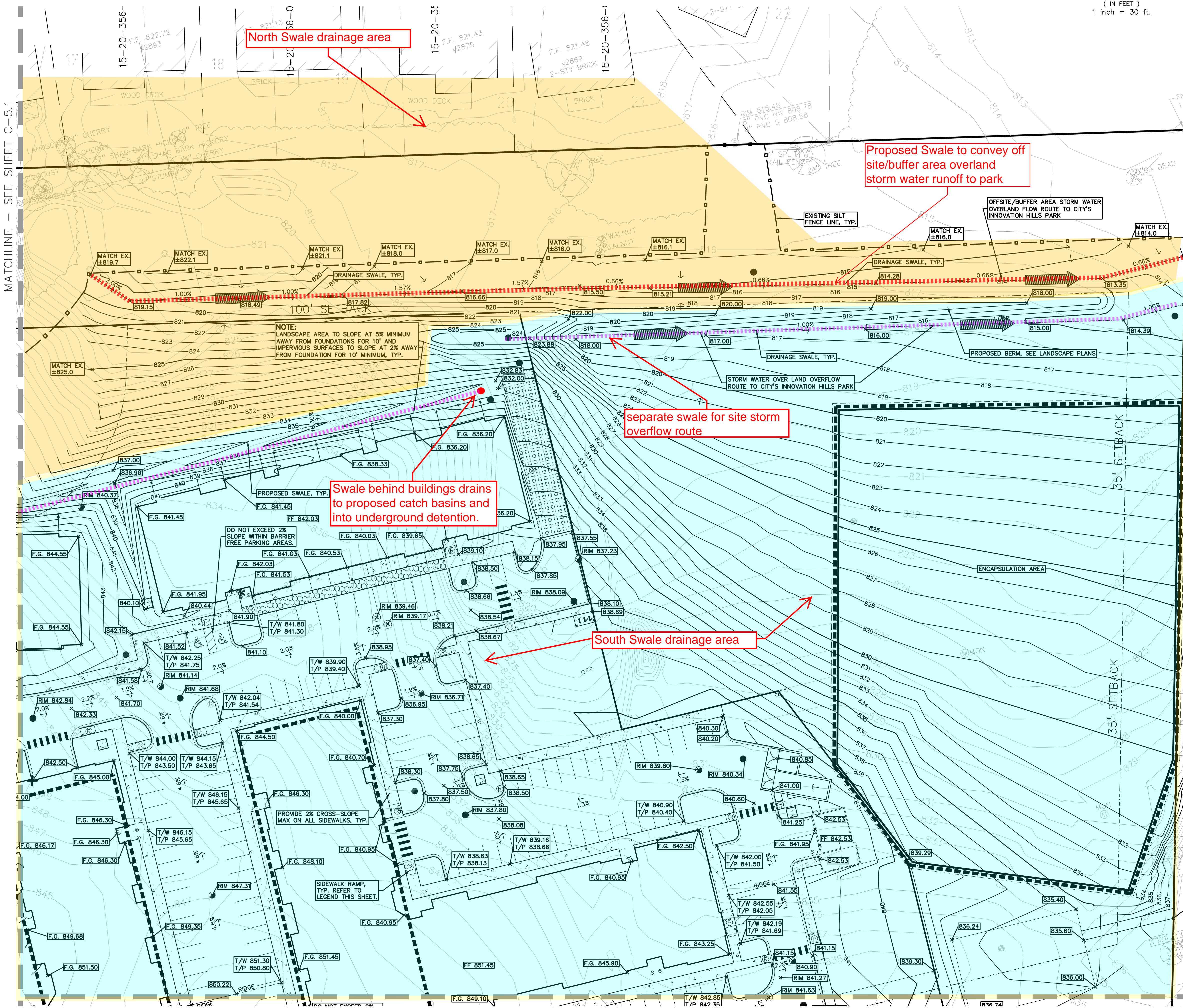


NO.	BY	DESCRIPTION	DATE
1	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	11-21-18
2	RLS	REVISED PER CITY REVIEW	11-21-18
3	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	12-21-18
4	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	12-21-18

MATCHLINE - SEE SHEET C-5.1



**SIDEWALK RAMP LEGEND:**  
 SIDEWALK RAMP 'TYPE R' (R)  
 SIDEWALK RAMP 'TYPE P' (P)  
 CURB DROP, NO RAMP (X)  
 REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

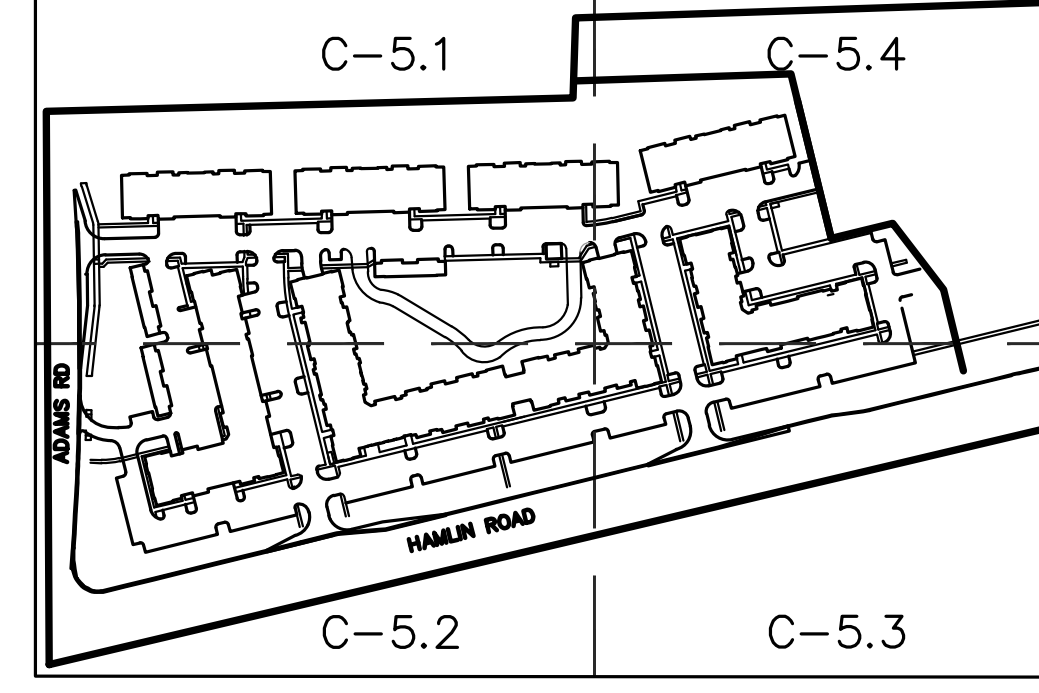
- EXISTING**
- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
  - UG-CATV
  - UG-CABLE, PEDESTAL & MANHOLE
  - ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
  - GAS MAIN, VALVE & GAS LINE MARKER
  - WATER MAIN, DATE VALVE, TAPPING SLEEVE & VALVE
  - SANITARY SEWER, CLEANOUT & MANHOLE
  - STORM SEWER, CLEANOUT & MANHOLE
  - COMBINED SEWER & MANHOLE
  - SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
  - POST INDICATOR VALVE
  - WATER VALVE BOX/FRONT VALVE BOX, SERVICE SHUTOFF
  - MULDOX, TRANSFORMER, IRRIGATION CONTROL VALVE
  - UNIDENTIFIED STRUCTURE
  - SPOT ELEVATION
  - CONTOUR LINE
  - FENCE
  - GUARD RAIL
  - STREET LIGHT
  - SIGN
- PROPOSED**
- CONC. CONCRETE
  - ASPH. ASPHALT
  - GRAVEL GRAVEL SHOULDER
  - WETLAND

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
 Know what's below  
 Call before you dig  
 MISS Dig System, Inc.  
 1-800-482-7171 www.missdig.org



**PEA, Inc.**  
 2430 Rochester Ct., Ste. 100  
 Troy, MI 48063-1872  
 T: 248.689.9090  
 F: 248.689.1044  
 www.peainc.com



**BENCHMARKS:**  
 (NAVD 88)  
 SITE & REFERENCE BENCHMARKS PER PEA JOB NO. 2001216 M-59 BETWEEN ADAMS & CROOKS MOOT AERIAL CONTROL PROJECT CS63043 JN30154

**SITE BM#4:**  
 CUT CROSS & BOX AT THE WEST END OF A SEGMENT OF SIDEWALK THAT RUNS PARALLEL TO HAMLIN ROAD AND IS NEXT TO THE FIRST PARKING SPACE AS YOU ENTER THE SUBURBAN SPORTS COMPLEX. ELEV. 832.445

**SITE BM#5:**  
 CUT CROSS & BOX SET ON TOP OF A CONCRETE PEDESTAL THAT SUPPORTS A TRAFFIC LIGHT SIGNAL BOX. APPROX. 30' NORTH OF HAMLIN ROAD AND IN THE MIDDLE OF THE MEDIAN BETWEEN THE NORTH & SOUTHBOUND LANE OF ADAMS RD. ELEV. 871.215

