

CITY OF CHELSEA
PLANNING COMMISSION AGENDA
Tuesday, August 20, 2019 7:00 p.m.
Chelsea Municipal Building (Council Chambers)
311 S Main Street, Chelsea, MI

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MEETING MINUTES

- Approval of the Regular Meeting Minutes for July 16, 2019

PUBLIC HEARING - None

UNFINISHED BUSINESS

- **Fuel Station Addition & Renovation Final Site Plan** – An application has been filed by Chelsea Petroleum Inc. for Final Site Plan approval to demolish car wash and construct a 2,402 sft addition with drive-up coffee & sandwich shop window to the existing gas station located at 1629 S. Main Street - tax code parcel (06-06-13-380-016)

NEW BUSINESS - None

PLANNING COMMISSION REPORTS

- Zoning Board of Appeals
- Master Plan Subcommittee
- Transportation Work Group
- CAPT/DART (Guest Report)

DISCUSSION

- Next meeting agenda overview

PUBLIC PARTICIPATION

ADJOURNMENT

PLANNING COMMISSION MINUTES
JULY 16, 2019
CHELSEA MUNICIPAL BUILDING COUNCIL CHAMBERS
311 S. MAIN STREET, CHELSEA, MI

CALL TO ORDER

Chair Larry Ledebur called the meeting to order at 7:00pm.

Present: Larry Ledebur (Chair), Claire Robinson (Vice Chair), Erik Larsen, Vincent Elie, Michael Townley, Adam Ellison, Peter Shaw

Absent: Sarah Haselschwardt (Secretary)

Vacant: One

Others Present: Christine Linfield (City Staff), Julia Upfal (Community Development Director), Charles Wisely (McKinley Properties), Jane Pacheco (City Council), and Scott Pacheco

APPROVAL OF THE AGENDA

MOVED by Elie, SECONDED by Shaw to approve the agenda. All Ayes. Motion Carried.

APPROVAL OF MEETING MINUTES

MOVED by Larsen, SECONDED by Townley, to approve the regular meeting minutes from June 18, 2019. All Ayes. Motion Carried.

Chair Ledebur introduced and welcomed the new Community Development Director, Julia Upfal.

PUBLIC HEARING – Draft Master Plan

Chair Ledebur closed the Public Hearing – no public comments

UNFINISHED BUSINESS

Fuel Station Addition & Renovation Preliminary Site Plan

Christine Linfield gave a brief recap of the fuel station site plan reviewed at the June meeting. The applicant did not submit the final site plan in time for the July meeting.

MOVED by Elie, SECONDED by Shaw to table the Fuel Station Addition & Renovation Final Site Plan until the August meeting. All Ayes. Motion Carried.

NEW BUSINESS

1. Draft Master Plan

- a. The Planning Commission received a revised Master Plan from the subcommittee and held (2) work sessions. The current packet also contains the Resolution of Adoption, which has been modified to be contingent upon final editing of grammatical and punctuation errors.
- b. Process
 - 1). Resolution of Adoption must be read into record
 - 2). Discussion
 - 3). The Planning Commission considers a motion to approve the Resolution of Adoption with contingencies
 - 4). Recommend approval of the Master Plan to City Council contingent upon those final editing items.

Linfield noted that a clean copy of the Master Plan will be submitted to City Council

Vice Chair Robinson read the Resolution of Adoption for the record.

MOVED by Larsen, SECONDED by Shaw to approve the Resolution of Adoption of the Master Plan and recommend City Council approval upon final document editing. All Ayes. Motion Carried.

2. Appointment of Planning Commission Liaison

1. Linfield reported that the Planning Commission needs to appoint a member to represent the commission on the Zoning Board of Appeals
2. MOVED by Robinson, SECONDED by Elie to appoint Peter Shaw as the Planning Commission liaison to the ZBA.

PLANNING COMMISSION REPORTS

- Zoning Board of Appeals – None
- Transportation Work Group – Linfield reported:
 - TEDB Grant – Lane/Wellington road improvement project. City did not receive the grant, however, will still move forward with the project for next year.
 - Washtenaw County Road Commission
 - Old US12 - Resurfacing from M52 to west city limits including ADA sidewalk ramps. Due to high bids from contractor, the county will rebid this fall and perform work in the spring.
 - Cavanaugh Lake Rd - Bridge replacement. Due to high bids from the contractor, the county will rebid this fall and perform work in the spring.
 - Traffic Committee – Miscellaneous safety improvements before school starts

- Housing Research Commission – Ledebur noted that the Sylvan Township Planning Commission denied a zoning request to build smaller homes on some of the lots in the new development.

DISCUSSION

Linfield reviewed August meeting agenda. Items to include:

- Final Shell station site plan
- Chair Ledebur encouraged commissioners to respond to meeting e-mails. A second email will serve as a reminder for meetings.
- MDOT M52 Updates
 - Old 12 up to roundabout at Werkner Rd – MDOT will upgrade ADA sidewalk ramps at all intersections. Then the top couple inches of pavement will be ground off and repaved. Work to begin on Monday, July 29, 2019.
 - West Middle and M52 – flagpole will be relocated to new Palmer Commons (left side/back) in order for the state to properly design sidewalk ramp. Rocket Enterprise to move the flagpole the week of Monday, July 29, 2019.

PUBLIC PARTICIPATION

Jane Pacheco – clarification question in regards to the Master Plan:

- Will City Council receive a red lined document from what the commission started with in 2017 along with the clean recommendation of the Master Plan so council will have all the changes highlighted for the review process? Linfield asked Ms. Pacheco to email her request to Planning Commission staff and the City Manager.
- Comment on low/moderate income housing – Housing Commission Research Report indicated that there was a need and we should be looking for density options within the city limits as well as alternatives.
 - Shaw indicated that the Draft Master Plan calls for implementing a form based code for the city down the road which would allow for some of the densification.
 - Elie – Sylvan Twp. issue was a modification of their current housing not low to moderate housing

Vice Chair Robinson thanked everyone for working on the Draft Master Plan especially those who worked on it from the beginning.

ADJOURNMENT

MOVED by Shaw, SECONDED by Elie, to adjourn the meeting. All Ayes. Motion Carried.

Meeting adjourned at 7:36 pm.

