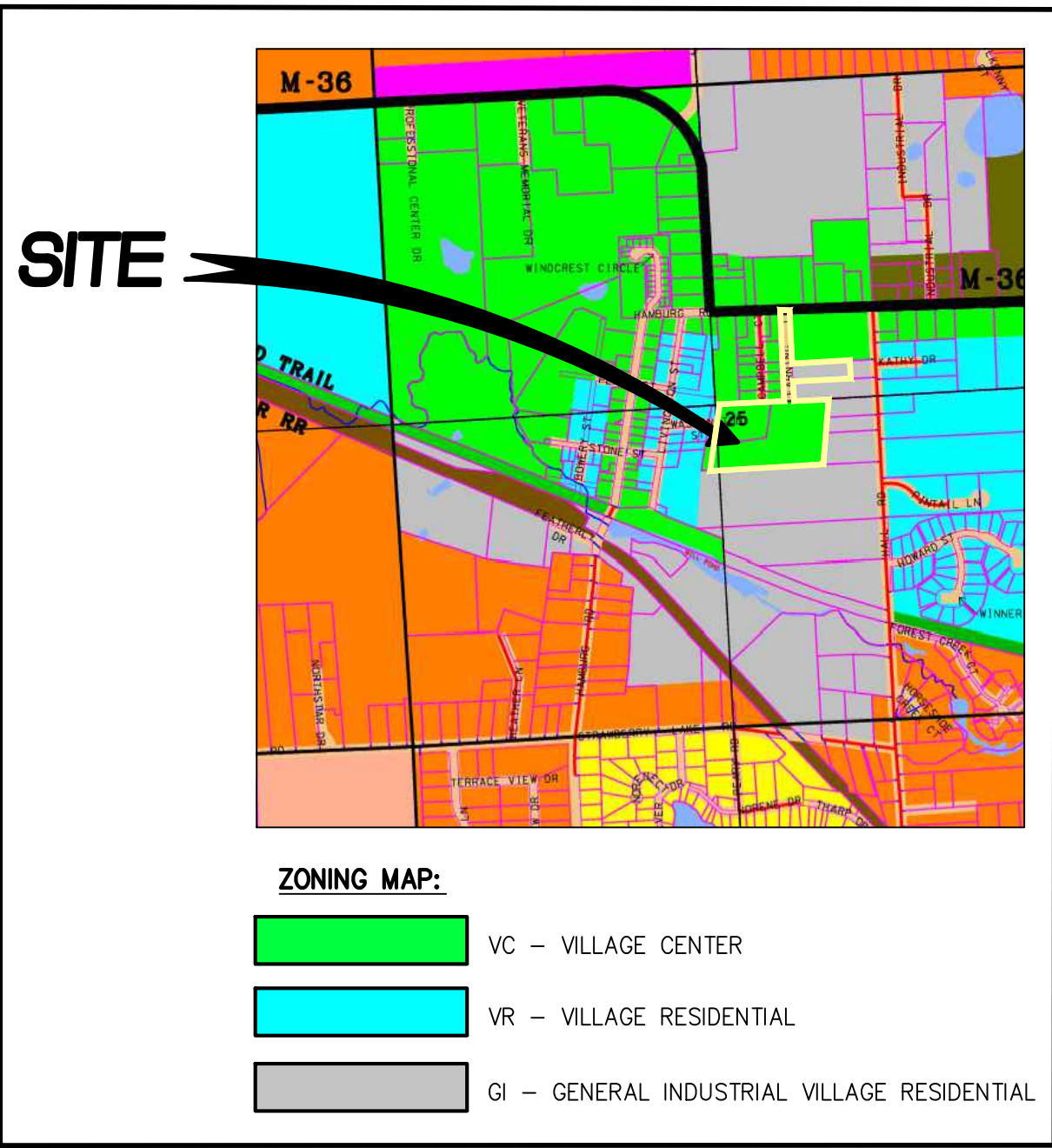
