

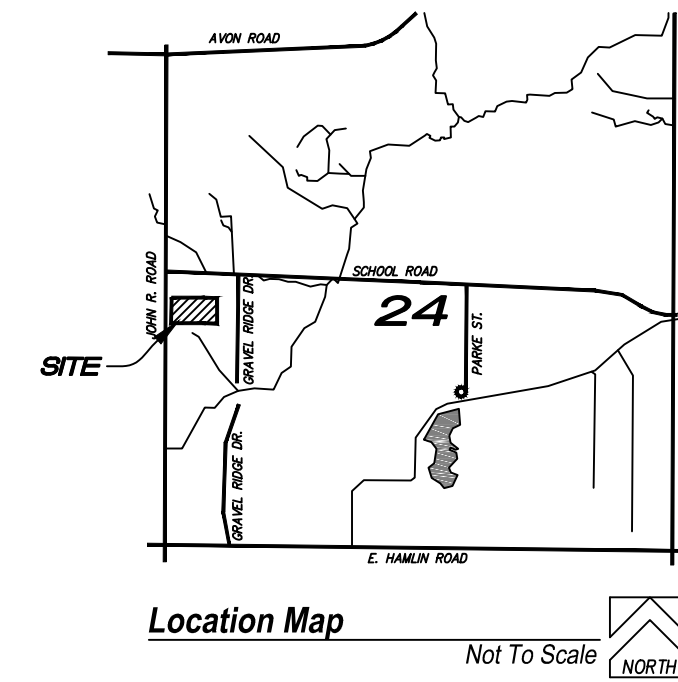
"BRAMPTON PARC CONDOMINIUMS"

Planned Unit Development

Submitted for PUD Final Review

Rochester Hills, Oakland County, Michigan

LOCATION MAP



LEGAL DESCRIPTION

LOT 9, EXCEPT THE WEST 27.00 AND EXCEPT THE EAST 252.00 FT OF THE NORTH 177 FT AND EXCEPT THE EAST 242 FT OF THE SOUTH 90 FT, OF: "FERRYVIEW HOMELANDS", A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 24, T.3N. R11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 22 OAKLAND COUNTY RECORDS. BEING MORE PARTICULARLY AS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 THENCE S89°40'12"E 27.00 FT TO THE POINT OF BEGINNING; THENCE S89°40'12"E 477.67 FT; THENCE S00°09'24"E 267.00 FT; THENCE N89°40'33"W 477.63 FT TO THE EAST OF JOHN R ROAD N00°10'00"W 267.05 FT. TO THE POINT OF BEGINNING. CONTAINING 127,537.84 SQ. FT. OR 2.928 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT OF WAY RECORD, IF ANY.

NOTES

1. 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% MIN, 2% MAX.
 - 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.

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

FIRE DEPARTMENT NOTES

- "CONSTRUCTION SITES SHALL BE SAFEGUARDED IN COORDANCE WITH IFC 2006 CHAPTER 14."
- "OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES."

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SP 1.2	PROPOSED SITE PLAN
SP 1.3	EXISTING SITE CONDITIONS
SP 1.4	WOODLAND SURVEY
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A-2	DUPLEX UNIT CONCEPT PLAN

PROJECT

"BRAMPTON PARC," ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CLIENT / APPLICANT

1459 JOHN R, LLC.
JIM POLYZOIS
64155 VAN DYKE STE. 269
WASHINGTON, MICHIGAN 48095
PHONE: (586) 944-8660

PROJECT LANDSCAPE ARCHITECT/PLANNER

DESIGTEAM PLUS, LLC.
RALPH L. NUNEZ, RLA, CLARB, ASLA, GRP
975 EAST MAPLE RD., SUITE 210
BIRMINGHAM, MICHIGAN 48009
PHONE: (248) 224-5933

PROJECT ENGINEER

D'ANNA ASSOCIATES
SALVATORE D'ANNE, PE
1055 SOUTH BLVD. E, SUITE 200
ROCHESTER HILLS, MICHIGAN 48307
PHONE: (248) 852-7702

PROJECT ARCHITECT

TR DESIGN GROUP, LLC.
JEFF ZIEGELBAUR, PRINCIPAL
6001 N. ADAMS, SUITE 202
BLOOMFIELD HILLS, MICHIGAN 48304
PHONE: (248) 792-3256

ISSUED FOR

PUD CONCEPT REVIEW

DATE: 2/17/15

PUD PRELIMINARY & FINAL REVIEW

DATE: 5/22/15

PUD REVIEW

DATE: 7/30/15

PUD REVIEW

DATE: 9/11/15

CITY REFERENCE NUMBER

City File: 15-001, Parcel No. 15-24-301-052

"Brampton Parc"

Rochester Hills
Oakland County
Michigan

Designed/Drawn: RLN/ BC

Checked/Approved: RLN

Job #

File:

Date/Revisions Issued For

2-17-2015 PUD CONCEPT REVIEW

5-22-2015 PRELIMINARY/FINAL REVIEW

7-30-2015 PUD APPROVAL

9-11-2015 PUD REVIEW

10-11-2015 PUD REVIEW

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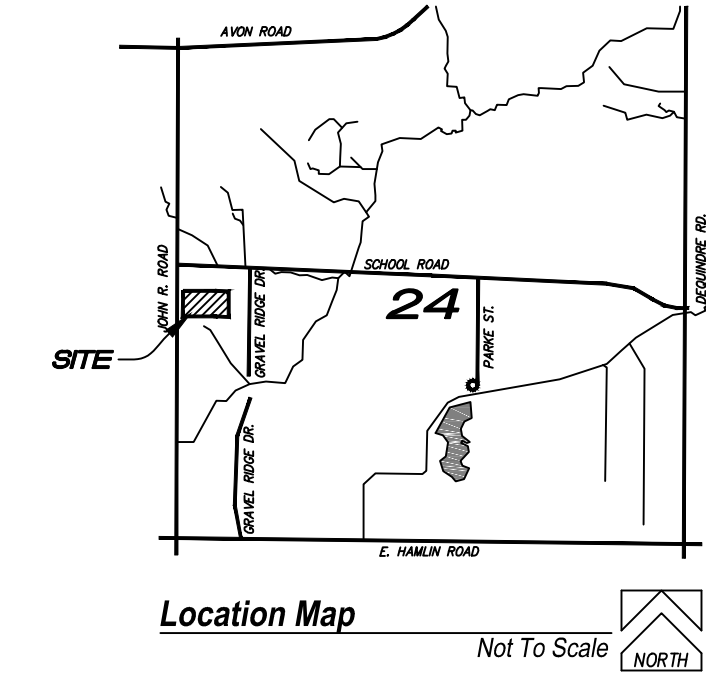
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CITY FILE # 15-001



LEGAL DESCRIPTION

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LAND USE DATA:

SITE AREA:		
Total Site Area (Gross)	±2.928 Ac.	100%
EXISTING ZONING	R-4	
TOTAL NUMBER OF LOTS	9	
MAX PERMITTED DENSITY	3.4 Units/ Acre	
PROPOSED ZONING	P.U.D.	
Total Units proposed	=10 Units	
Density	=3.39 DU/AC	

PROPOSED BUILDING & SETBACK DATA:

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

SITE GRADING NOTES:

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

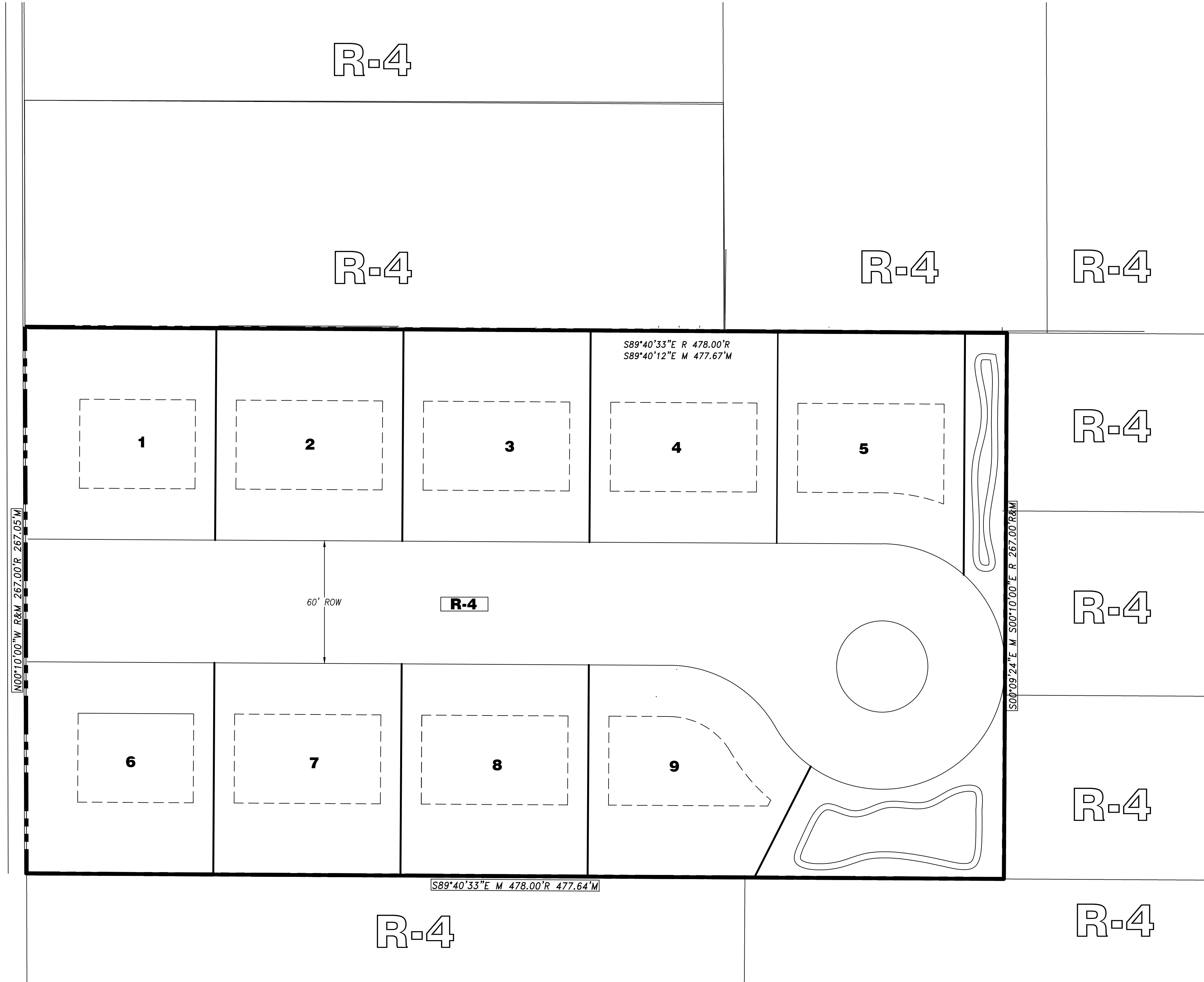
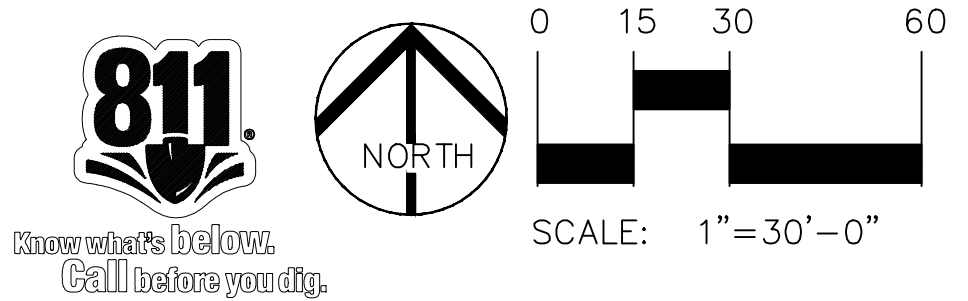
FIRE DEPARTMENT NOTES

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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.

PUD SUBMITTED FOR SITE PLAN REVIEW. NOT FOR CONSTRUCTION



R-3

R-3

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

JOHN R. RD.

N00°10'00"W R&M 267.00'R 267.05'M

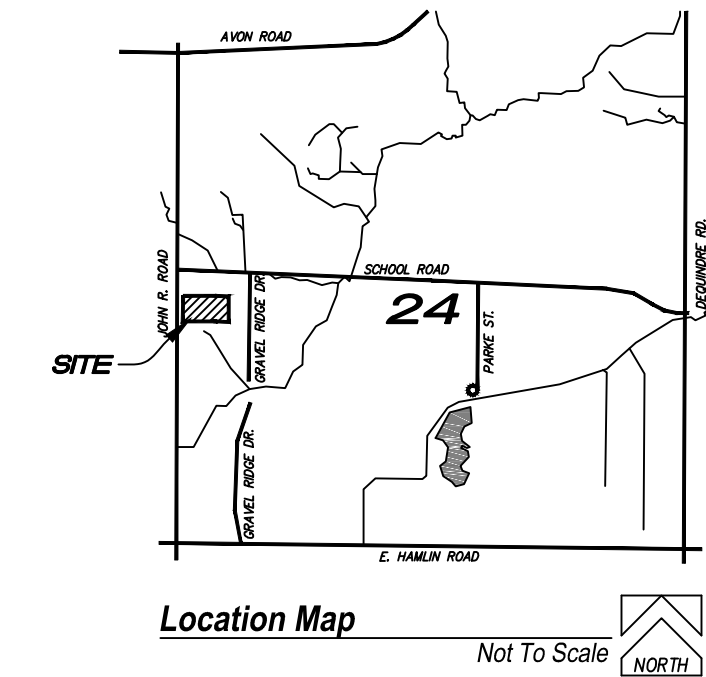
60' ROW

R-4

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

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

S89°40'33"E M 478.00'R 477.64'M



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LAND USE DATA:

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

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

OPEN SPACE DATA:

GENERAL COMMON SPACE: 57%
1.68 Acres

PROPOSED BUILDING & SETBACK DATA:

PROPOSED CONDO UNIT SIZE 1,250 SF - 2,100 SF

MAX BUILDING HEIGHT: 2.5 Stories / 30'

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

SITE GRADING NOTES:

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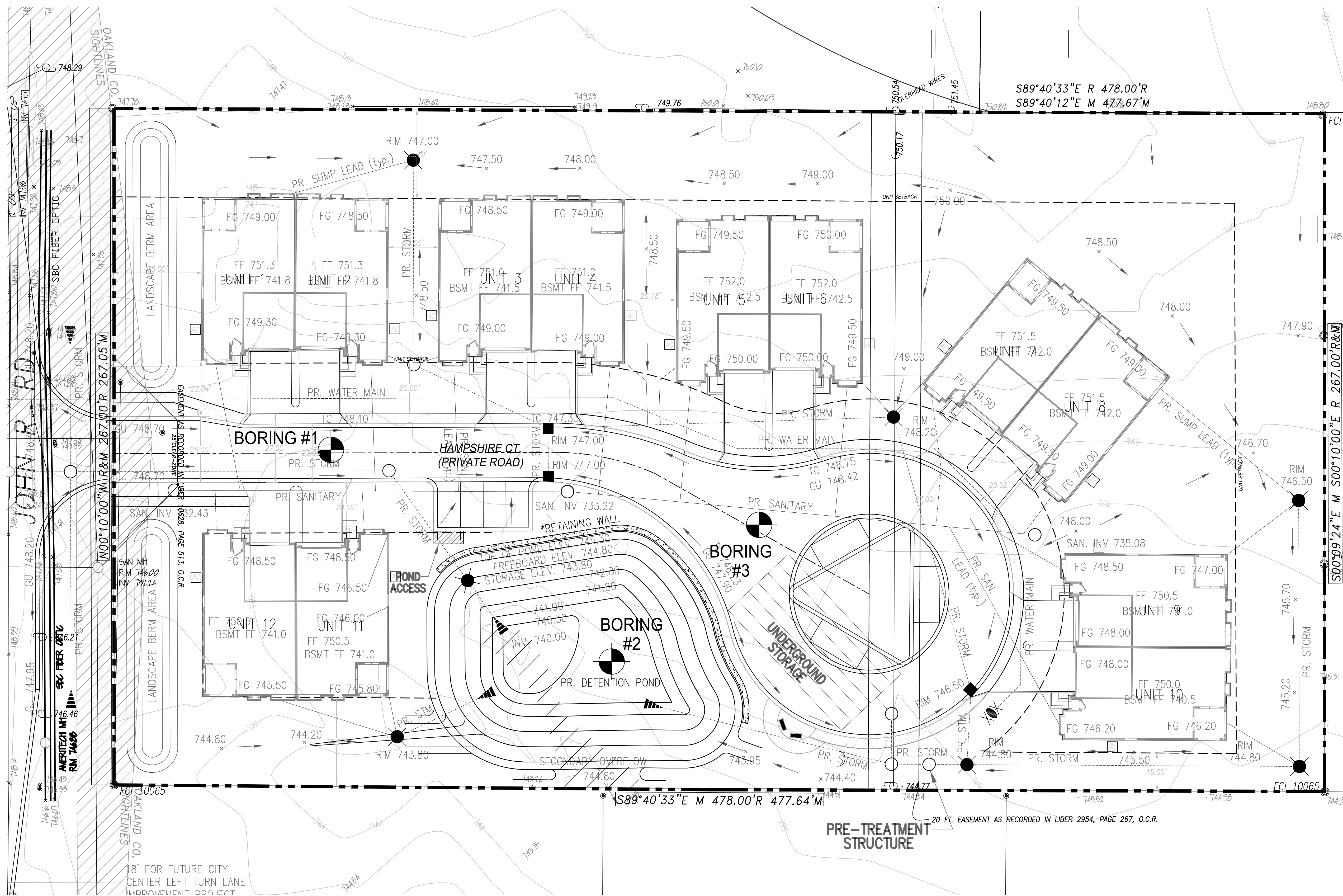
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- CONSTRUCTION TYPE OF PROPOSED DUPLEX UNITS WILL CONFORM TO V-B STANDARDS.

