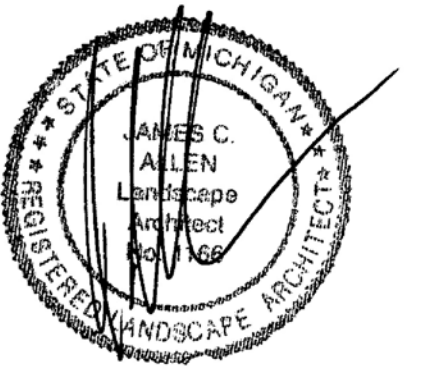


Seal:



Title:
Landscape Plan

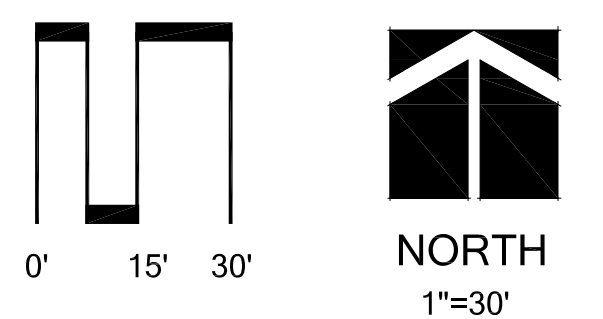
Project:
**South Boulevard Office
 Rochester Hills, Michigan**

Prepared for:
 CP Ventures LP
 12955 23 Mile Road
 Shelby Township, MI 48315

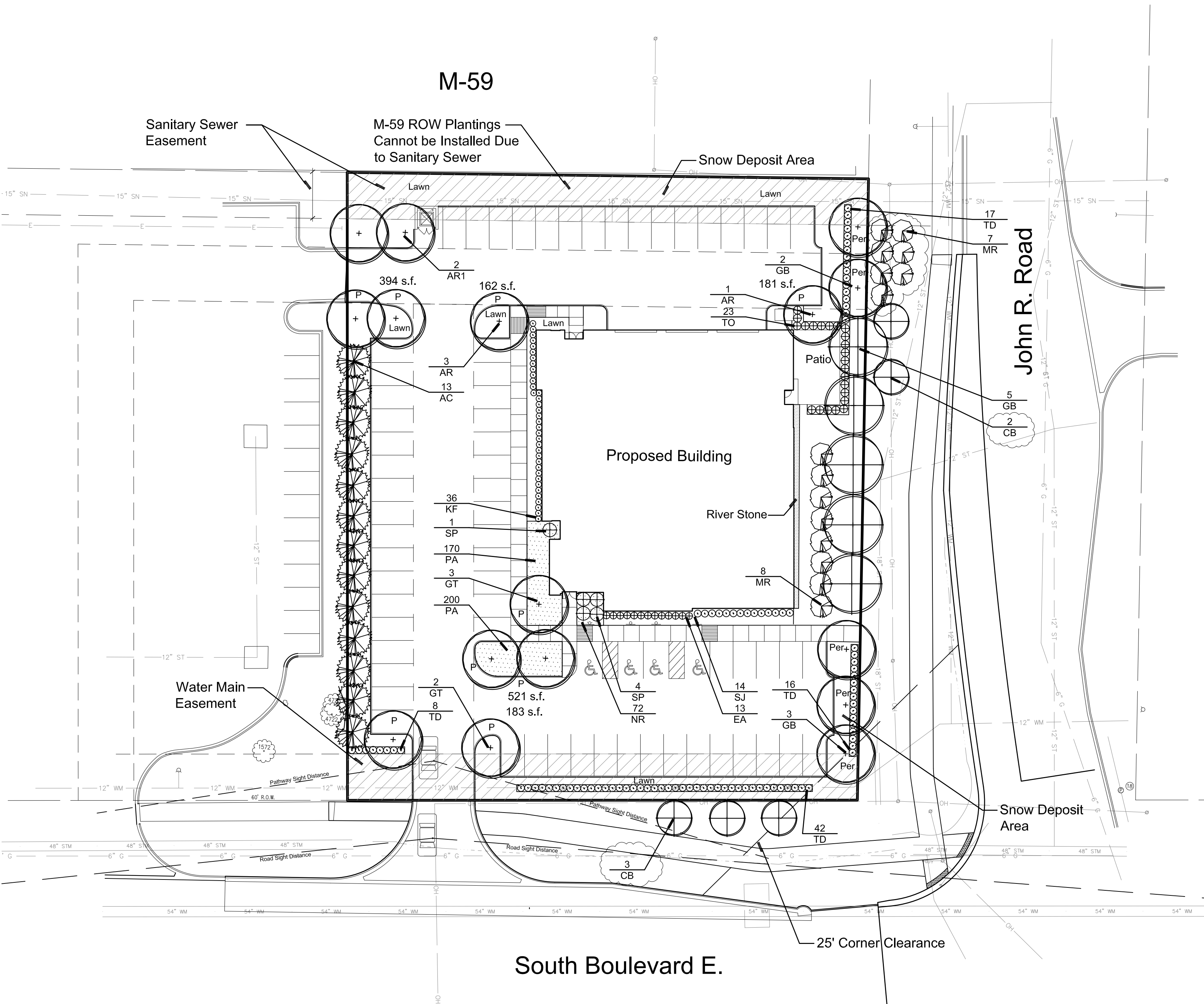
Revision:
 Submission Revised
 Issued:
 November 17, 2017
 January 12, 2018

