ADJOINER PARCEL LINE

EDGE OF CONCRETE (CONC.)

MINOR CONTOUR LINEMAJOR CONTOUR LINE

BUILDING AREA

BUILDING

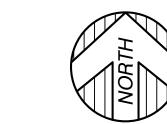
X FENCE (AS NOTED)

--- · · · -- OVERHEAD UTILITY LINE

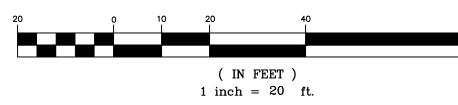
CONCRETE CURB

---- BUILDING OVERHANG

s — SEWER LINE



GRAPHIC SCALE



PROPERTY DESCRIPTION

MICHIGAN, AND DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF

PARCEL 1

THE EASTERLY 68 FEET OF LOT 9, AND THE SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR, HUBBARD AND DINGWALL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 84 OF PLATS, WAYNE COUNTY RECORDS.

THE EAST 12.5 FEET OF LOT 13 AND THE WEST 40 FEET OF LOT 11, AND THE SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR, HUBBARD AND DINGWALL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 84 OF PLATS, WAYNE COUNTY RECORDS.

WEST 37.5 FEET OF EAST 50 FEET OF LOT(S) 13 AND SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR OF HUBBARD AND DINGWALLS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE 84 OF WAYNE COUNTY RECORDS.

THE WEST 1/2 OF LOT 13, AND SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR OF HUBBARD AND DINGWALLS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE 84 OF WAYNE COUNTY

LOT 14, HUBBARD AND DINGWALL'S SUBDIVISION OF LOT 8 OF THE SUBDIVISION OF ONE 1/4 SECTION 45, 10,000 ACRE TRACT, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, AND 7 OF WORMER'S SUBDIVISION OF SAID LOT 8, TOWNSHIP OF GREENFIELD, WAYNE COUNTY, MICHIGAN, RECORDED AS LIBER 10, PAGE 84 PLATS, W.C.R.

TITLE REPORT NOTE (PARCEL 1)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE UNITED SETTLEMENT SERVICES, LLC FILE No. 22USSMI105471, DATED APRIL 15, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

12. EASEMENT(S) AND/OR SETBACK LINES, IF ANY, AS DISCLOSED BY THE RECORDED PLAT. (NONE)

13. GRANT OF EASEMENT IN FAVOR OF COMCAST CABLEVISION OF DETROIT AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 29916, PAGE 4039. (BLANKET EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

14. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AS EVIDENCED BY INSTRUMENT IN JOURNAL OF COMMON COUNCIL PROCEEDINGS OF 1900, PAGE 371 AND IN JOURNAL OF COMMON COUNCIL PROCEEDINGS OF 1906, PAGE 891. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

TITLE REPORT NOTE (PARCEL 2)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 2235204, DATED MARCH 11, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

16. BUILDING RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN AS CONTAINED IN THE INSTRUMENT RECORDED IN LIBER 353, PAGE 298; LIBER 630, PAGE 484; LIBER 807, PAGE 174 AND IN LIBER 2587, PAGE 147. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

17. TERMS, CONDITIONS AND PROVISIONS RECITED IN RESOLUTIONS RECORDED IN LIBER 1900 PAGE 371 AND IN LIBER 1906, PAGE 891. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY PER TITLE COMPANY)

18. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF THE SUBJECT PROPERTY INCLUDED IN THE VACATED PUBLIC ALLEY. (ALLEY AS SHOWN)

TITLE REPORT NOTE (PARCEL 3)

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 956243, DATED JULY 26, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

6. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 1906, PAGE 891. (ALLEY AS SHOWN)

7. THE RIGHTS OF THE LOT OWNERS OF HUBBARD AND DINGWALLS IN AND TO THE USE OF THE VACATED PORTION OF ALLEY.

8. OIL, GAS, MINERAL, AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN, AND THE TERMS, COVENANTS AND PROVISIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 31949, PAGE 101. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

11. EASEMENT(S), RESTRICTIONS AND/OR SETBACK LINES, IF ANY, AS DISCLOSED BY THE RECORDED PLAT. (NONE)

SURVEYOR'S CERTIFICATION

TO CLAIRMOUNT APARTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; UNITED SETTLEMENT SERVICES, LLC; PARKS TITLE; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 09/20/22.

DATE OF PLAT OR MAP: 09/22/22

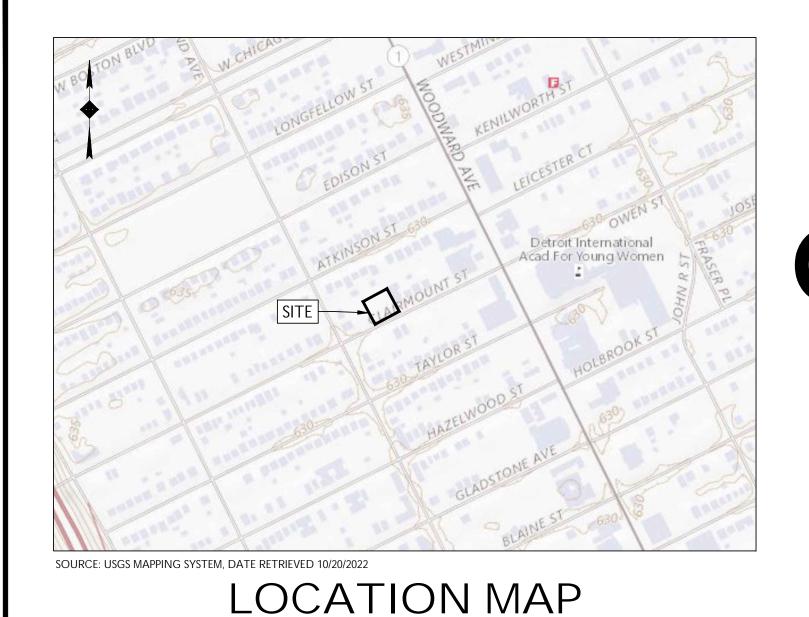


ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

PROFESSIONAL ENGINE
SURVEYING & ENVIRON
A GROUP OF COMPANIES
SERVICES
A GROUP OF COMPANIES
Sastpointe Detroit Ann Arbor Grand BI
(734) 994.0888 (888) 694.0

I / WSFS LAINU ///LE SUR D FOR: STONEFIELD ENGINEERING AND 30, 136—152, & 149 CLAIRMOUNT AVE, DETROIT, MICHIGAN

1 1 OF 1 SHEETS



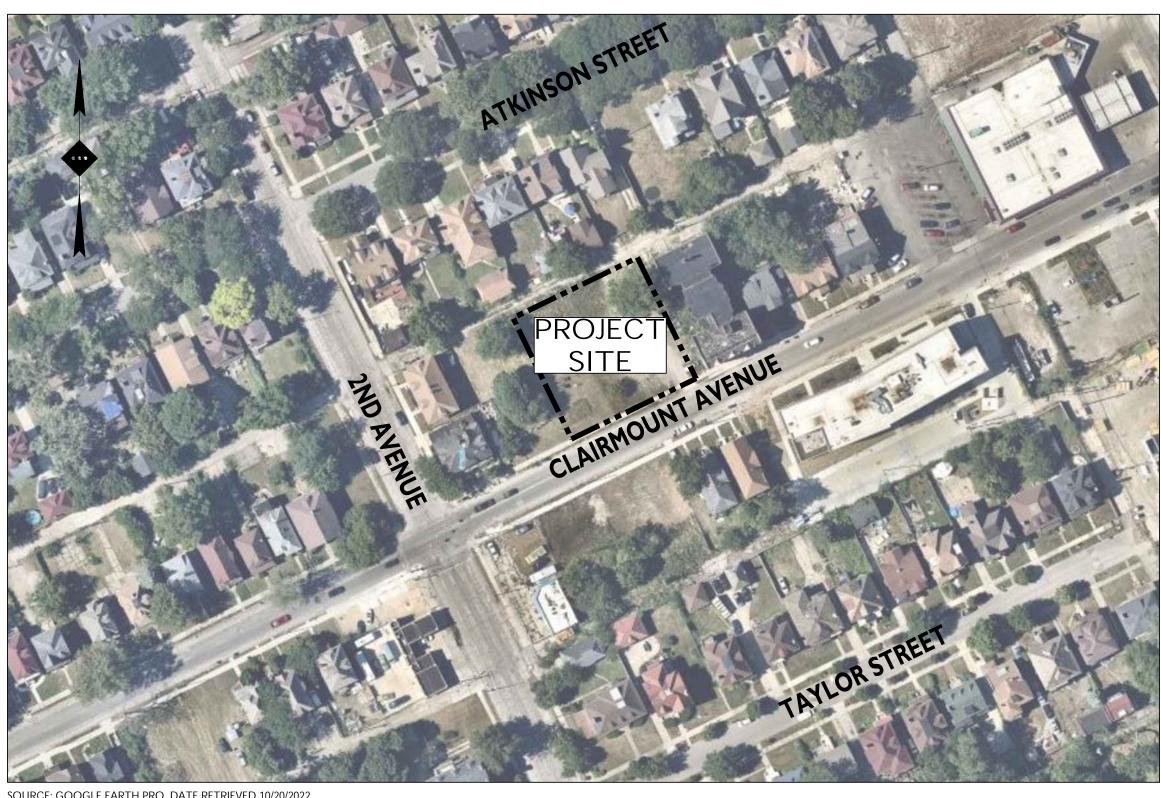
SCALE: $1'' = 500' \pm$

SITE DEVELOPMENT PLANS

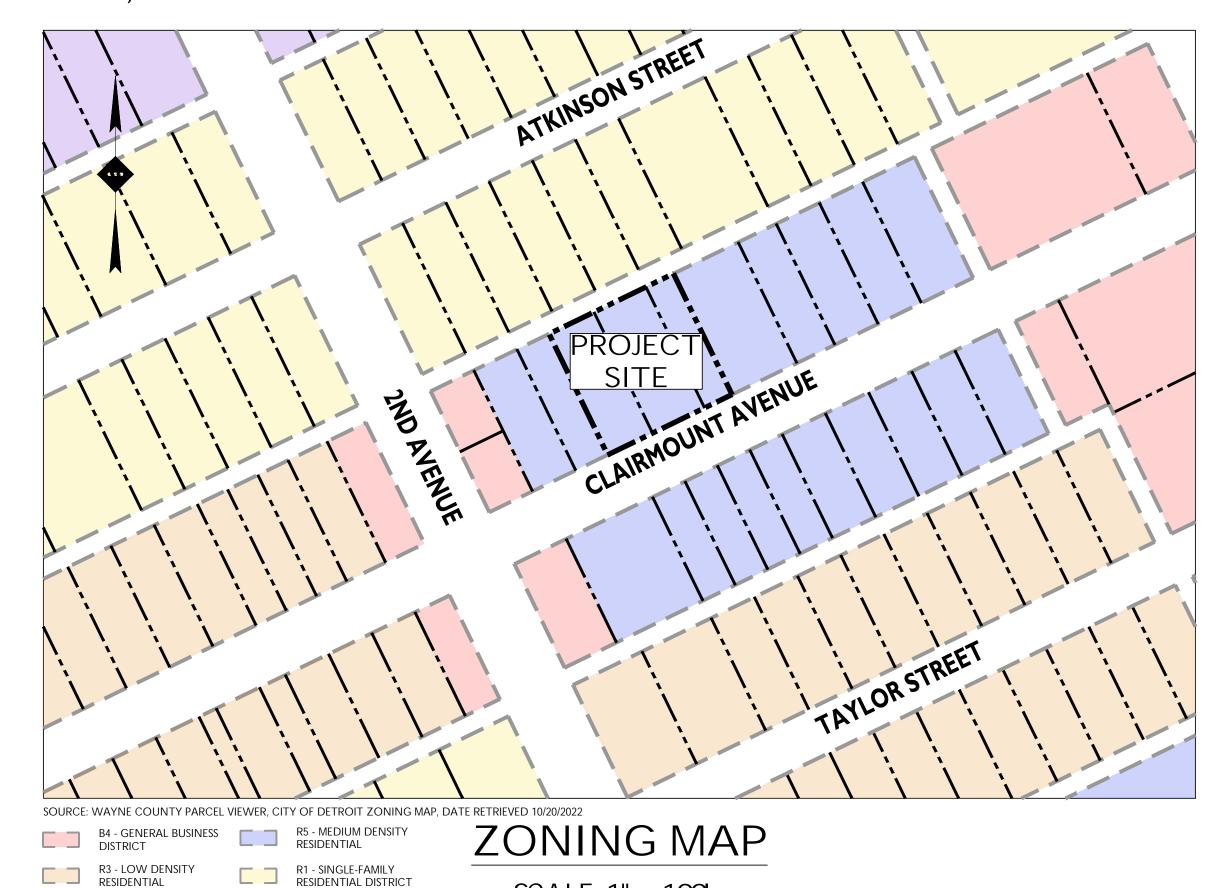
FOR

CLAIRMOUNT APARTMENTS, LLC PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429 136, 122 & 110 CLAIRMOUNT AVENUE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



