

LEGAL DESCRIPTION

LOT 9, EXCEPT THE WEST 27.00 AND EXCEPT THE EAST 242.00 FT OF THE NORTH 177 FT AND EXCEPT THE EAST 242 FT OF THE SOUTH 90 FT, OF "FERRYVIEW HOMELANDS", A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 24, T.3N. R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 22 OAKLAND COUNTY RECORDS. BEING MORE PARTICULARLY AS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 THENCE S89°40'12"E 27.00 FT TO THE POINT OF BEGINNING; THENCE S89°40'12"E 477.67 FT; THENCE S00°09'24"E 267.00 FT; THENCE N89°40'33"W 477.63 FT TO THE EAST OF JOHN R ROAD N00°10'00"W 267.05 FT. TO THE POINT OF BEGINNING. CONTAINING 127,537.84 SQ. FT. OR 2.928 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAY RECORD, IF ANY.

LAND USE DATA:

SITE AREA:		
Total Site Area (Gross)	±2.928 Ac.	100%
EXISTING ZONING		
TOTAL NUMBER OF LOTS	R-4	
MAX PERMITTED DENSITY	3.4 Units/ Acre	
PROPOSED ZONING		
Total Units proposed	=10 Units	
Density	=3.39 DU/AC	

PROPOSED BUILDING & SETBACK DATA:

PROPOSED CONDO UNIT SIZE	1,250 SF - 2,100 SF
MAX HEIGHT	2.5 Stories/ 30 ft.
SETBACKS:	
Front Yard (VARIES)	=25' (Minimum)
Side Yard (TOTAL)	=20'
Rear Yard (VARIES)	=30' (Minimum)

SITE GRADING NOTES:

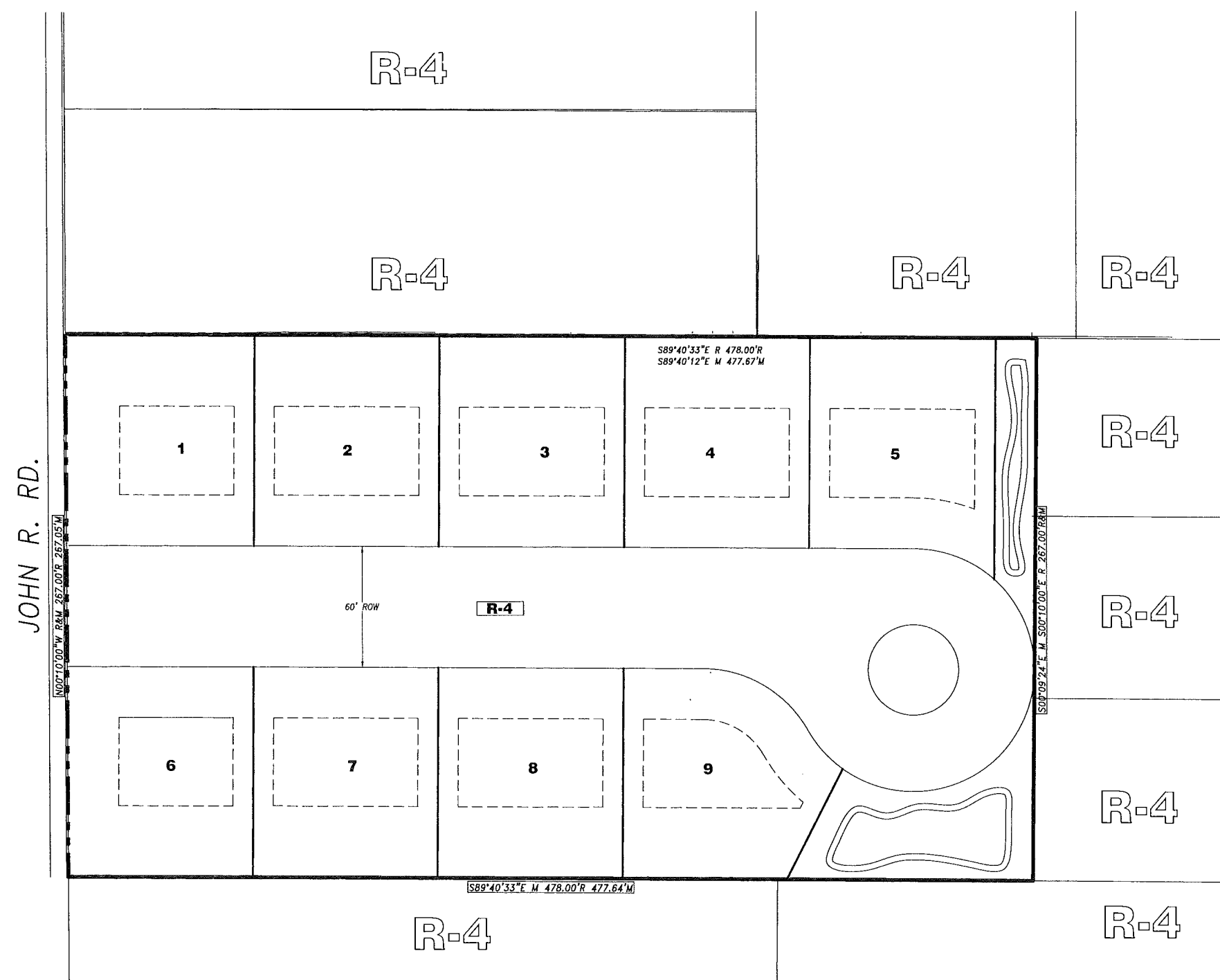
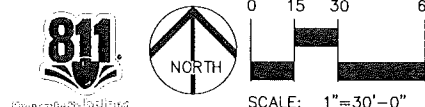
- SITES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (R401.3).
- WHEREVER POSSIBLE, SWALES SHALL BE PROVIDED ALONG LOT LINES WITH 1% MINIMUM SLOPE TO CONVEY RUNOFF TO CONVEY RUNOFF TO A STORM SEWER OR OTHER APPROVED COLLECTION POINTS.
- DRIVEWAY SLOPES SHALL MEET THE FOLLOWING REQUIREMENTS:
 - APPROACH AND DRIVEWAY: 2% MINIMUM - 10% MAXIMUM.
 - SIDEWALK CROSS-SLOPE (INCLUDING DRIVEWAY APPROACH): 1% MINIMUM, 2% MAXIMUM.
 - SIDE-ENTRY GARAGE: 2% MINIMUM, 4% MAXIMUM.
 - NEGATIVE SLOPE DRIVEWAY: 2% MINIMUM, 7% MAXIMUM.

FIRE DEPARTMENT NOTES

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH THE CITY'S PUBLIC ROAD STANDARDS, AND THEREFORE, CANNOT BE TRANSFERRED AS PUBLIC ROADS IN FUTURE.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3.

TRAFFIC NOTES

- THE PROPOSED PRIVATE ROADS ARE NOT BEING CONSTRUCTED TO THE CITY'S PUBLIC ROAD STANDARDS, AND THEREFORE, CANNOT BE TRANSFERRED AS PUBLIC ROADS IN FUTURE.



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"Brampton Parc"
Rochester Hills
Oakland County
Michigan

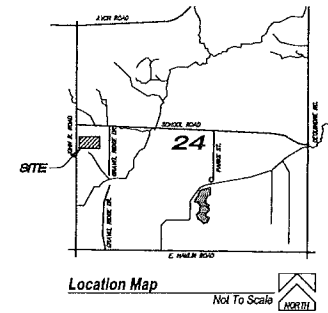
Designed/Drawn: RLN/ BC	
Checked/Approved: RLN	
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8-11-2015	PLD REVIEW
10-11-2015	PLD REVIEW
11-11-2015	FINAL PLD REVIEW
12-17-2015	FINAL PLD REVIEW

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CITY FILE # 15-001

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LAND USE DATA:

SITE AREA:
Total Site Area (Gross) ±2.928 Ac. 100%

PROPOSED ZONING: P.U.D.
Total Units proposed =12 Units
Density =4.09 DU/AC

FCI 100 OPEN SPACE DATA:

GENERAL COMMON SPACE: 57%
1.88 Acres

PROPOSED BUILDING & SETBACK DATA:

PROPOSED CONDO UNIT SIZE: 1,250 SF - 2,100 SF
MAX BUILDING HEIGHT: 2.5 Stories / 30'

SETBACKS:
Front Yard: =20'
Between Buildings: =20'
Side Yard: (TOTAL): =20'
Side of Building to Perimeter: =15'
Rear Yard (VARIES): =30' (Minimum)

SITE GRADING NOTES:

- SITES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (R401.3).
- WHEREVER POSSIBLE, SWALES SHALL BE PROVIDED ALONG LOT LINES WITH 1% MINIMUM SLOPE TO CONVEY RUNOFF TO CONVEY RUNOFF TO A STORM SEWER OR OTHER APPROVED COLLECTION POINTS.
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I. APPROACH AND DRIVEWAY: 2% MINIMUM, 10% MAXIMUM.
II. SIDEWALK CROSS-SLOPE (INCLUDING DRIVEWAY APPROACH): 1% MINIMUM, 2% MAXIMUM.
III. SIDE-ENTRY GARAGE: 2% MINIMUM, 4% MAXIMUM.
IV. NEGATIVE SLOPE DRIVEWAY: 2% MINIMUM, 7% MAXIMUM.

FIRE DEPARTMENT NOTES

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3.
- CONSTRUCTION TYPE OF PROPOSED DUPLEX UNITS WILL CONFORM TO V-B STANDARDS.

TRAFFIC NOTES

- THE PROPOSED PRIVATE ROADS ARE NOT BEING CONSTRUCTED TO THE CITY'S PUBLIC ROAD STANDARDS, AND THEREFORE, CANNOT BE TRANSFERRED AS PUBLIC ROADS IN FUTURE.



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Oakland County
Michigan

Designed/Drawn: RLN/BC

Checked/Approved: RLN

Job #

File:

Date/Revisions Issued For

2-17-2015 PUD CONCEPT REVIEW

5-22-2015 PRELIMINARY/FINAL REVIEW

7-30-2015 PUD APPROVAL

8-11-2015 PUD REVIEW

10-11-2015 PUD REVIEW

11-11-2015 FINAL PUD REVIEW

12-12-2015 FINAL PUD REVIEW

PLAN SUBMITTED TO CITY FOR CONSTRUCTION

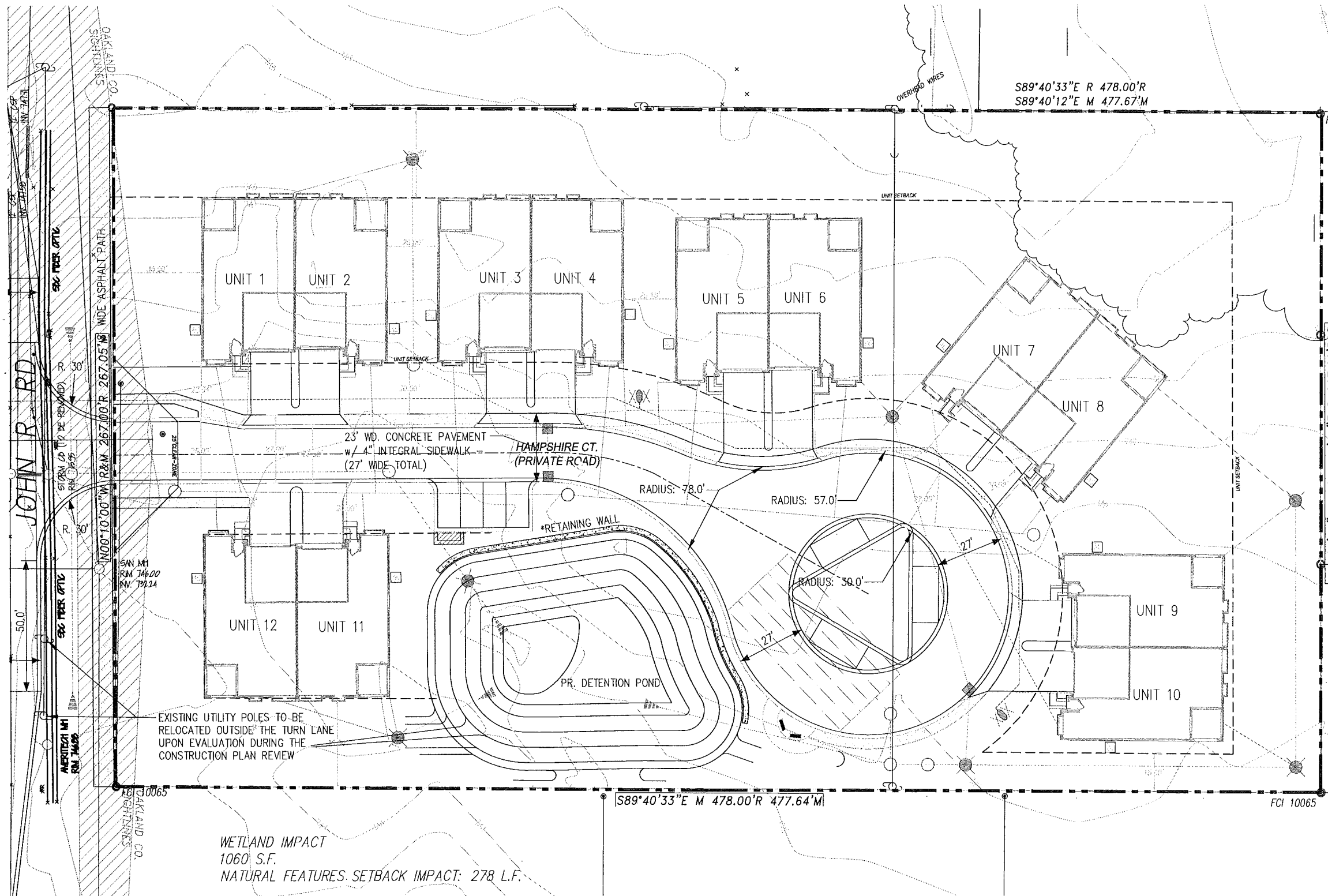
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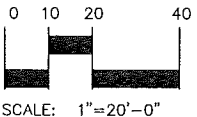
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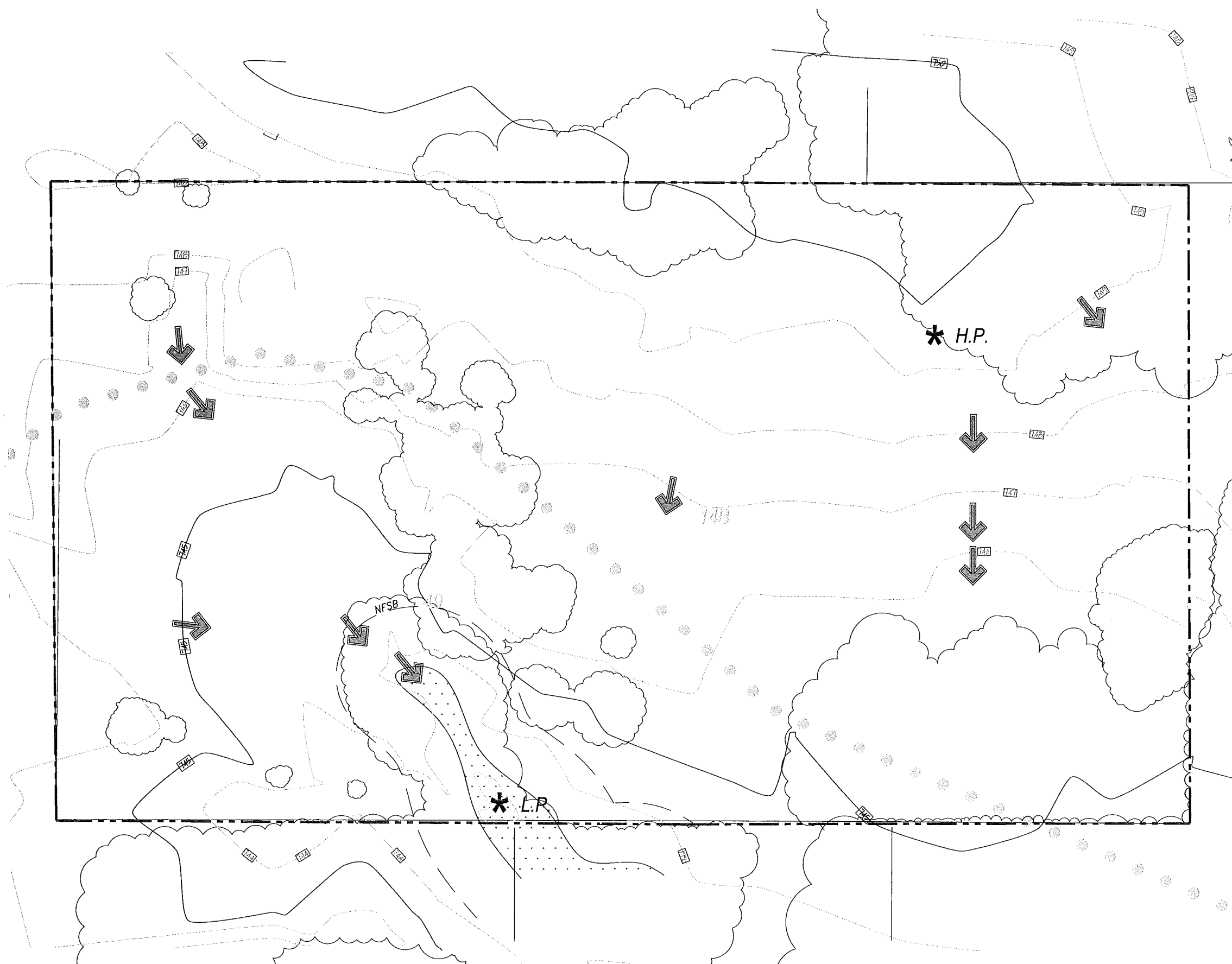
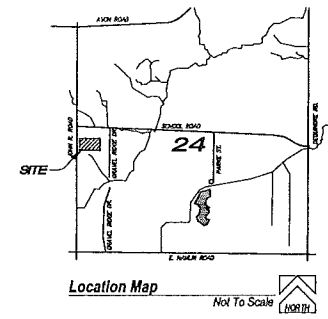
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WETLAND IMPACT
1060 S.F.
NATURAL FEATURES SETBACK IMPACT: 278 L.F.



