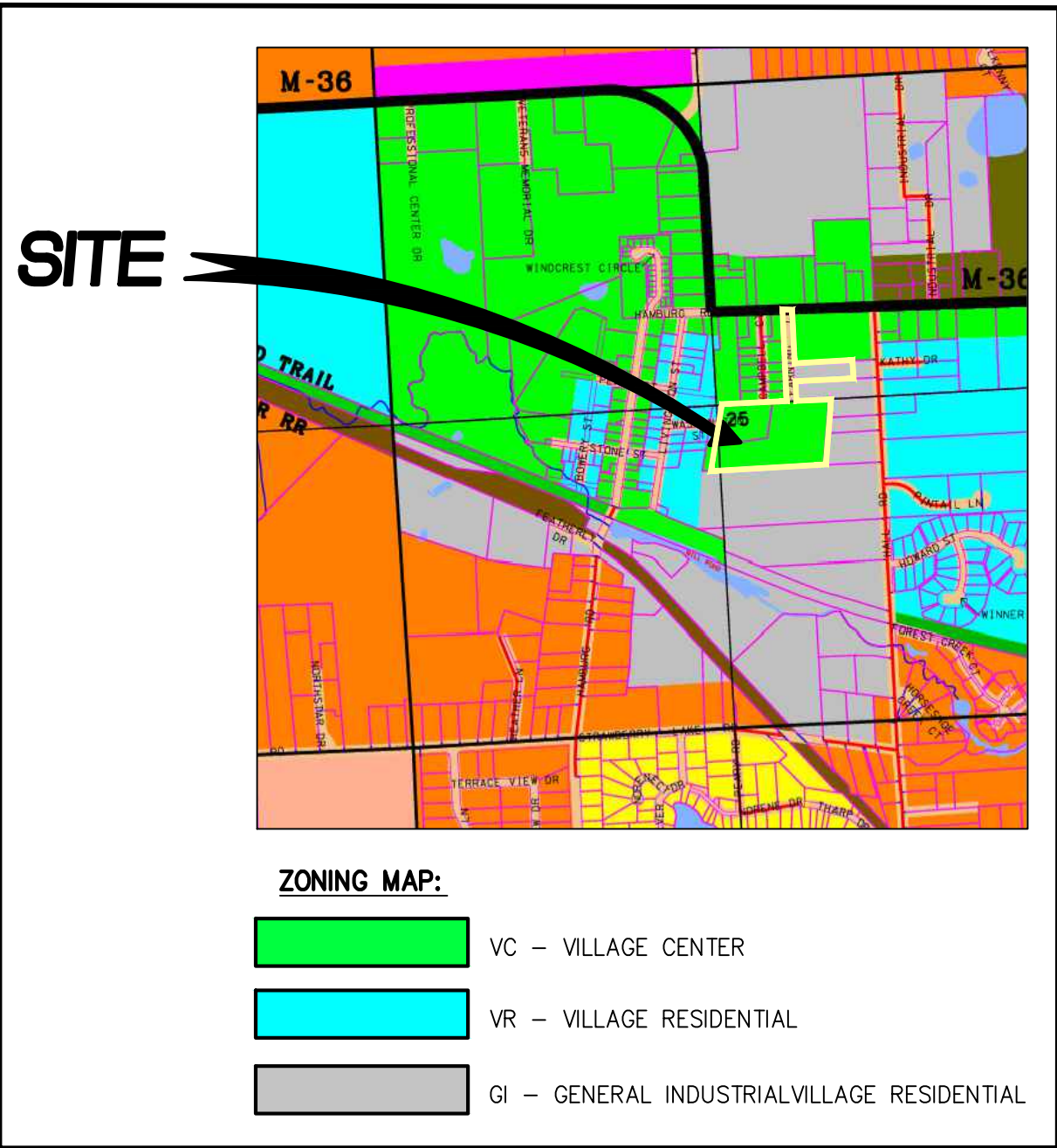
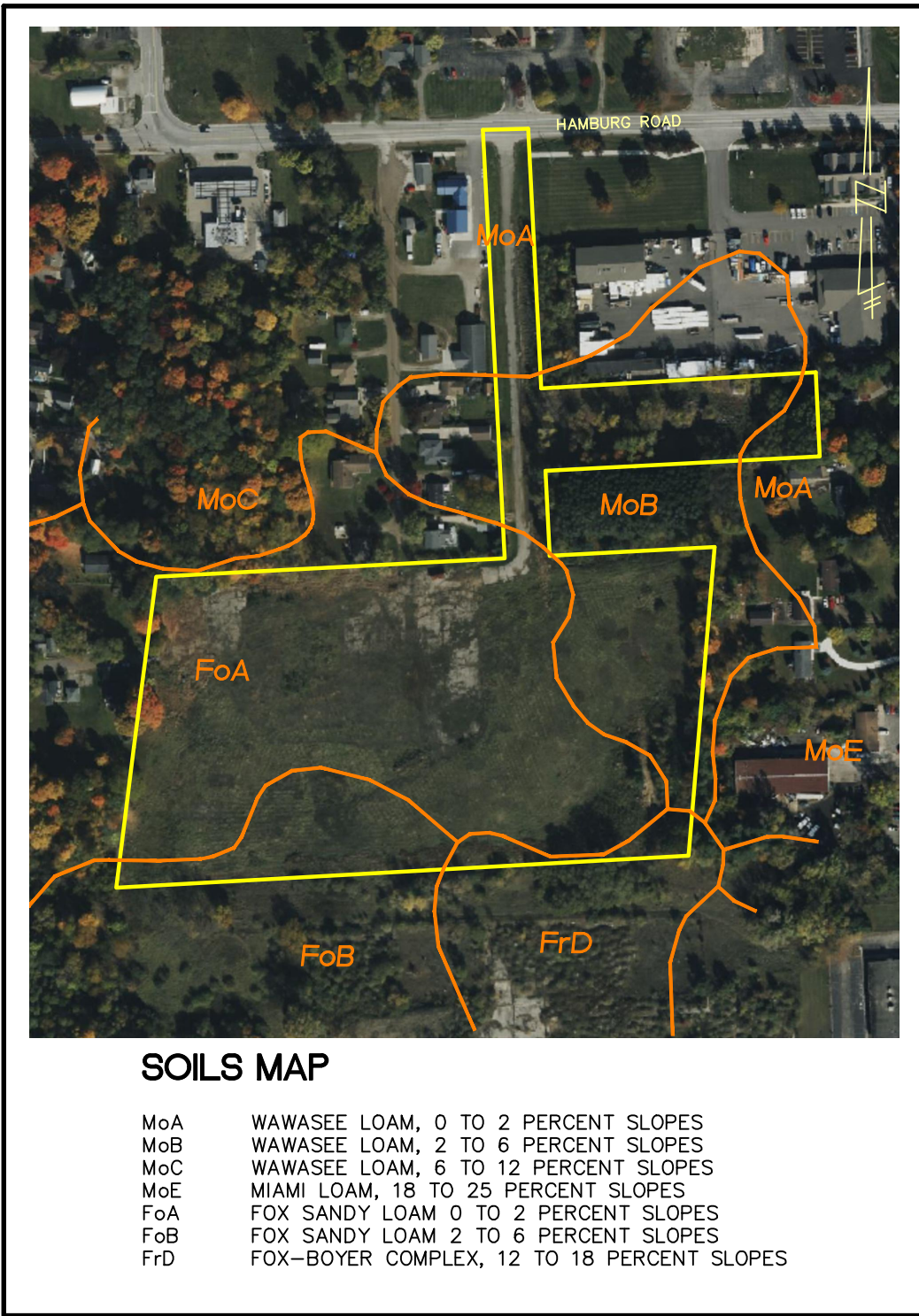


