

**DECIDUOUS TREE PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" HT.	B&B
3	BN10	River Birch	<i>Betula nigra</i>	10" HT.	B&B
5	CB2	Columnar European Hornbeam	<i>Carpinus betulus 'Fastiglata'</i>	2" Cal.	B&B
6	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" HT.	B&B
4	CM8	Cornelian Cherry Dogwood	<i>Cornus mas</i>	8" HT.	B&B
5	HJ2	Marlee Crab	<i>Malus 'Jarmin' PP14337</i>	2" Cal.	B&B
6	MP2	Prairiefire Crab	<i>Malus 'Prairiefire'</i>	2" Cal.	B&B
4	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
4	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	3" Cal.	B&B
5	OR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
6	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
6	UA3	Princeton Elm	<i>Ulmus americana 'Princeton'</i>	3" Cal.	B&B
5	UF3	Frontier Elm	<i>Ulmus parvifolia 'Frontier'</i>	3" Cal.	B&B

**EVERGREEN TREE PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AC8	Colorado Fir	<i>Abies concolor</i>	8" HT.	B&B
4	PA8	Norway Spruce	<i>Picea abies</i>	8" HT.	B&B
12	PG8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8" HT.	B&B
6	PO8	Serbian Spruce	<i>Picea omorika</i>	8" HT.	B&B

**SHRUB PLANT LIST:**

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
30	JH6	Heiz Columnar Juniper	<i>Juniperus chinensis 'Herz Columnaris'</i>	6"	B&B
24	SN36	Neon Flash Spiraea	<i>Spiraea japonica 'Neon Flash'</i>	36" HL.	Cont.
16	VB36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Chistom'</i>	36" HL.	Cont.

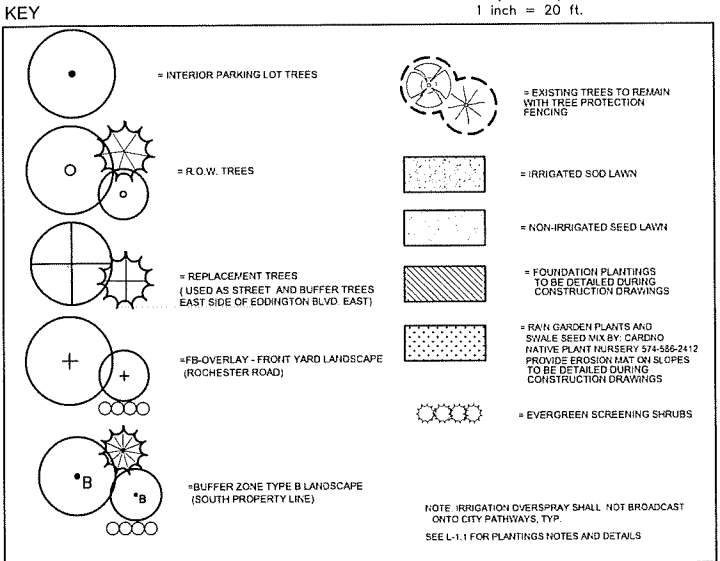
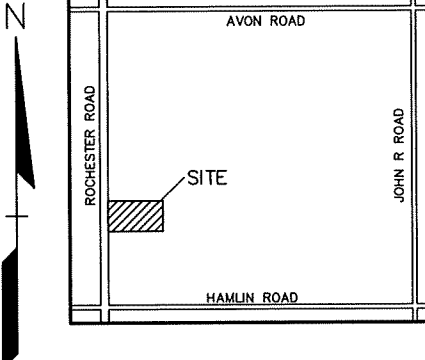
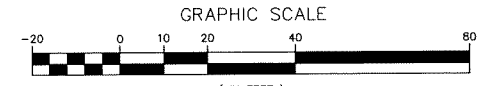
**CITY OF ROCHESTER HILLS NOTES:**

**TREE PLANTING RESTRICTIONS:**  
 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 roadway. Shade trees and shrubs must be planted at least 5' from the edge of the public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. 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 roadway 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 at a minimum of 2' from an underground utility, unless the city's Landscape Architect requires a greater distance. These requirements are incorporated into the plan.