Respectfully Submitted,



Rachel Kapolka

Assistant Clerk

CITY OF CHELSEA - PLANNING, ENGINEERING & ZONING DEPT.

To: City of Chelsea Planning Commission
From: Christine Linfield
Subject: **Fuel Station Addition & Renovation** – Final Site Plan Staff Comments
Date: 08/16/19

Staff Comments:

Sheet C3.0 – Site Plan

1. MDOT approved the requested Change of Use permit on 7/31/19. (See attached.)

Sheet C4.0 – Grading Plan

1. The plan proposes to construct a retaining wall along the south parking lot to separate the new parking spaces from an existing slope and drainage ditch. This area is being proposed to be constructed similar to a “*design build*” by the contractor. This is based on notation found on the plans that state:
 - a. “Contractor to maintain existing grades at the bottom of the proposed retaining wall. Contractor to ensure that the bottom of the foundation is a minimum 42” below existing grade and that the existing drainage ditch between the retaining wall and the MDOT commuter lot property is maintained.”
 - b. “Maintain Ex. Ditch line, max 1:3 slopes from ditch to bottom of wall.”
 - c. “Match existing grades at bottom of proposed retaining wall.”

If the applicant chooses to construct this portion of the site as a “*design build*” it is done under the provisions and understanding that the City of Chelsea is not responsible if a contractor cannot meet the specified plan notes above. The City of Chelsea is exempt from any plan review liability in this area.

Sheet C5.0 – Utility Plan

1. The city industrial pre-treatment (IPP) ordinance requires that grease traps be installed and regularly cleaned and maintained. The applicant is required to determine the sizing and location of these grease traps based on anticipated volume of grease production resulting from the tenant’s cooking operations. The applicant has proposed a 15-gallon grease trap based on notation found on sheet A-1. Please ensure that this size is large enough to handle

the grease from this site and that there is a maintenance schedule in place for regular cleaning and that the trap is placed in an accessible location. Prior to construction, the owner of the property receives a copy of the IPP ordinance and signs a waiver that they have received it and will comply with the ordinance requirements.

2. The utility plan is proposing separate water, electric and gas services for the coffee shop area. Revise notation that the electric service is Chelsea Light & Power instead of DTE. Final design of the revised primary electric service and the secondary tenant electric service will be approved by Chelsea Light & Power separate from this site plan approval.

Sheet C6.0 – Photometric Plan

1. The canopy light fixture details show a len that would protrude below the shielding. Please provide more detail regarding these fixtures. Planning Commission will need to discuss if these lights should be flush mounted within the canopy or if the canopy itself would provide adequate shielding.
2. Note #2 states that there are decorative wall lights that have not been included in the photometric analysis since they are directed on the building and do not add to site illumination. Include detail of these decorative fixtures and proposed number with location shown on the building.
3. The parking lot pole detail specifies a maximum 2 ft base but does not include the height of the parking lot pole itself. Modify detail to also include notation that the light pole on top of the 2 ft base has a maximum height of 20 ft.

Sheets A-2

1. Planning Commission will need to review the proposed exterior building design and materials (and waste receptacle) for compliance with Section 5.14 Commercial Design Standards. Discussion should also include review of Section 10.10 Nonconformities Created by Gateway Overlay District and Commercial Design Standards. Both sections should be reviewed since this is a proposed change to a facility that existing prior the establishment of the Commercial Design Standards.



Michigan Department of Transportation

INDIVIDUAL CONSTRUCTION PERMIT**For Operations within State Highway Right-of-Way**

Issued To:
Chelsea Petroleum

1629 S Main St
Chelsea MI 48118

Contact:
Iden Kalabat
248-798-6077(O)
iden@kalabat.com

Permit Number: 81011-064586-19-080119
Permit Type: Individual Application
Permit Fee: \$90.00
Effective Date: Aug 01, 2019 to Dec 31, 2019
Bond Numbers:
Liability Insurance Expiration Date:

THIS PERMIT IS VALID ONLY FOR THE FOLLOWING PROPOSED OPERATIONS:**PURPOSE:**

Change of Use Permit. Currently Gas Station with Car Wash. Proposed Use is Gas Station with Drive-Thru Cofee/Bagel Shop. Car Wash is being eliminated.

STATE ROUTE: M-52 **CITY OF:** Chelsea **COUNTY:** Washtenaw County

NEAREST INTERSECTION:	SIDE OF ROAD:	DISTANCE TO NEAREST INTERSECTION:	(in feet)	DIRECTION TO NEAREST INTERECTION:
I-94	E	0.00		South

CONTROL SECTION:	MILE POINT FROM:	MILE POINT TO:	LOCATION:			
			LEFT	MEDIAN	RIGHT	TRANSVERSE
81011	16.880	16.880	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REQUISITION NUMBER:	WORK ORDER NUMBER:	MDOT JOB NUMBER:	ORG JOB NUMBER:
----------------------------	---------------------------	-------------------------	------------------------

81011-064586-19-080119 Issued To:Chelsea Petroleum

This permit is incomplete without "General Conditions and Supplemental Specifications"

I certify that I accept the following:

1. I am the legal owner of this property or facility, the owner's authorized representative, or have statutory authority to work within state highway Right-of-Way.
2. Commencement of work set forth in the permit application constitutes acceptance of the permit as issued.
3. Failure to object, ***within ten (10) days*** to the permit as issued constitutes acceptance of the permit as issued.
4. If this permit is accepted by either of the above methods, I will comply with the provisions of the permit.
5. I agree that Advance Notice for Permitted Activities for shall be submitted **5 days prior** to the commencement of the proposed work.

I agree that Advance Notice for Permitted Utility Tree Trimming and Tree Removal Activities shall be submitted **15 days prior** to the commencement of the proposed work for an annual permit.

CAUTION

**Work shall NOT begin until the Advance Notice has been approved.
Failure to submit the advance notice may result in a Stop Work Order.**

Chelsea Petroleum	Pascal Bui MDOT	July 31, 2019 Approved Date
TSC Contact Info	Brighton TSC	(810) 227-4681

THE STANDARD ATTACHMENTS, ATTACHMENTS AND SPECIAL CONDITIONS MARKED BELOW ARE A PART OF THIS PERMIT.