AERIAL MAP SCALE: $1'' = 100' \pm$



SCALE: $1'' = 100' \pm$

PLANS PREPARED BY:





R1-H - HISTORIC OVERLAY
SINGLE-FAMILY RESIDENTIAL DISTRICT

Birmingham, MI · Rutherford, NJ · New York, NY Princeton, NJ · Tampa, FL · Boston, MA www.stonefieldeng.com

555 S. Old Woodward Ave. Suite 12L, Birmingham, MI 48009 Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- 1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:ALTA.NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, DATED 09/22/2022
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO LOCATION MAP OBTAINED FROM USGS NATIONAL
- CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF

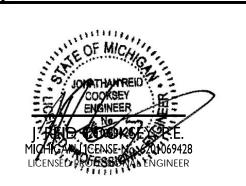
SHEET INDEX	·
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING & STORMWATER MANAGEMENT PLAN	C-4
LIGHTING PLAN	C-5
LANDSCAPING PLAN	C-6
LANDSCAPING DETAILS	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
CONSTRUCTION DETAILS	C-9 TO C-10

ADDITIONAL SHEETS					
DRAWING TITLE	SHEET #				
ALTA / NSPS LAND TITLE SURVEY	1 OF 1				

2 04/10/2025 JRC 1 01/09/2025 JSS ISSUE DATE BY					BULLETIN 004	PERMIT SET	DESCRIPTION
					JRC	JSS	ВҮ
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APPLICANT/OWNER

CLAIRMOUNT APARTMENTS, LLO



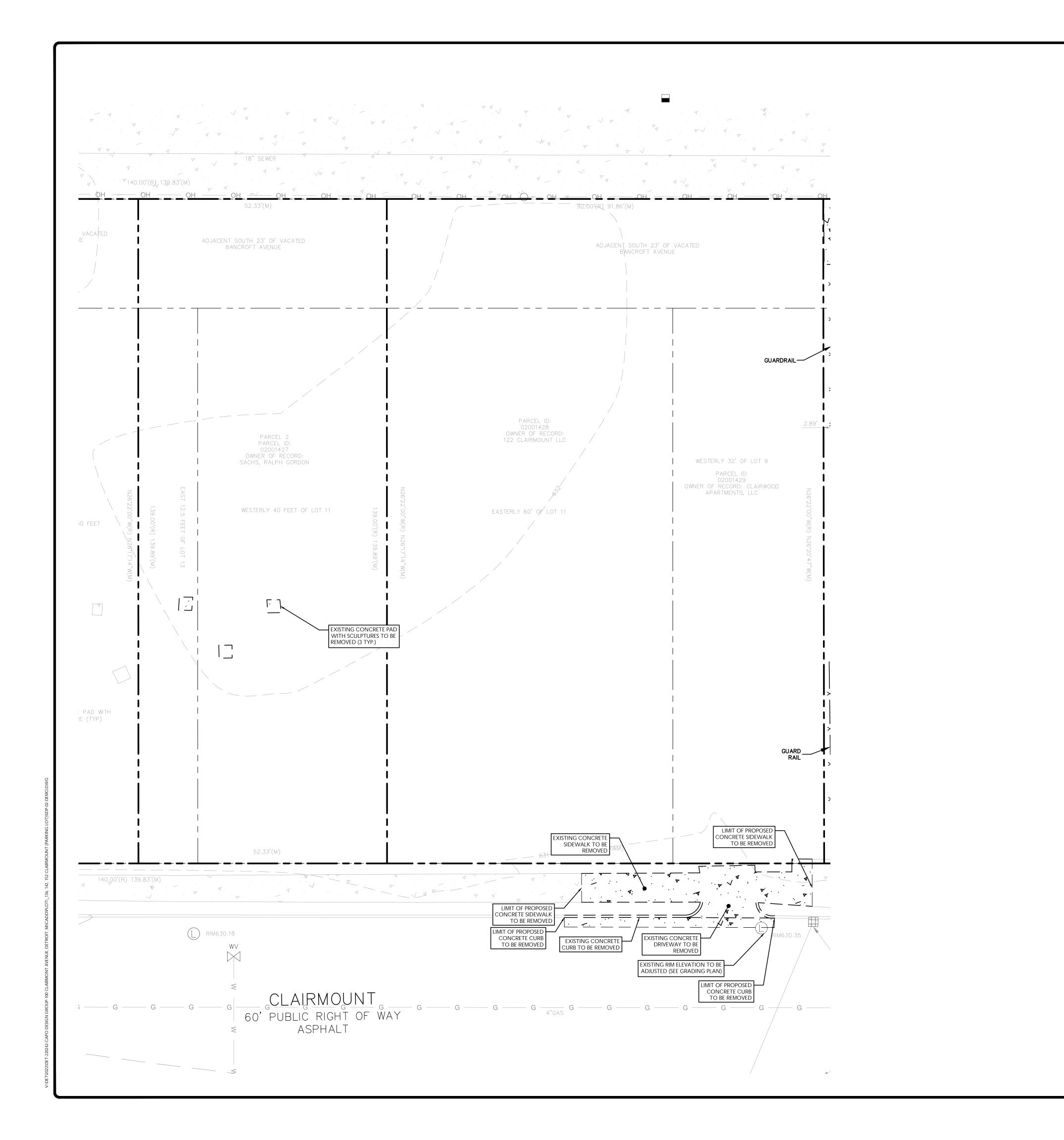


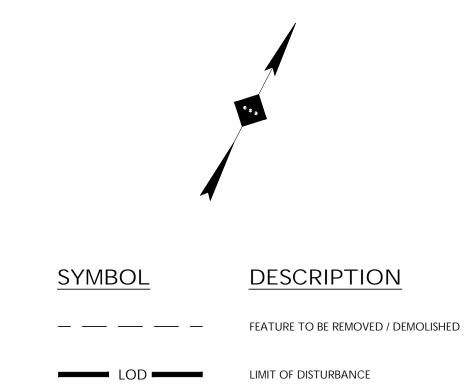
SCALE: AS SHOWN PROJECT ID: DET-220242

COVER SHEET

DRAWING:

C-1





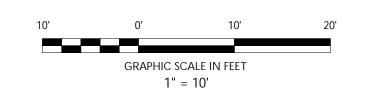
ALL SITE FEATURES WITHIN THE PROPERTY LIMIT INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



DEMOLITION NOTES

- 1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE
- SITE IMPROVEMENTS. 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.

 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE
- RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES. 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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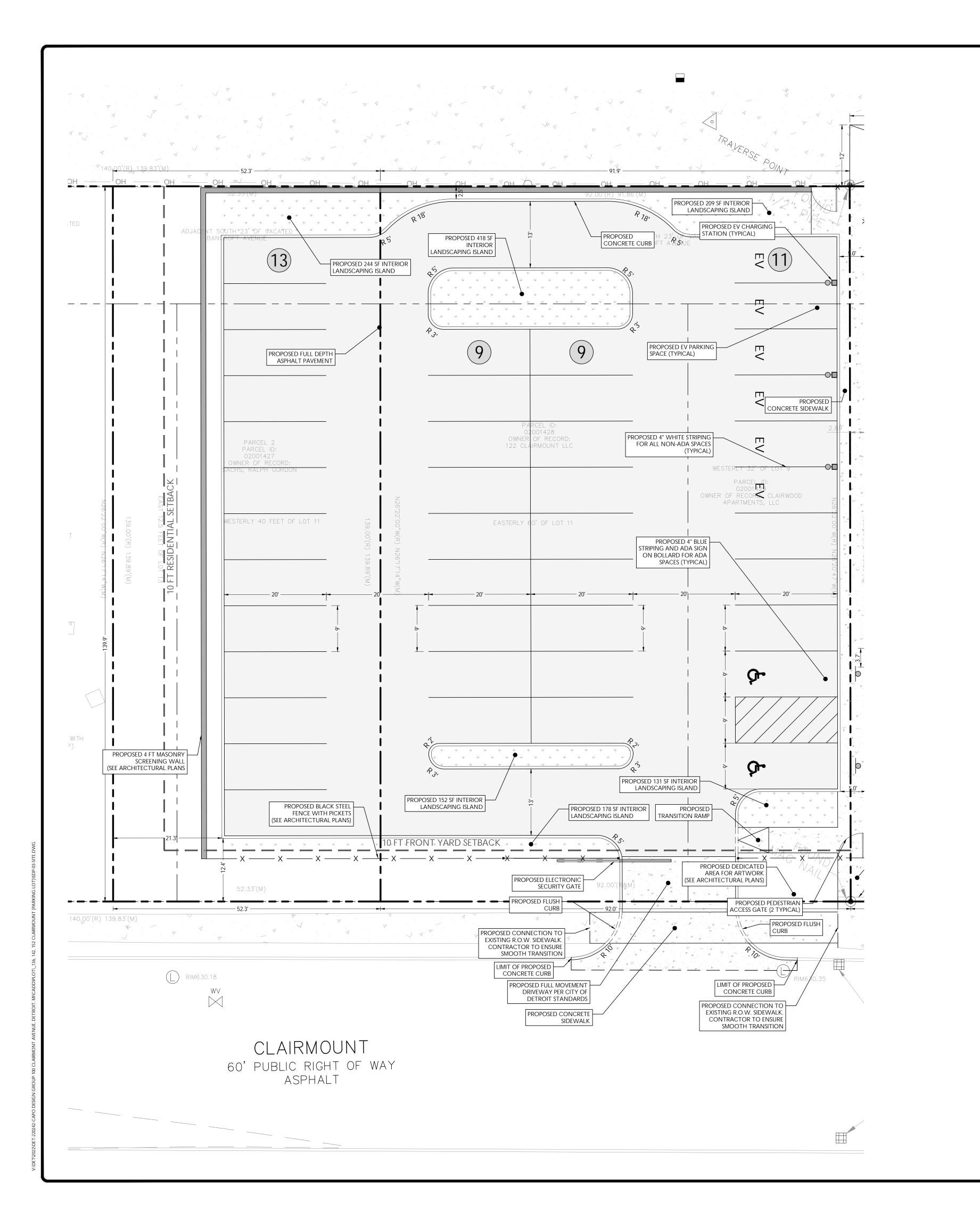


