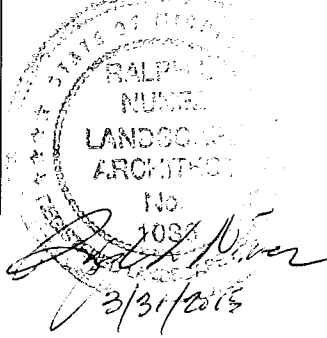
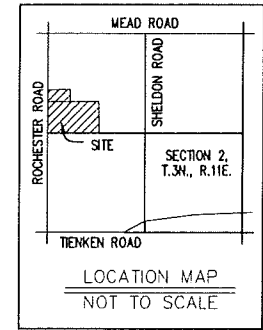


'Rochester Enclaves'

Planned Unit Development
Submitted for PUD Final Review
Rochester Hills,
Oakland County,
Michigan



SHEET INDEX

SP 1.0	COVER SHEET
SP 1.1	OVERALL SITE PLAN (1"=60')
SP 1.2	NATURAL FEATURES PLAN
LA 1.0	TREE CREDIT SUMMARY
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LA 1.2	LANDSCAPE BUFFER PLAN
LA 1.3	SOUTHERN ENTRANCE LANDSCAPE PLAN
LA 1.4	ENTRANCE ELEVATION DETAILS
LA 1.5	UNIT PLANTING DETAILS
LA 1.6	DETENTION POND LANDSCAPE PLAN
LA 1.7	ROCHESTER RD. LANDSCAPE PLAN
LA 1.8	NORTHERN ENTRANCE LANDSCAPE PLAN
LA 1.9	LOT 24
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IR 1	IRRIGATION PLAN
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ENGINEERING	
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY SITE PLAN (1"=100')
SHEET 3	PRELIMINARY UTILITY LAYOUT AND GRADING PLAN(1"= 60')
SHEET 3A	WETLAND DETAIL PLAN
SHEET 4	BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 5	ROCHESTER ROAD TOPOGRAPHIC SURVEY
SHEET 6	TREE SURVEY

SHEET 1	STEEP SLOPE PLAN
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LEGAL DESCRIPTION - PARCEL 15-02-102-023
Part of the Northwest 1/4 of Section 2, T.3N., R.11E, City of Rochester Hills, Oakland County, being more particularly described as follows:
Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft.; thence S88°16'53"E 620.00 ft. to the point of beginning.
Containing 4.59 Acres.
Subject to the rights of the public in Rochester Road.

LEGAL DESCRIPTION - PARCEL 15-02-177-001
Part of the Northwest 1/4 of Section 2, T.3N., R.11E, City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2, thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hillwood Subdivision" as recorded in Liber 58, Page 7 of Plats, Oakland County Records; thence S01°08'06"W 802.76 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 26 through 33 of plats, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-28 of Plats, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.
Subject to the rights of the public in Rochester Road.

CITY OF ROCHESTER HILLS REVISION NOTES

- RETAINING WALLS OVER 4 FEET HIGH WILL REQUIRE SEALED AND SIGNED ENGINEERING DRAWINGS.

SITE GRADING NOTES

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

PROPOSED PRIVATE ROADS

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

TRAFFIC NOTES

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

ROCHESTER ROAD IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY (ROCC) AND A ROCC PERMIT IS REQUIRED FOR ALL WORK WITHIN THE ROCHESTER ROAD RIGHT-OF-WAY.

PROJECT

ROCHESTER ENCLAVES
ROCHESTER HILLS, OAKLAND COUNTY,
MICHIGAN

CLIENT / APPLICANT

TJ REALVEST
JERRY KISIL
35312 CONNECTICUT DRIVE
STERLING HEIGHTS, MICHIGAN 48310
PHONE: (586) 321-6151

PROJECT LANDSCAPE ARCHITECT/PLANNER

DESIGNTEAM PLUS, LLC.
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BIRMINGHAM, MICHIGAN 48009
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PROJECT ENGINEER

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1050 SOUTH BOULEVARD EAST, SUITE 200
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PHONE: (586) 726-9111

WETLAND CONSULTANT

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Rochester, MI 48307
1-586-268-6168

Project
"Rochester Enclaves"
Rochester Hills,
Oakland County,
Michigan

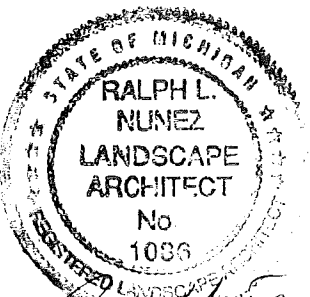
Designed/Drawn: RLN / BC
Checked/Approved: RLN
Job #: 10-2013
City File #: 03-009

Date/Revisions	Issued For
3-17-2014 PUD PRELIMINARY REVIEW	
4-14-2014 PUD PRELIMINARY REVIEW	
10-27-2014 FINAL PUD SUBMITTAL	
3-2-2015 FINAL PUD REVIEW	

PLAN SUBMITTED FOR FINAL REVIEW - NOT FOR CONSTRUCTION.

DESIGNED BY: RALPH L. NUNEZ
CHECKED BY: JERRY KISIL
DATE: 3/31/2015

DESIGNTEAM PLUS, LLC.
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3/31/2015

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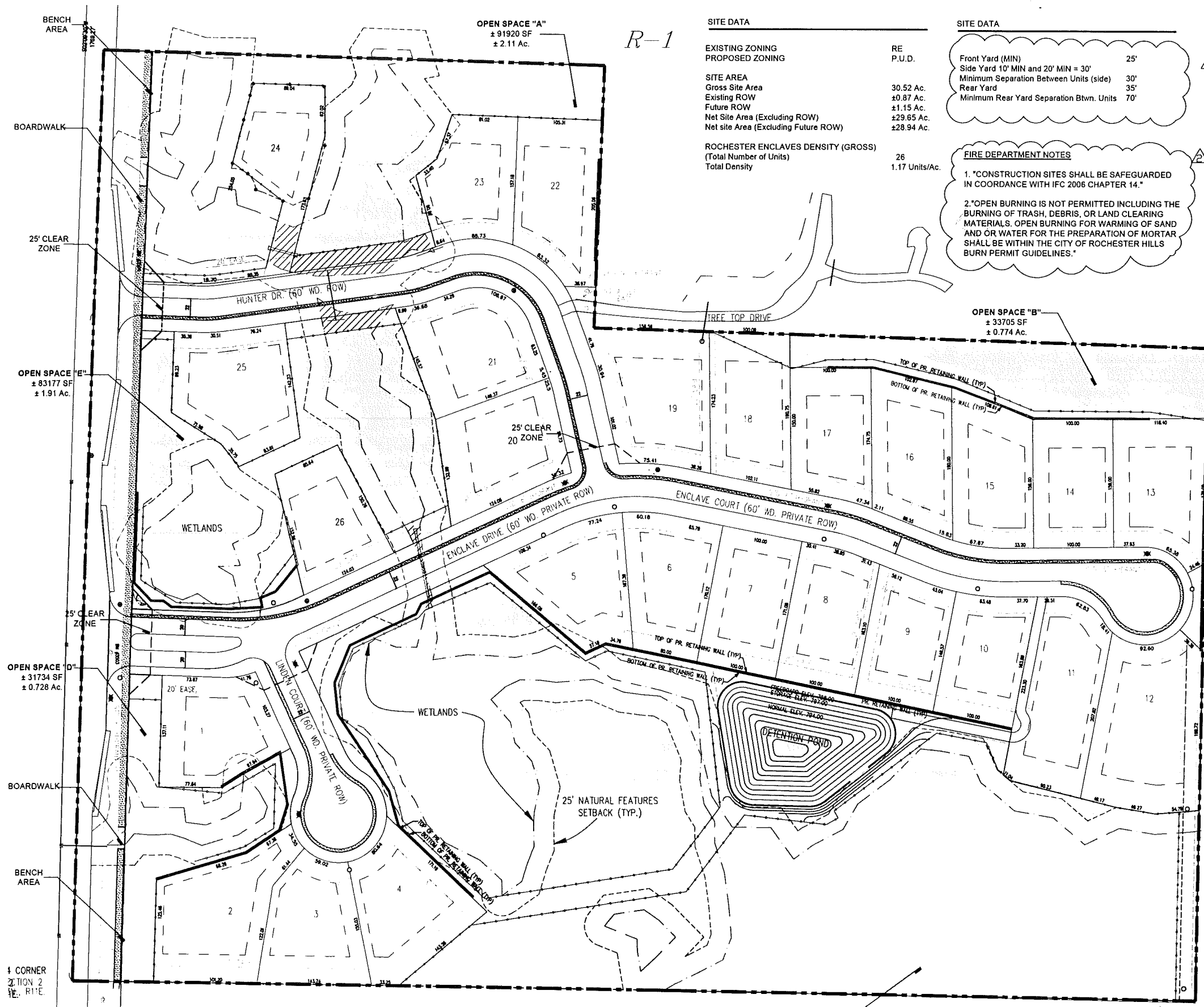
Project
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Rochester Hills,
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Michigan

Designed/Drawn: RLH / BC
Checked/Approved: RLH
Job #: 10-2013
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Date/Revision Issued For
1-17-2014 PLO PRELIMINARY REVIEW
1-16-2014 PLO PRELIMINARY REVISION
10-27-2014 FINAL PLO SUBMITTAL
1-7-2015 FINAL PLO REVIEW

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LEGAL DESCRIPTION - PARCEL 15-02-177-001
Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows:
Beginning at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.19 ft. to a Concrete Monument at the Southwest corner of "Hilwood Subdivision" as recorded in Liber 58, Page 7 of Plans, Oakland County Records; thence S01°08'06"W 802.76 ft. to a point on the East-West 1/4 Line of said Section 2; said point also being on the North Line of "Cross Creek Sub. No. 2" as recorded in Liber 217, Pages 28 through 33 of Plans, Oakland County Records; thence N89°03'14"W 1368.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-28 of Plans, Oakland County Records to the Point of Beginning. Containing 25.93 Acres. Subject to the rights of the public in Rochester Road.



SITE DATA

EXISTING ZONING
PROPOSED ZONING **R-1**

SITE AREA
Gross Site Area 30.52 Ac.
Existing ROW ±0.87 Ac.
Future ROW ±1.15 Ac.
Net Site Area (Excluding ROW) ±29.65 Ac.
Net site Area (Excluding Future ROW) ±28.94 Ac.

ROCHESTER ENCLAVES DENSITY (GROSS)
(Total Number of Units) 26
Total Density 1.17 Units/Ac.

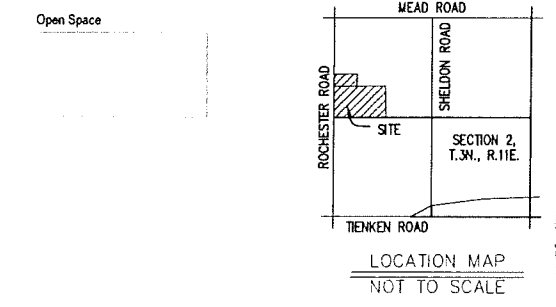
SITE DATA

Front Yard (MIN) 25'
Side Yard 10' MIN and 20' MIN = 30'
Minimum Separation Between Units (side) 30'
Rear Yard 35'
Minimum Rear Yard Separation Btwn. Units 70'

FIRE DEPARTMENT NOTES

1. *CONSTRUCTION SITES SHALL BE SAFEGUARDED IN COORDANCE WITH IFC 2006 CHAPTER 14.*

2. *OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.*



OPEN SPACE DATA

TOTAL SITE AREA	+/- 30.52 Acres 100%
TOTAL R.O.W. AREAS	+/- 2.02 Acres 06.6%
WETLANDS	+/- 6.29 Acres 20.6%
FILLED WETLANDS	+/- 0.197 Acres 00.007%
OPEN SPACE	+/- 14.17 Acres 46.40%
UPLANDS	+/- 22.21 Acres 72.41%

NOTES:

1. HOME BUILDERS HAVE NOT BEEN CHOSEN AT THIS TIME. HOWEVER, WE EXPECT THE MAXIMUM HOME SIZE TO BE 6000 SF. ALL CONSTRUCTION TYPES AND MATERIALS TO CONFORM TO CITY OF ROCHESTER HILLS DESIGN STANDARDS AND FIRE CODES.

2. THE WATER MAIN WAS ENGINEERED TO PROVIDE FIVE STANDARD 6" HYDRANTS TO ENSURE MAXIMUM DESIGN FIRE FLOW PER INSURANCE SERVICES OFFICES BASED ON HOUSE SEPARATIONS OF 11-30 FEET AT 1000 GPM FOR 2 HOURS.

INDIVIDUAL LOT DATA:

LOT:	AREA (S.F.)	ACREAGE:
1	18076	.415
2	20915	.480
3	17612	.404
4	20216	.464
5	18746	.430
6	17439	.400
7	17065	.391
8	16898	.388
9	15555	.357
10	15510	.356
11	22945	.526
12	27505	.634
13	19011	.436
14	15695	.360
15	17435	.400
16	17948	.412
17	15931	.365
18	18257	.419
19	22449	.515
20	19420	.445
21	19743	.453
22	19683	.452
23	15833	.364
24	24713	.567
25	22185	.509
26	15727	.361

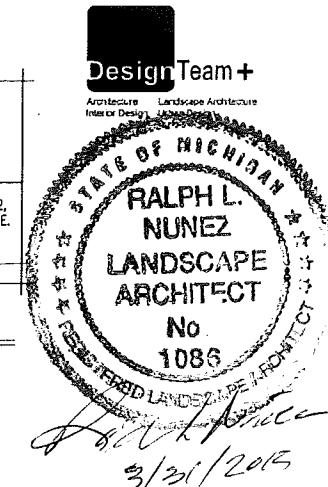
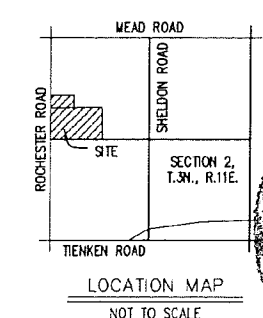
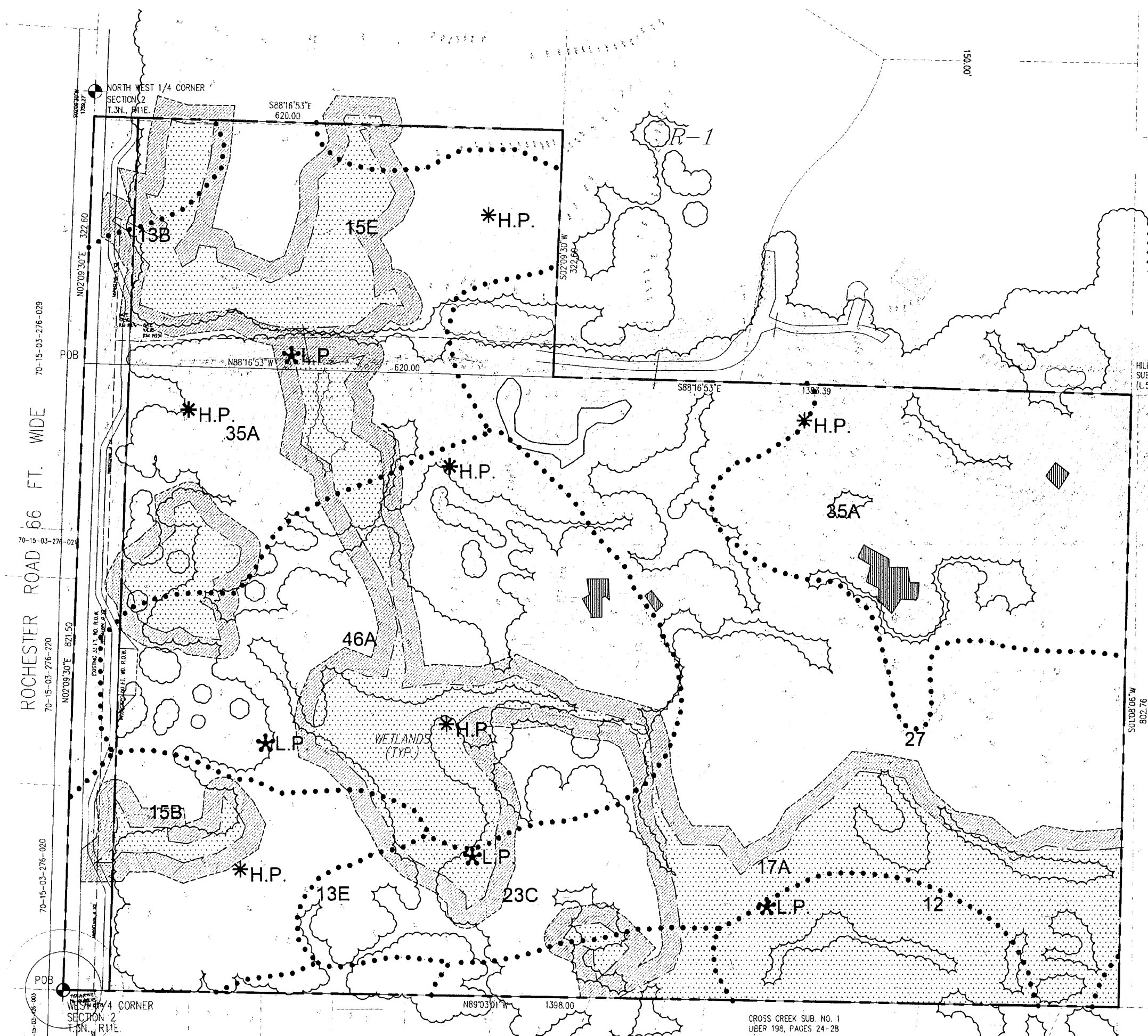
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*BASE MAP PROVIDED BY JJ ASSOCIATES

OPEN SPACE "C"
± 376874 SF
± 8.65 Ac.

1/4 CORNER SECTION 2 T.3N., R.11E.



- LEGEND:**
- Property Line
 - Existing Vegetation
 - Wetlands
 - 25' Buffer
 - Ridge
 - *H.P. High Point
 - *L.P. Low Point
 - Soil Type Limits
 - Slope >20%

- SOIL LEGEND**
- 12 Brookston and Colwood loams
 - 13B Oshemo-Boyer loamy sand, 0 to 6 percent slopes
 - 13E Oshemo-Boyer loamy sand, 12 to 40 percent slopes
 - 15B Spinks loamy sand, 0 to 6 percent slopes
 - 15E Spinks loamy sand, 12 to 35 percent slopes
 - 17A Wasepi loamy sand, 0 to 3 percent slopes
 - 23C Sission fine loamy sand, 6 to 12 percent slopes
 - 27 Houghton and Adrian mucks
 - 35A Thetford loamy fine sand, 0 to 3 percent slopes
 - 46A Dixboro loamy fine sand, 0 to 3 percent slopes

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Project
 "Rochester Enclaves"
 Rochester Hills, Oakland County, Michigan

Design/Drawn: RLK / SC
Checked/Approved: RLK
Job # 10-2013
Date/Revisions Issued For
 3-18-2014 PLO PRELIMINARY REVIEW
 4-11-2014 PLO PRELIMINARY REVIEW
 10-31-2014 PLO PRELIMINARY REVIEW



Natural Features

SP-1.2

CROSS CREEK SUB. NO. 1
 LIBER 198, PAGES 24-28

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION

NOTES:

PRIOR TO PRELIMINARY REVIEW, AN ESTIMATE WAS USED TO APPROXIMATE THE AMOUNT OF TREES ON THE NORTHERN 5 ACRE PARCEL. TREES WITHIN THE BUILDING PADS WERE NOT CALCULATED FOR EXEMPTION FROM THE REGULATED TREES. THIS FIGURED INTO THE INITIAL COUNT OF TREES AND THE TREE REPLACEMENT CREDITS REQUIRED.

SINCE PRELIMINARY REVIEW, A TREE SURVEY OF THE NORTHERN 5 ACRE PARCEL HAS BEEN COMPLETED. THE TREE SURVEY SUBMITTED TODAY INCLUDES COUNTS OF NON-REGULATED TREES IN BUILDING PADS AND COMPLIES WITH CITY REQUIREMENTS.

