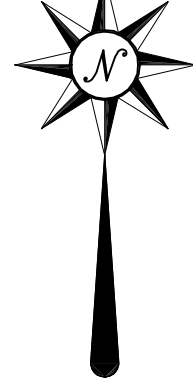
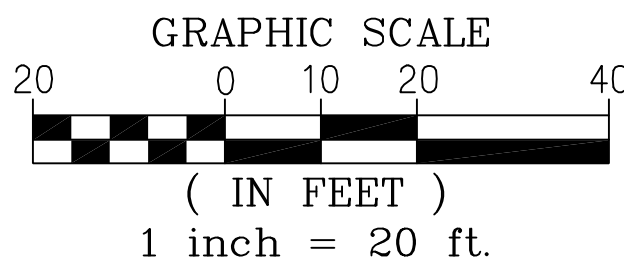


**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR/ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**IRRIGATION NOTE:**

AN IRRIGATION SYSTEM IS NOT PROPOSED FOR THIS SITE. WE PROPOSE TO USE PLANTS THAT ARE DROUGHT TOLERANT AND INDIGENOUS AT THIS SITE IN ORDER TO RECEIVE CREDIT FOR A LEED SILVER BUILDING FROM THE U.S.G.B.C. DURING ANY EXTENDED PERIODS OF DROUGHT, THE BANK WILL HAVE THEIR LANDSCAPE COMPANY (THAT IS RETAINED TO PROVIDE ROUTINE SERVICE AND CARE) COME TO THE SITE TO WATER THE LANDSCAPING AS MAY BE REQUIRED.



**LEGEND**

- FOUND IRON W/CAP NO. 47955
- EX. UTILITY POLE
- EX. BURIED ELECTRIC LINES
- EX. TELEPHONE MARKER
- EX. TELEPHONE PEDISTAL
- EX. BURIED TELEPHONE LINES
- EX. LIGHT POLE
- EX. ROAD SIGN
- EX. STORM MANHOLE
- EX. STORM CATCHBASIN
- EX. STORM SEWER
- EX. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. FIRE HYDRANT
- EX. WATERMAIN
- EX. GASMAIN
- EX. GAS MARKER
- ⊙ PROP. STORM MANHOLE
- ⊙ PROP. STORM CATCHBASIN
- ⊙ PROP. STORM SEWER
- ⊙ PROP. SANITARY MANHOLE
- ⊙ PROP. SANITARY CLEANOUT
- ⊙ PROP. SANITARY SEWER
- ⊙ PROP. WATER MAINHOLE
- ⊙ PROP. WATER GATEVALVE
- ⊙ PROP. FIRE HYDRANT
- ⊙ PROP. LIGHT POLES
- ⊙ PROP. BARRIER FREE SPACE
- ⊙ PROP. CONCRETE AREAS
- ⊙ PROP. ASPHALT OVER LIMESTONE PARKING LOT PAVEMENT