STANDARD ATTACHMENTS:

- 1 General Conditions for Permit (General Conditions)
- 2 ENVIRONMENTAL REQUIREMENTS FOR ACTIVITIES WITHIN MDOT RIGHT-OF-WAY (2486)

ADDITIONAL ATTACHMENTS:

- 1 Chelsea Gas Station Site Plan.pdf

AMENDMENT ATTACHMENTS:

81011-064586-19-080119 Issued To:Chelsea Petroleum

SPECIAL CONDITIONS:

- 1 All disturbed areas within the right of way shall be top-soiled, seeded and mulched to match existing areas per current MDOT standards and specifications.

FUEL STATIC

FINAL



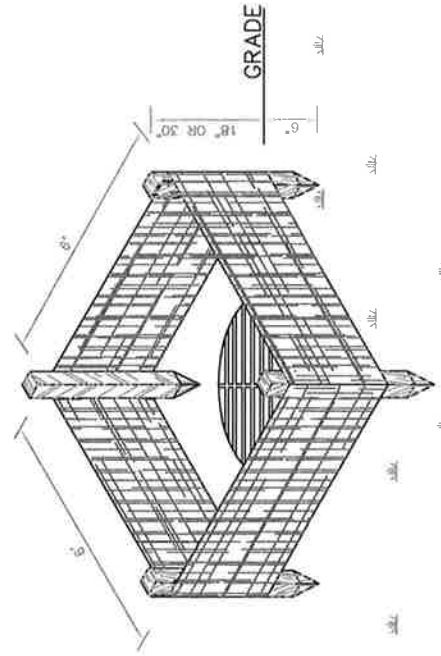
EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH F AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY
2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND PERIMETER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
5. CONSTRUCT HOUSE
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTURBED AREAS NOT BU OR PAVED UPON
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICA OF CHELSEA AREA CONSTRUCTION AGENCY

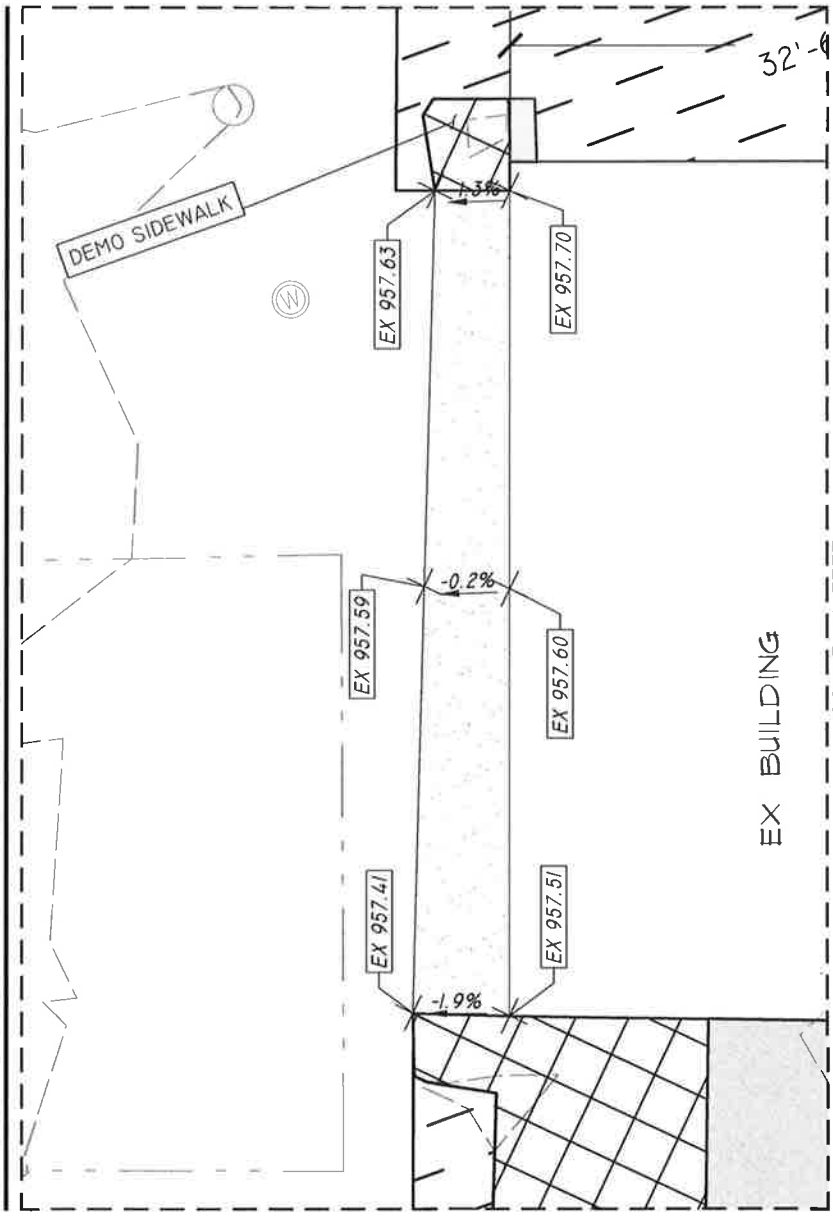
1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE WAYNE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CHELSEA AREA CONSTRUCTION AGENCY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS SPECIFIED ON THE PERMITS.
5. THE LAND OWNER OR LANDOWNER'S REPRESENTATIVE SHALL MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE WAYNE COUNTY PUBLIC WORKS OFFICE.
6. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE WAYNE COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER.
7. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
 - A. BUILD-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
 - B. IF SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT, REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
 - C. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT
 - D. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPTLY.
 - E. FENCE SHALL BE REPLACED OR REPAIRS MADE WHEN FENCE BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED. THE SILT FENCE SHALL BE REPLACED PROMPTLY.
 - F. ALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOO THE AREA BETWEEN THE SILT FENCE AND THE INLET.
 - G. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
 - H. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT
 - I. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
 - J. IF FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED THE SILT FENCE SHALL BE REPLACED PROMPTLY.
 - K. MULCH SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS. THE STOCKPILE MUST BE SEDED. SILT FENCE MUST BE INSTALLED AROUND PERIMETER OF THE STOCKPILE. IMMEDIATELY AFTER SEEDING, MULCH ALL SEDED AREAS WITH UNWEATHERED SMALL STRAW SPREAD UNIFORMLY AT THE RATE OF 1-2 TONS PER ACRE OR 100 LBS (2-3 BALES) PER 1000 SQ. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE WILLOH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE OAKLAND COUNTY PUBLIC WORKS OFFICE.
 13. IF ANY DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGED AT A NON-CROUSE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED.
 14. ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
 15. STREETS AND PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEEP AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER.
 16. DURING DRY PERIODS ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
 17. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PREDOMINATELY STABILIZE A DISTURBED AREA AFTER EARTH CHANGED HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF THE DATE OF THE EARTH CHANGED.
 18. FINAL GRADE ESTABLISHED VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON
 19. REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
 20. APPROXIMATE START DATE
 21. APPROXIMATE COMPLETION DATE