TRAFFIC NOTES

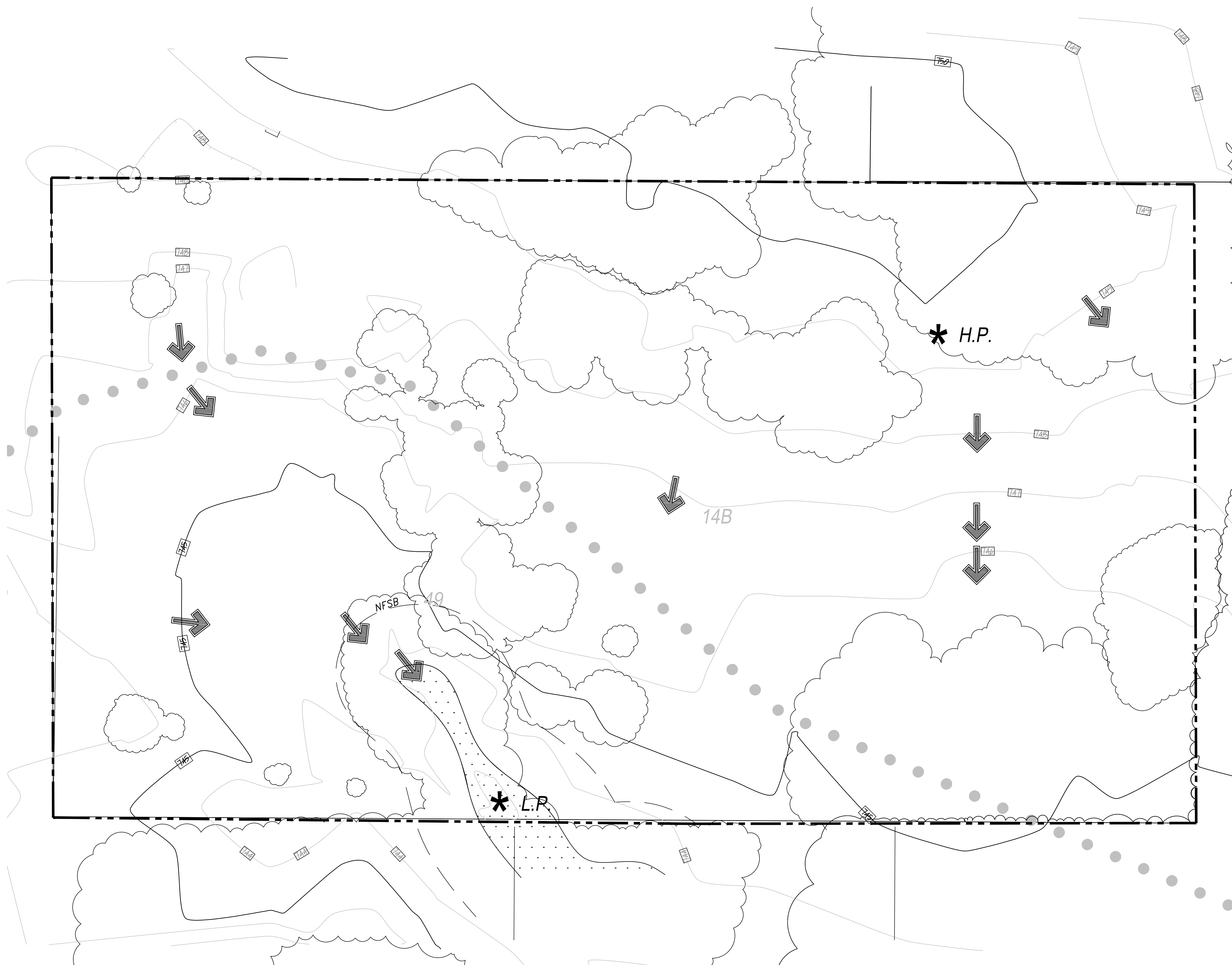
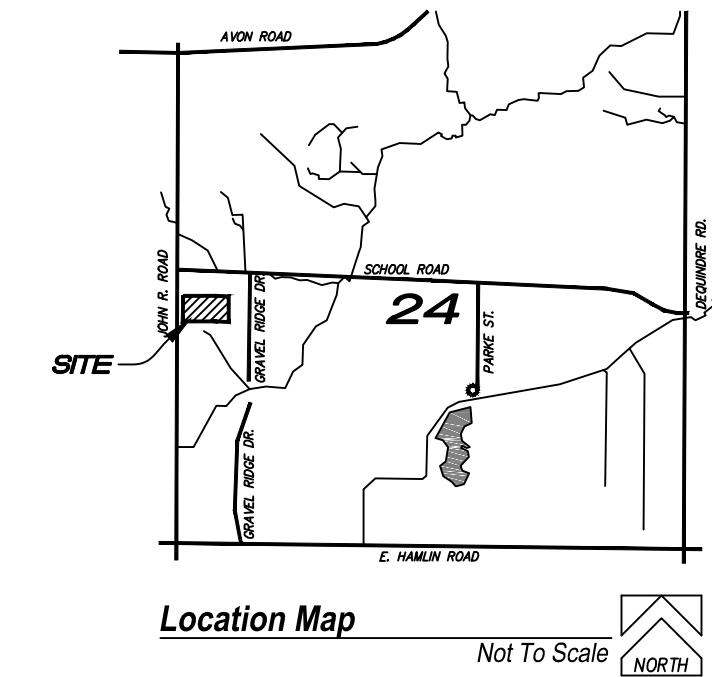
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2-17-2015	PUD CONCEPT REVIEW
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7-30-2015	PUD APPROVAL
9-11-2015	PUD REVIEW
10-11-2015	PUD REVIEW



18' FOR FUTURE CITY CENTER LEFT TURN LANE IMPROVEMENT PROJECT

PLANS SUBMITTED FOR SITE PLAN REVIEW. NOT FOR CONSTRUCTION



LEGEND

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

SOIL DATA

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

EXISTING WETLAND DATA

WETLANDS SURVEYED +/- .026 Acres 1128 SF.

STEEP SLOPES

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

TOTAL TREES SURVEYED*:

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

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

P: 248. 559. 1000

info@designteamplus.com

1459 JOHN R, LLC,
 14955 Technology Dr.,
 Shelby Twp, MI 48315
 o: 586-421-5729
 FAX: 586-421-5742

"Brampton Parc"

Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLN/ BC

Checked/Approved: RLN

Job #

File:

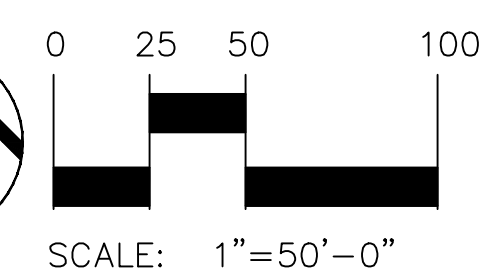
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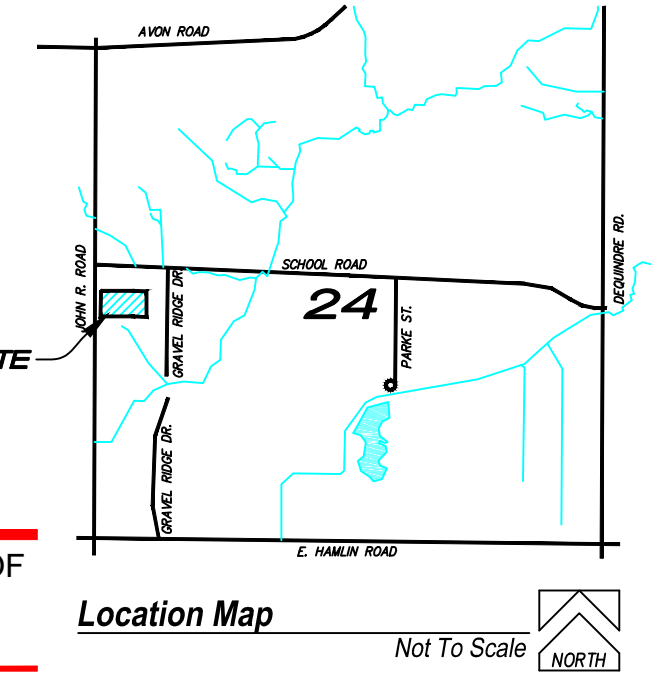
9-11-2015 PUD REVIEW



NATURAL FEATURES

PUD SUBMITTED FOR SITE PLAN REVIEW. NOT FOR CONSTRUCTION

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 CITY FILE # 15-001



Tree Inventory
1459 JOHN R RD SITE
E. of John R Rd, N. of Hiram Rd
City of Rochester Hills, Michigan
December 5, 2014

By Mike's Tree Surgeons, Inc.
John P. Moore
Registered Forester - Michigan
ID # 330104598

* Health determined using International Society of Arboriculture guidelines (5th Edition)

Tree TAG #	D.B.H. in inches	Species Name (Common - Scientific)	Health Condition	Notes	Save / Remove
2501	8.0	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2502	10.3 / 8.4 / 7.6	Ash - <i>Fraxinus americana</i>	Fair		
2503	11.4	Black Oak - <i>Quercus velutina</i>	Fair		
2504	45.0	Black Cherry - <i>Prunus serotina</i>	Poor		
2505	16	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2506	14	Box Elder - <i>Quercus macrocarpa</i>	Good		
2507	12.2	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2508	38.8	White Pine - <i>Pinus strobus</i>	Good		
2509	14.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2510	12.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2511	34	Silver Maple - <i>Acer nigricans</i>	Fair		
2512	15.4	White Pine - <i>Pinus strobus</i>	Poor		
2513	10.5 / 10.1 / 9.7	White Mulberry - <i>Morus alba</i>	Poor		
2514	13.9	White Pine - <i>Pinus strobus</i>	Poor		
2515	11.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2516	20.7	White Pine - <i>Pinus strobus</i>	Very Poor		
2517	14.9	White Pine - <i>Pinus strobus</i>	Fair		
2518	13.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2519	36.5	White Pine - <i>Pinus strobus</i>	Good		
2520	14.5	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2521	16.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2522	13	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2523	7.9	Ash - <i>Fraxinus americana</i>	Poor		
2524	15.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2525	12.5	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair		
2526	13.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2527	13.5 / 13.2	White Mulberry - <i>Morus alba</i>	Fair		

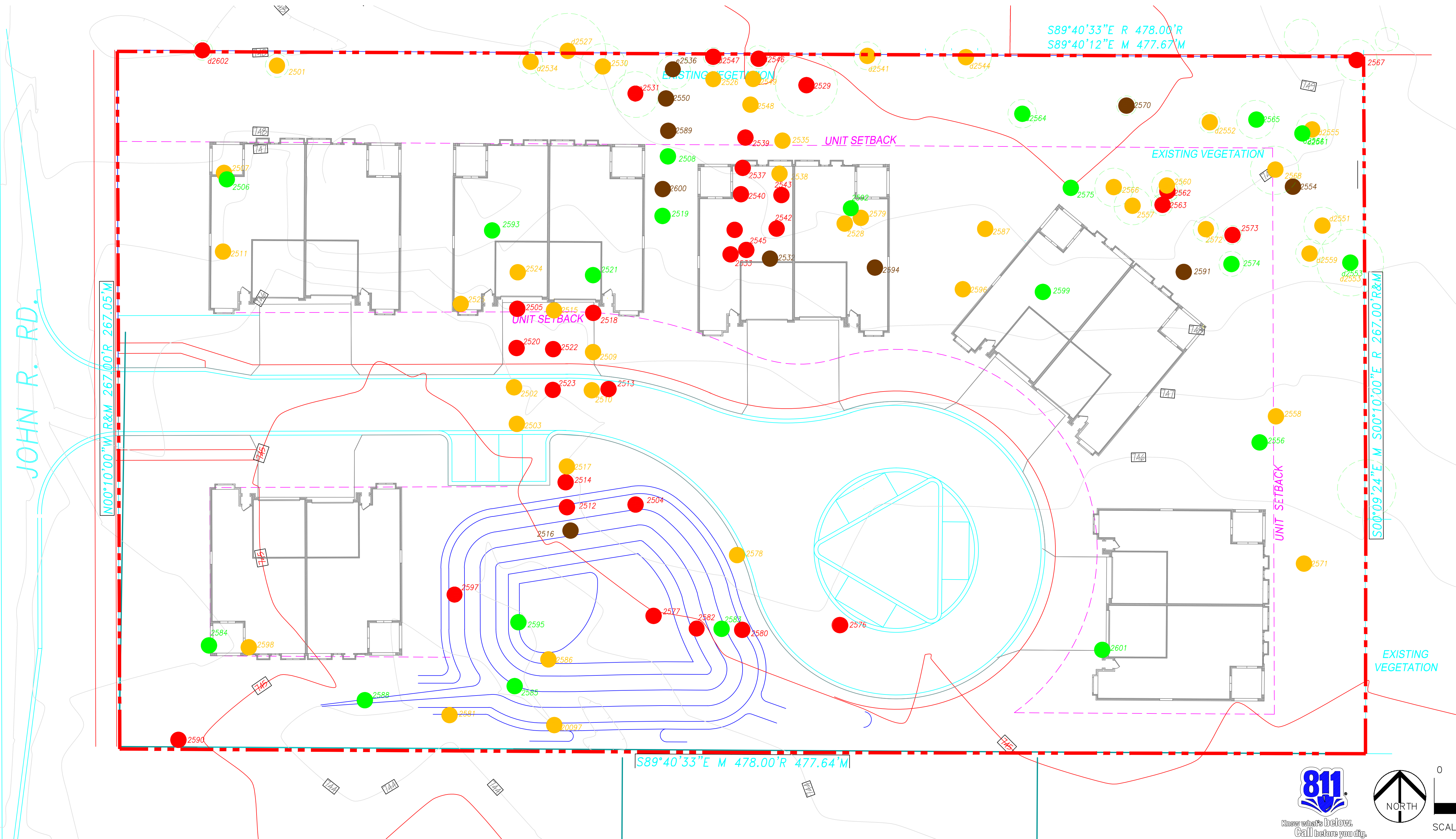
2528	32.3	White Pine - <i>Pinus strobus</i>	Fair		
2529	13.1 / 10.8	Bowdenia - <i>Acer negundo</i>	Poor		
2530	35.2	White Fir - <i>Abies concolor</i>	Fair		
2531	16.9	White Fir - <i>Abies concolor</i>	Fair		
2532	14	White Pine - <i>Pinus strobus</i>	Very Poor		
2533	6.6	American Elm - <i>Ulmus americana</i>	Poor		
2534	9.5	Black Cherry - <i>Prunus serotina</i>	Fair		
2535	19	White Pine - <i>Pinus strobus</i>	Fair		
2536	11	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2537	18.4	White Pine - <i>Pinus strobus</i>	Poor		
2538	18.6	White Pine - <i>Pinus strobus</i>	Fair		
2539	18	White Pine - <i>Pinus strobus</i>	Poor		
2540	17.2	White Pine - <i>Pinus strobus</i>	Fair		
2541	10.8	Black Oak - <i>Quercus velutina</i>	Poor		
2542	19.9	White Pine - <i>Pinus strobus</i>	Poor		
2543	19.1	White Pine - <i>Pinus strobus</i>	Poor		
2544	19.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2545	10.9	American Elm - <i>Ulmus americana</i>	Poor		
2546	9.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2547	6.8	Black Cherry - <i>Prunus serotina</i>	Poor		
2548	20.2	White Pine - <i>Pinus strobus</i>	Fair		
2549	21.9	White Pine - <i>Pinus strobus</i>	Fair		
2550	9.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2551	14.5	Black Oak - <i>Quercus velutina</i>	Fair		
2552	8.2	Black Oak - <i>Quercus velutina</i>	Fair		
2553	23.4	Siberian Elm - <i>Ulmus pumila</i>	Good		
2554	7.3	Bowdenia - <i>Acer negundo</i>	Very Poor		
2555	11.7	Black Cherry - <i>Prunus serotina</i>	Fair		
2556	6.2	Black Cherry - <i>Prunus serotina</i>	Good		
2557	15.5	Black Oak - <i>Quercus velutina</i>	Fair		
2558	6.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2559	9.3	Black Oak - <i>Quercus velutina</i>	Fair		
2560	11.2	Black Oak - <i>Quercus velutina</i>	Fair		
2561	14.6	Black Oak - <i>Quercus velutina</i>	Good		
2562	8.1	Black Oak - <i>Quercus velutina</i>	Poor		
2563	7.4 / 7.2	Black Oak - <i>Quercus velutina</i>	Poor		
2564	10.2	White Mulberry - <i>Morus alba</i>	Good		
2565	14.4	Black Oak - <i>Quercus velutina</i>	Good		
2566	13.8	Black Oak - <i>Quercus velutina</i>	Fair		
2567	9.1 / 6.4	Black Oak - <i>Quercus velutina</i>	Poor		
2568	10.2 / 7.3	Black Oak - <i>Quercus velutina</i>	Fair		
2570	7.2	Apple - <i>Malus spp.</i>	Very Poor		
2571	25.7 / 15.2	Black Cherry - <i>Prunus serotina</i>	Fair		

2572	9.5	Black Oak - <i>Quercus velutina</i>	Fair		
2573	7.1	Black Oak - <i>Quercus velutina</i>	Poor		
2574	9.1	Siberian Elm - <i>Ulmus pumila</i>	Good		
2575	14.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2576	6.1 / 6.7	Apple - <i>Malus spp.</i>	Poor		
2577	8.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2578	10.2 / 8.8 / 7.7	Bowdenia - <i>Acer negundo</i>	Fair		
2579	11.3	Black Oak - <i>Quercus velutina</i>	Fair		
2580	8.5	Black Oak - <i>Quercus velutina</i>	Poor		
2581	9.7	Red Maple - <i>Acer rubrum</i>	Fair		
2582	6.9	Black Cherry - <i>Prunus serotina</i>	Poor		
2583	9.7	Red Maple - <i>Acer rubrum</i>	Good		
2584	31.8	Box Elder - <i>Quercus macrocarpa</i>	Good		
2585	23.3	Black Oak - <i>Quercus velutina</i>	Good		
2586	8.5	American Elm - <i>Ulmus americana</i>	Fair		
2587	9.1 / 9	Black Cherry - <i>Prunus serotina</i>	Fair		
2588	33.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2589	8.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2590	19.2 / 13	White Mulberry - <i>Morus alba</i>	Poor		
2591	8.8	Apple - <i>Malus spp.</i>	Very Poor		
2592	9.5	Red Maple - <i>Acer rubrum</i>	Good		
2593	6.8 / 6.5	Sawtooth Magnolia - <i>Magnolia spp.</i>	Good		
2594	15.8 / 11.7	Apple - <i>Malus spp.</i>	Very Poor		
2595	31.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2596	11.5	Black Oak - <i>Quercus velutina</i>	Fair		
2597	27.1 / 36.9	White Mulberry - <i>Morus alba</i>	Poor		
2598	7	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2599	25.5	Siberian Elm - <i>Ulmus pumila</i>	Good		
2600	7.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2601	12.4	Black Cherry - <i>Prunus serotina</i>	Good		
2602	7.7	Box Elder - <i>Quercus macrocarpa</i>	Poor		
26097	29.2	Box Elder - <i>Quercus macrocarpa</i>	Fair	No Tag	

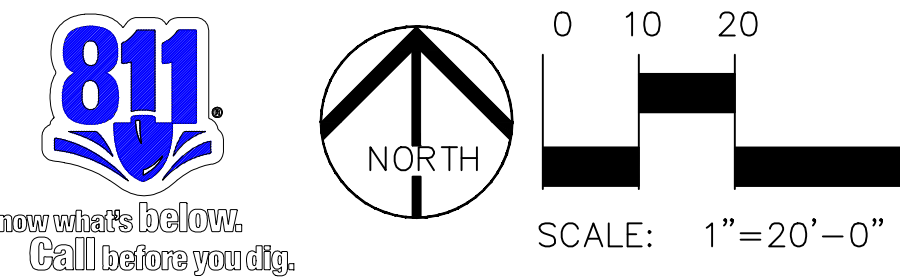
THIS PARCEL IS EXEMPT FROM CITY TREE PROTECTION ORDINANCE.

