

ARCHITECTURE
 ENGINEERING
 LANDSCAPE ARCHITECTURE
 SURVEYING

THIS MATERIAL IS THE EXCLUSIVE
 PROPERTY OF CHMP INC. AND CANNOT
 BE REPRODUCED, COPIED, OR USED
 IN ANY MANNER WITHOUT THE PRIOR
 WRITTEN CONSENT OF CHMP INC.
 © 2017

BELLA VITA ASSISTED LIVING FACILITY
 HIGHLAND ROAD (M-59)
 HARTLAND, MICHIGAN 48353
 SECTION 22, T3N, R6E, HARTLAND TOWNSHIP, LIVINGSTON COUNTY

PREPARED FOR
 GBCM, LLC
 10751 S. SAGINAW ST
 BUILDING A - SUITE K
 GRAND BLANC, MICHIGAN 48439
 (810) 603-7228

PROJECT NO. 17004000
 DATE DRAWN: 9-13-17
 DATE REVISED: 10-27-17

SHEET NUMBER
C6

LANDSCAPE NOTES

- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS, LATEST EDITION.
- PLACE 3" OF SHREDDED CEDAR OR CYPRESS BARK MULCH AROUND ALL NEW PLANT MATERIAL WHERE NOTED. PLACE 3" THICK BY 5' DIAMETER MULCHED RING AT THE BASE OF ALL TREES IN LAWN AREAS. CUT SOD OR SEED IN A SMOOTH UNIFORM CIRCULAR LINE.
- PLACE 4" MINIMUM DEPTH TOPSOIL OVER ALL LAWN AND LANDSCAPING AREAS. HYDRO-SEED LAWN IN ACCORDANCE WITH THE FOLLOWING MIXES: 30% KY. BLUEGRASS 98/80, 20% PEARL PER RYE, 20% CR. RED FESCUE, 15% BLUEKNIGHT KY. BLUEGRASS, 15% NEWPORT KY BLUEGRASS.
- PROTECT SEED MIX WITH SLURRY MULCH, ON SLOPES BETWEEN 4:1 AND 3:1 USE A STRAW BLANKET 0.5LB/SY WITH A PHOTODEGRADABLE NETTING ON TOP SIDE SEWN ON 2 INCH CENTERS. FOR SLOPES BETWEEN 3:1 AND 2:1 USE A STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES SEWN ON 2 INCH CENTERS.
- ALL EXISTING LANDSCAPED AND LAWN AREAS WHICH ARE DAMAGED AS A RESULT OF THIS CONSTRUCTION ACTIVITY, WITHIN AND ADJACENT TO THE SITE SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR. SOD SHALL BE USED FOR REPAIRING EXISTING SODDED AREAS.
- FOR BALLED DECIDUOUS TREES 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:
 - A STAKE WITH 2" X 2" HARDWOOD STAKES OR APPROVED EQUAL; DRIVEN 6" TO 8" OUTSIDE OF ROOTBALL.
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
 - STAKE TREES JUST BELOW FIRST BRANCH WITH 2" OR 3" WIDE LIMB, NYLON OR PLASTIC STRAPS (2) PER TREE OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY.
 - REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.
 - SEE PLANTING DETAILS.
- ALL PLANTS AND LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOWED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 30 DAYS AFTER FINAL COMPLETION. ALL PLANTS AND TURF AREAS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE FINAL COMPLETION DATE. SUBMIT GUARANTEE LETTER WITH DATES TO THE OWNER. THE OWNER IS RESPONSIBLE FOR MAINTAINING PLANTS AND LAWN AREAS BEGINNING 30 DAYS AFTER FINAL APPROVAL. LAWN/SEED AREAS SHALL BE MOWED AT 2 1/2" - 3" HT.
- EARTH BERMS ARE TO BE CONSTRUCTED OF LIGHT ORGANIC SOILS. SIDE SLOPES SHALL BE NO STEEPER THAN ONE (1) ON FOUR (4).
- LAYOUT OF LANDSCAPE MATERIAL MAY BE ADJUSTED IN THE FIELD AT THE DISCRETION OF THE CONTRACTOR TO PROVIDE PROPER SPACING BETWEEN NEW AND EXISTING PLANTS AND TO ALLOW FOR MATURE HEIGHT AND SPREAD OF PLANTS. AVOID CONFLICTS WITH OVERHEAD WIRES.
- EDGING WHERE NOTED ON PLAN SHALL BE COMMERCIAL GRADE PLASTIC INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- IRRIGATION SYSTEM SHALL NOT BE CONSTRUCTED WITHIN A PUBLIC ROAD RIGHT OF WAY.
- ALL UNDERBRUSH AND DEAD TREES TO BE REMOVED FROM ENTIRE PARCEL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING RUBBISH ON SITE.
- PROVIDE 100% IRRIGATION COVERAGE TO ALL TURF AREAS, SHRUBS AND GROUND COVER BEDS. WATER SOURCE ORIGIN SHALL BEGIN AT COPPER STUB THROUGH EXTERIOR WALL BY OTHERS. SIZE OF STUB SHALL BE DETERMINED BY IRRIGATION DESIGNER AND PROVIDED TO ARCHITECT AND GENERAL CONTRACTOR WITH SHOP DRAWING OF PROPOSED LAYOUT. STANDARD 110 V. ELECTRICAL OUTLET TO BE PROVIDED NEAR CONTROLLER LOCATION INSIDE BUILDING BY OTHERS. IRRIGATION ZONES FOR SHRUB AND GROUND COVER BEDS SHALL BE SEPARATE FROM TURF AREAS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL REQUIRED COMPONENTS INCLUDING BUT NOT LIMITED TO A BACKFLOW PREVENTER, FITTINGS, VALVES AND CONTROLLER. PLACE P.V.C. SCH. 40 PIPE SLEEVES UNDER PAVING. PIPE SIZES SHALL BE LARGE ENOUGH TO ACCOMMODATE PROPOSED SPRINKLER LINES AND WIRING. ADJUST SYSTEM FOR PROPER COVERAGE AND PERFORM FIRST WINTERIZATION SERVICE. ALL TUBING SHALL BE RAINBIRD OR APPROVED EQUIVALENT. ALL LATERAL PIPING SHALL BE 80# M.S.F. CRESTLINE POLYETHYLENE PIPE. THE USE OF OTHER PRODUCTS OF EQUAL TYPE AND QUALITY MAY BE USED PROVIDED THAT THEY HAVE BEEN APPROVED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE. 3/4" HOSE CONNECTION SHALL BE PROVIDED FOR AIR HOSE CONNECTION FOR COMPLETE SYSTEM WINTERIZATION "BLOW OUT". PROVIDE AS-BUILT DRAWING OF COMPLETED DESIGN, EQUIPMENT MANUALS AND OPERATION INSTRUCTIONS.
- ALL SHRUB AND GROUND COVER PLANTING BEDS SHALL HAVE A MINIMUM OF 12" DEEP PLANTING SOIL.
- EXCAVATION FOR ALL TREES SHALL PROVIDE A MINIMUM DIAMETER HOLE THAT IS TWO (2) TIMES THE ROOT BALL DIAMETER, BACKFILLED WITH PLANTING SOIL.
- APPLY PREEN GARDEN WEED CONTROL PREVENTER TO ALL TREE, SHRUB AND GROUND COVER PLANTING BEDS AFTER SPREADING MULCH AT THE RATE OF 1 OZ. PER 10 SQUARE FEET. REFER TO PRODUCT LABEL FOR COMPLETE APPLICATION INSTRUCTIONS AND PRECAUTIONS.
- PROTECT EXISTING TREES TO REMAIN. DO NOT ALTER GRADE WITHIN DRIP LINE.

