

Parking Lot Landscaping Spaces Shown Landscape Area Required (5% of Vehicular Use Area) Landscape Area Shown

(1 Tree per 150 s.f.) Trees Shown Parking Lot Perimeter Perimeter Length

Trees Required

Shade Trees Required Shade Trees Shown Ornamental Trees Required Shade Trees Shown

Street Trees Frontage Length Shade Trees Required Shade Trees Shown Ornamental Trees Required Ornamental Trees Shown

Storm Water Management Frontage Length Shade Trees Required Shade Trees Shown Evergreen Trees Required Evergreen Trees Shown Shrubs Required Shrubs Shown

* Includes 9 Space Landbanked Parking Area ** As measured from the back of curb and Excluding Sidewalks.

36 Spaces

1,310 s.f.**

8 Trees

229 l.f.

2 Trees

6 Trees

17 Trees

17 Trees

3 Trees

2 Trees

7 Shrubs

1.7 (1 per 100')

6.8 (4 per 100')

TREE WRAP TO BE

1,120 s.f. (22,419 s.f. x 5%)+

7.4 Trees (1,120 / 150)

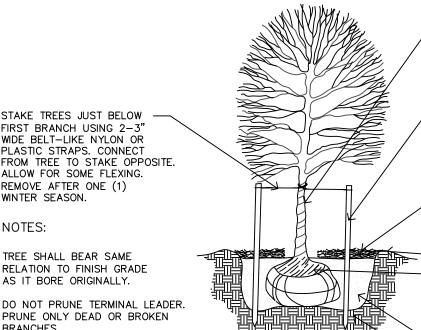
9 Trees (229 / 25)

6.5 Trees (229 / 35)

17.2 Trees (604 / 35)

17.2 Trees (604 / 35)

2.6 Trees (1.5 per 100')



TREE PIT SHALL BE 3 TIMES THE SIZE OF THE ROOT BALL.

STAKE TREES JUST BELOW

FIRST BRANCH USING 2-3"

WIDE BELT-LIKE NYLON OR

PLASTIC STRAPS. CONNECT

ALLOW FOR SOME FLEXING.

REMOVE AFTER ONE (1)

TREE SHALL BEAR SAME

AS IT BORE ORIGINALLY.

RELATION TO FINISH GRADE

REMOVE ALL TAGS, STRING,

PRUNE ONLY DEAD OR BROKEN

PLASTIC AND OTHER MATERIALS

WINTER SEASON.

NOTES:

BRANCHES.

FROM TREE TO STAKE OPPOSITE

SECURED WITH BIO-DEGRADABLE MATERIAL REMOVE AFTER FIRST USE 2 HARDWOOD STAKES PER TREE. DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE ROOTBALL TO A DEPTH OF 18" BELOW TREE PIT. REMOVE AFTER ONE (1) WINTER SEASON. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE -MULCH 4" DEPTH W/ FINLEY SHREDDED HARDWOOD BARK, MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE.

-MOUND TO FORM 3" EARTH SAUCER -REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM 1/3 OF ROOTBALL -PLANTING MIX AS SPECIFIED UNDISTURBED SOIL

NTS

STAKE TREES JUST BELOW FIRST BRANCH USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) WINTER SEASON. NOTES: TREE SHALL BEAR SAME We Come RELATION TO FINISH GRADE AS IT BORE ORIGINALLY. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN

REMOVE ALL TAGS, STRING,

PLASTIC AND OTHER MATERIALS

mass graded.

within the Utility Easements.

USE 2 HARDWOOD STAKES PER TREE. DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE ROOTBALL TO A DEPTH OF 18" BELOW TREE PIT. REMOVE AFTER ONE (1) WINTER SEASON. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE -MULCH 4" DEPTH W/ FINELY SHREDDED HARDWOOD BARK, MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE. -MOUND TO FORM 3" EARTH SAUCER -REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM 1/3 OF -PLANTING MIX AS SPECIFIED -UNDISTURBED SOIL TREE PIT SHALL BE 3 TIMES THE SIZE OF THE ROOT BALL.

harran

10,697 s.f. of Plants for 1 to 3 Feet of Water Plants Shall be Placed 18" o.c. and Planted in Small Colonies of Like Plants

Bur Reed Roots 400 Roots 400 Roots Cattail Roots River Bulrush Roots 400 Roots Softstem Bulrush Roots 400 Roots Sweet Flag Roots 400 Tubers Wapato Duck Potato Tubers 400 Tubers

3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area.