PRELIMINARY WOODLAND ANALYSIS:

TREE SURVEY	Southern Parcel (Surveyed)	Northern Parcel (Estimate)	Northern Parcel (Surveyed)
TOTAL # OF TAGGED TREES:	3231	604	440
TOTAL # OF ASH TREES	- 682	-	5
TOTAL # OF DEAD TREES	- 187	-	71
TOTAL # OF TREES IN R.O.W.	- 336	-	42
TOTAL # OF TREES IN BUILDING PAD	- 271	58	26
TOTAL # OF REGULATED TREES	2026	546	298
TOTAL # OF TREES TO BE SAVED	- 754	338	207
TOTAL # OF TREES TO BE REMOVED	1272	+ 208	89
TOTAL % OF TREES SAVED	Surveyed + Estimate = 42%		Surveyed + Actual = 46%

TOTAL # OF REPLACEMENT TREE CREDITS REQUIRED = 1480
 Substantial vegetation exist along the north and east property lines, which will be preserved and are requesting the reviewing authority to waive the buffer requirements in these areas which provide an equal or greater screen.

TYPE 'B' BUFFER: Buffer plantings to meet the City's standards for Type 'B' buffer.
 Buffer yard minimum width 10 feet.
 Deciduous Shade Trees 3' Caliper, 2 Trees per 100LF
 Evergreen Trees 10' HT. and 5' Spread, 2 Trees per 100LF
 Ornamental Trees 2' Caliper or 6' HT., 1.5 Trees per 100LF
 Shrubs 30" HT. and 24" Spread, 4 Shrubs per 100LF

NORTH-EAST PROPERTY LINE TYPE 'B' BUFFER - 500 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	5 x 2 = 10	10	+89 X 2 (CREDITS) = 178
Evergreen Trees	5 x 2 = 10	99	
Ornamental Trees	5 x 1.5 = 8	8	
Shrubs	5 x 4 = 20	27	

EAST PROPERTY TYPE 'B' BUFFER - 480 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	4.8 x 2 = 10	10	+46 X 2 (CREDITS) = 92
Evergreen Trees	4.8 x 2 = 10	56	
Ornamental Trees	4.8 x 1.5 = 8	9	
Shrubs	4.8 x 4 = 20	21	

SOUTH PROPERTY TYPE 'B' BUFFER - 280 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	2.8 x 2 = 6	6	+76 X 2 (CREDITS) = 152
Evergreen Trees	2.8 x 2 = 6	82	
Ornamental Trees	2.8 x 1.5 = 5	6	
Shrubs	2.8 x 4 = 12	24	

WEST PROPERTY TYPE 'C' BUFFER - 1140 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Mix of 50 Bare Rooted Hardwood Trees of 4' - 5' HT.		300	+3 X 1 (CREDITS) = 146

LANDSCAPE R.O.W. PLANTINGS - 1,860LF	REQ: (1 tree per 35 LF)	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	130	150	+ 20 X 2 (CREDITS) = 40

LANDSCAPE PLANTINGS (Entry)	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	6	+6 X 3 (CREDITS)
Evergreen Trees	5	+2 X 4 (CREDITS)
Ornamental Trees	5	+3 X 3 (CREDITS)
		+5 X 1 (CREDITS) = 40

DETENTION LANDSCAPE PLANTINGS:	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	7	
Ornamental Trees	3	
Shrubs	45	
Wetland Seed Mix	+/- SF	

RESIDENTIAL BUILDING SITES: LANDSCAPE PLANTINGS	REPLACEMENT TREE / CREDIT
A total of 16 trees will be planted on each building site plants to be a mix of plant species	
Deciduous Shade Trees - 3' cal.	6
Evergreen Trees 10' HT.	10
	+ 16 X 2 (CREDITS) = 32
	X 26 UNITS = 832
	TOTAL TREE CREDITS: 1480

REVISED WOODLAND ANALYSIS:

Substantial vegetation exist along the north and east property lines, which will be preserved and are requesting the reviewing authority to waive the buffer requirements in these areas which provide an equal or greater screen.

TYPE 'B' BUFFER: Buffer plantings to meet the City's standards for Type 'B' buffer.
 Buffer yard minimum width 10 feet.
 Deciduous Shade Trees 3' Caliper, 2 Trees per 100LF
 Evergreen Trees 10' HT. and 5' Spread, 2 Trees per 100LF
 Ornamental Trees 2' Caliper or 6' HT., 1.5 Trees per 100LF
 Shrubs 30" HT. and 24" Spread, 4 Shrubs per 100LF

NORTH-EAST PROPERTY LINE TYPE 'B' BUFFER - 500 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	5 x 2 = 10	10	+89 X 2 (CREDITS) = 178
Evergreen Trees	5 x 2 = 10	99	
Ornamental Trees	5 x 1.5 = 8	8	
Shrubs	5 x 4 = 20	27	

EAST PROPERTY TYPE 'B' BUFFER - 480 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	4.8 x 2 = 10	10	+46 X 2 (CREDITS) = 92
Evergreen Trees	4.8 x 2 = 10	56	
Ornamental Trees	4.8 x 1.5 = 8	9	
Shrubs	4.8 x 4 = 20	21	

SOUTH PROPERTY TYPE 'B' BUFFER - 280 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Deciduous Shade Trees	2.8 x 2 = 6	6	+76 X 2 (CREDITS) = 152
Evergreen Trees	2.8 x 2 = 6	82	
Ornamental Trees	2.8 x 1.5 = 5	6	
Shrubs	2.8 x 4 = 12	24	

WEST PROPERTY TYPE 'C' BUFFER - 1140 LF	REQUIRED	PROVIDED	REPLACEMENT TREES / CREDIT
Mix of 50 Bare Rooted Hardwood Trees of 4' - 5' HT.		300	+3 X 1 (CREDITS) = 146

LANDSCAPE R.O.W. PLANTINGS - 1,860LF	REQUIRED	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	130	150	+ 20 X 2 (CREDITS) = 40

LANDSCAPE PLANTINGS (Entry)	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	6	+6 X 3 (CREDITS)
Evergreen Trees	5	+2 X 4 (CREDITS)
Ornamental Trees	5	+3 X 3 (CREDITS)
		+5 X 1 (CREDITS) = 40

DETENTION LANDSCAPE PLANTINGS:	PROVIDED	REPLACEMENT TREE / CREDIT
Deciduous Shade Trees	7	
Ornamental Trees	3	
Shrubs	45	
Wetland Seed Mix	+/- SF	

RESIDENTIAL BUILDING SITES: LANDSCAPE PLANTINGS	REPLACEMENT TREE / CREDIT
A total of 9 trees will be planted on each building site plants to be a mix of plant species	
Deciduous Shade Trees - 3' cal.	3
Evergreen Trees 10' HT.	6
	+ 9 X 2 (CREDITS) = 18
	X 26 UNITS = 468
	TOTAL TREE CREDITS: 1118

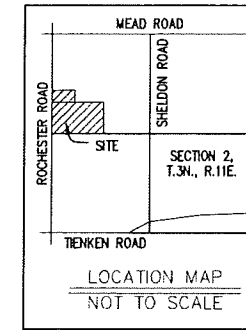
TREE SURVEY:	
TOTAL # OF TAGGED TREES	= 3671
TOTAL # OF ASH TREES (NON-REGULATED)	- 681
TOTAL # OF DEAD TREES (NON-REGULATED)	- 362
TOTAL # OF TREES IN R.O.W. (NON-REGULATED)	- 260
TOTAL # OF TREES IN BUILDING PAD (NON-REGULATED)	- 313
TOTAL # OF REGULATED TREES	= 2055
TOTAL # OF TREES TO BE REMOVED	- 1101
TOTAL # OF TREES TO BE SAVED	= 959
TOTAL % TREES SAVED	= 46%
TOTAL # OF REPLACEMENT CREDITS REQ'D.	= 1101
TOTAL # OF REPLACEMENT CREDITS PROVIDED FOR BOTH PARCELS:	= 1116

REPLACEMENT TREE CREDIT TABLE

Tree Type and Size	Replacement Credits
1' Credit	1 Credit
2' Caliper Shade Tree	1.5 Credits
3' Caliper Shade Tree	2 Credits
4' Caliper Shade Tree	3 Credits
6' Caliper Shade Tree	4 Credits
8' Evergreen Trees	1 Credit
9' Evergreen Trees	1.5 Credits
10' Evergreen Trees	2 Credits
12' Evergreen Trees	3 Credits
14' Evergreen Trees	4 Credits

NOTES:

FOR A TYPICAL LANDSCAPING CONFIGURATION FOR A TYPICAL UNIT, REFER TO LA 1.5.



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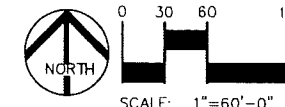
Client: T.J. Realvest, LLC
 54153 Deer Ridge Ct.
 Rochester, MI 48307
 1-566-268-6168

Project: "Rochester Enclaves"
 Rochester Hills, Oakland County, Michigan

Designed/Drawn: R.L.N. / D.C.
 Checked/Approved: R.L.N.
 Job #: 10-2013
 City File #: 03-009

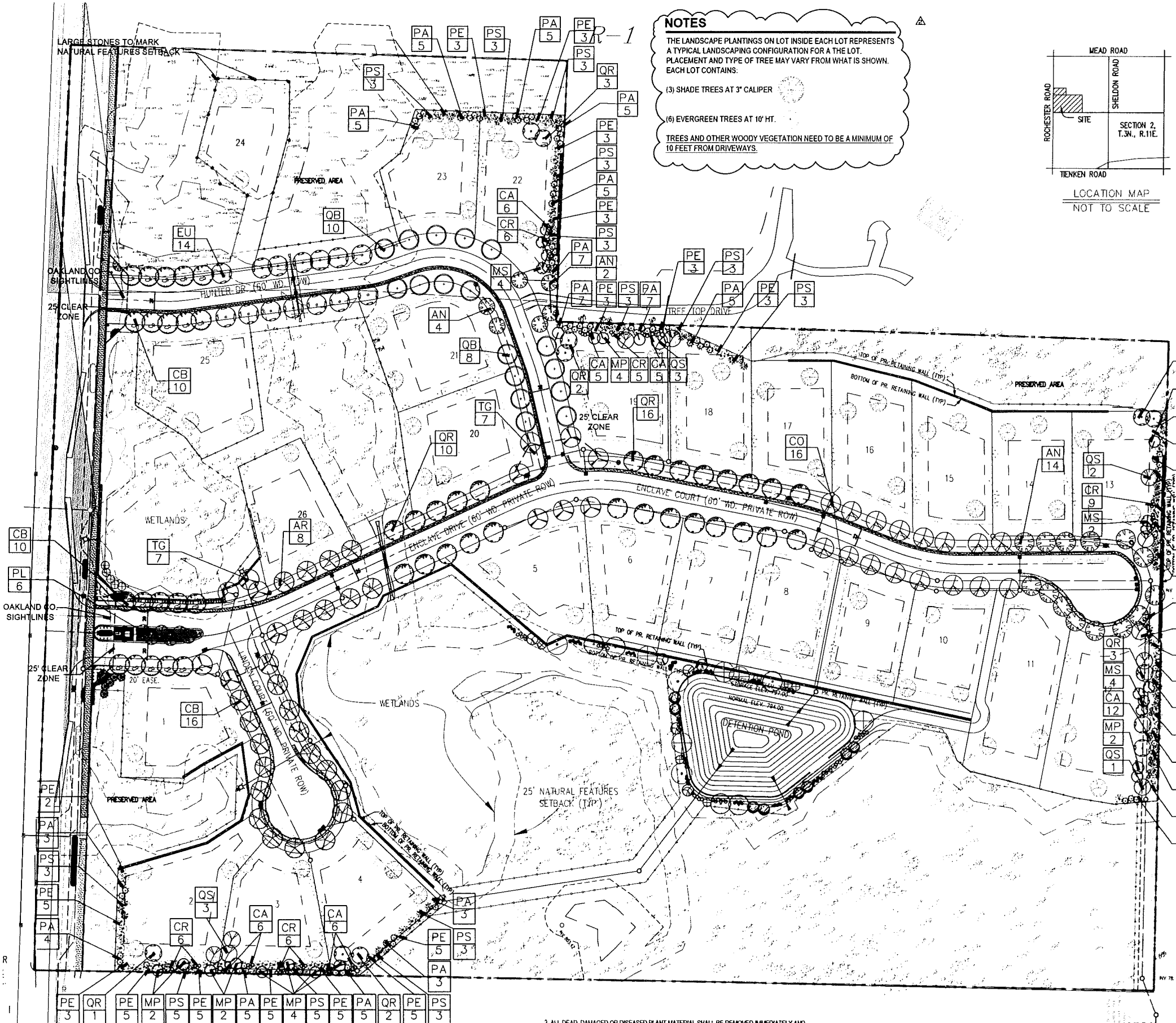
Date/Revision Issued For:
 1-17-2014 P.D. PRELIMINARY REVIEW
 4-14-2014 P.D. PRELIMINARY REVIEW
 10-27-2014 P.H.L. P.D. SUBMITTAL
 1-7-2015 P.H.L. P.D. REVIEW

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 Sheet



SCALE: 1"=60'-0"

Tree Credit Summary



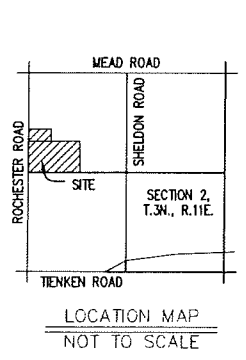
NOTES

THE LANDSCAPE PLANTINGS ON LOT INSIDE EACH LOT REPRESENTS A TYPICAL LANDSCAPE CONFIGURATION FOR A LOT. PLACEMENT AND TYPE OF TREE MAY VARY FROM WHAT IS SHOWN. EACH LOT CONTAINS:

(3) SHADE TREES AT 3" CALIPER

(6) EVERGREEN TREES AT 10' HT.

TREES AND OTHER WOODY VEGETATION NEED TO BE A MINIMUM OF 10 FEET FROM DRIVEWAYS.



STREET TREES PRELIMINARY PLANT MATERIAL SCHEDULE:

QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT
20	AN Acer Nigrum 'Greencolumn' / Greencolumn Maple	3" cal	B&B
24	AR Acer Rubrum 'Franksred'	3" cal	B&B
20	CB Carpinus Betulus 'Fastiglata'	3" cal	B&B
16	CO Celtis occidentalis / Common Hackberry	3" cal	B&B
14	EU Eucommia ulmoides / Hardy Rubber Tree	3" cal	B&B
18	QB Quercus bicolor / Swamp White Oak	3" cal	B&B
26	QR Quercus rubra / Red Oak	3" cal	B&B
14	TG Greenopsis Linden	3" cal	B&B
6	PL Pyrus calleryana 'Cleveland Select' / Pear	3" cal	B&B

MATERIALS

- +/- Mulch (To Be Determined By Contractor) CY
- +/- Plant Mix (To Be Determined By Contractor) CY
- +/- Terra Sorb (Or Approved Equal) LBS

LAWN

- +/- Seed (owner's option) SF
- +/- Sod (owner's option) CY

NORTH - EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
2	AN	Acer Nigrum 'Greencolumn' / Greencolumn Maple	3" cal	B&B
5	QR	Quercus rubra / Red Oak	3" cal	B&B
3	QB	Quercus shumardii / Shumard Oak	3" cal	B&B

EVERGREEN TREES

- 51 PA Picea abies / Norway Spruce 10'ht, 6"sp B&B
- 24 PE Pinus strobus / Eastern White Pine 10'ht, 6"sp B&B
- 24 PS Picea glauca / White Spruce 10'ht, 6"sp B&B

ORNAMENTAL TREE

- 4 MP Malus 'Prairifire' / Prairifire Crab 2" cal B&B
- 4 MS Malus 'Snowdrift' / Snowdrift Crab 2" cal B&B

SHRUBS

- 16 CA Cornus alba 'Regzam' / Red Grome Dogwood 30"ht, 24"sp Cont.
- 11 CR Cornus racemosa / Gray Dogwood/Red Chokeberry 30"ht, 24"sp Cont.

MATERIALS

- +/- Mulch (To Be Determined By Contractor) CY
- +/- Plant Mix (To Be Determined By Contractor) CY
- +/- Terra Sorb (Or Approved Equal) LBS

EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
5	QR	Quercus rubra / Red Oak	3" cal	B&B
5	QB	Quercus shumardii / Shumard Oak	3" cal	B&B

EVERGREEN TREES

- 15 PA Picea abies / Norway Spruce 10'ht, 6"sp B&B
- 16 PE Pinus strobus / Eastern White Pine 10'ht, 6"sp B&B
- 28 PS Picea glauca / White Spruce 10'ht, 6"sp B&B

ORNAMENTAL TREE

- 3 MP Malus 'Prairifire' / Prairifire Crab 2" cal B&B
- 6 MS Malus 'Snowdrift' / Snowdrift Crab 2" cal B&B

SHRUBS

- 12 CA Cornus alba 'Regzam' / Red Grome Dogwood 30"ht, 24"sp Cont.
- 9 CR Cornus racemosa/Gray Dogwood/Red Chokeberry 30"ht, 24"sp Cont.

MATERIALS

- +/- Mulch (To Be Determined By Contractor) CY
- +/- Plant Mix (To Be Determined By Contractor) CY
- +/- Terra Sorb (Or Approved Equal) LBS
- +/- Edging LF

SOUTH NATURAL FEATURES BUFFER: TYPE "B" BUFFER

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
5	QR	Quercus rubra / Red Oak	3" cal	B&B
3	QB	Quercus shumardii / Shumard Oak	3" cal	B&B

EVERGREEN TREES

- 23 PA Picea abies / Norway Spruce 10'ht, 6"sp B&B
- 40 PE Pinus strobus / Eastern White Pine 10'ht, 6"sp B&B
- 19 PS Picea glauca / White Spruce 10'ht, 6"sp B&B

ORNAMENTAL TREE

- 6 MP Malus 'Prairifire' / Prairifire Crab 2" cal B&B

SHRUBS

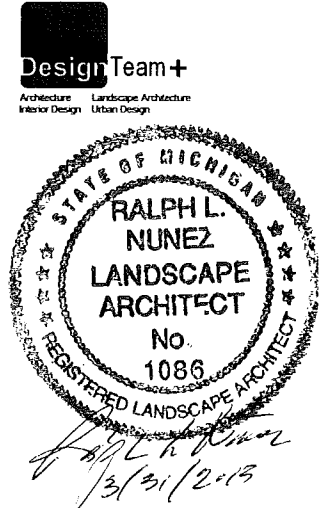
- +/- Mulch (To Be Determined By Contractor) CY
- +/- Plant Mix (To Be Determined By Contractor) CY
- +/- Terra Sorb (Or Approved Equal) LBS
- +/- Edging LF

WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
Ac	25	6-8' HT.	Acer rubrum / Red Maple	Bare-root
Ae	25	6-8' HT.	Acer saccharum / Sugar Maple	Bare-root
Bn	25	6-8' HT.	Betula nigra / River Birch	Bare-root
CaC	25	3-4' HT.	Carya cordiformis / Bitternut Hickory	Bare-root
Jn	25	6-8' HT.	Juglans nigra / Black Walnut	Bare-root
Lt	25	6-8' HT.	Liriodendron tulipifera / Tulip Poplar	Bare-root
Ns	25	3-4' HT.	Nyssa sylvatica / Black Gum	Bare-root
Qa	25	6-8' HT.	Quercus alba / White Oak	Bare-root
Qb	25	6-8' HT.	Quercus bicolor / Swamp White Oak	Bare-root
Qm	25	6-8' HT.	Quercus macrocarpa / Bur Oak	Bare-root
Qs	25	6-8' HT.	Quercus shumardii / Shumard Oak	Bare-root
Sa	25	6-8' HT.	Sassafras canadensis	Bare-root
Hem	523	18" O.C.	Rudbeckia Fulgida 'Goldsturm' /	1 Gal. cont
RF	388	18" O.C.	Hemerocallis 'Black Eyed Stella' / 'Black Eyed Stella' Daylily	1 Gal. cont

MATERIALS

- +/- Topsoil Installed UNIT
- +/- Shredded Hardwood Mulch Installed CY
- +/- Terra Sorb or Approved Equal LBS



