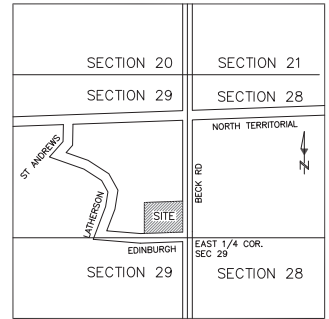
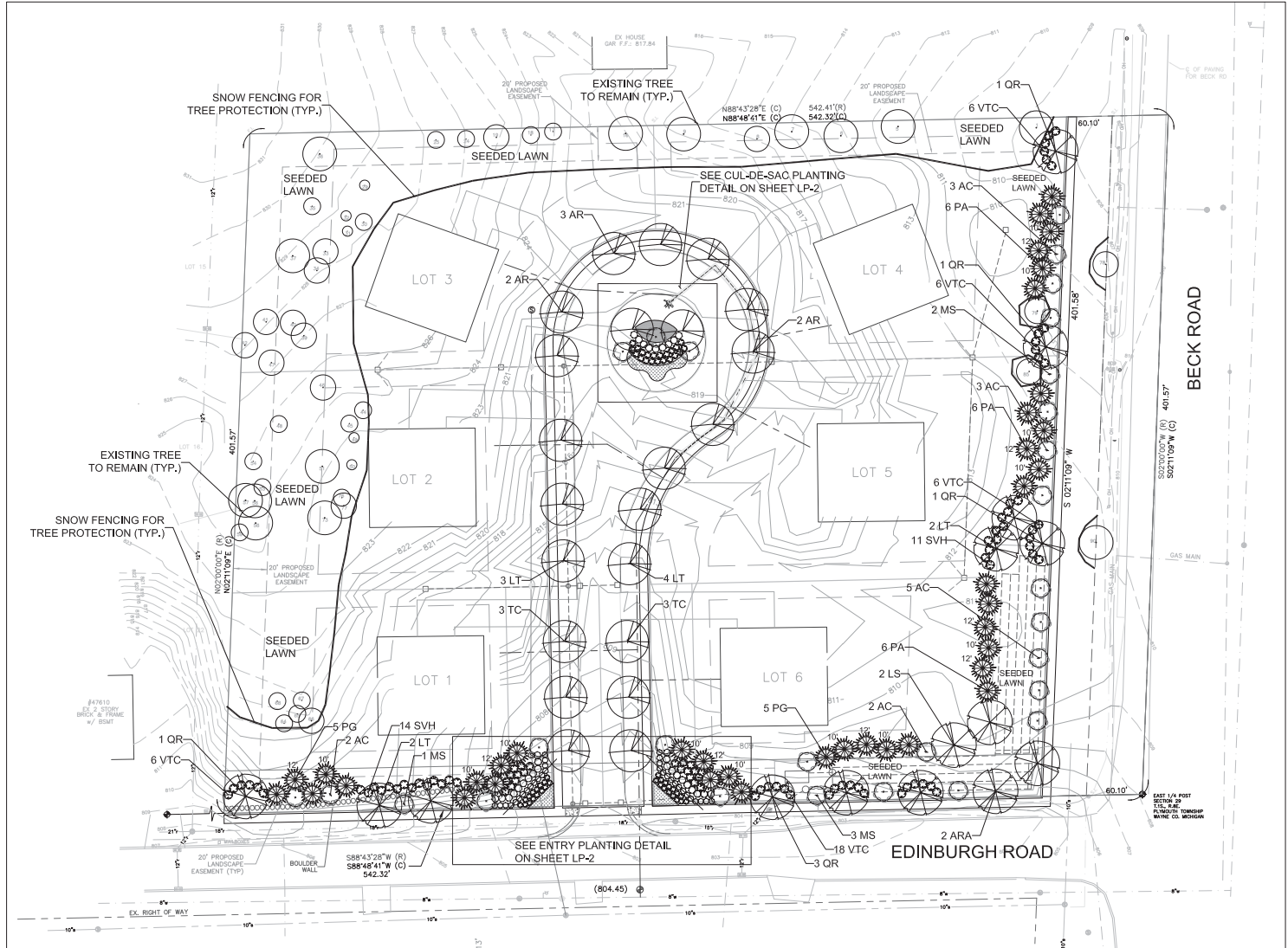