8,815 s.f. of Wet Meadow Plants 30 lbs. of Seed Planted at the Rate of 150 lbs. per Acre The Seed Mix Shall Include:

- MULCH 3" DEPTH W/ FINELY SHREDDED HARDWOOD BARK MULCH. MULCH

PULL MULCH 3" AWAY FROM TRUNK

SHALL BE NATURAL IN COLOR.

— EARTH SAUCER AROUND SHRUB

- REMOVE ALL NON-BIODEGRADABLE

FOLD DOWN ALL BURLAP FROM TOP

MATERIALS FROM THE ROOTBALL.

PLANTING MIX, AS SPECIFIED

- SCARIFY SUBGRADE

UNDISTURBED SOIL

Bluejoint Grass Marsh Milkweed Bottlebursh Sedge Prairie Cord Grass Creeping Spike Rush Soft Rush Flowering Rush Torrey's Rush Water Plantain Great Blue Lobelia Lake Sedge Woolgrass

3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area.

_sym.		botanical name	common name	caliper	spacing	root	height	price		total
Parking Lot Island Trees										
GB	2	Ginko biloba	Ginko	3.0"	as shown			425.00		850.0
ĢТ	3	Gleditsia tricanthos var. inermis	Honeylocust	3.0"	as shown	B&B		425.00		1,275.0
РÇ	3	Pyrus calleryana 'Redspire'	Redspire Pear	3.0"	as shown			425.00	\$	1,275.0
						;	Sub Total		\$	3,400.0
General Plantings										
AC	8	Amelanchier canadensis	Serviceberry	2.0"	as shown	В&В	\$	200.00	\$	1,600.0
AR	8	Acer rubrum 'October Glory'	Red Maple	3.0"	as shown	B&B	\$	425.00	\$	3,400.0
AS	6	Acer saccharum 'Majesty'	Sugar Maple	3.0"	as shown	B&B	\$	425.00	\$	2,550.0
EA	77	Euonymus alta 'Compact'	Compact Burning Bus	h	as shown		30"-36"\$	50.00	\$	3,850.0
GB	2	Ginko biloba	Ginko	3.0"	as shown	B&B	\$	425.00	\$	850.0
MR	9	Malus sargentii	Sargent Crab	2.0"	as shown	В&В	\$	200.00	\$	1,800.0
MS	12	Malus 'Spring Snow'	Spring Snow Crab	2.0"	as shown	В&В	\$	200.00	\$	2,400.0
PA	12	Pennisetum a. 'Little Bunnies'	Dwarf Fountain Grass		Full, wel	I roote	ed 1 gal. \$	15.00	\$	180.0
PP	6	Picea pungens	Colorado Spruce		as shown	В&В	8' \$	375.00	\$	750.0
QR	6	Quercus rubra	Red Oak	3.0"	as shown	В&В	\$	425.00	\$	2,550.0
RO	5	Rosa 'Nearly Wild'	Nearly Wild Rose		as shown		24" \$	45.00	\$	225.0
SA	20	Rudbeckia fulgia speciosa 'Goldstrum'	Black eyed Susan		Full, wel	I roote	ed 1 gal. \$	15.00	\$	300.0
TO	9	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	Э	as shown	В&В	6' \$	175.00	\$	1,575.0
VT	7	Viburnum trilobum	American Cranberrybi	ush	as shown		30"-36"\$	50.00	\$	350.0
	425	Kentucky Blue Grass, (S.Y.)					\$	4.00	\$	1,700.0
						,	Sub Total		\$	24,080.0

LANDSCAPE REQUIREMENTS

The work shall consist of providing all necessary materials, labor, warrants, equipment, tools and supervision required for the completion as shown on the drawings. The plant materials shall conform to type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the "A.A.N. Standards for nursery stock." The plant material shall be nursery grown and inspected by the owner's representative

before planting. The owner's representative reserves the right to reject any plant material at any time. 4. Plants designated 'B + B' shall be balled and burlapped with firm balls of earth. The contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented as to give the best appearance.

When the plant has been properly set, the pit shall be backfilled with a topsoil mixture, gradually filling, patting and settling with water. . All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured twigs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 1" shall be painted with tree paint.

This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of one year.

9. Topsoil shall be friable, fertile topsoil of clay loam character containing at least 5% but not more than 20% by weight of organic matter with a PH range from 6.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks and other foreign materials.

foreign materials.