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Client: **TJ Realvest, LLC**
 54153 Deer Ridge Ct.
 Rochester, MI 48307
 1-688-268-6168

"Rochester Enclaves"
 Rochester Hills, Oakland County, Michigan

Designed/Drawn: RLM, JBC
 Checked/Approved: RLM
 Job #: 10-2013
 City File #: 03-009

Date/Revision: Issued For:
 3-17-2014 P.D. PRELIMINARY REVIEW
 4-14-2014 P.D. PRELIMINARY REVIEW
 10-27-2014 FINAL P.D. SUBMITTAL
 1-3-2015 FINAL P.D. REVIEW

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Sheet **LA-1.1**

*BASE MAP PROVIDED BY JJ ASSOCIATES

CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12-109

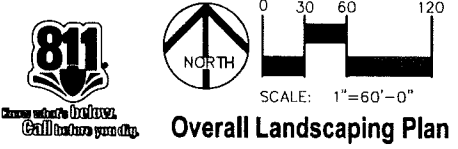
1 LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

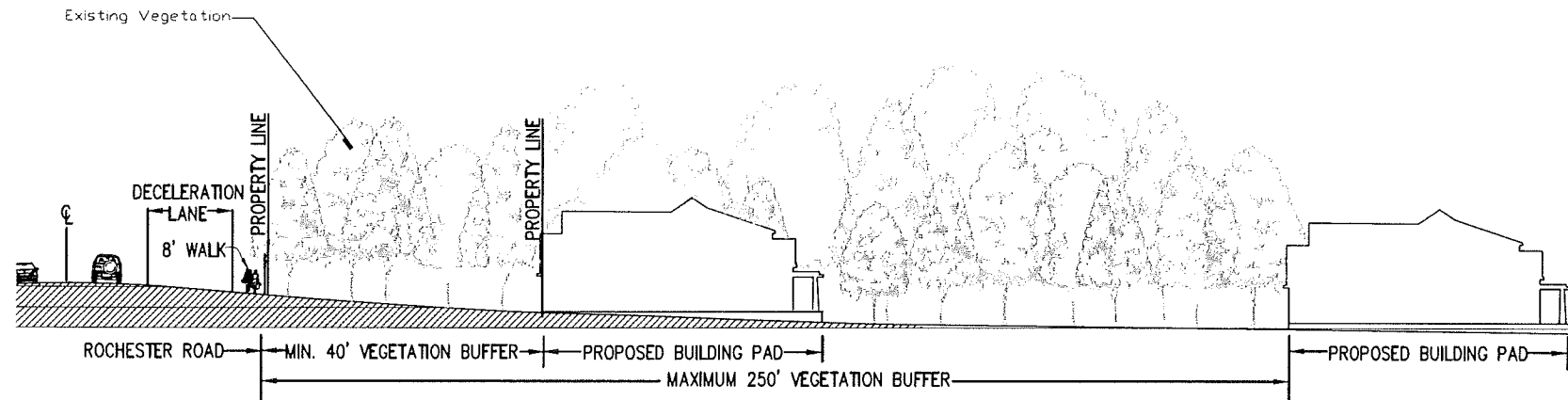
2 PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3 ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FOR CONIFERS BETWEEN OCT 1 UNTIL THE PREPARED SOIL FREEZES. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

4 THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED, ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12-109 WILL PLACE THE PARCEL IN NON-COMFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.

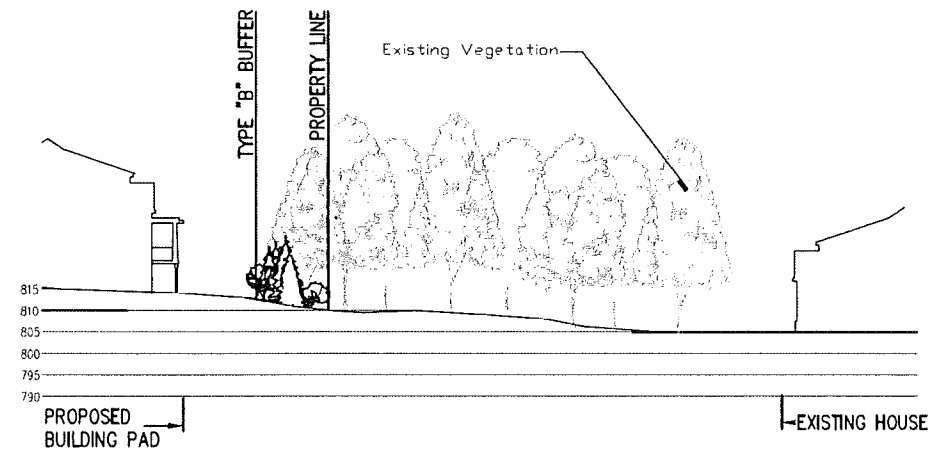
5 IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH BY INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.





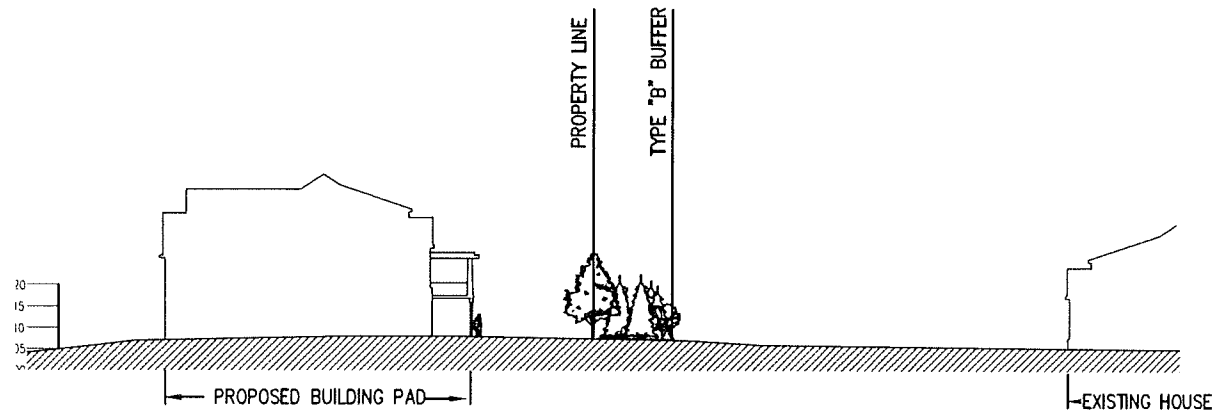
1 Section D-D - Rochester Road to Proposed Home

1" = 20'-0"



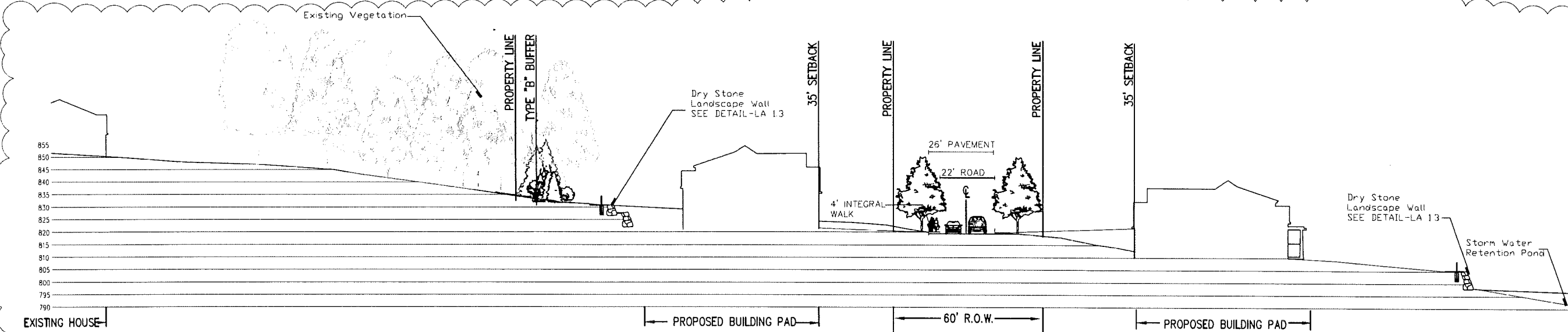
2 Section B-B - Eastern Natural Features Setback to Existing Residence

1" = 20'-0"



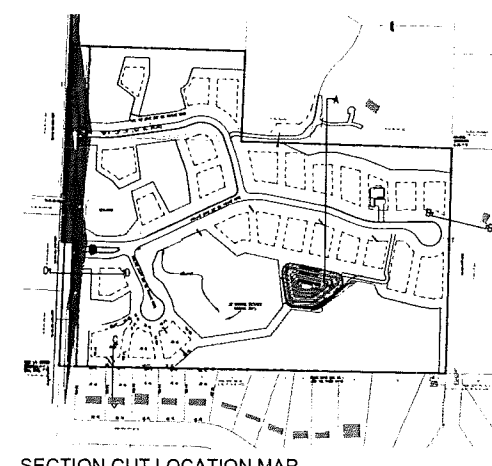
3 Section C-C - Southern Natural Features Setback to Existing Residence

1" = 20'-0"



4 Section A-A - Northern Natural Features Setback to pond

1" = 20'-0"



SECTION CUT LOCATION MAP

NOT TO SCALE

DesignTeam+
Architecture Landscape Architecture
Interior Design Urban Design

RALPH L. NUNEZ
LANDSCAPE ARCHITECT
No 1086
REGISTERED LANDSCAPE ARCHITECT

3/31/2015

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Client: **TJ Realvest, LLC**
54153 Deer Ridge Ct.
Rochester, MI 48307
1-566-268-6168

Project: **"Rochester Enclaves"**
Rochester Hills,
Oakland County,
Michigan

Designed/Drawn: BJA / BC	
Checked/Approved: BJA	
Job #: 10-2013	
City File #: 03-009	
Date/Revision	Issued For
1-17-2014	PRO. PRELIMINARY REVIEW
4-14-2014	PRO. PRELIMINARY REVIEW
10-27-2014	FINAL PRO. SUBMITTAL
1-2-2015	FINAL PRO. REVIEW

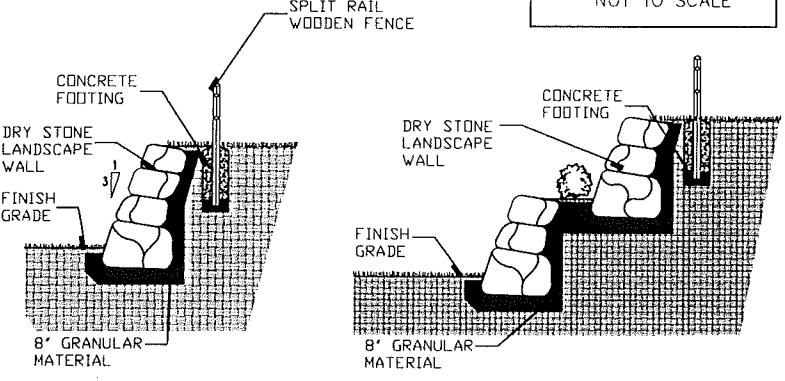
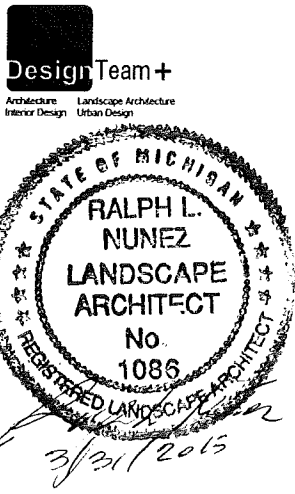
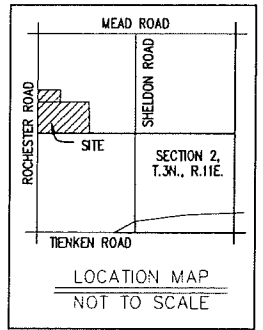
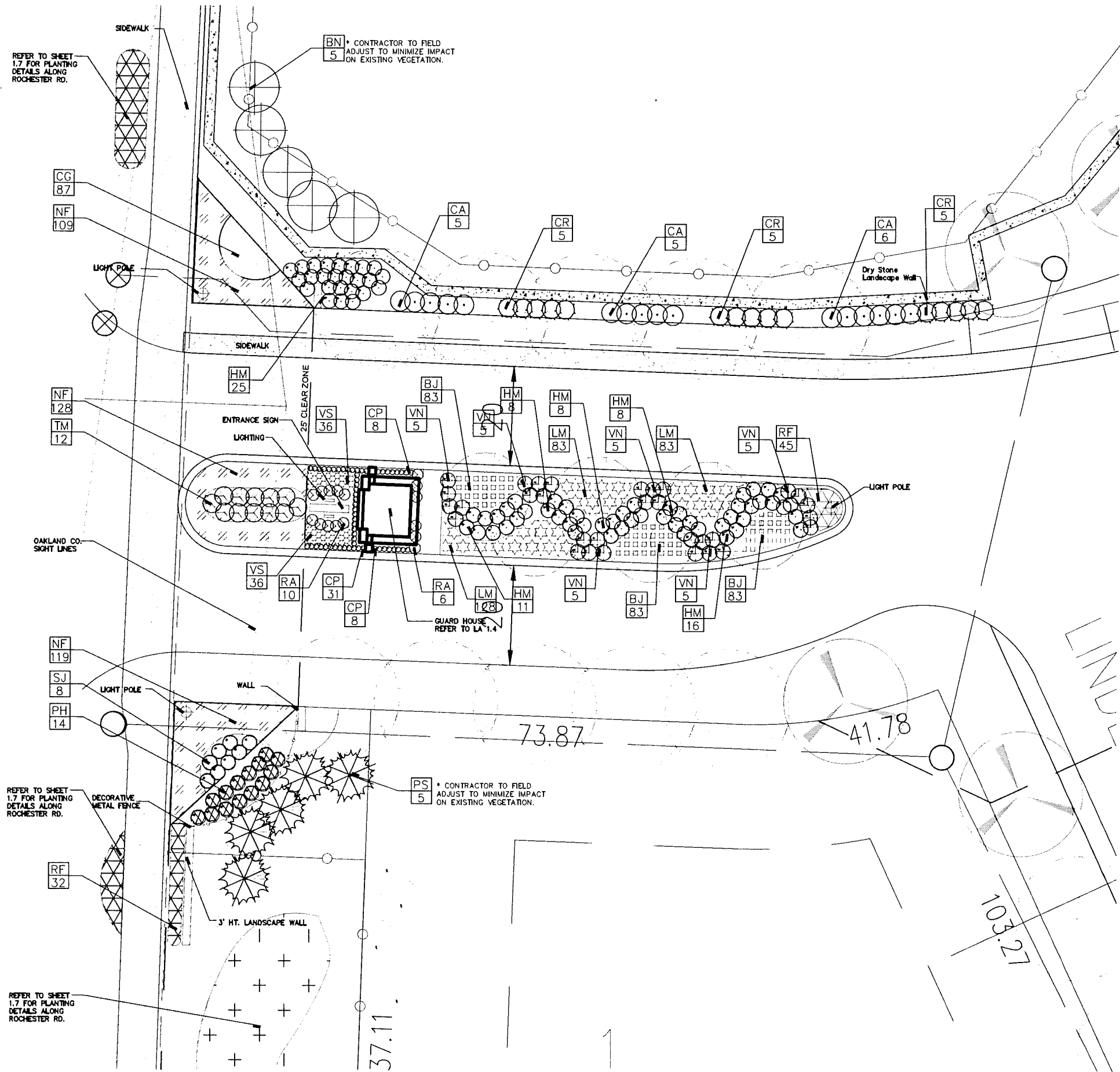
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Sheet: **LA-1.2**



Natural Features Buffers



2 Proposed Dry Stone Landscape Wall Options (Over 3' Ht.) N.T.S.

ENTRY WAY:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
EVERGREEN TREES				
PS	3	12' ht	Pinus strobus / Eastern White Pine	B&B
PS	2	14' ht	Pinus strobus / Eastern White Pine	B&B
ORNAMENTAL TREE				
BN	6	2" cal	Betula nigra / River Birch	B&B
SHRUBS				
RA	16	24" Sp.	Ribes alpinum / Alpine Currant	Cont.
CA	16	30" Ht. 24" sp	Cornus alba 'Regenzem' / Red Grome Dogwood	Cont.
CR	15	30" Ht. 24" sp	Cornus racemosa / Gray Dogwood/Red Chokeberry	Cont.
HM	65	24" Ht.	Hydrangea m. / Glowing Embers Hydrangea	Cont.
PH	14	24" Ht.	Pennisetum Alopecuroides 'Hamelin' / Hamlin' Dwarf Fountain Grass	Cont.
SJ	8	24" Ht.	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	Cont.
TM	12	24" Sp.	Taxus x Media 'Everlow' / Everlow Yew	Cont.
VN	30	24" Ht.	Viburnum Opulus 'Nanum' / Dwarf European Cranberrybush	Cont.
PERENNIALS				
BJ	249	24" Ht.	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 Gal. Cont.
CJ	87	12" O.C.	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 Gal. Cont.
CP	47	12" O.C.	Carex Pennsylvanica / Pennsylvania Sedge	1 Gal. Cont.
LM	294	12" O.C.	Liriope Muscari 'Big Blue' / 'Big Blue' Lily-Turf	1 Gal. Cont.
NF	356	18" O.C.	Nepeta x faassenii / 'Walker's Low'	1 Gal. Cont.
RF	77	18" O.C.	Rudbeckia Fulgida 'Goldsturm' / Black Eyed Susan	1 Gal. Cont.
VS	72	10" O.C.	Veronica Spicata 'Red Fox' / Red Fox Veronica	1 Gal. Cont.
ANNUALS				
76			Seasonal Plantings- To be determined	
MATERIALS				
+/-			Mulch (To Be Determined By Contractor)	LBS
+/-			Plant Mix (To Be Determined By Contractor)	LBS
+/-			Terra Sorb (Or Approved Equal)	LBS
+/-			Edging	LF

MAINTENANCE NOTES

1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.
3. ALL IRRIGATION WILL OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.



