

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
 TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NOWAK & FRAUS COMPANY, INC.
 PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 28122C0463F DATED SEPTEMBER, 20, 2006.

TREE/WOODLANDS NOTE:
 TREES WITHIN THE AREA OF THE SITE TO BE DEVELOPED ARE COMPRISED OF SPARSE TREE ROWS ALONG PROPERTY LINES, AND SEVERAL YOUNGER INDIVIDUAL TREES NEAR PONTIAC TRAIL. A FINAL TOPOGRAPHIC SURVEY WILL INCLUDE IDENTIFICATION OF ANY TOWNSHIP PROTECTED TREES AND ANY PROPOSED REPLACEMENT TREES WILL BE INCLUDED IN THE FINAL SITE ENGINEERING AND LANDSCAPE PLANS.

LEGAL DESCRIPTION
 PARCEL ID 16-34-300-030
 Land in the Township of Milford, Oakland County, Michigan, described as follows:
 Part of the Southwest 1/4 of the Southwest 1/4 of Section 34, Town 2 North, Range 7 East, Milford Township, Oakland County, Michigan, described as follows: Beginning at a point on the South line of Section 34 distant North 87 degrees 27 minutes 37 seconds East 676.37 feet from the Southwest corner of said Section 34; thence North 61 degrees 44 minutes 09 seconds West 185.75 feet; thence North 74 degrees 40 minutes 31 seconds West 296.45 feet; thence North 39 degrees 12 minutes 40 seconds West 302.35 feet to a point on the East right of way line of Milford Road (60 feet); thence along said right of way line North 03 degrees 26 minutes 37 seconds West 825.00 feet; thence South 86 degrees 33 minutes 23 seconds West 60.00 feet to a point on the West line of Section 34 also being the centerline of Milford Road; thence along said line North 03 degrees 26 minutes 33 seconds West 58.96 feet, measured (58.60 feet recorded); thence North 87 degrees 23 minutes 46 seconds East 1324.35 feet, measured (North 87 degrees 21 minutes 23 seconds East 1324.34 feet, recorded); thence South 03 degrees 19 minutes 30 seconds East 1313.49 feet, measured (1314.15 feet, recorded) to a point on the South line of Section 34; thence along said South line South 87 degrees 27 minutes 37 seconds West 645.29 feet to the point of beginning.

SITE DATA:
 CURRENT ZONING: C2 PLANNED SHOPPING CENTER
 APN: 16-34-300-030
 CURRENT USE: VACANT
 PROPOSED ZONING: PUD
 PROPOSED COMMERCIAL: 6.99 ACRES
 PROPOSED MULTI-FAMILY: 28.81 ACRES
 TOTAL PROPOSED DEVELOPMENT AREA: 35.8 ACRES

RESIDENTIAL SITE INFRASTRUCTURE ORDER OF CONSTRUCTION
 ALL SITE INFRASTRUCTURE WILL BE COMPLETED FOR THE RESIDENTIAL PORTION OF THE DEVELOPMENT AT ONE TIME, WITH THE EXCEPTION OF THE TOP COARSE OF ASPHALT ON MAIN DRIVEWAYS AND DRIVEWAYS TO INDIVIDUAL BUILDINGS.

RESIDENTIAL BUILDING ORDER OF CONSTRUCTION
 RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED IN GROUPS OF 3 TO 4 AT A TIME IN THE FOLLOWING ORDER:
 GROUP 1: CLUBHOUSE, BUILDING 1 & 2 15 UNITS
 GROUP 2: BUILDINGS 3, 4 & 5 30 UNITS
 GROUP 3: BUILDINGS 6, 7, & 8 30 UNITS
 GROUP 4: BUILDINGS 9, 10 & 11 30 UNITS
 GROUP 5: BUILDINGS 12, 13 & 14 30 UNITS
 GROUP 6: BUILDINGS 15, 16, 17 & 18 40 UNITS

SITE DATA (MULTI-FAMILY):

BUILDING	USE	GROUND FLOOR AREA	GROSS AREA	MAX. HEIGHT
CLUBHOUSE (1)	HALL	10,822 SFT	10,822 SFT	1 STORY
HALF BUILDING (1)	MULTI-FAMILY	5,291 SFT	9,813 SFT	2 STORY
FULL BUILDING (17)	MULTI-FAMILY	10,582 SFT	19,626 SFT	2 STORY
TOTAL GROUND FLOOR AREA:		196,007 SFT (4.50 ACRES)		
LOT COVERAGE:		4.50 ACRES / 28.69 ACRES = 15.6%		