I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

LANDOWNER'S SIGNATURE _____ DATE _____



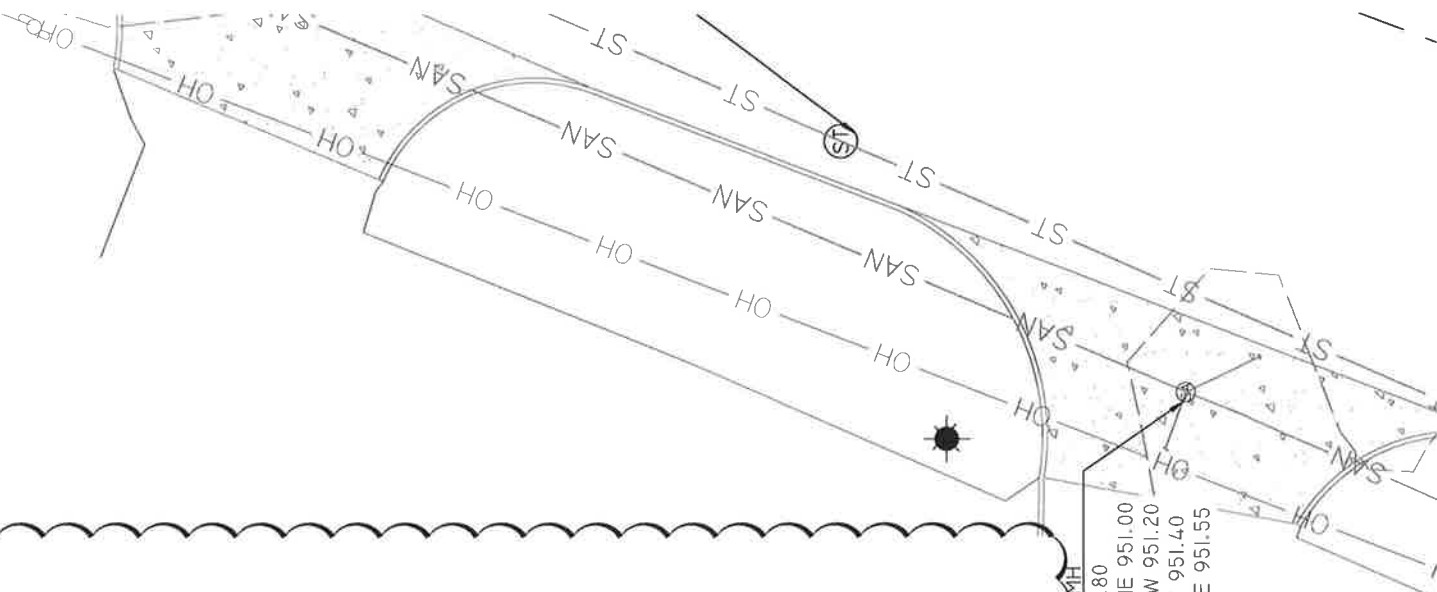
GRADING DETAIL



SCALE IN FEET



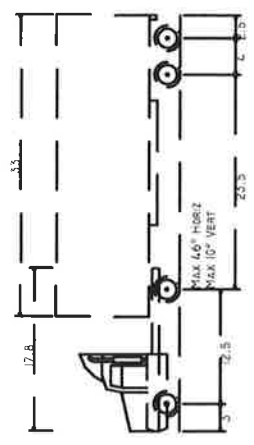
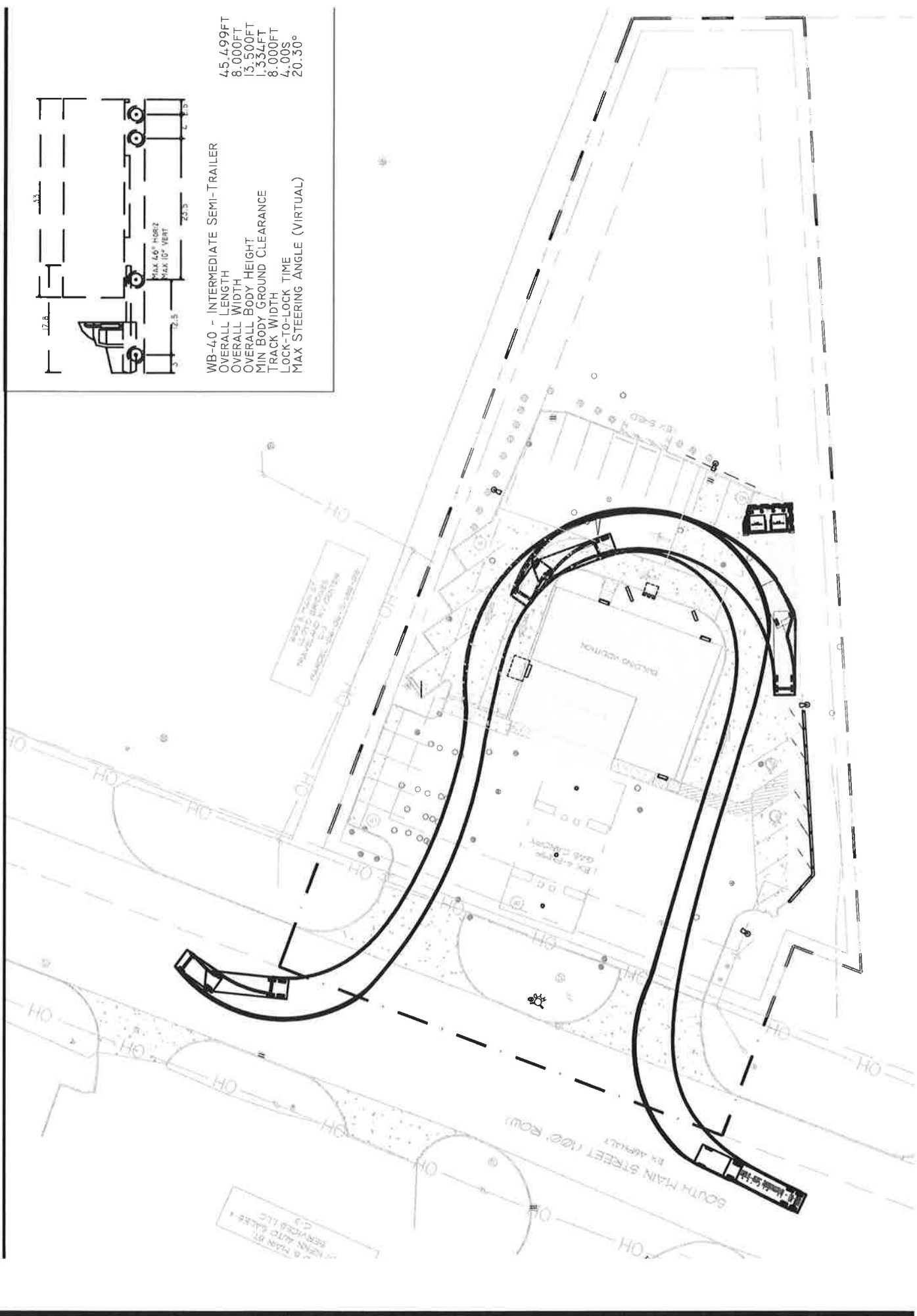
DRAWING SCALE: 1"=10'