1 Entrance Planting Plan

SCALE: 1" = 10'-0"

Entrance Landscape Plan

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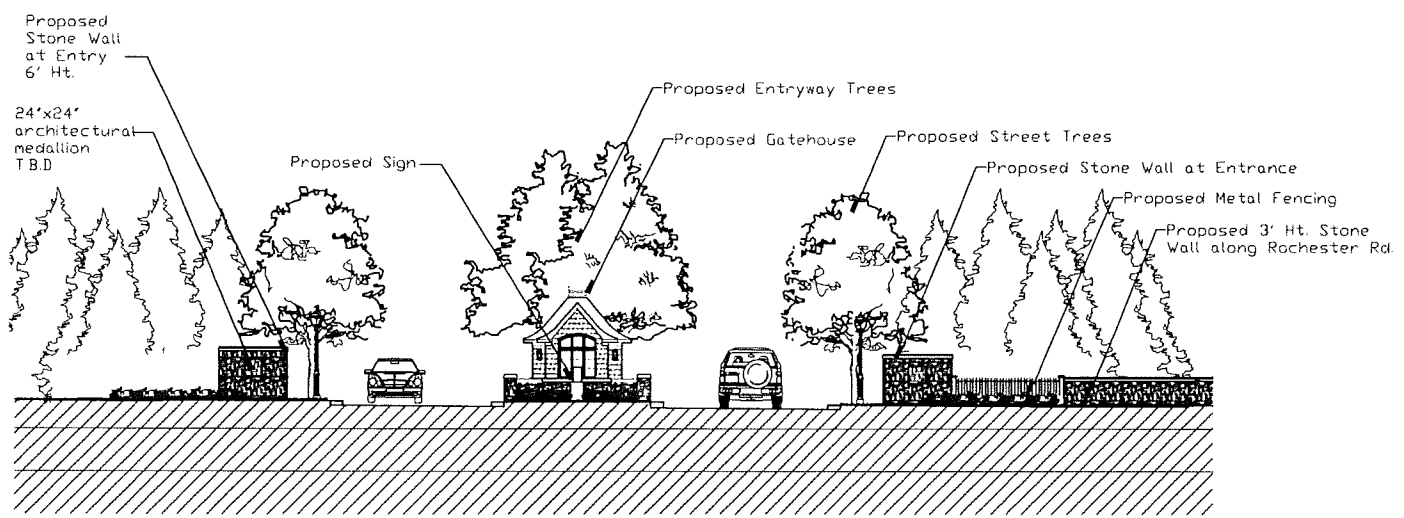
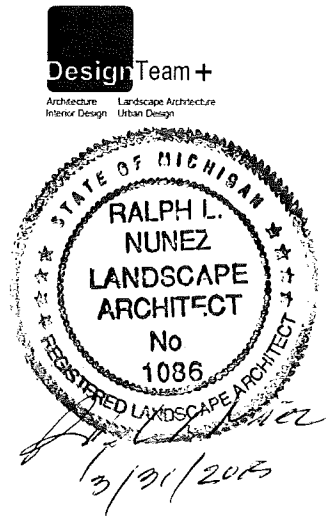
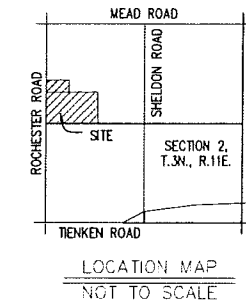
Client
TJ Realvest, LLC
54153 Deer Ridge Ct.
Rochester, MI 48307
1-585-268-5168

Project
"Rochester Enclaves"
Rochester Hills,
Oakland County,
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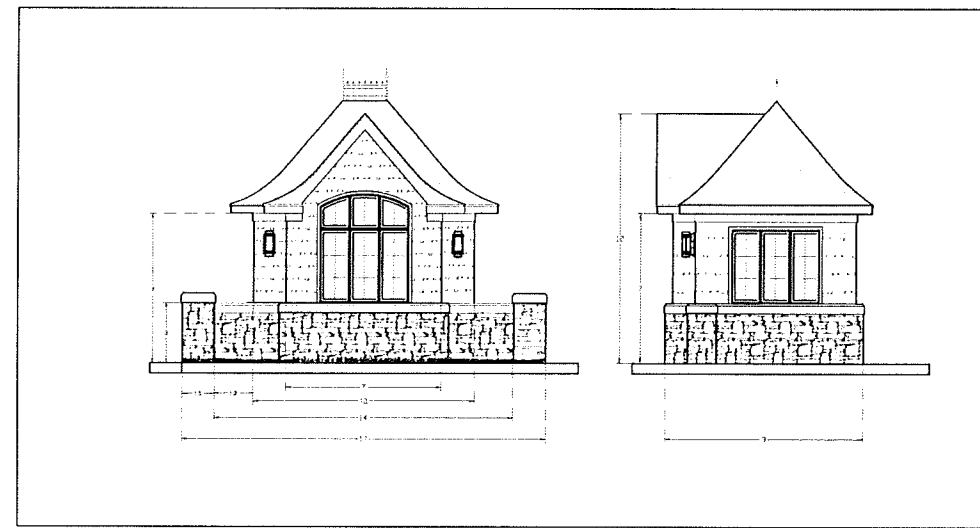
Designed/Drawn: B.N. / B.C.
Checked/Approved: B.N.
Job #: 102-2013
City File #: 03-009

Date/Revision Issued For
1-17-2014 B.N. PRELIMINARY REVIEW
1-14-2014 B.N. PRELIMINARY DESIGN
10-27-2014 B.N. FINAL PERMISSALS
1-2-2015 B.N. BLD REVIEW

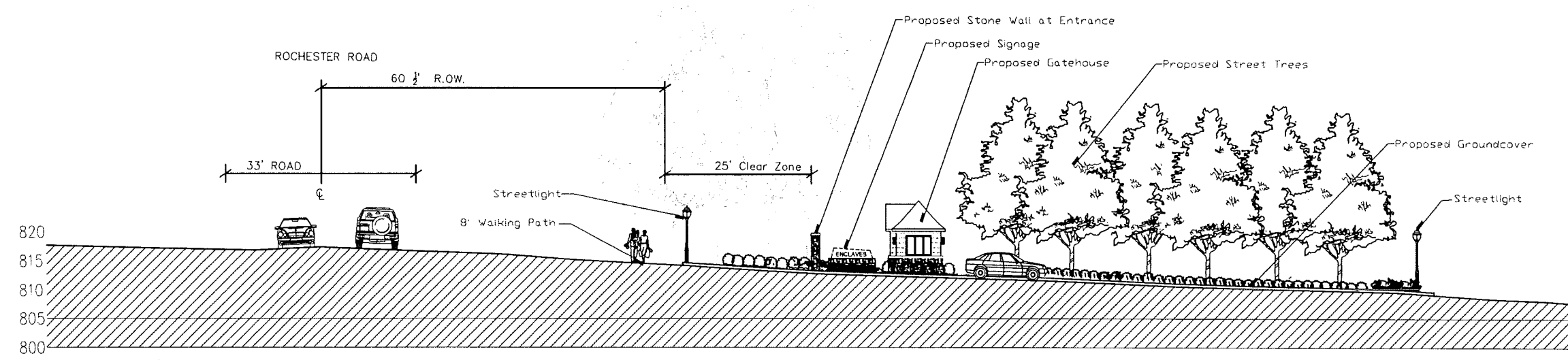
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Sheet
LA-1.3



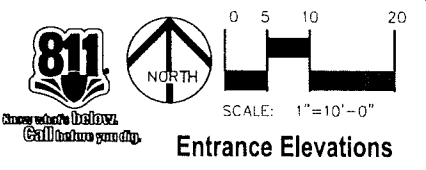
1 ENCLAVE DRIVE ENTRANCE ELEVATION
LA-14 SCALE: 1" = 10'-0"



2 GUARD HOUSE
LA-14 SCALE: 3" = 1'-0"



3 ENTRANCE ELEVATION
LA-14 SCALE: 1" = 10'-0"



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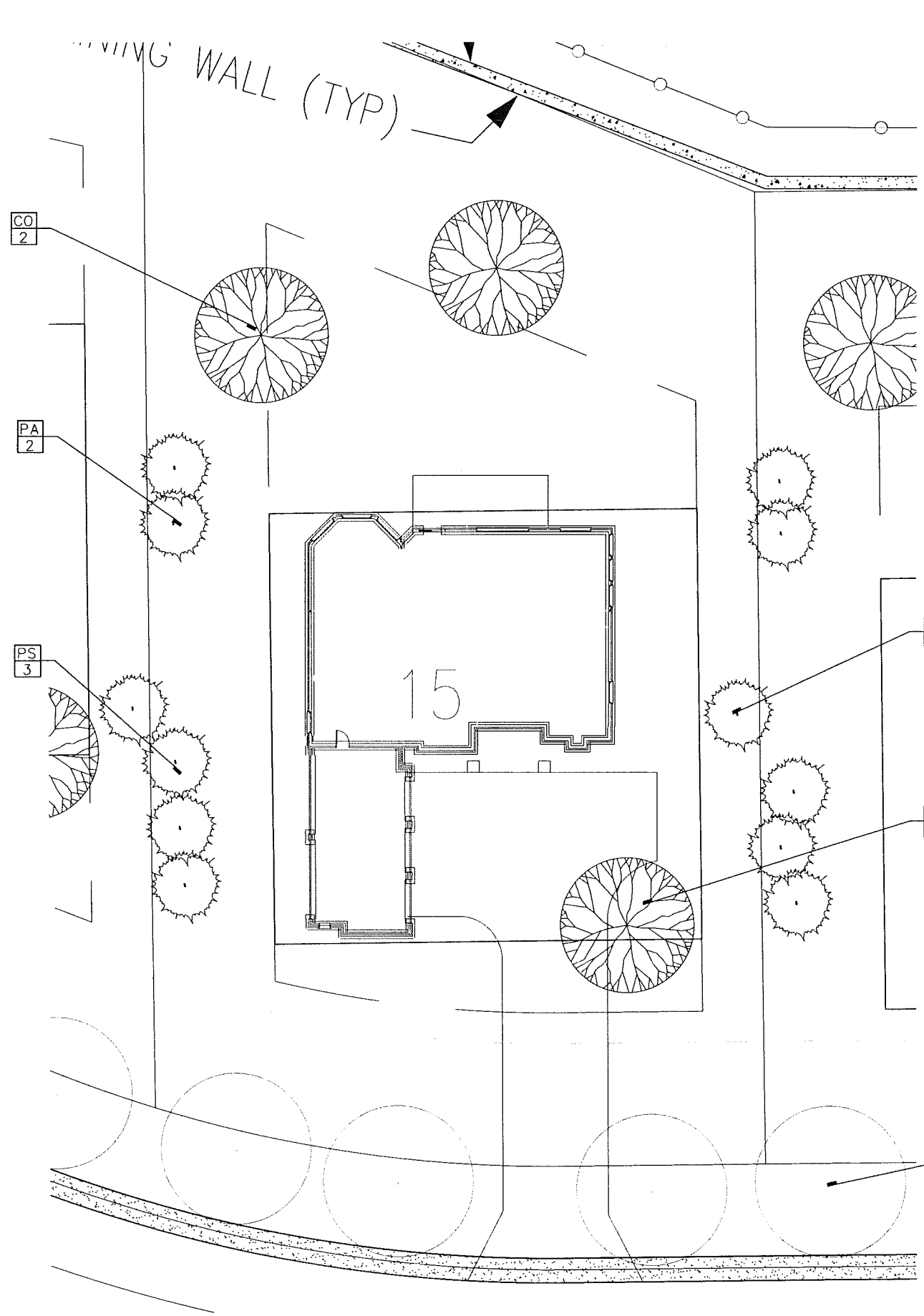
Project
"Rochester Enclaves"
Rochester Hills,
Oakland County,
Michigan

Date/Revisions	Issued For
1-17-2014 PLO PRELIMINARY REVIEW	
4-14-2014 PLO PRELIMINARY REVIEW	
10-27-2014 FINAL PLO SUBMITTAL	
1-7-2015 FINAL PLO REVIEW	

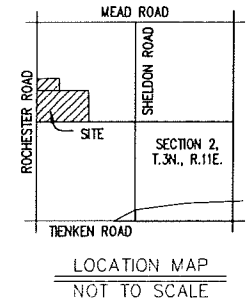
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Sheet
LA-1.4



NOTES:
 1. THE LANDSCAPE PLANTING PLAN ON THIS SHEET REPRESENTS A TYPICAL UNIT.
 2. THE BUILDING FOOTPRINT SHOWN IS USED FOR ILLUSTRATIVE PURPOSES AND MAY VARY.



DesignTeam+
 Architecture Landscape Architecture
 Interior Design Urban Design



RESIDENTIAL BUILDING SITE LANDSCAPE PLANTINGS:
 A total of 9 trees will be planted on each building site, plants to be a mix of plant species.

REPLACEMENT TREE	CREDIT
Deciduous Shade Trees - 3" cal.	3
Evergreen Trees 10' HT.	6
+ 9 X 2 (CREDITS) = 18	
X 26 UNITS = 468	
TREE CREDITS: 468	

TYPICAL BUILDING UNIT PLANT LIST

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
SHADE TREES				
AF	X	3" cal	Acer x freemanii 'Celzam' / Autumn Blaze Maple	B&B
CO	X	3" cal	Celtis occidentalis / Common Hackberry	B&B
EU	X	3" cal	Eucommia ulmoides / Hardy Rubber Tree	B&B
GB	X	3" cal	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B
GT	X	3" cal	Gleditsia L. Inermis 'Skycote' / Skyline Honey Locust	B&B
MG	X	3" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
PCo	X	6" cal	Platanus x acerifolia 'Columba' / Columbia London Plane Tree	B&B
QA	X	3" cal	Quercus alba / White Oak	B&B
QB	X	3" cal	Quercus bicolor / Swamp White Oak	B&B
QR	X	3" cal	Quercus rubra / Red Oak	B&B
QS	X	3" cal	Quercus shumardii / Shumard Oak	B&B
TC	X	3" cal	Tilia cordata 'Corzam' / Corzam Linden	B&B
UP	X	3" cal	Ulmus x 'Pioneer' / Pioneer Elm	B&B
EVERGREEN TREES				
AB	X	10'ht, 5'sp	Abies concolor / Concolor White Fir	B&B
PA	X	10'ht, 5'sp	Picea abies / Norway Spruce	B&B
PG	X	10'ht, 5'sp	Picea glauca var. densata / Black Hills Spruce	B&B
PS	X	10'ht, 5'sp	Picea glauca / White Spruce	B&B
PR	X	10'ht, 5'sp	Pinus resinosa / Red Pine	B&B
PE	X	10'ht, 5'sp	Pinus strobus / Eastern White Pine	B&B
TS	X	10'ht, 5'sp	Tsuga canadensis / Canadian Hemlock	B&B
MATERIALS				
+-			Mulch (To Be Determined By Contractor)	CY
+-			Plant Mix (To Be Determined By Contractor)	CY
+-			Terra Sorb (Or Approved Equal)	LBS
+-			Edging	LF

NOTES

THE LANDSCAPE PLANTINGS ON LOT INSIDE EACH LOT REPRESENTS A TYPICAL LANDSCAPING CONFIGURATION FOR A THE LOT. PLACEMENT AND TYPE OF TREE MAY VARY FROM WHAT IS SHOWN. THE PROPOSED TREE REPLACEMENT PER EACH BUILDING SITE TO INCLUDE THREE (3) 3" CAL SHADE TREES AND SIX (6) 10' HT EVERGREEN TREES AS WELL AS A MIX OF PLANT VARIETIES FOR DIVERSITY.

EACH LOT CONTAINS:

(3) SHADE TREES AT 3" CALIPER

(6) EVERGREEN TREES AT 10' HT.

STREET TREES TO BE FIELD ADJUSTED FOR UTILITIES AND DRIVEWAY PLACEMENT

* All landscape areas to have an automatic irrigation system. Irrigation will occur between the hours of midnight and 5 a.m. Irrigation of all landscape areas including buffer areas and street trees.

1
LA-15
TYPICAL UNIT PLAN

SCALE: 1" = 10'-0"

811 logo
 NORTH arrow
 0 5 10 20 scale bar
 SCALE: 1" = 10'-0"
Typical Lot Landscaping

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 info@designteamplus.com

Client: **TJ Realvest, LLC**
 54153 Deer Ridge Ct.
 Rochester, MI 48307
 1-585-268-6168

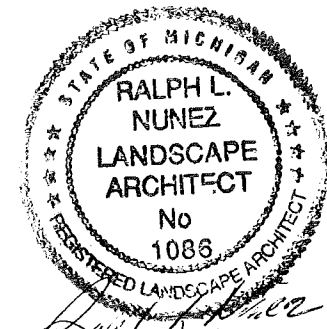
Project: **"Rochester Enclaves"**
 Rochester Hills, Oakland County, Michigan

Date/Revisions	Issued For
3-17-2014 PLO PRELIMINARY REVIEW	
4-14-2014 PLO PRELIMINARY REVIEW	
10-27-2014 FINAL PLO SUBMITTAL	
1-7-2015 FINAL PLO REVIEW	

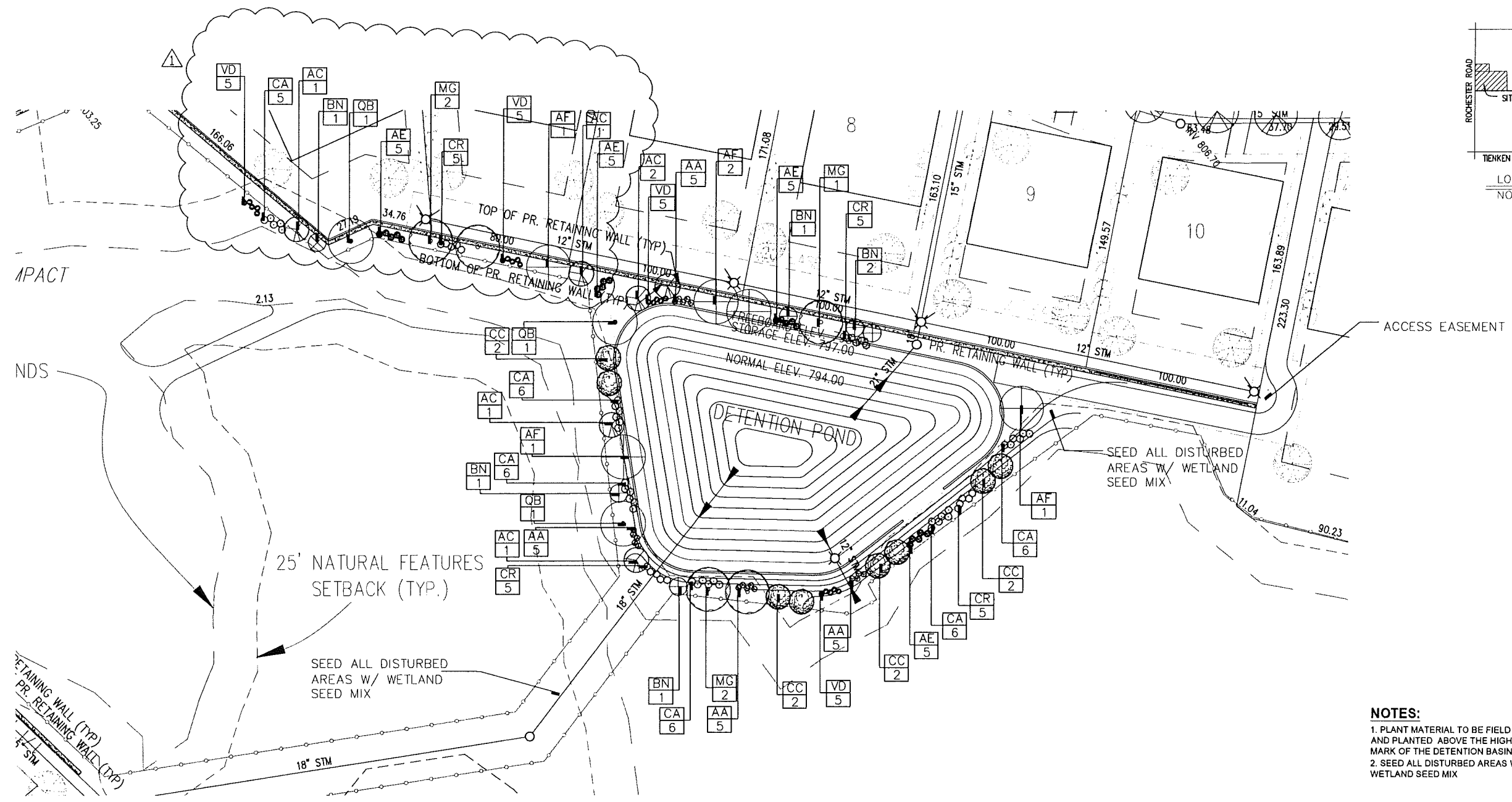
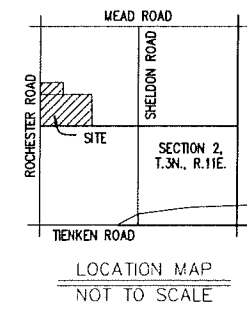
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Sheet **LA-15**



Ralph L. Nunez
3/31/2015



Client: **TJ Realvest, LLC**
54153 Deer Ridge Ct.
Rochester, MI 48307
1-588-268-6188

Project: **"Rochester Enclaves"**
Rochester Hills,
Oakland County,
Michigan

NOTES:
1. PLANT MATERIAL TO BE FIELD ADJUSTED AND PLANTED ABOVE THE HIGH WATER MARK OF THE DETENTION BASIN.
2. SEED ALL DISTURBED AREAS W/ WETLAND SEED MIX

1 DETENTION POND PLANTING DETAIL
LA 1.6

SCALE: 1" = 30'-0"

DETENTION & WETLAND RESTORATION PLANT LIST:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
SHADE TREES				
AF	5	2" cal	Acer x freemanii 'Celtzam' / Autumn Blaze Maple	B&B
MG	5	2" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
QB	3	2" cal	Quercus bicolor / Swamp White Oak	B&B
ORNAMENTAL TREE				
AC	6	2" cal	Amelanchier canadensis / Shadblow Serviceberry	B&B
BN	8	2" cal	Betula nigra / River Birch	B&B
CC	8	2" cal	Crataegus c. inermis 'Cruzam' / Cruzam Hawthorn	B&B
SHRUBS				
AA	20	30"ht, 24" sp	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.
AE	20	30"ht, 24" sp	Aronia melanocarpa elata / Glossy Black Chokeberry	Cont.
CA	35	30"ht, 24" sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	20	30"ht, 24" sp	Cornus racemosa / Gray Dogwood/Red Chokeberry	Cont.
VD	20	30"ht, 24" sp	Viburnum dentatum / Arrowwood Viburnum	Cont.