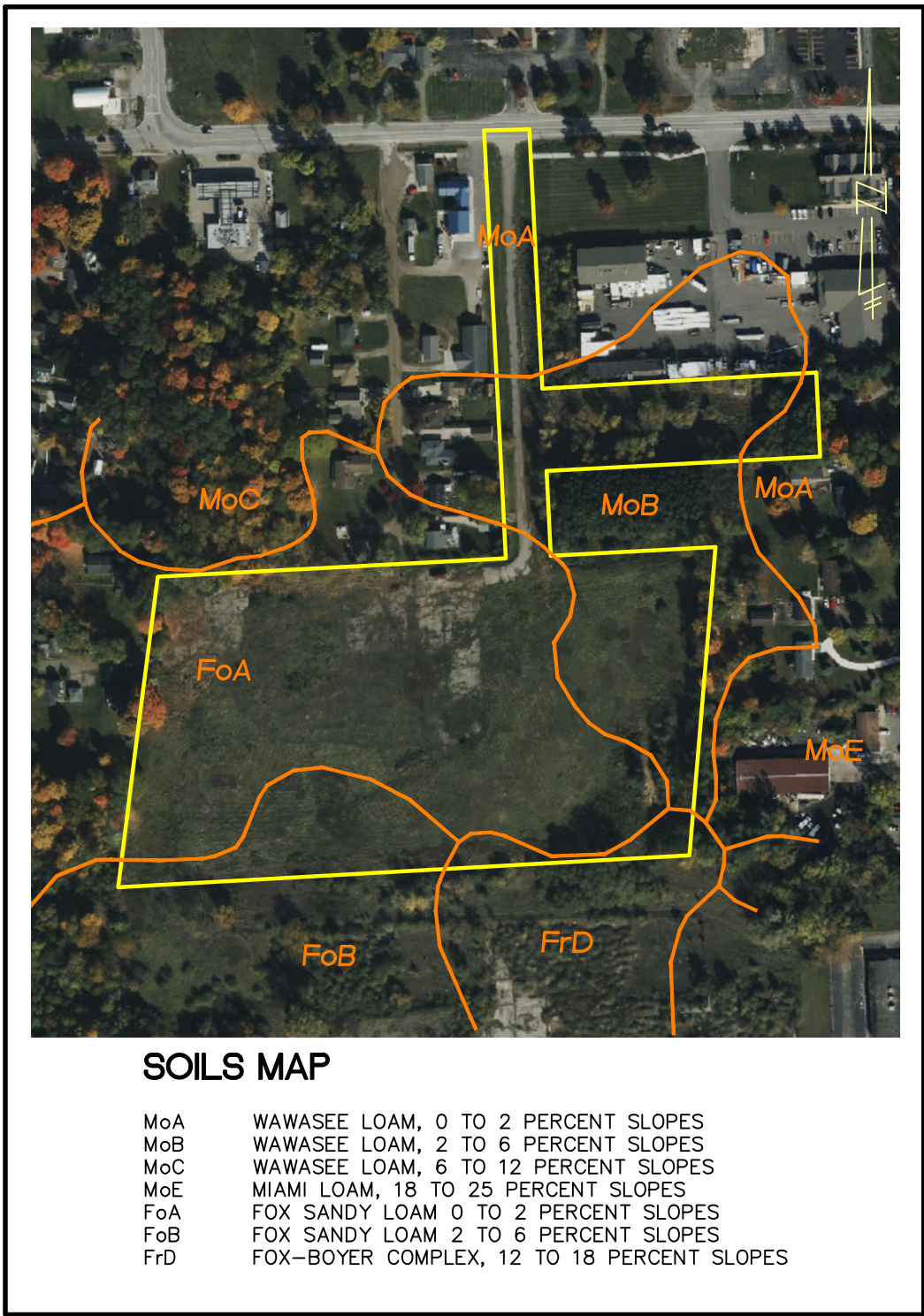


PRELIMINARY SITE PLANS FOR:

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

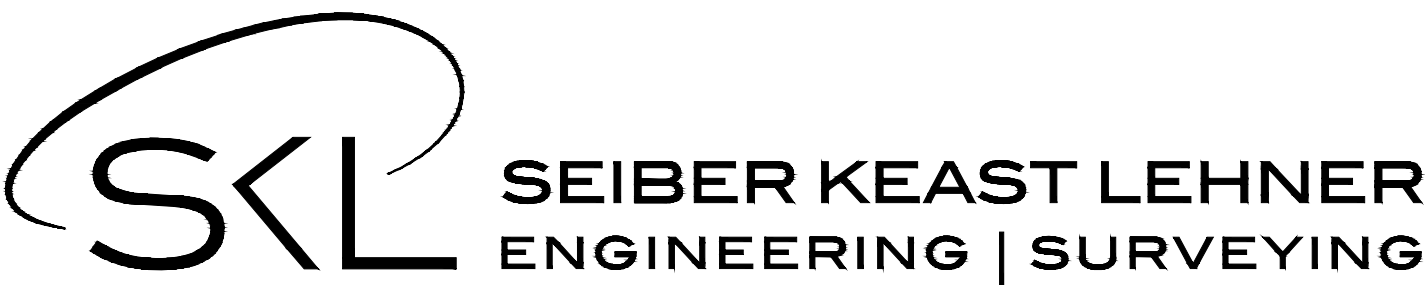
LANDSCAPE PLANS:

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

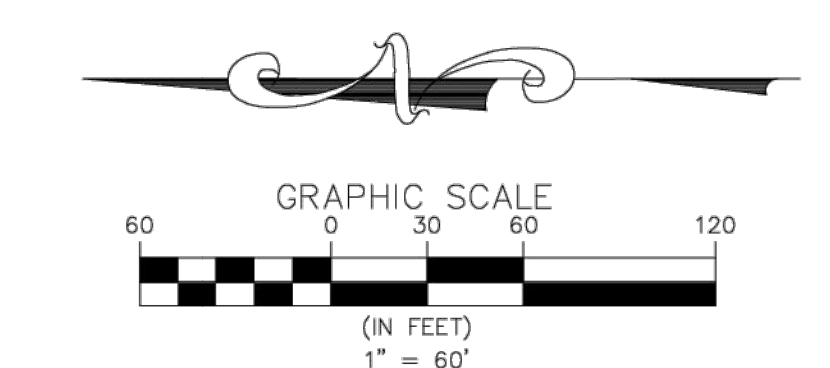
ARCHITECTURAL PLANS PREPARED BY:
TK DESIGN & ASSOCIATES
26030 PONTIAC TRAIL
SOUTH LYON, MICHIGAN,
48178
PHONE: 248.446.1960

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



R E V I S I O N S			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PRE-APP SUBMITTAL	4-22-24	
2.	SUBMIT TO HAMBURG TWP.	8-16-24	
3.	SUBMIT TO HAMBURG TWP.	9-25-24	
4.	SUBMIT TO HAMBURG TWP.	10-08-25	
DATE: 1-5-2024			DESIGNED BY: A.A.
			CHECKED BY: C.S.
			JOB NUMBER: 23-239
			DRAWING FILE: 1-23239-CV.dwg



BUILDING TYPE	1B/R	2B/R	3B/R	TOTAL UNITS PER BLDG TYPE	TOTAL B/R PER BLDG TYPE	NO OF BLDGS	TOTAL B/R ALL BLDGS TYPE
77' WD.	4	4	0	8	12	4	48
154' WD.	10	4	2	16	24	6	144
167' WD.	6	8	2	16	28	5	140
1B/R UNITS	106	51%				15	332
2B/R UNITS	80	38%					
3B/R UNITS	22	11%	206	100%			

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)

	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
BUILDING SETBACKS:			
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.	815 S.F.
2 BEDROOMS	650 S.F.	1,100 S.F.	1,106 S.F.
3 BEDROOMS		N/A	1,435 S.F.
BUILDING COVERAGE:	50% MAX.	16%	16.8%
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.	6.41 AC.
PARKING REQUIRED: (1.5 SPACE/UNIT) 1.5 x 208 = 312 SPACES			
PARKING PROVIDED: 403 SPACES (INCLUDING 10 B.F. SPACES) (1.966 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%	35.4%
OPEN SPACE:	37%	41.41%
PARKING PROVIDED:	406 SPACES (1.952 SPACES/UNIT)	403 SPACES (1.937 SPACES/UNIT)

SEE LANDSCAPE PLANS FOR SCREENING WALL DETAILS

PROPOSED LEGEND	
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/SWALE
	TREE PROTECTION 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

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

© COPYRIGHT 2021

NO.	REVISIONS	DESCRIPTION	DATE
1	REV. LAYOUT PER HAMBURG TWP.	REVIEW	4-22-24
2	REV. LAYOUT PER HAMBURG TWP.	REVIEW	6-26-24
3	SUBMIT TO HAMBURG TWP.		8-16-24
4	SUBMIT TO HAMBURG TWP.		9-25-24

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES

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.5E.,
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:
PREVIOUSLY APPROVED
SITE PLAN - OPEN SPACE

PAGE No.:
2



SEE LANDSCAPE PLANS FOR
SCREENING WALL DETAILS

BUILDING TYPE	1B/R	2B/R	3B/R	TOTAL UNITS PER BLDG TYPE	TOTAL B/R PER BLDG TYPE	NO OF BLDGS	TOTAL B/R ALL BLDG TYPE
77' WD.	4	4	0	8	12	4	48
154' WD.	10	4	2	16	24	6	144
167' WD.	6	8	2	16	28	4	100
1B/R UNITS	100	51%				14	282
2B/R UNITS	72	38%					
3B/R UNITS	20	11%	100%				

SITE DATA	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
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	15
NO. OF UNITS PROPOSED:		208	192
DWELLING UNITS PER ACRE:		13.44 DU/ACRE	12.41 DU/ACRE (AMEND TO PUD AGREEMENT)
BUILDING SETBACKS:			
FRONT (FROM PAVEMENT):	20'	N/A	N/A
SIDE:	10'	20' MIN.	20' MIN.
REAR: TO PROPERTY LINE	25'	20' MIN.	20' MIN.
BUILDING TO BUILDING:	35'	N/A	N/A
BUILDING FRONT TO SIDE:	N/A	N/A	N/A
BUILDING SIDE TO SIDE:	N/A	N/A	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.	741 S.F.	741 S.F.
2 BEDROOMS	650 S.F.	1,058 S.F.	1,058 S.F.
3 BEDROOMS		1,399 S.F.	1,399 S.F.
BUILDING COVERAGE:	50% MAX.	16.80%	17.06%
IMPERVIOUS AREA CALCULATION:	N/A	41.79%	40.69%
OPEN SPACE REQUIRED: 1,500 S.F./ UNIT		46.26%	42.71%
OPEN SPACE PROVIDED:		41.41%	42.25%
		6.41 AC.	6.54 AC.
PARKING REQUIRED: (1.5 SPACE/UNIT)		312 SPACES	288 SPACES
PARKING PROPOSED: OPEN PARKING -		393 SPACES	347 SPACES
BARRIER FREE PARKING -		10 SPACES	10 SPACES
COVERED PARKING -		N/A	28 SPACES
TOTAL PARKING PROPOSED:		403 SPACES (1.94 SPACES/UNIT)	387 SPACES (2.02 SPACES/UNIT)
		PREVIOUSLY APPROVED PLANS	CURRENT PLANS
SITE AREA		15.478 AC.	15.478 AC.
NO. OF BUILDING ON SITE:		16	15
NO. OF UNITS PROPOSED:		208	192
DWELLING UNITS PER ACRE:		13.44 DU/ACRE	12.41 DU/ACRE
BUILDING COVERAGE:		16.80%	17.06%
PAVED SURFACE PARKING AND ROADS CIRCULATION		41.79%	40.69%
OPEN SPACE:		41.41%	42.25%
PARKING PROVIDED:		403 SPACES (1.94 SPACES/UNIT)	387 SPACES (2.02 SPACES/UNIT)

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

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

SKL

© COPYRIGHT 2021

NO.	REVISIONS	DESCRIPTION	DATE
1.	REV. LAYOUT PER HAMBURG TWP.	REVIEW	4-22-24
2.	REV. ISLAND, ADD VINYL FENCE		6-26-24
3.	SUBMIT TO HAMBURG TWP.		8-16-24
4.	SUBMIT TO HAMBURG TWP.		9-25-24
5.	SUBMIT TO HAMBURG TWP.		10-08-25

CLIENT INFO:

ELEVATE LAND HOLDINGS-
THE CROSSING AT
LAKELANDS TRAIL
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.5E.,
HAMBURG TWP., LIVINGSTON COUNTY, MI

SHEET TITLE:

OVERALL PLAN AND
OPRN SPACE PLAN

PAGE No.:

3

03/22/2023 10:40:42 AM C:\Users\jlehn\OneDrive\Documents\Projects\23-239\23-239.dwg



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

PROJECT NAME: THE CROSSING AT LAKELANDS TRAIL	SHEET TITLE: UTILITIES PLAN
PAGE No.: 4	

CLIENT INFO:	PROJECT NUMBER: 23-239
ELEVATE LAND HOLDINGS-	PROJECT MANAGER: B. LEMERNE
THE CROSSING	DRAWN BY: A. AWAD
128 N. CENTER STREET	CHECKED BY: J.S.
NORTHVILLE, MI 48167	DATE: 1/10/24
248.344.1885	OFFICE: FARMINGTON HILLS

NO.	REVISIONS	DATE
1.	REV. LAYOUT PER HAMBURG TWP. REVIEW	4-22-23
2.	REV. ISLAND, ADD VINYL FENCE	6-26-23
3.	SUBMIT TO HAMBURG TWP.	8-16-23
4.	SUBMIT TO HAMBURG TWP.	9-25-23
5.	SUBMIT TO HAMBURG TWP.	10-08-23



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
	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

PROJECT NAME: **THE CROSSING AT
LAKELANDS TRAIL**
PART OF E. 1/2 OF SEC. 25, T.1N., R.5E.,
HAMBURG TWP., LIVINGSTON COUNTY, MI

PAGE No.: 6

GRADING PLAN

CLIENT INFO:
ELEVATE LAND HOLDINGS—
THE CROSSING
128 N. CENTER STREET
NORTHVILLE, MI 48167
248.344.1885

PROJECT NUMBER:
23-239

PROJECT MANAGER:
B. EMERINE

DRAWN BY:
A. AWAD

CHECKED BY:
C.S.

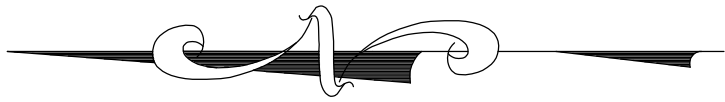
DATE:
1/10/24

OFFICE:
FARMINGTON HILLS

REVISIONS		DATE
NO.	DESCRIPTION	
1.	REV. LAYOUT PER HAMBURG TWP. REVIEW	4-22-24
2.	REV. ISLAND, ADD VINYL FENCE	6-26-24
3.	SUBMIT TO HAMBURG TWP.	8-16-24
4.	SUBMIT TO HAMBURG TWP.	9-25-24
5.	SUBMIT TO HAMBURG TWP.	10-08-25