**CLOSING COMMENT:**  
 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.

**PER CITY OF ROCHESTER HILLS MAINTENANCE AGREEMENT:**

Section 188.12-109 Maintenance  
 The owner of the property shall be responsible for all maintenance of trees for which he or she is responsible, as follows:  
 A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse. Pruning shall be done in a manner that is safe, and shall not be done during the winter months. Subsequent pruning shall be done in a manner that is safe and shall not be done during the winter months.  
 B. Pruning shall be seasonal and shall be done in a manner that is safe and shall not be done during the winter months. Pruning shall be done in a manner that is safe and shall not be done during the winter months. Pruning shall be done in a manner that is safe and shall not be done during the winter months.  
 C. At each pruning, or if a tree is damaged or if a tree is dead or dying, the owner shall remove the tree or a portion thereof, and shall replace it with a tree of the same or similar kind, size, and maturity. The replacement tree shall be planted within 90 days of the date of removal. The replacement tree shall be planted within 90 days of the date of removal. The replacement tree shall be planted within 90 days of the date of removal.  
 D. The owner shall maintain a record of all trees on the property, including the date of planting, the name of the tree, and the size of the tree. The owner shall maintain a record of all trees on the property, including the date of planting, the name of the tree, and the size of the tree.  
 E. If a tree is damaged or if a tree is dead or dying, the owner shall remove the tree or a portion thereof, and shall replace it with a tree of the same or similar kind, size, and maturity. The replacement tree shall be planted within 90 days of the date of removal.



**LANDSCAPE CALCULATIONS: FB-2 (FLEXIBLE BUSINESS OVERLAY) PER CITY OF ROCHESTER HILLS ZONING ORDINANCE**

**OUTDOOR AMENITY SPACE:**  
 REQUIRED: IN FB DISTRICT, 2% OF GROSS LAND AREA OF DEVELOPMENT SHALL PROVIDE OUTDOOR AMENITY SPACE WITH 3 OR MORE PEDESTRIAN AMENITIES (BENCHES, LOW WALLS, LITTER RECEPTACLE, BIKE RACK, PUBLIC ART, LIGHTING, PLANTERS, ETC.)  
 75,814 SF x .02 = 1,516 SF REQUIRED  
 PROVIDED: 7,435 SF LANDSCAPED PARK AREA / PATH, EAST SIDE OF SITE WITH PEDESTRIAN NODE WITH BENCHES  
**INTERIOR PARKING LOT LANDSCAPE (FOR 20 CARS OR MORE):**  
 REQUIRED: 5% OF VEHICLE USE AREA, 1 TREE PER ISLAND, 19,884 x 5% = 994 SQ FT, 1 TREE / 150 SF = 7 TREES  
 PROVIDED: 3,584 SF LANDSCAPE ISLAND AREA AND 7 TREES  
**PERIMETER PLANTING TREES:**  
 REQUIRED: 1 DEC TREE / 25LF AND 1 ORN TREE / 35LF, ALONG EDGE OF PARKING LOT FAÇON AND WITHIN 100' OF PUBLIC ROW.  
 ANY PARKING WITHIN 30' OF PUBLIC STREET OR ROW REQUIRES A VEGETATIVE HEDGE FOR SCREENING.  
 PROVIDED: NOT REQUIRED PER CITY COMMENT, SINCE MORE THAN 100' AWAY ON EDDINGTON, FOR ROCHESTER RD. SUFFICIENT PLANTINGS ARE PROVIDED VIA REQUIRED ROW AND FB FRONT YARD PLANTINGS PROVIDED.

**ROW TREES:**

REQUIRED: 1 DEC OR EVG TREE / 35LF AND 1 ORN TREE / 60LF OF ROW.  
 EDDINGTON BLVD.: 378.03 / 35 = 11 DEC. OR EVG. TREES  
 ROCHESTER RD.: 200.02 / 35 = 6 DEC. OR EVG. TREES  
 EDDINGTON BLVD. EAST, WEST SIDE: 200.02 / 60 = 4 ORN. TREES  
 PROVIDED: EDDINGTON BLVD., 11 DEC. AND 7 ORN. TREES - NOT ENOUGH ROOM TO BE PLACED ADJACENT TO ROAD ROW, TREES ARE LOCATED ELSEWHERE ON SITE  
 ROCHESTER RD., 6 EVG. AND 4 ORN. TREES  
 EDDINGTON BLVD. EAST, WEST SIDE, 6 EVG. AND 4 ORN. TREES

**REPLACEMENT TREES:**

REQUIRED: 1, 2" DEC. TREE OR 8" EVG PER REGULATED TREE REMOVED. AN ADDITIONAL 1 TREE FOR EVERY ADDITIONAL 1/2" CAL. DEC TREE OR 1" EVG TREE. (REGULATED TREE = 6" CAL. AND UP)  
 (3" DECIDUOUS REPLACEMENT TREE OR 10" EVERGREEN REPLACEMENT TREE = CREDIT FOR 2 TREES)  
 20 REGULATED TREES REMOVED (REGARDLESS OF SPECIES AND CONDITION)  
 PROVIDED: 6, 3" DEC. TREES (12 TREE EQUIV.) AND 8, 8" HT. EVG. (8 TREE EQUIV.) 12+8 = 20 TREE EQUIV. SHOWN ON THE EAST SIDE OF EDDINGTON BLVD. EAST, PER CITY REQUEST SEE SHEET T-1.0 FOR TREE REMOVALS