Job Number:
 17-052

Drawn By: jca Checked By: jca



Sheet No.



Landscape Summary

Parking Lot Landscaping	
Vehicular Use Area	27,872 s.f.
Landscape Area Required	1,394 s.f. (27,872 x 5%)
Landscape Area Provided	1,441 s.f.*
Trees Required	9 Trees (1,394 / 150)
Trees Provided	9 Trees
Parking Lot Perimeter	
Frontage	269.5 l.f.
Trees Required	10.8 Trees (1 per 25')
Trees Provided	5 Trees
Ornamental Trees Required	7.7 Trees (1 per 35')
Ornamental Trees Provided	0 Trees
Right of Way Landscaping**	
South Boulevard	
Frontage	730 l.f.
Trees Required	21 Trees (1 per 35')
Trees Provided	3 Trees
Ornamental Trees Required	12 Trees (1 per 60')
Ornamental Trees Provided	0 Trees
John R.	
Frontage	746 l.f.
Trees Required	21 Trees (1 per 35')
Trees Provided	7 Trees
Ornamental Trees Required	12 Trees (1 per 60')
Ornamental Trees Provided	15 Trees
M-59	
Frontage	731.5 l.f.
Trees Required	18 Trees (2.5 per 100)
Trees Provided	0 Trees
Ornamental Trees Required	11 Trees (1.5 per 100')
Ornamental Trees Provided	0 Trees
Woodland Replacement	
Replacement Required	157 Credits
Replacement Provided	30 Credits
Payment into City Tree Fund	127 Credits

* As measured from the back of curb and Excluding Sidewalks.
 ** ROW Plantings will Require a RCOC Permit. If the Permit is Not Granted, the Value of Required Trees Shall be Placed in the City Tree Fund.

Utility Maintenance Statement:
 If, in the event, Utility Maintenance Results in the Removal of Landscaping, as Shown on this Plan, it Will be the Owner's Responsibility to Repair and Replace Shrubs and Trees that are Located within the Utility Easements.

Overhead Line Statement:
 No Overhead Lines Exist

Loading Area Statement:
 Proposed Landscaping and/or Walks Shall Adequately Screen Loading Areas from Public R.O.W.

