

SCALE: I" = 600'±

SITE DEVELOPMENT PLANS

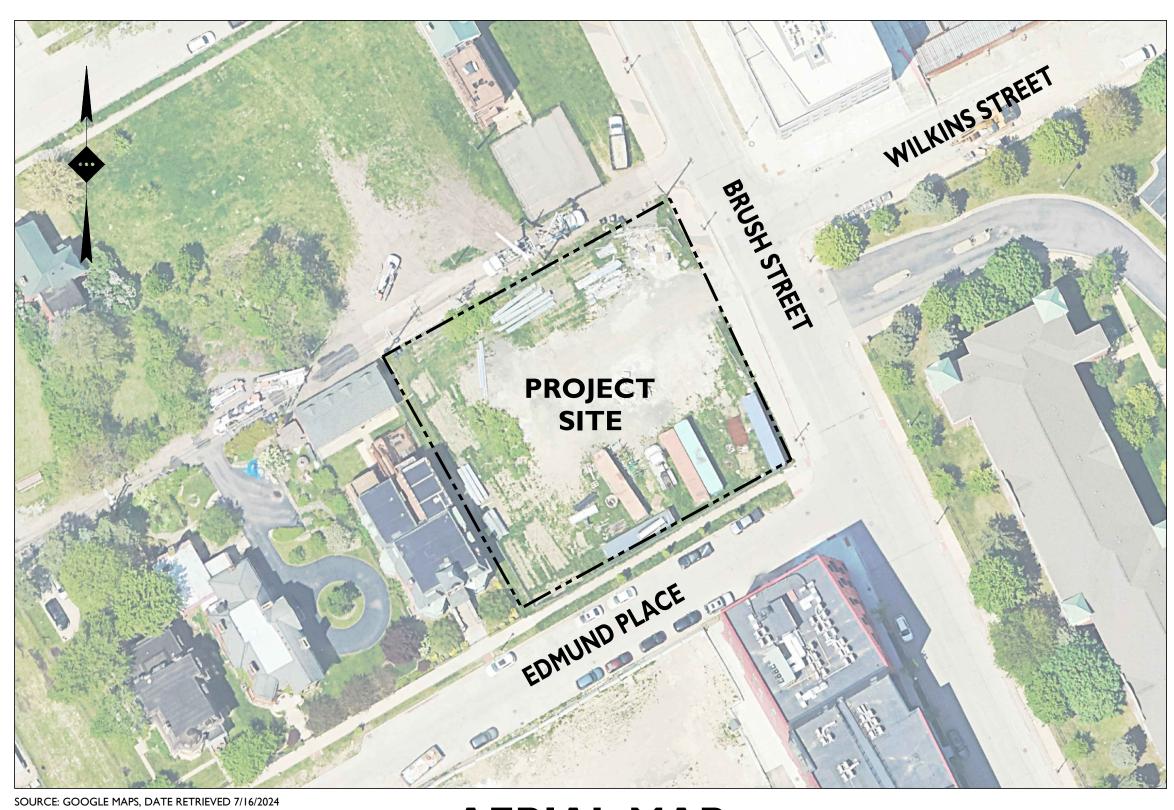
FOR

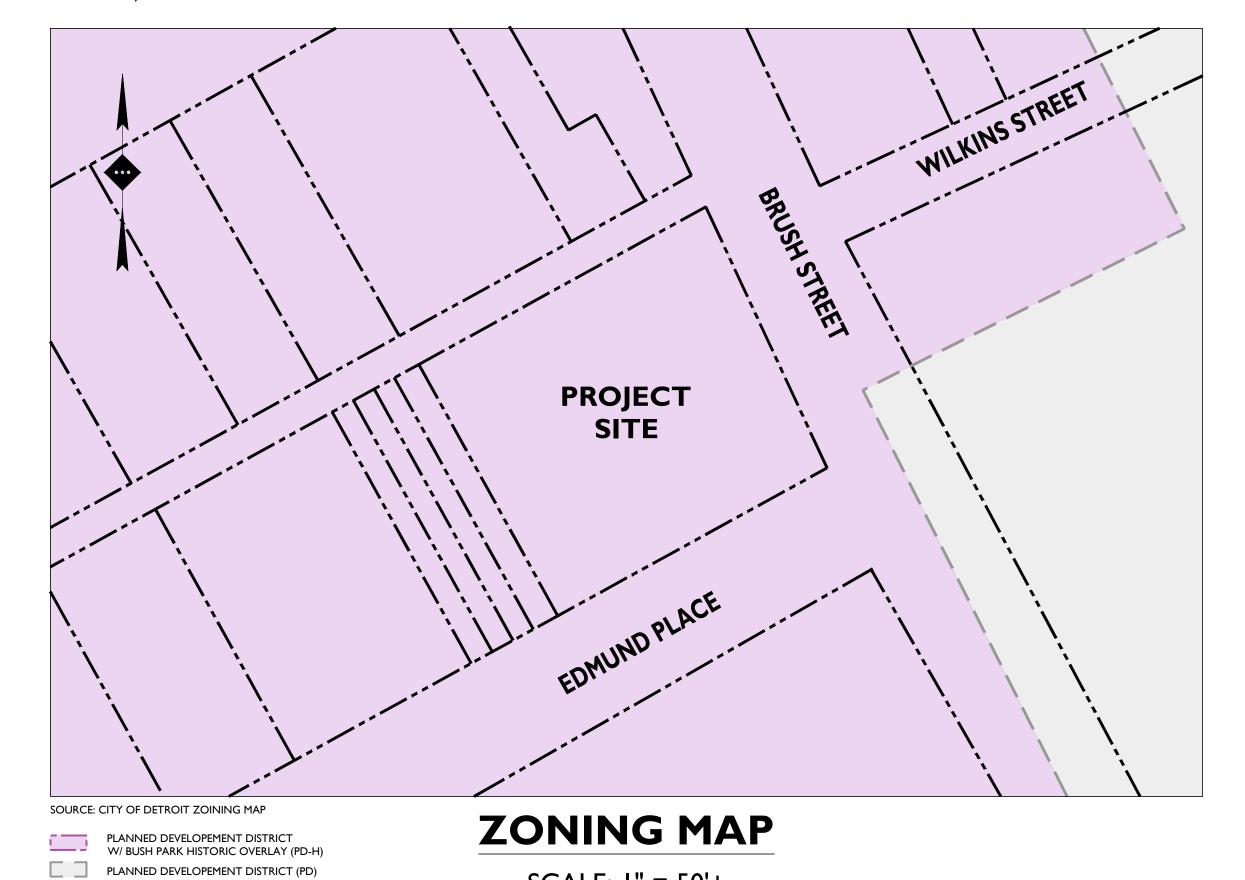
EDMUND PLACE PROPOSED MIXED-USE

DEVELOPMENT

321 EDMUND PLACE

PID: 01000725-30 & 01000724. CITY OF DETROIT, WAYNE COUNTY, MICHIGAN





AERIAL MAP

SCALE: $I'' = 50' \pm$

PLANS PREPARED BY:





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

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

PLAN REFERENCE MATERIALS:

- I. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS
- **INCLUDING, BUT NOT LIMITED TO:** ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEYS

SCALE: $I'' = 50' \pm$

- PREPARED BY PEA GROUP, DATED 01/04/2023 ARCHITECTURAL PLANS PREPARED BY MCINTOSH PORIS
- ARCHITECTS, DATED 02/05/2025
- AERIAL MAP OBTAINED FROM GOOGLE EARTH, DATE
- **TOPOGRAPHICAL MAPPER, DATE RETRIEVED 02/24/2025**
- 2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE 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-I				
DEMOLITION PLAN	C-2				
SITE PLAN	C-3				
GRADING & STORMWATER MANAGEMENT PLAN	C-4				
UTILITY PLAN	C-5				
LIGHTING PLAN	C-6				
LANDSCAPING PLAN	C-7				
LANDSCAPING DETAILS	C-8				
CONSTRUCTION DETAILS	C-9				

ADDITIONAL SHEETS					
DRAWING TITLE	SHEET#				
ALTA / ACSM LAND TITLE SURVEY	I OF I				
TOPOGRAPHIC SURVEY	I OF I				

								FOR SITE PLAN APPROVAL	FOR CLIENT REVIEW	DESCRIPTION	
								аí	NB	ВҮ	
								02/25/2025	11/06/2024	DATE	
								7	-	ISSUE	
١	NOT APPROVED FOR CONSTRUCTION										

