

REQUIREMENT SUMMARY

STREET TREE REQUIREMENTS

TOTAL FRONTAGE (AVON INDUSTRIAL DRIVE)	320 LF.
TREES REQUIRED (1 TREE PER 35 LF)	10
TREES PROVIDED	10
(F) FRONTAGE TREES	10
ORNAMENTAL TREES REQUIRED (1 TREE PER 60 LF)	6
ORNAMENTAL TREES PROVIDED	6
(F) FRONTAGE TREES	6

TOTAL FRONTAGE (M-53 RAMP)	125 LF.
TREES REQUIRED (DEVELOPED AREA ONLY) (1 TREE PER 35 LF)	4
TREES PROVIDED	4
(F) FRONTAGE TREES	4
ORNAMENTAL TREES REQUIRED (1 TREE PER 60 LF)	3
ORNAMENTAL TREES PROVIDED	3
(F) FRONTAGE TREES	3

INTERIOR LANDSCAPE AREA REQUIREMENTS

TOTAL VEHICLE USE AREA	59,130 SF.
REQUIRED LANDSCAPE AREA (5% OF TOTAL SITE VEHICLE USE AREA)	2,956 SF.
LANDSCAPE AREA PROVIDED	7,860 SF.
TREES REQUIRED (1 DECIDUOUS TREE PER 150 SF REQUIRED LANDSCAPE AREA)	19
SITE LANDSCAPE TREES PROVIDED	19
(F) INTERIOR TREES	19

PERIMETER LANDSCAPE AREA REQUIREMENTS

TOTAL FRONTAGE (AVON INDUSTRIAL DRIVE)	160 LF.
CONTINUOUS SHRUB EDGE REQUIRED (24" O.C.)	64
CONTINUOUS SHRUB EDGE PROVIDED	65
TOTAL FRONTAGE (M-53 RAMP)	123 LF.
CONTINUOUS SHRUB EDGE REQUIRED (36" O.C.)	41
CONTINUOUS SHRUB EDGE PROVIDED	41

REQUIREMENT NOTES

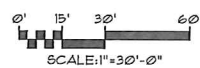
- ① ANY DEFICIENCIES IN THE REQUIRED TREE QUANTITIES WILL BE MITIGATED BY A CONTRIBUTION TO THE ROCHESTER HILLS TREE FUND
- ② TREE SPECIES SELECTION ALONG AVON INDUSTRIAL DRIVE IS DICTATED BY THE PRESENCE OF EXISTING OVERHEAD UTILITY LINES

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
4	ABM	ACER R. X. F. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3"	B 4 B	
6	FM	ACER P. 'COLUNNARBROAD'	PARKWAY MAPLE	3"	B 4 B	
2	AM	ACER R. 'ARMSTRONG'	ARMSTRONG MAPLE	3"	B 4 B	
1	LLL	TILIA C. 'LITTLE LEAF'	LITTLE LEAF LINDEN	3"	B 4 B	
10	SL	GLEDTISIA T. 'SKYLINE'	SKYLINE LOCUST	3"	B 4 B	
6	JL	SYRINGA R. 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3"	B 4 B	
4	CG	LABURNUM A. 'COLUNNARIS'	COLUNNAR GOLDENCHAIN	3"	B 4 B	
9	RBC	MALUS 'RED BARON'	RED BARON CRAB	2"	B 4 B	
14	EV	VIBURNUM D. 'ERIE'	ERIE VIBURNUM	36"	CONT	
65	GFS	SPIRAEA X. B. 'GOLD FLAME'	GOLD FLAME SPIREA	24"	CONT	
41	CPJ	JUNIFERUS C. 'FFITZER COMPACTA'	COMPACT FFITZER JUNIFER	24"	CONT	
10	F5R	ROSA CR 'PINK SPLASH'	PINK SPLASH CARPET ROSE	3 GAL	CONT	



PROPOSED LANDSCAPE PLAN



**CONCEPTUAL PLAN
NOT FOR CONSTRUCTION**

PROPOSED LANDSCAPE PLAN

DATE	REVISION
2-1-16	CURT REVIEW
2-2-16	MUNICIPAL REVIEW
3-4-16	MUNICIPAL REVIEW

STAR-BATT PR. BUILDINGS

ROCHESTER HILLS, MI
 CLIENT: STAR-BATT INC
 STEVE STOLARUK
 1928 STARK BATT DR.
 ROCHESTER HILLS, MI 48069

PROJECT NO. **16.103**

SHEET NO. **L-1**

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PATRICK S. CONROY AND ASSOCIATES
 Landscape Architecture & Construction • Construction Management
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 P.O. Box 542
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Section 138-12.109 Maintenance

