

DATE:	ISSUE:
2021-11-05	Schematic Design
2022-05-06	Design Development
2022-08-22	Revised Design Development
2023-01-18	Permit Set

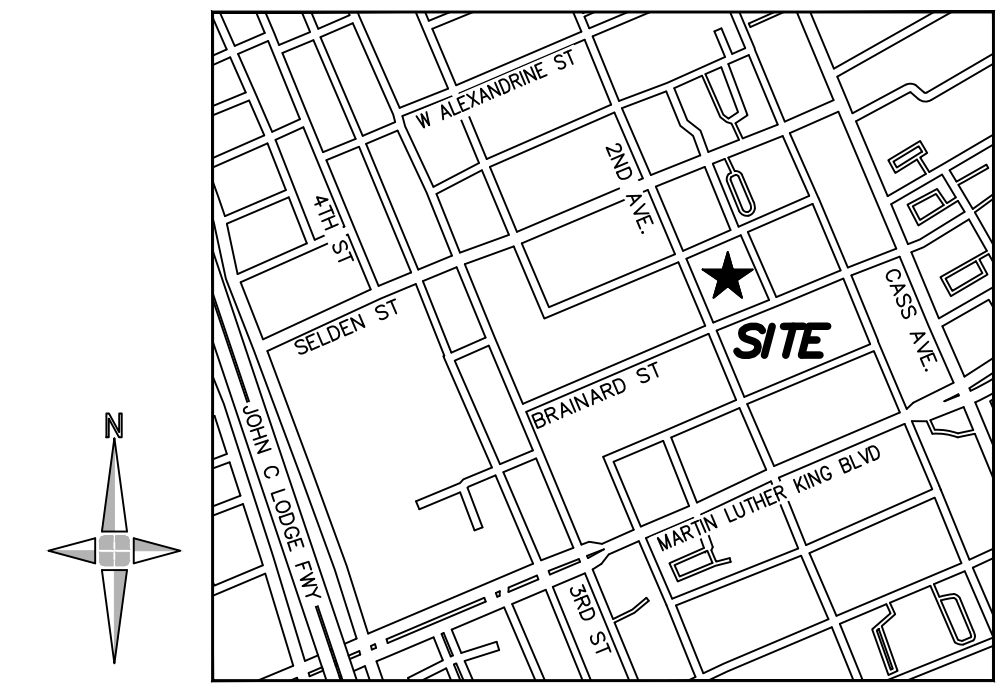
Developed For:
Greatwater Opportunity Capital, LLC
205 E. 42nd Street, 20th Floor
New York, NY 10017