WOODLAND ANALYSIS:

LEGEND:	TOTAL OF TREES ON SITE:	PERCENTAGE OF TREES SURVEYED ON SITE:	TREES IN BUILDING PAD OR R.O.W.:	AMOUNT OF TREES PRESERVED	PERCENTAGE OF TREES PRESERVED
● "GOOD" QUALITY TREES	20	20%	7	5	38%
● "FAIR" QUALITY TREES	40	40%	14	14	52%
● "POOR" QUALITY TREES	31	30%	13	9	50%
● "VERY POOR" QUALITY TREES	10	10%	2	2	25%
TOTAL:	101	100%	36	30	45%



Date/Revisions	Issued For
2-17-2015	PUD CONCEPT REVIEW
5-22-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PUD APPROVAL
9-11-2015	PUD REVIEW



Tree Inventory
1459 JOHN R RD SITE
 E. off John R Rd, N. of Harris Rd
 City of Rochester Hills, Michigan
 December 5, 2014

By Mike's Tree Surgeons, Inc.
 4019 P. Moore
 Registered Forester - Michigan
 ID # 330104598

* Health determined using International Society of Arboriculture guidelines (9th Edition)

Tree TAG	D.B.H. in Inches	Species Name (Common - Scientific)	Health Condition	Notes	Save / Remove
2501	8.0	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2502	10.3 / 8.4 / 7.6	Ashbark - <i>Thuja occidentalis</i> spp.	Fair		
2503	11.4	Black Oak - <i>Quercus velutina</i>	Fair		
2504	45.0	Black Cherry - <i>Prunus serotina</i>	Poor		
2505	16	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2506	14	Box Elder - <i>Quercus macrocarpa</i>	Good		
2507	12.2	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2508	38.8	White Pine - <i>Pinus strobus</i>	Good		
2509	14.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2510	12.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2511	34	Silver Maple - <i>Acer spicatum</i>	Fair		
2512	15.4	White Pine - <i>Pinus strobus</i>	Poor		
2513	10.5 / 10.1 / 9.7	White Mulberry - <i>Morus alba</i>	Poor		
2514	13.9	White Pine - <i>Pinus strobus</i>	Poor		
2515	11.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2516	20.7	White Pine - <i>Pinus strobus</i>	Very Poor		
2517	14.9	White Pine - <i>Pinus strobus</i>	Fair		
2518	13.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2519	36.5	White Pine - <i>Pinus strobus</i>	Good		
2520	14.5	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2521	16.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2522	13	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2523	7.9	Ashbark - <i>Thuja occidentalis</i> spp.	Poor		
2524	15.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2525	12.5	Kentucky Bell Cedar - <i>Juglans virginiana</i>	Fair		
2526	13.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2527	13.5 / 13.2	White Mulberry - <i>Morus alba</i>	Fair		

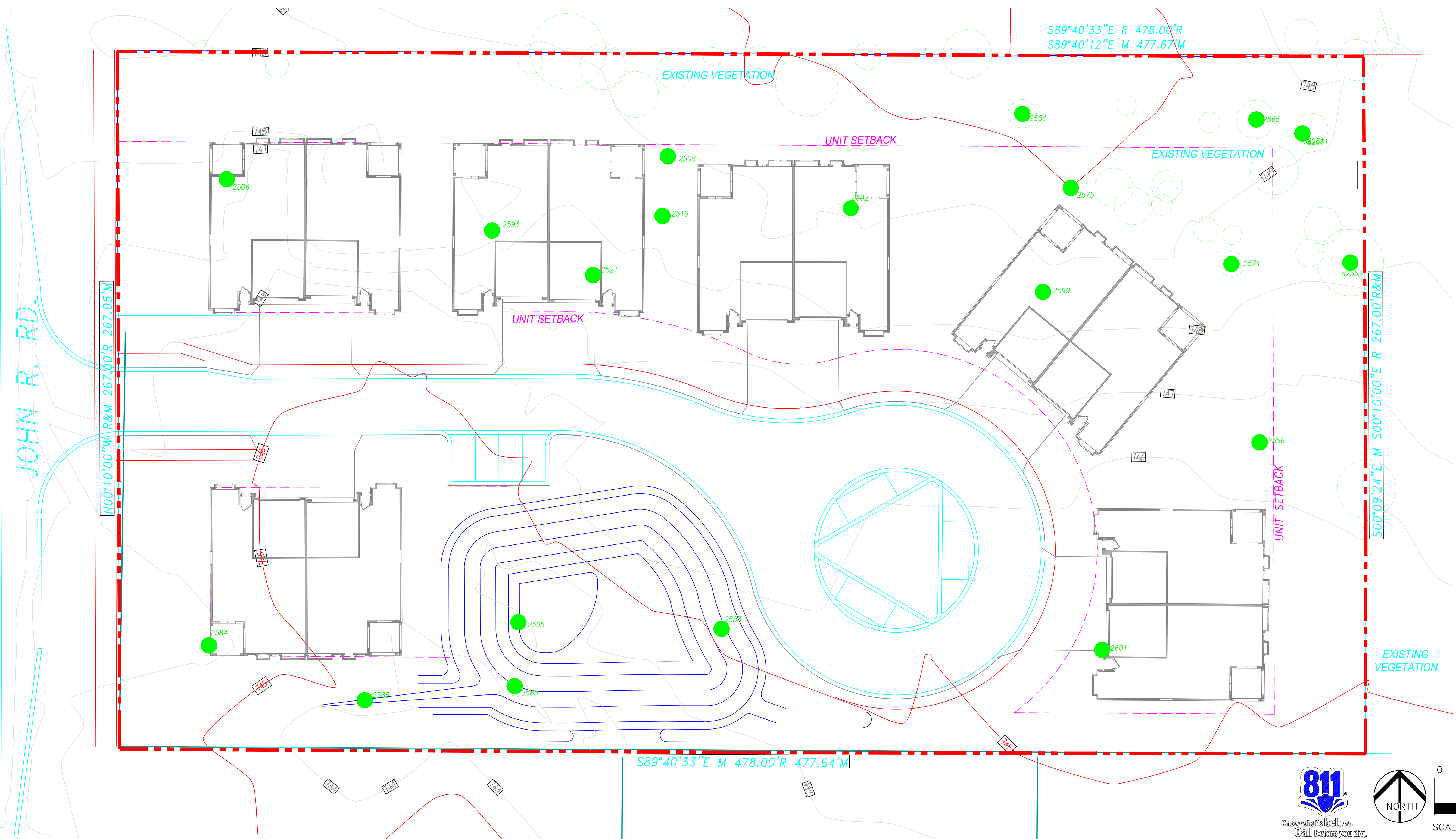
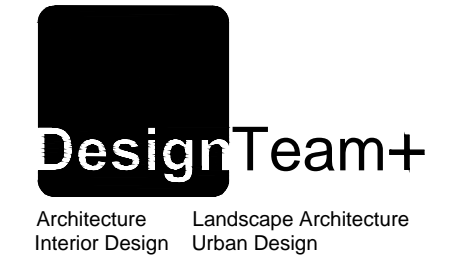
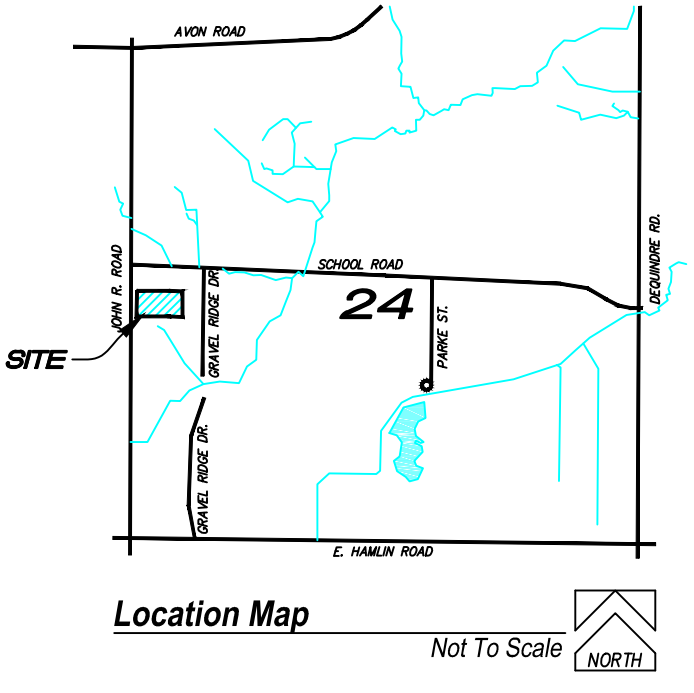
2528	33.3	White Pine - <i>Pinus strobus</i>	Fair		
2529	13 / 10.8	Bowden - <i>Acer negundo</i>	Poor		
2530	35.2	White Fir - <i>Abies concolor</i>	Fair		
2531	16.9	White Fir - <i>Abies concolor</i>	Very Poor		
2532	14	White Pine - <i>Pinus strobus</i>	Very Poor		
2533	6.6	American Elm - <i>Ulmus americana</i>	Poor		
2534	9.5	Black Cherry - <i>Prunus serotina</i>	Fair		
2535	19	White Pine - <i>Pinus strobus</i>	Fair		
2536	11	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2537	18.4	White Pine - <i>Pinus strobus</i>	Poor		
2538	18.6	White Pine - <i>Pinus strobus</i>	Fair		
2539	18	White Pine - <i>Pinus strobus</i>	Poor		
2540	12.2	White Pine - <i>Pinus strobus</i>	Poor		
2541	10.8	Black Oak - <i>Quercus velutina</i>	Fair		
2542	19.9	White Pine - <i>Pinus strobus</i>	Poor		
2543	19.1	White Pine - <i>Pinus strobus</i>	Poor		
2544	19.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2545	10.9	American Elm - <i>Ulmus americana</i>	Poor		
2546	9.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2547	6.8	Black Cherry - <i>Prunus serotina</i>	Poor		
2548	20.2	White Pine - <i>Pinus strobus</i>	Fair		
2549	21.9	White Pine - <i>Pinus strobus</i>	Fair		
2550	9.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2551	14.5	Black Oak - <i>Quercus velutina</i>	Fair		
2552	8.2	Black Oak - <i>Quercus velutina</i>	Fair		
2553	23.4	Siberian Elm - <i>Ulmus pumila</i>	Good		
2554	7.3	Bowden - <i>Acer negundo</i>	Very Poor		
2555	11.7	Black Cherry - <i>Prunus serotina</i>	Fair		
2556	6.2	Black Cherry - <i>Prunus serotina</i>	Good		
2557	15.5	Black Oak - <i>Quercus velutina</i>	Fair		
2558	6.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2559	9.3	Black Oak - <i>Quercus velutina</i>	Fair		
2560	11.2	Black Oak - <i>Quercus velutina</i>	Fair		
2561	14.6	Black Oak - <i>Quercus velutina</i>	Good		
2562	8.1	Black Oak - <i>Quercus velutina</i>	Poor		
2563	7.4 / 7.2	Black Oak - <i>Quercus velutina</i>	Poor		
2564	10.2	White Mulberry - <i>Morus alba</i>	Good		
2565	14.4	Black Oak - <i>Quercus velutina</i>	Good		
2566	13.8	Black Oak - <i>Quercus velutina</i>	Fair		
2567	9.1 / 6.4	Black Oak - <i>Quercus velutina</i>	Poor		
2568	10.2 / 7.3	Black Oak - <i>Quercus velutina</i>	Fair		
2570	7.2	Apple - <i>Malus</i> spp.	Very Poor		
2571	25.7 / 15.2	Black Cherry - <i>Prunus serotina</i>	Fair		

2572	9.5	Black Oak - <i>Quercus velutina</i>	Fair		
2573	7.1	Black Oak - <i>Quercus velutina</i>	Poor		
2574	9.1	Siberian Elm - <i>Ulmus pumila</i>	Good		
2575	14.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2576	6.1 / 6.7	Apple - <i>Malus</i> spp.	Poor		
2577	8.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2578	10.2 / 8.8 / 7.7	Bowden - <i>Acer negundo</i>	Fair		
2579	11.3	Black Oak - <i>Quercus velutina</i>	Fair		
2580	8.5	Black Oak - <i>Quercus velutina</i>	Poor		
2581	7.7	Red Maple - <i>Acer rubrum</i>	Fair		
2582	6.9	Black Cherry - <i>Prunus serotina</i>	Poor		
2583	9.7	Red Maple - <i>Acer rubrum</i>	Good		
2584	31.8	Box Elder - <i>Quercus macrocarpa</i>	Good		
2585	23.3	Black Oak - <i>Quercus velutina</i>	Fair		
2586	8.5	American Elm - <i>Ulmus americana</i>	Fair		
2587	9.1 / 9	Black Cherry - <i>Prunus serotina</i>	Fair		
2588	33.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2589	8.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2590	19.2 / 13	White Mulberry - <i>Morus alba</i>	Poor		
2591	8.8	Apple - <i>Malus</i> spp.	Very Poor		
2592	6.5	Red Maple - <i>Acer rubrum</i>	Good		
2593	6.8 / 6.5	Sweet Magnolia - <i>Magnolia</i> spp.	Good		
2594	15.8 / 11.7	Apple - <i>Malus</i> spp.	Very Poor		
2595	4.5	Red Maple - <i>Acer rubrum</i>	Good		
2596	11.5	Black Oak - <i>Quercus velutina</i>	Fair		
2597	27.1 / 36.9	White Mulberry - <i>Morus alba</i>	Poor		
2598	25.5	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2599	7	Siberian Elm - <i>Ulmus pumila</i>	Good		
2600	7.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2601	12.4	Black Cherry - <i>Prunus serotina</i>	Good		
2602	7.7	Box Elder - <i>Quercus macrocarpa</i>	Poor		
26097	29.2	Box Elder - <i>Quercus macrocarpa</i>	Fair	No Tag	

THIS PARCEL IS EXEMPT FROM CITY TREE PROTECTION ORDINANCE.

LEGEND:

●	"GOOD" QUALITY TREES	TOTAL OF "GOOD" TREES ON SITE	20
	"GOOD" TREES IN BUILDING PAD OR R.O.W.	7	
	SUBTOTAL OF "GOOD" TREES	13	
	"GOOD" TREES PRESERVED	5	
	PERCENTAGE OF "GOOD" TREES PRESERVED	38%	

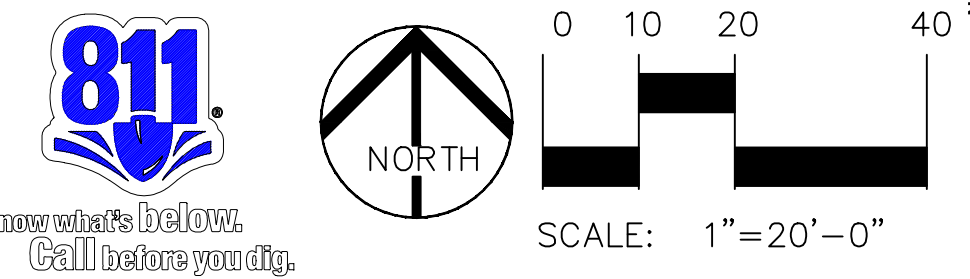


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 FAX: 586-421-5742

"Brampton Parc"
 Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLN/ BC
Checked/Approved: RLN
Job #
R&M R_9_11_15.dwg
Date/Revisions
Issued For
2-17-2015 PUD CONCEPT REVIEW
5-22-2015 PRELIMINARY/FINAL REVIEW
7-30-2015 PUD APPROVAL
9-11-2015 PUD REVIEW



WOODLAND SURVEY: "GOOD" TREES

PLANS INTENDED FOR OFFICIAL REVIEW - NOT FOR CONSTRUCTION
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 CITY FILE # 15-001

SP-1.4a

Tree Inventory
1459 JOHN R. RD. SITE
 E. off John R. Rd., N. of Harris Rd.
 City of Rochester Hills, Michigan
 December 5, 2014

By Mike's Tree Surgeons, Inc.
 4019 P. Moore
 Registered Forester - Michigan
 ID # 330104598

* Health determined using International Society of Arboriculture guidelines (2013 Edition).