PRELIMINARY SITE PLANS FOR:

**THE CROSSING AT LAKELANDS TRAIL**

PART OF E. 1/2 OF SECTION 25, TOWN 1 NORTH, RANGE 5 EAST  
HAMBURG TWP., LIVINGSTON COUNTY, MICHIGAN

PREPARED FOR:  
ELEVATE LAND HOLDINGS - THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MICHIGAN 48167  
248.344.1885



**SHEET INDEX**

**ENGINEERING PLANS:**

1. COVER SHEET
2. PREVIOUSLY APPROVED OPEN SPACE PLAN
3. OVERALL PLAN AND OPEN SPACE PLAN
4. UTILITIES PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. STORM WATER MANAGEMENT PLAN

**LANDSCAPE PLANS:**

1. LANDSCAPE PLAN
2. LANDSCAPE PLAN
3. LANDSCAPE PLAN
4. LANDSCAPE DETAILS

ARCHITECTURAL PLANS PREPARED BY:  
TK DESIGN & ASSOCIATES  
26030 PONTIAC TRAIL  
SOUTH LYON, MICHIGAN, 48178  
PHONE: 248.446.1960

LANDSCAPE PLANS PROVIDED BY:  
ALLEN DESIGN  
557 CARPENTER  
NORTHVILLE, MICHIGAN 48167  
PHONE: 248.467.4668

TOPOGRAPHIC SURVEY PREPARED BY:  
M. E. G. A.  
298 VETERANS DRIVE  
FOWLERVILLE, MICHIGAN, 48836  
PHONE: 517.223.3512

**SKL** SEIBER KEAST LEHNER  
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CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

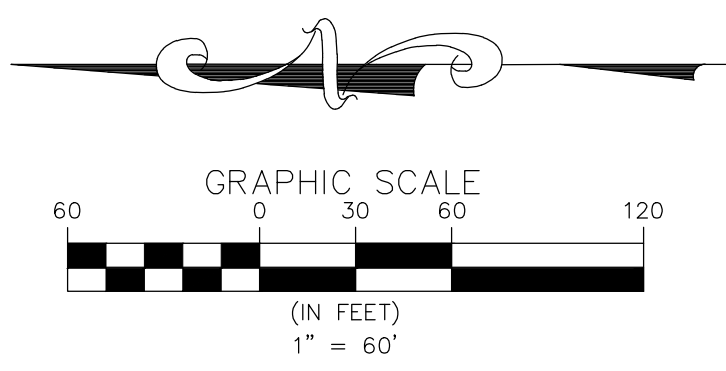
FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PRE-APP SUBMITTAL	4-22-24	
DATE: 1-5-2024		DESIGNED BY: A.A. CHECKED BY: C.S.	JOB NUMBER: 23-239 DRAWING FILE: 1-23239-CV.dwg









**SITE DATA**  
EXISTING ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)  
SITE AREA = 15.478 ACRES  
MAX. DWELLING UNITS PER ACRE (VC): 10 DU/CCRE  
NO. OF BUILDING ON SITE: 16  
NO. OF UNITS PROPOSED: 208  
DWELLING UNITS PER ACRE: 13.44 DU/CCRE  
(AMEND TO PUD AGREEMENT)

BUILDING SETBACKS:	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
FRONT (FROM PAVEMENT):	20'	15'	N/A
SIDE:	10'	15'	20' MIN.
REAR: TO PROPERTY LINE	25'	30'	20' MIN.
BUILDING TO BUILDING:	35'	N/A	N/A
BUILDING FRONT TO SIDE:	N/A	25'	N/A
BUILDING SIDE TO SIDE:	N/A	15'	N/A
MAXIMUM BUILDING HEIGHT:	35'	35'	35'
MAXIMUM BUILDING STORIES:	2.5 STORIES	2 STORIES	2 STORIES
MINIMUM FLOOR AREA:			
1 BEDROOM	550 S.F.	875 S.F.	600 S.F.
2 BEDROOMS	650 S.F.	1100 S.F.	898 S.F.
3 BEDROOMS		N/A	936 S.F.
BUILDING COVERAGE:	50% MAX.	16%	15.83%
IMPERVIOUS AREA CALCULATION:	N/A	32%	37.85%
OPEN SPACE REQUIRED: 1,500 S.F./ UNIT=1,500 x 208 312,000 S.F. (7.16 AC.)	44%	37%	42.56%
OPEN SPACE PROVIDED:		6.03 AC.	6.59 AC.

