

LEGEND

- = Existing Tree To Remain
- = Easement Limits
- = Entry Corner Clearance View Triangle
- = Pathway Site Line per CITY Standards
- = Concrete Sidewalk
- = HMA Pathway



sheet title:

Overall Landscape Plan

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

08.02.2018

drawn by:

EMJ

checked by:

WTK



Know what's below.
Call before you dig.

revisions:

10.12.2018	Per Site Redesign
11.13.2018	Per Municipal Review
01.23.2019	Per Municipal Review
02.25.2019	Per Municipal Review

sheet no.

L-1

Landscape Summary

Right-of-Way Trees: Brewster Road

Length of Frontage: 615.71 LF
 Required: 1 Deciduous Tree / 35 LF
 Required: 1 Ornamental Tree / 60 LF
 Required: 18 Deciduous & 11 Ornamental Trees
 Provided: 11 Deciduous Trees (7 Proposed & 4 Existing)*
 0 Ornamental Trees*

West Buffer along RM-1

Length of Boundary: 257.86 LF
 Required: Buffer Type B
 - 10' Width Greenbelt
 - 2 Deciduous Trees per 100 LF
 - 1.5 Ornamental Trees per 100 LF
 - 2 Evergreen Trees per 100 LF
 - 4 Shrubs / 100 LF
 10' Width Greenbelt
 6 Deciduous Trees
 4 Ornamental Trees
 6 Evergreen Trees
 11 Shrubs
 Provided: 10' Width Greenbelt
 6 Deciduous Trees (3 Proposed + 3 Existing)
 4 Ornamental Trees
 6 Evergreen Trees
 12 Shrubs

*Note: All required trees cannot fit in the required locations due to infrastructure and corner clearance conflicts. In lieu of planting, a payment of \$3,901.50 (\$216.75 per tree) shall be made to the City of Rochester Hills tree fund. A final amount shall be determined during final site plan approval.

Tree Replacement Summary

Total Trees Surveyed: 317
 - Total Trees Offsite: 52
 Total Onsite Trees: 265
 - Total Landmark Trees: 0
 - Total Historic Trees: 0
 Total Trees Saved: 31
 - Required: Per Sec. 126-327.2, a minimum of 37% of the total number of regulated trees on site shall be preserved and undamaged
 99 Trees
 - Provided: 11.70% Saved
 Total Trees Removed: 234
 - Exempt Trees: 9 (These trees include poor quality Elm and Ash Trees)

Replacement Requirements:

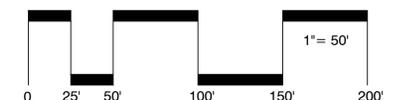
Required: Equivalency of 225 Trees (1 Tree / 1 Tree Removed) per the following replacement rates:
 Deciduous Trees
 - 2" replacement caliper = 1 Tree
 - 2.5" replacement caliper = 1.5 Trees
 - 3" or greater replacement caliper = 2 Trees
 Evergreen Trees
 - 8" replacement height = 1 Tree
 - 9" replacement height = 1.5 Trees
 - 10' or greater replacement height = 2 Trees
 Provided: 225.50 Total Tree Equivalency at the following calculations:
 Deciduous Trees
 - 79 Trees at 2" caliper
 - 29 Trees at 2.5" caliper
 Evergreen Trees
 - 103 Trees at 8" ht.

Plant Schedule (This Sheet)

Trees	sym.	qty.	botanical name	common name	size	spacing	root	notes
Brewster Road R.O.W. Trees								
	AR-S	4	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	3" cal.	per plans	B&B	
	LT-S	3	<i>Liriodendron tulipifera</i>	Tulip Tree	3" cal.	per plans	B&B	
Buffer Screen Trees								
	AG-B	4	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2" cal.	per plans	B&B	Multistem
	PG-B	6	<i>Picea glauca</i>	White Spruce	10' ht.	per plans	B&B	
	QB-B	3	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	per plans	B&B	
Woodland Replacement Trees								
	AC-R	44	<i>Abies concolor</i>	White Fir	8' ht.	per plans	B&B	
	AG-R	3	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	2" cal.	per plans	B&B	Multistem
	AR-R	14	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	2.5" cal.	per plans	B&B	
	GT-R	24	<i>Gleditsia triacanthos f. inermis 'Skyline'</i>	Skyline Thornless Honeylocust	2" cal.	per plans	B&B	Thornless
	LT-R	12	<i>Liriodendron tulipifera</i>	Tulip Tree	2" cal.	per plans	B&B	
	PA-R*	15	<i>Platanus x acerifolia 'Exclamation'</i>	Exclamation London Planetree	2.5" cal.	per plans	B&B	
	PG-R	29	<i>Picea glauca</i>	White Spruce	8' ht.	per plans	B&B	
	PS-R	30	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	per plans	B&B	
	QB-R	11	<i>Quercus bicolor</i>	Swamp White Oak	2" cal.	per plans	B&B	
	ZS-R	29	<i>Zelkova serrata</i>	Japanese Zelkova	2" cal.	per plans	B&B	
Shrubs								
	sym.	qty.	botanical name	common name	size	spacing	root	notes
	PO-B	12	<i>Physocarpus opulifolius 'Diabolo'</i>	Diabolo Ninebark	#5	5' o.c.	cont.	

Development Sign Note:

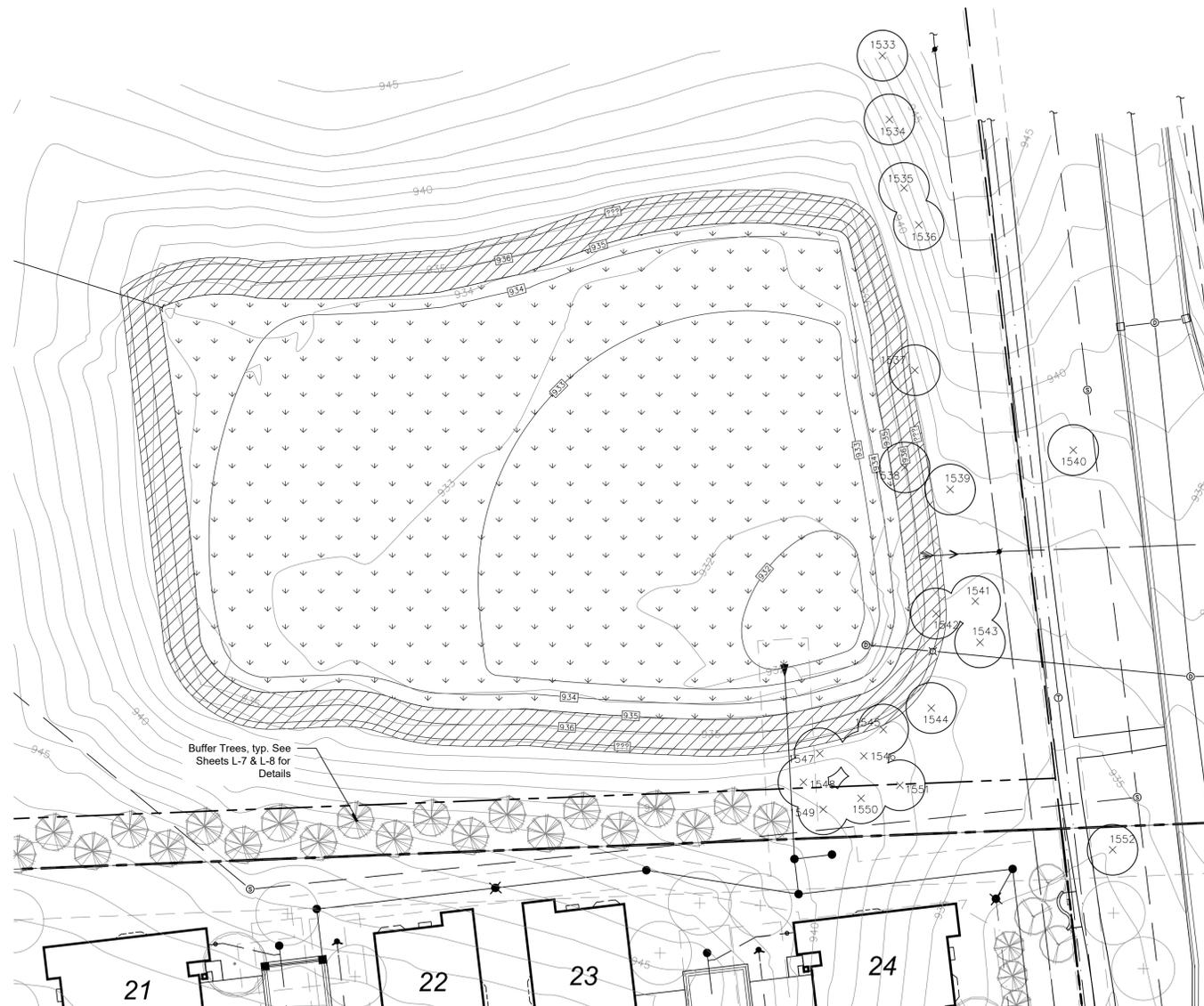
All signs must meet the requirements of Section 138-12.306 and Chapter 134 of the City Code of Ordinances and be approved under separate permits issued by the Building Department.



