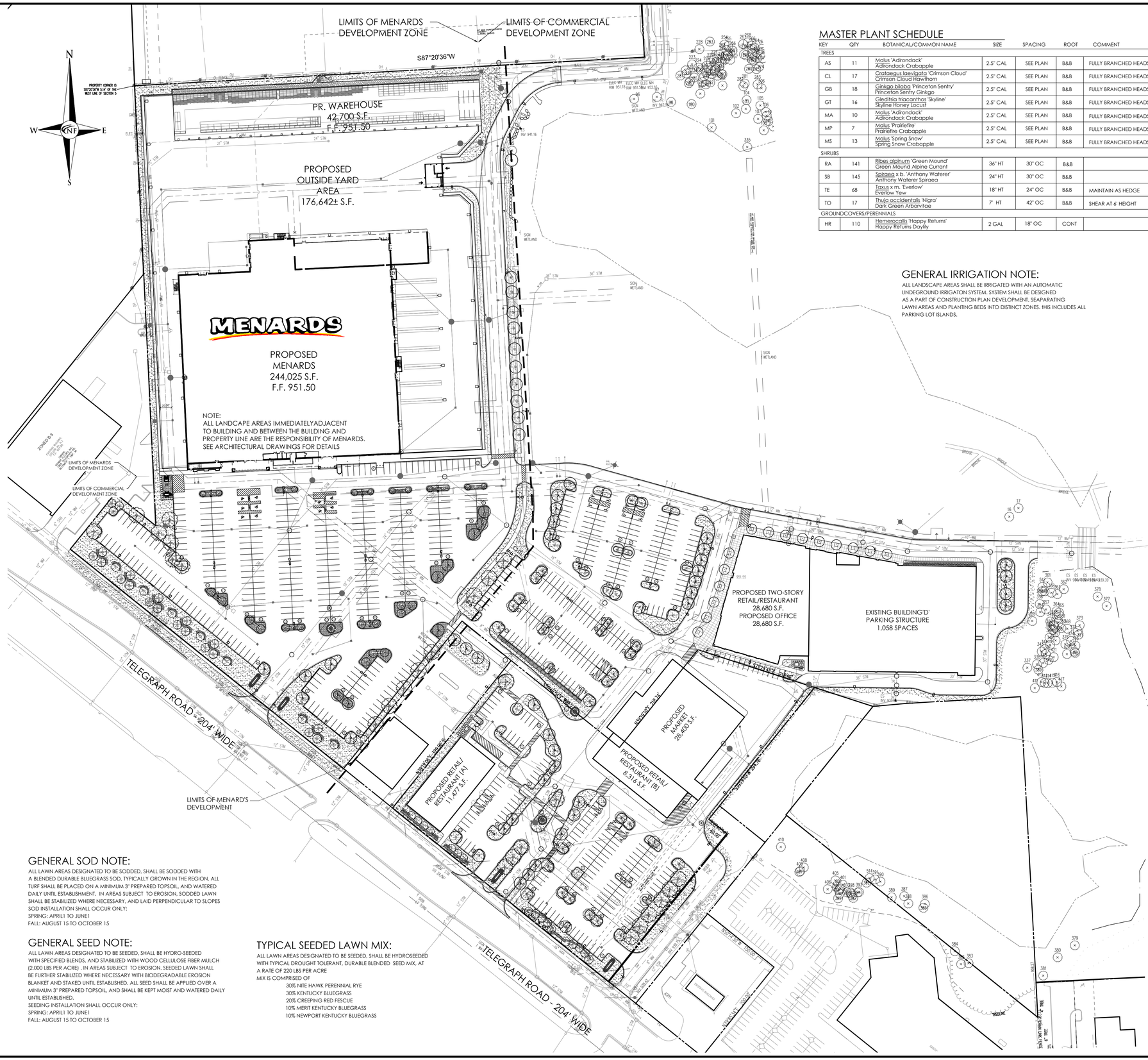


MASTER PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AS	11	Malus 'Adirondack' Adirondack Crabapple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CL	17	Crataegus laevigata 'Crimson Cloud' Crimson Cloud Hawthorn	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GB	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	16	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MA	10	Malus 'Adirondack' Adirondack Crabapple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MP	7	Malus 'Prairiefire' Prairiefire Crabapple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MS	13	Malus 'Spring Snow' Spring Snow Crabapple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
RA	141	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	36" HT	30" OC	B&B	
SB	145	Spiraea x b. 'Anthony Waterer' Anthony Waterer Spiraea	24" HT	30" OC	B&B	
TE	68	Taxus x m. 'Everlow' Everlow Yew	18" HT	24" OC	B&B	MAINTAIN AS HEDGE
TO	17	Thuja occidentalis 'Nigra' Dark Green Arborvitae	7' HT	42" OC	B&B	SHEAR AT 6' HEIGHT
GROUNDCOVERS/PERENNIALS						
HR	110	Hemerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	18" OC	CONT	

GENERAL IRRIGATION NOTE:

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATON SYSTEM. SYSTEM SHALL BE DESIGNED AS A PART OF CONSTRUCTION PLAN DEVELOPMENT, SEAPARATING LAWN AREAS AND PLANTING BEDS INTO DISTINCT ZONES. THIS INCLUDES ALL PARKING LOT ISLANDS.

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE. INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 686,272.23 S.F. OR 15.75 ACRES

GENERAL SITE LANDSCAPE

5% OF TOTAL SITE AREA SHALL BE LANDSCAPED
686,272.23 S.F. X 5% = 34,313.61 S.F. REQUIRED
PROVIDED: 71,340.26 S.F.

PARKING ABUTTING A R.O.W.

1 TREE PER 30 L.F. PLUS HEDGE
REQUIRED:
MENARD'S DEVELOPMENT
NORTH OF DRIVE: 372.47 L.F. OF FRONTAGE / 30 L.F. = 12.4 OR 13 TREES REQUIRED
PROVIDED: 15 TREES, WAIVER WILL BE SOUGHT FOR THE HEDGE REQUIREMENT
SOUTH OF DRIVE: 165.62 L.F. OF FRONTAGE / 30 L.F. = 5.57 OR 6 TREES REQUIRED
PROVIDED: 6 TREES, A WAIVER WILL BE SOUGHT FOR THE HEDGE REQUIREMENT

COMMERCIAL DEVELOPMENT
REQUIRED:
TELEGRAPH ROAD: 482.33 L.F. OF FRONTAGE / 30 L.F. = 16.07 OR 16 TREES REQUIRED
PROVIDED: 17 TREES AND HEDGE

PARKING LOT LANDSCAPE REQUIREMENTS

1 TREE FOR EACH 6 PARKING SPACES
MENARD'S DEVELOPMENT
REQUIRED: 416 PKG SPACES / 6 = 69.33 OR 70 TREES
PROVIDED: 72 TREES

COMMERCIAL DEVELOPMENT
REQUIRED: 404 PKG SPACES / 6 = 67.33 OR 67 TREES
PROVIDED: 97 TREES

GENERAL SOD NOTE:

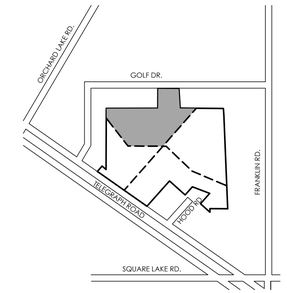
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
- 30% NITE HAWK PERENNIAL RYE
- 30% KENTUCKY BLUEGRASS
- 20% CREEPING RED FESCUE
- 10% MERIT KENTUCKY BLUEGRASS
- 10% NEWPORT KENTUCKY BLUEGRASS



LOCATION MAP
N.T.S.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
REGISTERED LANDSCAPE ARCHITECT

PROJECT
Village at Bloomfield

CLIENT
REDICO
One Towne Sqaure,
Suite 1600
Southfield, MI 48076

Contact:
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Phone: (248) 784-6486

PROJECT LOCATION
Part of the W. 1/2 of Section 5, T. 2N., R. 10E., and part of the NE 1/4 of Section 6, T. 2N., R. 10E., Bloomfield Township, The City of Pontiac and Bloomfield Township (conditionally transferred to The City of Pontiac) Oakland County, Michigan

SHEET
Overall Landscape Plan

811 Know what's below Call before you dig.

DATE	ISSUED / REVISED
05/12/17	BIDS AND PERMITS

DRAWN BY: G. Ostrowski
DESIGNED BY: G. Ostrowski
APPROVED BY: G. Ostrowski
DATE: 12-19-16
SCALE: 1" = 80'

80 40 0 40 80 120

NFE JOB NO. A116-21
SHEET NO. L1