

BUILDING TIME	1 BR				2 BR				TOTAL BLDG TIME			
	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR	1BR	2BR
77 WD	4	4	0	0	9	12	4	4	48			
154 WD	10	4	2	10	21	9	14	14				
161 WD	6	8	2	10	20	5	14					
181 UNITS	100	61%				15	30%					
211 UNITS	86	36%										
331 UNITS	22	1%										
	26	33%										

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

BUILDING SETBACKS	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
FRONT (FROM PAVEMENT) SIDE:	27'	15'	N/A
REAR TO PROPERTY LINE	10'	15'	20' MIN
BUILDING TO BUILDING	25'	30'	20' MIN
BUILDING FRONT TO SIDE:	35'	N/A	N/A
BUILDING SIDE TO SIDE:	N/A	25'	N/A
BUILDING SIDE TO SIDE:	N/A	15'	N/A
MINIMUM BUILDING HEIGHT:	35'	35'	35'
MINIMUM BUILDING STORES:	2.5 STORES	2 STORES	2 STORES
MINIMUM FLOOR AREA:			
1 BEDROOM	550 S.F.	875 S.F.	815 S.F.
2 BEDROOMS	650 S.F.	1,000 S.F.	1,100 S.F.
3 BEDROOMS	N/A	N/A	1,435 S.F.
BUILDING COVERAGE:	50% MAX.	15%	15.8%
IMPERVIOUS AREA CALCULATOR:	N/A	32%	37.65%
OPEN SPACE PROVIDED:			
1,000 S.F./UNIT = 1,000 x 208	44%	37%	42.56%
312,000 S.F. (7.18 AC)			
OPEN SPACE PROVIDED:		8.03 AC.	6.41 AC.
PARKING REQUIRED: (1.5 SPACES/UNIT)			
1.5 x 208 = 312 SPACES			
PARKING PROVIDED: 409 SPACES (INCLUDING 10 B.F. SPACES)			
(1,952 SPACES/UNIT)			

	PREVIOUSLY APPROVED PLANS	CURRENT PLANS
SITE AREA:	15.1 AC.	15.478 AC.
NO. OF BUILDING ON SITE:	23	16
NO. OF UNITS PROPOSED:	208	208
DWELLING UNITS PER ACRE:	12.91 DU/ACRE	13.44 DU/ACRE
BUILDING COVERAGE:	16%	15.8%
PAVED SURFACE PARKING AND FOODS CIRCULATION:	50%	35.4%
OPEN SPACE:	37%	41.41%
PARKING PROVIDED:	409 SPACES (1,952 SPACES/UNIT)	409 SPACES (1,952 SPACES/UNIT)

SEE LANDSCAPE PLANS FOR SCREENING WALL DETAILS

**PROPOSED LEGEND**

- SANITARY SEWER
- SANITARY CLEANOUT
- STORM SEWER
- STORM MANHOLE
- STORM TRENCH
- TREE PROTECTION FENCE
- SLT FENCE
- WOODPOST
- WEEDS
- CONTOUR
- SOILS AND UTILITY
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- ROAD CATCH BASIN
- ROAD CATCH BASIN W/SLT SAC
- END SECTION
- PIPE JOINT
- DATE VALVE AND WELL
- PARKING (SPACES)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION OF WATER FLOW
- OVERFLOW RATE
- GRADE

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 98 Michigan Ave. #1000

**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 OVERALL PLAN AND OPEN SPACE PLAN

**DATE:**  
 11/11/2024

**PROJECT NUMBER:**  
 24-033

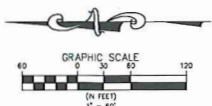
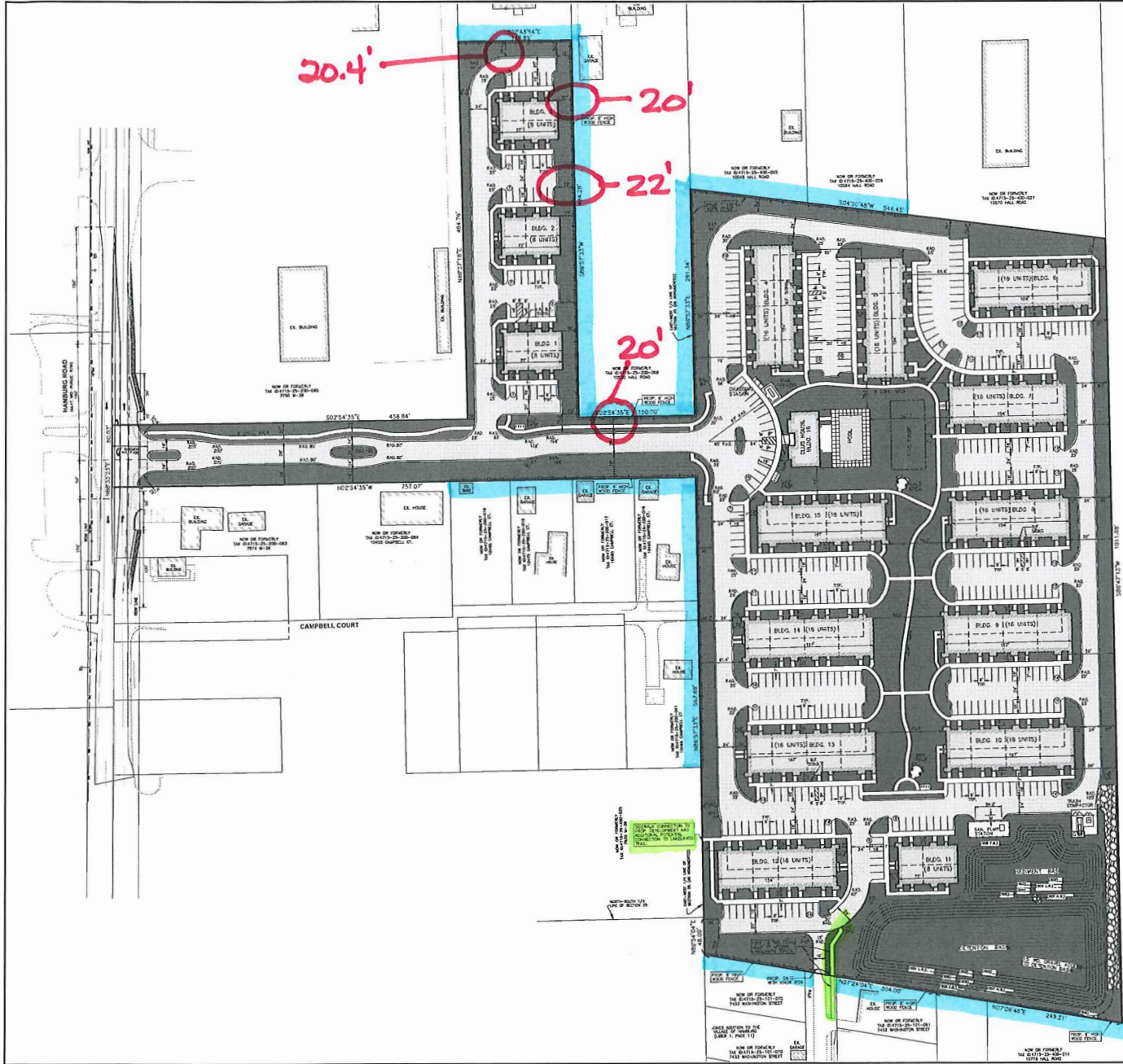
**DRAWN BY:**  
 J. HARRIS