**TREE LEGEND**

- ⊙ QUANTITY OF TREES OR SHRUBS
- ⊙ TYPE OF TREE OR SHRUB

**PLANTING LIST:**

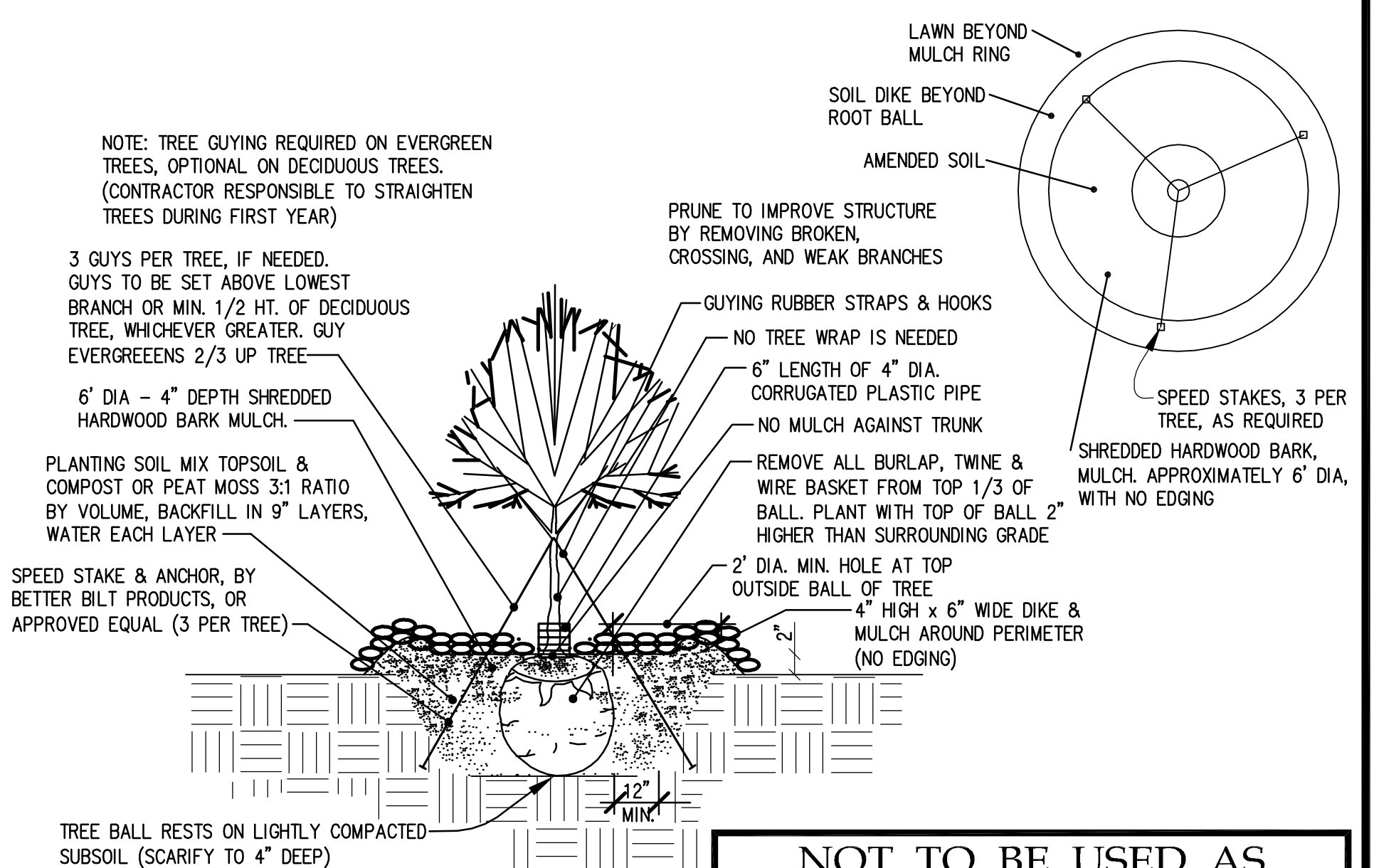
NOTE: ALL TREES TO BE BRANCHED AT 7' TO 8' HEIGHT

KEY	QT	UNIT	DESCRIPTION	SIZE	SPACING	UNIT PRICE	TOTAL AMT
BGG	85	EA	Buxus x 'Green Gem' (Green Gem Boxwood)	18"	18" o.c.	\$60.00	\$5,100.00
BGM	26	EA	Buxus x 'Green Mountain' (Green Mountain Boxwood)	30" ht	24" o.c.	\$90.00	\$2,340.00
BGV	32	EA	Buxus x 'Green Velvet' (Green Velvet Boxwood)	18"	42" o.c.	\$60.00	\$1,920.00
BJF	22	EA	Brunera macrophylla 'Jack Frost' (Jack Frost Brunnera) (variegated foliage)	#2 cont.	24" o.c.	\$15.00	\$330.00
DCS	40	EA	Deschampsia cespitosa 'Schottland' (Scottish Tufted Hair Grass)	#2 cont.	30" o.c.	\$15.00	\$600.00
EU	7	EA	Eucomia ulmoides (Hardy Rubber Tree) (measure trunk at 12" ht)	3" cal. @ 12" ht	per plan	\$450.00	\$3,150.00
GPS	5	EA	Ginkgo biloba 'Princeton Sentry' (Princeton Sentry Ginkgo (upright growth habit) (measure trunk at 12" ht)	3" cal. @ 12" ht	per plan	\$450.00	\$2,250.00
GR	107	EA	Geranium sanguineum 'Rozanne' (Rozanne Geranium)	#1 cont.	30" o.c.	\$12.00	\$1,284.00
HSC	19	EA	Hemerocallis 'Strawberry Candy' (Strawberry Candy Daylily) (pink, rebloomer)	#1 cont.	24" o.c.	\$12.00	\$228.00
HV	7	EA	Harmamelis x intermedia 'Diane' (Diane Witch Hazel) (Red fragrant flowers, multi-stem tree form)	8-10' ht.	per plan	\$300.00	\$2,100.00
MRB	6	EA	Malus 'Red Barron' (Red Barron Crabapple)	2" cal.	per plan	\$250.00	\$1,500.00
PSW	34	EA	Physocarpus opulifolius 'Summer Wine' (Summer Wine Ninebark) (purple foliage, compact growth habit)	#3 cont.	36" o.c.	\$50.00	\$1,700.00
SPM	17	EA	Syringa patula 'Miss Kim' (Miss Kim Lilac) (dwarf, late spring bloom)	#3 cont.	5' o.c.	\$50.00	\$850.00
SR	3	EA	Syringa reticulata 'Ivory Silk' (Japanese Tree Lilac) (white, early summer flower)	2-1/2" cal. @ 12" ht.	per plan	\$300.00	\$900.00
SSM	74	EA	Sedum spectabile 'Matrona' (Matrona Sedum) (purple foliage, pink flowers)	#1 cont.	24" o.c.	\$12.00	\$888.00
TOS	15	EA	Thuja occidentalis 'Smaragd' (Emerald Green Arborvitae)	7' ht.	36" o.c.	\$240.00	\$3,600.00
UXR	13	EA	Ulmus x 'Regal' (Regal Elm) (disease and drought resistant, fast growing) (measure trunk at 12" ht)	3" cal. @ 12" ht.	per plan	\$450.00	\$5,850.00
	54	CY	Compost			\$60.00	\$3,240.00
	54	CY	Mulch			\$60.00	\$3,240.00
	480	LF	Edging			\$6.00	\$2,880.00
	1600	SY	Seeded Lawn			\$1.15	\$1,840.00
	760	CY	Topsoil			\$13.00	\$9,880.00
						+ 10% Contingencies	\$5,500.00
<b>Total Estimated Landscaping Cost</b>							<b>\$61,170.00</b>

