

THE TOWNHOMES ON MAPLEHILL

TEN LUXURY CONDOMINIUMS

ROCHESTER HILLS, MI

ARCHITECT

THE RON JONA COLLABORATIVE
1066 COMMERCE ST.
BIRMINGHAM, MI, 48009

CIVIL ENGINEER/LANDSCAPE ARCHITECT

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342
248.332.7931

OWNER

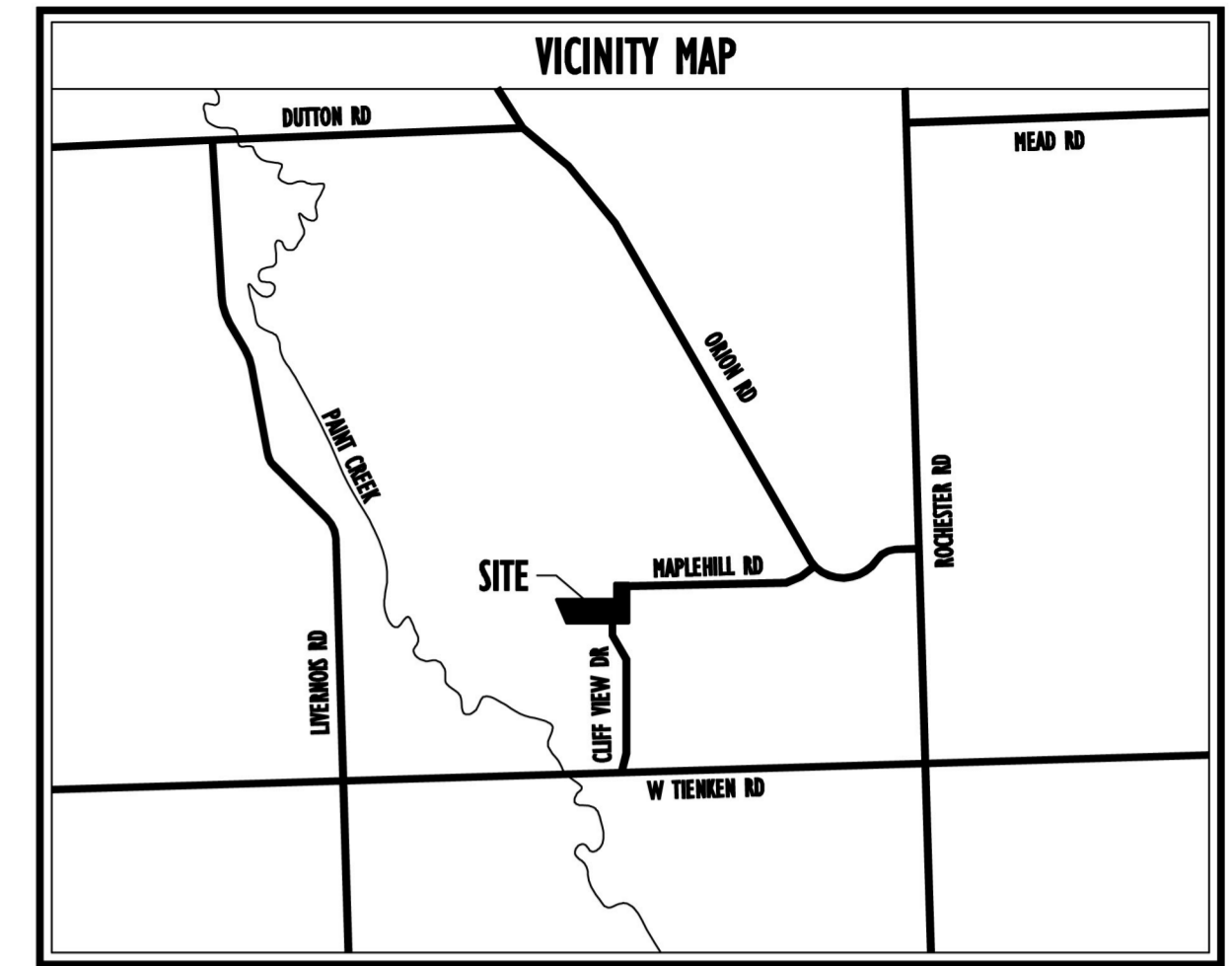
MILESTONE DEVELOPMENT
1066 COMMERCE ST.
BIRMINGHAM, MI, 48009

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF ROCHESTER HILLS, MI

CONSTRUCTION CLASSIFICATION: (TABLE 601)V-B

OCCUPANCY CLASSIFICATION: (304.1)R-2 MULTIFAMILY



SHEET INDEX		ISSUED FOR	
DRAWING INDEX KEY:		APPROVAL	REVISED
<input type="checkbox"/>	NOT ISSUED		
<input type="checkbox"/>	PREVIOUSLY ISSUED		
<input checked="" type="checkbox"/>	ISSUED		
<input checked="" type="checkbox"/>	REFERENCE		
GENERAL			
CS-1	TITLE SHEET, SHEET INDEX, AND VICINITY MAP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SITE PLANS			
C-1	BOUNDARY, TOPOGRAPHY & TREE SURVEY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-2	TREE LIST	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-3	PRELIMINARY SITE PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-4	UTILITY PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-5	STEEP SLOPE PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-6	SOIL BORINGS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C-7	STORM MAINT. PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L-1	TREE PRESERVATION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L-2	LANDSCAPE PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ARCHITECTURAL			
A-1	FLOOR PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-2	GARDEN LEVEL PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-3	ATTIC PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-4	FRONT AND REAR ELEVATIONS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-5	SIDE ELEVATIONS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-6	ROOF PLAN AND ISOMETRICS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A-7	SITE DETAILS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SP-1	SITE PHOTOMETRICS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



SHEET NO.

CS-1



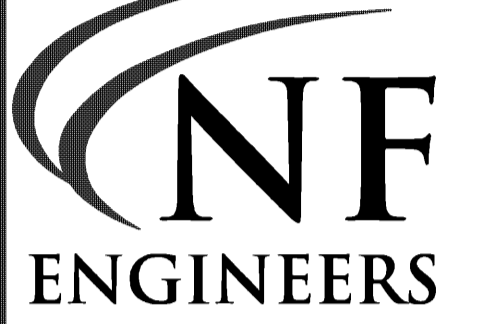
THE
RON JONA
COLLABORATIVE

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LAND PLANNERS

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DO NOT SCALE DRAWINGS

ISSUED	REVISION
6.9.14	SITE PLAN REV.
2.12.15	SITE PLAN REV.
5.7.15	SITE PLAN REV.
9.28.15	SITE PLAN REV.
10.21.15	SITE PLAN REV.

FILE	STATUS
DRAWN	CHECKED
CHECKED	SEAL

CLIENT
MILESTONE DEVELOPMENT
29110 INKSTER RD
STE 150
SOUTHFIELD, MI
248.357.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT

ROCHESTER HILLS, MI

City File #5-008.2, Section #3

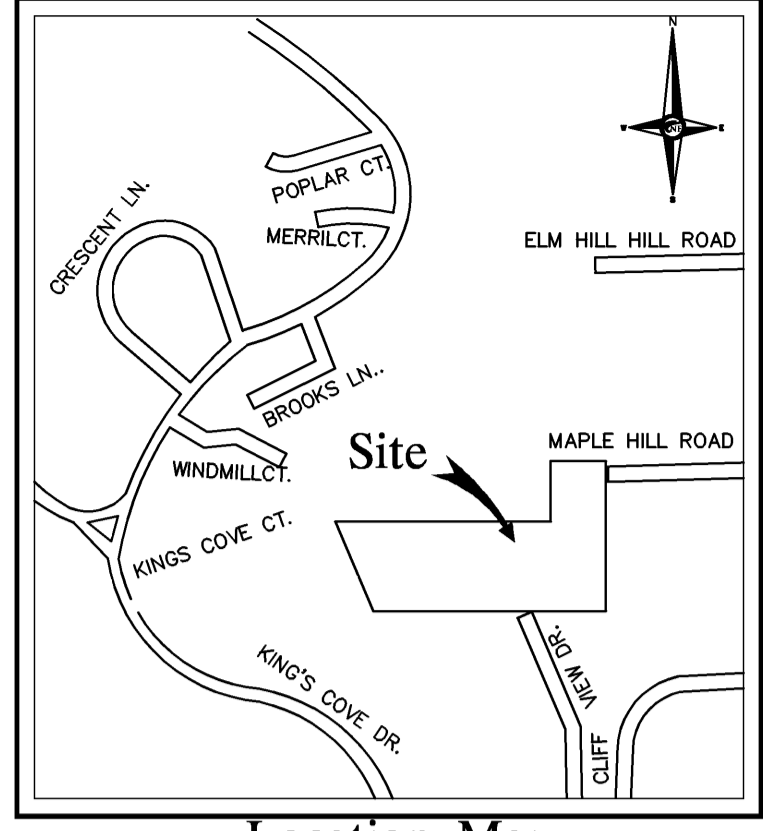
JOB NO.

H845

SHEET
Boundary / Topographic /
Tree Survey

SHEET NO. C1

Scale: 1" = 30'

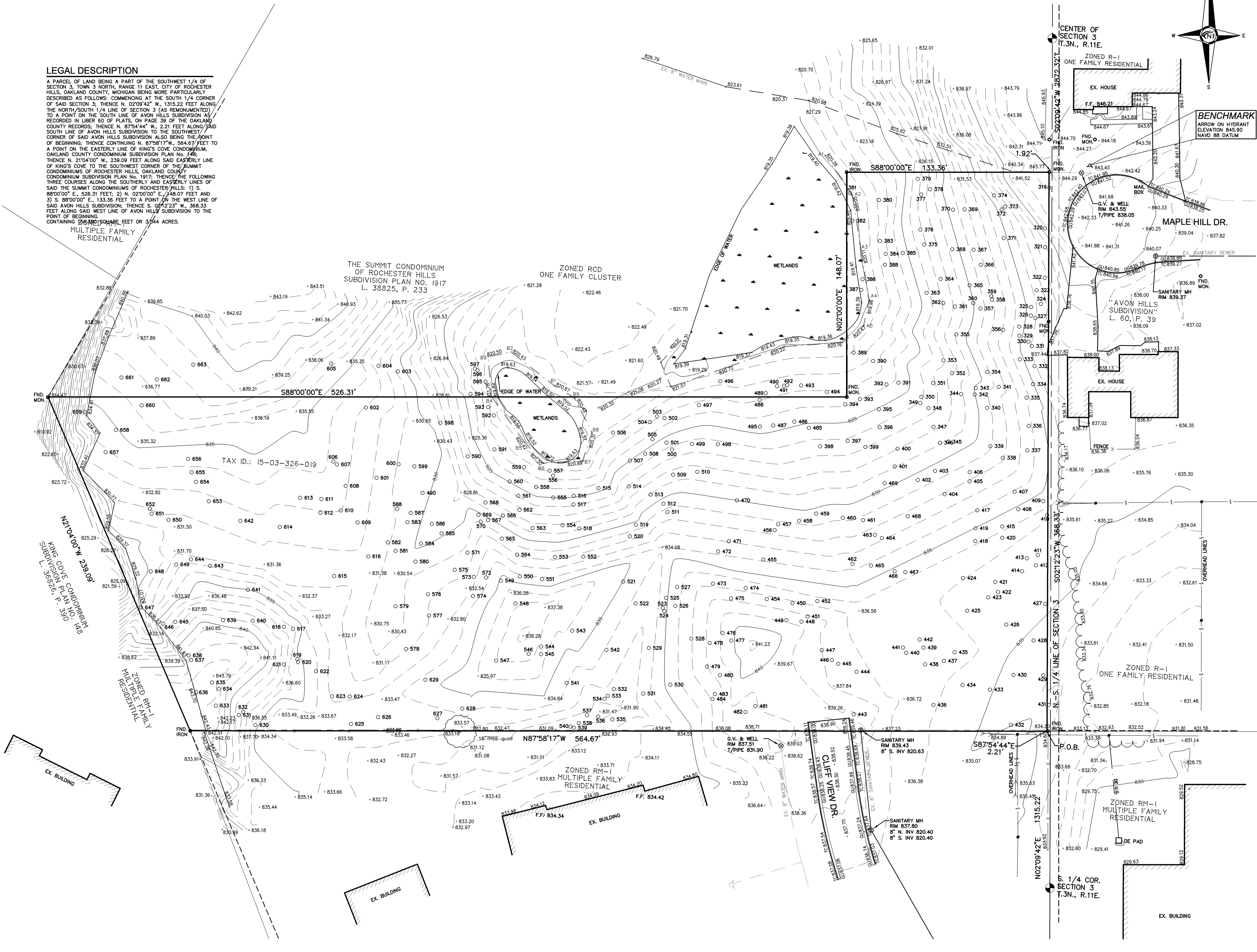


Location Map
Section 3, T3N, R11E

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N. 02°09'42" W., 1315.22 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 3 (AS REMONUMENTED) TO A POINT ON THE SOUTH LINE OF AVON HILLS SUBDIVISION AS RECORDED IN LIBER 60 OF PLATS, ON PAGE 39 OF THE OAKLAND COUNTY RECORDS; THENCE N. 87°54'44" W., 2.21 FEET ALONG SAID SOUTH LINE OF AVON HILLS SUBDIVISION TO THE SOUTHWEST CORNER OF SAID AVON HILLS SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N. 87°58'17" W., 564.67 FEET TO A POINT ON THE EASTERLY LINE OF KING'S COVE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 148; THENCE N. 21°04'00" W., 239.09 FEET ALONG SAID EASTERLY LINE OF KING'S COVE TO THE SOUTHWEST CORNER OF THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1917; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS: 1) S. 88°00'00" E., 526.31 FEET; 2) N. 02°00'00" E., 748.07 FEET AND 3) S. 88°00'00" E., 133.36 FEET TO A POINT ON THE WEST LINE OF SAID AVON HILLS SUBDIVISION; THENCE S. 08°22'23" W., 368.33 FEET ALONG SAID WEST LINE OF AVON HILLS SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 156,910 SQUARE FEET OR 3.544 ACRES.



WETLAND DELINEATION NOTES
WETLAND DELINEATION WAS PERFORMED ON 4-16-2015 BY TONY DOMBROWSKI OF NOWAK FRAUS ENGINEERS.

BOUNDARY NOTES
ALL BEARINGS ARE IN RELATIONSHIP TO THE PREVIOUSLY ESTABLISHED SOUTH LINE OF (SUMMIT CONDOMINIUMS OF ROCHESTER HILLS), SUBDIVISION PLAN NO. 1917, AS RECORDED IN LIBER 38825, PAGE 233, OAKLAND COUNTY RECORDS. (BEARING N. 88° 00' 00" W.)

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

LEGEND

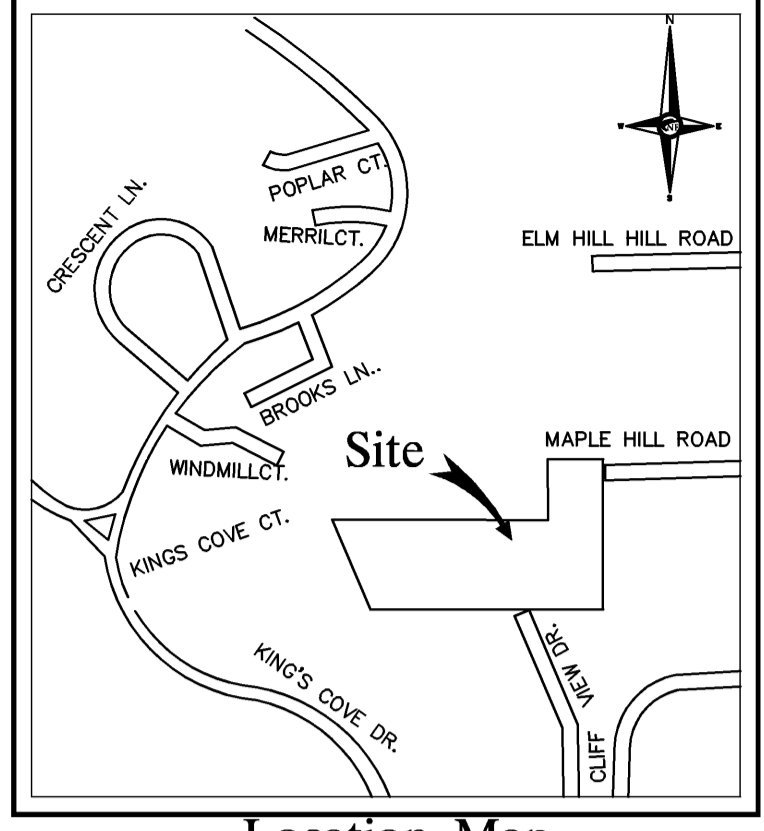
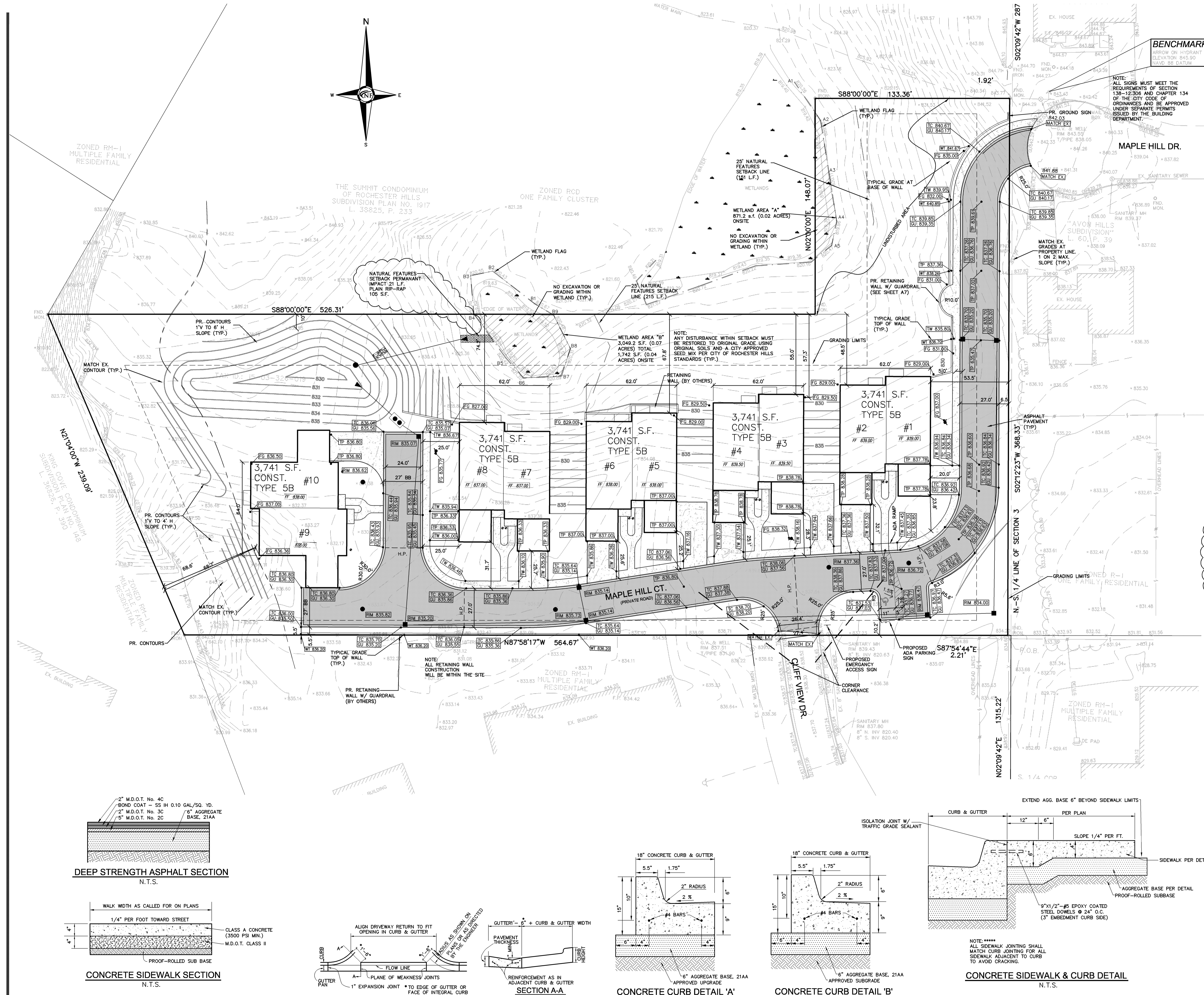
	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE		EXISTING WATER MAIN
	MANHOLE		EXISTING STORM SEWER
	UTILITY POLE		EX. R.Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		

