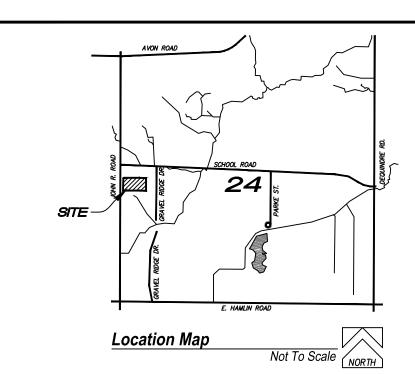
"BRAMPTON PARC CONDOMINIUMS" Planned Unit Development Submitted for PUD Final Review Rochester Hills, Oakland County, Michigan



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

1. 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).

2. 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.

- 3. DRIVEWAY SLOPES SHALL MEET THE FOLLOWING REQUIREMENTS:
- APPROACH AND DRIVEWAY: 2% MINIMUM, 10% MAXIMUM. SIDEWALK CROSS-SLOPE (INCLUDING DRIVEWAY APPROACH); 1% MIN, 2% MAX. Ш.
- SIDE-ENTRY GARAGE: 2% MINIMUM, 4% MAXIMUM. IV. 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. m

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."

SHEET INDEX



SP 1.0	COVER SHEET
SP 1.1	EXISTING ZONING TEST PLAN
SP 1.2	PROPOSED SITE PLAN
SP 1.3	EXISTING SITE CONDITIONS
SP 1.4	WOODLAND SURVEY
SP 1.4a	WOODLAND ANALYSIS: TREES - VERY GOOD
SP 1.4b	WOODLAND ANALYSIS: TREES - VERY GOOD
SP 1.4b	WOODLAND ANALYSIS: TREES - FAIR
SP 1.4c	WOODLAND ANALYSIS: TREES - POOR
SP 1.4d	WOODLAND ANALYSIS: TREES - VERY POOR
SP 1.4d	WETLAND ANALYSIS
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SP 1.7	OPEN SPACE PLAN
LA 1.0	LANDSCAPE CONCEPT PLAN
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LA 2.0	SPECIFICATIONS & DETAILS
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ENG 1	PRELIMINARY SITE PLAN
ENG 2	PRELIMINARY UTILITY LAYOUT AND GRADING PLAN
ENG 3	SOIL BORING AND SANITARY CAPACITY DETAILS
A-1	ARCHITECTURAL CONCEPT ELEVATIONS
A-2	DUPLEX UNIT CONCEPT PLAN

"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

PROJECT LANDSCAPE

ARCHITECT/PLANNER DESIGNTEAM 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

DesignTeam +

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

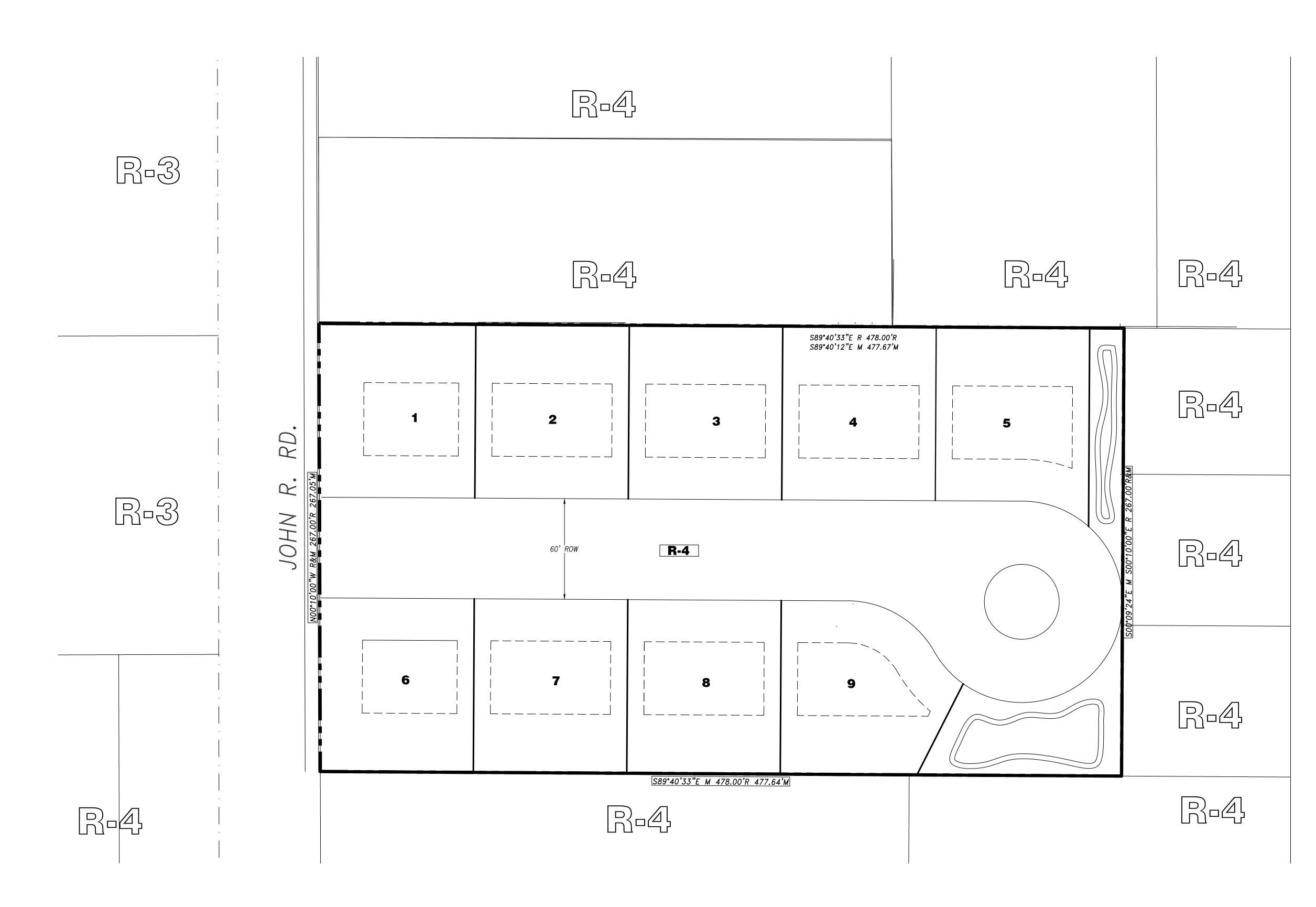
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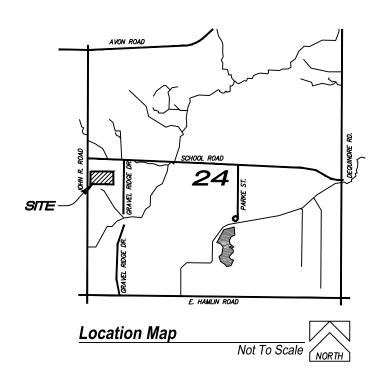
info@designteamplus.com

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

"Brampton Parc"

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 10-11-2015 PUD REVIEW 10-11-2015 DUD REVIEW 10-11-2015 DUD REVIEW COPYRIGHT 2015 DesignTeam Plua, LLC. ALL RIGHTS RESERVED This Document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of DesignTeam Plua, LLC. CITY FILE # 15-001 SP-1.0		Designed/Drawn: RLN/ BC
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LEGAL DESCRIPTION

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LAND USE DATA:

SITE AREA: Total Site Area (Gross)

EXISTING ZONING

R-4 TOTAL NUMBER OF LOTS 9 MAX PERMITTED DENSITY 3.4 Units/ Acre P.U.D. =10 Units =3.39 DU/AC

±2.928 Ac.

100%

Total Units proposed Density

PROPOSED ZONING

PROPOSED BUILDING & SETBACK DATA:

PROPOSED CONDO UNIT SIZE

1,250 SF - 2,100 SF 2.5 Stories/ 30 ft.

MAX HEIGHT

SETBACKS: Front Yard (VARIES): Side Yard: (TOTAL): Rear Yard (VARIES)

=25' (Minimum) =20' =30' (Minimum)

SITE GRADING NOTES:

1. 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).

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III. SIDE-ENTRY GARAGE: 2% MINIMUM, 4% MAXIMUM. IV. NEGATIVE SLOPE DRIVEWAY: 2% MINIMUM, 7% MAXIMUM.