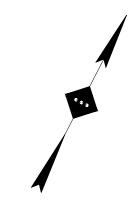


I" = 10' PROJECT ID: DET-220242

DEMOLITION PLAN

DRAWING:





LAND USE AND ZONING						
PARCEL ID: 02001427, 02001428, 02001429						
MEDIUM DENSITY RESIDENTIAL (R-5)						
PROPOSED USE						
PARKING LOT	PERMITTED USE					
ZONING REQUIREMENT	REQUIRED	PROPOSED				
MINIMUM LOT AREA	N/A	20,179 SF (0.46 AC)				
MINIMUM LOT WIDTH	N/A	144.3 FT				
MINIMUM LOT DEPTH	N/A	139.9 FT				
MINIMUM CLAIRMOUNT AVE SETBACK	10 FT	12.4 FT				
MINIMUM SIDE YARD SETBACK	10 FT	21.3 FT				
MINIMUM REAR YARD SETBACK	N/A	2.5 FT				
(*) NO LANDCCADING DUEED DECLU	DED VALLENT A DIA CENTE TA	0.00000				

NO LANDSCAPING BUFFER REQUIRED WHEN ADJACENT TO PUBLIC

OFF-STREET PARKING REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED					
§ 50-14-30	PARKING LOT:	42 SPACES					
	NO REQUIREMENT						
§ 50-14-232	PARKING SPACE:	20 FT X 9 FT					
	20 FT X 9 FT WITH 20 FT AISLE	W/ 20 FT AISLE					
§ 50-14-343	INTERIOR LANDSCAPING:	1,365 SF					
	18 SF PER 1 SPACE						
	(42 SPACES) (18 SF) = 756 SF	<i></i>					

CROSS ACCESS / SHARED PARKING AGREEMENT TO BE RECORDED BETWEEN THE TWO SUBJECT PROPERTIES

ALL DAMAGED SIDEWALK TO BE REPLACED PER CITY STANDARD DETAILS

SYMBOL **DESCRIPTION** PROPERTY LINE SETBACK LINE SAWCUT LINE PROPOSED CURB PROPOSED FLUSH CURB PROPOSED SIGNS / BOLLARDS PROPOSED CONCRETE PROPOSED AREA LIGHT PROPOSED SCREENING WALL PROPOSED FENCE PROPOSED BUILDING DOORS

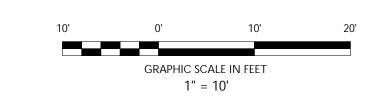
GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED
- 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION. 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE

IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL

IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN,

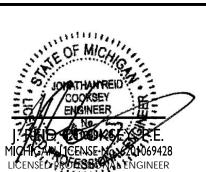
- PROPERTY. 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET. 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN
- ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE
- GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS. 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET. 13. SITE LIGHTING AND ELECTRICAL SERVICE ARE BY DTE AND COORDINATED WITH ETS.
- 14. CONTRACTOR TO PROVIDE POWER AND UNDERGROUND CONDUIT FOR GATE OPERATOR.



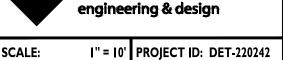
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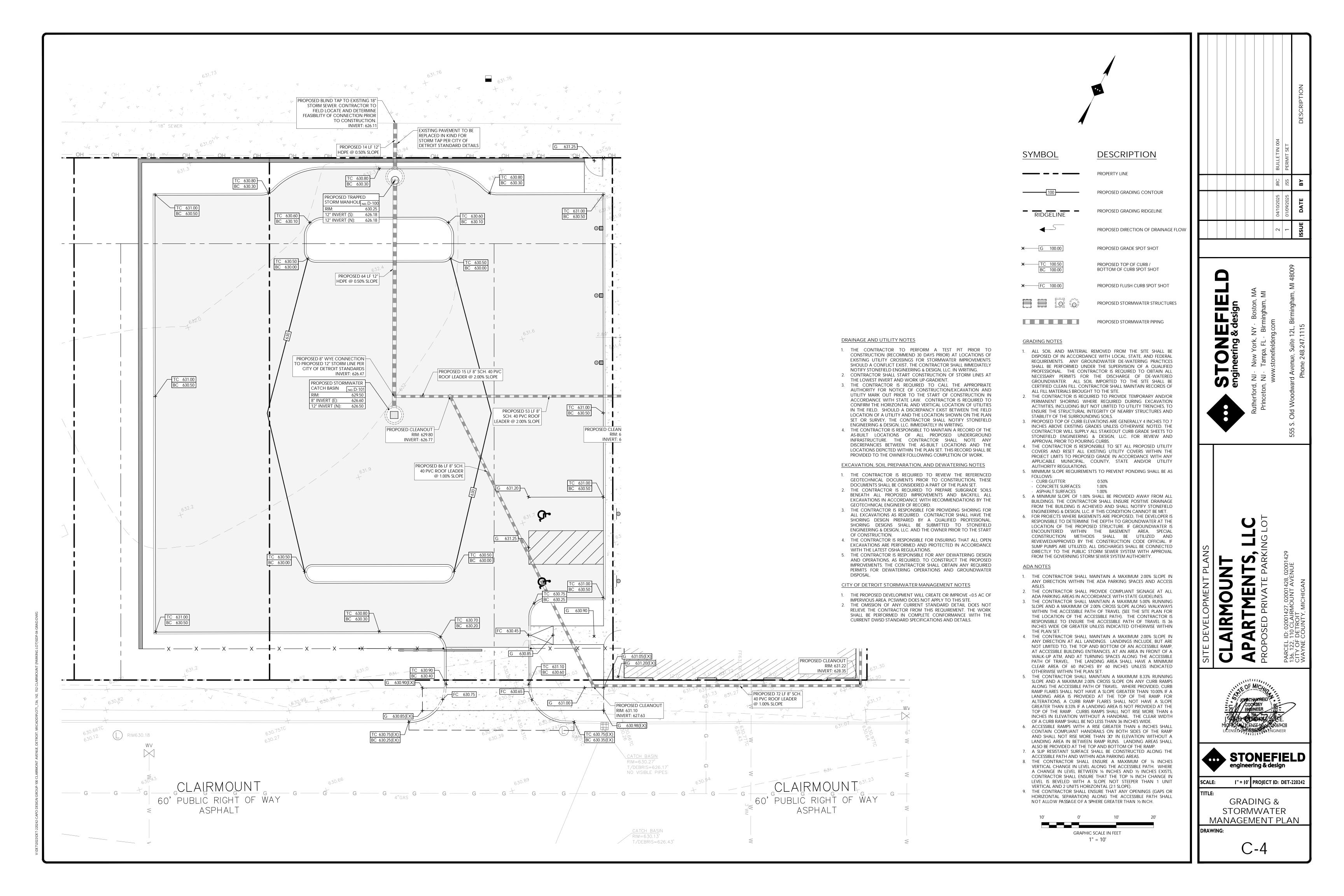
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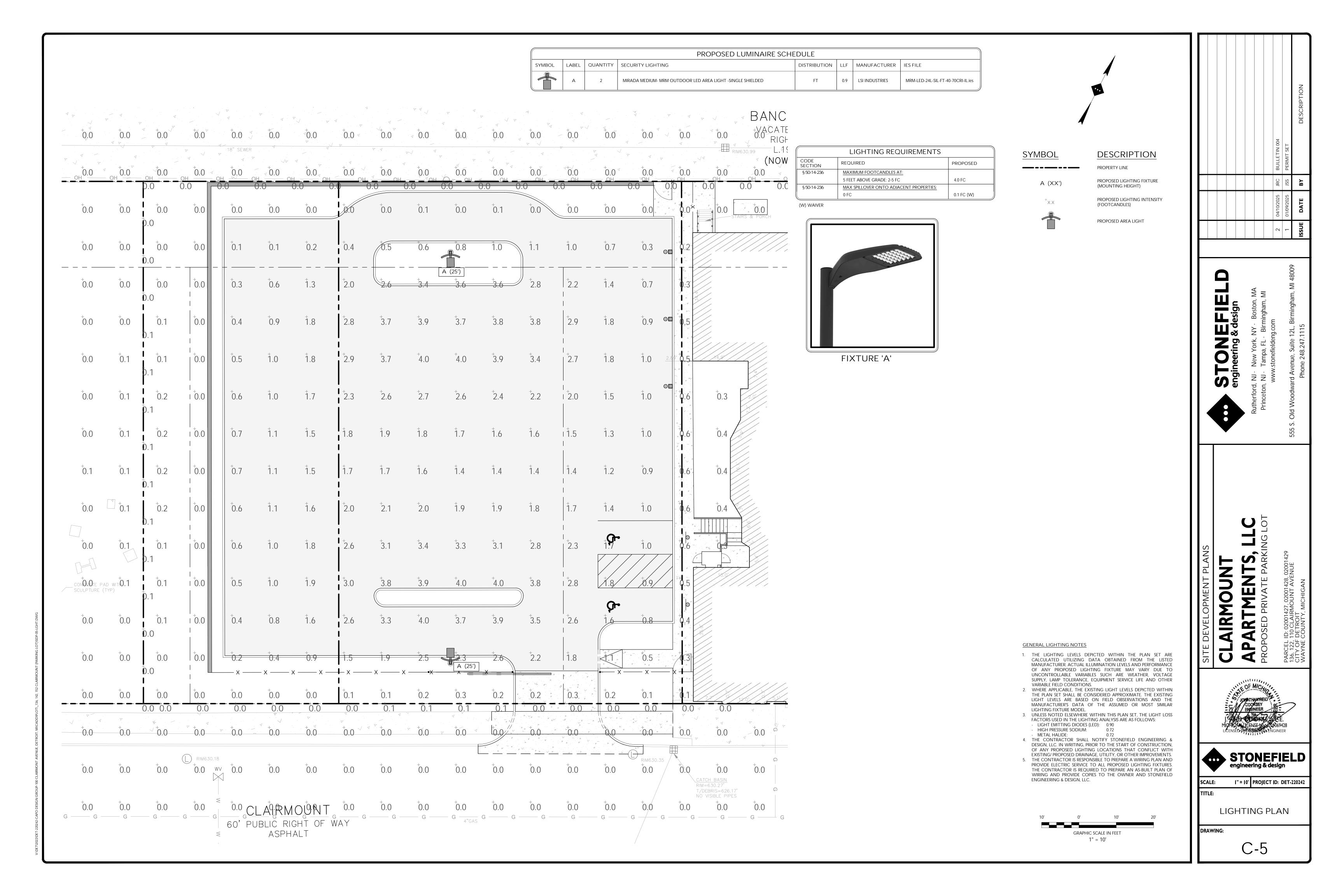