PROPOSED SITE PLAN



LEGEND

- Property Line
- Existing Vegetation
- Wetlands
- 25' Natural Features Setback
- H.P. High Point
- L.P. Low Point
- Soil Type Limits
- Water Flow

SOIL DATA

- 14B Oakville fine sand, 0 to 6 percent slopes
- 49 Cohoctah fine sandy loam

EXISTING WETLAND DATA

WETLANDS SURVEYED +/- .026 Acres 1128 SF
 The wetlands were flagged by King and MacGregor in May of 2014. We will be applying for a fill permit, as the 0.025 Ac wetland area is below 1/4 Ac.

STEEP SLOPES

No steep slopes exist on this site. See SP 1.6.

TOTAL TREES SURVEYED*:

TOTAL # OF TAGGED TREES:	101
# VERY POOR QUALITY TREES ON SITE	10
# POOR QUALITY TREES ON SITE	30
# FAIR QUALITY TREES ON SITE	41
# GOOD QUALITY TREES ON SITE	20

*Site is exempt from tree preservation ordinance. See full woodland analysis on SP 1.4.

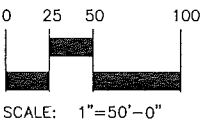


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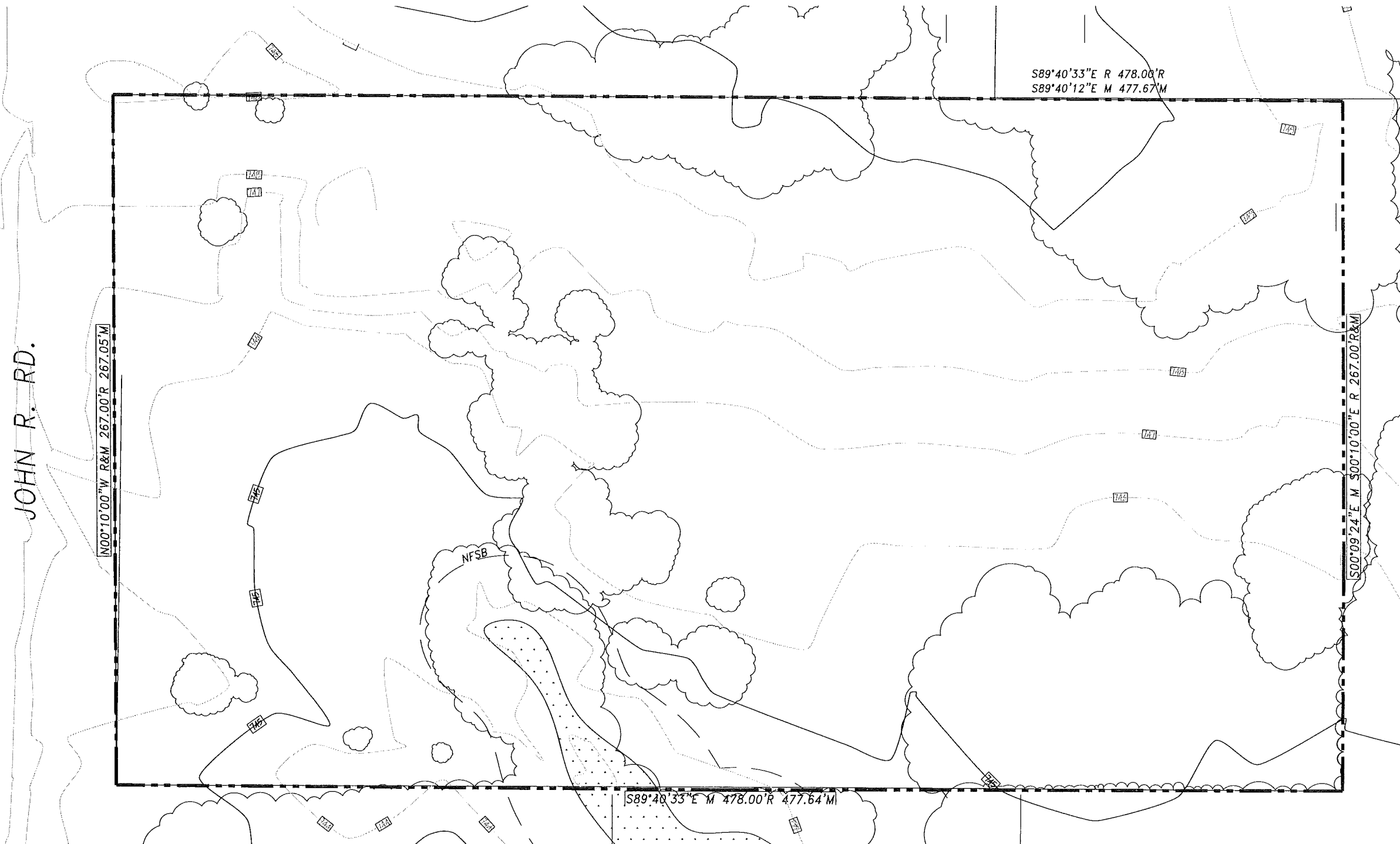
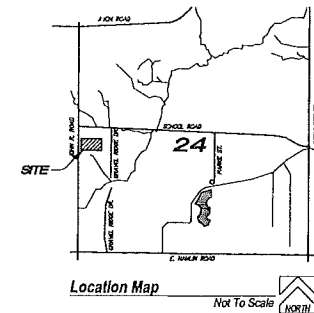
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 Rochester Hills
 Oakland County
 Michigan

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Checked/Approved: RLN	
Job #	
Date/Revisions	Issued For
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10-11-2015	PILO REVIEW
11-11-2015	FINAL PILO REVIEW
12-17-2015	FINAL PILO REVIEW



NATURAL FEATURES

COMPASS: 2015
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LEGEND

- WETLAND AREA
1128 SF
- NATURAL FEATURES SETBACK
- EXISTING VEGETATION CANOPY

The wetlands were flagged by King and MacGregor in May of 2014.

We will be applying for a fill permit, as the 0.025 Ac wetland area is below 1/3 Ac.



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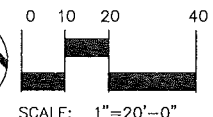
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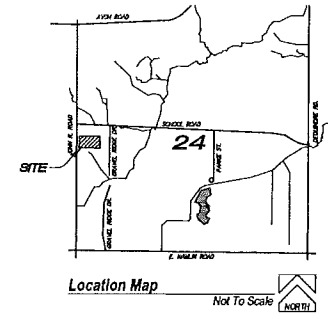
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11-11-2015	FINAL PILO REVIEW
12-17-2015	FINAL PILO REVIEW



WETLAND ANALYSIS

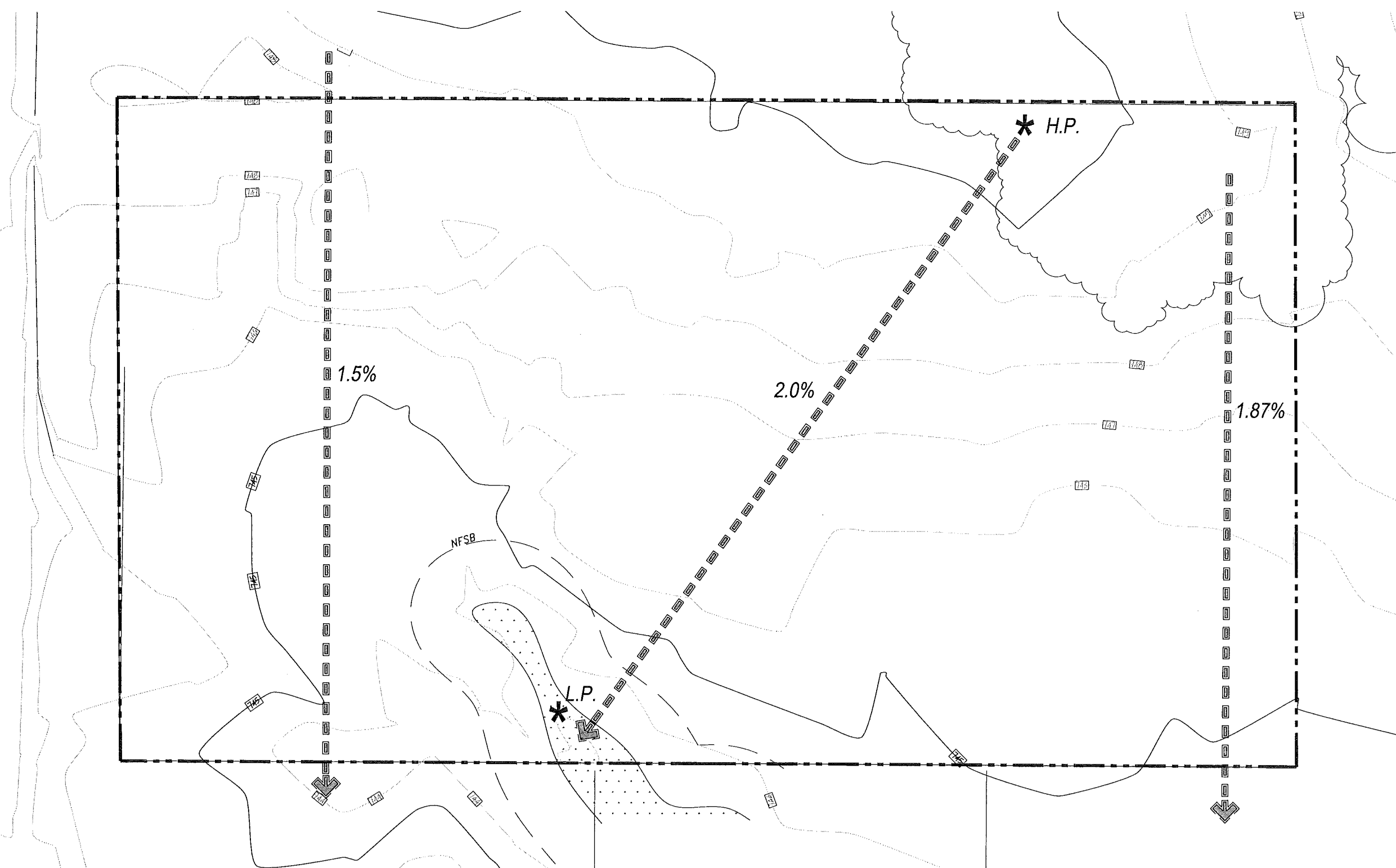
FOR SUBMITTAL TO THE CITY OF BIRMINGHAM - ACT FOR CONSTRUCTION

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STEEP SLOPES

NO SLOPES OVER 20% WITHIN 200' OF AN OPEN BODY OF WATER. NO SLOPES GREATER THAN 16% EXIST ON THIS PROPERTY. THE EXISTING GRADE SLOPES FROM NORTH TO SOUTH, RANGING FROM 1.5% TO 2.25%.



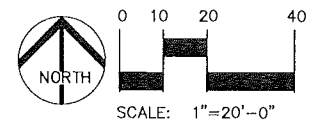
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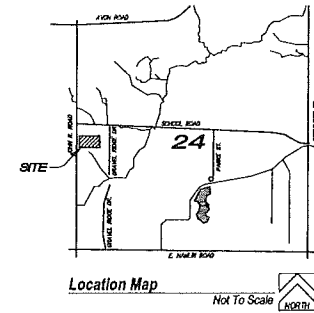
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Date/Revisions	Issued For
2-17-2015	PILOT CONCEPT REVIEW
5-22-2015	PROPOSAL/FINAL REVIEW
7-20-2015	PILOT APPROVAL
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11-11-2015	FINAL PILOT REVIEW
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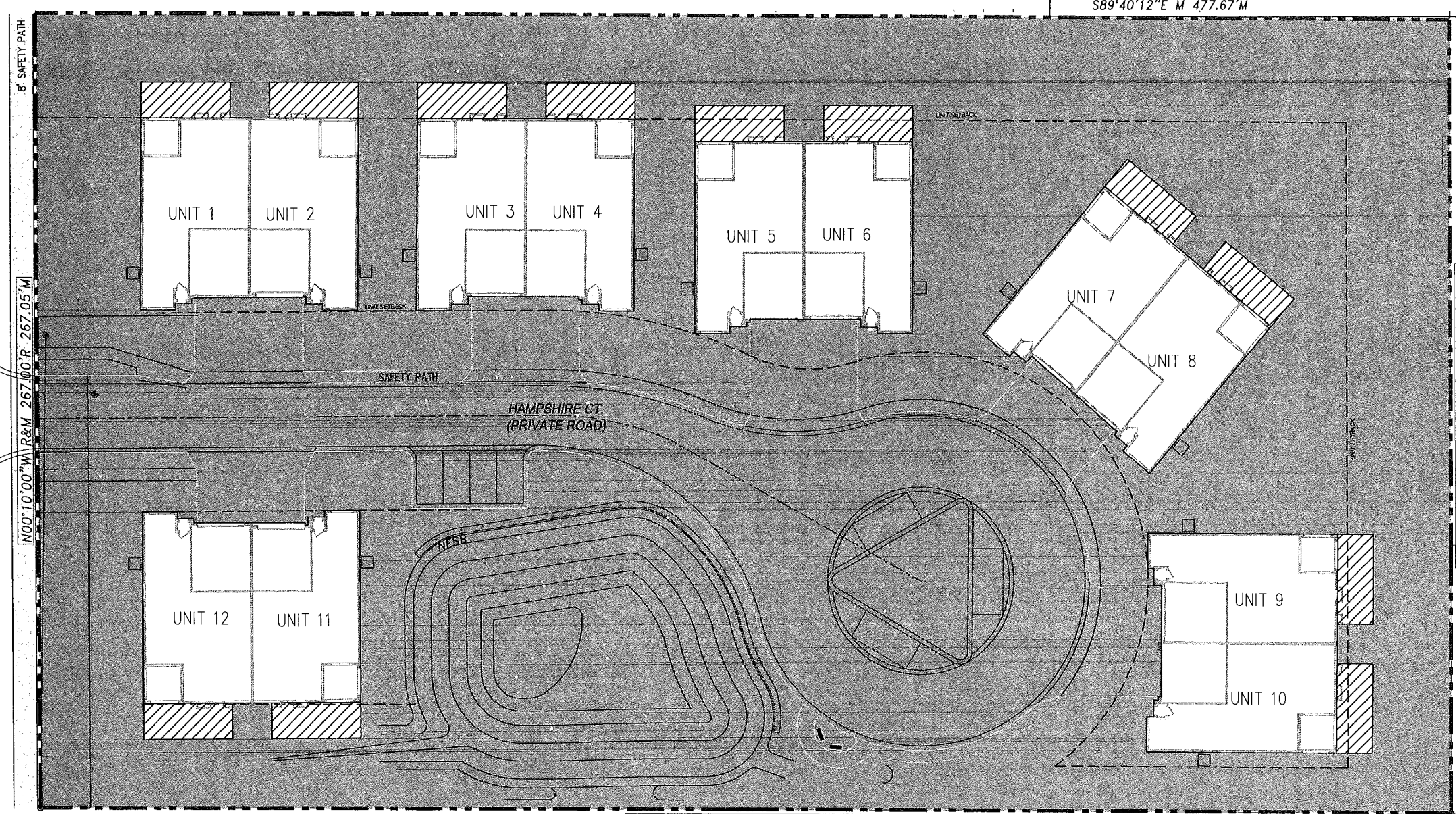


SLOPE ANALYSIS

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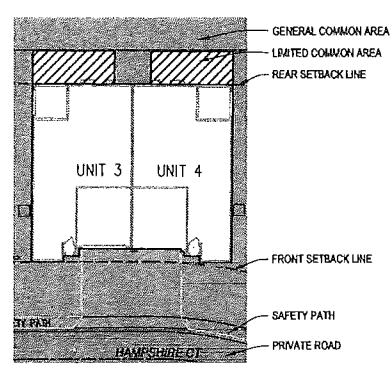


S89°40'33"E R 478.00'R
S89°40'12"E M 477.67'M



LEGEND

- GENERAL OPEN SPACE: 57%
73155 SF / 1.68 Acres
- LIMITED COMMON SPACE:
360 SF / UNIT x 12 UNITS = 4320 SF / .01 Acre



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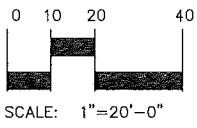
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10-11-2015	PLD REVIEW
11-11-2015	FINAL PLD REVIEW
12-17-2015	FINAL PLD REVIEW

JOHN R. RD.

8' SAFETY PATH
100'10'00" W R&M 267'00'R 267.05'M

500'09'24" E M 500'10'00" E R 267'00'R&M

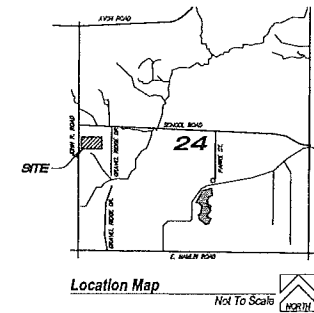
S89°40'33"E M 478.00'R 477.64'M



OPEN SPACE PLAN

PLANS SUBJECT TO CITY REVIEW - NOT FOR CONSTRUCTION

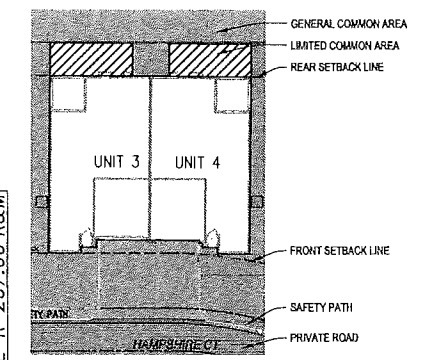
DESIGNED BY: BC
CHECKED/APPROVED: RLH
JOB #:
FILE:
DATE/REVISIONS: ISSUED FOR:
2-17-2015 PLD CONCEPT REVIEW
5-22-2015 PRELIMINARY/FINAL REVIEW
7-30-2015 PLD APPROVAL
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11-11-2015 FINAL PLD REVIEW
12-17-2015 FINAL PLD REVIEW



S89°40'33"E R 478.00'R
S89°40'12"E M 477.67'M

LEGEND

- GENERAL COMMON AREA: 75%
73155 SF / 2.20 Acres
- LIMITED COMMON SPACE:
360 SF / UNIT x 12 UNITS = 4320 SF / .01 Acre



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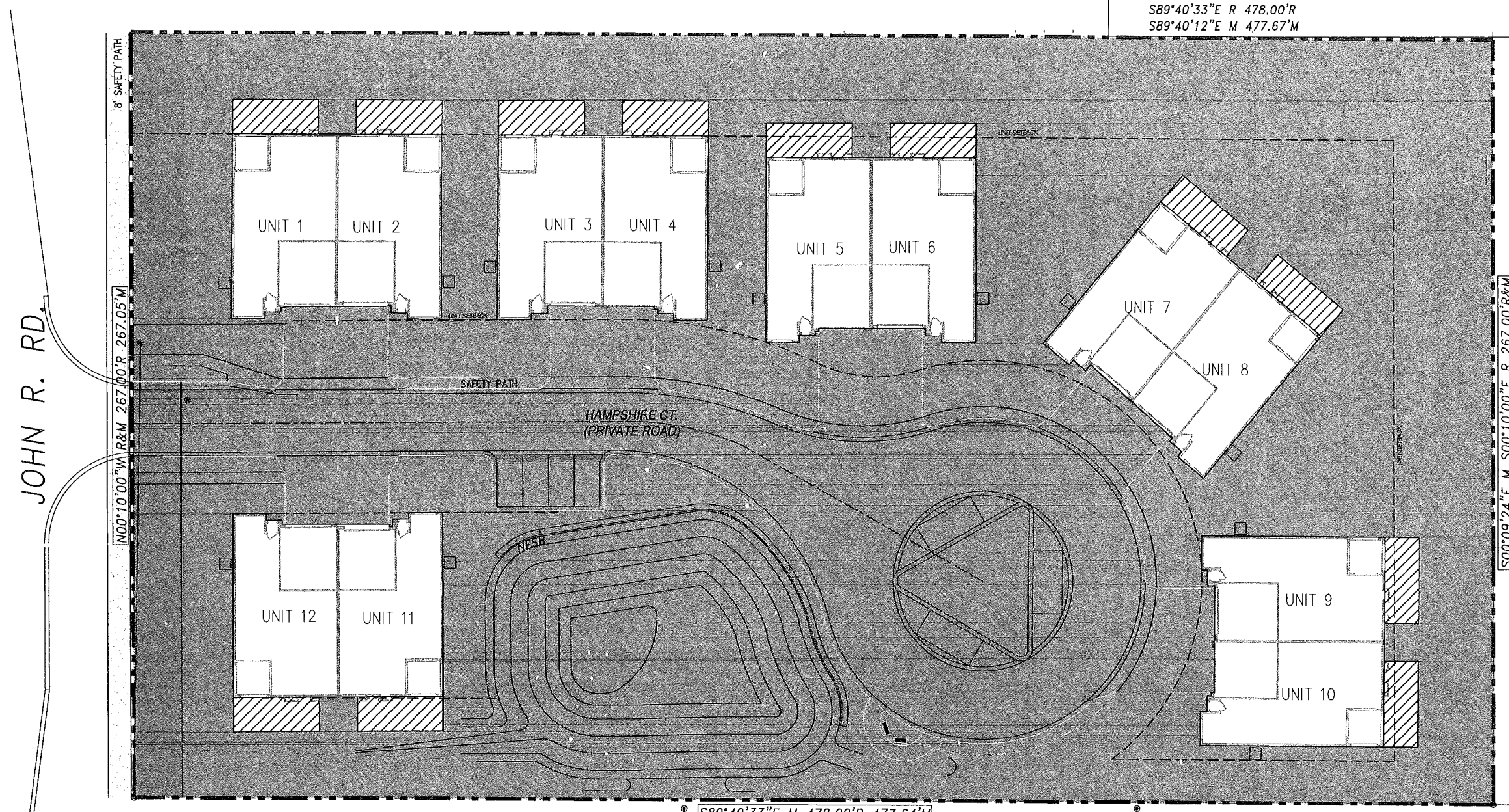
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11-11-2015	FINAL PLD REVIEW
12-17-2015	FINAL PLD REVIEW



S89°40'33"E M 478.00'R 477.64'M

JOHN R. RD.

100°10'00"W R&M 267.00'R 267.05'M

S00°09'24"E M S00°10'00"E R 267.00'R&M



SCALE: 1"=20'-0"

GENERAL / LIMITED SPACE PLAN

SP-1.8

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1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCT 1 UNTIL THE PREPARED SOIL FREEZES. 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.
4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED, ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12-109 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
5. 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.

LANDSCAPE BUFFER STANDARDS

NORTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 477 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	4.8 x 2 = 10	11	0
Evergreen Trees	4.8 x 4 = 20	3	20
Ornamental Trees	4.8 x 1.5 = 8	0	8
Shrubs	4.8 x 6 = 30	0	30

EAST PROPERTY BOUNDARY: TYPE 'C' BUFFER - 267 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	2.7 x 2 = 6	6	3
Evergreen Trees	2.7 x 4 = 11	0	31
Ornamental Trees	2.7 x 1.5 = 5	0	0
Shrubs	2.7 x 6 = 17	0	17

SOUTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 478 LF

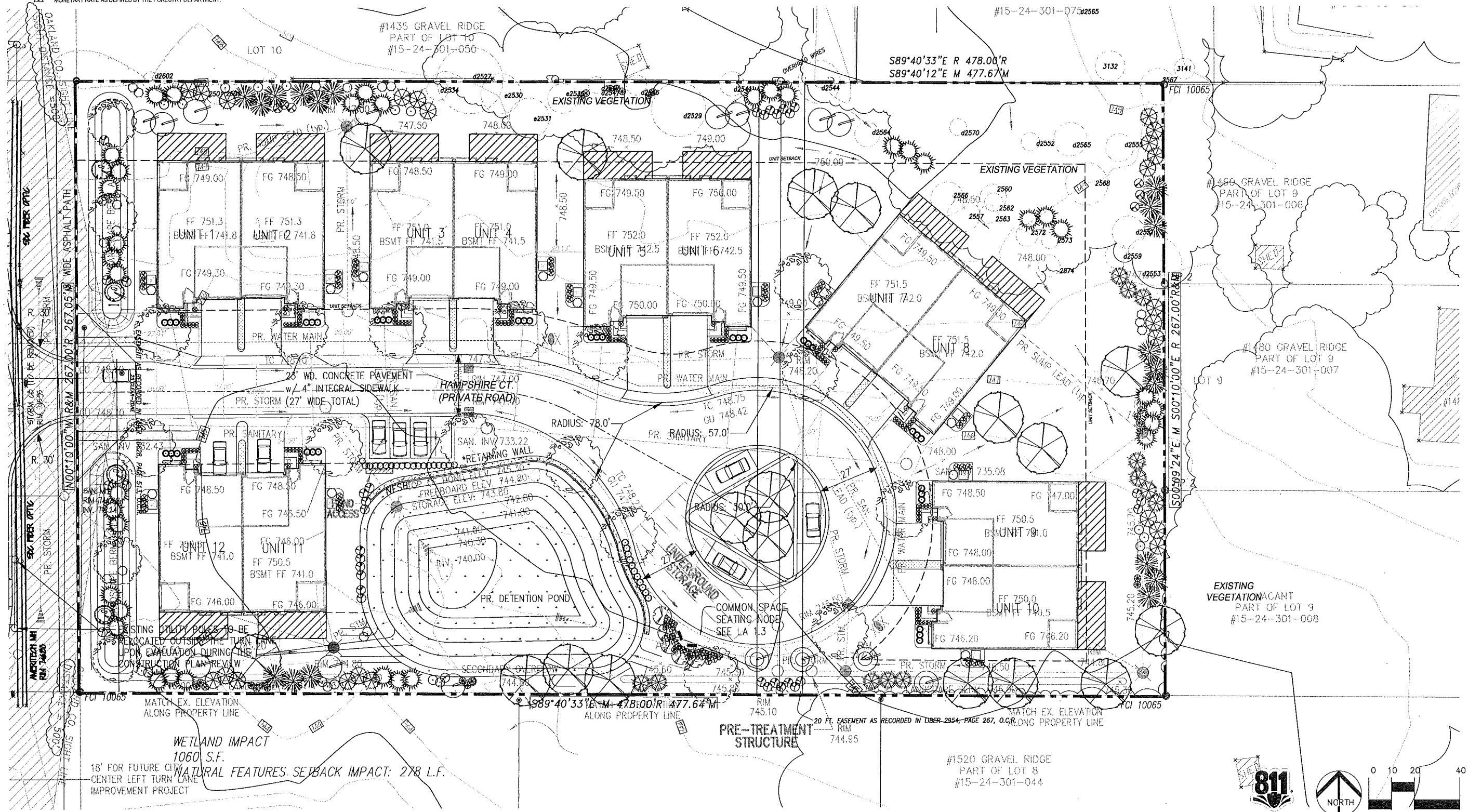
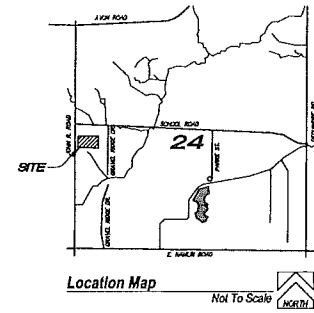
	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	4.8 x 2 = 10	0	10
Evergreen Trees	4.8 x 4 = 20	0	20
Ornamental Trees	4.8 x 1.5 = 8	0	8
Shrubs	4.8 x 6 = 30	0	30

WEST PROPERTY BOUNDARY: RIGHT-OF-WAY BUFFER - 267 LF

	REQUIRED	EXISTING	PROVIDED
Deciduous Shade Trees	7.6 x 1 = 8	0	4
Evergreen Trees	N/A	0	12
Ornamental Trees	4.5 x 1 = 5	0	4
Shrubs	N/A	0	14

STORMWATER DETENTION BUFFER: 365 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	3.7 x 1.5 = 6	0	6
Evergreen Trees	3.7 x 1 = 4	0	5
Ornamental Trees	N/A	0	3
Shrubs	3.7 x 4 = 15	0	20



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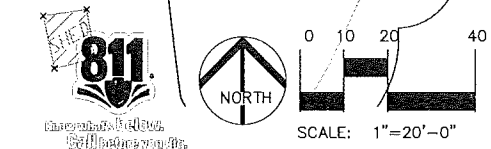
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"Brampton Parc"
Rochester Hills
Oakland County
Michigan

Date/Revisions	Issued For
2-17-2015	PILOT CONCEPT REVIEW
5-22-2015	PROBATIONARY/FINAL REVIEW
7-30-2015	PILOT APPROVAL
8-11-2015	PILOT REVIEW
10-11-2015	FINAL PILOT REVIEW
11-11-2015	FINAL PILOT REVIEW
12-17-2015	FINAL PILOT REVIEW

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CITY FILE # 15-001



LANDSCAPE BUFFER STANDARDS

NORTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 477 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	4.8 x 2 = 10	11	0
Evergreen Trees	4.8 x 4 = 20	3	20
Ornamental Trees	4.8 x 1.5 = 8	0	8
Shrubs	4.8 x 6 = 30	0	30

SOUTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 478 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	4.8 x 2 = 10	0	10
Evergreen Trees	4.8 x 4 = 20	0	20
Ornamental Trees	4.8 x 1.5 = 8	0	8
Shrubs	4.8 x 6 = 30	0	30

EAST PROPERTY BOUNDARY: TYPE 'C' BUFFER - 267 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	2.7 x 2 = 6	6	3
Evergreen Trees	2.7 x 4 = 11	0	31
Ornamental Trees	2.7 x 1.5 = 5	0	0
Shrubs	2.7 x 6 = 17	0	17

WEST PROPERTY BOUNDARY: RIGHT-OF-WAY BUFFER - 267 LF

	REQUIRED	EXISTING	PROVIDED
Deciduous Shade Trees	7.6 x 1 = 8	0	4
Evergreen Trees	N/A	0	12
Ornamental Trees	4.5 x 1 = 5	0	4
Shrubs	N/A	0	14

STORMWATER DETENTION BUFFER: 365 LF

	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	3.7 x 1.5 = 6	0	6
Evergreen Trees	3.7 x 1 = 4	0	5
Ornamental Trees	N/A	0	3
Shrubs	3.7 x 4 = 15	0	20

QTY. KEY BOTANICAL / COMMON NAME

SHADE TREES

QTY.	KEY BOTANICAL / COMMON NAME	SIZE	ROOT
7	GT Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B&B
4	QB Quercus bicolor / Swamp White Oak	3" cal	B&B
3	GB Ginkgo biloba 'Lakeview' / Lakeview Maidenhair Tree	3" cal	B&B
8	LD Liriodendron / Tulip Tree	3" cal	B&B
4	TG Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B
10	MG Metasequoia Glyptostrobodites / Dawn Redwood	3" cal	B&B

EVERGREEN TREES

12	AB Abies Concolor / Concolor White Fir	10' Ht.	B&B
18	PA Picea Abies / Norway Spruce	10' Ht.	B&B
15	PE Pinus Strobus / White Pine	10' Ht.	B&B
18	PS Picea Glauca / White Spruce	10' Ht.	B&B
23	PR Pinus resinosa / Red Pine	10' Ht.	B&B

SHRUBS

29	AA Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	30"ht, 24"sp	Cont.
20	CA Cornus alba 'Regnzam' / Red Grome Dogwood	30"ht, 24"sp	Cont.
18	CR Cornus racemosa / Gray Dogwood	30"ht, 24"sp	Cont.
17	JK Juniperus chinensis 'Keteleeri' / 'Keteleeri' Chinese Juniper	30"ht, 24"sp	Cont.
22	HM Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24"ht, 36"sp	Cont.
11	SJ Spiraea japonica 'Little Princess' / Little Princess Spiraea	36"ht, 36"sp	Cont.

QTY. KEY BOTANICAL / COMMON NAME

ORNAMENTAL TREES

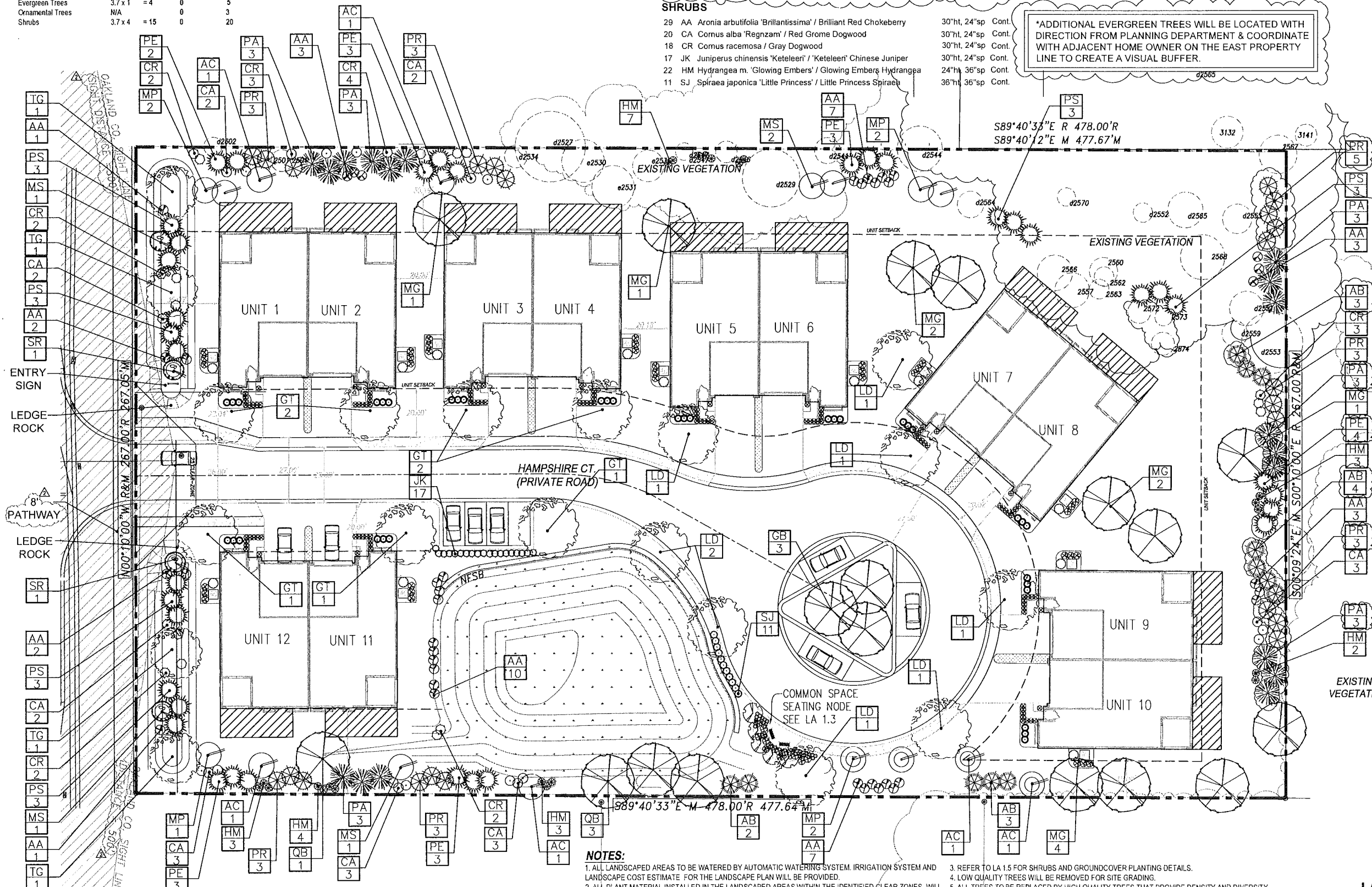
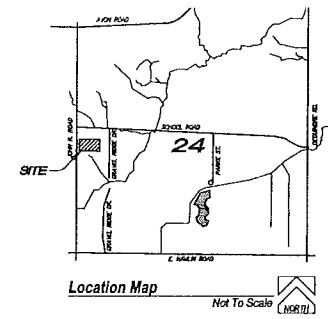
QTY.	KEY BOTANICAL / COMMON NAME	SIZE	ROOT
2	SR Syromga reticulata 'Ivory Silk' / Ivory Silk Lilac	1.5" cal	B&B
3	MS Malus 'Snowdrift' / Snowdrift Crab	1.5" cal	B&B
7	MP Malus 'Prairifire' / Prairifire Crab	1.5" cal	B&B
6	AC Amelanchier canadensis / Shadblow Serviceberry	1.5" cal	B&B

PLANTING MATERIALS

+/-	Topsoil Installed	T.B.D.	CY
+/-	Shredded Hardwood Mulch Installed	T.B.D.	CY
+/-	Terra Sorb or Approved Equal	T.B.D.	LBS

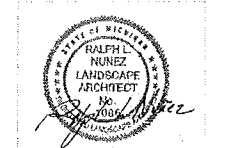
LAWN

+/-	Seed	T.B.D.	SF
+/-	Sod (owner's option)	T.B.D.	SY



*ADDITIONAL EVERGREEN TREES WILL BE LOCATED WITH DIRECTION FROM PLANNING DEPARTMENT & COORDINATE WITH ADJACENT HOME OWNER ON THE EAST PROPERTY LINE TO CREATE A VISUAL BUFFER.

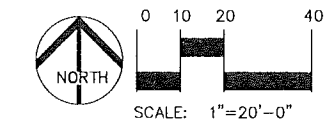
- NOTES:**
1. ALL LANDSCAPED AREAS TO BE WATERED BY AUTOMATIC WATERING SYSTEM. IRRIGATION SYSTEM AND LANDSCAPE COST ESTIMATE. FOR THE LANDSCAPE PLAN WILL BE PROVIDED.
 2. ALL PLANT MATERIAL INSTALLED IN THE LANDSCAPED AREAS WITHIN THE IDENTIFIED CLEAR ZONES, WILL NOT EXCEED AN UNMAINTAINED, MATURE HEIGHT OF 30 INCHES.
 3. REFER TO LA 1.5 FOR SHRUBS AND GROUND COVER PLANTING DETAILS.
 4. LOW QUALITY TREES WILL BE REMOVED FOR SITE GRADING.
 5. ALL TREES TO BE REPLACED BY HIGH QUALITY TREES THAT PROVIDE DENSITY AND DIVERSITY.
 6. PLANTINGS WILL EQUAL OR EXCEED THE AMOUNT OF TREES REMOVED.

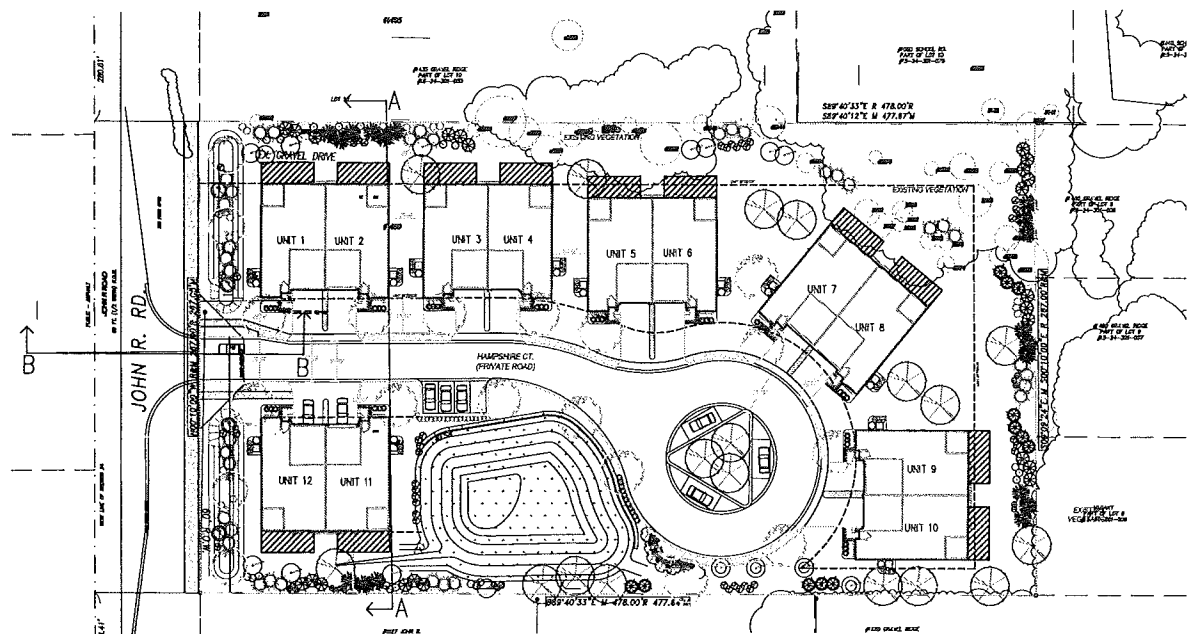


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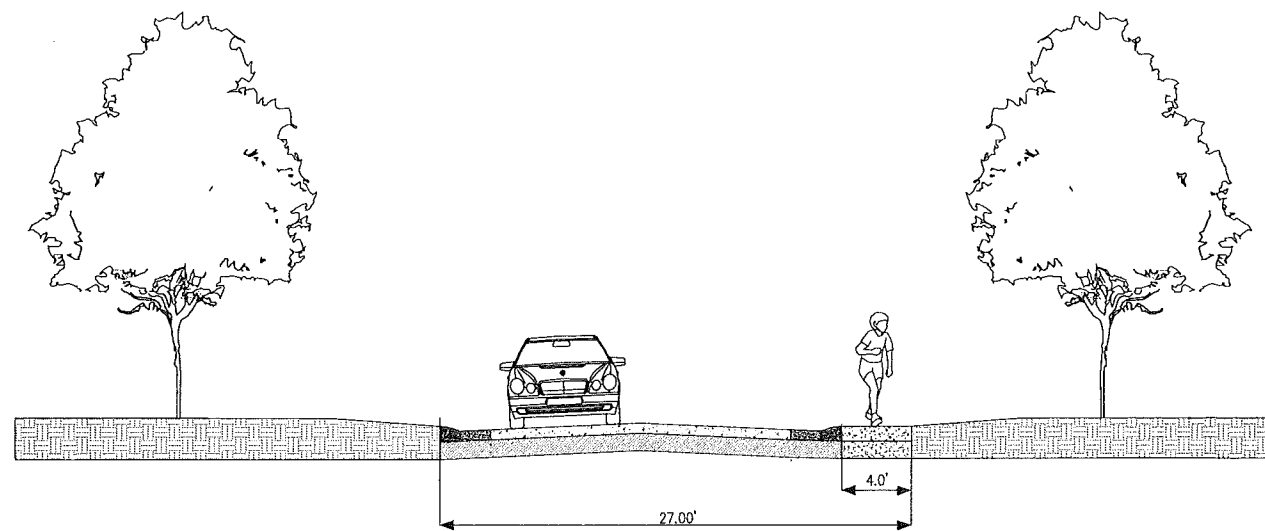
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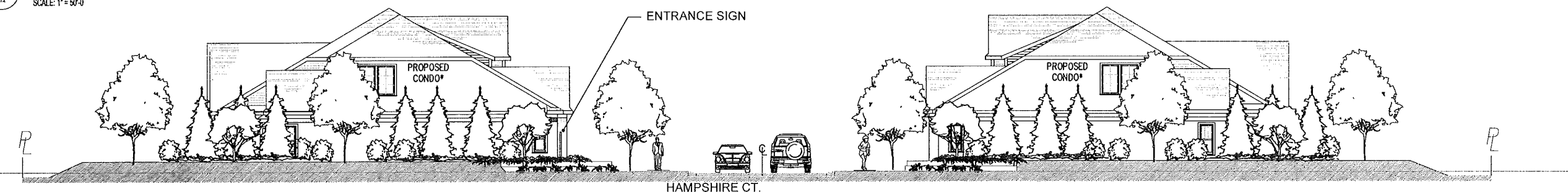




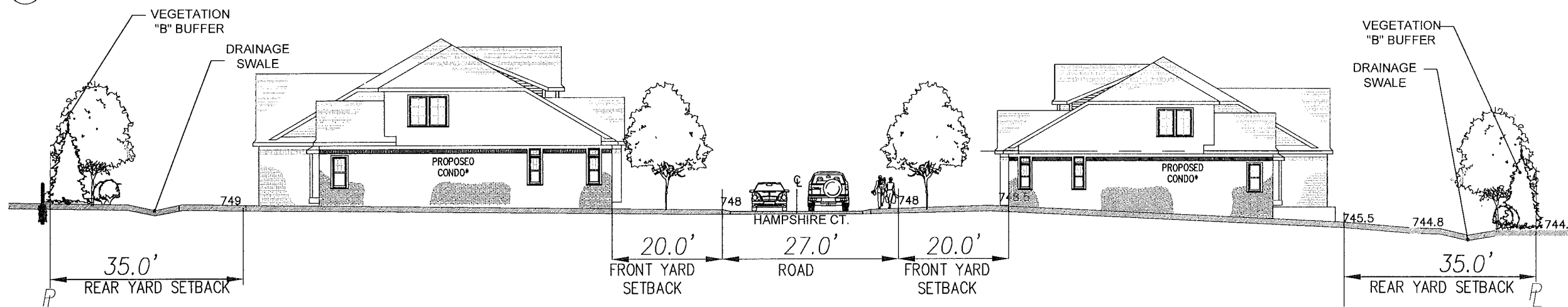
1 SECTION KEY
 LA-12 SCALE: 1" = 50'-0"



2 SECTION THROUGH HAMPSHIRE CT.
 LA-12 SCALE: 1" = 5'-0"

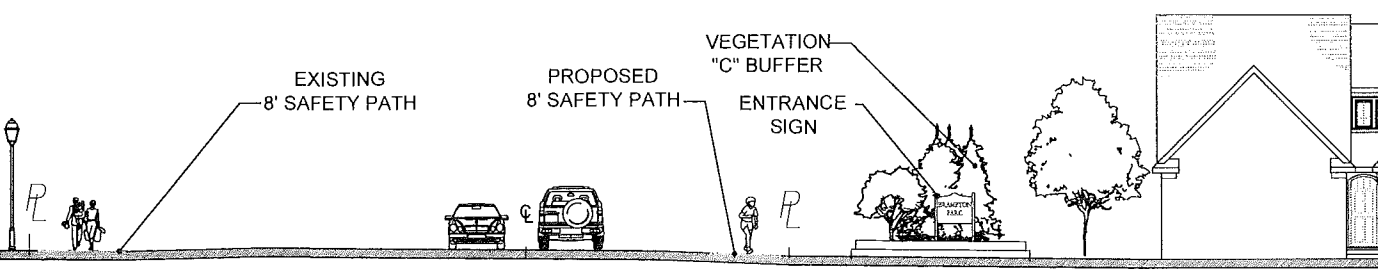


3 ENTRY ELEVATION- JOHN R. RD.
 LA-12 SCALE: 1" = 10'-0"



4 SECTION A-A
 LA-12 SCALE: 1" = 10'-0"

*ARCHITECTURE ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. PROPOSED UNITS MAY VARY, SEE ARCHITECTURE SHEETS ATTACHED.



5 SECTION B-B
 LA-12 SCALE: 1" = 10'-0"

LANDSCAPE BUFFER STANDARDS

NORTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 477 LF				SOUTH PROPERTY BOUNDARY: TYPE 'C' BUFFER - 478 LF			
	REQUIRED	EXISTING	PROPOSED		REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	4.8 x 2 = 10	11	0	Deciduous Shade Trees	4.8 x 2 = 10	0	10
Evergreen Trees	4.8 x 4 = 20	3	20	Evergreen Trees	4.8 x 4 = 20	0	20
Ornamental Trees	4.8 x 1.5 = 8	0	8	Ornamental Trees	4.8 x 1.5 = 8	0	8
Shrubs	4.8 x 6 = 30	0	30	Shrubs	4.8 x 6 = 30	0	30

EAST PROPERTY BOUNDARY: TYPE 'C' BUFFER - 267 LF				WEST PROPERTY BOUNDARY: RIGHT-OF-WAY BUFFER - 267 LF			
	REQUIRED	EXISTING	PROPOSED		REQUIRED	EXISTING	PROVIDED
Deciduous Shade Trees	2.7 x 2 = 6	6	3	Deciduous Shade Trees	7.6 x 1 = 8	0	4
Evergreen Trees	2.7 x 4 = 11	0	31	Evergreen Trees	N/A	0	12
Ornamental Trees	2.7 x 1.5 = 5	0	0	Ornamental Trees	4.5 x 1 = 5	0	4
Shrubs	2.7 x 6 = 17	0	17	Shrubs	N/A	0	14

STORMWATER DETENTION BUFFER: 365 LF			
	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	3.7 x 1.5 = 6	0	6
Evergreen Trees	3.7 x 1 = 4	0	5
Ornamental Trees	N/A	0	3
Shrubs	3.7 x 4 = 15	0	20



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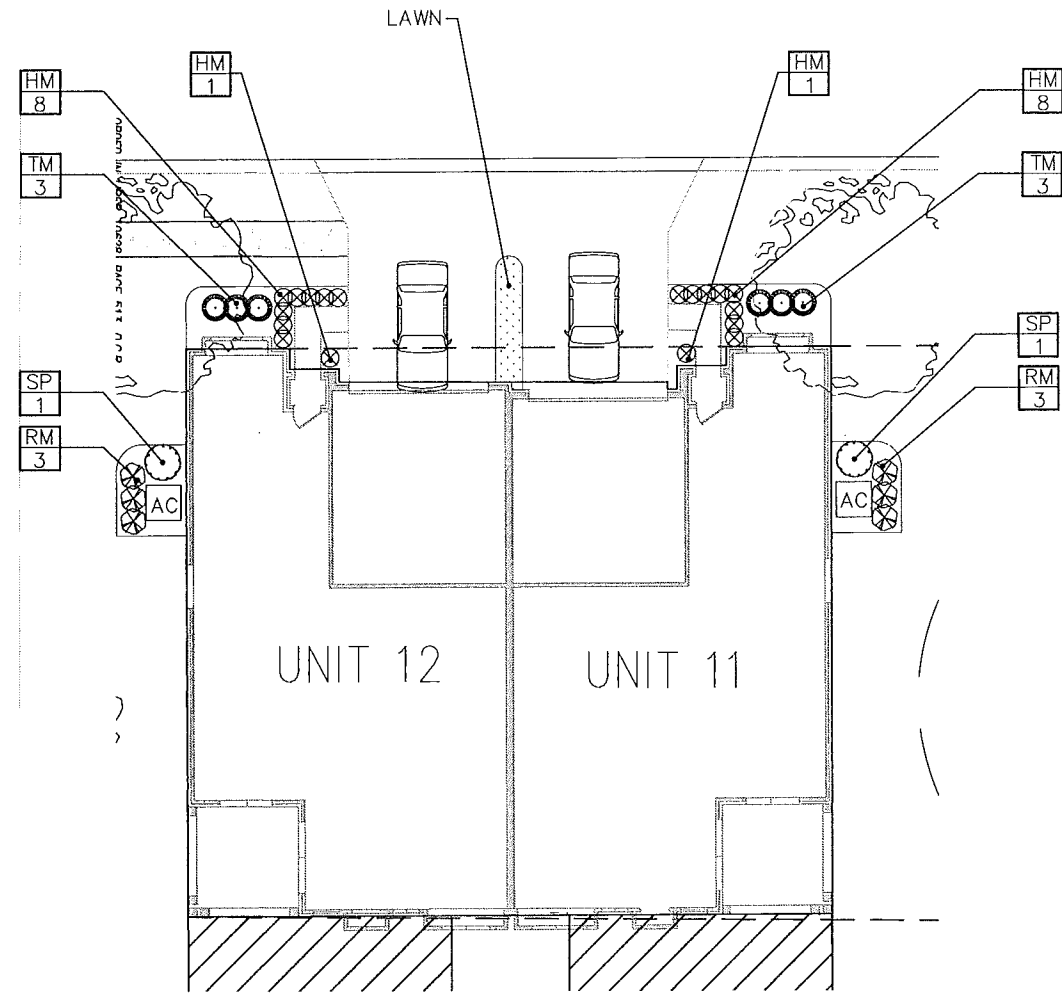
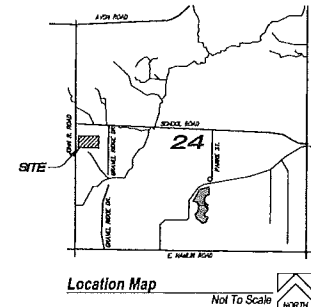
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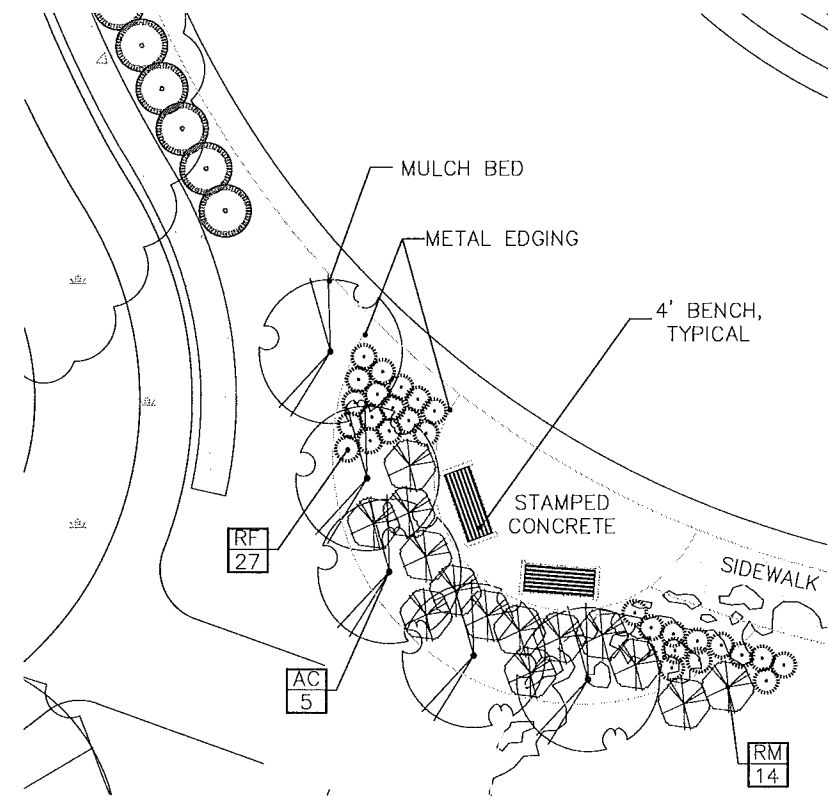
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 CITY FILE # 15-001



