

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY ROCHESTER HILLS AND LANDSCAPE ARCHITECT
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK.
 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES _____ 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG (482-482) UNTIL ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL, MOISTURE LEVEL, ADJUSTMENT PER ZONE AS REQUIRED.

WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.

city notes:

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

plant material list

key	quant.	botanical name	common name	size	unit cost	total cost
LARGE AND SMALL DECIDUOUS TREES						
ARA-4	4	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE (MULTI-STEM)	3" BB	1400	41600
DECIDUOUS SHRUBS						
VMK-6	6	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	2 1/2" BB	150	1320
JT	20	JUNIFERUS S. TAMARISCIFOLIA	TAM JUNIPER (TYF, MATURE HGT. 24"-30")	24" BB	150	11000
TN	11	THUJA OCCIDENTALIS 'NIGRA'	AMERICAN DARK GREEN ARBORVITAE	6" BB	175	1925
VMK	6	HYDRANGEA M. 'ANNABELLE'	ANNABELLE HYDRANGEA	15 CONT.	140	1240
MSG	1	MISCANTHUS S. 'GRACILLIMUS'	JAPANESE SILVER MAIDEN GRASS	15 CONT.	130	130
PAH	11	PENNISETUM A. 'HAMELN'	DWARF FOUNTAIN GRASS	15 CONT.	120	1220
					Total	4215

landscape requirement

right-of-way landscape	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE AUBURN ROAD	93 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	3	0 (NOTE #2)
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	2	0 (NOTE #2)
TOTAL LIN. FT. OF R.O.W. FRONTAGE HESSELL STREET	140 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	4	4
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	2	0 (NOTE #2)
parking lot perimeter	REQUIRED	PROVIDED
TOTAL LIN. FT. PARKING FRONTAGE HESSELL STREET	45 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 25 LIN. FT.	2	0 (NOTE #2)
ONE (1) ORNAMENTAL TREE PER 35 LIN. FT.	1	0 (NOTE #2)
CONTINUOUS SHRUB HEDGE	10	17

landscape buffer (type-d)

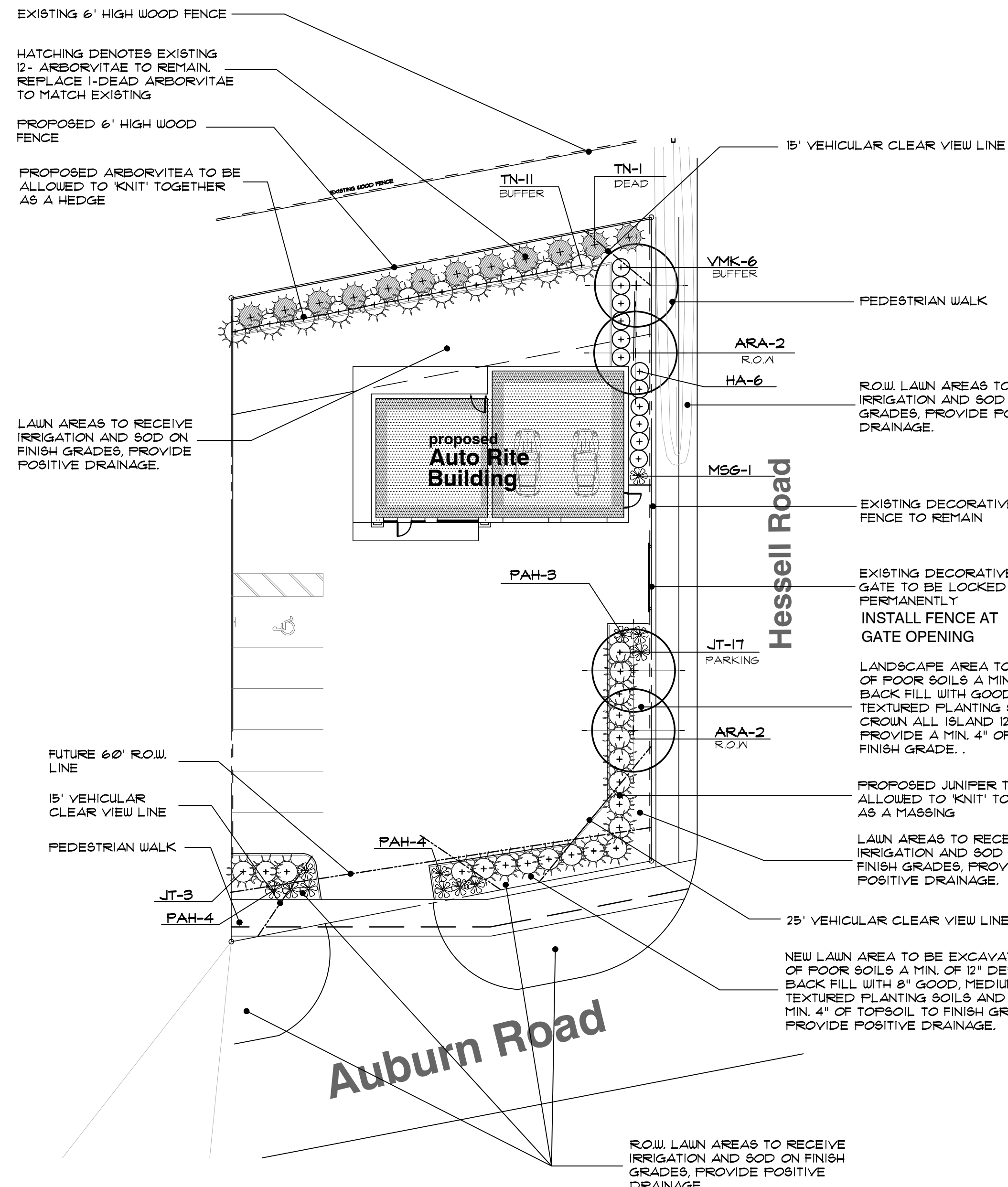
TOTAL LIN. FT. OF NORTH PROPERTY BOUNDARY	REQUIRED	PROVIDED
93 1/2		
TWO and HALF (2.5) DECIDUOUS TREES PER 100 LIN. FT.	2	GREENWALL (NOTE #1)
FIVE (5) EVERGREEN TREES PER 100 LIN. FT.	5	GREENWALL (NOTE #1)
ONE & ONE HALF (1.5) ORNAMENTAL TREE PER 100 LIN. FT.	1.5	GREENWALL (NOTE #1)
EIGHT (8) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	7	GREENWALL (NOTE #1)