PARKING (MULTI-FAMILY):
 REQUIRED PARKING: 2.5 CARS / DWELLING UNIT PLUS 1 GUEST = 2.5 x 175 + 175 = 613
 PROVIDED PARKING: (2 CAR GARAGE / DWELLING UNIT) = 350
 (2 CAR APPRON / DWELLING UNIT) = 350
 (36 TOTAL GUEST PARKING SPACES PROVIDED) = 36
 TOTAL = 736

COMMERCIAL UNITS ORDER OF CONSTRUCTION:
 INITIAL INFRASTRUCTURE CONSTRUCTION FOR THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL INCLUDE THE 3 DRIVEWAYS TO COMMERCIAL AREA, MASONRY SCREEN WALL, PUBLIC ROAD BERM & FRONTAGE LANDSCAPING, BICSWALE, MAIN LINE STORM SEWER, ALL PUBLIC SANITARY SEWER AND ONE PRIVATE SANITARY SEWER LEAD AT EACH UNIT, ALL PUBLIC WATER MAIN AND PRIVATE LEADS FOR EACH UNIT, "PAD READY" SITES WILL BE AVAILABLE FOR SALE. COMMERCIAL SITES WILL BE MARKETED AND SOLD TO BUSINESSES WHO WILL COMPLETE CONSTRUCTION OF ALL REMAINING INFRASTRUCTURE ON A UNIT AND COMPLETE BUILDING CONSTRUCTION FOLLOWING APPROVAL OF A FINAL SITE PLAN.

SITE DATA (COMMERCIAL):
 TOTAL BUILDING AREA = 33,000 SF
 MAXIMUM BUILDING HEIGHT = 30 FT / 2 STORIES
 PARKING SHALL BE PROVIDED FOR EACH USER AS REQUIRED BY THE TOWNSHIP ZONING ORDINANCE.

OWNERSHIP NOTE:
 RESIDENTIAL DEVELOPMENT INCLUDING CLUBHOUSE TO BE OWNED AND OPERATED BY THE APPLICANT. THE FIVE COMMERCIAL PAD SITES WILL BE MARKED AND SOLD TO INDIVIDUAL COMMERCIAL OWNERS.

PROPOSED COMMERCIAL USES FOR CROSSINGS OF MILFORD TOWNSHIP:

- RETAIL BUSINESSES WHOSE PRINCIPAL ACTIVITY IS THE SALE OF MERCHANDISE WITHIN AN ENCLOSED BUILDING.
- PERSONAL SERVICE ESTABLISHMENTS PERFORMING SERVICES ON THE PREMISES SUCH AS A BARBER, HAIR SALONS AND BEAUTY SHOPS, ETC.
- GENERAL, MEDICAL, OR DENTAL OFFICES.
- BANKS OR CREDIT UNIONS.
- EATING AND DRINKING ESTABLISHMENTS INCLUDING THOSE WITH A DRIVE-UP OR DRIVE-THRU.
- AUTOMOBILE SERVICE STATION.

