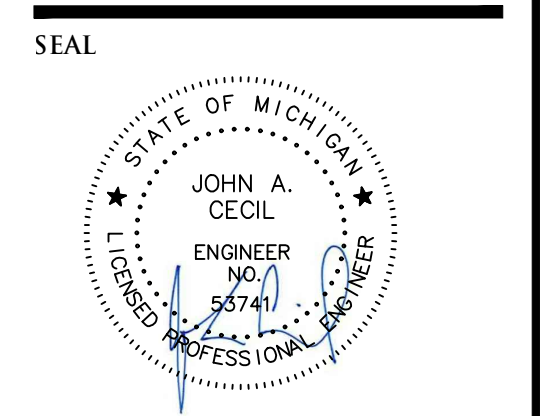


**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NOWAKFRAUS.COM



**GENERAL LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HEAVY TRAIL OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES AND SHALL NOTIFY ANY UNOCCUPIED AREAS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
- CONTRACTOR SHALL PROVIDE FINISH GRADE AND DISCUSS AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWNS AREAS.
- PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED THROUGH 1/2" SIEVE. FOREIGN MATERIAL AND STONE SHALL BE REMOVED. SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED FORMULA) SHALL CONSIST OF 1/3 SCREENED FORMAL SAND AND 1/3 SLOW RELEASE COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL AND PIECES ON INCONSISTENT SIZE.
- NO SUBSTITUTION OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO RECTIFY ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL STAKE AND MULCH OR SOIL AS INDICATED ON PLANS AND AREAS DISCREPANCY AS SUCH ON THE PLANS. THROUGHOUT THE CONTRACT PERIOD, FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION NOT IN THE CONTRACT LIMITS TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

**NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.

THE DESIGN WORKMANSHIP AND CONSTRUCTION MATERIALS SHALL BE IN GENERAL CONFORMANCE WITH THE CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT AND STREETS AND ALLEY STANDARDS.

**SITE DATA**

**PARKING DATA:**  
 LOT IS PROPOSED FOR COMMERCIAL PARKING LOT WHICH DOES NOT REQUIRE A MINIMUM NUMBER OF SPACES

EXISTING PARKING = NONE  
 TOTAL PARKING PROVIDED = 19 SPACES  
 (INCLUDES 1 BARRIER FREE SPACES)

**SITE PLAN - GENERAL NOTES**

ZONING: "PD-H" PLANNED DEVELOPMENT DISTRICT

ADJACENT ZONING:  
 WEST PD-H  
 NORTH PD-H  
 EAST PD-H  
 SOUTH (ACROSS WATSON) PD-H

1. SITE LIGHTING: EXISTING SITE LIGHTING WILL REMAIN

**DETENTION NOTE**

AREA DISTURBED:  
 9,795 SF = 0.22 AC < 0.50 AC

IMPROVEMENTS LESS THAN 0.50 AC ARE EXEMPT FROM DETENTION.

