



client:  
**ARRIVE  
COMMUNITY  
DEVELOPMENT**  
7737 Kercheval Avenue  
Detroit, Michigan  
48220

project:  
**ARRIVE  
BUTZEL**  
7737 Kercheval  
Avenue  
project location:  
Detroit, Michigan  
Kercheval Avenue &  
Townsend Street

sheet title:  
**CONCEPTUAL  
LANDSCAPE PLAN**  
job no./issue/revision date:  
LS25.086.07 CITY 7/30/2025

drawn by:  
**JP, AP**  
checked by:  
**FP**  
date:  
**7/28/2025**  
notice:  
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exclusively responsible for determining the  
exact location and elevation prior to the start  
of construction

project no:  
**LS25.086.07**  
sheet no:  
**LS-1**

conceptual landscape plan for:

# Arrive Butzel 7737 Kercheval Avenue City of Detroit, Michigan

## note:

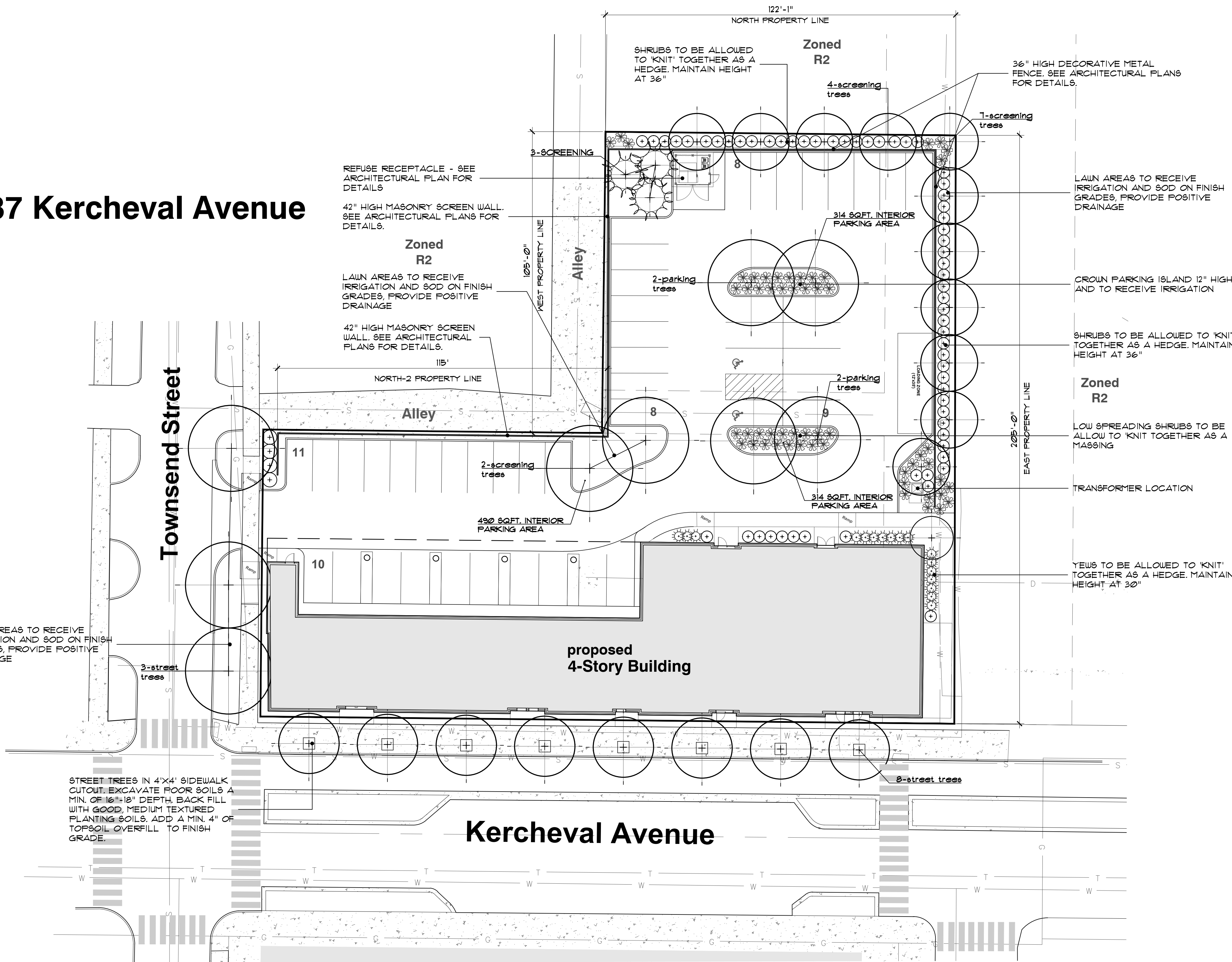
unless noted otherwise, numerical value on landscape  
quantities specified on plan take precedence over  
graphic representation.

scale: 0' 10' 20' 40' 60'  
scale 1" = 20' - 0"

## general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY CITY OF DETROIT AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FULLED AWAY FROM TRUNK. 3" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES 5 FT.
  - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
  - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH, BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATES DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE. APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

LAWN AREAS TO RECEIVE  
IRRIGATION AND SOD ON FINISH  
GRADES, PROVIDE POSITIVE  
DRAINAGE



STREET TREES IN 4'X4' SIDEWALK  
CUTOUT. EXCAVATE POOR SOILS A  
MIN. OF 16"-18" DEPTH, BACK FILL  
WITH GOOD, MEDIUM TEXTURED  
PLANTING SOILS. ADD A MIN. 4" OF  
TOPSOIL OVERFILL TO FINISH  
GRADE.

## landscape maintenance notes:

- LANDSCAPE MAINTENANCE PROCEDURES AND FREQUENCIES TO BE FOLLOWED SHALL BE SPECIFIED ON THE LANDSCAPE PLAN, ALONG WITH THE MANNER IN WHICH THE EFFECTIVENESS, HEALTH AND INTENDED FUNCTIONS OF THE VARIOUS LANDSCAPE AREAS ON THE SITE WILL BE ENSURED.
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
  - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
  - ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15 OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
  - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES. ANY REVISIONS TO, OR REMOVAL OF, PLANT MATERIALS WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN, AND SHALL BE VIEW AS A VIOLATION OF THIS ORDINANCE AND THE AGREED UPON TERMS OF THE FINAL SITE PLAN APPROVAL.

## landscape requirements:

street tree (Kercheval Avenue)	REQUIRED	PROVIDED
TOTAL LN.FT. OF KERCHEVAL FRONTAGE 242±		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (242 FT. / 30 SQ.FT. = 8.06 TREES)	8.06	8
street tree (Townsend Street)	REQUIRED	PROVIDED
TOTAL LN.FT. OF TOWNSEND FRONTAGE 80±		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 SQ.FT. (80 FT. / 30 LN.FT. = 2.66 TREES)	2.66	3
parking	REQUIRED	PROVIDED
TOTAL NO. OF PARKING SPACES PROVIDED 48		
INTERIOR PARKING LANDSCAPE AREA (22 SQ.FT. PER SPACE = 22 SQ.FT. X 48 = 1056 SQ.FT.)	1056	1100+
PARKING LOT TREES (1-TREE PER 250 SQ.FT. OF INTERIOR PARKING LANDSCAPE AREA = 1056 SQ.FT. / 250 = 4.2 TREES)	4	4
residential screening (east property line)	REQUIRED	PROVIDED
TOTAL LN.FT. OF PROPERTY FRONTAGE 105±		
SCREENING LANDSCAPE AREA WIDTH 5'		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (105 FT. / 30 SQ.FT. = 3.5 TREES)	4.5	5

residential screening (north property line)	REQUIRED	PROVIDED
TOTAL LN.FT. OF PROPERTY FRONTAGE 115±		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (115 FT. / 30 SQ.FT. = 3.8 TREES)	4	1 WAIVER REQUESTED
residential screening (north-2 property line)	REQUIRED	PROVIDED
TOTAL LN.FT. OF PROPERTY FRONTAGE 122±		
SCREENING LANDSCAPE AREA WIDTH 5'		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (122 FT. / 30 SQ.FT. = 4.06 TREES)	4.06	4
residential screening (east property line)	REQUIRED	PROVIDED
TOTAL LN.FT. OF PROPERTY FRONTAGE 205±		
SCREENING LANDSCAPE AREA WIDTH 10'		
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 30 LN.FT. (205 FT. / 30 SQ.FT. = 6.83 TREES)	6.83	7