LANDSCAPE PLAN

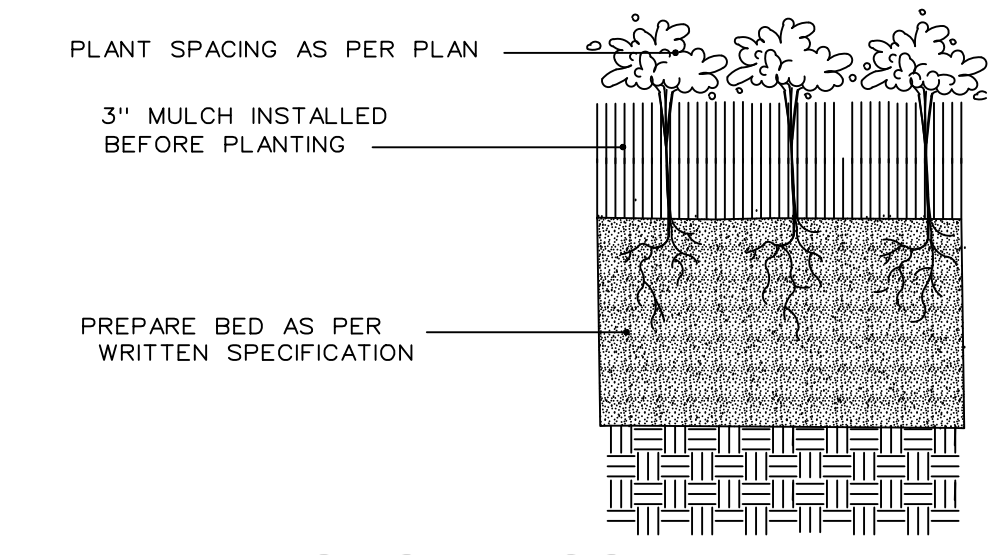
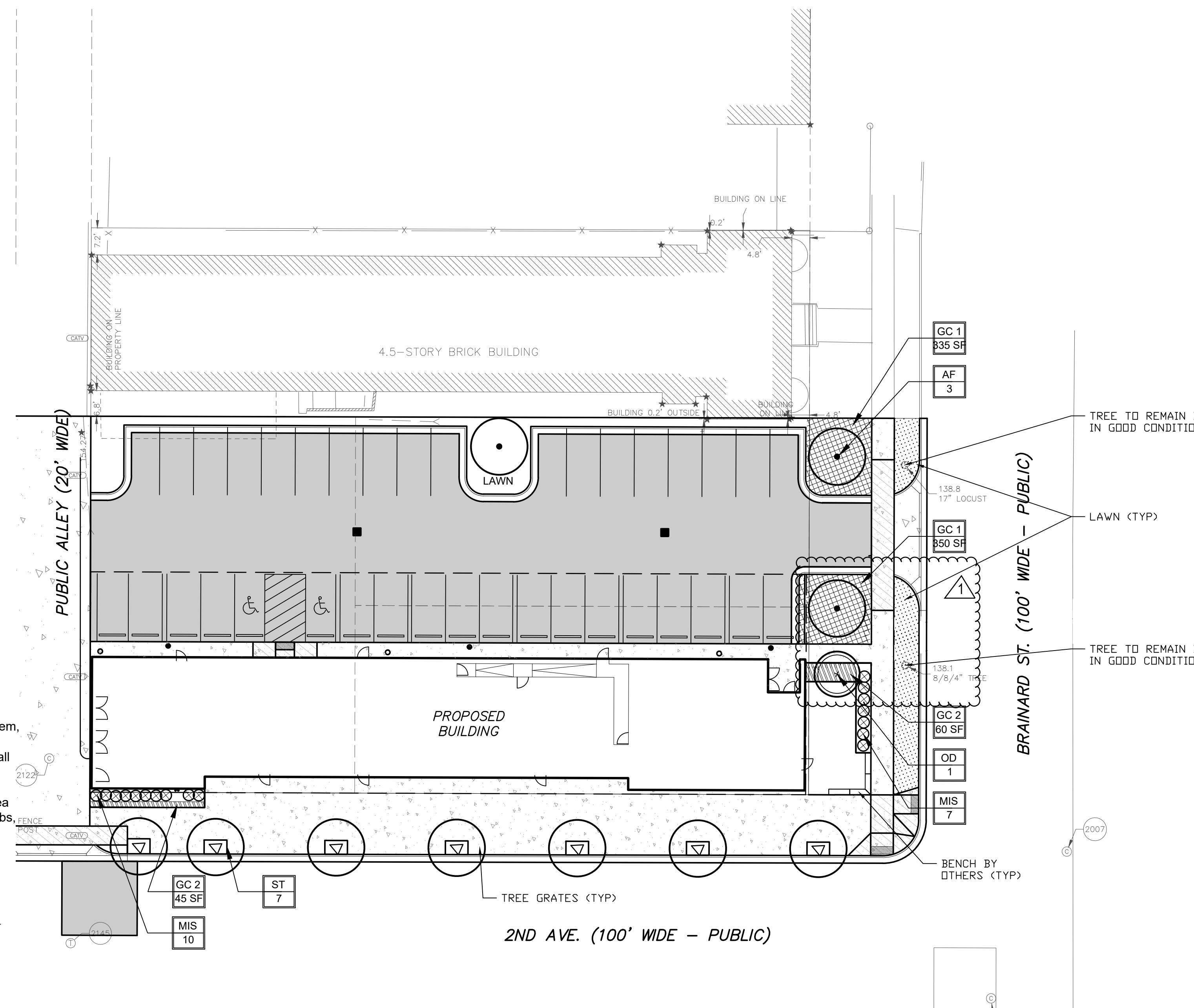
3740 Second

City of Detroit
Wayne County
MICHIGAN

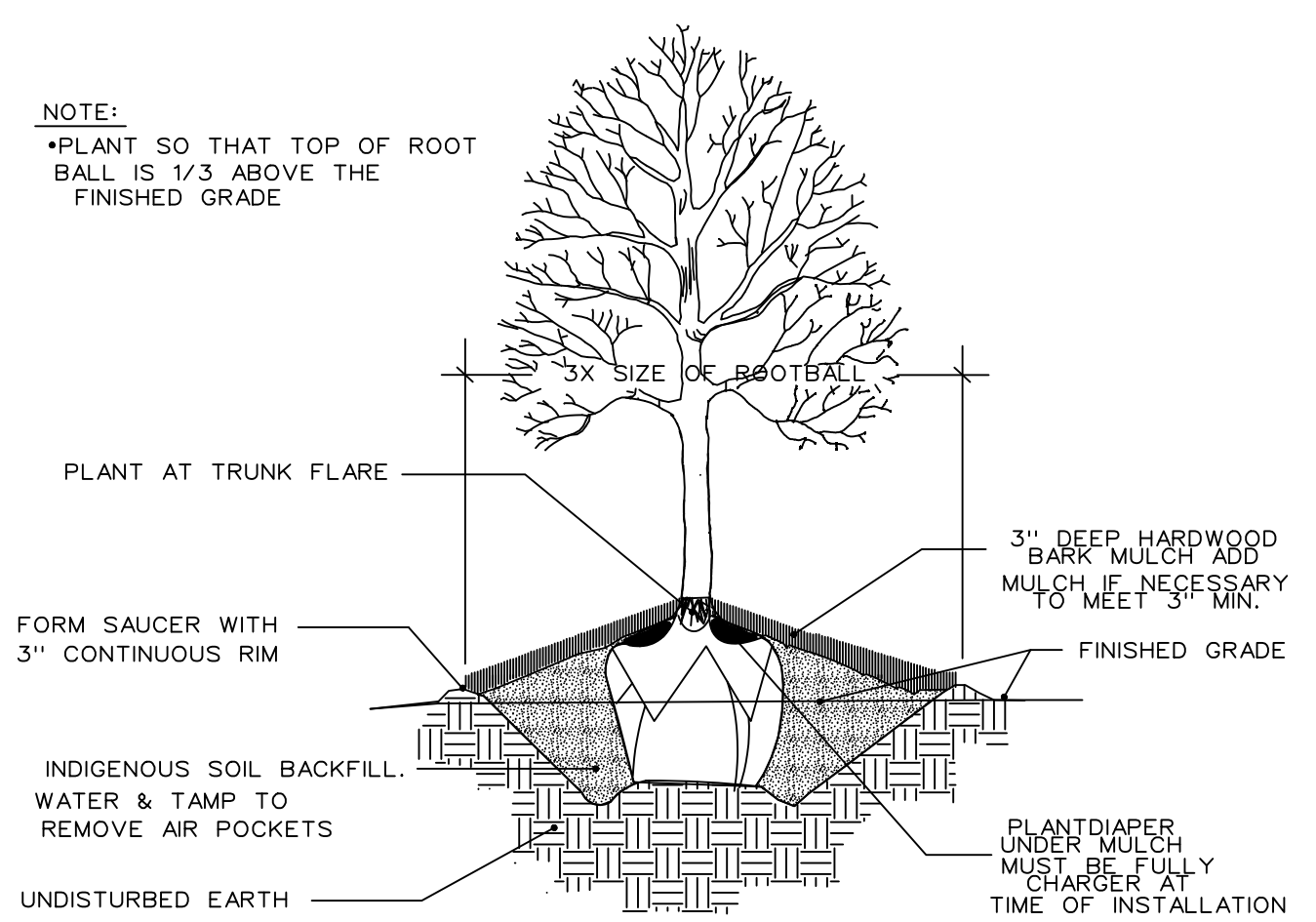
Date: 05.06.2022
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Project: 20124.00D



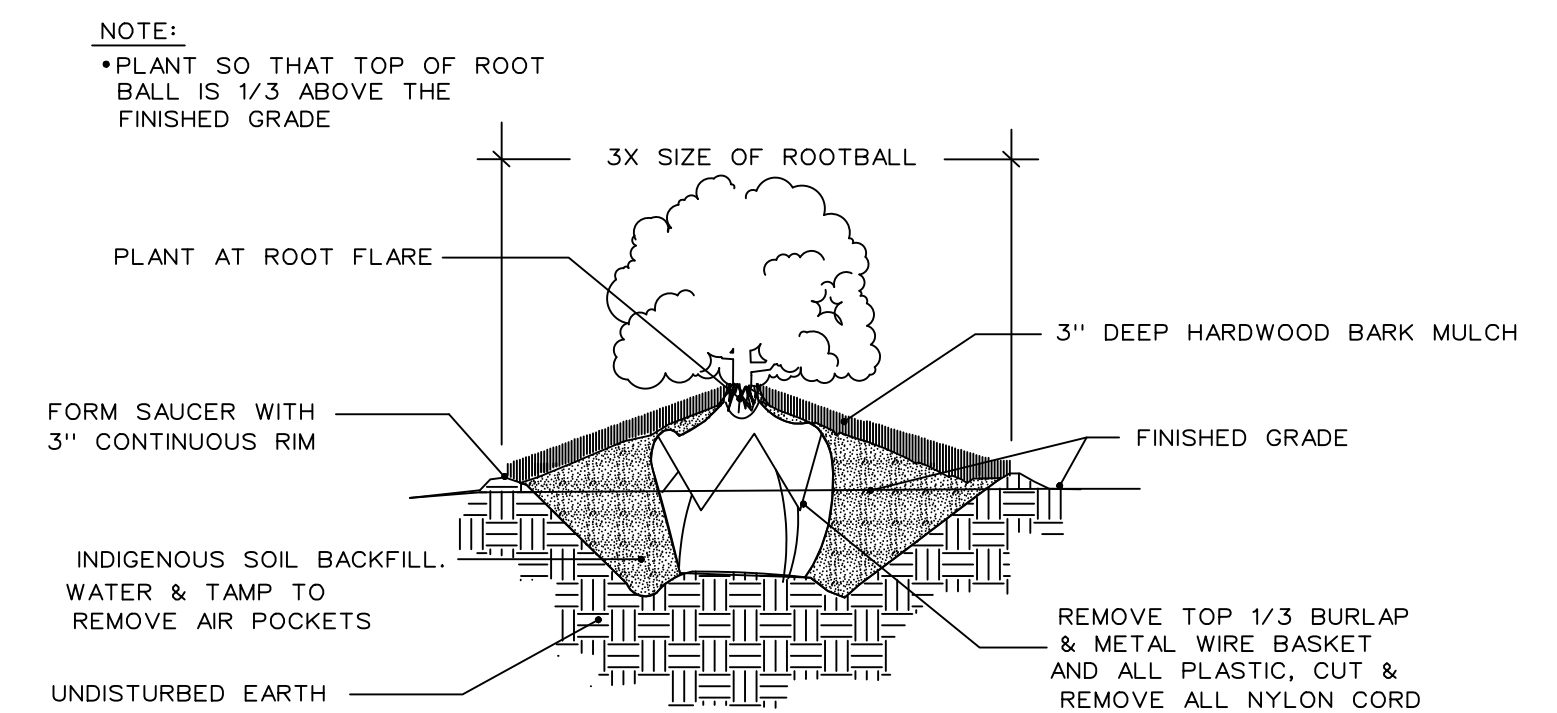
LOCATION MAP
(NOT TO SCALE)