© COPYRIGHT 2021

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING



<u>DETERMINE STORAGE IN SEDIMENT BASIN</u>				
	<u>Elevation</u>	<u>Area</u>	<u>Volume (c.f.)</u>	
LW	904.4	9332	0	
	905	10369	5910	
	906	12172	17181	
	907	14117	30325	
HW	908	16221	45494	
	908.5	17294	53873	
	909	18393	62795	
HW EL = 908.0			Volume at HW = 53873	
<u>DETERMINE STORAGE IN DETENTION BASIN</u>				
	<u>Elevation</u>	<u>Area</u>	<u>Basin Volume (c.f.)</u>	<u>BS+BF VOL (c.f.)</u>
LW	904	13291	0	0
	905	15833	14562	20472
	906	18489	31728	48904
	907	21261	51593	81923
HW	908	24142	74300	119794
	908.5	25994	86634	140707
	909	27514	100211	163005
HW EL = 907.0			Volume at HW = 140707	

C-Factor Determination			
Tributary Area =		15.11 Acres	
<u>Impervious Areas</u>			
Bldgs, Roads and S/W =	8.75	Ac.	at C = 0.90
<u>Pervious Areas</u>			
Lawn Areas =	5.68	Ac.	at C = 0.20
Low Water	0.68	Ac.	at C = 1.00
C Avg. =		0.64	

Title:

Project:

Prepared for:

Revision:

Issued:

Job Number:

24-019

Drawn By:

Checked By:

jca jca

jca



L-1

Title:

Project:

Prepared for:

Revision:

ssued:

Job Number:

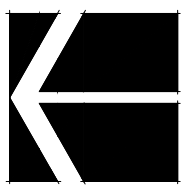
24-019

Drawn By:

Checked By:

jca

ica



0' 15' 30' 60'

NORTH
1"=60'

Sheet No.



**Know what's below.
Call before you dig.**



GPUD

Buffer Length East, South	702 l.f. (Type C)
Trees Required	35.1 Trees (702 / 20)
Trees Provided	36 Trees
Shrubs Required	140.4 Shrubs (702 / 20) x 4
Shrubs Provided	141 Shrubs

Parking Lot Area
Trees Required

27.9 Trees (55,785 / 2,000)
28 Trees

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	10	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
EAB	8	Eucornus alata 'Compact'	Burning Bush		as shown	cont	24"
HAB	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		as shown	cont	24"
LTB	10	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PAB	31	Picea abies	Norway Spruce		as shown	B&B	6'
PEB	10	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	24"
CB	59	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		as shown	cont	24"
SPB	14	Pinus strobus	White Pine		as shown	B&B	6'
SPB	86	Spirea j. 'Little Princess'	Little Princess Spirea		as shown	cont	24"
	78	Tees Provided					
	236	Shrubs Provided					

sym.	qty	botanical name	common name	caliper	spacing	root	height
Parking Lot Trees							
AFP	8	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	B&B	
ARP	4	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	B&B	
ASP	9	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	
	28	Trees Provided					

sym.	qty.	botanical name	common name	caliper	spacing	root	height
General Plantings							
AS	4	Acer saccharum 'Legacy'	Sugar Maple	2.5"	as shown	B&B	
JC	37	Juniperus ch. keteleeri	Keteleeri Juniper	as shown	B&B		6', Hedge to 5'
LT	4	Liriodendron tulipifera	Tulip Tree	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	3	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	as shown	B&B	
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	
TO	12	Tilia 'Green Giant'	Green Giant Arborvitae	as shown	B&B		6'
UP	3	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	B&B	

© 2025 Allen Design L.L.C

Title:

Project:

Prepared for:

Revision:

Issued:

Job Number:

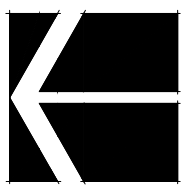
24-019

Drawn By:

Checked By:

jca

jca



0' 15' 30' 60'

NORTH
1"=60'