**TREE AND SHRUB PLANTING RESTRICTIONS:**

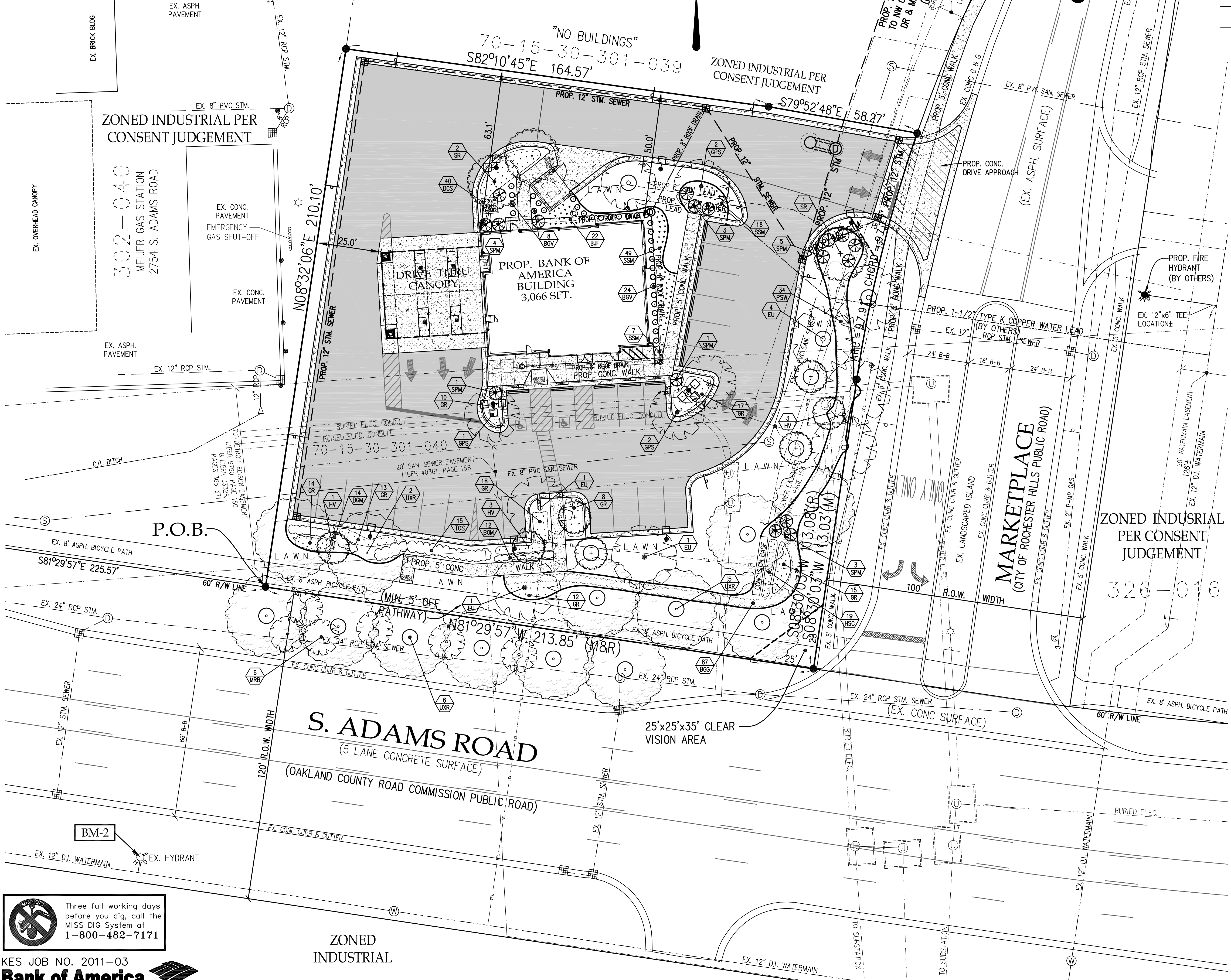
TREE PLANTING RESTRICTIONS: PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL 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 PLANTED 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 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.