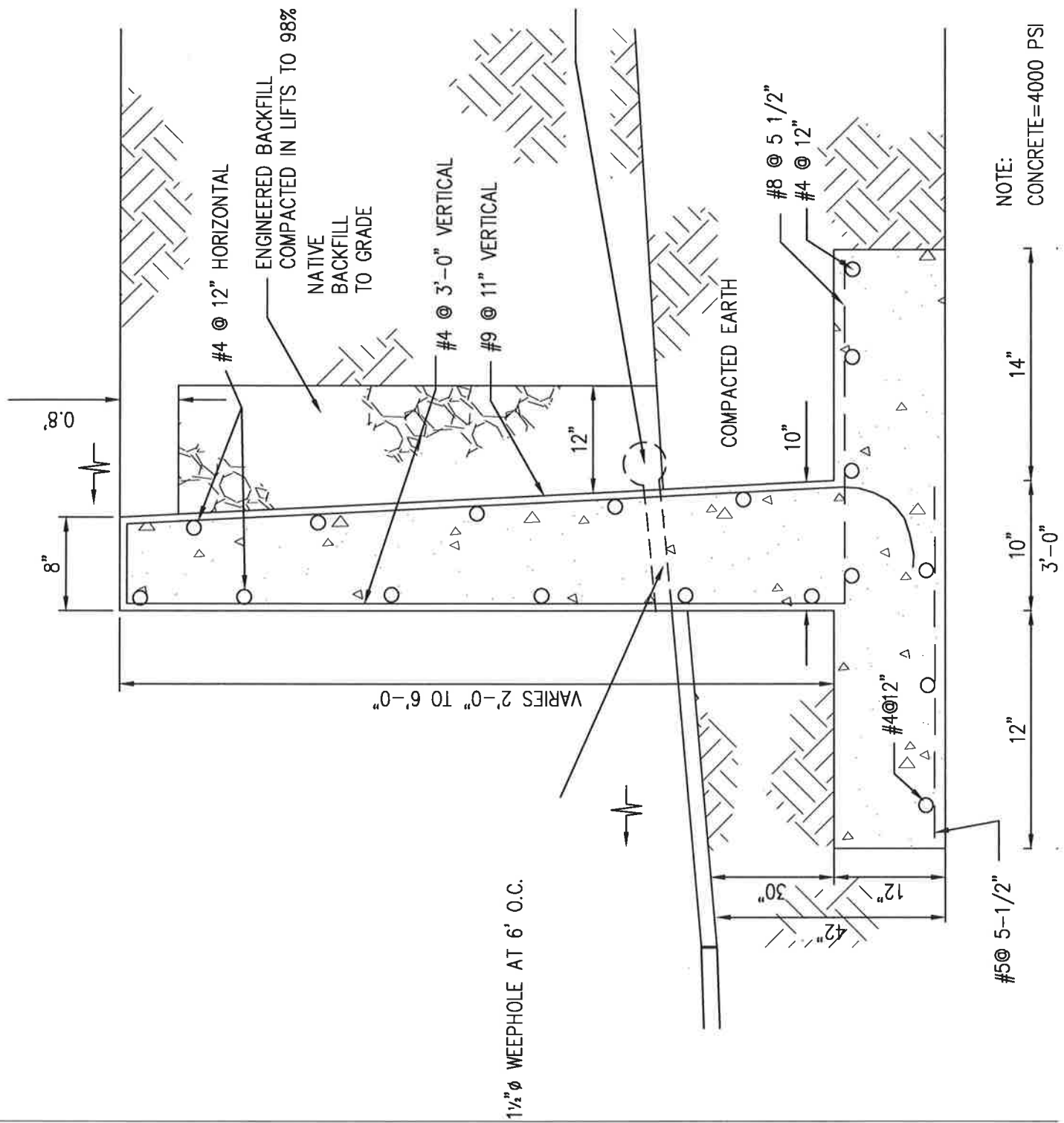
- EX SAN MH
- RIM 956.80
- 10" INV NE 951.00
- 6" INV SW 951.20
- 6" INV W 951.40
- 6" INV SE 951.55

DELIVERY TRUCK TURNING MOVEMENT

(1" = 50')



WB-7.0 - INTERMEDIATE SEMI-TRAILER
OVERALL LENGTH 45.499FT
OVERALL WIDTH 8.000FT
OVERALL BODY HEIGHT 13.500FT
MIN BODY GROUND CLEARANCE 1.334FT
TRACK WIDTH 8.000FT
LOCK-TO-LOCK TIME 4.00S
MAX STEERING ANGLE (VIRTUAL) 20.30°