These drawings as instruments of service, remain the property of LAND Design Studio, PLLC. Any changes, publications or unauthorized use is prohibited unless expressly approved. © LAND Design Studio, PLLC

LEGEND

= Existing Tree To Remain



Stormwater Seed Mix - Basin Zone

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
<i>Bolboschoenus fluviatilis</i>	River Bulrush	0.25	27500	0.16
<i>Carex cristatella</i>	Crested Oval Sedge	2.00	59000	2.71
<i>Carex lurida</i>	Bottlebrush Sedge	3.00	12000	0.83
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	125000	17.22
<i>Elymus virginicus</i>	Virginia Wild Rye	13.50	4375	1.36
<i>Glyceria striata</i>	Fowl Manna Grass	1.25	125000	3.59
<i>Juncus effusus</i>	Common Rush	2.00	281000	12.90
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	94500	2.17
<i>Panicum virgatum</i>	Switch Grass	2.00	28356	1.30
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	3.00	37813	2.6
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00	187500	8.61
<i>Scirpus cyprenus</i>	Wool Grass	1.00	562500	12.91
Total		37.00		66.19
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs & Shrubs:				
<i>Alisma spp.</i>	Water Plantain (Varic)	4.25	70175	6.85
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50	4540	0.16
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00	14175	0.65
<i>Helenium autumnale</i>	Sneezeweed	2.00	141750	6.51
<i>Iris virginica</i>	Blue Flag	4.00	1400	0.13
<i>Lycopus americanus</i>	Common Water Hore	0.25	235000	1.35
<i>Mimulus ringens</i>	Monkey Flower	1.00	283500	6.51
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod	0.50	94500	1.08
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50	36063	0.41
<i>Polygonum spp.</i>	Pinkweed (Various M	4.00	4063	0.37
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed S	1.00	46000	1.06
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50	33000	1.14
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00	56700	1.30
<i>Senna hebecarpa</i>	Wild Senna	1.00	1400	0.03
<i>Symphotrichum novae-angliae</i>	New England Aster	1.50	76000	2.62
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00	13500	0.62
Total		28.00		30.78

Mix Statistics

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.75	1,340,887	30.78	31.74%
Grasses	2.31	2,883,281	66.19	68.26%
Total Natives	4.06	4,224,168	96.97	100.00%
Cover	28.75	4,343,800	99.72	
Totals	32.81	8,567,968	196.69	

Low-profile Prairie Seed Mix - Upland Zone

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses:				
<i>Bouteloua curtipendula</i>	Side Oats Grama	16.00	9375	3.44
<i>Carex spp.</i>	Prairie Carex Mix	4.00	33422	3.07
<i>Elymus canadensis</i>	Canada Wild Rye	32.00	4258	3.13
<i>Koeleria pyramidata</i>	June Grass	1.00	150000	3.44
<i>Panicum virgatum</i>	Switch Grass	1.00	28356	0.65
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00	8800	7.27
Total		90.00		21.01
Temporary Cover:				
<i>Avena sativa</i>	Common Oat	360.00	8125	67.15
<i>Lolium multiflorum</i>	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs:				
<i>Amorpha canescens</i>	Lead Plant	0.50	17000	0.20
<i>Anemone cylindrica</i>	Thimbleweed	0.50	20938	0.24
<i>Asclepias syriaca</i>	Common Milkweed	2.00	4000	0.18
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00	3500	0.16
<i>Baptisia alba</i>	White Wild Indigo	2.00	1600	0.07
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.00	3800	1.05
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00	12500	1.43
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00	11500	0.26
<i>Dalea candida</i>	White Prairie Clover	1.50	26250	0.90
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50	20000	0.69
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00	4888	0.34
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	7.00	6600	1.06
<i>Eryngium yuccifolium</i>	Rattlesnake Master	3.00	8000	0.55
<i>Lespedeza capitata</i>	Round-Head Bush Clover	2.00	10000	0.46
<i>Liatris aspera</i>	Rough Blazing Star	0.50	13000	0.15
<i>Lupinus perennis</i>	Wild Lupine	4.00	1000	0.09
<i>Monarda fistulosa</i>	Wild Bergamot	0.75	78000	1.34
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00	46000	1.06
<i>Parthenium integrifolium</i>	Wild Quinine	1.00	6800	0.16
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50	115000	1.32
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	0.50	125000	1.43
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00	331250	7.60
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00	25250	2.32
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00	110000	12.63
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00	46000	1.06
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.50	1100	0.01
<i>Solidago speciosa</i>	Showy Goldenrod	0.50	105000	1.21
<i>Symphotrichum ericoides</i>	Heath Aster	0.25	140000	0.80
<i>Symphotrichum laeve</i>	Smooth Blue Aster	1.00	48000	1.10
<i>Symphotrichum novae-angliae</i>	New England Aster	0.50	76000	0.87
<i>Tradescantia ohimensis</i>	Common Spiderwort	0.75	8000	0.14
<i>Verbena stricta</i>	Hoary Vervain	1.00	32000	0.73
<i>Vernonia spp.</i>	Ironweed (Various Mix)	1.75	24000	0.96
<i>Veronicastrum virginicum</i>	Culvers Root	0.25	750000	4.30
Total		68.75		48.89

Mix Statistics

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.30	2,042,608	46.89	69.06%
Grasses	5.63	915,100	21.01	30.94%
Total Natives	9.92	2,957,708	67.90	100.00%
Cover	28.75	4,343,800	99.72	
Totals	38.67	7,301,508	167.62	

General Notes:

Should the Storm System Improvement result in the removal of any tree(s), replacement trees shall be installed.