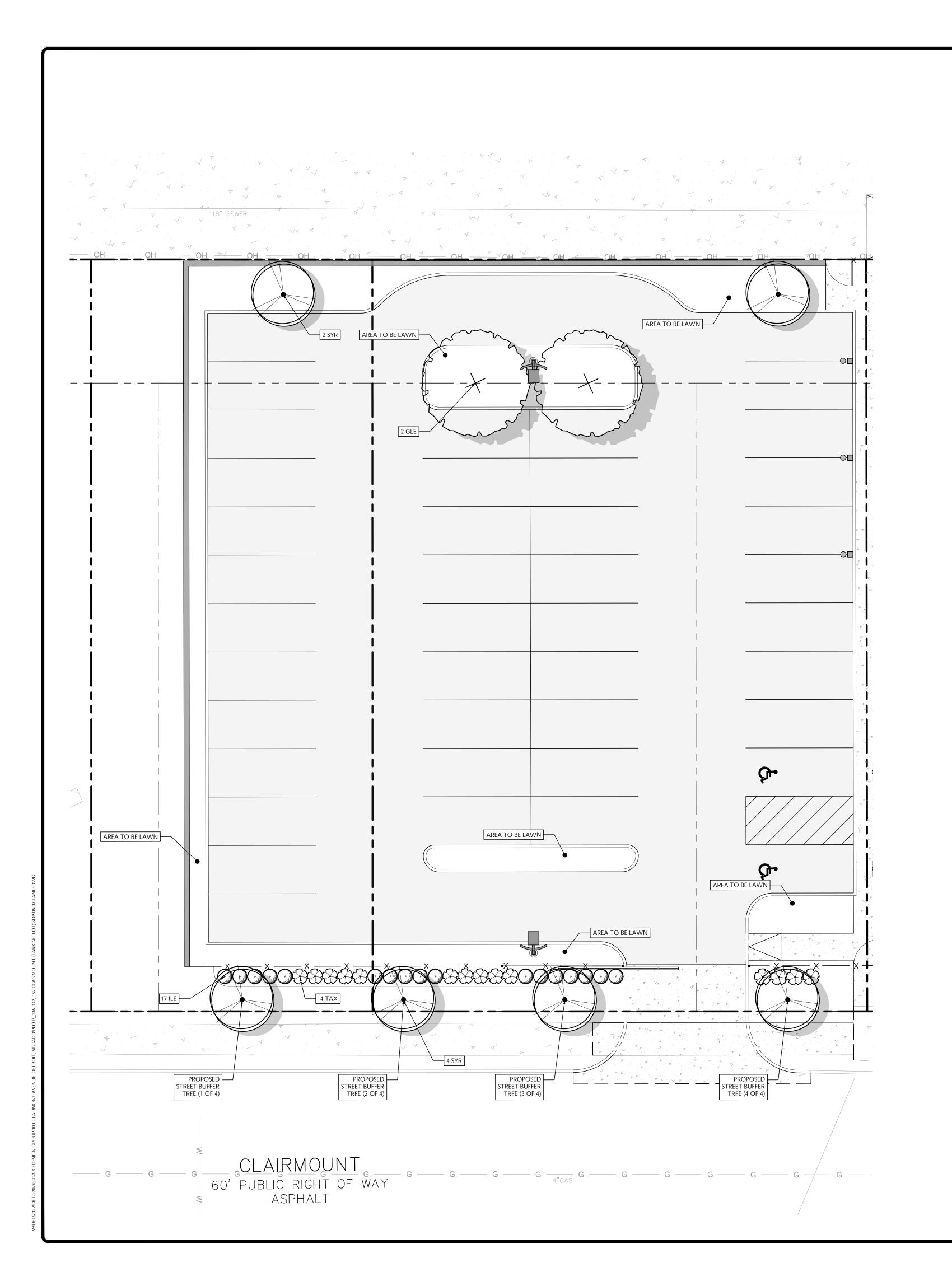




SITE PLAN DRAWING:







CODE SECTION	REQUIRED	PROPOSED
	LANDSCAPE REQUIREMENTS	
§ 15-14-326.	ALL UNPAVED AREAS SHALL BE LANDSCAPED	COMPLIES
§ 15-14-327.(3)	ALL HEDGES AND OPAQUE SCREENING THAT IS MAINTAINED OR PLACED WITHIN 20 FT OF HE PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH	COMPLIES
	SCREENING REQUIREMENTS	
§ 15-14-341.(1)	OFF-STREET PARKING VISIBLE FROM A PUBLIC STREET SHALL INCLUDE A LANDSCAPE BUFFER STRIP MINIMUM 5 FT WIDE ALONG THE RIGHT-OF-WAY	COMPLIES
§ 15-14-341.(1)a.	1 TREE FOR EVERY 30 LF OF BUFFER FRONTAGE	
	CLAIRMOUNT AVENUE: 116 FT	
	(116 FT) * (1 TREE / 30 FT FRONTAGE) = 4 TREES	4 TREES PROPOSED
24544044(4)	TREES SHALL HAVE A MINIMUM PLANTING AREA OF 18 SF	COMPLIES
§ 15-14-341.(1)b.	VEGETATION, A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN 30-36 INCHES HIGH SHALL BE LOCATED IN THE LANDSCAPED BUFFER	CONTINUOUS PLANTED SCREEN PROVIDED
§ 15-14-341.(1)b.6.	VEGETATIVE SCREEN SHALL PROVIDE 75% OPACITY	COMPLIES
	RESIDENTIAL SCREENING REQUIREMENTS	
§ 15-14-342(1)	WHERE A RESIDENTIAL LOT THAT HAS A DWELLING UNIT ABUTS A PARKING AREA VISIBLE FROM THE RESIDENTIAL LOT, AN OPAQUE WALL SHALL BE PLACED AT THE EDGE OF THE PARKING AREA TO PROVIDE SCREENING	MASONRY WALL PROPOSED
§ 15-14-342 (1)b.	THE NEAREST PARKING SPACE, DRIVE AISLE, OR OTHER PAVED SURFACE WITHIN THE PARKING AREA SHALL BE LOCATED AT LEAST 10 FT FROM THE ABUTTING RESIDENTIAL LOT	COMPLIES
§ 15-14-342(2)	WHERE A RESIDENTIAL LOT THAT DOES NOT HAVE A DWELLING UNIT ABUTS A PARKING AREA VISIBLE FROM THE RESIDENTIAL LOT, AN OPAQUE WALL SHALL BE PLACED AT THE EDGE OF THE PARKING AREA TO PROVIDE SCREENING	MASONRY WALL PROPOSED
§ 15-14-342 (2)b.	THE NEAREST PARKING SPACE, DRIVE AISLE, OR OTHER PAVED SURFACE WITHIN THE PARKING AREA SHALL BE LOCATED AT LEAST 10 FT FROM THE ABUTTING RESIDENTIAL LOT	COMPLIES
§ 15-14-342 (3)	SCREENING SHALL BE MINIMUM 4 FT HIGH AND MAXIMUM 6 FT HIGH THIS SETBACK AREA SHALL BE LANDSCAPED	4 FT HIGH MASONRY WALL PROPOSED COMPLIES
		COMPLIES
§ 15-14-343.	INTERIOR LANDSCAPING REQUIREMENTS OFF-STREET PARKING AREAS WITH 25 OR MORE PARKING SPACES SHALL CONTAIN LANDSCAPED AREAS AT THE EDGES OF THE PARKING AREA TO BREAK UP THE EXPANSE OF PAVEMENT	COMPLIES
§ 15-14-343.(1)	18 SF OF LANDSCAPED AREA SHALL BE PROVIDED FOR EVERY PARKING SPACE	1,346 SF PROPOSED
§ 15-14-343.(2)	(42 SPACES) * (18 SF) = 756 SF EACH INTERIOR LANDSCAPED AREA SHALL HAVE A	COMPLIES
3 15-14-343.(2)	MINIMUM AREA OF 150 SF EACH INTERIOR LANDSCAPED AREA SHALL HAVE A	COMPLIES
	MINIMUM DIMENSION OF 7 FT IN ANY DIRECTION EACH INTERIOR LANDSCAPED AREA SHALL HAVE 1	COMPLIES
	SHADE TREE	
245442:242	PARKING LOT TREES	
§ 15-14-343.(4)	1 TREE FOR EVERY 250 SF OF REQUIRED INTERIOR LANDSCAPED AREA (756 SF) * (1 TREE / 250 SF) = 3 TREES	3 TREES PROPOSED
	OPEN SPACE REQUIREMENTS	2 INTES LYOPUSED
§ 15-14-361.	ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS,	COMPLIES

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
\otimes	GLE	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SYR	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" - 2.5" CAL	B&B
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
•	ILE	17	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	30" - 36"	POT
₩	TAX	14	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" - 36"	РОТ

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

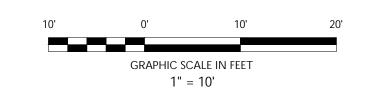


IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- 1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED. 3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM
- 3. THE CONTRACTOR STALL RESTORE MISCS. THE STALL STALL
- SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. 5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- 6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING



			BULLETIN 004	PERMIT SET	DESCRIPTION	
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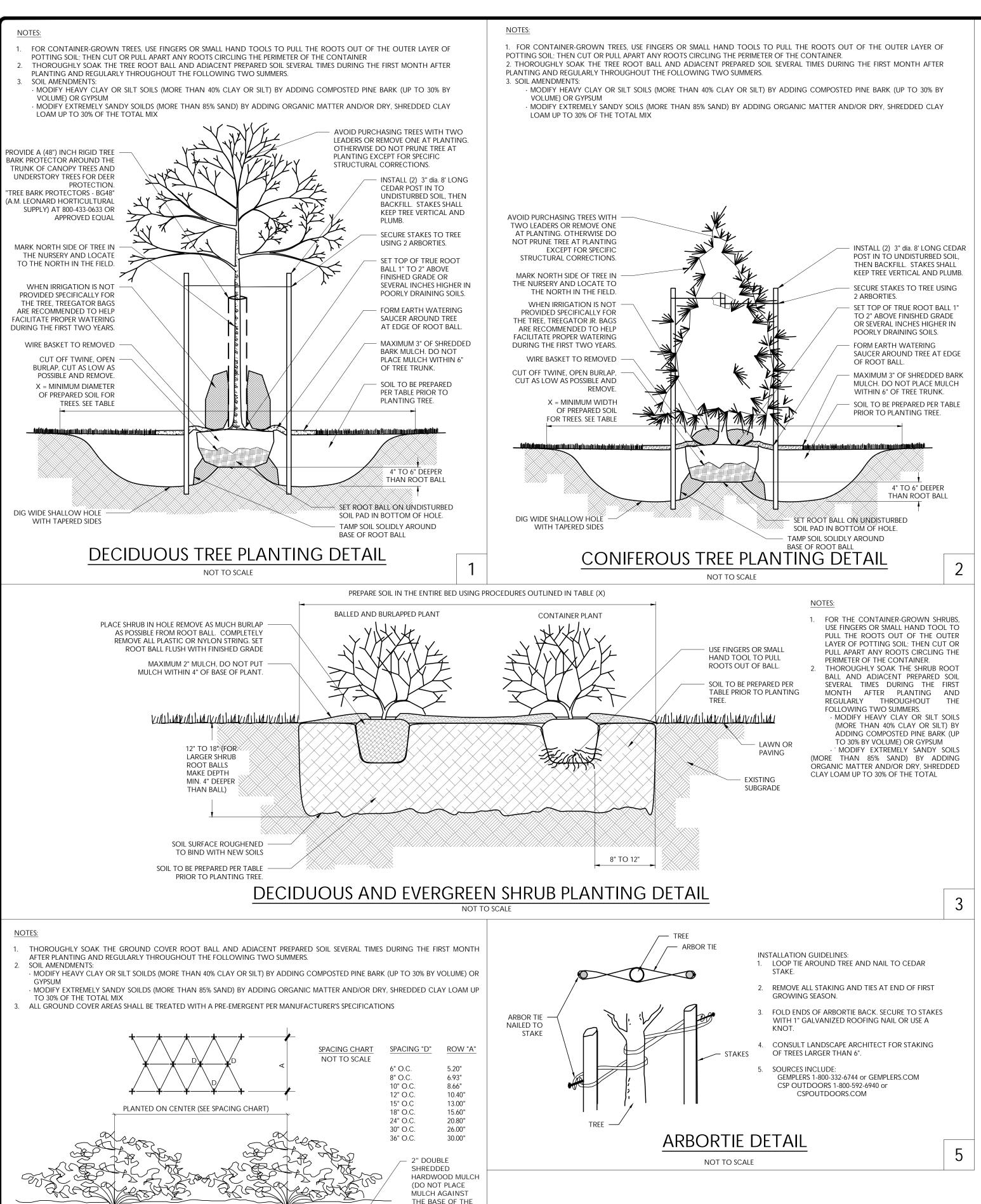