TABLE FOR PROPOSED PLANT MATERIAL

<ul style="list-style-type: none"> Deciduous trees (35 total) 3" cal. to 3-1/2" cal. - 17 (49%) 3-1/2" cal. to 4" cal. - 11 (31%) greater than 4" cal. - 7 (20%) Evergreen trees (38 total) 8' height - 18 (47%) 10' height - 12 (32%) 12' height - 8 (21%) Ornamental trees (33 total) 2" cal. to 2-1/2" cal. - 10 (36%) 2-1/2" cal. to 3" cal. - 18 (64%) 	<ul style="list-style-type: none"> Evergreen shrubs (63 total) 24" height - 32 (51%) 30" height - 31 (49%) Deciduous shrubs (138 total) 24" to 30" height - 51 (27%) 30" to 36" height - 87 (63%)
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LOCATION MAP not to scale

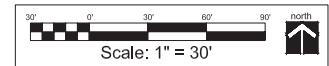
PLANT LIST

KEYQTY	BOTANICAL NAME	COMMON NAME	SIZE
AC 15	<i>Amelanchier canadensis</i>	Serviceberry	2-1/2" - 3" cal. B&B
LS 2	<i>Liquidambar styraciflua</i>	American Sweetgum	3" - 3-1/2" cal. B&B
LT 4	<i>Liriodendron tulipifera</i>	Tulip tree	3-1/2" - 4" cal. B&B
MS 6	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2" - 2-1/2" cal. B&B
PA 9	<i>Picea abies</i>	Norway Spruce	8' ht. B&B
PA 5	<i>Picea abies</i>	Norway Spruce	10' ht. B&B
PA 4	<i>Picea abies</i>	Norway Spruce	12' ht. B&B
PG 5	<i>Picea glauca</i>	White Spruce	8' ht. B&B
PG 3	<i>Picea glauca</i>	White Spruce	10' ht. B&B
PG 2	<i>Picea glauca</i>	White Spruce	12' ht. B&B
QR 7	<i>Quercus rubra</i>	Red Oak	3" - 3-1/2" cal. B&B
SVH 25	<i>Spiraea x vanhouttei</i>	Vanhouttei Spiraea	36" ht., 3 gal. pot
VTC 42	<i>Viburnum trilobum</i> 'Compactum'	Dw. Amer. Viburnum	36" ht. B&B
ENTRY PLANTING			
BMV 32	<i>Buxus x microphylla</i> 'Winter Gem'	Winter Gem Boxwood	24" ht. B&B
HPL 23	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	30" ht. B&B
MS 4	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2" - 2-1/2" cal. B&B
PG 4	<i>Picea glauca</i>	White Spruce	8' ht. B&B
PG 4	<i>Picea glauca</i>	White Spruce	10' ht. B&B
PG 2	<i>Picea glauca</i>	White Spruce	12' ht. B&B
SJA 30	<i>Spiraea japonica</i> 'Alpina'	Alpine Japanese Spiraea	30" ht., 3 gal. pot
TMD 22	<i>Taxus x media</i> 'Densaformis'	Densaformis Yew	30" ht. B&B
HHR 69	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 15" o.c.
STREET TREES & CUL-DE-SAC ISLAND PLANTING			
AC 3	<i>Amelanchier canadensis</i>	Serviceberry	2-1/2" - 3" cal. B&B
AR 7	<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Red Maple	4" cal. B&B
LT 7	<i>Liriodendron tulipifera</i>	Tulip tree	3-1/2" - 4" cal. B&B
FSR 2	<i>Fagus sylvatica</i> 'Reversii'	Purple European Beech	3" - 3-1/2" cal. B&B
SJS 21	<i>Spiraea japonica</i> 'Shirobiri'	Shirobana Japanese Spiraea	30" ht., 3 gal. pot
TC 8	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	3" - 3-1/2" cal. B&B
TMD 9	<i>Taxus x media</i> 'Densaformis'	Densaformis Yew	30" ht. B&B
HHR 58	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 15" o.c.
HFG 58	<i>Hosta fortunei</i> 'Guacamole'	Guacamole Hosta	1 gal. pot, 15" o.c.

