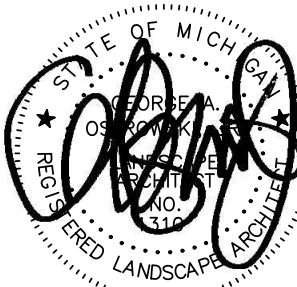


NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT

State Street Crossing

CLIENT

BBRB I LLC c/o
Commercial Properties
Services LLC
42690 Woodward Avenue
Suite 225
Bloomfield Hills, MI 48304
Contact: William Orlando
Ph-248-454-1010

PROJECT LOCATION

Part of the West 1/4
of Section 28, T.3S, R.6E
Pittsfield Township,
Washtenaw County, Michigan

SHEET

Landscape Plan



Know what's below
Call before you dig.

DATE ISSUED / REVISED

07/08/19 ISSUED FOR PRELIMINARY SITE PLAN REVIEW

08/24/19 REVISED PER TWP REVIEW

09/30/19 REVISED PER TWP REVIEW

10/28/19 REVISED PER TWP PC REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

12-21-2018

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.

K182

C9

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULLY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
7. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
8. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
9. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 DART DOG COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
10. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
11. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
13. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
14. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
15. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
16. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL 1 TO JUNE 1 FALL: AUGUST 15 TO OCTOBER 15

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDING LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED. SEEDING INSTALLATION SHALL OCCUR ONLY: SPRING: APRIL 1 TO JUNE 1 FALL: AUGUST 15 TO OCTOBER 15

SOUTH STATE ROAD
(120' WIDE)

EAST MICHIGAN AVENUE
(100' WIDE)

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AA	6	Acer rubrum 'Armstrong' Armstrong Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AR	12	Acer rubrum 'Frank's Jr.' Redpointe Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	8	Gleditsia triacanthos 'Sunburst' Sunburst Honeylocust	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LS	11	Liquidambar styraciflua 'Worpelston' Worpelston Sweet Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	17	Picea glauca 'Denstata' Black Hills Spruce	8-10' HT	SEE PLAN	B&B	FULL TO GROUND
PS	15	Prunus sargentii 'Pink Flair' Pink Flair Flowering Cherry	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
QB	11	Quercus bicolor Swamp White Oak	4" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TA	13	Tilia americana 'Boulevard' Boulevard American Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	9	Tsuga canadensis Canadian Hemlock	8-10' HT	SEE PLAN	B&B	FULL TO GROUND
SHRUBS						
JS	6	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	5' HT	30" OC	B&B	SHEAR AT UNIFORM 5' HT
RA	57	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	30" HT	30" OC	B&B	
SB	126	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spiraea	24" HT	30" OC	B&B	MAINTAIN AS HEDGE
TD	64	Taxus x m. 'Densiformis' Dense Yew	30" HT	30" OC	B&B	MAINTAIN AS HEDGE
TO	23	Thuja occidentalis 'Techny' Mission Arborvitae	5' HT	4" OC	B&B	
GROUNDCOVERS/PERENNIALS						
CA	35	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	5 GAL	30" OC	CONT	
HS	68	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CONT	
HO	34	Hosta 'Halcyon' Halcyon Hosta	2 GAL	24" OC	CONT	
LR	966	Liriodendron tulipifera Weeping Liriodendron	1 GAL	12" OC	CONT	TRIANGULAR SPACING

*TREES DESIGNATED WITH (R) REPRESENT REPLACEMENT TREE, SEE SHEET 9A