PARKING REQUIRED: (1.5 SPACE/UNIT)  
1.5 x 208 = 312 SPACES  
PARKING PROVIDED: 407 SPACES  
(INCLUDING 10 B.F. SPACES)  
(1,957 SPACES/UNIT)

	PREVIOUSLY APPROVED PLANS	CURRENT PLANS
SITE AREA	16.1 AC.	15.478 AC.
NO. OF BUILDING ON SITE:	23	16
NO. OF UNITS PROPOSED:	208	208
DWELLING UNITS PER ACRE:	12.91 DU/CCRE	13.44 DU/CCRE
BUILDING COVERAGE:	16%	15.8%
PAVED SURFACE PARKING AND ROADS CIRCULATION	32%	37.85%
OPEN SPACE:	37%	42.96%
PARKING PROVIDED:	406 SPACES (1,952 SPACES/UNIT)	407 SPACES (1,957 SPACES/UNIT)

SEE LANDSCAPE PLANS FOR SCREENING WALL DETAILS

PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
	SILT FENCE
	FLOODPLAIN
	WETLANDS
	CONTOUR
	CURB AND GUTTER
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	YARD CATCH BASIN
	ROAD CATCH BASIN W/SILT SAC
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERFLOW ROUTE
	GRADE

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1.	REV.	LAYOUT PER HAMBURG TWP. REVIEW	4-22-24

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1-800-482-7171  
TOLL FREE FOR THE LOCATION  
OF UNDERGROUND UTILITIES

811

PROJECT NUMBER: 23-239	PROJECT MANAGER: B. EMERINE
DRAWN BY: C.S.	CHECKED BY: C.S.
DATE: 1/10/24	OFFICE: FARMINGTON HILLS

CLIENT INFO:

ELEVATE LAND HOLDINGS-  
THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MI 48167  
248.344.1885

PROJECT NAME:

THE CROSSING AT  
LAKELANDS TRAIL  
PART OF E. 1/2 OF SEC. 25, T.1N., R.9E.,  
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:

OVERALL PLAN

PAGE No.:  
3





PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
	SILT FENCE
	FLOODPLAIN
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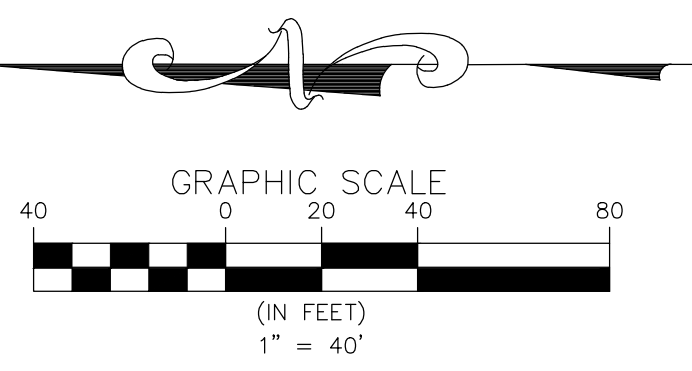
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UTILITIES PLAN

PAGE No.:

4





PROPOSED LEGEND	
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	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
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	OVERFLOW ROUTE
	GRADE

(SEE SHEET 6)

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HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:

GRADING PLAN

PAGE No.:

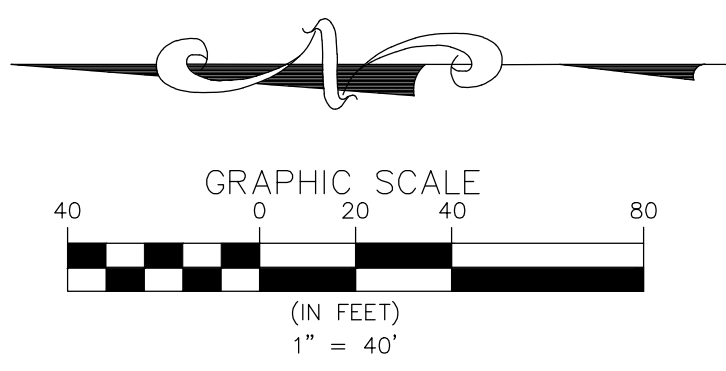
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(SEE SHEET 5)



(SEE SHEET 7)



PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
	SILTY FENCE
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	OVERFLOW ROUTE
	GRADE

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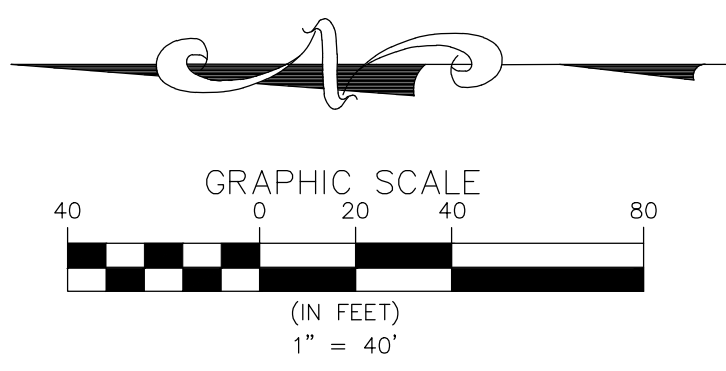
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GRADING PLAN

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(SEE SHEET 6)



PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION FENCE
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DATE: 1/10/24	OFFICE: FARMINGTON HILLS

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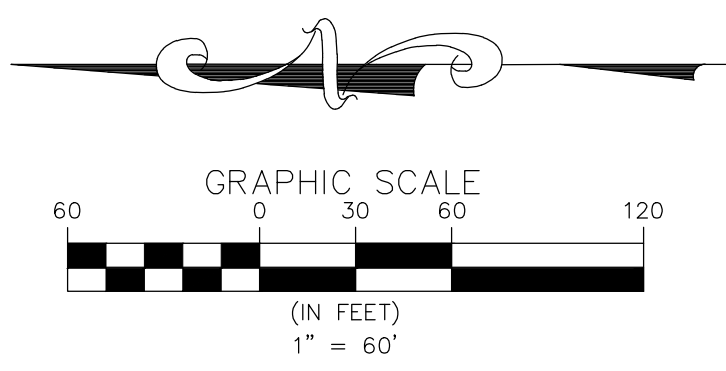
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248.344.1885

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HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:  
GRADING PLAN