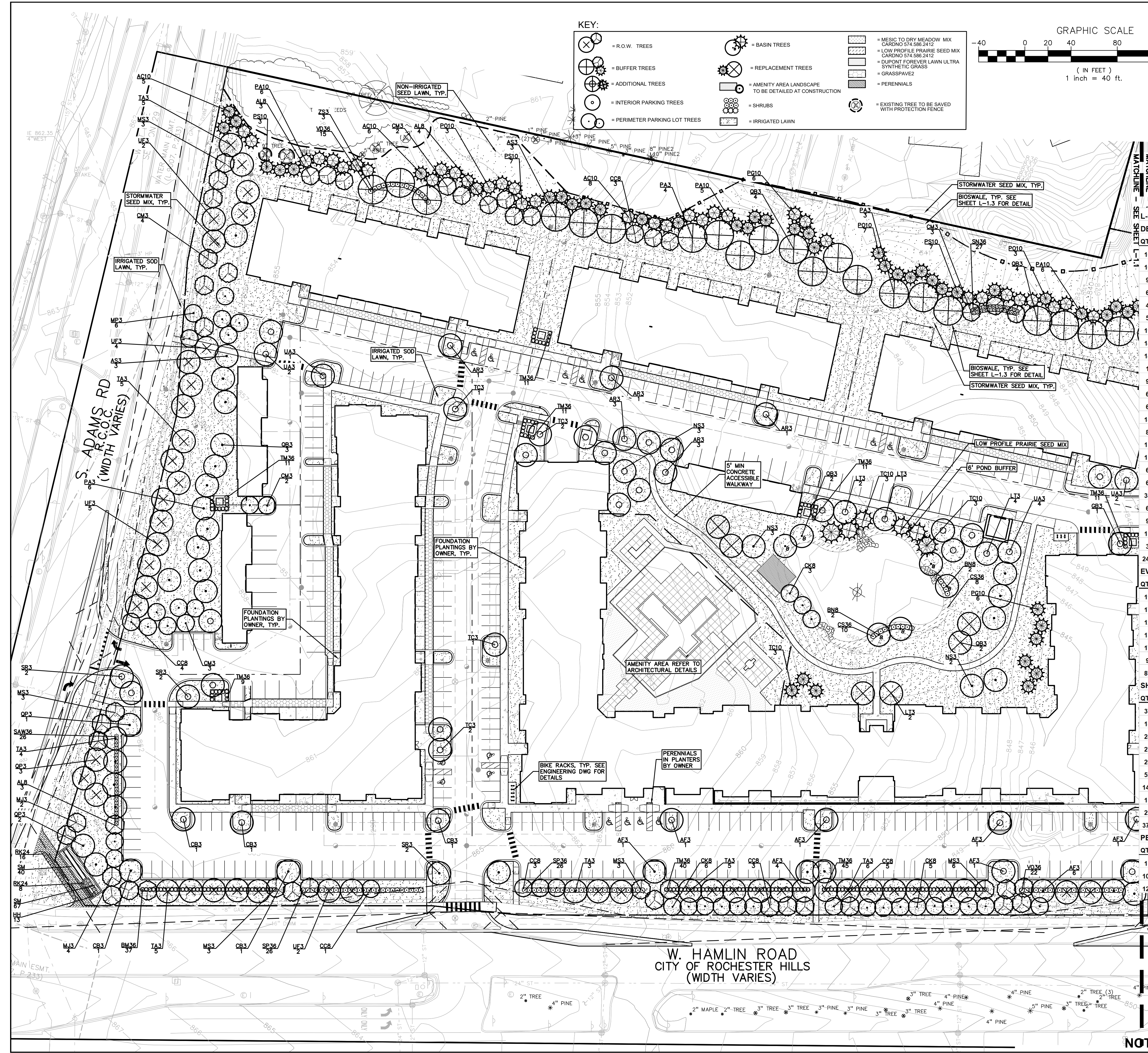
**GOLDBERG COMPANIES, INC.**  
 25101 CHAGRIN BOULEVARD  
 BEACHWOOD, OHIO 44122

**PRELIMINARY GRADING PLAN - NE LEGACY ROCHSTER HILLS**  
 PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 11N, RANGE 11E, CITY OF ROCHSTER HILLS, OAKLAND COUNTY, MICHIGAN

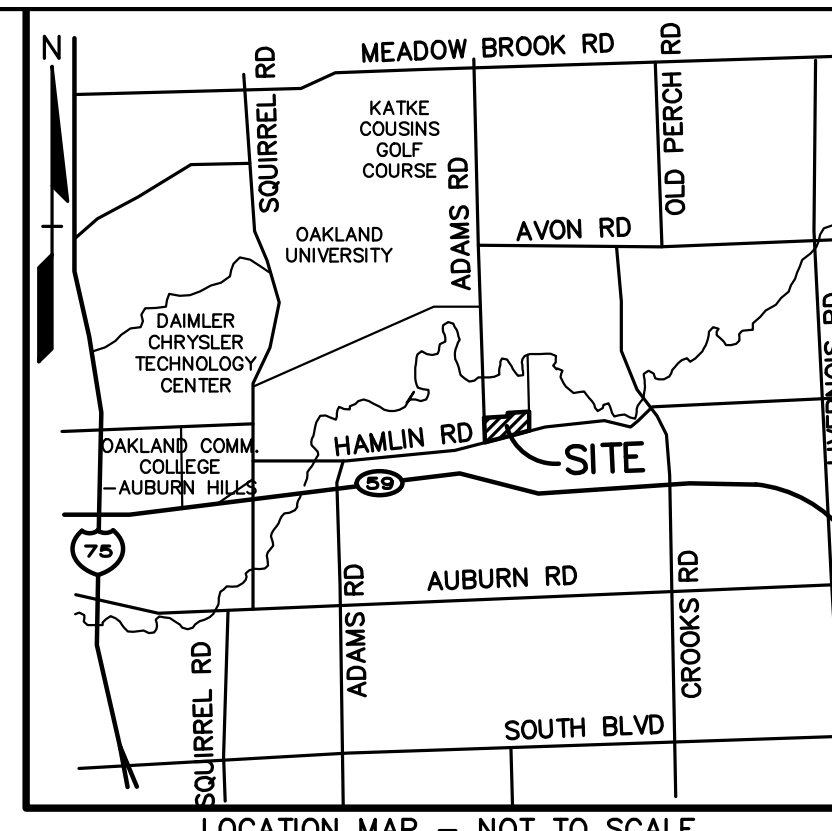
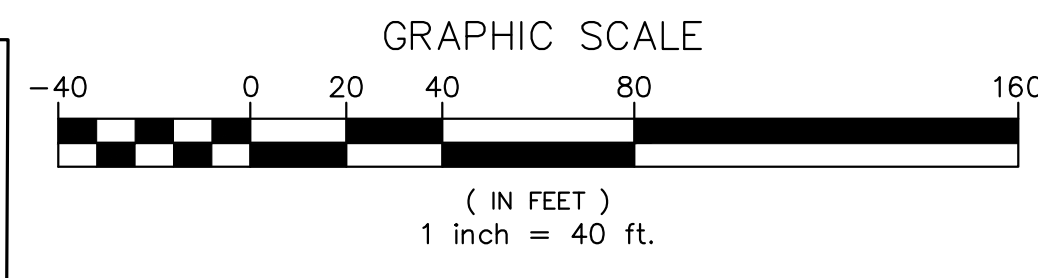
DES: GBR/RLS | SUR: KTR | P.M.  
 DATE: 10/12/2018

ORIGINAL ISSUE DATE: OCTOBER 12, 2018  
 PEA JOB NO. 2017-037  
 SCALE: 1" = 30'  
 DRAWING NUMBER: C-5.4

MATCHLINE - SEE SHEET C-5.1 (left) / MATCHLINE - SEE SHEET C-5.3 (right) / CITY FILE #17-043 SECTION 29 / NOT FOR CONSTRUCTION



- KEY:**
- (Symbol) = R.O.W. TREES
  - (Symbol) = BUFFER TREES
  - (Symbol) = ADDITIONAL TREES
  - (Symbol) = INTERIOR PARKING TREES
  - (Symbol) = PERIMETER PARKING LOT TREES
  - (Symbol) = BASIN TREES
  - (Symbol) = REPLACEMENT TREES
  - (Symbol) = AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION
  - (Symbol) = SHRUBS
  - (Symbol) = IRRIGATED LAWN
  - (Symbol) = MESIC TO DRY MEADOW MIX CARDNO 574 586 2412
  - (Symbol) = LOW PROFILE PRAIRIE SEED MIX CARDNO 574 586 2412
  - (Symbol) = DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
  - (Symbol) = GRASSPAVE2
  - (Symbol) = PERENNIALS
  - (Symbol) = EXISTING TREE TO BE SAVED WITH PROTECTION FENCE



**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-21-18	REVISED PER CITY REVIEW
2	11-21-18	REVISED PER CITY REVIEW
3	12-21-18	REVISED PER ANNE'S COMMENT
4	1-26-19	REVISED PER ANNE'S COMMENT
5	3-20-19	REVISED PER ANNE'S COMMENT

**L-1.1 PLANT LIST**

**DECIDUOUS TREE PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
10	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
16	AF3	Armstrong Maple	<i>Acer x freemanii 'Armstrong'</i>	3" Cal.	B&B
9	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
6	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
4	BN8	River Birch	<i>Betula nigra</i>	8" Ht.	B&B
5	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
19	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
14	CK8	Kousa Dogwood	<i>Cornus kousa</i>	8" Ht.	B&B
14	CM3	Cornelian Cherry Dogwood	<i>Cornus mas</i>	3" Cal.	B&B
1	GB3	Ginkgo	<i>Ginkgo biloba - male only</i>	3" Cal.	B&B
9	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B
6	MJ3	Marilee Crab	<i>Malus 'Jarmir' PP</i>	3" Cal.	B&B
6	MP3	Prairiefire Crab	<i>Malus 'Prairiefire'</i>	3" Cal.	B&B
18	MS3	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	3" Cal.	B&B
8	NS3	Tupelo	<i>Nyssa sylvatica</i>	3" Cal.	B&B
13	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
15	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
6	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	3" Cal.	B&B
6	SR3	Japanese Tree Lilac	<i>Syringa reticulata</i>	3" Cal.	B&B
33	TA3	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	3" Cal.	B&B
6	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
9	UA3	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3" Cal.	B&B
13	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B
3	ZS3	Japanese Zelkova	<i>Zelkova serrata</i>	3" Cal.	B&B

**EVERGREEN TREE PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
19	AC10	Concolor Fir	<i>Abies concolor</i>	10' Ht.	B&B
17	PA10	Norway Spruce	<i>Picea abies</i>	10' Ht.	B&B
12	PG10	White Spruce	<i>Picea glauca</i>	10' Ht.	B&B
13	PO10	Serbian Spruce	<i>Picea omorika</i>	10' Ht.	B&B
17	PS10	Eastern White Pine	<i>Pinus strobus</i>	10' Ht.	B&B
9	TC10	Canadian Hemlock	<i>Tsuga canadensis</i>	10' Ht.	B&B

**SHRUB PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
37	BM36	Wintergem Boxwood	<i>Buxus microphylla 'Winter Gem'</i>	36" Ht.	Cont.
18	CS36	Red Twig Dogwood	<i>Cornus sericea</i>	36" Ht.	Cont.
24	RK24	Knockout Rose	<i>Rosa 'Knock Out'</i>	24" Ht.	Cont.
27	SN36	Snowmound Spirea	<i>Spiraea nipponica 'Snowmound'</i>	36" Ht.	Cont.
26	SAW36	Anthony Waterer Spirea	<i>Spiraea x bum. 'Anthony Waterer'</i>	36" Ht.	Cont.
52	SP36	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	36" Ht.	Cont.
149	TM36	Dense Yew	<i>Taxus x media 'Densiformis'</i>	36" Ht.	Cont.
15	VD36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Ht.	Cont.
22	VO36	Compact Cranberry Viburnum	<i>Viburnum opulus 'compactum'</i>	36" Ht.	Cont.

**PERENNIAL PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
13	HH	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	1 Gal.	Cont.
107	SM	May night salvia	<i>Salvia 'May night'</i>	1 Gal.	Cont.

