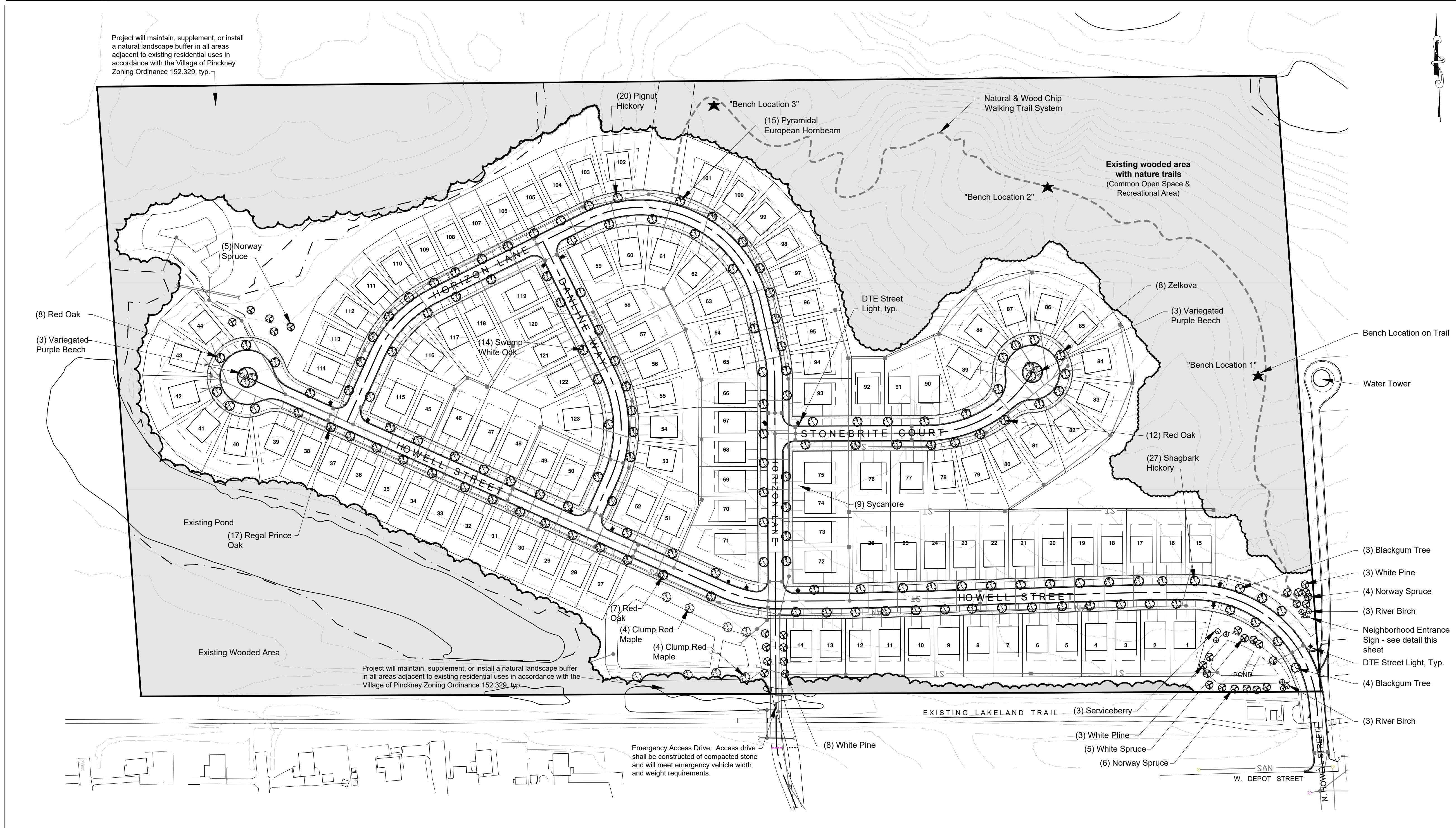


LANDSCAPE PLANTING NOTES:

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes and associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and execution.
- All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owners Representative prior to being delivered to the site. Any plant material delivered to the site not previously approved may be rejected and is the sole responsibility of the contractor.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall "water in" and fertilize all plants immediately after planting.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for one year from the date of installation, including labor and removal and disposal of dead material.
- Contractor shall install 3" depth Shredded Hardwood Mulch in all shrub and tree planting beds unless otherwise indicated. Peat Moss is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall have no shredded mulch.
- All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of Nurseryman.
- All diseased, damaged, or dead landscape material shall be replaced by the end of the following growing season.
- Contractor shall adhere to all soil erosion prevention methods as directed within civil engineering drawings and Municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer inlets, creeks or natural areas.
- All unpaved areas within impacted development zones to be hydro-seed lawn areas, mulch beds or groundcover.
- Residential Lighting: Each home will have a front porch light and 2 carriage lights at the garage door.
- Street Lighting: Decorative Street Lights will be located at street intersections and the neighborhood entrance. Street Lighting will be designed, installed, and maintained by DTE in accordance with the DTE Street Lighting program.
- Mailboxes: Decorative mailboxes will be located curbside in front of homes in a traditional format, grouped in pairs, in order to avoid a suburban style mail kiosk and congestion at the main entrance. Developer will coordinate with the USPS for final locations.

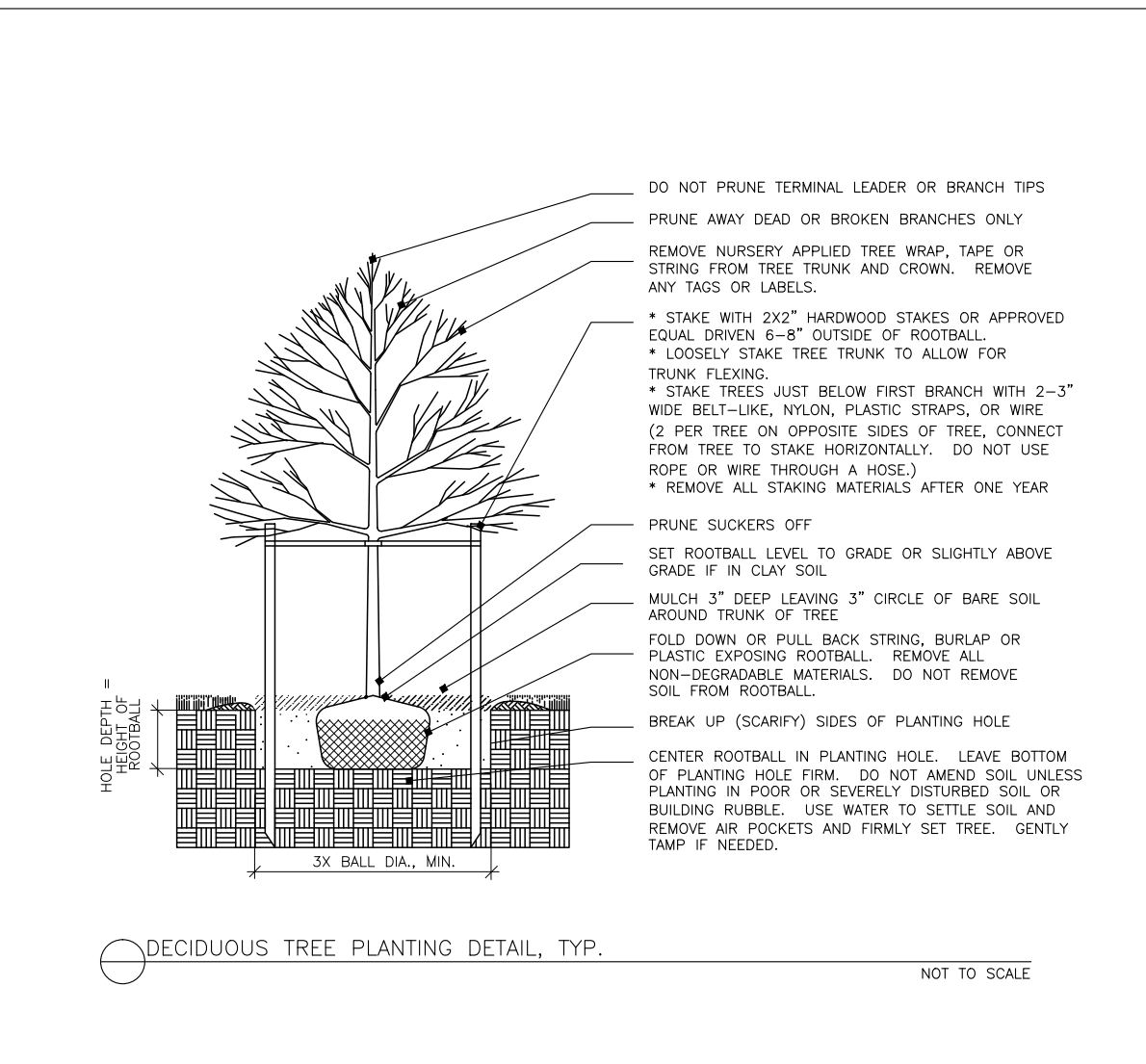
STREET TREE & COMMON AREA PLANTING PLAN:



CONDITIONS OF PLANNING COMMISSION FOR PRELIMINARY APPROVAL: July 8, 2020

- Perimeter Landscape Buffer: The project will maintain, supplement, or install a natural landscape buffer in all areas adjacent to existing residential uses in accordance with the Village of Pinckney Zoning Ordinance 152.329, typ.
- Common area landscape elements and trees shall be planted by the developer at the time of construction of each phase.
- The wood chip Walking Trail within the open space will be built during Phase One construction and will connect to the proposed sidewalk system.
- An identification sign indicating a name for each bench location will be installed at benches along the walking trail to aid in emergency response location identification. Names shall be "Bench 1", "Bench 2", & "Bench 3" and correspond with locations shown on this plan above.
- Developer will coordinate Emergency Access barrier type, access, and location with Fire Marshal

PLANTING DETAILS:



COMMON AREA PLANT LIST:

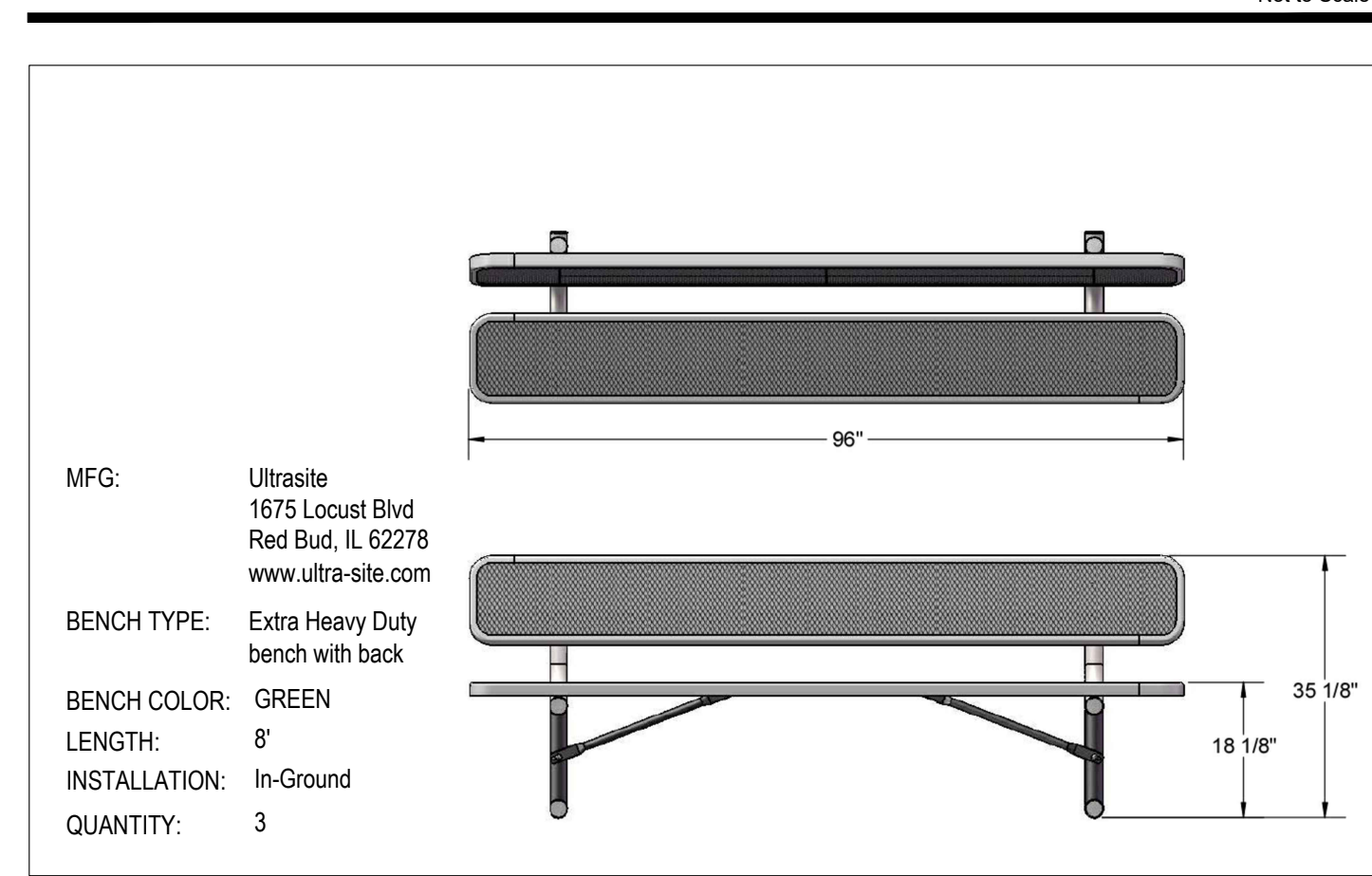
COMMON AREA TREES:			STREET TREES: Narrow Growth & Deep Tap Root		
QTY.	DESCRIPTION	SIZE / ROOT	QTY.	DESCRIPTION	SIZE / ROOT