Tree TAG	D.B.H. in Inches	Species Name (Common - Scientific)	Health Condition	Notes	Save / Remove
2501	8.0	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2502	10.3 / 8.4 / 7.6	Ash - <i>Fraxinus americana</i> spp.	Fair		
2503	11.4	Black Oak - <i>Quercus velutina</i>	Fair		
2504	45.0	Black Cherry - <i>Prunus serotina</i>	Poor		
2505	16	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2506	14	Box Elder - <i>Quercus macrocarpa</i>	Good		
2507	12.2	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2508	38.8	White Pine - <i>Pinus strobus</i>	Good		
2509	14.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2510	12.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2511	34	Silver Maple - <i>Acer nigricornis</i>	Fair		
2512	15.4	White Pine - <i>Pinus strobus</i>	Poor		
2513	10.5 / 10.9 / 9.7	White Mulberry - <i>Morus alba</i>	Poor		
2514	13.9	White Pine - <i>Pinus strobus</i>	Poor		
2515	11.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2516	20.7	White Pine - <i>Pinus strobus</i>	Very Poor		
2517	14.9	White Pine - <i>Pinus strobus</i>	Fair		
2518	13.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2519	36.5	White Pine - <i>Pinus strobus</i>	Good		
2520	14.5	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2521	16.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2522	13	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2523	7.9	Ash - <i>Fraxinus americana</i> spp.	Poor		
2524	15.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2525	12.5	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair		
2526	13.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2527	13.5 / 13.2	White Mulberry - <i>Morus alba</i>	Fair		

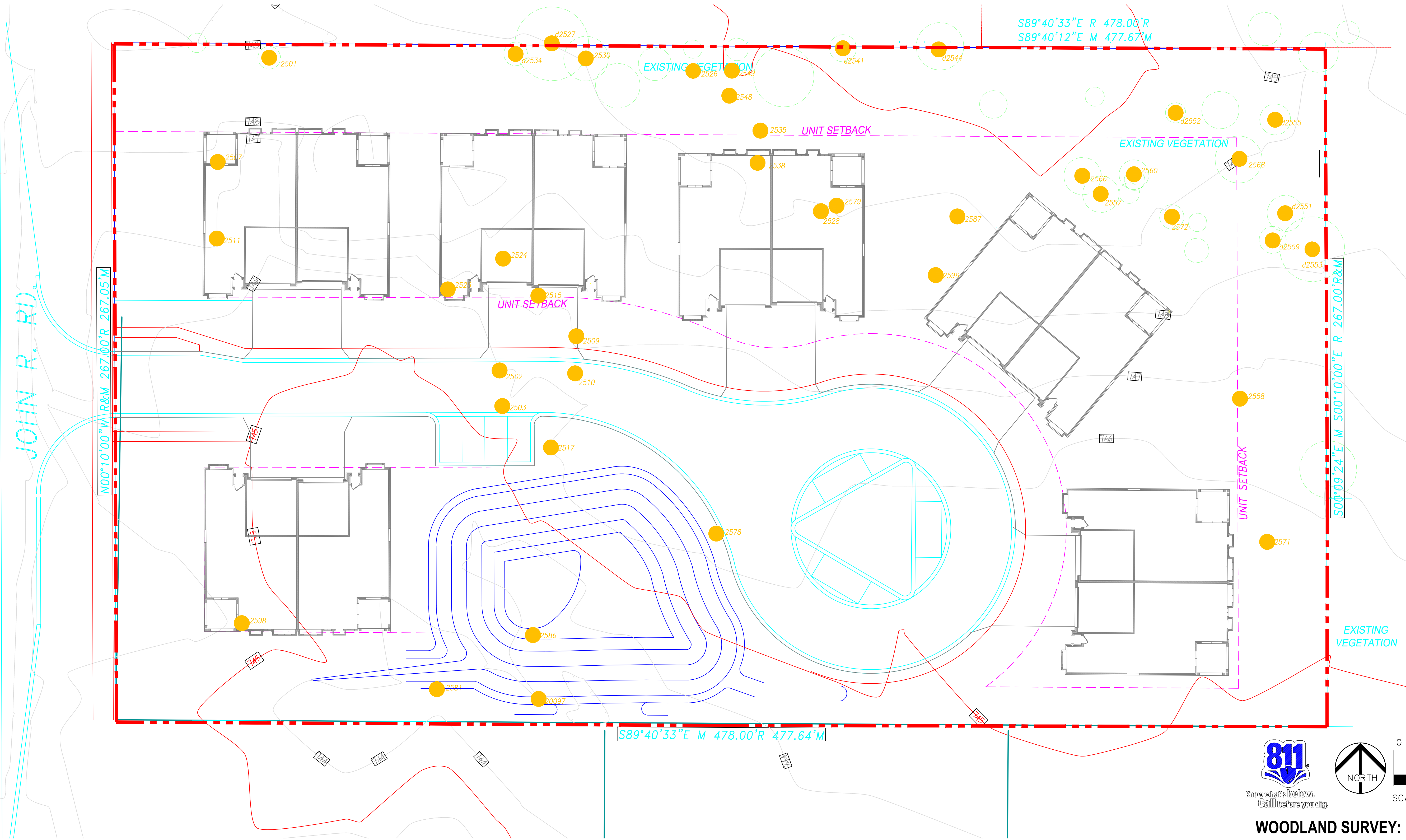
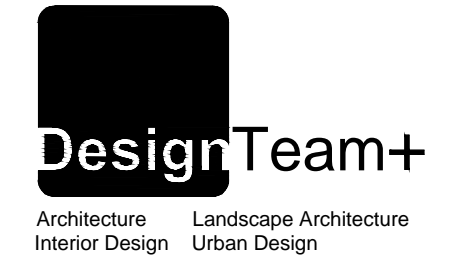
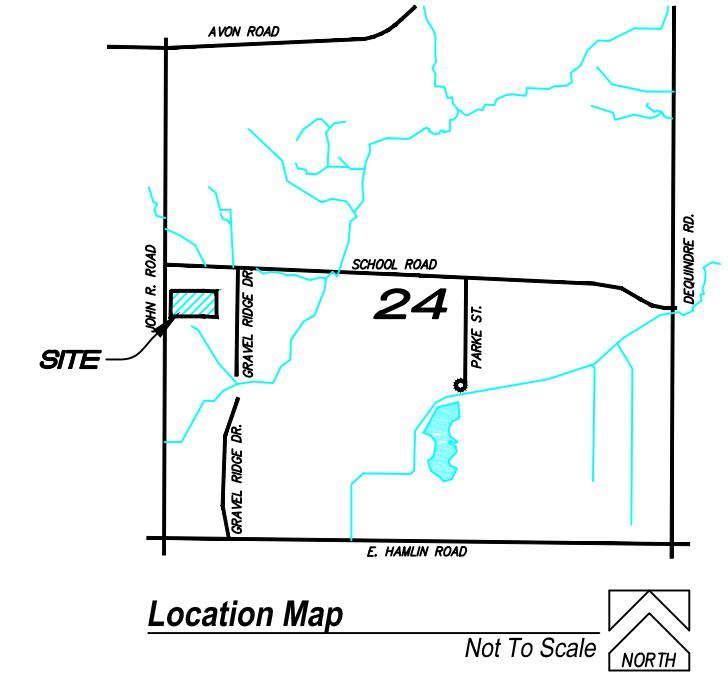
2528	33.3	White Pine - <i>Pinus strobus</i>	Fair		
2529	13.1 / 10.8	Box Elder - <i>Quercus macrocarpa</i>	Poor		
2530	35.2	White Fir - <i>Abies concolor</i>	Fair		
2531	16.9	White Fir - <i>Abies concolor</i>	Very Poor		
2532	14	White Pine - <i>Pinus strobus</i>	Very Poor		
2533	6.6	American Elm - <i>Ulmus americana</i>	Poor		
2534	9.5	Black Cherry - <i>Prunus serotina</i>	Fair		
2535	19	White Pine - <i>Pinus strobus</i>	Fair		
2536	11	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2537	18.4	White Pine - <i>Pinus strobus</i>	Poor		
2538	18.6	White Pine - <i>Pinus strobus</i>	Fair		
2539	18	White Pine - <i>Pinus strobus</i>	Poor		
2540	12.2	White Pine - <i>Pinus strobus</i>	Poor		
2541	10.8	Black Oak - <i>Quercus velutina</i>	Fair		
2542	19.9	White Pine - <i>Pinus strobus</i>	Poor		
2543	19.1	White Pine - <i>Pinus strobus</i>	Poor		
2544	19.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2545	10.9	American Elm - <i>Ulmus americana</i>	Poor		
2546	9.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2547	6.8	Black Cherry - <i>Prunus serotina</i>	Poor		
2548	20.2	White Pine - <i>Pinus strobus</i>	Fair		
2549	21.9	White Pine - <i>Pinus strobus</i>	Fair		
2550	9.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2551	14.5	Black Oak - <i>Quercus velutina</i>	Fair		
2552	8.2	Black Oak - <i>Quercus velutina</i>	Fair		
2553	23.4	Siberian Elm - <i>Ulmus pumila</i>	Good		
2554	7.3	Box Elder - <i>Quercus macrocarpa</i>	Very Poor		
2555	11.7	Black Cherry - <i>Prunus serotina</i>	Fair		
2556	6.2	Black Cherry - <i>Prunus serotina</i>	Good		
2557	15.5	Black Oak - <i>Quercus velutina</i>	Fair		
2558	6.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2559	9.3	Black Oak - <i>Quercus velutina</i>	Fair		
2560	11.2	Black Oak - <i>Quercus velutina</i>	Fair		
2561	14.6	Black Oak - <i>Quercus velutina</i>	Good		
2562	8.1	Black Oak - <i>Quercus velutina</i>	Poor		
2563	7.4 / 7.2	Black Oak - <i>Quercus velutina</i>	Poor		
2564	10.2	White Mulberry - <i>Morus alba</i>	Good		
2565	14.4	Black Oak - <i>Quercus velutina</i>	Good		
2566	13.8	Black Oak - <i>Quercus velutina</i>	Fair		
2567	9.1 / 6.4	Black Oak - <i>Quercus velutina</i>	Poor		
2568	10.2 / 7.3	Black Oak - <i>Quercus velutina</i>	Fair		
2570	7.2	Apple - <i>Malus spp.</i>	Very Poor		
2571	25.7 / 15.2	Black Cherry - <i>Prunus serotina</i>	Fair		

2572	9.5	Black Oak - <i>Quercus velutina</i>	Fair		
2573	7.1	Black Oak - <i>Quercus velutina</i>	Poor		
2574	9.1	Siberian Elm - <i>Ulmus pumila</i>	Good		
2575	14.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2576	6.1 / 6.7	Apple - <i>Malus spp.</i>	Poor		
2577	8.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2578	10.2 / 8.8 / 7.7	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2579	11.3	Black Oak - <i>Quercus velutina</i>	Fair		
2580	8.5	Black Oak - <i>Quercus velutina</i>	Poor		
2581	7.7	Red Maple - <i>Acer rubrum</i>	Fair		
2582	6.9	Black Cherry - <i>Prunus serotina</i>	Poor		
2583	9.7	Red Maple - <i>Acer rubrum</i>	Good		
2584	31.8	Box Elder - <i>Quercus macrocarpa</i>	Good		
2585	23.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2586	8.5	American Elm - <i>Ulmus americana</i>	Fair		
2587	9.1 / 9	Black Cherry - <i>Prunus serotina</i>	Fair		
2588	33.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2589	8.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2590	19.2 / 13	White Mulberry - <i>Morus alba</i>	Poor		
2591	8.8	Apple - <i>Malus spp.</i>	Very Poor		
2592	9.5	Red Maple - <i>Acer rubrum</i>	Good		
2593	6.8 / 6.5	Sweet Magnolia - <i>Magnolia spp.</i>	Good		
2594	15.8 / 11.7	Apple - <i>Malus spp.</i>	Very Poor		
2595	21.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2596	11.5	Black Oak - <i>Quercus velutina</i>	Fair		
2597	27.7 / 36.9	White Mulberry - <i>Morus alba</i>	Poor		
2598	25.5	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2599	7	Siberian Elm - <i>Ulmus pumila</i>	Good		
2600	7.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2601	12.4	Black Cherry - <i>Prunus serotina</i>	Good		
2602	7.7	Box Elder - <i>Quercus macrocarpa</i>	Poor		
26097	29.2	Box Elder - <i>Quercus macrocarpa</i>	Fair	No Tag	

THIS PARCEL IS EXEMPT FROM CITY TREE PROTECTION ORDINANCE.

LEGEND:

	"FAIR" QUALITY TREES	TOTAL OF "FAIR" TREES ON SITE	"FAIR" TREES IN BUILDING PAD OR R.O.W.	SUBTOTAL OF "FAIR" TREES	"FAIR" TREES PRESERVED	PERCENTAGE OF "FAIR" TREES PRESERVED
		41	14	26	14	52%

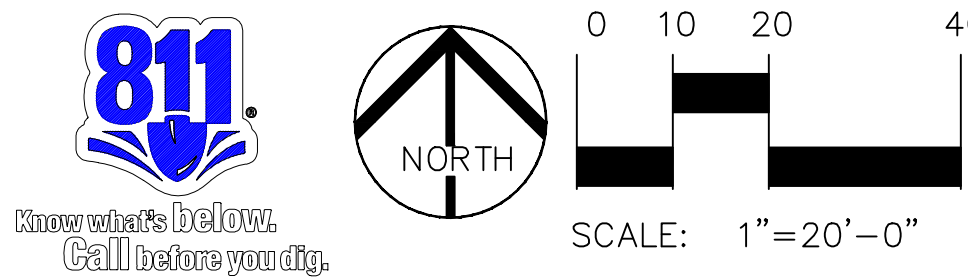


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"Brampton Parc"
 Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLN/ BC
Checked/Approved: RLN
Job #
R&M R 9_11_15.dwg
Date/Revisions
Issued For
2-17-2015 PUD CONCEPT REVIEW
5-22-2015 PRELIMINARY/FINAL REVIEW
7-30-2015 PUD APPROVAL
9-11-2015 PUD REVIEW



WOODLAND SURVEY: "FAIR" TREES

SP-1.4b
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 CITY FILE # 15-001

Tree Inventory
1459 JOHN R RD SITE
 E. off John R Rd, N. of Harris Rd
 City of Rochester Hills, Michigan
 December 5, 2014

By Mike's Tree Surgeons, Inc.
 4019 P. Moore
 Registered Forester - Michigan
 ID # 330104598

* Health determined using International Society of Arboriculture guidelines (5th Edition)

Tree TAG	D.B.H. in Inches	Species Name (Common - Scientific)	Health Condition	Notes	Save / Remove
2501	8.0	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2502	10.3 / 8.4 / 7.6	Ash - <i>Fraxinus americana</i>	Fair		
2503	11.4	Black Oak - <i>Quercus velutina</i>	Fair		
2504	45.0	Black Cherry - <i>Prunus serotina</i>	Poor		
2505	16	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2506	14	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2507	12.2	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2508	38.8	White Pine - <i>Pinus strobus</i>	Good		
2509	14.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2510	12.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2511	34	Silver Maple - <i>Acer nigricans</i>	Fair		
2512	15.4	White Pine - <i>Pinus strobus</i>	Poor		
2513	10.5 / 10.9 / 9.7	White Mulberry - <i>Morus alba</i>	Poor		
2514	13.9	White Pine - <i>Pinus strobus</i>	Poor		
2515	11.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2516	20.7	White Pine - <i>Pinus strobus</i>	Very Poor		
2517	14.9	White Pine - <i>Pinus strobus</i>	Fair		
2518	13.7	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2519	14.5	White Pine - <i>Pinus strobus</i>	Good		
2520	18.5	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2521	16.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Good		
2522	13	Douglas Fir - <i>Pseudotsuga menziesii</i>	Poor		
2523	7.9	Ash - <i>Fraxinus americana</i>	Poor		
2524	15.2	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2525	12.5	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair		
2526	13.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2527	13.5 / 13.2	White Mulberry - <i>Morus alba</i>	Fair		

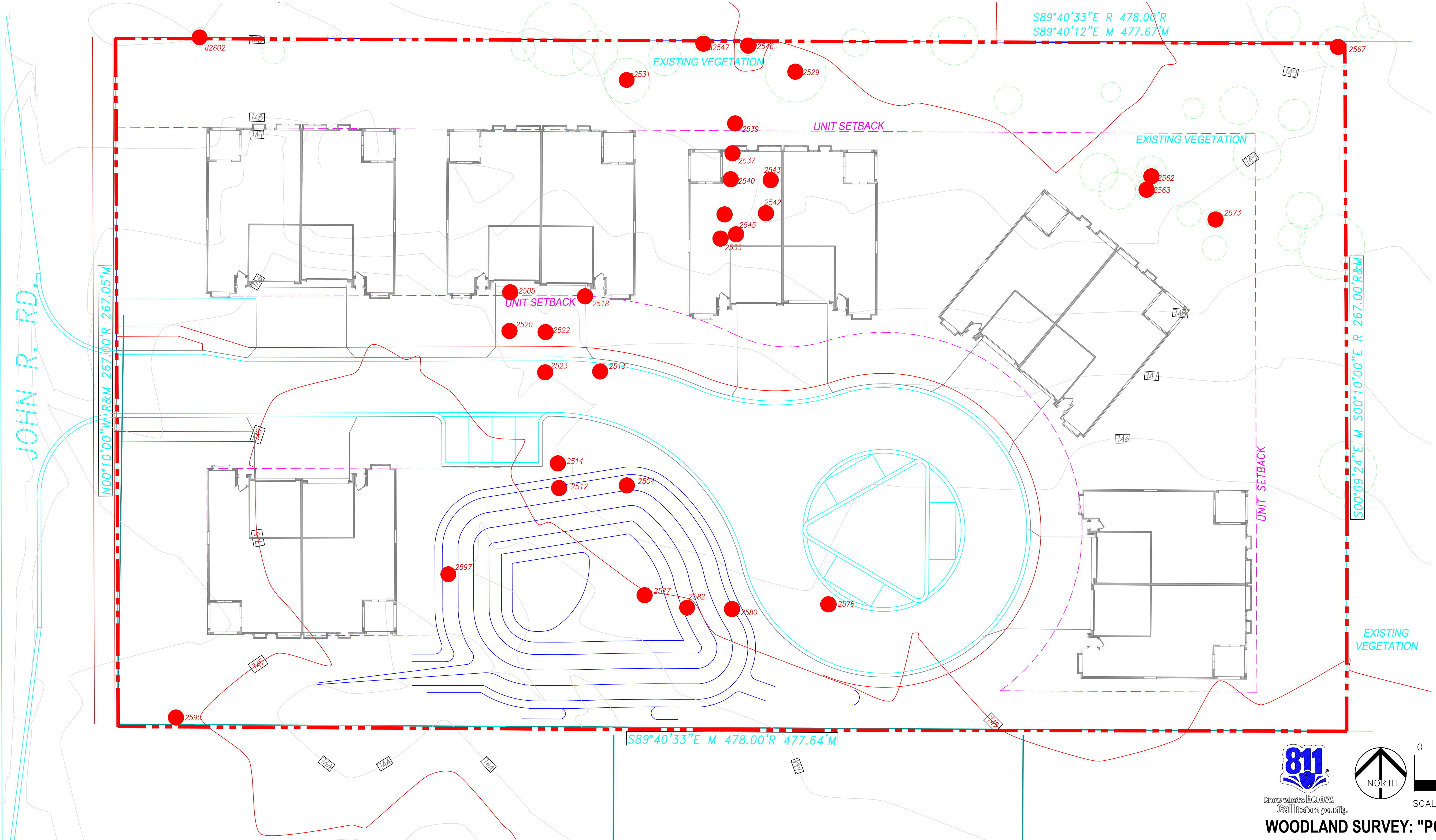
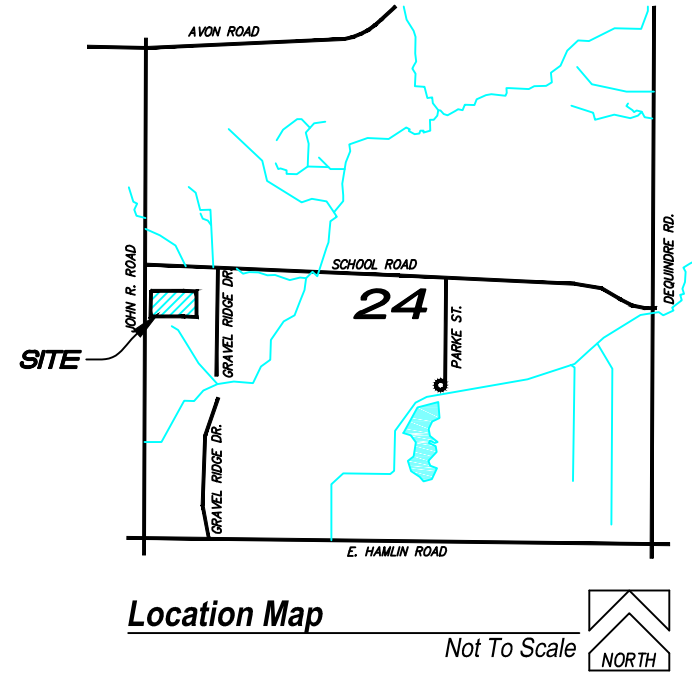
2528	32.3	White Pine - <i>Pinus strobus</i>	Fair		
2529	13.1 / 10.8	Box Elder - <i>Quercus macrocarpa</i>	Poor		
2530	35.2	White Fir - <i>Abies concolor</i>	Fair		
2531	16.9	White Fir - <i>Abies concolor</i>	Very Poor		
2532	14	White Pine - <i>Pinus strobus</i>	Fair		
2533	6.6	American Elm - <i>Ulmus americana</i>	Poor		
2534	9.5	Black Cherry - <i>Prunus serotina</i>	Fair		
2535	19	White Pine - <i>Pinus strobus</i>	Fair		
2536	11	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2537	18.4	White Pine - <i>Pinus strobus</i>	Poor		
2538	18.6	White Pine - <i>Pinus strobus</i>	Fair		
2539	18	White Pine - <i>Pinus strobus</i>	Poor		
2540	12.2	White Pine - <i>Pinus strobus</i>	Fair		
2541	10.8	Black Oak - <i>Quercus velutina</i>	Poor		
2542	19.9	White Pine - <i>Pinus strobus</i>	Poor		
2543	19.1	White Pine - <i>Pinus strobus</i>	Poor		
2544	19.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2545	10.9	American Elm - <i>Ulmus americana</i>	Poor		
2546	9.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2547	6.8	Black Cherry - <i>Prunus serotina</i>	Poor		
2548	20.2	White Pine - <i>Pinus strobus</i>	Fair		
2549	21.9	White Pine - <i>Pinus strobus</i>	Fair		
2550	9.6	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2551	14.5	Black Oak - <i>Quercus velutina</i>	Fair		
2552	8.2	Black Oak - <i>Quercus velutina</i>	Fair		
2553	23.4	Siberian Elm - <i>Ulmus pumila</i>	Good		
2554	7.3	Box Elder - <i>Quercus macrocarpa</i>	Very Poor		
2555	11.7	Black Cherry - <i>Prunus serotina</i>	Fair		
2556	6.2	Black Cherry - <i>Prunus serotina</i>	Good		
2557	15.5	Black Oak - <i>Quercus velutina</i>	Fair		
2558	6.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2559	9.3	Black Oak - <i>Quercus velutina</i>	Fair		
2560	11.2	Black Oak - <i>Quercus velutina</i>	Fair		
2561	14.6	Black Oak - <i>Quercus velutina</i>	Good		
2562	8.1	Black Oak - <i>Quercus velutina</i>	Poor		
2563	7.4 / 7.2	Black Oak - <i>Quercus velutina</i>	Poor		
2564	10.2	White Mulberry - <i>Morus alba</i>	Good		
2565	14.4	Black Oak - <i>Quercus velutina</i>	Good		
2566	13.8	Black Oak - <i>Quercus velutina</i>	Fair		
2567	9.5 / 6.4	Black Oak - <i>Quercus velutina</i>	Poor		
2568	10.2 / 7.3	Black Oak - <i>Quercus velutina</i>	Fair		
2570	7.2	Apple - <i>Malus spp.</i>	Very Poor		
2571	25.7 / 15.2	Black Cherry - <i>Prunus serotina</i>	Fair		