APPLICANT

MCINTOSH PORIS ARCHITECTS

J. REID COOKSEY, P.E. MICHIGAN LICENSE No. 6201069428

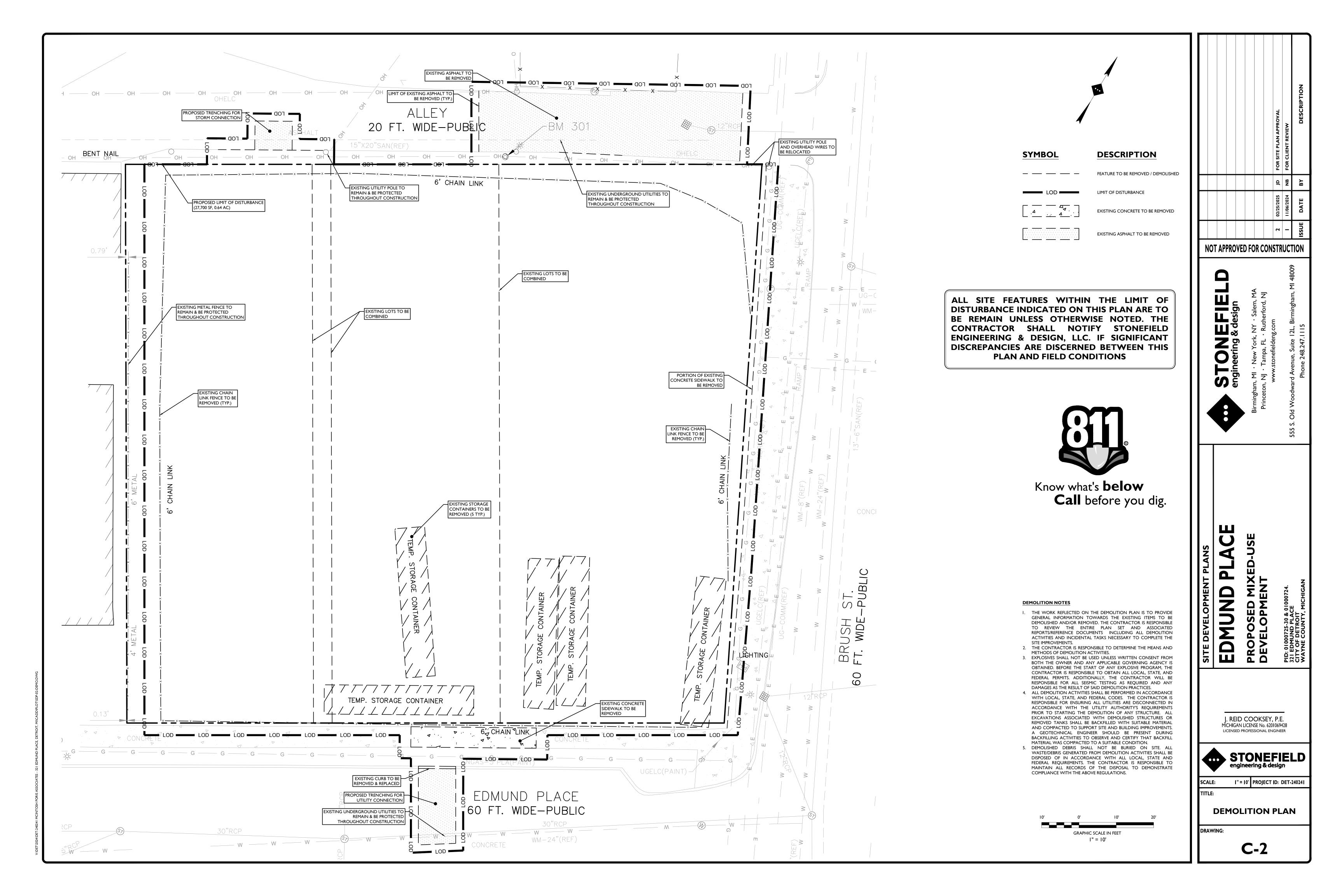


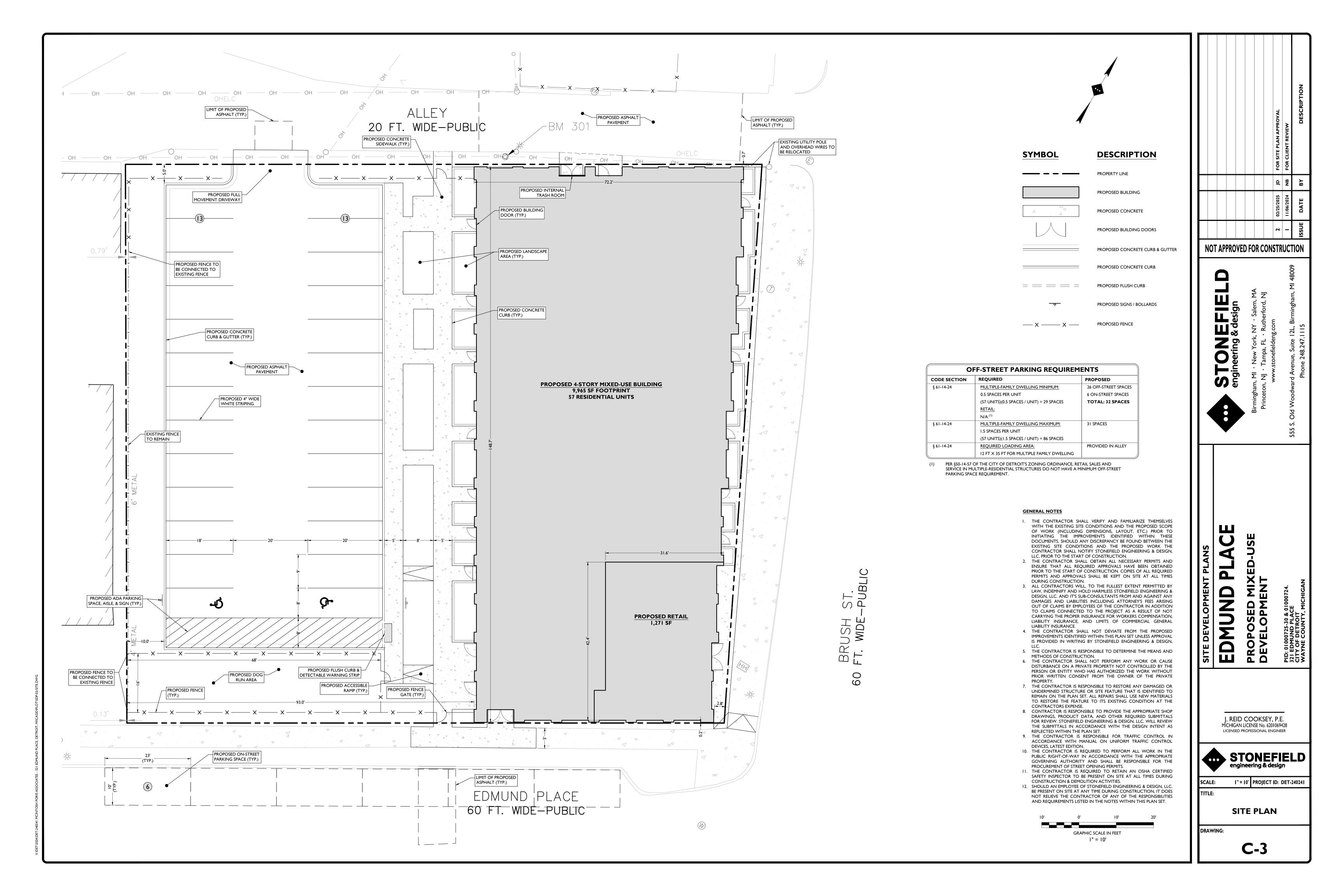
