

Lafayette Park Revised Plan for Energy System Improvement



Revised Plan to Provide Heat for 600 Lafayette Park Residents

- **First**, the company spared no expense to make this project safe. Detroit Thermal could have simply reenergized the existing steam line but instead decided to insert new sleeved piping in some sections of the line and make other improvements in the interest of safety and reliability.
- **Second**, as a neighbor of Lafayette Park, Detroit Thermal knows and respects the compelling history of the community and will do nothing to undermine it.
- **Finally**, Detroit Thermal asks those concerned by this utility upgrade to respect the needs and wishes of their neighbors at 1300 Lafayette – some 600 people who want and need the affordable, clean energy that will be safely brought into their homes.

Lafayette Park Timeline Regarding the Project

Jul 2024:

- ✓ 1300 Lafayette East Cooperative engages Detroit Thermal to explore the option of reconnecting to District Energy

Sep-Oct 2024:

- ✓ Detroit Thermal Initiates and Exploratory restoration
- ✓ On 9/12/24: Detroit Thermal conducts a walk-through with KC Property Management and 20-30 residents
- ✓ Three areas determined to be evaluated via annual permit:
 - 2 authorizing work in the rights-of-way (Joliet parking lot and Nicolet parking lot)
 - 1 authorizing work in an easement but not right-way (playground area)

Jan 2025:

- ✓ Detroit Thermal files application filed with the Michigan Public Service Commission (MPSC) for approval of contract

Feb 2025:

- ✓ MPSC issues order approving contract with a finding that it is in the public interest

Mar 2025:

- ✓ Agreement signed with 1300 East Cooperative and Detroit Thermal to move forward.
- ✓ Detroit Thermal requested another meeting with the Lafayette Park Co-ops to be coordinated by KC Properties

Apr 2025:

- ✓ Detroit Thermal initiates the permitting process with the City's Legal and DPW
- ✓ Detroit Thermal secures the DPW permit
- ✓ Residential Concerns re safety and Historic District Commission permissions were expressed
- ✓ The city issues a stop-work order

May 2025:

- ✓ On 5/7/25: City of Detroit scheduled and met with Detroit Thermal and all 5 Co-op Board Representatives
- ✓ On 5/14/25: Detroit Thermal presents to the Detroit Historic Commission

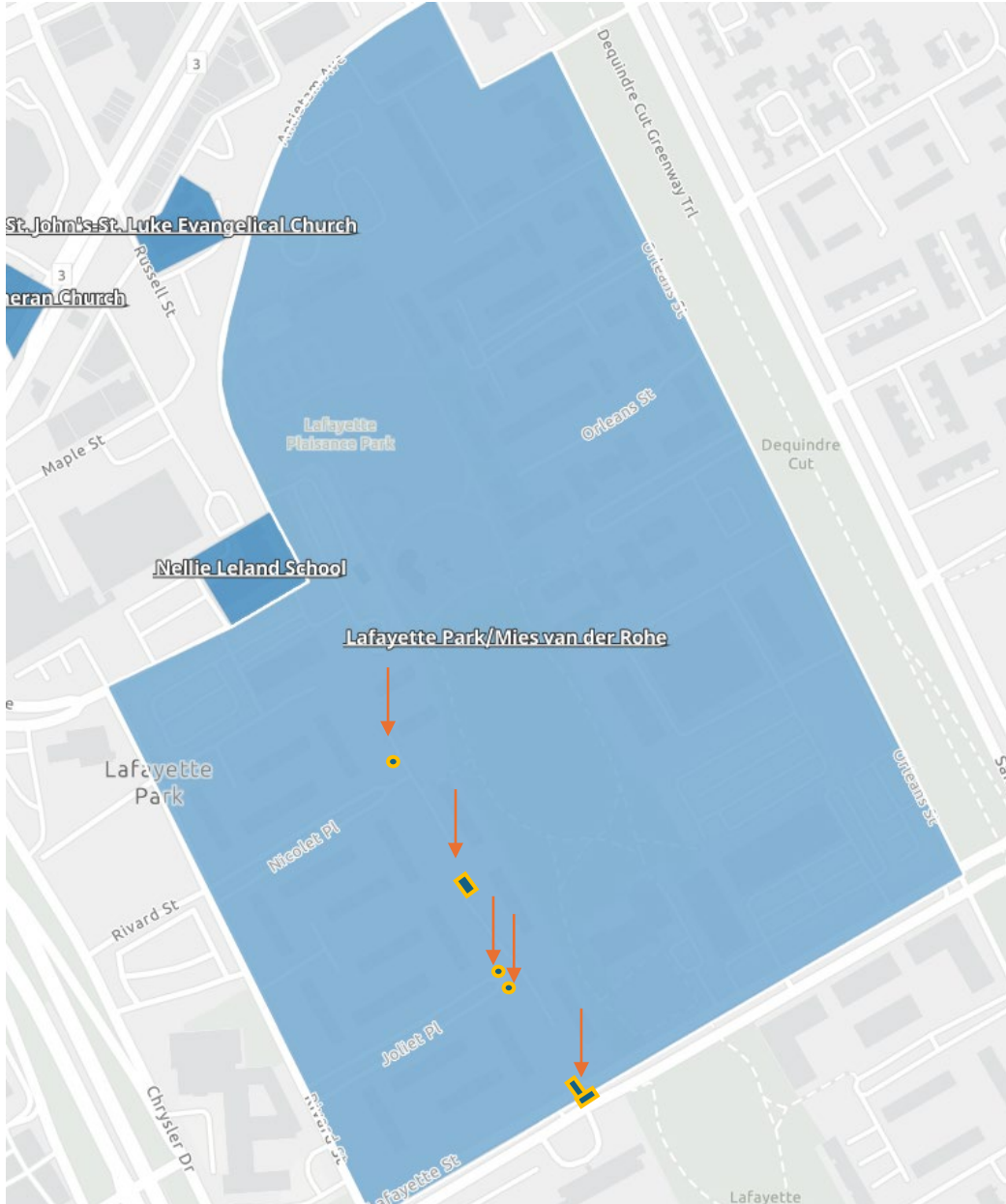
June 2025:

- ✓ 6/12/25: Detroit Thermal submits supplemental information requested by HDC
- ✓ 6/24/25: Detroit Thermal scheduled meeting with meet with all 5 Co-op Board Representatives

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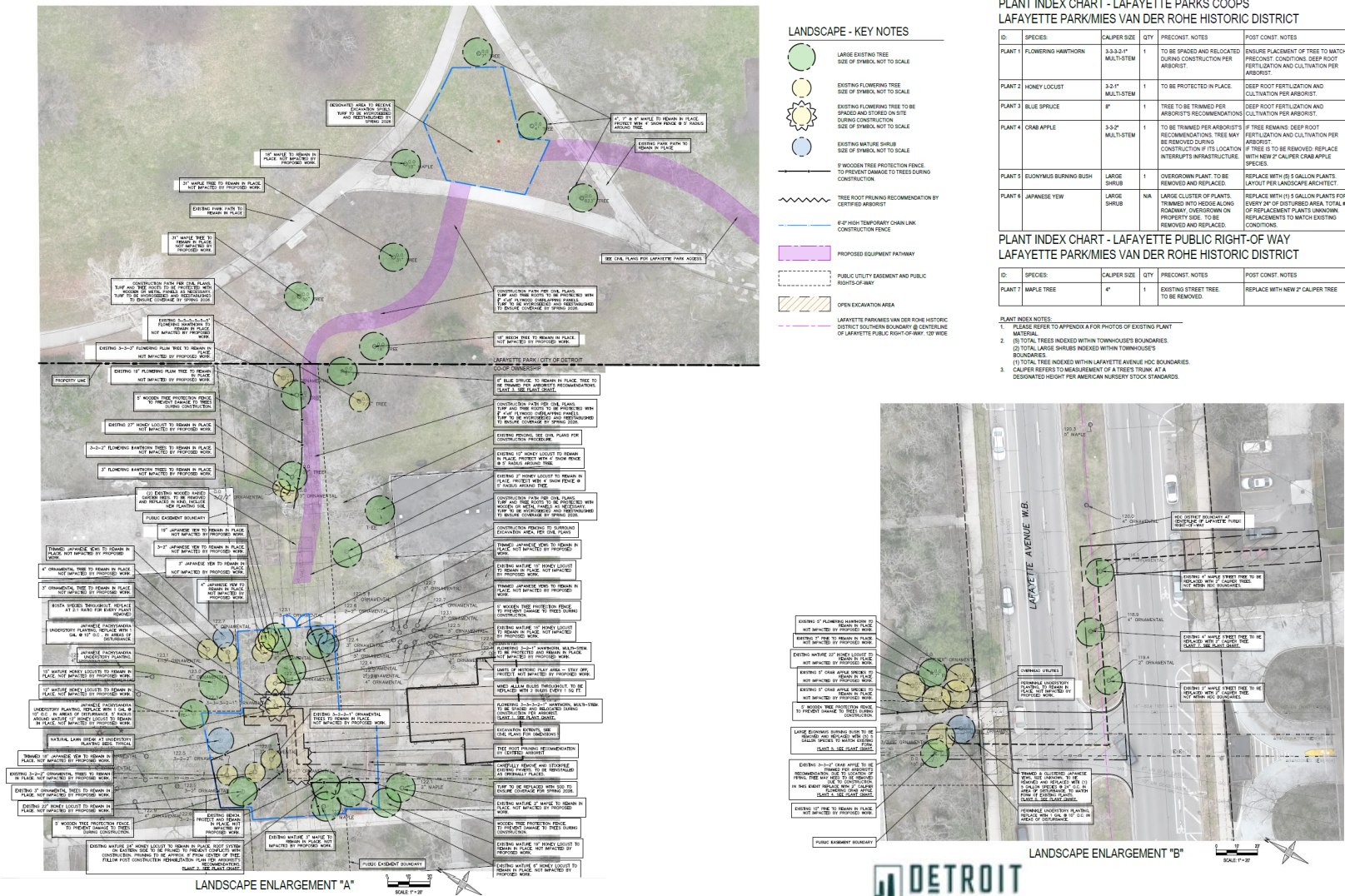
Impact in Lafayette Park Historic District



- The Lafayette Park/Mies van der Rohe Historic District is 46 acres which encompass 13 acres of greenery which contain tens of thousands of plants.
- The red arrows point to the areas of construction in the Lafayette Park Historic District to provide heat to 600 residents in 1300 East Lafayette.
- The construction area will impact up to 7 wooded plants within the Lafayette Park/Mies van der Rohe Historic District.

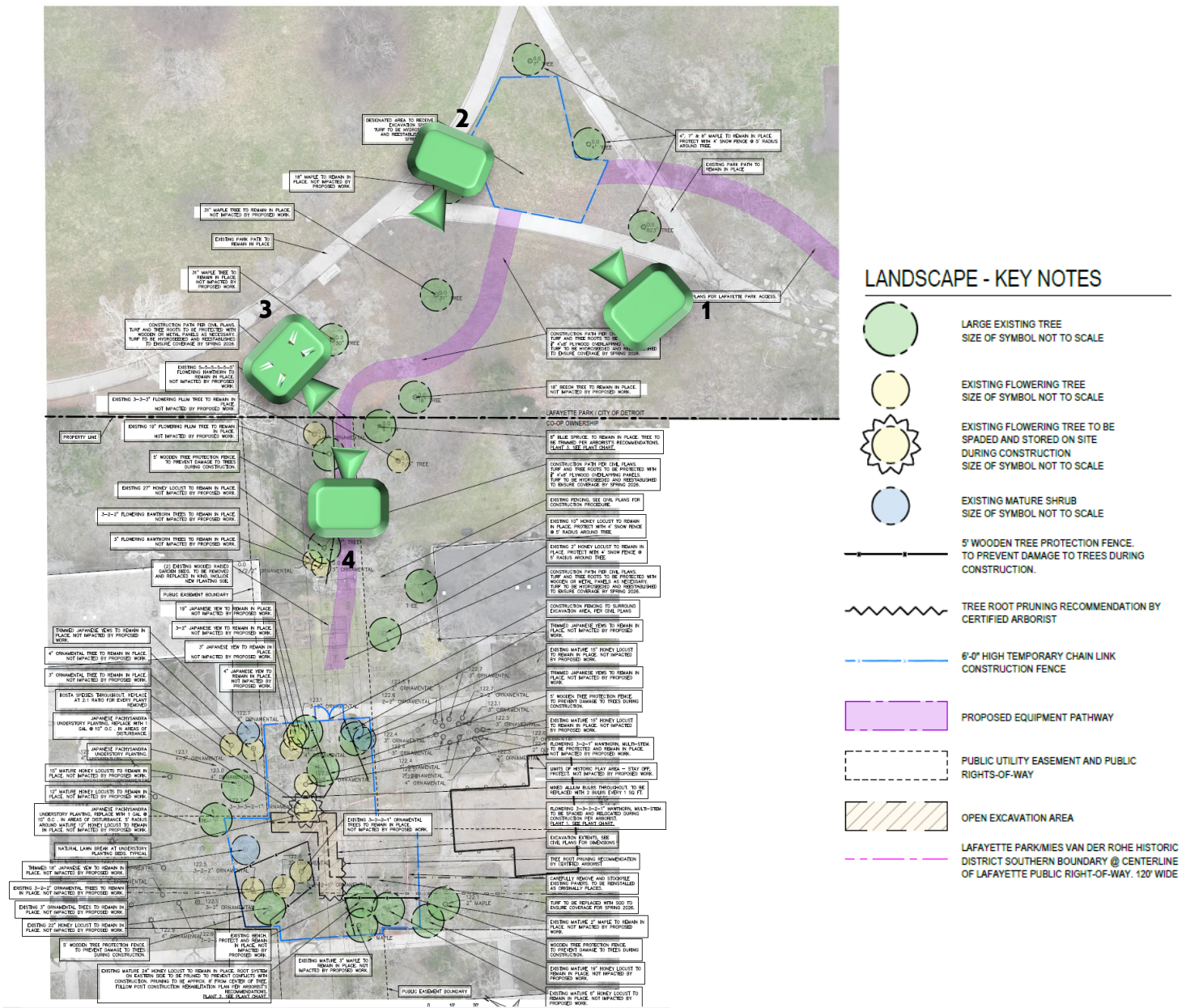
HDC Information Request

I. Finer detail about existing landscaping around the excavation sites and the access routes to those excavation locations, including identification of all locations of vegetation.



Detroit Thermal has surveyed the site with their professional land surveyor, landscape architect and certified arborist. All plant material adjacent to the proposed excavations, along the access routes and at the layout down area have been located and memorialized on the provided plan set.

