

plant material list

key	quant.	botanical name	common name	size	root
CANOPY TREES		4 CANOPY TREES		11 TREES TOTAL	
AcF	3	ACER x FREEMANII "AUTUMN BLAZE"	FREEMAN MAPLE	3" CAL.	B. & B.
CeO	3	CELTIS OCCIDENTALIS	HACKBERRY	3" CAL.	B. & B.
GIR	3	GLEDITSIA TRIANCANTHOS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	3" CAL.	B. & B.
QuA	3	QUERCUS ALBA	WHITE OAK	3" CAL.	B. & B.

ORNAMENTAL TREES		4 ORNAMENTAL TREES			
MaP	4	MALUS "PRAIRIE FIRE"	PRAIRIE FIRE CRABAPPLE	2" CAL.	B. & B.
Mal	2	MALUS IOENSIS	PRAIRIE CRABAPPLE	2" CAL.	B. & B.

EVERGREEN TREES		5 EVERGREEN TREES			
PIF	1	ABIES CONCOLOR	WHITE FIR	10'-0" HT.	B. & B.
PIS	4	PINUS STROBUS	WHITE PINE	10'-0" HT.	B. & B.

SHRUBS		39 SHRUBS			
EuC	12	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	5 GALLON	
TaC	12	VIBURNUM DENTATUM	EMERALD SPREADER JAPANESE YEW	5 GALLON	

ORNAMENTAL GRASSES		28 ORNAMENTAL GRASSES			
Pv	19	PANICM VIRGATUM	SWITCH GRASS	1 GALLON	

RIGHT OF WAY (AUBURN) 130'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 35 FT + 1 ORNAMENTAL PER 60 FT = 4 DECIDUOUS + 2 ORNAMENTAL
PROVIDED
3 DECIDUOUS + 1 ORNAMENTAL

RIGHT OF WAY (JOHN R) 180'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 35 FT + 1 ORNAMENTAL PER 60 FT = 5 DECIDUOUS + 3 ORNAMENTAL
PROVIDED
4 DECIDUOUS + 3 ORNAMENTAL

BUFFER A (WEST) 176'-0" LENGTH:

REQUIRED
6'-0" WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN TREES + 4 SHRUBS PER 100 FT = 3 DECIDUOUS + 1 EVERGREEN + 7 SHRUBS
PROVIDED
11'-0" WIDTH (MINIMUM) + 3 DECIDUOUS + 4 EVERGREEN + 18 SHRUBS

BUFFER A (SOUTH) 128'-0" LENGTH:

REQUIRED
6'-0" WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN TREES + 4 SHRUBS PER 100 FT = 2 DECIDUOUS + 1 EVERGREEN + 5 SHRUBS
PROVIDED
12'-3" WIDTH + 2 DECIDUOUS + 1 EVERGREEN + 12 SHRUBS

PARKING LOT PERIMETER (AUBURN) 70'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 25 FT + 1 ORNAMENTAL PER 35 FT + CONTINUOUS SHRUB HEDGE = 3 DECIDUOUS + 2 ORNAMENTAL + SHRUB HEDGE
PROVIDED
0 DECIDUOUS + 0 ORNAMENTAL + SHRUB HEDGE

PARKING LOT PERIMETER (JOHN R) 70'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 25 FT + 1 ORNAMENTAL PER 35 FT + CONTINUOUS SHRUB HEDGE = 3 DECIDUOUS + 2 ORNAMENTAL + SHRUB HEDGE
PROVIDED
0 DECIDUOUS + 0 ORNAMENTAL + SHRUB HEDGE

PARKING LOT INTERIOR:

REQUIRED
5% OF PARKING LOT + 1 DECIDUOUS PER 150 SF LANDSCAPE AREA = (12,225 SF x 5%) = 611.25 SF / 150 TREE PER SF = 4 DECIDUOUS
PROVIDED
0 DECIDUOUS

LANDSCAPE COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
DECIDUOUS TREES (3" CAL.)	12	@ \$450.00	\$5,400.00
DECIDUOUS TREES (2" CAL.)	-	@ \$275.00	-
EVERGREEN TREES (10' HT.)	5	@ \$650.00	\$3,250.00
ORNAMENTAL TREES (2" CAL.)	4	@ \$275.00	\$1,100.00
SHRUBS (5 GAL.)	24	@ \$40.00	\$960.00
ORNAMENTAL GRASSES	19	@ \$20.00	\$380.00
ANNUALS	-	ALLOWANCE	\$300.00
SUB-TOTAL PLANTINGS COST:			\$11,390.00
ADDITIONAL ITEMS:			
IRRIGATION SYSTEM	-	LUMP SUM	\$4,900.00
4" METAL EDGING	110 LIN. FT.	@ \$4.00	\$440.00
SOD	180 S.Y.	@ \$6.50	\$1,170.00
4" SHREDDED HARDWOOD MULCH	30 C.Y.	@ \$35.00	\$1,050.00
SUB-TOTAL ADDITIONAL ITEMS COST:			\$7,560.00
TOTAL LANDSCAPE COST:			\$18,950.00