I" = 10' PROJECT ID: DET-220242

LANDSCAPING PLAN

DRAWING:



PLANT) GENTLY PULL ROOTS AWAY FROM TOPSOIL MASS WITH

1 PART SOIL AMENDMENT

(BASED ON SOIL TEST)

3 PARTS NATIVE TOPSOIL

BACKFILL SOIL

GROUND COVER/PERENNIAL/ANNUAL

PLANTING DETAIL

GENERAL LANDSCAPING NOTES

- SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE
- PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL. 3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL,
- 4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND
- SEED VERIFYING TYPE AND PURITY. 5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING
- DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL 6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE

PROTECTION OF EXISTING VEGETATION NOTES

- 1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN. PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT. 3. In rare instances where excavating, fill, or grading is required within the drip-line of trees to remain, the WORK SHALL BE PERFORMED AS FOLLOWS:
- TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN THE TREE ROOTS SHALL NOT BE CLIT BUT THE Trench shall be tunneled under or around the roots by careful hand digging and without injury to THE ROOTS. NO ROOTS LIMBS OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SLIREACE RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY FARTH FILL IS PLACED. NEW FARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED. A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
- LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED. SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION. NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST where cut exceeding 6 inches (6") is required, a dry laid retaining wall shall be constructed. If applicable THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MULCH NOTES:

- 1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE
- TO NOTIFICATION OF RESULTS 2. Based on soil test results, adjust the rates of lime and fertilizer that shall be mixed into the top six inches (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM
- UP TO 30% OF THE TOTAL MIX. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1")
- 4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGH 5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE
- . Contractor shall provide a Six Inch (6") deep layer of topsoil in all planting areas. Topsoil shall be spread OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
- INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE. REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN. 9 ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND LINIFORM PLANE WITH NO ABRUPT CHANGE
- OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO
- INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE 11. Double shredded hardwood mulch or approved equal shall be used as a three inch (3") top dressing in all SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND
- ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE FASILY DISPLACED BY WIND OR WATER RUNOFF 12. Whenever Possible, the soil preparation area shall be connected from planting to planting. 13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR
- EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE 14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN
- PRODUCT AND PLANT MATERIAL 15. All Planting soil shall be amended with the following:
- MYCRO® TREE SAVER A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA. TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS
- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION. MYCOR® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS
- IN A PH RANGE OF 3 TO 9. FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION. OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS. TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER. AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT						
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL				
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS				
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS				
4 >" CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS				

1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES

- 1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. 2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER
 - COMMON NAMES. 3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
 - ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE 4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR
 - FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE 5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY
 - TAGGED WITH THE PROPER NAME AND SIZE 6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
 - 7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO FNCOMPASS THE FIBROUS ROOT FEFDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS
 - USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED. 8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE
 - ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE. 9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING 10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE
 - NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE 11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
 - 12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED. 13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO
 - RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT. 14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR
 - 15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS: PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 JUNE 15 OR SEPTEMBER 1 DECEMBER 1) 16. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON

IAKTING SEPTEMBER 13):		
BIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
CER BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
CER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
CER RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
CER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETIES
TULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
ARPINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
EDRUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
TI TIO VA DIETIEO	II IN LIDED LIO VID OIN II ANI A	OODDI IO VA DIETIEO

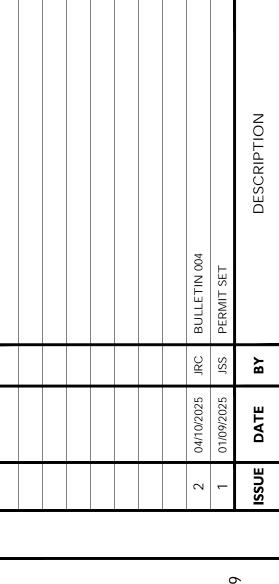
- CELTIS VARIETIES JUNIPERUS VIRGINIANA **SORBUS VARIETIES** CERCIDIPHYLLUM VARIETIES KOELREUTERIA PANICULATA TAXODIUM VARIETIES CERCIS CANADENSIS LIQUIDAMBAR VARIETIES TAXUX B REPANDENS **CORNUS VARIETIES** LIRIODENDRON VARIETIES TILIA TOMENTOSA VARIETIES **CRATAEGUS VARIETIES** MALUS IN LEAF ULMUS PARVIFOLIA VARIETIES
- NYSSA SYLVATICA ZELKOVA VARIETIES 17. IF A PROPOSED PLANT IS UNATTAINABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- 18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED. 19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION
- AS APPROVED BY THE LOCAL MUNICIPALITY. 20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED. 21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR THER MEANS. REPAIRING AND RESHAPING WATER RINGS OR SAUCERS. MAINTAINING STAKES AND GUYS IF ORIGINALI REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND
- PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION. 2. Mow all grass areas at regular intervals to keep the grass height from exceeding three inches (3"). Mowing SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS,
- and sidewalks. Cleanup after mowing shall include sweeping or blowing of paved areas and sidewalks to CLEAR THEM FROM MOWING DEBRIS 3. GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL
- OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND 24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE
- CONTRACT SHALL BE ESTABLISHED. 25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- 26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL. 27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND

PLANT MATERIAL GUARANTEE NOTES

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S !. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS. 3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, vandalism, physical damage by animals, vehicles, etc., and losses due to curtailment of water by local AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES

- 1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS. 2. SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND
- WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION." 3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOD 4. SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS
- PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION."
- 5. Protect New Lawn Areas against trespassing while the seed is germinating. Furnish and install fences, signs, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.





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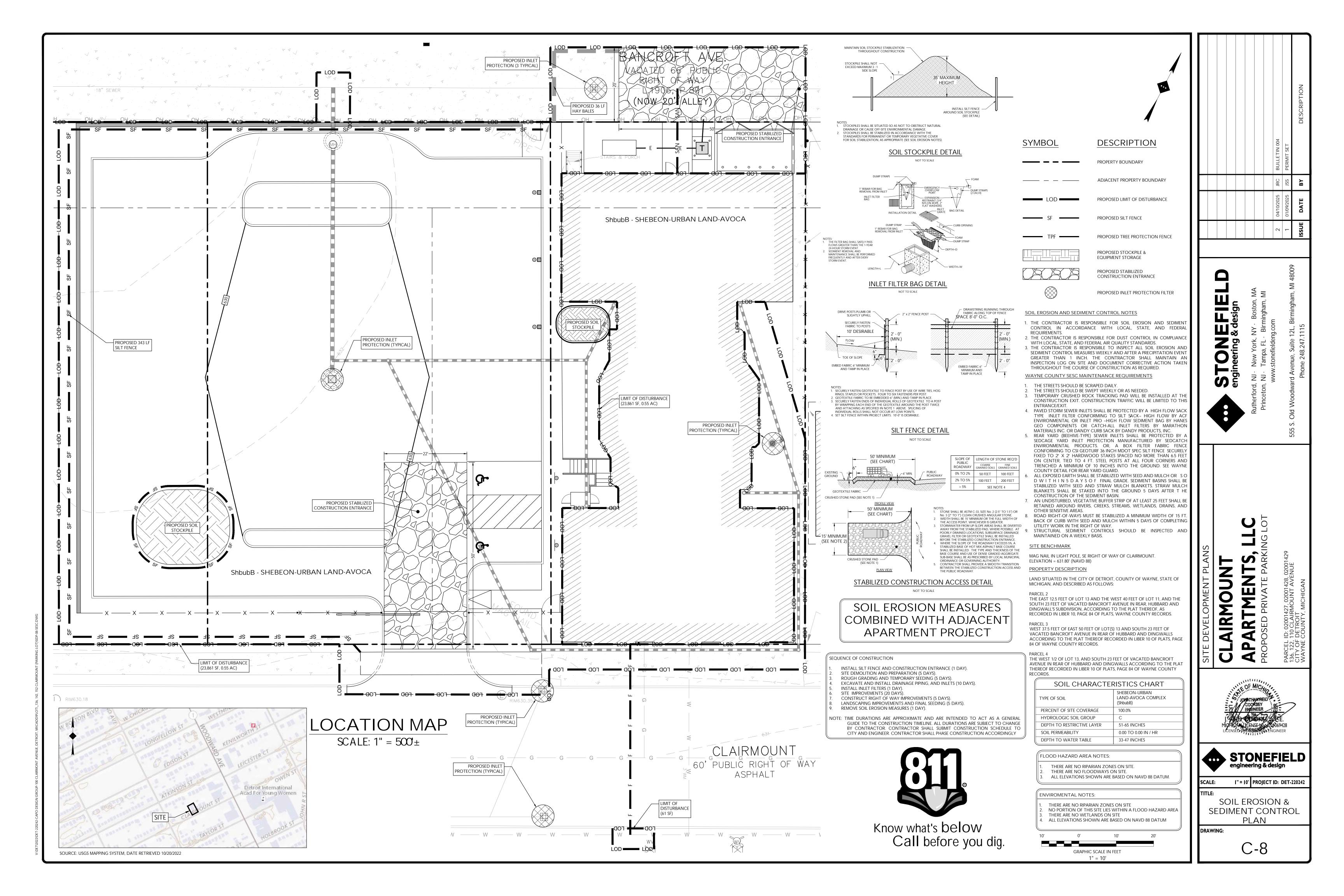


