



Know what's below
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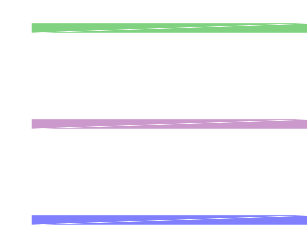
IRRIGATION NOTE:

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

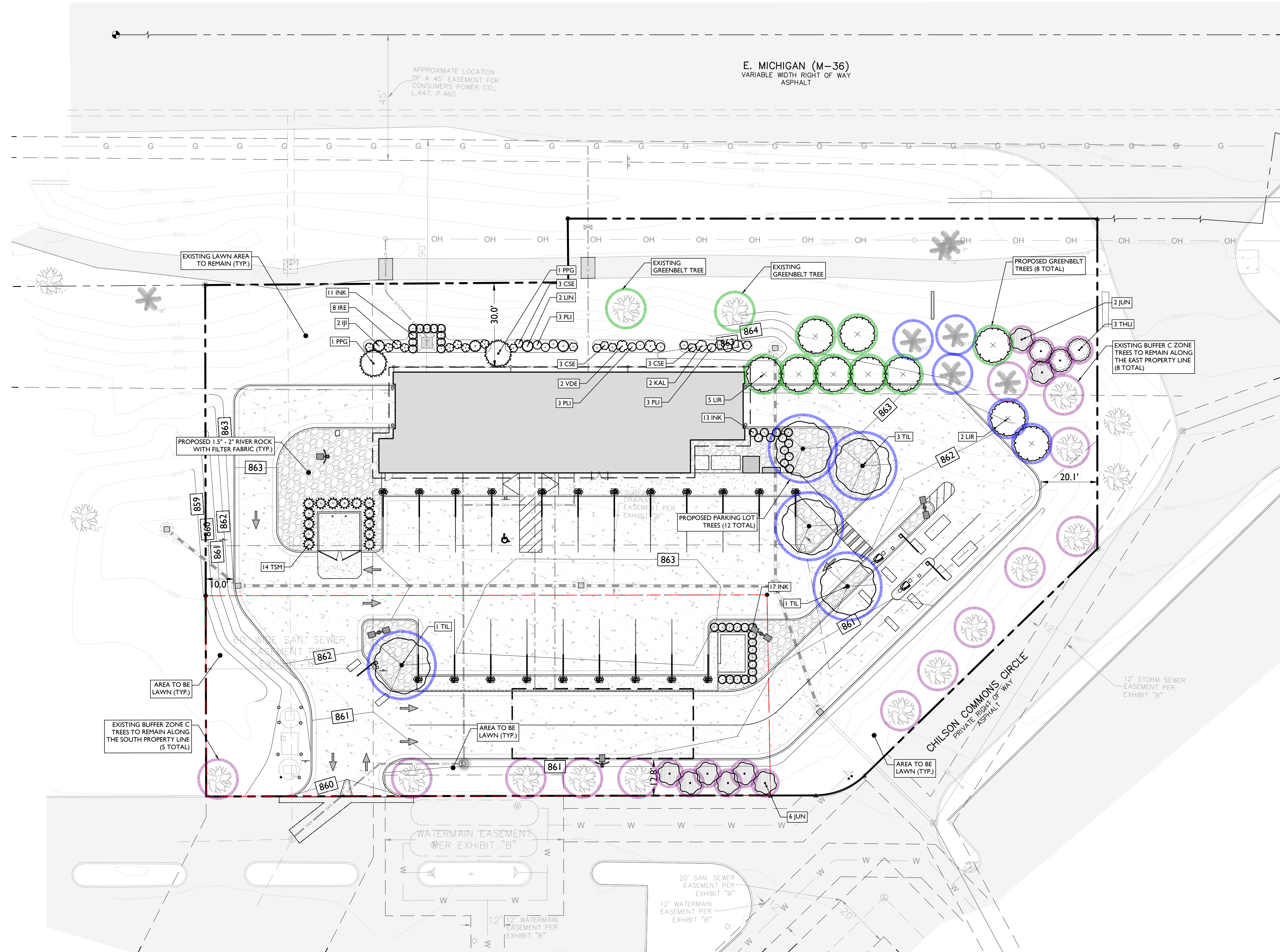
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- 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.
- 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.
- 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 AREAS.