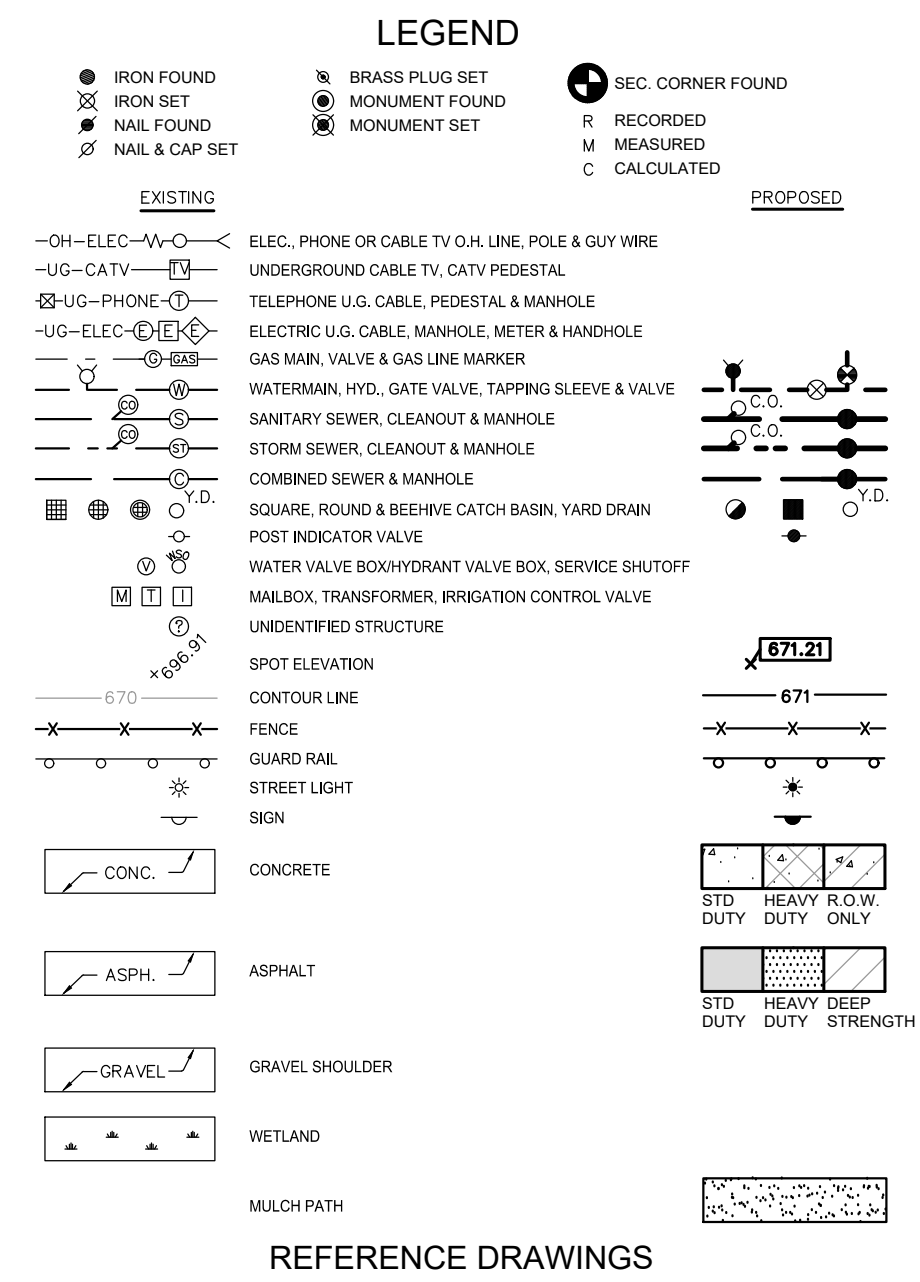
WHILE IT IS IMPOSSIBLE TO PREDICT THE EXACT USER MIX AND CONFIGURATION FOR EACH OF THE 5 OUTLOTS, WE ENVISION SOME COMBINATION OF THE FOLLOWING:

- GAS STATION CO-BRANDING WITH A FOOD USER WITH A DRIVE UP OR DRIVE THRU WINDOW (MAXIMUM OF ONE).
- FAST FOOD RESTAURANT WITH A DRIVE THRU (MAXIMUM OF TWO).
- BANK/CREDIT UNION WITH A DRIVE UP (MAXIMUM OF ONE).
- SMALL IN-LINE RETAIL CENTER MAY INCLUDE A DRUG STORE OR COFFEE SHOP WITH A DRIVE UP OR DRIVE THRU (MAXIMUM OF TWO).
- SIT DOWN RESTAURANT (WITH OR WITHOUT LIQUOR LICENSE) (MAXIMUM OF TWO).

USES NOT PERMITTED

- AUTOMOBILE REPAIR.
- HOTEL/MOTELS.
- TATTOO PARLOR/SMOKE SHOPS.
- ADULT ENTERTAINMENT.

*THE DEVELOPER IS WILLING TO EXPAND THE LIST OF "NON-PERMITTED USES" SUBJECT TO MUTUAL APPROVAL BETWEEN THE DEVELOPER AND MILFORD TOWNSHIP.