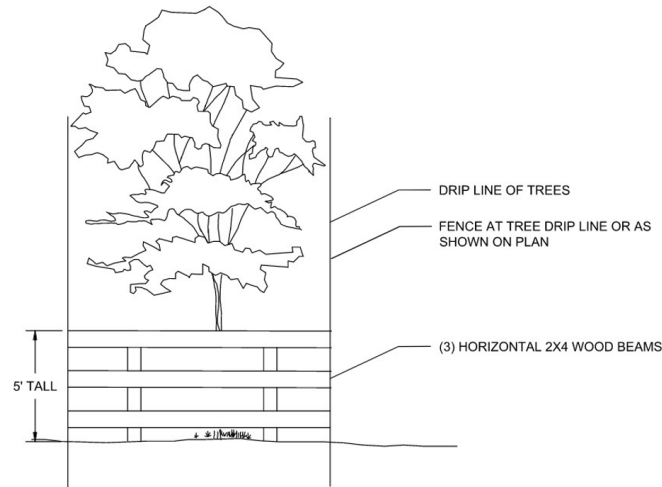
HDC Information Request



HDC Information Request

II. Information about possible steps that could be taken to protect the landscape.

- a. Temporary 4'x8' plywood ground protection will be installed at key locations of the access route adjacent to tree roots within their drip line. This is a light weight, low impact solution to disperse construction equipment loading on the soil and reduce compaction.
- b. A combination of snow fence and wooden tree protection fencing will be installed to keep construction equipment away from plant material adjacent to the exaction sites. These specific locations are identified on the plans set.



EXISTING TREE PROTECTION DETAIL
NO SCALE



HDC Information Request

III. Clearer definition of what landscape might be impacted and steps to mitigate impact.

PLANT INDEX CHART - LAFAYETTE PARKS COOPS
LAFAYETTE PARK/MIES VAN DER ROHE HISTORIC DISTRICT

| ID: | SPECIES: | CALIPER SIZE | QTY | PRECONST. NOTES | POST CONST. NOTES |
|---------|-----------------------|--------------------------|-----|--|---|
| PLANT 1 | FLOWERING HAWTHORN | 3-3-3-2-1" MULTI-STEM | 1 | TO BE SPADED AND RELOCATED DURING CONSTRUCTION PER ARBORIST. | ENSURE PLACEMENT OF TREE TO MATCH PRECONST. CONDITIONS. DEEP ROOT FERTILIZATION AND CULTIVATION PER ARBORIST. |
| PLANT 2 | HONEY LOCUST | 3-2-1" MULTI-STEM | 1 | TO BE PROTECTED IN PLACE. | DEEP ROOT FERTILIZATION AND CULTIVATION PER ARBORIST. |
| PLANT 3 | BLUE SPRUCE | 8" | 1 | TREE TO BE TRIMMED PER ARBORIST'S RECOMMENDATIONS | DEEP ROOT FERTILIZATION AND CULTIVATION PER ARBORIST. |
| PLANT 4 | CRAB APPLE | 3-3-2" MULTI-STEM | 1 | TO BE TRIMMED PER ARBORIST'S RECOMMENDATIONS. TREE MAY BE REMOVED DURING CONSTRUCTION IF ITS LOCATION INTERRUPTS INFRASTRUCTURE. | IF TREE REMAINS: DEEP ROOT FERTILIZATION AND CULTIVATION PER ARBORIST. IF TREE IS TO BE REMOVED: REPLACE WITH NEW 2" CALIPER CRAB APPLE SPECIES. |
| PLANT 5 | EUONYMUS BURNING BUSH | LARGE SHRUB | 1 | OVERGROWN PLANT. TO BE REMOVED AND REPLACED. | REPLACE WITH (5) 5 GALLON PLANTS. LAYOUT PER LANDSCAPE ARCHITECT. |
| PLANT 6 | JAPANESE YEW | LARGE SHRUB | N/A | LARGE CLUSTER OF PLANTS. TRIMMED INTO HEDGE ALONG ROADWAY, OVERGROWN ON PROPERTY SIDE. TO BE REMOVED AND REPLACED. | REPLACE WITH (1) 5 GALLON PLANTS FOR EVERY 24" OF DISTURBED AREA. TOTAL # OF REPLACEMENT PLANTS UNKNOWN. REPLACEMENTS TO MATCH EXISTING CONDITIONS. |

PLANT INDEX CHART - LAFAYETTE PUBLIC RIGHT-OF WAY
LAFAYETTE PARK/MIES VAN DER ROHE HISTORIC DISTRICT

| ID: | SPECIES: | CALIPER SIZE | QTY | PRECONST. NOTES | POST CONST. NOTES |
|---------|------------|--------------|-----|--------------------------------------|----------------------------------|
| PLANT 7 | MAPLE TREE | 4" | 1 | EXISTING STREET TREE. TO BE REMOVED. | REPLACE WITH NEW 2" CALIPER TREE |

PLANT INDEX NOTES:

- PLEASE REFER TO APPENDIX A FOR PHOTOS OF EXISTING PLANT MATERIAL.
- (5) TOTAL TREES INDEXED WITHIN TOWNHOUSE'S BOUNDARIES.
(2) TOTAL LARGE SHRUBS INDEXED WITHIN TOWNHOUSE'S BOUNDARIES.
(1) TOTAL TREE INDEXED WITHIN LAFAYETTE AVENUE HDC BOUNDARIES.
- CALIPER REFERS TO MEASUREMENT OF A TREE'S TRUNK AT A DESIGNATED HEIGHT PER AMERICAN NURSERY STOCK STANDARDS.

All seven (7) of the woody plants to be impacted is identified on the plan set, each is given a number designation. Each plant is then further described along with the landscape architect and arborist's recommended preconstruction and post construction activities.

Impacted ground cover, other than standard turf grass, is identified on the plans and replacement direction is provided if impacted by the construction.

HDC Information Request

IV. Steps about what can be done to remediate landscape damage.

- a. The best way to reduce the impacts to the landscape material is to complete the protection measures and controlled preconstruction pruning from the previous sections.
- b. Follow the construction and restoration, the certified arborist will inspect the relocated and pruned trees and perform deep root fertilization. This feeding will support recovery and promote healthy regrowth. This will occur this fall, post construction and next fall in 2026 to ensure continued recovery, health and long-term resilience.



HDC Information Request

V. Excavation techniques.

Mini Excavator



Skid Steer



Backhoe



Concrete Buggy



Air Compressor



Welding Rig (pickup truck)



The excavation within the landscaped easement area of the vacated Russel and Macomb will be completed with the small equipment, using a mini excavator, skid steer, backhoe, concrete buggy and pick-up trucks.

HDC Information Request

VI. Details on how trees will be protected.

- a. As described in Section II, Protection measures will be provided for the trees and the soil.
- b. Plant material that is to remain but could be impacted by the excavation or access to sites will be pruned to provide controlled arborist led impacts to the trees. This includes above grade limb pruning and below grade root pruning both identified, specifically in the plans. Below are some advantages of root pruning.

1. **Healthy Root System:** Root pruning stimulates the development of a compact and robust root system. By trimming unnecessary or circling roots, the tree focuses on cultivating healthier roots that provide enhanced anchorage, water, and nutrient access.
2. **Reduced Tree Stress:** During transplantation or construction activities, root pruning alleviates stress on the tree, increasing its chances of survival and successful establishment.

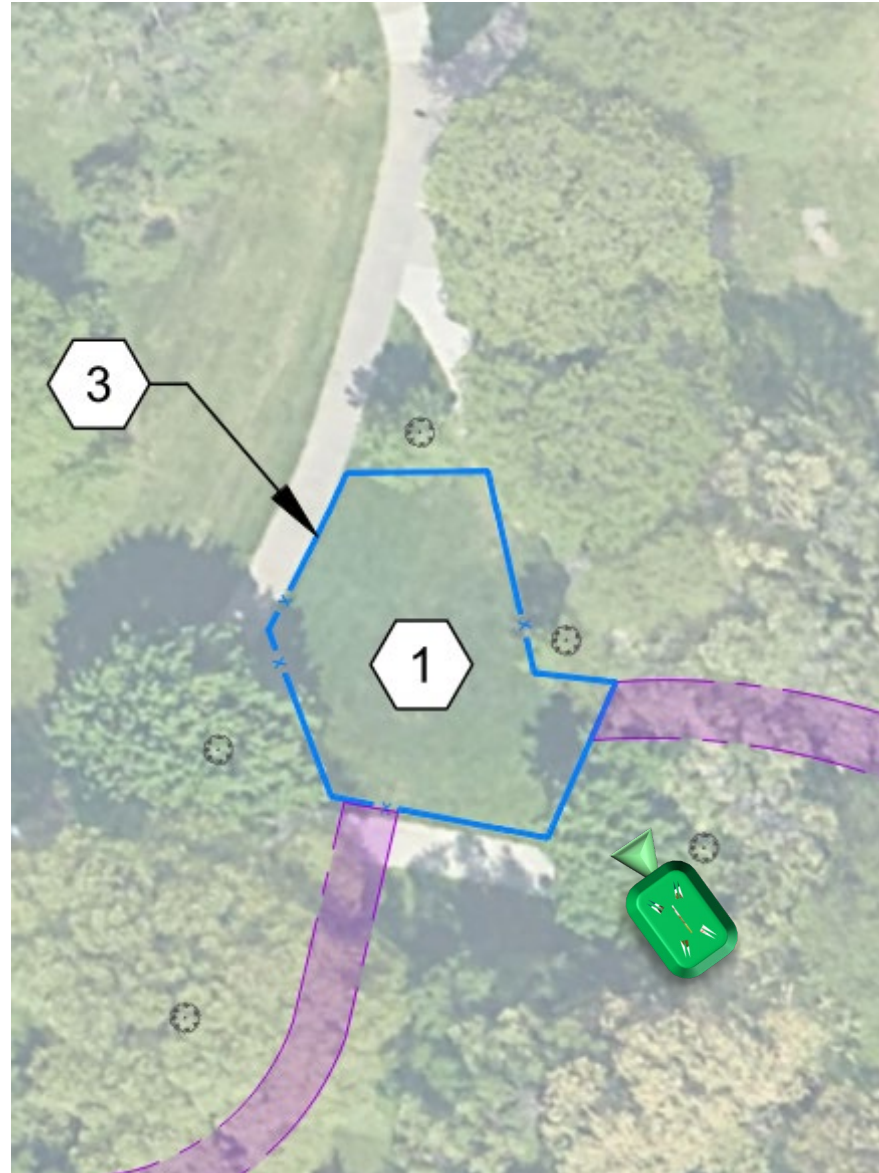
HDC Information Request

VII. Proposed equipment staging locations and approach.

- a. The area of the vacated Macomb and Russell Streets, north of the play area, will be accessed via the Lafayette Plaisance Park off Lafayette Ave., see callout 2.
- b. The area for staging, laydown and the stockpiling of material will also be in the park, see call out 1, and will be secured with a 6ft. tall construction fence, see callout 3.



HDC Information Request



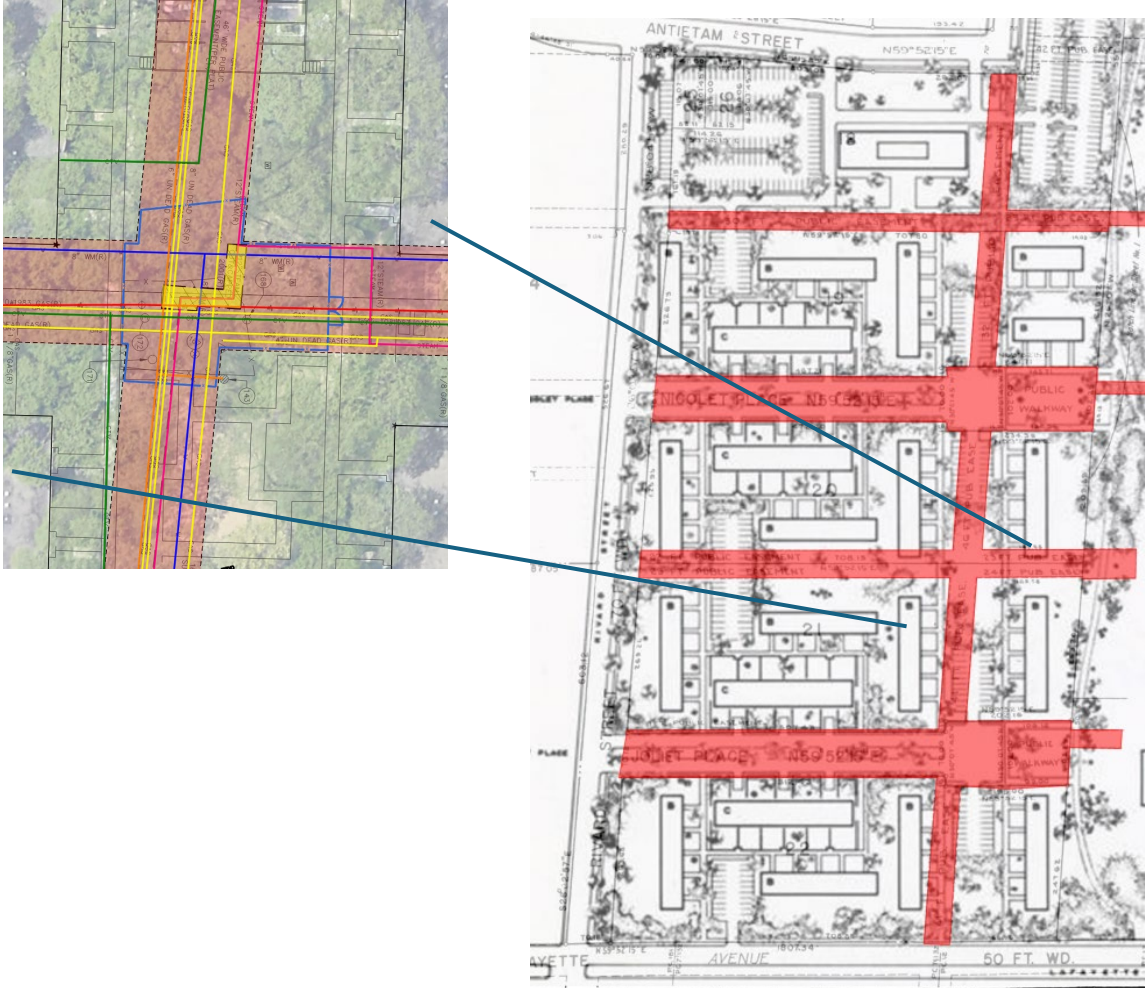
HDC Information Request

VIII. Environmental impacts of steam on tree canopy.

- a. The Nicolet Public Right-of-Way parking area stack has been removed from the proposed plan in response to residents' aesthetic concerns. A standard, on grade, Detroit Thermal cast iron manhole frame and cover are proposed for the existing manhole structure 1254.
- b. The Joliet Public Right-of-Way parking area stack has been removed from the proposed plan in response to residents' aesthetic concerns. A standard, on grade, Detroit Thermal cast iron manhole frame and cover are proposed for the existing manhole structure 1268.