10. Seed mix shall consist of the following types and proportions:
Kentucky Blue Grass - "Baron/Cheriadelphi" 60%
Chewing Chewing Fescue 15%
Creeping Reed Fescue 15%
Perennial Rye Grass 10%
Wedd extest shall not exceed 1% Weed content shall not exceed t

Loading Area Statement:

Not to be Used as Construction Drawings

12. The Contractor shall verify all rights of way, easements, property lines and limits of work,

utility companies 72 hours in advance of any digging to make himself familiar with all

underground utilities, pipes and structures. The Contractor shall take sole responsibility

14. The Contractor shall not willfully proceed with construction as designed when it is obvious

immediately brought to the attention of the owner's representative and/or Landscape

Architect. The Contractor shall assume full responsibility for all necessary revisions due

reported to the Owner's representative and Landscape Architect. Failure to make such

discrepancies known will result in Contractor's responsibility and liability for any changes

that unknown obstructions and/or grade differences exist. Such conditions shall be

15. Any discrepancies between dimensioned layout and actual field conditions shall be

16. The Contractor to verify percolation of all planting pits prior to installation of plant

13. The Contractor shall be responsible for contacting and coordinating with all pertinent

etc. prior to commencing work.

to failure to give such notification.

Overhead Line Statement:

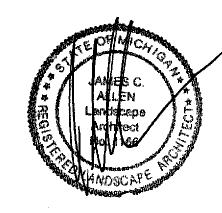
Proposed Landscaping and/or Walls Shall Adequately Screen Loading Areas from Public R.O.W.

for any cost incurred due to damage of said utilities.



Email: jca@wideopenwest.com

Seal:



Landscape Plan

Project:

Tim Hortons Rochester Hills, Michigan

Prepared for:

Tim Hortons USA, Inc. 565 East Grand River, Suite 101 Brighton, Michigan 48116 810.844.2747

Revision: Issued: Site Plan Submission April 25, 2011 Revised July 19, 2011

Job Number:

11-007

Drawn By: Checked By: jca

jca



0' 10' 20' 40'

1"=40"

Sheet No.

City File No. 11-002

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

l. All Landscaped Areas Shall be Irrigated with an Automatic, Underground System

4. Prior to the release of the Performance Bond, the City of Rochester Hills Forestry

All trees and shrubs must be planted at least 10' from the edge of a public roadway.
 Shade trees and shrubs must be planted at least 5' from the edge of a public walkway.

and evergreen trees must be planted at least 15' from the nearest overhead wire and at least 10' from the nearest underground utility.

6. No tree or shrub may be planted within the triangular area formed at the intersection of any street right-of-way at a distance of 25' from their point of intersection. No tree or

7. Prior approval is required to plant any tree or shrub in the public right-of-way.

10. Replacement trees may not be planted within the drip line of existing trees.

Environmental Statement

Utility Maintenance Statement:

If, in the event, Utility Maintenance Results in the Removal of Landscaping, as Shown on this Plan,

Replace Shrubs and Trees that are Located

it Will be the Owner's Responsibility to Repair and

Trees must be at least 10' from underground utilities and 15' from overhead utilities
 Trees may not be planted within 4' of any property line.

8. No substitutions or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Landscape Architect. City's Landscape Architect has Final Right of Approval for the the Release of the Performance and Maintenance Bonds.

9. The developer and/or the City of Rochester Hills Landscape Architect shall have the right of any storage of the Data Indiana.

right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans or specifications.

No natural features exist. This site has been recently

shrub may be planted in the triangular area formed at the intersection of any driveway with a public sidewalk at a distance along each line of 15' from their point if intersection.

Evergreen and ornamental trees must be planted at least 10' from the edge of a public

walkway. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade

Division must inspect all landscape plantings including but not limited to existing trees, replacement trees, buffer plantings, and parking lot islands and the Forestry Division must inspect all right-of-ways to identify any plantings new or existing that pose a hazard to the safe use of the right-of-way. Forestry may require the developer to remove

Islands Shall be Sod.
 Owner Shall be Responsible for Replacing Damaged

Plant Material Due to Utility Maintenan

and possibly replace any such trees.

SHRUB PLANTING DETAIL

NOTES:

TREE SHALL BEAR SAME

AS IT BORE ORIGINALLY.

RELATION TO FINISH GRADE

DO NOT PRUNE TERMINAL LEADER.