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
Parking Lot Island Trees									
AR	4	Acer rubrum 'October Glory'	Red Maple	3.0"	as shown	B&B		\$ 425.00	\$ 1,700.00
GT	5	Gleditsia triacanthos var. inermis	Honey Locust	3.0"	as shown	B&B		\$ 425.00	\$ 2,125.00
Parking Lot Perimeter									
GB	5	Ginkgo biloba	Ginkgo	3.0"	as shown	B&B		\$ 425.00	\$ 2,125.00
	6	Parking Lot Canopy Trees Paid into Tree Fund						\$ 216.75	\$ 1,300.50
	8	Parking Lot Ornamental Trees Paid into Tree Fund						\$ 216.75	\$ 1,734.00
Right of Way Trees									
CB	5	Carpinus betula 'Frans Fontaine'	Frans Fontaine Hornbeam	3.0"	as shown	B&B		\$ 425.00	\$ 2,125.00
GB	5	Ginkgo biloba	Ginkgo	3.0"	as shown	B&B		\$ 425.00	\$ 2,125.00
MR	15	Malus 'Royal Raindrops'	Royal Raindrops Crab	2.0"	as shown	B&B		\$ 200.00	\$ 3,000.00
	50	Right of Way Canopy Trees Paid into Tree Fund						\$ 216.75	\$ 10,837.50
	20	Right of Way Ornamental Trees Paid into Tree Fund						\$ 216.75	\$ 4,335.00
Woodland Replacement									
AR1	2	Acer rubrum 'October Glory'	Red Maple	3.0"	as shown	B&B		\$ 425.00	\$ 850.00
AC	13	Abies concolor	White Fir		as shown	B&B	10'	\$ 425.00	\$ 5,525.00
	30	Credits Provided							
	127	Woodland Replacement Credit Paid into Tree Fund						\$ 216.75	\$ 27,527.25

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
General Plantings									
EA	13	Euonymus alata 'Compacta'	Burning Bush		as shown		30"	\$ 50.00	\$ 650.00
KF	36	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass		Full, well rooted	#2		\$ 15.00	\$ 540.00
NR	72	Nepeta racemosa 'Walkers Low'	Walkers Low Catmint		as shown	#1		\$ 15.00	\$ 1,080.00
PA	370	Pennisetum a. 'Little Bunnies'	Little Bunnies Fountain Grass		Full, well rooted	#2		\$ 15.00	\$ 5,550.00
SJ	14	Spiraea japonica 'Little Princess'	Little Princess Spirea		as shown	24"		\$ 45.00	\$ 630.00
SP	5	Syringa p. 'Miss Kim'	Miss Kim Dwarf Korean Lilac		as shown	30"		\$ 50.00	\$ 250.00
TD	83	Taxus x. media 'Hicksii'	Hicks Yew		as shown	24"		\$ 50.00	\$ 4,150.00
TO	23	Thuja occidentalis 'Techny'	Techny Arborvitae		as shown	B&B	6'	\$ 50.00	\$ 1,150.00
	903	Kentucky Blue Grass, (S.Y.)						\$ 4.00	\$ 3,612.00
		Irrigation System							\$ 10,000.00
Total								\$	\$ 91,221.25