Note: The 12' ht. & 10' ht. evergreens are indicated on the drawing. Evergreens not labelled are 8' ht.

NOTE:
 * See Sheet LP - 2 for landscape planting construction details, landscape construction details, landscape notes, cul-de-sac planting detail, and entry planting detail.

date: August 13, 2014
 revised:



LANDSCAPE PLAN FOR: Centennial Home Group, L.L.C., Edinburgh Estates
 1465 Artell Drive, Suite G
 Troy, Michigan 48084
 (248) 954-4650
 Representing Agent
 Mr. Jack R. Camahan
 (248) 563-7400

PROJECT LOCATION:
 Part of the East 1/4 of the Northwest
 1/4 of Section 29, T.15., R.8E.,
 Edinburgh Road and Beck Road
 Plymouth Township, Michigan

LANDSCAPE PLAN BY:
 J. Brian Devlin, R.L.A.,
 31736 West Chicago Ave.,
 Livonia, Michigan 48150
 (734) 634-9208

LP - 1: LANDSCAPE PLANTING PLAN
 * Base data provided by FVPM.

LANDSCAPE PLANTING PLAN

scale: 1" = 30'

LANDSCAPE PLANTING NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by Plymouth Township, Michigan.
- The plant materials shall conform to the type standard plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrubs one foot (1') larger by the trunk rootball and tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from the excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. 1" wet clay soils are excellent plant trees and shrubs, slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, settling, and setting with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all limbs, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-degradable material such as plastic or nylon completely from branches and stems. All tree wire, stakes, and guys are to be removed after one (1) winter season.
- All plant materials shall be pruned and trimmed as required. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be clean, leaving smooth cuts. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, stable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
- Backfill directly behind all curbs and along sidewalks and compact to the top of the curb or walk to support vehicles and pedestrian walking without settling.
- All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after each settling, unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site.
 - Call for an inspection prior to backfilling.
 - Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
 - If conversion from asphalt to landscape occurs in or between an existing landscape areas, replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
- Edging shall consist of Perma-Loc aluminum edging or approved equivalent.
- Elevate the rootballs of Yew shrubs to allow for better drainage.

MATERIAL CONT'D

- The hydroseed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelp" @ sixty percent (60%), Chewy Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Ryegrass @ five percent (5%). Waxed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Soil, if used instead of hydroseed for lawn areas, shall be two (2) year old "Baron/Sheri/Adelp" Kentucky Blue Grass blend grown in a good nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.

GENERAL

- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. The Contractor shall be responsible for the replacement of any plants that do not survive. The Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All subgrapes or deviations from the landscape plan must be approved by Plymouth Township prior to installation.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance. Free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning of appropriate shrubs, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- Installation of all landscape, screening, etc. shown on the approved landscape plan shall be made prior to issuance of a Certificate of Occupancy for the proposed development.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and reseedling mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark, as needed. Call spade lower stakes from ornamental plants at regular intervals.
- All dead or diseased plant material shall be removed and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this requirement, the planting season for deciduous plants shall be between March 1 and June 1 and from October 1 until the prepared soil becomes frozen. The planting season for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace.