15	Picea abies Norway Spruce	8', B&B	20	Carya glabra Pignut Hickory	2-1/2" cal., B&B
5	Picea glauca White Spruce	8', B&B	27	Carya ovata Shagbark Hickory	2-1/2" cal., B&B
14	Pinus strobus White Pine	8', B&B	15	Carpinus betulus Pyramidal European Hornbeam	2-1/2" cal., B&B
6	Fagus sylvatica 'Atropunicea' Variegated Purple Beech	2-1/2" cal., B&B	9	Carpinus caroliniana American Hornbeam	2-1/2" cal., B&B
8	Acer rubrum Clump Red Maple	8', B&B	17	Quercus xwarie Regal Prince Oak	2-1/2" cal., B&B
6	Betula nigra River Birch	10', B&B, Multi-stem	14	Quercus bicolor Swamp White Oak	2-1/2" cal., B&B
3	Amelanchier arborea Downy Serviceberry	8-10', B&B	27	Quercus rubra Red Oak	2-1/2" cal., B&B
			7	Nyssa sylvatica Blackgum	2-1/2" cal., B&B
			8	Zelkova serrata Zelkova	2-1/2" cal., B&B

Ground Cover:
All common area landscape areas that do not contain trees, shrubs, planting beds, or within natural or wooded areas, shall be covered with living ground cover (most commonly mowable grass), and/or organic mulch. Stone or aggregates shall not be accepted as ground cover. Ground cover shall be planted in sufficient quantity to present a finished appearance within one growing season and shall not exceed 18" in height at maturity.