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

CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS SHOWN AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PROPOSED SETBACKS TABLE:

STANDARD	(C2)	PROVIDED (PUD)
MINIMUM LOT SIZE	25 ACRES	35.8 ACRES
MINIMUM LOT WIDTH	500 FEET	825 FEET (ALONG MILFORD ROAD)
FRONT SETBACK	50 FEET	111.73 FEET (MIN.)
SIDE SETBACK	50 FEET	50 FEET (MIN.)
REAR SETBACK	50 FEET	43.88 FEET (MIN.)
BUILDING HEIGHT	30 FEET/2 STORIES	29.5 FEET (RESIDENTIAL)

CLIENT
THE CROSSINGS OF MILFORD TWP., LLC
 15067 NORTHVILLE ROAD
 PLYMOUTH, MICHIGAN 48170

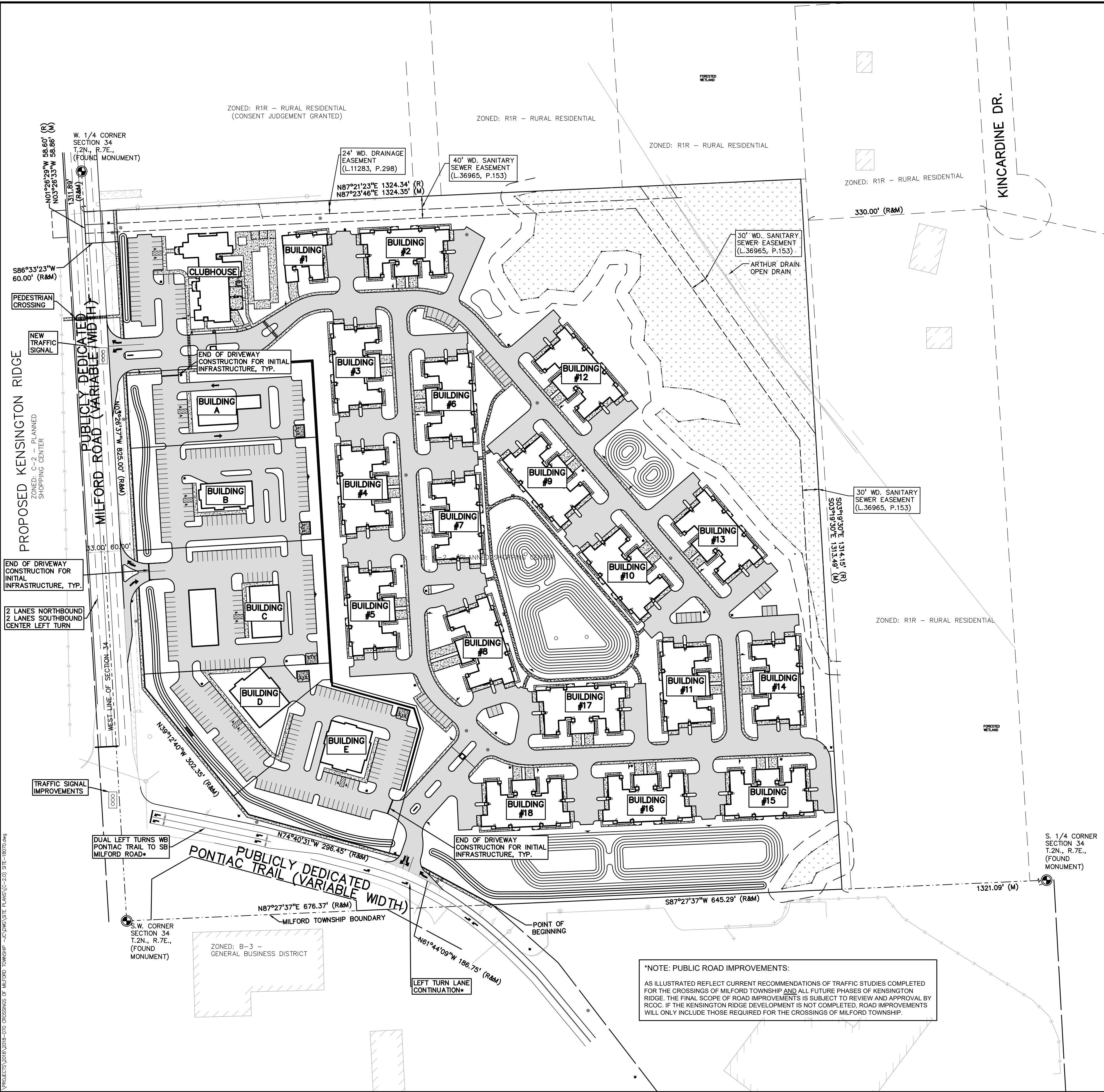
PROJECT TITLE
THE CROSSINGS OF MILFORD TOWNSHIP
 PART OF THE SW 1/4 OF SECTION 34,
 T.2N., R.7E.,
 MILFORD TOWNSHIP, MICHIGAN

