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**-MEMORANDUM-**

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**TO:** Alexis DiLeo  
Planning and Development Services Unit

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

**DATE:** March 31, 2017

**SUBJECT:** **Site Plan:** 1140 Broadway St.  
**Location:** 1140 Broadway St.  
**Plans Dated:** March 22, 2017  
**Project Number:** SP 17-009

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

**Natural Features**

**1. Landmark Trees.**

- a. **Sheet 11** Please indicate which landmark trees (by number) will have critical root zone impacts, in the natural features impact statement.
- b. **Sheet 11.** Trees to be preserved do not show up well on this sheet due to the shading and cross hatching of other natural features. Please darken the trees that are to be preserved on the site.

**2. 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."

**3. 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?

**4. Natural Features Open Space and Path.** Staff supports comments provided by Becky Gajewski of the City's Natural Area Preservation Program related to location and creation of a path in proximity to the required natural features open space.

- a. Natural Area Preservation's Comments: If the petitioner would like to install a path along Traver Creek as part of a public easement, it should be kept in mind that the path should stay out of the natural features open space, as much as possible. Visual cues such as a landscaped privacy screen or a small fence could be used to separate the path from the private residences along side of it. This easement could also be planted with native grasses.

## Landscape

1. **Sheet LA-01. Scale and North Arrow.** Staff could not find the scale or north arrow on the plans. Please add.
2. **Sheet LA-01. Tree species.** The tree planted just south of the driveway off of Broadway is not labeled with a species. Please add species.
3. **Sheet LA-01. Landscape Calculations.**
  - a. Please add that the petitioner is seeking a landscape modification to not meet the 50% bioretention island requirement.
4. **Sheet LA-01. Street Tree Species.** The columnar Ginkgo (*Ginkgo biloba*) is not a tree species that the City would like planted as a street tree. Please revise plans with a non-columnar tree.
5. **Sheet LA-01. Utilities and Trees.** The landscape plan still shows utilities (sanitary lines/service leads and stormwater pipes) in the northern area of the conflicting land use buffer that have trees planted on or very close to them. Please revise.
  - a. 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 due to future maintenance
6. **Sheet LA-01. Native Grasses.** Below are native grass species to consider for the natural features open space and adjacent areas.

**Shorter Grasses tolerant of wet soils:**  
Virginia wild rye (*Elymus virginicus*)  
Riverbank wild rye (*Elymus riparius*)  
Silky wild rye (*Elymus villosus*)

**Tall Grasses tolerant of dry soils:**  
Prairie brome (*Bromus kalmii*)  
Canada wild rye (*Elymus canadensis*)  
Little bluestem (*Schizachyrium scoparium*)  
Sand dropseed (*Sporobolus cryptandrus*)  
June grass (*Koeleria cristata*)  
Panic grass (*Dichanthelium oligosanthos*)  
Purple love grass (*Eragrostis spectabilis*)
7. **Sheet LA-01. Overhead Utilities and Trees.** Please show the placement of the trees in the conflicting land use buffer as far from the utility lines as possible. The trees are currently shown in the middle of the buffer and will conflict with the utility lines when mature.
  - a. DTE Energy maintains at least 10 feet of clearance between vegetation and the utility lines. When DTE prunes these trees to maintain utility line clearance, the trees will no longer meet the intent of the trees in the conflicting land use buffer.
8. **Landscape Plan.** Per Chapter 62, 5:607 the following information must be included on the landscape plan – referred sections are in ():
  - a. (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.