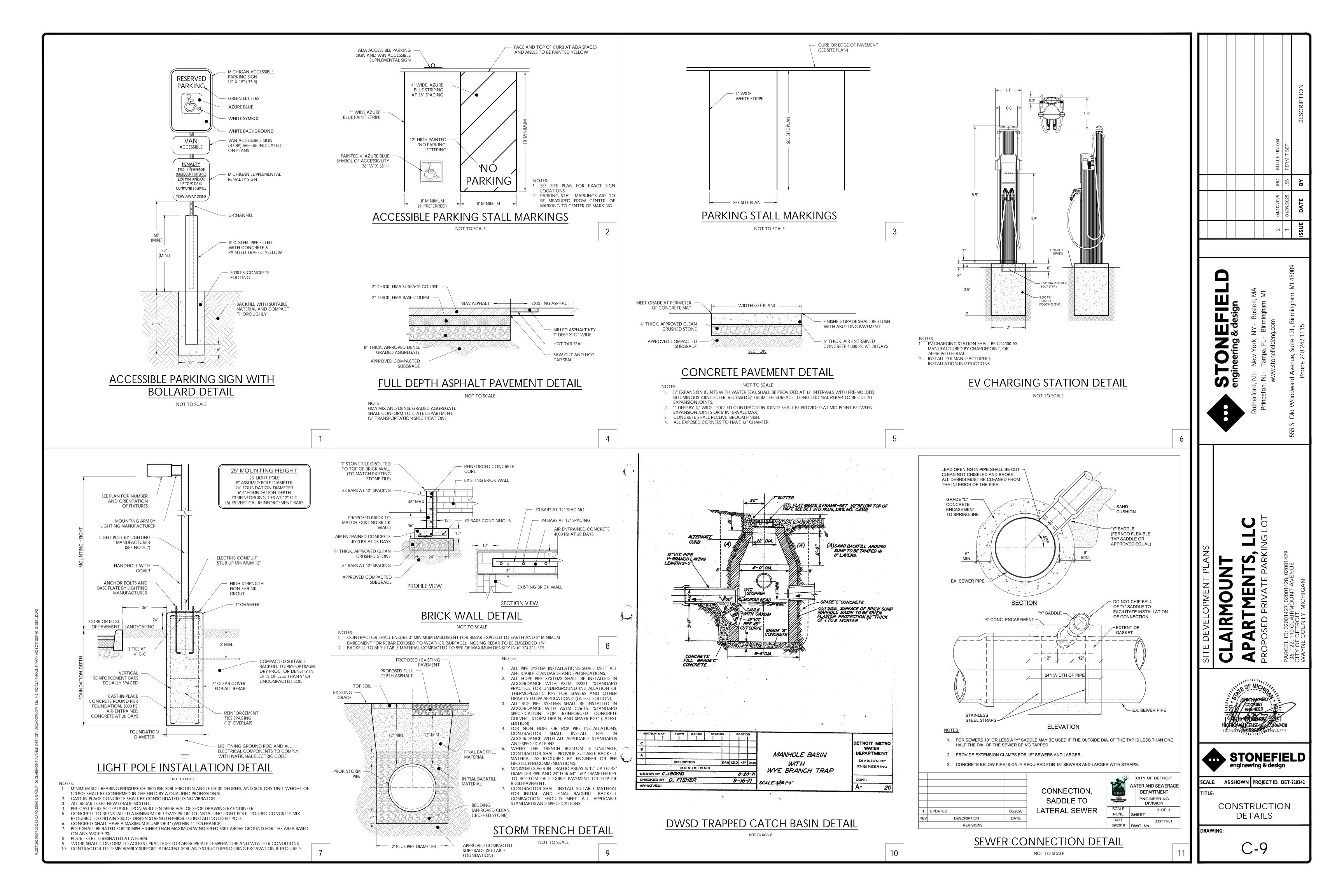


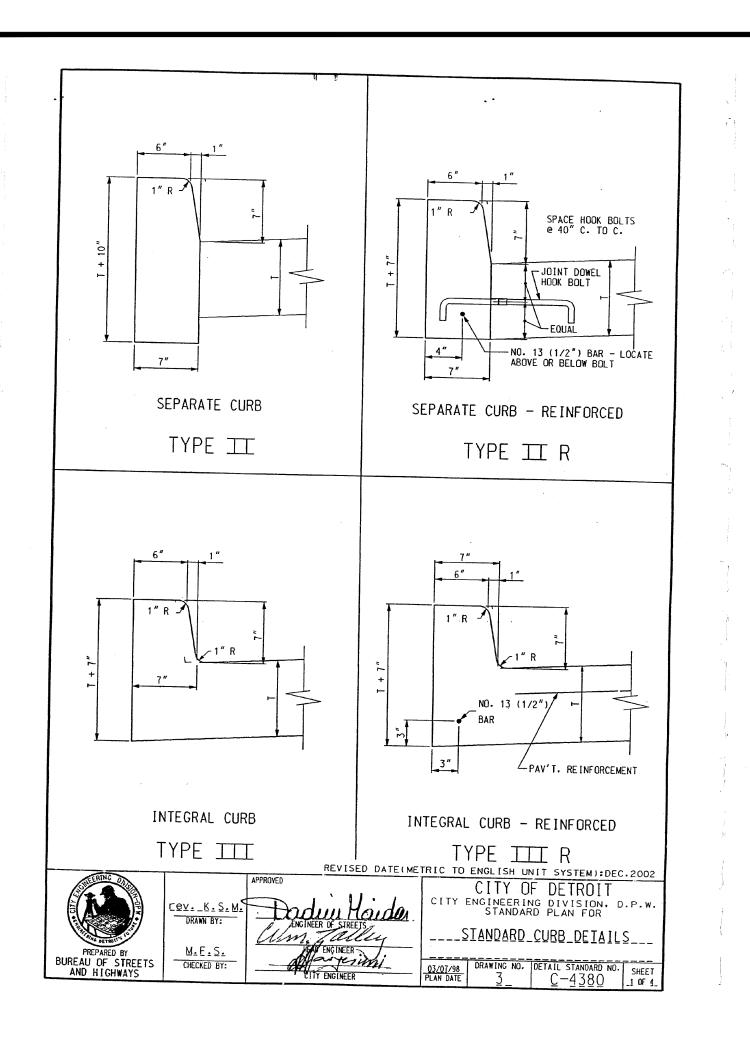
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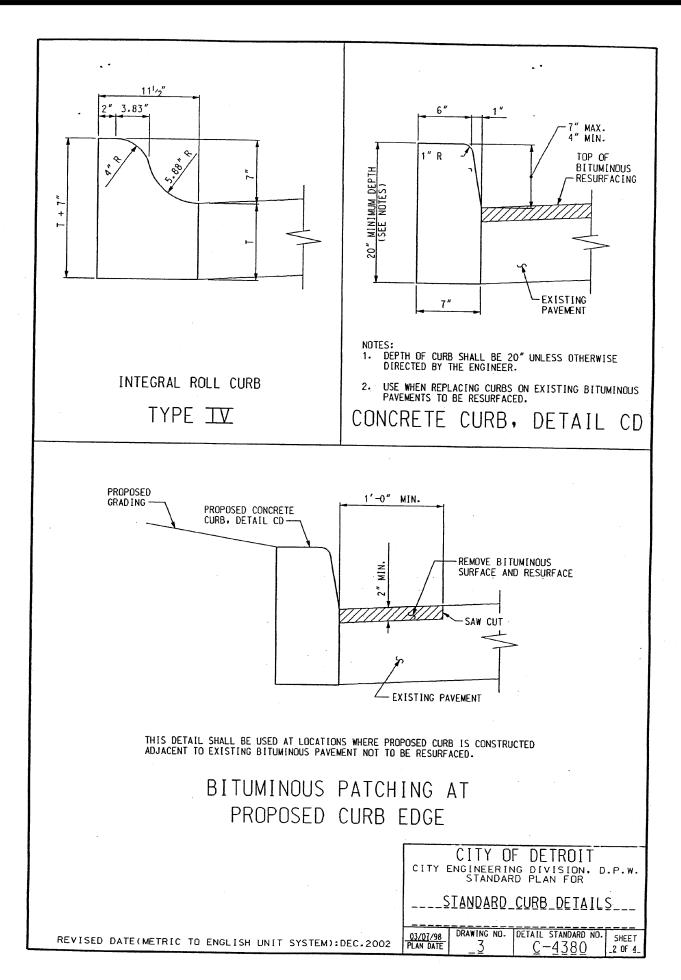
LANDSCAPING DETAILS

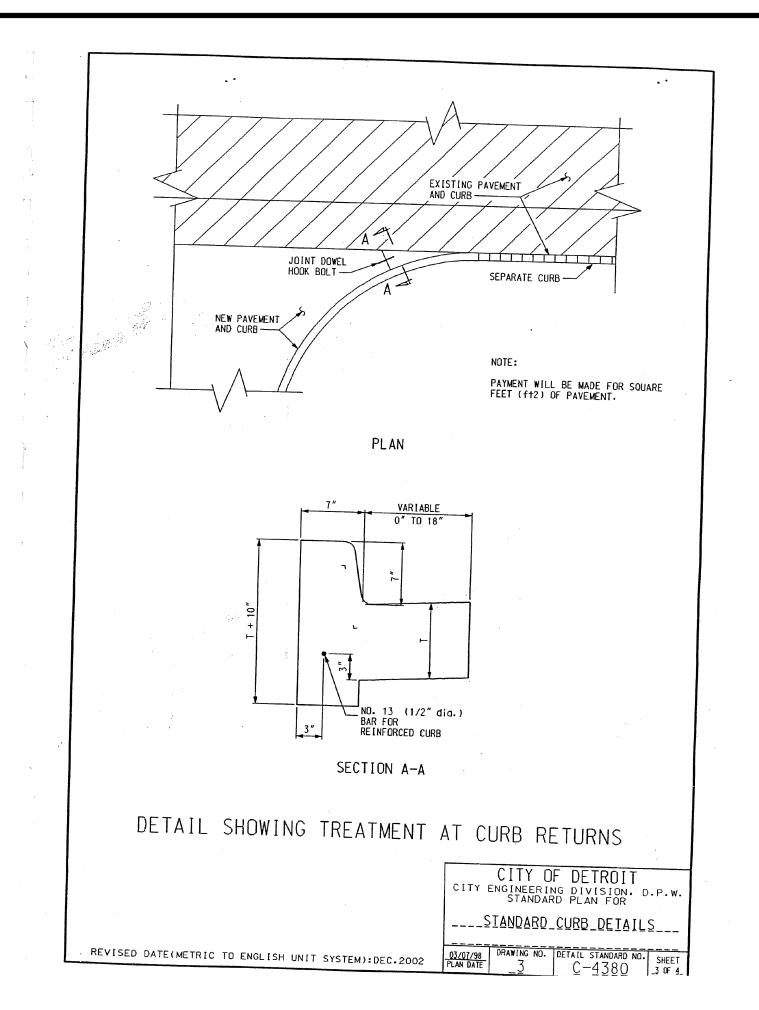
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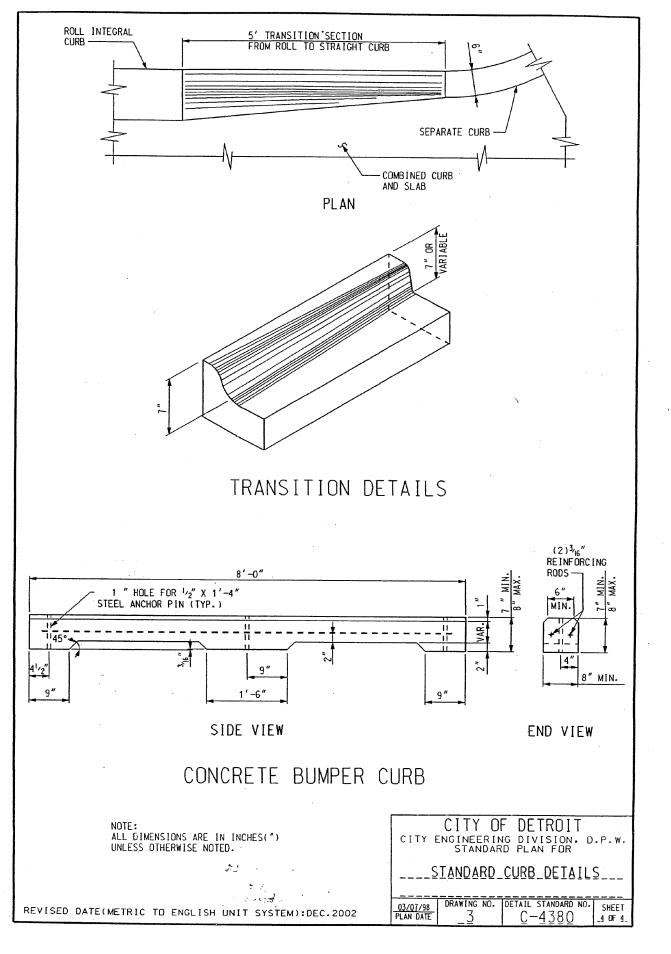