REVISIONS

NO.	DESCRIPTION

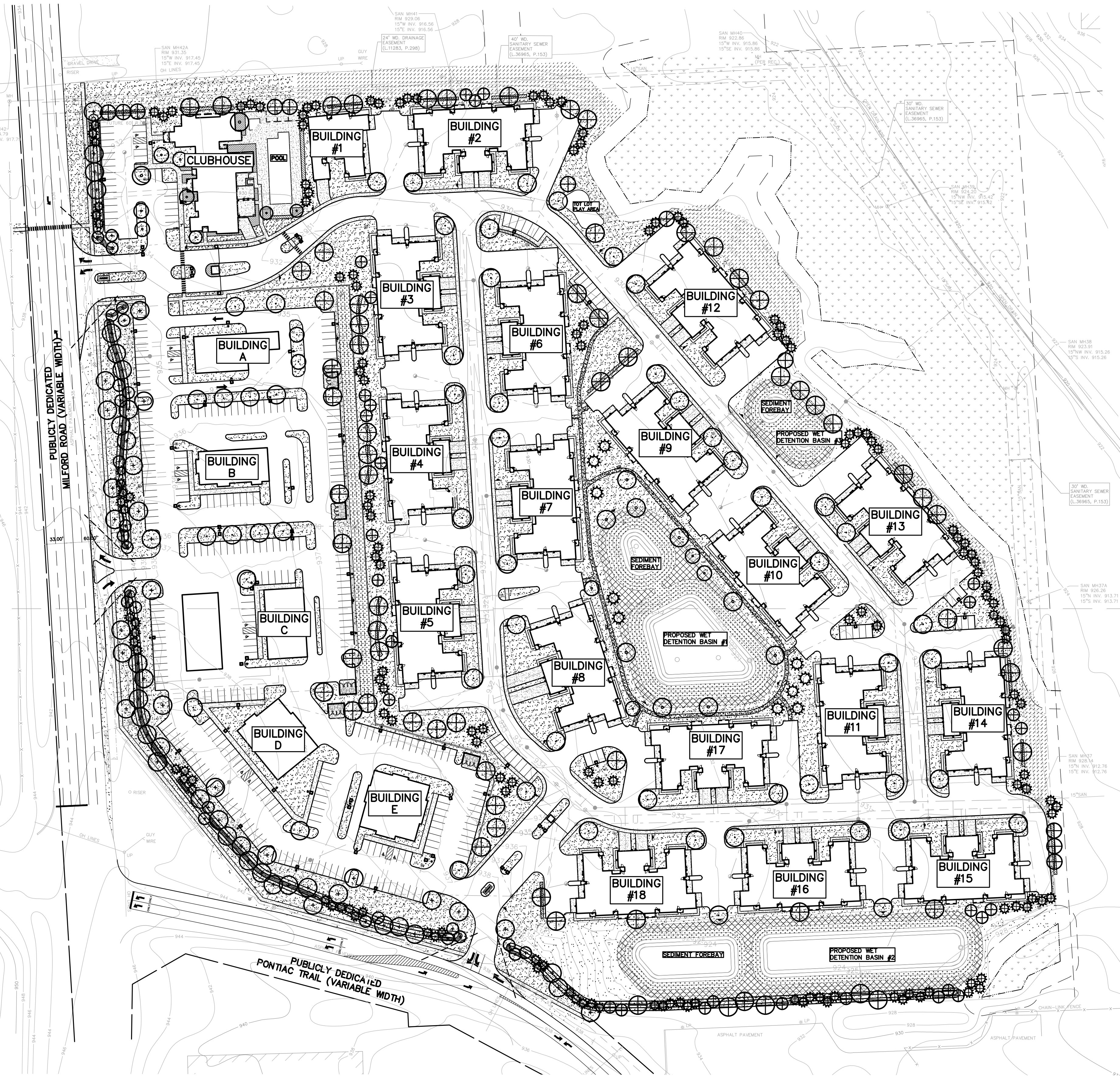
ORIGINAL ISSUE DATE:
 OCTOBER 30, 2020
 DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	2018-070
P.M.	JEC
DN.	VBC
DES.	TJL
DRAWING NUMBER:	



***NOTE: PUBLIC ROAD IMPROVEMENTS:**
 AS ILLUSTRATED REFLECT CURRENT RECOMMENDATIONS OF TRAFFIC STUDIES COMPLETED FOR THE CROSSINGS OF MILFORD TOWNSHIP AND ALL FUTURE PHASES OF KENSINGTON RIDGE. THE FINAL SCOPE OF ROAD IMPROVEMENTS IS SUBJECT TO REVIEW AND APPROVAL BY RCOG. IF THE KENSINGTON RIDGE DEVELOPMENT IS NOT COMPLETED, ROAD IMPROVEMENTS WILL ONLY INCLUDE THOSE REQUIRED FOR THE CROSSINGS OF MILFORD TOWNSHIP.

NOT FOR CONSTRUCTION **C-2.0**



LANDSCAPE CALCULATIONS:
PER MILFORD TOWNSHIP ZONING ORDINANCE PUD

FRONTAGE LANDSCAPE:
REQUIRED: FRONT YARD ADJ. TO PUBLIC ROAD,
1. 3" DEC. TREE/ 30 LF SETBACK LENGTH (1 TREE MIN. PER LOT)
1. 7" HT. EVG. OR ORN./25 LF SETBACK LENGTH
3. EVG. SHRUBS FOR EA. EVG. OR ORN. REQ'D ABOVE
MILFORD ROAD: 825 LF/30 = 28 DEC.
825 LF/25 = 33 EVG. OR ORN.
3 EVG. SHRUBS X 33 = 99 SHRUBS
PONTIAC TRAIL: 785.55 LF/30 = 26 DEC.
785.55 LF/25 = 32 EVG. OR ORN.
3 EVG. SHRUBS X 32 = 96 SHRUBS

PROVIDED:
MILFORD ROAD: 28 DEC., 17 EVG., 16 ORN. AND 99 SHRUBS
PONTIAC TRAIL: 26 DEC., 22 EVG., 10 ORN. AND 96 SHRUBS

PARKING LANDSCAPE ISLANDS:
REQUIRED: 150 SQ FT / 10 PARKING SPACES,
1 TREE PER LANDSCAPE ISLAND/ 300 SF

RETAIL PARKING (284 SPACES) AND CLUB HOUSE (32 SPACES):
316 CARS/10 SPACES = 31.6 X 150 SF = 4740 SF/300 SF = 16 TREES
MULTI FAMILY PARKING:
2 APRON SPACES X 195 UNITS = 390 SPACES + 36 GUEST SPACES = 426 SPACES
426 SPACES /10 = 42.6 X 150 SF = 6390 SF/300 = 21 TREES

PROVIDED:
RETAIL PARKING: 16 TREES
MULTI FAMILY PARKING: 21 PARKING TREES AND 23 STREET TREES

PARKING LOT BUFFER LANDSCAPE:
REQUIRED: PROVIDE SCREENING WHEN PARKING ABUTS RESIDENTIAL:
5' MIN.(6' MAX. HT.) MASONRY WALL OR LANDSCAPE BUFFER OF DEC. / EVG. TREES AND SHRUBS.

PROVIDED: BUFFER AT RETAIL PARKING AND MULTI FAMILY UNITS(CENTER OF SITE)
6' HT. SCREEN WALL,
27 DEC., 10 ORN., 23 EVG. AND 60 SHRUBS

PROVIDED: BUFFER INTERIOR PARKING AT MULTI FAMILY UNITS
9 DEC., 9 EVG. AND 89 SHRUBS

LANDSCAPE SCREENING/ BUFFER
REQUIRED: 32-587 (f)(2b) PROVIDE SCREENING WHEN C-2 IS ADJACENT TO RESIDENTIAL:
25' BUFFER WIDTH, SCREENING OF 6' HT., WITH ANY COMBINATION OF SHRUBS, EVERGREENS, WALLS AND BERMS.