**TOTAL DECIDUOUS: 249**

**TOTAL EVERGREEN: 87**

**TOTAL SHRUBS: 370**

**TOTAL PERENNIALS: 120**

**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEAI, INC. AND ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE REPRODUCED, COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PEAI, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEAI, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL A-10 ACCEPTED CONTRACT PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONTRACTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONTRACTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONTRACTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION CONTRACTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**

Know what's Below  
Call before you dig

Miss Dig System, Inc.  
1-800-482-7171 www.missdig.org



**PEAI, Inc.**  
2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.688.9090  
F: 248.689.1044  
www.peainc.com

**GOLDBERG COMPANIES, INC.**  
25101 CHAGRIN BOULEVARD  
BEAUCHAMPEL, OHIO 44122

**OVERALL LANDSCAPE PLAN**  
**LEGACY ROCHESTER HILLS**  
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: GMR/RLS | DN: BWP/LKS | SUR: KTR | P.M: RLS

ORIGINAL ISSUE DATE:  
OCTOBER 12, 2018

PEAI JOB NO. 2017-037

SCALE: 1" = 40'

DRAWING NUMBER:  
**L-1.1**

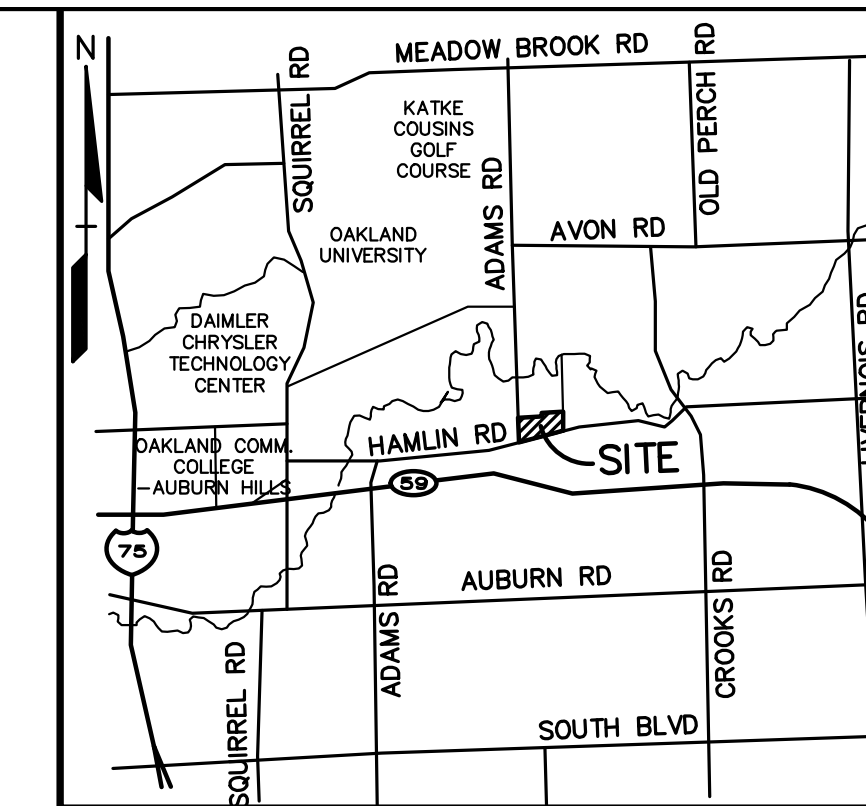
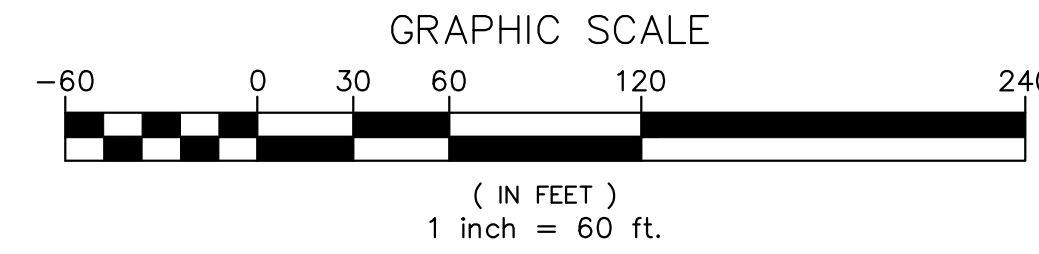
**CITY FILE #17-043**  
**SECTION 29**

**NOT FOR CONSTRUCTION**

XREF: S:\PROJECTS\2017\2017037\DWG\17037-TOPOBASE.DWG  
XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-BASE-17037.DWG  
XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-TLRK-17037.DWG

REGULATED ON SITE TREES		
REGULATED TREES REMOVED:	204	2190" DBH
REPLACEMENT:	204	2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES
TOTAL TREES TO REMAIN ON SITE: 93 + APPROX. 60 TREES IN NE CORNER OF SITE. 163 SAVED TREES		

REGULATED OFF SITE TREES		
REGULATED TREES REMOVED:	8	129" DBH
REPLACEMENT:	8	2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES



NO.	BY	DATE	REVISIONS
1	RLS	11-21-18	REVISED PER CITY REVIEW
2	RLS	11-21-18	REVISED PER CITY REVIEW
3	RLS	11-21-18	REVISED PER CITY REVIEW
4	RLS	11-21-18	REVISED PER CITY REVIEW
5	RLS	11-21-18	REVISED PER CITY REVIEW
6	RLS	11-21-18	REVISED PER CITY REVIEW
7	RLS	11-21-18	REVISED PER CITY REVIEW
8	RLS	11-21-18	REVISED PER CITY REVIEW
9	RLS	11-21-18	REVISED PER CITY REVIEW
10	RLS	11-21-18	REVISED PER CITY REVIEW
11	RLS	11-21-18	REVISED PER CITY REVIEW
12	RLS	11-21-18	REVISED PER CITY REVIEW
13	RLS	11-21-18	REVISED PER CITY REVIEW
14	RLS	11-21-18	REVISED PER CITY REVIEW
15	RLS	11-21-18	REVISED PER CITY REVIEW
16	RLS	11-21-18	REVISED PER CITY REVIEW
17	RLS	11-21-18	REVISED PER CITY REVIEW
18	RLS	11-21-18	REVISED PER CITY REVIEW
19	RLS	11-21-18	REVISED PER CITY REVIEW
20	RLS	11-21-18	REVISED PER CITY REVIEW

**LANDSCAPE CALCULATIONS:**  
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE R-2 TO RM-1.

**RIGHT OF WAY LANDSCAPING**  
REQUIRED: 1 DEC/ 35 LF ROW, 1 ORN/ 60 LF ROW  
HAMLIN ROAD: 1408 LF/ 35 LF = 40 DEC, 1408 LF/ 60 LF = 23 ORN TREES  
PROVIDED: 40 DEC AND 23 ORN TREES  
ADAMS ROAD: 754 LF/ 35 LF = 22 DEC, 754 LF/ 60 LF = 13 ORN TREES  
PROVIDED: 22 DEC AND 13 ORN TREES

**PERIMETER PARKING LOT LANDSCAPE (PARKING FACING AND WITHIN 100' ROW)**  
REQUIRED: 1 DEC/ 25 LF, 1 ORN/ 35 LF, CONTINUOUS SHRUB HEDGE (30"OC.)  
HAMLIN ROAD: 1,318 LF/ 25 = 53 DEC. AND LF/ 35 = 38 ORN TREES  
PROVIDED: 30 DEC, 33 ORN TREES AND CONTINUOUS SHRUB HEDGE WITHIN 100' OF ROW. DUE TO LACK OF SPACE, REMAINING 23 DEC AND 5 ORN ARE PROPOSED ELSEWHERE ON SITE.

**BUFFER ZONE TYPE C**  
REQUIRED: 20' WIDE, 2 DEC TREES/ 100 LF, 1.5 ORN TREES/ 100 LF, 4 EVC TREES/ 100 LF, 6 SHRUBS/ 100 LF

**ADAMS ROAD: 485 LF/ 25 = 19 DEC, AND 485 LF/ 35 = 14 ORN TREES**  
PROVIDED: 19 DEC., 14 ORN TREES AND CONTINUOUS SHRUB HEDGE

**NORTH PROPERTY LINE: 1535 LF/ 100 = 31 DEC, 23 ORN, 61 EVC, 92 SHRUBS**  
PROVIDED: 31 DEC, 23 ORN, 61 EVC, TREES & 92 SHRUBS, ADDITIONAL 24 DECIDUOUS AND 32 EVERGREEN TREES TO ENHANCE SCREENING.

**STORM WATER BASIN**  
REQUIRED: 6 FT. WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN + 4 SHRUBS PER 100 LF  
376 LF / 100 = 3.76 \* 1.5 = 6 DECIDUOUS  
376 LF / 100 = 3.76 \* 1 = 4 EVERGREEN  
376 LF / 100 = 3.76 \* 4 = 15 SHRUBS  
PROVIDED: 6 DECIDUOUS, 4 EVERGREEN, 18 SHRUBS

**INTERIOR PARKING LOT LANDSCAPE**  
REQUIRED: 5% OF VEHICLE USE AREA, 1 DEC./150 SF, CONT. SHRUB HEDGE  
NOTE: EA. LANDSCAPE ISLAND MUST HAVE 1 TREE MIN.  
210,857 SQ FT \* 5% = 10,543 SQ FT  
10,543 SF / 150 SF = 70 TREES  
PROVIDED: 17,909 SF LANDSCAPE AREA AND 70 TREES

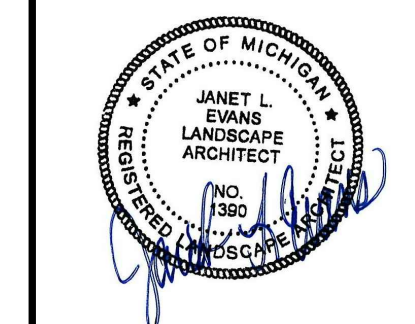
**REPLACEMENT TREES**  
REQUIRED: 1 2" DECIDUOUS TREE OR 8' EVERGREEN PER REGULATED TREE REMOVED, AN ADDITIONAL 1/2 TREE FOR EVERY ADDITIONAL 1/2" CAL DECIDUOUS TREE OR 1" EVERGREEN TREE  
204 REGULATED TREES REMOVED  
PROVIDED: 86 10' EVERGREEN TREES AND 16 3" DECIDUOUS TREES

**NOTE:**  
ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.

**OFF SITE REPLACEMENT TREES**  
REQUIRED: OWNER WILL PAY INTO THE TREE FUND \$205.50 PER TREE  
8 REGULATED TREES REMOVED X \$216.75 = \$1,734  
PROVIDED: OWNER WILL PAY \$1,734 INTO ROCHESTER HILLS TREE FUND