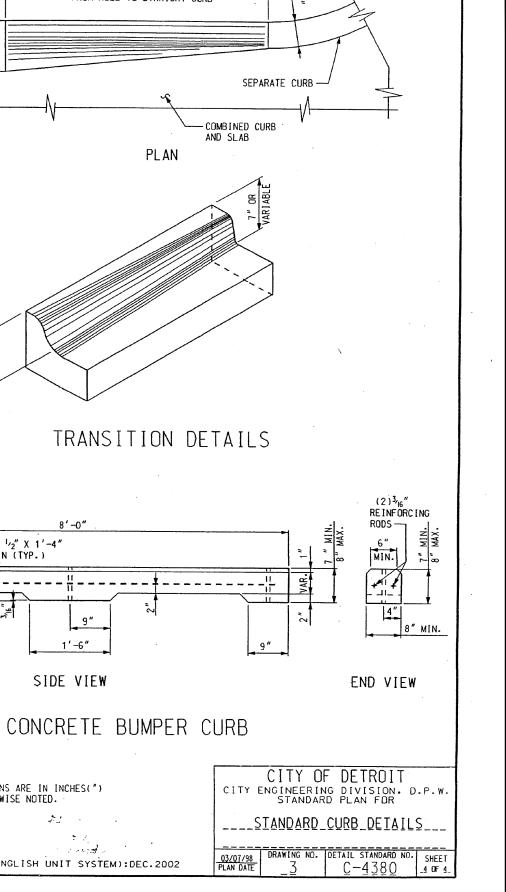






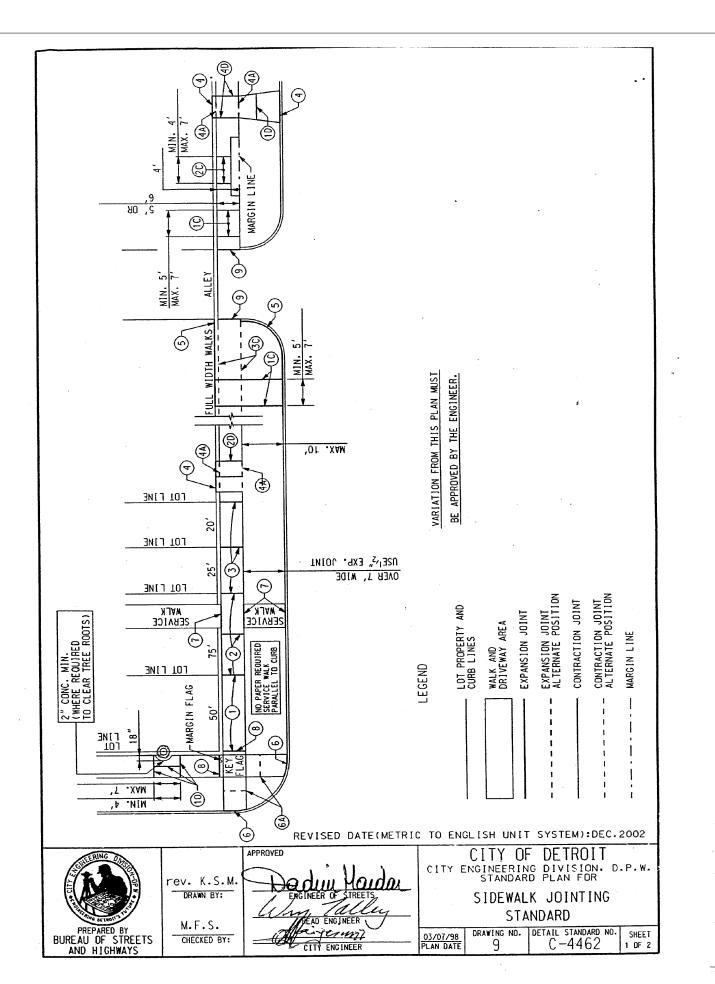


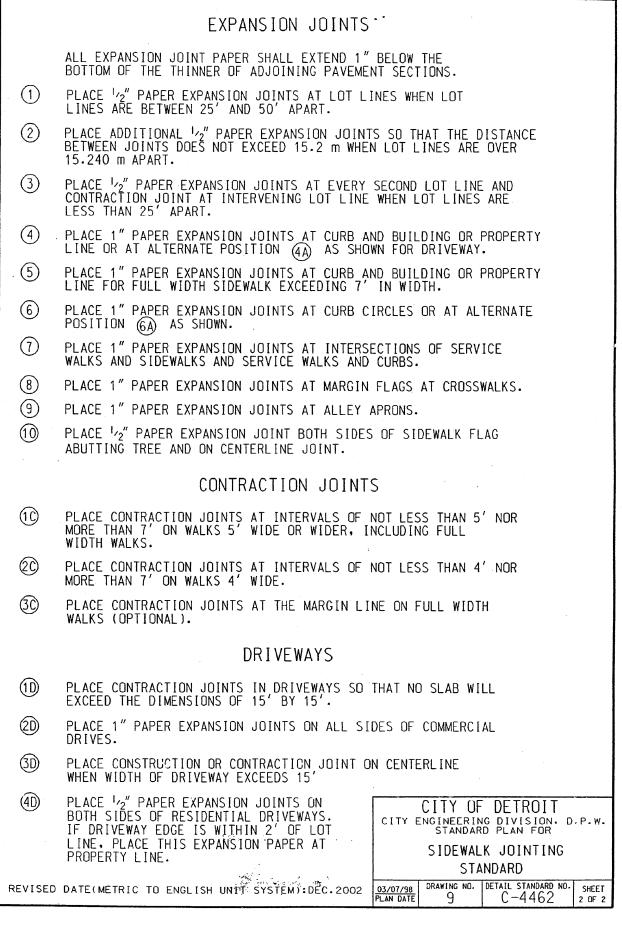


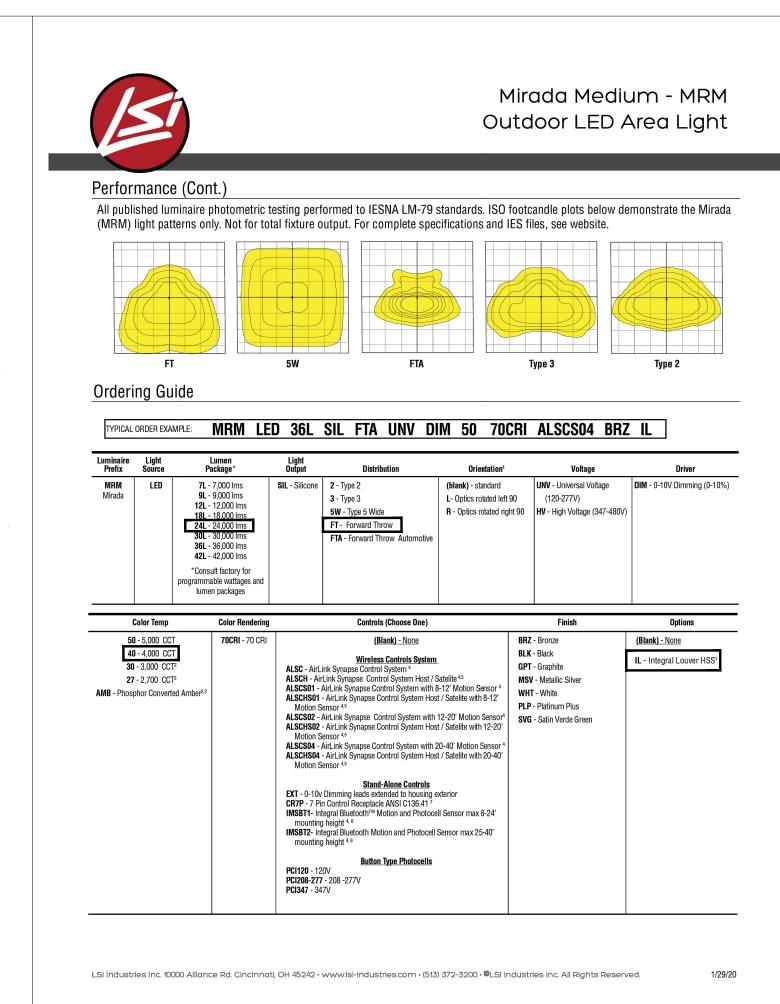


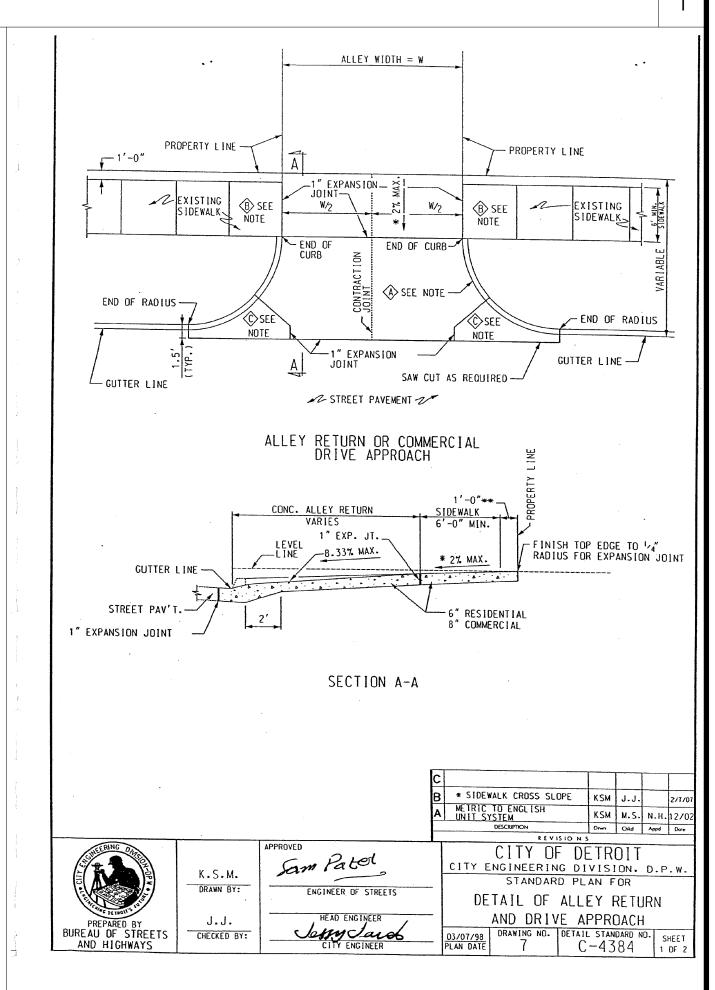


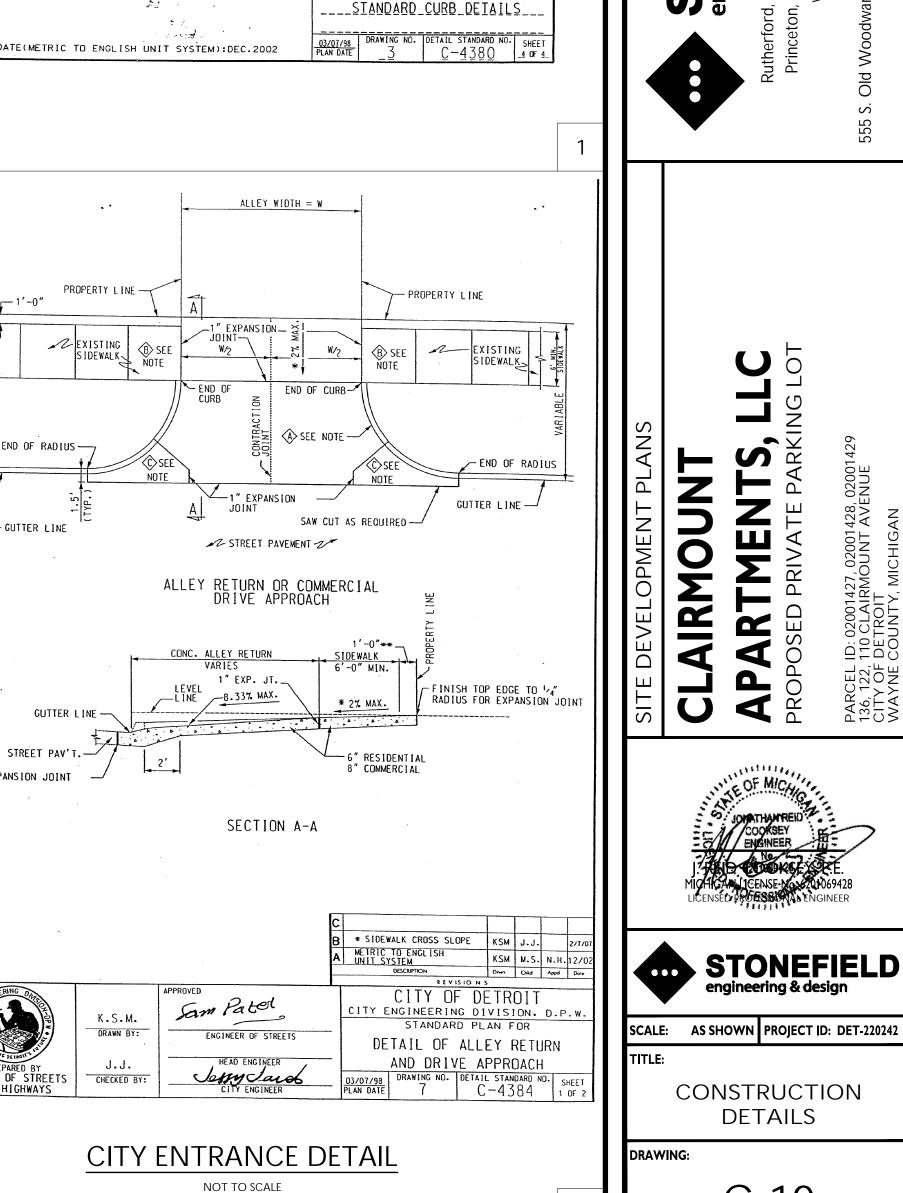
NOT TO SCALE













NOT TO SCALE

LIGHTING FIXTURE 'A' SPECIFICATIONS NOT TO SCALE

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CONSTRUCTION DETAILS

C-10

LUMINAIRE SCHEDULE					
SYMBOL TYPE DES	SCRIPTION	VOLT	SOURCE	MANUFACTURE	ĘR
◆ → AND HOUS SQUARE AI ARCHITECT	AD POLE MOUNTED FIXTURE WITH FORWARD THROW DISTRIBUTION E SIDE SHIELD, FIXTURE TO BE MOUNTED 25' AFG ON 22.5' LUMINUM POLE WITH 30" BASE. FINISH TO BE SELECTED BY . SEE POLE BASE DETAIL. NZE COLOR	M-VOLT	24,000 LUMEN LED 232 WATT 4000K 70CRI	LSI MIRADA: MRM-LES-24L- -40-70CRI-BRZ-IL	\$1L-

GENERAL BASE DETAIL NOTES:

1. POLE SHALL BE FURNISHED WITH 4" x 6" GASKETED HAND HOLE.

2. E.C. TO CONNECT #6 BARE CU GROUND TO POLE BASE AND GROUND ROD 3. E.C. SHALL FURNISH AND INSTALL IN-LINE FUSING. 4. USE 4-40" x 1" ANCHOR BOLTS. 5. VERIFY EXACT LUMINAIRE REQUIREMENTS WITH LUMINAIRE SCHEDULE

- 4#4 VERTICAL REINFORCED

LIGHT POLE BASE DETAIL NOT TO SCALE

GENERAL SITE NOTES:

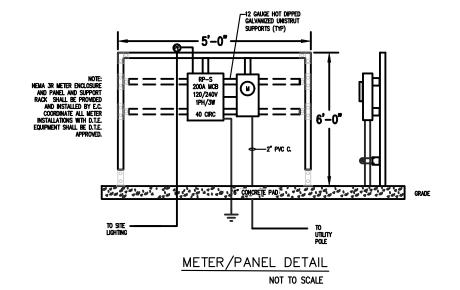
1. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANY AND SUBMIT REQUIRED INFORMATION FOR PERMANENT ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. ALL UTILITY ARRANGEMENTS SHALL BE CONFIRMED BY THE LOCAL UTILITY PRIOR TO ORDERING EQUIPMENT.