REQUIRED: BETWEEN CLUBHOUSE/ POOL AND MULTI FAMILY UNIT
PROVIDED: CLUBHOUSE/POOL: 5 EVG. AND 23 ARBORVITAE

REQUIRED: SOUTH PROPERTY LINE AT NEIGHBORING PARKING LOT
PROVIDED: SOUTH PROPERTY LINE: 9 DEC.; 12 ORN. AND 27 EVG.

REQUIRED: NORTH PROPERTY LINE
PROVIDED: NORTH PROPERTY: 14 DEC.; 20 EVG.; 3 ORN.; 71 SHRUBS

REQUIRED: EAST PROPERTY LINE
PROVIDED: EAST PROPERTY: 18 DEC.; 37 EVG.; 6 ORN.; 58 SHRUBS

DETENTION LANDSCAPE:
REQUIRED: NATIVE SEED MIXES
PROVIDED: NATIVE SEED MIXES

ADDITIONAL SITE TREES:
PROVIDED: PARK AREA: 9 DEC., 4 ORN. AND 10 EVG.
CLUBHOUSE: 7 DEC., 3 ORN.

TREE REPLACEMENT LANDSCAPE:
REQUIRED: (NOTE: EXEMPT TREES = POOR/DEAD OR ON TWPS. EXEMPT TREE LIST)
REGULATED TREE (6" CAL AND UP HEALTHY TREE); REPLACE AT 1:1 BASIS WITH 2" DEC. MIN. OR 6' HT. EVG. MIN.
LANDMARK TREE (ANY HEALTHY TREE 24" AND UP OR ON LANDMARK LIST): REPLACE AT 1:1 BASIS WITH 3" DEC. OR 8' HT. EVG. MIN

PROVIDED: NONE
NOTE: UPON COMPLETION OF THE FINAL SITE TOPOGRAPHIC SURVEY, IF ANY TREES DETERMINED TO BE PROTECTED TREES (AS DEFINED BY THE TOWNSHIP ORDINANCE) ARE TO BE REMOVED, THEY WILL BE IDENTIFIED AND TREE REPLACEMENT MEETING THE TOWNSHIP REQUIREMENTS, WILL BE INCLUDED ON THE FINAL LANDSCAPE PLANS.

LANDSCAPE NARRATIVE:
THE PRELIMINARY LANDSCAPE PLAN HAS BEEN DESIGNED BASED ON THE MILFORD TOWNSHIP ZONING ORDINANCE. THE LANDSCAPE CHARACTER OF THE DEVELOPMENT WILL REFLECT THE RURAL CHARACTER FOUND ALONG THE ROADS OF MILFORD TOWNSHIP. PRIMARILY NATIVE PLANTINGS, SPECIFICALLY SUGAR MAPLES WITH SOME NON NATIVE PLANTINGS ARE PROPOSED. THE TREES WILL SOFTEN THE STREETScape, SCREEN THE PARKING LOTS, AND PROVIDE SPECTACULAR FALL COLOR.

ALONG MILFORD ROAD AND PONTIAC TRAIL FRONTAGE LANDSCAPE IS PROPOSED WITH BERMED PLANTINGS OF SHRUBS, DECIDUOUS, EVERGREEN AND ORNAMENTALS TREES. PARKING BUFFER PLANTINGS ARE PROPOSED WHERE PARKING IS ADJACENT TO MULTI FAMILY UNITS. LANDSCAPE BUFFER IS PROPOSED BETWEEN THE CLUBHOUSE/POOL AREA AND MULTI FAMILY UNIT AS WELL AS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINE WHERE PROPOSED DETENTION BASIN #2 IS ADJACENT TO THE NEIGHBORING PROPERTY'S PARKING LOT. A BIO-SWALE, THROUGH THE CENTER OF THE SITE, WILL TREAT STORMWATER WHILE PROVIDING ANOTHER OPPORTUNITY TO INTRODUCE NATIVE AND NATURALIZED PLANTINGS INTO THE DEVELOPMENT THAT REINFORCE THE RURAL CHARACTER AND BEAUTY OF THE SITE.