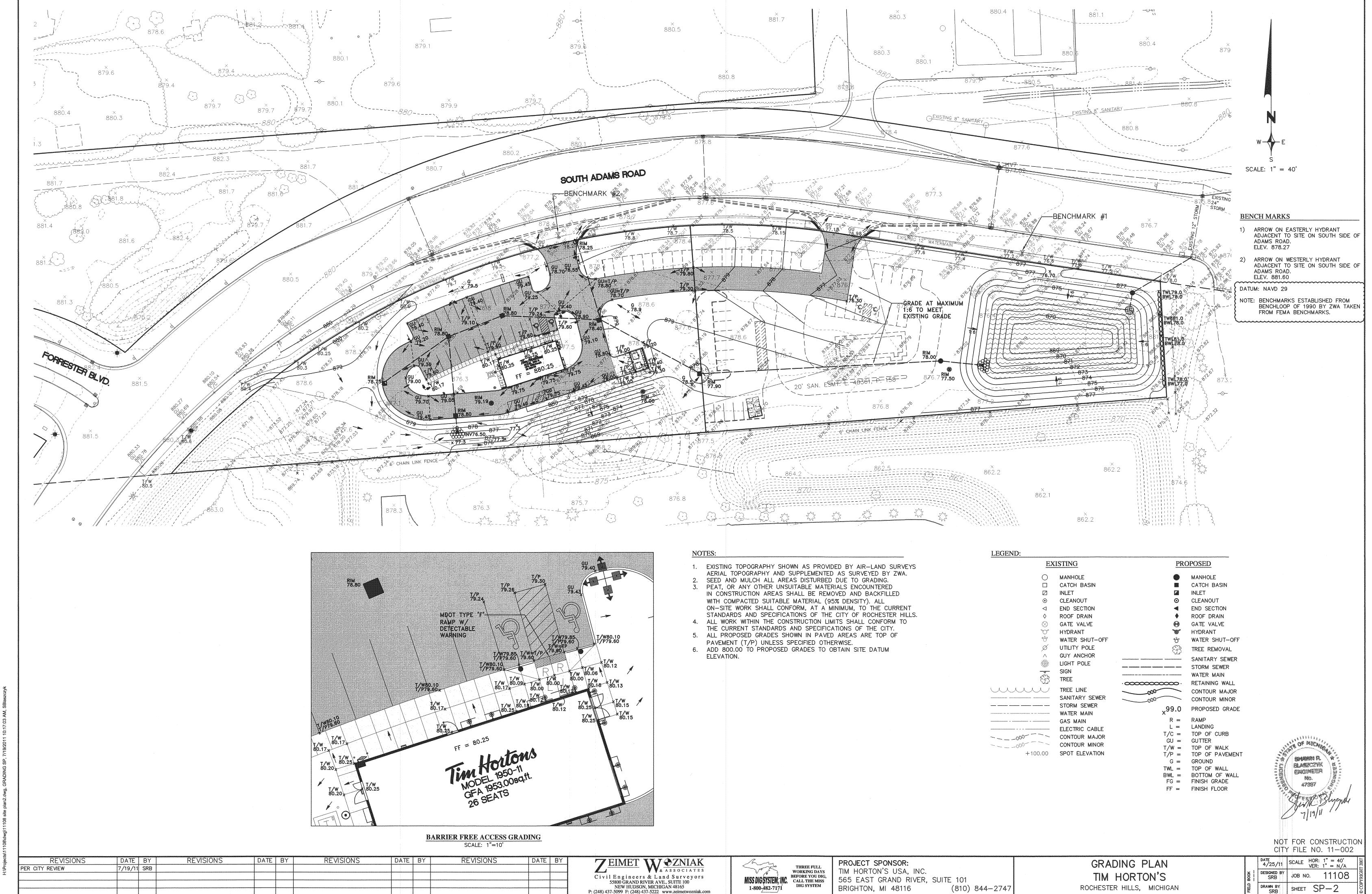
PRUNE ONLY DEAD OR BROKEN BRANCHES.

PLASTIC AND OTHER MATERIALS

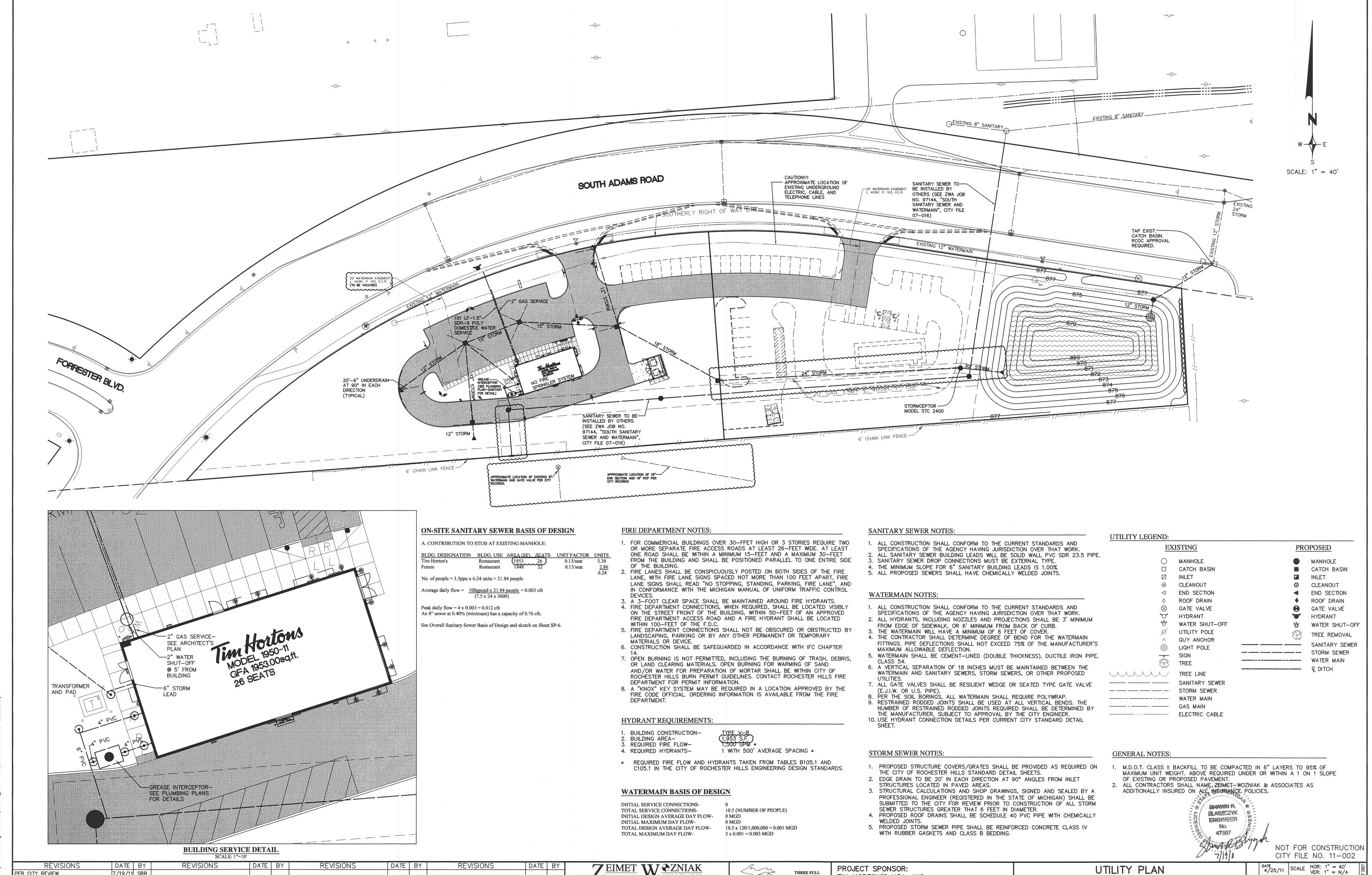
REMOVE ALL TAGS, STRING,

8. The contractor agrees to guarantee all plant materials for the period of two years. At that time the owner's representative reserves the right for a final inspection. Plant material with 25% die back, as determined by the owner's representative shall be replaced.

The mix shall be applied at a rate of 200 lbs./acre 11. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod



P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com



W& ASSOCIATES

Civil Engineers & Land Surveyors

55800 GRAND RIVER AVE., SUITE 100

NEW HUDSON, MICHIGAN 48165

P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

TIM HORTON'S USA, INC.

BRIGHTON, MI 48116

565 EAST GRAND RIVER, SUITE 101

(810) 844-2747

WORKING DAYS

BEFORE YOU DIG

DIG SYSTEM

MISS DIG SYSTEM. INC. CALL THE MISS

1-800-482-7171

PER CITY REVIEW

7/19/11 SRB

TIM HORTON'S ROCHESTER HILLS, MICHIGAN

JOB NO. 11108 SRB DRAWN BY SHEET SP-3 SRB