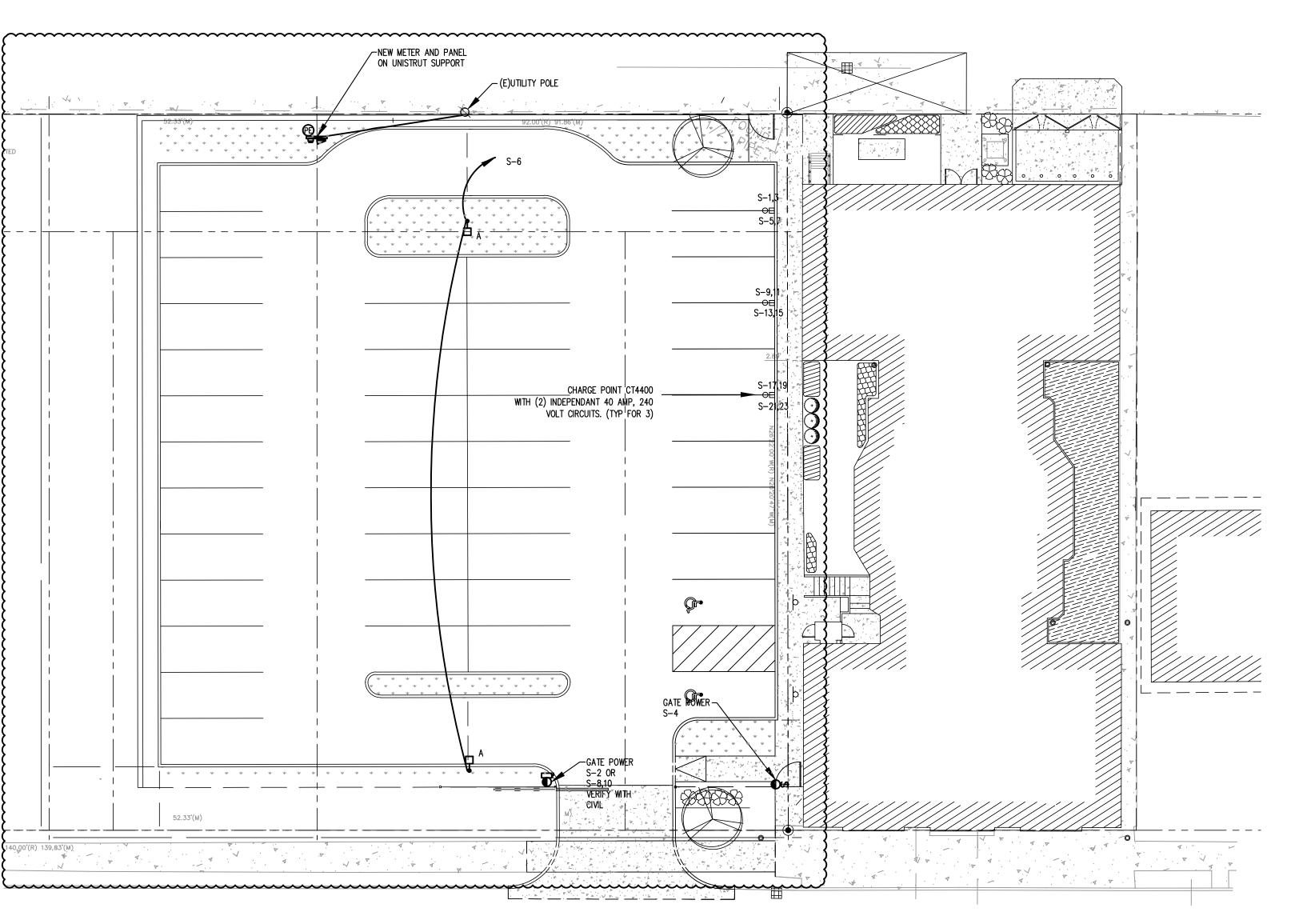
2. ALL UTILITY EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING SHALL BE VERIFIED WITH THE LOCAL UTILITY PRIOR TO INSTALLATION.

3. ALL CONCRETE PADS REQUIRED SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND MEET ALL LOCAL UTILITY AND MUNICIPALITY REQUIREMENTS.

4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING CONDUCTORS AND CONDUITS TO INCLUDE VOLTAGE DROP, 3% FOR BRANCH AND FEEDERS AND 5% OVERALL MAXIMUM. 5. ALL DISCREPANCIES WITH THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO BIDS. IN OTHERWISE DOING SO, THE ELECTRICAL CONTRACTOR SHALL BE LIABLE FOR ANY

6. ALL ITEMS SHOWN ON PLAN ARE NEW UNLESS MARKED AS (E) FOR EXISTING OR (R) FOR RELOCATED.

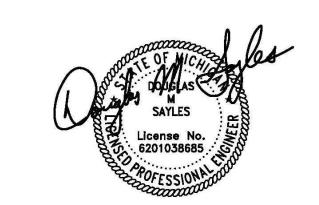






1012 OWANA AVENUE ROYAL OAK, MI 48067 (248) 931-3055 amy@amybakerarchitect.com

SEAL



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

CONSULTANT



ENERGY / TECHNOLOGY SOLUTIONS
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P.O. BOX 1116
ROYAL OAK, MI 48068-1116 OFF: 248/744-0360 FAX: 248/744-0367

WWW.ETSENGINEERING.NET

CONTRACTOR

PROJECT

CLAIRWOOD

100 Clairmount Detroit, MI 48226

REVISIONS

2023-02-20	PERMIT SET
2023-10-11	PERMIT R.1
2023-12-20	PERMIT R.3
2024-05-03	INTERNAL QC SET
2024-05-10	BULLETIN 00
2024-06-07	BULLETIN 002
2025-02-12	BULLETIN 003
2025-04-10	BULLETIN 004

ELECTRICAL SITE PLAN

SHEET

E0-11