SCALE: AS SHOWN PROJECT ID: DET-240241

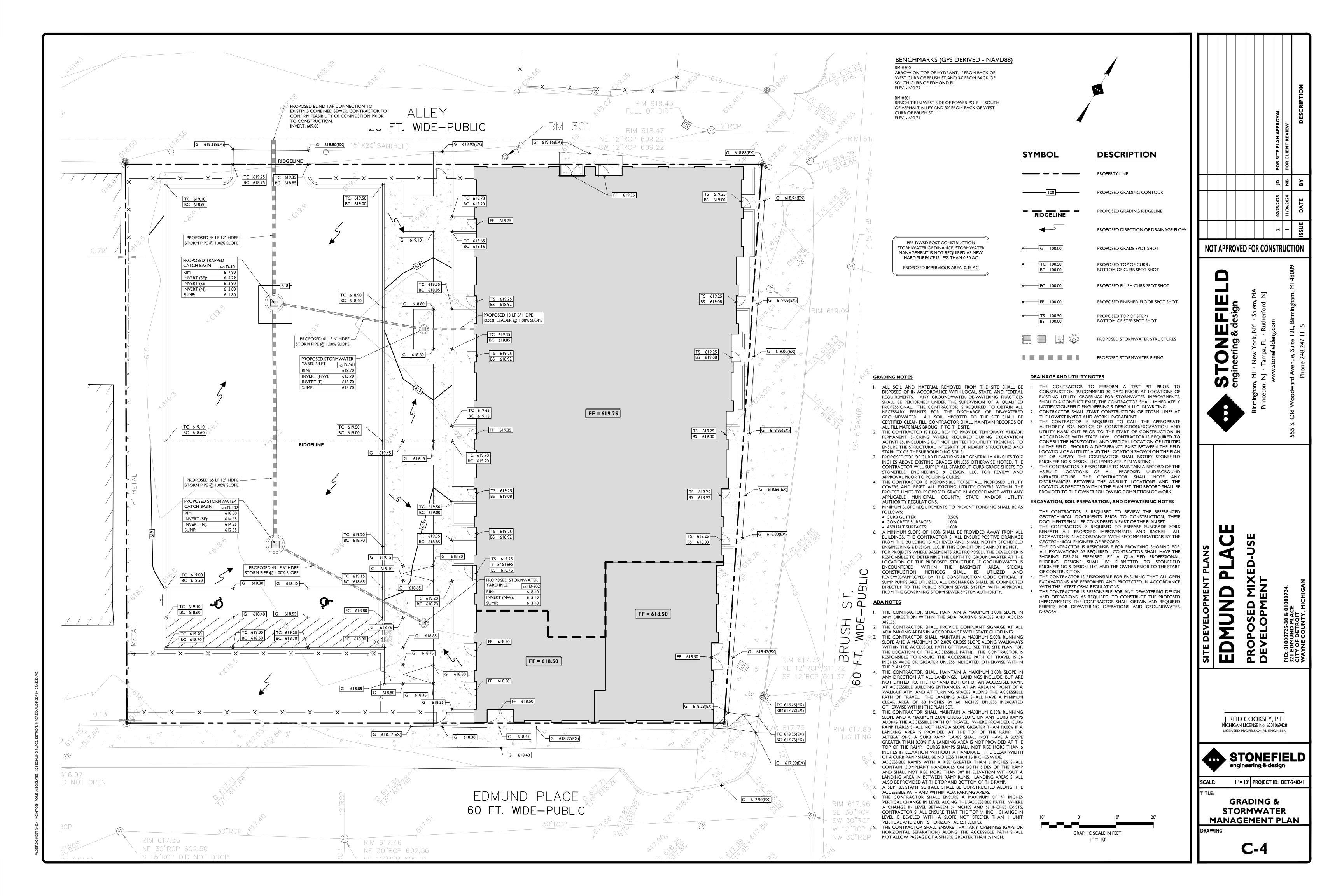
COVER SHEET

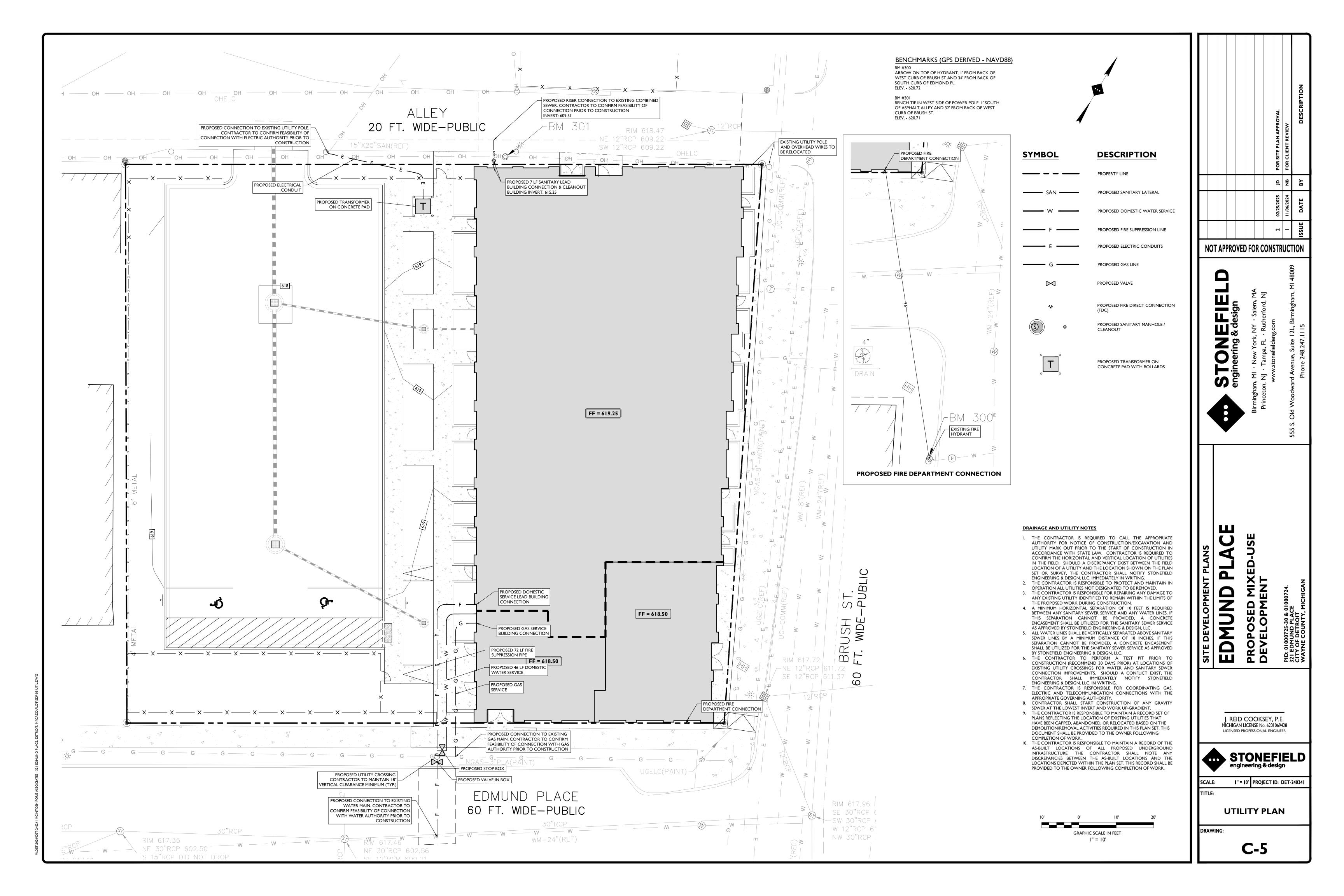
DRAWING:

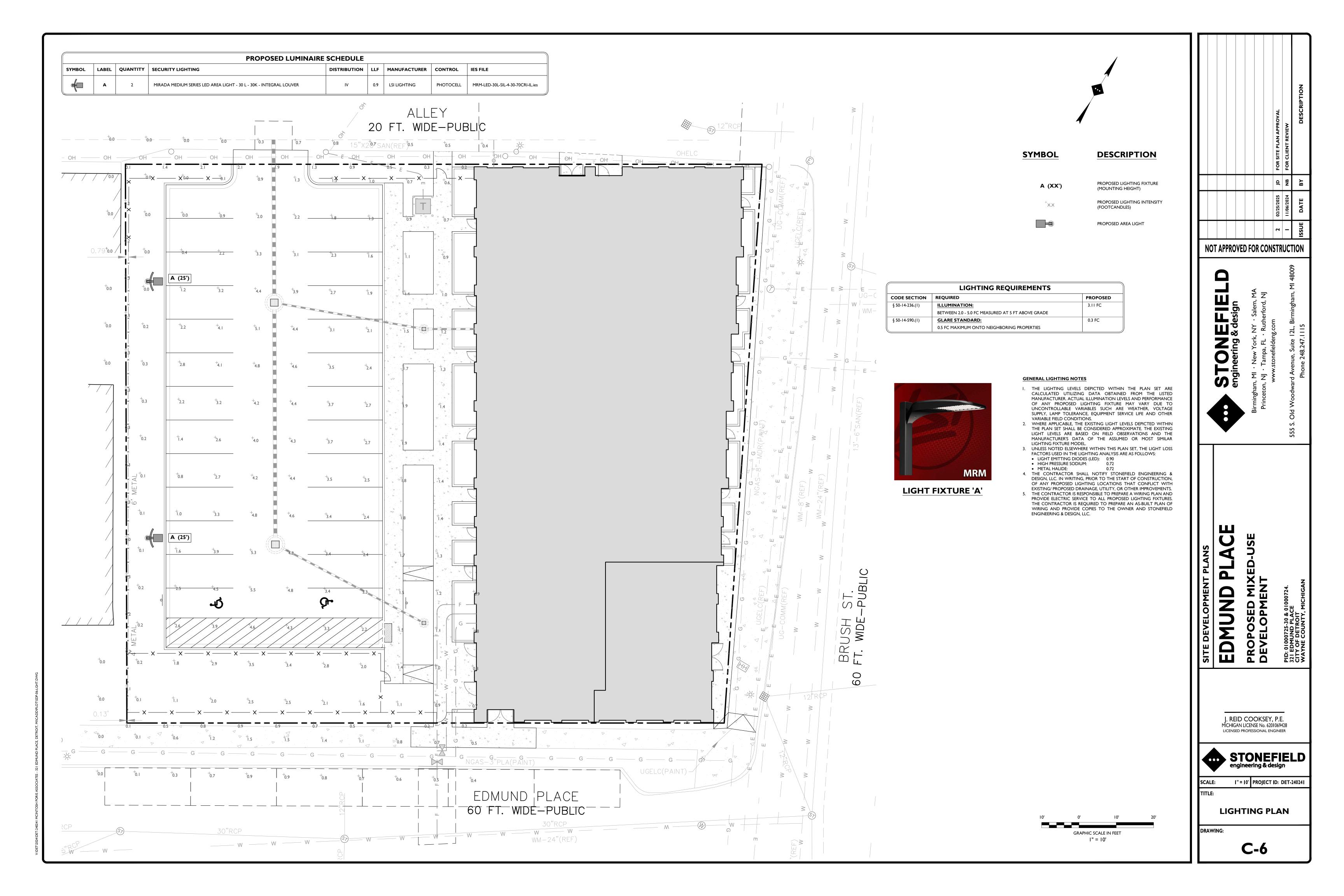
C-I

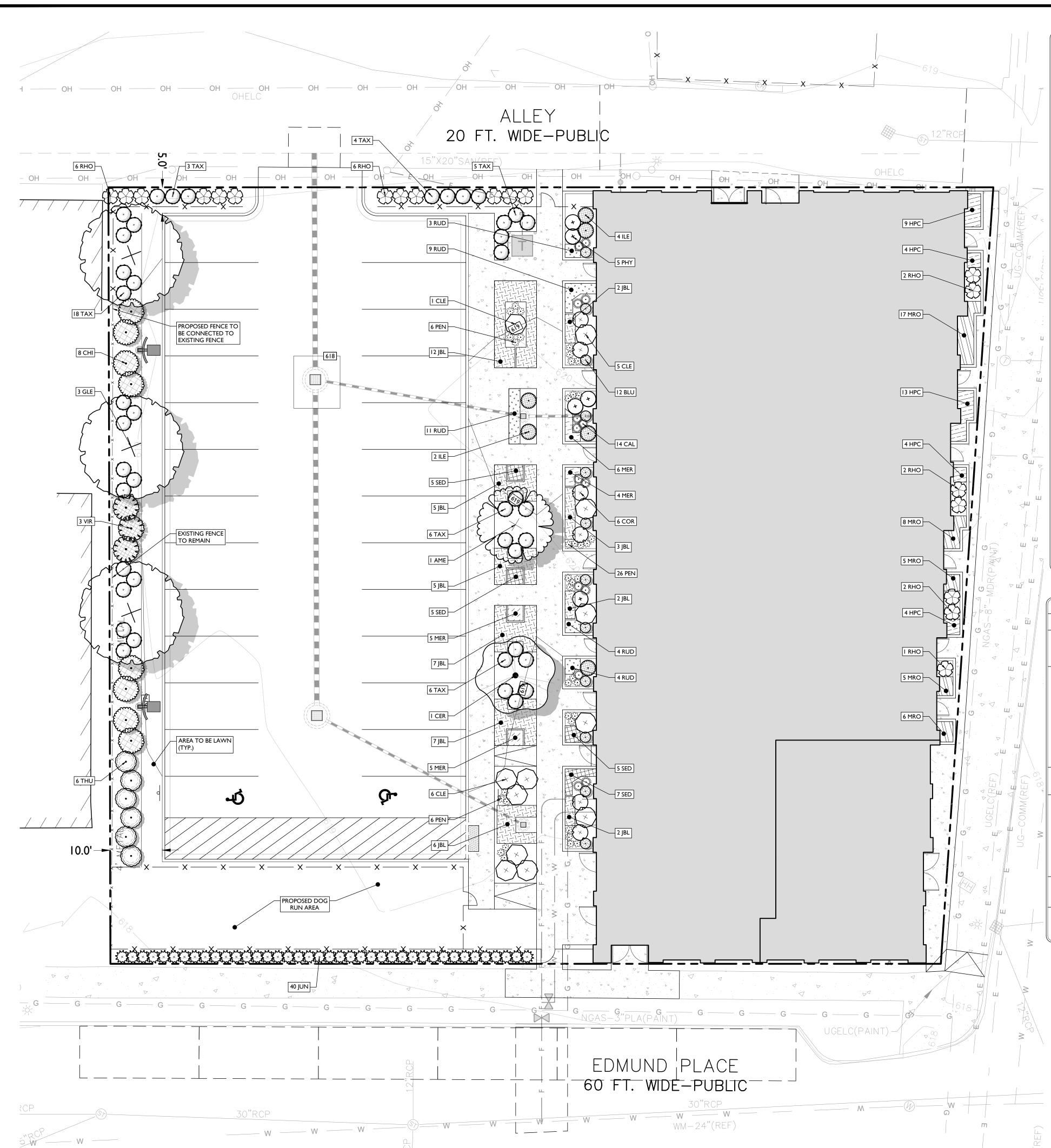


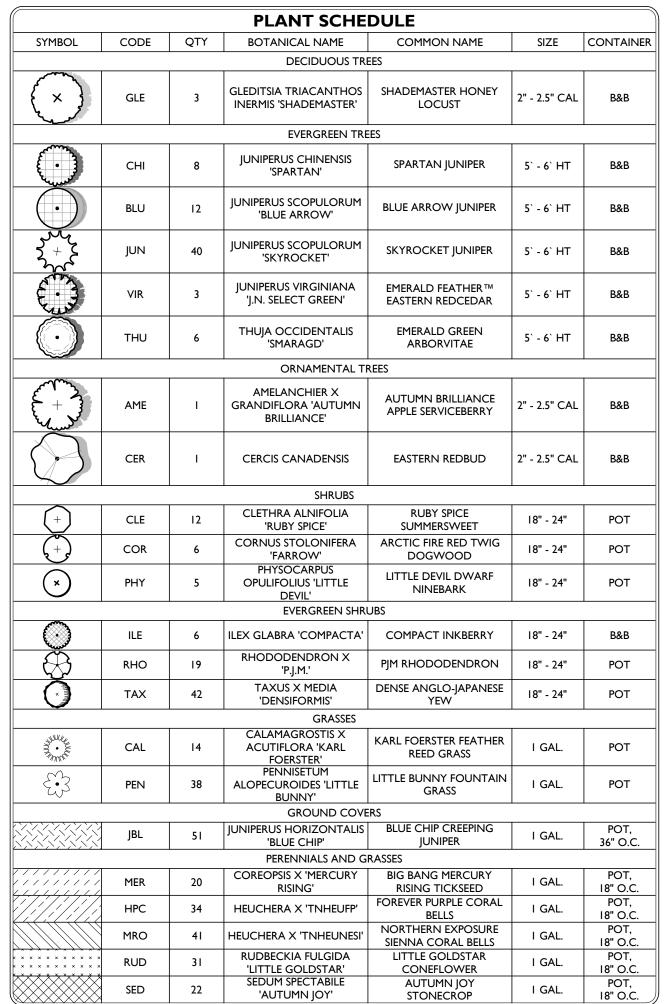












NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LAN	DSCAPING AND BUFFER REQUIREMENTS							
CODE SECTION	REQUIRED	PROPOSED						
	LANDSCAPING STANDARDS							
§ 50-14-326.	ALL UNPAVED AREAS SHALL BE LANDSCAPED	COMPLIES						
§ 50-14-327.(3)	ALL HEDGES SCREENING PLACED WITHIN 20 FT OF PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH	COMPLIES						
	RIGHT-OF-WAY SCREENING							
§ 50-14-341.(I)	OFF-STREET PARKING VISIBLE FROM A PUBLIC STREET SHALL INCLUDE A LANDSCAPE BUFFER STRIP MINIMUM 5 FT WIDE ALONG THE RIGHT-OF-WAY	5.0 FT						
§ 50-14-341.(1)a.	I TREE FOR EVERY 30 LF OF BUFFER FRONTAGE							
	PUBLIC ALLEY: 39 FT							
	(39 FT) * (I TREE / 30 FT FRONTAGE) = I TREE	I TREE						
	MINIMUM TREE PLANTING AREA: 18 SF	COMPLIES						
§ 50-14-341.(1)b.	VEGETATION, A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN REQUIRED	COMPLIES						
	MINIMUM HEIGHT: 30-36 INCHES	COMPLIES						
	RESIDENTIAL SCREENING REQUIREMENTS							
§ 50-14-342.(1)a.	OPAQUE SCREENING REQUIRED BETWEEN PARKING AND ADJACENT RESIDENTIAL	EXISTING FENCE TO REMAIN						
§ 50-14-342.(1)b.	MINIMUM LANDSCAPED SETBACK: 10 FT	10.0 FT						
	INTERIOR LANDSCAPING REQUIREMENTS							
§ 50-14-343.(I)	PARKING AREAS 25-100 SPACES:							
	18 SF OF LANDSCAPING FOR EVERY PARKING SPACE							
	(26 SPACES) * (18 SF) = 468 SF	1,198 SF						
§ 50-14-343.(2)	MINIMUM LANDSCAPE AREA: 150 SF	COMPLIES						
	MINIMUM WIDTH: 7 FT	COMPLIES						
	I SHADE TREE FOR EVERY LANDSCAPE AREA	COMPLIES						
	PARKING LOT TREES							
§ 50-14-343.(4)	I TREE FOR EVERY 250 SF OF REQUIRED LANDSCAPING							
	(468 SF) * (I TREE / 250 SF) = 2 TREES	2 TREES						
	OPEN SPACE REQUIREMENTS							
§ 50-14-361.	ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, ETC.,	COMPLIES						

SHALL BE LANDSCAPED



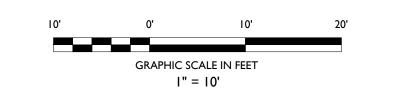
Know what's **below Call** before you dig.