PAGE No.:  
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WATER QUALITY VOLUME REQUIRED			
A =	15.11	Ac	
C =	0.65		
Vw-q = 3,630 x C x A =		35,652 ft <sup>3</sup> required < Vr-a	
DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)			
Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
Q <sub>100</sub> =	3.02	cfs	(0.2 CFS/ACRE)
C =	0.65		
CALCULATE VARIABLE RELEASE RATE			
Qvrr = 1.1055-0.206 ln(A)		Qrr= Allowable release rate in cfs/acre A= Contributign area in acres (does not govern)	
Qvrr =		0.55 cfs/acre	
Q100p=Qvrr x A		Q100p= Allowable 100-year post-development peak flow rate in cfs	
Q100p =		3.02 cfs (0.2 CFS/ACRE)	
CALCULATE 100-YEAR DETENTION VOLUME (V100D)			
Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
V100=18985 x C x A		V100= POST-DEVELOPMENT 100-YEAR RUNOFF VOLUME in cf	
V100=		186461 cf	
CALCULATE 100-YEAR PEAK INFLOW RATE (Q100IN)			
Ac =	15.11	Ac	(Onsite Area Tributary to Basin)
Ac <sub>off</sub> =	0.00	Ac	(Offsite Area Tributary to Basin)
Q100IN = C x I100 x A		Q100IN= 100-YEAR POST-DEVELOPMENT PEAK INFLOW RATE in cfs	
I100=83.3/(Tc+9.17) <sup>0.81</sup>		I100 = 100-year peak rainfall intensity in inches/hour	
I100 =		4.658 in/hr	
Q100IN=		45.75 cfs	
CALCULATE STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)			
R= [0.206-0.15IN (Q100P/Q100IN)]			
R =		0.614	
CALCULATE 100-YEAR REQUIRED DETENTION BASIN VOLUME			
V100D= (V100R x R) - VCP-P		V100D= Required 100-year detention volume in cf V100R = 100-Year runoff volume in cf R= Storage curve factor Vcp-p = Provided CVPC Voulme in cf V100D>=VED	
V100D =		114413 C.F.	
		117041 C.F.	
		REQUIRED DETENTION VOLUME	
		PROVIDED DETENTION VOLUME	

DETERMINE STORAGE IN SEDIMENT BASIN		
Elevation	Area	Volume (c.f.)
904	6864	0
905	8526	7695
906	10321	17119
907	12214	28386
HW EL = 907.0		Volume at HW = 28386

DETERMINE STORAGE IN DETENTION BASIN		
Elevation	Area	Volume (c.f.)
904	24897	0
905	27939	26418
906	31098	55937
907	34338	88655
HW EL = 907.0		Volume at HW = 88655

C-Factor Determination			
Tributary Area =		15.11 Acres	
<u>ImperVIOUS Areas</u>			
Bldgs, Roads and S/W =	8.83	Ac.	at C = 0.90
<u>PervIOUS Areas</u>			
Lawn Areas =	5.60	Ac.	at C = 0.20
Low Water	0.68	Ac.	at C = 1.00
C Avg.		=	0.65



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PROJECT NUMBER:  
23-239

PROJECT MANAGER:  
B. EMERINE

DRAWN BY:  
A. HARRIS

CHECKED BY:  
C.S.

DATE:  
1/10/24

OFFICE:  
FARMINGTON HILLS

CLIENT INFO:

ELEVATE LAND HOLDINGS-  
THE CROSSING  
128 N. CENTER STREET  
NORTHVILLE, MI 48167  
248.344.1885

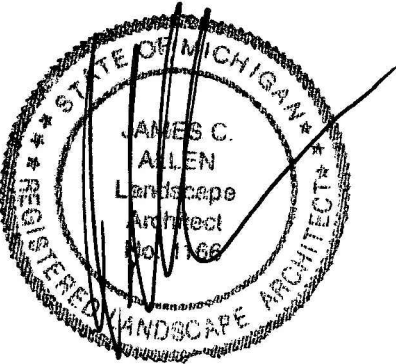
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THE CROSSING AT  
LAKELANDS TRAIL  
PART OF E. 1/2 OF SEC. 25, T.1N., R.9E.,  
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:  
STORM WATER  
MANAGEMENT PLAN

PAGE No.:  
08



Seal:



Title:

Landscape Plan

Project:

Lakeland Trails  
Hamburg Township, Michigan

Prepared for:

Elevate Property Partners, LLC  
128 North Center  
Northville, Michigan 48167

Revision:

Review  
Revised

Issued:

April 11, 2024  
April 22, 2024

Job Number:

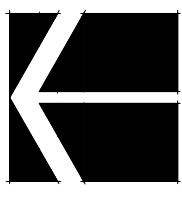
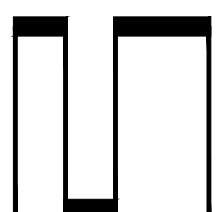
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jca

Checked By:

jca



1"=60'

Sheet No.