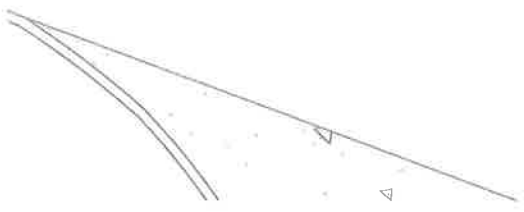
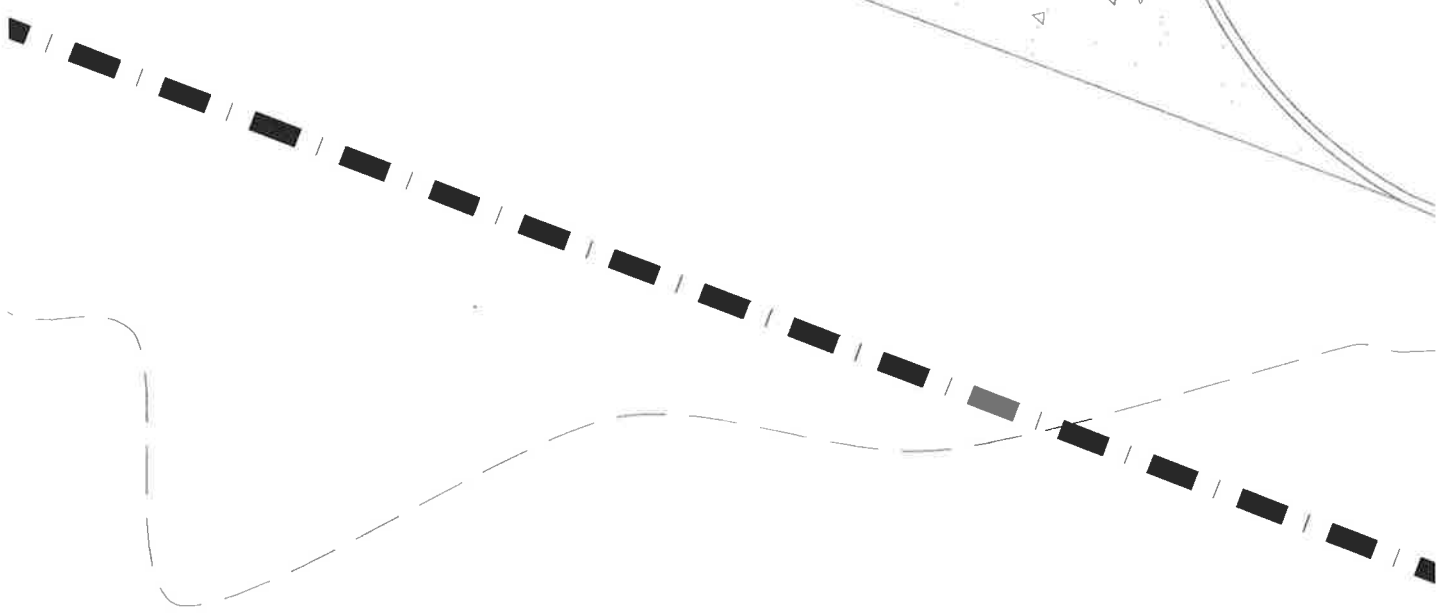
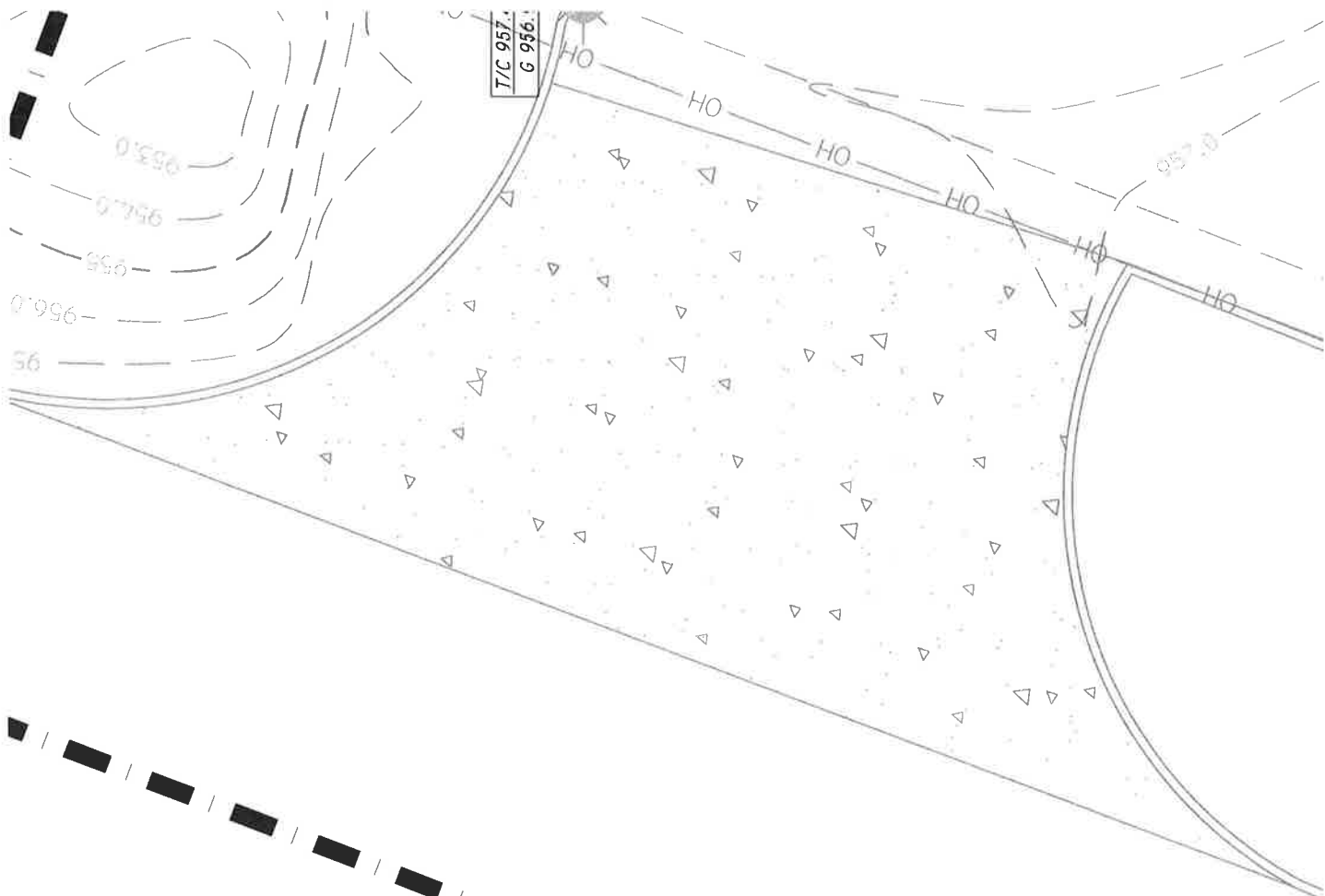