Detention Pond Seeding Summary

Basin Zone - Elev. 932'-935'

Seeding Area: 48,505 s.f.
Application Rate: 32.81 lbs./Ac.
Required Quantity: 36.54 lbs. of Stormwater Seed Mix

Notes:
- Install 3"-6" of Topsoil or Wetland Mulch prior to seeding
- Use Seed Mat

Upland Zone - Elev. 935'-937'

Seeding Area: 13,476 s.f.
Application Rate: 38.67 lbs./Ac.
Required Quantity: 11.96 lbs. of Low-profile Prairie Seed Mix

Notes:
- Install 3"-6" of Topsoil or Wetland Mulch prior to seeding
- Use Seed Mat

Seed Mixes available from Cardno JFNew
- www.cardnoliveplantnursery.com
- (574) 586-2412
All Seed shall be protected with mulch blanket

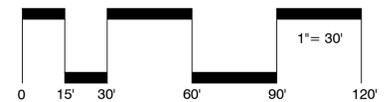
Native Seeding Maintenance

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.

During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

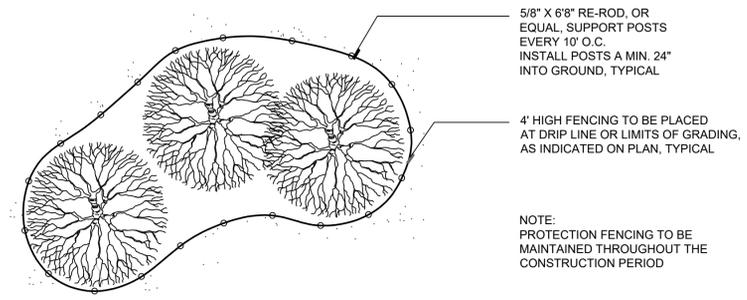
By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.



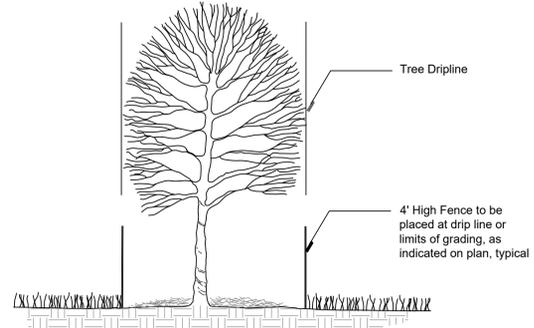
LEGEND

- = Existing Tree To Remain
- = Existing Tree To Be Removed
- = Approximate Location of Proposed Tree Protection Fence
- = Concrete Sidewalk
- = HMA Pathway



Tree Protection Detail - Plan

Scale: NTS



Tree Protection Detail - Section

Scale: NTS

Tree Protection Notes

1. Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
2. No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, placing solvents, building materials, construction equipment, etc.
3. Grade changes may not occur within the drip line of protected trees.
4. During construction, no person shall attach any device or wire to any remaining tree.
5. All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
6. Swales shall be routed to avoid the area within the drip lines of protected trees.
7. Trees located on adjacent properties that may be affected by construction activities must be protected.
8. Trees to be removed shall be flagged by the Owner Representative prior to site grading.
9. Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
10. The parking of idle and running equipment shall be prohibited under the drip line of protected trees.
11. The stripping of topsoil from around protected trees shall be prohibited.
12. Trees to be removed shall be fell away from trees to be saved.
13. Grubbing of understorey vegetation in construction areas should be cleared by cutting vegetation at ground level with a chainsaw or minimally with a hydro-axe.
14. The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.

Tree Replacement Notes

1. See Sheet L-1 for Tree Replacement Calculations
2. See Sheets L-4 & L-5 for Tree Survey, Tree Designations, and Tree Replacement Exemptions



sheet title:

Tree Preservation Plan

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

08.02.2018

drawn by:

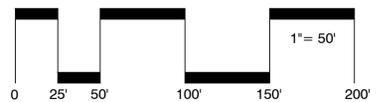
EMJ

checked by:

WTK

revisions:

10.12.2018	Per Site Redesign
11.13.2018	Per Municipal Review
01.23.2019	Per Municipal Review
02.25.2019	Per Municipal Review



sheet no.

L-3

LEGEND

Note: This Tree Survey was prepared by Nowak & Fraus Engineers



sheet title:

Tree Survey

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031 08.02.2018

drawn by:

EMJ WTK

revisions:

date	description
10.12.2018	Per Site Redesign
11.13.2018	Per Municipal Review
01.23.2019	Per Municipal Review
02.25.2019	Per Municipal Review



Know what's below.
Call before you dig.

sheet no.