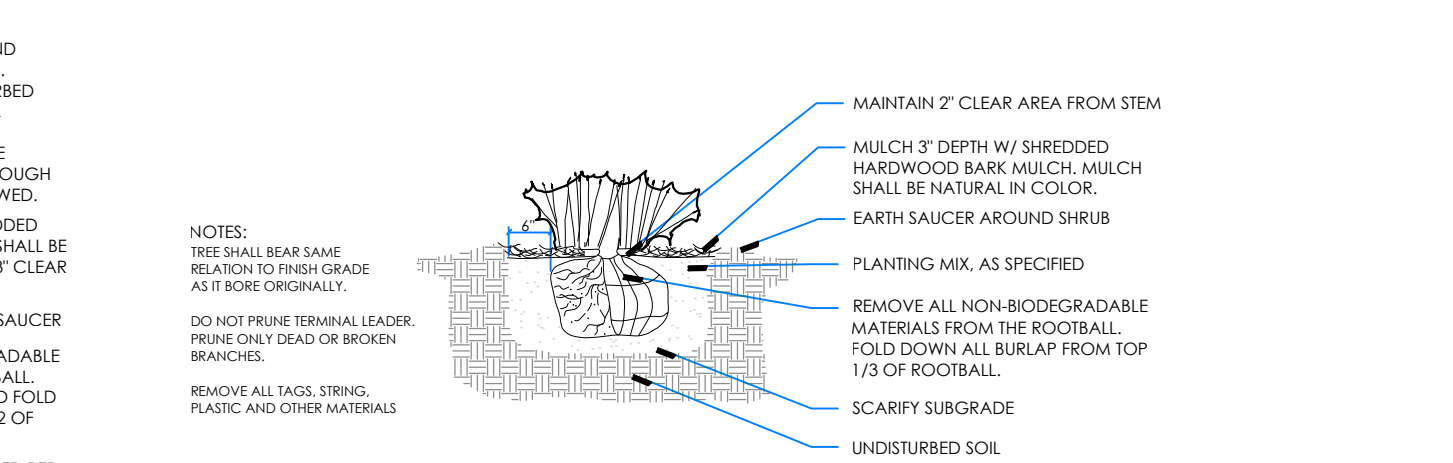
**PROJECT DESCRIPTION**

INSTALL NEW HOT MIXED ASPHALT AND RE-GRADE EXISTING STONE AGGREGATE PARKING LOT. PROVIDE NEW STORM DRAINAGE FOR THE NEW PARKING LOT. EXISTING CONCRETE PAVEMENT IS TO REMAIN AND INSTALL A ONE - TWO INCH ASPHALT OVERLAY.

PROPOSED WORK ALSO INCLUDES NEW LANDSCAPING ALONG THE PARKING LOT FRONTAGE.

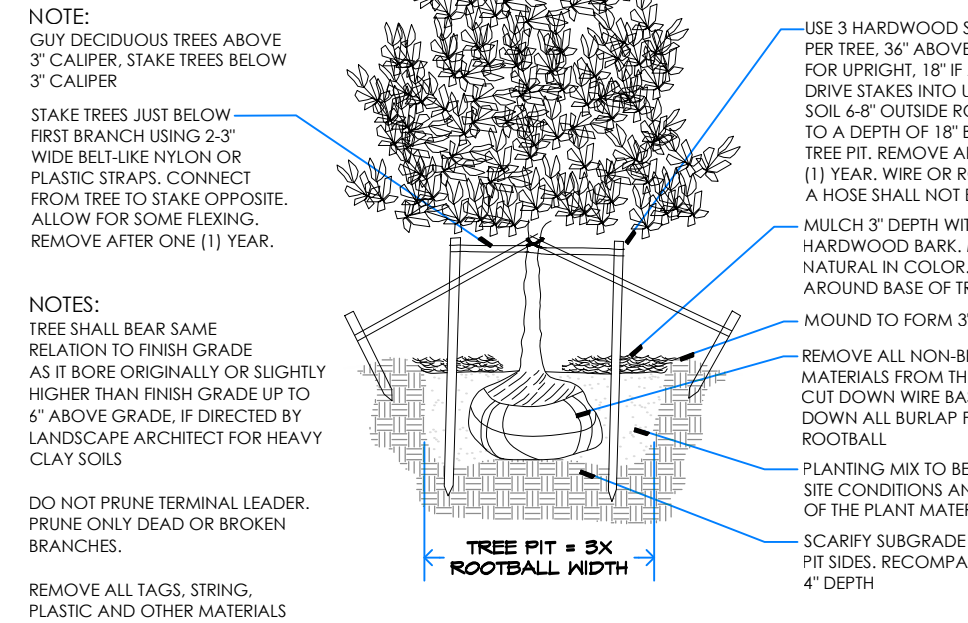
**PLANT SCHEDULE**

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
<b>TREES</b>						
AR	3	<i>Acer rubrum</i> 'Armstrong' Armstrong Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
<b>SHRUBS</b>						
IG	20	<i>Ilex glabra</i> 'Gem Box' Gem Box Holly	30" HT	30" OC	B&B	MAINTAIN AS HEDGE



**HEDGE PLANTING DETAIL**

IRRIGATION NOTE:  
 ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR HAVE READILY AVAILABLE ACCESS TO A WATER SOURCE.



**DECIDUOUS TREE PLANTING DETAIL**

NOTE: CUT DECIDUOUS TREES ABOVE 3" CALIPER. STAKE TREES BELOW 3" CALIPER.  
 STAKE TREES JUST BELOW FIRST BRANCH USING 2" x 3" WIDE BELT-LIKE NYLON OR PLASTIC STRIPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.  
 NOTES: TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.  
 DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.  
 REMOVE ALL TAGS, STRIPS, PLASTIC AND OTHER MATERIALS.

PROJECT  
 Crystal Loft Parking Lot

CLIENT  
 3100 Woodward 2014 LLC  
 c/o American Community Developers  
 20250 Harper, Detroit MI 48225

Phone: 313.881.8150

PROJECT LOCATION  
 3100 Woodward Ave. & 47 & 57 Watson Street

City of Detroit, Wayne County, MI

SHEET  
 Stringer Dimension & Landscape Plan



DATE ISSUED/REVISED  
 11-11-21 ISSUED FOR PERMITS

DRAWN BY:  
 J. Cecil

DESIGNED BY:  
 J. Cecil

APPROVED BY:  
 J. Cecil

DATE:  
 November 2, 2021

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.  
 E326-10 C3