**CHECKED BY:**  
 J. HARRIS

**DATE:**  
 11/11/2024

**SCALE:**  
 1" = 60'

**PAGE NO.:**  
 3



BUILDING TYPE	TOTAL UNITS PER BLDG TYPE				TOTAL BLDG TYPE
	1BR	2BR	3BR	4BR	
77 UNITS	4	4	2	8	12
154 UNITS	15	4	2	15	24
107 UNITS	6	5	2	15	58
18 UNITS	106	314			25
23 UNITS	50	304			
33 UNITS	22	115			
	206	1004			

**SITE DATA**  
 EXISTING ZONING: GENERAL PLANNED UNIT DEVELOPMENT (GPUD)  
 SITE AREA = 15.478 ACRES  
 MAX. DENSITIES UNITS PER ACRE (VU) 120/ACRE  
 NO. OF BUILDINGS ON SITE: 16  
 NO. OF UNITS PROPOSED: 208  
 DWELLING UNITS PER ACRE: 13.44 DU/ACRE (AMSD TO PUD AGREEMENT)

BUILDING SUBTRACTS	REQUIRED	PREVIOUSLY APPROVED	PROPOSED
FRONT YIELD (FRONT YARD)	20'	15'	N/A
REAR: TO PROPERTY LINE	10'	15'	20' MIN.
BUILDING TO BUILDING	25'	35'	20' MIN.
BUILDING FRONT TO SIDE	35'	N/A	N/A
BUILDING SIDE TO SIDE	N/A	25'	N/A
BUILDING SIDE TO SIDE	N/A	15'	N/A
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING STORES	2.5 STORES	2 STORES	2 STORES
MINIMUM FLOOR AREA:			
1 BEDROOM	550 S.F.	875 S.F.	815 S.F.
2 BEDROOMS	850 S.F.	1,100 S.F.	1,136 S.F.
3 BEDROOMS	N/A	N/A	1,455 S.F.
BUILDING COVERAGE:	50% MAX.	16%	15.8%
IMPERVIOUS AREA CALCULATION:	N/A	32%	37.85%
OPEN SPACE REQUIRED:	1,500 S.F./ UNIT=1,500 + 208	44%	37%
OPEN SPACE PROVIDED:	312,000 S.F. (7.16 AC)	44%	42.66%
PARKING REQUIRED: (1.3 SPACES/UNIT)	15 x 208 = 312 SPACES		6.03 AC.
PARKING PROVIDED: 403 SPACES (INCLUDING TO R.F. SPACES)			6.41 AC.
	(1,955 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/ACRE	13.44 DU/ACRE
BUILDING COVERAGE:	16%	15.8%
PAVED SURFACE PARKING AND ROADS COFFERATION	32%	35.4%
OPEN SPACE:	37%	41.41%
PARKING PROVIDED:	403 SPACES (1,952 SPACES/UNIT)	403 SPACES (1,937 SPACES/UNIT)

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**PROPOSED LEGEND**

- SANITARY SEWER
- WATER MAIN
- STONE SEWER
- OTD/SHALE
- THE PROTECTION FENCE
- SOFT FENCE
- FLORISSANT
- WINDLASH
- CONTOUR
- GRID AND SLITZ
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- WIDE GRASS BARR
- ROAD CATCH BASIN W/ST/SLC
- END SECTION
- FIRE HYDRANT
- DATE VALUE AND MILE
- PAVEMENT (ASPHALT)
- PAVEMENT (CONCRETE SIDEWALK)
- DIRECTION SURFACE WATER FLOW
- DIRECTION ROUTE
- GRADE

**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 128 N. CENTER STREET NORTHVILLE, MI 48167

**PROJECT NUMBER:**  
 248-344-1885

**DATE:**  
 10/20/24

**PROJECT MANAGER:**  
 [Name]

**DESIGNED BY:**  
 [Name]

**CHECKED BY:**  
 [Name]

**DATE:**  
 10/20/24

**PROJECT NUMBER:**  
 248-344-1885

**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 128 N. CENTER STREET NORTHVILLE, MI 48167

**PROJECT NUMBER:**  
 248-344-1885

**DATE:**  
 10/20/24

**PROJECT MANAGER:**  
 [Name]

**DESIGNED BY:**  
 [Name]

**CHECKED BY:**  
 [Name]

**DATE:**  
 10/20/24

**PROJECT NUMBER:**  
 248-344-1885

OCTOBER 1/4

Seal:



Title:  
**Landscape Plan**

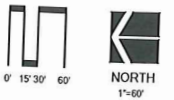
Project:  
**Lakeland Trails  
 Hamburg Township, Michigan**

Prepared for:  
**Elevate Property Partners, LLC  
 128 North Center  
 Northville, Michigan 48167**

Revision: Issued:  
 Review: April 11, 2024  
 Revised: April 22, 2024  
 Revised: August 16, 2024  
 Revised: September 25, 2024

Job Number:  
 24-019

Drawn By: Checked By:  
 jor jor



Sheet No.

L-1



**Landscape Summary - This Sheet**

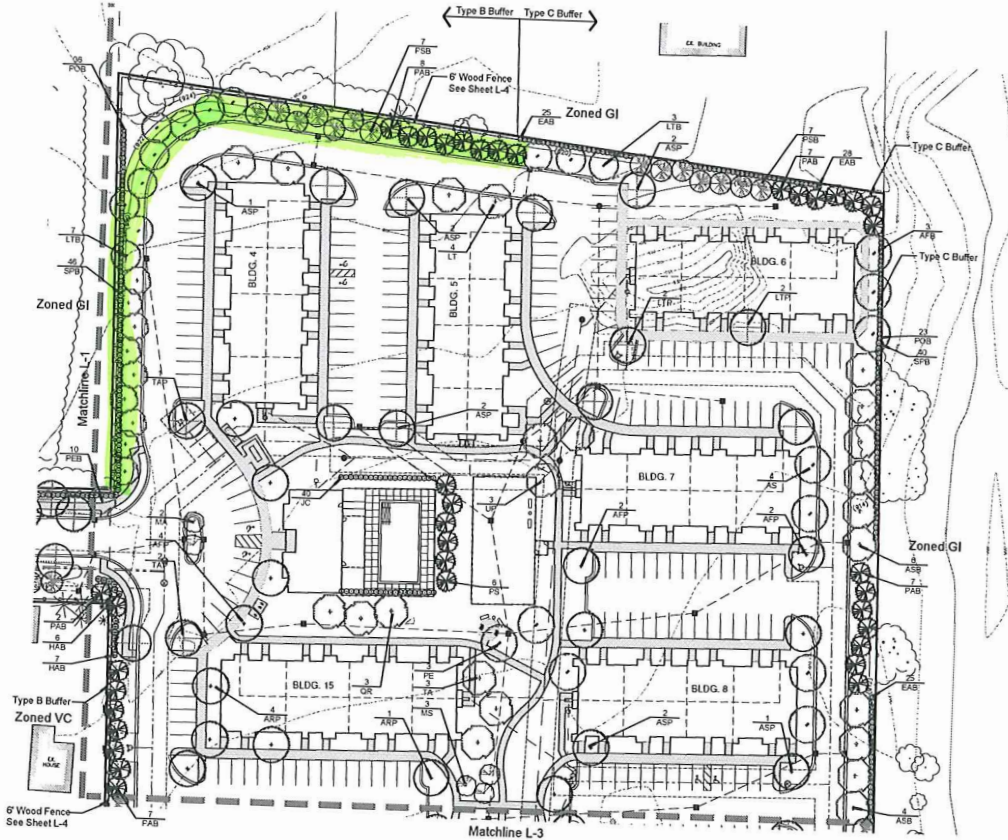
Existing Zoning	GPUD
<b>Greenbelt</b>	
Street Frontage	80 LI.
Trees Required	2 Trees (80 / 40)
Trees Provided	6 Trees
Shrubs Required	8 Shrubs (80 / 40) x 4
Shrubs Provided	25 Shrubs
<b>Land Use Buffers</b>	
Buffer Length West and North	1,300 LI. (Type C)
Trees Required	65 Trees (1,300 / 20)
Trees Provided	65 Trees (7 Existing)
Shrubs Required	260 Shrubs (1,300 / 20) x 4
Shrubs Provided	260 Shrubs
Buffer Length West and East	1,078 LI. (Type B)
Canopy Trees Required	35.9 Trees (1,078 / 30)
Canopy Trees Provided	36 Trees
Evergreen Trees Required	35.9 Trees (1,078 / 30)
Evergreen Trees Provided	62 Trees (36 Existing)
Shrubs Required	143.7 Shrubs (1,078 / 30) x 4
Shrubs Provided	144 Shrubs
<b>Parking Lot Landscaping</b>	
Parking Lot Area	5.8 Trees (11,654 / 2,000)
Trees Required	6 Trees
Trees Provided	