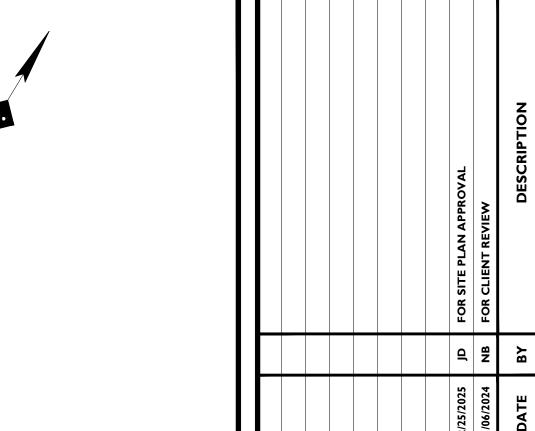
IRRIGATION NOTE:

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

- I. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- 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 INCH LAYER OF MULCH.
- 4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 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





NOT APPROVED FOR CONSTRUCTION

EDMUND

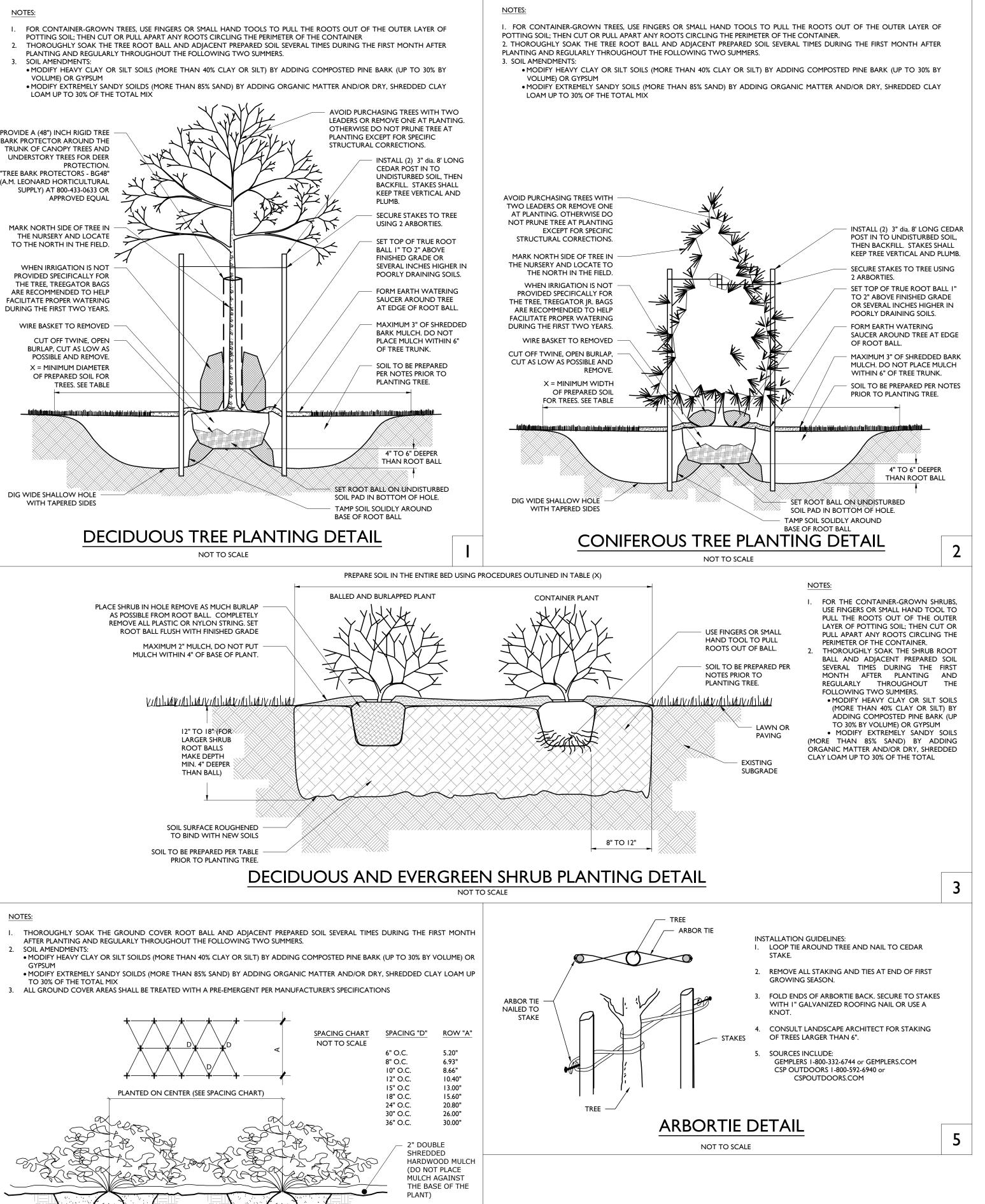
J. REID COOKSEY, P.E. MICHIGAN LICENSE No. 6201069428 LICENSED PROFESSIONAL ENGINEER



I" = 10' PROJECT ID: DET-240241

LANDSCAPING PLAN

DRAWING:



GENTLY PULL ROOTS AWAY FROM TOPSOIL MASS WITH

1 PART SOIL AMENDMENT

(BASED ON SOIL TEST)

3 PARTS NATIVE TOPSOIL

FINGERS

GROUND COVER/PERENNIAL/ANNUAL

PLANTING DETAIL

BACKFILL SOIL

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,
- IF SO REQUESTED. 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

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

PROTECTION OF EXISTING VEGETATION NOTES

- 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
- 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 CUT, 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 SURFACE.
- 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:

- I. 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 S. 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. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS
- REOUIRED TOPSOIL). IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN 9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE
- PROIECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL IO. 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
- II. 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
- EASILY 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 I 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 ESTABLIS	SHMENT
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

- I. 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

- I. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE I. 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 (I-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 encompass the fibrous root feeding 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 iniury 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 HALL 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
- II. 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 INIURED 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)

CFDR

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 (STARTING SEPTEMBER 15)

KINAC SELLELIDEK 13).		
CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
R BUERGERIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
R FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETIES
R RUBRUM	FAGUS VARIETIES	POPULUS VARIETIES
r saccharinum	HALESIA VARIETIES	PRUNUS VARIETIES
ILA VARIETIES	ILEX X FOSTERII	PYRUS VARIETIES
PINUS VARIETIES	ILEX NELLIE STEVENS	QUERCUS VARIETIES (NOT Q. PALUSTRIS)
RUS DEODARA	ILEX OPACA	SALIX WEEPING VARIETIES
IS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CIDIDLIVITI IM VADIETIES	VOELDELITEDIA DANICULI ATA	TAYODII IM MADIETIES

IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.

- CERCIDIPHYLLUM VARIETIES KOELREUTERIA PANICULATA 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 OTHER 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.
- 23. 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
- I. 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:

- . SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- . 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.

							FOR SITE PLAN APPROVAL	FOR CLIENT REVIEW	DESCRIPTION
							аí	NB	ВҮ
							02/25/2025	11/06/2024	DATE
							2	1	ISSUE
T	API	PRO	VEC	FC	R C	ON	STR	UC	ΓΙΟΝ