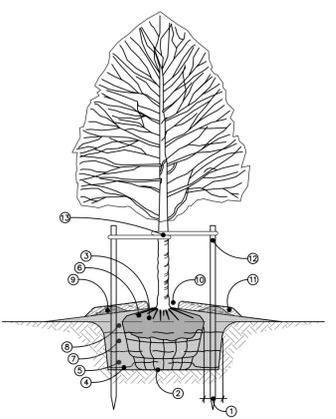
L-4

Tree #	Botanical Name	Common Name	To be Saved/			Dia.	Type	Other Dia.	Condition	Comments	Tree #	Botanical Name	Common Name	To be Saved/			Dia.	Type	Other Dia.	Condition	Comments
			Removed	Historic	Exempt									Removed	Historic	Exempt					
1533	Acer rubrum	RED MAPLE	Offsite	-	-	13		FAIR	SEAMS, MECHANICAL DAMAGE, EXPOSED ROOTS	1653	Fraxinus pennsylvanica	GREEN ASH	Save	-	Yes	6				UTILITY TRIM, INSECT	
1534	Gleditsia triacanthos	HONEYLOCUST	Offsite	-	-	13		GOOD		1654	Malus spp.	APPLE	Save	-	-	7	MULTI	6	POOR	UTILITY TRIM, DIEBACK, VINES	
1535	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	8	MULTI	7,6,6,6	POOR	THIN CROWN, DIEBACK, FUNGUS	1655	Acer negundo	BOXELDER	Remove	-	-	6			POOR	
1536	Gleditsia triacanthos	HONEYLOCUST	Offsite	-	-	15		GOOD		1656	Acer negundo	BOXELDER	Save	-	-	6			POOR		
1537	Gleditsia triacanthos	HONEYLOCUST	Offsite	-	-	15	TWIN		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1657	Morus alba	WHITE MULBERRY	Save	-	-	9			FAIR	
1538	Acer rubrum	RED MAPLE	Offsite	-	-	11		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1658	Acer negundo	BOXELDER	Save	-	-	14	MULTI	12, 9	POOR		
1539	Acer rubrum	RED MAPLE	Offsite	-	-	11		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1659	Acer negundo	BOXELDER	Remove	-	-	8			FAIR		
1540	Tilia cordata	LITTLE LEAF LINDEN	Offsite	-	-	6		GOOD		1660	Acer negundo	BOXELDER	Remove	-	-	11	TWIN	11	POOR		
1541	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	15		POOR	GIRDLING ROOTS, FUNGUS, BIRD PEAK, THIN CROWN	1661	Acer negundo	BOXELDER	Remove	-	-	6			FAIR		
1542	Acer rubrum	RED MAPLE	Offsite	-	-	11		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1662	Acer negundo	BOXELDER	Remove	-	-	6	TWIN		POOR		
1543	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	14		POOR	LEAN, UTILITY TRIM, EXPOSED ROOTS, MECHANICAL DAMAGE	1663	Acer negundo	BOXELDER	Remove	-	-	7			FAIR		
1544	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	15		POOR	BIRD PEAK, DIEBACK, EXPOSED ROOTS, MECHANICAL DAMAGE	1664	Acer negundo	BOXELDER	Remove	-	-	7			FAIR		
1545	Gleditsia triacanthos	HONEYLOCUST	Offsite	-	-	7		GOOD		1665	Acer negundo	BOXELDER	Remove	-	-	7			FAIR		
1546	Gleditsia triacanthos	HONEYLOCUST	Offsite	-	-	6		FAIR	EXPOSED ROOTS	1666	Acer negundo	BOXELDER	Remove	-	-	7			GOOD		
1547	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	9		POOR	THIN CROWN, DIEBACK, INSECT	1667	Acer negundo	BOXELDER	Remove	-	-	6			POOR		
1548	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	11	MULTI	9	FAIR	COMPETITION, INSECT	1668	Acer negundo	BOXELDER	Remove	-	-	8	TWIN		FAIR	
1549	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	10		POOR	THIN CROWN, DIEBACK, INSECT	1669	Acer negundo	BOXELDER	Remove	-	-	10			FAIR		
1550	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	10		POOR	THIN CROWN, DIEBACK, COMPETITION, INSECT	1670	Acer negundo	BOXELDER	Remove	-	-	6	MULTI		FAIR		
1551	Acer rubrum	RED MAPLE	Offsite	-	-	6		POOR	FUNGUS, ROT, EXPOSED ROOTS, MECHANICAL DAMAGE	1671	Acer negundo	BOXELDER	Remove	-	-	7			FAIR		
1552	Acer saccharum	SUGAR MAPLE	Offsite	-	-	13		POOR	MECHANICAL DAMAGE, ROT, EXPOSED ROOTS	1672	Fraxinus pennsylvanica	GREEN ASH	Remove	-	Yes	10			POOR		
1553	Thuja occidentalis	NORWAY MALE	Offsite	-	-	15		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1673	Acer negundo	BOXELDER	Remove	-	-	14			POOR		
1554	Thuja occidentalis	NORWAY MALE	Offsite	-	-	21		GOOD		1674	Acer negundo	BOXELDER	Remove	-	-	8			POOR		
1555	Thuja occidentalis	NORWAY MALE	Offsite	-	-	20		FAIR	EROSION, SEAM, MECHANICAL DAMAGE, EXPOSED ROOTS	1675	Fraxinus pennsylvanica	GREEN ASH	Remove	-	Yes	8	TWIN	7	POOR		
1556	Thuja occidentalis	NORWAY MALE	Offsite	-	-	13		FAIR	EXPOSED ROOTS, MECHANICAL DAMAGE	1676	Acer negundo	BOXELDER	Remove	-	-	9			POOR		
1557	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	21		GOOD		1677	Acer negundo	BOXELDER	Remove	-	-	7			POOR		
1558	Ulmus pumila	SIBERIAN ELM	Remove	-	Yes	18	TWIN	10	FAIR	FUNGUS, DIEBACK	1678	Ulmus pumila	SIBERIAN ELM	Remove	-	-	18	TWIN	7	FAIR	
1559	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	26		POOR	FUNGUS, ROT, DIEBACK	1679	Acer negundo	BOXELDER	Remove	-	-	6			POOR		
1560	Malus spp.	APPLE	Offsite	-	-	6	MULTI		POOR	ROT, DIEBACK, EPICORMIC BRANCHING	1680	Acer negundo	BOXELDER	Remove	-	-	7			POOR	
1561	Tilia americana	BASSWOOD	Offsite	-	-	11		GOOD		1681	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			POOR		
1562	Picea abies	NORWAY SPRUCE	Offsite	-	-	10		GOOD		1682	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	16			GOOD		
1563	Picea abies	NORWAY SPRUCE	Offsite	-	-	14		GOOD		1683	Acer negundo	BOXELDER	Remove	-	-	6			FAIR		
1564	Abies balsamea	BALSAM FIR	Offsite	-	-	6		FAIR	LEAN, UTILITY TRIM, EXPOSED ROOTS, MECHANICAL DAMAGE	1684	Acer negundo	BOXELDER	Remove	-	-	6			FAIR		
1565	Picea abies	NORWAY SPRUCE	Offsite	-	-	13		GOOD		1685	Fraxinus pennsylvanica	GREEN ASH	Remove	-	Yes	6			POOR		
1566	Picea abies	NORWAY SPRUCE	Offsite	-	-	12		GOOD		1686	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	17			GOOD		
1567	Picea abies	NORWAY SPRUCE	Offsite	-	-	15		GOOD		1687	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	13	TWIN	11	GOOD		
1568	Picea abies	NORWAY SPRUCE	Offsite	-	-	13		GOOD		1688	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	11			FAIR		
1569	Picea abies	NORWAY SPRUCE	Remove	-	-	11		GOOD		1689	Acer negundo	BOXELDER	Remove	-	-	6			POOR		
1570	Picea abies	NORWAY SPRUCE	Offsite	-	-	13		GOOD		1690	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	18			FAIR		
1571	Picea abies	NORWAY SPRUCE	Offsite	-	-	12		GOOD		1691	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			POOR		
1572	Picea abies	NORWAY SPRUCE	Offsite	-	-	11		FAIR	COMPETITION	1692	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	19			GOOD		
1573	Picea abies	NORWAY SPRUCE	Offsite	-	-	13		GOOD		1693	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	11			FAIR		
1574	Picea abies	NORWAY SPRUCE	Offsite	-	-	12	TWIN	10	GOOD	1694	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	12			FAIR		
1575	Picea abies	NORWAY SPRUCE	Offsite	-	-	14		GOOD		1695	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	17			GOOD		
1576	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	17		FAIR	BIRDPECK, DIEBACK	1696	Ulmus pumila	SIBERIAN ELM	Remove	-	-	8			FAIR		
1577	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	15		FAIR	BIRDPECK, DIEBACK	1697	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			FAIR		
1578	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	7		GOOD		1698	Ulmus pumila	SIBERIAN ELM	Remove	-	Yes	8			POOR		
1579	Pinus strobus	EASTERN WHITE PINE	Offsite	-	-	9		POOR	UTILITY TRIM, THIN CROWN	1699	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			GOOD		
1580	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	13		POOR	UTILITY TRIM, INSECT	1700	Acer platanoides	NORWAY MAPLE	Remove	-	-	6			POOR		
1581	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	15		POOR	UTILITY TRIM, INSECT	1701	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	8			FAIR		
1582	Pinus strobus	EASTERN WHITE PINE	Offsite	-	-	6		POOR	UTILITY TRIM, DIEBACK, THIN CROWN	1702	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			GOOD		
1583	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	18		POOR	UTILITY TRIM, THIN CROWN	1703	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			GOOD		
1584	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	16		POOR	UTILITY TRIM, INSECT, BIRD PECK	1704	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			GOOD		
1585	Pinus strobus	EASTERN WHITE PINE	Offsite	-	-	7		POOR	UTILITY TRIM, ONE BRANCH LEFT	1705	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	11			GOOD		
1586	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	16		POOR	LEAN, BIRD PECK, UTILITY TRIM	1706	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	9			GOOD		
1587	Pinus nigra	AUSTRIAN PINE	Offsite	-	-	18		POOR	UTILITY TRIM, INSECT, BIRD PECK	1707	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			GOOD		
1588	Malus spp.	APPLE	Save	-	-	9	TWIN		FAIR	UTILITY TRIM	1708	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	11			GOOD	
1589	Malus spp.	APPLE	Remove	-	-	8	MULTI		FAIR	UTILITY TRIM, VINES	1709	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	12			GOOD	
1590	Acer negundo	BOXELDER	Remove	-	-	9		FAIR	LEAN, UTILITY TRIM	1710	Ulmus pumila	SIBERIAN ELM	Remove	-	Yes	10			POOR		
1591	Rhamnus cathartica	COMMON BUCKTHORN	Save	-	-	6		FAIR	VINES, COMPETITION	1711	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			FAIR		
1592	Rhamnus cathartica	COMMON BUCKTHORN	Save	-	-	6	MULTI		POOR	VINES, DIEBACK	1712	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10			FAIR	
1593	Acer negundo	BOXELDER	Remove	-	-	7		FAIR	LEAN, DIEBACK	1714	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			POOR		
1594	Populus deltoides	EASTERN COTTONWOOD	Save	-	-	33	TWIN	32	POOR	ROT, DIEBACK, VINES	1715	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	7			POOR	
1595	Catalpa spp.	NORTHERN CATALPA	Remove	-	-	12	MULTI	11, 6	POOR	ROT, VINES, TREE STAND	1716	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	6			FAIR	
1596	Catalpa spp.	NORTHERN CATALPA	Remove	-	-	6		FAIR	SUPPRESSION	1717	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	8			GOOD		
1597	Populus deltoides	EASTERN COTTONWOOD	Remove	-	-	10															