**Plant List - This Sheet**

ID	Qty	Botanical Name	Common Name	Exposure	Spacing	Height	Notes
650	20	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
651	3	Juniperus horizontalis	Groundcover	Shade	8' x 8'	2'	
652	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
653	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
654	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
655	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
656	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
657	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
658	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
659	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
660	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
661	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
662	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
663	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
664	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
665	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
666	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
667	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
668	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
669	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
670	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
671	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
672	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
673	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
674	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
675	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
676	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
677	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
678	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
679	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
680	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
681	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
682	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
683	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
684	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
685	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
686	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
687	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
688	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
689	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
690	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
691	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
692	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
693	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
694	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
695	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
696	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
697	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
698	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
699	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	
700	3	Thuja occidentalis	Green Tree	Shade	8' x 8'	20'	



OCTOBER 2/4



**Landscape Summary - This Sheet**

Existing Zoning	GPUD
Land Use Buffers	712 LF. (Type B)
Buffer Length East, North	23.7 Trees (712/30)
Canopy Trees Required	23.7 Trees (Existing)
Evergreen Trees Required	23.7 Trees (712/30)
Evergreen Trees Provided	24 Trees
Shrubs Required	94.9 Shrubs (712/130) x 4
Shrubs Provided	95 Shrubs
Buffer Length East, South	702 LF. (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 Landscaping	
Parking Lot Area	
Trees Required	29.4 Trees (58,786 / 2,000)
Trees Provided	30 Trees

**Plant List - This Sheet**

SYM	QTY	DESCRIPTION	COMMON NAME	CALIBER	SPACING	ROOT HEIGHT
ASB	3	Aster x. Hemlock 'Mikano Blue'	Autumn Blaze Maple	2.5"	as shown	8.0'
ASB	10	Aster saccharinum 'Legacy'	Sugar Maple	2.5"	as shown	8.0'
SAS	16	Euonymia alata 'Compacta'	Burning Bush	2.5"	as shown	8.0'
HAB	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2.5"	as shown	24"
LHB	10	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	8.0'
PAB	21	Platanus	London Plane	2.5"	as shown	8.0'
PEB	10	Platanus x. 'Hercules Magnificent'	Hybrid Platanus	2.5"	as shown	8.0'
POB	19	Physocarpus opulifolius 'Diable'	Diablo Physocarpus	2.5"	as shown	8.0'
PSB	14	Pinus strobus	White Pine	2.5"	as shown	8.0'
SPB	60	Spirea japonica 'Princess'	Little Princess Spirea	2.5"	as shown	8.0'
TAB	7	Tilia americana	Yellow Linden	2.5"	as shown	8.0'
TAB	23	Tilia americana 'Palmer'	Palmer Linden	2.5"	as shown	8.0'

Seal:



Title:  
**Landscape Plan**

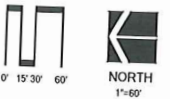
Project:  
**Lakeland Trails  
Hamburg Township, Michigan**

Prepared for:  
**128th Property Partners, LLC  
128th North Center  
Northville, Michigan 48167**