ΔΣ

0 >

. REID COOKSEY, P.E MICHIGAN LICENSE No. 6201069428

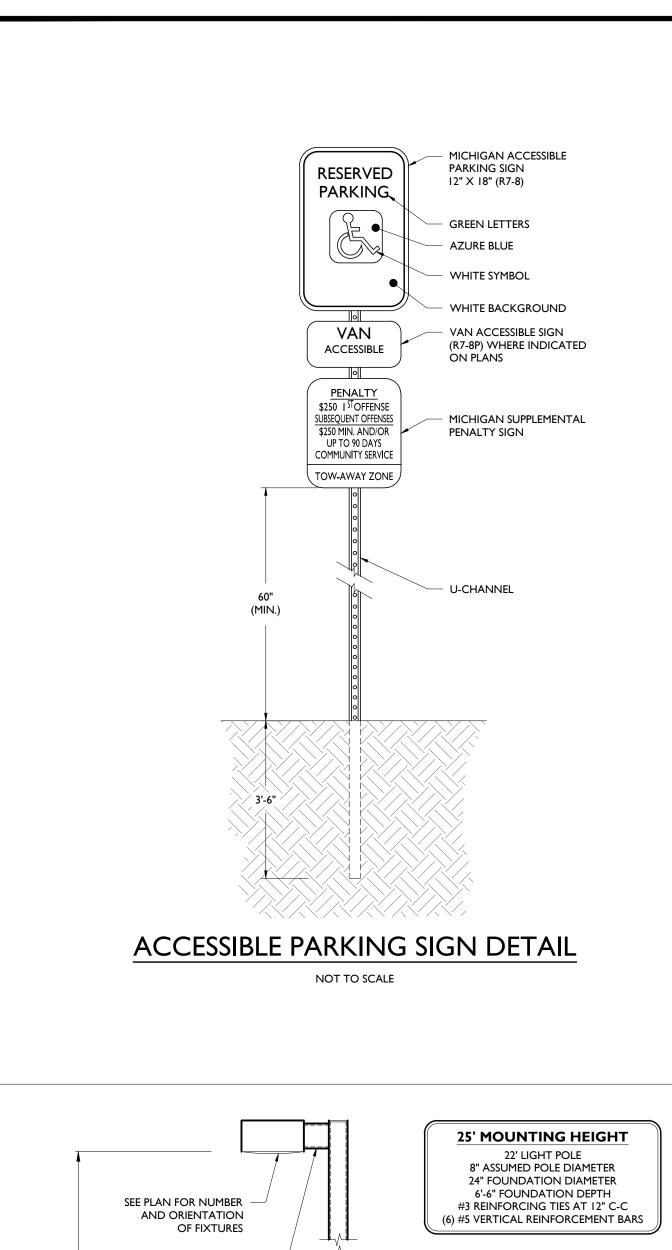
LICENSED PROFESSIONAL ENGINEER

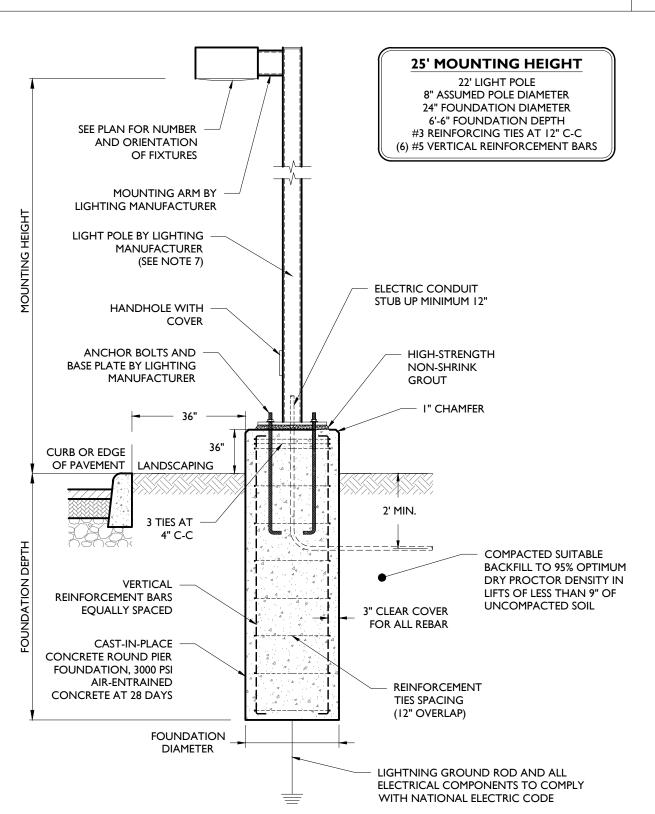


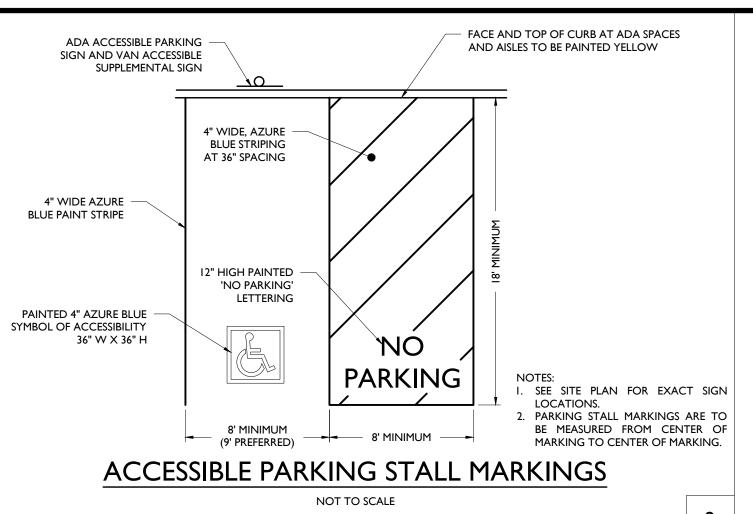
SCALE: AS SHOWN PROJECT ID: DET-240241

LANDSCAPING DETAILS

DRAWING:







4" WIDE

SEE SITE PLAN

SLOPE

1:50 MAXIMUM 1:12 MAXIMUM

0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0 0

BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.

VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.

6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.

B. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO

4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE

5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS

I. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%

PERMIT WHEELS TO ROLL BETWEEN DOMES.

PARKING STALL MARKINGS

NOT TO SCALE

LANDING 1:50 MAXIMUM

FLUSH CURB \

2.35"

NOMINAL

0.2"

(SEE NOTE 2)

TRANSITION RAMP WITH DETECTABLE WARNING

DETECTABLE WARNING

TRANSITION RAMP DETAIL

I:12 MAXIMUM

SLOPE

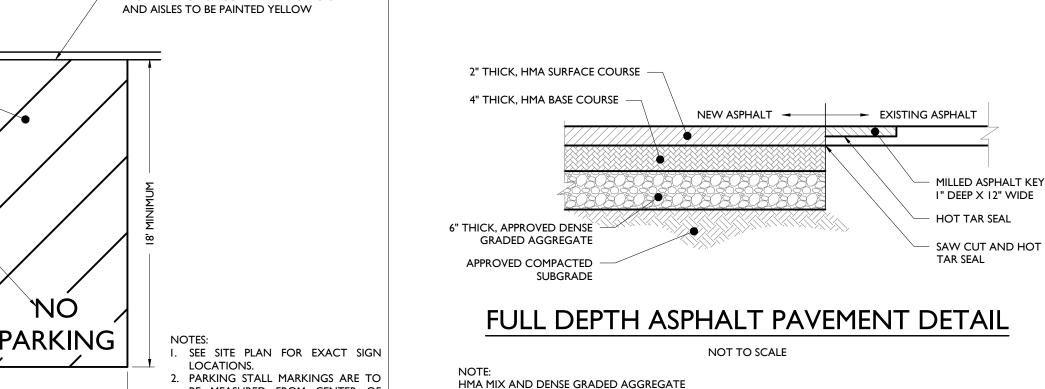
1:50 MAXIMUM

SLOPE

WHITE STRIPE

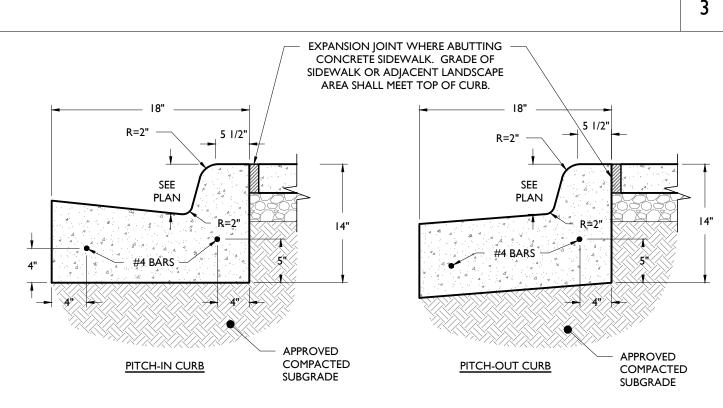
- CURB OR EDGE OF PAVEMENT

(SEE SITE PLAN)



SHALL CONFORM TO STATE DEPARTMENT

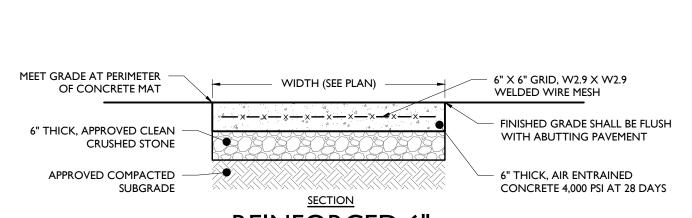
OF TRANSPORTATION SPECIFICATIONS.



CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED. 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE. . HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS. 4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

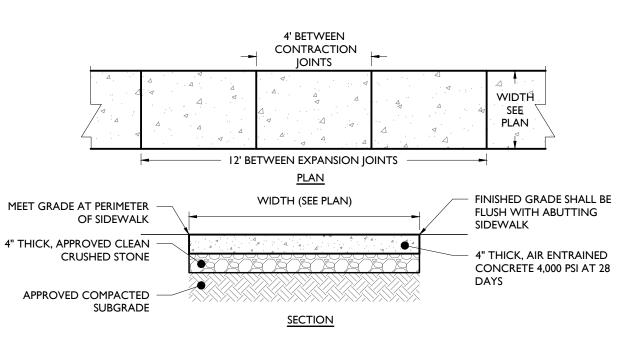


REINFORCED 6"

NOT TO SCALE I. $\frac{1}{2}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT

- 2. I" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
- 3. CONCRETE SHALL RECEIVE BROOM FINISH.