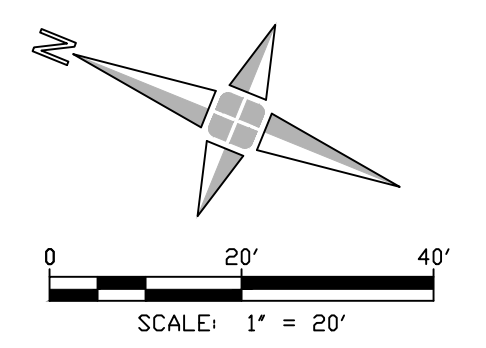
GROUNDCOVER PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE



SHRUB + ORN. GRASSES PLANTING DETAIL
NO SCALE



LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.

Landscape Contractor will sufficiently water all plant material located in the Meadow Lawn area that is not irrigated through an automatic system to establish healthy root systems of the shrubs, plugs, and seedlings under this two-year Irrigation Requirement Period.

PLANT NOTES:

- Plant materials shall be sound, healthy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6" above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004.)
- Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ('Preen' or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
- All tree wrap shall be removed upon planting.
- Mulch shall be shredded hardwood bark natural in color, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
- Trees shall be mulched with minimum of 4" deep hardwood bark mulch.
- Grass seed shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements. Failing plants should be replaced within 3 months of failing.
- Contractor shall provide in writing a list of recommended maintenance procedures for the first two (2) growing seasons.
- Remove top 1/3 of burlap on root ball or all if wrapped in plastic covering and/or nylon cord.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall be Upper Midwest/Great Lakes grown, No. 1 grade.
- Plant materials shall be planted within the annual planting window of March 15-Nov 15.
- Any plant substitutions must be approved in writing by the City prior to installation.

GENERAL NOTES:

- All Construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
 - All lawn areas shall be irrigated with an underground automatic irrigation system. Irrigation heads shall be placed such that water will not hit any hard surfaces or structures.
 - Two (2) year guarantee period begins at Final Acceptance of landscape material by the City's representative, a landscape architect, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
 - A minimum of one cultivation in each month of June, July, and August shall be performed within the 2-year warranty period.
 - Building Department will not release construction bonds until City landscape architect has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
 - Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.
 - Detention Basin plant material shall be sufficiently watered as needed to establish growth and heartiness.
 - Contractors must maintain 10 feet minimum between fire hydrants and any proposed tree plantings.
 - If construction leads to the demise of any trees by roots being cut on adjacent property, replacement to be facilitated by property owner

PLANT SCHEDULE

SYMBOL	ABBR	QUANTITY	CHARACTERISTICS	SIZE/NOTES
	AF	3	DECIDUOUS PARKING LOT TREE, SALT TOLERANT, RED FALL COLOR	3" cal., B&B
	OD	1	ORNAMENTAL DECIDUOUS TREE, FLOWERING	8-10" ht., B&B
	ST	7	STREET TREE, SHADE DECIDUOUS, SALT TOLERANT	3" cal., B&B
	MIS	17	ORNAMENTAL GRASS, SALT TOLERANT.	3 gal.
	GC 1	685 SF	GROUND COVER, SALT TOLERANT.	Flats
	GC 2	105 SF	GROUND COVER, SALT TOLERANT.	Flats