note:

- GREEN WALL CONSISTING OF 12-EXISTING ARBORVITAE PLUS 11-NEW ARBORVITAE PER STAFF RECOMMENDATION
- DEFICIENT TREES DUE TO SITE CONSTRUCTION (2-PARKING LOT TREES, 1-ORNAMENTAL PARKING LOT TREE, 3-R.O.W. TREES, AND 4-ORNAMENTAL R.O.W. TREES) TO BE PAID TOWARDS CITY TREE FUND AT RATE A OF \$200 PER TREE. 10-TREES TOTAL AT COST OF \$2,000

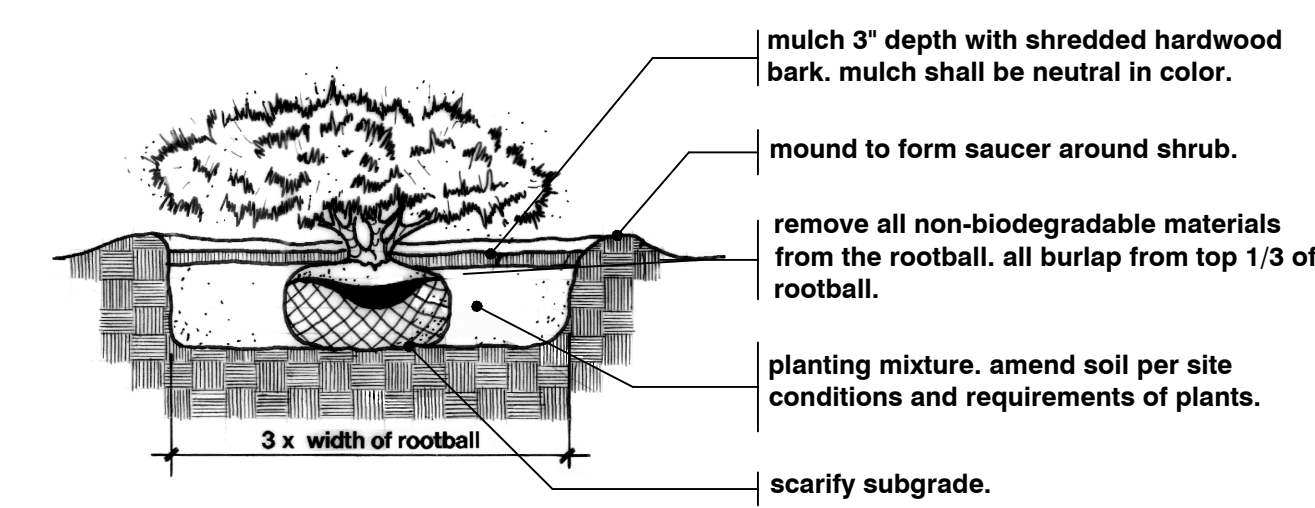
cost estimate summary

TOTAL ESTIMATED PLANT MATERIALS COST	4215.00
TOTAL ESTIMATED IRRIGATION COST	4200.00
TOTAL ESTIMATED SOD COST	1600.00
TOTAL MISC. ITEM COST (MULCH, EDGING, ETC.)	1150.00
TOTAL ESTIMATED LANDSCAPE COST	\$6,165.00



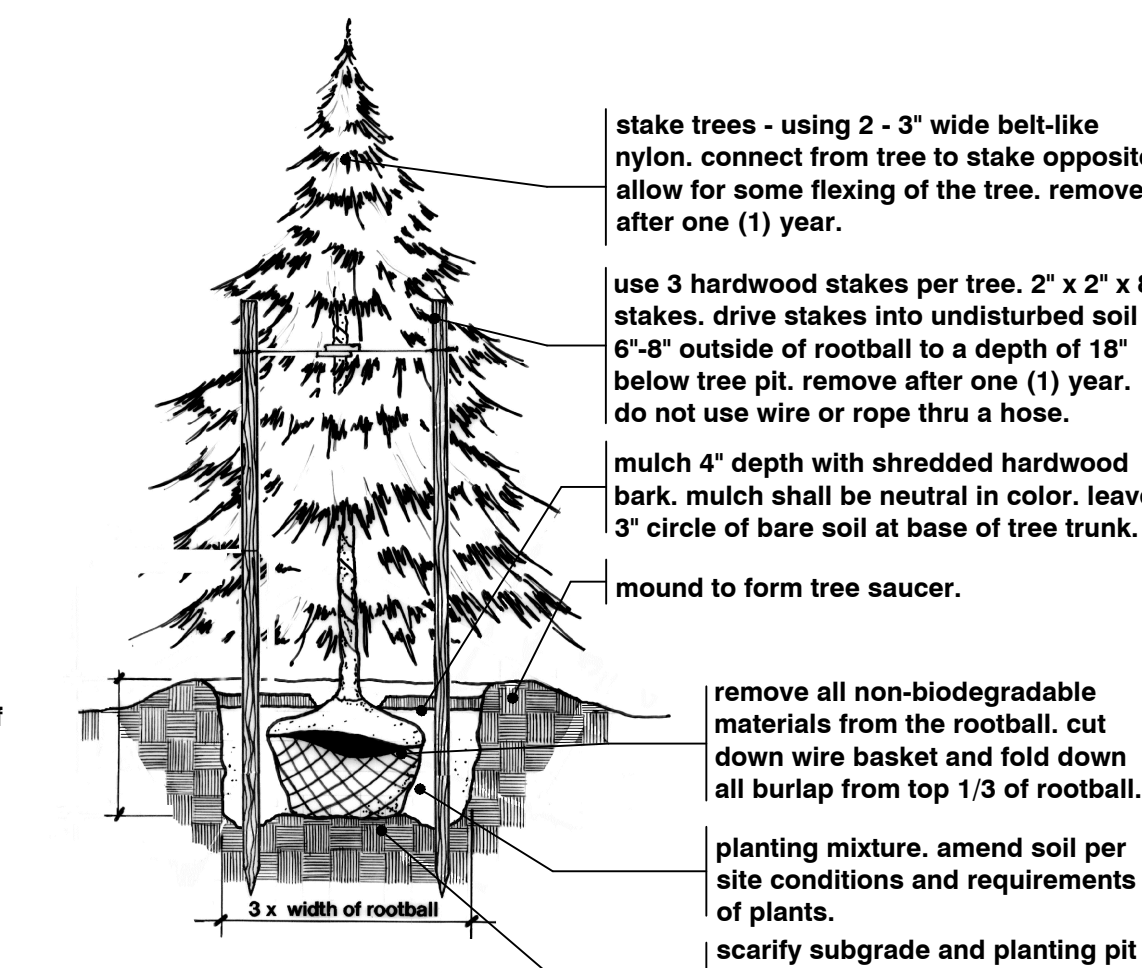
landscape planting detail

SCALE 1"=20'-0"



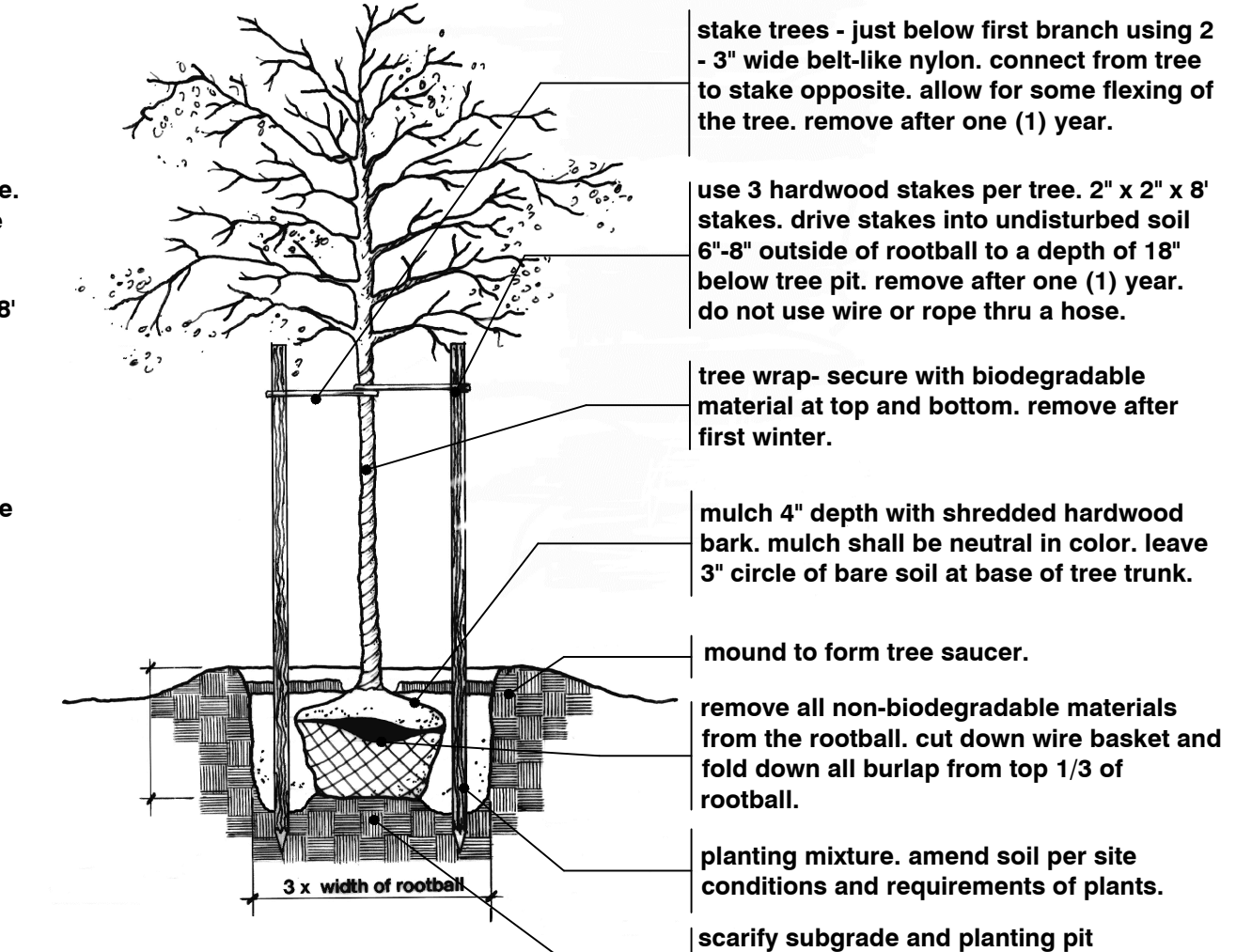
shrub planting detail

no scale



evergreen planting detail

no scale



tree planting detail

no scale

seal:



client:

AUTO RITE, LLC

1923 E. AUBURN ROAD
 ROCHESTER HILLS, MICHIGAN,
 48307

project:

AUTO RITE SALES

project location:

Rochester Hill,
 Michigan
 Auburn Road

sheet title:

job no./issue/revision date:

LS15.049.05	SPA	5-20-2015
		6-01-2015
LS15.049.07	SPA	8-10-2015
		9-10-2015
LS15.049.11	SPA	11-10-2015
LS15.049.12	SPA	12-22-2015
LS16.026.02	SPA	2-5-2016

drawn by:

JP

checked by:

FP

date:

2-8-2016

notice:

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Do Not scale drawings. Use figured dimensions only



The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:

LS16.026.02

sheet no:

LS-1 of 1

CITY FILE #13-005.2