**Know what's below.
Call before you dig.**

L-3

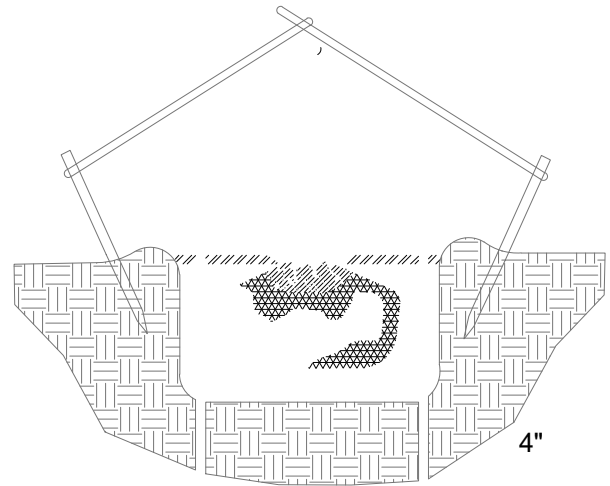
NOTE:
GUY DECIDUOUS TREES ABOVE
3" CAL. STAKE DECIDUOUS
TREES BELOW 3" CAL.

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.



TREE PIT = 3 x
ROOTBALL WIDTH

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.

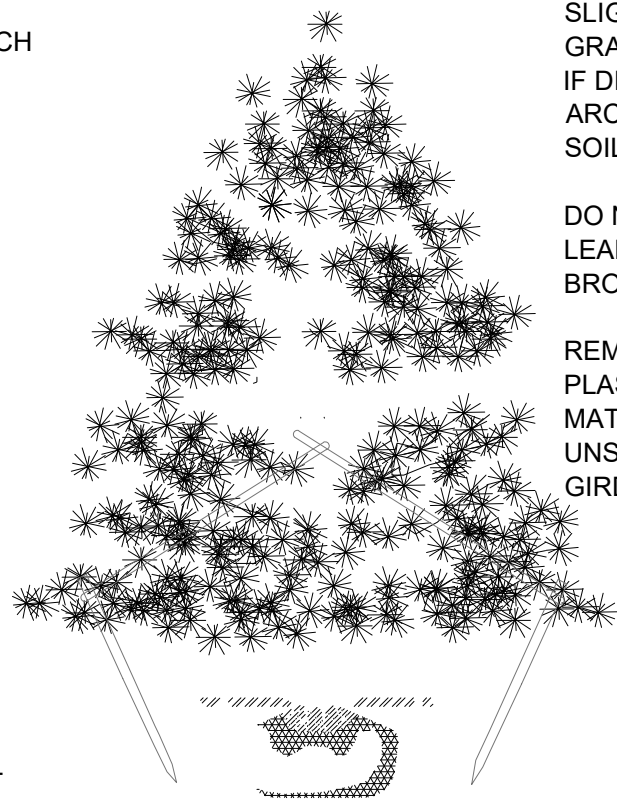
NOTE:
GUY EVERGREEN TREES ABOVE
12' HEIGHT. STAKE EVERGREEN
TREE BELOW 12' HEIGHT.

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.



TREE PIT = 3 x
ROOTBALL WIDTH

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

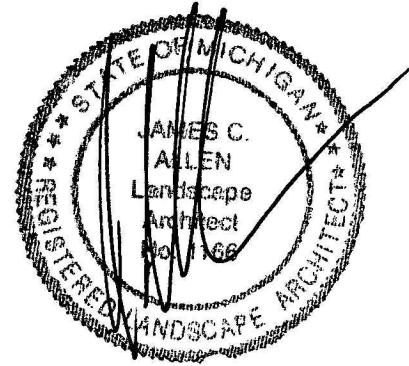
EVERGREEN TREE PLANTING DETAIL

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
Revised
Revised
Revised
Revised

Issued:

April 11, 2024
April 22, 2024
August 16, 2024
September 25, 2024
February 19, 2025
October 8, 2025

Job Number:

24-019

Drawn By:

jca

Checked By:

jca

Sheet No.



L-4