Seal: _____

Title: _____

Landscape Details

Project: _____

**South Boulevard Office
 Rochester Hills, Michigan**

Prepared for: _____

CP Ventures LP
 12955 23 Mile Road
 Shelby Township, MI 48315

Revision: _____ Issued: _____

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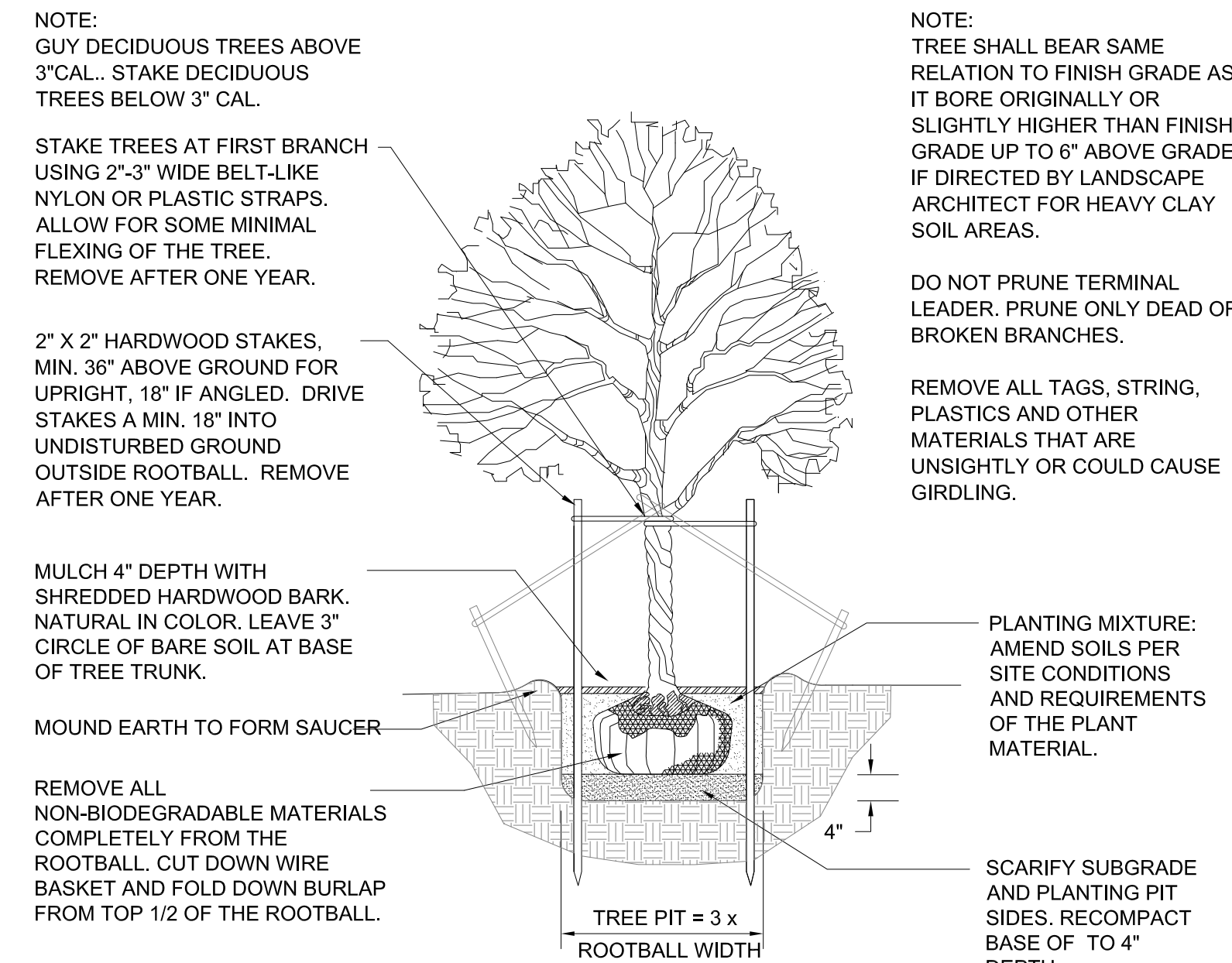
17-052