TREE LIST- SURVEY DATE 4/16 /2015

Tree #	Botanical Name	Common Name	Dia.	Type	Condition
319	Quercus velutina	Black Oak	36		Poor
320	Tilia americana	Basswood	28	Multiple	Fair
321	Quercus alba	White Oak	30		Fair
322	Prunus serotina	Black Cherry	6		Poor
323	Prunus serotina	Black Cherry	6		Poor
324	Prunus serotina	Black Cherry	8		Poor
325	Prunus serotina	Black Cherry	8		Fair
326	Prunus serotina	Black Cherry	10		Fair
327	Prunus serotina	Black Cherry	7	Twin	Fair
328	Quercus velutina	Black Oak	9		Fair
329	Quercus velutina	Black Oak	16		Good
330	Prunus serotina	Black Cherry	6		Poor
331	Prunus serotina	Black Cherry	12		Fair
332	Prunus serotina	Black Cherry	17		Poor
333	Prunus serotina	Black Cherry	9		Poor
334	Ulmus americana	American Elm	6		Fair
335	Quercus velutina	Black Oak	9		Good
336	Prunus serotina	Black Cherry	8		Good
337	Quercus velutina	Black Oak	36		Fair
338	Quercus alba	White Oak	10		Poor
339	Quercus velutina	Black Oak	16		Good
340	Quercus velutina	Black Oak	26		Good
341	Quercus velutina	Black Oak	21		Good
342	Quercus velutina	Black Oak	6		Good
343	Quercus velutina	Black Oak	9		Good
344	Quercus velutina	Black Oak	7		Good
345	Quercus velutina	Black Oak	11		Good
346	Quercus velutina	Black Oak	9		Good
347	Quercus velutina	Black Oak	13		Good
348	Quercus velutina	Black Oak	11		Dead
349	Quercus velutina	Black Oak	11		Fair
350	Quercus velutina	Black Oak	11		Good
351	Quercus velutina	Black Oak	11		Good
352	Quercus velutina	Black Oak	13		Good
353	Prunus serotina	Black Cherry	6		Poor
354	Quercus velutina	Black Oak	8		Good
355	Quercus velutina	Black Oak	42		Fair
356	Quercus velutina	Black Oak	9		Good
357	Quercus velutina	Black Oak	44		Fair
358	Prunus serotina	Black Cherry	6		Poor
359	Prunus serotina	Black Cherry	8		Good
360	Prunus serotina	Black Cherry	7		Fair
361	Prunus serotina	Black Cherry	8		Poor
362	Prunus serotina	Black Cherry	9		Good
363	Quercus velutina	Black Oak	19		Good
364	Prunus serotina	Black Cherry	8		Good
365	Quercus velutina	Black Oak	6		Good
366	Prunus serotina	Black Cherry	8	Twin	Good
367	Prunus serotina	Black Cherry	17		Good
368	Prunus serotina	Black Cherry	11		Good
369	Prunus serotina	Black Cherry	17		Good
370	Prunus serotina	Black Cherry	8		Good
371	Quercus velutina	Black Oak	8		Good
372	Quercus velutina	Black Oak	30		Good
373	Tilia americana	Basswood	9		Good
374	Prunus serotina	Black Cherry	6	Twin	Good
375	Prunus serotina	Black Cherry	10		Good
376	Prunus serotina	Black Cherry	8		Good
377	Prunus serotina	Black Cherry	10		Poor
378	Prunus serotina	Black Cherry	10		Good
379	Prunus serotina	Black Cherry	6		Good
380	Prunus serotina	Black Cherry	13		Good
381	Quercus alba	White Oak	8		Good
382	Acer saccharinum	Silver Maple	22		Good
383	Prunus serotina	Black Cherry	13	Twin	Poor
384	Prunus serotina	Black Cherry	13		Poor
385	Prunus serotina	Black Cherry	9		Good
386	Acer rubrum	Red Maple	28		Good
387	Acer rubrum	Red Maple	20		Good
388	Prunus serotina	Black Cherry	6		Dead
389	Quercus velutina	Black Oak	30		Poor
390	Prunus serotina	Black Cherry	28	Twin	Poor
391	Quercus velutina	Black Oak	8		Good
392	Quercus velutina	Black Oak	24		Good
393	Quercus velutina	Black Oak	18		Good
394	Quercus velutina	Black Oak	14		Good
395	Quercus velutina	Black Oak	13		Good
396	Prunus serotina	Black Cherry	10		Fair
397	Quercus velutina	Black Oak	20		Good
398	Ulmus americana	American Elm	10		Good
399	Populus grandidentata	Bigtooth Aspen	12		Dead
400	Quercus velutina	Black Oak	20		Good
401	Prunus serotina	Black Cherry	10		Good
402	Prunus serotina	Black Cherry	15		Good
403	Prunus serotina	Black Cherry	6		Good
404	Quercus bicolor	Swamp White Oak	9		Good
405	Prunus serotina	Black Cherry	15		Good
406	Prunus serotina	Black Cherry	11		Good
407	Quercus velutina	Black Oak	14		Fair
408	Quercus velutina	Black Oak	15		Good
409	Prunus serotina	Black Cherry	20		Fair
410	Prunus serotina	Black Cherry	6		Fair
411	Quercus velutina	Black Oak	30		Poor
412	Prunus serotina	Black Cherry	22	Multiple	Poor
413	Quercus velutina	Black Oak	9		Good
414	Quercus velutina	Black Oak	6		Good
415	Quercus velutina	Black Oak	18		Good
416		No tree with this #			
417	Quercus velutina	Black Oak	7		Good
418	Prunus serotina	Black Cherry	19		Good

419	Quercus velutina	Black Oak	14		Good
420	Quercus velutina	Black Oak	11		Good
421	Quercus velutina	Black Oak	6		Good
422	Prunus serotina	Black Cherry	10		Good
423	Prunus serotina	Black Cherry	9		Good
424	Prunus serotina	Black Cherry	10		Poor
425	Prunus serotina	Black Cherry	17	Twin	Good
426	Quercus velutina	Black Oak	10		Good
427	Quercus velutina	Black Oak	9		Fair
428	Quercus velutina	Black Oak	32	Twin	Good
429	Ulmus americana	American Elm	20		Dead
430	Quercus velutina	Black Oak	12		Good
431	Prunus serotina	Black Cherry	13	Twin	Dead
432	Morus alba	White Mulberry	16	Twin	Fair
433	Ulmus americana	American Elm	9		Good
434	Acer negundo	Boxelder	8		Poor
435	Morus alba	White Mulberry	12		Good
436	Malus spp.	Crabapple spp.	10	Multiple	Fair
437	Populus deltoides	Eastern Cottonwood	26		Good
438	Acer negundo	Boxelder	8		Fair
439	Populus deltoides	Eastern Cottonwood	26		Good
440	Acer negundo	Boxelder	7		Poor
441	Populus deltoides	Eastern Cottonwood	22		Good
442	Morus alba	White Mulberry	9		Fair
443	Populus deltoides	Eastern Cottonwood	26		Good
444	Acer negundo	Boxelder	9		Poor
445	Acer negundo	Boxelder	8		Poor
446	Acer negundo	Boxelder	6		Poor
447	Acer negundo	Boxelder	6		Good
448	Acer negundo	Boxelder	8		Poor
449	Populus deltoides	Eastern Cottonwood	22		Good
450	Populus deltoides	Eastern Cottonwood	12		Good
451	Populus deltoides	Eastern Cottonwood	20		Good
452	Prunus serotina	Black Cherry	13		Good
453	Populus deltoides	Eastern Cottonwood	10	Twin	Good
454	Populus deltoides	Eastern Cottonwood	10		Good
455	Prunus serotina	Black Cherry	7		Good
456	Prunus serotina	Black Cherry	6		Good
457	Quercus bicolor	Swamp White Oak	9		Good
458	Quercus velutina	Black Oak	8		Good
459	Rhamnus cathartica	Common Buckthorn	6		Good
460	Prunus serotina	Black Cherry	11		Good
461	Prunus serotina	Black Cherry	12		Good
462	Prunus serotina	Black Cherry	20		Good
463	Quercus velutina	Black Oak	7		Good
464	Prunus serotina	Black Cherry	6		Good
465	Prunus serotina	Black Cherry	15	Multiple	Poor
466	Quercus velutina	Black Oak	6		Good
467	Prunus serotina	Black Cherry	20		Good
468	Prunus serotina	Black Cherry	12	Multiple	Poor
469	Quercus velutina	Black Oak	20		Good
470	Prunus serotina	Black Cherry	26	Multiple	Poor
471	Quercus velutina	Black Oak	18		Good
472	Quercus velutina	Black Oak	15		Good
473	Quercus velutina	Black Oak	20		Good
474	Ulmus americana	American Elm	13		Good
475	Prunus serotina	Black Cherry	8		Good
476	Acer negundo	Boxelder	13		Fair
477	Juniperus virginiana	Eastern Red-cedar	8		Poor
478	Morus alba	White Mulberry	6		Fair
479	Acer negundo	Boxelder	8		Fair
480	Acer negundo	Boxelder	8		Good
481	Acer negundo	Boxelder	9		Poor
482	Populus deltoides	Eastern Cottonwood	28		Good
483	Acer negundo	Boxelder	8		Good
484	Acer negundo	Boxelder	6		Poor
485	Quercus velutina	Black Oak	16	Twin	Good
486	Prunus serotina	Black Cherry	9		Good
487	Prunus serotina	Black Cherry	9		Dead
488	Quercus velutina	Black Oak	22		Good
489	Quercus velutina	Black Oak	8		Good
490	Quercus velutina	Black Oak	9		Fair
491	Quercus velutina	Black Oak	16		Good
492	Quercus velutina	Black Oak	9		Fair
493	Quercus velutina	Black Oak	20	Twin	Good
494	Quercus velutina	Black Oak	17		Good
495	Prunus serotina	Black Cherry	8	Twin	Good
496	Prunus serotina	Black Cherry	14	Multiple	Poor
497	Prunus serotina	Black Cherry	18		Poor
498	Prunus serotina	Black Cherry	12		Good
499	Prunus serotina	Black Cherry	16	Multiple	Fair
500	Quercus bicolor	Swamp White Oak	6		Good
501	Prunus serotina	Black Cherry	7		Good
502	Prunus serotina	Black Cherry	14		Fair
503	Prunus serotina	Black Cherry	8		Good
504	Quercus velutina	Black Oak	18		Good
505	Quercus velutina	Black Oak	20		Good
506	Prunus serotina	Black Cherry	14		Good
507	Quercus velutina	Black Oak	13		Good
508	Prunus serotina	Black Cherry	8		Good
509	Populus grandidentata	Bigtooth Aspen	7		Poor
510	Ulmus americana	American Elm	7		Good
511	Populus grandidentata	Bigtooth Aspen	10		Fair
512	Prunus serotina	Black Cherry	17		Good
513	Populus grandidentata	Bigtooth Aspen	8		Poor
514	Quercus velutina	Black Oak	20		Good
515	Prunus serotina	Black Cherry	17		Good
516	Ulmus americana	American Elm	6		Good
517	Ulmus americana	American Elm	10		Good
518	Prunus serotina	Black Cherry	11		Good

519	Prunus serotina	Black Cherry	18		Fair
520	Fraxinus americana	White Ash	17		Dead
521	Malus spp.	Crabapple spp.	9		Good
522	Prunus serotina	Black Cherry	12		Good
523	Prunus serotina	Black Cherry	11		Good
524	Quercus velutina	Black Oak	9		Good
525	Prunus serotina	Black Cherry	8	Twin	Good
526	Prunus serotina	Black Cherry	12		Good
527	Prunus serotina	Black Cherry	10		Good
528		No tree with this #			
529	Prunus serotina	Black Cherry	8		Good
530	Quercus macrocarpa	Bur Oak	6		Good
531	Acer negundo	Boxelder	16		Poor
532	Populus deltoides	Eastern Cottonwood	20		Good
533	Populus deltoides	Eastern Cottonwood	22		Good
534	Populus deltoides	Eastern Cottonwood	26	Twin	Good
535	Populus deltoides	Eastern Cottonwood	18		Fair
536	Populus deltoides	Eastern Cottonwood	22		Good
537	Populus deltoides	Eastern Cottonwood	16	Twin	Good
538	Populus deltoides	Eastern Cottonwood	14		Good
539	Populus deltoides	Eastern Cottonwood	17		Good
540	Populus deltoides	Eastern Cottonwood	18		Good
541	Prunus serotina	Black Cherry	7		Good
542	Acer negundo	Boxelder	7		Fair
543	Acer negundo	Boxelder	9	Twin	Good
544	Acer negundo	Boxelder	7	Twin	Poor
545	Acer negundo	Boxelder	7		Poor
546	Acer negundo	Boxelder	6		Poor
547	Prunus serotina	Black Cherry	10		Good
548	Prunus serotina	Black Cherry	10		Good
549	Prunus serotina	Black Cherry	7		Good
550	Rhamnus cathartica	Common Buckthorn	7		Good
551	Ulmus americana	American Elm	9		Good
552	Prunus serotina	Black Cherry	15	Multiple	Poor
553	Prunus serotina	Black Cherry	24	Multiple	Poor
554	Ulmus americana	American Elm	6		Good
555	Quercus bicolor	Swamp White Oak	7		Good
556	Prunus serotina	Black Cherry	16		Good
557	Ulmus americana	American Elm	10		Good
558	Prunus serotina	Black Cherry	8		Good
559	Prunus serotina	Black Cherry	14		Fair
560	Prunus serotina	Black Cherry	14		Good
561	Ulmus americana	American Elm	8		Good
562	Ulmus americana	American Elm	6		Good
563	Ulmus americana	American Elm	7		Good
564	Ulmus americana	American Elm	11		Good
565	Ulmus americana	American Elm	11		Good
566	Ulmus americana	American Elm	15		Good
567	Ulmus americana	American Elm	8		Good
568	Prunus serotina	Black Cherry	10		Good
569	Prunus serotina	Black Cherry	12		Good
570	Prunus serotina	Black Cherry	10		Good
571	Prunus serotina	Black Cherry	10		Good
572	Prunus serotina	Black Cherry	6		Good
573	Prunus serotina	Black Cherry	6		Good
574	Malus spp.	Crabapple spp.	8		Good
575	Quercus velutina	Black Oak	17		Good



Location Map
Section 3, T 3 N, R 1 E

- NATURAL FEATURES SETBACK NOTES**
- (1) A PRIOR WRITTEN NOTICE IS GIVEN TO THE CITY ENGINEER AND WRITTEN CONSENT IS OBTAINED FROM THE CITY MAYOR PRIOR TO WORK COMMENCING
 - (2) THE WORK IS CONDUCTED USING BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE FLOW AND CIRCULATION PATTERNS AND CHEMICAL AND BIOLOGICAL CHARACTERISTICS OF WETLANDS ARE NOT IMPACTED.
 - (3) ALL IMPACTS TO THE AQUATIC ENVIRONMENT ARE MINIMIZED. ANY AREAS OF TEMPORARY NATURAL FEATURES SETBACK IMPACTS IN THIS AREA MUST BE RESTORED TO ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT SOILS AND SEEDED WITH A CITY APPROVED SEED MIX, WHERE POSSIBLE. THIS IS NOTED ON THE CURRENT PLANS TO

- TRAFFIC NOTES**
- (1) PRIVATE ROAD AGREEMENT IS REQUIRED FOR MAPLE HILL COURT
 - (2) A CROSS-ACCESS AGREEMENT IS REQUIRED FOR ACCESS TO CULFVIEW DRIVE
 - (3) THE PROPOSED MAPLE HILL COURT DOES NOT MEET CITY PUBLIC ROAD STANDARDS AND, THEREFORE, PRECLUDES MAPLE HILL COURT FROM EVER BEING TRANSFERRED TO THE CITY'S JURISDICTION AS A PUBLIC ROADWAY.
 - (4) PRIOR TO CONSTRUCTION, THE CONDITION OF MAPLE HILL DRIVE SHALL BE VIDEO RECORDED BY THE DEVELOPER. ANY DAMAGE INCURRED TO MAPLE HILL DRIVE BY THE DEVELOPMENT CONSTRUCTION TRAFFIC WILL BE PROPERLY REPAIRED BY THE DEVELOPER.

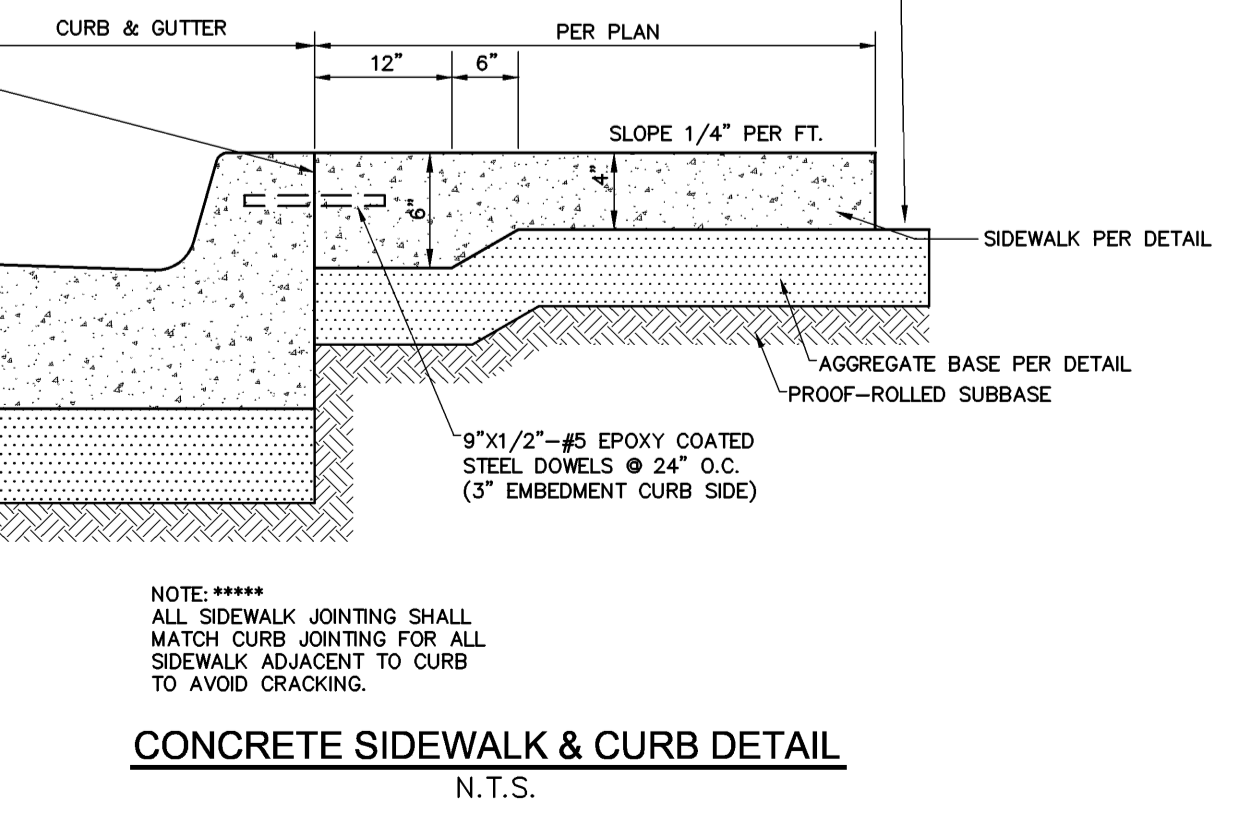
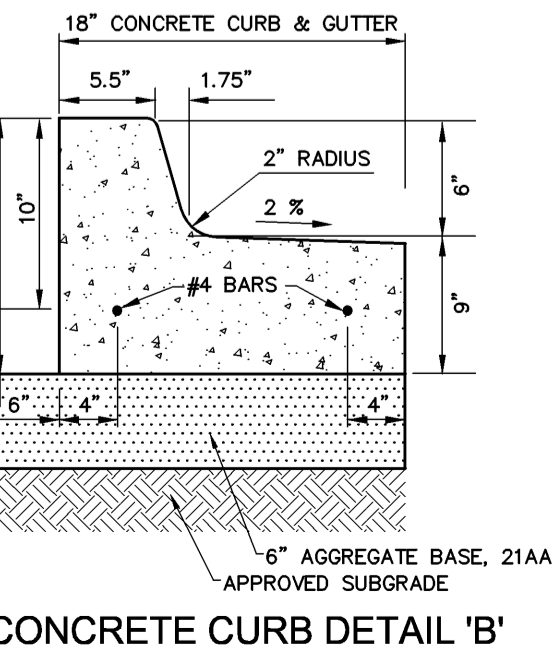
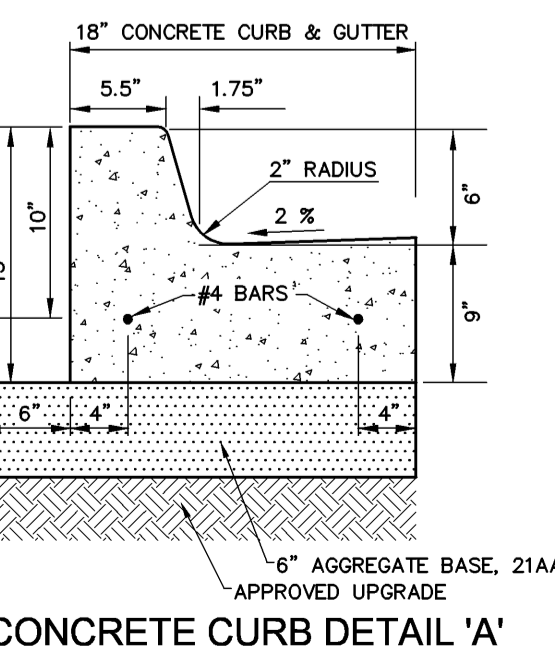
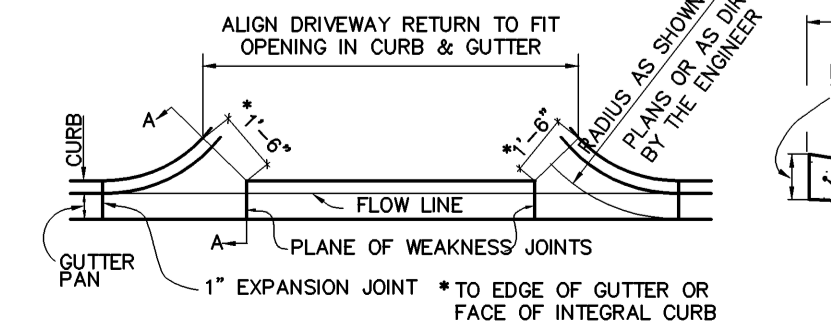
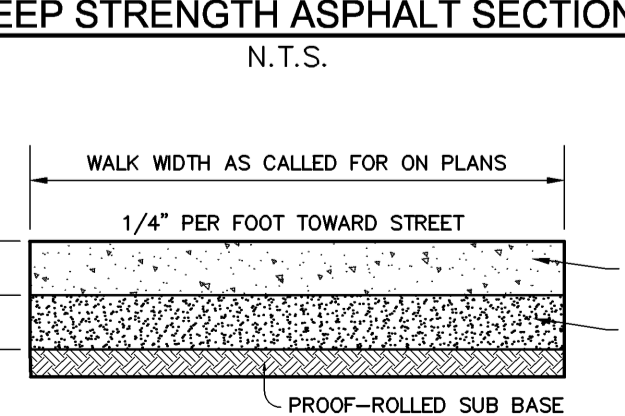
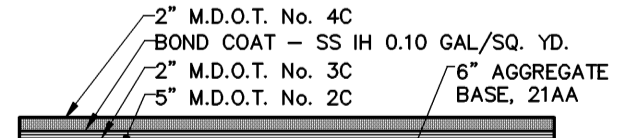
- FIRE DEPARTMENT NOTES**
- (1) FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE"
 - (2) CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2008 CHAPTER 14
 - (3) 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 PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		GATE VALVE
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	SIGN		PROPOSED LIGHT POLE
	TC 600.00		PR. TOP OF CURB ELEVATION
	GU 600.00		PR. GUTTER ELEVATION
	TW 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF P.V.M.T. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION



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29110 INKSTER, SUITE 150
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F. 248.357.3646

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CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
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46777 WOODWARD AVE.
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2.12.15 SITE PLAN REV.
5.07.15 SITE PLAN REV.
9.28.15 SITE PLAN REV.
10.21.15 SITE PLAN REV.
FILE
DRAWN J. Johnson
CHECKED M. Peterson
SEAL

CLIENT
MILESTONE DEVELOPMENT
29110 INKSTER RD
STE 150
SOUTHFIELD, MI
248.357.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

City File #5-008.2, Section #3

JOB NO.
H845

SHEET
Preliminary Site Plan

SHEET NO.
C3
1" = 30'

25 Year Storm Event

Determine Site Runoff Coefficient:

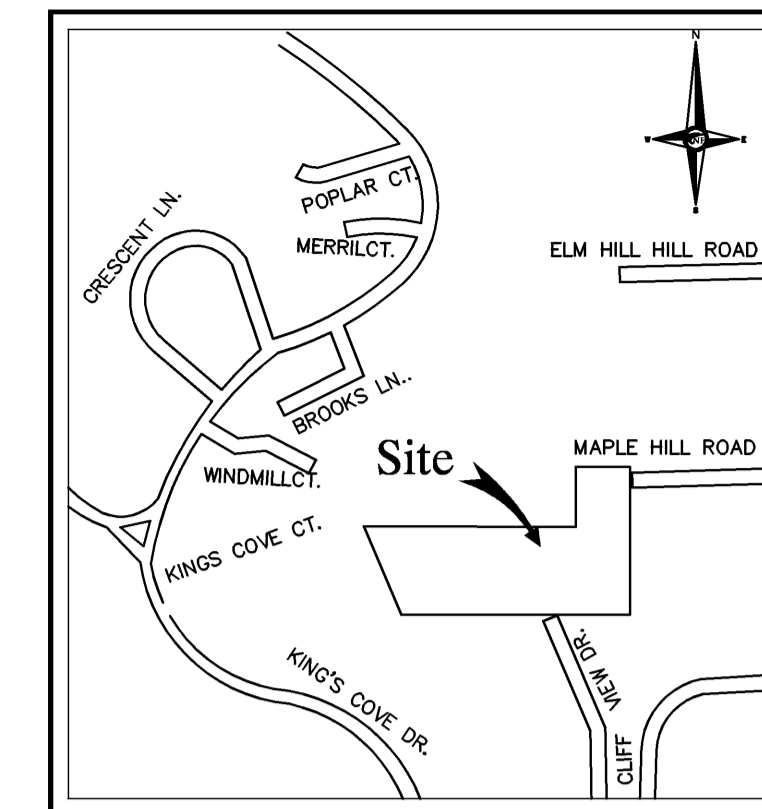
Proposed Land Use:	Runoff Coefficient:	Drainage Area:	
Pavement	0.95	0.260	Acres
Building	0.95	0.540	Acres
Detention Basin	1.00	0.140	Acres
Landscape	0.25	1.210	Acres
Total Developed Acreage:		2.150	Acres
Weighted Runoff Coefficient *C Factor =		0.559	

Detention Calculation - Oakland County Method (Sites Less Than 5 Acres)
(25 Year Storm Event)

Contributing Acreage:	2.150	Acres
Allowable Outflow, Q _a :	0.200	CFS / Acre
Runoff Coefficient, C:	0.559	Imperviousness
Maximum Allowable Outflow, Q _o :	0.358	CFS / (Acre * Imperv.)
Ts Storage Time (25 Year):	125.156	Minutes
Vs Storage Volume (25 Year):	8,962.06	CFS / (Acre * Imperv.)
Vt Total Volume (25 Year):	10,776.88	Cubic Feet
Volume Required:	10,776.88	Cubic Feet

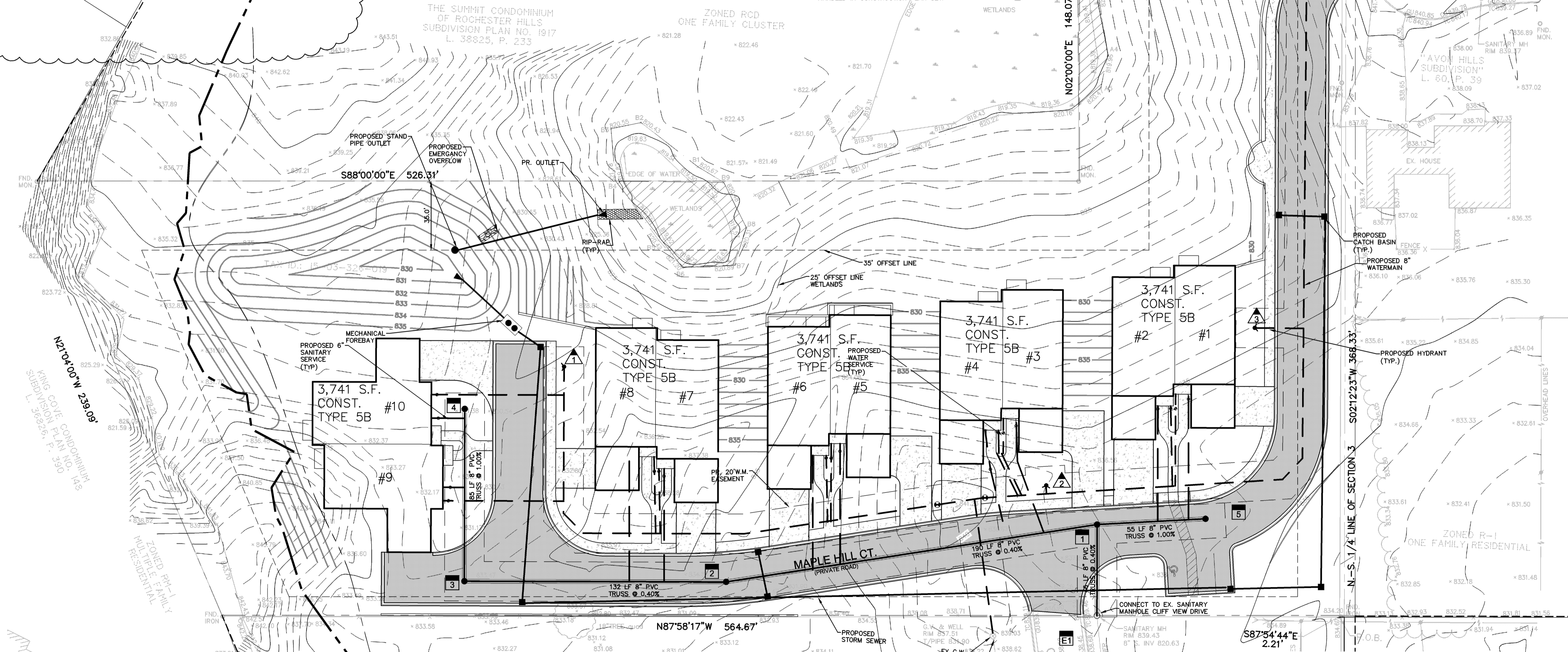
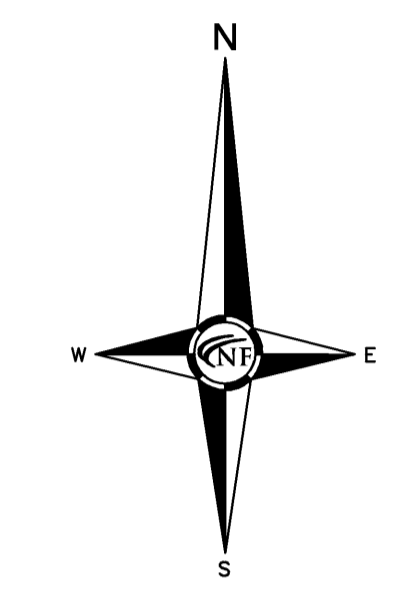
Pond Storage

Elevation	Area (S.F.)	Depth (FT.)	Volume (C.F.)	Total Volume (C.F.)
834.00	6257.00	0.05	337.62	11,114.50
833.95	6149.34	0.95	4930.38	10,776.88
833.00	4279.00	1.00	3403.5	5,846.50
832.00	2528.00	1.00	1794	2,443.00
831.00	1060.00	1.00	649	649.00
830.00	238.00	1.00	649	649.00



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FAX. (248) 332-8257



Sanitary Structure Schedule

Structure Name	Structure Details
#1 4' MH	PR. RIM 837.36 PR. 8" S. INV. 820.91 PR. 8" W. INV. 821.01 PR. 8" E. INV. 821.01
#2 4' MH	PR. RIM 835.72 PR. 8" S. INV. 821.77 PR. 8" W. INV. 821.77
#3 4' MH	PR. RIM 835.82 PR. 8" S. INV. 822.30 PR. 8" W. INV. 822.40
#4 4' MH	PR. RIM 836.60 PR. 8" S. INV. 823.25
#5 4' MH	PR. RIM 836.72 PR. 8" W. INV. 821.56
#E1 EX. SAN	PR. RIM 839.43 PR. 8" N. INV. 820.73 PR. 8" S. INV. 820.63 EX.

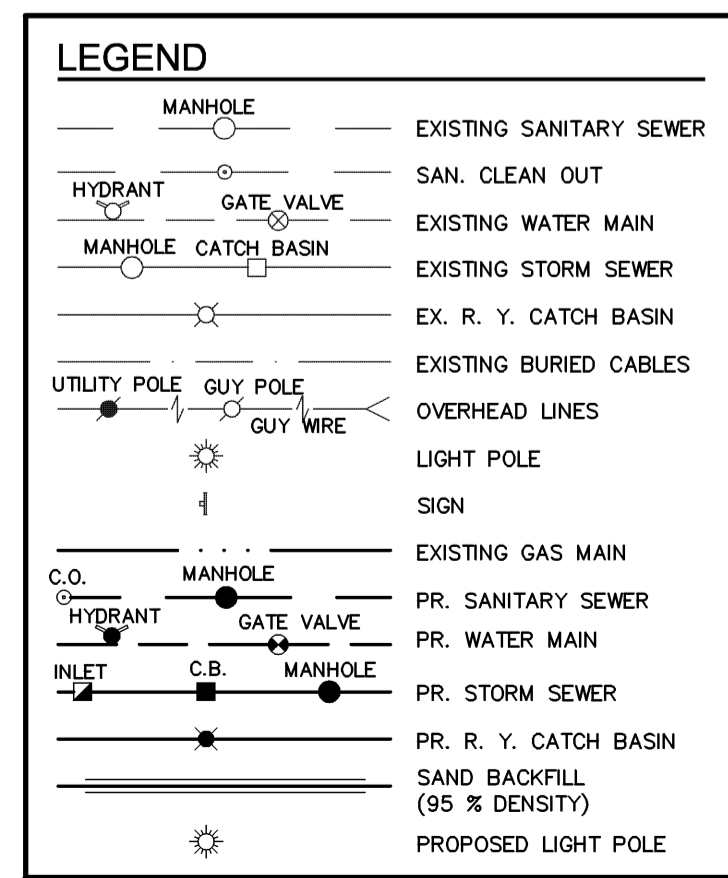
HYDRANT SCHEDULE

1	FIRE HYD. F.G. 835.77
2	FIRE HYD. F.G. 838.32
3	FIRE HYD. F.G. 837.00

Project: Maple Hill
Date: 12-1-14

SANITARY SEWER BASIS OF DESIGN

0.6 R.E.U. PER UNIT (10 TOTAL)	6 REU
*NOTE: 1 R.E.U. EQUALS 100 G.P.D.	6 TOTAL REU
AVE Q. = $\frac{(100 \text{ G.P.C.P.D.} \cdot \text{NO. PEOPLE})}{(86,400 \text{ SEC/DAY} \cdot 7.48 \text{ GAL/C.F.})}$	= 0.001 cfs.
Peaking Factor = $\frac{100 (18 + P^{.5}) / (4 + P^{.5})}{(P = \text{POP. IN THOUSANDS})}$	= 4.43
PEAK Q = $\frac{(\text{G.P.C.P.D.} \cdot \text{NO. PEOPLE})}{(86,400 \text{ SEC/DAY} \cdot 7.48 \text{ GAL/C.F.})}$	= 0.0037 cfs.
SIZE OF SANITARY SEWER	= 8 inch
PIPE SLOPE	= 0.40 %
PIPE CAPACITY	= 0.77 cfs.



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9.28.15 SITE PLAN REV.
10.21.15 SITE PLAN REV.

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248.357.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

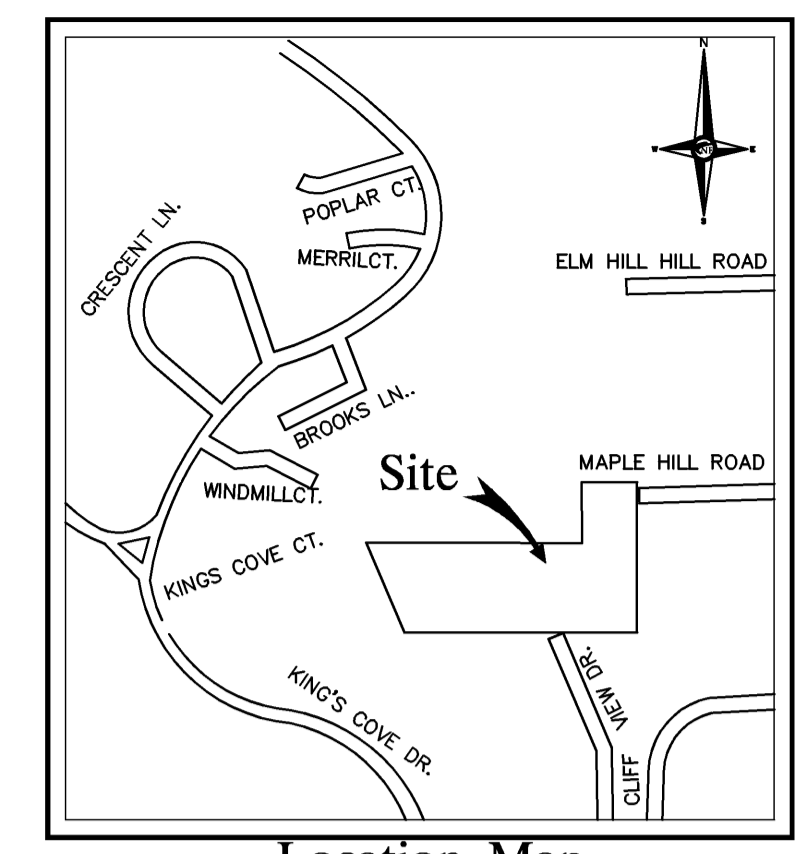
City File #5-008.2, Section #3

JOB NO.
H845

SHEET
Utility Plan

SHEET NO.
C4

1" = 30'



Location Map
Section 3, T 3 N, R 11 E

Steep Slopes Areas & Pr. Construction

1 (AREA 2,620) AREA IS EXEMPT FROM STEEP SLOPE PROVISION

Regulated Steep Slopes Legend

	25%-40%
	40%-100%

25' SETBACK FOR VERY STEEP SLOPE

NOTE: AREA LABELED ON MAP AS BLUFF SLOPE, AFTER FIELD TOPO AREA ACTUALLY QUALIFIES FOR VERY STEEP SLOPE.

SEE LEGEND FOR REGULATED SLOPE TYPE

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9.28.15 SITE PLAN REV.

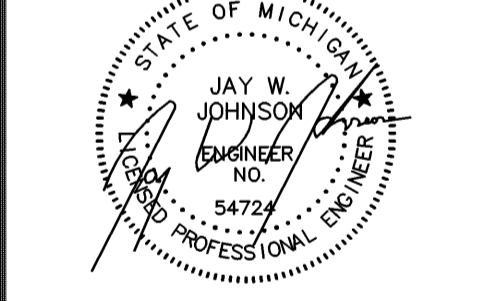
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CHECKED M. Peterson

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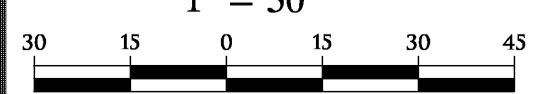
PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

City File #5-008.2, Section #3

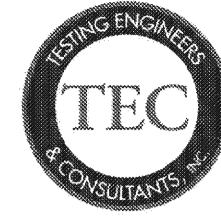
JOB NO.
H845

SHEET
Steep Slope Plans

SHEET NO.
C5
1" = 30'



NOTE: A FULL SOILS REPORT WILL BE PROVIDED AS SOON AS AVAILABLE

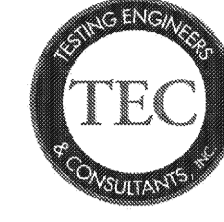


Testing Engineers & Consultants, Inc.
1343 Rochester Road - PO Box 249 - Troy, Michigan - 48099-0249
(248) 588-6200 or (313) T-E-S-T-I-N-G
Fax (248) 588-6232

Boring No.: 8 Job No.: 56056 Project: Maplehill Townhomes
Client: The Ron Jona Collaborative Location: Rochester Hills, Michigan
Type of Rig: All-Terrain Vehicle Drilled By: I. Mickle
Drilling Method: Solid Stem Augers Started: 9/11/2015
Ground Surface Elevation: Completed: 9/11/2015

Depth (ft)	Sample Type	N	Strata Change	Soil Classification	w	d	qu
2.5	LS	3 5 7	83	Moist Dark Brown Sandy TOPSOIL (10')	11.1	134	
5.0	LS	12 14 15	4	Medium Compact Moist Brown SAND With Trace Of Gravel & Gravel Seams	6.3	121	
7.5	LS	8 13 19	6	Medium Compact Moist Brown Clayey SAND With Trace Of Gravel	8.8	143	1900
10.0	LS	10 13 17	8	Compact Moist Brown Clayey SAND With Trace Of Gravel			
12.5	LS	4267	15	Extremely Stiff Moist Brown CLAY With Some Silt & Trace Of Gravel	12.8		
15.0	LS			Hard Moist Brown CLAY With Some Silt	9.7	142	
17.5				Bottom of Borehole at 15'			
20.0							
22.5							

W - Standard Penetration Resistance
ES - 2" ID Split Spoon Sample
LS - Standard Line Sample
ST - Shelby Tube Sample
AS - Auger Sample
w - % of dry weight
d - Bulk Density, pcf
qu - Unconfined Compression, psf
DP - Direct Push
RC - Rock Core
K₁ x 10⁻⁶ cm/sec
Water Encountered: None
At Completion: None
Boring No. 8



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Boring No.: 9 Job No.: 56056 Project: Maplehill Townhomes
Client: The Ron Jona Collaborative Location: Rochester Hills, Michigan
Type of Rig: All-Terrain Vehicle Drilled By: I. Mickle
Drilling Method: Solid Stem Augers Started: 9/11/2015
Ground Surface Elevation: Completed: 9/11/2015

Depth (ft)	Sample Type	N	Strata Change	Soil Classification	w	d	qu
2.5	LS	3 5 7	83	Moist Dark Brown Sandy TOPSOIL (10')	3.3	93	
5.0	LS	9 12 14		Medium Compact Moist Brown Fine To Very Fine SAND	7.8		
7.5	LS	6 9 15	5.5	Medium Compact Moist Brown SAND With Trace Of Gravel & Clayey Seams	2.9	115	
10.0	LS	4 4 5	8	Loose Moist Brown SAND With Clayey Seams	10.7	111	
12.5	LS		11	Medium Compact Moist Brown Fine SAND			
15.0	LS	6 8	15		3.1	107	
17.5				Bottom of Borehole at 15'			
20.0							
22.5							

W - Standard Penetration Resistance
ES - 2" ID Split Spoon Sample
LS - Standard Line Sample
ST - Shelby Tube Sample
AS - Auger Sample
w - % of dry weight
d - Bulk Density, pcf
qu - Unconfined Compression, psf
DP - Direct Push
RC - Rock Core
Water Encountered: None
At Completion: None
Boring No. 9

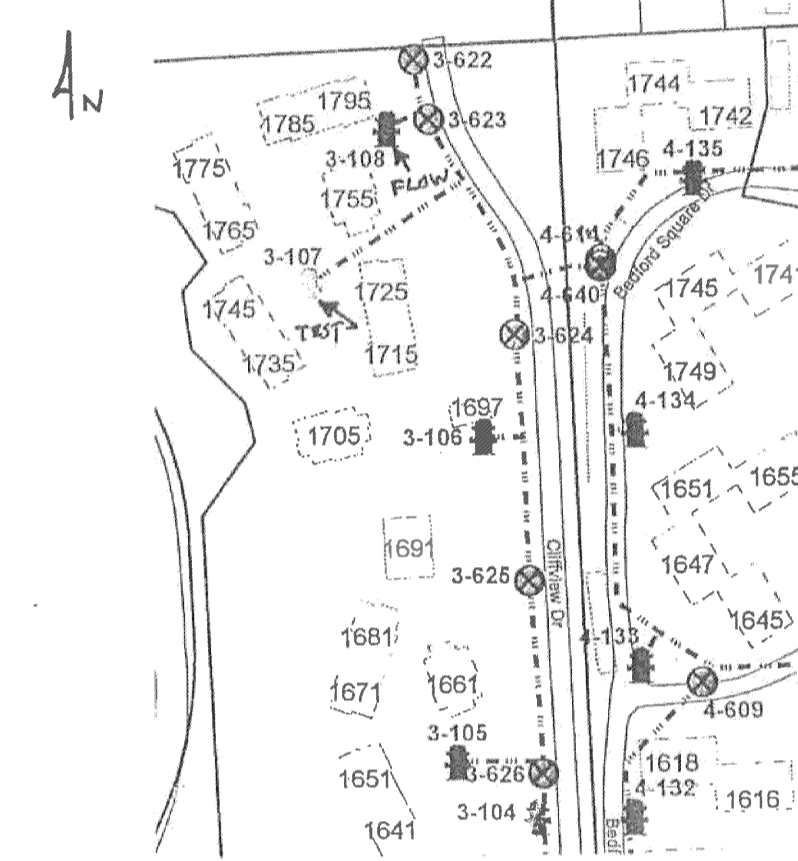
CITY OF ROCHESTER HILLS
HYDRANT FLOW TEST

Date: 9/21/15 Time: 8:30 AM Test Performed By: WRYBAK, M. Curti.
Location: End of CLIFFVIEW Calculations Performed By: WAYNE RYBAK

Number of Hydrants Flowing: 1
Number of Outlets Open: 1
Size of Outlet, D (inches): 2 1/2
Friction Loss Coefficient, c_f : 9
Static Pressure, P_s (psi): 67
Residual Pressure, P_r (psi): 51
Pito Pressure, P_p (psi): 43
Residual Flow, Q_r (GPM): 1101
Fire Flow at 20 psi, Q_f (GPM): 1583
Supply Main Size (pito hydrant): 6"
Supply Main Size (static hydrant): 8"

$Q_r = 29.83 c_f D^2 (P_p)^{0.54} \# \text{Outlets}$
 $Q_f = Q_r [(P_s - 20) / (P_p - P_r)]^{0.54}$

Drawing of Flow Test Site (Include location of flow & test hydrant):



Postpaid Fax Note 7671
To: Wayne Rybak
From: M. Curti
Date: 9/21/15
Phone: 248-588-6200
Fax: 248-588-6232



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FOR THE CITY OF ROCHESTER HILLS
TO BE USED FOR THE PROJECT
REFER TO: 6.9.14 SITE PLAN REV.
6.12.15 SITE PLAN REV.
5.07.15 SITE PLAN REV.
9.28.15 SITE PLAN REV.
10.21.15 SITE PLAN REV.

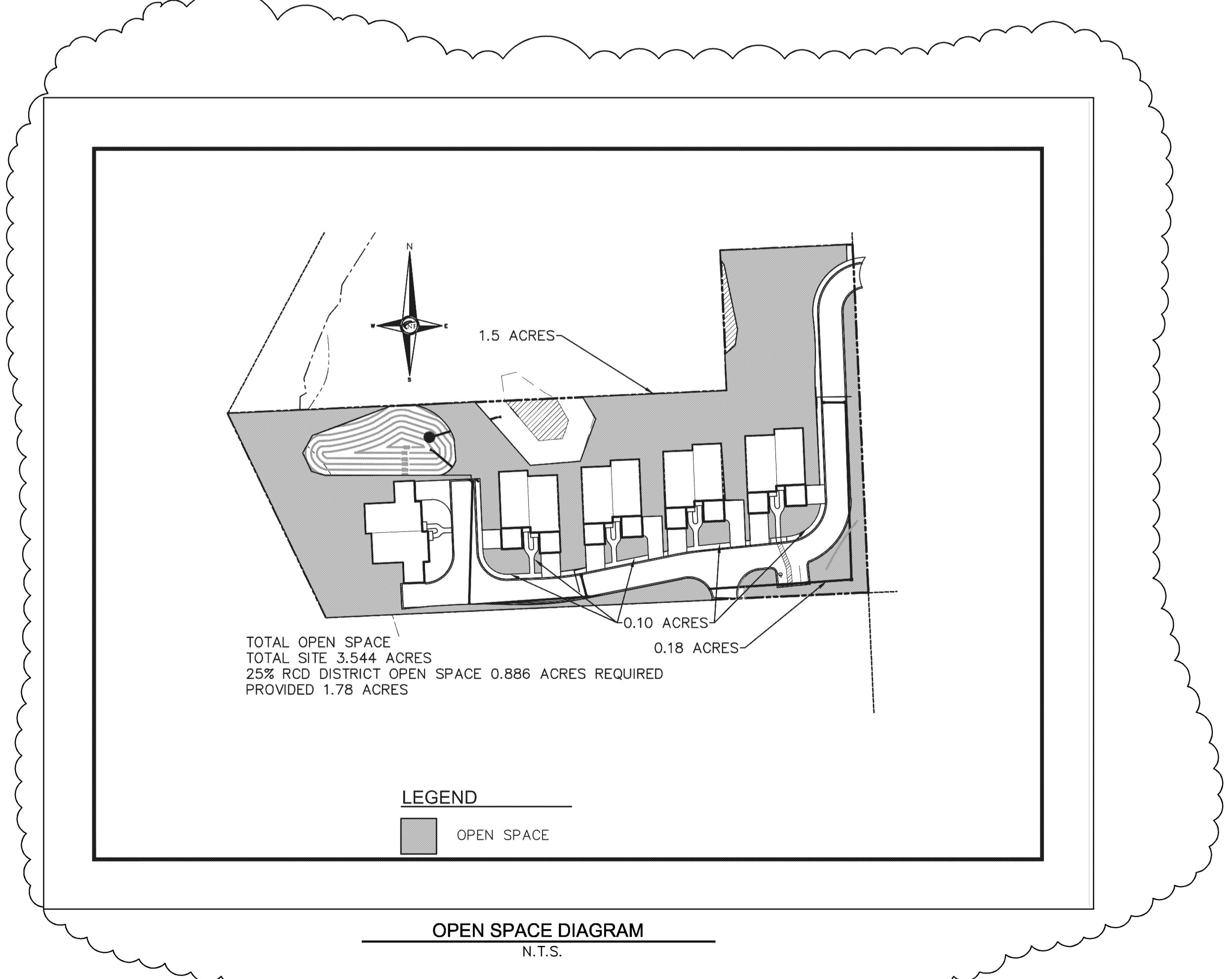
FILED
PREPARED BY: J. Johnson
CHECKED BY: M. Peterson
SEAL

CLIENT: MILESTONE DEVELOPMENT
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SOUTHFIELD, MI
248.357.3600

PROJECT: THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

City File #5-008.2, Section #3

JOB NO. 13126
SHEET
Steep Slope Plans
SHEET NO. CS
1" = 50'



TOTAL OPEN SPACE 1.78 ACRES
TOTAL SITE 3.544 ACRES
25% RCD DISTRICT OPEN SPACE 0.886 ACRES REQUIRED
PROVIDED 1.78 ACRES

LEGEND
OPEN SPACE

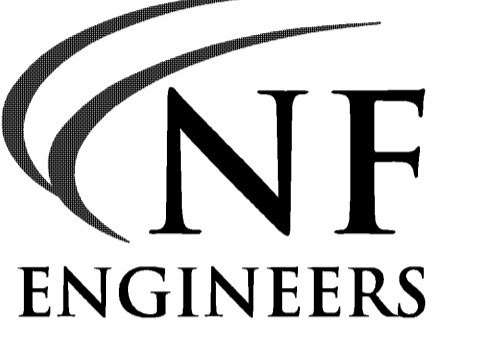
OPEN SPACE DIAGRAM
N.T.S.



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FILE
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PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

City File #5-008.2, Section #3

JOB NO.
H845

SHEET
Soil Borings

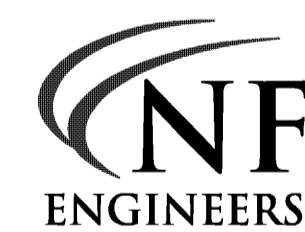
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C6
N.T.S.

City File #5-008.2, Section #3

Exhibit A

LEGAL DESCRIPTION: PARCEL

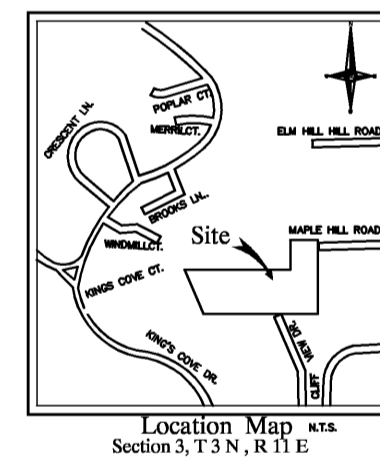
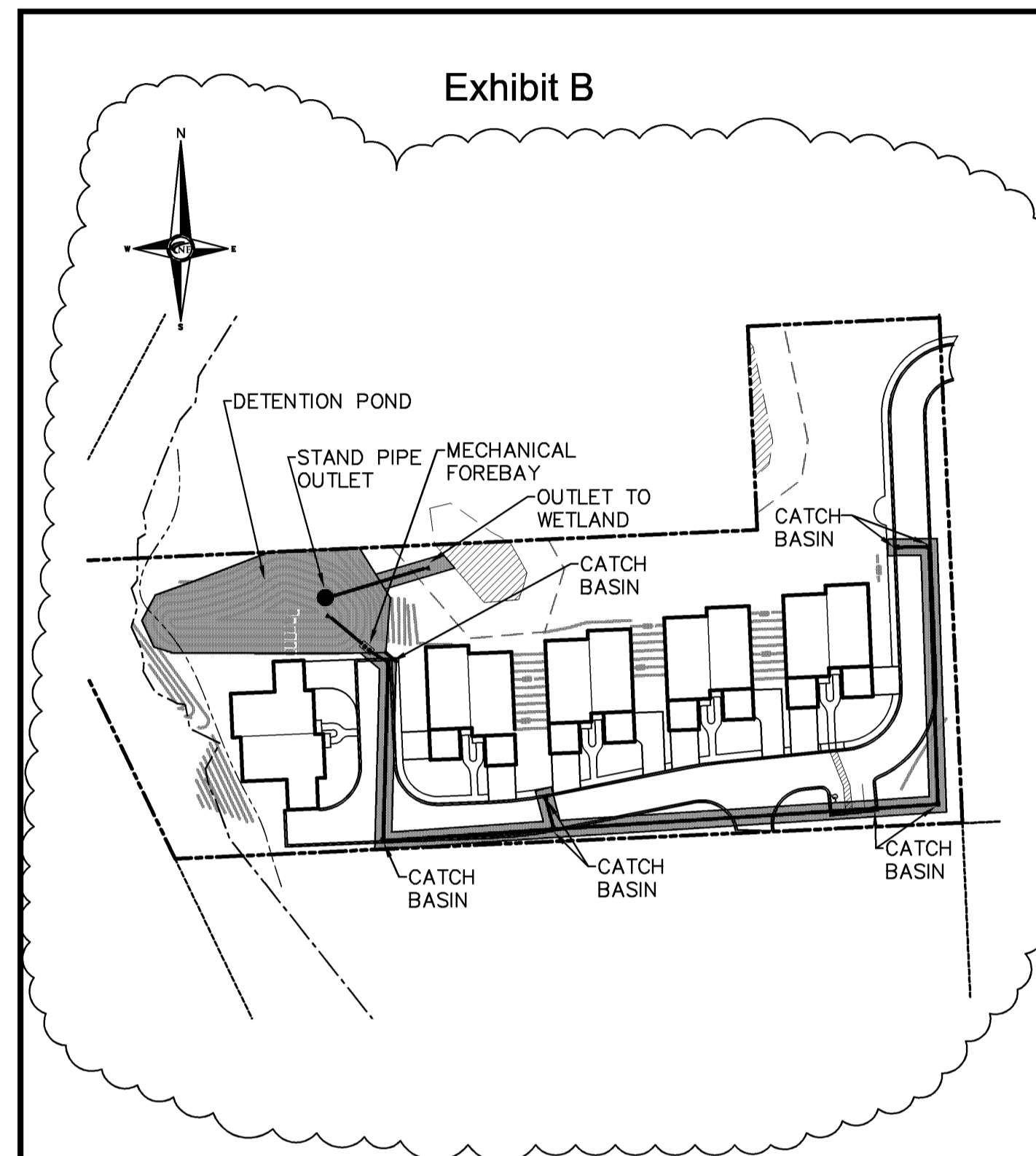
A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N. 02°09'42" E., 1315.22 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 3 (AS REMONUMENTED) TO A POINT ON THE SOUTH LINE OF AVON HILLS SUBDIVISION AS RECORDED IN LIBER 60 OF PLATS, ON PAGE 39 OF THE OAKLAND COUNTY RECORDS; THENCE N. 87°54'44" W., 2.21 FEET ALONG SAID SOUTH LINE OF AVON HILLS SUBDIVISION TO THE SOUTHWEST CORNER OF SAID AVON HILLS SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N. 87°58'17" W., 564.67 FEET TO A POINT ON THE EASTERLY LINE OF KING'S COVE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 148; THENCE N. 21°04'00" W., 239.09 FEET ALONG SAID EASTERLY LINE OF KING'S COVE TO THE SOUTHWEST CORNER OF THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1917; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS: 1) S. 88°00'00" E., 526.31 FEET; 2) N. 02°00'00" E., 148.07 FEET AND 3) S. 88°00'00" E., 133.36 FEET TO A POINT ON THE WEST LINE OF SAID AVON HILLS SUBDIVISION; THENCE S. 02°12'23" W., 368.33 FEET ALONG SAID WEST LINE OF AVON HILLS SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 154,390 SQUARE FEET OR 3.544 ACRES.
PARCEL NO. 15-03-326-019



Prepared For:
Milestone Development
29110 Inkster Rd
Suite 150
Southfield, MI 48034

SCALE DATE DRAWN JOB NO. SHEET
NTS 09-22-2015 N.N. H845 1 of 3

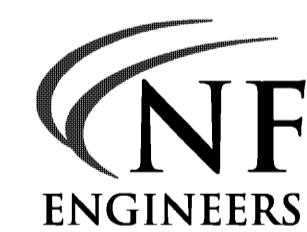
Exhibit B



LEGEND
MILESTONE DEVELOPMENT COMPANY MAINTENANCE RESPONSIBILITY



CITY FILE #



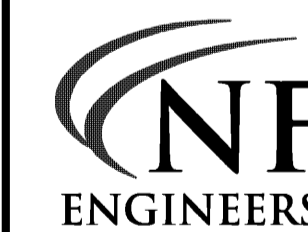
SCALE DATE DRAWN JOB NO. SHEET
1"=100' 09-22-2015 N.N. H845 2 of 3

Exhibit C

LEGAL DESCRIPTION: PARCEL

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N. 02°09'42" E., 1315.22 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 3 (AS REMONUMENTED) TO A POINT ON THE SOUTH LINE OF AVON HILLS SUBDIVISION AS RECORDED IN LIBER 60 OF PLATS, ON PAGE 39 OF THE OAKLAND COUNTY RECORDS; THENCE N. 87°54'44" W., 2.21 FEET ALONG SAID SOUTH LINE OF AVON HILLS SUBDIVISION TO THE SOUTHWEST CORNER OF SAID AVON HILLS SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N. 87°58'17" W., 564.67 FEET TO A POINT ON THE EASTERLY LINE OF KING'S COVE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 148; THENCE N. 21°04'00" W., 239.09 FEET ALONG SAID EASTERLY LINE OF KING'S COVE TO THE SOUTHWEST CORNER OF THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1917; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS: 1) S. 88°00'00" E., 526.31 FEET; 2) N. 02°00'00" E., 148.07 FEET AND 3) S. 88°00'00" E., 133.36 FEET TO A POINT ON THE WEST LINE OF SAID AVON HILLS SUBDIVISION; THENCE S. 02°12'23" W., 368.33 FEET ALONG SAID WEST LINE OF AVON HILLS SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 154,390 SQUARE FEET OR 3.544 ACRES.
PARCEL NO. 15-03-326-019

Maintenance Activities	System Component				Frequency
	Catch Basins, Inlets & Storm Sewers	Detention Pond	Mechanical Forebay	Parking areas & Drives	
Monitoring / Inspection					
• Inspect for pollutants and sediment accumulation	X	X			Quarterly
• Inspect for oil accumulation	X	X			Quarterly
• Sweep Parking Areas and Drives				X	Regularly as necessary
Preventative Maintenance					
• Remove accumulated sediment and pollutants (vacuum truck)	X				When sediment depth has accumulated to within six inches
• Remove accumulated oil and gasoline (vacuum truck)	X				Under normal operating conditions at the same time as sediment
Remedial Actions					
• Structural repairs	X	X			As needed
• Make adjustments / repairs to ensure proper functioning	X	X			As needed



SCALE DATE DRAWN JOB NO. SHEET
N.T.S. 09-22-2015 N.N. H845 3 of 3

W.C.D.P.S. No.



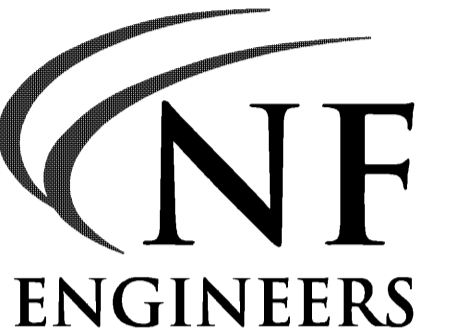
THE RON JONA COLLABORATIVE

ARCHITECTS DESIGNERS CONSULTANTS

29110 INKSTER, SUITE 150 SOUTHFIELD, MI 48034

P. 248.357.3600 F. 248.357.3646

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46777 WOODWARD AVE. PONTIAC, MI 48342-5032
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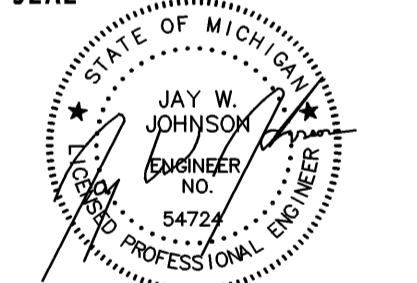
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6.9.14 SITE PLAN REV.
2.12.15 SITE PLAN REV.
10.21.15 SITE PLAN REV.

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MILESTONE DEVELOPMENT
29110 INKSTER RD
STE 150
SOUTHFIELD, MI
248.357.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

City File #5-008.2, Section #3

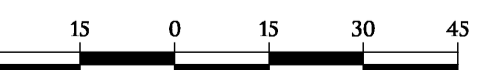
JOB NO.
H845

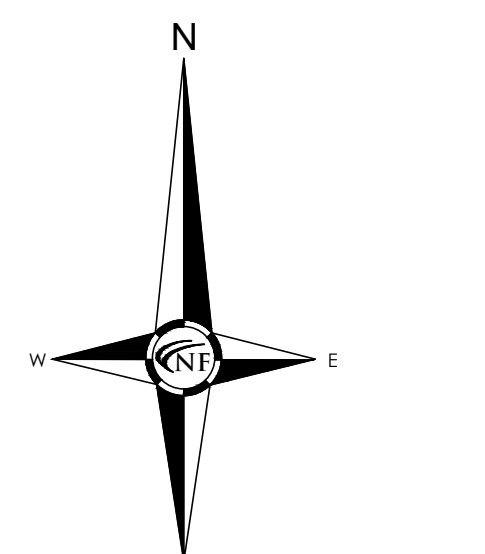
SHEET
Storm System
Maintenance Plan

SHEET NO.

C 7

1" = 30'





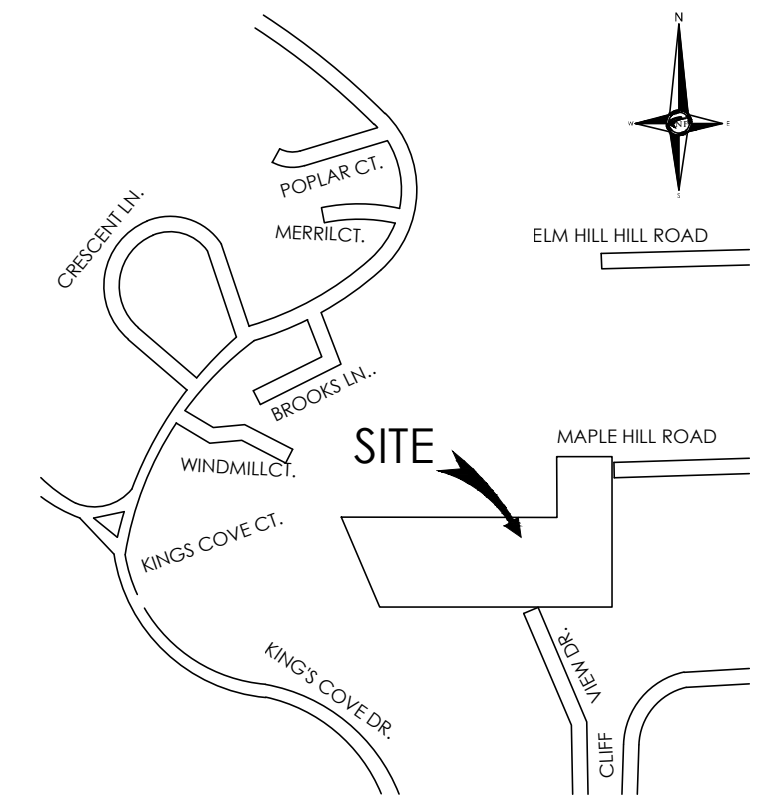
ZONED RM-1
MULTIPLE FAMILY
RESIDENTIAL

THE SUMMIT CONDOMINIUM
OF ROCHESTER HILLS
SUBDIVISION PLAN NO. 1917
L. 38825, P. 233

ZONED RCD
ONE FAMILY CLUSTER

WETLANDS
WETLAND AREA "A"
871.2 s.f. (0.02 ACRES)
ON-SITE

BENCHMARK
ARROW ON HYDRANT
ELEVATION 845.90
NAVD 88 DATUM



LOCATION MAP
N.T.S.

TREE PRESERVATION SUMMARY

TREES > 2" DBH SHALL BE REPLACED AT 1:1

2" CAL. DECIDUOUS = 1 CREDIT
2.5" CAL. DECIDUOUS = 1.5 CREDIT
3" CAL. DECIDUOUS = 2 CREDITS
8" HT. EVERGREEN = 1 CREDIT
10" HT. EVERGREEN = 2 CREDITS

TOTAL TREES SURVEYED:	344
TOTAL DEAD TREES ON-SITE:	8
TOTAL OFF-SITE TREES:	17
TOTAL NET REGULATED TREES:	319
TOTAL TREES TO BE SAVED:	97
TOTAL TREES TO BE REMOVED:	222
TOTAL REPLACEMENT CREDITS REQUIRED:	222
TOTAL REPLACEMENT CREDITS PROVIDED:	222 (111 TREES X 2 CREDITS)

TREE PROTECTION LEGEND

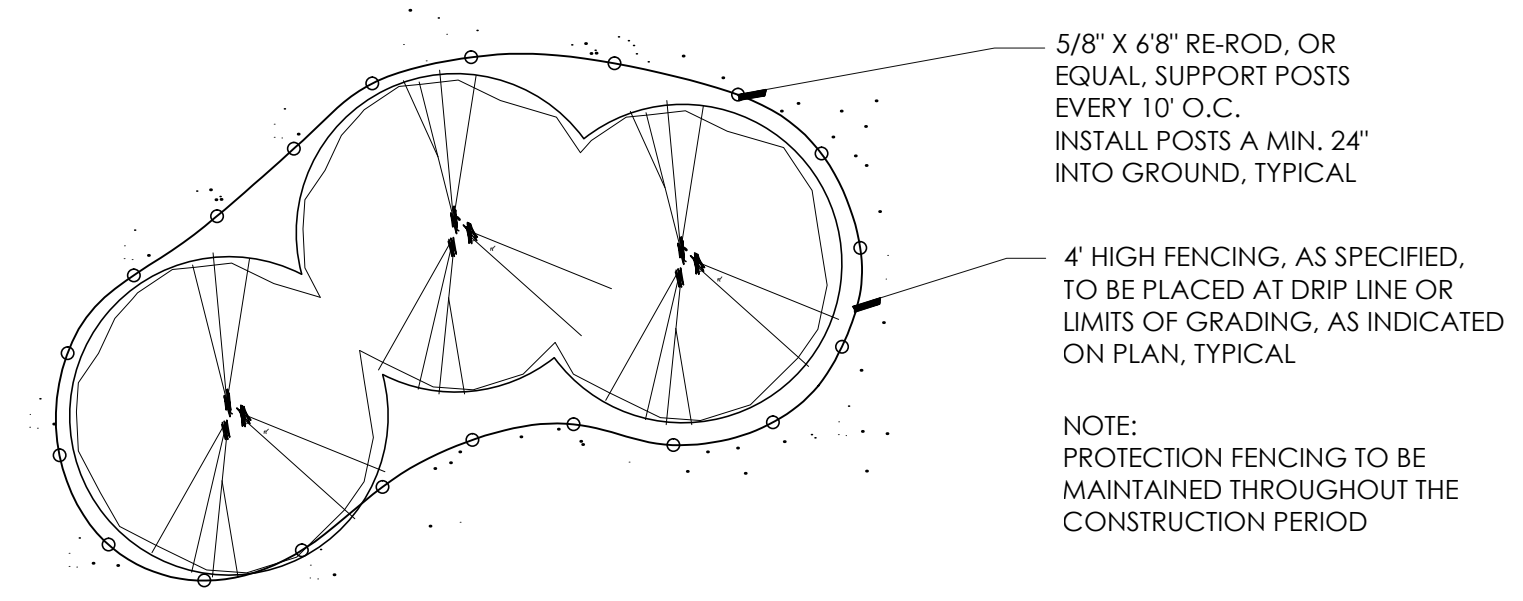
- 497 EXISTING TREES TO REMAIN
- ✕ 426 EXISTING TREES TO BE REMOVED
- PROPOSED TREE PROTECTION FENCING

NOTE:
NO DIGGING, GRADING (CUT OR FILL),
TRENCHING OR ANY OTHER CONSTRUCTION
OPERATION IS PERMITTED WITHIN THE
DRIFLINE OF ANY TREE DESIGNATED FOR
PRESERVATION.

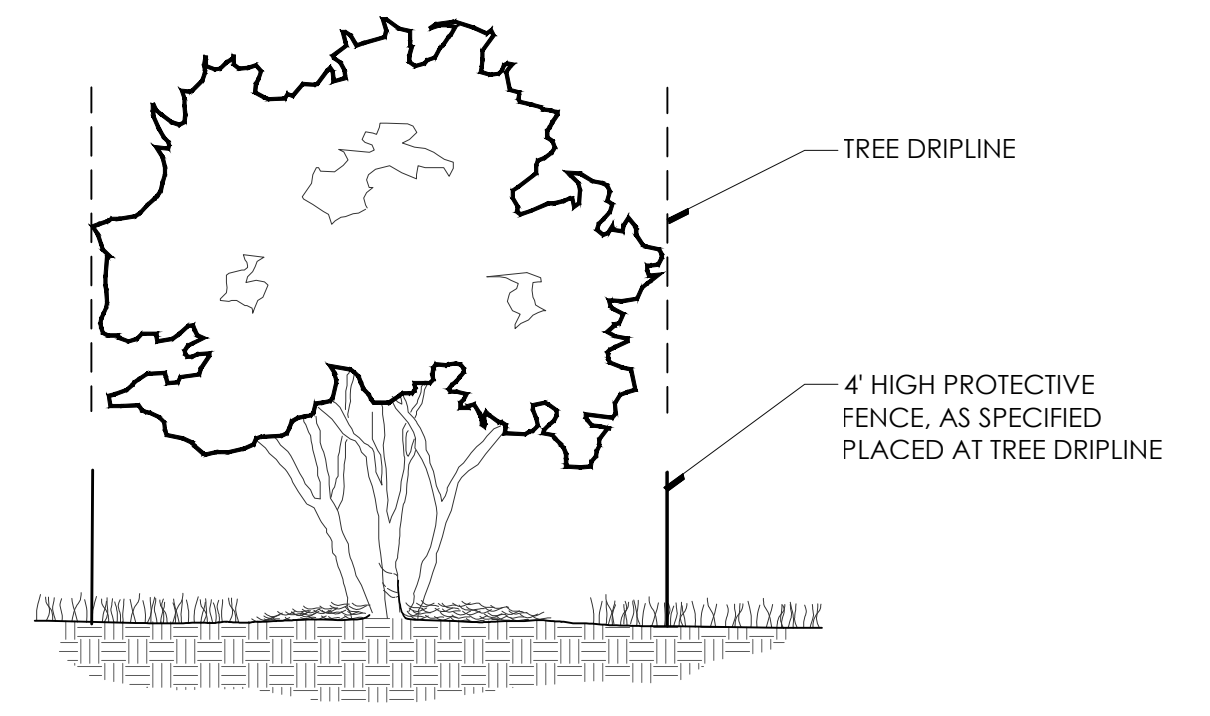
NOTE:
SEE SHEET L2, LANDSCAPE PLAN FOR
PROPOSED TREE REPLACEMENT LOCATIONS

GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES. FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN, TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



TREE PROTECTION DETAIL-PLAN
NTS



TREE PROTECTION DETAIL-SECTION
NTS



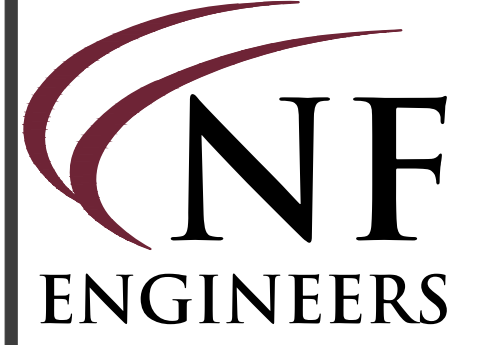
**THE
RON JONA
COLLABORATIVE**

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12.01.14 SITE PLAN REV.	
2.12.15 SITE PLAN REV.	
5.07.15 SITE PLAN REV.	
8.27.15 SITE PLAN REV.	

FILE
DRAWN G. Ostrowski
CHECKED G. Ostrowski
SEAL



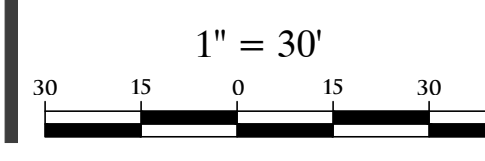
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MILESTONE DEVELOPMENT
29110 INKSTER RD
STE 150
SOUTHFIELD, MI
248.357.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

JOB NO.
H845

SHEET
TREE PRESERVATION PLAN

SHEET NO.
L1



City File #5-008.2, Section #3

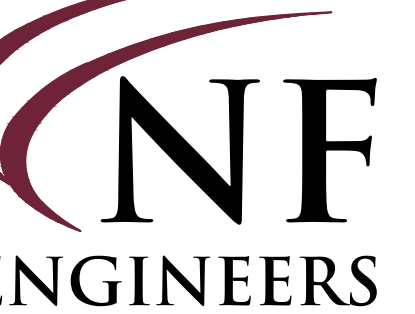


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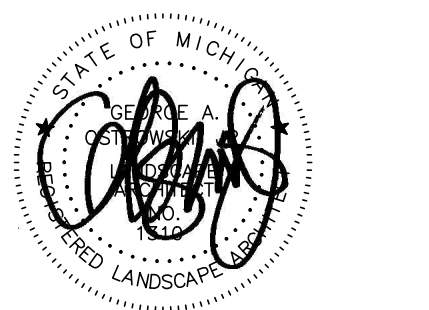
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8.27.15	SITE PLAN REV.
10.21.15	SITE PLAN REV.

FILE
DRAWN G. Ostrowski
CHECKED G. Ostrowski
SEAL



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48034.3600

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT

ROCHESTER HILLS, MI

JOB NO.
H845

SHEET
LANDSCAPE PLAN

SHEET NO.
L2

1" = 30'

30 15 0 15 30 45

City File #5-008.2, Section #3

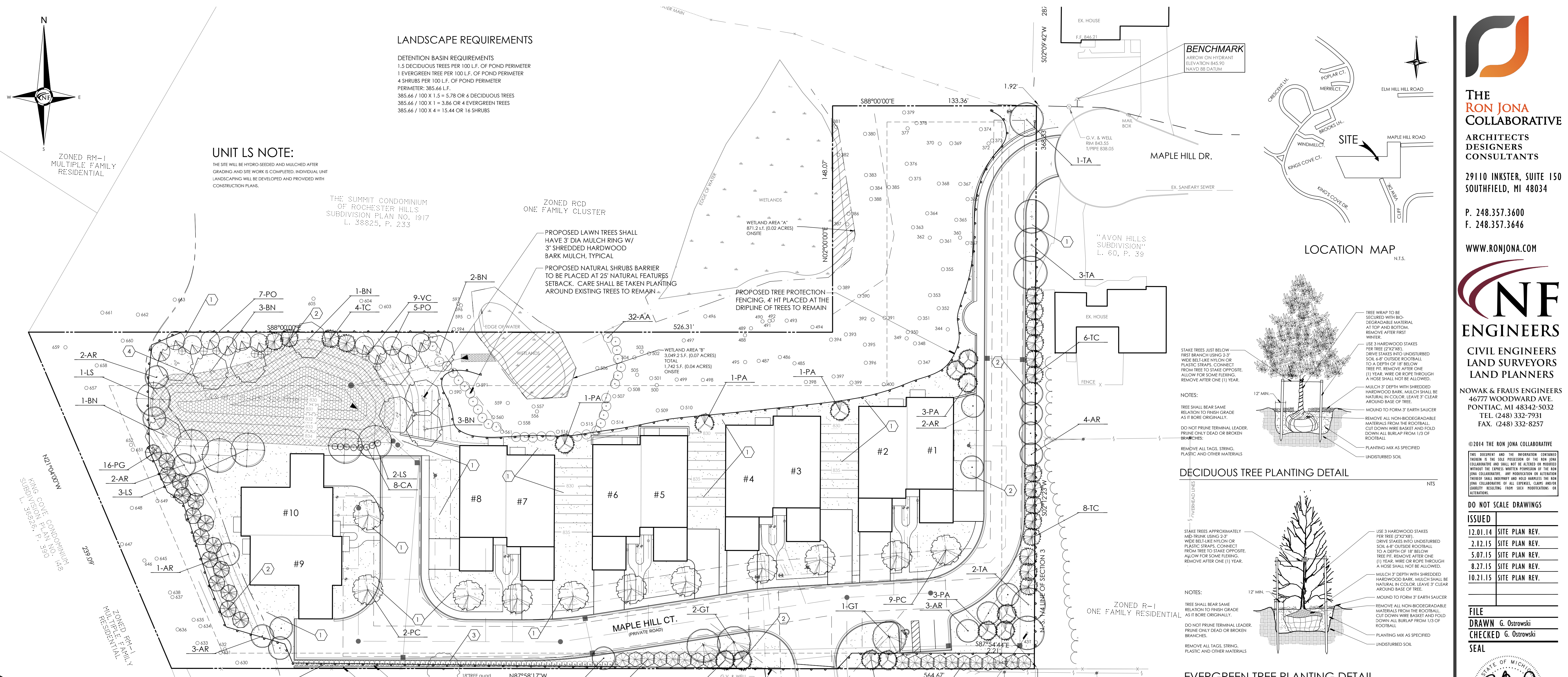
LANDSCAPE REQUIREMENTS

DETENTION BASIN REQUIREMENTS
1.5 DECIDUOUS TREES PER 100 L.F. OF POND PERIMETER
1 EVERGREEN TREE PER 100 L.F. OF POND PERIMETER
4 SHRUBS PER 100 L.F. OF POND PERIMETER
PERIMETER: 385.66 L.F.
385.66 / 100 X 1.5 = 5.78 OR 4 DECIDUOUS TREES
385.66 / 100 X 1 = 3.86 OR 4 EVERGREEN TREES
385.66 / 100 X 4 = 15.44 OR 16 SHRUBS

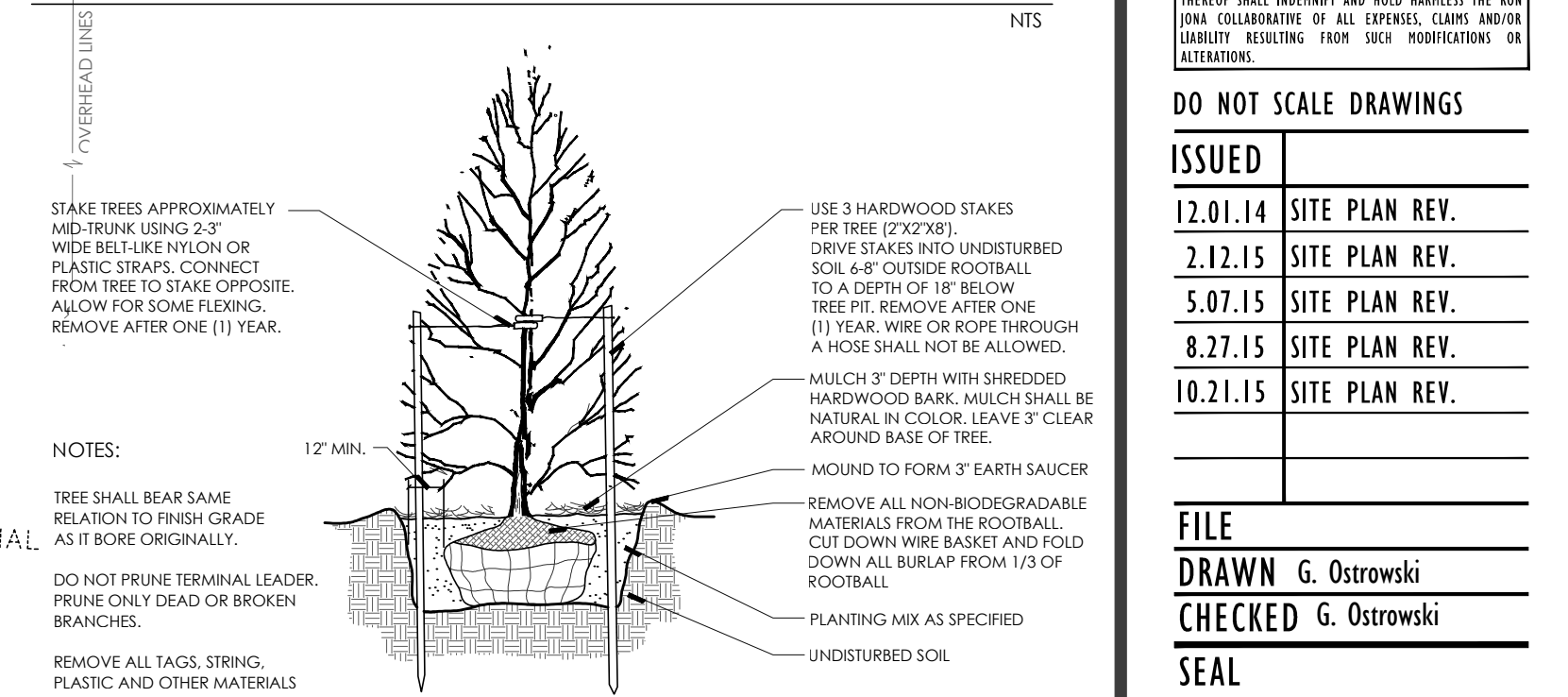
UNIT LS NOTE:

THE SITE WILL BE HYDRO-SEEDED AND MULCHED AFTER GRADING AND SITE WORK IS COMPLETED. INDIVIDUAL UNIT LANDSCAPING WILL BE DEVELOPED AND PROVIDED WITH CONSTRUCTION PLANS.

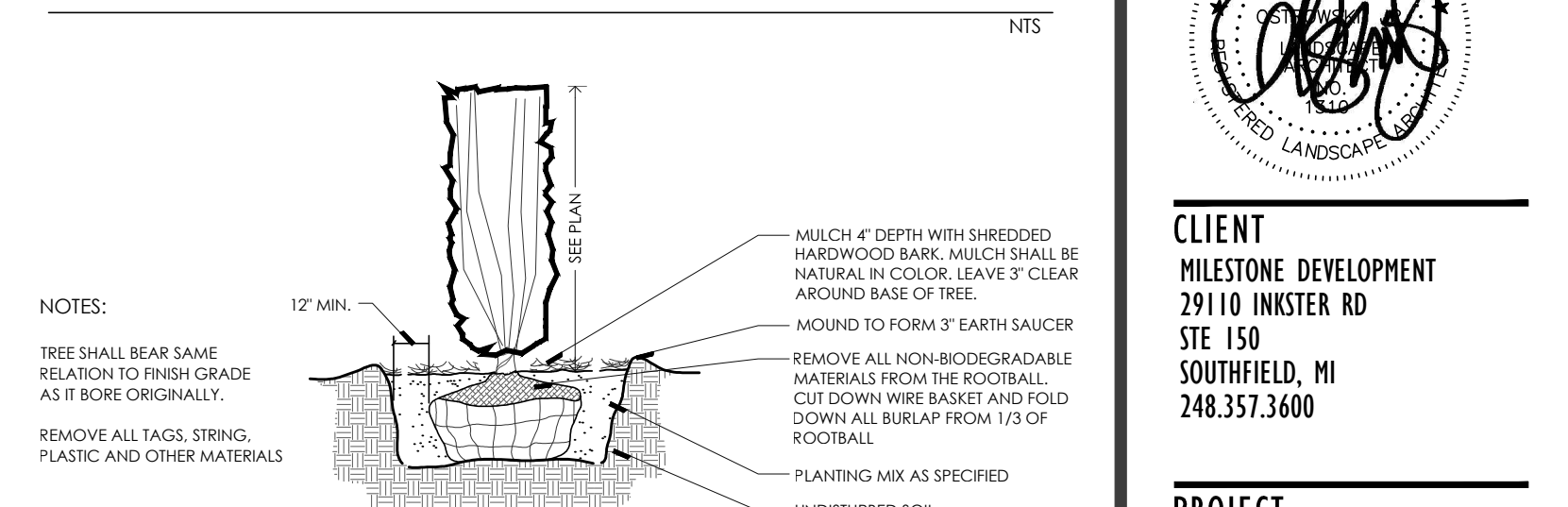
THE SUMMIT CONDOMINIUM OF ROCHESTER HILLS SUBDIVISION PLAN NO. 1917 L. 38825, P. 233



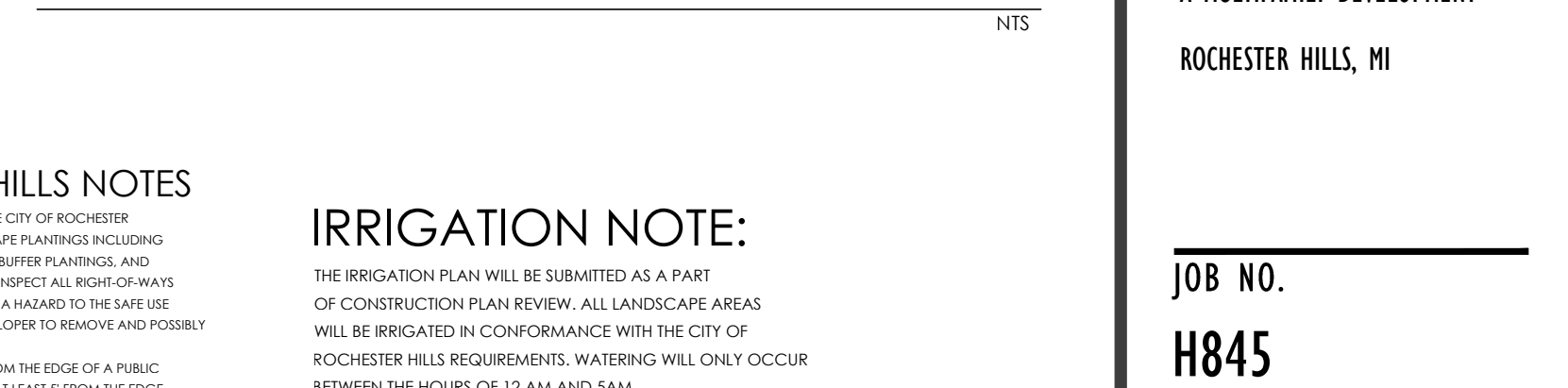
DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



UPRIGHT EVERGREEN PLANTING DETAIL



GENERAL LANDSCAPE NOTES

- 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 THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERFERENCE OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY BRANCHED, HEALTHY, AND IN HEALTHY 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 ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK". CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF STONES, FOREIGN MATERIAL, AND SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 STARKY DOCK COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM FOREIGN MATERIAL, AND PRECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE 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 OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM POOLING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

MASTER PLANT SCHEDULE

REPLACEMENT TREES						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
AR	18	Acer rubrum 'Bowled'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$5,850
BN	11	Betula nigra	1 1/4 HT	B&B	CLUMP FORM	\$325/\$3,575
GT	3	Gleditsia inaequalis 'Sunburst'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$975
PA	13	Prunella alba	10" HT	B&B	FULL TO GROUND	\$425/\$5,525
PO	16	Prunella nigra	10" HT	B&B	FULL TO GROUND	\$425/\$6,800
PR	12	Prunella nigra	10" HT	B&B	FULL TO GROUND	\$425/\$5,100
PS	19	Prunella nigra	10" HT	B&B	FULL TO GROUND	\$425/\$8,075
TA	5	Taxus canadensis 'Redmond'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$1,625
TC	14	Taxus canadensis	10" HT	B&B	FULL TO GROUND	\$425/\$5,950
REPLACEMENT TOTAL:						\$43,475.00
BUFFER PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
TO	64	Thuja occidentalis 'Techny'	5-6 HT	B&B	MAINTAIN AS HEDGE	\$75/\$4,800
BUFFER TOTAL:						\$4,800.00
MISCELLANEOUS PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
PC	11	Prunella nigra 'Cleveland Select'	2.5" CAL	B&B	FULLY BRANCHED HEADS	\$300/\$3,300
AA	32	Aster multiflorus	36" HT	B&B	WELL-ROOTED	\$50/\$1,600
MISC. TOTAL:						\$4,900.00
DETENTION BASIN PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
IS	6	Ilex verticillata 'Dorchester'	2.5" CAL	B&B	FULLY BRANCHED HEADS	\$300/\$1,800
TC	4	Taxus canadensis	8" HT	B&B	FULL TO GROUND	\$400/\$1,600
CA	8	Cornus obcordata	30" HT	B&B	WELL-ROOTED	\$50/\$400
VC	9	Viburnum cuneatum	36" HT	B&B	WELL-ROOTED	\$50/\$450
DETENTION BASIN TOTAL:						\$4,250.00

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDING LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDING LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPOSED OF:
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% HEART KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

CITY OF ROCHESTER HILLS NOTES

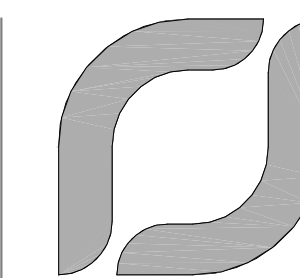
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT MUST INSPECT ALL LANDSCAPE PLANTINGS INCLUDING BUT NOT LIMITED TO EXISTING TREES, BRANCHMENT TREES, BUFFER PLANTINGS, AND PARKING LOT GRASSES AND THE FORESTRY DIVISION MUST INSPECT ALL HIGHWAYS AND PARKING LOT PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE ROAD OR HIGHWAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
- ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC ROADWAY. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF A PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 15' FROM ANY OVERHEAD WIRE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 5' FROM THE NEAREST UNDERGROUND UTILITY.
- NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 20' FROM THE POINT OF INTERSECTION. NO TREE OR SHRUB MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC SIDEWALK AT A DISTANCE ALONG EACH LINE OF 15' FROM THE POINT OF INTERSECTION.
- IF APPROVAL IS REQUIRED FOR ANY TREE OR SHRUB PLANTING, THE DEVELOPER MUST OBTAIN APPROVAL FROM THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.
- THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS 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 OR SPECIFICATIONS.
- ROCKFACING TREES MAY BE PLANTED WITHIN THE DISTANCE OF EXISTING TREES.
- TREES MUST BE AT LEAST 5' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

IRRIGATION NOTE:

THE IRRIGATION PLAN WILL BE SUBMITTED AS A PART OF CONSTRUCTION PLAN REVIEW. ALL LANDSCAPE AREAS WILL BE IRRIGATED IN CONFORMANCE WITH THE CITY OF ROCHESTER HILLS REQUIREMENTS. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.

GROUND COVER KEY

- RESTORE DISTURBED AREAS W/ HYDROSEED AND MULCH
- 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- DETENTION BASIN SEED MIX SOWN AT 35 LBS/ACRE



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FILE

DRAWN Author

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SEAL

CLIENT

MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON MAPLEHILL

JOB NO.

SHEET

1ST FLOOR PLAN

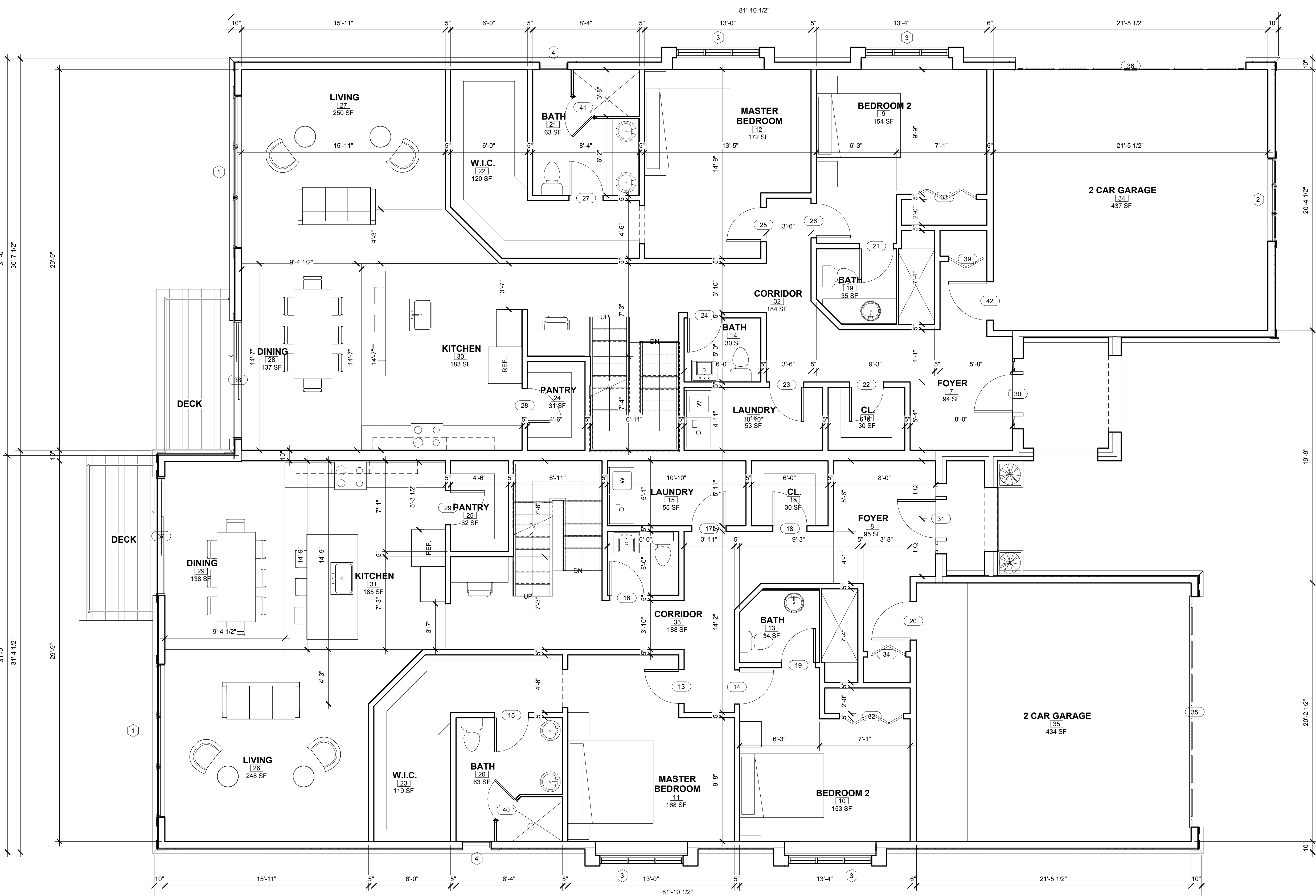
SHEET NO.

A1

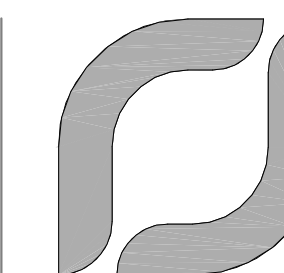
DOOR SCHEDULE			
Door Number	Level	Width	Description
1	Garden Level	2' - 8"	INTERIOR DOOR
2	Garden Level	2' - 8"	INTERIOR DOOR
3	Garden Level	2' - 8"	INTERIOR DOOR
4	Garden Level	2' - 8"	INTERIOR DOOR
5	Garden Level	5' - 8"	INTERIOR DOUBLE DOOR
6	Garden Level	5' - 8"	INTERIOR DOUBLE DOOR
7	Garden Level	9' - 0"	EXTERIOR TRIPLE SLIDING DOOR
8	Garden Level	9' - 0"	EXTERIOR TRIPLE SLIDING DOOR
9	Garden Level	2' - 2"	GLASS SHOWER DOOR
10	Garden Level	2' - 2"	GLASS SHOWER DOOR
11	Garden Level	2' - 8"	BI-FOLD DOOR
12	Garden Level	2' - 8"	BI-FOLD DOOR
13	First Floor	2' - 8"	INTERIOR DOOR
14	First Floor	2' - 8"	INTERIOR DOOR
15	First Floor	2' - 8"	INTERIOR DOOR
16	First Floor	2' - 8"	INTERIOR DOOR
17	First Floor	2' - 8"	INTERIOR DOOR
18	First Floor	2' - 8"	INTERIOR DOOR
19	First Floor	2' - 8"	INTERIOR DOOR
20	First Floor	3' - 0"	20 MIN. FIRE RATED
21	First Floor	2' - 8"	INTERIOR DOOR
22	First Floor	2' - 8"	INTERIOR DOOR
23	First Floor	2' - 8"	INTERIOR DOOR
24	First Floor	2' - 8"	INTERIOR DOOR
25	First Floor	2' - 8"	INTERIOR DOOR
26	First Floor	2' - 8"	INTERIOR DOOR
27	First Floor	2' - 8"	INTERIOR DOOR
28	First Floor	2' - 8"	INTERIOR DOOR
29	First Floor	2' - 8"	INTERIOR DOOR
30	First Floor	3' - 0"	ENTRANCE
31	First Floor	3' - 0"	ENTRANCE
32	First Floor	5' - 0"	BI-FOLD
33	First Floor	5' - 0"	BI-FOLD
34	First Floor	3' - 0"	BI-FOLD
35	First Floor	18' - 0"	16' X 8' GARAGE DOOR
36	First Floor	18' - 0"	16' X 8' GARAGE DOOR
37	First Floor	9' - 0"	EXTERIOR TRIPLE SLIDING DOOR
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WINDOW SCHEDULE					
Type Mark	Level	Count	Description	Width	Height
1	Garden Level	1	TRIPLE SLIDING WINDOW	12' - 0"	6' - 0"
2	First Floor	1	GARAGE FIXED WINDOW	6' - 6"	5' - 0"
1	First Floor	1	TRIPLE SLIDING WINDOW	12' - 0"	6' - 0"
1	First Floor	1	TRIPLE SLIDING WINDOW	12' - 0"	6' - 0"
3	First Floor	1	FIXED - CASEMENT - FIXED (EGRESS)	6' - 0"	4' - 6"
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4	First Floor	1	CASEMENT	2' - 0"	3' - 6"
5	Roof Level	1	ARCH OVER CASEMENT	3' - 0"	4' - 5"
5	Roof Level	1	ARCH OVER CASEMENT	3' - 0"	4' - 5"

ROOM FINISH SCHEDULE				
Room Number	Level	Room Name	Finish Floor	Area
1	Garden Level	SITTING		742 SF
2	Garden Level	SITTING		747 SF
3	Garden Level	BEDROOM		165 SF
4	Garden Level	BEDROOM		164 SF
5	Garden Level	BATH		77 SF
6	Garden Level	BATH		77 SF
7	First Floor	FOYER		94 SF
8	First Floor	FOYER		95 SF
9	First Floor	BEDROOM 2		154 SF
10	First Floor	BEDROOM 2		153 SF
11	First Floor	MASTER BEDROOM		168 SF
12	First Floor	MASTER BEDROOM		172 SF
13	First Floor	BATH		34 SF
14	First Floor	BATH		30 SF
15	First Floor	LAUNDRY		55 SF
16	First Floor	LAUNDRY		53 SF
17	First Floor	CL		30 SF
18	First Floor	CL		30 SF
19	First Floor	BATH		35 SF
20	First Floor	BATH		63 SF
21	First Floor	BATH		63 SF
22	First Floor	W.I.C.		120 SF
23	First Floor	W.I.C.		119 SF
24	First Floor	PANTRY		31 SF
25	First Floor	PANTRY		32 SF
26	First Floor	LIVING		248 SF
27	First Floor	LIVING		250 SF
28	First Floor	DINING		137 SF
29	First Floor	DINING		138 SF
30	First Floor	KITCHEN		183 SF
31	First Floor	KITCHEN		185 SF
32	First Floor	CORRIDOR		184 SF
33	First Floor	CORRIDOR		188 SF
34	First Floor	2 CAR GARAGE		437 SF
35	First Floor	2 CAR GARAGE		434 SF
36	Roof Level	ATTIC		551 SF
37	Roof Level	ATTIC		610 SF



1 First Floor
 1862 S.F. PER UNIT
 1/4" = 1'-0"



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ADDENDUM

FILE

DRAWN

Author

CHECKED

Checker

SEAL

CLIENT

MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON
MAPLEHILL

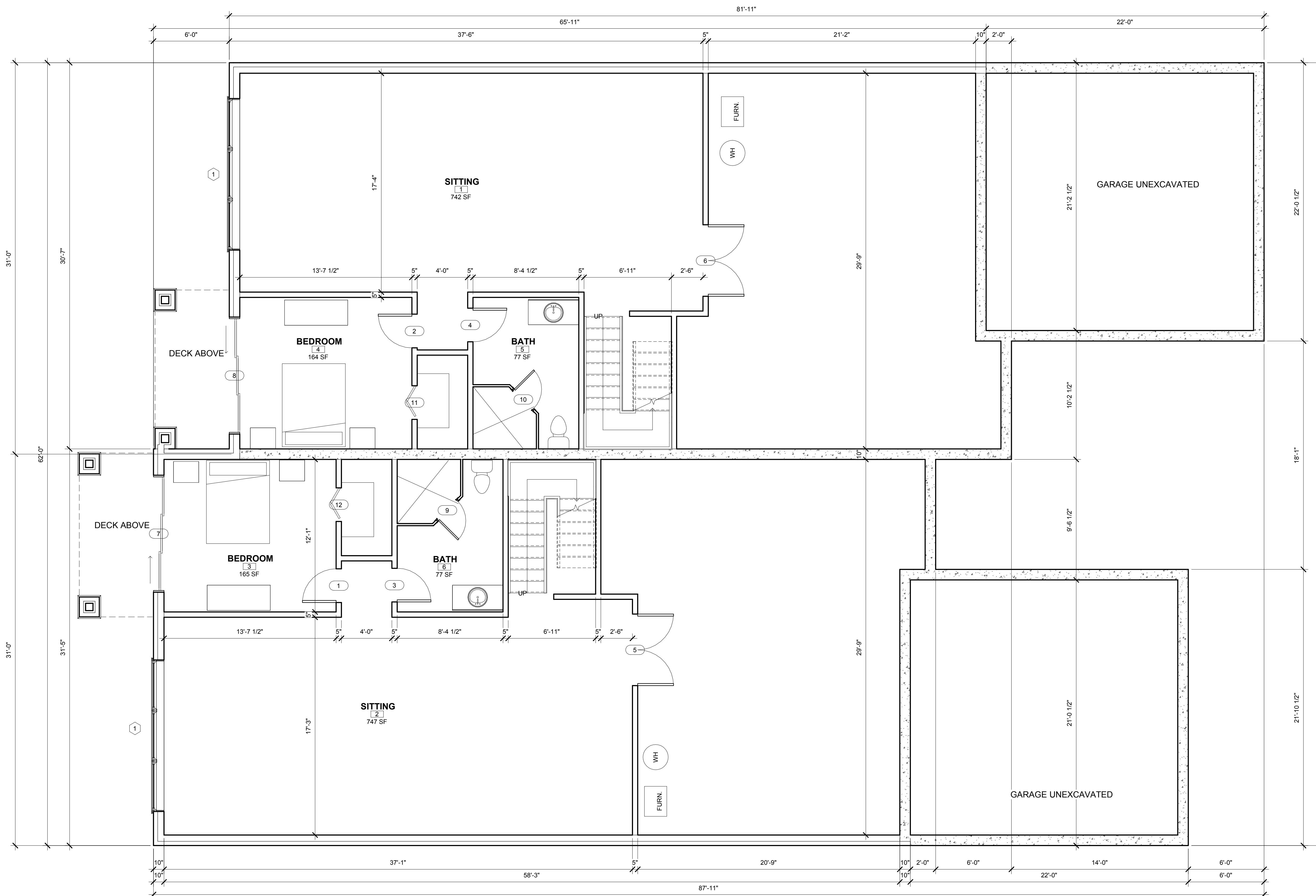
JOB NO.

SHEET

LOWER LEVEL

SHEET NO.

A2



1 Garden Level

1/4" = 1'-0"

1879 S.F. PER UNIT

DOOR SCHEDULE

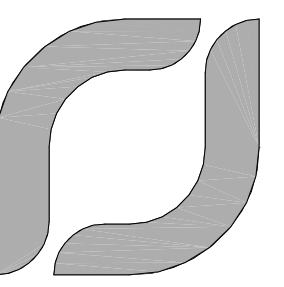
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37	Roof Level	ATTIC		610 SF



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DRAWN Author
CHECKED Checker
SEAL

CLIENT

MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON
MAPLEHILL

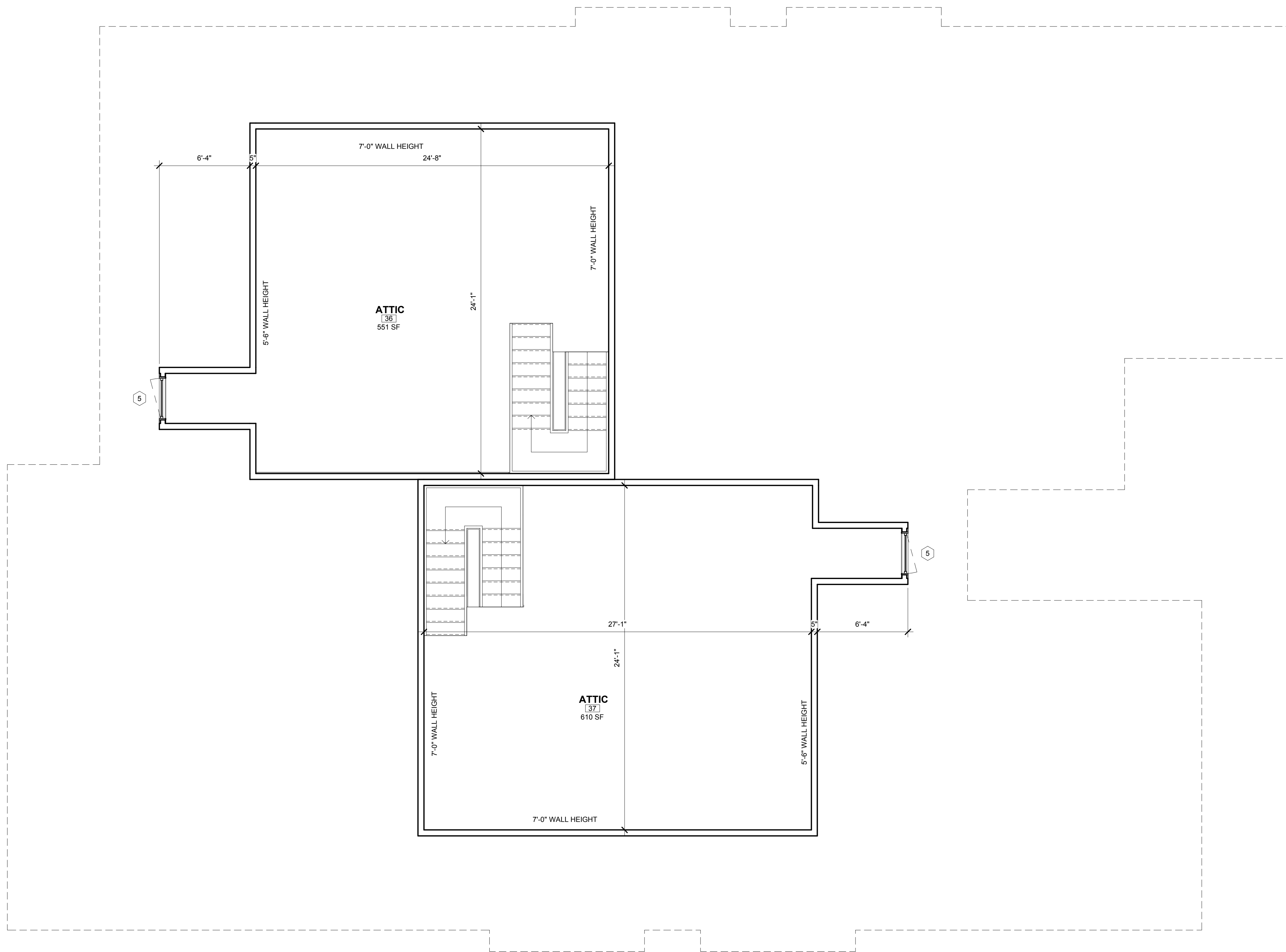
JOB NO.

SHEET

ROOF / ATTIC PLAN

SHEET NO.

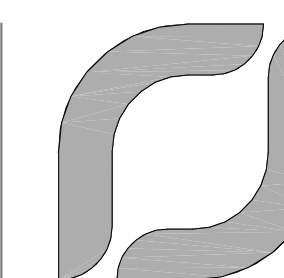
A3



WINDOW SCHEDULE					
Type Mark	Level	Count	Description	Width	Height
1	Garden Level	1	TRIPLE SLIDING WINDOW	12' - 0"	6' - 0"
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1 ATTIC PLAN
1/4" = 1'-0"

592 S.F. PER UNIT



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DRAWN

Author

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CLIENT

MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON
MAPLEHILL

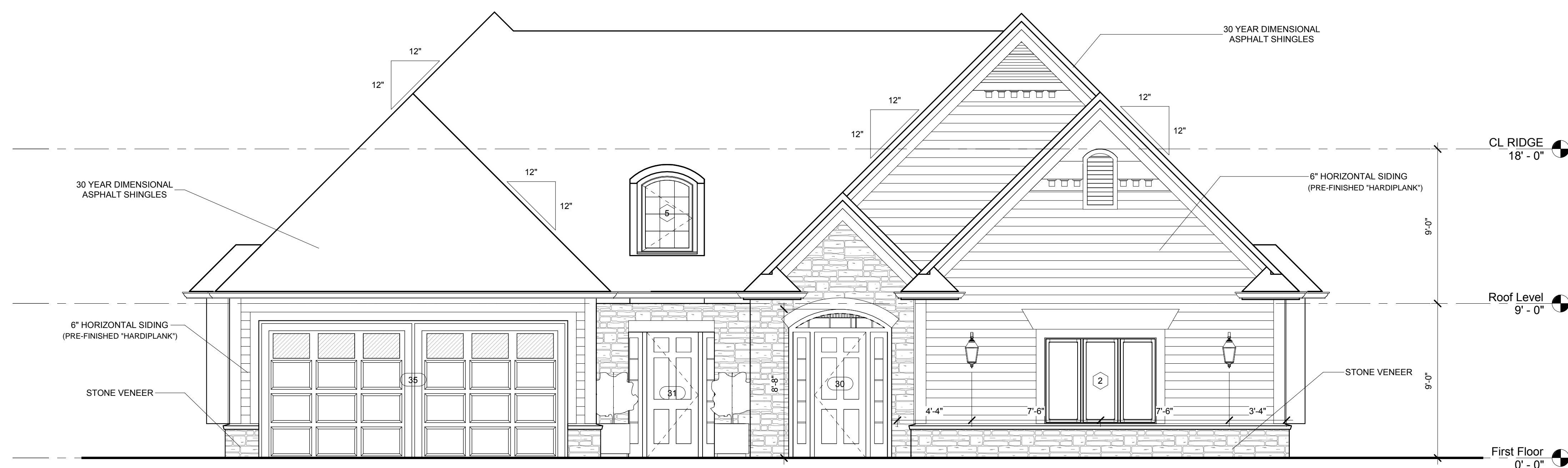
JOB NO.

SHEET

ELEVATIONS

SHEET NO.

A4



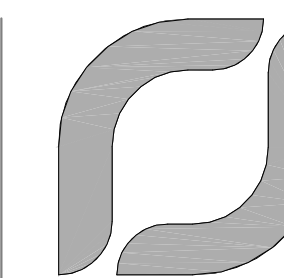
1 FRONT ELEVATION

1/4" = 1'-0"



2 REAR ELEVATION

1/4" = 1'-0"



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MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON
MAPLEHILL

JOB NO.

SHEET

ELEVATIONS

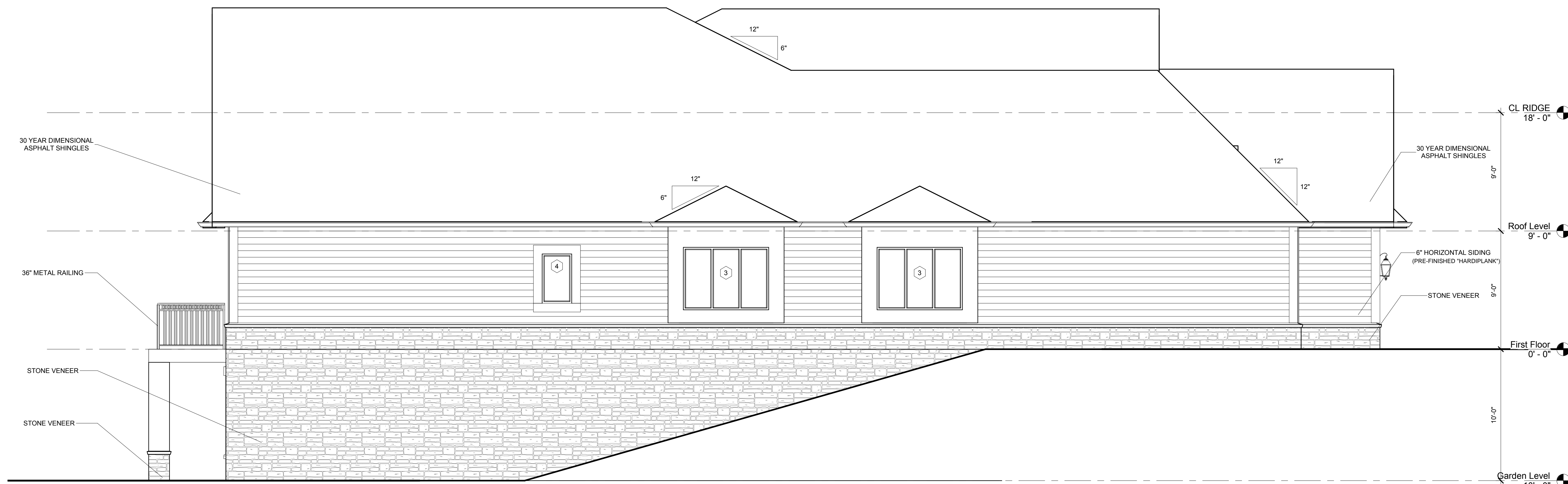
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A5



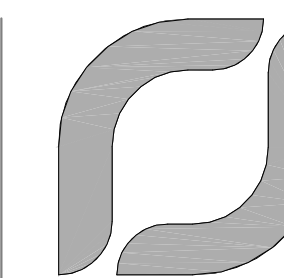
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



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6/22/2015

Appendum

FILE

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Author

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MILE STONE DEVELOPMENT

PROJECT

THE TOWNHOMES ON
MAPLEHILL

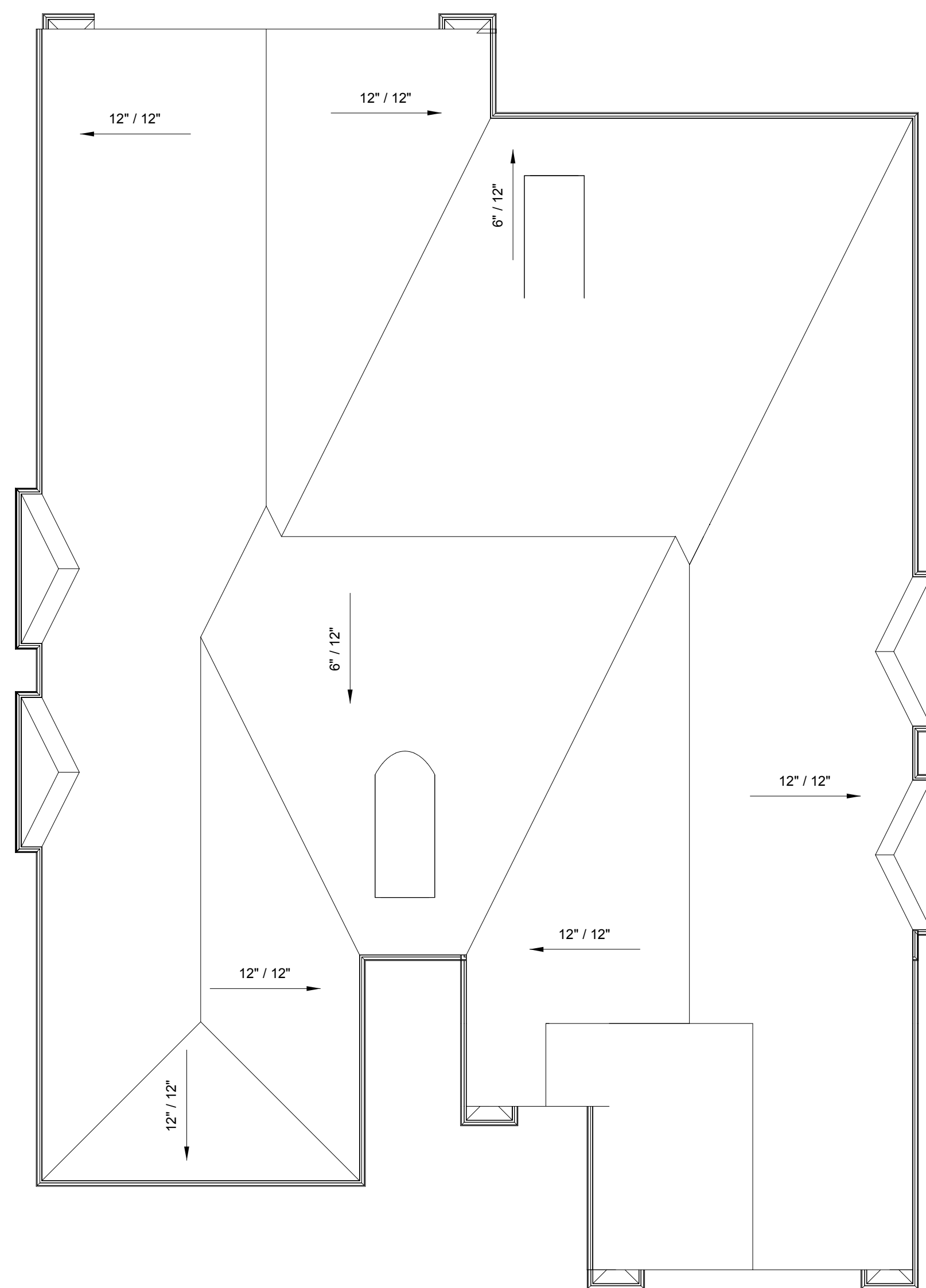
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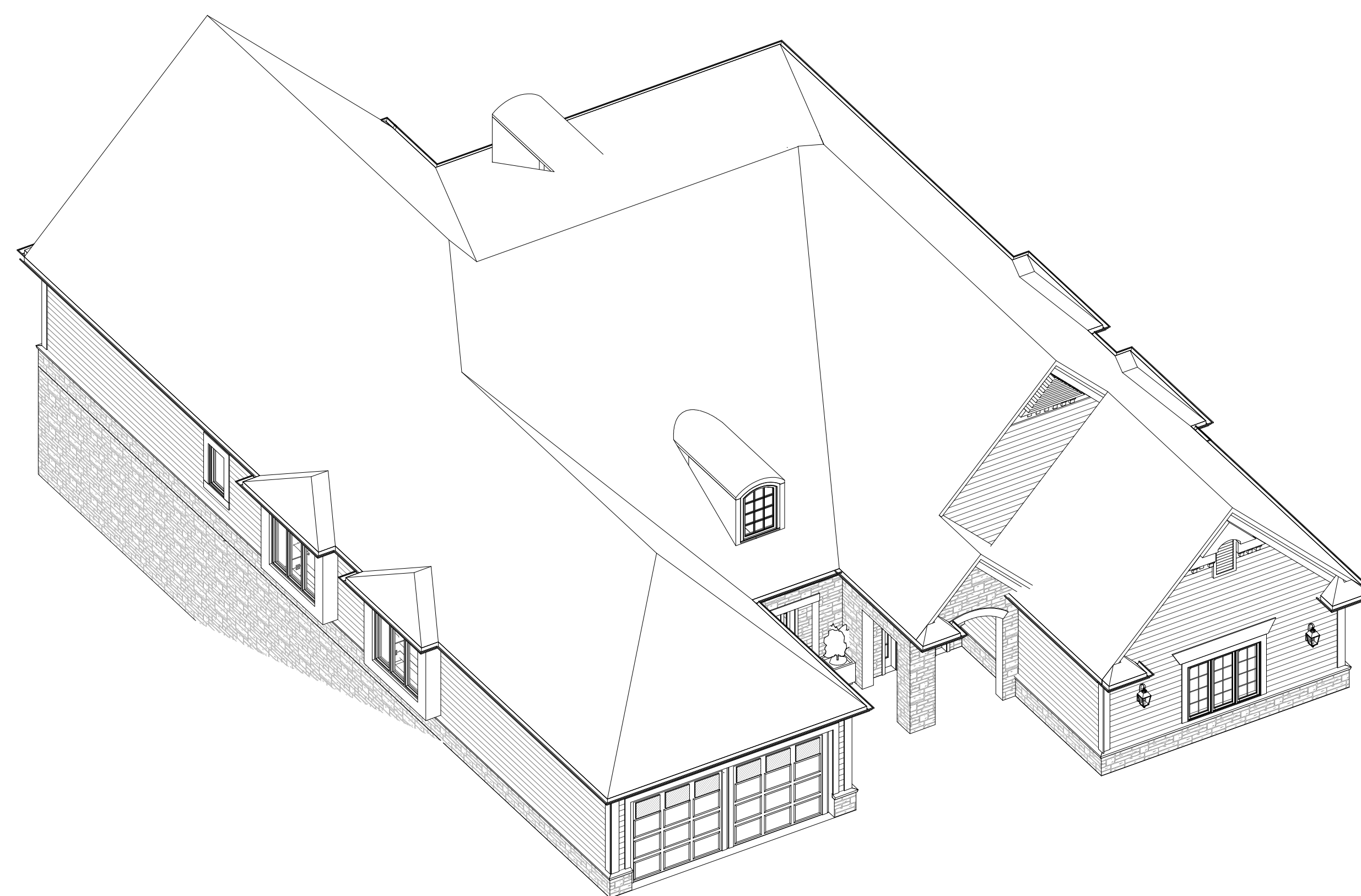
ROOF PLANS AND
VIEWS OPTION B

SHEET NO.

A6



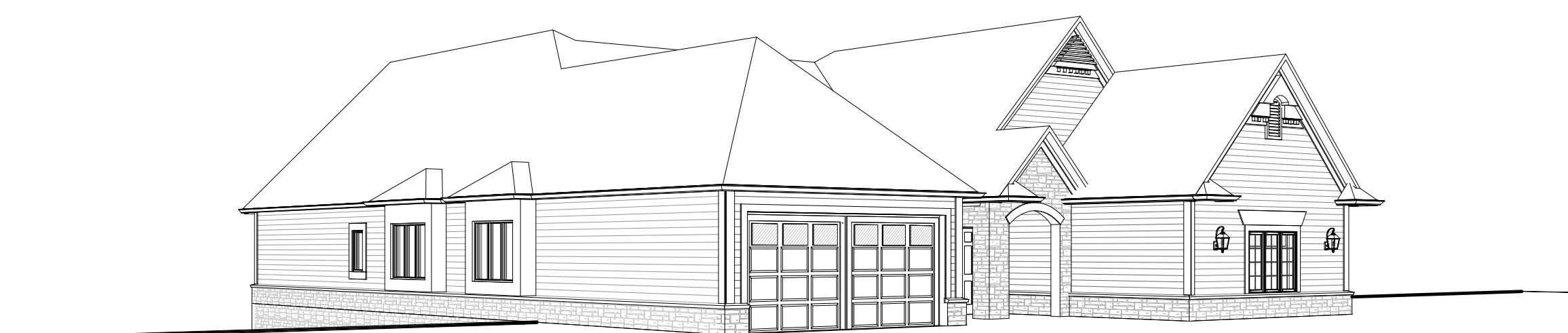
1 ATTIC LEVEL
1/8" = 1'-0"



2 VIEW 1



3 3D View 1



4 3D View 2



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COLLABORATIVE**
**ARCHITECTS
DESIGNERS
CONSULTANTS**

**1066 COMMERC ST.
BIRMINGHAM, MI, 48009**

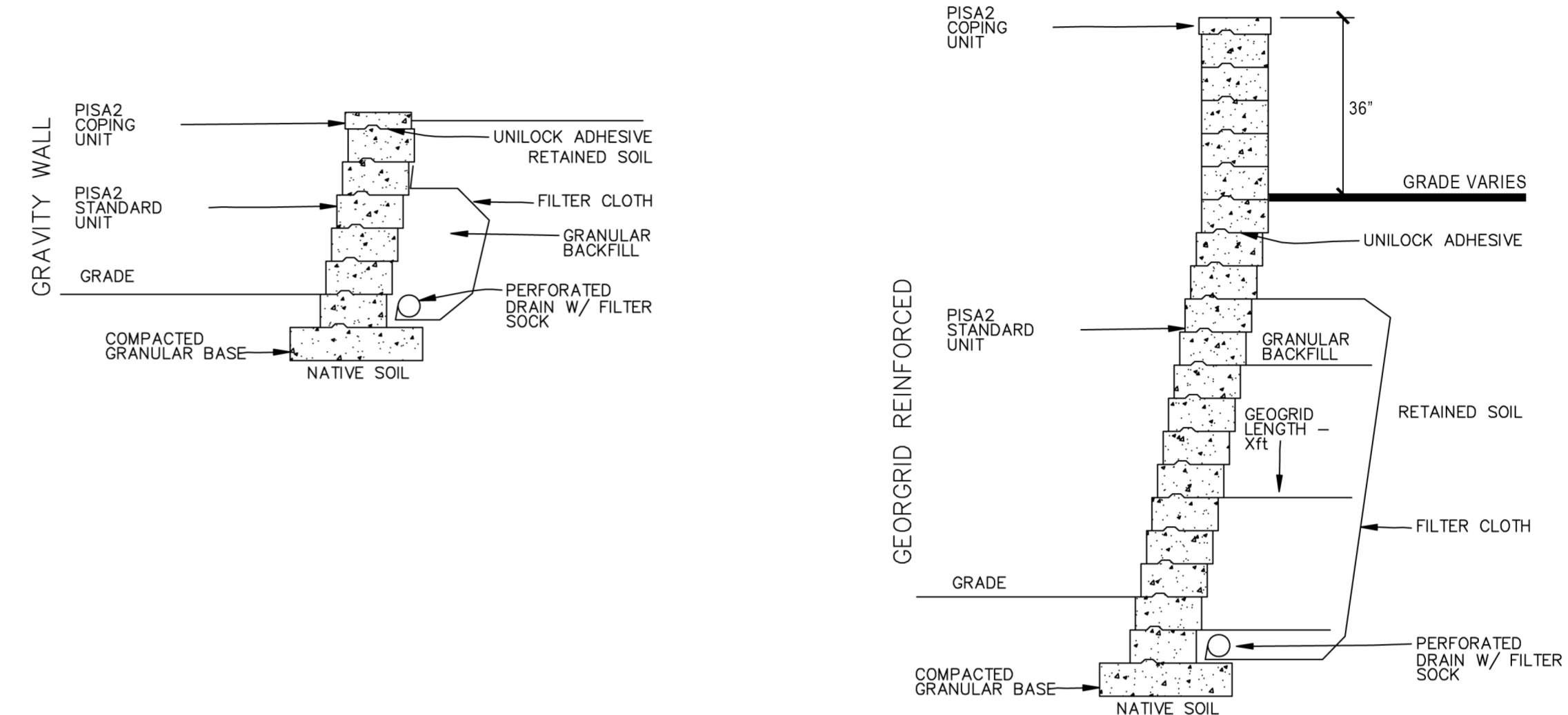
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F. 248.357.3646**

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STONES & BUNDLING	FACE FT/ BUNDLE	FACE FT/ UNIT	LIN FT/ BUNDLE	LIN FT/ UNIT	UNITS/ BUNDLE	UNITS/ FACE FT.	SECTIONS/ BUNDLE	LBS/ UNIT	LBS/ BUNDLE
STANDARD	20	0.67	40	1.33	30	1.5	2	85.6	2570
TAPERED	20	0.67	40	1.33	30	1.5	2	76.8	2570
XL TAPERED *	21.34	0.67 *	42.67	1.33 *	32 *	1.5 *	—	72	2305
CORNER - DOUBLE UNIT	15	1.67	—	—	9	0.83	3	104.8	943
12" COPING **	21	0.25	84	2	42	4	2	64.6	2714

NOTES: *ALL XL TAPERED DATA IS BASED ON SPLIT UNITS. MAXIMUM HEIGHT - 48" (UNDER OPTIMUM CONDITIONS). HIGHER WALLS CAN BE ACHIEVED USING GEOGRID REINFORCEMENT. TAPERED UNITS WILL ALLOW FOR A MINIMUM 5FT OUTSIDE RADIUS. XL TAPERED UNITS ALLOW FOR AN 8FT. OUTSIDE RADIUS. **12" COPING BUNDLE HAS 7 DOUBLE UNITS OF CLOSED-END COPING. ALL MEASUREMENTS ARE NOMINAL.

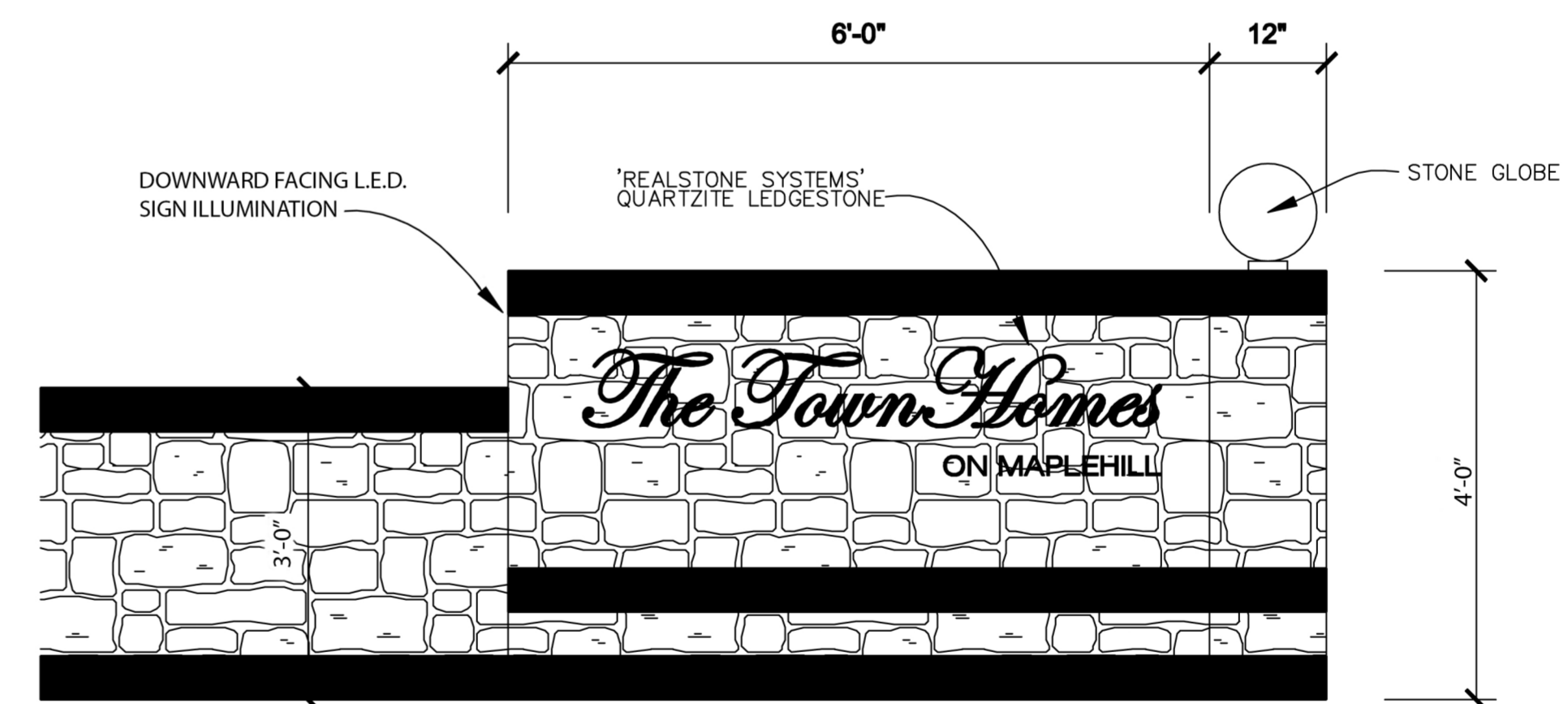
UNILOCK, THROUGH RISI STONE SYSTEMS INTERNATIONAL, CAN PROVIDE PRELIMINARY SITE ENGINEERING FOR MOST COMMERCIAL PROJECTS. SOILS INFORMATION, SITE DRAWINGS AND LOADING REQUIREMENTS ARE SOME OF THE INFORMATION DETAILS REQUIRED IN ORDER TO PROVIDE THIS PRELIMINARY SITE ENGINEERING. CONTACT YOUR LOCAL UNILOCK REPRESENTATIVE FOR DETAILS. RETAINING WALL ENGINEERING SOFTWARE IS ALSO AVAILABLE FREE OF CHARGE AT UNILOCK.COM



PRECAST GRAVITY RETAINING WALL DETAIL (UNILOCK PISA2)

SCALE: 1/2" = 1'-0"

(ALL WALLS TO BE BUILT ON SUBJECT PROPERTY)



ENTRY SIGNAGE

SCALE: N.T.S.

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03-26-15	APPROVAL
	REVISED

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CLIENT
MILESTONE DEVELOPMENT
1066 COMMERC ST.
BIRMINGHAM, MI

PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

JOB NO.
1328

SHEET
SITE DETAILS

SHEET NO.

A-7

Aluminum Bollard (RB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadoo
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: RB30 A AO 70S E

Product Code	RB30	Aluminum Bollard
Finish	A	Black
	H	Bronze
Lens	AO	Clear, Symmetric
Wattage	70S	70W HPS
	100S	100W HPS
	70H	70W MH
	100H	100W MH
	50S	50W HPS
	50H	50W MH
	40F	40W CFL
	100F	100W CFL
Voltage	E	120V
	F	277V
	G	240V
	H	277V
	K	347V

Aluminum Bollard (RB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadoo
Fixture Type:	Catalog No.:	Qty:

CERTIFICATIONS:
 ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

HEIGHT:
 32.14" (818mm)

WIDTH:
 10.16" (257mm)

Max. Weight:
 4.1 lbs.

ZONED RM-1
 MULTIPLE FAMILY
 RESIDENTIAL

THE SUMMIT CONDOMINIUM
 OF ROCHESTER HILLS
 SUBDIVISION PLAN NO. 1917
 L. 38825, P. 233

ZONED RCD
 ONE FAMILY CLUSTER

CENTER OF
 SECTION 3
 T.3N., R.11E.

ZONED R-1
 ONE FAMILY
 RESIDENTIAL

EX. HOUSE

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□	B	30		Melissa Lighting Wall Mounted Carriage Fixture, K756 Series	LED Retrofit Lamp	1	1500	0.81	188
○	C	10	HR-LED411-WW	WAC LED DOWNLIGHT	CREE LED	6	110	0.9	16.1
○	A	5	DB30AA012LE	DB30AA012LE W/12.5W A19 ENDURALED	PHILIPS 12.5W A19 ENDURALED	1	95.09106	0.9	12.7

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Calc Zone #1	+	0.2 fc	8.6 fc	0.0 fc	N/A	N/A			



Plan View
 Scale: 1" = 25'



Maple Hill

Designer
 Date
 8/24/2015
 Scale
 Not to Scale
 Drawing No.
 Summary

SP-1



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LAND PLANNERS

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2.12.15	SITE PLAN REV.
5.07.15	SITE PLAN REV.
8.27.15	SITE PLAN REV.
10.21.15	SITE PLAN REV.

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PROJECT
THE TOWNHOMES ON MAPLEHILL
A MULTIFAMILY DEVELOPMENT
ROCHESTER HILLS, MI

JOB NO.
H845

SHEET
LANDSCAPE PLAN

SHEET NO.
L2

1" = 30'

30 15 0 15 30 45

City File #5-008.2, Section #3

LANDSCAPE REQUIREMENTS

DETENTION BASIN REQUIREMENTS
1.5 DECIDUOUS TREES PER 100 LF. OF POND PERIMETER
1 EVERGREEN TREE PER 100 LF. OF POND PERIMETER
4 SHRUBS PER 100 LF. OF POND PERIMETER
PERIMETER: 385.66 LF
385.66 / 100 X 1.5 = 3.86 OR 4 DECIDUOUS TREES
385.66 / 100 X 1 = 3.86 OR 4 EVERGREEN TREES
385.66 / 100 X 4 = 15.44 OR 16 SHRUBS

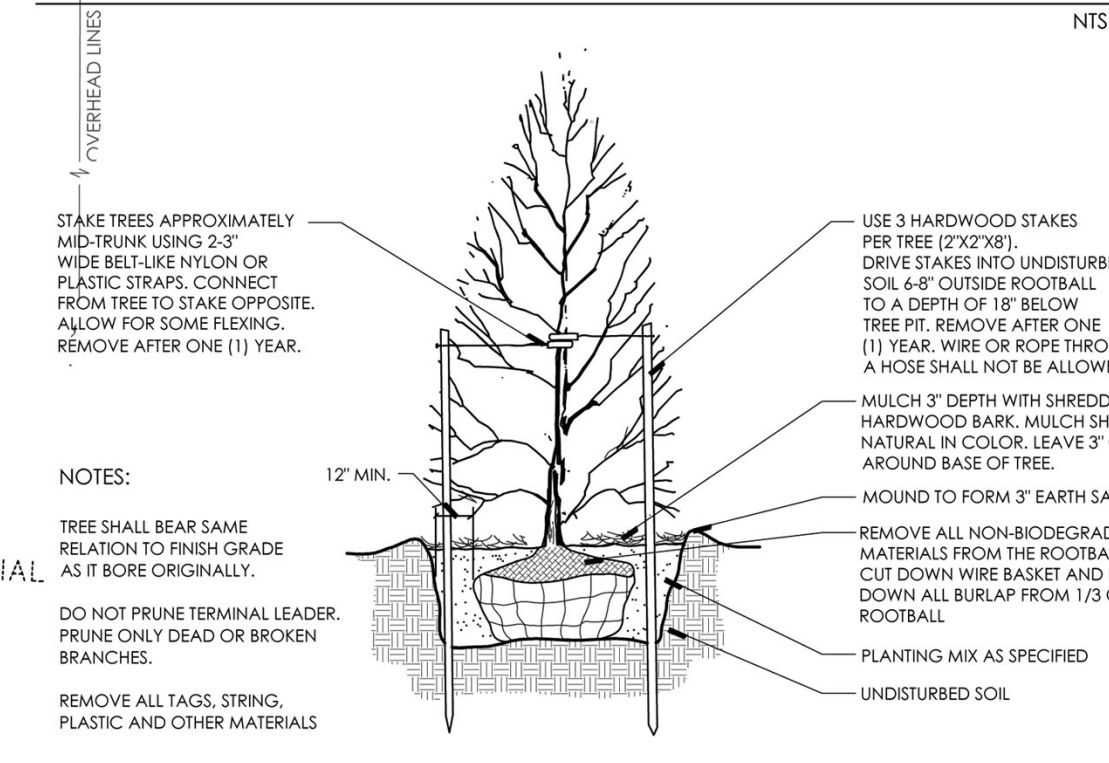
UNIT LS NOTE:

THE SITE WILL BE HYDRO-SEEDED AND MULCHED AFTER GRADING AND SITE WORK IS COMPLETED. INDIVIDUAL UNIT LANDSCAPING WILL BE DEVELOPED AND PROVIDED WITH CONSTRUCTION PLANS.

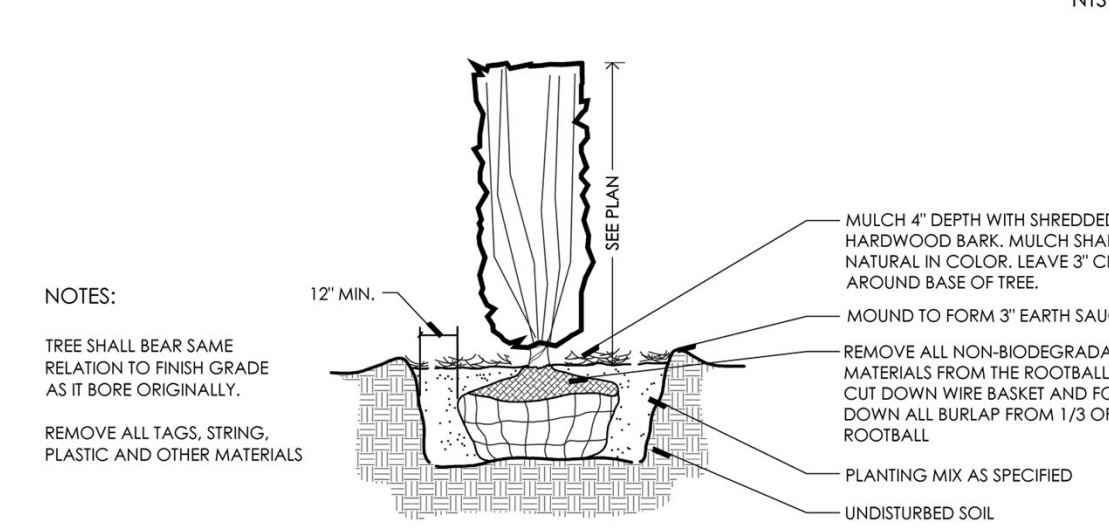
THE SUMMIT CONDOMINIUM OF ROCHESTER HILLS SUBDIVISION PL. #1, 80, 1317 L. 38025, P. 235



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



UPRIGHT EVERGREEN PLANTING DETAIL



GENERAL LANDSCAPE NOTES

- 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 THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HISHER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY BRANCHED, AND IN HEALTHY HYDROSOUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING & COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK". CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 TURF DOZY COMPOST. MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PICES OR INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE 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 OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

MASTER PLANT SCHEDULE

REPLACEMENT TREES						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
TREES						
AR	18	Acer rubrum 'Bowhall'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$5,850
BN	11	Betula nigra 'Sweet Birch'	1 1/2" CAL	B&B	CLUMP FORM	\$325/\$3,575
GT	3	Gleditsia triacanthos 'Sunburst'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$975
PA	13	Picea abies 'Nanum Spruce'	10" HT	B&B	FULL TO GROUND	\$425/\$5,525
PO	16	Picea canadensis 'Black Hills Spruce'	10" HT	B&B	FULL TO GROUND	\$425/\$6,800
PG	12	Picea canadensis 'Glen Head Spruce'	10" HT	B&B	FULL TO GROUND	\$425/\$5,100
PS	19	Pinus strobus 'Scott's Pine'	10" HT	B&B	FULL TO GROUND	\$425/\$8,075
TA	5	Taxus canadensis 'Redmond'	3" CAL	B&B	FULLY BRANCHED HEADS	\$325/\$1,625
TC	14	Taxus canadensis 'Canadian Hemlock'	10" HT	B&B	FULL TO GROUND	\$425/\$5,950
REPLACEMENT TOTAL:						\$43,475.00
BUFFER PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
TREES						
TO	64	Thuja occidentalis 'Techny'	5-6" HT	B&B	MAINTAIN AS HEDGE	\$75/\$4,800
BUFFER TOTAL:						\$4,800.00
MISCELLANEOUS PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
TREES AND SHRUBS						
PC	11	Pinus coccinea 'Cleveland Select'	2 1/2" CAL	B&B	FULLY BRANCHED HEADS	\$300/\$3,300
AA	32	Asplenium platyneuron	3 1/2" HT	B&B	WELL-ROOTED	\$50/\$1,600
MISC. TOTAL:						\$4,900.00
DETENTION BASIN PLANTINGS						
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENT	UNIT/TOTAL COST
TREES						
LS	6	Liquidambar styraciflua 'Sweet Gum'	2 1/2" CAL	B&B	FULLY BRANCHED HEADS	\$300/\$1,800
TC	4	Taxus canadensis 'Canadian Hemlock'	8" HT	B&B	FULL TO GROUND	\$400/\$1,600
CA	8	Campanula rotundifolia 'Red Top'	30" HT	B&B	WELL-ROOTED	\$50/\$400
VC	9	Viburnum cassinii 'Kawarazaki'	36" HT	B&B	WELL-ROOTED	\$50/\$450
DETENTION BASIN TOTAL:						\$4,250.00

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE!
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF:
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

CITY OF ROCHESTER HILLS NOTES

- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT MUST INSPECT ALL LANDSCAPE PLANNINGS INCLUDING BUT NOT LIMITED TO EROSION CONTROL, REPLACEMENT TREES, BUFFER PLANTINGS, AND FERTILIZING OF GRASSES AND THE FORESTRY DIVISION MUST INSPECT ALL RIGHTS-OF-WAY TO ENSURE 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.
- ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC ROADWAY. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 15' FROM THE EDGE OF A PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 15' FROM ANY TREE OR SHRUB. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 5' FROM THE NEAREST UNDERGROUND UTILITY.
- NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET FROM OR AWAY AT A DISTANCE OF 20' FROM THEIR POINT OF INTERSECTION. NO TREE OR SHRUB MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC STREETWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
- PRICER APPROVAL IS REQUIRED FOR ANY TREE OR SHRUB TO BE PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.
- THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS 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 OR SPECIFICATIONS.
- REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DEPTH OF EXISTING TREES.
- TREES MUST BE AT LEAST 5' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

IRRIGATION NOTE:

THE IRRIGATION PLAN WILL BE SUBMITTED AS A PART OF CONSTRUCTION PLAN REVIEW. ALL LANDSCAPE AREAS WILL BE IRRIGATED IN CONFORMANCE WITH THE CITY OF ROCHESTER HILLS REQUIREMENTS. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM

GROUND COVER KEY

- RESTORE DISTURBED AREAS W/ HYDROSEED AND MULCH
- 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- DETENTION BASIN SEED MIX SOWN AT 35 LBS/ACRE

DETENTION BASIN SEED MIX

*CONTAINS AT LEAST 12 WILDFLOWERS AND 3 GRASSES
WILDFLOWERS GRASSES
NEW ENGLAND ASTER BIG BLUESTEM
PALE INDIAN PLANTAIN CANADA WILD RYE
BONSET DARK GREEN BULBRUSH
OK EYE SUNFLOWER INDIAN GRASS
DENSE BLAZINGSTAR PRAIRIE CORD GRASS
GREAT BLUE LOBELIA
CARDINAL FLOWER
BERGAMOT (BEEBALM)
YELLOW CLOVER
GREEN-HEADED CONEFLOWER
BLACK-EYED SUSAN
CUPPLANT
OHIO GOLDENROD
BLUE VERVAIN
CULVER'S ROOT
IRONWEED
SEED MIX AVAILABLE:
NATIVESCAPE, LLC
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MANCHESTER, MI 48158
T 517.456.9696



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