HDC Information Request

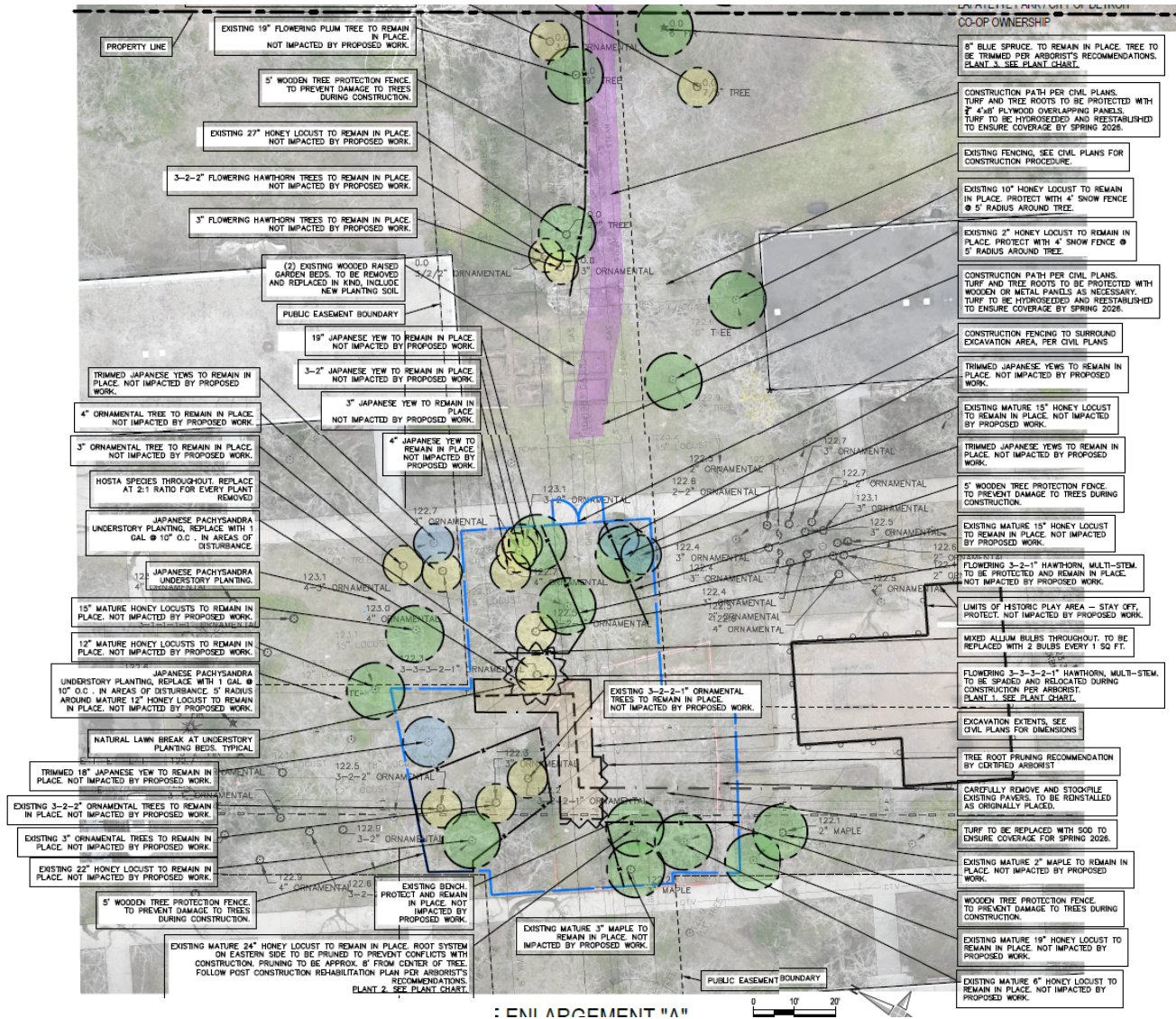
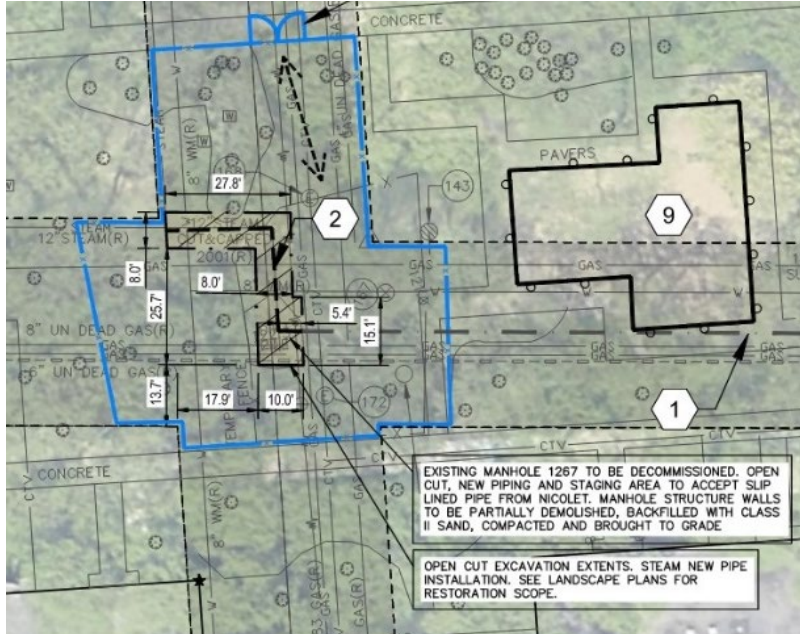
IX. Potential landscape experts to help Commission better understand how roots and replanting and future work down the line could impact the landscape.



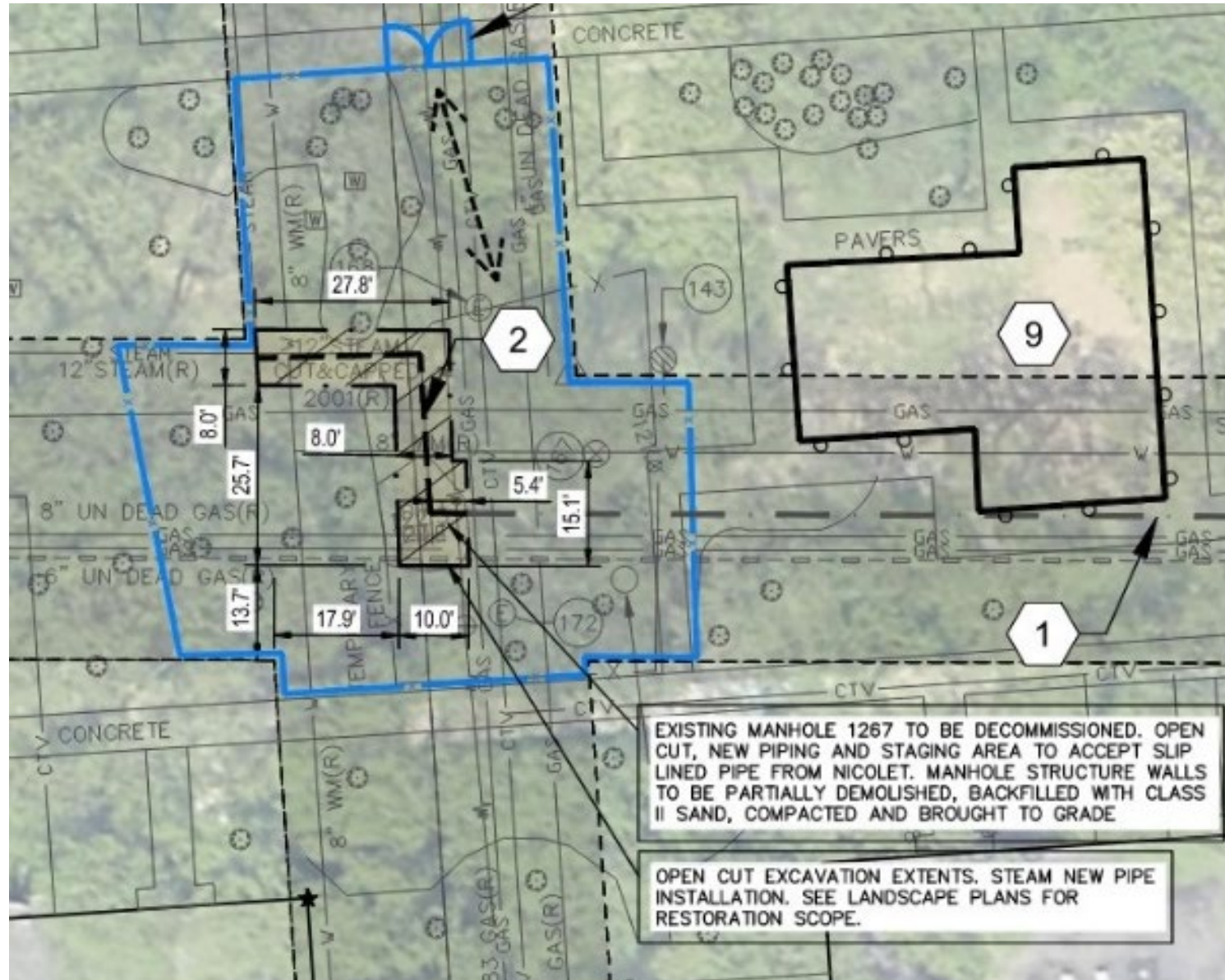
An ISA Certified Arborist, Dave Scherer, has been brought on for the project to support and provide the incorporated comprehensive tree protection and mitigation plan aimed to minimize impacts and promote the long-term health to the adjacent trees and woody plants. See the provided letter dated June 11, 2025.

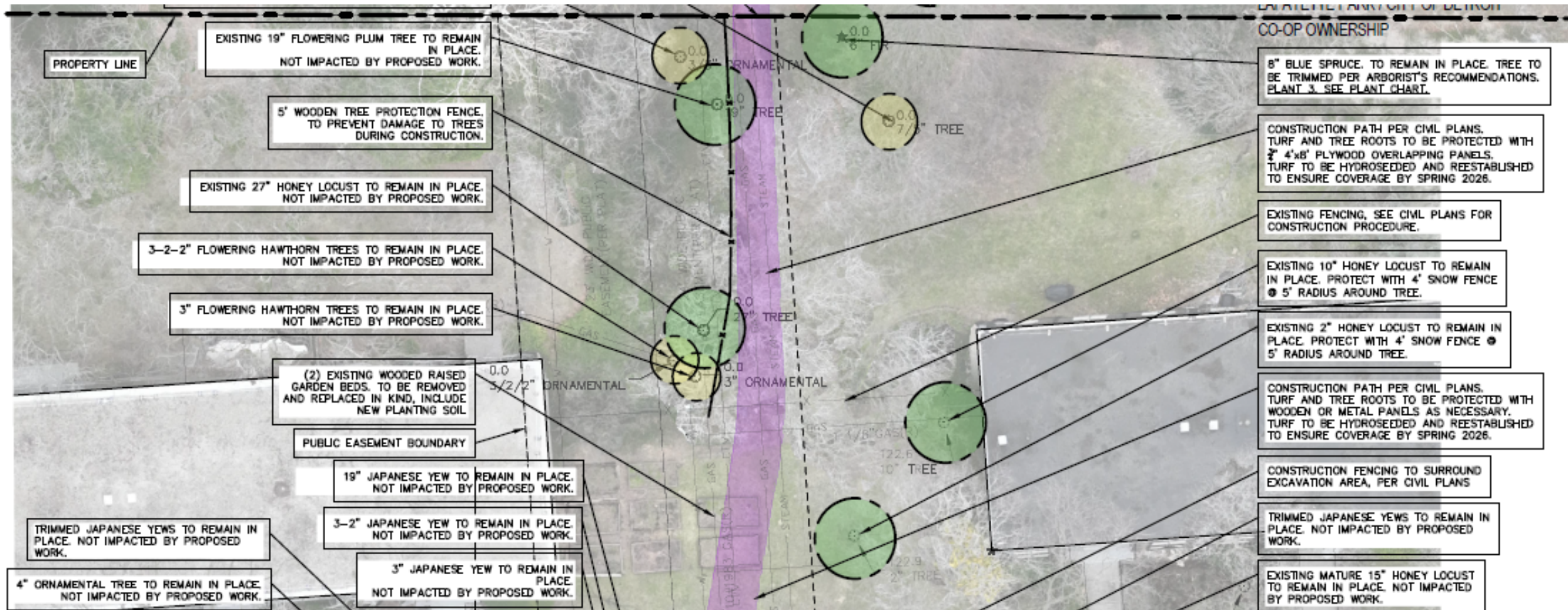
There exists many utilities within the formerly vacated Rights-of-Way, now public utility easements. The original layout of the townhouses was coordinated very closely with the existing utilities and vacated Rights-of-Way, see adjacent plan. The existing utilities include Detroit Thermal, DTE electric and gas, DWSD combined sewer and water main, and data/communications. With this proposed construction completed, Detroit Thermal does not anticipate additional excavation within the easement in the foreseeable future.

