







DATE	ISSUED/REVISED
06-20-19	CIVIL S.P.A. - OWNER/ARCH. REVIEW
10-31-19	REVISED PER CITY & ARCH COMMENTS
02-11-20	PC-SPA (REV 1)
04-01-20	PC-SPA (REV 2)
06-09-20	REV PER PC M/TG
09-29-20	REV AMENITY SPACE PER EGLE
10-02-20	PC-SPA (REV 3)

**LANDSCAPE REQUIREMENTS**

EXISTING SITE AREA: 90,529.37 S.F. OR 2.08 ACRES

FRONTAGE LANDSCAPE

- 2 DECIDUOUS TREES, 4 ORNAMENTAL TREES AND 12 SHRUBS PER 100 L.F.
- MAPLEHILL: 172.78 L.F.  
REQUIRED: 4 DECIDUOUS TREES, 7 ORNAMENTAL TREES AND 21 SHRUBS  
PROVIDED: 4 DECIDUOUS TREES, 7 ORNAMENTAL TREES AND 21 SHRUBS  
(ADDITIONAL SHRUBS TO MEET THE PARKING PERIMETER REQUIREMENT HAVE BEEN ADDED)
- ORION COURT: 461.16 L.F.  
REQUIRED: 9 DECIDUOUS TREES, 18 ORNAMENTAL TREES, AND 55 SHRUBS  
PROVIDED: 9 DECIDUOUS TREES, 18 ORNAMENTAL TREES, AND 40 SHRUBS

BUFFER REQUIREMENT

- TYPE 'C' SOUTH PROPERTY LINE: 197 L.F.
- 2 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES.
- 4 EVERGREEN TREES AND 6 SHRUBS PER 100 L.F.
- REQUIRED: 4 DECIDUOUS TREES, 3 ORNAMENTAL TREES, 8 EVERGREENS AND 12 SHRUBS  
PROVIDED: 4 EXISTING TREES, 8 EVERGREEN TREES, 3 ORNAMENTAL, AND 12 SHRUBS

TYPE 'C' WEST PROPERTY LINE: 321.29 L.F.

- 2 DECIDUOUS TREES, 1.5 ORNAMENTAL TREES.
- 4 EVERGREEN TREES AND 6 SHRUBS PER 100 L.F.
- REQUIRED: 4 DECIDUOUS TREES, 3 ORNAMENTAL TREES, 13 EVERGREENS AND 19 SHRUBS  
PROVIDED: 1 EXISTING TREES, 4 CANOPY TREES, 13 EVERGREENS AND 5 ORNAMENTAL, 25 SHRUBS

R.O.W. LANDSCAPE REQUIREMENTS

- 1 DECIDUOUS PER 35 L.F. + ORNAMENTAL PER 60 L.F.
- MAPLEHILL: 200 L.F.
- 200 L.F. / 35 L.F. = 5.7 OR 4 CANOPY TREES
- 200 L.F. / 60 L.F. = 3.33 OR 3 ORNAMENTAL TREES  
PROVIDED: 0 TREES PROVIDED DUE TO PRESENCE OF SWALE AND UTILITIES

ORION COURT: 461.16 L.F.

- 461.16 L.F. / 35 L.F. = 13.18 OR 13 CANOPY TREES
- 461.16 L.F. / 60 L.F. = 7.7 OR 8 ORNAMENTAL TREES  
PROVIDED: 5 EXISTING TREES, 8 CANOPY TREES, 8 ORNAMENTAL TREES

PARKING INTERIOR LANDSCAPE

- REQUIRED: 5% OF THE PARKING LOT SHALL BE LANDSCAPED WITH 1 TREE PER 150 S.F.
- REQUIRED AREA: 13,257.91 S.F. X 5% = 662.89 OR 663 S.F.
- 663 S.F. / 150 S.F. = 4.42 OR 4 TREES REQUIRED  
PROVIDED: 4 TREES