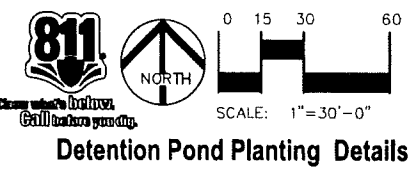
DETENTION & WETLAND RESTORATION PLANTING MATERIALS

QTY.	MATERIALS	LBS
+/-	Topsoll Installed	LBS
+/-	Shredded Hardwood Mulch Installed	LBS
+/-	Terra Sorb or Approved Equal	LBS
+/-	Wetlands Seed Mix	LBS

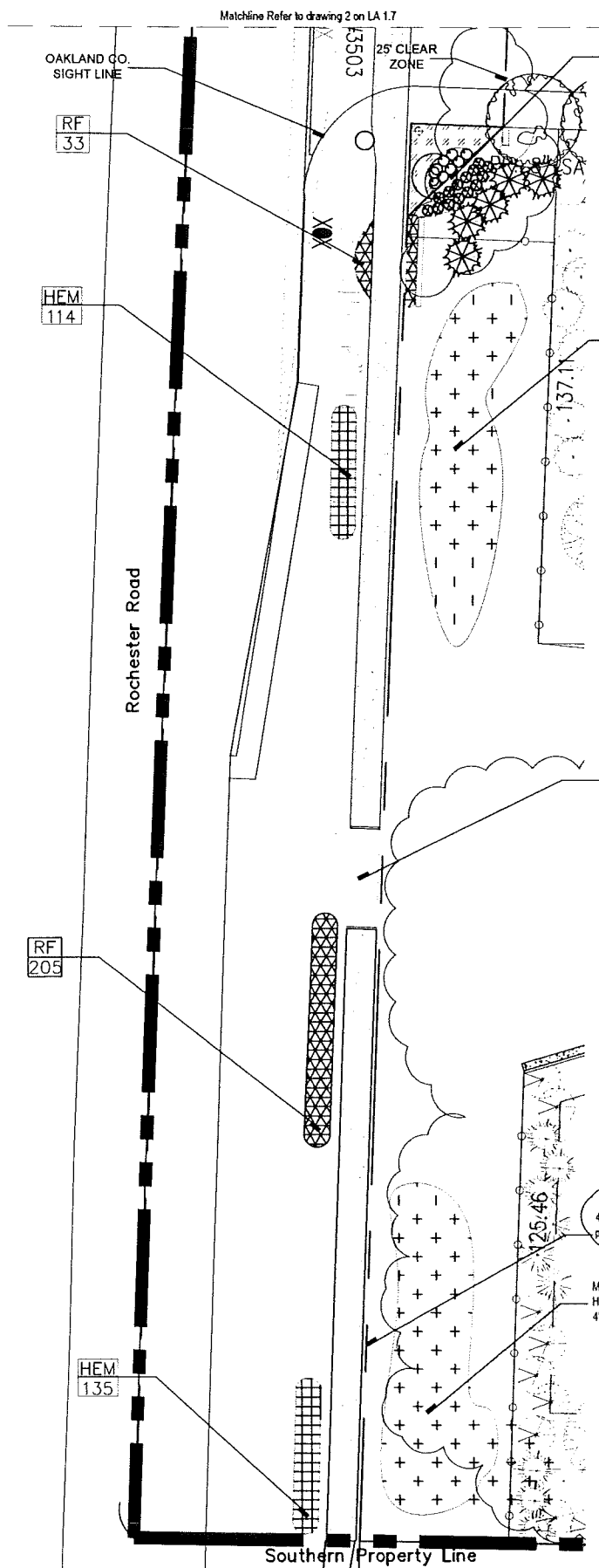
IRRIGATION SYSTEM AND LANDSCAPE COST ESTIMATE FOR THE LANDSCAPE PLAN WILL BE PROVIDED IN THE FINAL LANDSCAPE REVIEW

NOTES:
WETLAND SEED MIX -
(For Impacted Wetland Areas)
Northeast Wetland Forest Herb Mix
Code: STCMX-11
\$160.00 Per Pound
1 pound will cover 14,500 sq. ft. @ 90+ seeds per sq. ft.
This mix is intended to add diversity to the herbaceous layer of forested wetland plantings. Twenty nine species commonly found in various wetland forest habitats are included; shade tolerant forest floor species typical of floodplains are well represented. Species have been selected that do not form a turf thus minimizing competition with planted trees and shrubs. The grasses and forbs in this mix will shade the soil surface, provide enhanced diversity, and yield important wildlife habitat early in the development of the forest system. The mix is produced using hand collected seed from western New York and northwestern Pennsylvania; only a limited amount is available. We recommend a seeding rate of 3 pounds per acre and that no additional grasses be planted with it.

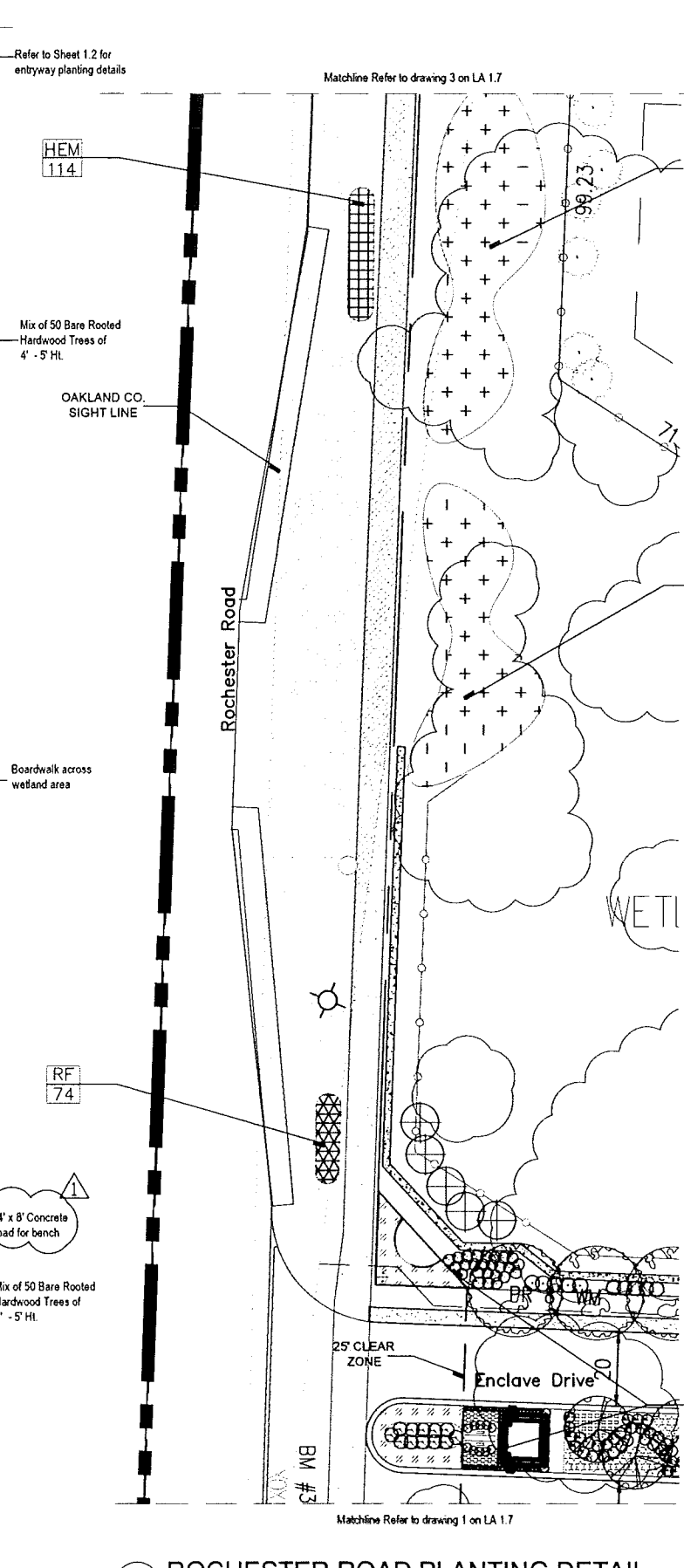
Percent by No. of seeds (not weight)	Scientific Name	Common Name
25.06%	N Scirpus atrovirens	Green Bulrush
25.41%	N Scirpus cyperinus	Wool Grass
8.33%	N Carex vulpinoidea	Fox Sedge
7.88%	N Glyceria canadensis	Canada Mannagrass
7.65%	N Verbena hastata	Blue Vervain
6.02%	N Glyceria grandis	Reed Meadowgrass
5.70%	N Glyceria striata	Powl Mannagrass
2.12%	N Panicum clandestinum	Daertongue
1.53%	N Verbena urticifolia	White Vervain
1.51%	N Glyceria melicaria	Melic Mannagrass
0.94%	N Boehmeria cylindrica	False Nettle
0.94%	N Urtica dioica	Stinging Nettle
0.85%	N Solidago gigantea	Giant Goldenrod
0.85%	N Solidago rugosa	Wrinkled Goldenrod
0.75%	N Cinna arundinacea	Wood Reed
0.82%	N Leersia virginica	Whitgrass
0.57%	N Cephalanthus occidentalis	Buttonbush
0.45%	N Elymus canadensis	Wild Rye
0.38%	N Sium suave	Water Parsnip
0.32%	N Elymus virginicus	Virginia Wild Rye
0.29%	N Polygonum pennsylvanicum	Pennsylvania Smartweed
0.24%	N Geum macrophyllum	Large-Leaf Avens
0.22%	N Elymus riparius	Riverbank Wild Rye
0.19%	N Rumex verticillatus	Water Dock
0.16%	N Asclepias incarnata	Swamp Milkweed
0.09%	N Carex lurida	Shallow Sedge
0.09%	N Lilium superbum	Turk's Cap Lily
0.09%	N Rubus allegheniensis	Blackberry
0.07%	N Carex lupulina	Hop Sedge



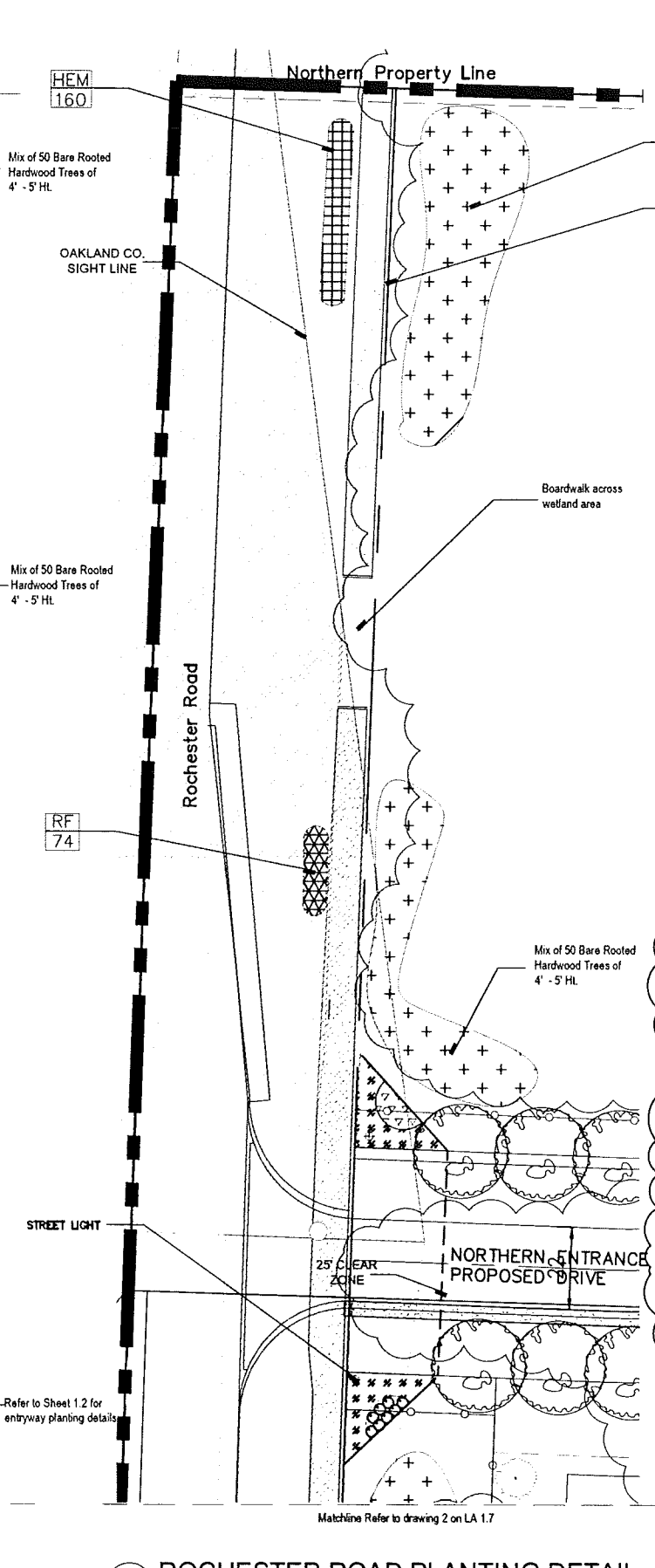
DESIGNED/DRAWN: B.N. / B.N.
CHECKED/APPROVED: B.N.
JOB #: 112-2013
CITY FILE #: 03-009
DATE/REVISIONS ISSUED FOR:
3-17-2014 B.N. PRELIMINARY REVIEW
4-14-2014 B.N. PRELIMINARY REVIEW
10-27-2014 B.N. FINAL PLO SUBMITTAL
3-2-2015 B.N. FINAL REVIEW
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Sheet: **LA-1.6**



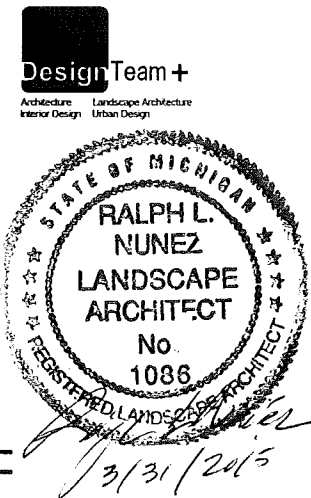
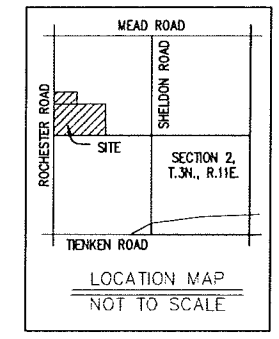
1 ROCHESTER ROAD PLANTING DETAIL
LA-17 SCALE: 1" = 20'-0"



2 ROCHESTER ROAD PLANTING DETAIL
LA-17 SCALE: 1" = 20'-0"



3 ROCHESTER ROAD PLANTING DETAIL
LA-17 SCALE: 1" = 20'-0"



WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
SHADE TREES				
Ac	25	5'-6" HT.	Acer rubrum / Red Maple	Bare-root
As	25	5'-6" HT.	Acer saccharum / Sugar Maple	Bare-root
Bn	25	5'-6" HT.	Betula nigra / River Birch	Bare-root
CaC	25	3'-4" HT.	Carya cordiformis / Bitternut Hickory	Bare-root
Jn	25	5'-6" HT.	Juglans nigra / Black Walnut	Bare-root
Lt	25	5'-6" HT.	Linodendron tulipifera / Tulip Poplar	Bare-root
Ns	25	3'-4" HT.	Nyssa sylvatica / Black Gum	Bare-root
Qa	25	5'-6" HT.	Quercus alba / White Oak	Bare-root
Qb	25	5'-6" HT.	Quercus bicolor / Swamp White Oak	Bare-root
Qm	25	5'-6" HT.	Quercus macrocarpa / Bur Oak	Bare-root
Qs	25	5'-6" HT.	Quercus shumardii / Shumard Oak	Bare-root
Sa	25	5'-6" HT.	Sassafras canadensis	Bare-root
Hem	523	18" O.C.	Rudbeckia Fulgida 'Goldsturm' /	1 Gal. cont
RF	388	16" O.C.	Hemerocallis 'Black Eyed Stella' / 'Black Eyed Stella' Daylily	1 Gal. cont
				UNIT
			+/- Topsoil Installed	CY
			+/- Shredded Hardwood Mulch Installed	CY
			+/- Terra Sorb or Approved Equal	LBS

NOTES:

- We are proposing to replant deciduous hardwood shade trees along the Rochester Road Frontage with bare-rooted plant material 3'-4" to 5'-6" in height. Contractor to plant a random selection of trees from the Plant List within the designated areas indicated on the plan. Care to be taken as to not damage existing vegetation and root systems.
- All bare root shade trees proposed along Rochester Road frontage need to be planted a minimum of 5 feet from the walkway.
- The clear zone shall be maintained at all intersections that ingress and egress to the site. It is the owners responsibility to maintain the plant material at a height of not over thirty (30) inches above pavement and provide unobstructed sight distance for drivers in vehicles approaching the intersection.
- Vertical clearance of at least eighty (80) inches must be provided above walks at all times. It is the owners responsibility to maintain trees and other overhanging objects to provide adequate headroom to comply with ADA guidelines.

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Client: **TJ Realvest, LLC**
54153 Deer Ridge Ct.
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1-586-268-6168

Project: **"Rochester Enclaves"**
Rochester Hills,
Oakland County,
Michigan

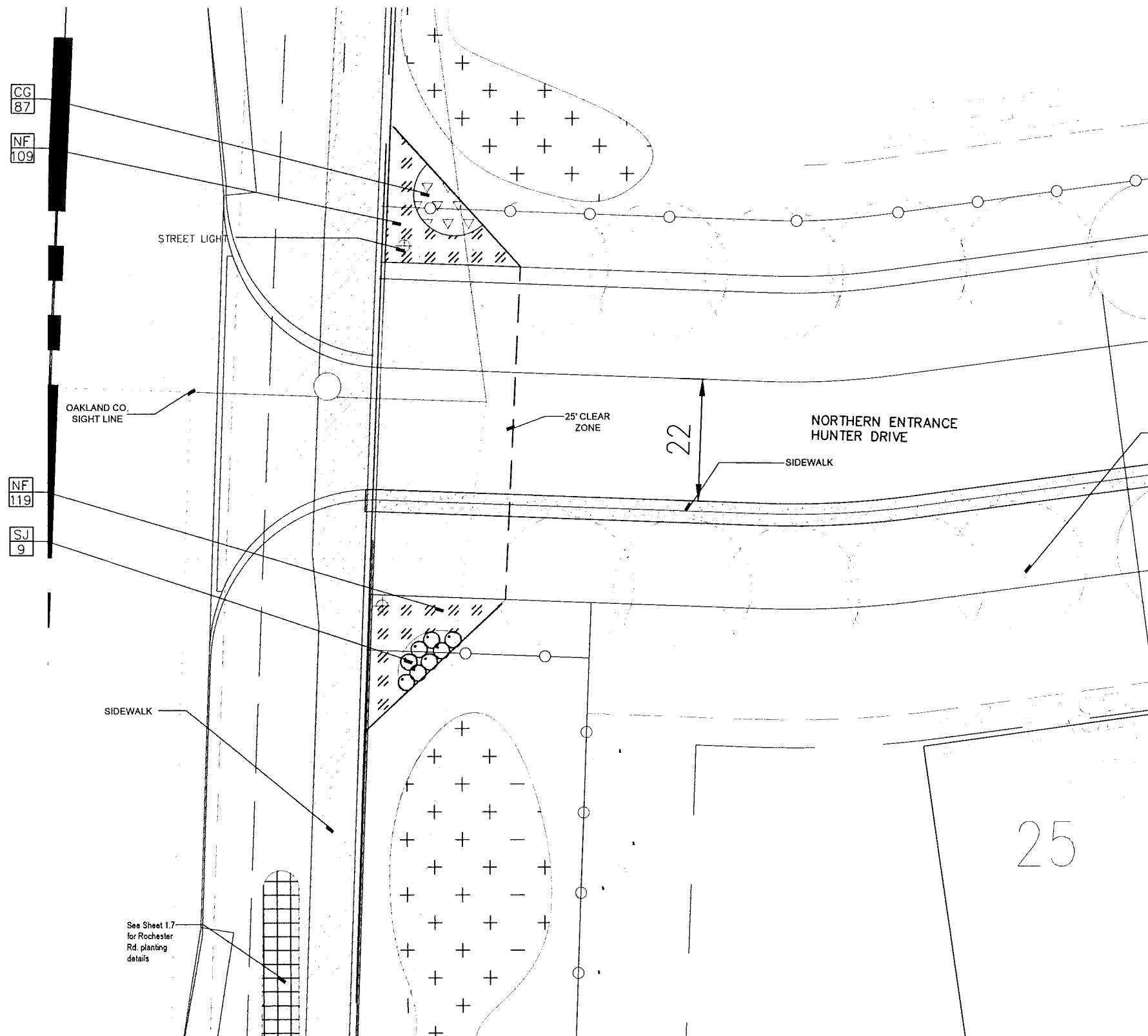
Designed/Drawn: RLV / DC
Checked/Approved: RLV
Job #: 10-2013
City File #: 03-029

Date/Revisions: Issued For:
3-17-2014 P.L.D. PRELIMINARY REVIEW
4-14-2014 P.L.D. PRELIMINARY REVIEW
10-27-2014 P.L.D. FINAL SUBMITTAL
3-2-2015 P.L.D. FINAL REVIEW

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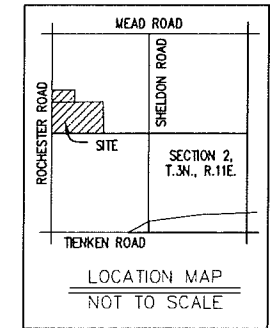
CG
87

NF
109

NF
119

SJ
9

See Sheet 1.7
for Rochester
Rd. planting
details



DesignTeam+
Architecture Landscape Architecture
Interior Design Urban Design

STATE OF MICHIGAN
RALPH L. NUNEZ
LANDSCAPE ARCHITECT
No. 1086
REGISTERED LANDSCAPE ARCHITECT

Ralph L. Nunez
3/31/2013

NORTH ENTRY WAY:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
PERENNIALS				
PH	14	24" HL	Pennisetum Alopecuroides 'Hamelin' / 'Hamlin' Dwarf Fountain Grass	Cont.
CG	87	12" O.C.	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 Gal. Cont.
NF	228	18" O.C.	Nepeta x faassenii / Walker's Low	1 Gal. Cont.

