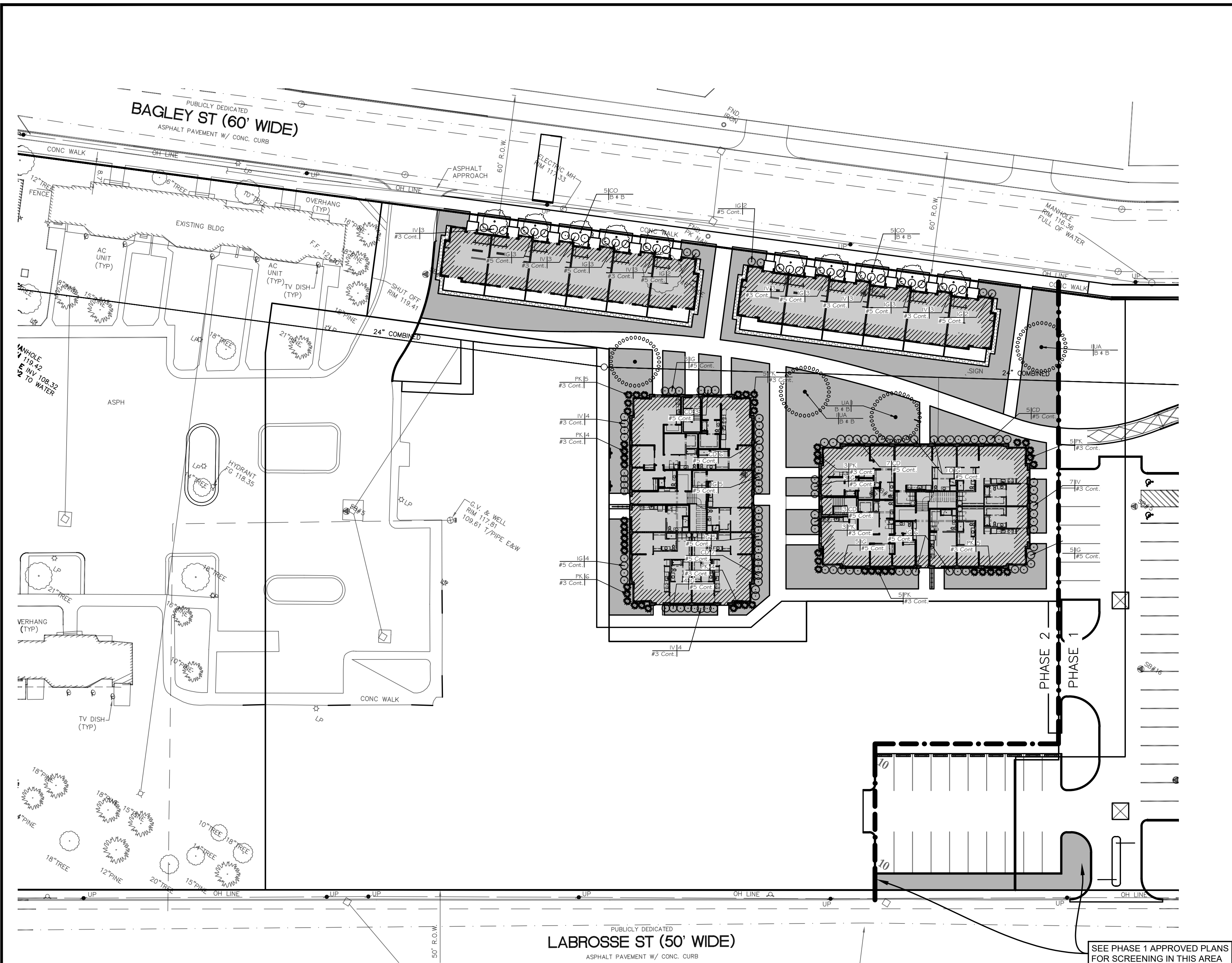




LANDSCAPE NOTES

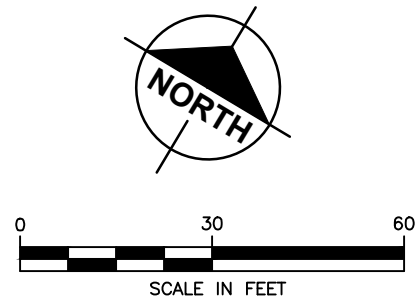
- ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
- CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND 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.

PROPOSED FEATURE LEGEND

- 2' MAINTENANCE STRIP (CONFIRM ROOF OVERHANG)
- AREAS TO BE IRRIGATED
- INTERIOR LANDSCAPE SCREENING AREA



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	CO	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel@Hackberry	B & B	2"Cal	10
	UA	Ulmus x 'Morton' / Accolade™ Elm	B & B	2"Cal	4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	CD	Clethra alnifolia 'Dwarf White' / Dwarf White Summersweet	#5 Cont.	Min. 18" Ht.	31
	IG	Ilex glabra 'SMNIGAB17' / Gem Box@Inkberry Holly	#5 Cont.	Min. 18" Ht.	74
	IV	Itea virginica 'Sprich' / Little Henry@Sweetspire	#3 Cont.	Min. 18" Ht.	33
	PK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#3 Cont.	Min. 18" Ht.	51

LANDSCAPE DATA

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.
 - 250 ft./ 30 ft. = 9 ea. Trees

Proposed

- 10 ea. 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

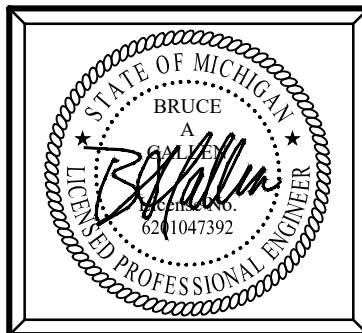
- All unpaved areas are to be treated with groundcover, mulched areas, sod or seed lawns, or pavers.

Proposed

- Complies



PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:

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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: 08-03-26

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

DRAWN BY J.W.C.	DATE SEP '25
ENGINEER B.A.C.	DATE SEP '25
EDIT L.B.C.	DATE JUL '26
SCALE DRAWING AS NOTED	SCALE PLOT SCALE 1:1
PROJECT 024 CLEMENT KERN PHASE 2	SHEET NO. L1.0

AMERICAN COMMUNITY DEVELOPERS, INC.

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