LANDSCAPE CALCULATIONS

CATEGORY	REQUIRED	PROPOSED	SPECIES PROVIDED
MONUMENT SIGN (5.11.2.A)			
GREEN BELT (5.11.2.C)			
GREEN BELT ALONG BELLA VITA DRIVE (320 L.F.)	13	16 AND 11	AAB-16,EAC-6,SBAW-3,ASC-2
1 CANOPY TREE PER 30 L.F. (320 L.F.)			
FOUNDATION LANDSCAPING (5.11.D)			
60% OF BUILDING LENGTH OF NORTH ELEVATION (340 L.F.)	11 AND 68	4 AND 168	SB-4,SJLP-10,EUS-10,HQ-14,BMWG-76,DY-10,CR-16,ATB-24,GR-8
60% OF BUILDING LENGTH OF EAST ELEVATION (140 L.F.)	5 AND 28	3 AND 42	PSP-3,FLB-5,DY-10,SJLP-10,GA-4,GR-4,EUS-9
60% OF BUILDING LENGTH OF SOUTH ELEVATION (340 L.F.)	11 AND 68	4 AND 92	DBB-28,RR-8,SJLP-20,BMWG-14,MKL-10,GA-10,GR-5
1 DECIDUOUS ORNAMENTAL TREE PER 30 L.F.			
6 MEDIUM SHRUBS PER 30 L.F.			
PARKING LOT LANDSCAPING INTERIOR AREAS (5.11.E.i.b)			
THREE (3) ISLANDS AT 114 SF EACH	3	3 AND 30	PCB-3, HDSO-30
1 CANOPY TREE PER 180 S.F. OF END CAPS, ISLANDS OR MEDIANS			
PARKING LOT LANDSCAPING PERIMETER AREAS (5.11.E.ii.b)			
NORTH LINE OF PARKING LOT, 253'	9	10 AND 3	ARS-8, PCB-2, PPG-3
WEST LINE OF PARKING LOT, 80'	3	3 AND 3	ARS-3, SV-3
1 CANOPY TREE PER 30 L.F. UNDERSTORY SHRUBS*			
BERMS (5.11.F) - NOT APPLICABLE	-	-	-
BUFFERING AND SCREENING (5.11.G)			
NOT APPLICABLE - NO CONFLICTING LAND USE	0	15	PPG-15
SOUTH PROPERTY LINE	0	15	PPG-9 AAB-5
WEST PROPERTY LINE	0	20	TOT-20
SCREEN GROUND MOUNTED EQUIPMENT			
DETECTION BASIN (5.11.H) - PERIMETER DISTANCE (840')			
1 EVERGREEN AND 6 LARGE SHRUBS PER 50'	17 AND 101	17	PPG-18
		105	56-EAC, 49-CV