**FB OVERLAY - FRONT YARD LANDSCAPING (ROCHESTER RD.: 200FT):**

REQUIRED: ARTERIAL RD., 10' WIDE, 2 DEC. 4 ORN. TREE, AND 12 SHRUBS / 100LF OF ROW.  
 ROCHESTER RD.: 200' / 100 = 2  
 = 4 DEC. 8 ORN. TREES AND 24 SHRUBS.  
 PROVIDED: ROCHESTER RD. = 1 EXISTING DEC., 3 PROPOSED DEC., 8 ORN. AND 24 SHRUBS.

**BUFFER ZONE TYPE B (SOUTH PROPERTY LINE):**

REQUIRED: 10' WIDE, 2 DEC., 1.5 ORN., 2 EVG. AND 4 SHRUBS / 100 LF;  
 378 LF / 100 = 3.78  
 = 8 DEC., 6 ORN., 8 EVG. AND 16 SHRUBS  
 PROVIDED: 2 EXISTING DEC., 6 PROPOSED DEC., 6 ORN. 8 EVG. AND 16 SHRUBS

**LANDSCAPE EAST SIDE OF EDDINGTON BLVD. EAST, PER CITY REQUEST:**

REQUIRED: STREET TREES TO COMPLEMENT EXISTING LINEAR PARK TO THE NORTH AND EVERGREENS ON EAST BERM, OFF PROPERTY.  
 PROVIDED: 6 PROPOSED 3" DEC. TREES AND 8, 8" HT. EVERGREENS (USING THE 14 REPLACEMENT TREES TOWARDS THE STREET TREES AND EVERGREENS, APPROVED PER PHONE CONVERSATION WITH KRISTEN K. 7.11.2019)

**IRRIGATION NOTES:**

ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM-5AM.

**COST OPINION:**

PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
2,865	S.Y.	SOD LAWN	\$4.00	\$11,460.00
78	EA	SHRUBS	\$35.00	\$2,730.00
29	EA	SUB CANOPY ORNAMENTAL TREES	\$250.00	\$7,250.00
33	EA	DECIDUOUS TREES	\$400.00	\$13,200.00
28	EA	EVERGREEN TREES	\$325.00	\$9,100.00
8	C.Y.	MULCH AT 3" DEPTH	\$25.00	\$200.00
50	C.Y.	PLANT MIX FOR BEDS (12" DEPTH)	\$15.00	\$750.00
300	L.F.	ALLIUM/EDG NG	\$5.00	\$1,500.00
460	S.Y.	SPECIALTY SEED MIXES	\$3.00	\$1,380.00
1	LS	IRRIGATION (COMMERCIAL BUILDING)	\$10,000.00	\$10,000.00
TOTAL LANDSCAPING				\$64,180.00
DOES NOT INC. LOCAL FOUNDATION PLANTING AT BLDG AND SEE AMENITIES				
NIC any contingency				

NO.	BY	DATE	DESCRIPTION
1	JLB	7/11/19	ADD EAST TREES
2	JLB	7/11/19	REVISION PER CITY COMMENTS
3	JLB	7/11/19	REVISION PER CITY COMMENTS
4	JLB	7/11/19	REVISION PER CITY COMMENTS
5	JLB	7/11/19	REVISION PER CITY COMMENTS



**CAUTION!**  
 THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCHESTER HILLS AND THE STATE OF MICHIGAN PRIOR TO CONSTRUCTION.

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**GENISYS CREDIT UNION**  
 2100 EXECUTIVE HILLS BLVD.  
 AUBURN HILLS, MI 48326  
**PRELIMINARY LANDSCAPE PLAN**  
**GENISYS CREDIT UNION**  
 PART OF THE SW 1/4 OF SECTION 23, T. 3N, R. 11E  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
 DES. J.L.E. DN. JRG. SUR. GWC. P.M. JPB.  
 5/24/2019 10:30:00 AM C:\PROJECTS\2019\20190519\GENISYS\_CREDIT UNION\LANDSCAPE\LANDSCAPE.DWG

ORIGINAL ISSUE DATE:  
 APRIL 10, 2019  
 PEA JOB NO. 2019-065  
 SCALE: 1" = 20'  
 DRAWING NUMBER:  
**L-1.0**