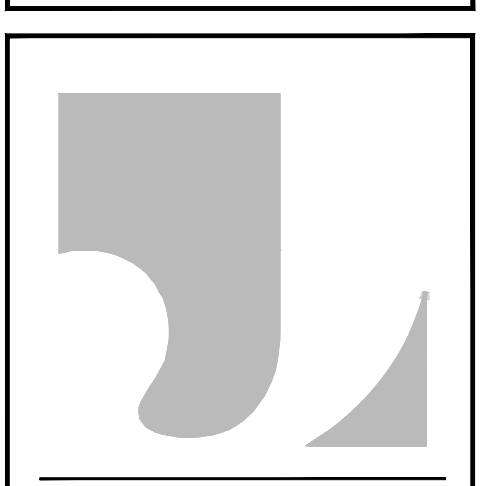
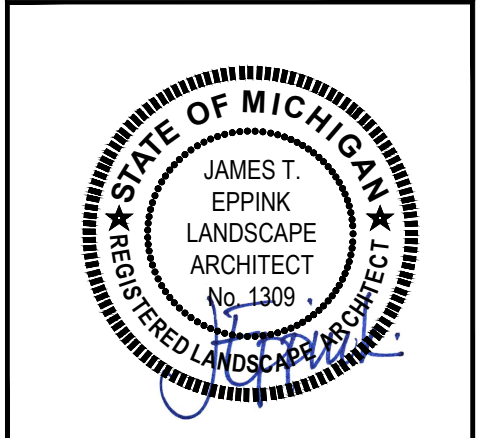
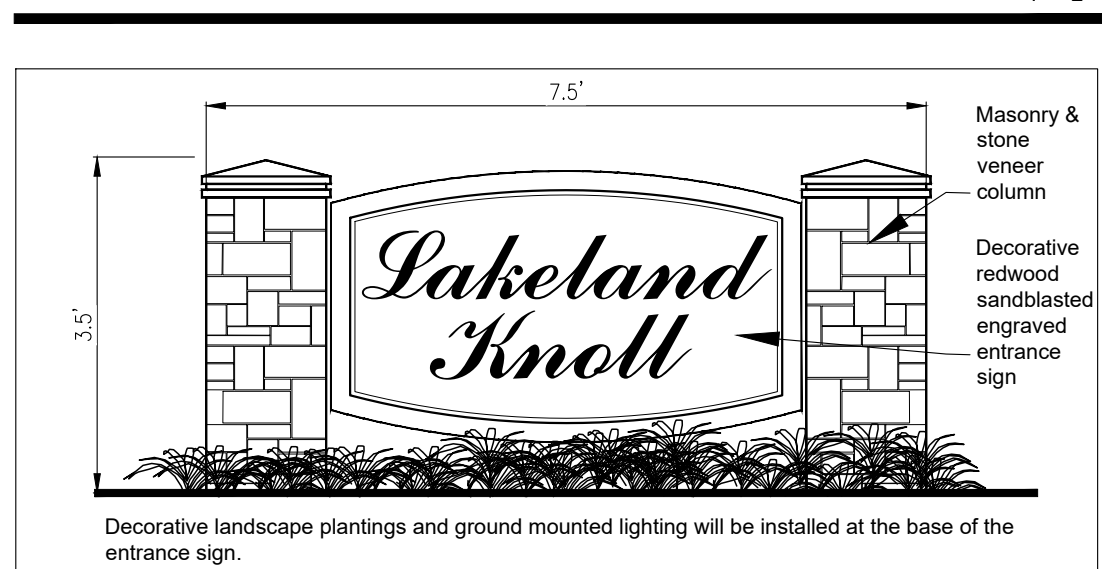
Common Open Space:
All common area open space, including the existing wooded areas, wood chip trails, and entrance features, shall be maintained by the Homeowners Association and controlled by the terms within the Master Deed and Bylaws.

NOTE: STREET TREES
Street Trees shall be tree varieties that are documented to have a narrow / columnar, vertical growth habit, and which have a deep growth, tap root systems. Tree varieties with wide or horizontal growth habits, and/or shallow spreading root systems shall not be planted as street trees within Lakeland Knoll.

TRAIL BENCH:



ENTRANCE SIGN:



J EPPINK PARTNERS, INC.
Urban Design Studio
Landscape Architecture
Traditional Town Planning
9336 Sashabaw Road
Clarkston, Michigan 48348
248.922.0789

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Project:
Lakeland Knoll
Village of Pinckney, Mi.

Owner:
Progressive Properties
PO Box 2709
Southfield, Michigan 48037
248-358-2210

Sheet:
Common Area Landscape Plan

Issues / Revisions	Date
Pre Application Meeting	05.26.20
Planning Commission	07.08.20
Village Council Mtg	07.27.20
Final Site Plan	12.17.20
Horizon Ln. Update	02.12.21
Rev. Lot Numbers	04/28/23
Site Plan Update	06/29/23
Landscape Update	10/29/23
Street Tree Update	03/12/24

Checked By: **JTE**
Date: **July 8, 2020**
Scale: **1" = 100'**
Not for Construction
Sheet: **LP1**