2572	9.5	Black Oak - <i>Quercus velutina</i>	Fair		
2573	7.1	Black Oak - <i>Quercus velutina</i>	Poor		
2574	9.1	Siberian Elm - <i>Ulmus pumila</i>	Good		
2575	14.9	Box Elder - <i>Quercus macrocarpa</i>	Good		
2576	6.1 / 6.7	Apple - <i>Malus spp.</i>	Poor		
2577	8.7	Black Cherry - <i>Prunus serotina</i>	Poor		
2578	10.2 / 8.8 / 7.7	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2579	11.3	Black Oak - <i>Quercus velutina</i>	Fair		
2580	8.5	Black Oak - <i>Quercus velutina</i>	Poor		
2581	7.7	Red Maple - <i>Acer rubrum</i>	Fair		
2582	6.9	Black Cherry - <i>Prunus serotina</i>	Poor		
2583	9.7	Red Maple - <i>Acer rubrum</i>	Good		
2584	31.8	Box Elder - <i>Quercus macrocarpa</i>	Good		
2585	23.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2586	8.5	American Elm - <i>Ulmus americana</i>	Fair		
2587	9.5 / 9	Black Cherry - <i>Prunus serotina</i>	Fair		
2588	33.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2589	19.2 / 13	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2591	8.8	Apple - <i>Malus spp.</i>	Very Poor		
2592	9.5	Red Maple - <i>Acer rubrum</i>	Good		
2593	6.8 / 6.5	Sweet Magnolia - <i>Magnolia spp.</i>	Good		
2594	15.8 / 11.7	Apple - <i>Malus spp.</i>	Very Poor		
2595	9.5	Box Elder - <i>Quercus macrocarpa</i>	Good		
2596	11.5	Black Oak - <i>Quercus velutina</i>	Fair		
2597	27.7 / 36.9	White Mulberry - <i>Morus alba</i>	Poor		
2598	25.5	Box Elder - <i>Quercus macrocarpa</i>	Fair		
2599	7	Siberian Elm - <i>Ulmus pumila</i>	Good		
2600	7.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2601	12.4	Black Cherry - <i>Prunus serotina</i>	Good		
2602	7.7	Box Elder - <i>Quercus macrocarpa</i>	Not Listed		
26097	29.2	Box Elder - <i>Quercus macrocarpa</i>	Fair	No Tag	

THIS PARCEL IS EXEMPT FROM CITY TREE PROTECTION ORDINANCE.

LEGEND:

● "POOR" QUALITY TREES	TOTAL OF "POOR" TREES ON SITE	"POOR" TREES IN BUILDING PAD OR R.O.W.	SUBTOTAL OF "POOR" TREES PRESERVED	"POOR" TREES PRESERVED	PERCENTAGE OF "POOR" TREES PRESERVED
	31	13	18	9	50%



DesignTeam +
 975 E. Maple Road, Suite 210
 Birmingham, Michigan 48009

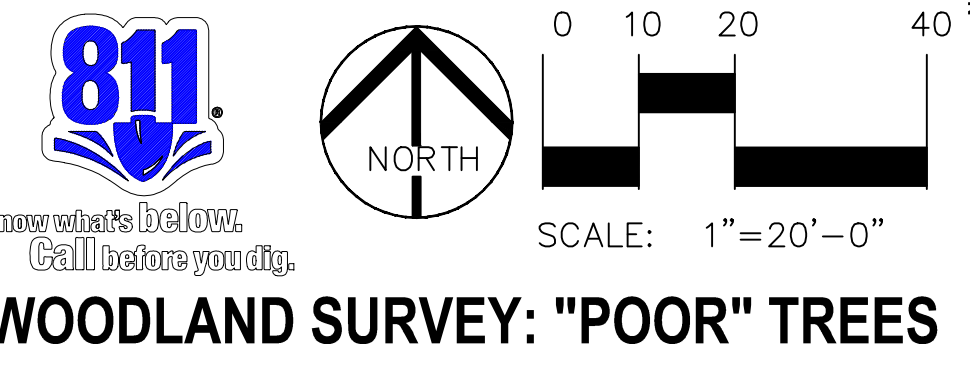
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 o: 586-421-5729
 FAX: 586-421-5742

"Brampton Parc"
 Rochester Hills
 Oakland County
 Michigan

Designed/Drawn: RLN/ BC
Checked/Approved: RLN
Job #
R&M R 9_11_15.dwg
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SP-1.4c

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 December 5, 2014

By Mike's Tree Surgeons, Inc.
 Jeff P. Moore
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 ID # 330104598

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Tree TAG	D.B.H. in Inches	Species Name (Common - Scientific)	Health Condition	Notes	Save / Remove
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2510	12.1	Douglas Fir - <i>Pseudotsuga menziesii</i>	Fair		
2511	34	Silver Maple - <i>Acer nigricornis</i>	Fair		
2512	15.4	White Pine - <i>Pinus strobus</i>	Poor		
2513	10.5 / 10.9 / 9.7	White Mulberry - <i>Morus alba</i>	Poor		
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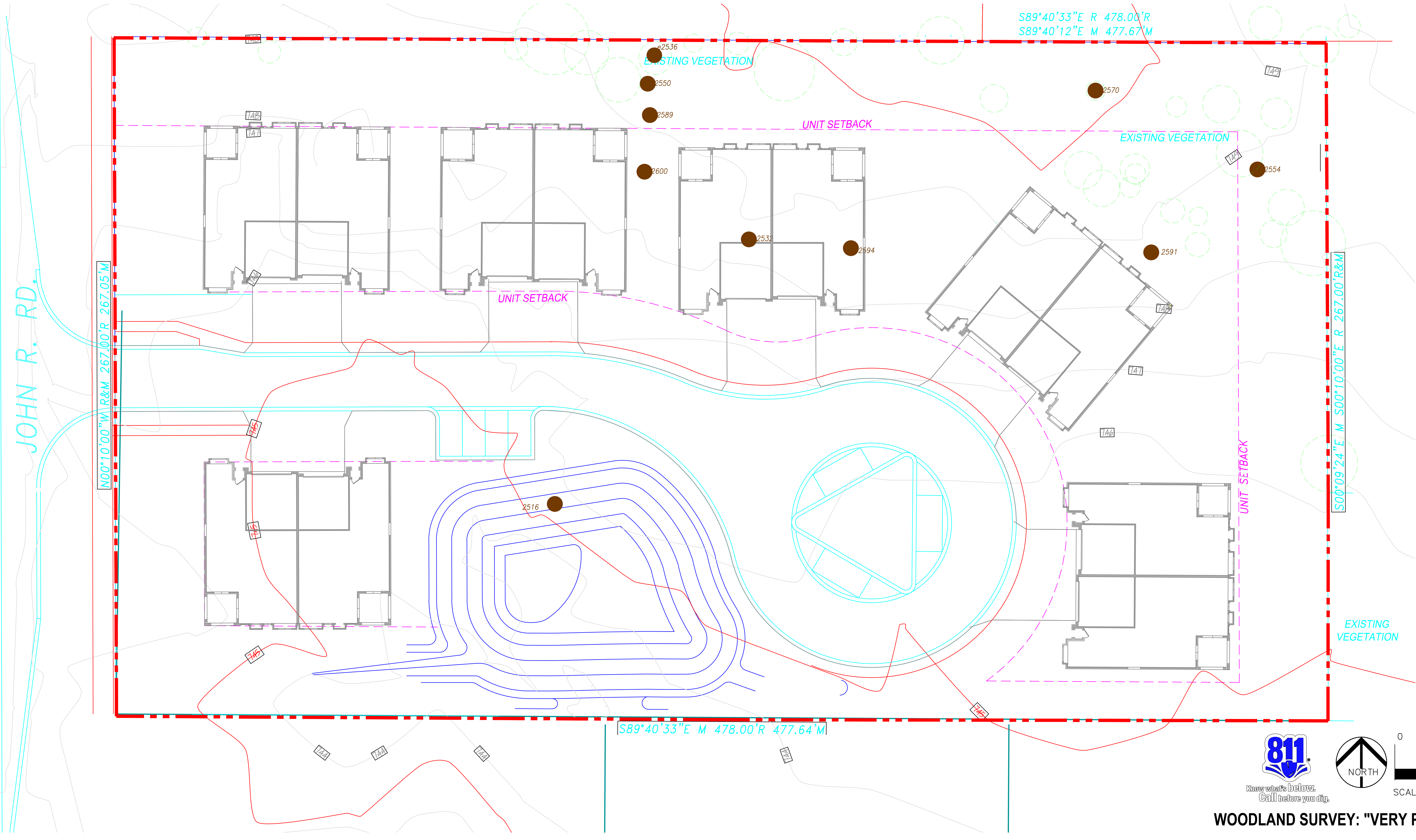
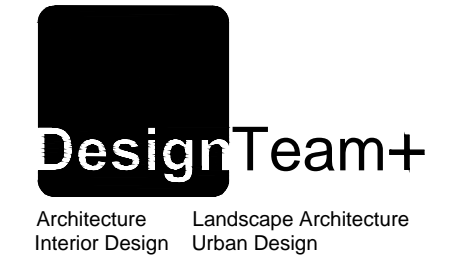
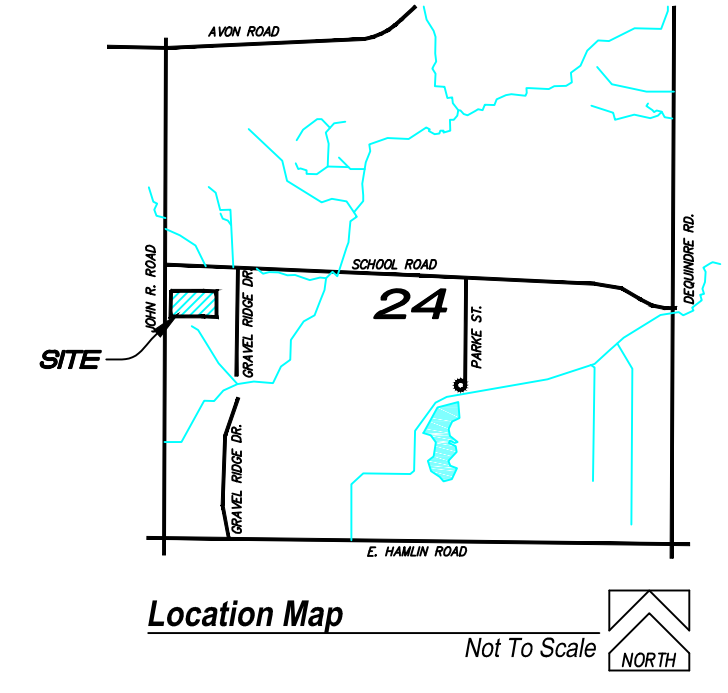
2528	22.3	White Pine - <i>Pinus strobus</i>	Fair		
2529	13.1 / 10.8	Box Elder - <i>Quercus macrocarpa</i>	Poor		
2530	25.2	White Fir - <i>Abies concolor</i>	Fair		
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2540	12.2	White Pine - <i>Pinus strobus</i>	Poor		
2541	10.8	Black Oak - <i>Quercus velutina</i>	Fair		
2542	19.9	White Pine - <i>Pinus strobus</i>	Poor		
2543	19.1	White Pine - <i>Pinus strobus</i>	Poor		
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2552	8.2	Black Oak - <i>Quercus velutina</i>	Fair		
2553	23.4	Siberian Elm - <i>Ulmus pumila</i>	Good		
2554	7.3	Box Elder - <i>Quercus macrocarpa</i>	Very Poor		
2555	11.7	Black Cherry - <i>Prunus serotina</i>	Fair		
2556	6.2	Black Cherry - <i>Prunus serotina</i>	Good		
2557	15.5	Black Oak - <i>Quercus velutina</i>	Fair		
2558	6.4	Black Cherry - <i>Prunus serotina</i>	Fair		
2559	9.3	Black Oak - <i>Quercus velutina</i>	Fair		
2560	11.2	Black Oak - <i>Quercus velutina</i>	Fair		
2561	14.6	Black Oak - <i>Quercus velutina</i>	Good		
2562	8.1	Black Oak - <i>Quercus velutina</i>	Poor		
2563	7.4 / 7.2	Black Oak - <i>Quercus velutina</i>	Poor		
2564	10.2	White Mulberry - <i>Morus alba</i>	Good		
2565	14.4	Black Oak - <i>Quercus velutina</i>	Good		
2566	13.8	Black Oak - <i>Quercus velutina</i>	Fair		
2567	9.5 / 6.4	Black Oak - <i>Quercus velutina</i>	Poor		
2568	10.2 / 7.3	Black Oak - <i>Quercus velutina</i>	Fair		
2570	7.2	Apple - <i>Malus spp.</i>	Very Poor		
2571	25.7 / 15.2	Black Cherry - <i>Prunus serotina</i>	Fair		

2572	9.5	Black Oak - <i>Quercus velutina</i>	Fair		
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2581	7.7	Red Maple - <i>Acer rubrum</i>	Fair		
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2583	9.7	Red Maple - <i>Acer rubrum</i>	Good		
2584	31.8	Box Elder - <i>Quercus macrocarpa</i>	Good		
2585	23.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
2586	8.5	American Elm - <i>Ulmus americana</i>	Fair		
2587	9.5 / 9	Black Cherry - <i>Prunus serotina</i>	Fair		
2588	33.3	Box Elder - <i>Quercus macrocarpa</i>	Good		
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2599	7	Siberian Elm - <i>Ulmus pumila</i>	Good		
2600	7.4	Douglas Fir - <i>Pseudotsuga menziesii</i>	Very Poor		
2601	12.4	Black Cherry - <i>Prunus serotina</i>	Good		
2602	7.7	Box Elder - <i>Quercus macrocarpa</i>	Poor		
26097	29.2	Box Elder - <i>Quercus macrocarpa</i>	Fair	No Tag	

THIS PARCEL IS EXEMPT FROM CITY TREE PROTECTION ORDINANCE.