REFER TO LA 1.1
FOR STREET TREES

MAINTENANCE NOTES

1. The clear zone shall be maintained at all intersections that ingress and egress to the site. It is the owners responsibility to maintain the plant material at a height of not over thirty (30) inches above pavement and provide unobstructed sight distance for drivers in vehicles approaching the intersection.
2. Vertical clearance of at least eighty (80) inches must be provided above walks at all times. It is the owners responsibility to maintain trees and other overhanging objects to provide adequate headroom to comply with ADA guidelines.

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Project
"Rochester Enclaves"
Rochester Hills,
Oakland County,
Michigan

Designed/Drawn: R.M. / R.C.	Checked/Approved: R.M.	Job #: 10-2013	File
Date/Revision	Issued For		
3-12-2014	R.O. PRELIMINARY REVIEW		
4-14-2014	R.O. PRELIMINARY REVIEW		
10-27-2014	FINAL R.O. SUBMITTAL		
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811
Call before you dig

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Sheet
LA-1.8

1
LA-1.8
NORTHERN ENTRANCE LANDSCAPING DETAILS

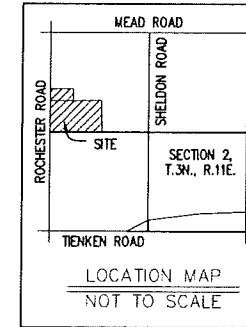
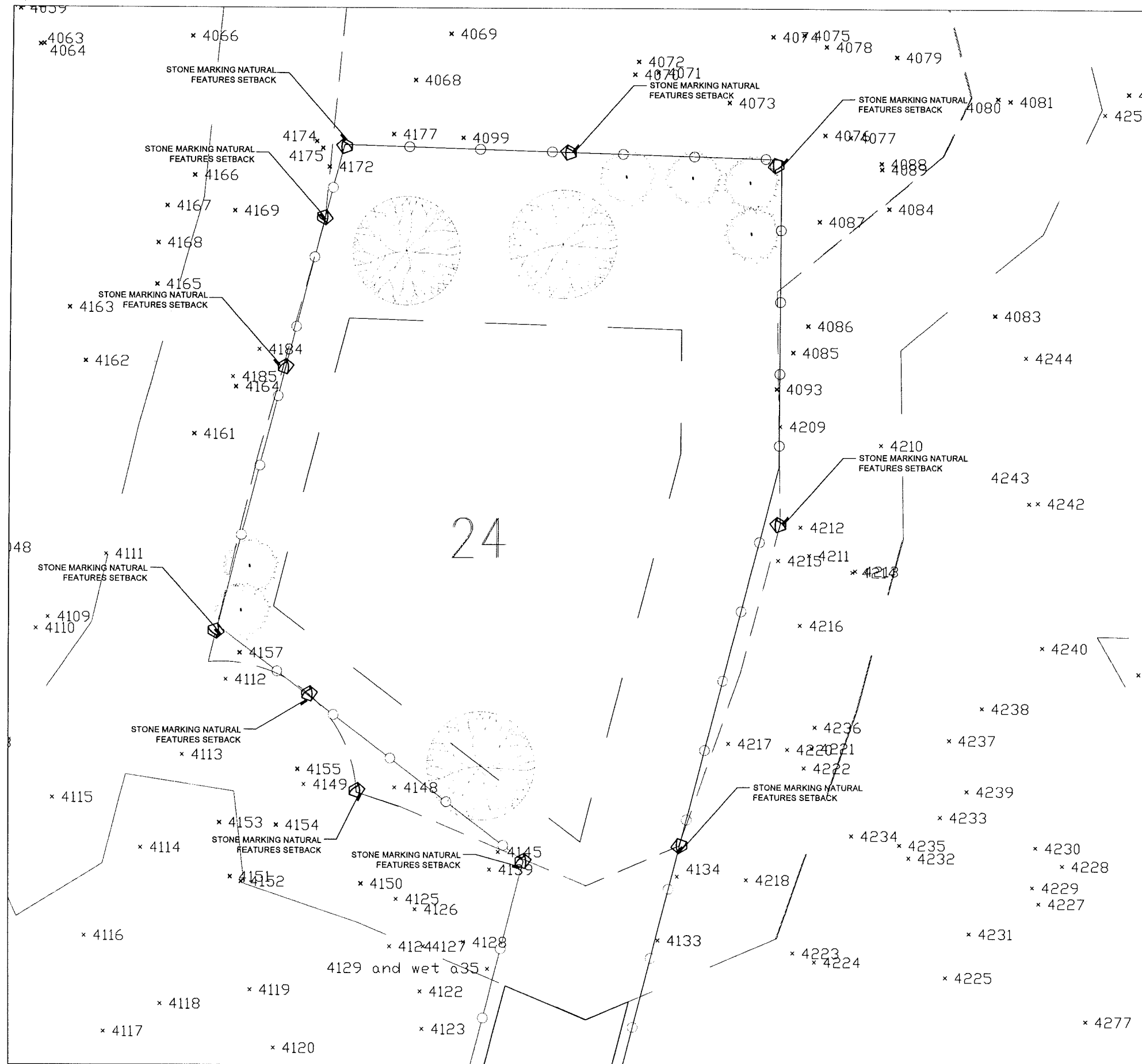
SCALE: 1" = 10'-0"

811
Call before you dig

NORTH

0 5 10 20
SCALE: 1" = 10'-0"

Northern Entrance Landscape Plan



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Client
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Rochester, MI 48307
1-586-268-6188

Project
"Rochester Enclaves"
Rochester Hills,
Oakland County,
Michigan

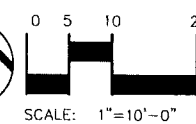
Designed/Drawn: RLM / JC
Checked/Approved: RLM
Job #: 10-2011
City File #: 03-009

Date/Revisions	Issued For
1-17-2011 RLM PRELIMINARY REVIEW	
1-11-2011 RLM PRELIMINARY REVIEW	
10-27-2011 FINAL PLAN SUBMITTAL	
1-2-2015 RLM PLAN REVIEW	

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LOT 24 NOTES

1. BUILDABLE AREA ON LOT 24 SHALL NOT BREACH THE NATURAL FEATURES SETBACK. THE NATURAL FEATURES SETBACK WILL BE PHYSICALLY DELINEATED BY 24" STONE BOULDERS.
2. THE NATURAL FEATURES SETBACK WILL SERVE AS A LIMIT OF MAINTAINED LANDSCAPING INCLUDING LAWN MOWING.
3. THIS WILL BE INCLUDED IN THE HOME OWNER ASSOCIATION AGREEMENT.



1 LA-19 LOT 24 PLAN

SCALE: 1" = 10'-0"

Lot 24 Natural Features Setback Delineation.

LA-1.9



ENTRY WAY:

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Pyrus calleryana, Pinus strobus, and shrubs like Buxus Microphylla.

ANNUALS

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Includes seasonal plantings.

MATERIALS

Table with columns: +/-, Botanical/Common Name, Quantity. Lists Mulch and Terra Sorb.

DETENTION & WETLAND RESTORATION PLANT LIST:

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Acer x freemanii and shrubs like Amelanchier canadensis.

WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Acer rubrum and shrubs like Nyssa sylvatica.

INTERNAL STREET TREES PRELIMINARY PLANT MATERIAL SCHEDULE:

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Acer Nigrum and Quercus rubra.

NORTH - EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Acer Nigrum and shrubs like Cornus alba.

EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Quercus rubra and shrubs like Cornus alba.

SOUTH NATURAL FEATURES BUFFER: TYPE "B" BUFFER

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Quercus rubra and shrubs like Cornus alba.

TYPICAL BUILDING UNIT PLANT LIST

RESIDENTIAL BUILDING SITE LANDSCAPE PLANTINGS:
A total of 16 trees will be planted on each building site, plants to be a mix of plant species.

Table with columns: REPLACEMENT TREE, CREDIT. Shows 3 deciduous shade trees and 6 evergreen trees.

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Acer x freemanii and shrubs like Quercus alba.

NORTH ENTRY WAY:

Table with columns: KEY, QTY, SIZE, BOTANICAL / COMMON NAME, ROOT. Lists trees like Pennisetum Alopecuroides.

Client: TJ Realvest, LLC
54153 Deer Ridge Ct.
Rochester, MI 48307
1-566-268-6168

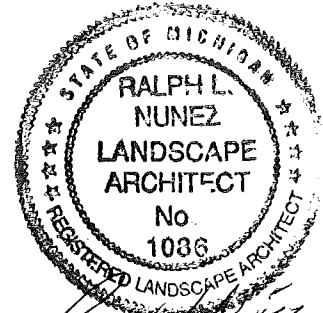
Project: "Rochester Enclaves"
Rochester Hills, Oakland County, Michigan

Designed/Drawn: RLW / BF
Checked/Approved: RLW
Job #: 10-2013
City File #: 03-009

Table with columns: Date/Revisions, Issued For. Lists revision dates and reviewers.

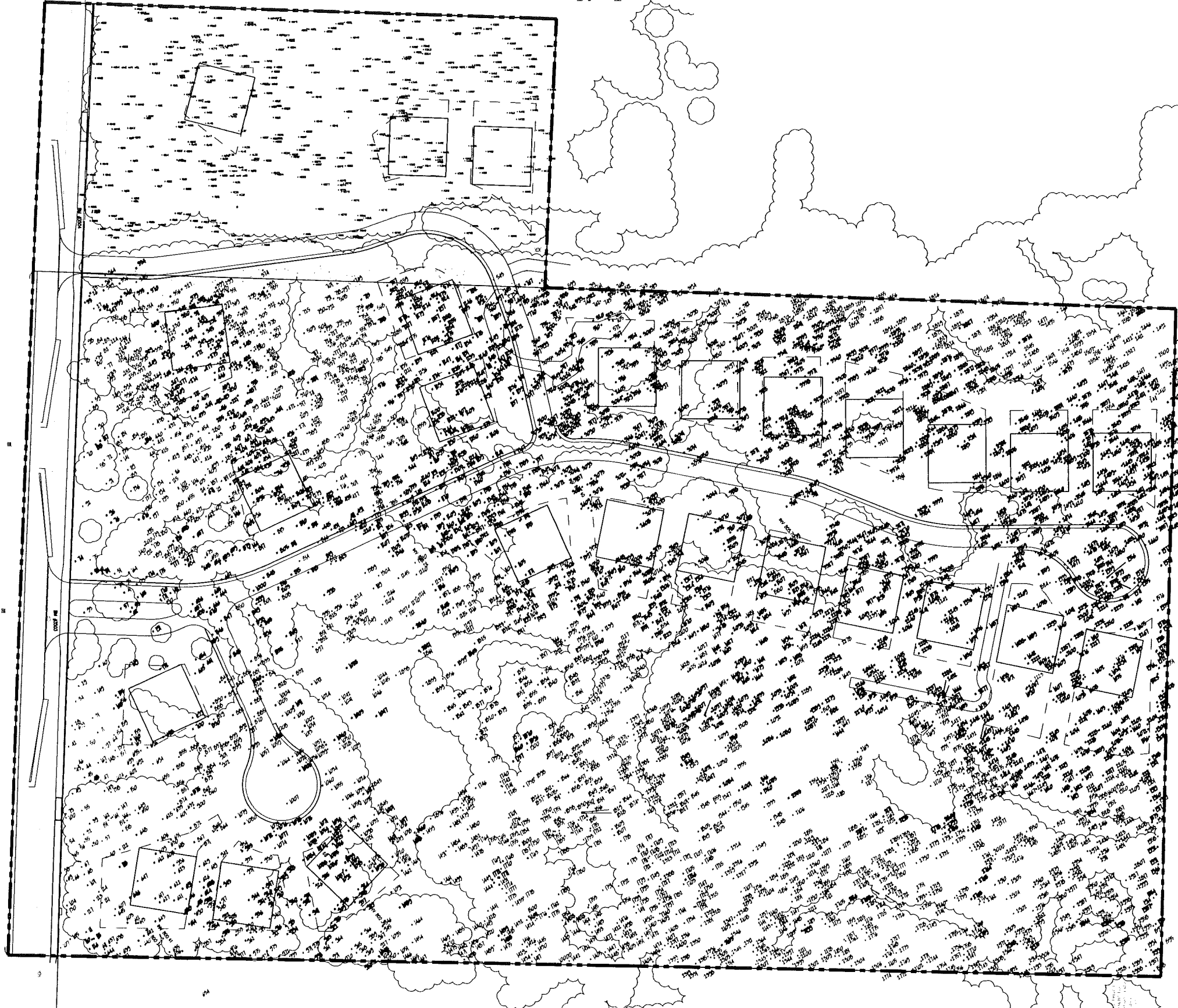
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Ralph L. Nunez
 3/31/2015

R-1



TREE SURVEY:	
TOTAL # OF TAGGED TREES	= 3671
TOTAL # OF ASH TREES (NON-REGULATED)	= 681
TOTAL # OF DEAD TREES (NON-REGULATED)	= 362
TOTAL # OF TREES IN R.O.W. (NON-REGULATED)	= 260
TOTAL # OF TREES IN BUILDING PAD (NON-REGULATED)	= 313
TOTAL # OF REGULATED TREES	= 2055
TOTAL # OF TREES TO BE REMOVED	= 1101
TOTAL # OF TREES TO BE SAVED	= 959
TOTAL % TREES SAVED	= 46%
TOTAL # OF REPLACEMENT CREDITS REQ'D.	= 1101
TOTAL # OF REPLACEMENT CREDITS PROVIDED FOR BOTH PARCELS:	= 1116

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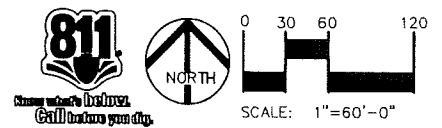
P: 248. 559. 1000
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TJ Realvest, LLC
 54153 Deer Ridge Ct.
 Rochester, MI 48307
 1-586-269-6168

Project
"Rochester Enclaves"
 Rochester Hills,
 Oakland County,
 Michigan

Date/Revisions	Issued For
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1-2-2015 FINAL PLO REVIEW	

DESIGNED/DRAWN: R.L.N. / R.C.
 CHECKED/NOTED: R.L.N.
 Job # 10-2013
 City File # 03-009

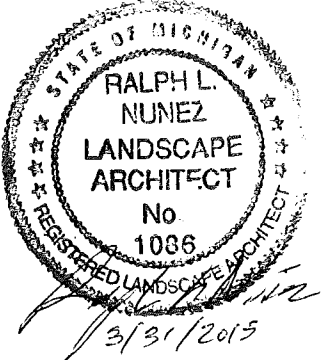
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Tree Survey

CORNER
 SECTION 2
 E. R11E

Site list table with columns for Parcel ID, Area, Owner, and other details. The table contains numerous rows of data, including parcel numbers and owner names.



TJ Reavest, LLC 54153 Deer Ridge Ct. Rochester, MI 48307 1-586-268-6168

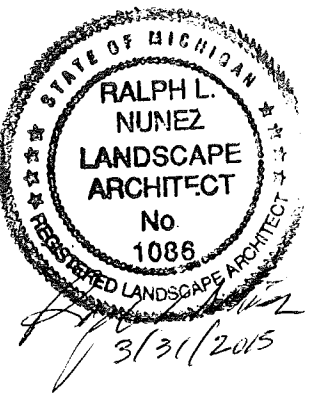
Project "Rochester Enclaves" Rochester Hills, Oakland County, Michigan

Designed/Drawn: R.M. / K. Checked/Approved: R.M. Job #: 10-2011 City: FR # 03-009

Date/Revisions Issued For: 8-11-2011 P.D. PRELIMINARY REVIEW 4-11-2011 P.D. PRELIMINARY REVIEW 10-11-2011 P.D. PERMIT 8-7-2015 FINAL PLO REVIEW



Utility notices and project information including 'Tree List' and 'LA-3.1'.