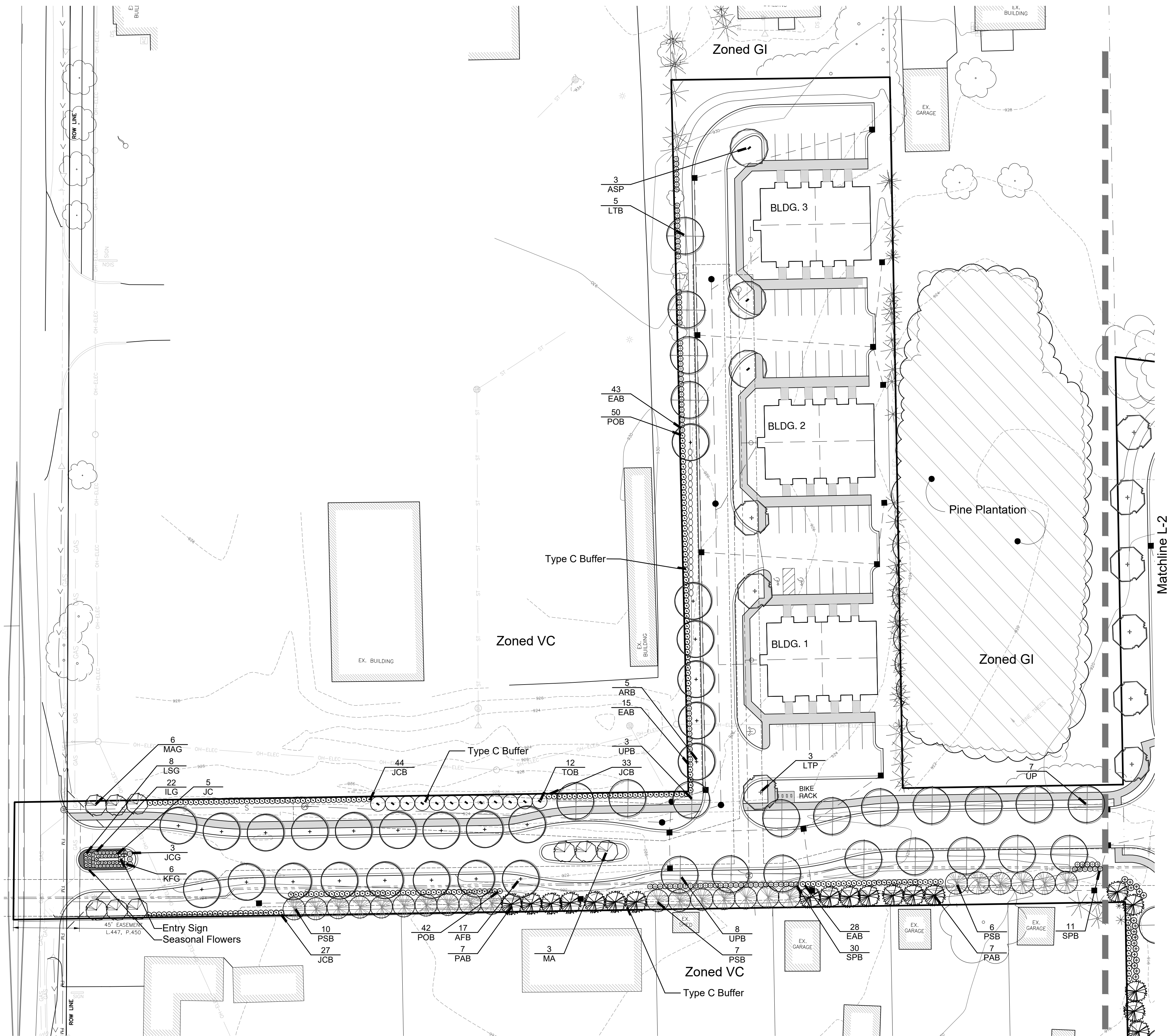
L-1

### Landscape Summary - This Sheet

Existing Zoning	GPUD
Greenbelt	80 l.f.
Street Frontage	2 Trees (80 / 40)
Trees Required	6 Trees
Trees Provided	8 Shrubs (80 / 40) x 4
Shrubs Required	25 Shrubs
Shrubs Provided	
Land Use Buffers	
Buffer Length	1,613 l.f. (Type C)
Trees Required	80.6 Trees (1,613 / 20)
Trees Provided	81 Trees
Shrubs Required	322.6 Shrubs (1,613 / 20) x 4
Shrubs Provided	323 Shrubs
Parking Lot Landscaping	
Parking Lot Area	
Trees Required	5.8 Trees (11,654 / 2,000)
Trees Provided	6 Trees

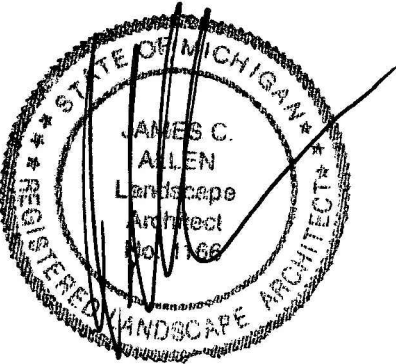
### Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Greenbelt							
ILG	22	Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont	24"
JCG	3	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
KFG	6	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass		as shown	cont	#3
LSS	8	Leucanthemum 'Snow Lady'	Short Shasta Daisy		as shown	cont	#2
MAG	6	Malus 'Adirondack'	Adirondack Crab Apple	2.0"	as shown	B&B	
ROG	13	Rosa 'Knockout'	Knockout Rose		spacing	cont	#3
	6	Trees Provided					
	25	Shrubs Provided					
Land Use Buffers							
AFB	17	Acer x. 'freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARB	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
EAB	86	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	24"
JCB	104	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
LTB	5	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAB	14	Picea abies	Norway Spruce		as shown	B&B	6'
POB	92	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont	24"
PSB	17	Pinus strobus	White Pine		as shown	B&B	6'
SPB	41	Spirea j. 'Little Princess'	Little Princess Spirea		as shown	cont	24"
TOB	12	Thuja pl. 'Green Giant'	Green Giant Arborvitae	2.5"	as shown	B&B	6'
UPB	11	Ulmus americana 'Princeton'	Princeton Elm		as shown	B&B	
	81	Trees Provided					
	323	Shrubs Provided					
Parking Lot Trees							
ASP	3	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
LTP	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
	6	Trees Provided					
General Plantings							
MA	3	Malus 'Adirondack'	Adirondack Crab Apple	2.0"	as shown	B&B	
UP	7	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	





Seal:



Title:

Landscape Plan

Project:

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Hamburg Township, Michigan

Prepared for:

Elevate Property Partners, LLC  
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Northville, Michigan 48167

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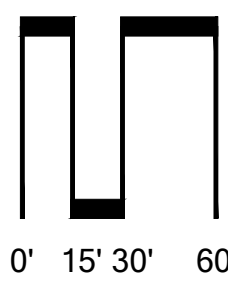
24-019

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jca

Checked By:

jca

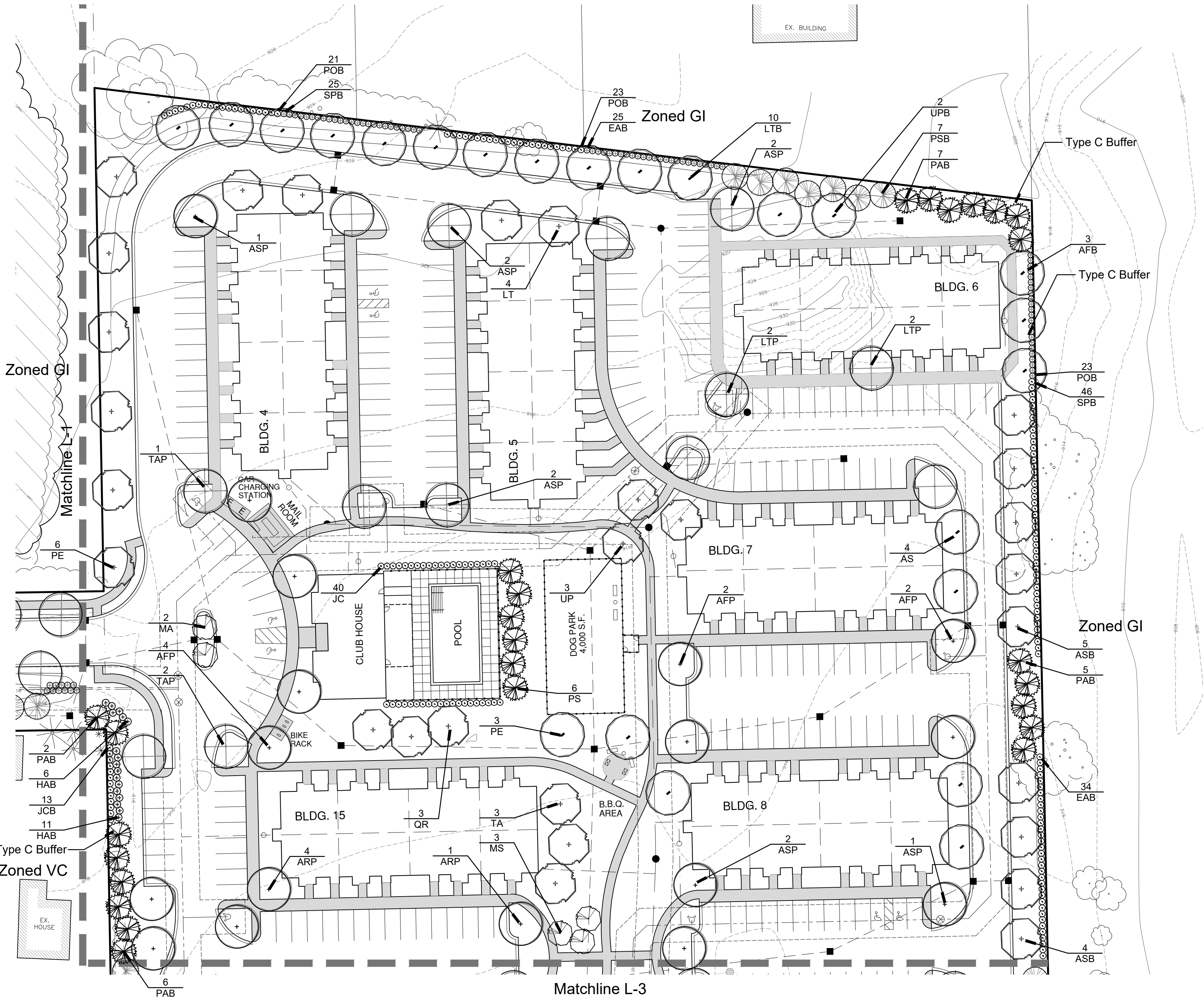


Sheet No.

L-2



Know what's below.  
Call before you dig.



### Landscape Summary - This Sheet

Existing Zoning	GPUD
Land Use Buffers	
Buffer Length	1,134 l.f. (Type C)
Trees Required	56.7 Trees (1,134 / 20)
Trees Provided	57 Trees (6 Existing)
Shrubs Required	226.8 Shrubs (1,134 / 20) x 4
Shrubs Provided	227 Shrubs
Parking Lot Landscaping	
Parking Lot Area	
Trees Required	29.8 Trees (59,753 / 2,000)
Trees Provided	30 Trees

### Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Land Use Buffers							
AFB	3	Acer x. 'freemanii' 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ASB	9	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
EAB	59	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	24"
HAB	17	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		as shown	cont	24"
JCB	13	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
LTB	10	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAB	20	Picea abies	Norway Spruce		as shown	B&B	6'
POB	67	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont	24"
PSB	7	Pinus strobus	White Pine		as shown	B&B	6'
SPB	71	Spirea l. 'Little Princess'	Little Princess Spirea		as shown	cont	24"
TGB		Thuja pl. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	6'
UPB	2	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
	51	Trees Provided					
	227	Shrubs Provided					
Parking Lot Trees							
AFP	8	Acer x. 'freemanii' 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARP	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
ASP	10	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
LTP	4	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
TAP	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
	30	Trees Provided					
General Plantings							
AS	4	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
JC	40	Juniperus ch. keteleeri	Keteleeri Juniper		as shown	B&B	6', Hedge to 5'
LT	4	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
MA	2	Malus 'Adirondack'	Adirondack Crab Apple	2.0"	as shown	B&B	
MS	3	Malus 'Spring Snow'	Spring Snow Crab Apple	2.0"	as shown	B&B	
PE	9	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PS	6	Pinus strobus	White Pine		as shown	B&B	6'
QR	3	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TA	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	3	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	



Title:

Project:

Prepared for:

Revision:

Issued:

Job Number:

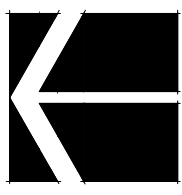
24-019

Drawn By:

jca

Checked By:

jca



0' 15' 30' 60'

1"=60'

# L-3



Size: 6' High, 8' Long Panels with Lattice Top  
Color: Neutral Color

Existing Zoning	GPUD
-----------------	------

Buffer Length	742 l.f. (Type C)
Trees Required	37.1 Trees (742 / 20)
Trees Provided	38 Trees
Shrubs Required	148.4 Shrubs (742 / 20) x 4
Shrubs Provided	149 Shrubs

## Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height
<b>Land Use Buffers</b>							
AFB	16	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARB	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
ASB	3	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
EAB	56	Euonymus alata 'Compacta'	Burning Bush		as shown	cont	24"
JCB	59	Juniperus ch. keteleeri	Keteleeri Juniper	as shown	B&B	6'	Hedge to 5'
LTB	5	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAB	20	Picea abies	Norway Spruce		as shown	B&B	6'
PBB	5	Platanus x. acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
POB	38	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont	24"
PSB	15	Pinus strobus	White Pine	as shown	6'	6'	
SPB	66	Spirea j. "Little Princess"	Little Princess Spirea		as shown	cont	24"
TAB	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UPB	5	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
	76	Trees Provided					
	223	Shrubs Provided					
<b>General Plantings</b>							
sym.	qty.	botanical name	common name	caliper	spacing	root	height
<b>Parking Lot Trees</b>							
AFP	7	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARB	7	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
ASP	6	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
LTP	2	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
	25	Trees Provided					
<b>General Plantings</b>							
sym.	qty.	botanical name	common name	caliper	spacing	root	height
<b>General Plantings</b>							
AR	2	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
AS	2	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
MP	3	Malus 'Proflusion'	Proflusion Crab Apple	2.0"	as shown	B&B	
PA	5	Picea abies	Norway Spruce		as shown	B&B	6'
PE	4	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
PS	5	Pinus strobus	White Pine		as shown	B&B	6'
Q	2	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TA	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B	
UP	4	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	