1 TYPICAL DUPLEX UNIT PLANTING PLAN
LA1.4 SCALE: 1" = 10'-0"

TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

TOT.	QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
SHRUBS					
	1	EA	Euonymus alata 'Compacta' / Dwarf Burning Bush	24" Ht.	Cont.
	18	HM	Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24" Ht.	Cont.
	6	RM	Rosa 'Meivahyn' / Knockout Rose	24" Ht.	Cont.
	1	SP	Syringa patula 'Miss Kim' / Miss Kim Lilac	30" Ht.	Cont.
	6	TM	Taxus x media 'Everlow' / Everlow Yew	24" Sp.	Cont.
MATERIALS					
	+/-		Mulch (To Be Determined By Contractor)		CY
	+/-		Plant Mix (To Be Determined By Contractor)		CY
	+/-		Terra Sorb (Or Approved Equal)		LBS
	+/-		Edging		LF
LAWN					
	+/-		Seed		
	+/-		Sod (owner's option)		

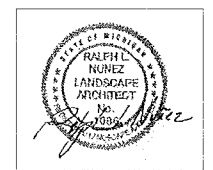


1 COMMON SPACE PEDESTRIAN SEATING NODE
LA1.4 SCALE: 1" = 5'-0"

PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

TOT.	QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
PERENNIALS					
	27	RF	Rudbeckia Fulgida 'Goldsturm' / Black Eyed Susan	18" O.C.	Cont.
SHRUBS					
	14	RM	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	24" Ht.	Cont.
ORNAMENTAL TREES					
	5	AC	Amelanchier canadensis / Shadblow Serviceberry	1.5" cal	B&B
MATERIALS					
	2		4' Typical Bench		4'
	+/-		Stamped Concrete (To be Determined by Client)		CY
	+/-		Mulch (To Be Determined By Contractor)		CY
	+/-		Edging		LF
	+/-		Terra Sorb (Or Approved Equal)		LBS

NOTES:
A PEDESTRIAN SEATING NODE HAS BEEN ADDED AS A COMMON SPACE AMENITY FOR USE BY BRAMPTON PARC RESIDENTS.



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12-17-2015	FINAL PIU REVIEW

PLAN SUBMITTED FOR CITY REVIEW - NOT FOR CONSTRUCTION



GENERAL NOTES

CITY NOTES

1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO DISEASE AND INSECT ATTACK.
4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.
5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS ARTICLE.
6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SOEDED OR HYDRO SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
8. LIVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BALTIMORE IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
9. PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.
12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

RESPONSIBILITY NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HISHER 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.
3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL PILE.
4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

LANDSCAPING NOTES

1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W. 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. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE 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.
4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS 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 OR SPECIFICATIONS.
7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.
10. THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

TREE PROTECTION NOTES

1. THE TREE PROTECTION FENCING (TPF) SHALL BE ERRECTED PER THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT. THE TPF MUST BE IN PLACE AND BE INSPECTED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY EARTHWORK OR CONSTRUCTION OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE A TPF INSPECTION. THE TPF SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OR UNTIL THE CITY AUTHORIZES THE REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
2. UPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND INSPECTION OF THE TPF AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS TPF INSPECTION.
3. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
4. A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
5. THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES WITHIN THE DRIP LINE OF AND REGULATED TREES NOT APPROVED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TRENCHING, GRADING OR FILLING, NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR PRESERVATION.
6. PROPOSED GRADES ARE TO MATCH THE EXISTING ELEVATIONS OUTSIDE THE LIMITS OF THE TPF. NO GRADING EITHER CUT OR FILL IS PERMITTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED FOR PRESERVATION.
7. DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE/CABLE/CORD/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.
8. ALL UTILITY SERVICE REQUEST MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF.
9. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINE OF THE ANY TREE DESIGNATED FOR PRESERVATION. SWALES SHALL BE CONSTRUCTED SO AS NOT TO DIRECT ANY ADDITIONAL FLOW INTO THE DRIP LINE A TREE DESIGNATED FOR PRESERVATION.
10. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT ENTIRE PERIOD REQUIRED, THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON AN INCH FOR INCH BASIS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
11. REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.
12. THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FENCING SHALL BE SUPPORTED BY 6 FOOT METAL T-BAR POSTS 5 FEET ON CENTER AND DRIVEN A MINIMUM OF 24" INTO GROUND. THE TPF FENCING SHALL REMAIN UPRIGHT AND SECURELY IN PLACE FOR THE REQUIRED TIME AS SPECIFIED ABOVE.

CITY OF ROCHESTER HILLS FORESTRY NOTES

1. 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 THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY.
2. 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. ALL TREES AND SHRUBS MUST BE AT LEAST 10' FROM ANY 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.
3. 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 PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

CITY OF ROCHESTER HILLS NOTES

1. ALL LANDSCAPE AREAS MUST BE IRRIGATED. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM. IRRIGATION PLAN TO BE PROVIDED AT FINAL SUBMITTAL.
2. SIGNS SHALL MEET THE REQUIREMENTS OF CHAPTER 134 OF THE CITY'S CODE OF ORDINANCES.

CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12-109

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. THE PLANTING SEASON FOR THE 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.
4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL UNLESS OTHERWISE APPROVED. ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
5. 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.

PLANTING NOTES:

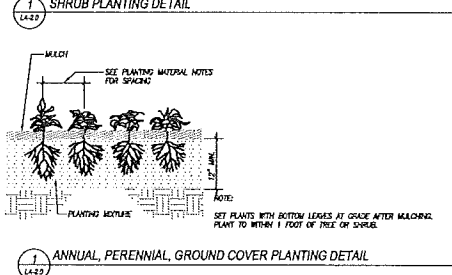
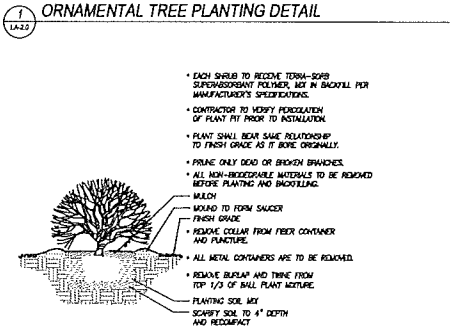
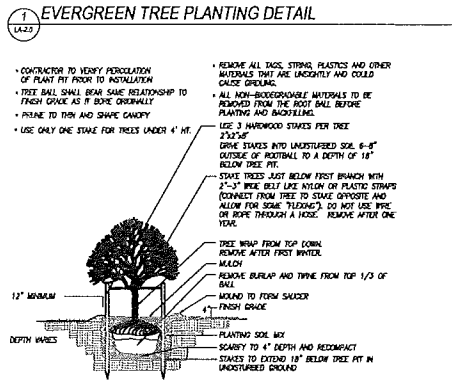
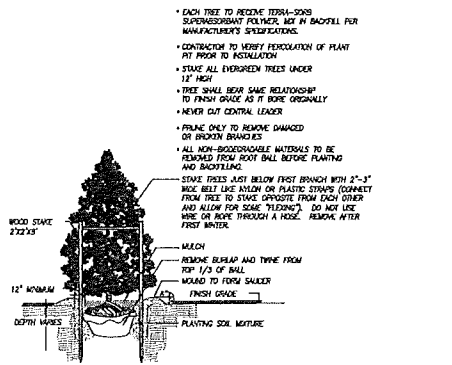
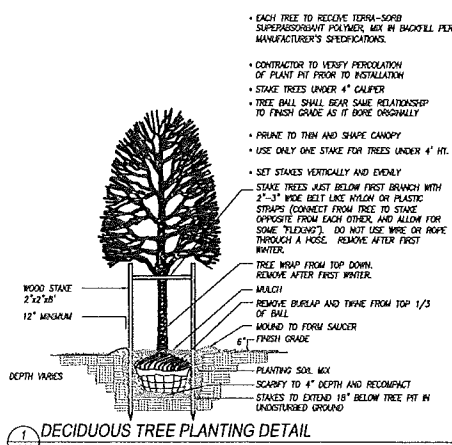
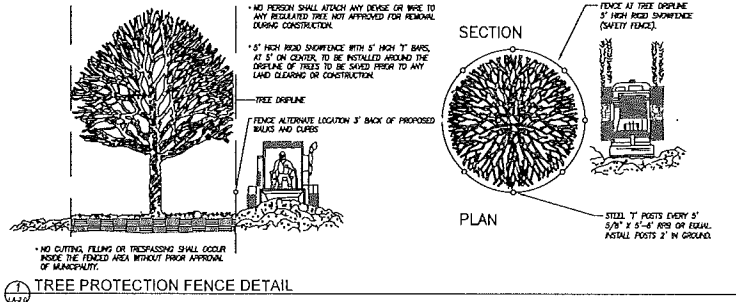
1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.
3. SOD IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.
4. EDGING SHALL BE A SHOVEL EDGE.
5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).
6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.
12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
 - B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-5" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
 IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURE PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
19. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE NOTES

1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.

IMPORTANT:

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. IF ANY REGULATED TREES ARE DAMAGED ON THE ADJACENT PROPERTIES THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNERS PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR THE BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION CALL THE CITY'S PLANNING DEPARTMENT 248-646-4660.



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"Brampton Parc"
Rochester Hills
Oakland County
Michigan

Date/Revisions	Issued For
2-17-2015	PIED CONCEPT REVIEW
3-17-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PIED APPROVAL
8-11-2015	PIED REVIEW
10-11-2015	PIED REVIEW
11-11-2015	FINAL PIED REVIEW
12-17-2015	FINAL PIED REVIEW

DESIGNED/DRAWN: RLN/BC
CHECKED/APPROVED: RLN
JOB #
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LA 1.1 LANDSCAPE QUANTITIES

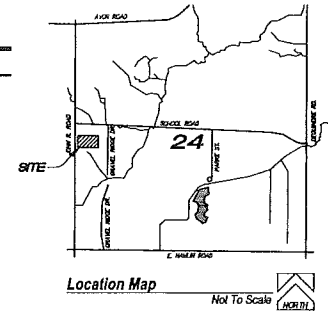
QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	\$ UNIT	\$ TOTAL
SHADE TREES						
7	GT	Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B&B	\$ 300	\$ 2100
4	QB	Quercus bicolor / Swamp White Oak	3" cal	B&B	\$ 300	\$ 1200
3	GB	Ginkgo biloba 'Lakeview' / Lakeview Maidenhair Tree	3" cal	B&B	\$ 300	\$ 900
4	TG	Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200
8	LD	Liriodendron / Tulip Tree	3" cal	B&B	\$ 300	\$ 2400
4	TG	Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200
10	MG	Metasequoia Glyptostroboides / Dawn Redwood	3" cal	B&B	\$ 300	\$ 3000
EVERGREEN TREES						
12	AB	Abies Concolor / Concolor White Fir	10' Ht.	B&B	\$ 300	\$ 3600
18	PA	Picea Abies / Norway Spruce	10' Ht.	B&B	\$ 300	\$ 5400
15	PE	Pinus Strobus / White Pine	10' Ht.	B&B	\$ 300	\$ 4500
18	PS	Picea Glauca / White Spruce	10' Ht.	B&B	\$ 300	\$ 5400
23	PR	Pinus resinosa / Red Pine	10' Ht.	B&B	\$ 300	\$ 6900
						\$ 25800
ORNAMENTAL TREES						
2	SR	Syromga reticulata 'Ivory Silk' / Ivory Silk Lilac	1.5" cal	B&B	\$ 200	\$ 400
3	MS	Malus 'Snowdrift' / Snowdrift Crab	1.5" cal	B&B	\$ 200	\$ 600
7	MP	Malus 'Prairifire' / Prairifire Crab	1.5" cal	B&B	\$ 200	\$ 1400
6	AC	Amelanchier canadensis / Shadlow Serviceberry	1.5" cal	B&B	\$ 200	\$ 1200
						\$ 3600
SHRUBS						
20	CA	Cornus alba 'Regnzam' / Red Grome Dogwood	30"ht, 24"sp	Cont.	\$ 35	\$ 700
29	AA	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	30"ht, 24"sp	Cont.	\$ 35	\$ 1015
17	JK	Juniperus chinensis 'Keleleeri' / 'Keleleeri' Chinese Juniper	30"ht, 24"sp	Cont.	\$ 35	\$ 595
18	CR	Cornus racemosa / Gray Dogwood	24"ht, 24"sp	Cont.	\$ 35	\$ 630
22	HM	Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24"ht, 36"sp	Cont.	\$ 35	\$ 770
11	SJ	Spiraea japonica 'Little Princess' / Little Princess Spiraea	36"ht, 36"sp	Cont.	\$ 35	\$ 385
						\$ 4095
PLANTING MATERIALS						
+/-		Topsoil Installed			\$ T.B.D.	
+/-		Shredded Hardwood Mulch Installed			\$ T.B.D.	
+/-		Terra Sorb or Approved Equal			\$ T.B.D.	
+/-		Edging			\$ T.B.D.	
LAWN						
+/-		Seed			\$ T.B.D.	
+/-		Sod (owner's option)			\$ T.B.D.	