**KEY:**

- ⊗ = R.O.W. TREES
- ⊕ = BUFFER TREES
- ⊙ = ADDITIONAL TREES
- = INTERIOR PARKING TREES
- ⊗ = PERIMETER PARKING LOT TREES
- ⊕ = BASIN TREES
- ⊙ = REPLACEMENT TREES
- ⊗ = AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION
- ⊕ = SHRUBS
- ⊙ = IRRIGATED LAWN
- ⊗ = MESIC TO DRY MEADOW MIX CARDNO 674.586.2412
- ⊕ = LOW PROFILE PRAIRIE SEED MIX CARDNO 674.586.2412
- ⊙ = DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
- ⊗ = GRASSPAVE
- ⊕ = PERENNIALS
- ⊙ = EXISTING TREE TO BE SAVED WITH PROTECTION FENCE



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. AND THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THE REQUIREMENT SHALL BE MADE TO APPLY TO ALL CONTRACTORS AND SUBS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
Know what's Below  
Call before you dig  
Miss Dig System, Inc.  
1-800-482-7171 www.missdig.org



**PEA, Inc.**  
2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.688.9090  
F: 248.689.1044  
www.peainc.com

**GOLDBERG COMPANIES, INC.**  
25101 CHAGRIN BOULEVARD  
BEAUCHAMPEL, OHIO 44122  
**OVERALL LANDSCAPE PLAN**  
**LEGACY ROCHESTER HILLS**  
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN  
DES. LW DN LW SUR KTR P.M RLS  
S:\PROJECTS\2017\2017037\DWG\17037-10P\BASE.DWG  
S:\PROJECTS\2017\2017037\DWG\SITE PLANS\K-LR-17037.DWG

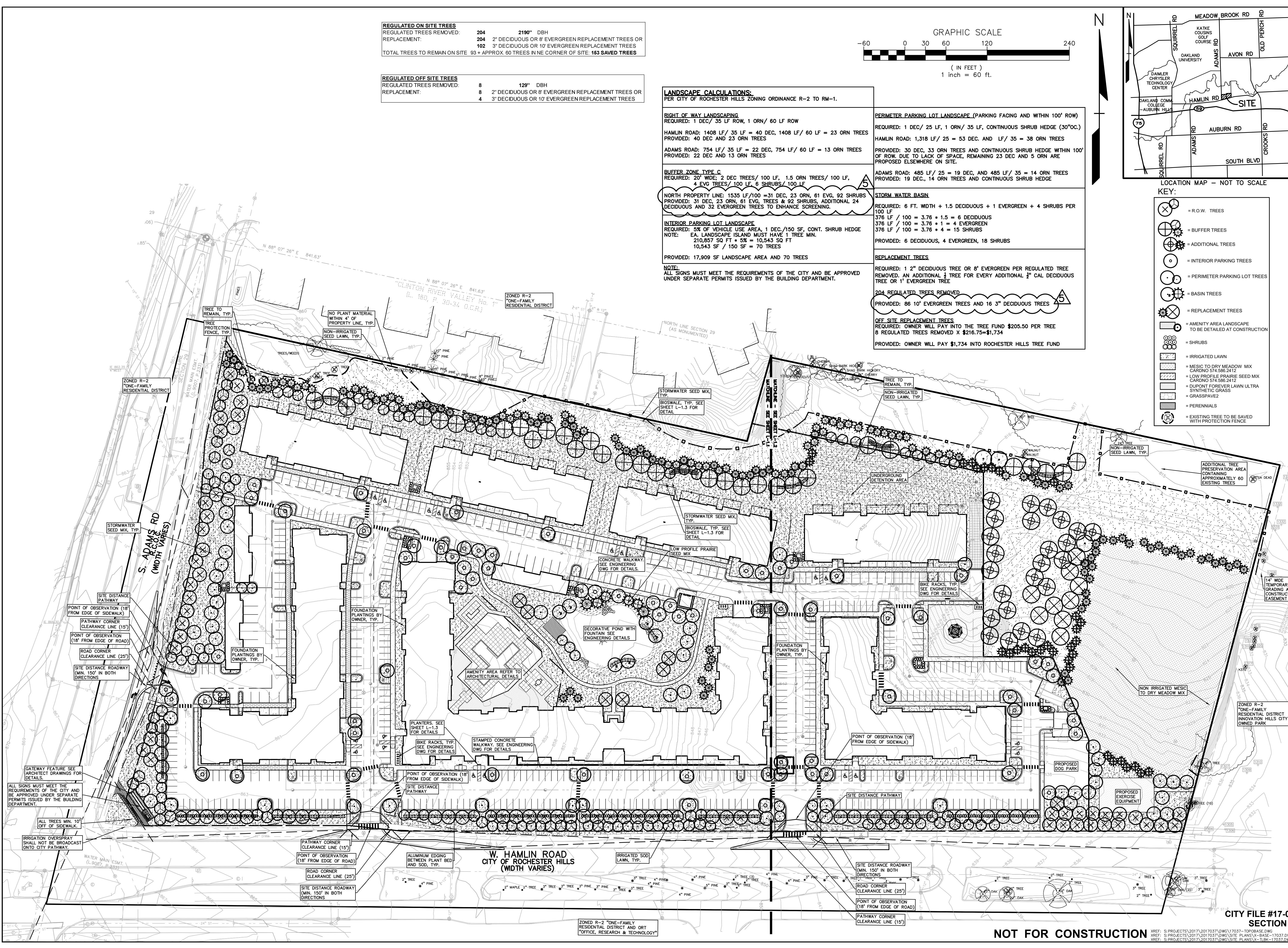
ORIGINAL ISSUE DATE:  
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 60'

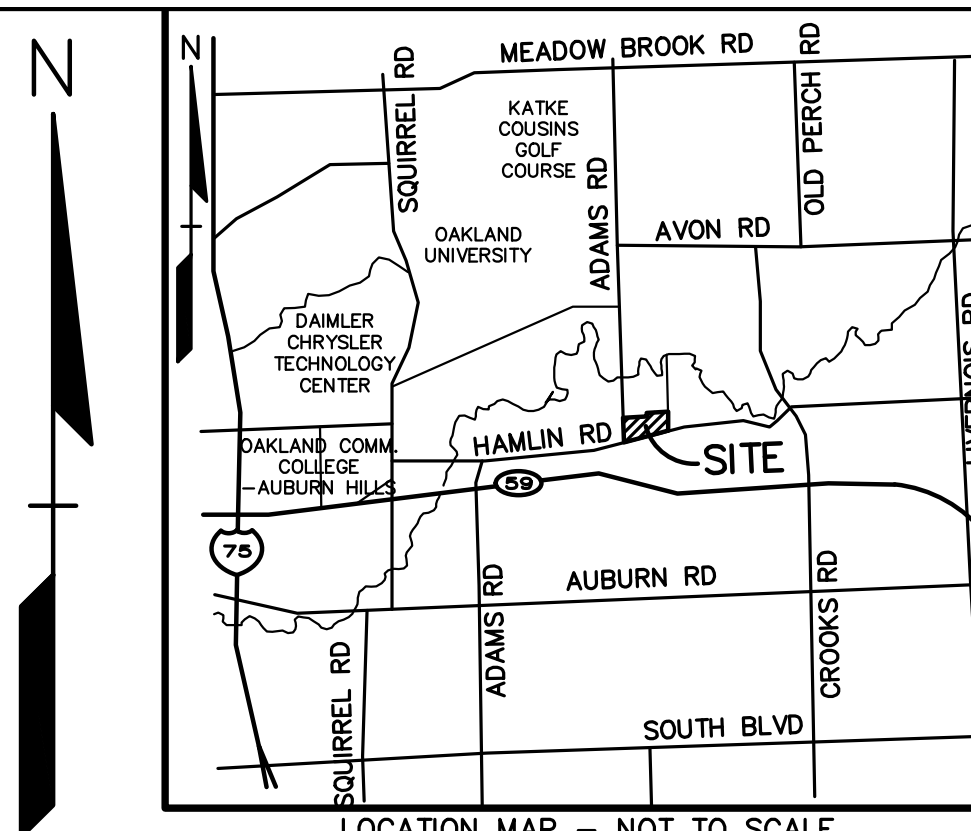
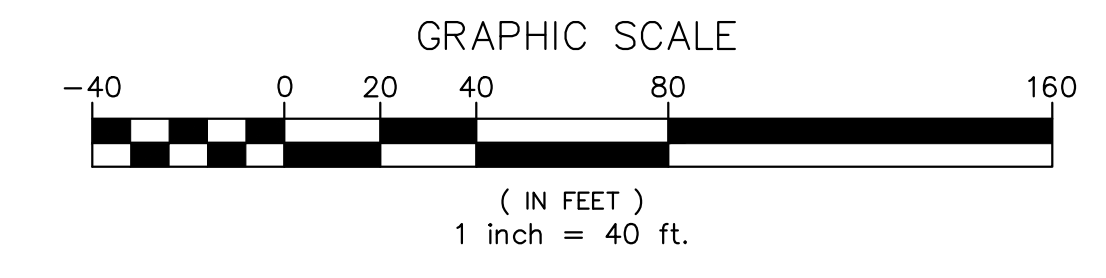
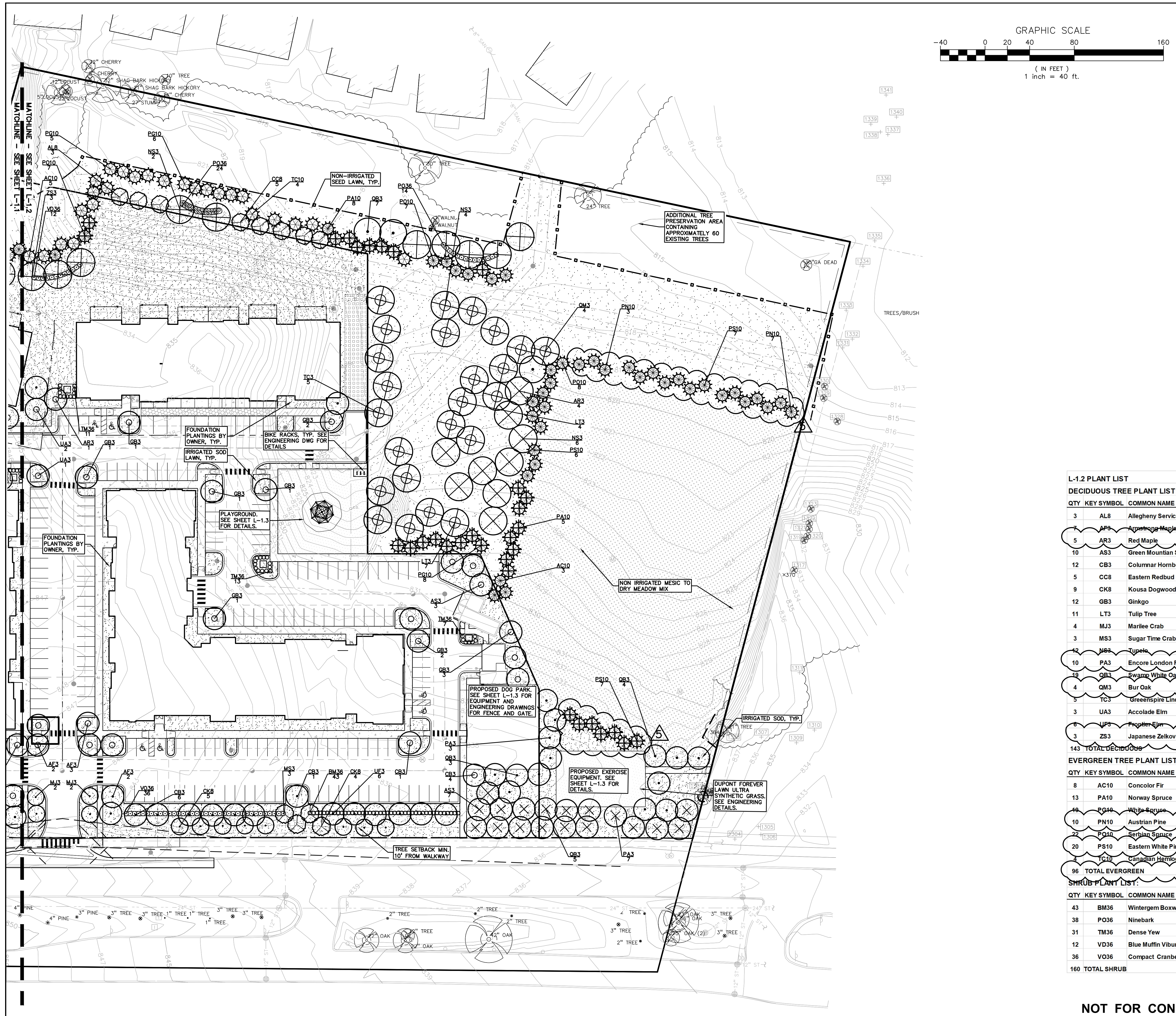
DRAWING NUMBER:

**L-1.0**



**NOT FOR CONSTRUCTION**

**CITY FILE #17-043 SECTION 29**



**KEY:**

- = R.O.W. TREES
- = BUFFER TREES
- = ADDITIONAL TREES
- = INTERIOR PARKING TREES
- = PERIMETER PARKING LOT TREES
- = BASIN TREES
- = REPLACEMENT TREES
- = AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION
- = SHRUBS
- = IRRIGATED LAWN
- = MESIC TO DRY MEADOW MIX CARDNO 574.586.2412
- = LOW PROFILE PRAIRIE SEED MIX CARDNO 574.586.2412
- = DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
- = GRASSPAVE2
- = PERENNIALS
- = EXISTING TREE TO BE SAVED WITH PROTECTION FENCE

**L-1.2 PLANT LIST**

**DECIDUOUS TREE PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
5	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
10	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
12	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
5	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
9	CK8	Kousa Dogwood	<i>Cornus kousa</i>	8" Ht.	B&B
12	GB3	Ginkgo	<i>Ginkgo biloba-male only</i>	3" Cal.	B&B
11	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B
4	MJ3	Marilee Crab	<i>Malus 'Jamin' PP</i>	3" Cal.	B&B
3	MS3	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	3" Cal.	B&B
12	NS3	Tupelo	<i>Nyssa sylvatica</i>	3" Cal.	B&B
10	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
18	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
4	QM3	Bur Oak	<i>Quercus macrocarpa</i>	3" Cal.	B&B
5	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
3	UA3	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3" Cal.	B&B
6	UP3	Prophet Elm	<i>Ulmus 'Prophet'</i>	3" Cal.	B&B
3	ZS3	Japanese Zelkova	<i>Zelkova serrata</i>	3" Cal.	B&B
143 TOTAL DECIDUOUS					

**EVERGREEN TREE PLANT LIST:**

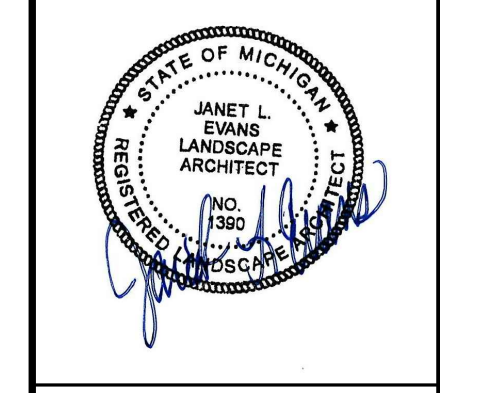
QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
8	AC10	Concolor Fir	<i>Abies concolor</i>	10" Ht.	B&B
13	PA10	Norway Spruce	<i>Picea abies</i>	10" Ht.	B&B
10	PG10	White Spruce	<i>Picea glauca</i>	10" Ht.	B&B
10	PN10	Austrian Pine	<i>Pinus nigra</i>	10" Ht.	B&B
22	PO10	Serbian Spruce	<i>Picea omorika</i>	10" Ht.	B&B
20	PS10	Eastern White Pine	<i>Pinus strobus</i>	10" Ht.	B&B
4	TC10	Canadian Hemlock	<i>Tsuga canadensis</i>	10" Ht.	B&B
96 TOTAL EVERGREEN					

**SHRUB PLANT LIST:**

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
43	BM36	Wintergem Boxwood	<i>Buxus microphylla 'Winter Gem'</i>	36" Ht.	Cont.
38	PO36	Ninebark	<i>Physocarpus opulifolius</i>	36" Ht.	Cont.
31	TM36	Dense Yew	<i>Taxus x media 'Densifolmis'</i>	36" Ht.	Cont.
12	VD36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Ht.	Cont.
36	VO36	Compact Cranberry Viburnum	<i>Viburnum opulus 'compactum'</i>	36" Ht.	Cont.
160 TOTAL SHRUB					

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	RLS	11-21-18	REVISED PER CITY REVIEW
2	RLS	11-21-18	REVISED PER CITY REVIEW
3	RLS	12-21-18	REVISED ENCASULATION AREA & CITY REVIEW
4	RLS	1-26-19	REVISED PER PLANNING COMMISSION
5	RLS	3-20-19	REVISED PER PLANNING COMMISSION



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL & ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE IN ALL CONTRACTS, AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS DESIGN PROFESSIONAL PERSONS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL 811**  
Know what's Below  
Call before you dig  
Miss Dig System, Inc.  
1-800-482-7171 www.missdig.org

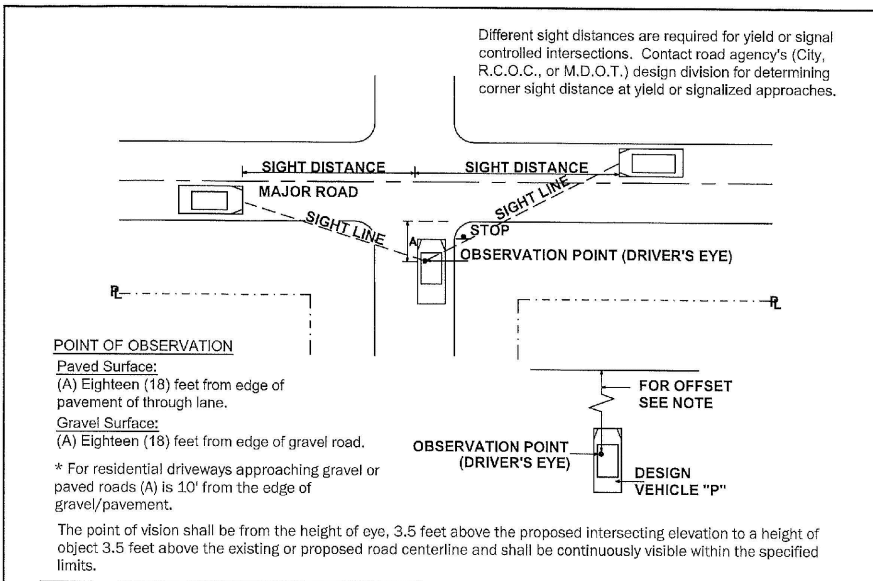


**PEA, Inc.**  
2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.689.9090  
F: 248.689.1044  
www.peainc.com

**GOLDBERG COMPANIES, INC.**  
25101 CHAGRIN BOULEVARD  
BEAUCHAMPEL, OHIO 44122

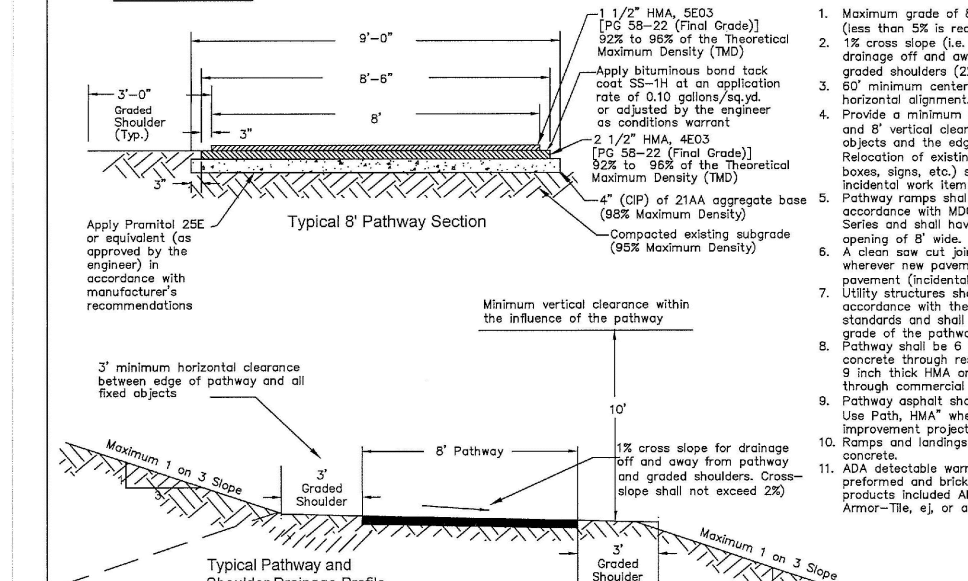
**OVERALL LANDSCAPE PLAN  
LEGACY ROCHESTER HILLS**  
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. LW DN LW SUR KTR P.M RLS  
S:\PROJECTS\2017\20170337\DWG\SITE PLANS\LV-BASE-17037.DWG  
S:\PROJECTS\2017\20170337\DWG\SITE PLANS\LV-LTBK-17037.DWG