Excavation in Russell-Macomb Easement

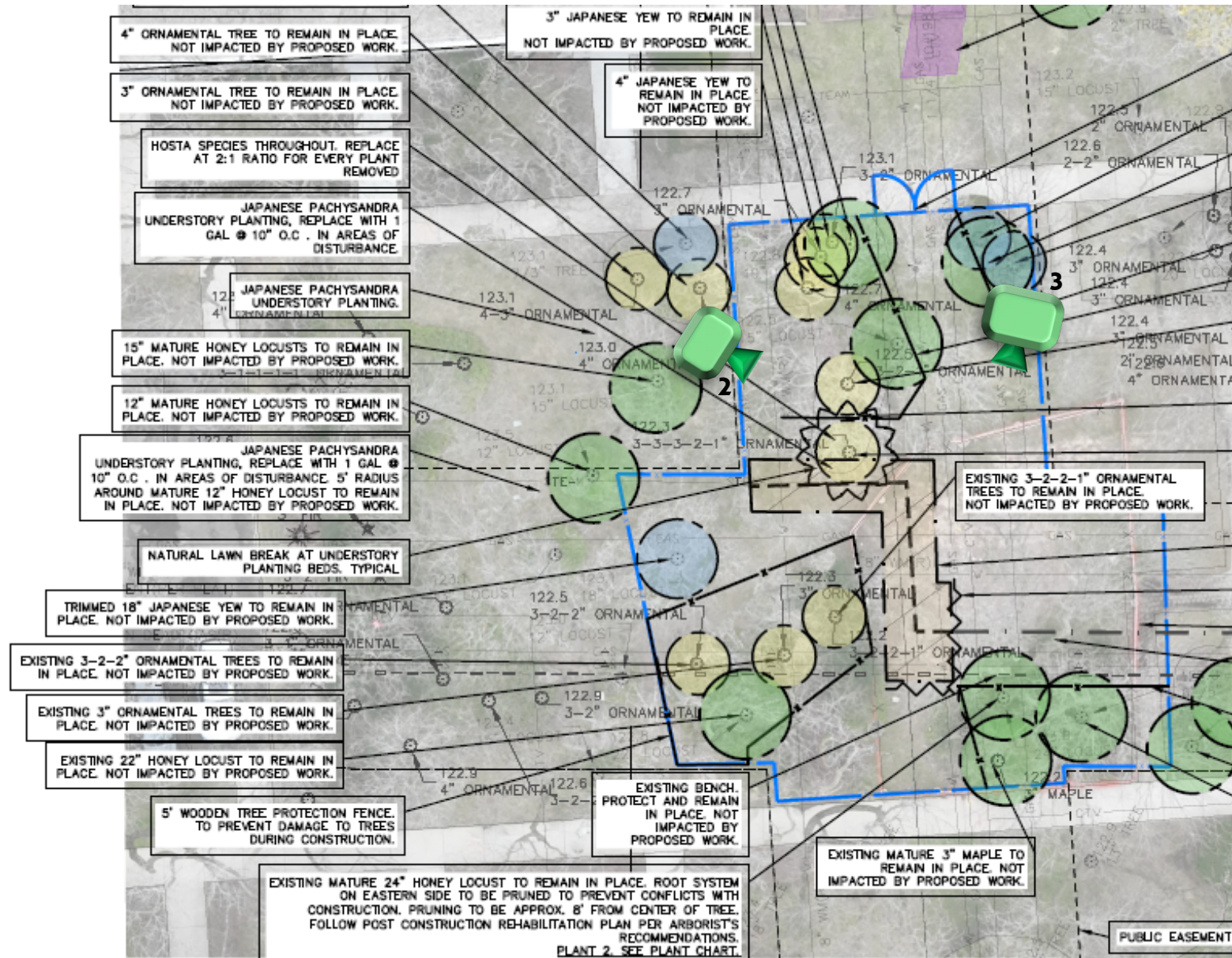


Excavation in Russell-Macomb Easement

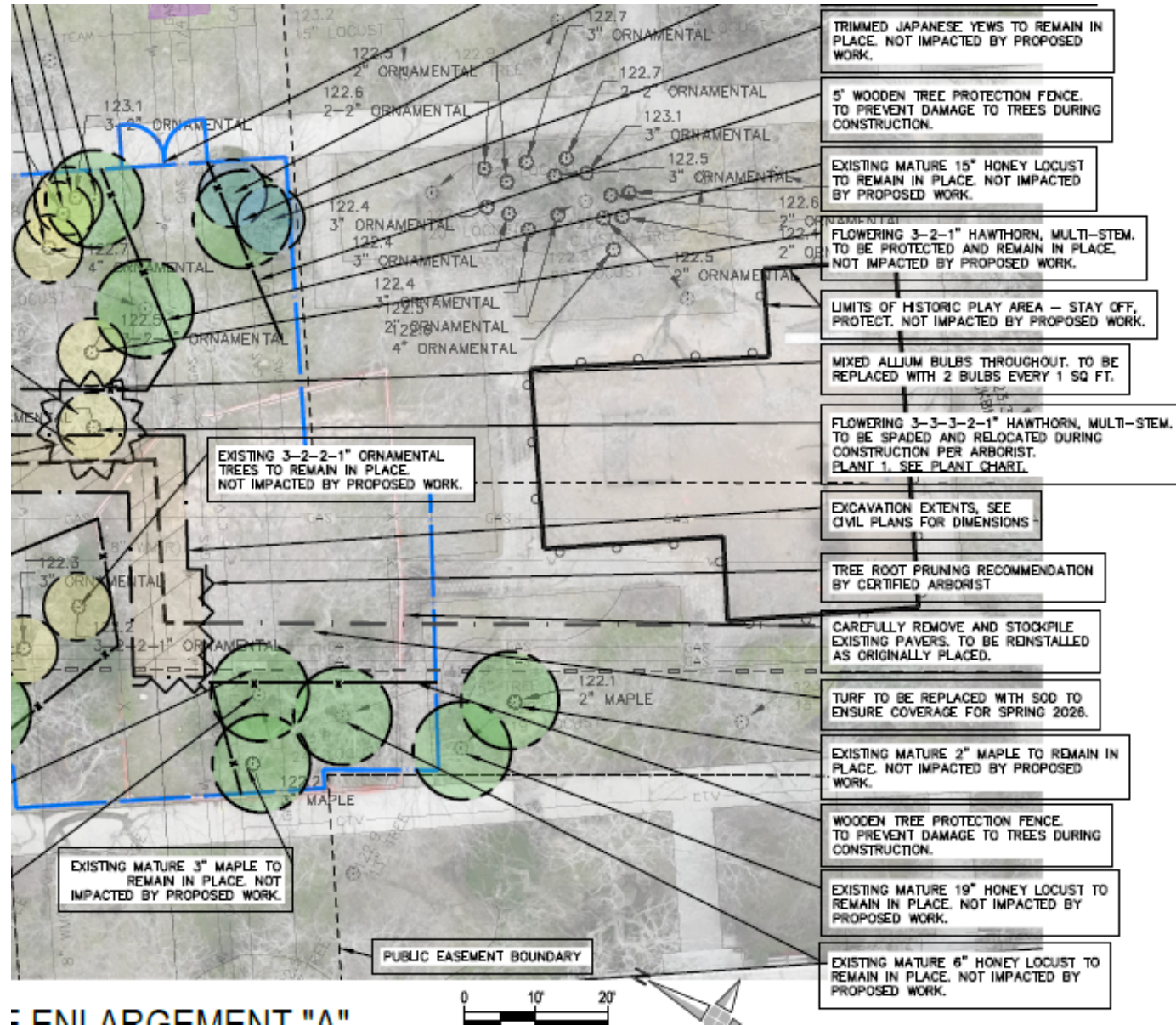




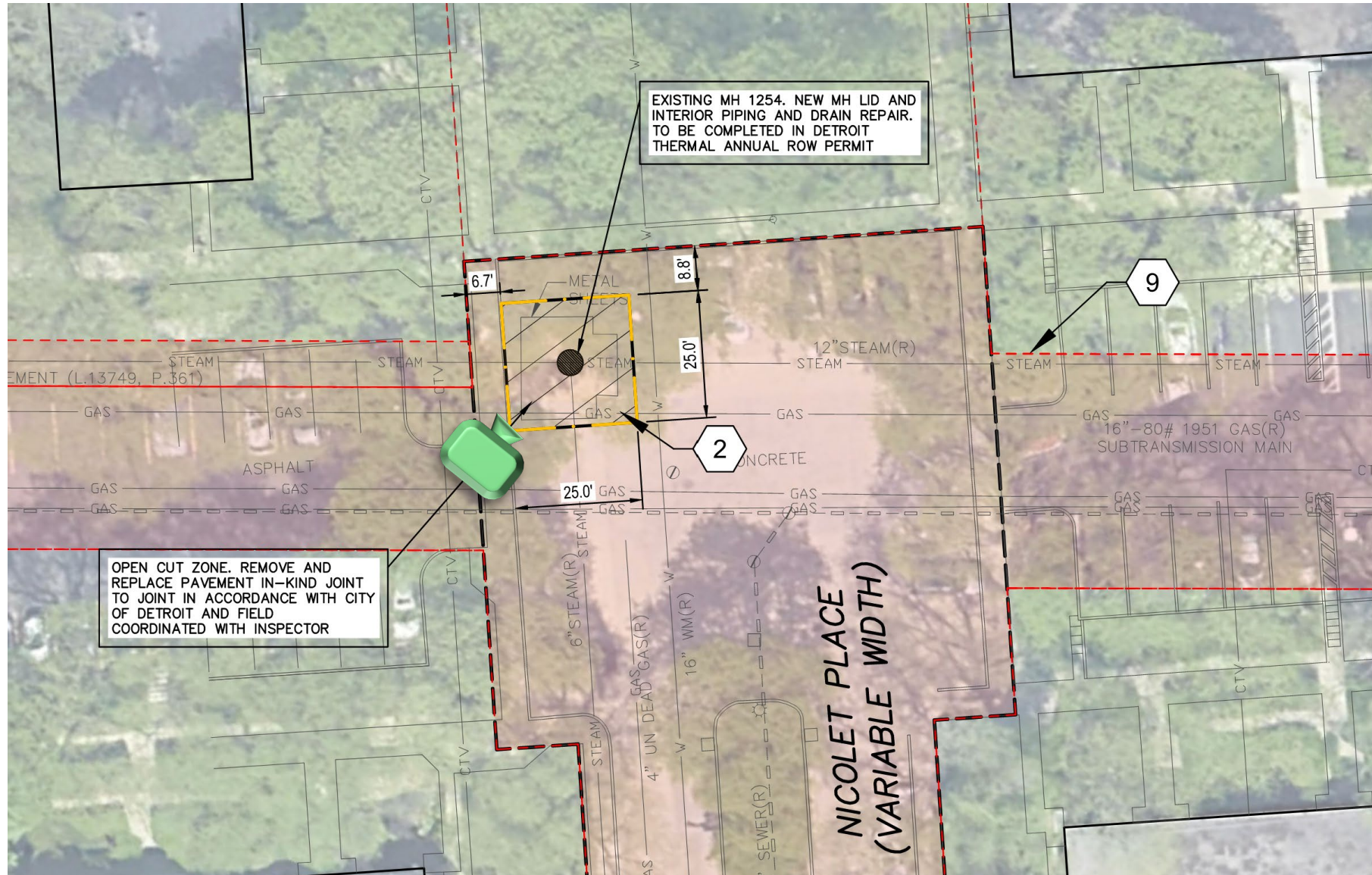
Excavation in Russell-Macomb Easement



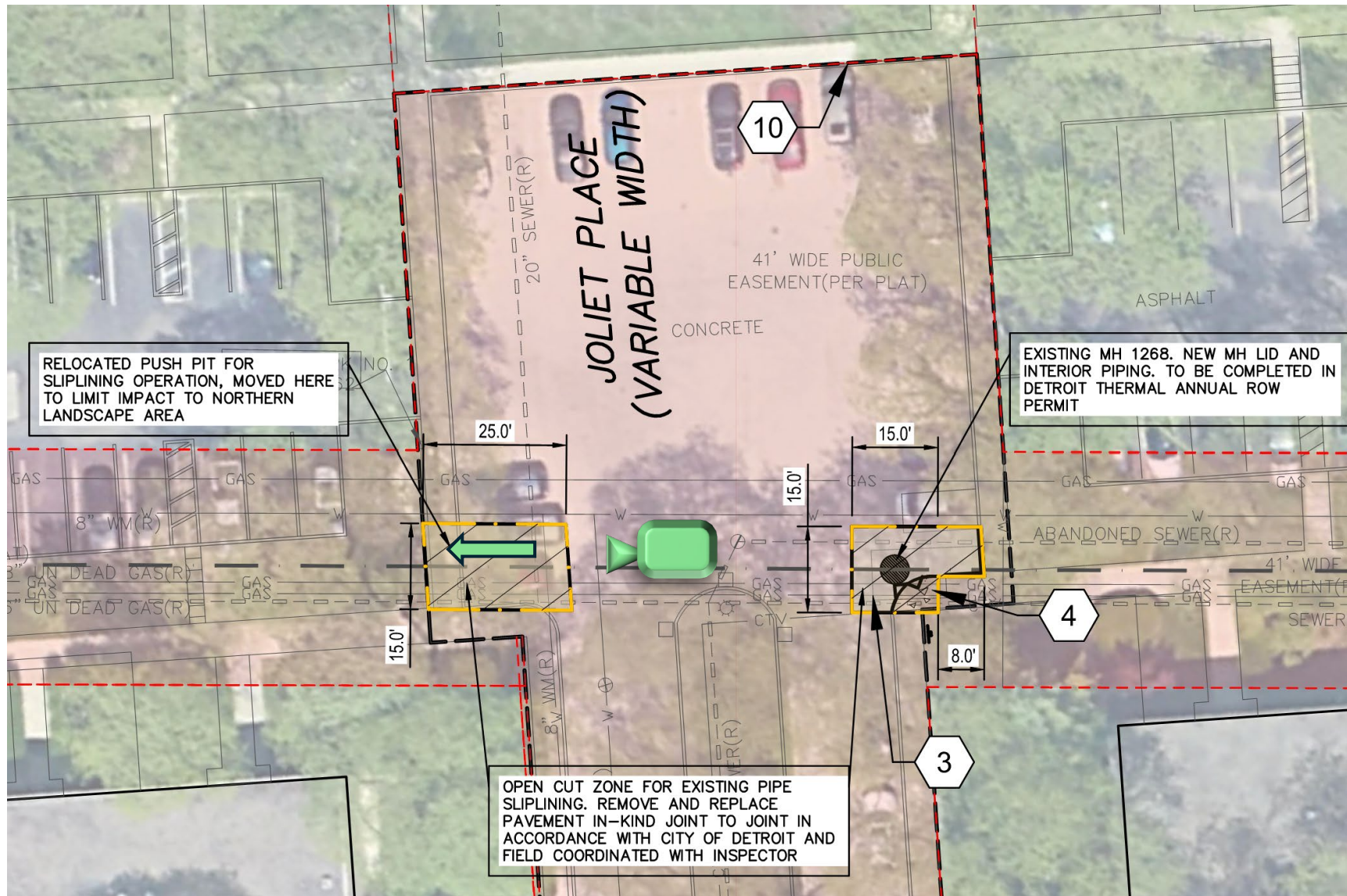
2. ENI ADJACEMENT "A"