**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

ISSUED FOR PLANNING REVIEW - 03.15.2012  
CITY FILE NUMBER 11-009



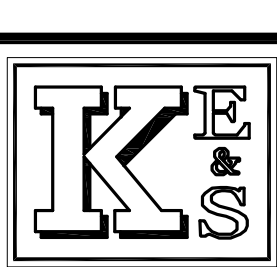
Three full working days before you dig, call the MISS DIG System at 1-800-482-7171

KES JOB NO. 2011-03

**Bank of America**

APPLICANT:  
JONES LANG LASALLE/BANK OF AMERICA  
C/O STEPHANIE LIEB  
135 S. LASALLE, SUITE 1225  
CHICAGO, IL 60601  
PHONE: 815.717.8131 / FAX: 302.601.1283  
EMAIL: STEPHANIE.LIEB@AM.JLL.COM

PREPARED BY:  
**Designscapes, Inc.**  
Landscape Architecture, Project Management  
210 GOLFVIEW DRIVE, SAGINAW MICHIGAN 48638  
PHONE: 989.798.6477 FAX: 989.790.7641  
E-MAIL: DSCAPES@DSCAPES.COM



**KRAFT ENGINEERING & SURVEYING, INC.**  
engineers • surveyors • planners  
409 WEST SEVENTH STREET, FLINT, MICHIGAN 48503  
PHONE: 810.234.2694 or 810.234.2695 FAX: 810.234.2696  
E-MAIL: MIKE@KRAFTENGINEERING.COM

**BANK OF AMERICA BRANCH AT ROCHESTER HILLS**  
NW CORNER OF ADAMS ROAD & MARKETPLACE CIRCLE  
PART OF THE SOUTHWEST 1/4 OF SECTION 30, T3N-R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI

**LANDSCAPING PLAN**

REVISIONS	DRN. BY:	RADO	03.09.2012	SHEET NO.:
09.28.2012	DSGN. BY:	C.P.S.	"	L-1
11.12.2012	CHKD. BY:	C.P.S.	"	
	APPR. BY:	C.P.S.	"	



**LANDSCAPE CALCULATIONS:**

**BUFFER LANDSCAPING CALCULATION:**

THE ADJACENT PROPERTIES ARE ALL THE SAME ZONING, THUS NO BUFFER IS REQUIRED

**INTERIOR LANDSCAPING CALCULATION:**

THE TOTAL PARKING LOT AREA IS 26,800 SQUARE FEET. 5% GREEN SPACE REQUIRED = 1340 SQUARE FEET. AREA PROVIDED = 1370 SQUARE FEET. ALL ISLANDS MEET THE MINIMUM 8' WIDTH AND 160 SQ. FT. DIMENSIONS  
 DECIDUOUS TREES REQUIRED (ONE PER 150 REQUIRED SQ. FT.) = 9  
 DECID. TREES PROVIDED = 9 (7 AROUND BUILDING PERIMETER, 1 IN PARKING LOT ISLAND, PLUS ONE IN PERIMETER LANDSCAPING)

**PERIMETER LANDSCAPING CALCULATION:**

PARKING LOT PERIMETER PARALLEL TO ROAD R/W = 257' (ADAMS + MARKETPLACE)  
 1 SHADE TREE REQUIRED PER 25' = 11. SHADE TREES PROVIDED = 11 + 1 FOR INTERIOR LANDSCAPE AND 1 FOR R/W LANDSCAPE.  
 1 ORNAMENTAL TREE REQUIRED PER 35' = 7. ORNAMENTAL TREES PROVIDED = 7 + 1 FOR R/W LANDSCAPE

THE CONTINUOUS HEDGE REQUIRED IS PROVIDED ALONG THE SOUTH AND EAST SIDES OF THE PARKING LOT. THE HEDGE SOUTH OF THE DRIVE THROUGH LANE IS OVER 7' IN HEIGHT TO BLOCK HEADLIGHT GLARE FROM THE DRIVE THROUGH.  
 PERIMETER LANDSCAPING IS SET BACK FROM CURB EDGE TO ALLOW FOR SNOW STORAGE ALONG EAST SIDE. SNOW STORAGE IS ALSO AVAILABLE IN PARKING LOT ISLANDS.