PARKING LOT PERIMETER LANDSCAPE

- REQUIRED: 1 CANOPY TREE/25 L.F., 1 ORNAMENTAL/35 L.F., SHRUBS 30" OC
- MAPLEHILL: 96 L.F.
- 96 L.F. / 25 = 3.84 OR 4 CANOPY TREES
- 96 L.F. / 35 L.F. = 2.74 OR 3 ORNAMENTAL TREES
- 96 L.F. / 2.5 = 38.4 OR 38 TREES SHRUBS  
PROVIDED: 4 CANOPY TREES, 3 ORNAMENTAL TREES AND 38 SHRUBS

STORMWATER BASIN LANDSCAPE

- REQUIRED: 1.5 DECIDUOUS TREES + 1 EVERGREEN + 4 SHRUBS PER 100 L.F.
- REQUIRED AREA: 324.78 L.F. / 100 L.F. = 3.248 OR 3 DECIDUOUS TREES,
- 3 EVERGREEN TREES, AND 13 SHRUBS  
PROVIDED: 5 DECIDUOUS, 3 EVERGREEN TREES AND 13 SHRUBS

**GROUND COVER KEY**

- 1 TYPICAL SOO LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 DETENTION BASIN SEED MIX SOWN AT 35 LBS/ACRE

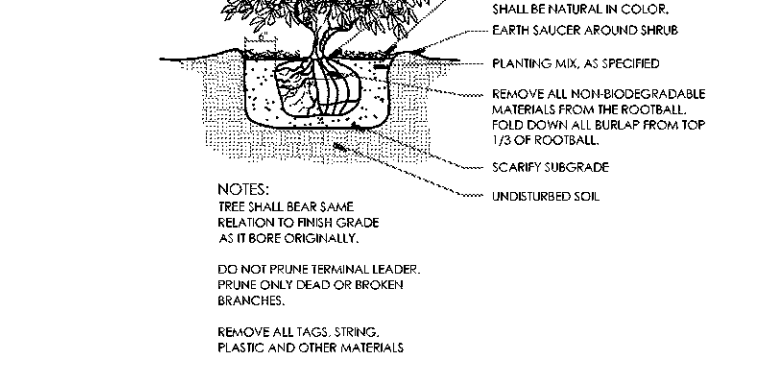
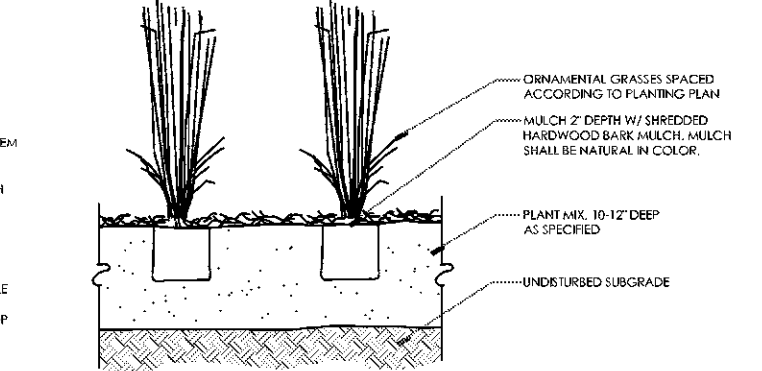
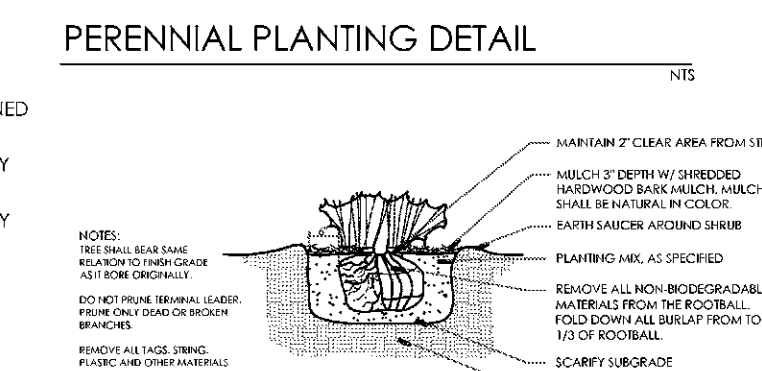
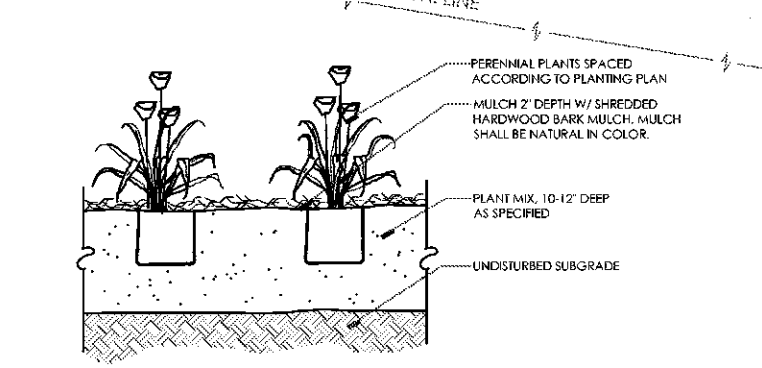
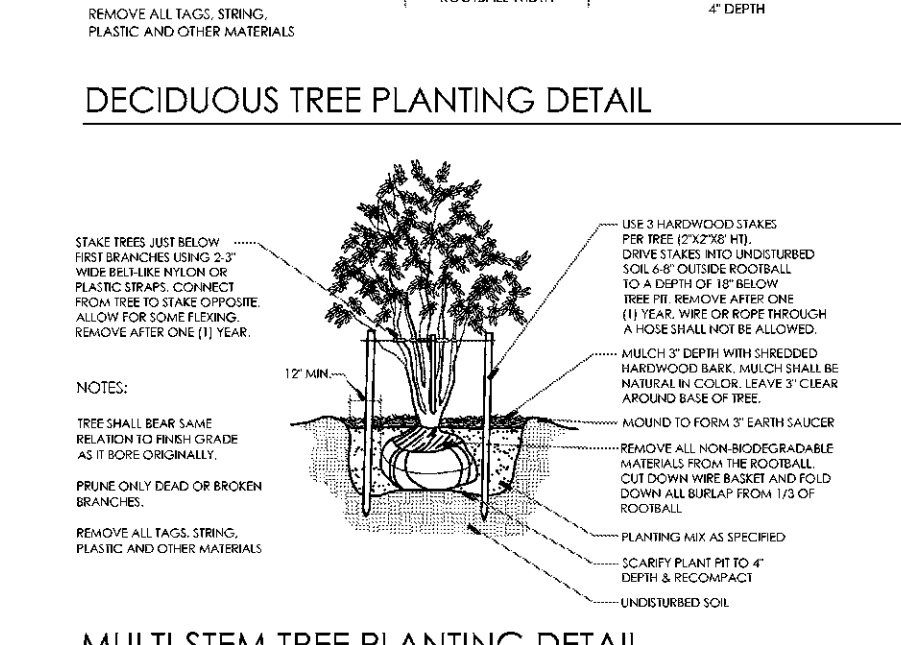
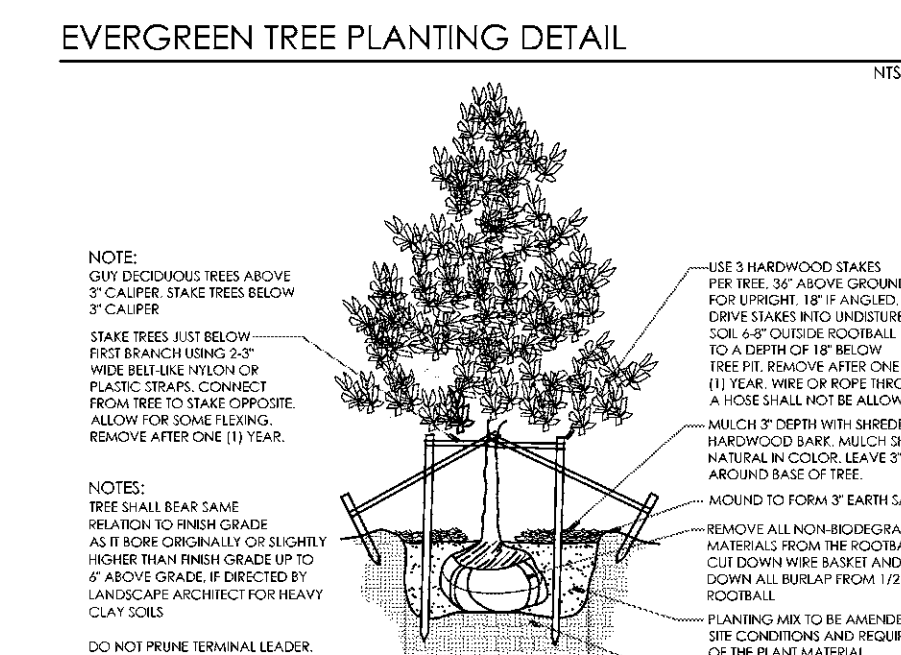
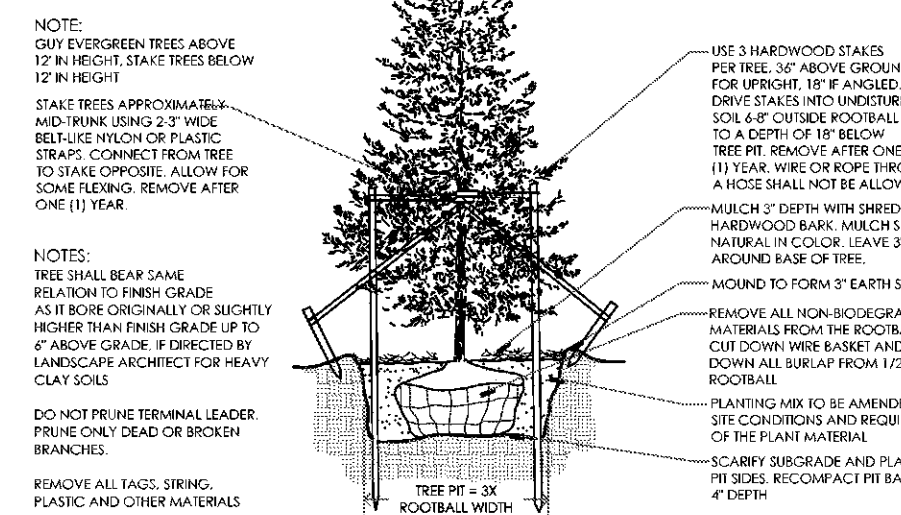
**DETENTION BASIN SEED MIX**

(CONTAINS AT LEAST 12 WILD-FLOWERS AND GRASSES)

- |                         |                    |
|-------------------------|--------------------|
| WILDCLOWERS             | GRASSES            |
| NEW ENGLAND ASTER       | BIG BLUESTEM       |
| PALE INDIAN PLANTAIN    | CANADA WILD REY    |
| BONSET                  | DARK GREEN BULRUSH |
| OX-EYE SUNFLOWER        | INDIAN GRASS       |
| DENSE BLAZINGSTAR       | PRAIRIE CORO GRASS |
| GREAT BLUE LOBELIA      |                    |
| CARDINAL FLOWERS        |                    |
| BERGAMOT (BEEBALM)      |                    |
| YELLOW CORNFLOWER       |                    |
| GREEN-HEADED CONEFLOWER |                    |
| BLACK-EYED SUSAN        |                    |
| CLIFPLANT               |                    |
| OHIO GOLDENROD          |                    |
| BLUE VERVAIN            |                    |
| CULLERS FOOT            |                    |
| IRONWEED                |                    |
- RECOMMENDED SEEDING RATE: 35 LBS/ACRE  
SEED MIX AVAILABLE:  
NATVISCAP, LLC  
PO BOX 122  
MANCHESTER, MI 48158  
T 317-456-9896

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT	UNIT/OTAL COST
<b>TREES</b>							
AL	5	American Sycamore	6-8" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES	\$275/\$1,375
BN	6	Betula nigra	12-14" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES	\$325/\$1,950
CC	3	Cornus amomifera	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$275/\$825
LS	5	Liquidambar styraciflua 'Worpeloid'	8" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$325/\$1,625
LT	12	Liquidambar styraciflua Emerald City	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$325/\$3,900
MA	18	Malus 'Adirondack'	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$275/\$4,950
MR	10	Malus 'Red Jewel'	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$275/\$2,750
PG	13	Prunella sparganii	8" HT	SEE PLAN	B&B	BRANCHED TO GROUND	\$350/\$4,550
PS	8	Prunella serotina 'Pink Pearl'	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$275/\$2,200
QB	5	Quercus bicolor	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$325/\$1,625
TD	16	Taxodium distichum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$325/\$5,200
TA	8	Tilia americana	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$325/\$2,600
<b>SHRUBS</b>							
BL	56	Buxus 'Northern Charm'	30" HT	30" OC	B&B		\$75/\$3,750
DX	30	Desmodium illinoense 'Marilyn Sunset'	5" GAL	30" OC	CONT		\$50/\$1,500
IG	64	Impatiens 'Shogun'	30" HT	30" OC	B&B		\$50/\$3,200
RN	14	Rosa 'Nancy Wild'	30" HT	36" OC	B&B		\$50/\$700
SN	13	Solidago canadensis	36" HT	30" OC	B&B		\$50/\$650
TO	29	Tilia occidentalis 'Tachy'	5' HT	4' OC	B&B		\$75/\$2,175
VC	12	Viburnum coccineum	36" HT	5' OC	B&B		\$50/\$600
<b>GROUND COVERS/PERENNIALS</b>							
CA	17	Calluna vulgaris 'York Foerster'	3 GAL	30" OC	CONT		\$30/\$510
HM	209	Hemerocallis mixtura	2 GAL	30" OC	CONT		\$30/\$6,270
HO	211	Holds 'Tropica Regia'	2 GAL	30" OC	CONT		\$15/\$3,110
IRR	1 LS	COMPLETE IRRIGATION SYSTEM, INSTALLED					\$15,000



**IRRIGATION NOTE:**

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING SHALL OCCUR ONLY BETWEEN THE HOURS OF 12 AM AND 5 AM. OVERSPRAY ONTO CITY PATHWAYS IS NOT PERMITTED.

ALL PROPOSED PLANT BEDS TO BE FINISHED W/ 3" DEPTH SHREDDED HARDWOOD BARK MULCH, TYPICAL

ORNAMENTAL TREES ALONG BUILDING FRONTAGE CLOSER THAN 10 FEET TO PATHWAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO MAINTAIN CLEARANCE OF PATHWAY, TYPICAL

TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRILLPIE, SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

ALL PROPOSED PLANT BEDS TO BE FINISHED W/ 3" DEPTH SHREDDED HARDWOOD BARK MULCH, TYPICAL

EXISTING TREES SHALL BE LIMBED UP TO 10' OR AS DIRECTED BY THE CITY FORESTER TO PROVIDE PATHWAY VISIBILITY

TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRILLPIE, SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

PROPOSED 2'-3" HT CIVIL RETAINING WALL, SEE CIVIL DWGS FOR PROPOSED ELEVATIONS

PROPOSED COMMUNITY GARDEN (696.57 S.F.)

PROPOSED DETENTION BASIN WITH DETENTION BASIN SEED MIX SOWN AT A RATE OF 35 LBS/ACRE

**NOTE:**  
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.  
(TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED IS MORE THAN 35 MPH). SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE 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 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 THE 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.  
THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

**CITY MAINTENANCE NOTES:**

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD AND DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSUME PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, 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. 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. PLANTING AREAS AT SPECIFIED LOCATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY'S LANDSCAPE ARCHITECTURE PLAN.
4. 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 AGREEMENTED PROCEDURES, ANY REVISIONS TO, OR REMOVAL OF PLANT MATERIALS, NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
5. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DETERMINED BY THE FORESTRY DEPARTMENT.