SYMBOL



DESCRIPTION

PROPOSED GREENBELT TREES
PROPOSED BUFFER ZONE C TREES
PROPOSED PARKING LOT TREES

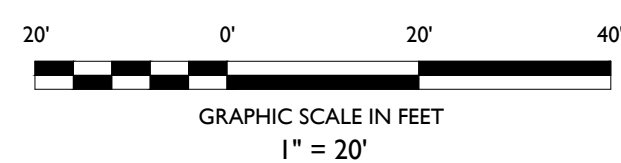


LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 36.281.(b)(1).	GREENBELT REQUIREMENTS MINIMUM 20 FT GREENBELT REQUIRED ALONG PUBLIC RIGHT-OF-WAY 1 TREE & 4 SHRUBS FOR EVERY 40 LF E. MICHIGAN (M-36): 320 FT (320 FT) * (1 TREE / 40 FT) = 8 TREES (320 FT) * (4 SHRUBS / 40 FT) = 32 SHRUBS	30.0 FT 8 TREES 32 SHRUBS
§ 36.281.(e).	BUFFER REQUIREMENTS: COMMERCIAL ADJACENT TO COMMERCIAL: BUFFER ZONE C REQUIRED BUFFER ZONE C STANDARDS MINIMUM WIDTH: 10 FT 1 TREE FOR EVERY 20 LF EAST PROPERTY LINE: 254 FT (254 FT) * (1 TREE / 20 FT) = 13 TREES SOUTH PROPERTY LINE: 219 FT (219 FT) * (1 TREE / 20 FT) = 11 TREES WEST PROPERTY LINE: 184 FT (184 FT) * (1 TREE / 20 FT) = 9 TREES	COMPLIES EAST: 100 FT SOUTH: 12.8 FT WEST: 20.1 FT 8 EXISTING TREES 5 PROPOSED TREES 5 EXISTING TREES 6 PROPOSED TREES 0 TREES ⁽¹⁾ (EN)
§ 36.283.(a)(1).	PARKING LOT LANDSCAPING 1 TREE REQUIRED FOR EVERY 2,000 SF OF PAVEMENT PAVEMENT AREA: 23,256 SF (23,256 SF) * (1 TREE / 2,000 SF) = 12 TREES	5 EXISTING TREE 7 PROPOSED TREES
§ 36.283.(a)(2).	MINIMUM AREA FOR TREE PLANTING: 150 SF MINIMUM WIDTH FOR TREE PLANTING: 6 FT	COMPLIES COMPLIES

(EN) EXISTING NONCONFORMITY
(1) EXISTING 60 FT WIDE SANITARY EASEMENT ALONG WEST PROPERTY LINE

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	LIR	10	LIRIODENDRON 'TULIPIFERA FASTIGIATA'	COLUMNAR TULIP POPLAR	2.5" - 3" CAL	B&B
	TIL	5	TILIA AMERICANA	AMERICAN LINDEN	2.5" - 3" CAL	B&B
EVERGREEN TREES						
	JUN	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6' - 8' HT	B&B
	PPG	2	PICEA PUGENS GLAUCA 'FAT ALBERT'	FAT ALBERT COLORADO BLUE SPRUCE	6' - 8' HT	B&B
	TSM	14	THUJA OCCIDENTALIS 'SHARAD'	EMERALD GREEN ARBORVITAE	6' - 8' HT	B&B
	THU	3	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 8' HT	B&B
SHRUBS						
	CSE	9	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24" - 30"	POT
	IJI	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" - 30"	POT
	IRE	8	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" - 30"	POT
	KAL	2	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24" - 30"	POT
	LIN	2	LINDERA BENZOIN	SPICEBUSH	24" - 30"	POT
	PLI	9	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	24" - 30"	POT
	VDE	2	VIBURNUM DENTATUM	VIBURNUM	24" - 30"	POT
EVERGREEN SHRUBS						
	INK	41	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT

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



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PROPOSED CAR WASH
PARCEL ID: 4715-22-400-023 & 4725-22-402-900
5580 E M36
HAMBURG TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN 48169

EROP LLC



SCALE: 1" = 20' PROJECT ID: DET-240177
TITLE:
LANDSCAPING PLAN
DRAWING:
C-11