Revision:      Issued:  
 Revised      April 11, 2024  
 Revised      April 22, 2024  
 Revised      August 16, 2024  
 Revised      September 25, 2024

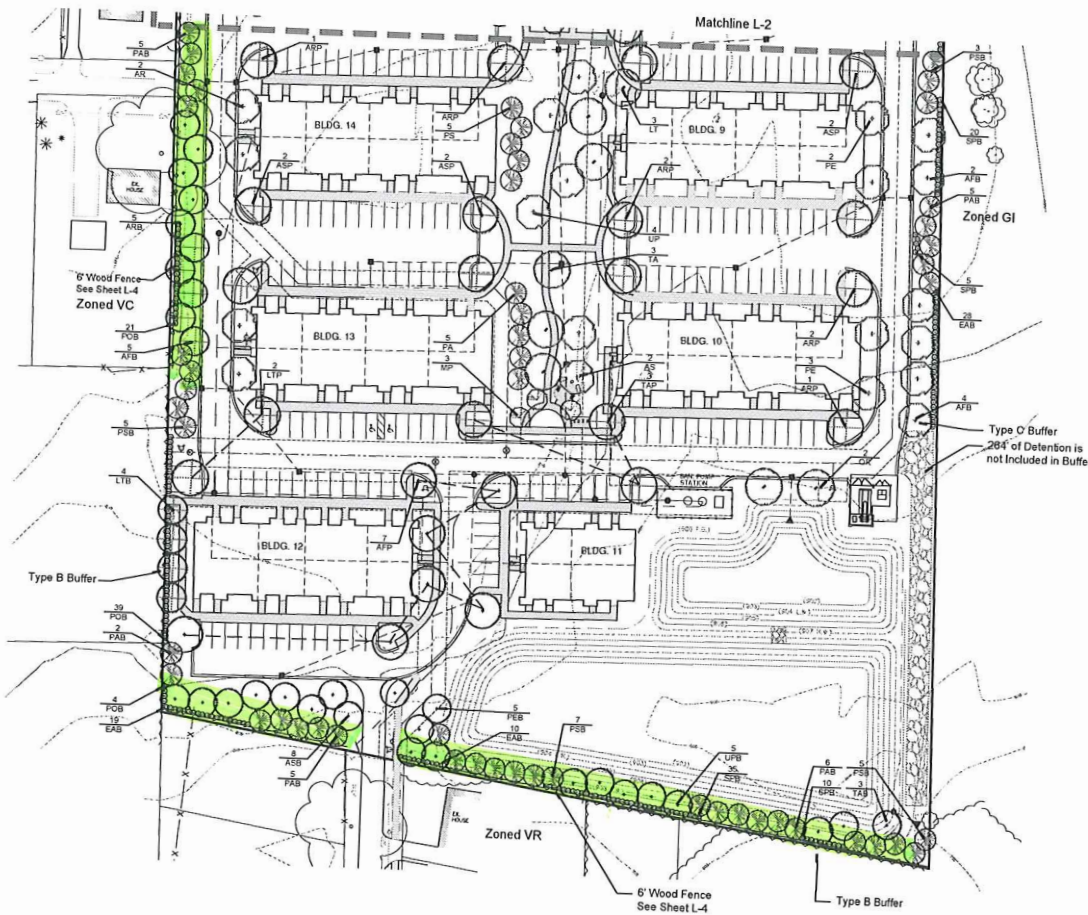
Job Number:  
24-019

Drawn By:      Checked By:  
jpa                                  jpa



Sheet No.

