
-MEMORANDUM-

TO: Alexis DiLeo
Planning and Development Services Unit

FROM: Kerry Gray, Urban Forest and Natural Resource Planning Coordinator

DATE: March 9, 2017

SUBJECT: **Site Plan:** 1140 Broadway St.
Location: 1140 Broadway St.
Plans Dated: February 27, 2017
Project Number: SP 17-009

We have reviewed the proposed site plan and have the following comments:

Natural Features

1. **Sheet 02. Landmark Trees.** Based on the tree list, it appears that landmark trees #663 and #665 are located on the site, however, after reviewing the plans these trees are off-site. Revise tree list to include a note that these trees are off-site.
2. **Landmark Trees.**
 - a. On every sheet the landmark trees are light gray and hard to identify on the plans. Revise plans to darken the weight lines of the landmark trees proposed to be preserved.
 - b. The plan proposes disturbance in the critical root zone of landmark tree #674. Disturbance to the critical root zone of a landmark tree is considered a disturbance to a natural feature and must be noted on the natural features impact statement.
 - c. **Sheet LA-01. Landmark trees and proposed landscaping.** New trees are not permitted to be planted in the critical root zone of any preserved landmark trees. Relocate proposed trees to outside the critical root zone of preserved landmark trees.
3. **Traver Creek.**
 - a. Please show the boundary of Traver Creek. The plan shows the wetland boundary but not the actual boundary of Traver Creek; if the boundaries intersect show both boundaries.
 - b. Per the Chapter 57 companion Land Development Regulations, the following information must be provided about Traver Creek, "...depth, normal water levels, shore gradients, type of bank retention and shore vegetation."
4. **Wetlands.**
 - a. Per the Land Development Regulations, Section 1:4(19)(g) please identify the boundary and character of all wetlands in accordance with Chapter 60.
 - i. The boundaries of the wetland must be delineated and flagged on the site, has this occurred?
5. **Natural Features Open Space.** The Natural Features Open Space is listed as "25' Wetland Buffer" on the plans—revise label to read "25' Natural Features Open Space." (Note: The 25' Natural Features Open Space is required around wetlands and watercourses).

Landscape

1. **Sheet LA-01. Natural Features and Landscaping.**
 - a. On the landscape plan clearly show all preserved natural features and the location of the Natural Features Open Space buffer.
 - b. Add a note to the landscape plan that no wheeled power equipment or vehicles are permitted in the 25' natural features open space. All landscaping must be done by hand.
2. **Sheet LA-01. Vehicular Use Area**
 - a. **Tree Species.** The landscape plan proposes planting *Platanus x acerifolia* (London Planetree) and *Aesculus octandra* (Yellow Buckeye) in the vehicular use area. These species are not suitable for planting in a parking lot; both trees have large fruit which can become a nuisance in these areas. Select different species of shade trees that are more suitable for a vehicular use area.
 - b. **Square Footage.** Label the square footage of all the interior landscape islands.
3. **Sheet LA-01. Utilities and Trees.** The landscape plan shows stormwater inlets, utility service leads, fire hydrants, and stormwater and sanitary lines under landscaped areas, including interior landscape islands and the conflicting land use buffer; this is not permitted. Areas where staff noted landscape-utility conflicts are shown in the landscape plan at the end of this memo (note: these may not be all of the locations where conflicts exist).
 - a. Per Chapter 62, 5:606 (15), a 5-foot clear space must be maintained around the circumference of fire hydrants, and any access points to utility systems (i.e. water shut-off valve box, sanitary/storm sewer manhole). The mature size of the plant material must be taken into consideration to ensure that it does not encroach within this 5-foot clear space at maturity.
 - b. The storm and sanitary lines/service leads should not be located under proposed tree. Trees that are growing above these lines may be damaged or removed when future maintenance is needed.
4. **Sheet LA-01. Overhead Utilities and Trees.** Ensure that trees planted along the conflicting land use buffer where overhead utility lines are present will not interfere in the future with these lines. DTE maintains at least 10 feet of clearance between vegetation and the utility lines and if DTE prunes these trees to maintain utility line clearance they will not be meeting the intent of the trees in the conflicting land use buffer.
5. **Sheet LA-01. Conflicting Land Use Buffer.** In the southeast portion of the 15-foot conflicting land use buffer there is vehicular use area is shown this is not permitted. Revise plans.
6. **Sheet LA-01. Tree Planting Detail.** Tree planting detail does not meet City standards. The City of Ann Arbor Tree Planting detail has been provided as reference (separate file).
7. **Sheet LA-01. Species.** "2-CA" is shown adjacent to Building B along Maiden Lane, however, this species is not shown in the planting chart. Please add to chart.
8. **Landscape Plan.** Per Chapter 62, 5:607 the following information must be included on the landscape plan – referred sections are in ():
 - a. (3) Plant list including caliper size, root type, height, botanical and common name, type and **amount of mulch, ground cover and grasses.**
 - b. (4) Specifications for treatment of compacted soil on the entire site
 - c. (5) Specifications of planting media
 - d. (10) Include irrigation plan, if using on the site.
 - e. (12) Identification of landscape maintenance program including a statement that all diseased, damaged or dead material be replaced in accordance with Chapter 62 by the end of the following planting season, as a continuing obligation for the duration of the site plan. (13) Indicate snow storage areas and include note on plan that snow shall not be pushed on to interior landscape islands unless designed for snow storage.
 - f. (13) Indicate snow storage areas and include note on plan that snow shall not be pushed on to interior landscape islands unless designed for snow storage.