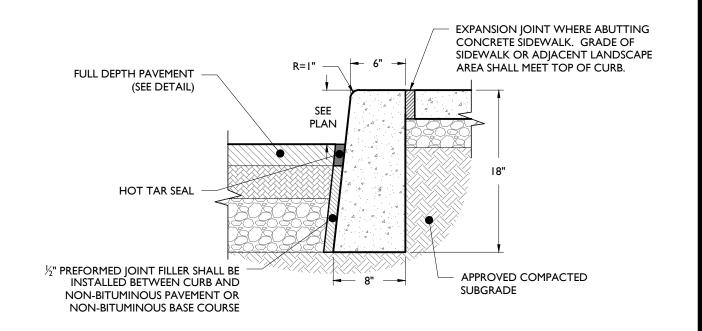
EXPANSION JÓINTS. 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER. 10



CONCRETE WALKWAY DETAIL

NOT TO SCALE

- I. MAXIMUM CROSS SLOPE SHALL BE $\frac{1}{4}$ " PER FOOT. 2. 1/4" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED,
- BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM THE SURFACE.
- I" DEEP BY $\frac{1}{4}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS. 4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

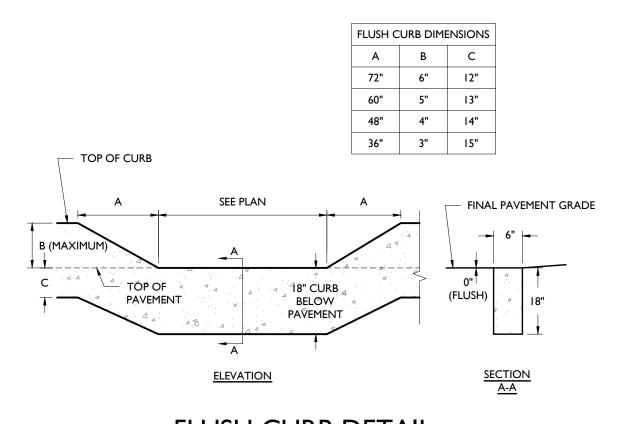


CONCRETE CURB DETAIL

NOT TO SCALE

I. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED,

BITUMINOUS IOINT FILLER, RECESSED 1/4" FROM SURFACE. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS. 4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.



FLUSH CURB DETAIL NOT TO SCALE

NOT APPROVED FOR CONSTRUCTION

EDMUND

ED PM PRO DEV

J. REID COOKSEY, P.E. MÍCHIGAN LICENSE No. 6201069428 LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: DET-240241

CONSTRUCTION **DETAILS**

DRAWING:

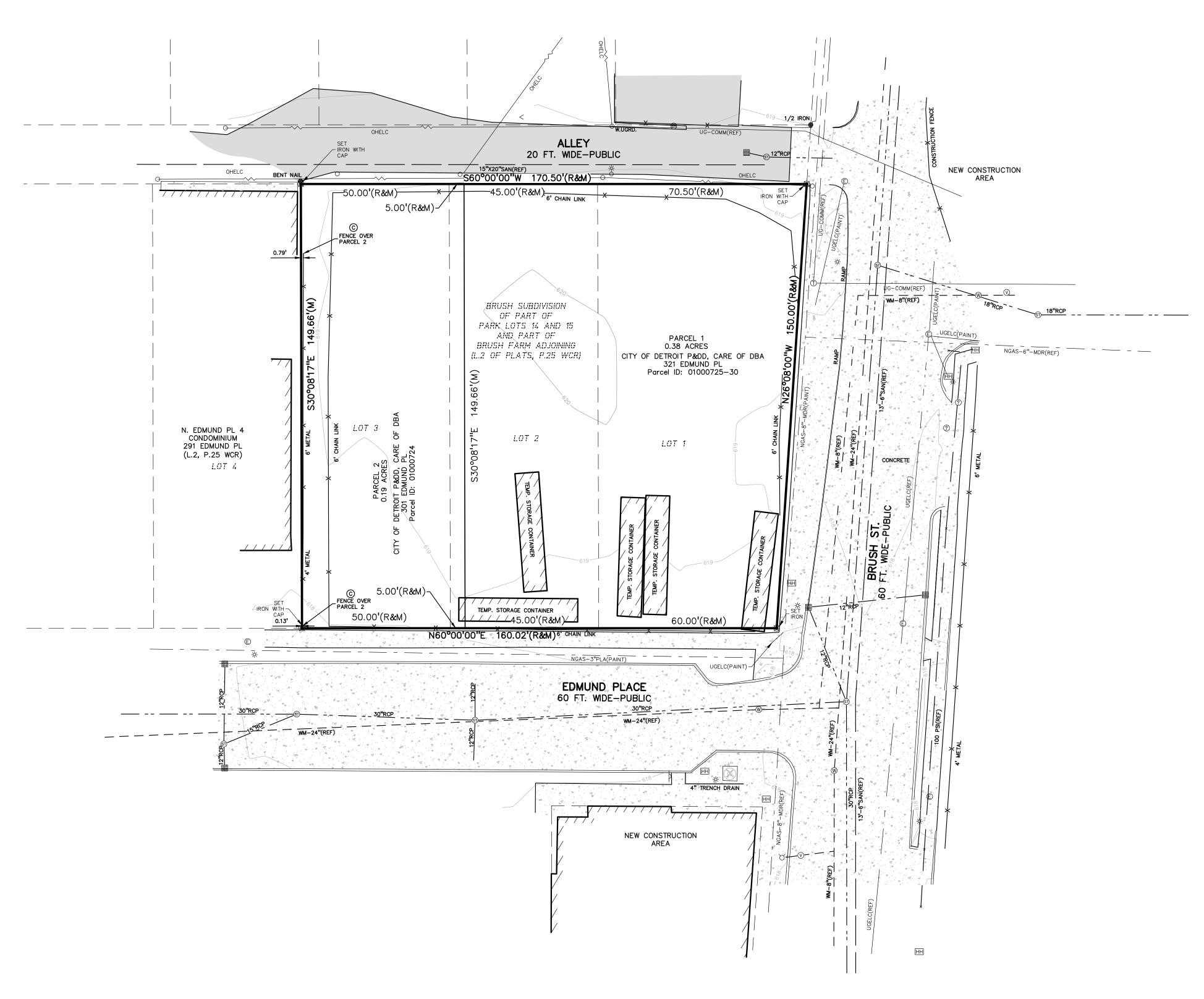
LIGHT POLE INSTALLATION DETAIL

I. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR. ALL REBAR TO BE NEW GRADE 60 STEEL.

PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX

REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN I" TOLERANCE). POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93. 8. POUR TO BE TERMINATED AT A FORM.

WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS. 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.



SURVEYOR'S NOTES

Table A Items

1. the subject property is monument as shown on the survey map.

- 2. The subject property is identified as:
 - Parcel 1
 - 321 Edmond Pl.
 - TAX ID: 01000725-30 Parcel 2
 - 301 Edmund Pl. TAX ID: 01000724
- By graphic plotting, subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) Flood Insurance Rate Map Numbers 26163C0285F, bearing an Effective Date of October 21, 2021.
- 4. The surveyed property covers approximately
 - Parcel 1 0.38 Acres (16,502 square feet) of land Parcel 2 - 0.19 Acres (8,229 square feet) of land
 - Overall 0.57 Acres (24,731 square feet) of land
- 5. 1 foot contour based on construction plans.
- 8. Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed
- 9. No pavement striping for parking were observed in the process of conducting the fieldwork.

SURVEYOR'S NOTES Table A Items

- 11. (a) Evidence of underground utilities existing on or serving the surveyed Property. plans not provided by Client.
- 13. Names of adjoining owners according to current tax records are noted and shown on the survey map.
- 16. No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
- 17. Parts of the east side of Bush St. and south side of Edmund Place has evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Other Notes:

- A) Bearings established from BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.
- B) There was no observable evidence of cemeteries, burial grounds, or individual grave sites on the subject property.
- C) Fence runs over parcel 2 (as shown)
- D) Subject property is use as a staging area for off-site construction at the time of the

EXHIBIT A - PROPERTY DESCRIPTION

First American Title Insurance Company Commitment Number: 981925 Property Address: 301 & 321 Edmund Place, Detroit, MI 48201 Commitment Date: November 14, 2022

The Land referred to herein below is situated in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:

PARCEL 1:

Lot(s) 1 and East 45 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

PARCEL 2:

Lot(s) 3 and West 5 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

SCHEDULE B-II (EXCEPTIONS)

First American Title Insurance Company

Commitment Number: 981925

Property Address: 301 & 321 Edmund Place, Detroit, MI 48201

Commitment Date: November 14, 2022

Items 1 through 6, and 19 through 24, are not plottable land survey matters.

- 7. Interest of Central Brush Park, LLC, as disclosed by Quit Claim Deed recorded in Liber 45397, page 1633. [SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO **PLOTTABLE SURVEY MATTERS.**]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated February 13, 1974, recorded March 8, 1974, in Liber 18745, page 682, Register No. J300795, as to lot 2. [PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated April 22, 1974, recorded May 8, 1974, in Liber 18796, page 596, Register No. F908697, as to Parcel 2. [PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Interest of Greater Detroit Resource Recovery Authority, a Michigan public authority and body corporate, Lessee, and Terms, Conditions and Provisions of Lease, as evidenced by Lease, dated April 4, 1986, recorded May 5, 1986, in Liber 22760, page 908, as to Lot 1 of Parcel 1. [SUBJECT PROPERTY IS INCLUDED IN EXHIBIT B BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Regulatory Agreement with Respect to Housing Development Fund Grant as disclosed by instrument recorded in Liber 19045, page 535, Register No. J365777. [SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO **PLOTTABLE SURVEY MATTERS.**]
- 12. Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 20782, page 634, Register No. G481677. Affidavit of Historic Designation Restrictions recorded in Liber 21244, page 693, Register No. G615454.

[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]

13. Oil, gas, mineral, and aboriginal antiquities reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21572, page 532, Register No. G715922, as to Parcel 1. This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that

[PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]

14. Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 28459, page 602. Ordinance recorded in Liber 29551, page 1900. Ordinance recorded in Liber 40535, page 209. **ISUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.**]

- 15. Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 45397, page 1633. [SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 7.]
- 16. Terms, covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as disclosed by Quit Claim Deed recorded in Liber 51007, page 197, as to Parcel 2. [PARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- 17. Reversionary interest of Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne as disclosed by Quit Claim Deed dated September 3, 2013 and recorded September 3, 2013 in Liber 51007, page 197, as to Parcel 2. **IPARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE** IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 16.]
- 18. Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 52333, page 252, as to Parcel 1. [PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]

SURVEYOR'S CERTIFICATE

completed on December 02, 2022.

Michigan Professional Surveyor No. 4001059791

Daniel L. Cole, P.S.

Agent for PEA Group

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 ALT A/NSPS

Items 1, 2, 3, 4, 5, 8, 9, 11, 13, 16, and 17 of Table A thereof. The fieldwork was

Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes

Date

LEGEND:

-OH-ELEC-W-O-< EX. OH. ELEC, POLE & GUY WIRE -UG-CATV-TV-EX. U.G. CABLE TV & PEDESTAL -UG-ELEC-E-EKE- EX. U.G. ELEC, MANHOLE, METER & HANDHOLE — - — - EX. GAS LINE © GAS EX. GAS VALVE & GAS LINE MARKER — — — EX, WATER MAIN EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE EX. WATER VALVE BOX & SHUTOFF EX. SANITARY SEWER

EX. SANITARY CLEANOUT & MANHOLE EX. COMBINED SEWER MANHOLE ——— – – EX. STORM SEWER EX. CLEANOUT & MANHOLE EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN EX. YARD DRAIN & ROOF DRAIN EX. UNIDENTIFIED STRUCTURE X EX. FENCE

• • • • EX. GUARD RAIL EX. SPOT ELEVATION EX. CONTOUR EX. WETLAND

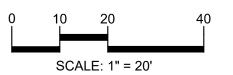
IRON FOUND / SET NAIL FOUND / NAIL & CAP SET BRASS PLUG SET MONUMENT FOUND / SET

SECTION CORNER FOUND RMC RECORDED / MEASURED / CALCULATED CONCRETE



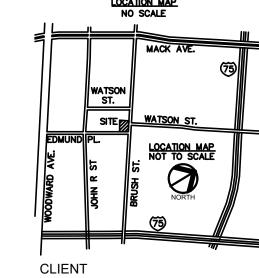
www.peagroup.com







CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGUTILITIES AS SHOWN ON THIS DRAWING ARE ONLY PRIOR TO THE START OF CONSTRUCTION.



WOODWARD CAPITAL 3977 SECOND AVENUE

PROJECT TITLE

EDMUND PLACE 301 EDMUND PLACE DETROIT, MI

REVISI	ONS		
-			

ORIGINAL ISSUE DATE: January 04, 2023

DRAWING TITLE

ALTA/ACSM LAND TITLE SURVEY

PEA JOB NO. 2022-0533 DLC DN. DES. DRAWING NUMBER:

N EDMUND PL E 45 FT OF 2 1 BLK 7 BRUSH SUB OF PT OF PK LOTS 14 & 15 L2 P25 PLATS W C R 1/43 105 IRREG

PARCEL ID 01000724

N EDMUND PL 3 W 5 FT OF 2 BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 55 X150

GATE BOX RIM 618.43 ALLEY 20 FT. WIDE-PUBLIC RIM 618.47 NE 12"RCP 609.22 S60°00'00"W 170.50'(R&M) • SW 12"RCP 609.22 ,70.50**'**(R&M) ွ \$ 45.00'(R&M) 6' CHAIN LINK 55.00'(R&M) RIM 618.50 NE 18"RCP 608.70 SW 30"RCP 600.95 NW 30"RCP 601.00 0.79 RIM 618.29 NE AND SW T/PIPE 612.79 UG-COMM(REF) BRUSH SUBDIVISION RIM 618.17 NE 18"RCP 608.57 OF PART OF G 618.20 | HH FIBER | NGAS-6"-MDR(REF) | SW 18 KCP 608.47 PARK LOTS 14 AND 15 AND PÄRT OF CITY OF DETROIT P&DD, CARE OF DBA BRUSH FARM ADJOINING 321 EDMUND PL Parcel ID: 01000725-30 __RIM 618.60 LOT 3 N. EDMUND PL 4 CONDOMINIUM LOT 2 LOT 1 291 EDMUND PL L.2, P.25 WC CONCRETE LOT 4 RIM 617.70 SW 12"RCP 612.55 TEMP. STORAGE CONTAINER **EDMUND PLACE** 60 FT. WIDE-PUBLIC RIM 617.35 NE 30"RCP 602.50

S 15"RCP DID NOT DROP
SW 30"RCP 602.65 NE 30"RCP 602.56 SE 12"RCP 609.21 SW 30"RCP 602.61 NW 12"RCP 609.21 RIM 617.19 N 15"RCP 611.99 SE 12"RCP 612.09 NW 12"RCP 612.09 CONCRETE

BENCHMARKS (GPS DERIVED - NAVD88)

BM #300 ARROW ON TOP OF HYDRANT. 1' FROM BACK OF WEST CURB OF BRUSH ST AND 34' FROM BACK OF SOUTH CURB OF EDMOND PL. ELEV. - 620.72

BENCH TIE IN WEST SIDE OF POWER POLE. 1' SOUTH OF ASPHALT ALLEY AND 32' FROM BACK OF WEST CURB OF BRUSH ST. ELEV. - 620.71

LEGEND:

— - — - — EX. GAS LINE

— — — EX. WATER MAIN

----- EX. SANITARY SEWER

——— -- EX. STORM SEWER

X EX. FENCE • • • • EX. GUARD RAIL

EX.WETLAND

⊚ ⑤ EX. CLEANOUT & MANHOLE

O^{Y.D.} ® EX. YARD DRAIN & ROOF DRAIN

M → ★ EX. MAILBOX, SIGN & LIGHTPOLE

EX. SPOT ELEVATION EX. CONTOUR

BRASS PLUG SET

EX. COMBINED SEWER MANHOLE

EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN

EX. UNIDENTIFIED STRUCTURE

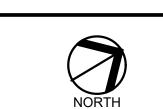
NAIL FOUND / NAIL & CAP SET

MONUMENT FOUND / SET SECTION CORNER FOUND R M C RECORDED / MEASURED / CALCULATED

-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE -UG-CATV-TV- EX. U.G. CABLE TV & PEDESTAL -UG-COMM---⊠-①- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE -UG-ELEC-E-EKE- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE

© GAS EX. GAS VALVE & GAS LINE MARKER

t: 844.813.2949 www.peagroup.com ∀ - ⊕ W EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE



SCALE: 1" = 20'

REFERENCE DRAWINGS

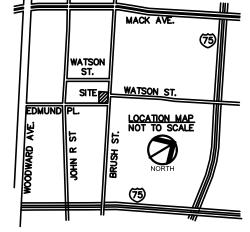
BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 & 17 AND PART OF BRUSH FARM ADJOINING

WATER MAIN GLWA, DWSD MAP 20-K
DWSD MAP (EMAIL DATED 01/02/2020) GLWA, DWSD MAP S-29-A

DWSD MAP (EMAIL DATED 01/02/2020) AT&T MAP A1, DATED 12/30/2019 (EMAIL DATED 12/31/2019) DTE GAS COMPANY MAP DATED JANUARY 02, 2020 FIBER COMCAST MAP (EMAIL DATED 01/13/2020) ELECTRIC HAVE NOT RECEIVED AS OF JANUARY 14, 2020



CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

WOODWARD CAPITAL
3977 SECOND AVENUE
DETROIT, MI 48201

PROJECT TITLE

EDMUND PLACE
301 EDMUND PLACE
DETROIT, MI

ORIGINAL ISSUE DATE: DECEMBER 06,2022

DRAWING TITLE **TOPOGRAPHIC SURVEY**

2022-0533 PEA JOB NO. DES. XXX

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
26163C0285F DATED OCTOBER 21, 2021.

DRAWING NUMBER:

1 OF 1