NOTE:
 CONCRETE=4000 PSI

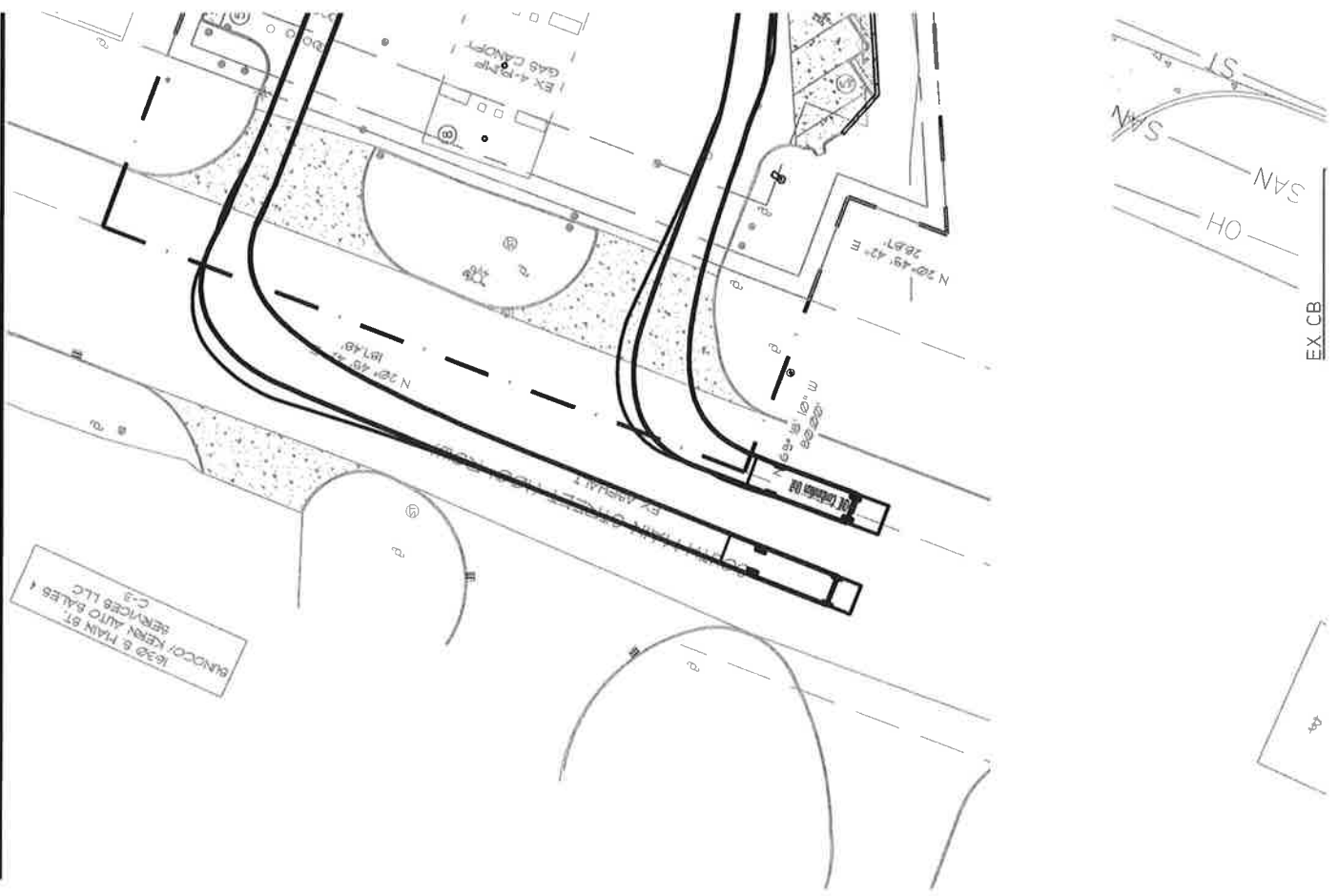


HO

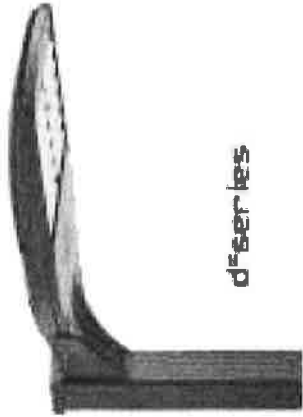
T/C 957.
G 956.