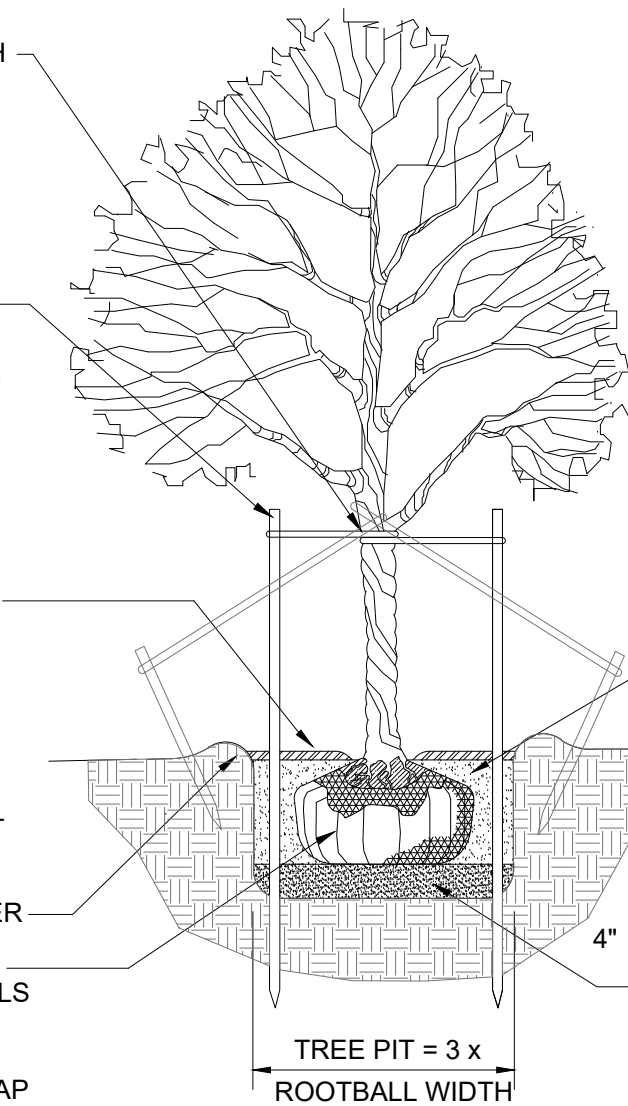
NOTE:  
GUY DECIDUOUS TREES ABOVE  
3" CAL. STAKE DECIDUOUS  
TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH  
USING 2"-3" WIDE BELT-LIKE  
NYLON OR PLASTIC STRAPS.  
ALLOW FOR SOME MINIMAL  
FLEXING OF THE TREE.  
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
MIN. 36" ABOVE GROUND FOR  
UPRIGHT, 18" IF ANGLED. DRIVE  
STAKES A MIN. 18" INTO  
UNDISTURBED GROUND  
OUTSIDE ROOTBALL. REMOVE  
AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
SHREDDED HARDWOOD BARK.  
NATURAL IN COLOR. LEAVE 3"  
CIRCLE OF BARE SOIL AT BASE  
OF TREE TRUNK. PULL ANY  
ROOT BALL DIRT EXTENDING  
ABOVE THE ROOT FLARE AWAY  
FROM THE TRUNK SO THE ROOT  
FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
REMOVE ALL  
NON-BIODEGRADABLE MATERIALS  
COMPLETELY FROM THE  
ROOTBALL. CUT DOWN WIRE  
BASKET AND FOLD DOWN BURLAP  
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
TREE SHALL BEAR SAME  
RELATION TO FINISH GRADE AS  
IT BORE ORIGINALLY OR  
SLIGHTLY HIGHER THAN FINISH  
GRADE UP TO 6" ABOVE GRADE,  
IF DIRECTED BY LANDSCAPE  
ARCHITECT FOR HEAVY CLAY  
SOIL AREAS.

DO NOT PRUNE TERMINAL  
LEADER. PRUNE ONLY DEAD OR  
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
PLASTICS AND OTHER  
MATERIALS THAT ARE  
UNSIGHTLY OR COULD CAUSE  
GIRDLING.

PLANTING MIXTURE:  
AMEND SOILS PER  
SITE CONDITIONS  
AND REQUIREMENTS  
OF THE PLANT  
MATERIAL.

SCARIFY SUBGRADE  
AND PLANTING PIT  
SIDES. RECOMPACT  
BASE OF TO 4"  
DEPTH.

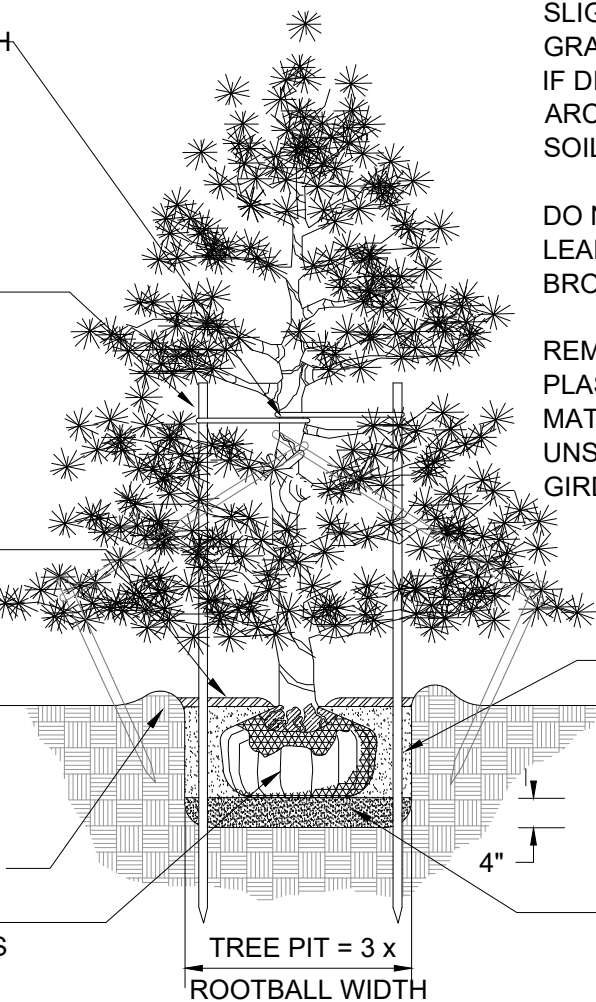
NOTE:  
GUY EVERGREEN TREES ABOVE  
12' HEIGHT. STAKE EVERGREEN  
TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH  
USING 2"-3" WIDE BELT-LIKE  
NYLON OR PLASTIC STRAPS.  
ALLOW FOR SOME MINIMAL  
FLEXING OF THE TREE.  
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
MIN. 36" ABOVE GROUND FOR  
UPRIGHT, 18" IF ANGLED. DRIVE  
STAKES A MIN. 18" INTO  
UNDISTURBED GROUND  
OUTSIDE ROOTBALL. REMOVE  
AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
SHREDDED HARDWOOD BARK.  
NATURAL IN COLOR. LEAVE 3"  
CIRCLE OF BARE SOIL AT BASE  
OF TREE TRUNK. PULL ANY  
ROOT BALL DIRT EXTENDING  
ABOVE THE ROOT FLARE AWAY  
FROM THE TRUNK SO THE ROOT  
FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
REMOVE ALL  
NON-BIODEGRADABLE MATERIALS  
COMPLETELY FROM THE  
ROOTBALL. CUT DOWN WIRE  
BASKET AND FOLD DOWN BURLAP  
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
TREE SHALL BEAR SAME  
RELATION TO FINISH GRADE AS  
IT BORE ORIGINALLY OR  
SLIGHTLY HIGHER THAN FINISH  
GRADE UP TO 6" ABOVE GRADE,  
IF DIRECTED BY LANDSCAPE  
ARCHITECT FOR HEAVY CLAY  
SOIL AREAS.