MINIMUM DISTANCE TO LISTED ITEMS:

ITEM	MINIMUM DISTANCE
PROPERTY LINE	4 FEET
PUBLIC SIDEWALKS	
SHADE TREES	5 FEET
ORNAMENTAL TREES & EVERGREENS	10 FEET
UNDERGROUND UTILITIES-TREES	5 FEET
OVERHEAD UTILITIES-TREES	15 FEET

THE PLANTING OF TREES OR SHRUBS IS NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

SHADE TREES SHOULD BE PLANTED A MINIMUM OF 15 FEET APART (WITH THE EXCEPTION OF BUFFER TREES).

EVERGREEN TREES SHOULD BE PLANTED A MINIMUM OF 12 FEET APART (WITH THE EXCEPTION OF BUFFER TREES).

ORNAMENTAL TREES SHOULD BE PLANTED A MINIMUM OF 10 FEET APART.

IRRIGATION NOTES

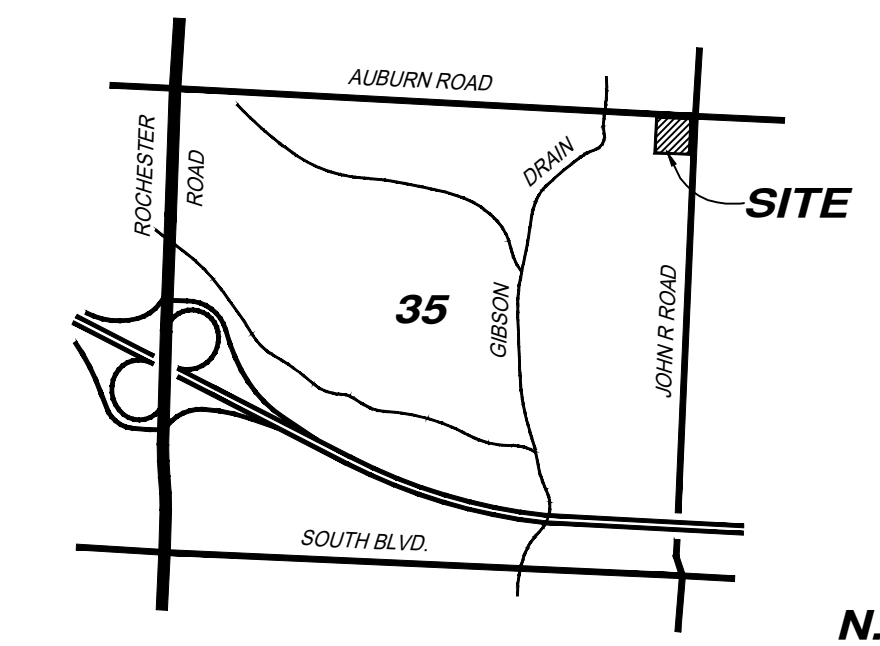
ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLER SYSTEMS INSTALLED.

WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.

IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO CITY PATHWAY.

SIGNAGE NOTES

ALL NEW SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

T3N, R11E, SEC 35
SUPERVISORS AVON TWP PLAT
NO 7 E 158.60 FT OF N 205.90 FT
OF LOT 1

NOTES:

BENCHMARK #401
NADV88
AT HYD ARROW
ELEV.=717.14

BENCHMARK #491
NADV88
AT HYD ARROW
ELEV.=717.48

TOTAL SITE PARKING
10 PARKING SPACES



1/LS100 landscape plan - proposed

REFER TO SHEET LS1.1 FOR LANDSCAPE NOTES

SCALE: 1"=20.0'

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location
of underground utilities

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

PROJECT:

Proposed Addition / Alterations to:

Action 1 Qwik Service
996 E. Auburn Road
Rochester Hills, MI 48307

CLIENT:

Iwas Properties, LLC
111 South Street
Rochester, MI 48307

REVISION-LANDSCAPING	DATE
SITE PLAN REVIEW-3rd SUBMITTAL	11/06/20
SITE PLAN REVIEW-2nd SUBMITTAL	09/21/20
SITE PLAN REVIEW	03/13/20
CONCEPT DESIGN REVIEW	01/15/20
CONCEPT DESIGN REVIEW	11/21/19
CONCEPT DESIGN REVIEW	10/11/19
DESCRIPTION	DATE

SHEET TITLE:

LANDSCAPE PLAN

PROJECT NUMBER:
2017-131

DRAWN BY:
KMB

CHECKED BY:
AEK

SHEET NUMBER:

LS100

Permit No.: