

LEGAL DESCRIPTION
PARCELS COMBINED (23.154 ACRES)

(PARCEL IDENTIFICATION: 70-15-28-226-022, 70-15-28-226-021, 70-15-28-226-007, 70-15-28-226-008, 70-15-28-204-004, AND PART OF 70-15-28-226-001)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 705.50 FEET ALONG THE EAST LINE OF SECTION 28 TO THE POINT OF BEGINNING; THENCE EXTENDING SOUTH 530.65 FEET ALONG THE EAST LINE OF SECTION 28; THENCE N86°50'11"W 331.20 FEET; THENCE SOUTH 1.60 FEET; THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF "WHISPERING WILLOWS NO. 1 AS RECORDED IN LIBER 173 ON PAGES 1-4, OAKLAND COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: N87°10'47"W 898.39 FEET, N00°38'51"W 172.73 FEET, S88°51'51"W 314.56 FEET AND N01°17'26"W 927.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAMLIN ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF HAMLIN ROAD THE FOLLOWING (3) THREE COURSES AND DISTANCES: (1) N89°12'02"E 228.31 FEET, (2) S00°47'58"E 12.00 FEET, (3) N89°12'02"E 89.62 FEET; THENCE S00°38'51"E 328.00 FEET; THENCE S86°46'06"E 271.56 FEET; THENCE SOUTH 225.34 FEET; THENCE S87°10'47"E 966.61 FEET TO THE POINT OF BEGINNING, CONTAINING 23.154 ACRES OF LAND.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN/BICYCLE PATHWAY AS RECORDED IN LIBER 10759, PAGES 7, AND 101, AND LIBER 10759 PAGE 780, AND LIBER 10823, PAGE 175.

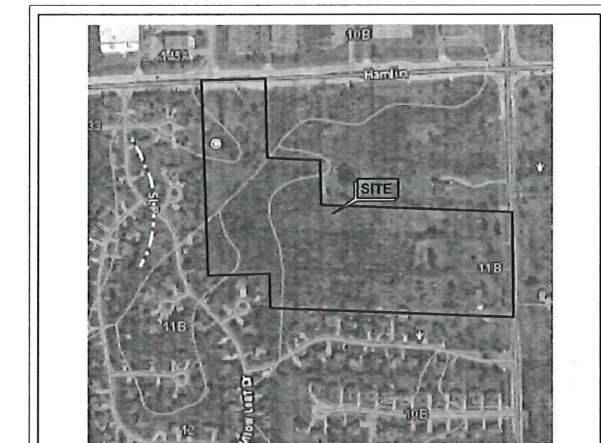
ALSO SUBJECT TO AN EASEMENT FOR A SANITARY SEWER ACROSS THE EAST 53 FEET AS RECORDED IN LIBER 7159, PAGE 578 AND 579 AND LIBER 7343, PAGE 565.

ALSO SUBJECT TO THE RIGHT OF THE PUBLIC IN LIVERNOIS ROAD AND HAMLIN ROAD

ALSO SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.

WOODLAND PARK

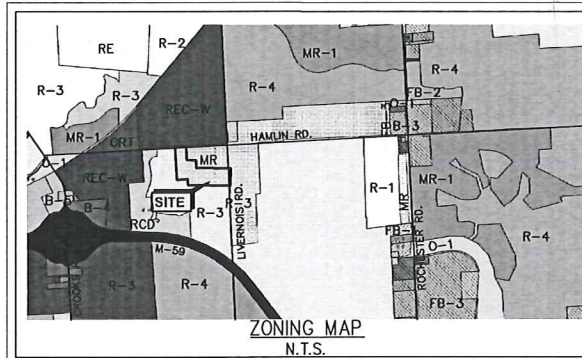
A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



SOIL MAP
N.T.S.

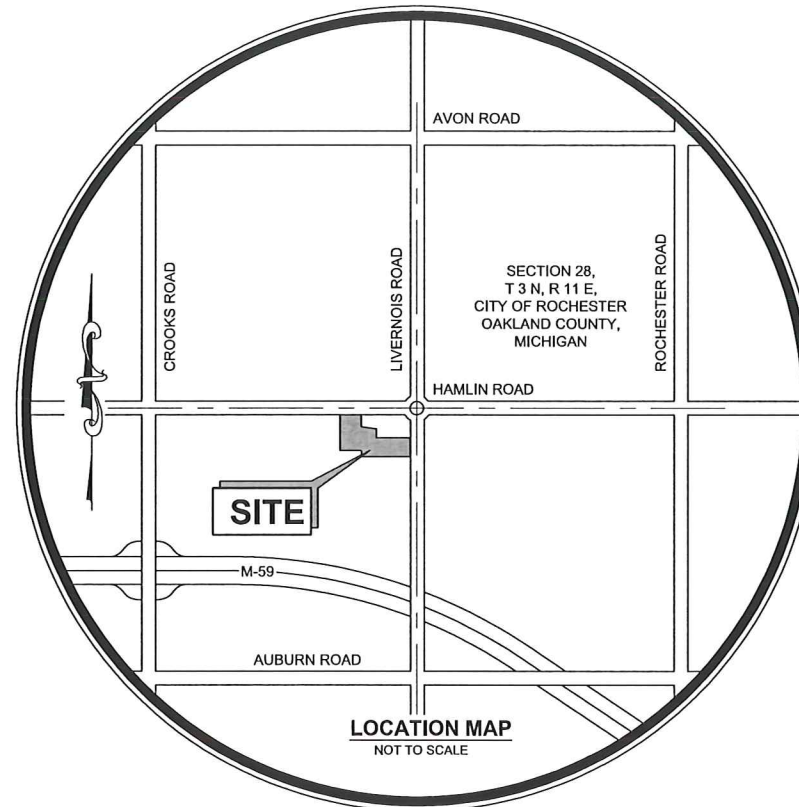
SOIL TYPES

- 10B MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES
- 11B CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES
- 12 BROOKSTON AND COLWOOD LOAMS
- 33 LENAWEE SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
- 145A BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES



ZONING MAP
N.T.S.

NOTE:
NO FLOOD ZONES PRESENT ON SITE PER CITY OF ROCHESTER HILLS FLOOD MAP.



LOCATION MAP
NOT TO SCALE

ALL DRAWINGS, SPECIFICATIONS, AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF FAZAL KHAN & ASSOC. INC. AND SHALL BE RETURNED UPON REQUEST.

REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF FAZAL KHAN & ASSOCIATES INC.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO FAZAL KHAN & ASSOCIATES INC. BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

ALL WATER MAINS, SANITARY SEWERS (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACK FILLED AND COMPACTED TO 95% OPTIMUM DENSITY.

ALL UTILITY CROSSINGS TO BE SAND BACK FILLED. SAND BACK FILLING TO BE INCIDENTAL TO CONTRACT.

PERMITS

- SANITARY PERMIT # _____ ISSUED _____
- WATER MAIN PERMIT # W _____ ISSUED _____
- SOIL EROSION PERMIT # _____ ISSUED _____
- DEQ WETLAND PERMIT # _____ ISSUED _____
- NPDES PERMIT # MIR _____ ISSUED _____
- FIRE MARSHALL APPROVAL _____
- RCOC PERMIT # _____ ISSUED _____
- CITY OF ROCHESTER HILLS ROW USE # _____ ISSUED _____

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY AND TOPOGRAPHY
- 3 TREE SURVEY
- 4 TREE PRESERVATION PLAN
- 5 TREE LIST
- 6 TREE LIST
- 7 OVERALL SITE PLAN
- 8 OVERALL UTILITY PLAN
- 9 SITE DRAINAGE PLAN
- 10 SITE DISTANCE PLAN
- 11 LANDSCAPE PLAN
- 12 LANDSCAPE DETAILS
- 13 WETLAND IMPACT

SITE DATA

ZONED	R3
TOTAL SITE AREA	23.154 ACRES
HAMLIN ROAD RIGHT-OF-WAY	0.448 ACRES
LIVERNOIS ROAD RIGHT-OF-WAY	0.730 ACRES
NET SITE ACREAGE	22.424 ACRES

DENSITY CALCULATIONS

PROPOSED UNITS	48 UNITS
PERMITTED DENSITY: 3.45 UNITS/ACRE	77 UNITS

UNIT SIZES PROVIDED

AVERAGE AREA	11,551 S.F.
MAX. AREA	20,433 S.F. (UNIT 35)
MIN. AREA	9,685 S.F. (UNIT 3)
MIN. DEPTH	120.00 FEET
MIN. WIDTH	80.00 FEET
NOTE:	NO MINIMUM LOT AREA OR WIDTH REQUIREMENT FOR DETACHED DWELLINGS IN (MR)

PERIMETER SETBACKS

FRONT:	30.0'
SIDE:	15.0'
REAR:	60.0'

UNIT SETBACKS

	REQUIRED	PROVIDED
FRONT	20.0'	25.0' FRONT 20.0' (SIDE ENTRY)
SIDE MIN.	5.0'	5.0'
TOTAL SIDE	15.0'	30.0'
REAR	35.0'	35.0'

OPEN SPACE PROVIDED

PASSIVE OPEN SPACE	2.569 acres
	0.485 acres
	0.363 acres
	0.156 acres
	0.089 acres
TOTAL PASSIVE =	3.662 acres
ACTIVE OPEN SPACE	0.671 acres
	0.375 acres
	0.208 acres
	0.107 acres
TOTAL ACTIVE =	1.361 acres
TOTAL ACTIVE AND PASSIVE	5.023 acres (22.40%)

OWNER / DEVELOPER

PULTE HOMES OF MICHIGAN, LLC
 100 BLOOMFIELD HILLS PARKWAY, SUITE 150
 BLOOMFIELD HILLS, MI 48304
 ATTN: JOE SKORE
 (248) 330-3069

SURVEYOR / ENGINEER

FAZAL KHAN AND ASSOCIATES, INC.
 43279 SCHOENHERR ROAD
 STERLING HEIGHTS, MI 48313
 (586) 739-8007



BENCHMARK LIST:
 BENCHMARK #1 (SHOWN)
 MAG NAIL IN NORTH FACE
 OF UTILITY POLE
 ELEV.= 863.18 (NAVD 88)
 BENCHMARK #2 (SHOWN)
 MAG NAIL IN WEST FACE
 OF UTILITY POLE
 ELEV.= 836.60 (NAVD 88)
 BENCHMARK #3 TOP OF
 HYDRANT SOUTH OF LOT
 #2 MAPLE LEAF DR.
 ELEV.= 831.81 (NAVD 88)
 BENCHMARK #4 (SHOWN)
 TOP OF HYDRANT
 ELEV.= 895.75 (NAVD 88)

CALL MISS DIS 72 HOURS BEFORE YOUR WORK BEGINS 480-482-7771 480-661-7771 CALL 811.COM (TOLL FREE)

DATE: 03/30/2016
 BY: [Signature]
 CHECKED BY: [Signature]
 REVISIONS:

FINAL SITE PLAN
 WOODLAND PARK
 A PART OF THE NORTHEAST 1/4 OF SECTION 28
 TOWN 3 NORTH, RANGE 11 EAST,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR ROAD, SUITE 150
 BLOOMFIELD HILLS, MI 48304
 WWW.FAZALKHAN.COM

COVER SHEET

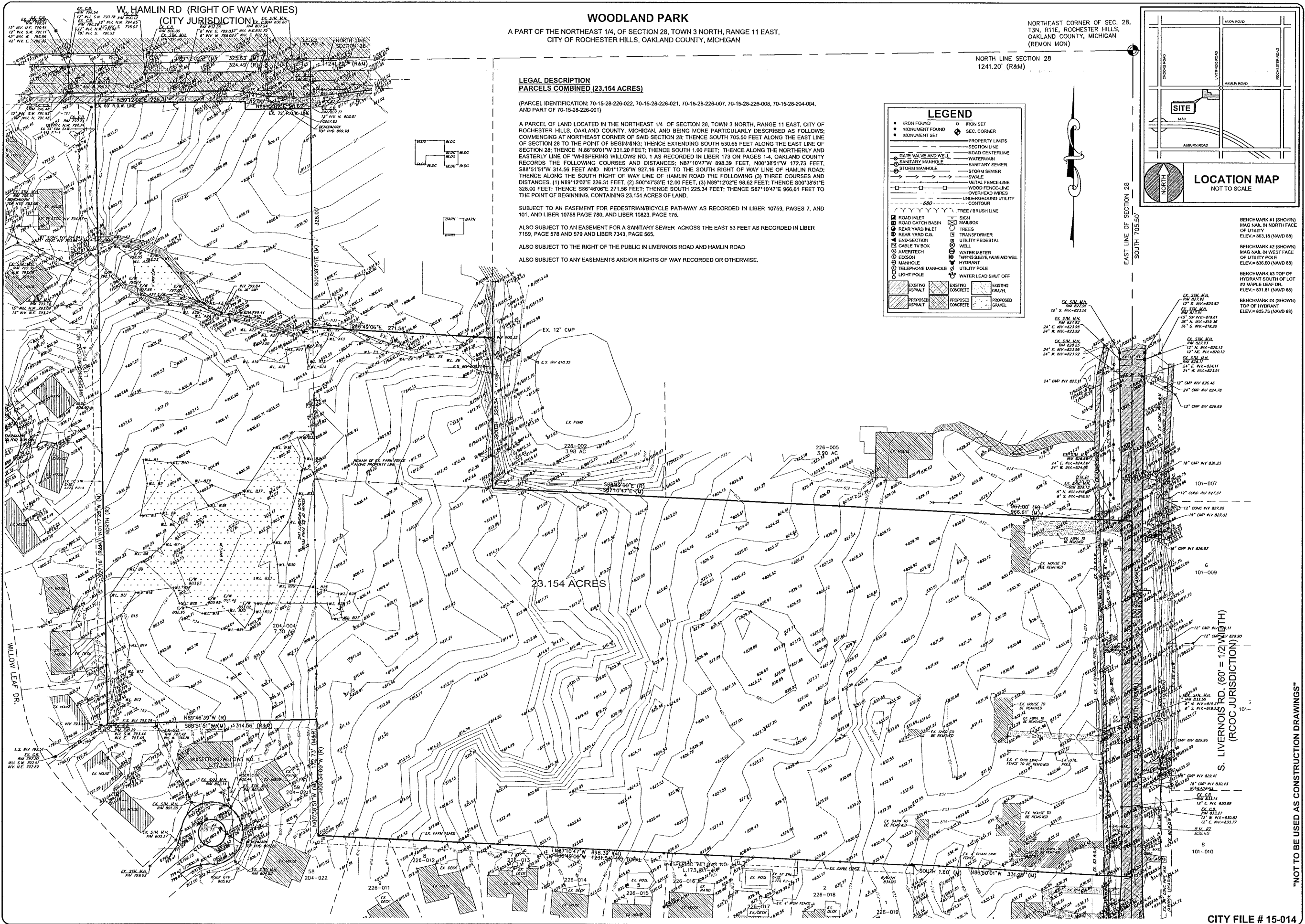
PROJECT NO. 15-002
 FIELD BOOK XXX
 DATE 03/30/2016
 CLIENT PULTE LAND COMPANY, LLC
 SCALE AS NOTED
 DRAWN BY O.G.
 CHECKED BY E.M.K.

PRELIMINARY CONSTRUCTION AS-BUILT

SHEET NO. 1

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

PLANS SUBMITTED TO:	DATE SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	DATE APPROVED:	ADDRESS AND PHONE #:
CITY OF ROCHESTER HILLS - FINAL SITE PLAN	3-31-2016						1000 ROCHESTER HILLS DRIVE, ROCHESTER HILLS, MI 48309-3303 PHONE: (248) 330-3000 FAX: (248) 330-0114



W. HAMLIN RD (RIGHT OF WAY VARIES)

(CITY JURISDICTION)

WOODLAND PARK

A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

NORTHEAST CORNER OF SEC. 28, T3N, R11E, ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN (REMOM MON)

NORTH LINE SECTION 28
1241.20' (R&M)

LEGAL DESCRIPTION
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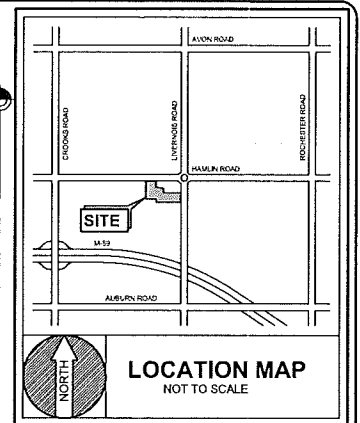
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ALSO SUBJECT TO THE RIGHT OF THE PUBLIC IN LIVERNOIS ROAD AND HAMLIN ROAD
ALSO SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.

LEGEND

● IRON FOUND	○ IRON SET
■ MONUMENT FOUND	◆ SEC. CORNER
■ MONUMENT SET	◆ SECTION LIMITS
— SECTION LINE	— ROAD CENTERLINE
— WATERMARK	— SANITARY SEWER
— SANITARY SEWER	— STORM SEWER
— STORM SEWER	— SWALE
— SWALE	— METAL FENCE-LINE
— METAL FENCE-LINE	— WOOD FENCE-LINE
— WOOD FENCE-LINE	— OVERHEAD WIRES
— OVERHEAD WIRES	— UNDERGROUND UTILITY
— UNDERGROUND UTILITY	— CONTOUR
— CONTOUR	— TREE / BRUSH LINE
— TREE / BRUSH LINE	— SIGN
— SIGN	— MAILBOX
— MAILBOX	— TRANSFORMER
— TRANSFORMER	— UTILITY PEDESTAL
— UTILITY PEDESTAL	— WELL
— WELL	— WATER METER
— WATER METER	— TAPPING SLAVE, VALVE AND WELL
— TAPPING SLAVE, VALVE AND WELL	— HYDRANT
— HYDRANT	— UTILITY POLE
— UTILITY POLE	— WATER LEAD SHUT OFF
— WATER LEAD SHUT OFF	— ROAD INLET
— ROAD INLET	— ROAD CATCH BASIN
— ROAD CATCH BASIN	— REAR YARD INLET
— REAR YARD INLET	— REAR YARD C.B.
— REAR YARD C.B.	— END-SECTION
— END-SECTION	— CABLE TV BOX
— CABLE TV BOX	— AMERITECH
— AMERITECH	— EDISON
— EDISON	— MANHOLE
— MANHOLE	— TELEPHONE MANHOLE
— TELEPHONE MANHOLE	— LIGHT POLE
— LIGHT POLE	— EXISTING ASPHALT
— EXISTING ASPHALT	— EXISTING CONCRETE
— EXISTING CONCRETE	— EXISTING GRAVEL
— EXISTING GRAVEL	— PROPOSED ASPHALT
— PROPOSED ASPHALT	— PROPOSED CONCRETE
— PROPOSED CONCRETE	— PROPOSED GRAVEL



LOCATION MAP
NOT TO SCALE

BENCHMARK #1 (SHOWN)
MAG NAIL IN NORTH FACE OF UTILITY
ELEV.= 863.18 (NAVD 88)

BENCHMARK #2 (SHOWN)
MAG NAIL IN WEST FACE OF UTILITY POLE
ELEV.= 836.00 (NAVD 88)

BENCHMARK #3 (SHOWN)
TOP OF HYDRANT SOUTH OF LOT #2 MAPLE LEAF DR.
ELEV.= 831.81 (NAVD 88)

BENCHMARK #4 (SHOWN)
TOP OF HYDRANT
ELEV.= 825.75 (NAVD 88)

23.154 ACRES

S. LIVERNOIS RD. (60' = 1/2 W (R) (TH) (RCCO JURISDICTION))

CALL 811 FOR UTILITY LOCATIONS
811
CALL 811.COM (TOLL FREE)

REVISIONS

FINAL SITE PLAN
WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4379 SCHOENBERG STERLING HEIGHTS, MI 48313
PHONE (588) 380-1000 FAX (588) 380-1001
WWW.FAZALKHAN.COM

BOUNDARY AND TOPOGRAPHY

PROJECT NO. 15-002
DATE 03/20/2016
DRAWN BY: C.O.G.
CHECKED BY: FRANK

CLIENT: PULTE LAND COMPANY, LLC
SCALE: 1" = 60'

PRELIMINARY
CONSTRUCTION
AS-BUILT

2

CITY FILE # 15-014

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

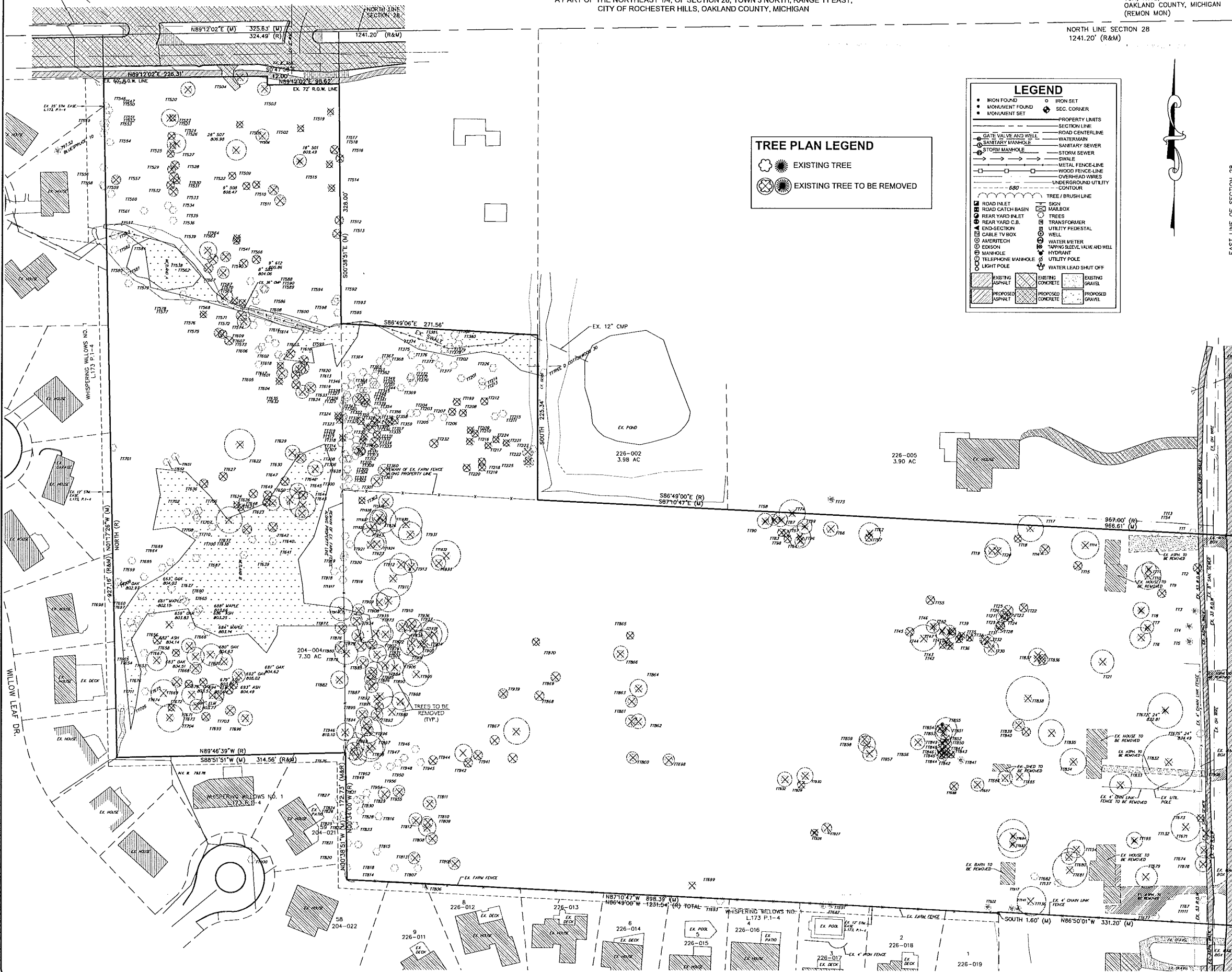
W. HAMLIN RD (RIGHT OF WAY VARIES)
(CITY JURISDICTION)

WOODLAND PARK

A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

NORTHEAST CORNER OF SEC. 28,
T3N, R11E, ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN
(REMON MON)

NORTH LINE SECTION 28
1241.20' (R&M)



TREE PLAN LEGEND

- ☉ EXISTING TREE
- ☒ EXISTING TREE TO BE REMOVED

LEGEND

- IRON FOUND
- IRON SET
- MONUMENT FOUND
- SEC. CORNER
- MONUMENT SET
- PROPERTY LIMITS
- SECTION LINE
- ROAD CENTERLINE
- ROAD CATCH BASIN
- WATER MAIN
- GATE VALVE AND WELL
- SANITARY SEWER
- SANITARY MANHOLE
- STORM SEWER
- STORM MANHOLE
- SWALE
- METAL FENCE-LINE
- WOOD FENCE-LINE
- OVERHEAD WIRES
- UNDERGROUND UTILITY
- CONTOUR
- TREE / BRUSH LINE
- SKIN
- MARLBOR
- TRANSFORMER
- UTILITY PEDESTAL
- HYDRANT
- WATER METER
- TAPPING SLEEVE, VALVE AND WELL
- AMERITECH
- EDISON
- MANHOLE
- TELEPHONE MANHOLE
- LIGHT POLE
- WATER LEAD SHUT OFF
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED GRAVEL

LOCATION MAP
NOT TO SCALE

BENCHMARK #1 (SHOWN)
MAG NAIL IN NORTH FACE
OF UTILITY
ELEV. = 663.18 (NAVD 88)

BENCHMARK #2 (SHOWN)
MAG NAIL IN WEST FACE
OF UTILITY POLE
ELEV. = 636.60 (NAVD 88)

BENCHMARK #3 (TOP OF
HYDRANT SOUTH OF LOT
#2 MAPLE LEAF DR.
ELEV. = 631.61 (NAVD 88)

BENCHMARK #4 (SHOWN)
TOP OF HYDRANT
ELEV. = 625.75 (NAVD 88)

FINAL SITE PLAN
WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28
TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

TREE SURVEY

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
16700 SCHEENBERG STEERING HEIGHTS, MI 48313
WWW.FAZALKHAN.COM

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PRELIMINARY	CLIENT	PULTE LAND COMPANY, LLC	SCALE	1" = 60'
CONSTRUCTION	PROJECT NO.	15-002	FIELD BOOK	XXX
AS-BUILT	DATE	03/30/2016	DRAWN BY	CHECKED BY
			O.G.	F.A.M.

3

CITY FILE # 15-014

EXISTING TREES ON PARCEL AT LIVERNOIS ROAD

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
1	Siberian elm	8			Good	Save
2	Cottonwood	30			Good	Remove
3	Blue spruce	14			Good	Save
4	Blue spruce	11			Good	Save
5	Blue spruce	28			Good	Save
6	Pignut Hickory	29			Good	Remove
7	Norway spruce	18			Good	Remove
8	Norway spruce	22			Good	Remove
9	Pignut Hickory	12			Good	Remove
10	Siberian elm	36			Poor	Remove
11	Blue spruce	20			Good	Remove
13	Boxelder	15			Poor	Save
14	Common apple	38			Poor	Remove
15	Common apple	12			Good	Remove
16	Common apple	14			Poor	Remove
17	Common apple	18			Poor	Remove
18	Common apple	8			Poor	Remove
19	Red maple	18			Good	Remove
20	Siberian elm	36			Good	Remove
21	Black walnut	32			Good	Remove
22	Common apple	12			Good	Remove
23	Quaking Aspen	12			Good	Remove
24	Quaking Aspen	13			Good	Remove
25	Quaking Aspen	0			Good	Remove
26	Quaking Aspen	14			Good	Remove
27	Quaking Aspen	16			Good	Remove
28	Quaking Aspen	14			Good	Remove
29	Sugar maple	12			Good	Remove
30	White ash	10			Dead	Remove
31	Sugar maple	13			Good	Remove
32	Black walnut	18			Good	Remove
34	Norway spruce	9			Good	Remove
35	Norway spruce	8			Good	Remove
36	Norway spruce	6			Good	Remove
39	Scots Pine	6			Good	Remove
40	Scots Pine	18			Good	Remove
41	Scots Pine	16			Good	Remove
42	Scots Pine	10			Good	Remove
43	Red maple	8			Good	Remove
44	Red maple	10			Good	Remove
45	Cottonwood	8			Good	Remove
46	Norway spruce	12			Good	Remove
47	Norway spruce	22			Good	Remove
54	Siberian elm	22			Good	Save
55	Cottonwood	24			Good	Remove
57	Cottonwood	8			Good	Remove
58	Norway spruce	15			Good	Remove
62	Norway spruce	30			Good	Remove
64	Norway spruce	14			Good	Remove
66	Black cherry	20			Good	Remove
67	Red maple	12			Good	Save
74	Norway spruce	18			Good	Remove
83	Red maple	18			Good	Remove
84	White Ash	6			Good	Remove
85	White Ash	8			Good	Remove
86	White Ash	8			Good	Remove
87	Norway spruce	20			Good	Remove
88	Siberian elm	8			Good	Remove
89	Siberian elm	12			Good	Remove
90	Norway spruce	21			Good	Remove
91	White Ash	14			Good	Remove
92	Siberian elm	20			Good	Remove
94	Cottonwood	18			Good	Remove
95	Siberian elm	12			Good	Remove
96	Norway spruce	30			Good	Remove
97	Red maple	10			Good	Remove
98	Red maple	10			Good	Remove
99	Norway spruce	20			Good	Remove
111	White pine	16			Good	Remove
132	Red maple	40			Good	Save
136	Common apple	20			Poor	Remove
137	Common apple	12			Poor	Remove
141	White pine	14			Good	Save
154	Common apple	14			Poor	Remove
195	Blue spruce	22			Good	Remove
199	Black cherry	10			Good	Remove
201	Black cherry	8			Good	Save
202	Black cherry	8			Good	Save
203	Black cherry	8			Good	Save
204	Siberian elm	6			Good	Save
205	Black cherry	6			Good	Save
206	Black cherry	10			Good	Save
207	Black cherry	10			Good	Save
208	Siberian elm	10			Good	Remove
209	Red maple	12			Good	Save
210	Red maple	8			Good	Remove
211	Black cherry	12			Good	Save
212	Siberian elm	20			Good	Remove
213	Black cherry	12			Good	Save
214	Black cherry	10			Good	Save
215	Red maple	10			Good	Save
216	Siberian elm	8			Good	Remove
217	Siberian elm	8			Good	Remove
218	Siberian elm	8			Good	Remove
219	Red maple	10			Good	Remove
220	Common apple	10			Good	Remove
221	Siberian elm	10			Good	Remove
222	Siberian elm	12			Good	Remove
223	Siberian elm	14			Good	Save
224	White Ash	7			Good	Remove
225	White Ash	7			Good	Remove
226	Siberian elm	14			Good	Remove
232	Black cherry	12			Good	Remove
300	Basswood	7			Good	Save
301	Basswood	10			Good	Save
302	Basswood	8			Good	Save
303	Basswood	12			Good	Save
304	White Oak	10			Good	Save
305	Basswood	12			Good	Save
306	Basswood	8			Good	Save
307	Hickory	8			Good	Save
308	Hickory	8			Good	Save
309	Basswood	8			Good	Save
310	Basswood	8			Good	Save
311	Basswood	14			Good	Save
312	Basswood	7			Good	Remove
313	Basswood	10			Good	Remove
314	Basswood	8			Good	Save
315	Basswood	10			Good	Remove

WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
316	Basswood	14			Good	Save
317	Basswood	14			Good	Save
318	Cottonwood	14			Good	Save
319	Basswood	6			Good	Save
320	Basswood	14			Good	Save
321	Basswood	10			Good	Save
322	Basswood	12			Good	Remove
323	Basswood	10			Good	Remove
324	Basswood	10			Good	Remove
325	Basswood	10			Good	Save
326	Basswood	18			Good	Save
327	Cottonwood	18			Good	Save
328	Basswood	10			Good	Save
329	Basswood	12			Good	Save
330	Basswood	7			Good	Remove
331	Basswood	12			Good	Remove
332	Basswood	12			Good	Remove
333	Siberian Elm	6			Good	Remove
334	Basswood	14			Good	Remove
335	Basswood	10			Good	Remove
336	Cottonwood	18			Good	Remove
337	Basswood	10			Good	Remove
338	Basswood	14			Good	Save
339	Basswood	10			Good	Save
340	Basswood	8			Good	Remove
341	Basswood	12			Good	Remove
342	Cottonwood	18			Good	Remove
343	Cottonwood	18			Good	Remove
344	Cottonwood	18			Good	Save
345	Cottonwood	16			Good	Save
346	Siberian Elm	18			Good	Save
347	Cottonwood	7			Good	Save
348	Siberian Elm	7			Good	Save
349	Basswood	12			Good	Save
350	Cottonwood	12			Good	Save
351	Siberian Elm	8			Good	Save
352	Siberian Elm	8			Good	Save
353	Cottonwood	14			Good	Save
354	Cottonwood	10			Good	Save
355	Basswood	8			Good	Save
356	Cottonwood	14			Good	Save
357	Siberian Elm	18			Good	Remove
358	Siberian Elm	6			Good	Remove
359	Basswood	8			Good	Remove
360	Siberian Elm	16			Good	Remove
361	Black Cherry	8			Good	Remove
362	White Oak	8			Good	Remove
363	Siberian Elm	6			Good	Save
364	Siberian Elm	8			Good	Save
365	Siberian Elm	10			Good	Save
367	Red Maple	8			Good	Save
368	Siberian Elm	8			Good	Save
369	Black Cherry	8			Good	Save
370	Siberian Elm	8			Good	Save
371	Black Cherry	6			Good	Save
372	Siberian Elm	10			Good	Save
373	Siberian Elm	15			Good	Save
374	Siberian Elm	10			Good	Save
375	Siberian Elm	15			Good	Save
376	Siberian Elm	10			Good	Save
377	Siberian Elm	10			Good	Save
378	Hickory	6			Good	Save
379	Black Walnut	14			Good	Save
380	Black Walnut	26			Good	Save
381	Siberian Elm	10			Good	Save
382	Siberian Elm	10			Good	Save
671	Austrian pine	12			Poor	Remove
672	Norway spruce	24			Good	Remove
673	Austrian pine	10			Good	Remove
674	Austrian pine	15			Good	Save
675	Red Oak	24			Good	Save
676	Red maple	22			Good	Save
677	Red maple	26			Good	Save
678	Austrian pine	14			Good	Save
679	Red maple	30			Good	Remove
680	Common apple	11			Good	Remove
681	Silver maple	24			Good	Remove
682	Common apple	12			Poor	Remove
683	Norway spruce	20			Good	Remove
684	Norway spruce	22			Good	Remove
685	Black walnut	28			Good	Remove
686	Red maple	20			Good	Remove
687	Boxelder	18			Poor	Remove
688	Boxelder	8			Poor	Remove
689	Sugar maple	10			Good	Remove
690	Siberian elm	8			Good	Remove
805	Cottonwood	6			Good	Remove
807	Black walnut	6			Good	Save
808	Cottonwood	8			Good	Remove
809	Cottonwood	10			Good	Remove
810	Siberian elm	7			Good	Remove
811	Red maple	8			Good	Remove
812	White ash	9			Poor	Remove
813	White ash	10			Dead	Save
814	White ash	10			Poor	Save
815	Siberian elm	18			Good	Save
816	Red maple	36			Good	Save
818	Quaking aspen	12			Good	Save
820	Red maple	12			Good	Save
821	Red maple	12			Good	Save
822	Red maple	14			Good	Save
823	Red maple	16			Good	Save
828	Sugar maple	14			Good	Save
829	White ash	12			Good	Save
830	White ash	10			Dead	Save
831	Silver maple	8			Good	Save
832	Silver maple	36			Good	Save
833	Red maple	30			Good	Remove
834	Sugar maple	36			Good	Remove
835	American sycamore	36			Good	Remove
836	Black cherry	7			Good	Remove
837	Silver maple	10			Good	Remove
838	Boxelder	30			Good	Remove
839	Boxelder	18			Good	Remove
840	Common apple	8			Poor	Remove
841	Scots pine	24			Good	Remove
842	Scots pine	10			Good	Remove

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
843	Scots pine	10			Good	Remove
844	Scots pine	14			Good	Remove
845	Scots pine	14			Good	Remove
846	Scots pine	12			Good	Remove
847	Scots pine	10			Good	Remove
848	Scots pine	14			Good	Remove
849	Scots pine	12			Good	Remove
850	Boxelder	12			Poor	Remove
851	Scots pine	10			Good	Remove
852	Scots pine	14			Good	Remove
853	Scots pine	20			Good	Remove
854	Scots pine	6			Good	Remove
855	Scots pine	30			Good	Remove
856	Cottonwood	32			Good	Remove
857	White ash	10			Poor	Remove
858	Black cherry	12			Poor	Remove
859	Black cherry	8			Poor	Remove
860						

WOODLAND PARK

A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

EXISTING TREES ON PARCEL AT HAMLIN ROAD

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
501	NORWAY-SPRUCE	16			Poor	Remove
502	CEDAR	6			Poor	Remove
503	BLUE SPRUCE	20			Good	Remove
504	RED MAPLE	21			Good	Remove
505	DOM. APPLE	8			Good	Remove
506	NORWAY-SPRUCE	18			Poor	Remove
507	SILVER MAPLE	28			Good	Remove
508	DOM. APPLE	8			Good	Remove
509	WEeping-WILLOW	8			Good	Remove
510	WEeping-WILLOW	14			Good	Remove
511	BOXELDER	13			Good	Remove
512	BASSWOOD	15			Good	Save
513	BASSWOOD	22			Good	Save
514	SHAGBARK HICKORY	15			Good	Remove
515	BLACK CHERRY	15			Good	Remove
516	BASSWOOD	15			Good	Remove
517	BASSWOOD	22			Good	Save
518	BASSWOOD	11			Good	Save
519	SHAGBARK HICKORY	14			Good	Save
520	NORWAY SPRUCE	10			Good	Remove
521	CEDAR	8			Poor	Remove
522	CEDAR	9			Poor	Remove
523	SILVER MAPLE	24			Good	Remove
524	CEDAR	10			Good	Remove
525	CEDAR	10			Good	Remove
526	SILVER MAPLE	26			Good	Remove
527	CEDAR	10			Poor	Remove
528	CEDAR	12			Poor	Remove
529	CEDAR	11			Poor	Remove
530	CEDAR	13			Poor	Remove
531	BLUE SPRUCE	9			Poor	Remove
532	CEDAR	11			Poor	Remove
533	CEDAR	13			Poor	Remove
534	CEDAR	12			Poor	Save
535	CEDAR	11			Poor	Save
536	CEDAR	12			Poor	Save
537	BOXELDER	28			Good	Save
538	SIBERIAN ELM	26			Good	Save
539	SILVER MAPLE	24			Good	Remove
540	SILVER MAPLE	14			Good	Remove
541	BOXELDER	14			Good	Remove
542	RED MAPLE	18			Good	Remove
543	BLUE SPRUCE	14			Good	Remove
546	DOM. APPLE	12			Good	Save
547	BLACK WALNUT	12			Good	Save
548	BLACK WALNUT	13			Good	Save
549	BLACK CHERRY	8			Good	Save
550	BLACK WALNUT	11			Good	Remove
551	BLACK WALNUT	13			Good	Remove
552	BLACK WALNUT	14			Good	Save
553	BLACK WALNUT	14			Good	Save
554	DOM. APPLE	8			Good	Save
555	WEeping WILLOW	12			Good	Remove
556	BLACK CHERRY	8			Good	Save
557	BLACK WALNUT	18			Good	Save
558	BOXELDER	10			Good	Save
559	BIRCH	10			Good	Save
560	WEeping WILLOW	32			Good	Save
561	BOXELDER	18			Good	Save
562	BIRCH	13			Good	Remove
563	BOXELDER	9			Good	Remove
564	BOXELDER	10			Good	Remove
566	WHITE OAK	12			Good	Remove
567	BLACK LOCUST	16			Good	Remove
568	SILVER MAPLE	22			Good	Remove
569	SILVER MAPLE	12			Good	Remove
570	BLACK LOCUST	17			Good	Remove
571	SIBERIAN ELM	14			Good	Remove
572	COTTONWOOD	18			Good	Remove
573	RED MAPLE	12			Good	Remove
574	SIBERIAN ELM	12			Good	Remove
575	DOM. APPLE	13			Good	Remove
576	ASH	7			Good	Remove
577	BLACK CHERRY	12			Good	Remove
578	COTTONWOOD	18			Good	Save
579	SHAGBARK HICKORY	10			Good	Save
580	COTTONWOOD	18			Good	Save
581	COTTONWOOD	24			Good	Save
582	SIBERIAN ELM	10			Good	Save
583	ASH	10			Good	Save
584	RED MAPLE	16			Poor	Save
585	BOXELDER	8			Good	Save
586	RED MAPLE	12			Good	Save
587	RED MAPLE	10			Good	Save
588	RED MAPLE	18			Good	Save
589	COTTONWOOD	20			Good	Save
590	COTTONWOOD	19			Good	Save
591	SHAGBARK HICKORY	7			Good	Remove
592	SIBERIAN ELM	8			Good	Save
593	SIBERIAN ELM	18			Good	Save
594	ASH	12			Poor	Save
595	SIBERIAN ELM	12			Good	Save
598	WEeping WILLOW	21			Good	Save
599	WEeping WILLOW	24			Good	Save
600	WEeping WILLOW	30			Good	Save
601	BLACK LOCUST	15			Good	Remove
602	SIBERIAN ELM	20			Good	Save
603	SIBERIAN ELM	14			Good	Save
604	BLACK WALNUT	8			Good	Remove
605	COTTONWOOD	18			Poor	Remove
606	WEeping WILLOW	21			Good	Save
607	SIBERIAN ELM	12			Good	Remove
608	POPPLE	10			Good	Remove

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
609	COTTONWOOD	18			Good	Save
612	BLACK WALNUT	8			Good	Remove
613	COTTONWOOD	15			Good	Remove
614	SIBERIAN ELM	14			Good	Save
615	RED MAPLE	11			Good	Save
616	BLACK WALNUT	12			Good	Save
617	BLACK WALNUT	12			Good	Remove
618	BLACK WALNUT	14			Good	Save
619	BLACK WALNUT	18			Good	Remove
620	RED MAPLE	8			Good	Remove
621	BOXELDER	8			Good	Remove
622	WHITE OAK	42			Good	Remove
623	SHAGBARK HICKORY	20			Good	Remove
624	WHITE OAK	36			Good	Remove
625	SUGAR MAPLE	14			Good	Remove
626	WHITE OAK	18			Good	Remove
627	BASSWOOD	12			Good	Remove
628	BIRCH	21			Good	Remove
629	COTTONWOOD	38			Good	Remove
630	RED MAPLE	15			Good	Remove
631	COTTONWOOD	18			Good	Remove
632	BLACK WALNUT	12			Good	Remove
633	BLACK WALNUT	15			Good	Remove
634	BLACK WALNUT	18			Good	Remove
635	SIBERIAN ELM	12			Good	Remove
636	BLACK WALNUT	12			Good	Remove
637	RED MAPLE	13			Good	Remove
638	WHITE OAK	40			Good	Save
639	RED MAPLE	26			Good	Save
640	SHAGBARK HICKORY	13			Good	Save
641	SHAGBARK HICKORY	14			Good	Save
642	WHITE OAK	28			Good	Save
643	SHAGBARK HICKORY	18			Good	Remove
644	RED OAK	36			Good	Remove
645	SHAGBARK HICKORY	12			Good	Remove
646	SHAGBARK HICKORY	21			Good	Remove
647	BASSWOOD	12			Good	Remove
648	SIBERIAN ELM	9			Good	Remove
649	SUGAR MAPLE	12			Good	Remove
650	RED MAPLE	11			Good	Remove
651	BLACK WALNUT	8			Good	Save
652	RED MAPLE	8			Good	Save
653	WHITE OAK	28			Good	Save
654	SHAGBARK HICKORY	12			Good	Save
655	WHITE OAK	37			Good	Save
656	RED MAPLE	12			Good	Save
658	SHAGBARK HICKORY	12			Good	Remove
659	WHITE OAK	30			Good	Remove
660	WHITE OAK	34			Good	Remove
661	RED MAPLE	12			Good	Save
662	WHITE OAK	14			Good	Save
663	WHITE OAK	20			Good	Save
664	BLACK WALNUT	13			Good	Save
665	BASSWOOD	9			Good	Save
666	SHAGBARK HICKORY	15			Good	Save
667	SHAGBARK HICKORY	8			Good	Save
668	RED MAPLE	14			Good	Remove
669	BLACK CHERRY	8			Good	Remove
670	SHAGBARK HICKORY	16			Good	Remove
671	COTTONWOOD	19			Good	Remove
672	WHITE OAK	28			Good	Remove
673	COTTONWOOD	18			Poor	Remove
674	WHITE OAK	36			Good	Save
675	WHITE OAK	29			Good	Save
676	RED MAPLE	13			Good	Save
677	RED OAK	12			Good	Save
678	RED OAK	30			Good	Remove
679	SIBERIAN ELM	8			Good	Remove
680	RED OAK	30			Good	Remove
681	RED OAK	24			Good	Remove
682	ASH	10			Fair	Remove
683	WHITE OAK	24			Good	Save
684	RED MAPLE	8			Good	Save
685	BOXELDER	9			Good	Save
686	SIBERIAN ELM	8			Good	Save
687	RED OAK	25			Good	Save
688	RED MAPLE	8			Good	Save
689	RED OAK	13			Good	Save
690	SIBERIAN ELM	10			Good	Save
691	SHAGBARK HICKORY	13			Good	Save
692	RED OAK	18			Good	Save
693	SIBERIAN ELM	8			Good	Remove
694	SHAGBARK HICKORY	8			Good	Remove
695	BASSWOOD	12			Poor	Remove
696	RED OAK	20			Good	Remove
697	SIBERIAN ELM	14			Good	Save
698	BIRCH	13			Good	Save
699	COTTONWOOD	15			Good	Save

Tag No.	Common Name	Diam. 1	Diam. 2	Diam. 3	Condition	Notes
700	SIBERIAN ELM	8			Good	Save
701	RED OAK	32			Good	Save
702	COTTONWOOD	23			Good	Save
703	ASH	14			Good	Save
704	RED OAK	38			Good	Remove
705	WHITE OAK	32			Good	Save
706	WHITE OAK	25			Good	Remove
707	SIBERIAN ELM	12			Good	Save
708	SIBERIAN ELM	8			Good	Save
709	RED MAPLE	19			Good	Save
710	ASH	13			Poor	Save
711	ASH	14			Poor	Save

TOTAL # OF TREES SURVEYED (THIS SHEET) = 202 TREES

TREE SUMMARY
 TOTAL # OF TREES SURVEYED ON-SITE = 554 TREES
 TOTAL # OF REGULATED TREES = 554 TREES
 TOTAL # OF REGULATED TREES REMOVED = 335 TREES (60%)
 TOTAL # OF REGULATED TREES TO REMAIN = 219 TREES (40%)

MINIMUM REQUIRED PRESERVATION IS 37% (205 TREES) OF THE TOTAL NUMBER OF REGULATED TREES.
 (REMAINING REPLACEMENT TREES WILL HAVE PAYMENT IN LIEU)

REPLACEMENT TREES REQUIRED: 335 TREES
 REPLACEMENT TREES PROVIDED: 189 TREES
 227 TREES REQUIRED FOR TREE FUND

PAYMENT IN LIEU DUE TO INFRASTRUCTURE CONFLICTS:
 227 TREES X \$205.50 = \$46,648.50

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

TREE LIST

SHEET NO. 6

PROJECT NO. 15-002
 CLIENT: PULTE LAND COMPANY, LLC
 DATE: 03/30/16
 SCALE: NOT SCALE
 DRAWN BY: O.G.
 CHECKED BY: F.M.K.


FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1500 W. WOODLAND PARK
 ROCHESTER HILLS, MI 48063
 PHONE (248) 738-8877 FAX (248) 738-8894
 WWW.FAZALKHAN.COM

FINAL SITE PLAN
WOODLAND PARK
 A PART OF THE NORTHEAST 1/4 OF SECTION 28
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CALL MISS DIO
 72 HOURS
 BEFORE YOU DIG
 1-800-487-7171
 CALL811.COM (TOLL FREE)

W. HAMLIN RD (RIGHT OF WAY VARIES)
(CITY JURISDICTION)

WOODLAND PARK

A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

**LEGAL DESCRIPTION
PARCELS COMBINED (23.154 ACRES)**

(PARCEL IDENTIFICATION: 70-15-28-226-022, 70-15-28-226-021, 70-15-28-226-007, 70-15-28-226-008, 70-15-28-204-004, AND PART OF 70-15-28-226-001)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 705.50 FEET ALONG THE EAST LINE OF SECTION 28 TO THE POINT OF BEGINNING; THENCE EXTENDING SOUTH 530.65 FEET ALONG THE EAST LINE OF SECTION 28; THENCE N89°50'01"W 331.20 FEET; THENCE SOUTH 1.60 FEET; THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF "WISPERING WILLOWS NO. 1 AS RECORDED IN LIBER 173 ON PAGES 1-4, OAKLAND COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: N87°10'47"W 888.39 FEET, N00°38'51"W 172.73 FEET, S88°51'19"W 314.56 FEET AND 1001°17'27"W 927.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAMLIN ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF HAMLIN ROAD THE FOLLOWING (3) THREE COURSES AND DISTANCES: (1) N89°12'02"E 226.31 FEET, (2) S00°47'56"E 12.00 FEET, (3) N89°12'02"E 58.62 FEET; THENCE S00°38'51"E 338.00 FEET; THENCE S88°48'00"E 271.50 FEET; THENCE SOUTH 225.34 FEET; THENCE S87°10'47"E 966.61 FEET TO THE POINT OF BEGINNING, CONTAINING 23.154 ACRES OF LAND.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN/BICYCLE PATHWAY AS RECORDED IN LIBER 10759, PAGES 7, AND 101, AND LIBER 10758 PAGE 780, AND LIBER 10423, PAGE 175.

ALSO SUBJECT TO AN EASEMENT FOR A SANITARY SEWER ACROSS THE EAST 53 FEET AS RECORDED IN LIBER 7159, PAGE 578 AND 579 AND LIBER 7343, PAGE 665.

ALSO SUBJECT TO THE RIGHT OF THE PUBLIC IN LIVERNOIS ROAD AND HAMLIN ROAD

ALSO SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.

NOTES:
CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE VI), USE GROUP R-3
APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,200 - 3,200 SQUARE FEET.
REQUIRED FIRE FLOW IS 1500 GPM AND MINIMUM HYDRANT SPACING IS 500 FT ON AVERAGE.

ALL REAR AND SIDE BUILDING ELEVATIONS SHALL HAVE A MAXIMUM OF 30' VENTIL. SPACING.

FIRE DEPARTMENT NOTES:
1. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
2. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 54, SECTION 1102.6.1

LEGEND

- IRON FOUND
- IRON SET
- MONUMENT FOUND
- ◆ SEC. CORNER
- PROPERTY LIMITS
- SECTION LINE
- ROAD CENTERLINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- SWALE
- METAL FENCE-LINE
- WOOD FENCE-LINE
- OVERHEAD WIRES
- UNDERGROUND UTILITY CONTOUR
- TREE / BRUSH LINE
- SIGN
- MAILBOX
- TREES
- TRANSFORMER
- UTILITY PEDESTAL
- WELL
- WATER METER
- TAPPING SIZE, VALVE AND WELL
- HYDRANT
- TELEPHONE MANHOLE
- WATER LEAD SHUT OFF
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL

UNIT #	AREA	WIDTH
1	11555	90.00
2	9720	81.00
3	5685	81.04
4	11065	90.01
5	13375	94.89
6	11614	83.98
7	11614	83.98
8	11614	83.98
9	11614	83.98
10	11614	83.98
11	11614	83.98
12	11614	83.98
13	11614	83.98
14	13475	93.32
15	11595	83.84
16	11595	83.84
17	11595	83.84
18	11595	83.84
19	11595	83.84
20	11595	83.84
21	11595	83.84
22	13444	100.61
23	10910	81.00
24	10956	81.00
25	10430	81.00
26	10530	81.00
27	10530	81.00
28	10530	81.00
29	10530	81.00
30	10530	81.00
31	10530	81.00
32	10530	81.00
33	10611	81.00
34	10498	78.01
35	20433	58.09
36	10498	81.03
37	10530	81.00
38	12212	20.00
39	12117	88.61
40	10490	80.00
41	10611	81.00
42	10611	81.00
43	12813	106.65
44	12813	82.00
45	11041	85.70
46	11596	81.00
47	10530	81.00
48	10530	82.40
55452	4045.93	
AVERAGE	11551	84.29

SITE DATA

TOWNSHIP	R3
TOTAL SITE AREA	23.154 ACRES
HAMLIN ROAD RIGHT-OF-WAY	0.448 ACRES
LIVERNOIS ROAD RIGHT-OF-WAY	0.730 ACRES
NET SITE ACREAGE	22.424 ACRES

DENSITY CALCULATIONS

PROPOSED UNITS	48 UNITS
PERMITTED DENSITY: 3.45 UNITS/ACRE	77 UNITS

UNIT SIZES PROVIDED

AVERAGE AREA	11,551 S.F.
MAX. AREA	30,433 S.F. (UNIT 35)
MIN. AREA	9,685 S.F. (UNIT 3)
MIN. DEPTH	120.00 FEET
MIN. WIDTH	80.00 FEET

NOTE: NO MINIMUM LOT AREA OR WIDTH REQUIREMENT FOR DETACHED DWELLINGS 1A (U1)

PERIMETER SETBACKS

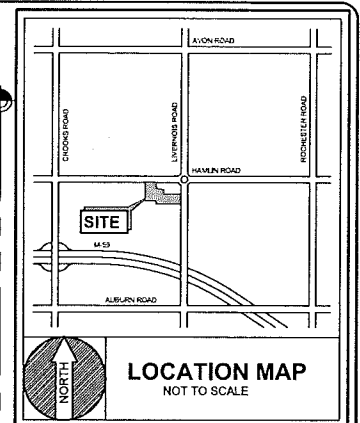
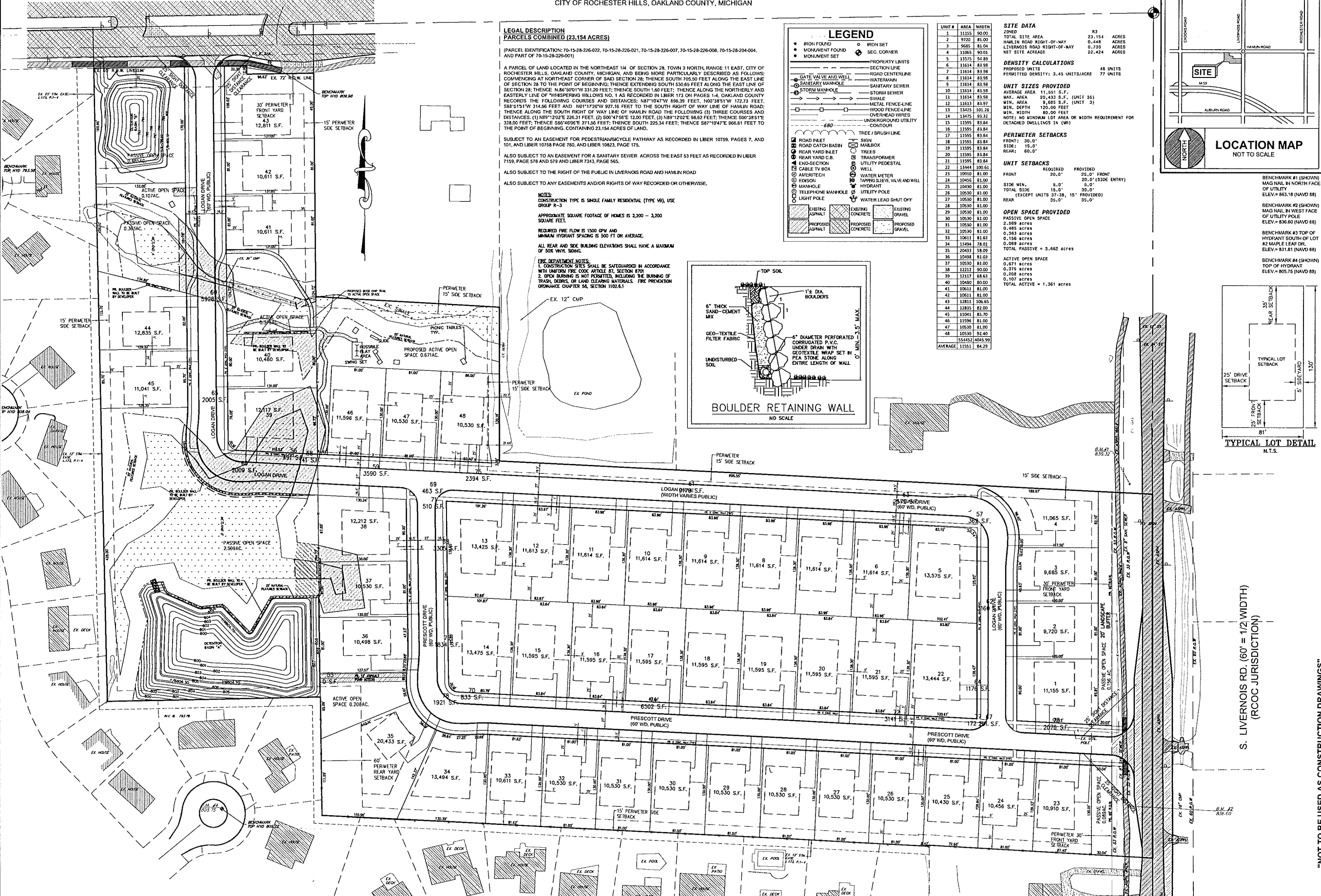
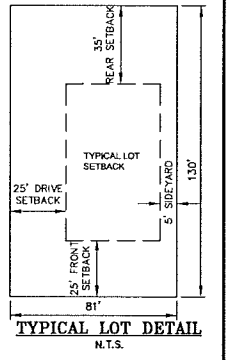
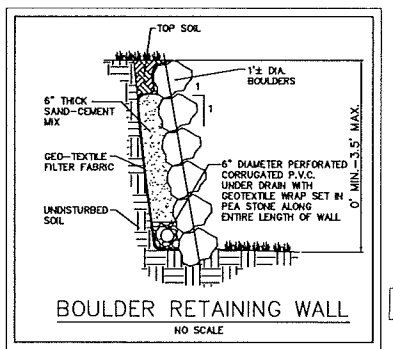
FRONT:	30.0'
REAR:	60.0'
SIDE:	15.0'
REAR (EXCEPT UNITS 37-38, 15' PROVIDED):	35.0'

UNIT SETBACKS

FRONT:	20.0'	PROVIDED	25.0' FRONT
SIDE:	15.0'	PROVIDED	20.0' (SIDE ENTRY)
REAR:	35.0'	PROVIDED	30.0'
REAR (EXCEPT UNITS 37-38, 15' PROVIDED):	35.0'	PROVIDED	35.0'

OPEN SPACE PROVIDED

PASSIVE OPEN SPACE	2,569 acres
ACTIVE OPEN SPACE	0.471 acres
TOTAL OPEN SPACE	3,040 acres
TOTAL PASSIVE + ACTIVE	3,511 acres



**FINAL SITE PLAN
WOODLAND PARK**
A PART OF THE NORTHEAST 1/4, OF SECTION 28
TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4375 SCHROEDERS STERLING HEIGHTS, MI 48083
PHONE: (588) 738-3636 FAX: (588) 738-3637
WWW.FAZALKHAN.COM

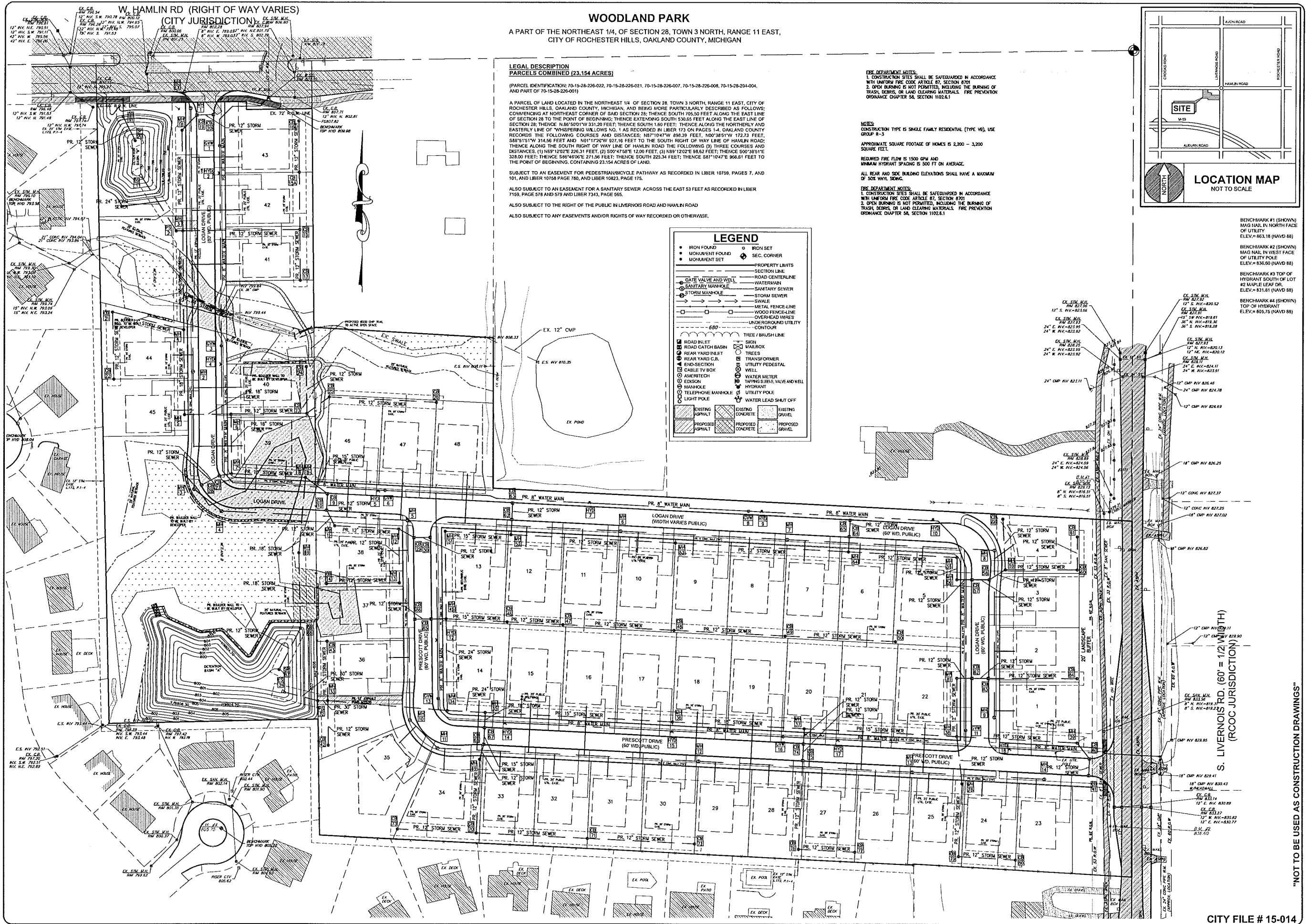
OVERALL SITE PLAN

PROJECT NO.	FIELD BOOK	XXX
DATE	03/20/2016	
DRAWN BY	CHKD BY	FAK
SCALE	1" = 60'	

NOT TO BE USED AS CONSTRUCTION DRAWINGS

7

CITY FILE # 15-014



WOODLAND PARK
 A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION
PARCELS COMBINED (23.154 ACRES)
 (PARCEL IDENTIFICATION: 70-15-28-226-022, 70-15-28-226-021, 70-15-28-226-007, 70-15-28-226-008, 70-15-28-204-004, AND PART OF 70-15-28-226-001)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 70.50 FEET ALONG THE EAST LINE OF SECTION 28 TO THE POINT OF BEGINNING; THENCE EXTENDING SOUTH 530.65 FEET ALONG THE EAST LINE OF SECTION 28; THENCE N 88°50'11"W 331.20 FEET; THENCE SOUTH 1.60 FEET; THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF "WHISPERING WILLOWS NO. 1" AS RECORDED IN LIBER 173 ON PAGES 1-4, OAKLAND COUNTY RECORDS THE FOLLOWING COURSES AND DISTANCES: N87°10'47"W 898.39 FEET, N00°38'51"W 172.73 FEET, S85°51'51"W 314.56 FEET AND N01°17'26"W 927.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HAMLIN ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF HAMLIN ROAD THE FOLLOWING (3) THREE COURSES AND DISTANCES: (1) N89°12'02"E 226.31 FEET, (2) S00°47'08"E 12.00 FEET, (3) N89°12'02"E 98.62 FEET; THENCE S00°38'51"E 328.50 FEET; THENCE S86°40'07"E 271.56 FEET; THENCE SOUTH 225.34 FEET; THENCE S87°10'47"E 966.61 FEET TO THE POINT OF BEGINNING, CONTAINING 23.154 ACRES OF LAND.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN/BICYCLE PATHWAY AS RECORDED IN LIBER 10759, PAGES 7, AND 101, AND LIBER 10758 PAGE 780, AND LIBER 10823, PAGE 175.

ALSO SUBJECT TO AN EASEMENT FOR A SANITARY SEWER ACROSS THE EAST 53 FEET AS RECORDED IN LIBER 7159, PAGE 578 AND 579 AND LIBER 7343, PAGE 565.

ALSO SUBJECT TO THE RIGHT OF THE PUBLIC IN LIVERNOIS ROAD AND HAMLIN ROAD

ALSO SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DEPARTMENT NOTES:
 1. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
 2. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 54, SECTION 1102.6.1

NOTES:
 CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE V6), USE GROUP R-3

APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,200 - 3,200 SQUARE FEET.

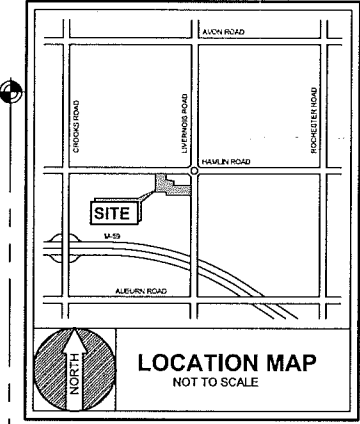
REQUIRED FIRE FLOW IS 1500 GPM AND MINIMUM HYDRANT SPACING IS 500 FT ON AVERAGE.

ALL REAR AND SIDE BUILDING ELEVATIONS SHALL HAVE A MAXIMUM OF 50% WIND SOILING.

DEPARTMENT NOTES:
 1. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701
 2. OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 54, SECTION 1102.6.1

LEGEND

● IRON FOUND	○ IRON SET
● MONUMENT FOUND	○ SEC. CORNER
● MONUMENT SET	○ PROPERTY LIMITS
○ GATE VALVE AND WELL	○ SECTION LINE
○ SANITARY MANHOLE	○ ROAD CENTERLINE
○ STORM MANHOLE	○ WATER MAIN
○ SWALE	○ SANITARY SEWER
○ METAL FENCE LINE	○ STORM SEWER
○ WOOD FENCE LINE	○ SWALE
○ OVERHEAD WIRES	○ UNDERGROUND UTILITY CONTOUR
○ TREE / BRUSH LINE	○ SIGN
○ ROAD INLET	○ MAIL BOX
○ ROAD CATCH BASIN	○ TREES
○ REAR YARD INLET	○ TRANSFORMER
○ REAR YARD C.B.	○ UTILITY PEDESTAL
○ END SECTION	○ WELL
○ CABLE TV BOX	○ WATER METER
○ AMERITECH	○ TAPPING IRON VALVE AND WELL
○ MANSION	○ HYDRANT
○ TELEPHONE MANHOLE	○ UTILITY POLE
○ LIGHT POLE	○ WATER LEAD SHUT OFF
▨ EXISTING ASPHALT	▨ EXISTING CONCRETE
▨ PROPOSED ASPHALT	▨ PROPOSED CONCRETE
▨ EXISTING GRAVEL	▨ PROPOSED GRAVEL



FINAL SITE PLAN
WOODLAND PARK
 A PART OF THE NORTHEAST 1/4 OF SECTION 28
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

OVERALL UTILITY PLAN

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

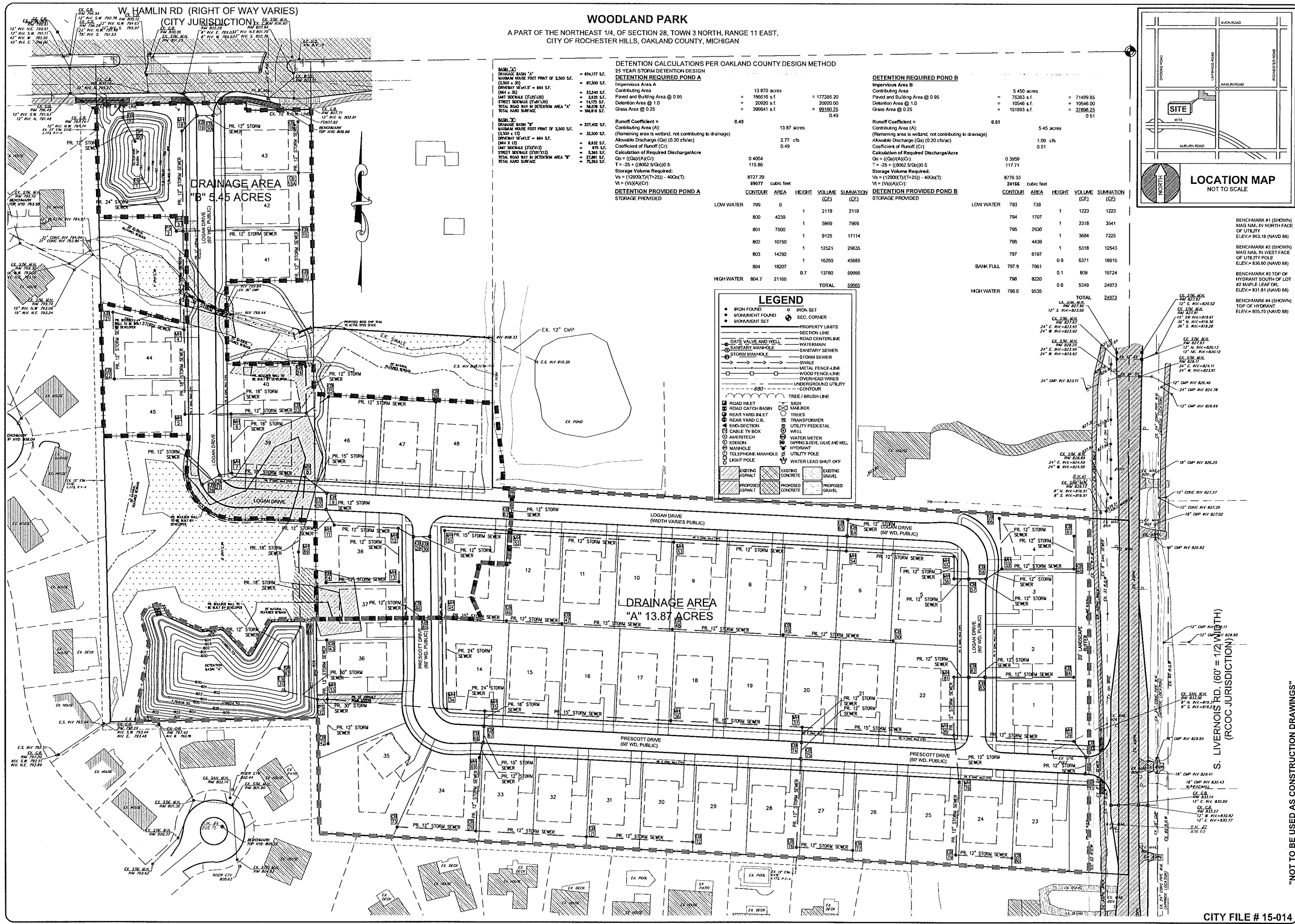
PROJECT NO. 15-002
 FIELD BOOK XXXX
 DATE 03/30/2016
 CLIENT PULTE LAND COMPANY, LLC
 SCALE 1" = 60'
 DRAWN BY O.G.
 CHECKED BY F.M.K.

DATE: 03/30/2016
 BY: O.G.
 CHECKED BY: F.M.K.
 REVISIONS:

CALL 811 (TOLL FREE) 1-800-487-7171
 CALL 811.COM (TOLL FREE)

CITY FILE # 15-014

WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



DETECTION CALCULATIONS PER OAKLAND COUNTY DESIGN METHOD
25 YEAR STORM DETENTION DESIGN

DETECTION REQUIRED POND A

Contributing Area (A)	13 870 acres	= 177265.20
Paved and Building Area @ 0.95		= 20920 s.f.
Detention Area @ 1.0		= 39664 s.f.
Grass Area @ 0.25		= 92192.25
Total		409181.65

Runoff Coefficient = 0.49
Contributing Area (A) = 13.87 acres
Remaining area is wetland, not contributing to drainage
Allowable Discharge (Qa) (0.20 cfs/ac) = 2.77 cfs
Coefficient of Runoff (Cr) = 0.49
Calculation of Required Discharge/Acre
Qr = ((Qa)(A)(Cr))
Qr = -25 + ((8062.5)(Qa))
Storage Volume Required:
Vs = (12500)(Qr)(T-25) - 4000(T)
Vs = (12500)(0.49)(115.86) - 4000(115.86)
Vs = 59677 cubic feet

DETECTION PROVIDED POND A
STORAGE PROVIDED

CONTIGUOUS	AREA	HEIGHT	VOLUME	SUMMATION
(FE)	(SQ FT)	(FE)	(CU FT)	(CU FT)
LOW WATER	799	0	1	2119
	800	4238	1	5899
	801	7500	1	9125
	802	10750	1	12521
	803	14292	1	16250
	804	18207	0.7	12780
HIGH WATER	804.7	21166		59655
TOTAL				59655

DETECTION REQUIRED POND B

Contributing Area (A)	5.45 acres	= 71499.85
Paved and Building Area @ 0.95		= 10545 s.f.
Detention Area @ 1.0		= 15193 s.f.
Grass Area @ 0.25		= 37896.25
Total		135134.05

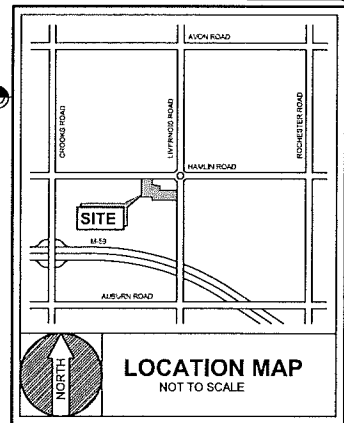
Runoff Coefficient = 0.51
Contributing Area (A) = 5.45 acres
Remaining area is wetland, not contributing to drainage
Allowable Discharge (Qa) (0.20 cfs/ac) = 1.09 cfs
Coefficient of Runoff (Cr) = 0.51
Calculation of Required Discharge/Acre
Qr = ((Qa)(A)(Cr))
Qr = -25 + ((8062.5)(Qa))
Storage Volume Required:
Vs = (12500)(Qr)(T-25) - 4000(T)
Vs = (12500)(0.51)(117.71) - 4000(117.71)
Vs = 8776.33 cubic feet

DETECTION PROVIDED POND B
STORAGE PROVIDED

CONTIGUOUS	AREA	HEIGHT	VOLUME	SUMMATION
(FE)	(SQ FT)	(FE)	(CU FT)	(CU FT)
LOW WATER	793	738	1	1223
	794	1707	1	2318
	795	2930	1	3684
	796	4439	1	5318
	797	6197	0.9	6371
BANK FULL	797.9	7961	0.1	809
	798	8220	0.6	5249
HIGH WATER	798.6	9535		24973
TOTAL				24973

LEGEND

- IRON FOUND
- MONUMENT FOUND
- PROPERTY LIMITS
- SECTION LINE
- ROAD CENTERLINE
- WATERMAN
- SANITARY SEWER
- STORM SEWER
- SWALE
- METAL FENCE-LINE
- WOOD FENCE-LINE
- OVERHEAD WIRES
- UNDERGROUND UTILITY
- CONTOUR
- TREE / BRUSH LINE
- SIGN
- MAIL BOX
- TRANSFORMER
- UTILITY PEDESTAL
- WELL
- WATER METER
- TAPPING SLEEVE, VALVE AND WELL
- HYDRANT
- UTILITY POLE
- WATER LEAD SHUT OFF
- CONTOUR
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING GRAVEL
- PROPOSED GRAVEL



BENCHMARK #1 (SHOWN)
RAG NAIL IN NORTH FACE
OF UTILITY
ELEV. = 953.18 (NAVD 88)

BENCHMARK #2 (SHOWN)
MAG NAIL IN WEST FACE
OF UTILITY POLE
ELEV. = 636.50 (NAVD 88)

BENCHMARK #3 (SHOWN)
TOP OF HYDRANT SOUTH OF LOT
#2 MAPLE LEAF DR.
ELEV. = 831.81 (NAVD 88)

BENCHMARK #4 (SHOWN)
TOP OF HYDRANT
ELEV. = 603.75 (NAVD 88)

FINAL SITE PLAN
WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28
TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
PHONE (588) 738-9077 FAX (588) 738-9894
WWW.FAZALKHAN.COM

SITE DRAINAGE PLAN

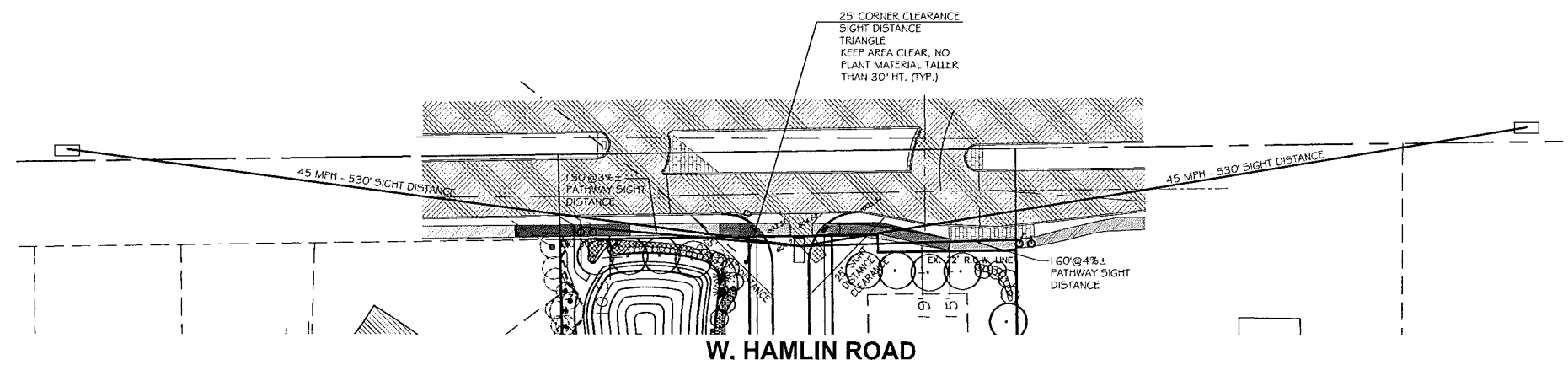
"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

PRELIMINARY	PROJECT NO.	FIELD BOOK	DATE	SCALE
CONSTRUCTION	15-002	XXXX	03/20/2016	1" = 60'
AS-BUILT	CLIENT	DRAWN BY	CHECKED BY	
	PULTE LAND COMPANY, LLC	O.G.	F.M.K.	

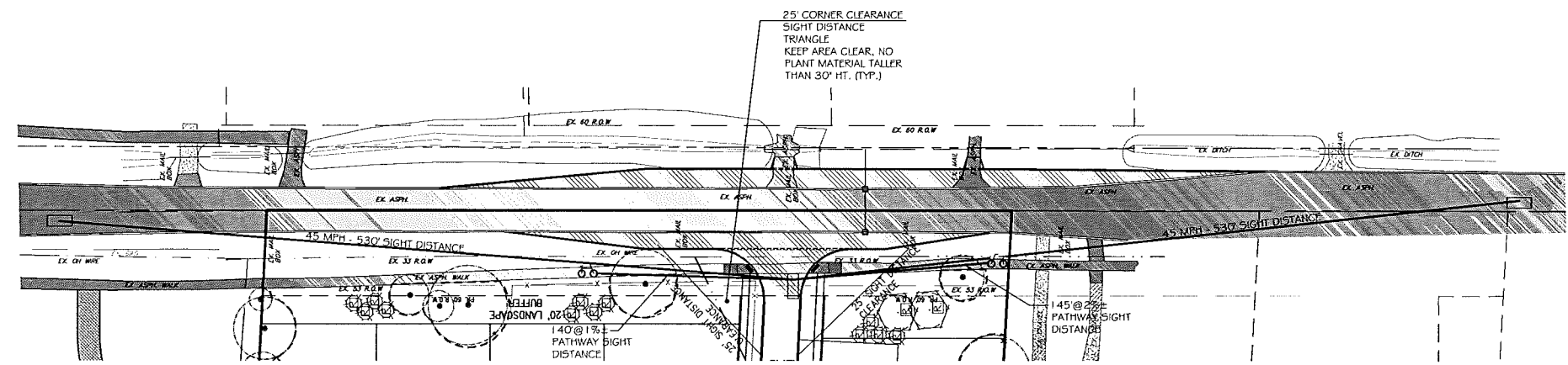
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CITY FILE # 15-014

WOODLAND PARK
 A PART OF THE NORTH 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



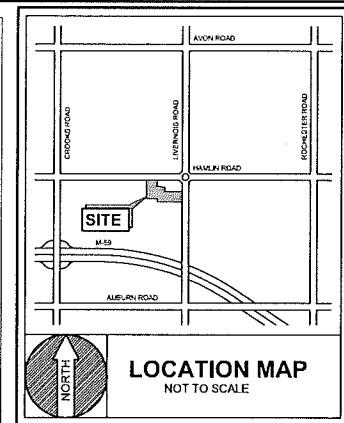
W. HAMLIN ROAD



LIVERNOIS ROAD

LEGEND

● IRON FOUND	○ IRON SET
● MONUMENT FOUND	⊕ SEC. CORNER
● MONUMENT SET	○ PROPERTY LIMITS
— SECTION LINE	— ROAD CENTERLINE
— GATE VALVE AND WELL	— WATER MAIN
— SANITARY MANHOLE	— SANITARY SEWER
— STORM MANHOLE	— STORM SEWER
— SWALE	— METAL FENCE-LINE
— WOOD FENCE-LINE	— OVERHEAD WIRES
— UNDERGROUND UTILITY	— CONTOUR
— 6.80'	— TREE / BRUSH LINE
— ROAD PILET	— SKIN MARLBOR
— ROAD CATCH BASIN	— TRANSFORMER
— REAR YARD PILET	— UTILITY PEDESTAL
— END-SECTION	— WELL
— CABLE TV BOX	— WATER METER
— AMERITECH	— TAPPING VALVE AND WELL
— EDISON	— HYDRANT
— MANHOLE	— UTILITY POLE
— TELEPHONE MANHOLE	— WATER LEAD SHUT OFF
— LIGHT POLE	
▨ EXISTING ASPHALT	▨ EXISTING CONCRETE
▨ PROPOSED ASPHALT	▨ PROPOSED CONCRETE
▨ EXISTING GRAVEL	▨ PROPOSED GRAVEL



BENCHMARK #1 (SHOWN)
 MAG NAIL IN NORTH FACE
 OF UTILITY
 ELEV.= 863.18 (NAVD 88)

BENCHMARK #2 (SHOWN)
 MAG NAIL IN WEST FACE
 OF UTILITY POLE
 ELEV.= 836.60 (NAVD 88)

BENCHMARK #3 (SHOWN)
 TOP OF HYDRANT SOUTH OF LOT
 #2 MAPLE LEAF DR.
 ELEV.= 831.81 (NAVD 88)

BENCHMARK #4 (SHOWN)
 TOP OF HYDRANT
 ELEV.= 805.75 (NAVD 88)

FINAL SITE PLAN
WOODLAND PARK
 A PART OF THE NORTHEAST 1/4, OF SECTION 28
 TOWN 3 NORTH, RANGE 11 EAST,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SIGHT DISTANCE PLAN

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

PROJECT NO.	FIELD BOOK
15402	XXX
DATE	03/20/2016
CLIENT	PULTE LAND COMPANY, LLC
SCALE	1"=50'
DRAWN BY	C.G.
CHECKED BY	F.M.I.C.

SHEET NO. **10**

CITY FILE # 15-014

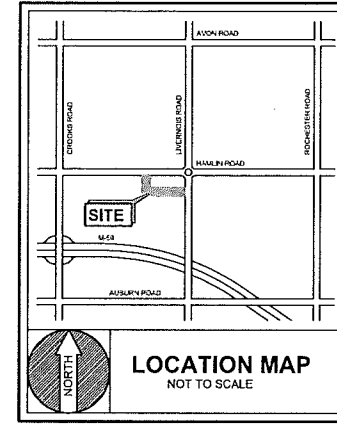
WOODLAND PARK, SECTION 28, TOWN 3 NORTH, RANGE 11 EAST, OAKLAND COUNTY, MICHIGAN

W. HAMLIN RD (RIGHT OF WAY VARIES)
(CITY JURISDICTION)

RIGHT OF WAY
325 L.F.
• 1 DECIDUOUS TREE PER 35'
• 1 ORNAMENTAL TREE PER 60'
= 9 DECIDUOUS TREES
= 5 ORNAMENTAL TREES

WOODLAND PARK

A PART OF THE NORTH 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



LANDSCAPE NOTES:
1. ALL SIGNS MUST MEET THE REQUIREMENTS OF SECTION 138-12.306 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.
2. PRIOR TO RELEASE OF PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.

3. MAINTENANCE (138-12-109):
THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
A.) LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
B.) PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

C.) ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THE SECTION THE PLANTING SEASON FOR DECIDUOUS PLANT SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED OR DISEASED MATERIAL.

E.) APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD A PART OF SITE PLAN APPROVAL. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIAL, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
F.) 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.

4. THE CITY SHALL PLANT STREET TREES IN R.O.W. AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE. THE APPLICANT SHALL PAY \$200 PER LOT TO ACCOUNT FOR STREET TREES.
(46 STREET TREES X \$200 = \$9,600)

FOR STREET TREES TO BE INSTALLED AFTER CONSTRUCTION IS COMPLETE.

REPLACEMENT TREES PROVIDED: 108 REPLACEMENT TREES (227) TREE FUND

REPLACEMENT TREES REQUIRED: 335 TREES

PAYMENT IN LIEU DUE TO INFRASTRUCTURE CONFLICTS:
227 TREES X \$205.50 = \$46,648.50

RIGHT OF WAY
530 L.F.
• 1 DECIDUOUS TREE PER 35'
• 1 ORNAMENTAL TREE PER 60'
= 15 DECIDUOUS TREES/7 EX.
= 4 ORNAMENTAL TREES

PLANTINGS SUMMARY:
205 DECID/EVERGREEN TREE @ \$450.00 = \$ 92,250.00
60 ORNAMENTAL TREE @ \$450.00 = \$ 27,000.00
182 SHRUBS @ \$45.00 = \$ 8,190.00

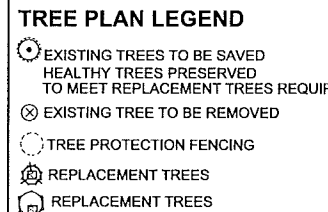
HYDRO SEED/SOD (2500 S.Y. X \$ 4.00 S.Y.) = \$ 10,000.00
DETENTION BASIN (27,000 S.F. X \$ 0.45) = \$ 12,150.00
WILDFLOWERS/PLUGS/WETLAND SEED (4,000 S.F. X \$ 0.20) = \$ 800.00
IRRIGATION SYSTEM (22,500 S.F. X \$ 1.45) = \$ 32,625.00
= \$183,015.00 TOTAL

NOTES:

1. PLANT QUANTITIES ARE ESTIMATES ONLY. LANDSCAPE CONTRACTOR TO VERIFY AND PROVIDE ALL PLANT MATERIALS AS SHOWN ON THE DRAWINGS.
2. STREET TREES: STREET TREES TO BE PLANTED BY CITY \$200.00 PER LOT TO BE PAID TO THE CITY FOR THE INSTALLATION OF STREET TREES.
3. PLACEMENT OF STREET TREES TO BE ADJUSTED FOR UNDERGROUND UTILITIES AND DRIVEWAY PLACEMENTS.
4. ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, FLAGGING OR SOME OTHER APPROVED METHOD. TREES TO BE LOCATED A MINIMUM OF (TEN) 10 FEET FROM UNDERGROUND UTILITIES.
5. WHEN PROTECTIVE BARRIERS ARE REQUIRED, THEY WILL BE ERRECTED PRIOR TO COMMENCEMENT OF WORK.
6. PRIOR TO ANY BIDDING, REMOVAL, OR TRENCHING WITHIN THE DRAINAGE OF TREES LOCATED OFFSITE, THE WRITTEN PERMISSION OF THE PROPERTY OWNER MUST BE OBTAINED.
8. ALL GENERAL LANDSCAPE AREAS ALONG HAMLIN & LIVERNOS ROAD TO HAVE AN AUTOMATIC IRRIGATION SYSTEM.
9. ADJUST ALL TREE LOCATIONS TO AVOID UTILITIES(TYP.)
10. SHRUBS AND EVERGREEN TREES TO BE ADJUSTED TO PROVIDE SCREENING OF ADJACENT PROPERTIES.

PLANTING SCHEDULE: BUFFER PLANTINGS

QUANTITY	CODE	BOTANICAL NAME	SIZE
DECIDUOUS TREE			
27	AR3.0	OCTOBER GLORY MARLE ACER FLURMIA OCTOBER GLORY	3.0" CAL. B&B
15	TG3.0	GREENSPRING LINEN TRILIA CORONATA GREENSPRING	3.0" CAL. B&B
25	CO3.0	COMMON HAZELBERRY CELTIS OCCIDENTALIS	3.0" CAL. B&B
17	OR3.0	RED OAK QUERCUS RUBRA	3.0" CAL. B&B
18	OR3.0	SWAMP OAK QUERCUS BICOLOR	3.0" CAL. B&B
7	CB3.0	PYRAMIDAL HORNBEAM CARPINUS BETULOSA	3.0" CAL. B&B
EVERGREEN TREE			
12	TC3.0	CANADIAN HEDERA DOG TSUGA CANADENSIS	12" HGT. B&B
20	AB3.0	BALSAM FIR ABIES BALSAMEA	12" HGT. B&B
27	PD1.0	BLACKHILLS SPRUCE PICEA GLAUCA DESBATA	12" HGT. B&B
38	PA1.0	WETLAND SPRUCE PICEA ABIES	12" HGT. B&B
17	PS1.0	WHITE PINE PINUS STROBUS	12" HGT. B&B
ORNAMENTAL TREE			
13	AA3.0	SERVICESBERRY AMELX GLAUCUM BRILLIANCE	3.0" CAL. HGT. B&B (CLUMP)
14	AL3.0	SPRING FLURRY SERVICESBERRY AMELX GLAUCUM BRILLIANCE	3.0" CAL. HGT. B&B (CLUMP)
2	BN	HERITAGE RIVER BIRCH BETULA NEGRA CULY	3.0" CAL. HGT. B&B (CLUMP)
10	AP3.0	COMMON SENTRY MARLE ACER PLAT. COMBON SENTRY	3.0" CAL. B&B
17	MS3.0	SILKLINK CRABAPPLE MALUS MELANOCORNA	3.0" CAL. B&B
4	MJ3.0	JANE MAGNOLIA MAGNOLIA X JANE	3.0" CAL. B&B
60 TREES TOTAL @ \$450.00 EA.			
SHRUBS			
29		ANTHONY WATERER SPREA SPINEX X MAR. ANTHONY WATERER	30" HT. COHT.
59		ARROWWOOD VIBURNUM VIBURNUM DENTATUM	30" HT. COHT.
47		DWARF BURNING BUSH ECOCORNY ALAT. COMBONCTUS	30" HT. COHT.
47		REDTWO DOGWOOD CORNUS SERICICA	30" HT. COHT.
182 SHRUB TOTAL @ \$45.00 EA.			



TYPE "B" BUFFER
CONSIST OF THE FOLLOWING
PLANT MATERIAL:
• 2 DECIDUOUS TREES PER 100 L.F.
• 1.5 ORNAMENTAL TREES PER 100 L.F.
• 2 EVERGREEN TREES PER 100 L.F.
• 4 SHRUB PER 100 L.F.
• 10 WIDE

TYPE "B" BUFFER
225 + 335 L.F.
560/100=5.6
11 DECIDUOUS TREES
8 ORNAMENTAL TREES
11 EVERGREEN TREES
22 SHRUBS
10 WIDE

DETENTION BASIN "B"
PLANTINGS TO CONSIST OF WETLAND SEEDMIXES AND NATIVE GRASS PLUGS.
• 47/100=4.7
• 7 DECIDUOUS TREES (1.5 PER 100)
• 5 EVERGREEN TREES (1 PER 100)
• 19 SHRUBS (4 PER 100)
• 6 WIDE

TYPE "B" BUFFER
• 300 + 880 = 1180 L.F.
• 1180/100=11.80
• 23 DECIDUOUS TREES (2 EX.)
• 18 ORNAMENTAL TREES
• 33 EVERGREEN TREES
• 47 SHRUBS
• 10 WIDE

DETENTION BASIN "A"
PLANTINGS TO CONSIST OF WETLAND SEEDMIXES AND NATIVE GRASS PLUGS.
• 890/100=8.9
• 10 DECIDUOUS TREES (1.5 PER 100)
• 7 EVERGREEN TREES (1 PER 100)
• 28 SHRUBS (4 PER 100)
• 6 WIDE

TYPE "B" BUFFER
• 315 L.F.
• 315/100=3.15
• 7 DECIDUOUS TREES
• 5 ORNAMENTAL TREES
• 7 EVERGREEN TREES
• 13 SHRUBS
• 10 WIDE

TYPE "B" BUFFER
• 1170 L.F.
• 1170/100=11.70
• 24 DECIDUOUS TREES(5 EX.)
• 18 ORNAMENTAL TREES
• 24 EVERGREEN TREES(3 EX.)
• 47 SHRUBS
• 10 WIDE

CALL US FOR...
REVISIONS:
DATE: 03/20/2016
PROJECT NO.: 15-002
CLIENT: PULTELAND COMPANY, LLC
SCALE: 1"=60'
SHEET NO.: 11
CITY FILE # 15-014

FINAL SITE PLAN
WOODLAND PARK
A PART OF THE NORTH 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LANDSCAPE PLAN & TREE REPLACEMENTS

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4378 SCHOENBER STEERING HEIGHTS, #4813
PHONE (588) 739-4007 FAX (588) 739-8994
WWW.FAZALKHAN.COM

PROJECT NO.: 15-002
DATE: 03/20/2016
DRAWN BY: C.S.G.
CHECKED BY: P.M.A.C.

PRELIMINARY
CONSTRUCTION
AS-BUILT

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

LANDSCAPE GENERAL NOTES

GENERAL:

1. THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWINGS.

SITE EXAMINATION:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS IN THE FIELD BEFORE STARTING WORK, AND NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, BETWEEN DRAWINGS AND FIELD CONDITIONS IF ENCOUNTERED.

SAFETY:

1. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

2. 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, REPLACEMENT TREES, AND BUFFER PLANTINGS, AND THE FORESTRY DIVISION MUST INSPECT ALL RIGHT-OF-WAYS 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.

3. NO TREE OR SHRUB MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT A PUBLIC ROADWAY. 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 THEIR POINT OF INTERSECTION.

UTILITIES:

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED. IN NO CASE SHALL LANDSCAPE MATERIAL BE PLANTED IN A WAY WHICH WILL INTERFERE WITH OR CAUSE DAMAGE TO OVERHEAD OR UNDERGROUND UTILITIES.

2. 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 6' FROM THE EDGE OF A PUBLIC WALKWAY. -EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC WALKWAY OR ROADWAY. -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.

REQUIREMENTS:

1. ALL WORK SHALL CONFORM TO ALL FEDERAL STATE AND LOCAL REQUIREMENTS FOR INSTALLATION AND MAINTENANCE.

CLEARZONE:

1. THE CLEARZONE 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 A.D.A. GUIDELINES.

3. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.

CONFLICTS:

1. SHOULD A CONFLICT ARISE BETWEEN SPECIFICATIONS, CODES, STANDARDS, ORDINANCES AND PLANS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

2. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWING AND MEET WITH MANUFACTURERS SPECIFICATIONS.

SUBSTITUTIONS:

1. 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.

2. 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.

3. ANY CHANGES OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED IN WRITING BY THE OWNER AND THE CITY OF ROCHESTER HILLS. THEY SHALL POSSESS THE SAME CHARACTERISTICS AS INDICATED ON THE PLANS AND SPECIFICATIONS.

MEASUREMENTS:

1. BEFORE COMMENCING WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THEM BEING CORRECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED.

2. WRITTEN DIMENSIONS SHALL PREVAIL IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWING.

TOPSOIL:

1. TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.

MULCH:

1. PLANTING BEDS TO BE MULCHED AND DRESSED WITH A MINIMUM OF SIX (6) INCHES OF SHREDDED HARBARK (NO ARTIFICIAL COLORS). ALL MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND PLANNING CONSULTANT WITHIN TWENTY-FOUR (24) HOURS OF PLANTING.

QUANTITIES:

1. CONTRACTOR SHALL SUPPLY THE QUANTITIES NECESSARY TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. QUANTITIES LISTED ON THE PLANT LIST ARE APPROXIMATE ONLY.

QUALITY AND SIZE:

1. REQUIRED PLANT MATERIALS SHALL CONFORM TO TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL INSTALLATION AND MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "A.A. STANDARDS FOR NURSERY STOCK" AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE LOCAL MUNICIPAL AGENCIES LANDSCAPE ORDINANCE.

2. REQUIRED LANDSCAPE PLANT MATERIAL SHALL SATISFY A.A.N. STANDARDS, BE STATE DEPARTMENT OF AGRICULTURE INSPECTED AND NO. 1 GRADE WITH STRAIGHT, UNSCARED TRUNK AND WELL-DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED).

3. THE PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNERS REPRESENTATIVE BEFORE PLANTING. THE OWNERS REPRESENTATIVE AND THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

4. PLANTS DESIGNATED 'B&B' SHALL BE BALLED AND BURLAPPED, WITH FIRM BALLS OF EARTH.

5. ALL INSTALLED PLANT MATERIALS WILL BE CERTIFIED BY THE STATE OF MICHIGAN DEPARTMENT OF AGRICULTURE TO BE DISEASE-FREE AND PEST-FREE AND NOT OF A SPECIES KNOWN TO CARRY OR BE HOST TO DESTRUCTIVE PATHOGENS OR PESTS.

6. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL SHALL BE BALLED AND BURLAPPED (B&B).

7. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP ONE THIRD OF THE ROOT BALL. REFER TO DETAILS.

8. ALL LANDSCAPE AREAS, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, DEBRIS AND MOOR SOILS TO A DEPTH OF EIGHTEEN (18) INCHES AND BACKFILLED WITH A GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ALL LANDSCAPE AREAS TO HAVE SIX (6) INCHES OF TOPSOIL, AND AREA TO BE CROWNED A MINIMUM OF SIX (6) INCHES HIGHER OR AS SPECIFIED ON PLANS AND DETAILS THAN ADJACENT CURBS OR WALKS AFTER EARTH SETTLING.

9. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED. TREES TO BE MULCHED WITH A FOUR (4) FOOT WIDE BY MINIMUM OF SIX (6) INCH DEEP SHREDDED BARK RING.

10. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPERABSORBENT POLYMER, FOLLOW MANUFACTURERS SPECIFICATIONS.

PRUNING:

1. ALL PLANT MATERIAL SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS, OUTS THAT SHOULD BE FLUSH, LEAVING NO STUBS.

NEW LAWN AREAS:

1. ALL NEW LAWN AREAS TO BE SOD OVER 6" TOPSOIL.

TREE PROTECTION:

1. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.

2. EXISTING TREES TO REMAIN SHALL BE PROTECTED.

3. FOR EXISTING TREE PROTECTION, A FOUR (4) FOOT HIGH WOODEN SNOW FENCE OR OTHER RIGID MATERIAL IS TO BE ERRECTED AROUND THE TREE DRIP LINES PRIOR TO LAND CLEARING AND SITE CONSTRUCTION. IT SHALL BE MAINTAINED THROUGHOUT THE SITE DEVELOPMENT PERIOD, NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE TREE PROTECTION FENCING.

GUARANTEE:

1. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWO (2) YEARS. AT THAT TIME THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNERS REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF TWO (2) YEARS.

2. ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED AS REQUIRED IN ORDER TO MAINTAIN AN ATTRACTIVE LANDSCAPE AT ALL TIMES.

MAINTENANCE:

1. ALL LANDSCAPE AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LOCAL MUNICIPAL AGENCIES STANDARDS AND REQUIREMENTS, IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE AND FREE OF REFUSE AND DEBRIS.

ADDITIONAL NOTES:

1. LAWN TREES TO BE MULCHED WITH A FOUR (4) FOOT WIDE BY MINIMUM OF SIX (6) INCH DEEP SHREDDED BARK RING OR APPROVED ALTERNATIVE DESIGN FOR TRUNK PROTECTION.

2. BACKFILL BEHIND ALL CURBS AND ALONG SIDEWALKS, AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.

3. PROVIDE POSITIVE DRAINAGE FOR ALL LANDSCAPE AREAS.

4. THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE AND PROVIDE AN OPPORTUNITY FOR INSPECTION ON SITE BEFORE PLANTS ARE PURCHASED.

5. THE FINAL APPROVED LANDSCAPE PLAN MUST BE AVAILABLE FOR ON SITE INSPECTION AT ALL TIMES.

6. PREVENT DAMAGE TO ANY UTILITIES OR THE INTERRUPTION OF UTILITY SERVICES, AND PREVENT DAMAGE OR LITTERING ONTO ADJACENT PROPERTY OR PUBLIC STREETS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES WITH DIRT, SEDIMENT, WATER, PLANT MATERIAL OR OTHER MISCELLANEOUS DEBRIS WHICH CONSTITUTES A PUBLIC NUISANCE OR HAZARD. ALL SUCH DEBRIS SHALL BE PROMPTLY REMOVED.

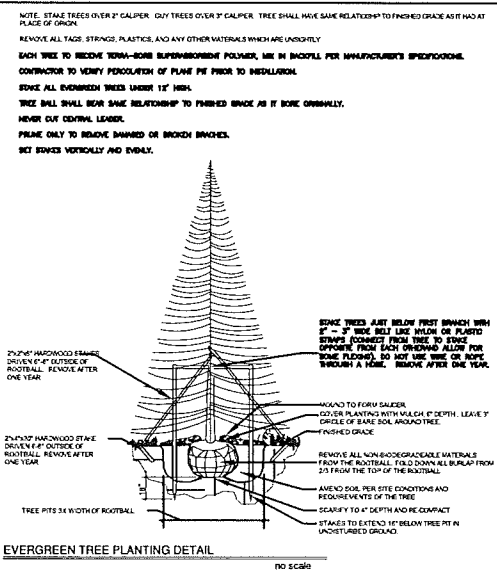
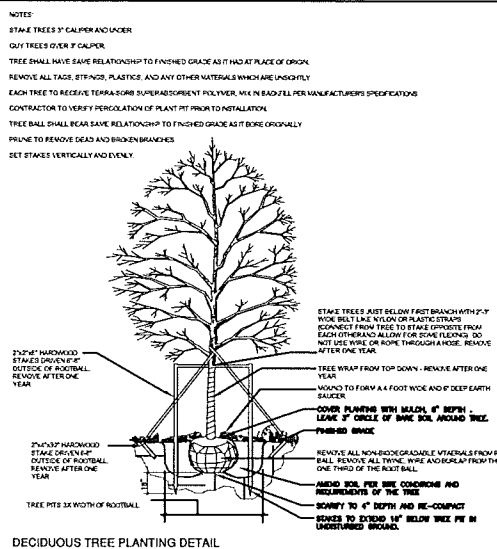
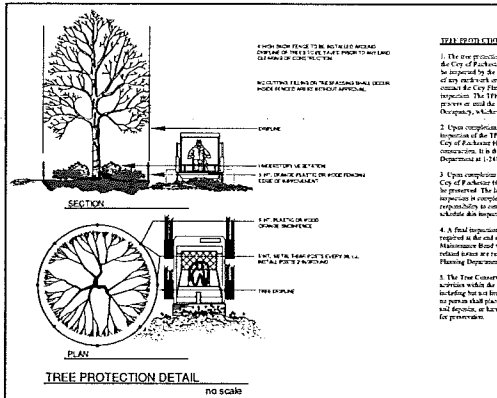
7. PARK GRADE TREES ARE NOT ACCEPTABLE.

8. SPECIES OF PROPOSED PLANT MATERIALS MAY BE ALTERED UPON NOTIFICATION AND APPROVAL BY THE CITY.

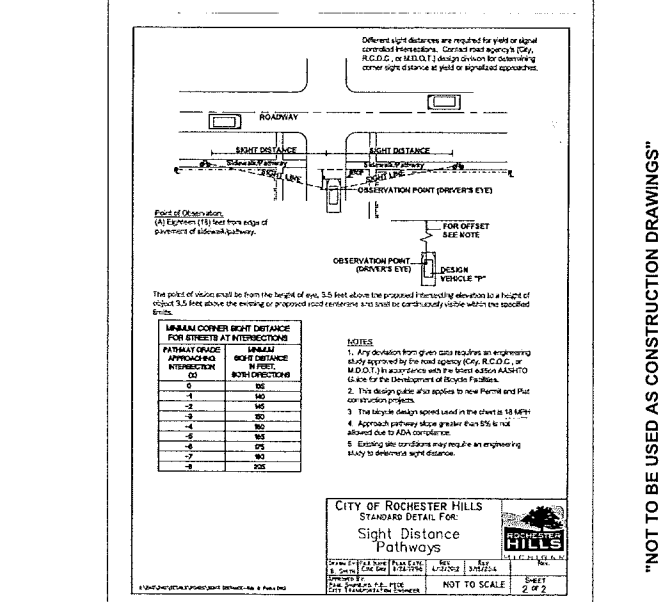
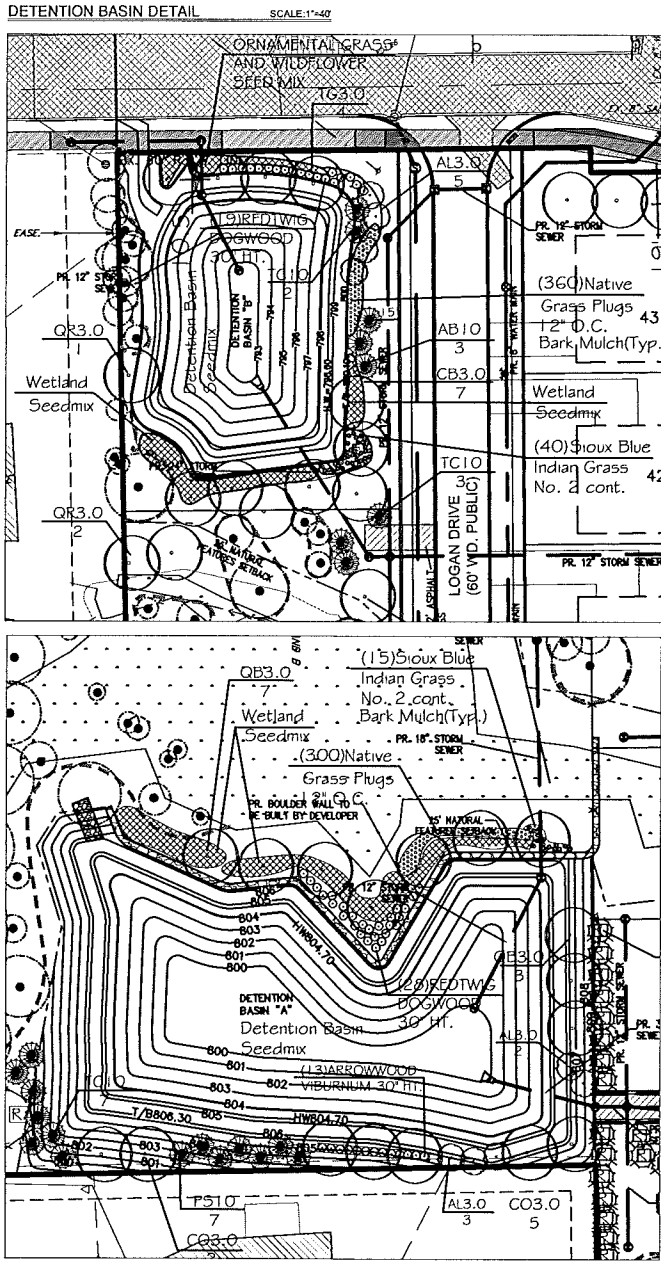
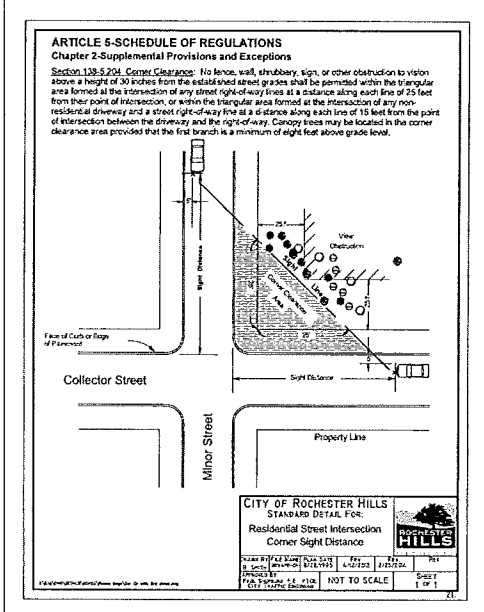
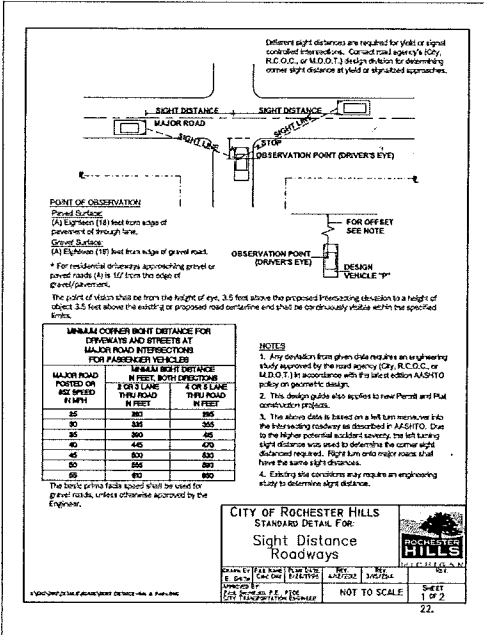
9. PLANT MATERIALS, EXCEPT CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.

10. TREE WRAP FOR DECIDUOUS AND ORNAMENTAL TREES TO BE REMOVED AFTER ONE YEAR.

11. PROTECTIVE FENCE WRAP TO BE STAKED WITH 'T-POSTS'.



MAINTENANCE, INSTALLATION, AND IRRIGATION
Landscape plantings shall be installed between April 1 and November 15, in a sound, workman like manner and according to accepted good planting procedures. (See City Planting Detail.)
Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris and according to city of Rochester Hills ordinance requirements. All unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with an underground irrigation system. Tree stakes and guy wires to be removed after one year, tree wrap is to be removed after one winter season. Trees shall be guaranteed for two growing seasons after installation.
IRRIGATION
All landscape areas shall be automatically irrigated with an underground irrigation system.



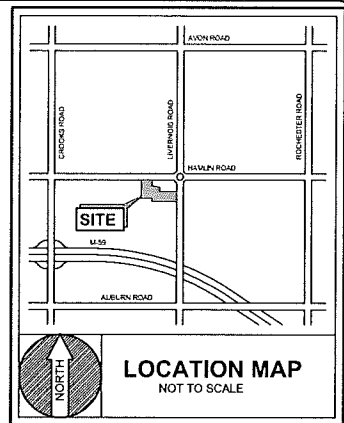
Vertical sidebar containing project information, client details, and contact information. Includes 'FINAL SITE PLAN WOODLAND PARK', 'FAZAL KHAN & ASSOCIATES, INC.', 'CIVIL ENGINEERS & LAND SURVEYORS', and 'LANDSCAPE DETAILS'. Also includes a 'NOT TO BE USED AS CONSTRUCTION DRAWINGS' warning and 'CITY FILE # 15-014'.

W. HAMLIN RD (RIGHT OF WAY VARIES)
(CITY JURISDICTION)

WOODLAND PARK

A PART OF THE NORTHEAST 1/4, OF SECTION 28, TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LEGEND	
● IRON FOUND	○ IRON SET
● MONUMENT FOUND	○ SEC. CORNER
● MONUMENT SET	○ PROPERTY LIMITS
— SECTION LINE	— ROAD CENTERLINE
— WATERMAN	— SANITARY SEWER
— STORM SEWER	— SWALE
— METAL FENCE LINE	— WOOD FENCE LINE
— OVERHEAD WIRES	— UNDERGROUND UTILITY
— CONTOUR	— TREE / BRUSH LINE
□ ROAD INLET	□ SIGN MAILBOX
□ ROAD CATCH BASIN	□ TRANSFORMER
□ REAR YARD INLET	□ UTILITY PEDESTAL
□ REAR YARD C.B.	□ WELL
□ END-SECTION	□ WATER METER
□ CABLE TV BOX	□ TURNPIECE, VALVE AND WELL
□ AMERITECH	□ HYDRANT
□ DIMENSION	□ UTILITY POLE
□ MANHOLE	□ WATER LEAD SHUT OFF
□ TELEPHONE MANHOLE	□
□ LIGHT POLE	□
▨ EXISTING ASPHALT	▨ EXISTING CONCRETE
▨ PROPOSED ASPHALT	▨ PROPOSED CONCRETE
▨ EXISTING GRAVEL	▨ PROPOSED GRAVEL

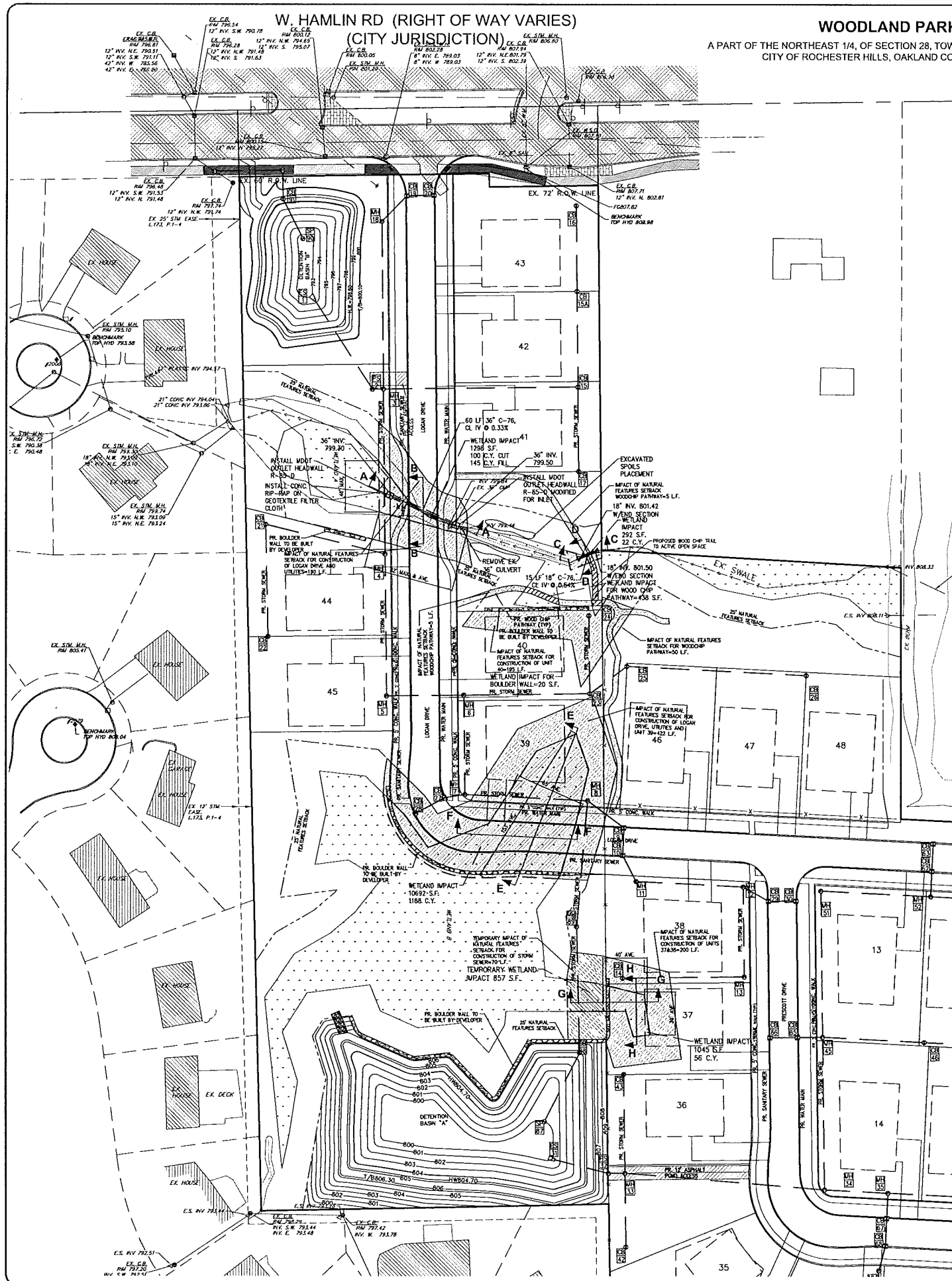


BENCHMARK #1 (SHOWN)
MAG NAIL IN NORTH FACE
OF UTILITY
ELEV.= 863.18 (NAVD 88)

BENCHMARK #2 (SHOWN)
MAG NAIL IN WEST FACE
OF UTILITY POLE
ELEV.= 836.90 (NAVD 88)

BENCHMARK #3 (SHOWN)
TOP OF
HYDRANT SOUTH OF LOT
#2 MAPLE LEAF DR.
ELEV.= 831.81 (NAVD 88)

BENCHMARK #4 (SHOWN)
TOP OF HYDRANT
ELEV.= 805.75 (NAVD 88)



WETLAND IMPACTS:

WETLAND AREA 'A' IMPACTS
1298 S.F.
292 S.F.
20 S.F.
438 S.F.
TOTAL 2048 S.F.

WETLAND AREA 'B' IMPACTS
10692 S.F.
1045 S.F.
TOTAL 11737 S.F.

TOTAL WETLAND IMPACTS = 13785 S.F.

TEMPORARY WETLAND IMPACTS:

WETLAND AREA 'B' TEMPORARY IMPACTS
857 S.F.
TOTAL 857 S.F.

TOTAL WETLAND TEMPORARY IMPACTS = 857 S.F.

WETLAND SETBACK IMPACTS:

WETLAND AREA 'A' SETBACK IMPACTS
190 L.F.
195 L.F.
60 L.F.
TOTAL 445 L.F.

WETLAND AREA 'B' SETBACK IMPACTS
422 L.F.
200 L.F.
TOTAL 622 L.F.

TOTAL WETLAND SETBACK IMPACTS = 1067 L.F.

TEMPORARY WETLAND SETBACK IMPACTS:

WETLAND AREA 'B' TEMPORARY SETBACK IMPACTS
70 L.F.
TOTAL 70 L.F.

TOTAL WETLAND TEMPORARY SETBACKS IMPACTS = 70 L.F.

NOTES:

WETLAND BOUNDARY DETERMINATION COMPLETED ON SITE
BY ASTI ON JUNE 2, 2016 AND SEPTEMBER 14, 2015

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
(MDEQ) PRE-APPLICATION FILE NUMBER=14-63-0272-P.

BEST MANAGEMENT PRACTICES (BMP) WILL BE IMPLEMENTED
DURING THE CONSTRUCTION PHASE OF THE PROPOSED
PROJECT.

TEMPORARY IMPACT AREAS ARE TO BE RESTORED TO
ORIGINAL GRADE WITH ORIGINAL SOILS OR EQUIVALENT
SOILS AND SEEDED WITH A CITY APPROVED WETLAND SEED
MIX.

MDEQ PART 303 AND PART 301 PERMIT WILL BE OBTAINED
AND SUBMITTED TO THE CITY FOR REVIEW.

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

FINAL SITE PLAN
WOODLAND PARK
A PART OF THE NORTHEAST 1/4, OF SECTION 28,
TOWN 3 NORTH, RANGE 11 EAST,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
10000 WOODLAND PARK DRIVE, SUITE 100
ROCHESTER HILLS, MI 48066
PHONE (586) 739-8007 FAX (586) 739-8884
WWW.FAZALKHAN.COM

WETLAND IMPACT

PROJECT NO.	FIELD BOOK	DATE	CHECKED BY
15-002	XXXX	03/03/2016	F.M.K.
CLIENT	SCALE	DRAWN BY	CHECKED BY
PULTE LAND COMPANY, LLC	1" = 50'	O.G.	F.M.K.

DATE: 03/03/2016
BY: F.M.K.
CHECKED BY: F.M.K.
SCALE: 1" = 50'

REVISIONS

SHEET NO. 13