

**CITY OF SOUTHFIELD
GENERAL REQUIREMENTS AND SPECIFICATIONS
FOR LANDSCAPE PLAN APPROVAL**

Please provide all details and specifications, as noted below, when submitting plans for review and approval. Specifications in Section 2 are to be included in note form on the landscape plans unless the item(s) does (do) not apply to your project.

SECTION 1 – General Requirements

1. Landscape plans are to be prepared by a registered landscape architect for all projects. Provide name, address and signed seal with registration number on plans. Irrigation plans shall be prepared by a qualified irrigation designer. Recommendations are available upon request.
2. Existing and proposed structures/utilities on the project site and existing structures/utilities within 100' of the project site are to be located on the landscape plan. This includes all buildings, overhead utilities, exact location of existing trees on site within 25' of project site on adjacent properties. Refer to the City of Southfield's Woodland and Tree Preservation Ordinance for existing tree location requirements.
3. Minimum plant material sizes are as follows:

Shade/Canopy Trees	2 ½" caliper
Ornamental/Flowering Trees	2" caliper
Evergreen Trees	6 – 7' ht.
Flowering Shrubs	18 – 36" ht. (depends on species)
Evergreen Shrubs	18 – 24" ht./spread (depends on species)

All plant material to be nursery grade #1.

4. Provide all applicable details on the plan including canopy tree, flowering tree, evergreen tree, shrub and ground cover planting details, berm and planter details and any other deemed necessary to properly construct the landscape job.
5. Provide detailed cross-sections of earth berms, raised planters and post installations. Berm cross-sections are to show proposed heights, slope dimensions and fill/topsoil depths. Planters, posts and walls should be constructed with stone, brick, concrete or wolmanized timbers 6' x 8" dimensions (specify treatment) and with proper detailed footings.

October 4, 2006

SECTION 2 – Specifications to be noted on plans

Exceptions to the following specifications will be considered, if acceptable alternates are discussed with the City of Southfield Planning Department prior to landscape installation. Additional specifications are to be added by the landscape architect as needed.

1. Prior to any land clearing or construction, tree protection fencing is to be installed by the contractor and inspected by the City. This fencing shall be installed at the drip line of all trees and shrubs, in accordance with the City's Tree Protection Detail, and must be maintained as approved for the duration of the project. No cutting, filling or trespassing shall occur inside the fenced areas without prior approval from the City of Southfield Planning Department.
2. Trees to be transplanted on the site shall be so marked in the field by the landscape architect, approved by the City of Southfield and transplanted using only the appropriate size tree spade, per the American Association of Nurserymen and City of Southfield Standards. Transplants are to be watered immediately following planting. See detail on landscape plan.
3. Trees shown on the plan to save or transplant that are removed or damaged shall be replaced with one (1) 2 ½ - 3" caliper tree for each tree removed under 6" diameter. Trees over 6" diameter shall be replaced with one (1) 2 ½ - 3" caliper tree for each 6" in diameter removed. Type of replacement and location shall be determined by the project landscape architect or the City of Southfield Planning Department.
4. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs and parking stalls:

Shade/Canopy Trees	5 feet
Ornamental/Flowering Trees	10 feet
Evergreen Trees	10 feet
Evergreen/Flowering Shrubs	4 feet
5. Dig shrub pits a minimum of 1' larger than shrub root balls and tree pits 2' larger than root balls. Backfill with one part top soil and one part soil from the excavated planting hole. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs higher.
6. Remove all twine, wire and burlap from the top 1/3 of tree and shrub earth balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely.
7. Lawn trees are to be mulched with a minimum of 4' wide by 4" deep shredded bark rings or approved design for trunk protection. Only natural-colored shredded hardwood bark mulch will be accepted.

8. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of 3". Only natural-colored shredded hardwood bark mulch will be accepted.
9. Sod is to be provided for all new lawn areas, especially in right-of-ways and high use areas. Peat sod is not acceptable.
10. Existing lawn that the owner intends to save and areas that are damaged during construction must be inspected by the City to determine viability. If the existing lawn is found to be level, healthy, dense and free from weeds, lawn may not require replacement or renovation. If renovation is required or is part of the approved plan, then the following requirements will apply:

Existing lawn found to be in poor condition must first be sprayed with Round-Up (or equal) to kill the existing lawn and weed areas. Wait for a minimum period of seven (7) days for the herbicide to take effect, then remove all dead sod and weeds to a minimum depth of two (2) inches. Add a minimum of four (4) to six (6) inches of new topsoil to all lawn areas. Back fill and compact topsoil to the top of all curbs and walks prior to sodding. Regrade to eliminate all bumps and depressions and resod all areas.

Existing lawn found to be generally in good condition but with bare, sparse or weedy areas must be renovated by filling in low areas, raking, overseeding and top dressing all sparse and bare spots and by initiating a weed and feed program.
11. Backfill directly behind all curbs and along sidewalks and compact to the top of curb or walk to support vehicle and pedestrian weight without settling.
12. 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 12 – 18" and backfilled with good, medium textured planting soil (loam or light yellow clay). Add 4 – 6" of topsoil over fill material and crown a minimum of 6" above top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
13. In natural areas the following procedures shall be followed:
 - A. Remove any trees and brush per City of Southfield direction only.
 - B. Remove trash and perform surface grading (if any) only to fill in the worst low spots. Do not cut or fill around trees.
 - C. Rake, hydroseed and mulch bare ground areas with proper seed mix (shade or sunny mix).
 - D. Let area revert to trees and shrubs. Mow very minimally, if necessary.
14. Landscape berms are to be constructed of light yellow clay or loam soils and are to be free of construction materials and debris. Use of heavy clays for berm construction must be approved by the City of Southfield Planning Department prior to installation. Slopes are to be no steeper than 1:3 unless otherwise specified on the landscape plan.

15. Conversion of all asphalt and gravel areas to landscape shall be done in the following manner:
 - A. Remove all asphalt, gravel and compacted earth to a depth of 6 – 18” depending on the depth of the sub base and dispose of off site.
 - B. Call (248) 796-4156 for an inspection prior to backfilling.
 - C. Replace excavated material with good, medium textured planting soil (loam or light yellow clay) to a minimum of 2” above top of curb and sidewalk, add 4 – 6” of topsoil and crown to a minimum of 6” above adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
16. All landscape areas including right-of-ways shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
17. All existing trees on site and in the right-of-way shall be pruned as directed by the City of Southfield to remove dead, dying and hazardous limbs or to remove limbs which impede construction, driveways and sidewalks. Pruning and deep-root fertilizing is to be done only by a qualified tree service company licensed with the City of Southfield.
18. The construction of detention basins should be made with the following goals in mind:
 - A. Natural, free form appearing grades
 - B. Slopes of 1:4 or flatter
 - C. No fencing
 - D. No water levels to be retained
 - E. Mow slopes and let bottom of basin revert to natural vegetation
19. Provide continuous curbing around all landscape areas on site. Alternate landscape area protection such as decorative fences, retaining walls, etc., may be acceptable in lieu of curbing or may be required in addition to curbing to protect the landscape areas and properly deflect vehicular and pedestrian traffic.