1. Remove cross branches and those developing into secondary leaders.

2. Remove injured and broken branches.

3. Remove a lower branch where an overhanging branch occurs about the same size.

4. Remove limbs and buds on trunk.

5. Make clean cuts on old stubs.

6. Remove sucker shoots at the base of the tree.

7. First cut - halfway through the branch from underneath.

8. Second cut - just the first cut from the top and all the way through the branch.

9. Third cut - remove the remaining branch back with the main stem.

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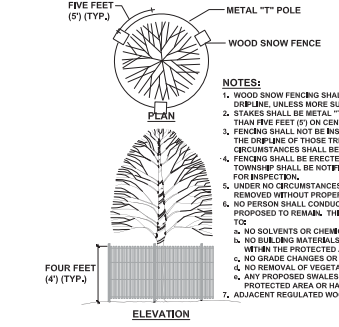
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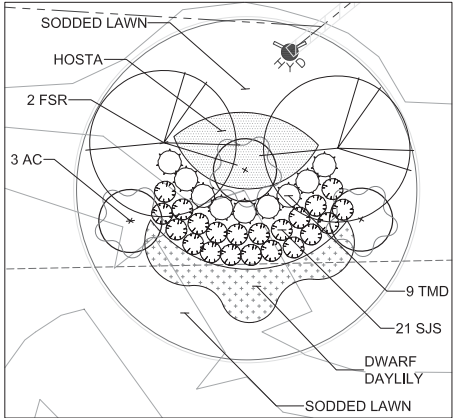


PROPER PRUNING TECHNIQUES

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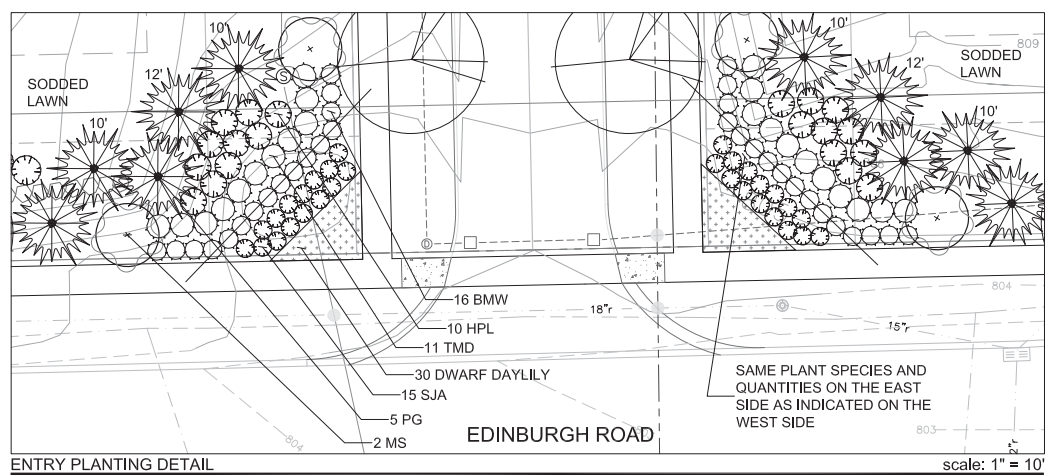
TREE PROTECTION DETAIL

not to scale



CUL-DE-SAC ISLAND PLANTING DETAIL

scale: 1" = 10'

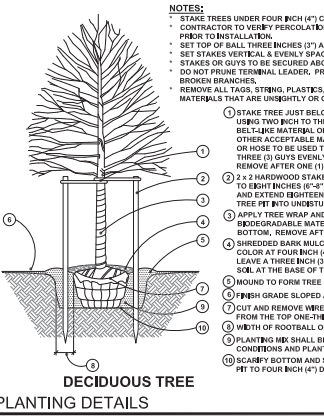


ENTRY PLANTING DETAIL

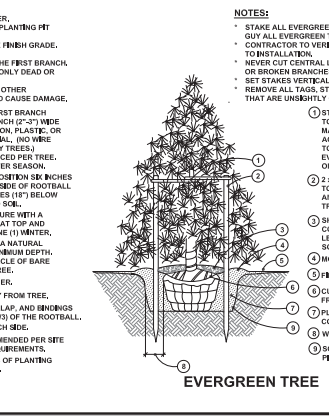
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PLANT LIST