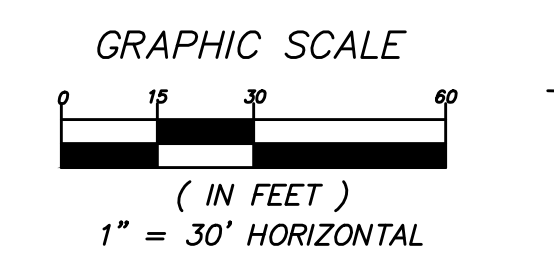
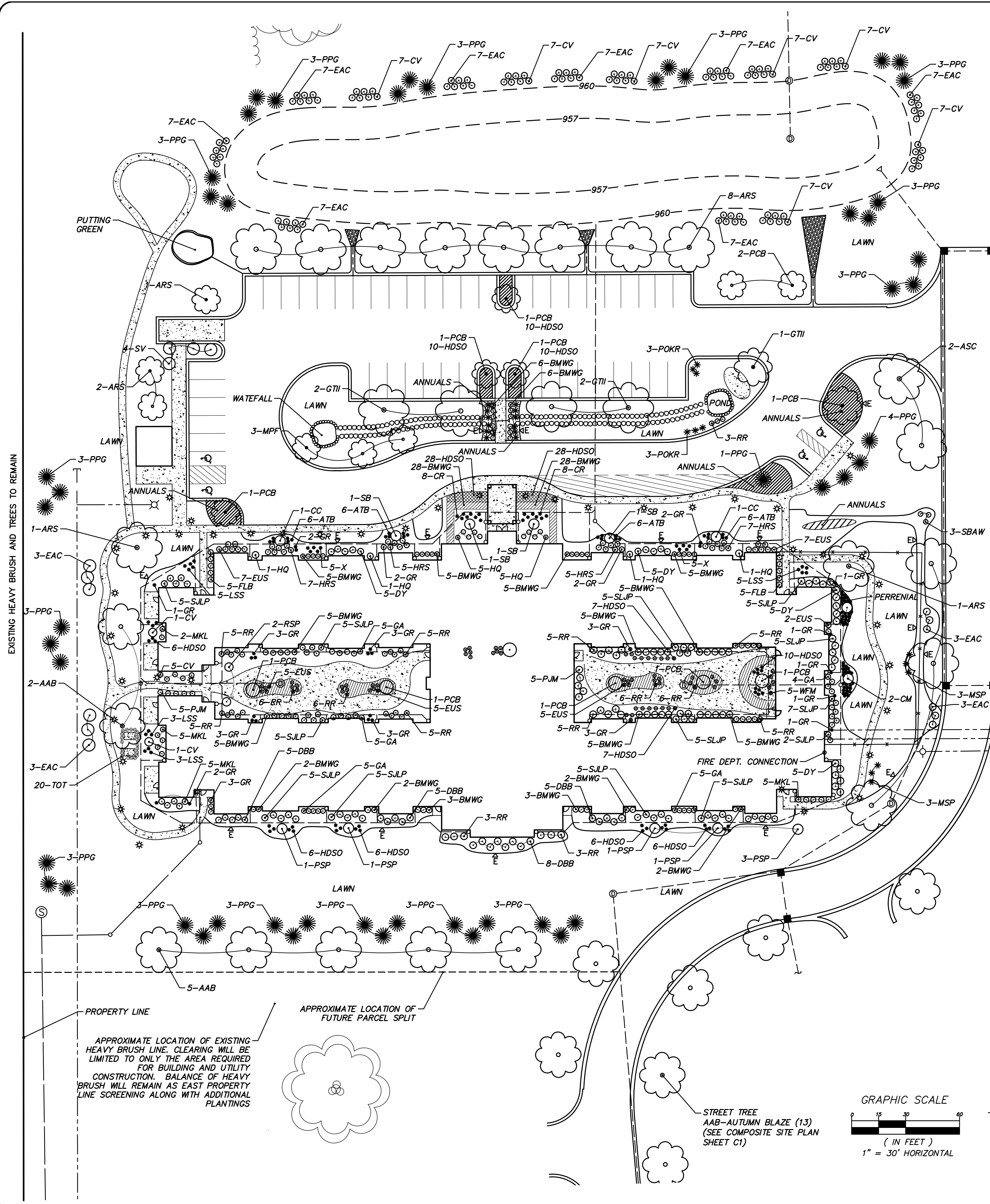
* REQUEST DEVIATION FROM UNDERSTORY SHRUB REQUIREMENT TO PRESERVE VIEW OF OPEN AREA.

OVERALL PLANT LIST

SYMBOL	QTY	BOTANICAL COMMON NAME	PLANTED SIZE	MATURE SIZE	SYMBOL	QTY	BOTANICAL COMMON NAME	PLANTED SIZE	MATURE SIZE
AAB	6	ACER FREEMANII AUTUMN BLAZE	3.5" DIA.	50' X 40'	SBAW	3	SPHAEALIS BUNALDI ANTHONY WATERER	3" HT.	3' X 5'
ARS	13	ACER RUBRUM RED SUNSET	3.5" DIA.	45' X 35'	SJLP	60	SPHAEALIS JAP. LITTLE PRINCESS	NO. 3 CONT.	2' X 4'
ASC	15	ACER SACCHARUM COMMEMORATION	3.5" DIA.	50' X 35'	SV	4	SPHAEALIS VANHOUTTEI	3' HT.	8' X 12'
BMWG	132	BUXUS MICRO WINTER GEM	NO. 3 CONT.	2' X 3'	WFM	5	WEIGELA F. MINUET	NO. 3 CONT.	3' X 3'
CC	2	CERCIS CANADENSIS	2-1/2" DIA.	25' X 25'	CR	16	ROSA CARPET RED	12"	24"
EAC	61	EUCONYMUS ALATA COMPACTA	24" HT.	8' X 6'	SB	4	AMELANCHIER CANADENSIS	8"	20"
GTII	5	GLEDITSIA TRILOBIS IMPERIAL	3" DIA.	35' X 35'	DY	20	TAXUS DENSIFORMIS	21"	60"
HRS	24	HOSTA ROYAL STANDARD	NO. 3 CONT.	18" X 18"	ATB	24	ASTILBE FANAL	12"	18"
HDSO	150	HEMEROCALLIS	NO. 2 CONT.	18" X 18"	GR	36	MISCANTHUS SINENSIS	24"	72"
HQ	14	HYDRANGEA QUERCIFOLIA	NO. 5 CONT.	4' X 4'	EUS	38	EUCONYMUS FORTUNE	6"	24"
LSS	16	LEUCANTHEMUM X SUPERBUM SNOWCAP	NO. 2 CONT.	12" X 12"	FLB	10	RHAMNUS FRANGULA	24"	72"
MFP	3	MALLUS PRAIRIE FIRE	2-1/2" DIA.	20' X 15'	GA	24	THUJA OCCIDENTALIS	18"	36"
MSP	6	MISCANTHUS S. PURPURASCENS	NO. 3 CONT.	3' X 3'	MKL	17	SYRINGA	24"	48"
PCB	9	PYRUS CALLERYANA 'NEW BRADFORD'	3-1/2" DIA.	30' X 20'	CV	56	VIBURNUM CARLISI	30"	60"
PPG	50	PICEA PUNGENS GLAUCA	8" HT.	60' X 20'	PJM	5	RHODODENDRON PJM	21"	48"
POKR	6	PENNSYLVANIA ORIENTALE 'KARLEY ROSE'	NO. 3 CONT.	3' X 3'	DBB	23	EUCONYMUS ALATUS COMPACTA	21"	96"
PSP	10	PRUNUS BUSHIRTELLA PENDULA	2" DIA.	15' X 15'	TOT	20	THUJA OCC. TECHN	6"	20"
RR	73	ROSA RADRAZZ	NO. 3 CONT.	3' X 4'					

ANNUALS SEASONAL SELECTIONS BY OWNER

LANDSCAPE PLAN



S:\Projects\17004000\Bella Vita Hartland\2\17004000 - Site.dwg, 10/27/2017 1:45:23 PM