OCTOBER 3/4



**Landscape Summary - This Sheet**

Existing Zoning	GPUID
<b>Land Use Buffers</b>	
Buffer Length - West and North	1,033 LF (Type B)
Deciduous Trees Required	34.4 Trees (1,033 / 30)
Deciduous Trees Provided	35 Trees
Evergreen Trees Required	34.4 Trees (1,033 / 30)
Evergreen Trees Provided	35 Trees
Shrubs Required	137.7 Shrubs (1,033 / 30) x 4
Shrubs Provided	138 Shrubs
Buffer Length - South	262 LF (Type C)
Trees Required	13.1 Trees (262 / 20)
Trees Provided	14 Trees
Shrubs Required	52.4 Shrubs (262 / 20) x 4
Shrubs Provided	53 Shrubs
<b>Parking Lot Landscaping</b>	
Parking Lot Area	
Trees Required	25.4 Trees (50,809 / 2,000)
Trees Provided	25 Trees

**Plant List - This Sheet**

sym	qty	botanical name	common name	caliper	spacing	root	height
<b>Land Use Buffers</b>							
APP	11	Acer s. Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	EBB	
ASB	5	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	EBB	
ASB	5	Acer saccharum 'Legacy'	Legacy Maple	2.5"	as shown	EBB	
EAB	57	Quercus macrocarpa 'Compass'	Sugar Maple	2.5"	as shown	EBB	
LTS	4	Liriodendron tulipifera	Burning Bush	2.5"	as shown	cont.	24'
PAB	5	Platanus acerifolia	Tulip Tree	2.5"	as shown	EBB	
PEB	23	Picea abies	Norway Spruce	2.5"	as shown	EBB	6'
PEB	5	Platanus acerifolia 'Excelsior'	Excelsior London Plane Tree	2.5"	as shown	EBB	
PCB	84	Physocarpus opulifolius 'Diab'	Diablo Ninebark	2.5"	as shown	cont.	5'
PFB	20	Pinus strobus	White Pine	as shown	cont.	24'	
SFB	20	Sorbus 'Little Princess'	Little Princess Sorbus	as shown	EBB	5'	
TAB	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	cont.	24'
UFB	5	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	EBB	
UFB	84	Trees Provided					
191							
<b>Parking Lot Trees</b>							
APP	7	Acer s. Freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	as shown	EBB	
APP	7	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	EBB	
ASP	7	Acer saccharum 'Legacy'	Legacy Maple	2.5"	as shown	EBB	
LTP	2	Liriodendron tulipifera	Burning Bush	2.5"	as shown	EBB	
TAP	3	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	EBB	
TAP	25	Trees Provided					
<b>General Plantings</b>							
AB	7	Acer rubrum 'Redpoint'	Redpoint Maple	2.5"	as shown	EBB	
A3	2	Acer saccharum 'Legacy'	Legacy Maple	2.5"	as shown	EBB	
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	EBB	
MP	1	Malus 'Profusion'	Profusion Crab Apple	2.5"	as shown	EBB	
PA	5	Picea abies	Norway Spruce	2.5"	as shown	EBB	
PE	4	Platanus acerifolia 'Excelsior'	Excelsior London Plane Tree	2.5"	as shown	EBB	6'
PS	5	Pinus strobus	White Pine	as shown	EBB		
PC	4	Physocarpus opulifolius 'Diab'	Diablo Ninebark	2.5"	as shown	EBB	
OR	4	Ostrya virginica	Hop Oak	2.5"	as shown	EBB	
TA	4	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	EBB	
UP	4	Ulmus americana 'Princeton'	Princeton Elm	2.5"	as shown	EBB	

Seal:



Title:  
**Landscape Plan**

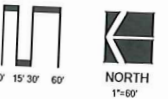
Project:  
**Lakeland Trails  
Hamburg Township, Michigan**

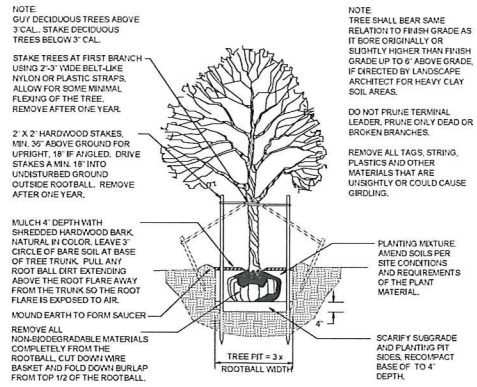
Prepared for:  
**Elstrate Property Partners, LLC  
128 North Center  
Northville, Michigan 48167**