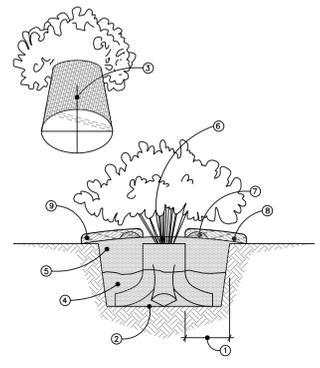
LEGEND

Tree #	Botanical Name	Common Name	To be Saved/ Removed	Landmark/ Historic	Exempt	Dia.	Type	Other Dia.	Condition	Comments
1774	Acer negundo	BOXELDER	Remove	-	-	8			POOR	VINES
1775	Acer negundo	BOXELDER	Remove	-	-	6			FAIR	VINES
1776	Fraxinus pennsylvanica	GREEN ASH	Remove	-	Yes	9			POOR	VINES
1777	Acer negundo	BOXELDER	Remove	-	-	9	TWIN	6	POOR	LEAN, VINES, DIEBACK
1778	Acer negundo	BOXELDER	Remove	-	-	13	TWIN	8	POOR	ROT, DIEBACK, INSECT
1779	Malus spp.	APPLE	Remove	-	-	6	TWIN	6	GOOD	
1780	Prunus serotina	BLACK CHERRY	Remove	-	-	19	TWIN	12	POOR	ROT, DIEBACK, VINES
1781	Prunus serotina	BLACK CHERRY	Remove	-	-	16			POOR	ROT, DIEBACK, INSECT
1782	Ulmus americana	AMERICAN ELM	Remove	-	-	13			FAIR	VINES
1783	Crataegus spp.	HAWTHORN	Remove	-	-	7			FAIR	VINES
1784	Prunus serotina	BLACK CHERRY	Remove	-	-	9			GOOD	
1785	Pyrus spp.	PEAR	Remove	-	-	10			FAIR	UTILITY TRIM
1786	Malus spp.	APPLE	Remove	-	-	6			POOR	LEAN, VINES, DIEBACK, UTILITY TRIM
1787	Malus spp.	APPLE	Remove	-	-	7			FAIR	VINES
1788	Prunus serotina	BLACK CHERRY	Remove	-	-	7			POOR	UTILITY TRIM, SEAM, ROT
1789	Malus spp.	APPLE	Remove	-	-	7			FAIR	VINES
1790	Acer negundo	BOXELDER	Remove	-	-	7			POOR	VINES, ROT, DIEBACK
1791	Acer negundo	BOXELDER	Remove	-	-	7			POOR	VINES
1792	Prunus serotina	BLACK CHERRY	Remove	-	-	6			POOR	VINES
1793	Prunus serotina	BLACK CHERRY	Remove	-	-	8			GOOD	
1794	Prunus serotina	BLACK CHERRY	Remove	-	-	8			POOR	VINES, DIEBACK, ROT
1795	Ulmus americana	AMERICAN ELM	Remove	-	-	11			FAIR	INSECT
1796	Pyrus spp.	PEAR	Remove	-	-	10			FAIR	DIEBACK, SUPPRESSION
1797	Malus spp.	APPLE	Remove	-	-	7			GOOD	
1798	Prunus serotina	BLACK CHERRY	Remove	-	-	13	MULTI	11,11	POOR	ROT, FUNGUS, DIEBACK, VINES
1799	Ulmus americana	AMERICAN ELM	Remove	-	-	12			FAIR	VINES, COMPETITION
1800	Malus spp.	APPLE	Remove	-	-	8			FAIR	VINES
1801	Prunus serotina	BLACK CHERRY	Remove	-	-	6			POOR	FUNGUS
1802	Prunus serotina	BLACK CHERRY	Remove	-	-	7			POOR	FUNGUS, ROT
1803	Prunus serotina	BLACK CHERRY	Remove	-	-	7			POOR	FUNGUS, VINES
1804	Prunus serotina	BLACK CHERRY	Remove	-	-	6	TWIN		POOR	MECHANICAL DAMAGE, ROT
1805	Prunus serotina	BLACK CHERRY	Remove	-	-	6	TWIN		POOR	VINES, DIEBACK
1806	Acer negundo	BOXELDER	Remove	-	-	8			POOR	MECHANICAL DAMAGE, ROT
1807	Pyrus spp.	PEAR	Remove	-	-	8			FAIR	VINES
1808	Pyrus spp.	PEAR	Remove	-	-	9			FAIR	COMPETITION
1809	Pyrus spp.	PEAR	Remove	-	-	14	TWIN	8	FAIR	DIEBACK, UTILITY TRIM
1810	Pyrus spp.	PEAR	Remove	-	-	8			FAIR	VINES, COMPETITION
1811	Pyrus spp.	PEAR	Remove	-	-	7			FAIR	COMPETITION
1812	Pyrus spp.	PEAR	Remove	-	-	6			FAIR	COMPETITION
1813	Pyrus spp.	PEAR	Remove	-	-	6	TWIN		POOR	UTILITY TRIM, COMPETITION
1814	Pyrus spp.	PEAR	Remove	-	-	9			GOOD	
1815	Pyrus spp.	PEAR	Remove	-	-	6			FAIR	COMPETITION
1816	Pyrus spp.	PEAR	Remove	-	-	6			GOOD	
1817	Pyrus spp.	PEAR	Remove	-	-	8			GOOD	
1818	Prunus serotina	BLACK CHERRY	Remove	-	-	15	MULTI	11, 10	POOR	ROT, DIEBACK, FUNGUS
1819	Quercus rubra	RED OAK	Remove	-	-	10			GOOD	
1820	Prunus serotina	BLACK CHERRY	Remove	-	-	11	MULTI	6	POOR	DIEBACK, ROT
1821	Prunus serotina	BLACK CHERRY	Remove	-	-	15	MULTI	7,6,6,6	FAIR	DIEBACK
1822	Ulmus pumila	SIBERIAN ELM	Remove	-	Yes	13			FAIR	FUNGUS, VINES
1823	Rhamnus cathartica	COMMON BUCKTHORN	Remove	-	-	8			FAIR	VINES
1824	Malus spp.	APPLE	Remove	-	-	6	MULTI		FAIR	VINES
1825	Prunus serotina	BLACK CHERRY	Remove	-	-	7			FAIR	WEAK UNION
1826	Malus spp.	APPLE	Remove	-	-	6			POOR	LEAN, VINES, SUPPRESSION
1827	Prunus serotina	BLACK CHERRY	Remove	-	-	7			FAIR	VINES
1828	Acer platanoides	NORWAY MAPLE	Remove	-	-	19			FAIR	DIEBACK
1829	Prunus serotina	BLACK CHERRY	Remove	-	-	13	TWIN	10	FAIR	ROT, DIEBACK
1830	Prunus serotina	BLACK CHERRY	Remove	-	-	6	TWIN	6	FAIR	COMPETITION
1831	Prunus serotina	BLACK CHERRY	Remove	-	-	6	MULTI		FAIR	COMPETITION
1832	Prunus serotina	BLACK CHERRY	Remove	-	-	6			FAIR	COMPETITION
1833	Prunus serotina	BLACK CHERRY	Remove	-	-	6			FAIR	COMPETITION
1834	Prunus serotina	BLACK CHERRY	Remove	-	-	8	MULTI	6	FAIR	LEAN, COMPETITION
1835	Prunus serotina	BLACK CHERRY	Remove	-	-	13	MULTI	11,8,6	FAIR	VINES, DIEBACK
1836	Prunus serotina	BLACK CHERRY	Remove	-	-	10	TWIN	8	GOOD	
1837	Prunus serotina	BLACK CHERRY	Remove	-	-	7			FAIR	LEAN, VINES, SEAM
1838	Prunus serotina	BLACK CHERRY	Remove	-	-	6			FAIR	LEAN, SUPPRESSION
1839	Prunus serotina	BLACK CHERRY	Remove	-	-	10	TWIN	6	FAIR	DIEBACK, VINES
1840	Prunus serotina	BLACK CHERRY	Remove	-	-	10	TWIN	6	FAIR	DIEBACK, COMPETITION
1841	Prunus serotina	BLACK CHERRY	Remove	-	-	10			FAIR	VINES, COMPETITION
1842	Prunus serotina	BLACK CHERRY	Remove	-	-	16	TWIN	10	FAIR	DIEBACK
1843	Pyrus spp.	PEAR	Remove	-	-	10	MULTI		FAIR	COMPETITION
1844	Prunus serotina	BLACK CHERRY	Remove	-	-	8	MULTI		POOR	VINES, ROT, DIEBACK
1845	Prunus serotina	BLACK CHERRY	Remove	-	-	21			FAIR	VINES, DIEBACK
1846	Prunus serotina	BLACK CHERRY	Remove	-	-	8			FAIR	ROT, SUPPRESSION
1847	Prunus serotina	BLACK CHERRY	Remove	-	-	10	TWIN	8	FAIR	DIEBACK, FUNGUS
1848	Prunus serotina	BLACK CHERRY	Remove	-	-	8	TWIN	6	FAIR	FUNGUS
1849	Acer negundo	BOXELDER	Remove	-	-	13			FAIR	FUNGUS, COMPETITION
1850	Prunus serotina	BLACK CHERRY	Remove	-	-	16	TWIN	13	POOR	ROT, DIEBACK, INSECT