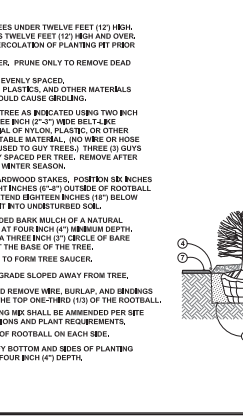
ENTRY PLANTING	BOTANICAL NAME	COMMON NAME	SIZE
BMW 32	<i>Buxus x microphylla</i> 'Winter Gem'	Winter Gem Boxwood	24" ht, B&B
HPL 20	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	30" ht, B&B
MS 4	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2" - 2-1/2" cal, B&B
PG 4	<i>Picea glauca</i>	White Spruce	6" ht, B&B
PG 3	<i>Picea glauca</i>	White Spruce	10" ht, B&B
PG 2	<i>Picea glauca</i>	White Spruce	12" ht, B&B
SJA 30	<i>Spiraea japonica</i> 'Alpina'	Alpine Japanese Spirea	30" ht., 3 gal. pot.
TMD 22	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	30" ht, B&B
HHR 60	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot., 15" o.c.
CUL-DE-SAC ISLAND PLANTING			
AC 3	<i>Amelanchier canadensis</i>	Sensiberry	2-1/2" - 3" cal, B&B
FSR 2	<i>Fagus sylvatica</i> 'Riverfall'	Purple European Beech	3" - 10" cal, B&B
SJS 21	<i>Spiraea japonica</i> 'Shirob'	Shirobana Japanese Spirea	30" ht., 3 gal. pot.
TMD 9	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	30" ht, B&B
HHR 58	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot., 15" o.c.
HFG 58	<i>Hosta fortunei</i> 'Guacamole'	Guacamole Hosta	1 gal. pot., 15" o.c.



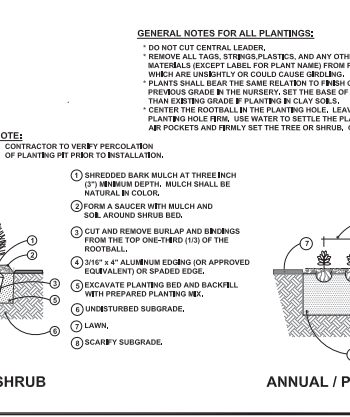
DECIDUOUS TREE PLANTING DETAILS



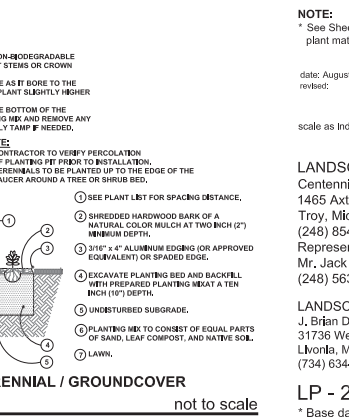
EVERGREEN TREE PLANTING DETAILS



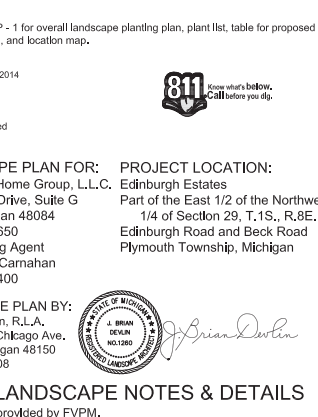
SHRUB PLANTING DETAILS



ANNUAL / PERENNIAL / GROUNDCOVER PLANTING DETAILS



GENERAL NOTES FOR ALL PLANTINGS



LANDSCAPE PLAN FOR: Centennial Home Group, L.L.C.

PLANTING NOTES

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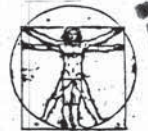
ALTERNATE FRONT ELEVATION
"MADISON"
CENTENNIAL HOME GROUP



Mark Garagiola Architect, L.L.C.
6109 Glen Eagles Drive
West Bloomfield, Michigan 48323
(248) 681-2345



ALTERNATE FRONT ELEVATION
"MIAMI"
CENTENNIAL HOME GROUP



Mark Garagiola Architect, L.L.C.
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5/10/2006



ALTERNATE FRONT ELEVATION
"MONTECITO"
CENTENNIAL HOME GROUP



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ALTERNATE FRONT ELEVATION
"YAPLES"
CENTENNIAL HOME GROUP



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ALTERNATE FRONT ELEVATION
"NORFOLK"
CENTENNIAL HOME GROUP



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(248) 681-2345

24hr



ALTERNATE FRONT ELEVATION
"PROVIDENCE"
CENTENNIAL HOME GROUP



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