Drawn By: _____ Checked By: _____

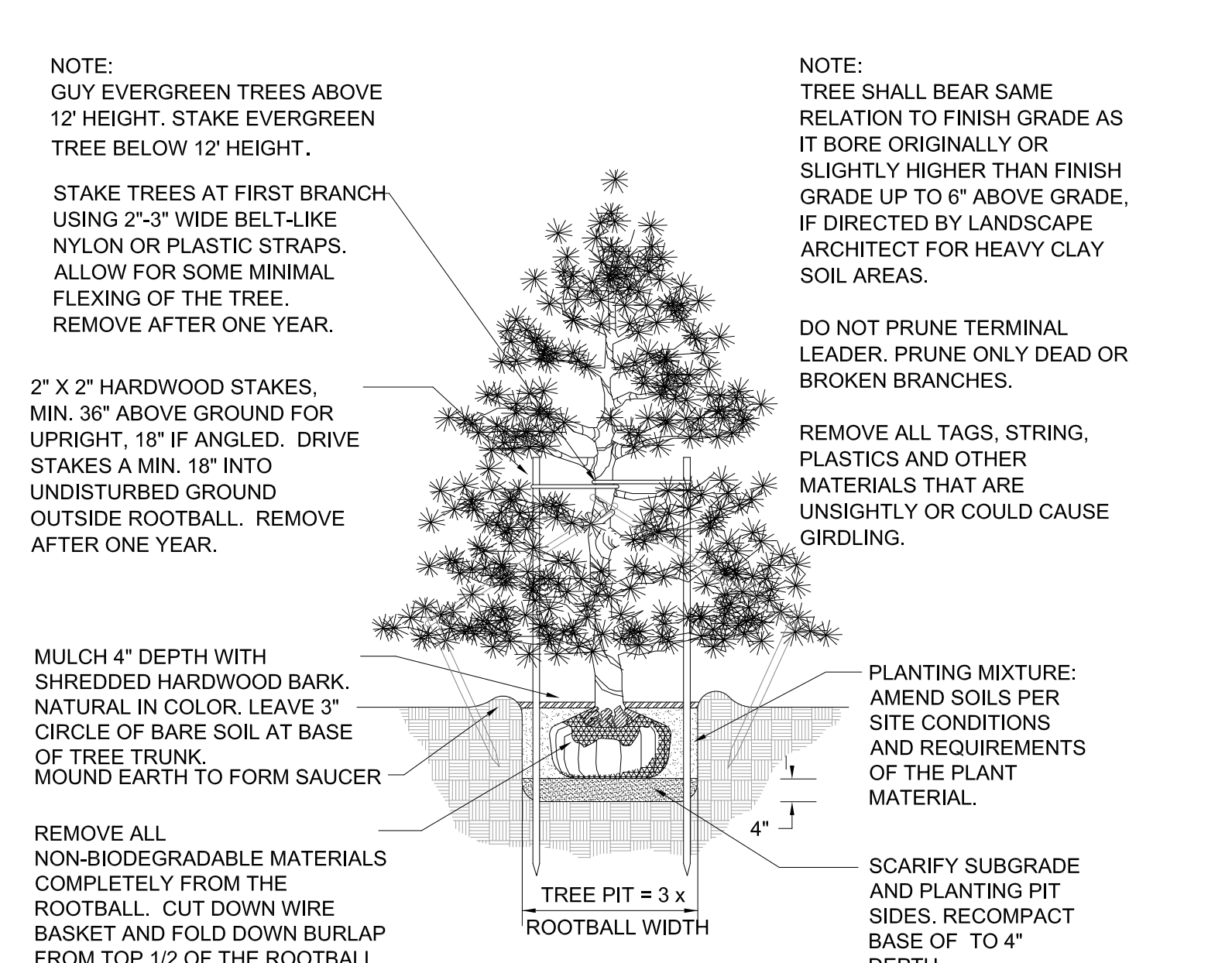