Client
TJ Reavest, LLC
54153 Deer Ridge Ct.
Rochester, MI 48307
1-586-268-6168

Project
"Rochester Enclaves"
Rochester Hills,
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Michigan

Designed/Drawn: **R.L./J.C.**
Checked/Approved: **R.N.**
Date: **10-20-2011**
City: **Fl # 03-209**

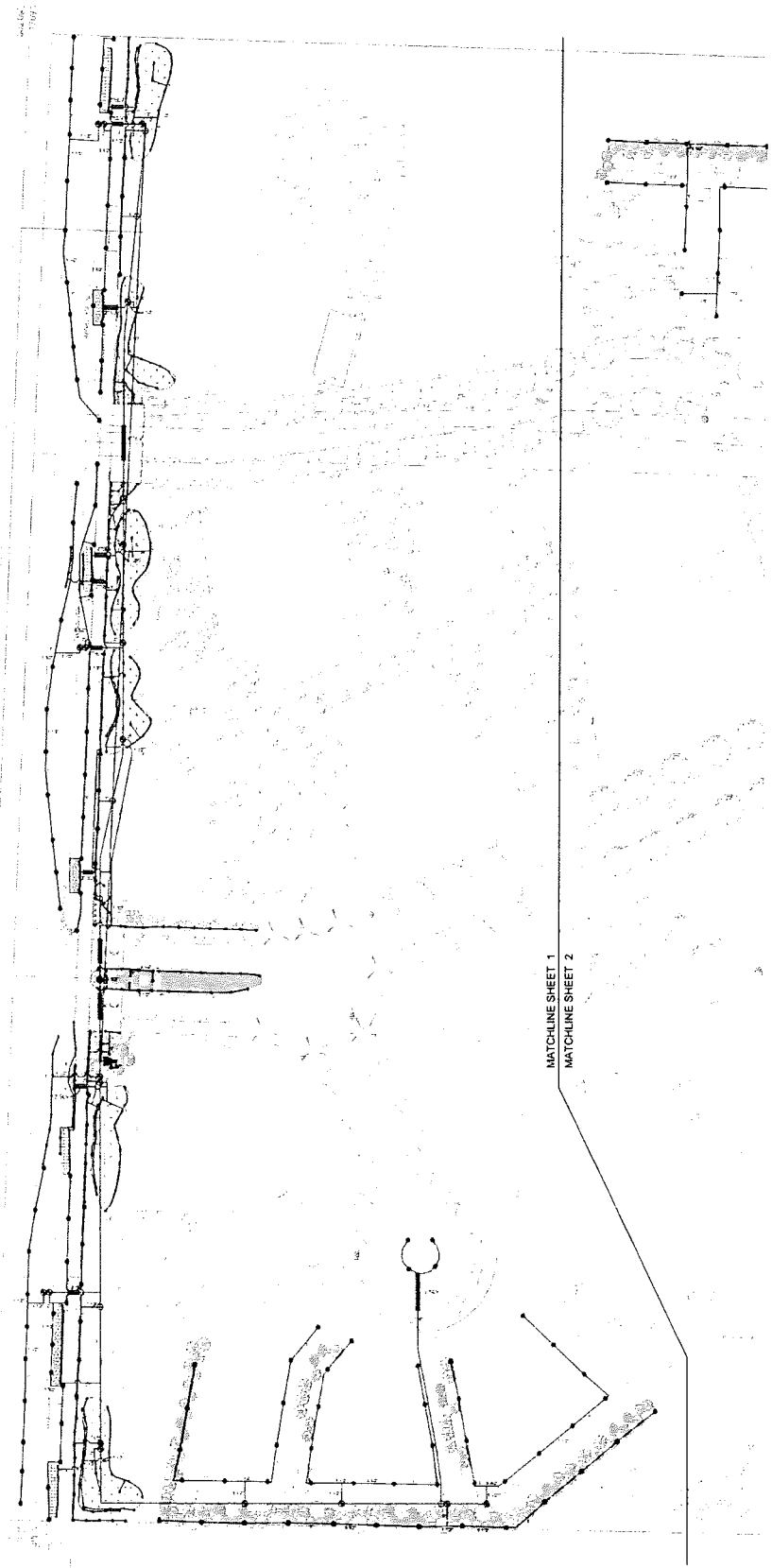
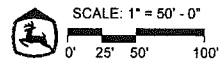
Date/Revision
Issued For
1-11-2011 **REV. PRELIMINARY REVIEW**
4-14-2011 **REV. PRELIMINARY REVIEW**
10-11-2011 **REV. PER. SUBMITTAL**
2-2-2012 **REV. PER. REVIEW**

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Sheet
LA-3.2



Tree List

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
101	Red Maple	12.0	25.0	Good	
102	White Oak	10.5	20.0	Fair	
103	Red Maple	11.0	22.0	Good	
104	White Oak	9.5	18.0	Fair	
105	Red Maple	13.0	28.0	Good	
106	White Oak	11.5	24.0	Good	
107	Red Maple	10.0	21.0	Fair	
108	White Oak	12.5	26.0	Good	
109	Red Maple	11.0	23.0	Good	
110	White Oak	10.5	20.0	Fair	
111	Red Maple	12.0	25.0	Good	
112	White Oak	11.5	24.0	Good	
113	Red Maple	10.0	21.0	Fair	
114	White Oak	12.5	26.0	Good	
115	Red Maple	11.0	23.0	Good	
116	White Oak	10.5	20.0	Fair	
117	Red Maple	12.0	25.0	Good	
118	White Oak	11.5	24.0	Good	
119	Red Maple	10.0	21.0	Fair	
120	White Oak	12.5	26.0	Good	
121	Red Maple	11.0	23.0	Good	
122	White Oak	10.5	20.0	Fair	
123	Red Maple	12.0	25.0	Good	
124	White Oak	11.5	24.0	Good	
125	Red Maple	10.0	21.0	Fair	
126	White Oak	12.5	26.0	Good	
127	Red Maple	11.0	23.0	Good	
128	White Oak	10.5	20.0	Fair	
129	Red Maple	12.0	25.0	Good	
130	White Oak	11.5	24.0	Good	
131	Red Maple	10.0	21.0	Fair	
132	White Oak	12.5	26.0	Good	
133	Red Maple	11.0	23.0	Good	
134	White Oak	10.5	20.0	Fair	
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136	White Oak	11.5	24.0	Good	
137	Red Maple	10.0	21.0	Fair	
138	White Oak	12.5	26.0	Good	
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140	White Oak	10.5	20.0	Fair	
141	Red Maple	12.0	25.0	Good	
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145	Red Maple	11.0	23.0	Good	
146	White Oak	10.5	20.0	Fair	
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148	White Oak	11.5	24.0	Good	
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151	Red Maple	11.0	23.0	Good	
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156	White Oak	12.5	26.0	Good	
157	Red Maple	11.0	23.0	Good	
158	White Oak	10.5	20.0	Fair	
159	Red Maple	12.0	25.0	Good	
160	White Oak	11.5	24.0	Good	
161	Red Maple	10.0	21.0	Fair	
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165	Red Maple	12.0	25.0	Good	
166	White Oak	11.5	24.0	Good	
167	Red Maple	10.0	21.0	Fair	
168	White Oak	12.5	26.0	Good	
169	Red Maple	11.0	23.0	Good	
170	White Oak	10.5	20.0	Fair	
171	Red Maple	12.0	25.0	Good	
172	White Oak	11.5	24.0	Good	
173	Red Maple	10.0	21.0	Fair	
174	White Oak	12.5	26.0	Good	
175	Red Maple	11.0	23.0	Good	
176	White Oak	10.5	20.0	Fair	
177	Red Maple	12.0	25.0	Good	
178	White Oak	11.5	24.0	Good	
179	Red Maple	10.0	21.0	Fair	
180	White Oak	12.5	26.0	Good	
181	Red Maple	11.0	23.0	Good	
182	White Oak	10.5	20.0	Fair	
183	Red Maple	12.0	25.0	Good	
184	White Oak	11.5	24.0	Good	
185	Red Maple	10.0	21.0	Fair	
186	White Oak	12.5	26.0	Good	
187	Red Maple	11.0	23.0	Good	
188	White Oak	10.5	20.0	Fair	
189	Red Maple	12.0	25.0	Good	
190	White Oak	11.5	24.0	Good	
191	Red Maple	10.0	21.0	Fair	
192	White Oak	12.5	26.0	Good	
193	Red Maple	11.0	23.0	Good	
194	White Oak	10.5	20.0	Fair	
195	Red Maple	12.0	25.0	Good	
196	White Oak	11.5	24.0	Good	
197	Red Maple	10.0	21.0	Fair	
198	White Oak	12.5	26.0	Good	
199	Red Maple	11.0	23.0	Good	
200	White Oak	10.5	20.0	Fair	



Irrigation

Symbol	Description
○	RAINBIRD, 1800 SERIES, 4" POP UP W/ 10A NOZZLE
◦	RAINBIRD, 1800 SERIES, 4" POP UP W/ 12A NOZZLE
•	RAINBIRD, 1800 SERIES, 4" POP UP W/ 15A NOZZLE
■	RAINBIRD, 1800 SERIES, 4" POP UP W/ STRIP NOZZLE
•	RAINBIRD, 1800 SERIES, 12" POP UP W/ 10A NOZZLE
■	RAINBIRD, 1800 SERIES, 12" POP UP W/ 15A NOZZLE
■	RAINBIRD, 1800 SERIES, 12" POP UP W/ STRIP NOZZLE
⊙	RAINBIRD, 5000 SERIES, 4" GEAR DRIVEN ROTOR, W/ 1.5 NOZZLE
⊗	RAINBIRD, 5000 SERIES, 4" GEAR DRIVEN ROTOR, W/ 3 NOZZLE
⊕	RAINBIRD, 100-PGA GLOBE, ELECTRIC VALVE, 1"
⊕	RAINBIRD, 150-PGA GLOBE, ELECTRIC VALVE, 1.5"
▲	HUNTER, PRO-C, OUTDOOR CONTROLLER
▲"	HUNTER, I-CORE, OUTDOOR CONTROLLER
△	HUNTER, SOLAR SYNC, AUTOMATIC RAIN SENSOR
⊗	FEBCO, 765 SERIES, PRESSURE VACUUM BREAKER, 1.5" (W/ LOCK BOX)
⊗	ISOLATION GATE VALVE, MAINLINE SIZE
■	TAP LOCATION, 1.5"
—	POLY LATERAL, 100 PSI, NSF, SIZES 1"
—	POLY LATERAL, 100 PSI, NSF, SIZES 1.5"
—	POLY LATERAL, 100 PSI, NSF, SIZES 2"
—	POLY MAINLINE, 100 PSI, NSF, 2"
▨	PVC SLEEVE, CLASS 160, SIZE AS SHOWN

IRRIGATION SPECIFICATIONS

- IRRIGATION SYSTEM DESIGN BASED ON 45 GPM AT 65 PSI
- IRRIGATION DESIGN IS FROM THE POINT OF CONNECTION(POC) ONLY. THE DESIGN IS BASED ON GALLONS PER MINUTE(GPM) AND POUNDS PER SQUARE INCH(PSI) FURNISHED BY OTHERS.
- IRRIGATION CONTRACTOR IS TO VERIFY POINT OF CONNECTION IN THE FIELD. INSTALLER IS TO CONFIRM THE MINIMUM DISCHARGE REQUIREMENTS OF THE POINT OF CONNECTION AS INDICATED ON THE LEGEND PRIOR TO INSTALLATION.
- THE PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE IN THE AREAS OF IRRIGATION.
- ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO LOCAL BUILDING, ELECTRICAL, AND PLUMBING CODES.
- IRRIGATION CONTRACTOR WILL ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED. ALL WIRING TO BE PER LOCAL CODE. BACKFLOW PREVENTION TO BE PER LOCAL CODE.
- LOCATION OF IRRIGATION COMPONENTS SHOWN ON DRAWING IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE.
- ALL SPRINKLER HEADS SHALL BE INSTALLED PERPENDICULAR TO FINISH GRADES EXCEPT AS OTHERWISE INDICATED.
- INSTALL IRRIGATION MAINS WITH A MINIMUM 18" OF COVER BASED ON FINISH GRADES. INSTALL IRRIGATION LATERALS WITH MINIMUM 12" OF COVER BASED ON FINISH GRADES.
- PIPE LOCATIONS ARE DIAGRAMATIC. VALVES AND MAINLINE SHOWN IN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH PIPE SIZES AS INDICATED
- ALL WIRE SPLICES OR CONNECTIONS SHALL BE MADE WITH APPROVED WATERPROOF WIRE CONNECTIONS AND BE IN A VALVE OR SPLICE BOX.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14AWG, UL APPROVED DIRECT BURY.
- THE DESIGN IS BASED ON THE SITE INFORMATION AND/OR DRAWING SUPPLIED WITH THE DESIGN CRITERIA BEING SET (AREA TO BE IRRIGATED, EQUIPMENT MANUFACTURER AND MODEL TO BE USED, WATER SOURCE INFORMATION, ELECTRICAL POWER AVAILABILITY, ETC.). JOHN DEERE LANDSCAPES BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN DESIGN OR INSTALLATION THAT ARISE DUE TO INACCURACIES IN THE ABOVE REFERENCED INFORMATION SUPPLIED TO JOHN DEERE LANDSCAPES IN RELATION TO THIS PROJECT, UNLESS OTHERWISE NOTED.



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800 347 4272

Project Name
ROCHESTER ENCLAVES
ROCHESTER HILLS, MI

Customer Name

Design Date 10/28/14

Drawn By TONY PEYROLO

REVISIONS

Description	Date
△	10/30/14
△	
△	
△	
△	

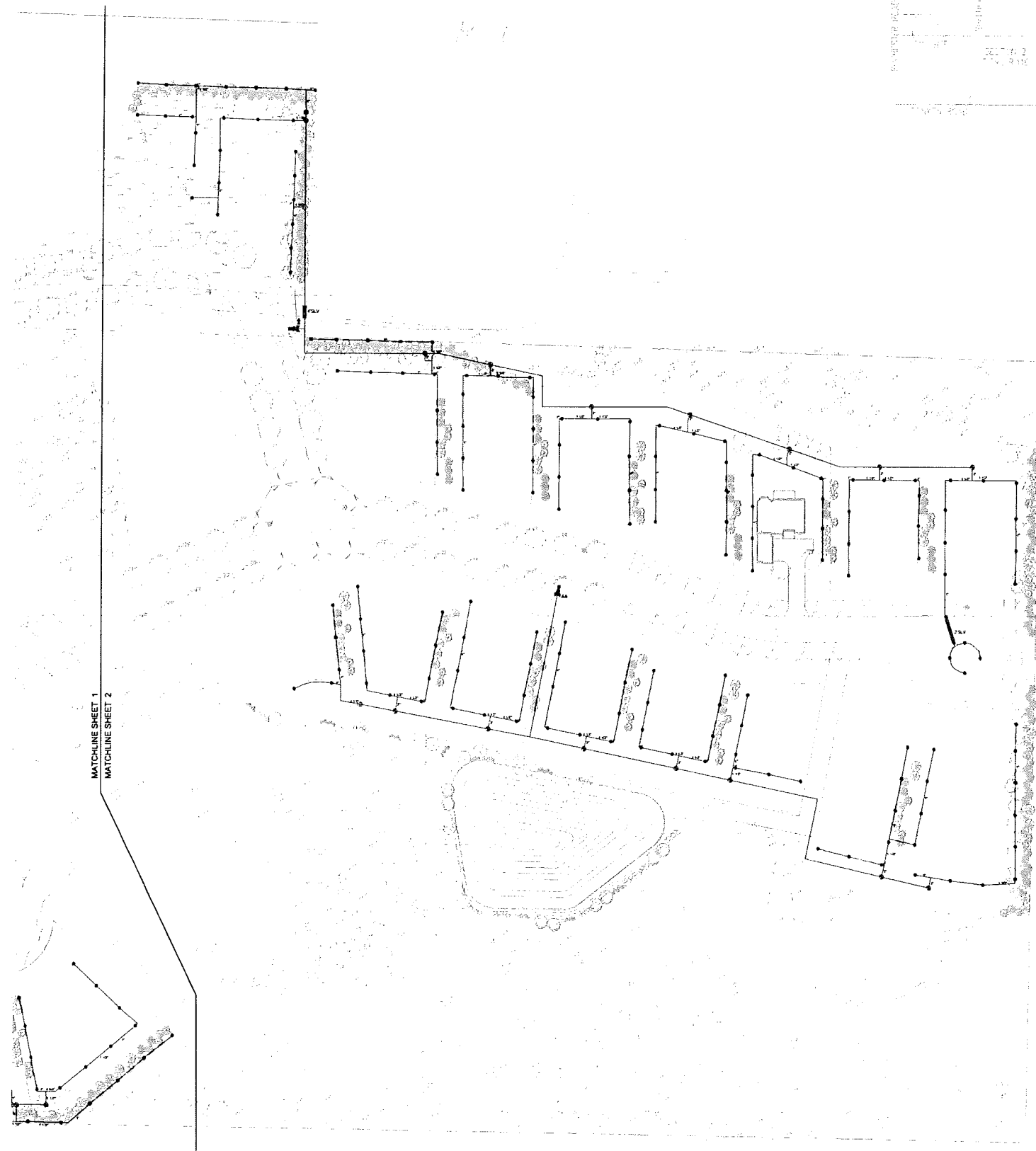
Drawing Title
Irrigation Plan

Drawing Scale 1" = 50'

CLS Project Number 65535

Sheet Number
IR-1

SCALE: 1" = 50' - 0"
 0' 25' 50' 100'



Irrigation

Symbol	Description
•	RAINBIRD, 1800 SERIES, 4" POP UP W/ 10A NOZZLE
◦	RAINBIRD, 1800 SERIES, 4" POP UP W/ 12A NOZZLE
•	RAINBIRD, 1800 SERIES, 4" POP UP W/ 15A NOZZLE
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 800.347.4272

Project Name:
ROCHESTER ENCLAVES
 ROCHESTER HILLS, MI

Customer Name:

Design Date: 10/28/14

Drawn By: TONY PEYROLO

REVISIONS

Description	Date
▲	10/30/14
▲	
▲	
▲	

Drawing Title:
Irrigation Plan

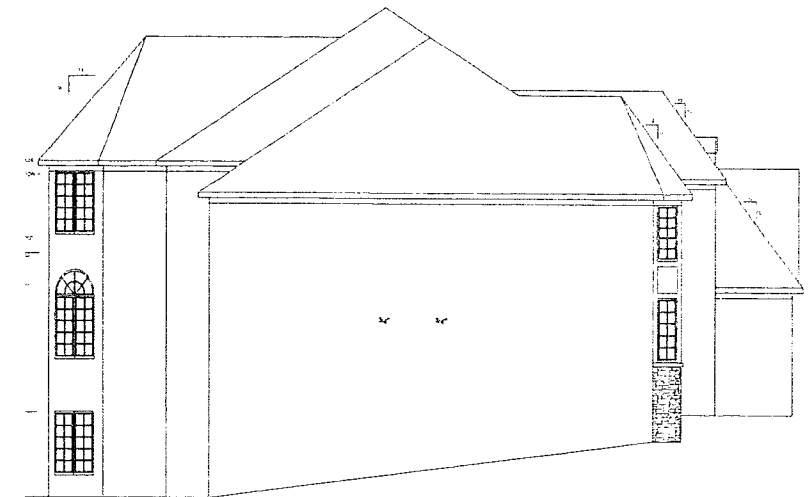
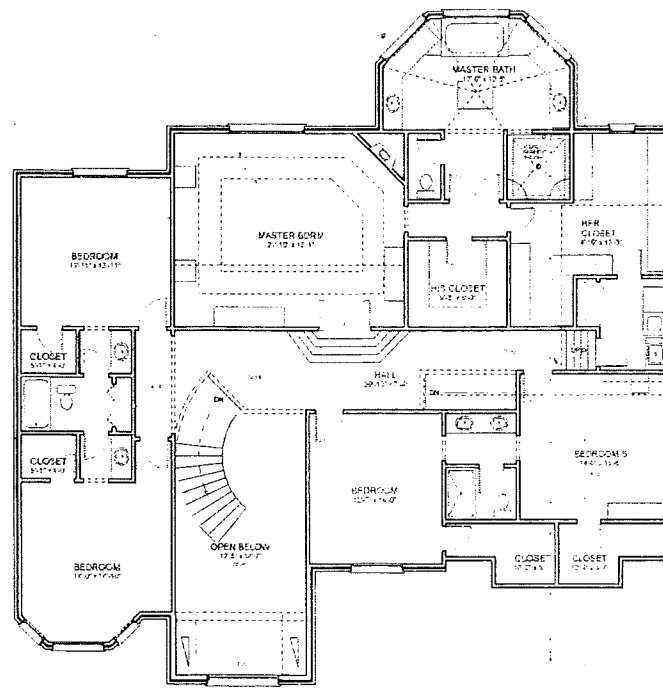
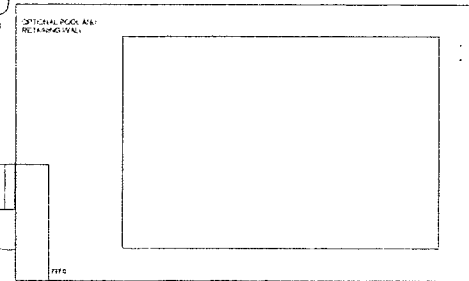
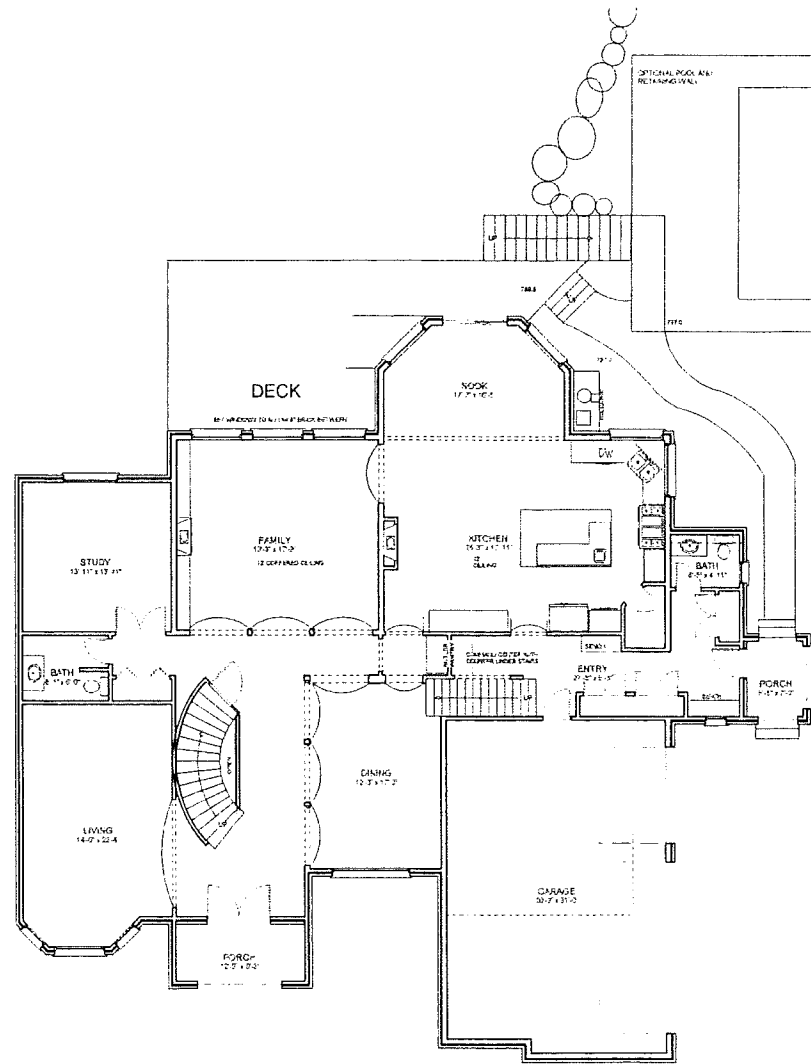
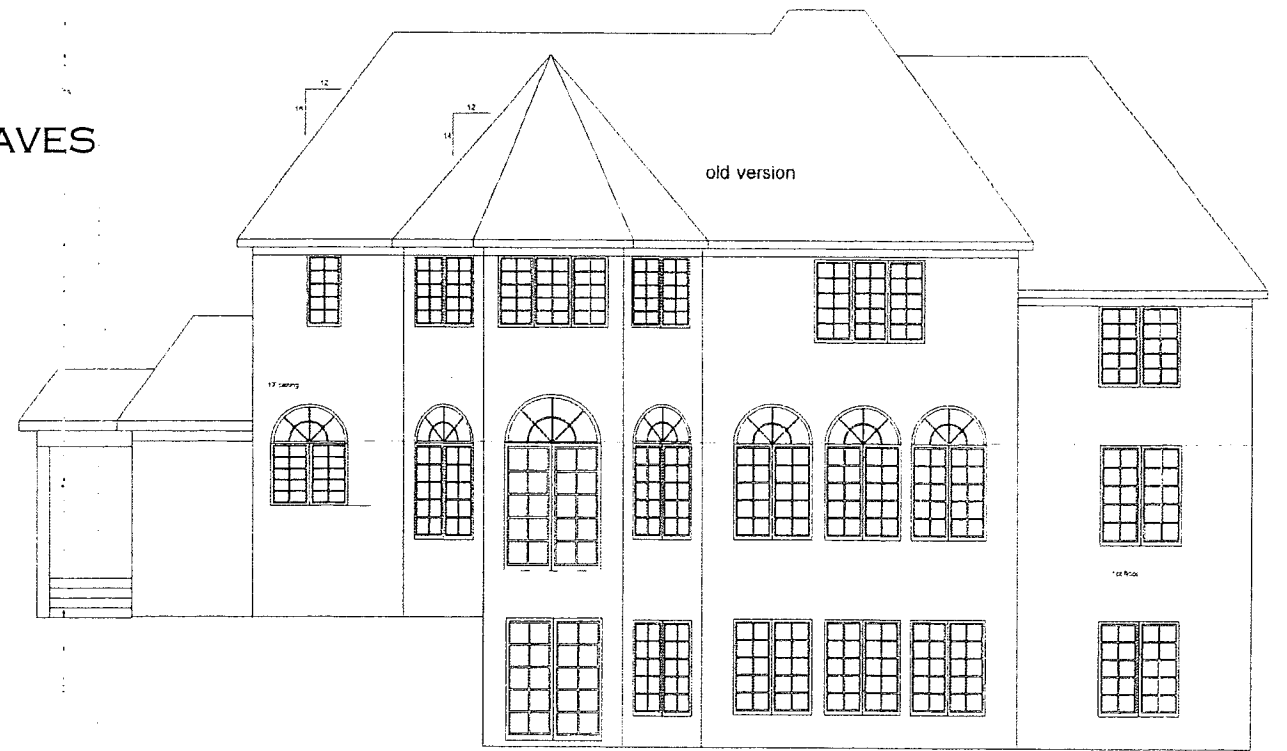
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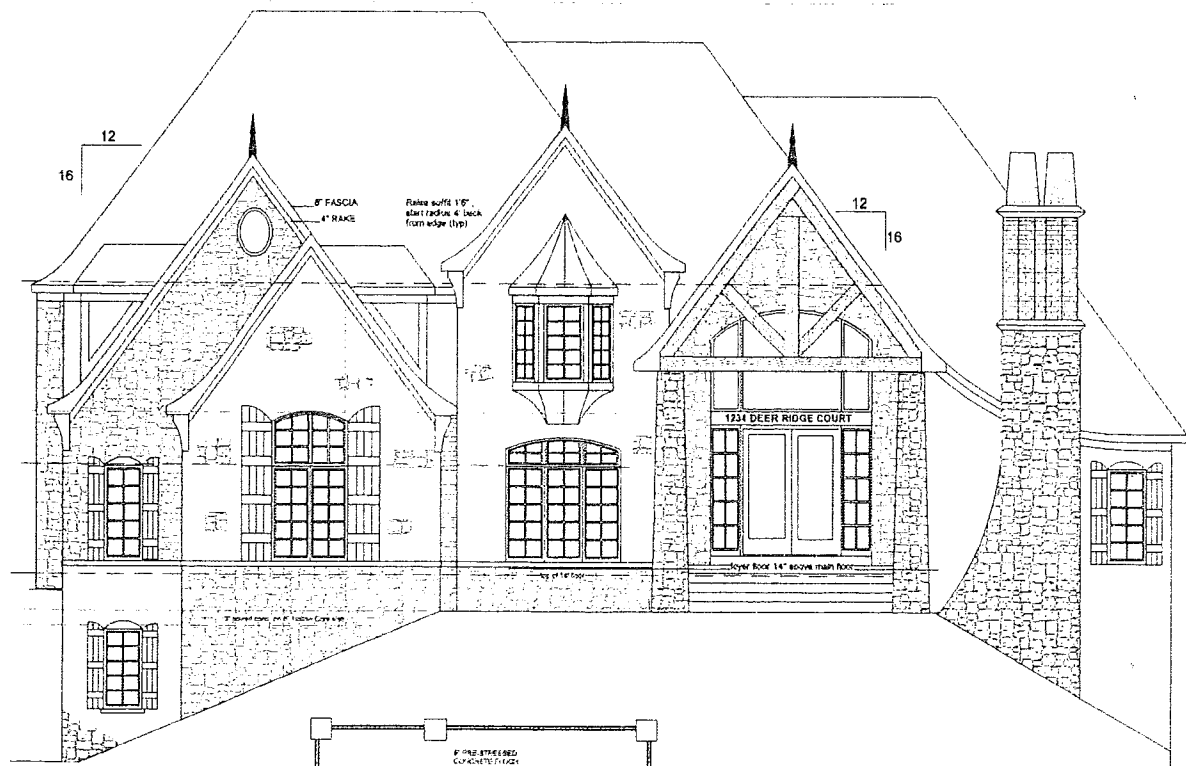
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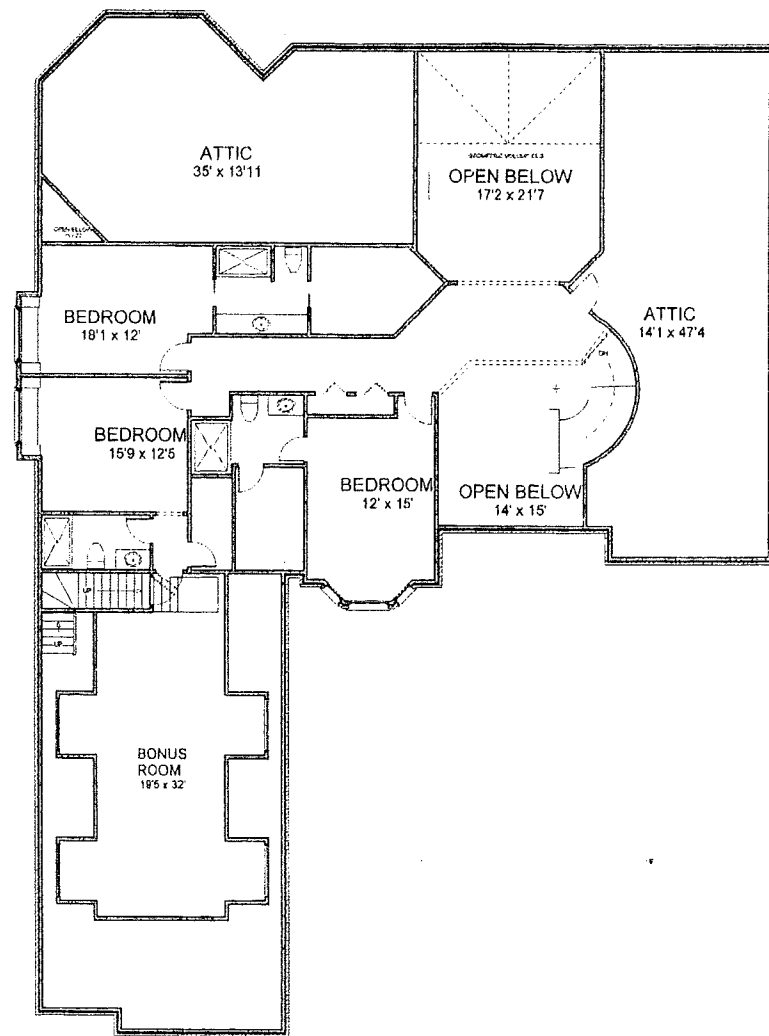
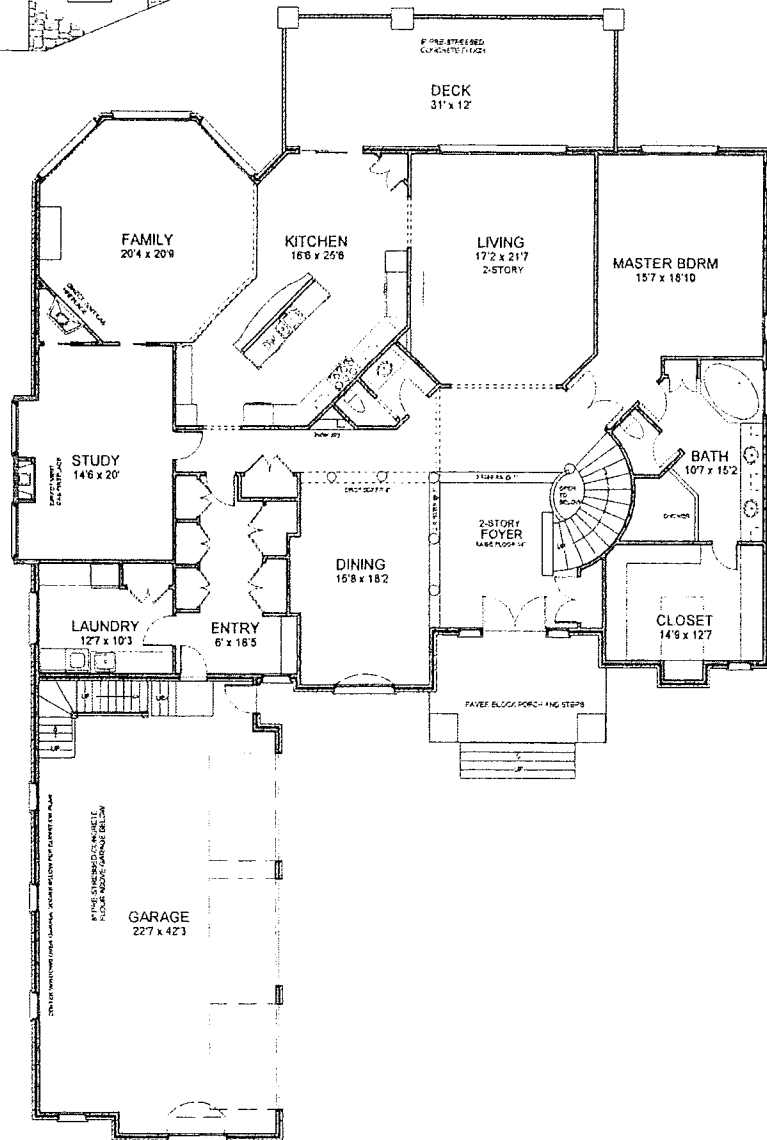
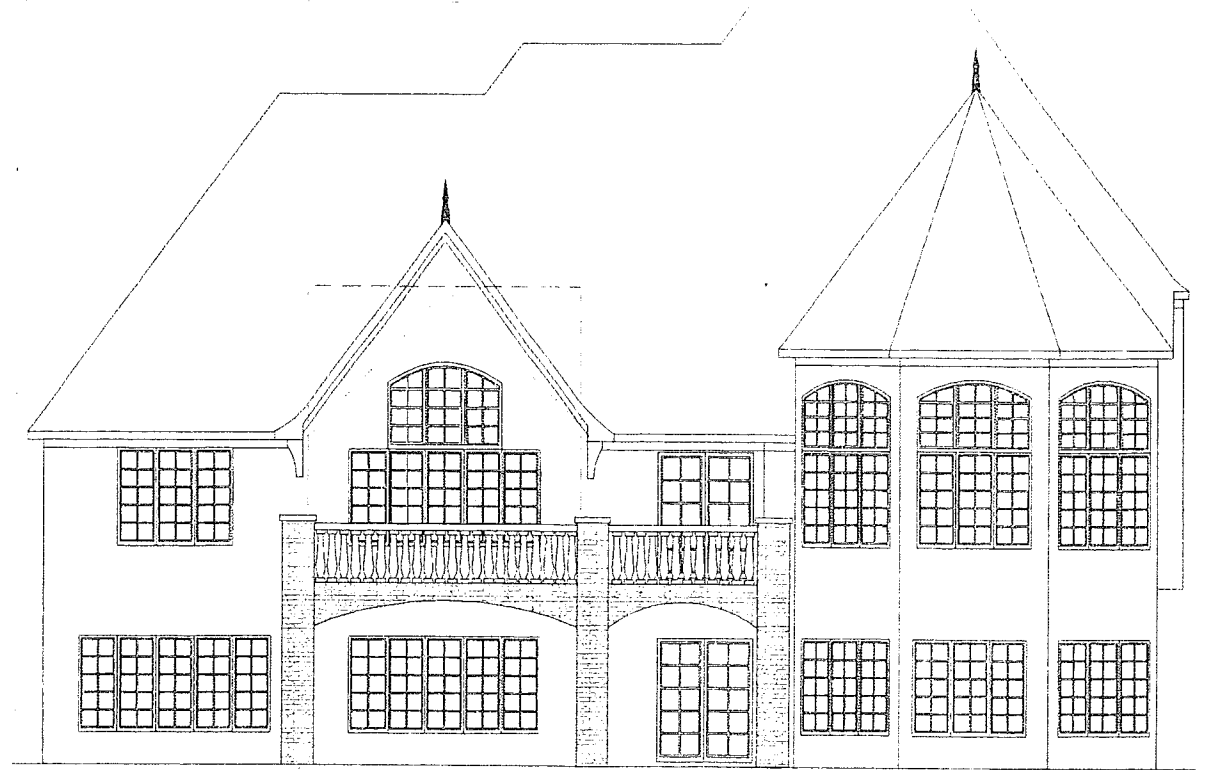
IR-2

ROCHESTER ENCLAVES
PLAN A



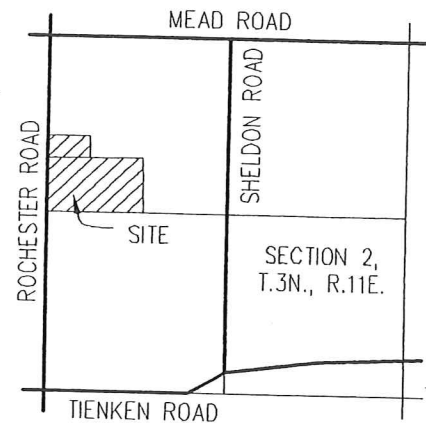


ROCHESTER
ENCLAVES
PLAN B



"ROCHESTER ENCLAVES"

PART OF THE N.E. 1/4 OF SECTION 2,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION - PARCEL 15-02-177-001

Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2, thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hilwood Subdivision" as recorded in Liber 58, Page 7 of Plats, Oakland County Records; thence S01°09'06"W 802.76 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 28 through 33 of plats, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-28 of Plats, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.
Subject to the rights of the public in Rochester Road.

LEGAL DESCRIPTION - PARCEL 15-02-102-023

Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft.; thence S88°16'53"E 620.00 ft. to the point of beginning.

Containing 4.59 Acres.
Subject to the rights of the public in Rochester Road.

PROJECT
ROCHESTER ENCLAVES
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CLIENT / APPLICANT
TJ REALVEST
JERRY KISIL
35312 CONNECTICUT DRIVE
STERLING HEIGHTS, MICHIGAN 48310
PHONE: (586) 321-6151

PROJECT ENGINEER
JJ ASSOCIATES., INC.
JAMES J. JONES, P.E.
PROFESSIONAL ENGINEER, No.
1055 SOUTH BOULEVARD EAST, SUITE 200
ROCHESTER HILLS, MICHIGAN 48307
PHONE: (586) 726-9111

PROJECT PLANNER
DESIGN TEAM +
RALPH L. NUÑEZ, RLA, CLARB, ASLA, GRP
975 EAST MAPLE RD., SUITE 210
BIRMINGHAM, MICHIGAN 48009
PHONE: (248) 224-5933

WETLAND CONSULTANT
KING AND MACGREGOR ENVIRONMENTAL, INC.
WOODY L. HELD
43050 FORD ROAD, SUITE 130
CANTON, MICHIGAN 48187
PHONE: (734) 354-0594

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY SITE PLAN (1"=100')
SHEET 3	PRELIMINARY UTILITY LAYOUT AND GRADING PLAN (1"=60')
SHEET 3A	WETLAND DETAIL PLAN
SHEET 4	BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 5	ROCHESTER ROAD TOPOGRAPHIC SURVEY
SHEET 6	TREE SURVEY
PS-06-813A	
SHEET 1	STEEP SLOPE PLAN

NOTE:
THE PROPOSED PRIVATE ROADS ARE NOT DESIGNED TO MEET THE CITY PUBLIC ROAD STANDARDS. THEREFORE, THEY CANNOT BE TRANSFERRED TO THE CITY AS PUBLIC ROADS IN THE FUTURE.



811 Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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JJ ASSOCIATES, INC.
Civil Engineering and Surveying
1055 South Boulevard E. - Suite 200, Rochester Hills, MI 48307
Telephone: (586) 726-9111 Fax: (248) 852-7707
Website: www.jjassocinc.net

DATE	12/20/2013
DRAWN BY	J.L.S.
CHECKED BY	J.J.J.
REV. DATE	01/17/2014
	08/05/2014
	08/09/2014
	01/26/2015
DESCRIPTION	REVISION TO CITY WETLAND DETAILS REV. WETLAND DETAILS FINAL PUD

"ROCHESTER ENCLAVES"
PART OF THE N.E. 1/4 OF SECTION 2,
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.
COVER SHEET

SCALE	NONE
CITY FILE/	03-009
DRAWING	PS-06-813
	1 of 6