Revision: Issued:  
 Review April 11, 2024  
 Revised April 22, 2024  
 Revised August 16, 2024  
 Revised September 25, 2024

Job Number:  
24-019

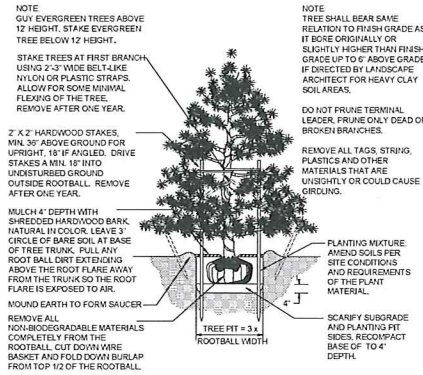
Drawn By: Checked By:  
jca jca





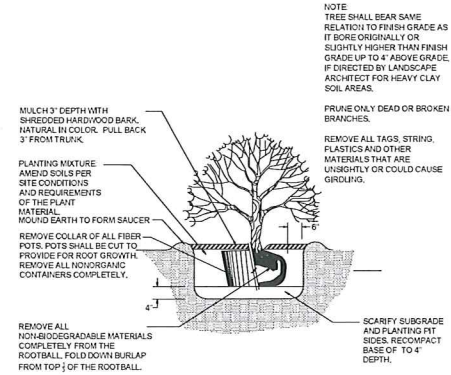
**DECIDUOUS TREE PLANTING DETAIL**

Not to scale



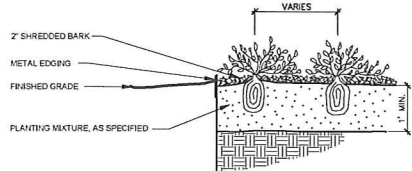
**EVERGREEN TREE PLANTING DETAIL**

Not to scale



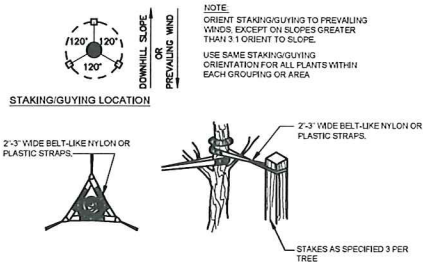
**SHRUB PLANTING DETAIL**

NOT TO SCALE



**PERENNIAL PLANTING DETAIL**

Not to scale



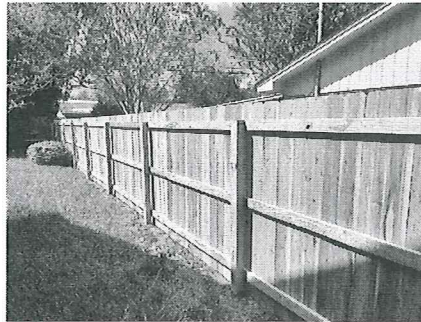
**GUYING DETAIL**

**STAKING DETAIL**

**TREE STAKING DETAIL**

Not to scale

**6' Pressure Treated Wood Fence**

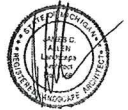


Size: 6' High, 8' Long Panels with Structural Members Facing Project Site

**LANDSCAPE NOTES**

- All plants shall be north Midwest American region group, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill not using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Apform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction throughout the construction period.
- A pre-emergent weed control agent, Pre-em or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "BaronCherokee" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:

Landscape Details

Project:

Lakeland Trails  
Hamburg Township, Michigan

Prepared for:

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

Revision:

Revision	Issued:
Revised	April 11, 2024
Revised	April 22, 2024
Revised	August 16, 2024
Revised	September 25, 2024

Job Number:

24-019

Drawn By:

JSA

Checked By:

JSA

Sheet No.