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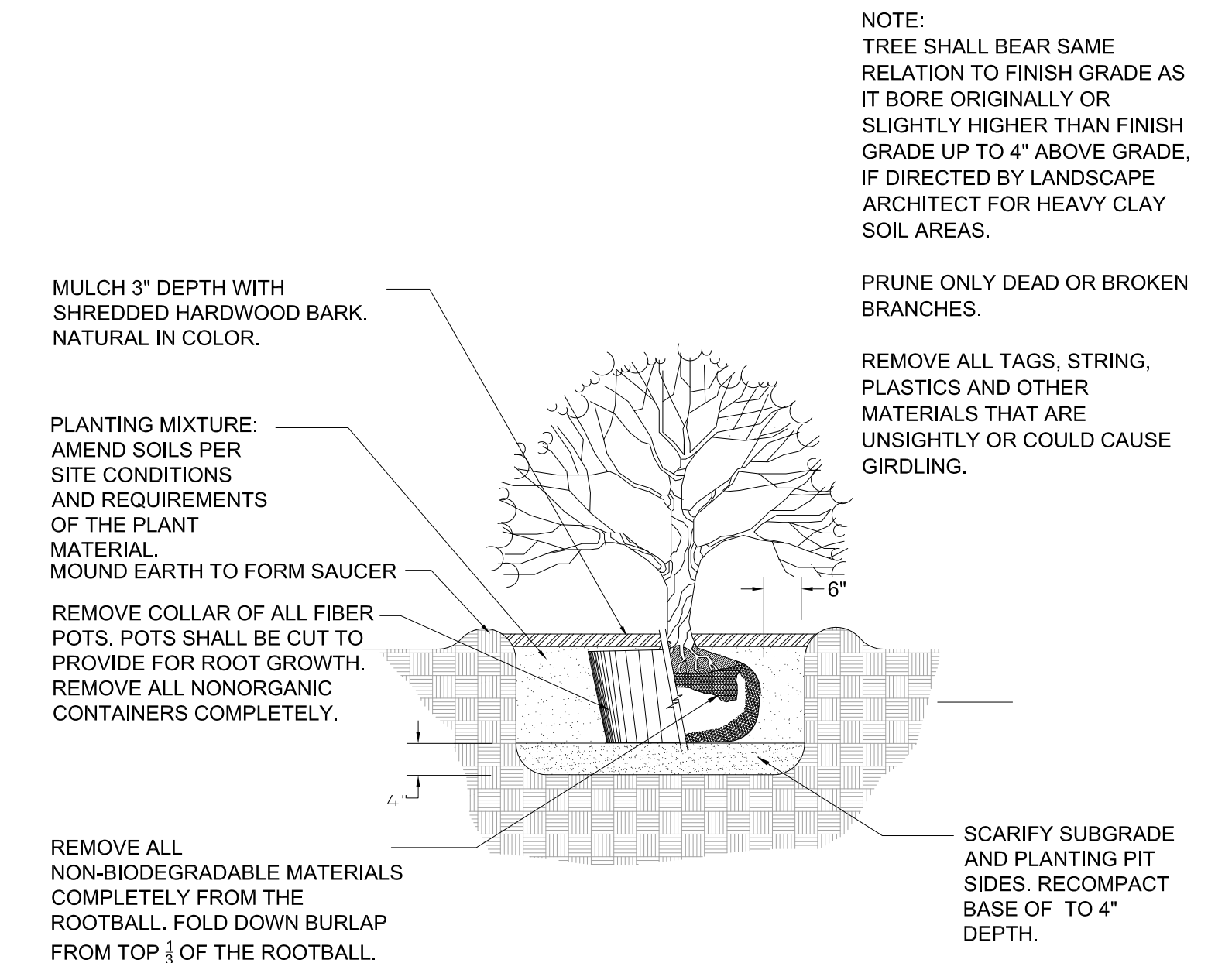
Sheet No. _____