MAINTENANCE OF DETENTION BASINS AND NATIVE SEED AREAS:
MONITOR NEWLY SEEDED NATIVE AREAS DURING ESTABLISHMENT PERIOD AND MAINTAIN FOR A MINIMUM OF ONE YEAR. THIS INCLUDES VERIFYING SEED ESTABLISHMENT OR SUPPLEMENTAL SEEDING, INSPECTION FOR ERODING AREAS. REMEDIATE INVASIVE SPECIES (PHRAGMITES) AND REMOVE IF PRESENT WITH HERBICIDE FOLIAGE SPRAY.
SUPPLEMENT WATERING DURING DROUGHT, AND REMOVAL OF SILT PROTECTION FENCE AND MAT ON SLOPES WHEN ESTABLISHED.
INSTALL NO MOW SIGNAGE FOR NATIVE SEED AREAS AT DETENTION BASINS AND WETLAND BUFFERS.

KEY

NOTE: (DEC. 20' MIN. AND 40' MAX. SPACING, EVG. 10' MIN. AND 15' MAX. SPACING, ORN. 8' MIN. AND 20' MAX. SPACING)

- FRONTAGE LANDSCAPE (3" DEC., 8' HT. EVG., 2" OR 8' HT. ORN.)
- PARKING LANDSCAPE ISLAND (2.5" DEC., 6' HT. EVG., 2" OR 8' HT. ORN.)
- PARKING LOT AND LANDSCAPE SCREENING / BUFFER (2.5" DEC., 6' HT. EVG., 2" OR 8' HT. ORN.)
- ADDITIONAL SITE TREES (2.5" DEC., 6' HT. EVG., 2" OR 8' HT. ORN.)
- FOUNDATION PLANTINGS AT CLUBHOUSE/OFFICE TO BE DETAILED DURING CONSTRUCTION DWGS.
- IRRIGATED SEED LAWN
- NON IRRIGATED MDOT REPLACE CLASS A SEED MIX (CONTRACTOR SHALL REFILL ALL DISTURBED AREAS WITH LAWN, FIELD VERIFY LIMITS OF DISTURBANCE.)
- SWALE SEED MIX BY: CARDNO NATIVE PLANT NURSERY 574-986-2412 PROVIDE EROSION MAT ON SLOPES
- STORMWATER SEED MIX BY: CARDNO NATIVE PLANT NURSERY 574-986-2412 PROVIDE EROSION MAT ON SLOPES
- ECONOMY PRAIRIE SEED MIX BY: CARDNO NATIVE PLANT NURSERY 574-986-2412 PROVIDE EROSION MAT ON SLOPES

SEE SHEET L-1.1 AND L-1.2 FOR PLANT CALL OUTS

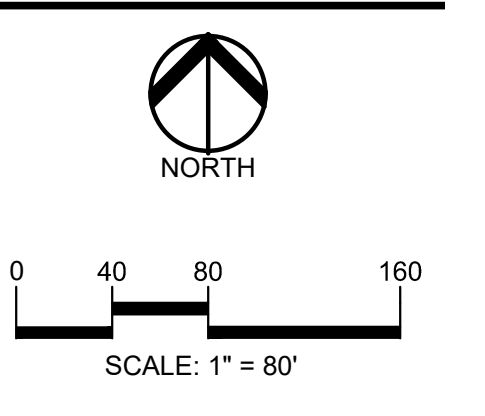
- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



BENCH: RBF-28, 6' LENGTH BENCH WITH ARMS SURFACE MOUNT BY: VICTOR STANLEY OR APPROVED EQUAL PHONE: 800-368-2573

COLOR: POWDER COAT, BLACK
OWNER TO SELECT/APPROVE COLOR AND QUANTITY
QUANTITY: 3 BENCHES ALONG THE MULCH PATH AT DETENTION BASIN #1

1 BENCH IMAGE DETAIL
NOT TO SCALE



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CLIENT
THE CROSSINGS OF MILFORD TWP., LLC
15067 NORTHVILLE ROAD
PLYMOUTH, MICHIGAN 48170

PROJECT TITLE
THE CROSSINGS OF MILFORD TOWNSHIP
PART OF THE SW 1/4 OF SECTION 34,
T.2N., R.7E.,
MILFORD TOWNSHIP, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
OCTOBER 30, 2020

DRAWING TITLE
PRELIM. LANDSCAPE OVERALL

PEA JOB NO.	2018-070
P.M.	JEC
DN.	JLE
DES.	JLE
DRAWING NUMBER:	

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