**RIGHT OF WAY LANDSCAPING CALCULATION:**

ADAMS ROAD R/W = 214'  
 ONE SHADE TREE PER 35' = 7 SHADE TREES REQUIRED. 6 PROVIDED IN R/W + 1 IN PERIMETER LANDSCAPE.  
 ONE ORNAMENTAL TREE PER 35' = 7 ORNAMENTAL TREES REQUIRED. 6 PROVIDED IN R/W + 1 IN PERIMETER LANDSCAPE.  
 MARKETPLACE R/W = 210'.  
 6 SHADE PLUS 6 ORNAMENTAL TREES ARE REQUIRED. SETBACK REQUIREMENTS FROM CURB AND SIDEWALK DO NOT ALLOW FOR TREE PLANTINGS IN THIS R/W. OWNER WILL PROVIDE TO THE CITY OF ROCHESTER HILLS THE SUM OF \$200.00 PER TREE (\$2,400.00 TOTAL) TO COVER COSTS OF PLANTING TREES IN OTHER LOCATIONS, AS REQUIRED BY ORDINANCE.

**SERVICE AREA SCREENING:**

THE DUMPSTER IS SCREENED BY A MASONRY WALL AND GATE  
 THE TRANSFORMER IS SCREENED WITH ORNAMENTAL GRASSES AND SHRUBS

**PLANTING AND SEEDING NOTES:**

**PERENNIAL, ANNUAL, & GROUND COVER BED PREPARATION**

- KILL PERSISTENT WEEDS WITH ROUNDUP AT LEAST SEVEN DAYS PRIOR TO DISTURBING SOIL.
- REMOVE VEGETATION CONTAINING WEED SEEDS AND DISPOSE.
- LOOSEN SOIL TO A 12" DEPTH (NOTE: WHEN WORKING AROUND EXISTING TREES, WORK SOIL ONLY TO A 6" DEPTH UNDER THE INSIDE 1/2 OF THE DRIP LINE OF THE TREE. AVOID DISTURBING ROOTS OVER 1" IN DIAMETER).
- SPREAD A 3" LAYER OF COMPOST OVER THE ENTIRE PLANTING BED.
- SPREAD WOOD ACE 2-3 MONTH-RELEASE FERTILIZER (14-14-14 W/ MICRONUTRIENTS) AT RATE OF 2# PER 100 SFT. (AVAILABLE FROM RHINO SEED)
- INCORPORATE ABOVE AMENDMENTS INTO PLANT BED TO A 12" DEPTH, MIXING AS UNIFORMLY AS POSSIBLE. BREAK UP SOIL LUMPS LARGER THAN 1" IN DIAMETER, BUT DO NOT OVER-TILL.
- INSTALL PLANTINGS AS PER PLAN. LIGHTLY TAMP SOIL AROUND PLANTS.
- RAKE PLANT BEDS TO A UNIFORM GRADE, SLOPING AWAY FROM ALL BUILDINGS.
- SPREAD SNAPSHOT, TREFLAN, OR SURFLAN PRE-EMERGENT HERBICIDE AT MINIMUM LABEL RATES; RAKE INTO THE TOP 1 INCH OF THE SOIL SURFACE.
- MULCH PERENNIAL AND GROUND COVER BEDS WITH 2" OF SHREDDED HARDWOOD BARK. MULCH SHRUB BEDS WITH 4" OF SHREDDED HARDWOOD BARK. DO NOT MULCH ANNUAL BEDS.

**PLANTING OF TREES & SHRUBS**

PLANT TREES & SHRUBS IN PLANT BEDS PREPARED AS FOR PERENNIALS AND GROUND COVER OR:

- DIG HOLES 4" IN DIAMETER LARGER THAN ROOT BALL. HOLE DEPTH SHOULD BE 2" LESS THAN DEPTH OF ROOT BALL (12" MIN).
- BACKFILL MIX TO BE EXCAVATED SOIL, ? COMPOST, AND WOOD ACE 2-3 MONTH-RELEASE FERTILIZER (14-14-14 W/ MICRONUTRIENTS) AT 2# PER 100 SQUARE FEET OF EXCAVATED AREA.
- BLEND SOIL THOROUGHLY WITH AMENDMENTS PRIOR TO BACKFILLING.
- WATER TO SETTLE SOIL PRIOR TO TAMPING AROUND PLANTS.
- MULCH OVER DISTURBED SOIL WITH A 4" DEPTH OF SHREDDED HARDWOOD BARK. MULCH SHOULD NOT BE PLACED AGAINST TRUNKS OF TREES.