FIRE TRUCK MOVEMENT

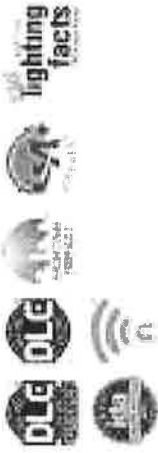


FIXTURE DETAILS



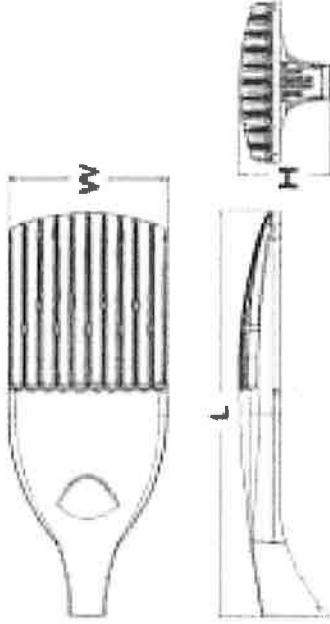
d-series

D-Series Size 1 LED Area Luminaire



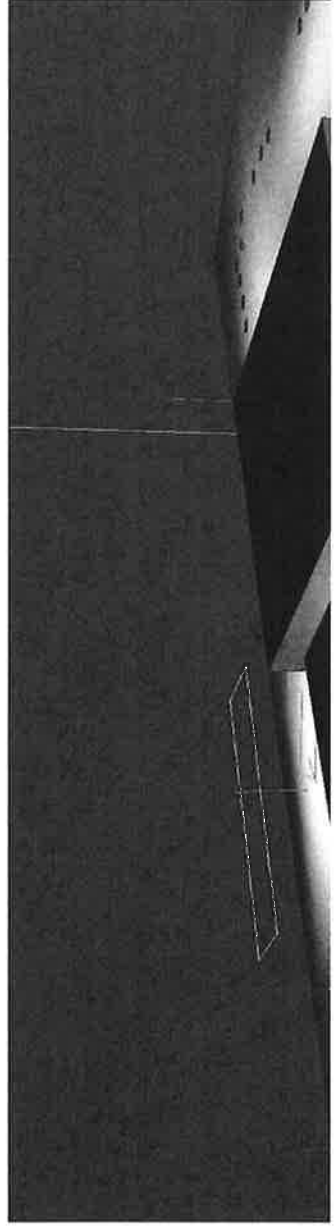
Specifications

EPA:	101 ft ² (9.4 m ²)
Length:	33" (843 mm)
Width:	13" (330 mm)
Height:	7-1/2" (190 mm)
Weight (max):	27 lbs (12.2 kg)



FIXTURE DETAIL FOR AL & EL1 & EL2

RENDERING

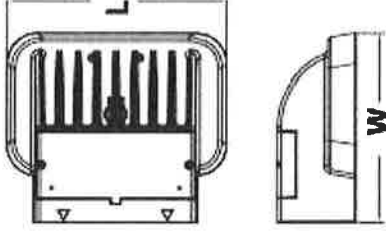


KAXW LED Wall Luminaires



Specifications

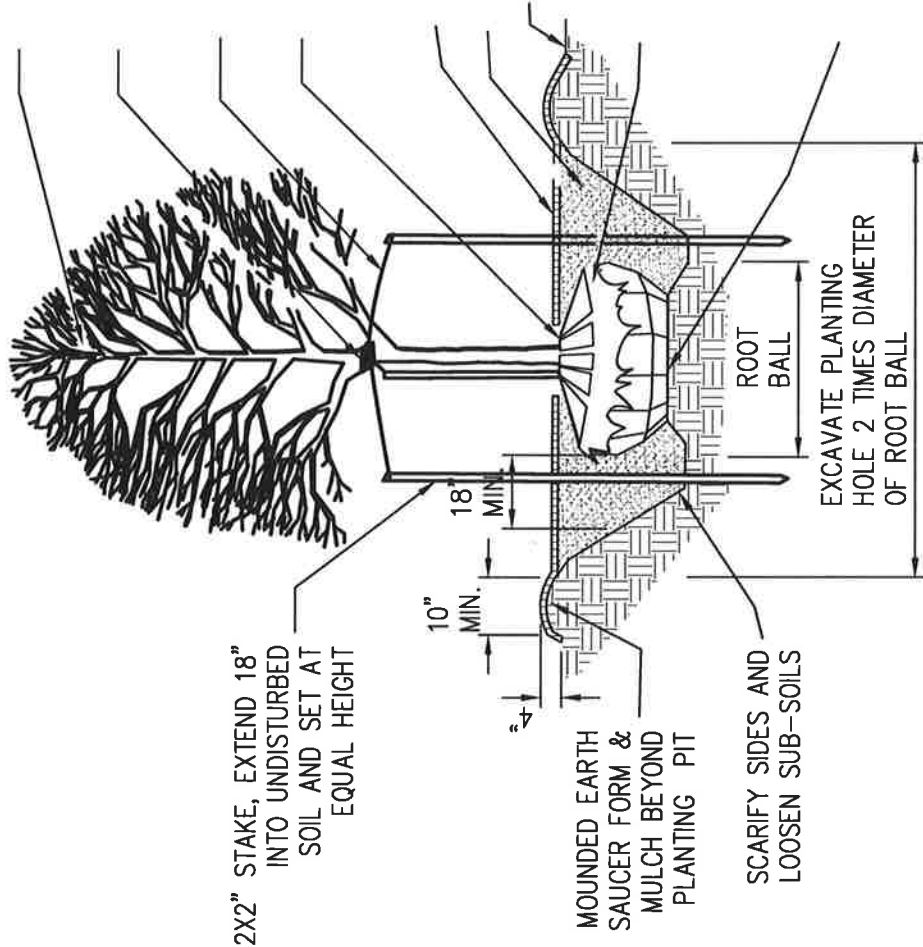
Length:	14" (354 mm)
Width:	12" (305 mm)
Height:	5" (127 mm)
Weight (max):	19.7 lbs (8.9 kg)



FIXTURE DETAIL FOR WL



PLANTING DETAILS



DECIDUOUS TREE PLANTING DETAIL

NO SCALE

REMOVE ALL BURLAP
TWINE AND ROPE
2/3 OF ROOT BALL
STABILIZING LOWER
BALL IN
PLANTIN
EDGE TREAT
REFER TO

DO NOT CUT LEADER
POSITIONED DIRECTLY
ABOVE FIRST BRANCH
OR 2/3 UP TREE
FLEXIBLE TIES
PER ODOT CMS 661.16
TOP OF ROOT BALL FLUSH TO
FINISH GRADE, 2" HIGHER IN SLOW
DRAINING SOILS. DO NOT COVER
TOP OF ROOT BALL WITH SOIL
MULCH LAYER 3" MINIMUM,
TAPER MULCH TO TRUNK
BACKFILL PLANT MIX
FINISH GRADE
REMOVE BURLAP
FROM TOP 2/3 OF BALL,
REMOVE ALL PLASTIC
WRAP, WIRE, ROT
PROOF WRAP, ROPE,
TWINE AND WIRE CAGE
PLACE ROOT BALL
ON UNEXCAVATED SOIL

NOTES:
ALL SHRI
SHRUBS
PLANTED

GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION