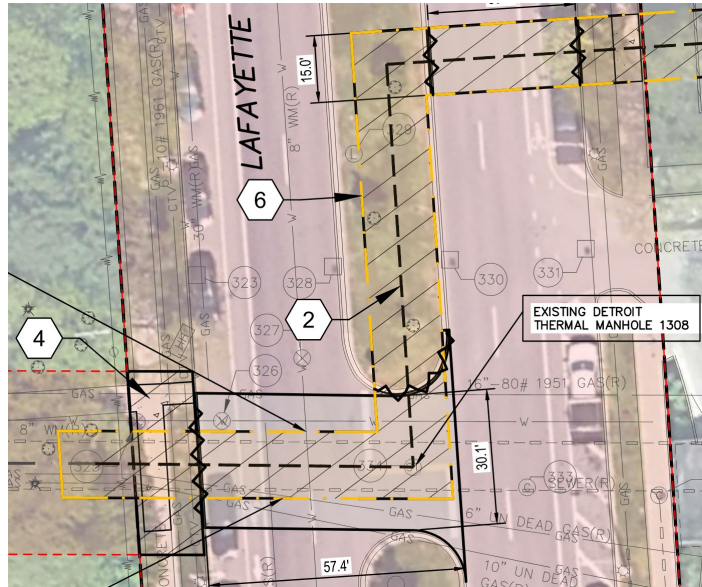
Excavation in the Nicolet Right-of-Way



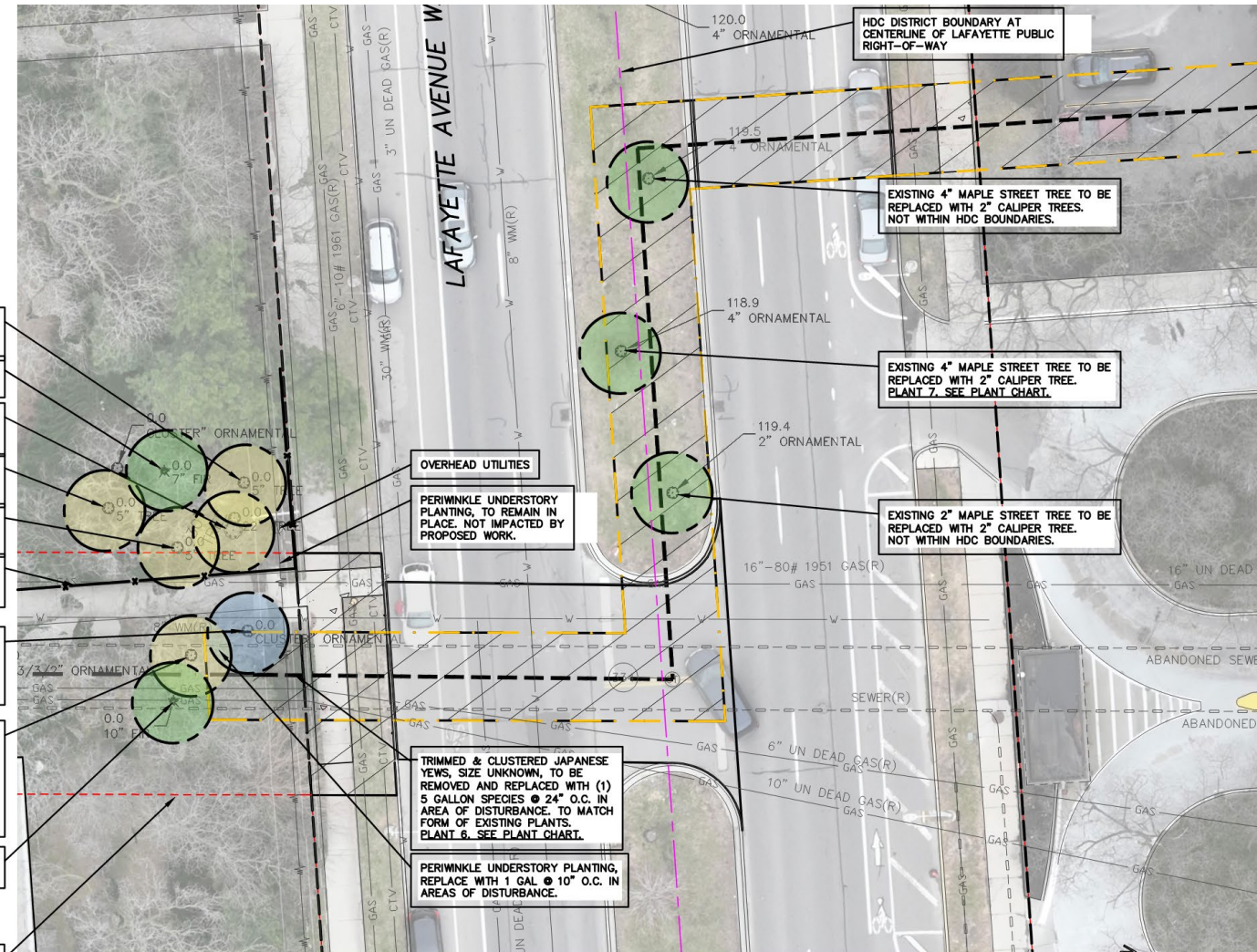
Excavation in the Joliet Right-of-Way



Excavation in the Russell Easement & Lafayette ROW



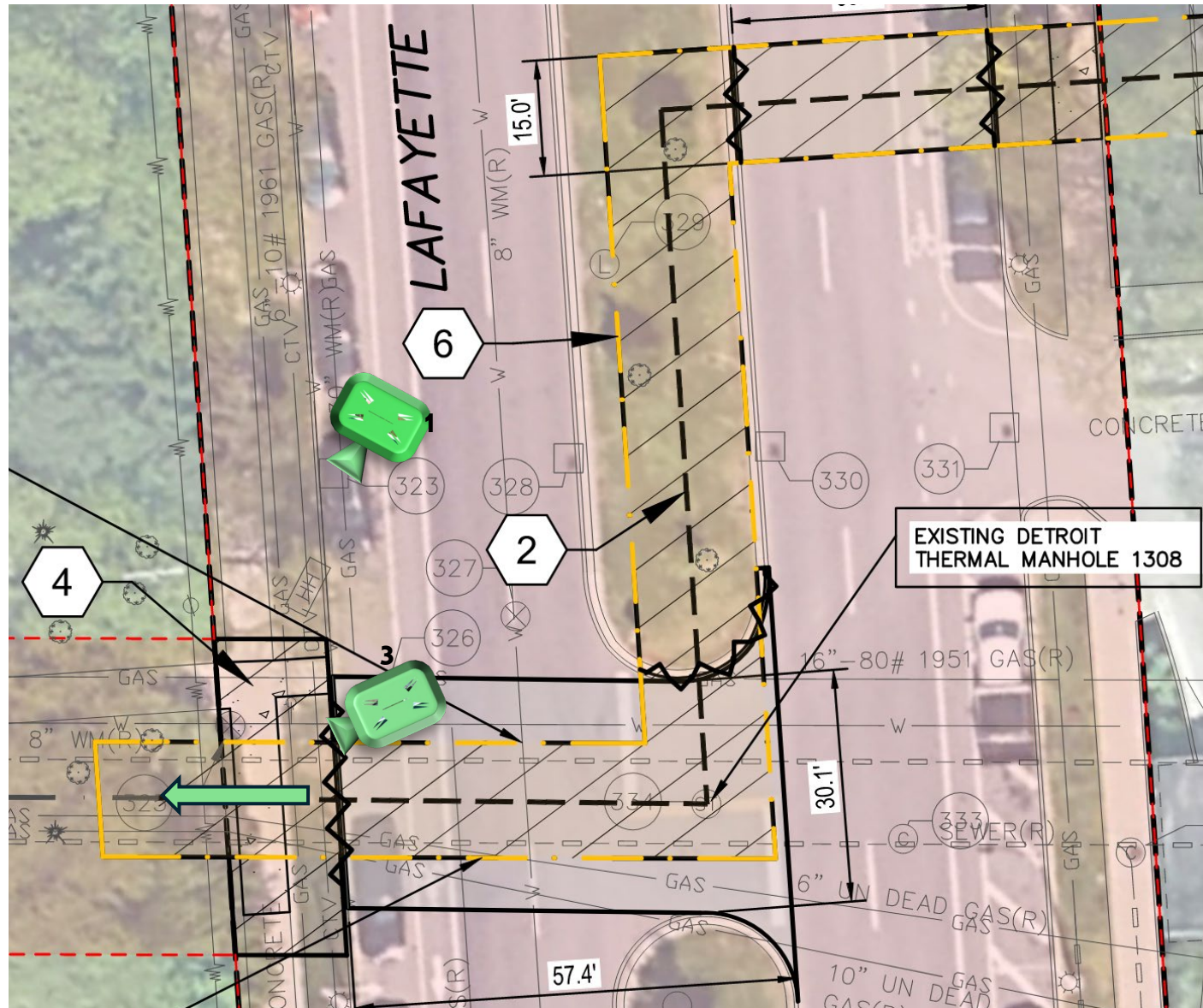
- EXISTING 5" FLOWERING HAWTHORN TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.
- EXISTING 7" PINE TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.
- EXISTING MATURE 22" HONEY LOCUST TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.
- EXISTING 5" CRAB APPLE SPECIES TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.
- EXISTING 5" CRAB APPLE SPECIES TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.
- 5' WOODEN TREE PROTECTION FENCE. TO PREVENT DAMAGE TO TREES DURING CONSTRUCTION.
- LARGE EUONYMUS BURNING BUSH TO BE REMOVED AND REPLACED WITH (5) 5 GALLON SPECIES TO MATCH EXISTING FORM. PLANT 5. SEE PLANT CHART.
- EXISTING 3-3-2" CRAB APPLE TO BE TRIMMED PER ARBORIST'S RECOMMENDATION. DUE TO LOCATION OF PIPING, TREE MAY NEED TO BE REMOVED DUE TO CONSTRUCTION. IN THIS EVENT REPLACE WITH 2" CALIPER FLOWERING CRAB APPLE. PLANT 4. SEE PLANT CHART.
- EXISTING 10" PINE TO REMAIN IN PLACE. NOT IMPACTED BY PROPOSED WORK.



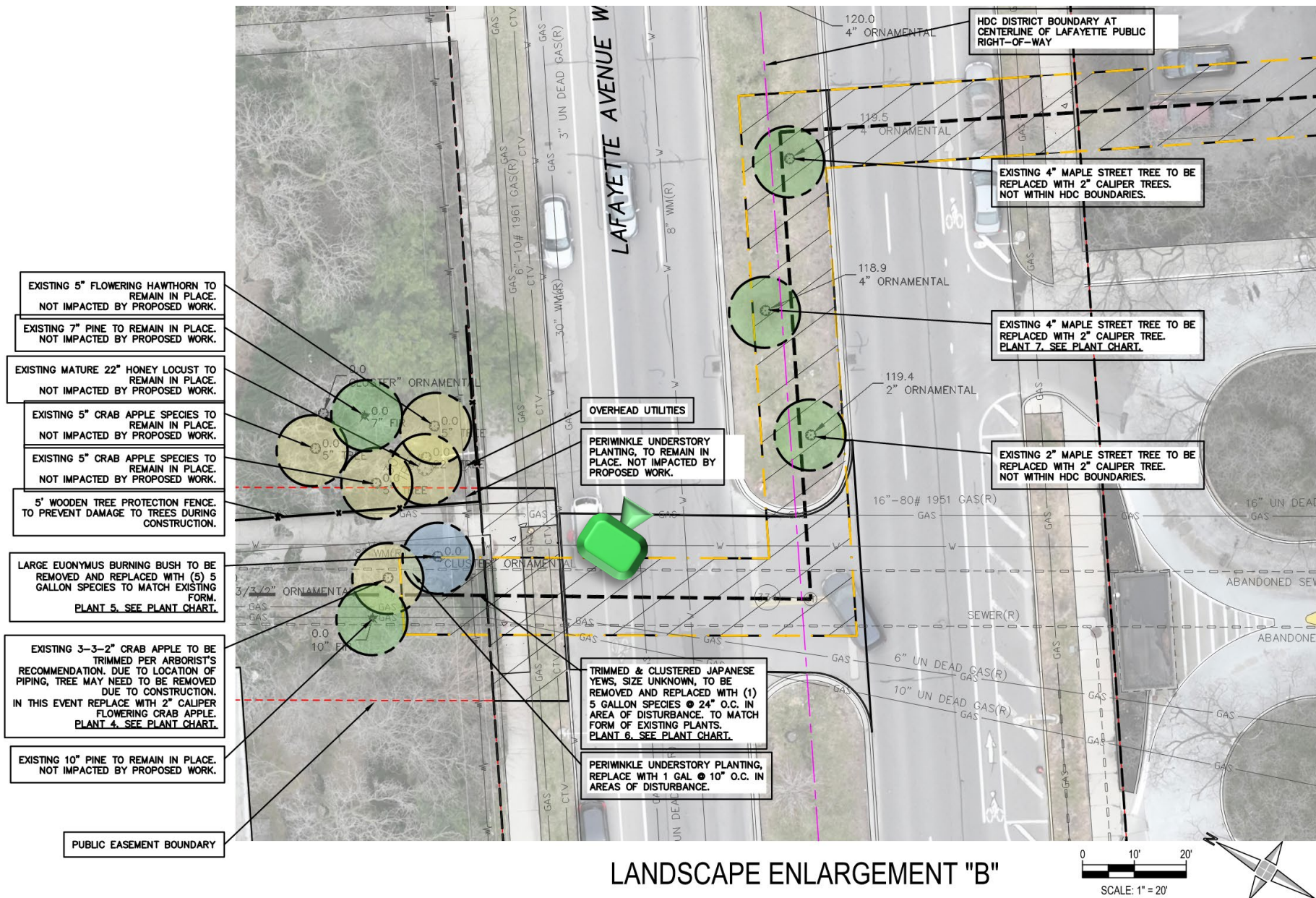
LANDSCAPE ENLARGEMENT "B"



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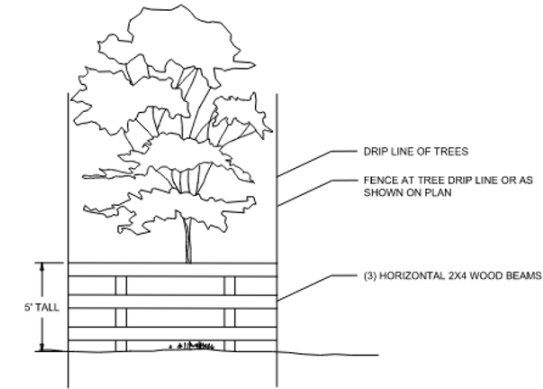
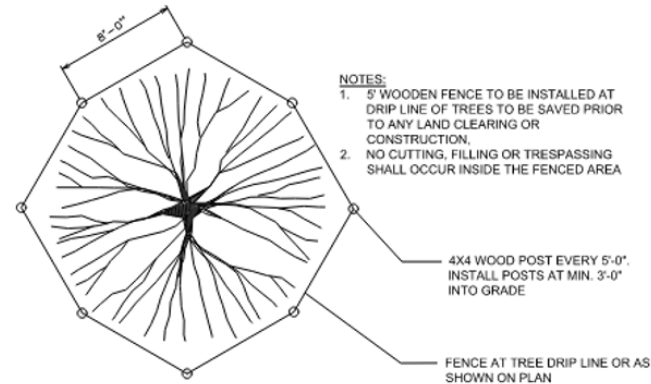
Excavation in the Russell Easement & Lafayette ROW



Planting Notes and Details

PLANTING NOTES

1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 + A3002004).
2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF SCREENED ORGANIC TOPSOIL, SPHAGNUM PEAT MOSS, AND CLEAN SAND. TO DETER WEED GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREEN OR EQUAL) AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHREDDED SEASONED HARDWOOD BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO PLACEMENT.
6. GRASS SEED FOR LAWN RESTORATION SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDING AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP 1/3 OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL. IF WRAPPED IN PLASTIC COVERING OR NYLON CORDING, ALL OF THESE TYPES OF MATERIAL SHOULD BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL BE NORTHERN GROWN, NO.1 GRADE.
10. PLANT MATERIAL SHALL BE PLANTED WITHIN THE ANNUAL PLANTING WINDOW OF MARCH 15 THROUGH NOVEMBER 15.
11. ALL PLANT ID TAGS ARE TO REMAIN UNTIL ALL PLANTS ARE ACCEPTED ON SITE.
12. ANY PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWNHOME CO-OP PRIOR TO INSTALLATION.
13. REFER TO ARBORIST'S RECOMMENDATIONS FOR ALL TRIMMING, PROTECTING, AND POST CONSTRUCTION MAINTENANCE.



EXISTING TREE PROTECTION DETAIL

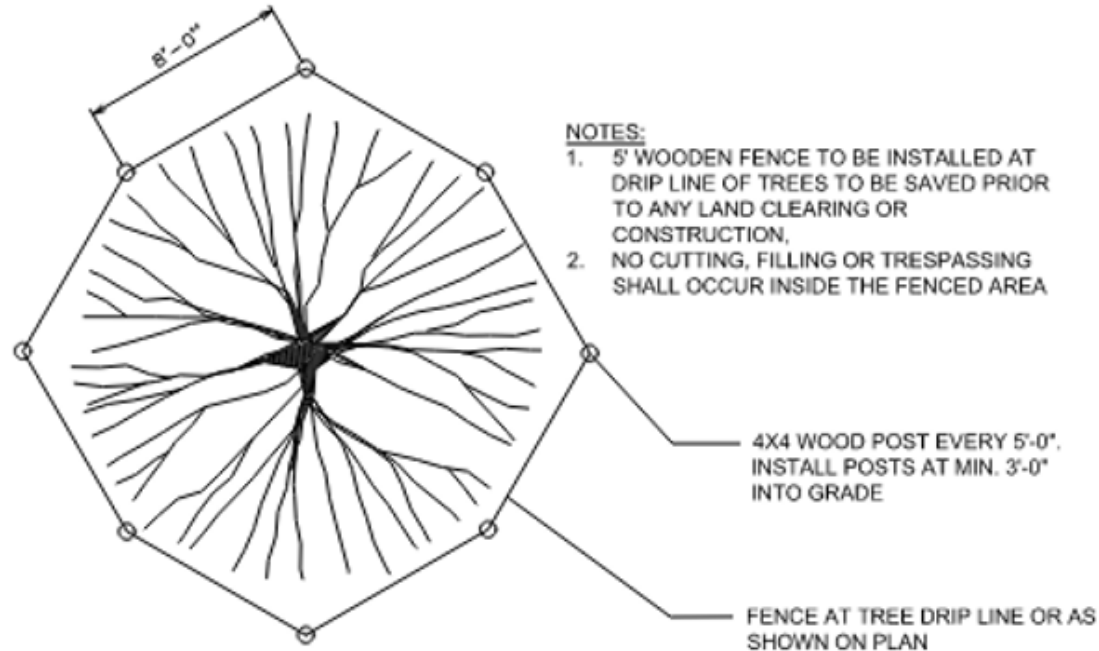
NO SCALE



Planting Notes and Details

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2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF SCREENED ORGANIC TOPSOIL, SPAGNUM PEAT MOSS, AND CLEAN SAND. TO DETERR WEED GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREEN) OR EQUAL AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
3. PLANTING SOCKETS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHEDDED SEASONED HARDWOOD BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLACEMENT.
6. GRASS SEED OR LAMNINUM SEED SHALL BE PLANTED IN TURF GRASS SEED COMPLYING WITH A S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL, IF WRAPPED IN PLASTIC COVERING OR FIBER CORING, ALL OF THESE TYPES OF MATERIAL SHALL BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN PLANTING, PLANT MATERIALS SHALL BE NORTHERN GROWN, NO. 1 GRADE.
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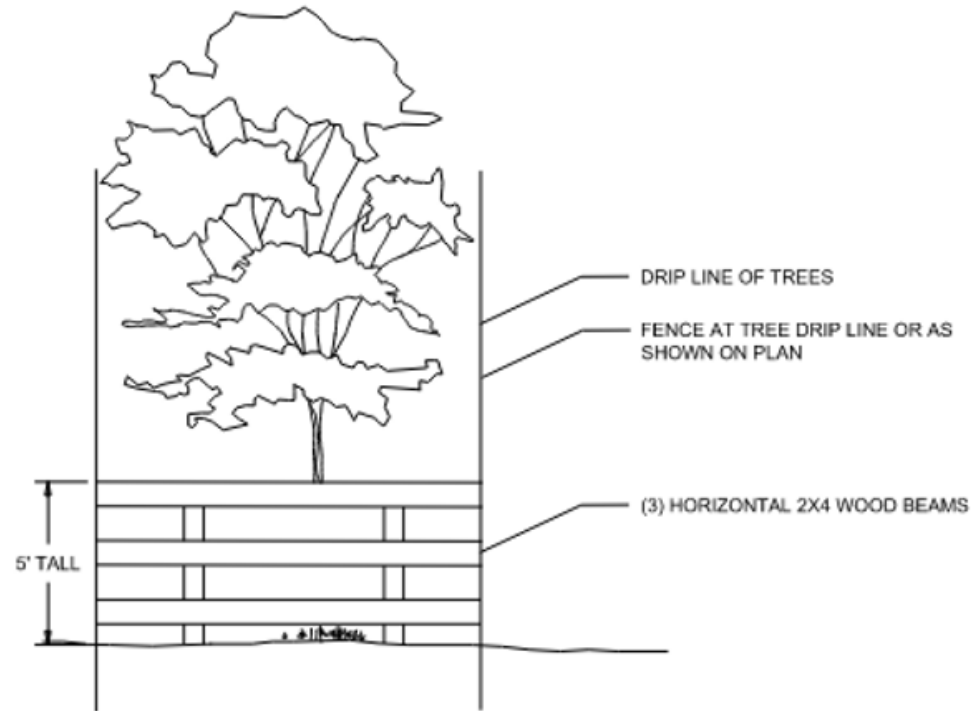


LOCATION MAP
(NOT TO SCALE)

Planting Notes and Details

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2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF SCREENED ORGANIC TOPSOIL, SPAGNUM PEAT MOSS, AND CLEAN SAND. TO DETER WEED GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREV OR EQUAL) AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
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8. REMOVE THE TOP OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL IF WRAPPED IN PLASTIC COVERING TO PREVENT CORRODING. ALL OF THESE TYPES OF MATERIAL SHALL BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ALL PLANTING, PLANT MATERIALS SHALL BE NORTHERN GROWN, NO. 1 GRADE.
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EXISTING TREE PROTECTION DETAIL
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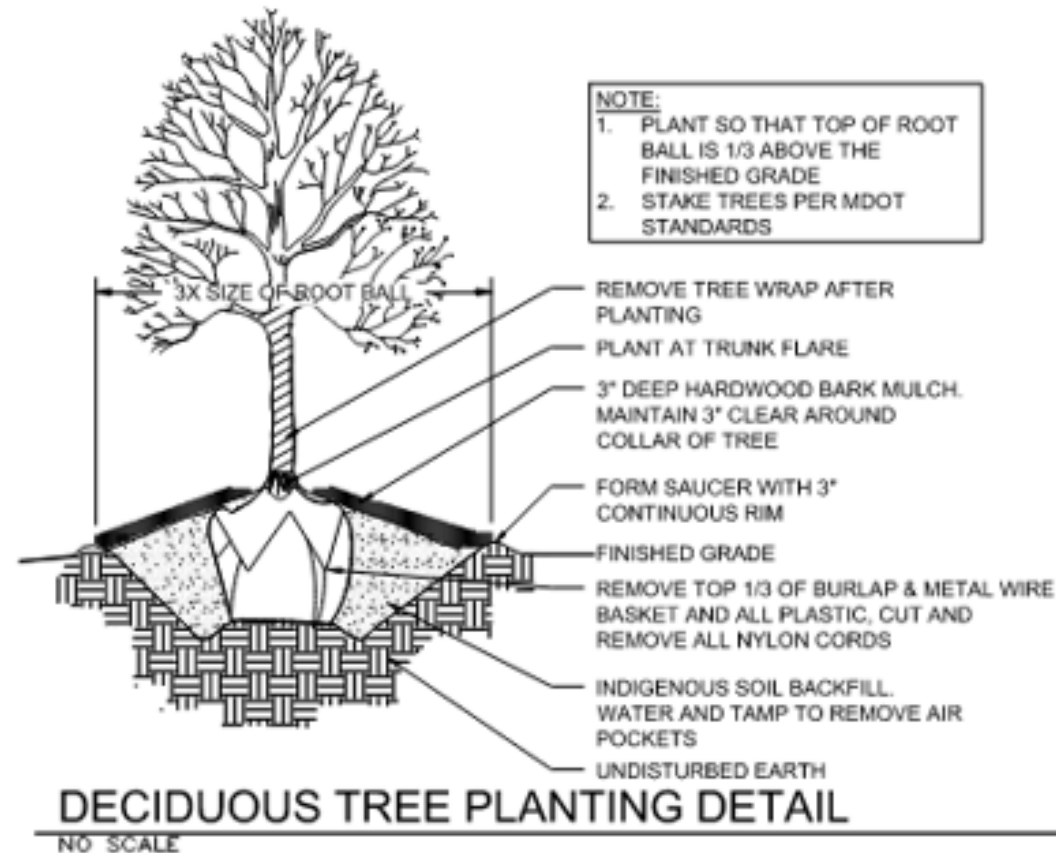


LOCATION MAP
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3. PLANTING BEDS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHREDDED SEASONED HARDWOOD BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO USE.
6. GRASSES OR LAWN VARIETIES THAT MUST BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL. IF WRAPPED IN PLASTIC COVERING OR NYLON CORDING, ALL OF THAT TYPE OF MATERIAL MUST BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL BE NON-IRRADIATED, NO. 1.
10. PLANT MATERIAL SHALL BE PLANTED WITHIN THE ANNUAL PLANTING WINDOW OF MARCH 15 THROUGH NOVEMBER 15.
11. ALL PLANT ID TAGS ARE TO REMAIN UNTIL ALL PLANTS ARE ACCEPTED ON SITE.
12. ANY PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWNSHOM CO-OP PRIOR TO INSTALLATION.
13. REFER TO ARBORIST'S RECOMMENDATIONS FOR ALL TRIMMING, PROTECTING, AND POST CONSTRUCTION MAINTENANCE.

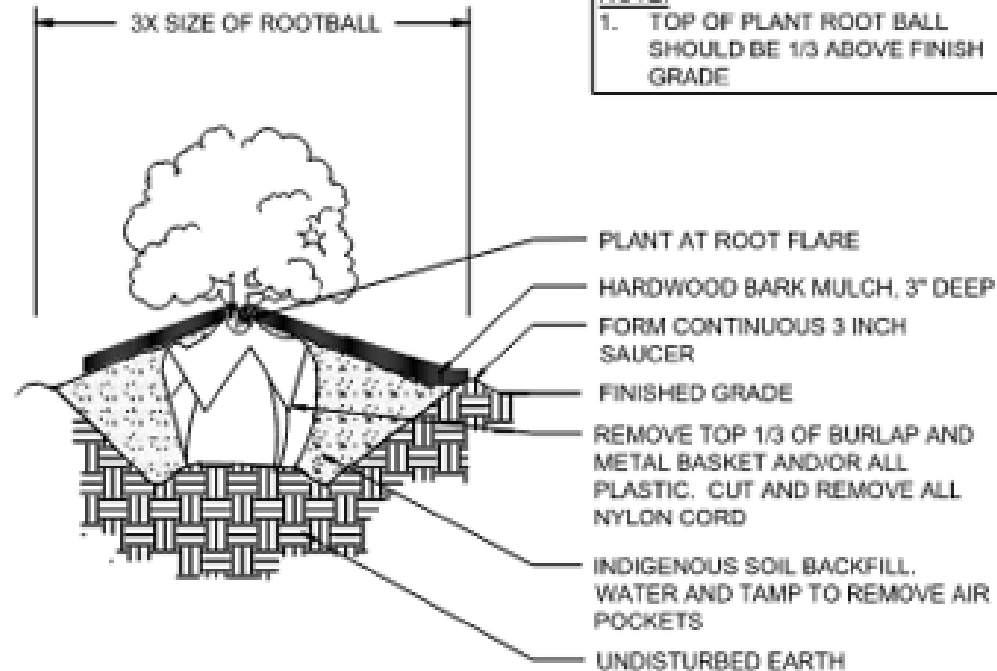


LOCATION MAP
(NOT TO SCALE)

Planting Notes and Details

PLANTING NOTES

1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE TAKEN ACCORDING TO THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 + A300204).
2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF COMESTR ORGANIC TOPSOIL, SPAGNUM PEAT MOSS, AND CLEAN SAND. TO DETER WEED GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREEN) OR EQUAL AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
3. PLANT MATERIALS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHREDDED SEASONED HARDWOOD BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/VEGETATION ENGINEER PRIOR TO INSTALLATION.
6. GRASS SEED OR LAWN SEED MIXTURE SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDING AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL. IF WRAPPED IN PLASTIC COVERING OR NYLON CORINGS, ALL OF THIS TYPE OF MATERIAL MUST BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL BE NORTHWARD GROWN, NOT GROUND.
10. PLANT MATERIAL SHALL BE PLANTED WITHIN THE ANNUAL PLANTING WINDOW OF MARCH 15 THROUGH NOVEMBER 15.
11. ALL PLANT ID TAGS ARE TO REMAIN UNTIL ALL PLANTS ARE ACCEPTED ON SITE.
12. ANY PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWNSHOM CO-OP PRIOR TO INSTALLATION.
13. REFER TO ARBORIST'S RECOMMENDATIONS FOR ALL TRIMMING, PROTECTING, AND POST CONSTRUCTION MAINTENANCE.



LOCATION MAP
(NOT TO SCALE)

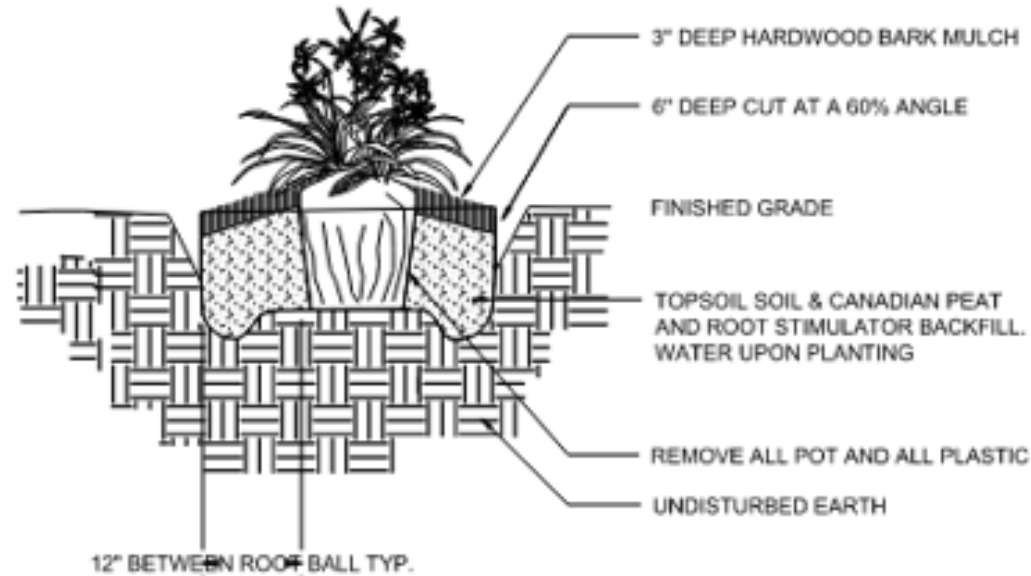
SHRUB PLANTING DETAIL

NO SCALE

Planting Notes and Details

PLANTING NOTES

1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 8" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE TAKEN ACCORDING TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 + A302000A2).
2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF SCREENED ORGANIC TOPSOIL, SPAGNUM PEAT MOSS, AND CLEAN SAND. TO DETERMINE GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREV) OR EQUAL AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
3. PLANTING SOCKETS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHREDDED SEASONED HARDWOOD BARK, MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO PLACEMENT.
6. TURF OR LAWN GRASS SHALL BE SEEDED WITH TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALLS OF PLANTS IN PLASTIC CONTAINERS OR PLANTING CORDING. ALL OF THESE TYPES OF MATERIALS SHALL BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN PLANTING, PLANT MATERIALS SHALL BE NORTHERN GROWN, NO. 1 GRADE.
10. PLANT MATERIAL SHALL BE PLANTED WITHIN THE ANNUAL PLANTING WINDOW OF MARCH 15 THROUGH NOVEMBER 15.
11. ALL PLANT ID TAGS ARE TO REMAIN UNTIL ALL PLANTS ARE ACCEPTED ON SITE.
12. ANY PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN/COUNTY CO-OP PRIOR TO INSTALLATION.
13. REFER TO ARBORIST'S RECOMMENDATIONS FOR ALL TRIMMING, PROTECTING, AND POST CONSTRUCTION MAINTENANCE.



PERENNIAL PLANTING DETAIL

NO SCALE



LOCATION MAP
(NOT TO SCALE)

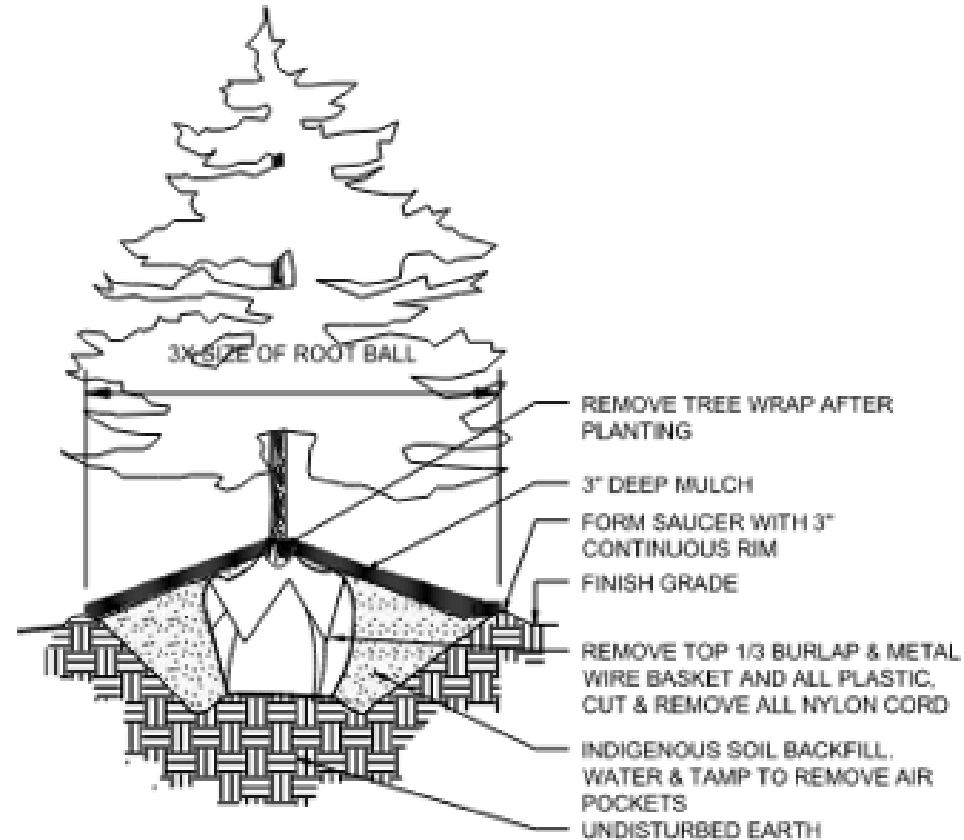
Planting Notes and Details

PLANTING NOTES

1. PLANT MATERIALS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 + A3002004).
2. PLANTING BED SOIL SHALL BE AN EQUAL MIX OF SCREENED ORGANIC TOPSOIL, SPHAGNUM PEAT MOSS, AND CLEAN SAND. TO DETER WEED GROWTH DURING ESTABLISHMENT, APPLY A PRE-EMERGENT (PREN OR EQUAL) AFTER PLANTING, 2-3 TIMES PER GROWING SEASON, AT THE RATE RECOMMENDED BY PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN TWICE THE HEIGHT OF THE ROOT BALL.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE DOUBLE SHREDDED SEASONED HARDWOOD BARK MULCH. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO PLACEMENT.
6. GRASS SEED FOR LAWN RESTORATION SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDING AREAS SHALL NOT BE PERMITTED TO DRY OUT.
7. PLANTS MATERIAL WARRANTIES SHALL BE COVERED BY WATERING AND CULTIVATION FOR TWO GROWING SEASONS.
8. REMOVE THE TOP 4" OF BURLAP, TWINE AND/OR METAL CAGE ON ROOT BALL. IF WRAPPED IN PLASTIC COVERING OR NYLON CORDING, ALL OF THESE TYPES OF MATERIAL SHOULD BE REMOVED.
9. PLANT MATERIAL SHALL BE USED IN COMPLIANCE WITH PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN, AND SHALL PASS INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL BE NORTHERN GROWN, NO.1 GRADE.
10. PLANT MATERIAL SHALL BE PLANTED WITHIN THE ANNUAL PLANTING WINDOW OF MARCH 15 THROUGH NOVEMBER 15.
11. ALL PLANT ID TAGS ARE TO REMAIN UNTIL ALL PLANTS ARE ACCEPTED ON SITE.
12. ANY PLANT SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWNHOME CO-OP PRIOR TO INSTALLATION.
13. REFER TO ARBORIST'S RECOMMENDATIONS FOR ALL TRIMMING, PROTECTING, AND POST CONSTRUCTION MAINTENANCE.



LOCATION MAP
(NOT TO SCALE)



EVERGREEN TREE PLANTING DETAIL

NO SCALE



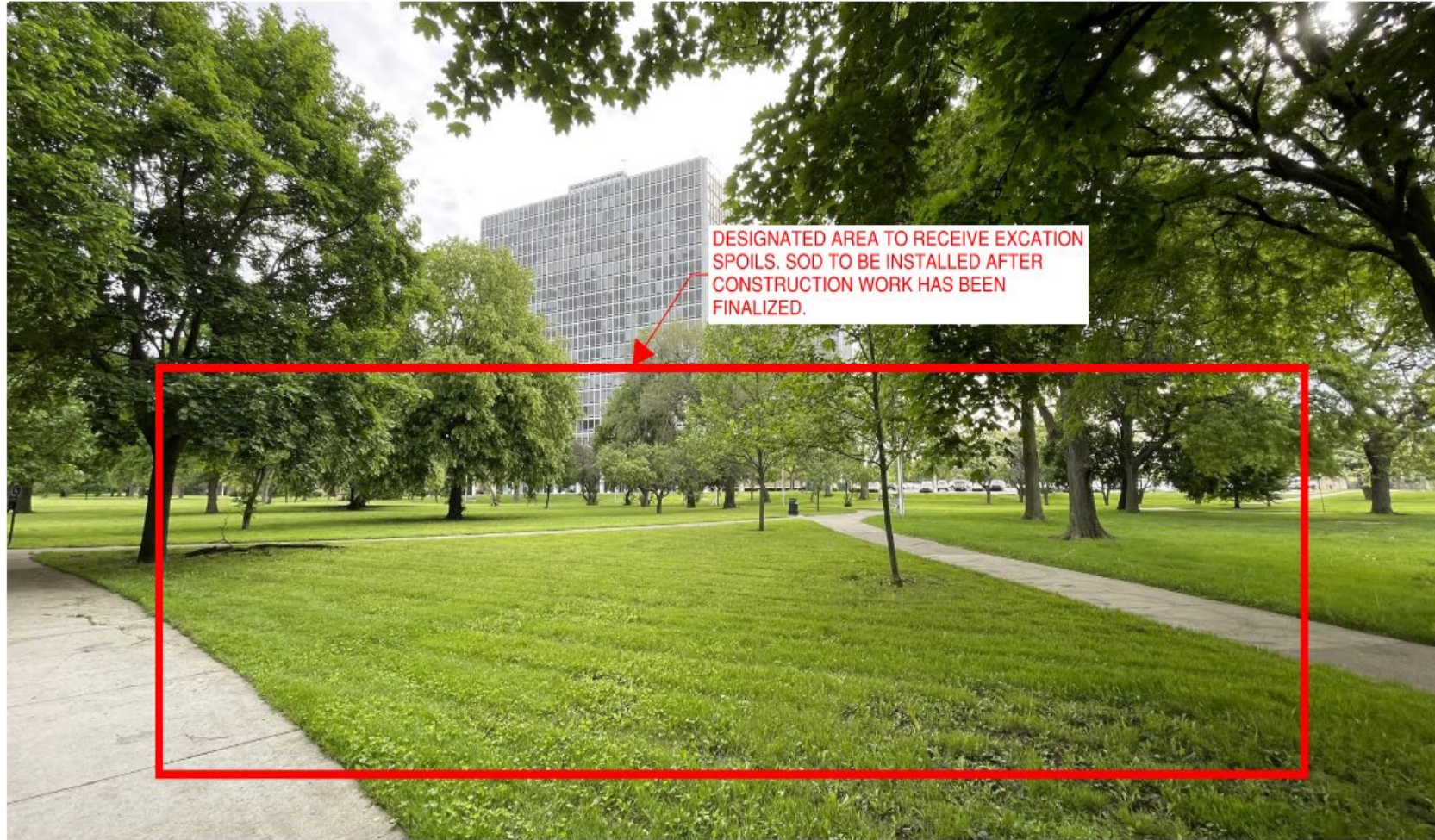
Revised Plan to Provide Heat for 600 Lafayette Park Residents

- **First**, the company spared no expense to make this project safe. Detroit Thermal could have simply reenergized the existing steam line but instead decided to insert new sleeved piping in some sections of the line and make other improvements in the interest of safety and reliability.
- **Second**, as a neighbor of Lafayette Park, Detroit Thermal knows and respects the compelling history of the community and will do nothing to undermine it.
- **Finally**, Detroit Thermal asks those concerned by this utility upgrade to respect the needs and wishes of their neighbors at 1300 Lafayette – some 600 people who want and need the affordable, clean energy that will be safely brought into their homes.



**END
PRESENTATION**

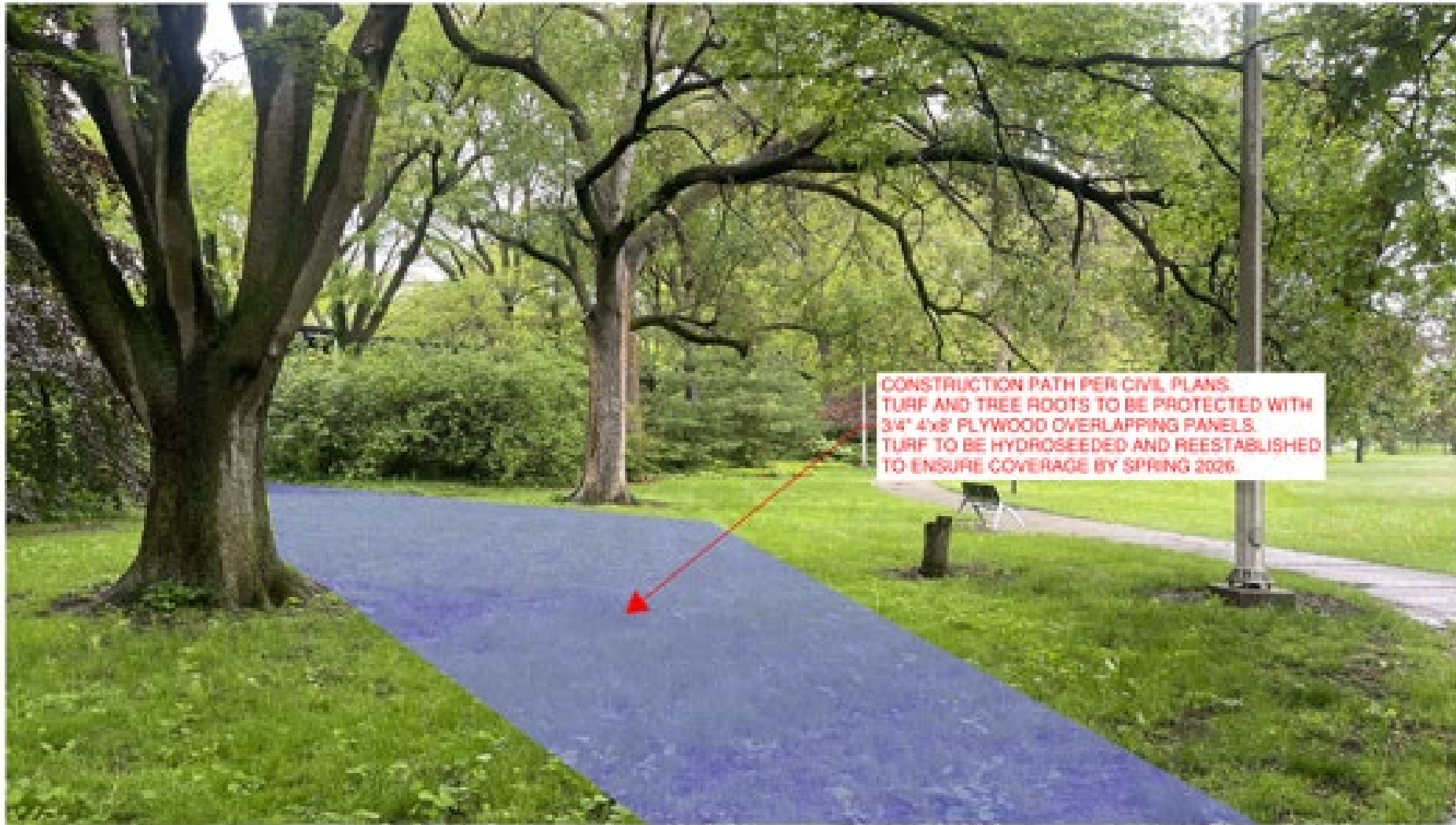
HDC Information Request



HDC Information Request



HDC Information Request



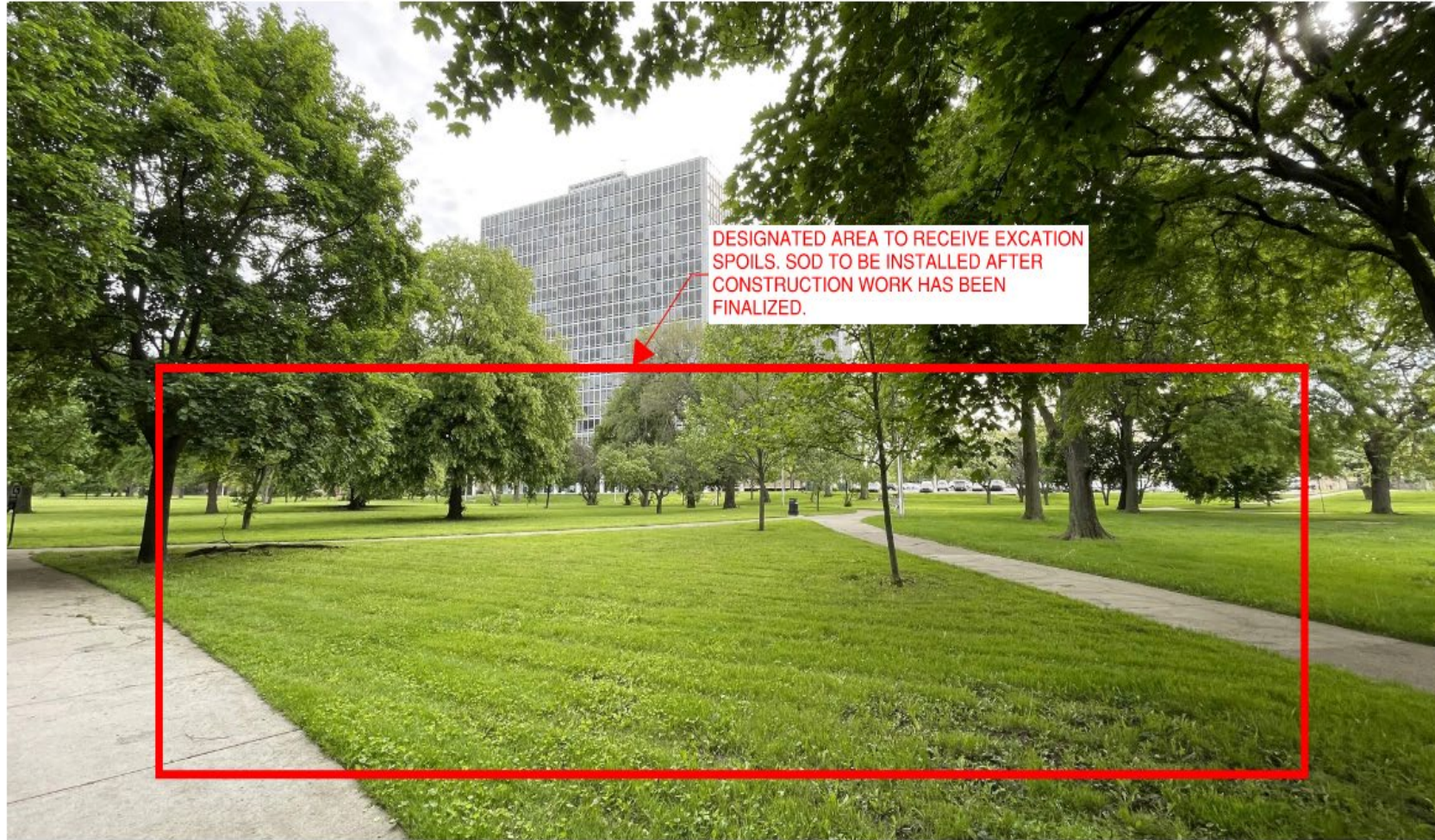
Excavation in Russell-Macomb Easement



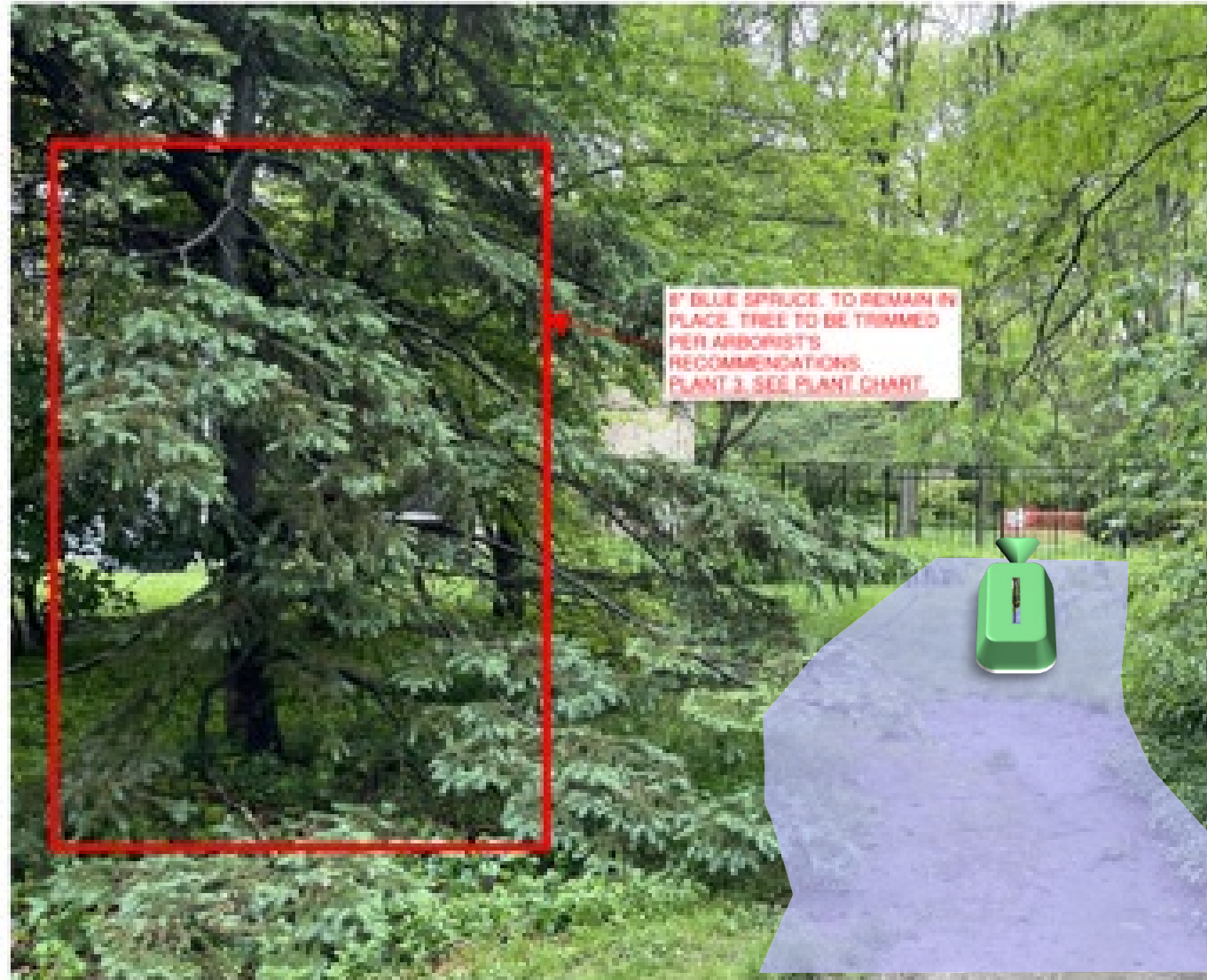
Excavation in Russell-Macomb Easement



HDC Information Request



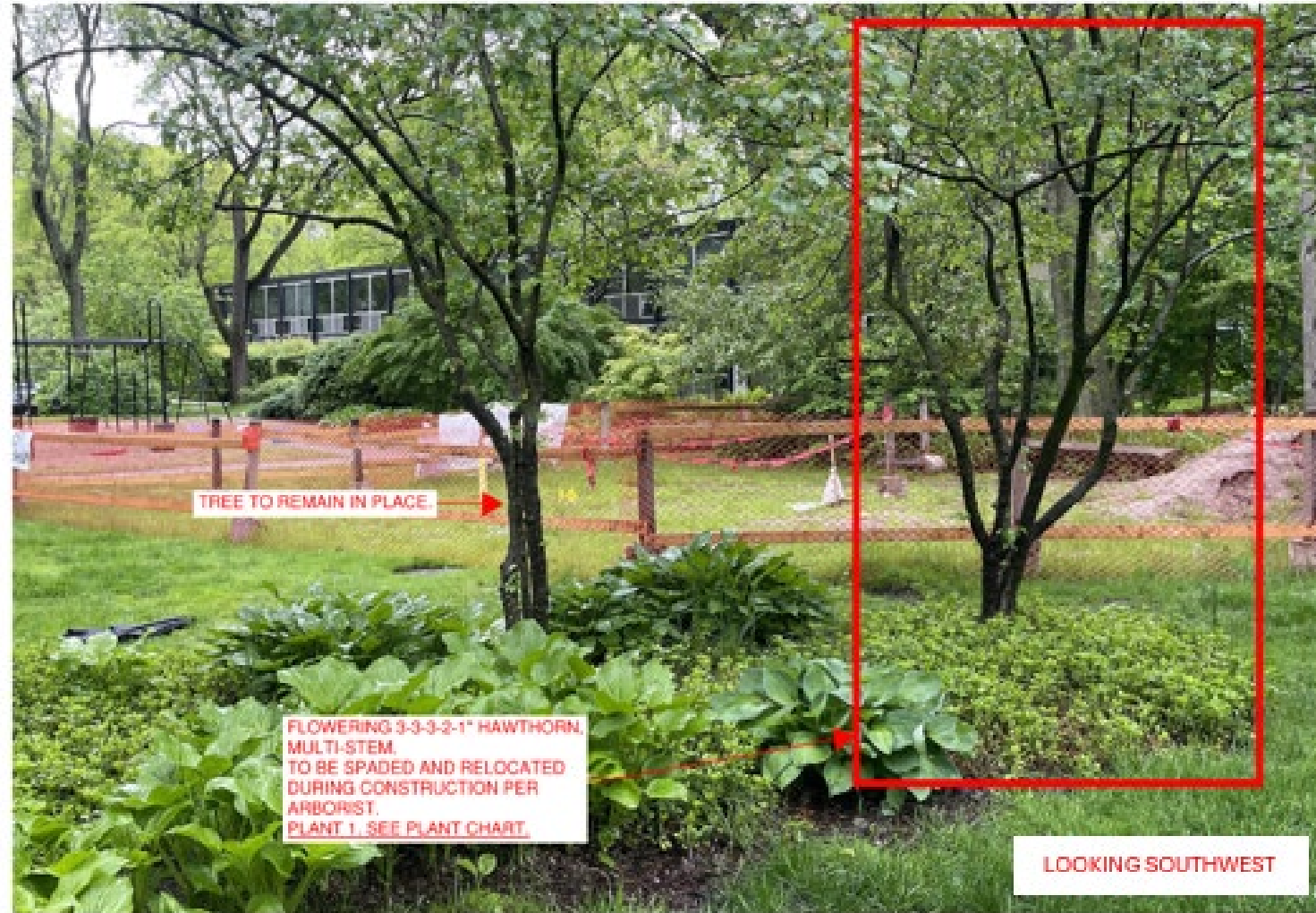
Excavation in Russell-Macomb Easement



Excavation in Russell-Macomb Easement



Excavation in Russell-Macomb Easement



Excavation in Russell-Macomb Easement



Excavation in Russell-Macomb Easement



Manhole Cover

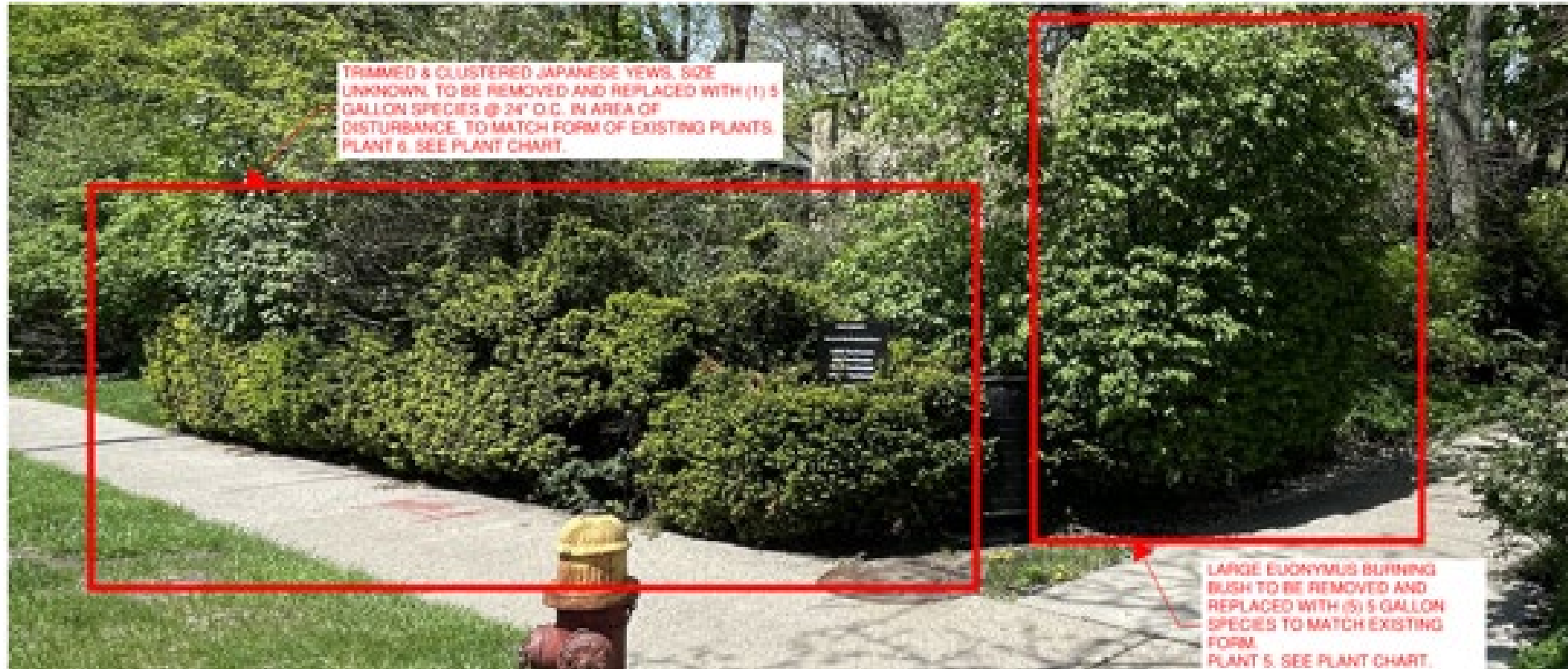


Detroit Thermal cast iron manhole frame and cover

Steam Pipes That Provides Heat



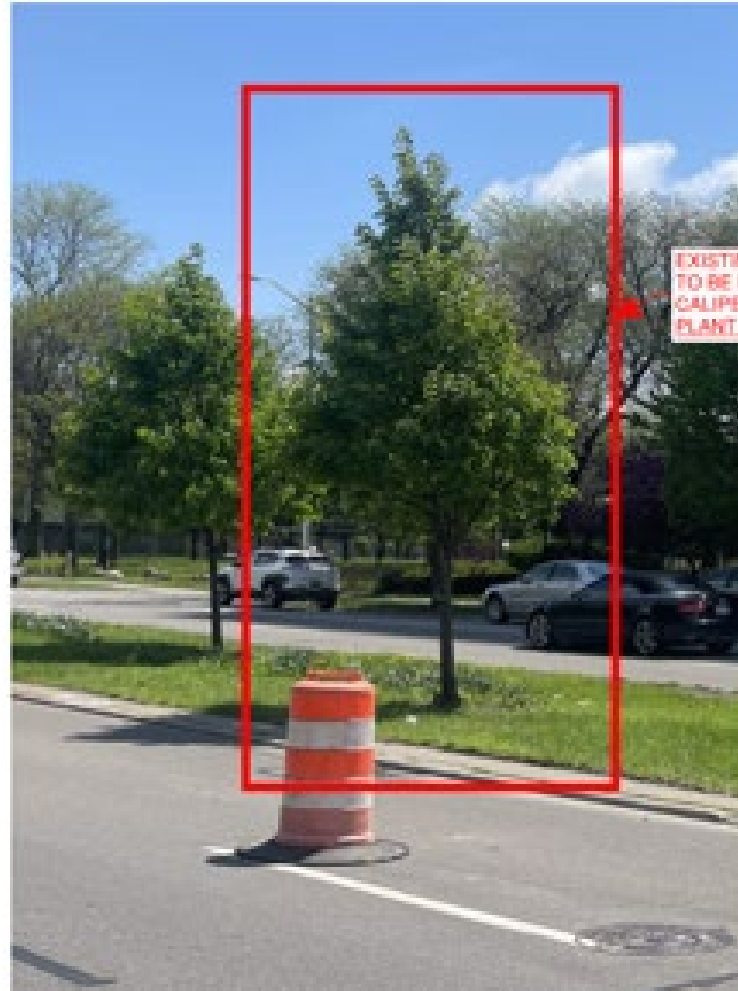
Photos Lafayette Avenue Area



Photos Lafayette Avenue Area



Photos Lafayette Avenue Area



EXISTING 4" MAPLE STREET TREE
TO BE REPLACED WITH 2"
CALIPER TREE
PLANT 7. SEE PLANT CHART.