**LAWN SEEDING**

**GRASS SEED BLEND:**

"DROUGHT TOLERANT FESCUE BLEND", AVAILABLE FROM TURFGRASS SEED COMPANY, CONSISTING OF THE FOLLOWING SEED VARIETIES OR AN APPROVED EQUAL:  
 30% FALCON II FESCUE      30% LEXINGTON FESCUE  
 30% PETITE FESCUE      10% CRUISER RYGRASS

**INSTALLATION METHOD:**

- KILL PERSISTENT WEEDS WITH ROUNDUP AT LEAST SEVEN DAYS PRIOR TO DISTURBING SOIL.
- REMOVE VEGETATION CONTAINING WEED SEEDS AND DISPOSE.
- FINE GRADE, SPREAD SCOTTS BRAND LAWN STARTER FERTILIZER, AND MECHANICALLY SEED GRASS SEED.
- HYDROMULCH OVER SEEDED LAWN AREAS, ADDING TACKIFIER TO HYDROMULCH FOR EROSION PREVENTION.
- USE MANUFACTURERS RECOMMENDED APPLICATION RATES FOR FERTILIZER, HYDROMULCH, AND TACKIFIER.

**NOTE:**

CONTRACTOR MUST PROVIDE TEMPORARY IRRIGATION AS APPROVED BY OWNER UNTIL THE FALL SEASONS OCCURS.

**GENERAL LANDSCAPE MAINTENANCE NOTES:**

- PRUNE TO RAISE CANOPY (LIMB UP) TREES AS THEY MATURE, TO KEEP BUILDING VISIBLE. PRUNING SHOULD BE COMPLETED BY A CERTIFIED ARBORIST.
- PRUNE SHRUBS IN EARLY SUMMER (END OF JUNE OR EARLY JULY).
- RE-MULCH AS REQUIRED TO MAINTAIN A 2 1/2" TO 3" DEPTH. USE SHREDDED HARDWOOD, CEDAR, OR CYPRESS. DO NOT USE GROUND AND DYED PALLET MATERIAL (ENVIRO-MULCH). MULCHING SHOULD BE COMPLETED AFTER PRUNING OF SHRUBS.
- PERENNIAL FLOWERS SHOULD BE CUT DOWN TO 2" IN LATE FALL (AFTER A KILLING FROST).
- ORNAMENTAL GRASSES SHOULD BE CUT DOWN TO 4" IN EARLY SPRING BEFORE NEW GROWTH BEGINS (USUALLY MID TO LATE MARCH).
- PROVIDE SUPPLEMENTAL WATERING (A THOROUGH SOAKING ONCE EVERY WEEK TO 10 DAYS) TO LANDSCAPE PLANTINGS DURING PERIODS OF EXTENDED DROUGHT (OVER 3 WEEKS WITHOUT RAIN).
- LAWN AREAS ARE SEEDDED WITH A LOW MAINTENANCE TURF GRASS. THREE FERTILIZATIONS PER YEAR ARE RECOMMENDED. THE GRASS WILL SURVIVE EXTENDED DRY PERIODS WITHOUT SUPPLEMENTAL WATERING BY GOING DORMANT (TURNING LIGHT BROWN AND NOT GROWING) UNTIL NORMAL RAINFALL RESUMES.
- ALL SHADE TREES SHALL BE BRANCHED AT 7'-8" HEIGHT FROM SURFACE OF GROUND.

**SITE GRADING AND TOPSOIL INSTALLATION NOTES:**

- REMOVE ALL CONSTRUCTION DEBRIS, ROOTS, AND ROCKS OVER 3" DIAMETER AS WELL AS OTHER MATERIALS THAT WILL NOT SUPPORT PLANT GROWTH, AND DISPOSE OF OFF SITE IN AN APPROVED MANNER.
- ESTABLISH SUBSOIL GRADES TO ALLOW FOR THE INSTALLATION OF 12" OF TOPSOIL IN ALL LAWN AREAS, AND 18" OF TOPSOIL IN ALL PLANTING BEDS.
- SCARIFY SUBSOIL TO A 6" TO 12" DEPTH, TAKING CARE NOT TO DISTURB BELOW GRADE UTILITIES OR INFRASTRUCTURE.
- SUBMIT A SOIL TOPSOIL SAMPLE WITH SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO INSTALLATION. PROVIDE TOPSOIL SOURCE (LOCATION) TO ALLOW FOR INSPECTION BY LANDSCAPE ARCHITECT. DO NOT MOVE OR INSTALL WET OR FROZEN TOPSOIL. TOPSOIL SHALL BE SCREENED, LOAMY SOIL IN A LOOSE, FRIABLE CONDITION, WITH THE FOLLOWING CHARACTERISTICS:  
 A PH BETWEEN 5.5 AND 7.5  
 A MINIMUM OF 2% ORGANIC MATTER.  
 FREE OF PERENNIAL WEEDS SUCH AS QUACKGRASS, HORSETAIL, AND NUTSEDGE.  
 NOTE: IN LIEU OF ADDING COMPOST AFTER INSTALLATION, CONTRACTOR MAY OPT TO BLEND PLANT BED SOILS WITH COMPOST PRIOR TO INSTALLATION. BLENDING RATE IS 1 PART COMPOST TO 3 PARTS TOPSOIL.
- INSTALL TOPSOIL AT THE FOLLOWING DEPTHS:  
 LAWN AREAS: 12"  
 PLANT BEDS: 18"
- DO NOT INSTALL TOPSOIL OVER SATURATED OR MUDDY SUBSOILS.

**TREE AND SHRUB PLANTING RESTRICTIONS:**

TREE PLANTING RESTRICTIONS: PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM 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 PLANTED 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 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.

**BANK OF AMERICA - ROCHESTER HILLS**

**ZONING ORDINANCE CHECKLIST:**

**SECTION 138-12.103 DESIGN STANDARDS**

NO PLANTINGS IN CLEAR VISION AREA AT INTERSECTION  
 PLANTINGS CLEAR OF OVERHEAD LINES  
 ALL PARKING AREAS CURBED

**SECTION 138-12.105 IRRIGATION**

NO IRRIGATION IS PLANNED - SITE IS DESIGNED TO MEET LEED STANDARDS FOR NO POTABLE WATER USE FOR IRRIGATION

**SECTION 138-12.106 SCREENING**

ADJACENT PROPERTIES ARE THE SAME ZONING - NO SCREENING IS REQUIRED

**SECTION 138-12.107 TREE REMOVALS**

THERE ARE NO EXISTING TREES ON THE SITE

**SECTION 138-12.110 INSTALLATION**

CONSTRUCTION IS ANTICIPATED DURING WINTER AND SPRING 2013. SUMMER WOULD BE CONSIDERED AN OFF SEASON FOR PLANTING WITHOUT AN IRRIGATION SYSTEM, THUS THE LANDSCAPE WOULD BE INSTALLED IN THE FALL OF 2013 (THE NEXT AVAILABLE PLANTING SEASON)

**SECTION 138-12.200 GENERAL CONDITIONS**

ALL PLANT MATERIAL WILL BE NURSERY GROWN AS REQUIRED. TO INCREASE THE DROUGHT TOLERANCE OF THE LANDSCAPE, REQUIRED TOPSOIL QUANTITIES ARE INCREASED TO A 12" DEPTH IN LAWN AREAS, AND AN 18" DEPTH FOR LANDSCAPE PLANTINGS.

**SECTION 138-12.201 GROUNDCOVERS**

LAWN AREAS WILL BE HYDRO-SEEDDED WITH A BLEND OF DROUGHT TOLERANT TURF GRASS VARIETIES. TREE AND SHRUB AREAS WILL BE MULCHED TO A 4" DEPTH, PERENNIAL PLANTINGS MULCHED TO A 2" DEPTH

**SECTION 138-12.202 PERMITTED LANDSCAPE MATERIALS**

ALL PLANT MATERIAL IS SELECTED BASED ON IT'S ABILITY TO THRIVE IN THE CLIMATE, SOILS, AND ANTICIPATED MAINTENANCE LEVELS FOR THIS SITE. NATIVE PLANTS OR NATIVE PLANT CULTIVARS HAVE BEEN SELECTED WHENEVER FEASIBLE TO MEET THE OBJECTIVES OF THE LANDSCAPE ORDINANCES. PLANTS IN CONTINUOUS HEDGES ARE SPACED A MAXIMUM OF 36" O.C., AS REQUIRED

**SECTION 138-12.204 EXISTING VEGETATION**

DOES NOT APPLY - THERE IS NO EXISTING VEGETATION ON THIS SITE

**SECTION 138-12.205**

ALL PLANTS MEET THE MINIMUM SIZE REQUIREMENTS

**SECTION 138-12.300 BUFFER REQUIREMENTS**

THE ADJACENT PROPERTIES ARE ALL THE SAME ZONING, THUS NO BUFFER IS REQUIRED

**SECTION 138-12.301 PARKING LOT LANDSCAPING**

**INTERIOR LANDSCAPING:**

THE TOTAL PARKING LOT AREA IS 26,800 SQUARE FEET. 5% GREEN SPACE REQUIRED = 1340 SQUARE FEET. AREA PROVIDED = 1370 SQUARE FEET. ALL ISLANDS MEET THE MINIMUM 8' WIDTH AND 160 SQ. FT. DIMENSIONS

DECIDUOUS TREES REQUIRED (ONE PER 150 REQUIRED SQ. FT.) = 9  
 DECID. TREES PROVIDED = 9 (8 PLUS ONE IN PERIMETER LANDSCAPING)

**PERIMETER LANDSCAPING:**

PARKING LOT PERIMETER PARALLEL TO ROAD R/W = 257'  
 1 SHADE TREE REQUIRED PER 25' = 11. SHADE TREES PROVIDED = 11 + 1 FOR INTERIOR LANDSCAPE.  
 1 ORNAMENTAL TREE REQUIRED PER 35' = 7. ORNAMENTAL TREES PROVIDED = 7

THE CONTINUOUS HEDGE REQUIRED IS PROVIDED ALONG THE SOUTH AND EAST SIDES OF THE PARKING LOT. THE HEDGE SOUTH OF THE DRIVE THROUGH LANE IS OVER 7' IN HEIGHT TO BLOCK HEADLIGHT GLARE FROM THE DRIVE THROUGH.

ALL PARKING AREAS ARE CURBED.

PERIMETER LANDSCAPING IS SET BACK FROM CURB EDGE TO ALLOW FOR SNOW STORAGE ALONG EAST SIDE. SNOW STORAGE IS ALSO AVAILABLE IN PARKING LOT ISLANDS.

**SECTION 138-12.302 SERVICE AREA SCREENING**

THE DUMPSTER IS SCREENED BY A MASONRY WALL AND GATE  
 THE TRANSFORMER IS SCREENED WITH ORNAMENTAL GRASSES AND SHRUBS

**SECTION 138-12.303 STORM WATER MANAGEMENT POND LANDSCAPING**

THE DEVELOPMENT HAS A REGIONAL STORM WATER BASIN. THERE IS NO STORM WATER POND ON THIS SITE.

**SECTION 138-12.304 RIGHT-OF-WAY LANDSCAPING**

ADAMS ROAD R/W = 214'

ONE SHADE TREE PER 35' = 7 SHADE TREES REQUIRED. 6 PROVIDED IN R/W + 1 IN PERIMETER LANDSCAPE.  
 ONE ORNAMENTAL TREE PER 35' = 7 ORNAMENTAL TREES REQUIRED. 6 PROVIDED IN R/W + 1 IN PERIMETER LANDSCAPE.

MARKETPLACE R/W = 210'.

6 SHADE PLUS 6 ORNAMENTAL TREES ARE REQUIRED. SETBACK REQUIREMENTS FROM CURB AND SIDEWALK DO NOT ALLOW FOR TREE PLANTINGS IN THIS R/W. OWNER WILL PROVIDE TO THE CITY OF ROCHESTER HILLS THE SUM OF \$200.00 PER TREE (\$2,400.00 TOTAL) TO COVER COSTS OF PLANTING TREES IN OTHER LOCATIONS, AS REQUIRED BY ORDINANCE.

**GROUND COVER PLANTINGS:**

THE GOAL OF THIS PROJECT IS TO QUALIFY FOR LEED POINTS BY ELIMINATING THE USE OF POTABLE WATER FOR IRRIGATION. THUS, PURSUANT TO SECTION 138-12.105, WE ARE EXPECTING THE REQUIREMENT FOR SOD AND IRRIGATION TO BE WAIVED BY THE REVIEWING AUTHORITY. IN LIEU OF SOD AND IRRIGATION, ALL LAWN AREAS WILL BE SEEDDED WITH A BLEND OF DROUGHT TOLERANT TURF GRASSES.



KES JOB NO. 2011-03



**NOT TO BE USED AS CONSTRUCTION DRAWINGS**

ISSUED FOR PLANNING REVIEW - 03.15.2012  
 CITY FILE NUMBER 11-009

SCALE: 1"=20'	APPLICANT: JONES LANG LASALLE/BANK OF AMERICA C/O STEPHANIE LIEB 1225 S. LASALLE, SUITE 1225 CHICAGO, IL 60601 PHONE: 815.717.8131 / FAX: 302.601.1283 EMAIL: STEPHANIE.LIEB@AM.JLL.COM	PREPARED BY: <i>Designscapes, Inc.</i> Landscape Architecture, Project Management 210 GOLFVIEW DRIVE, SAGINAW MICHIGAN 48638 PHONE: 989.798.6477 FAX: 989.790.7641 E-MAIL: DSCAPES@DSCAPES.COM	<b>KRAFT ENGINEERING &amp; SURVEYING, INC.</b> engineers - surveyors - planners 409 WEST SEVENTH STREET, FLINT, MICHIGAN 48503 PHONE: 810.234.2694 or 810.234.2695 FAX: 810.234.2696 E-MAIL: MIKE@KRAFTENGINEERING.COM	<b>BANK OF AMERICA BRANCH AT ROCHESTER HILLS</b> NW CORNER OF ADAMS ROAD & MARKETPLACE CIRCLE PART OF THE SOUTHWEST 1/4 OF SECTION 30, T3N-R11E CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI	<b>LANDSCAPING PLAN</b>	REVISIONS	DRN. BY:	RADO	03.09.2012	SHEET NO:
	04.20.2012	DSGN. BY:				C.P.S.	"	L-2		
	11.12.2012	CHKD. BY:				C.P.S.	"			
		APPR. BY:				C.P.S.	"			