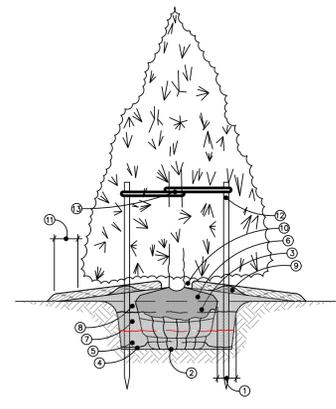
Note: This Tree Survey was prepared by Nowak & Fraus Engineers



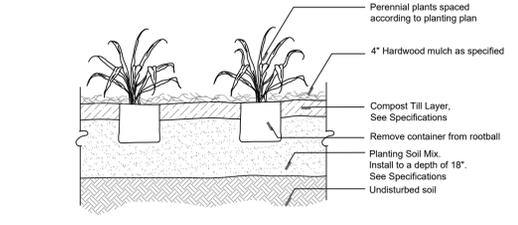
Deciduous Tree Planting Detail - 4" Cal. and Under
Scale: NTS



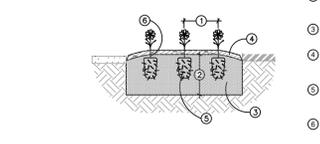
Shrub Planting Detail - Container
Scale: NTS



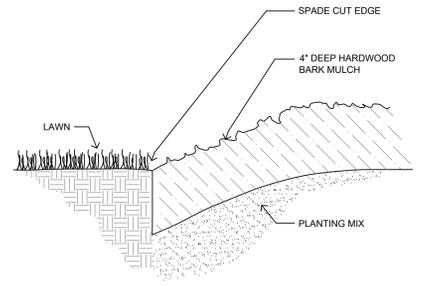
Evergreen Tree Planting Detail - 10' Ht. and Under
Scale: NTS



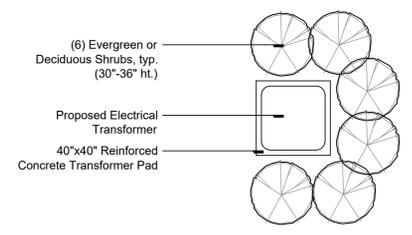
Perennial Planting Detail
Scale: NTS



Annual & Ground Cover Planting Detail
Scale: NTS



Spade Cut Edging Detail
Scale: NTS



Optional Transformer Screening Detail
Scale: 1/2" = 1'

sheet title:

Tree Survey & Details

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

08.02.2018

drawn by:

EMJ

checked by:

WTK

revisions:

10.12.2018	Per Site Redesign
11.13.2018	Per Municipal Review
01.23.2019	Per Municipal Review
02.25.2019	Per Municipal Review



Know what's below.
Call before you dig.

sheet no.