MINIMUM CORNER SIGHT DISTANCE FOR INTERSECTIONS

MAJOR ROAD SPEED (MPH)	MINIMUM CORNER SIGHT DISTANCE (FEET)
15	300
20	400
25	500
30	600
35	700
40	800
45	900
50	1000
55	1100
60	1200



CITY OF ROCHESTER HILLS STANDARD DETAIL FOR: Sight Distance Roadways

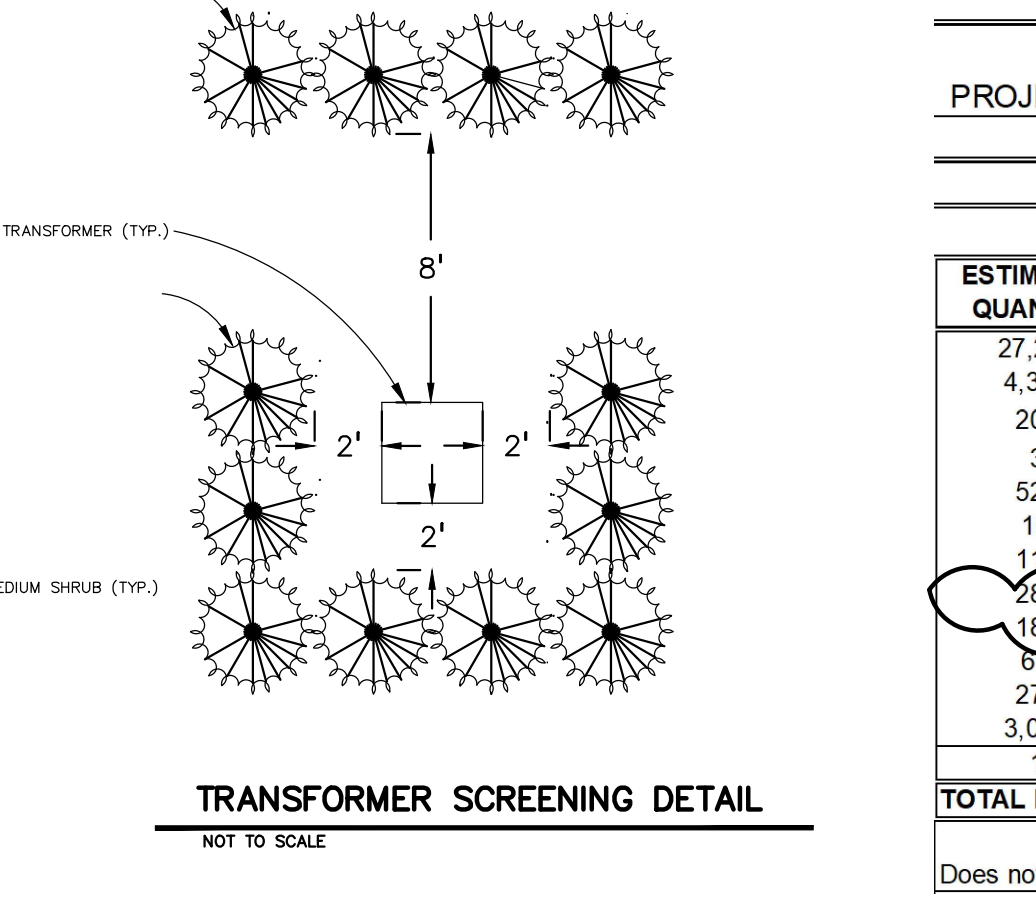
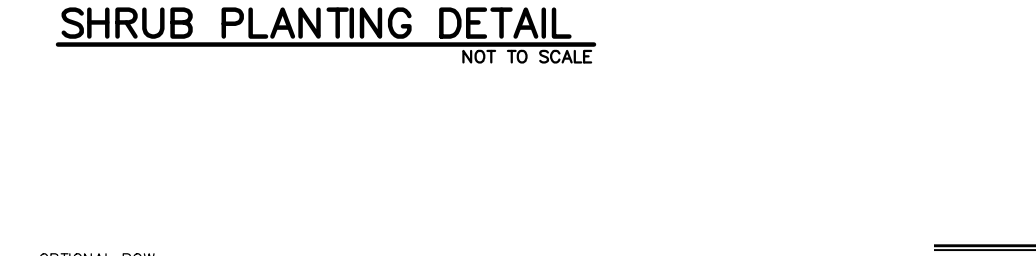
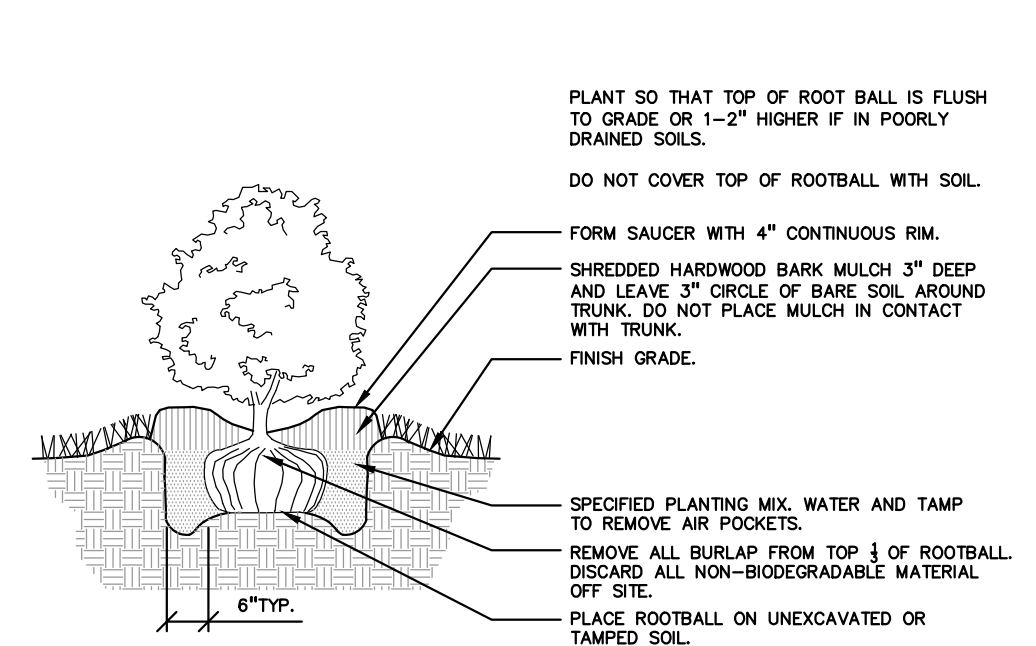
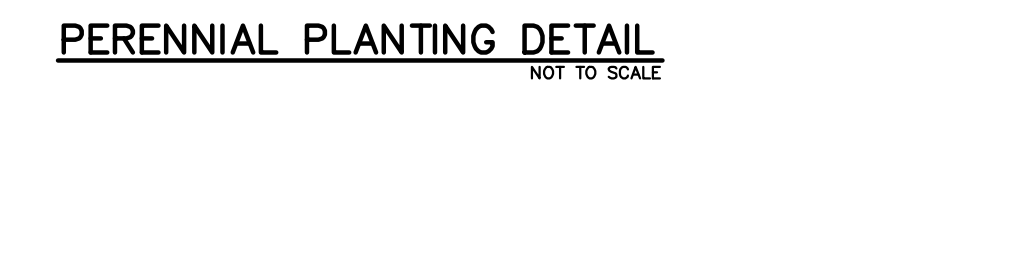
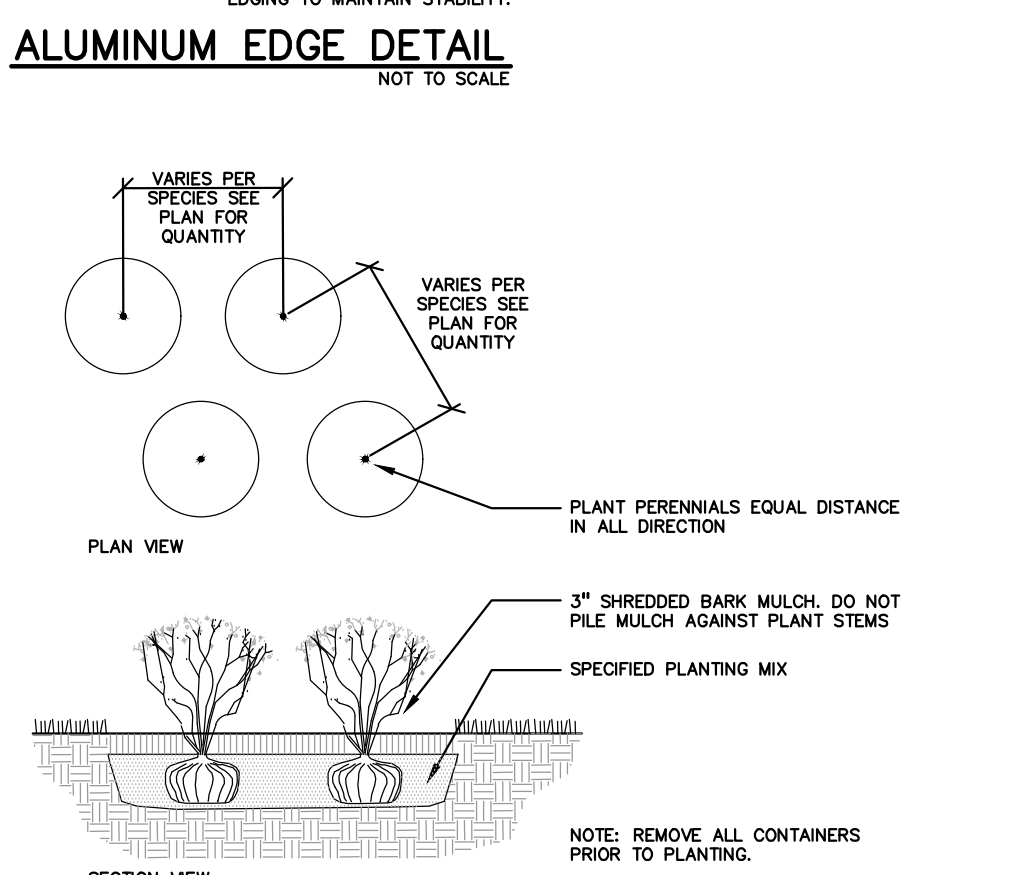
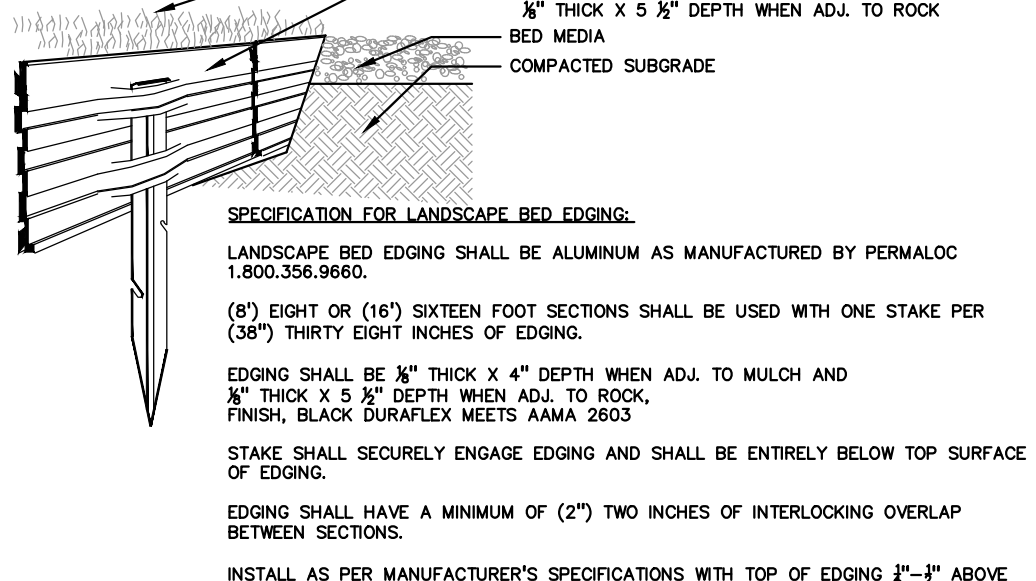
Sheet	Total
1 of 2	22

Low-profile Prairie Seed Mix

Botanical Name	Common Name
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Carex Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Koeleria pyramidata</i>	June Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Stachytarix scoparium</i>	Little Bluestem

Permanent Grasses

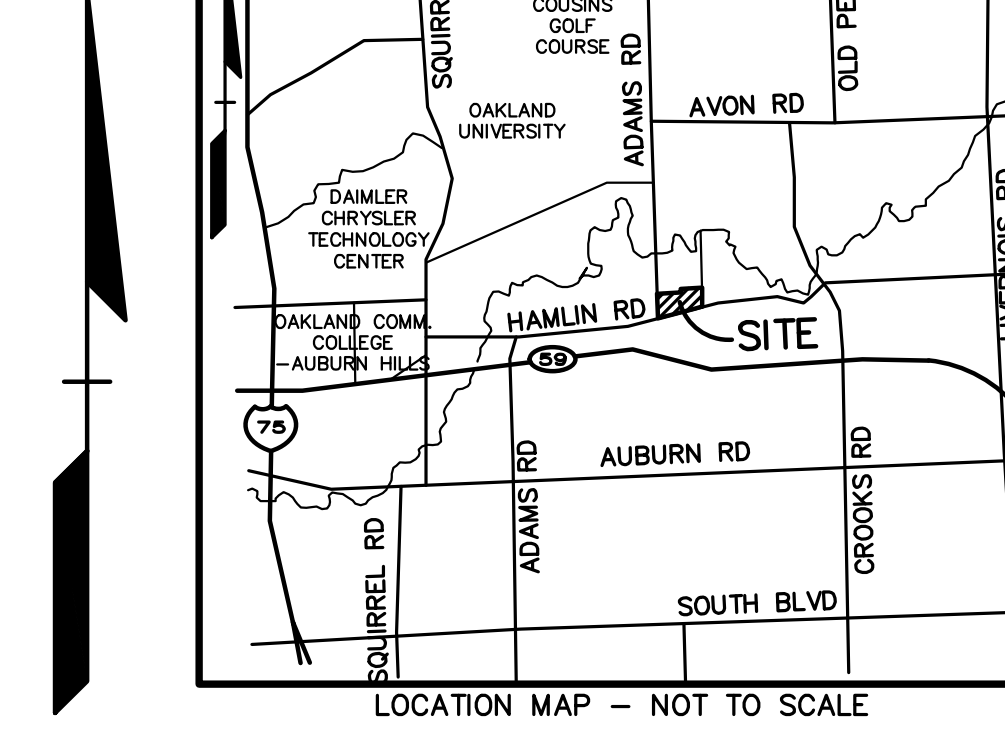
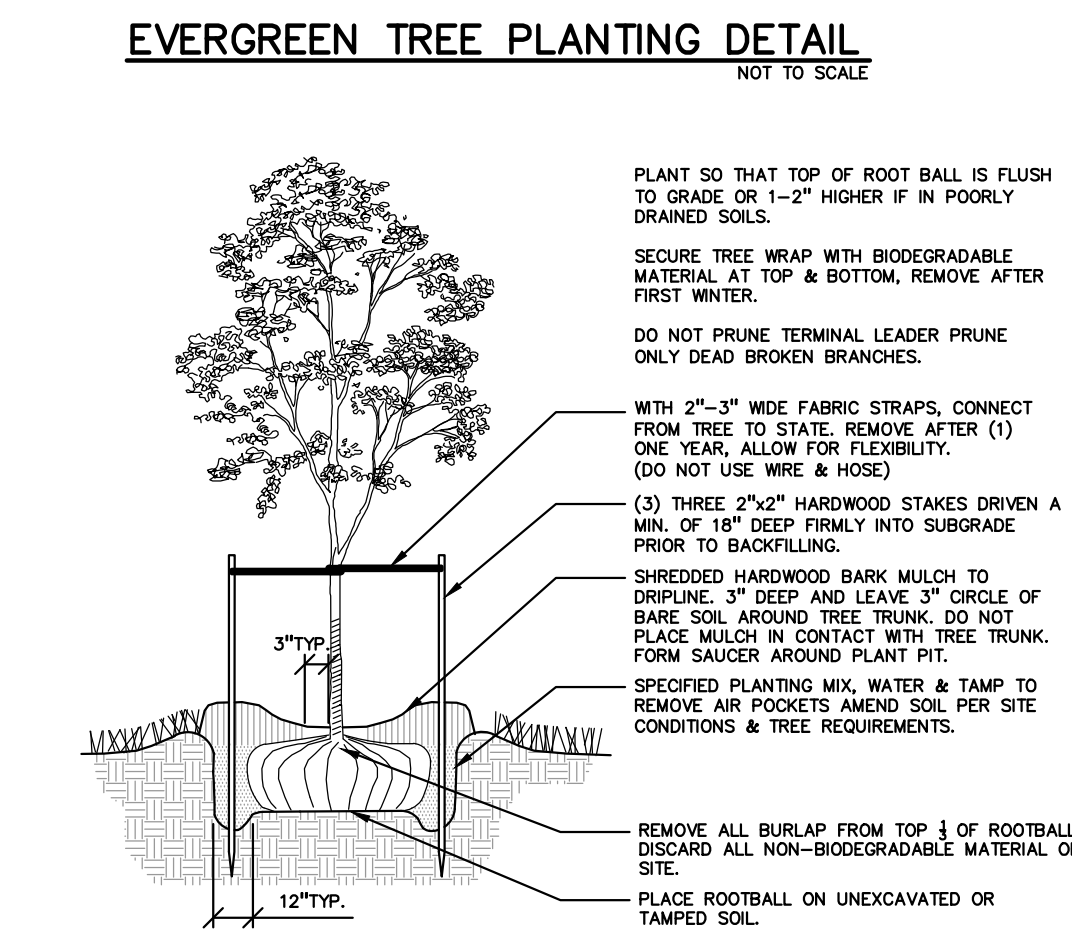
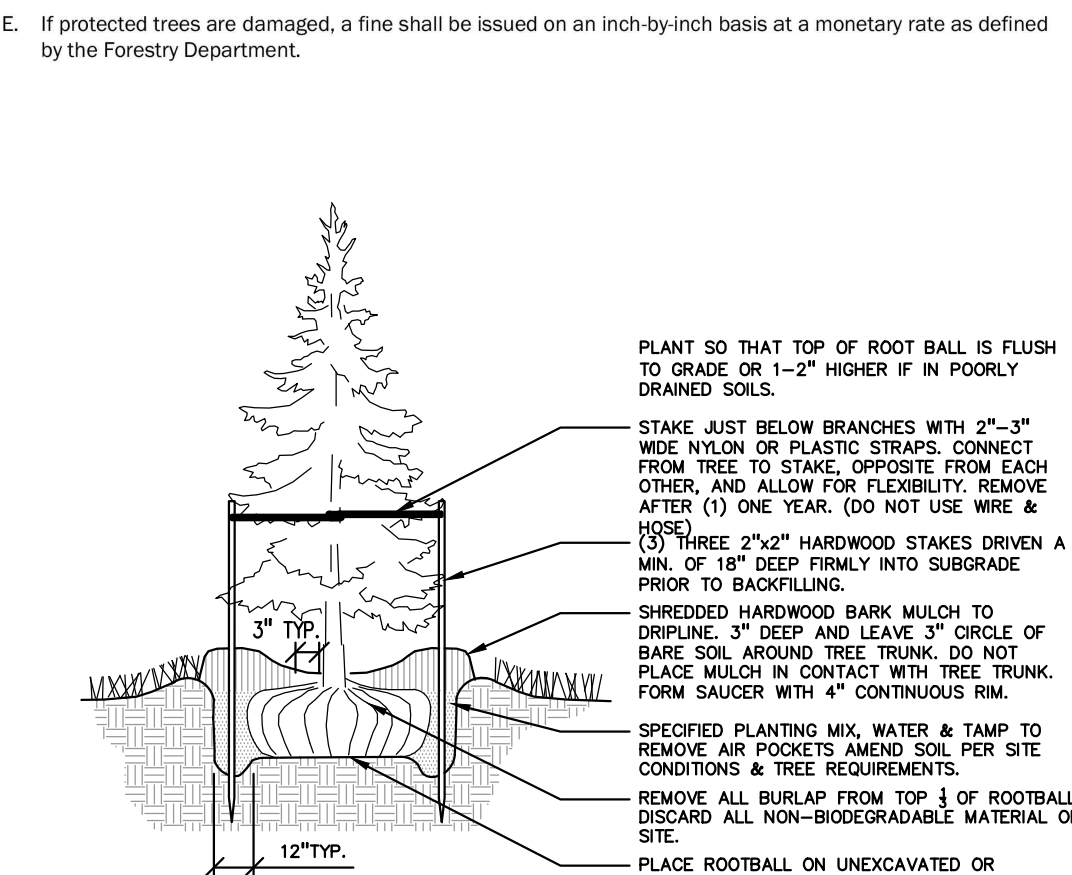
Botanical Name	Common Name
<i>Amorpha canescens</i>	Lead Plant
<i>Aster multiflorus</i>	Thimbleweed
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Baptisia alba</i>	White Wild Indigo
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Corynephorus lanceolata</i>	Sand Conocarpis
<i>Corynephorus palmata</i>	Prairie Conocarpis
<i>Dalea candida</i>	White Prairie Clover
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Rudbeckia hirta</i>	Round-Headed Black-eyed Susan
<i>Rudbeckia missouriensis</i>	Illinois Sensitive Plant
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower
<i>Eryngium yuccifolium</i>	Rattlesnake Master
<i>Lespedeza capitata</i>	Round-Headed Bush Clover
<i>Liatris scapula</i>	Rough Blazing Star
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Oenothera rugiflorum</i>	Sift Goldenrod
<i>Parthenium integrifolium</i>	Wild Quinine
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Penstemon hirsutus</i>	Hairy Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Silphium laciniatum</i>	Prairie Dock
<i>Solidago serotina</i>	Showy Goldenrod
<i>Symphyotrichum ericoides</i>	Heath Aster
<i>Symphyotrichum novae-angliae</i>	Smooth Blue Aster
<i>Tradescantia virginiana</i>	New England Aster
<i>Verbena stricta</i>	Common Spiderwort
<i>Vernonia sp.</i>	Ironweed (Various Mix)
<i>Veronicastrum virginicum</i>	Culvers Root



Section 138-12.109 Maintenance

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

- 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 ensure proper maturation of plants to achieve their intended purpose.
- 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.
- 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.
- 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.

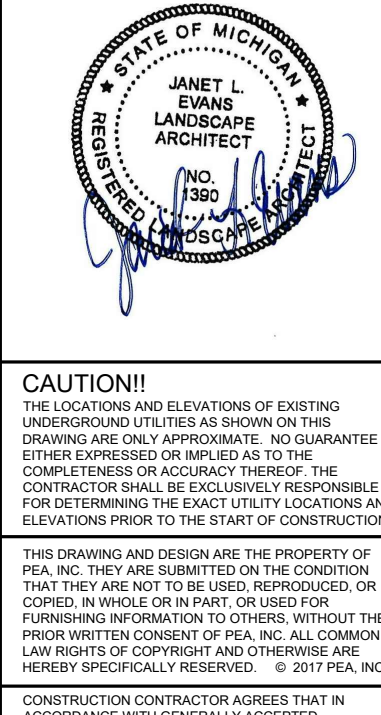


GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE, TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL BE THE PROPERTY OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRAZE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALLETIE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

REVISIONS

NO.	DATE	DESCRIPTION
1	11-21-18	ISSUED FOR PERMITS
2	12-12-18	REVISED PER CITY REVIEW
3	12-22-18	REVISED PER CITY REVIEW
4	1-26-19	REVISED PER CITY REVIEW
5	3-20-19	REVISED PER CITY REVIEW



CAUTION!!

THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED IN THE COMPLETION OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE EXISTING UTILITIES. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's Below Call before you dig

MISS DIG System, Inc.

1-800-482-7171 www.missdig.org

PEA, Inc.

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.688.9090  
F: 248.689.1044  
www.peainc.com

GOLDBERG COMPANIES, INC.

28101 CHAGRIN BOULEVARD  
BEAVERWOOD OHIO 44022

LANDSCAPE DETAILS  
LEGACY ROCHESTER HILLS

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. DW. DN. LW. SUR. KTR. P.M. RLS

ORIGINAL ISSUE DATE:  
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: N/A

DRAWING NUMBER:  
L-1.3

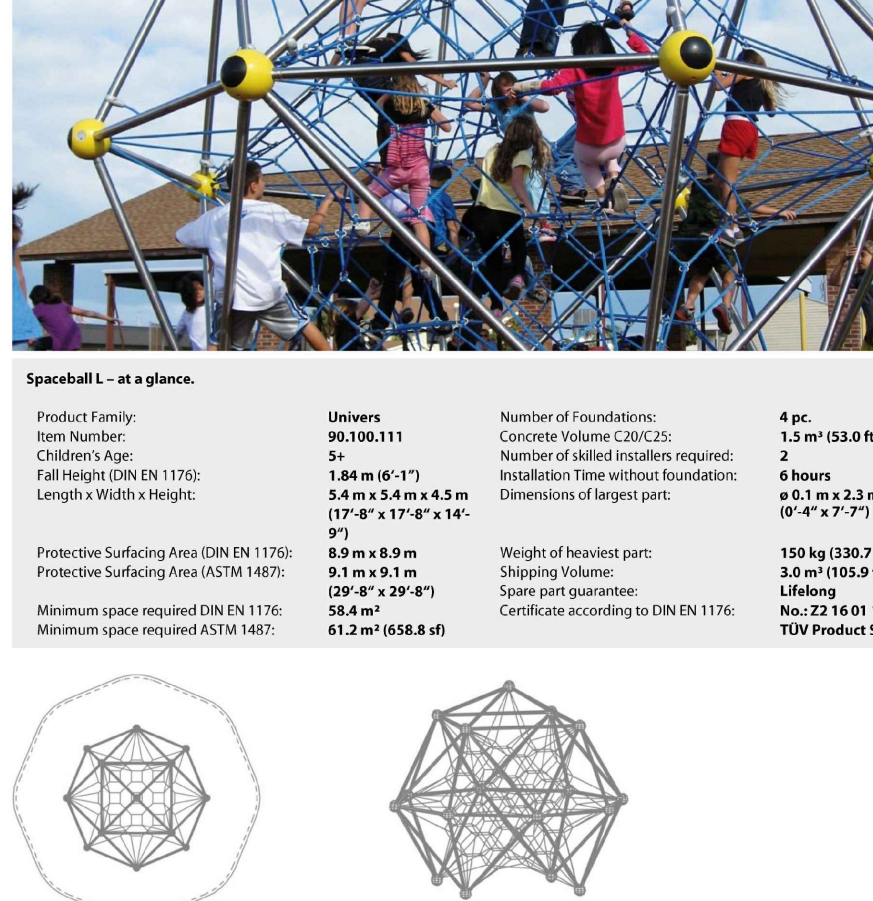
Spaceball L - Product Specification

Product Family: Unives  
Item Number: 90.100.111  
Children's Age: 5+  
Fall Height (DIN EN 1776): 1.84 m (6'1")  
Length x Width x Height: 17'6" x 17'6" x 14'6"

Protective Surfacing Area (DIN EN 1776): 6.9 m x 6.9 m  
Shocking Absorption (ASTM F1631): 0.1 m x 0.1 m (19" x 19")  
Minimum space required (ASTM F1631): 5.9 m x 5.9 m (19'6" x 19'6")

Number of Foundations: 4 pc.  
Concrete Volume (CIBC2): 1.5 m<sup>3</sup> (53.0 ft<sup>3</sup>)  
Number of added cables required: 2  
Installation Time without foundation: 6 hours  
Dimensions of largest part: 6'0" x 7'7"

Weight of finished part: 150 kg (330.7 lb)  
Shipping weight: 3.0 m (115.9 ft)  
Lifting: 120" x 2" x 8"  
Minimum space required (ASTM F1631): 5.9 m x 5.9 m (19'6" x 19'6")  
Minimum space required (ASTM F1631): 6.1 m x 6.1 m (20'0" x 20'0")



Technical Data

Table Framework:  
Framework steel tubes, Ø 60.3 mm (2.37"), anti-corrosion treatment and color finish sandblasting and solvent free zinc/epoxy/polyester process

Notes:  
Fasteners aluminum ball connectors Ø 25.0 mm (Ø 1.315"), anti-corrosion treatment and color finish sandblasting and solvent free zinc/epoxy/polyester process; mounting and sliding rings and top aluminum rings with durable EPDM-caps

Special warning:  
Upper covering parts are coated with durable, fire-retardant aluminum slip-resistant mat and top aluminum rings with durable EPDM-caps

SPACEBALL L WITH ACCESS NET AND TWO LADDERS

MANUF: BERLINER

SIZE: SAFETY AREA 36' x 36'

QTY: 1

CONTACT: JAMIE KENNEDY  
PHONE: 800.782.0811

DIFFERENT/COMPARABLE PRODUCT, MUST BE REVIEWED BY ENGINEER AND OWNER.

Spaceball L - at a glance

Product Family	Unives	Number of Foundations	4 pc.
Item Number	90.100.111	Concrete Volume (CIBC2)	1.5 m <sup>3</sup> (53.0 ft <sup>3</sup> )
Children's Age	5+	Number of added cables required	2
Fall Height (DIN EN 1776)	1.84 m (6'1")	Installation Time without foundation	6 hours
Length x Width x Height	17'6" x 17'6" x 14'6"	Dimensions of largest part	6'0" x 7'7"
Protective Surfacing Area (DIN EN 1776)	6.9 m x 6.9 m	Weight of finished part	150 kg (330.7 lb)
Shocking Absorption (ASTM F1631)	0.1 m x 0.1 m (19" x 19")	Shipping weight	3.0 m (115.9 ft)
Minimum space required (ASTM F1631)	5.9 m x 5.9 m (19'6" x 19'6")	Lifting	120" x 2" x 8"
Minimum space required (ASTM F1631)	6.1 m x 6.1 m (20'0" x 20'0")	Minimum space required (ASTM F1631)	5.9 m x 5.9 m (19'6" x 19'6")

COST OPINION

PROJECT NAME: LEGACY ROCHESTER HILLS JOB NO. 2017-037

LANDSCAPE COST OPINION

ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
27,218	S.Y.	Sod Lawn	\$6	\$163,308
4,319	S.Y.	Seed Lawn	\$3	\$12,957
206	S.Y.	Low Profile Prairie Seed Mix	\$3	\$618
3	ACRE	Low Maint. Meadow Mix	\$795	\$2,544
523	EA.	Shrubs	\$50	\$26,150
10	EA.	Perennials	\$15	\$150
111	EA.	Sub-Canopy Ornamental Trees	\$300	\$33,300
282	EA.	Deciduous	\$400	\$112,800
183	EA.	Evergreen	\$225	\$59,475
69	OV.	Mulch (4" Depth)	\$35.00	\$2,415
274	C.Y.	Plant mix for beds (12" Depth)	\$15.00	\$4,110
3,045	L.F.	Aluminum edge	\$5.00	\$15,225
1	EA.	Irrigation	\$30,000	\$30,000
TOTAL LANDSCAPING				\$463,052

Does not include amenity area, dog park, fitness equipment, playground, decorative pond, gateway feature