LEGEND:

TOTAL OF "VERY POOR" TREES ON BUILDING PAD OR R.O.W.	TOTAL OF "VERY POOR" TREES PRESERVED	PERCENTAGE OF "VERY POOR" TREES PRESERVED
10	2	25%



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 o: 586-421-5729
 FAX: 586-421-5742

"Brampton Parc"
 Rochester Hills
 Oakland County
 Michigan

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9-11-2015	PUD REVIEW

DESIGNED/DRAWN: RLN/ BC
 CHECKED/APPROVED: RLN
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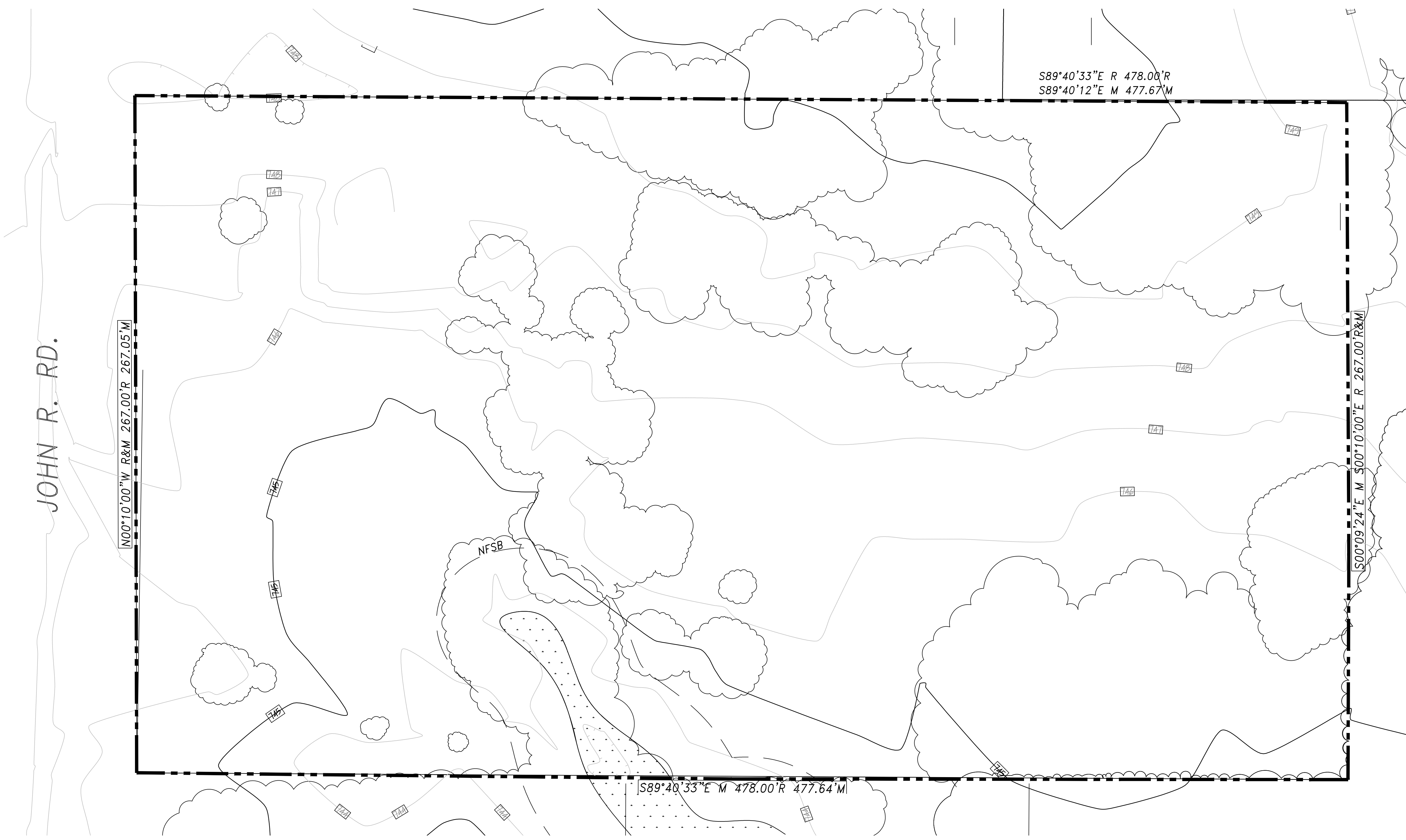
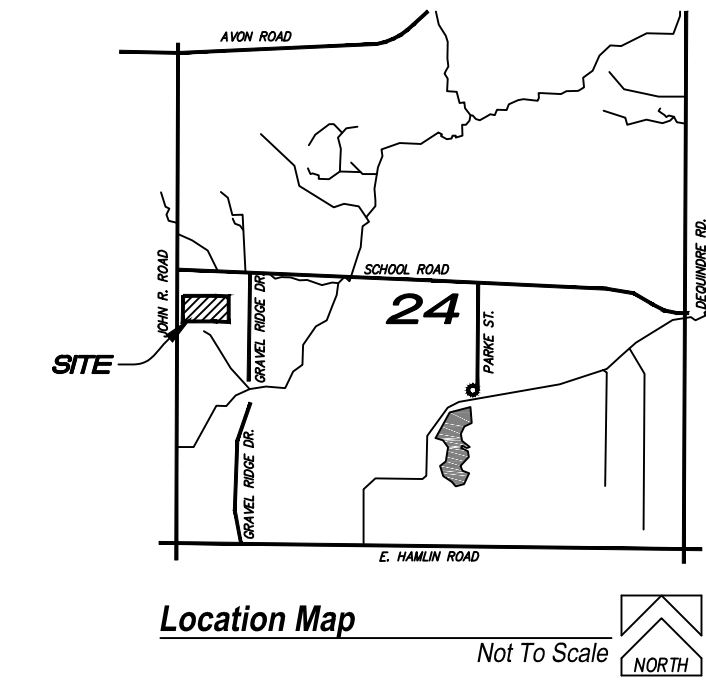
811
 Know what's below.
 Call before you dig.

NORTH

0 10 20 40
 SCALE: 1"=20'-0"

WOODLAND SURVEY: "VERY POOR" TREES

SP-1.4d



LEGEND

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

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

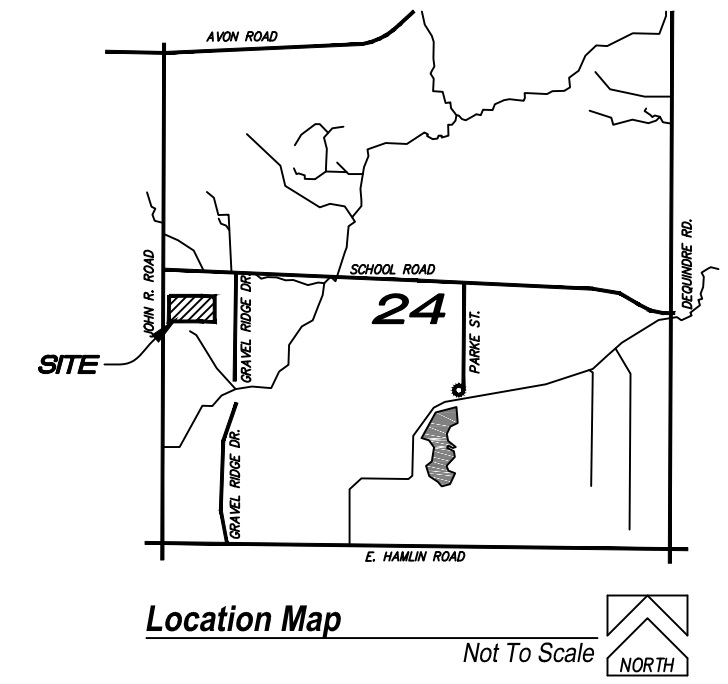
We will be applying for a fill permit, as the 0.025 Ac wetland area is below $\frac{1}{3}$ Ac.

Designed/Drawn: RLN/ BC	
Checked/Approved: RLN	
Job #	
File:	
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10-11-2015	PUD REVIEW

PUD SUBMITTED FOR SITE PLAN REVIEW. NOT FOR CONSTRUCTION

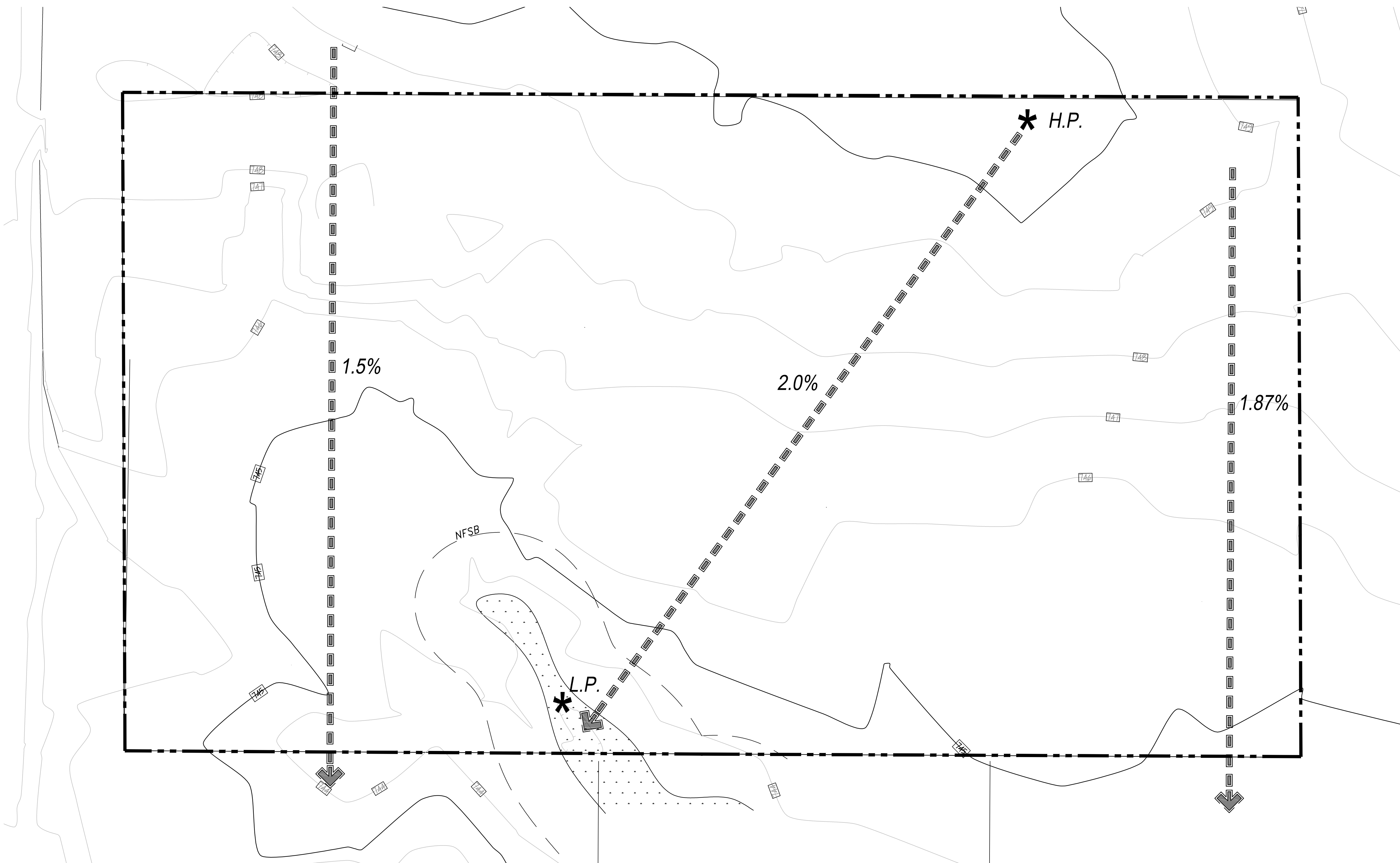
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WETLAND ANALYSIS

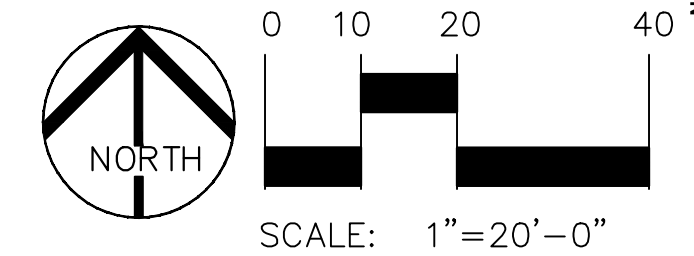


STEEP SLOPES

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

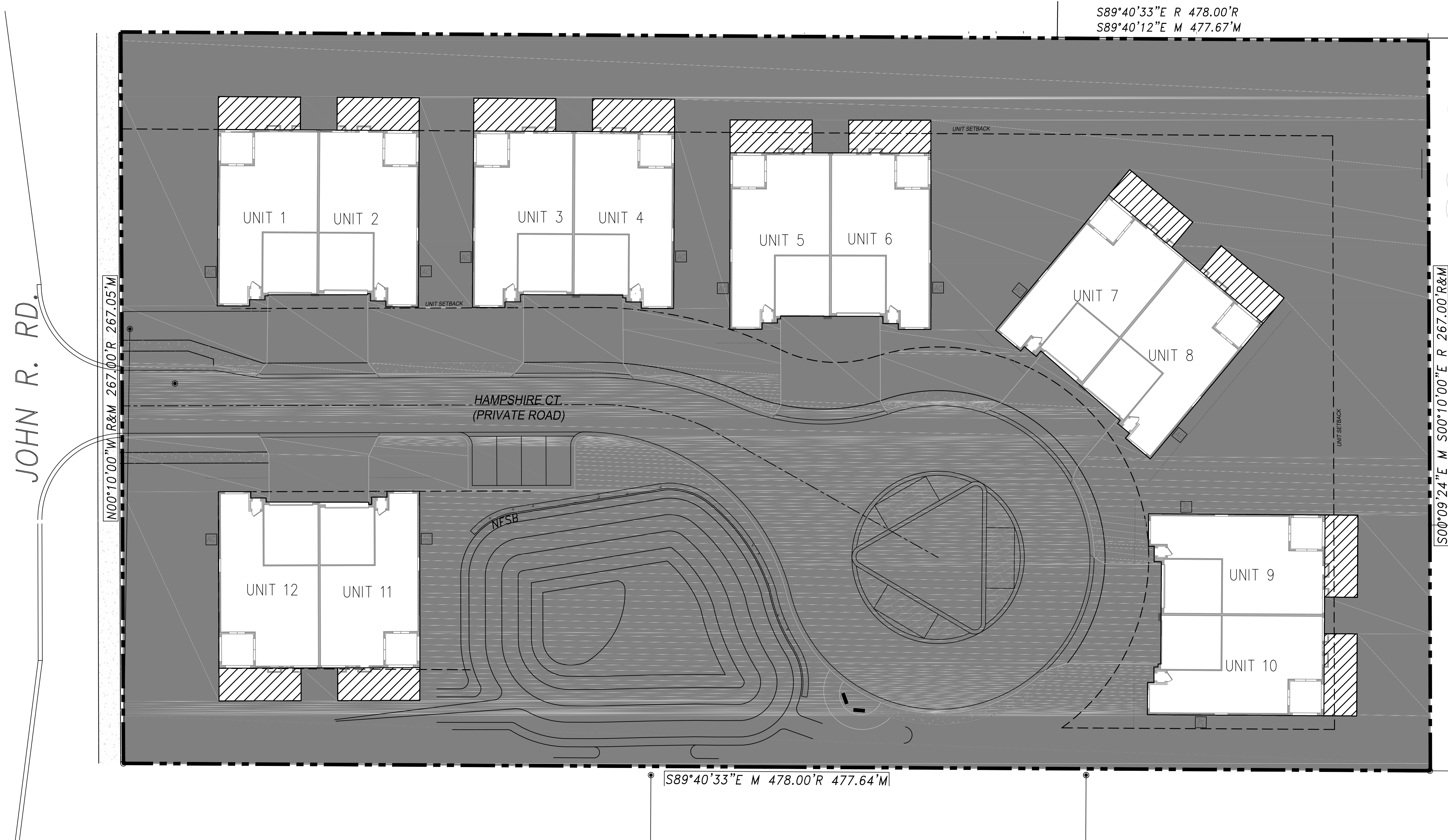
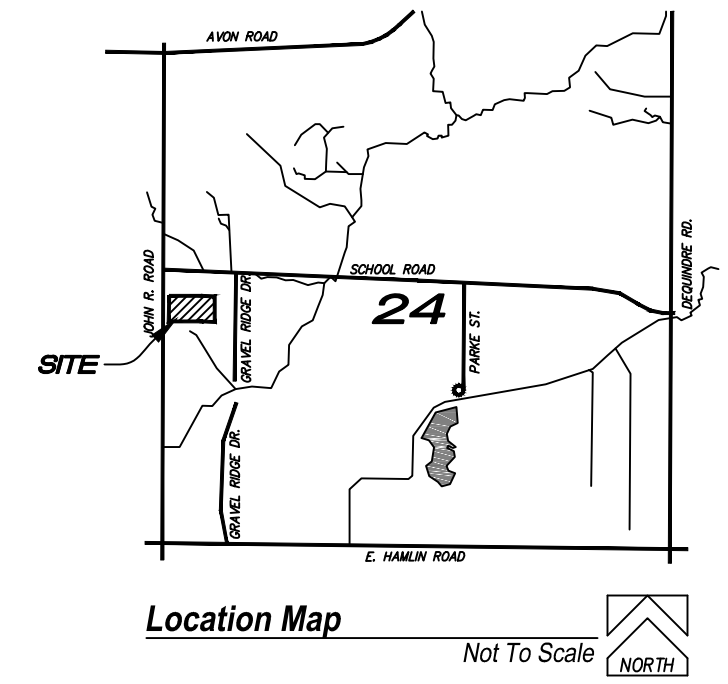


Date/Revisions	Issued For
2-17-2015	PUD CONCEPT REVIEW
5-22-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PUD APPROVAL
9-11-2015	PUD REVIEW



SLOPE ANALYSIS

PLANS SUBMITTED FOR SITE PLAN REVIEW. NOT FOR CONSTRUCTION.



LEGEND

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

GENERAL COMMON AREA
 LIMITED COMMON AREA
 REAR SETBACK LINE
 FRONT SETBACK LINE
 SAFETY PATH
 PRIVATE ROAD

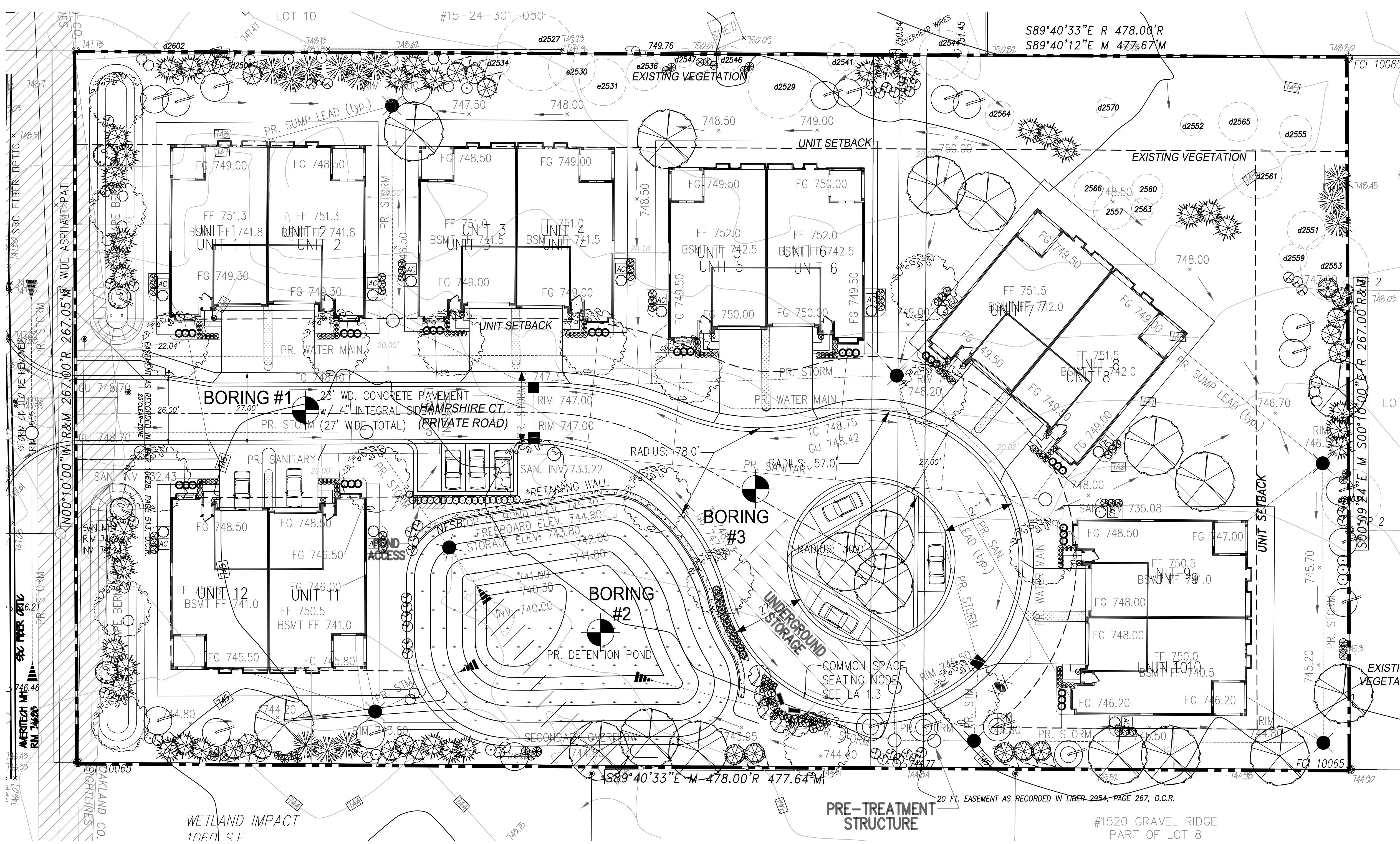
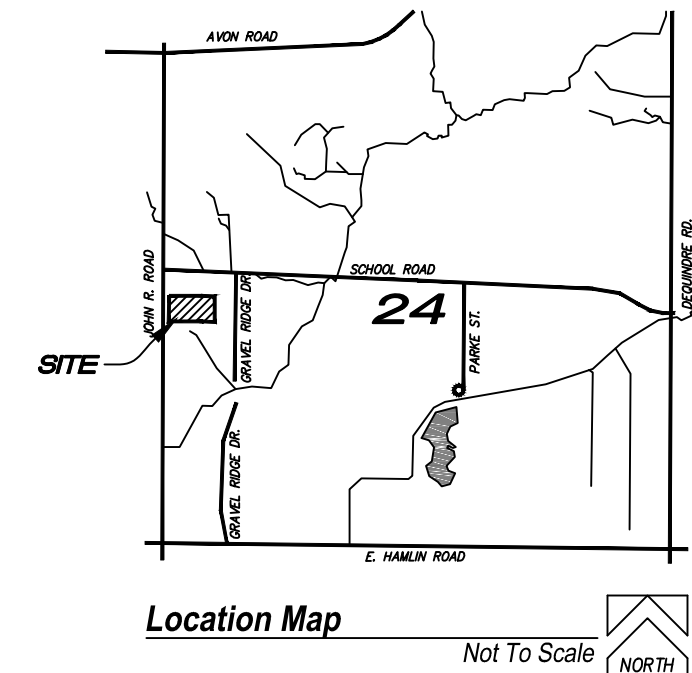
Designed/Drawn: RLN/ BC
Checked/Approved: RLN
Job #
File:

Date/Revisions	Issued For
2-17-2015	PUD CONCEPT REVIEW
5-22-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PUD APPROVAL
9-11-2015	PUD REVIEW
10-11-2015	PUD REVIEW

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

OPEN SPACE PLAN

SCALE: 1" = 20'-0"



LANDSCAPE BUFFER STANDARDS

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

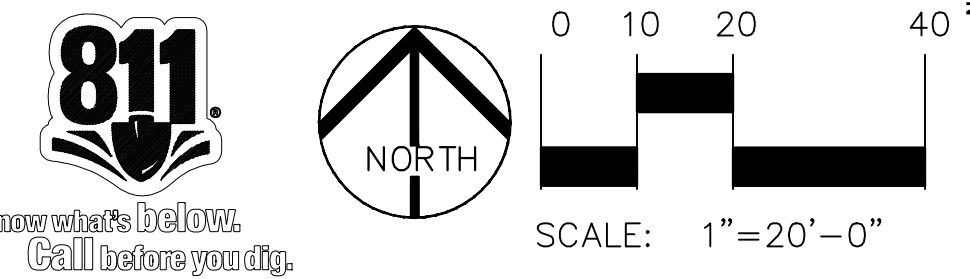
EAST PROPERTY BOUNDARY: TYPE 'C' BUFFER - 287 LF			
	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	2.7 x 2 = 6	6	3
Evergreen Trees	2.7 x 4 = 11	0	11
Ornamental Trees	2.7 x 1.5 = 5	0	5
Shrubs	2.7 x 6 = 17	0	17

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

WEST PROPERTY BOUNDARY: RIGHT-OF-WAY BUFFER - 267 LF			
	REQUIRED	EXISTING	PROVIDED
Deciduous Shade Trees	7.6 x 1 = 8	0	4
Evergreen Trees	N/A	0	12
Ornamental Trees	4.5 x 1 = 5	0	4
Shrubs	N/A	0	14

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

- CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12.109
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - 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.
 - 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 FROM OCT 1 UNTIL THE PREPARED SOIL FREEZES. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
 - 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-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THE ORDINANCE.
 - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH BY INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.



LANDSCAPE CONCEPT PLAN

LANDSCAPE BUFFER STANDARDS

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

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

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

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

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

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

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

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

STORMWATER DETENTION BUFFER: 365 LF

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

QTY. KEY BOTANICAL / COMMON NAME

SHADE TREES

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

EVERGREEN TREES

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

SHRUBS

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

QTY. KEY BOTANICAL / COMMON NAME

ORNAMENTAL TREES

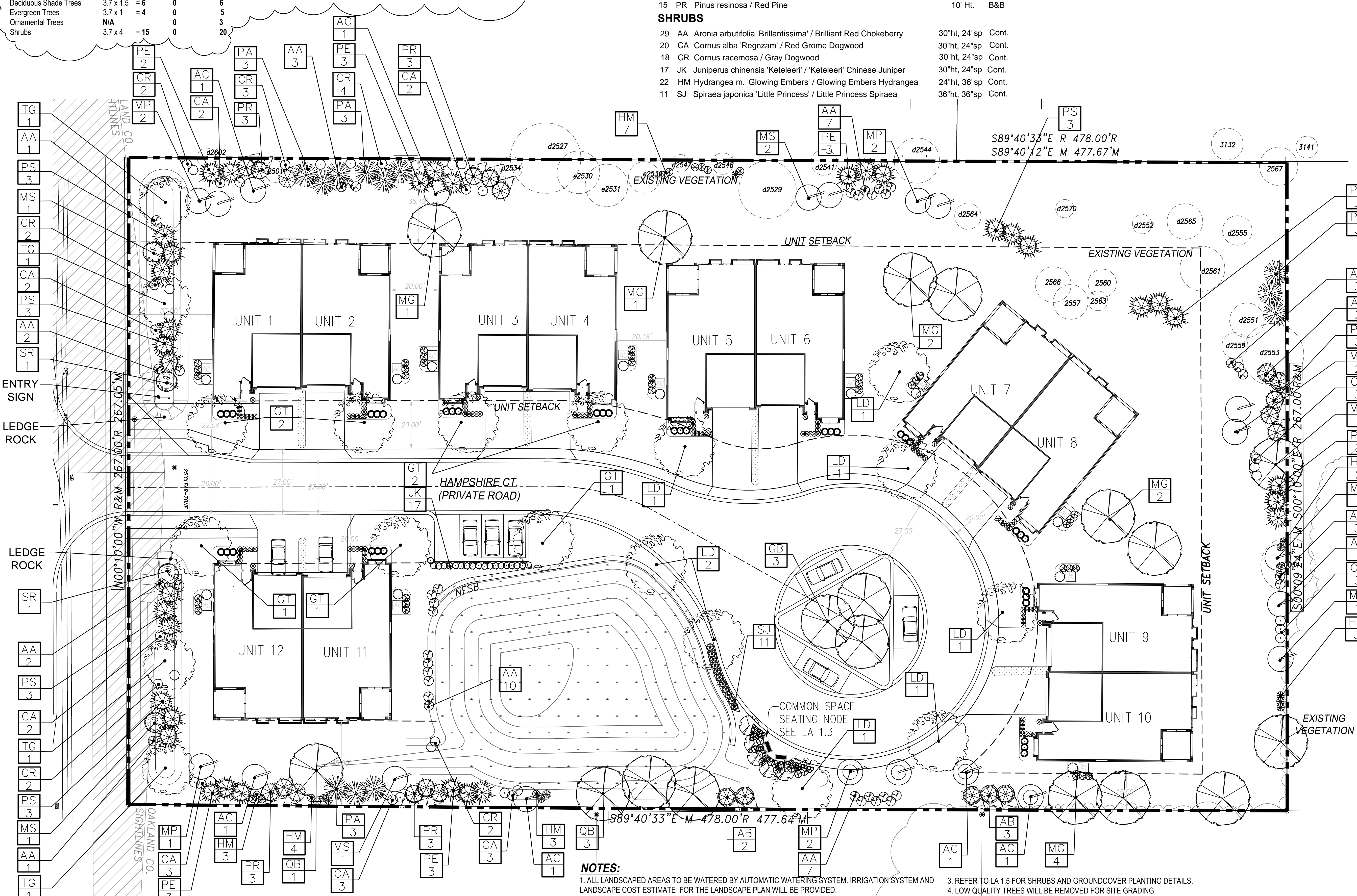
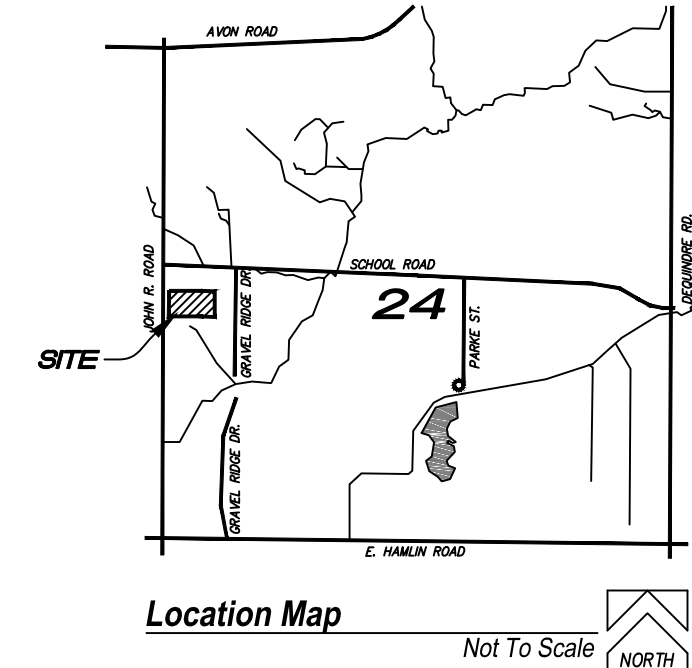
2	SR Syromga reticulata 'Ivory Silk' / Ivory Silk Lilac	1.5" cal	B&B
6	MS Malus 'Snowdrift' / Snowdrift Crab	1.5" cal	B&B
8	MP Malus 'Prairifire' / Prairifire Crab	1.5" cal	B&B
7	AC Amelanchier canadensis / Shadblow Serviceberry	1.5" cal	B&B

PLANTING MATERIALS

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

LAWN

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



NOTES:

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

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"Brampton Parc"

Rochester Hills
Oakland County
Michigan

Designed/Drawn: RLN/ BC

Checked/Approved: RLN

Job #

File:

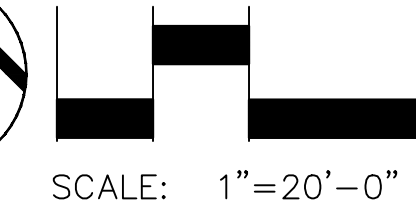
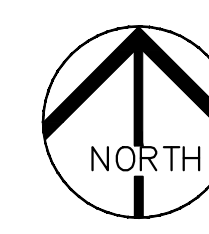
Date/Revisions Issued For

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7-30-2015 PUD APPROVAL

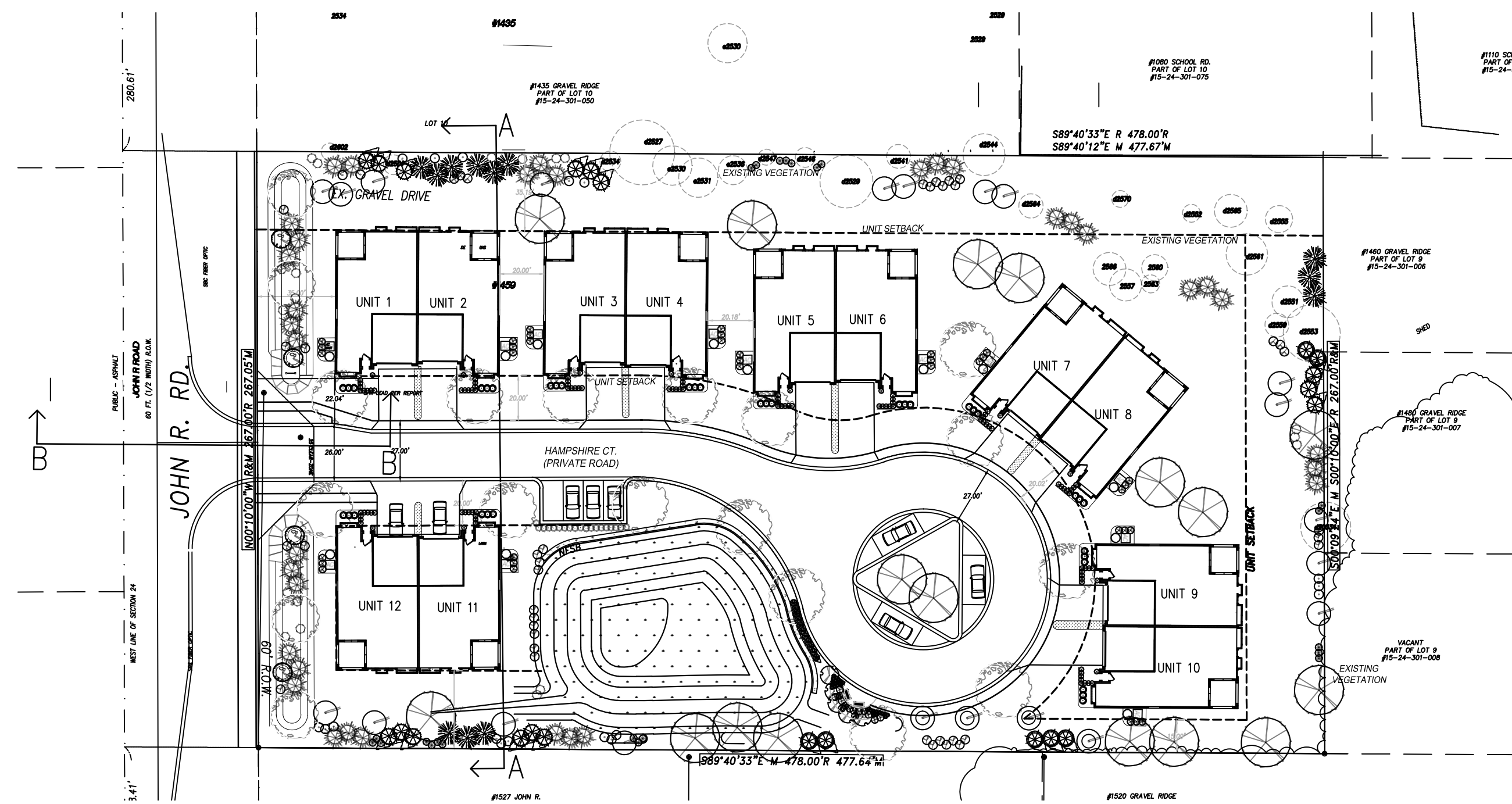
9-11-2015 PUD REVIEW



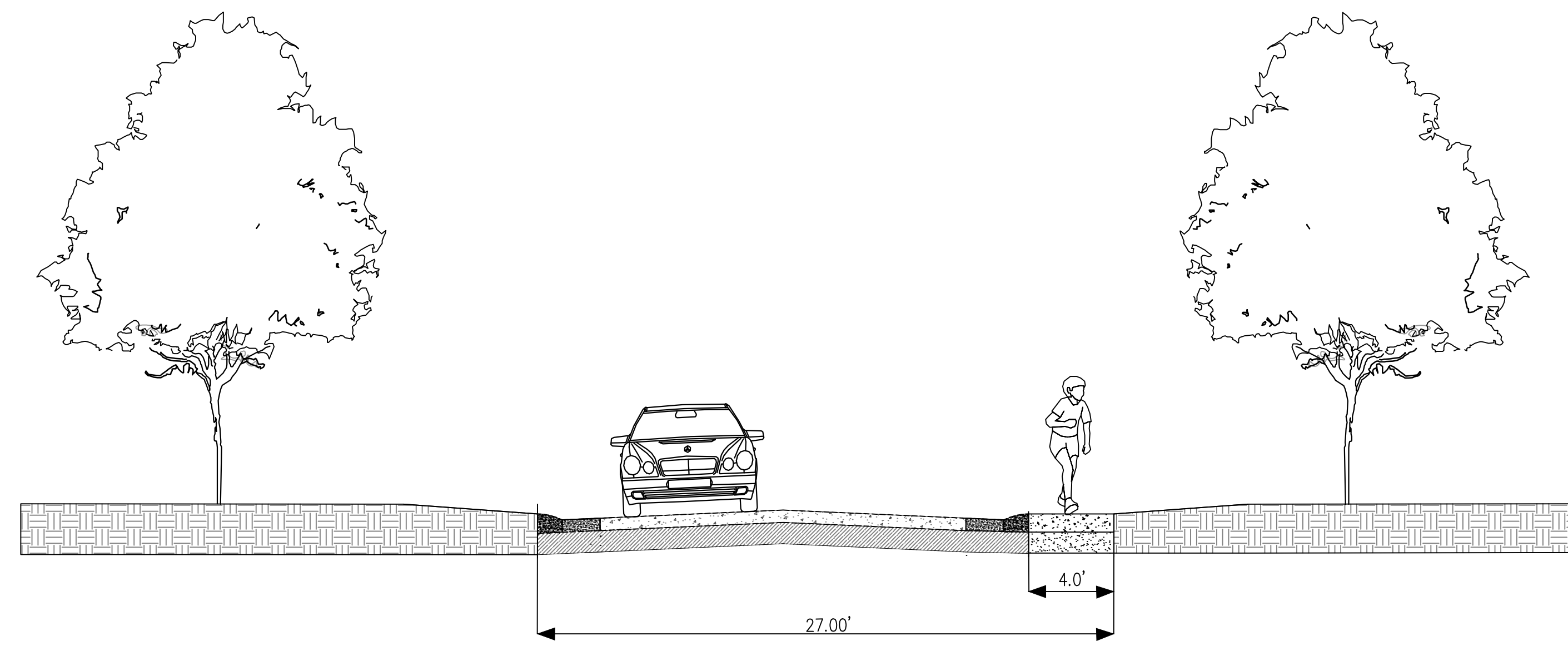
LANDSCAPE PLANTING PLAN

PLANS SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION

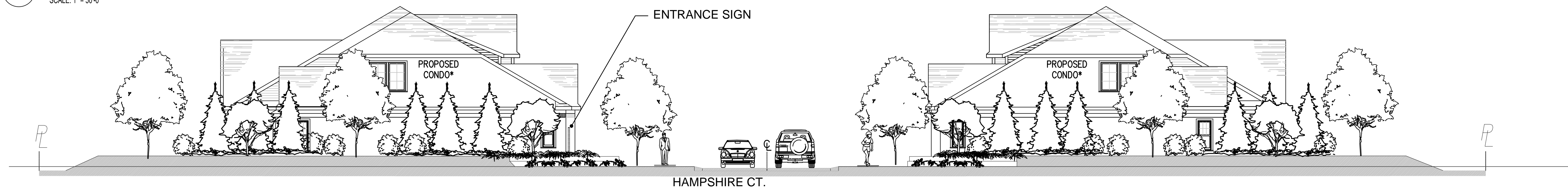
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CITY FILE # 15-001



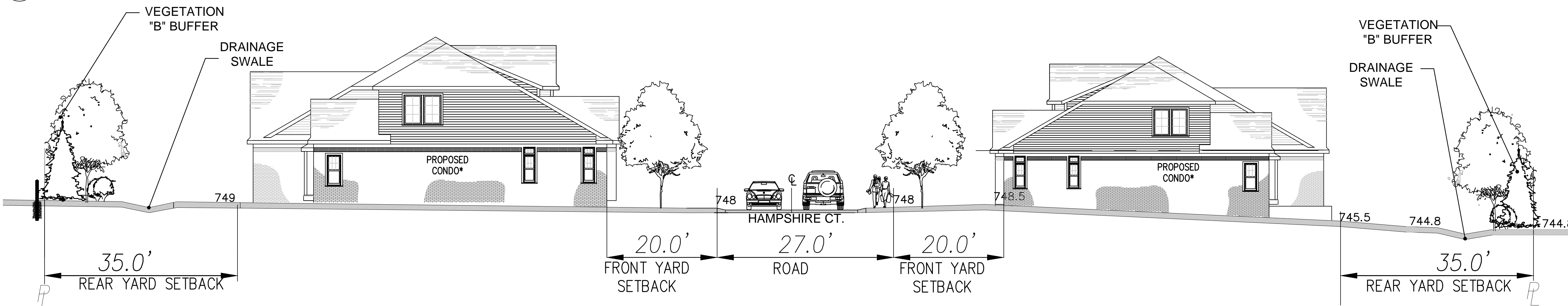
1 SECTION KEY
 LA-1.2 SCALE: 1" = 50'-0"



2 SECTION THROUGH HAMPSHIRE CT.
 LA-1.2 SCALE: 1" = 5'-0"

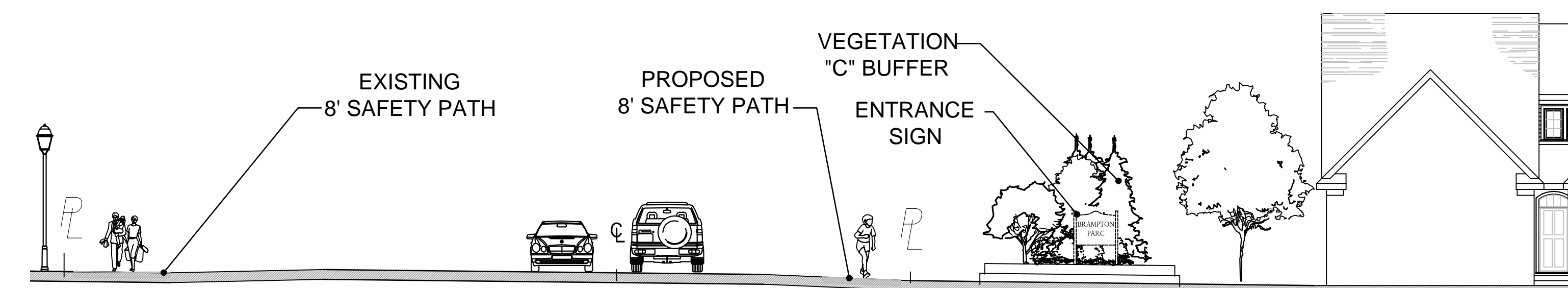


3 ENTRY ELEVATION- JOHN R. RD.
 LA-1.2 SCALE: 1" = 10'-0"



4 SECTION A-A
 LA-1.2 SCALE: 1" = 10'-0"

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



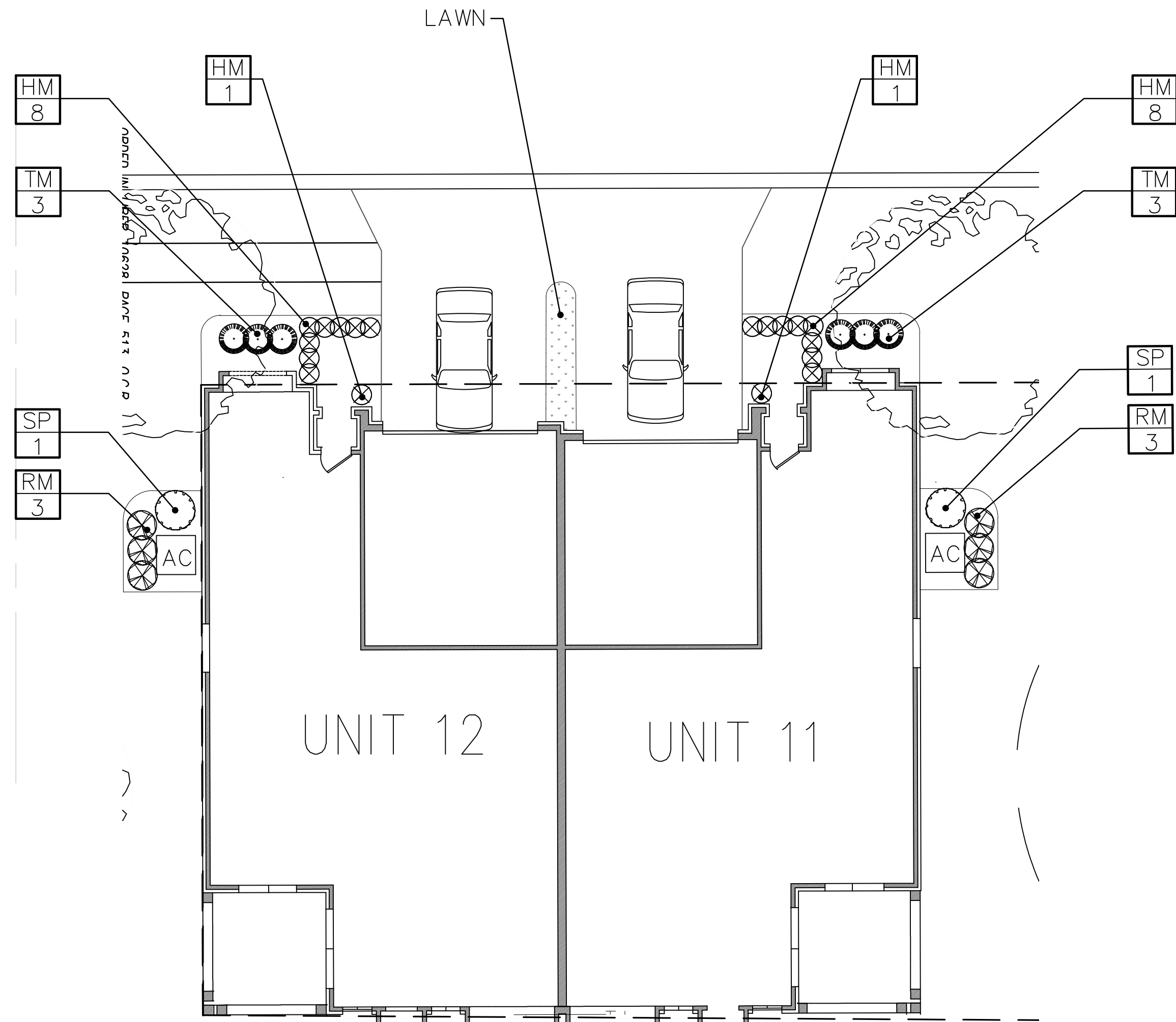
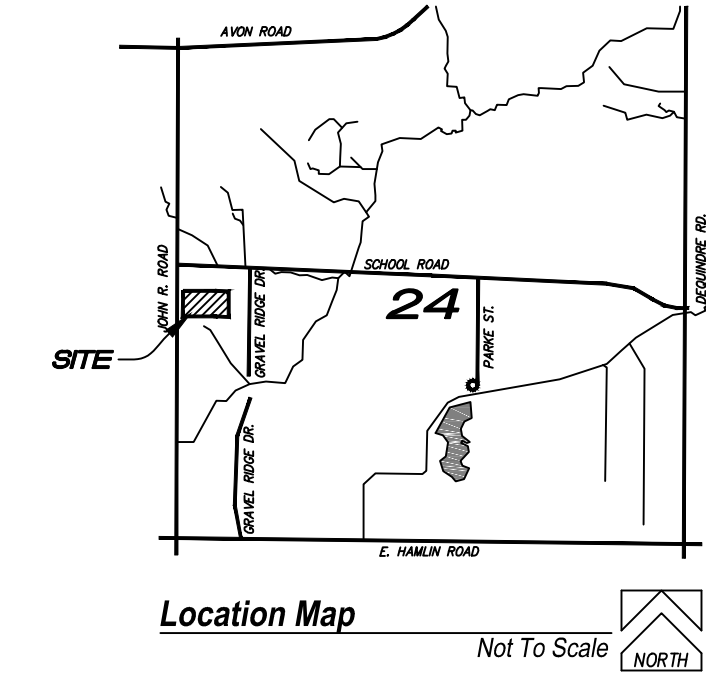
5 SECTION B-B
 LA-1.2 SCALE: 1" = 10'-0"

LANDSCAPE BUFFER STANDARDS

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

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

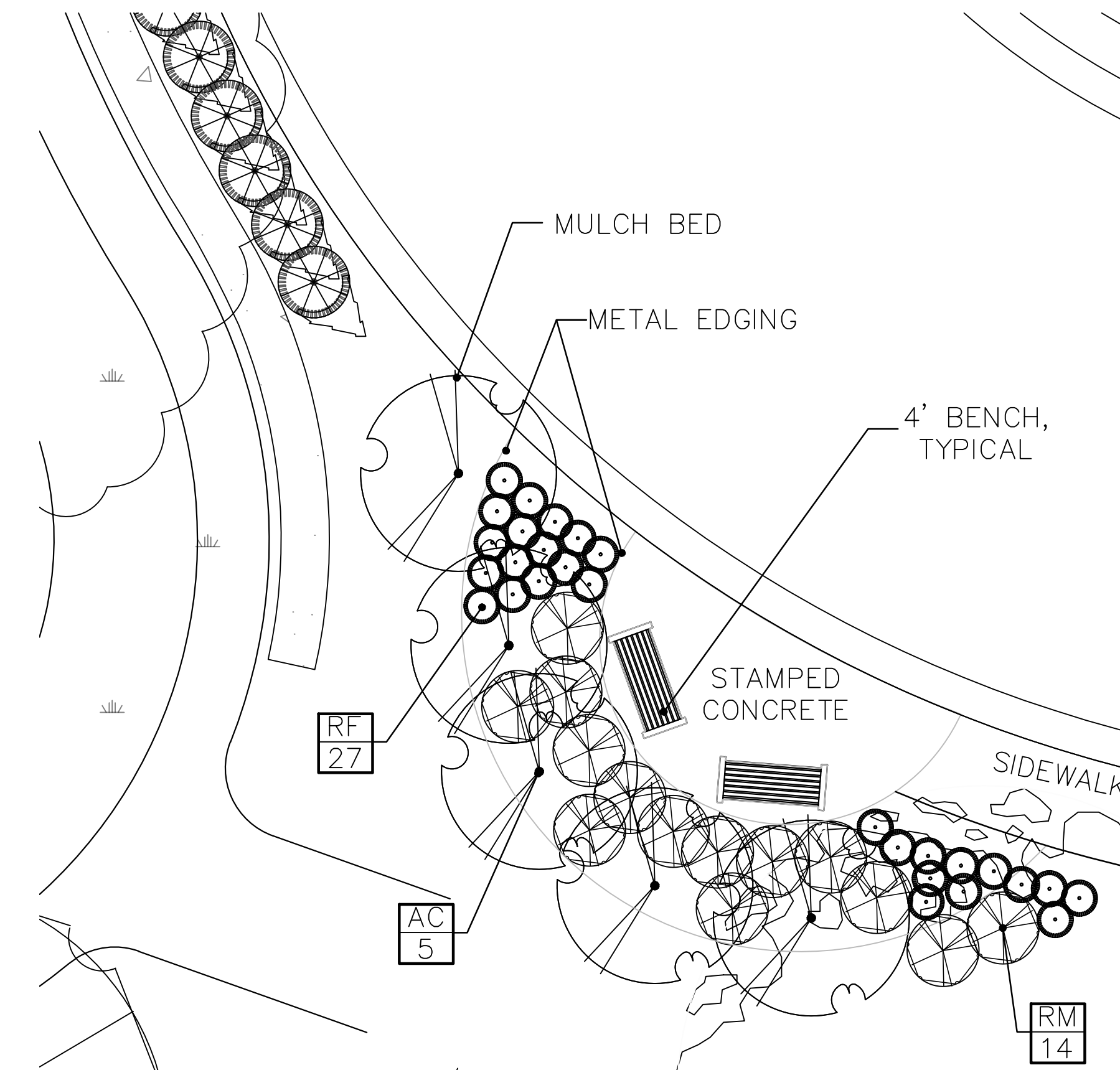
STORMWATER DETENTION BUFFER: 365 LF			
	REQUIRED	EXISTING	PROPOSED
Deciduous Shade Trees	3.7 x 1.5 = 6	0	6
Evergreen Trees	3.7 x 1 = 4	0	5
Ornamental Trees	N/A	0	3
Shrubs	3.7 x 4 = 15	0	20



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

TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

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



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

PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

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

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



LA 1.1 LANDSCAPE QUANTITIES

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	\$ UNIT	\$ TOTAL
SHADE TREES						
7	GT	Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B&B	\$ 300	\$ 2100
4	QB	Quercus bicolor / Swamp White Oak	3" cal	B&B	\$ 300	\$ 1200
3	GB	Ginkgo biloba 'Lakeview' / Lakeview Maidenhair Tree	3" cal	B&B	\$ 300	\$ 900
4	TG	Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200
8	LD	Liriodendron / Tulip Tree	3" cal	B&B	\$ 300	\$ 2400
4	TG	Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200
10	MG	Metasequoia Glyptostrobooides / Dawn Redwood	3" cal	B&B	\$ 300	\$ 3000
EVERGREEN TREES						
7	AB	Abies Concolor / Concolor White Fir	10' Ht.	B&B	\$ 300	\$ 2100
12	PA	Picea Abies / Norway Spruce	10' Ht.	B&B	\$ 300	\$ 3600
14	PE	Pinus Strobus / White Pine	10' Ht.	B&B	\$ 300	\$ 4200
18	PS	Picea Glauca / White Spruce	10' Ht.	B&B	\$ 300	\$ 5400
15	PR	Pinus resinosa / Red Pine	10' Ht.	B&B	\$ 300	\$ 4500
						\$ 19800
ORNAMENTAL TREES						
2	SR	Syromga reticulata 'Ivory Silk' / Ivory Silk Lilac	1.5" cal	B&B	\$ 200	\$ 400
6	MS	Malus 'Snowdrift' / Snowdrift Crab	1.5" cal	B&B	\$ 200	\$ 1200
8	MP	Malus 'Prairifire' / Prairifire Crab	1.5" cal	B&B	\$ 200	\$ 1600
7	AC	Amelanchier canadensis / Shadlow Serviceberry	1.5" cal	B&B	\$ 200	\$ 1400
						\$ 4600

SHRUBS

20	CA	Cornus alba 'Regnzam' / Red Grome Dogwood	30"ht, 24"sp	Cont.	\$ 35	\$ 700
29	AA	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	30"ht, 24"sp	Cont.	\$ 35	\$ 1015
17	JK	Juniperus chinensis 'Keteleeri' / 'Keteleeri' Chinese Juniper	30"ht, 24"sp	Cont.	\$ 35	\$ 595
18	CR	Cornus racemosa / Gray Dogwood	24"ht, 24"sp	Cont.	\$ 35	\$ 630
22	HM	Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24"ht, 36"sp	Cont.	\$ 35	\$ 770
11	SJ	Spiraea japonica 'Little Princess' / Little Princess Spiraea	36"ht, 36"sp	Cont.	\$ 35	\$ 385
						\$ 4095

PLANTING MATERIALS

+/-	Topsail Installed	\$ T.B.D.
+/-	Shredded Hardwood Mulch Installed	\$ T.B.D.
+/-	Terra Sorb or Approved Equal	\$ T.B.D.
+/-	Edging	\$ T.B.D.

LAWN

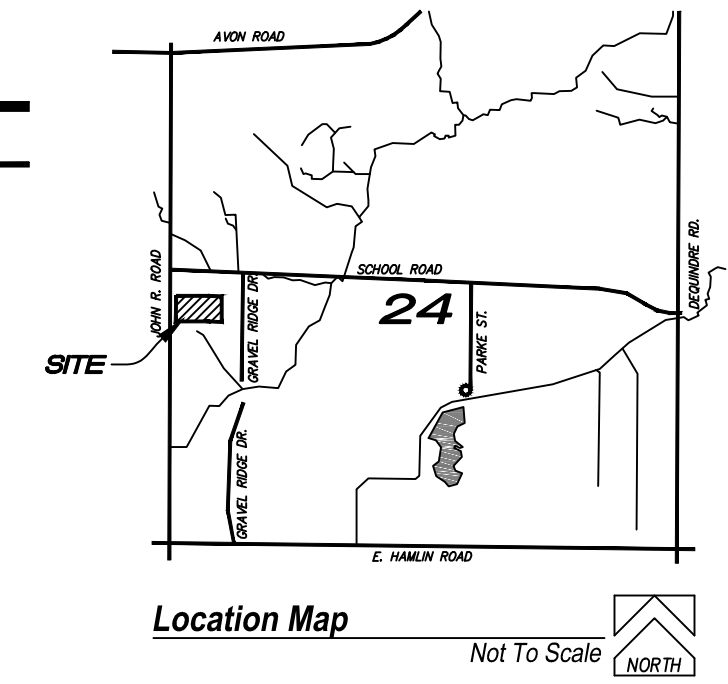
+/-	Seed	\$ T.B.D.
+/-	Sod (owner's option)	\$ T.B.D.

LA 1.3 TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

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

LA 1.3 PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

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



LA ESTIMATE TOTALS:

DUPLEX UNIT PLANTINGS =	\$ 1,120
x 6 BUILDINGS =	\$ 7,420
PEDESTRIAN SEATING NODE =	\$ 1,895
BUFFER, ENTRANCE & LANDSCAPE PLANTINGS =	\$ 40,495
GRAND TOTAL =	\$ 49,810



P: 248. 559. 1000

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14955 Technology Dr.,
Shelby Twp, MI 48315
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FAX: 586-421-5742

"Brampton Parc"
Rochester Hills
Oakland County
Michigan

Designed/Drawn: RLN/ BC	
Checked/Approved: RLN	
Job #	
File:	
Date/Revisions	Issued For
2-17-2015	PUD CONCEPT REVIEW
3-17-2015	PRELIMINARY/FINAL REVIEW
7-30-2015	PUD APPROVAL
9-11-2015	PUD REVIEW

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CITY FILE # 15-001

PRELIMINARY PLANT SCHEDULE & PRICE ESTIMATES

LA-2.1

PLANS SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION