FIRST SISTER LAKE
STORMWATER RETROFIT

PARKLAKE AVENUE
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

DRAFT
JUNE 2017

PREPARED BY:

WASHTENAW COUNTY, MI
NOT TO SCALE

TOPOGRAPHICAL SURVEY BY:

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WASHTENAW COUNTY, MI
NOT TO SCALE

PROJECT LOCATION
NOT TO SCALE

PROJECT SITE MAP
NOT TO SCALE

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PLANT ALL SHRUBS VERTICAL.

SCARIFY BOTTOM AND SIDEWALLS OF PLANTING PIT.

4" BARK MULCH TO COVER ENTIRE PLANTING HOLE. TAPER MULCH TO BASE OF PLANT.

BACKFILL WITH MIX OF 50% IMPORTED TOPSOIL AND 50% EXCAVATED SITE SOIL & TAMPER LIGHTLY.

PRUNE ALL DEAD OR DAMAGED BRANCHES.

WATER TO SATURATE BACKFILL MATERIAL WITHIN 1 HOUR OF PLANTING.

IF CONTAINER STOCK IS ROOT BOUND, MAKE 4 VERTICAL CUTS IN EACH ROOT BALL WITH SHARP BLADE.

PROVIDE 3" SOIL SAUCER AROUND EACH PLANT.

ENFORCE THAT ROOTS ARE PointING DOWNWARD IN THE HOLE. WHEN CLOSING PLANTING HOLE, ENSURE NO AIR POCKETS ARE LEFT IN HOLE.

WATER TO SATURATE BACKFILL MATERIAL WITHIN 1 HOUR OF PLANTING.

3" TYP.

ROOT COLLAR SQUARE TO FINISH GRADE.

PROVIDE 3" SOIL SAUCER AROUND EACH PLANT.

BACKFILL WITH EX. SOIL.

OPEN PLANTING PIT TO BE TWICE THE SIZE OF PLUG ROOT.

HERBACEOUS PLANTING DETAIL

SHRUB PLANTING DETAIL
AND VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE CONSULTANT DURING AND AT THE END OF THE WARRANTY PERIOD. DO NOT COVER SEED MORE THAN 1/4 INCH WITH SOIL. SEED DRILLING IS ALSO ACCEPTABLE. NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR

1. VARIOUS SPECIES MAY BE PLANTED AS COVERED OR UNCOVERED SEED. CONDITIONS SHALL BE POSSIBLE FOR THE PLANTING TO BE MADE UNDER GOOD CONDITIONS IN A DRY ENVIRONMENT AT THE NURSERY PRIOR TO SHipment TO THE SITE.

2. REMOVE ALL CONTAINERS AND PACKAGING MATERIAL AND DISPOSE OF LEGALLY OF SITE.

3. SEED CROPS IMMEDIATELY AFTER PLANTING SUCH THAT FOOT ZONE IS THOROUGHLY SOWED. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP SEEDS WATERED UNTIL NECESSARY TO ENSURE THEIR SURVIVAL.

4. IF SEEDS CONTINUE TO NEED TO BE KEPT UNDER WET CONDITIONS ENSURE SEEDS ARE IMPROVED TO INSTALLATION OPERATIONS.

5. Ecology of the planting, including the planting of more than one tree per planting area shall extend beyond the Warranty Period. Works of socio-economic conditions permitting, replace, without cost to owner, all dead plants and all plants not in a healthy condition, which are not caused by the Contractor, but may be caused by the Consultant or the Owner. Any additional costs shall be borne by the Consultant in the next year as per project number.

6. FLOOD OR MAKES AREAS (IN EXCESS OF 8 1/2 FEET) WHERE SEEDS HAVE FAILED TO RETAIN SUITABILITY OF SOIL, TIMES TO THE MATERIAL IS DISOCCURED.

7. ALL PLANT STOCK SHALL BE PLANTED BY THE CONTRACTOR TO ENSURE THE HEALTH AND VIGOR OF THE PLANTED MATERIALS. CONTRACTOR SHALL ENTER INTO AGREEMENTS BASED ON NATURAL BREEDING DURING THE WARRANTY PERIOD. WATERING SHALL CONTINUE TO SEEDS WERE FREE TO GROW AND ALL PLANTS WERE PLANTED LONG ENOUGH TO GROW TO THE END OF THE WARRANTY PERIOD.

8. ANY SOW OR PLANTED AREAS (IN EXCESS OF 8 1/2 FEET) WHERE SEEDS HAVE FAILED TO RETAIN SUITABILITY OF SOIL, TIMES TO THE MATERIAL IS DISOCCURED.

9. INCORRECT MATERIALS DURING THE WARRANTY PERIOD, REPLACE AT NO COST TO OWNER ALL PLANTS REVEIVED AS BEING UNTIL AND PLANTED AT THE TIME THE MATERIALS ARE DISOCCURED.

10. ALL PLANT STOCK SHALL BE PLANTED BY THE CONTRACTOR TO ENSURE THE HEALTH AND VIGOR OF THE PLANTED MATERIALS. CONTRACTOR SHALL ENTER INTO AGREEMENTS BASED ON NATURAL BREEDING DURING THE WARRANTY PERIOD. WATERING SHALL CONTINUE TO SEEDS WERE FREE TO GROW AND ALL PLANTS WERE PLANTED LONG ENOUGH TO GROW TO THE END OF THE WARRANTY PERIOD.

11. WHELP FOR TREES AND SHRUBS AND SOW SEEDS SHALL BE COVERED GRAIN OWL WARE BANK AID AT LEAST ONE YEAR AND UNIFORM IN COLOR AND TEXTURE.

MAINTENANCE AND WARRANTY PERIOD:

1. CONTRACTOR SHALL INSTALL SEEDS, TREES, SHOES, SEEDING, AND FLOODING INSTALLS UNDER THE CONTRACT WILL BE HEALTHY AND IN CONFORMITY OF ANY SPECIFIC FOR ONE. (V) FILLING SEASON APPLIES FROM NOVEMBER 30TH FROM DATE OF FARM ACCEPTANCE. THE CONTRACTOR SHALL SUBMIT WITHIN TWO (2) WEEKS OF WRITTEN REQUESTS TO THE OWNER FOR REPAIR OR REPAIR. IF THE CONTRACTOR FAILS TO RESPOND WITHIN THIS TIME, THE OWNER MAY PROCEED WITH REPLACEMENT OF ALL WORK AND SHALL THE CONTRACTOR.

2. ALL DELAYS IN COMPLETION OF PLANTING OPERATIONS AND ALL DELAYS OF THE PLANTING MORE THAN ONE INCHING PERIODS SHALL EXTEND BEYOND THE WARRANTY PERIOD.

3. AS SOON AS WEATHER CONDITIONS PERMIT, REPLACE, WITHOUT COST TO OWNER, ALL DEAD PLANTS AND ALL PLANTS NOT IN A HEALTHY CONDITION, WHICH ARE NOT CAUSED BY THE CONTRACTOR, BUT MAY BE CAUSED BY THE CONSULTANT OR THE OWNER. ANY ADDITIONAL COSTS SHALL BE BORNE BY THE CONSULTANT IN THE NEXT YEAR AS PER PROJECT NUMBER.

4. IF ANY PAR OR MAJOR AREAS (IN EXCESS OF 8 1/2 FEET) WHERE SEEDS HAVE FAILED TO RETAIN SUITABILITY OF SOIL, TIMES TO THE MATERIAL IS DISOCCURED.

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