

LANDSCAPE DATA

Off street parking areas

**Required - 61-14-221 Right of Way Screening**  
Buffer strip with a minimum width of five feet between the off-street parking area and the right-of-way.  
One tree shall be provided for each 30 lift. of buffer. 304 lift/30 = 10 trees  
Vegetation, a berm, or masonry wall forming a continuous screen at least 30 inches, but not more than 36 inches, in height, shall be located within the landscape buffer.  
Vegetative screening material that is designed to provide 75 percent opacity on a year-round basis.  
**Proposed**  
10 trees  
shrubs at least 30", but not more than 36".  
Vegetative screening material that is designed to provide 75 percent opacity on a year-round basis.

Parking Lot

**Required - 61-14-223 Interior Landscaping**  
101 spaces or more - 22 square feet of landscape area per parking space.  
135 parking spaces x 22 sf. = 2970 sft. landscape area

The total number of trees required to be planted in the interior of an off-street parking area shall be calculated and provided at a rate of one shade tree for each 250 square feet, or fraction thereof, of required interior landscaped area.  
2970/250 sft. = 12 Trees

Each island shall include 1 shade tree.

**Proposed**  
4881.18 sft. Landscape area.  
One shade tree per 250 sft. = 14 trees  
Each island includes 1 shade tree.

Landscaping in required setbacks.

**Required - 50-14-362. - Landscaping of required setbacks.**  
Where certain land uses require a setback from a public street, at least one tree shall be provided for each 30 linear feet of lot width.  
1146 lift./ 30 lift. = 38 trees

**Proposed** 38 trees

Plant Size

**Required - 61-14-205 Shrubs and Trees**  
Shrubs min. size equal to or greater than a number 3 container and have a min. ht. of 18" at time of planting.  
Trees min. dia. Of 2" measured at 12" above root ball. Clear stem of at least 5".

**Proposed**  
Complies

**Required - 61-14-206 Ground Treatment**  
All unpaved areas are to be treated with groundcover, mulched areas, sod or seed lawns, or pavers.  
**Proposed**  
Complies

PROPOSED FEATURE LEGEND

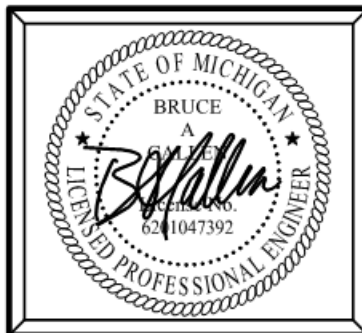


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	CO	Celtis occidentalis 'JFS-KSUI' / Prairie Sentinel® Hackberry	B & B	2"Cal	16
	GB	Sinkgo biloba 'PNI 2720' / Princeton Sentry® Maidenhair Tree	B & B	2"Cal	12
	UA	Ulmus x 'Morton' / Accolade® Elm	B & B	2"Cal	7
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	BWN	Buxus microphylla 'japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#5 Cont.		20
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#3 Cont.	Min. 18" Ht.	10
	CD	Clethra alnifolia 'Dwarf White' / Dwarf White Summersweet	#5 Cont.	Min. 18" Ht.	37
	IG	Ilex glabra 'SMNIGABIT' / Gem Box® Inkberry Holly	#5 Cont.	Min. 18" Ht.	90
	IV	Itea virginica 'Sprich' / Little Henry® Sweetspire	#3 Cont.	Min. 18" Ht.	43
	JC	Juniperus chinensis 'Parsonii' / Parsoni Juniper	#5 Cont.	Min. 18" Ht.	39
	PK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#3 Cont.	Min. 18" Ht.	70

LANDSCAPE NOTES

- ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
- CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO WAYNE COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
- ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
- SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.  
SEED MIXES SHALL BE AS FOLLOWS:  
10% TALL FESCUE  
20% PERENNIAL RYE GRASS  
30% CREEPING RED FESCUE  
40% KENTUCKY BLUEGRASS  
@ 6 LBS PER 1000 SFT  
  
SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.



Plan Prepared By:  
Bruce A. Callen, PE  
Callen Engineering, Inc.  
108 E. Savidge St.  
Spring Lake, Michigan 49456  
Tel: 616-414-5260  
email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 09-08-25

Callen Engineering, Inc.  
108 East Savidge Street  
Spring Lake, MI 49456  
T. 616-414-5260  
www.callenengineering.com



AMERICAN COMMUNITY DEVELOPERS, INC.  
20250 HARPER AVENUE  
DETROIT, MI 48225  
313-881-8150

NO.	DATE	BY	ISSUANCE / REVISION
1	09-08-25	B.A.C.	REED PLAN REVIEW

CLEMENT KERN GARDENS - PHASE 2  
A MIXED USE DEVELOPMENT  
CITY OF DETROIT, MI 48216  
WAYNE COUNTY, MICHIGAN  
LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	SEP '25
ENGINEER	DATE
B.A.C.	SEP '25
EDIT	DATE
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1
PROJECT	024 CLEMENT KERN
SHEET NO.	L1.0