DO NOT PRUNE TERMINAL  
LEADER. PRUNE ONLY DEAD OR  
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
PLASTICS AND OTHER  
MATERIALS THAT ARE  
UNSIGHTLY OR COULD CAUSE  
GIRDLING.

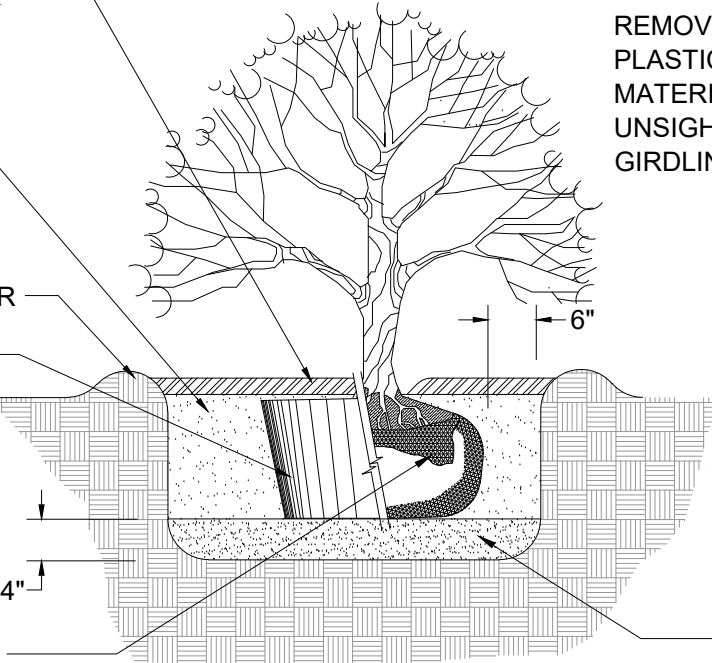
PLANTING MIXTURE:  
AMEND SOILS PER  
SITE CONDITIONS  
AND REQUIREMENTS  
OF THE PLANT  
MATERIAL.

SCARIFY SUBGRADE  
AND PLANTING PIT  
SIDES. RECOMPACT  
BASE OF TO 4"  
DEPTH.

MULCH 3" DEPTH WITH  
SHREDDED HARDWOOD BARK.  
NATURAL IN COLOR. PULL BACK  
3" FROM TRUNK.

PLANTING MIXTURE:  
AMEND SOILS PER  
SITE CONDITIONS  
AND REQUIREMENTS  
OF THE PLANT  
MATERIAL.  
MOUND EARTH TO FORM SAUCER  
REMOVE COLLAR OF ALL FIBER  
POTS. POTS SHALL BE CUT TO  
PROVIDE FOR ROOT GROWTH.  
REMOVE ALL NONORGANIC  
CONTAINERS COMPLETELY.

REMOVE ALL  
NON-BIODEGRADABLE MATERIALS  
COMPLETELY FROM THE  
ROOTBALL. FOLD DOWN BURLAP  
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
TREE SHALL BEAR SAME  
RELATION TO FINISH GRADE AS  
IT BORE ORIGINALLY OR  
SLIGHTLY HIGHER THAN FINISH  
GRADE UP TO 4" ABOVE GRADE,  
IF DIRECTED BY LANDSCAPE  
ARCHITECT FOR HEAVY CLAY  
SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN  
BRANCHES.

REMOVE ALL TAGS, STRING,  
PLASTICS AND OTHER  
MATERIALS THAT ARE  
UNSIGHTLY OR COULD CAUSE  
GIRDLING.

SCARIFY SUBGRADE  
AND PLANTING PIT  
SIDES. RECOMPACT  
BASE OF TO 4"  
DEPTH.

## DECIDUOUS TREE PLANTING DETAIL

Not to scale

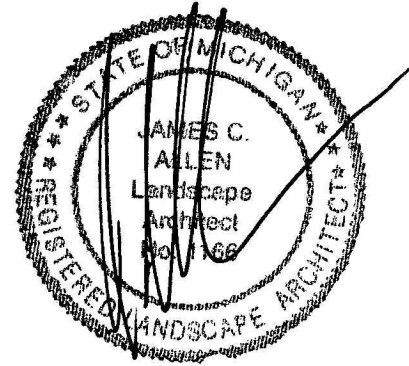
## EVERGREEN TREE PLANTING DETAIL

Not to scale

## SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

Lakeland Trails  
Hamburg Township, Michigan

Prepared for:

Elevate Property Partners, LLC  
128 North Center  
Northville, Michigan 48167

Revision:

Review  
Revised

Issued:

April 11, 2024  
April 22, 2024

Job Number:

24-019

Drawn By:

jca

Checked By:

jca

Sheet No.



L-4