L-5



Decorative Mailbox - 16 Gang CBU

Manufacturer: Salisbury Industries
1010 E. 62nd St.
Los Angeles, CA 90001
www.mailboxes.com
Model: Regency Decorative CBU
#3316R
Black
Quantity: 2



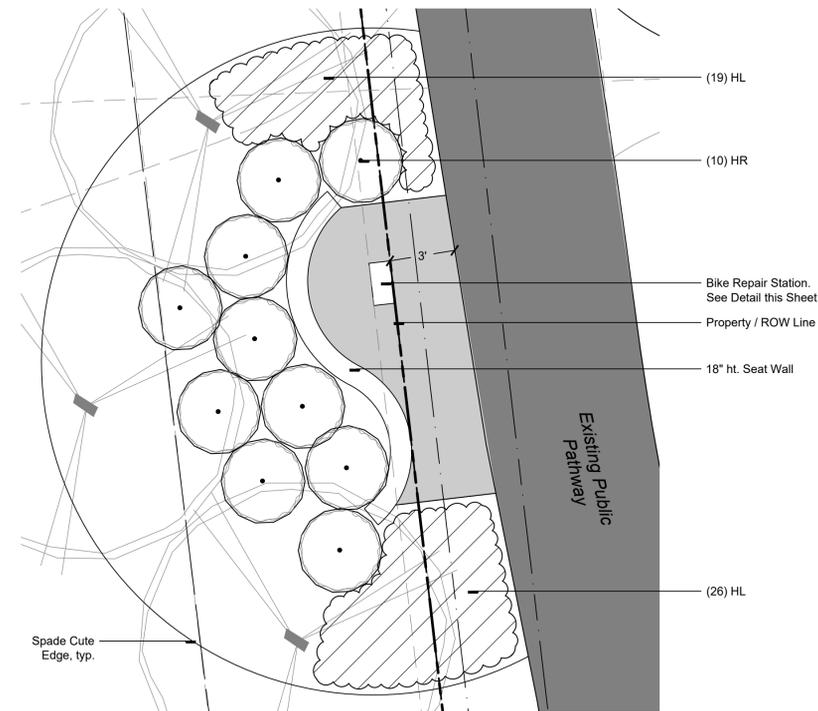
Bike Repair Station Detail

Manufacturer: Duo-Gard Industries, Inc.
40442 Koppernick Rd.
Canton, MI 48187
734.207.9700
Model Number: BBRS01B
Color: Various Powdercoat Options Available
Quantity: 1

LEGEND

Landscape Notes

- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 4". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- Any planting area within a wetland, watercourse, or floodplain shall not receive mulch, as it is considered fill.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plans and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- All lawn areas to be irrigated.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded
- All Landscape Areas shall be irrigated by an automatic irrigation system with separate zones for Lawn and Plants. Irrigation systems shall only be permitted to run between the hours of 12am & 5am.
- Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.
- Irrigation shall not broadcast onto CITY pathway.

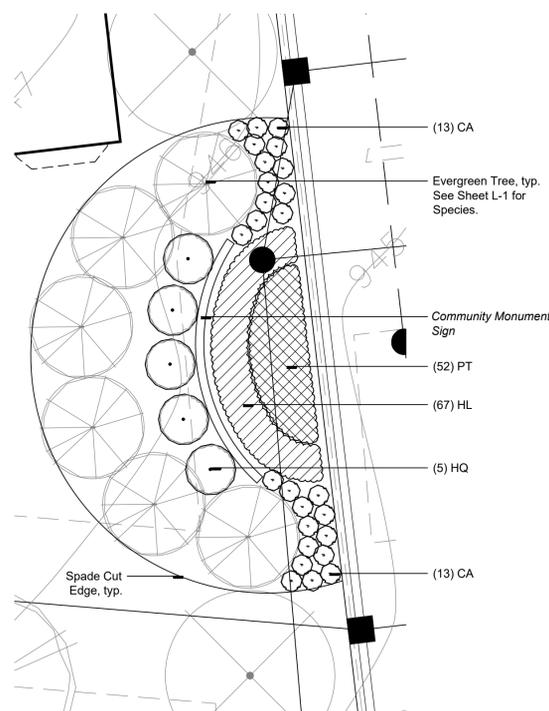


Proposed Plaza w/ Bike Repair Station

Scale: 1/4" = 1'

Site Maintenance Notes

- The owner of the property shall be responsible for all maintenance of site landscaping according to the rules and standards herein.
- Landscaping shall be kept 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 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 to 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 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 in violation of this ordinance.
- 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.



Development Sign Landscape Enlargement

Scale: 1" = 10'

Sign must meet the requirements of Section 138-12.306 and Chapter 134 of the City Code of Ordinances and be approved under separate permits issued by the Building Department

R.O.W. Landscape Notes:

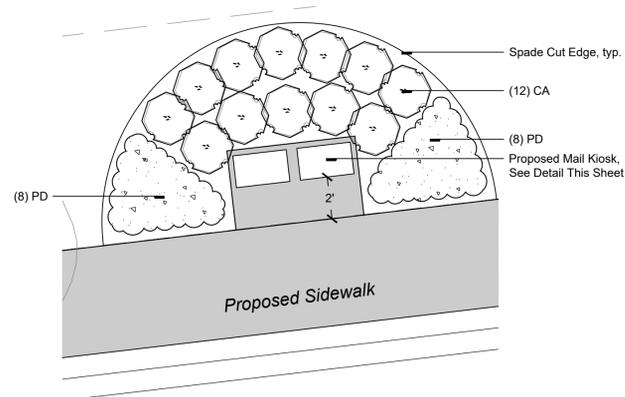
- Prior approval is required to plant any tree or shrub on the public right-of-way.
- All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.)
- Shade trees and shrubs 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.
- The above requirements are incorporated into the plan.

**Brewster Village
Rochester Hills, Michigan
Landscape Cost Estimate - 02/25/2019**

Item	Quantity	Unit Price	Amount
Trees			
Armstrong Red Maple (3" cal.)	4 EA	\$ 489.00	\$ 1,956.00
Armstrong Red Maple (2.5" cal.)	14 EA	\$ 405.00	\$ 5,670.00
Autumn Brilliance Serviceberry (2" cal.)	7 EA	\$ 340.00	\$ 2,380.00
Eastern White Pine (8' ht.)	30 EA	\$ 385.00	\$ 11,550.00
Exclamation London Planetree (2.5" cal.)	15 EA	\$ 436.00	\$ 6,540.00
Japanese Zelkova (2" cal.)	29 EA	\$ 373.00	\$ 10,817.00
Skyline Thornless Honeylocust (2" cal.)	24 EA	\$ 340.00	\$ 8,160.00
Swamp White Oak (3" cal.)	3 EA	\$ 450.00	\$ 1,350.00
Swamp White Oak (2" cal.)	11 EA	\$ 325.00	\$ 3,575.00
Tulip Tree (3" cal.)	3 EA	\$ 425.00	\$ 1,275.00
Tulip Tree (2" cal.)	12 EA	\$ 338.00	\$ 4,056.00
White Fir (8' ht.)	44 EA	\$ 369.00	\$ 16,236.00
White Spruce (10' ht.)	6 EA	\$ 450.00	\$ 2,700.00
White Spruce (8' ht.)	29 EA	\$ 300.00	\$ 8,700.00
Shrubs			
Diabolo Ninebark (#5 cont.)	12 EA	\$ 46.00	\$ 552.00
Oakleaf Hydrangea (#5 cont.)	5 EA	\$ 52.00	\$ 260.00
Ruby Slippers Oakleaf Hydrangea (#5 cont.)	10 EA	\$ 60.00	\$ 600.00
Perennials			
Dark Towers Penstemon (#1 cont.)	16 EA	\$ 15.00	\$ 240.00
Japanese Pachysandra (#1 cont.)	52 EA	\$ 12.00	\$ 624.00
Karl Foerster Feather Reed Grass (#2 cont.)	38 EA	\$ 19.00	\$ 722.00
Little Business Daylily (#1 cont.)	112 EA	\$ 12.00	\$ 1,344.00
Landscape Materials			
Mulch (4" depth)	41 CY	\$ 55.00	\$ 2,255.00
Irrigation			
Irrigation System	1 LSUM	\$20,000.00	\$ 20,000.00
		Estimated Total	\$ 111,562.00