LA 1.3 TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	\$ UNIT	\$ TOTAL
SHRUBS						
1	EA	Euonymus alata 'Compacta' / Dwarf Burning Bush	24" Ht.	Cont.	\$ 35	\$ 35
18	HM	Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24" Ht.	Cont.	\$ 35	\$ 630
6	RM	Rosa 'Meivahyn' / Knockout Rose	24" Ht.	Cont.	\$ 35	\$ 210
1	SP	Syringa patula 'Miss Kim' / Miss Kim Lilac	30" Ht.	Cont.	\$ 35	\$ 35
6	TM	Taxus x media 'Everlow' / Everlow Yew	24" Sp.	Cont.	\$ 35	\$ 210
PLANTING MATERIALS						
+/-		Mulch (To Be Determined By Contractor)		CY	\$ T.B.D.	
+/-		Plant Mix (To Be Determined By Contractor)		CY	\$ T.B.D.	
+/-		Terra Sorb (Or Approved Equal)		LBS	\$ T.B.D.	
+/-		Edging		LF	\$ T.B.D.	
LAWN						
+/-		Seed			\$ T.B.D.	
+/-		Sod (owner's option)			\$ T.B.D.	

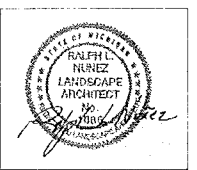
LA 1.3 PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	\$ UNIT	\$ TOTAL
PERENNIALS						
27	RF	Rudbeckia Fulgida 'Goldsturm' / Black Eyed Susan	18" O.C.	Cont.	\$ 15	\$ 405
SHRUBS						
14	RM	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	24" Ht.	Cont.	\$ 35	\$ 490
ORNAMENTAL TREES						
5	AC	Amelanchier canadensis / Shadblow Serviceberry	1.5" cal	B&B	\$ 200	\$ 1000
MATERIALS						
2		4' Typical Bench		4'	\$ T.B.D.	
+/-		Stamped Concrete (To be Determined by Client)		CY	\$ T.B.D.	
+/-		Mulch (To Be Determined By Contractor)		CY	\$ T.B.D.	
+/-		Edging		LF	\$ T.B.D.	
+/-		Terra Sorb (Or Approved Equal)		LBS	\$ T.B.D.	



LA ESTIMATE TOTALS:

DUPLEX UNIT PLANTINGS =	\$ 1,120
x 6 BUILDINGS =	\$ 7,420
PEDESTRIAN SEATING NODE =	\$ 1,895
BUFFER, ENTRANCE & LANDSCAPE PLANTINGS =	\$ 45,495
GRAND TOTAL =	\$ 49,810



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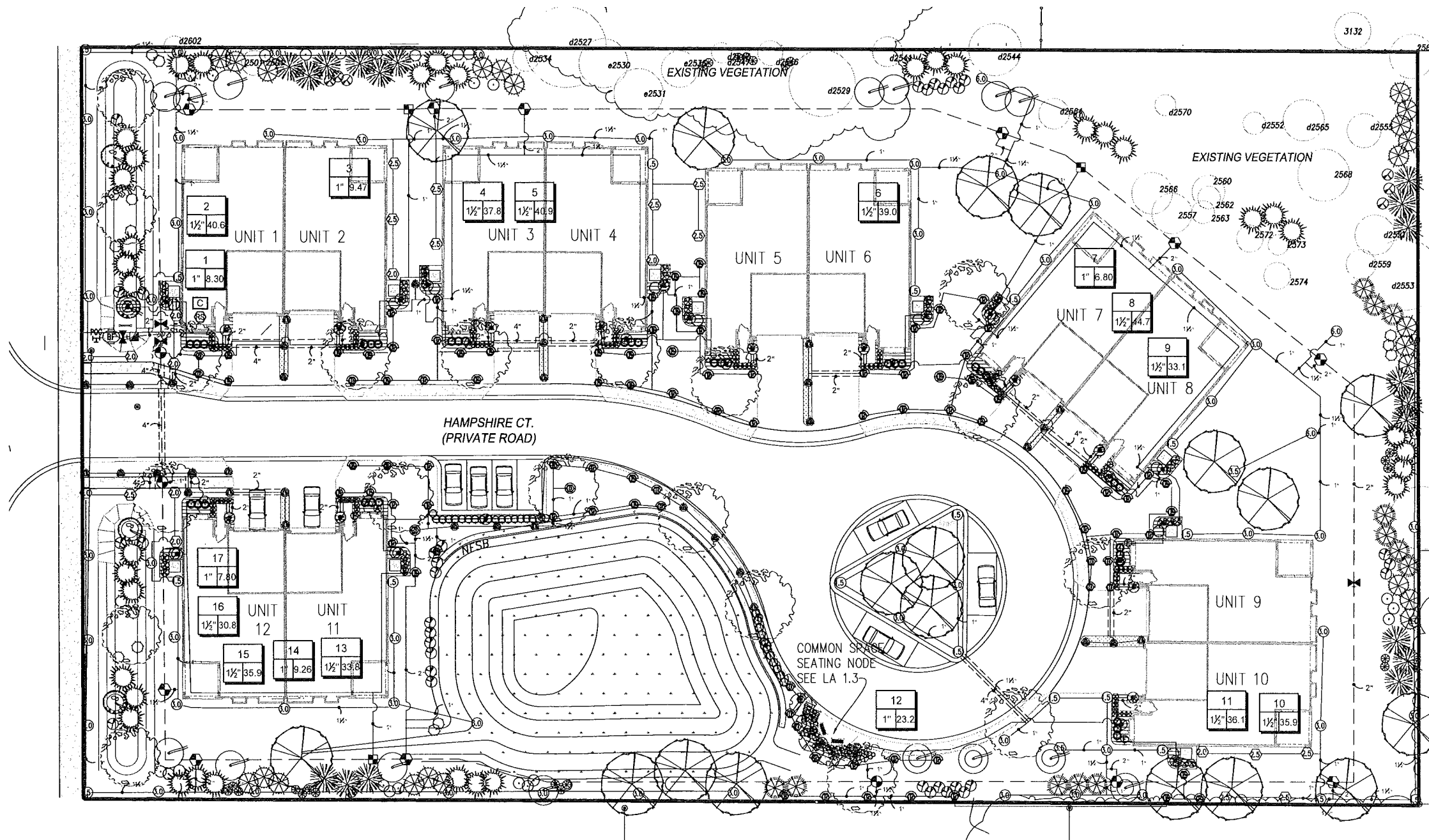
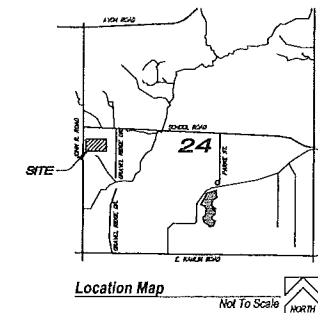
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 Rochester Hills
 Oakland County
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Designed/Drawn:	RLN/ BC
Checked/Approved:	RLN
Job #	
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2-17-2015	PUD CONCEPT REVIEW
5-27-2015	PRELIMINARY/PDR REVIEW
7-30-2015	PUD APPROVAL
8-11-2015	PUD REVIEW
10-11-2015	PUD REVIEW
11-11-2015	FINAL PDR REVIEW
12-17-2015	FINAL PDR REVIEW

PDR SUBMITTED FOR PLAN REVIEW - NOT FOR CONSTRUCTION

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PRELIMINARY PLANT SCHEDULE & PRICE ESTIMATES

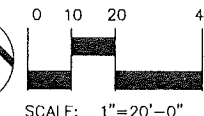


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7-30-2015	PIU APPROVAL
9-11-2015	PIU REVIEW
11-3-2015	IRREGATION

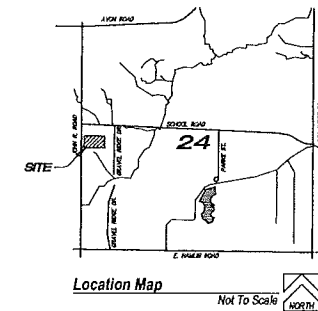


IRRIGATION CONCEPT PLAN

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION

CITY FILE # 15-001

IR-1.0



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PROS-04 5' strip spray	35
	Hunter PROS-04 10' radius	14
	Hunter PROS-04 12' radius	38
	Hunter PROS-04 15' radius	45
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGP-04-LA	10
	Hunter PGP-04-LA	12
	Hunter PGP-04-LA	2
	Hunter PGP-04	18
	Hunter PGP-04	57
	Hunter PGP-04	6
SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird XCZ-100-PRF 1"	3
	Pipe Transition Point	40
	Flush Valve	9
	Drip Air Relief Valve	3
	Area to Receive Dripline Netafilm TLDL-6-12 (12)	2,431 s.f.
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101 G 1"	3
	Hunter PGV-151 Globe 1-1/2"	11
	Hunter HQ-5RC 1"	1
	Isolation Valve Line Size	4
	Febco 765 With Enclosure 1-1/2"	1
	Hunter IC-1800-PL	1
	Hunter Solar-Sync	1
	POC	1
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1"	5,155 l.f.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 1 1/2"	986.3 l.f.
	Irrigation Lateral Line: Polyethylene Pipe 100 PSI 2"	175.3 l.f.
	Irrigation Mainline: PVC Class 160 SDR 26 2"	1,280 l.f.
	Pipe Sleeve: PVC Class 160 SDR 26 2"	150.7 l.f.
	Pipe Sleeve: PVC Class 160 SDR 26 4"	119.4 l.f.
	Valve Cutoff	
	Valve Number Valve Flow Valve Size	

IRRIGATION SPECIFICATIONS

- IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 55 PSI.
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC)ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM)AND POUNDS PER SQUARE INCH(PHI)FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES. EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED.
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET(AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC...). SITEONE LANDSCAPE SUPPLY BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO SITEONE LANDSCAPE SUPPLY LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.

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Michigan

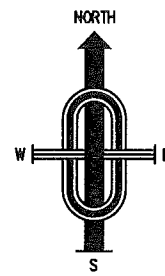


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Designed/Drawn: RLN/ BC	
Checked/Approved: RLN	
Job #	
File:	
Date/Revisions	Issued For
2-17-2015	PIU CONCEPT REVIEW
5-22-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PIU APPROVAL
8-11-2015	PIU REVIEW



WEST 1/4 CORNER
SECTION 24
T.3N., R.11E.
CITY OF ROCHESTER HILLS,
OAKLAND COUNTY L.C.R.C.
L14992 P.102 O.C.R.



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DATE	DESCRIPTION
05/13/2015	REV. DATE
7/20/15	PER CITY
8/20/15	PER CITY
11/17/15	PER CITY
12/17/15	PER CITY
05/13/2015	DATE
J.L.S.	DRAWN BY
J.L.S.	CHECKED BY
S.D./L.L.L.	

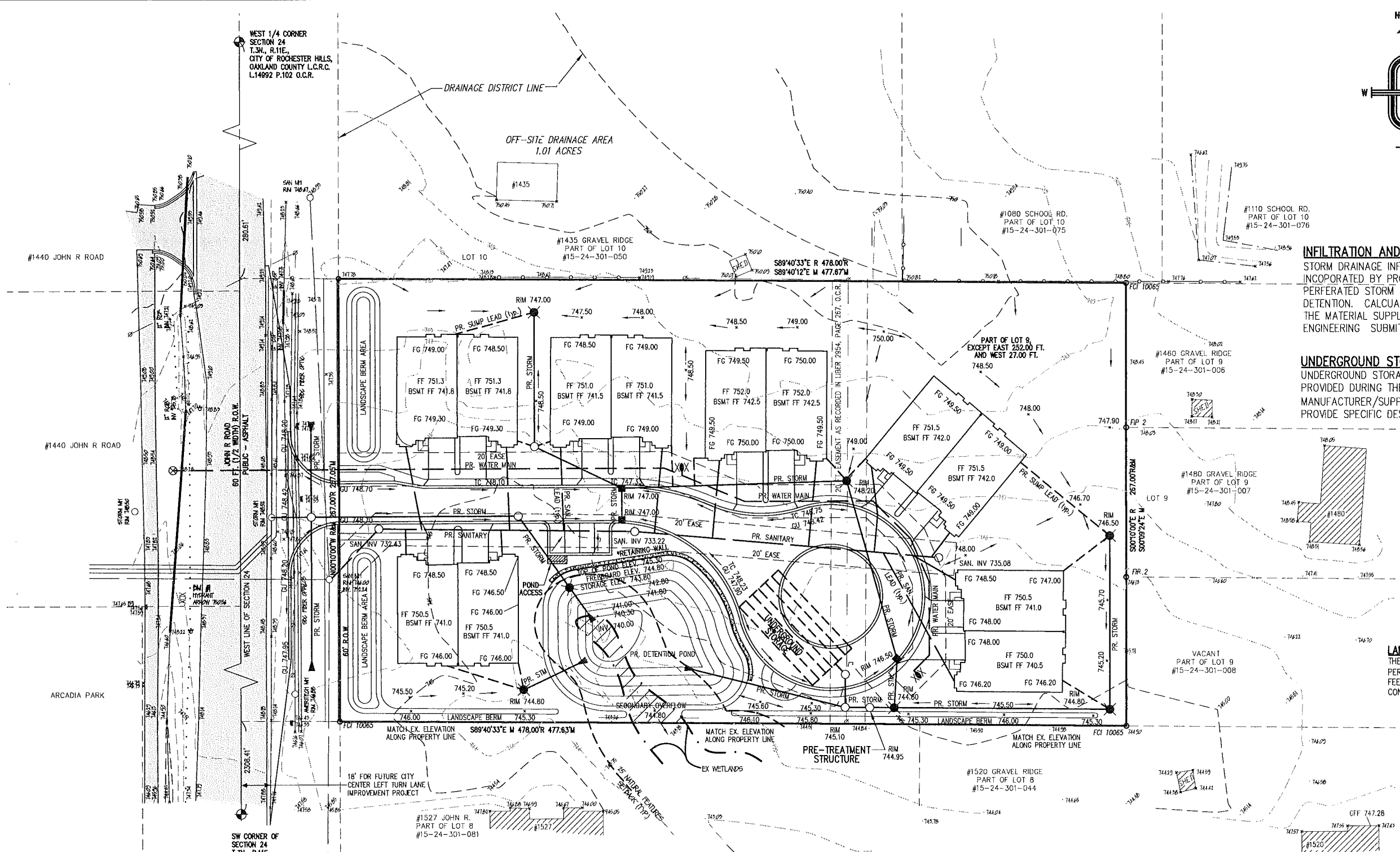
"BRAMPTON PARC"
PART OF THE SW 1/4 OF SECTION 24,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

PRELIMINARY UTILITY LAYOUT AND GRADING PLAN

INFILTRATION AND RECHARGE NOTE:
STORM DRAINAGE INFILTRATION/RECHARGE WILL BE INCORPORATED BY PROVIDING BOTTOMLESS CATCH BASINS, PERFERATED STORM SEWER AND BOTTOMLESS UNDERGROUND DETENTION. CALCULATIONS, DESIGN AND SPECIFICATIONS FROM THE MATERIAL SUPPLIER WILL BE PROVIDED DURING THE ENGINEERING SUBMITTAL.