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

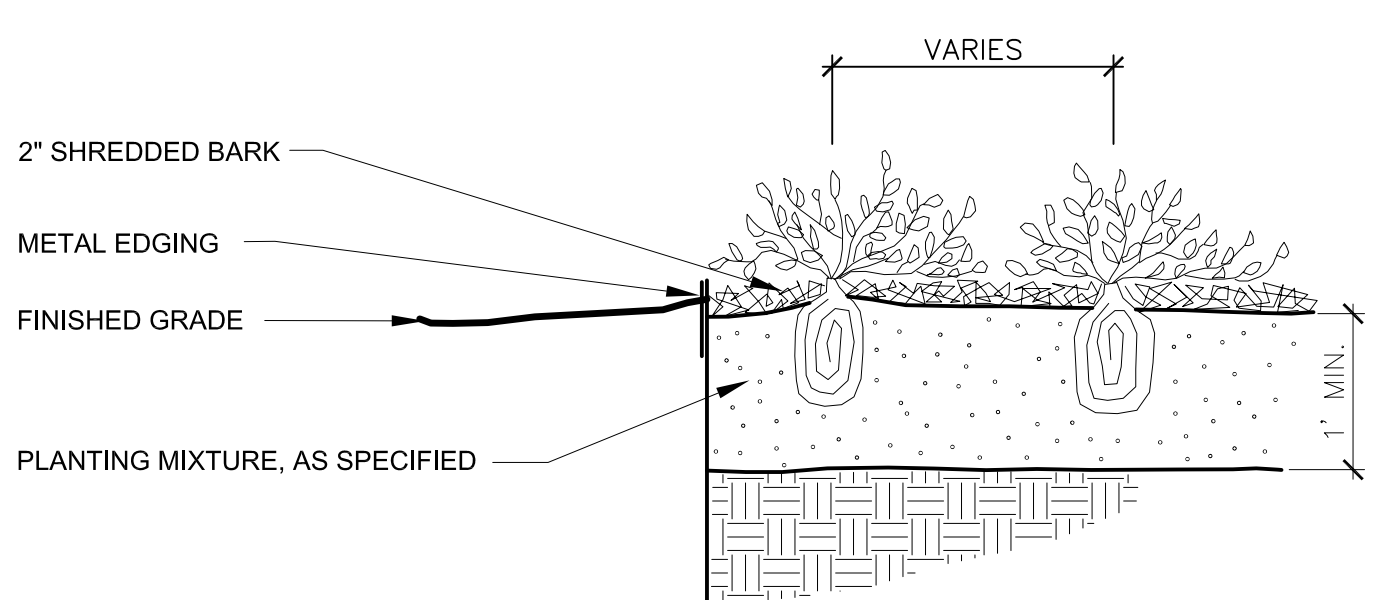


SHRUB PLANTING DETAIL

NOT TO SCALE

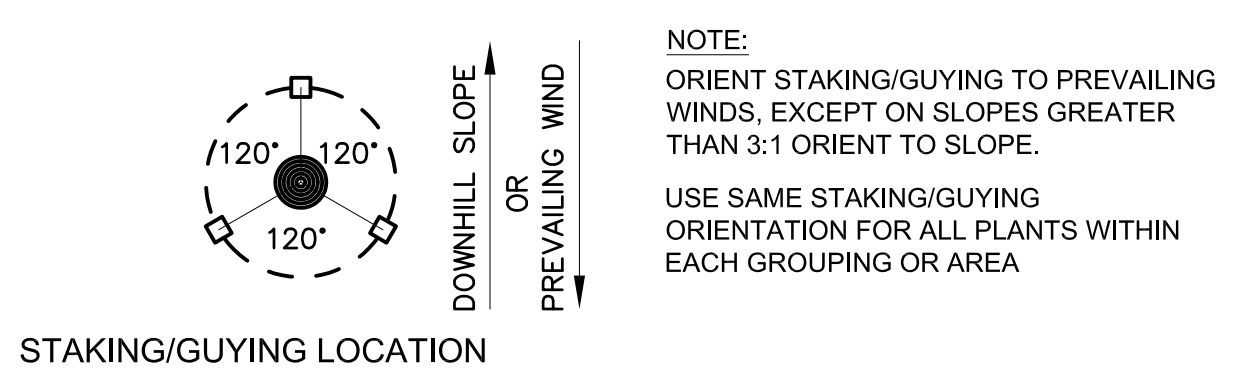
LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in 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 two (2) full years following City approval.
- 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, and 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, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- 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.
- The City of Novi's 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 owner.
- 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 on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheridaphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

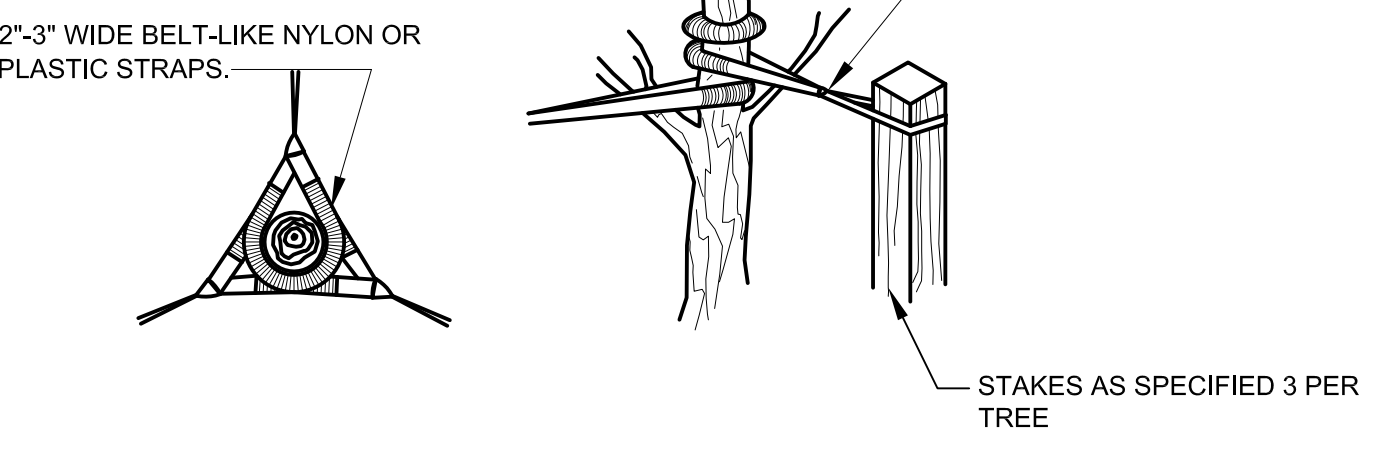


PERENNIAL PLANTING DETAIL

Not to scale



STAKING/GUYING LOCATION



GUYING DETAIL

STAKING DETAIL

TREE STAKING DETAIL

Not to scale

MAINTENANCE NOTES

SECTION 138-12.109 - Maintenance

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

A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.

B. 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.

C. 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 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.

D. 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.

E. 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.