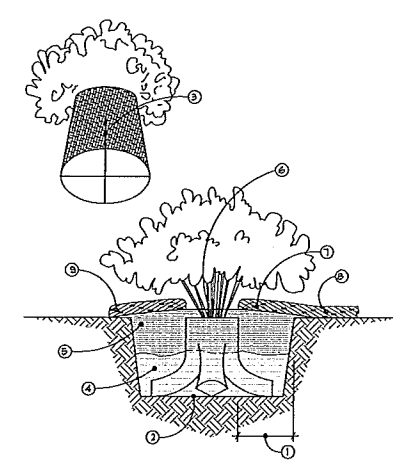
The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

- A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- B. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall assure proper maturation of plants to achieve their approved purpose.
- C. All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this section, 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. The City may notify property owners of the need to replace dead, damaged, or diseased material.
- D. The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this ordinance.
- E. If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.

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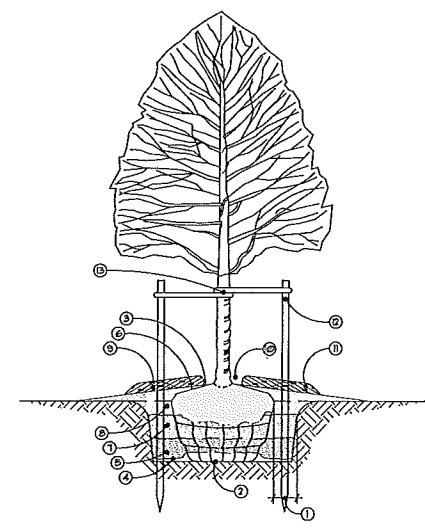
CONROY AND ASSOCIATES

Landscape Architecture & Construction • Construction Management
Site Planning • Golf Course Architecture



- INSTALLATION NOTES:**
- 1 DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
 - 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
 - 3 REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & ROOTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITION EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & ROOTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
 - 4 BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
 - 5 BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
 - 6 SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
 - 7 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - 8 SHREDDED BARK MULCH 4" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
 - 9 IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.

CONTAINER SHRUB PLANTING DETAIL
POT BOUND SHRUBS
NOT TO SCALE



- INSTALLATION NOTES:**
- 1 DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
 - 2 THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
 - 3 REMOVE ALL TWIGS FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
 - 4 PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
 - 5 BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
 - 6 BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
 - 7 BACKFILL PLANT POCKET SECOND 1/2 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
 - 8 BACKFILL PLANT POCKET LAST 1/2 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
 - 9 IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - 10 SHREDDED BARK MULCH 4" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 3-3" RING EXPOSED AT BASE OF TRUNK.
 - 11 MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
 - 12 1/2" x 1/2" x 2' x 6' HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
 - 13 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR ROPE TO BE USED TO GUY TREES. TUG (2) GUYS PER TREE.

DECIDUOUS TREE PLANTING DETAIL
TREE 3" CAL. & UNDER
NOT TO SCALE

GENERAL NOTES

- 1 ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR ROCHESTER HILLS, MICHIGAN.
- 2 ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- 3 ALL LAWN AREA (AS INDICATED) ARE TO BE SODED, UNLESS NOTED OTHERWISE, WITH A FINISH 3" OF TOPSOIL.
- 4 ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 5 ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 6 SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- 7 LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- 8 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- 9 LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- 10 PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS)
 - DECIDUOUS TREES - 5 LF.
 - ORNAMENTAL & CONIFEROUS TREES - 10 LF.
 - SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.
- 11 NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- 12 THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC. DURING AND AT THE END OF THE GUARANTEE PERIOD, REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

- 1 DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- 2 DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- 3 LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- 4 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- 5 COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- 6 ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- 7 ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- 8 ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- 9 SET 1/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- 10 BACKFILL PREPARED SOIL TO 1/2 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/2 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- 11 LOOSEN & REMOVE ALL LACING FROM BALL.
- 12 BACKFILL WITH PREPARED SOIL.
- 13 COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- 14 ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
- 15 ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- 16 ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

NOTES & DETAILS

DATE	ISSUED FOR
2-1-16	CLIENT REVIEW
2-2-16	MUNICIPAL REVIEW
3-4-16	MUNICIPAL REVIEW

STAR-BATT PR. BUILDINGS
ROCHESTER HILLS, MI

CLIENT
STAR-BATT INC
STEVE STOLARUK
1928 STAR-BATT DR
ROCHESTER HILLS, MI 48309

DESIGNED BY
VYM

DRAINING DATE
01/29/2016

PROJECT No.
16.103

SHEET No.
L-2



**CONCEPTUAL PLAN
NOT FOR CONSTRUCTION**