UNDERGROUND STORAGE NOTE:
UNDERGROUND STORAGE DESIGN & DETAILS WILL BE PROVIDED DURING THE ENGINEERING REVIEW PHASE. A MANUFACTURER/SUPPLIER WILL BE CHOSEN AND WILL PROVIDE SPECIFIC DESIGN DETAILS FOR CITY REVIEW.

LAND IMPROVEMENT PERMIT (LIP):
THE APPLICANT SHALL SUBMIT A LAND IMPROVEMENT PERMIT APPLICATION WITH THE ENGINEER'S ESTIMATE, FEE AND CONSTRUCTION PLANS TO GET THE CONSTRUCTION PLAN REVIEW PROCESS STARTED.



LEGEND

- △ CONTROL POINT
- ⊗ FIRE HYDRANT
- ⊗ GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- ⊗ REAR YARD CATCH BASIN
- UTILITY POLE
- GUY POLE
- ⊥ SIGN
- ⊗ MAIL BOX
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- 816.41 PROPOSED ELEVATION
- 829 EXISTING ELEVATION

DETENTION CALCULATIONS
REQUIRED STORAGE PER O.C.D.C. STANDARDS: (100 YEAR STORM)

DEVELOPED AREA: 2.928 Ac. C = 0.53
EQUIVALENT AREA: (2.928 Ac.)x(0.53) = 1,552 Ac.

$Q_a = (2.928 \text{ Ac.}) \times (0.20 \text{ CFS/Ac.}) = 0.59 \text{ CFS}$
 $Q_o = (0.59 \text{ CFS}) / (1.552 \text{ Ac.}) = 0.380$
 $T = -25 + [10,312.50 / (0.380)^{0.5}] = 139.74 \text{ MIN}$
 $V_s = \frac{16,500(139.74 \text{ MIN})}{(139.74 \text{ MIN}) + 25} = 40(0.380)(139.74 \text{ MIN}) = 11,920.01 \text{ CF}$
 $V_t = (11,920.01 \text{ CF}) \times (1.552 \text{ Ac.}) = 18,581 \text{ CF}$

ACTUAL POND VOLUME:
VOLUME = $H/3 \times (A_t + A_b + (A_t \times A_b)^{0.5})$
A_t = AREA OF TOP SURFACE
A_b = AREA OF BOTTOM SURFACE
H = HEIGHT

ELEVATION AREA	VOLUME
743.80	6,635
742.80	4,903
741.80	3,398
741.00	2,363
740.30	722
740.00	0
	13,263 CF

DETENTION BASIN STORAGE
STORAGE ELEV 743.80 - 740.00
STORAGE PROVIDED OPEN POND 13,263 CF
STORAGE PROVIDED UNDERGROUND 5,337 CF
TOTAL STORAGE PROVIDED 18,600 CF
STORAGE REQUIRED 18,581 CF

WEIGHTED C FACTOR CALCULATION

SITE AREA: 2.928 ACRES
AREA OF ROAD, WALK, BUILDING & DRIVEWAYS: 1.163 ACRES
GRASS AREA / OPEN SPACE: 1.765 ACRES
C PAVEMENT = 0.85
C AGRICULTURAL = 0.25
 $[(1.163 \times 0.85) + (1.764 \times 0.25)] / 2.927 = 0.528$
USE C FACTOR 0.53

NOTE:
ALL RETAINING WALLS TO BE BUILT BY DEVELOPER

NOTE:
ALL DRAINAGE WILL REMAIN ON THE SITE. INTERIOR GRADING WILL MATCH EXISTING GRADING ALONG ADJACENT PROPERTIES.

NOTE:
THERE IS NO FLOOD PLAN ON THIS SITE BASED ON F.E.M.A. MAP NUMBER 26125C0411F.

SANITARY SEWER DESIGN:

POPULATION:
12 UNITS x 2.5 PEOPLE/UNIT = 30 PEOPLE
AVERAGE FLOW:
 $100 \times 30 / 24 / 3600 / 7.48 = 0.0046 \text{ cfs}$
PEAK FLOW:
 $4 \times 0.0046 = 0.0184 \text{ cfs}$
8" SANITARY SEWER AT 0.50% = 0.85 cfs

NOTE:
JOHN R ROAD IS UNDER THE JURISDICTION OF THE CITY OF ROCHESTER HILLS AND A CITY RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN THE JOHN R RIGHT-OF-WAY

DRIVEWAY SLOPES:
ALL DRIVEWAY SLOPES SHALL MEET THE FOLLOWING REQUIREMENTS:
APPROACH & DRIVEWAY: 2% MIN. - 10% MAX.
SIDEWALK CROSS-SLOPE: 1% MIN. - 2% MAX.

***RETAINING WALL:**
TOP OF RETAINING WALL: 748.00
BOTTOM OF RETAINING WALL: 745.30
RETAINING WALL HEIGHT MAXIMUM: 2.70'

NOTE:
NOT TO BE USED AS CONSTRUCTION DRAWINGS.



Know what's below.
Call before you dig.

SCALE 1"=30'
CITY FILE # 15-001
DRAWING PS-15-912
ENG-2

Brampton Parc

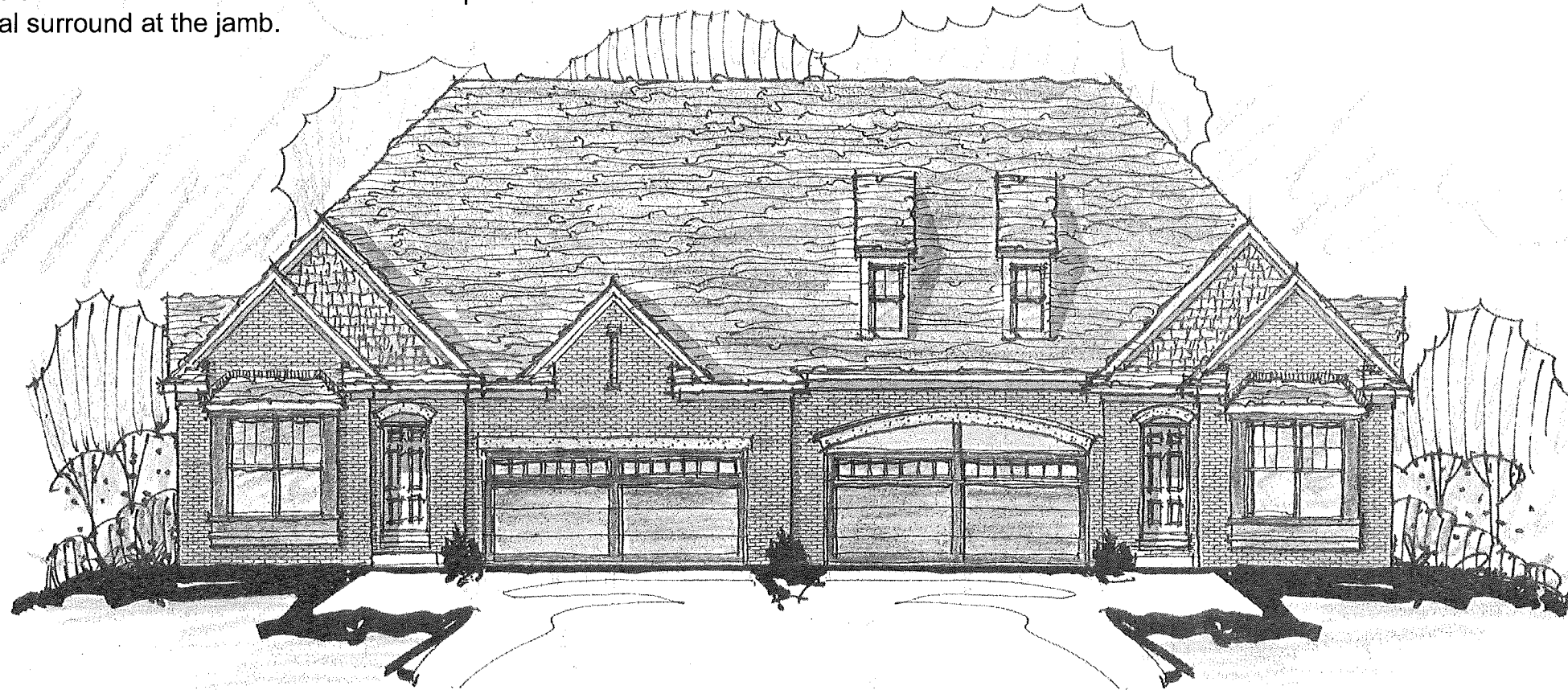
1459 John R, LLC

architectural design features:

-Attached unit facades visible from a public intersection or private road shall include features such as columns, cornices, pediments, articulated bases & fluted masonry covering a min. of 10% of the exterior wall.

- All walls that face a street shall contain a min. of 25% of the wall area in windows or doors.

-Windows shall be provided with trim detailing or shall be recessed, shall not be flush to the exterior wall treatment & shall be provided with an architectural surround at the jamb.



Front Elevation Concept

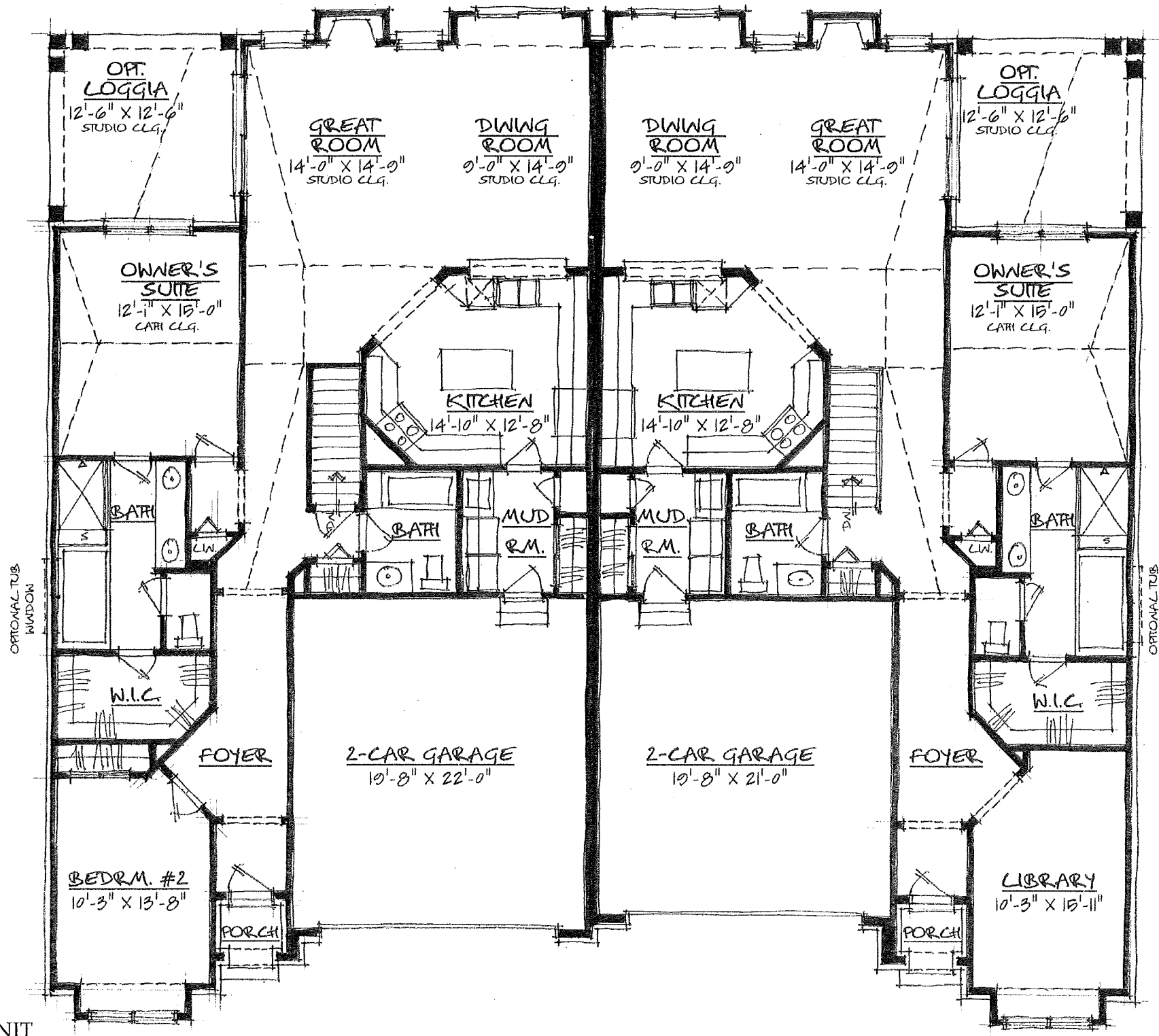
SCALE 1/4" = 1'-0"

-Exterior finishes shall primarily consist of natural, durable materials such as brick or stone. Max 33% wood or vinyl of any facade elevation & max 10% EIFS or stucco on any facade elevation.



Brampton Parc

1459 John R, LLC



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1,681 SQ. FT. PER UNIT

TOTAL: 1,681 SQ. FT.

LOGGIA: + 158 SQ. FT. PER UNIT

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