Plant Schedule - Total This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	notes
HQ	5	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#5	6' o.c.	cont.	
HR	10	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	#5	48" o.c.	cont.	
Ornamental Grasses and Perennials							
sym.	qty.	botanical name	common name	size	spacing	root	notes
CA	38	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	24" o.c.	cont.	
HL	112	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.	
PD	16	<i>Penstemon</i> 'Dark Towers'	Dark Towers Penstemon	#1	18" o.c.	cont.	
PT	52	<i>Pachysandra terminalis</i>	Japanese Pachysandra	#1	18" o.c.	cont.	



Proposed Mail Kiosk Landscape Enlargement

Scale: 1/4" = 1'



sheet title:

Details & Notes

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

08.02.2018

drawn by:

EMJ

checked by:

WTK

revisions:

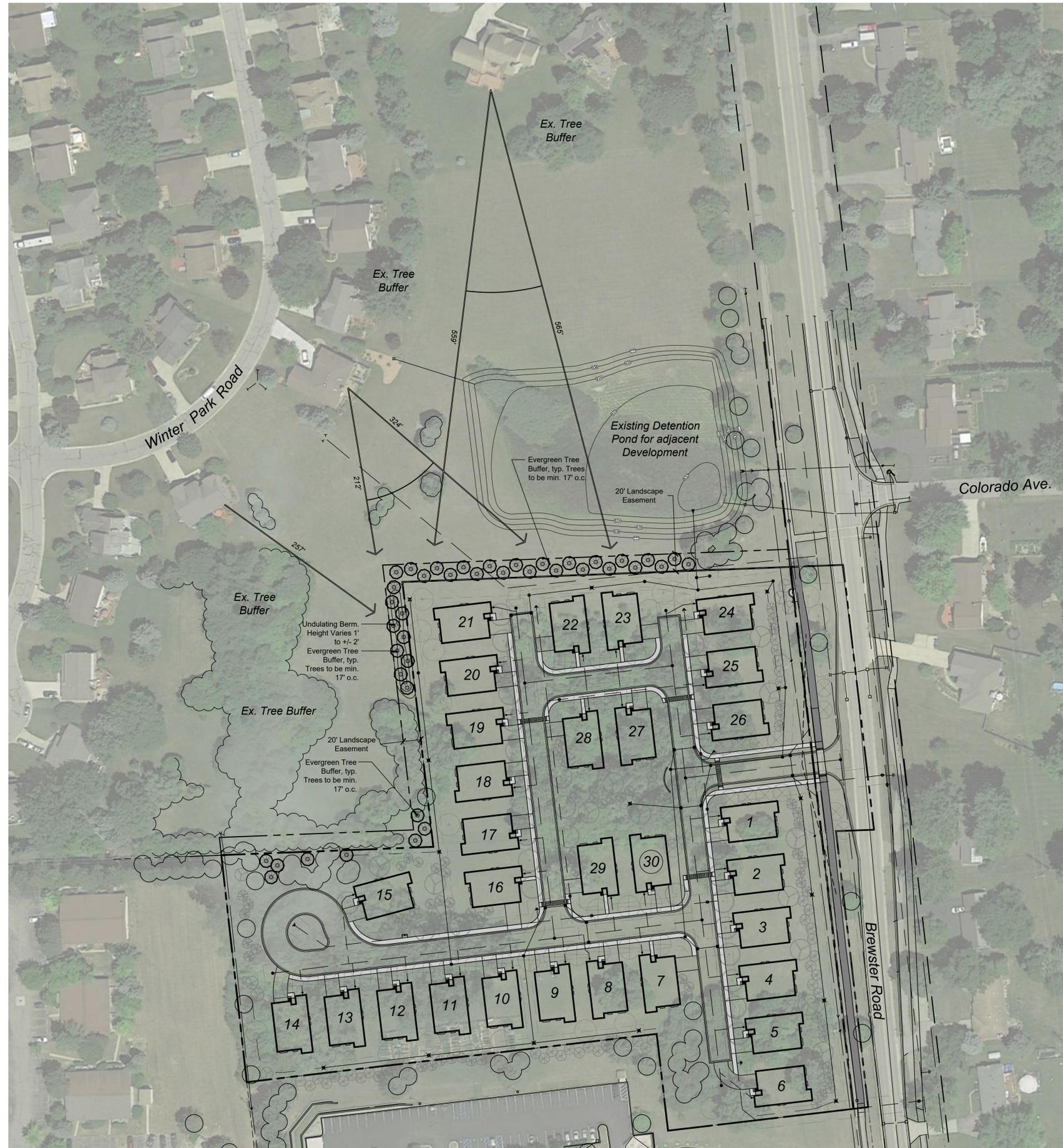
10.12.2018	Per Site Redesign
11.13.2018	Per Municipal Review
02.25.2019	Per Municipal Review



sheet no.

L-6

LEGEND



sheet title:

Landscape Buffer Plan

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
 6905 Telegraph Rd. - Suite 200
 Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

02.25.2019

drawn by:

EMJ

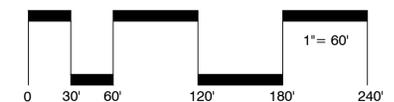
checked by:

WTK

revisions:



Know what's below.
 Call before you dig.



sheet no.

L-7

LEGEND



Typical Buffer Easement Elevation

*Note: Tree height and spread in this rendering is indicative of a more mature form, rather than a depiction of size when newly planted.

Scale: NTS

Buffer Plant Schedule

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
A	16	<i>Picea pungens</i>	Blue Spruce	10' ht.	17' o.c.	B&B
B	11	<i>Abies concolor</i>	White Fir	10' ht.	17' o.c.	B&B
C	12	<i>Picea abies</i>	Norway Spruce	10' ht.	17' o.c.	B&B

Proposed Buffer Tree Information



Blue Spruce
- Height: 50' to 75'
- Spread: 10' to 20'
- Rarely damaged by deer



White Fir
- Height: 30' to 50'
- Spread: 20'
- Occasionally damaged by deer



Norway Spruce
- Height: 40' to 60'
- Spread: 25' to 30'
- Rarely damaged by deer



Evergreen Buffer Landscape Plan

Scale: 1" = 30'



sheet title:

Landscape Buffer Details

project title:

Brewster Village

City of Rochester Hills, MI

prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

job number:

17031

date:

02.25.2019

drawn by:

EMJ

checked by:

WTK

revisions:



Know what's below.
Call before you dig.



North

sheet no.