

- NOTES
- ① CONCRETE CURB & GUTTER - SEE DETAIL SHEET C105
 - ② CONCRETE SIDEWALK - SEE DETAIL SHEET C105
 - ③ 4" WIDE PAINTED LINE PER MUTCD (YELLOW)
 - ④ CONCRETE BUILDING CURB - SEE DETAIL SHEET C105
 - ⑤ BOLLARD - SEE DETAIL SHEET C105
 - ⑥ PAINTED DIRECTIONAL ARROWS PER MUTCD
 - ⑦ DRIVE-THRU MENU BOARD
 - ⑧ BYPASS LANE
 - ⑨ ASPHALT PAVING - SEE DETAIL SHEET C105
 - ⑩ SEALCOAT PAVEMENT TO OBSERVE EXISTING PARKING STRIPING
 - ⑪ TRASH ENCLOSURE w/ CONC. PAVING- SEE DETAIL SHEET C105
 - ⑫ INSTALL ADA SIGNAGE AND STRIPING
 - ⑬ LEASE AREA
 - ⑭ HANDRAIL
 - ⑮ AREA TO RECEIVE GRASS, STONE MULCH OR ARTIFICIAL TURF
 - ⑯ ADA CURB RAMP
 - ⑰ STEPS WITH HANDRAIL - 4 RISERS
 - ⑱ PEDESTRIAN CROSSWALK

Site Plan Review		
Reviewed for compliance to the City Ordinance, Building and Fire Codes		
Department	Reviewer	Approved
Planning	Kristen Kapelanski 248-841-2772 KapelanskiK@RochesterHills.org	Yes
Building	Mark Artman 248-841-2446 ArtmanM@RochesterHills.org	Yes
Engineering	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Traffic	Keith Depp 248-841-2503 DeppK@RochesterHills.org	Yes
Nat. Resources	Matt Einheuser 248-841-2551 EinheuserM@RochesterHills.org	Yes
Fire	Lt. Ann Echols 248-841-2701 EcholsA@RochesterHills.org	Yes
City of Rochester Hills Planning & Economic Development Conditions and mark-ups noted throughout the plan set must be addressed prior to final approval.		

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FLEISCHMANN
 DESIGN. BUILD. OPERATE.

2960 Lucerne Drive SE
 Grand Rapids, MI 49546
 P: 616.977.1000
 F: 616.977.1005

BCUBED
 MANUFACTURING

666 McKinley Ave.
 Alpena, MI 49707
 (877) 422-8233

REVISION:

Revision for review 11/23/2021
 Revised per City Comments 11/16/2021

BIGGBY® COFFEE BCubed Drive-thru
 3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

SITE PLAN

DESIGN TEAM: PROJ MGR: BTE
 DESIGNED BY: MWC
 DRAWN BY: JCL
 CHECK BY:

DRAWING INFORMATION:
 C101
 112321 michaelc

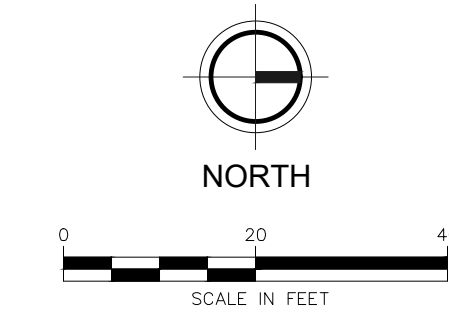
NOT FOR CONSTRUCTION

APRIL, 2021
 F&V PROJECT NO.
 850350

C101

CITY FILE # 21-022 SECTION # 35

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

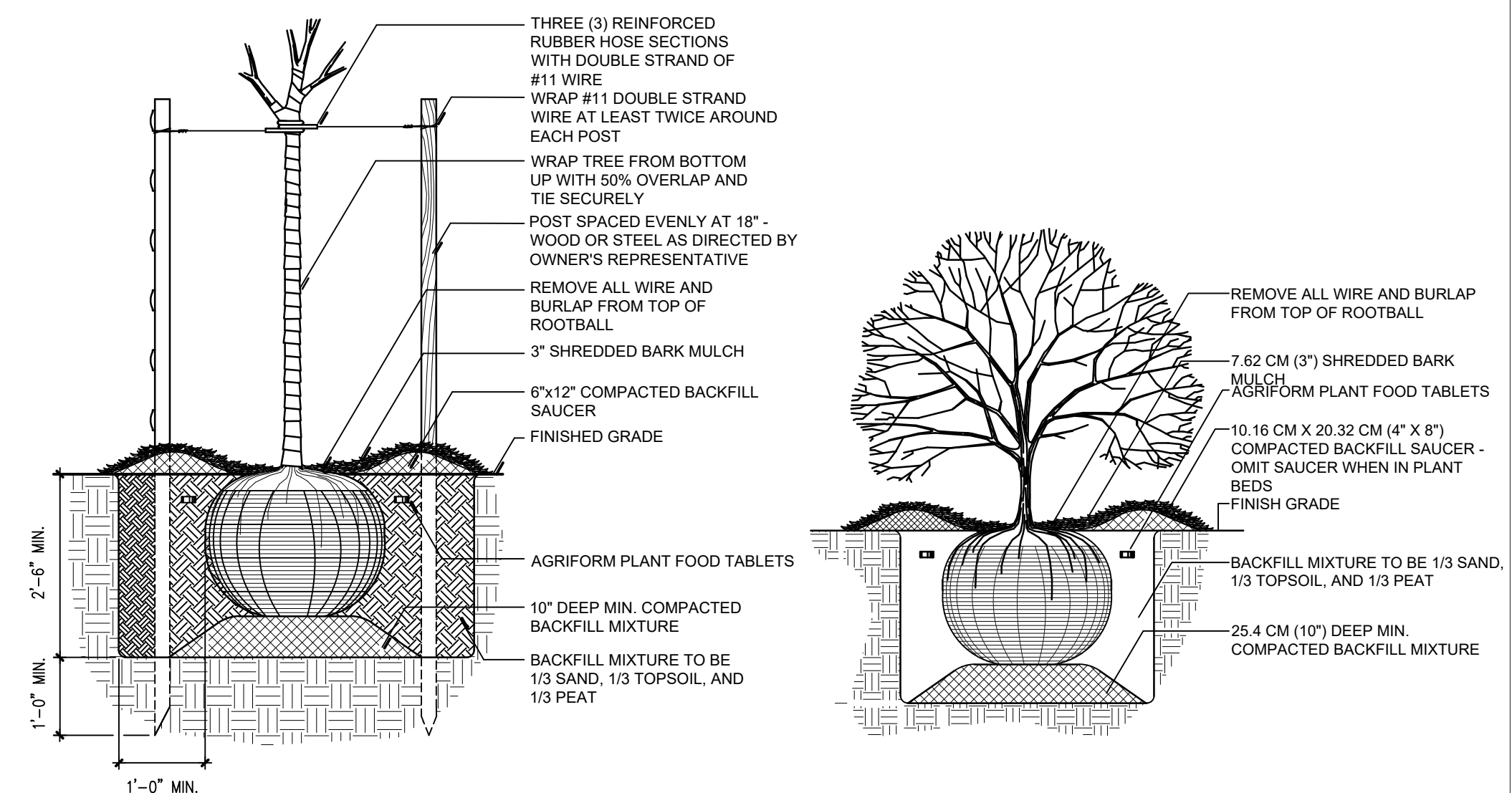


PLANT MATERIAL LIST

SHRUBS

QTY	KEY	BOTANICAL NAME COMMON NAME	MIN. REQ'D SIZE	COMMENTS
77	CA	<i>Calamagrostis x acutiflora</i> Karl Foerster	# 3 CONT.	PLANT 24" - 36" O.C.
30	WF	<i>Weigela florida 'my monet'</i> Weigela 'my monet'	# 2 CONT.	PLANT 24" - 36" O.C.
30	WM	<i>Weigela 'minuet'</i> Dwarf weigela 'minuet'	# 3 CONT.	PLANT 24" - 36" O.C.

LANDSCAPE LEGEND KEY



TREE PLANTING DETAIL
NOT TO SCALE

SHRUB INSTALLATION
NOT TO SCALE

PLANTING NOTES

- ALL TREES SHALL RECEIVE A 5' DIAMETER RING OF EVENLY SPREAD HARDWOOD BARK MULCH 3" THICK.
- CONTRACTOR SHALL NOTIFY OUPS AT 811 TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH THE STANDARDS OF THE CITY OF ROCHESTER HILLS PLANTING MANUAL AND LANDSCAPE REGULATION GUIDELINES.

NOTE

- PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

LANDSCAPE MAINTENANCE NOTES

- ALL LANDSCAPE AREAS SHALL BE HAVE DRAUGHT RESISTANT PLANTINGS
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
- 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.
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX 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.
- THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTERGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF ZONING ORDINANCE SECTIN 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
- IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONITARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

1 regulated tree is shown to be removed and will either need to be replaced or payment made into the the City Tree fund. Current Plant Material list does not include any tree species that would meet replacement requirements. Please add tree species to landscape plan or note that payment will be made into the City tree fund (\$304).

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REVISION:

BIGGBY® COFFEE BCubed Drive-thru
3175 S ROCHESTER ROAD, ROCHESTER HILLS, MI 48307

LANDSCAPE PLAN

DESIGN TEAM: PROJ MGR: BTE
DESIGNED BY: MWC
DRAWN BY: JCL
CHECK BY:

DRAWING INFORMATION:
L101 Landscape Plan
120121 andrew.riller

NOT FOR CONSTRUCTION

APRIL, 2021
F&V PROJECT NO.
850350

L100

BCubed for Biggby Coffee Operating Locations: Independence KY



BCubed for Biggby Coffee Operating Locations: Akron OH





Transforming communities, one project at a time.

Richards, Deanna
3175 S Rochester Road
Rochester Hills, MI 48307

Hi Deanna,

Thank you for sharing interest in Meadow Valley Lawncare And Landscape LLC. As requested, below is a quote with the discussed services. If you have any questions regarding your quote please contact us ASAP. We are looking forward to working with you!

Lets keep this short. Review the quote below. If you cannot resist our great prices go ahead and sign for agreement!

Name/Description	Quantity	Rate	Amount	Estimate Description
Equipment Transport and Set-up Equipment Transport and Set-up	1	1000.00	1000.00	Equipment Transport and Set-up
Equipment Equipment	1	2500.00	2500.00	Equipment
Landscape Labor Landscape Labor	80	65.00	5200.00	Landscape Labor
Plant Material Plant Material	77	27.00	2079.00	Plant Material-#3 Karl Forester
Plant Material Plant Material	30	34.00	1020.00	Plant Material-My monet weigela #2
Plant Material Plant Material	30	34.00	1020.00	Plant Material-Dwarf Minuet Weigela #3
Mulch-Coco Brown Mulch- Coco Brown	40	75.00	3000.00	Mulch- Coco Brown
			Total	\$15,819.00

Estimate Total \$\$15,819.00

Name

Thank you for your business!

235 Parsonage Street
Saranac, MI 48881

616-443-4250 office@mvlssaranac.com