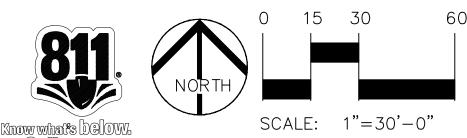
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TRAFFIC NOTES

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



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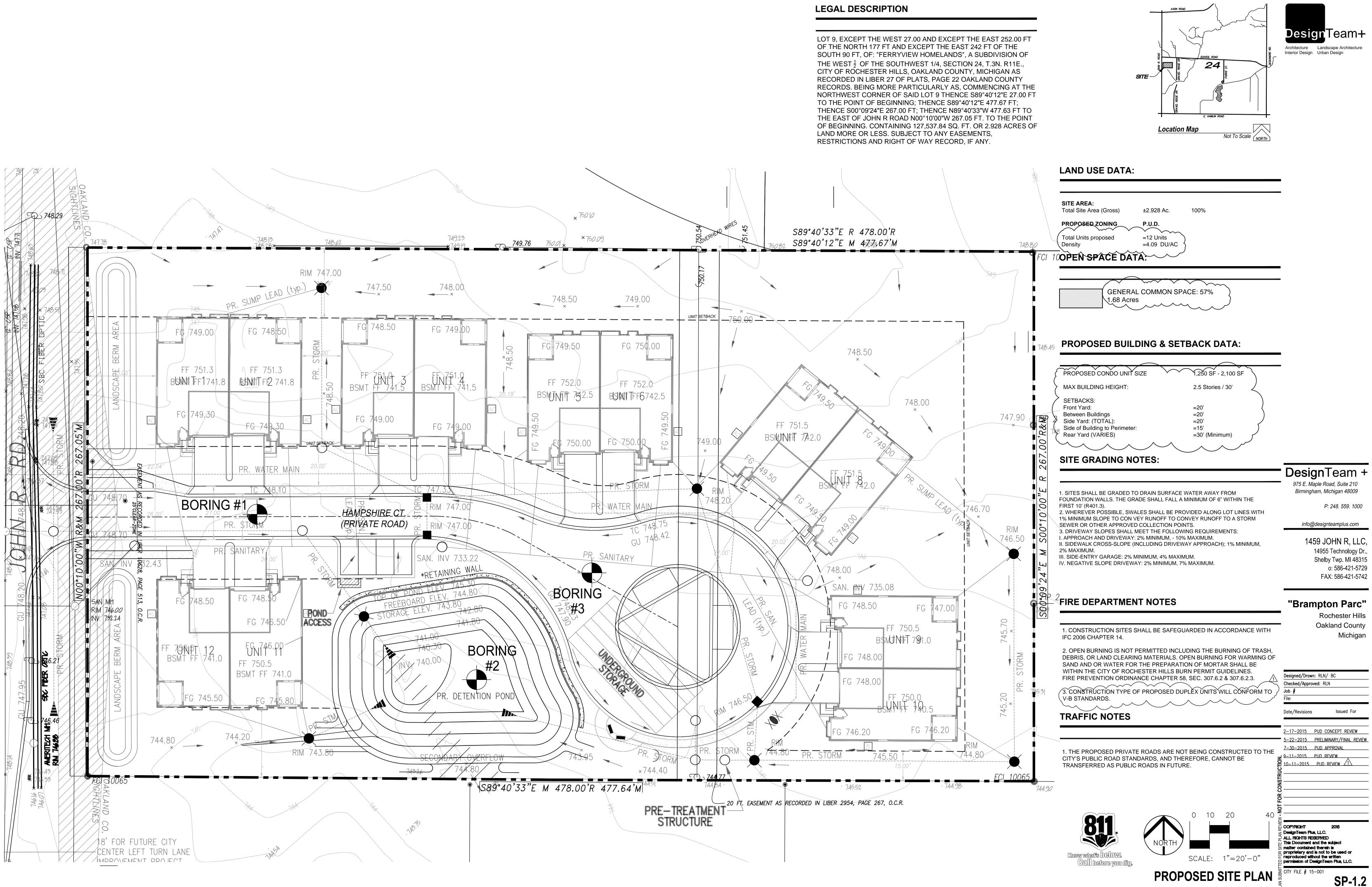
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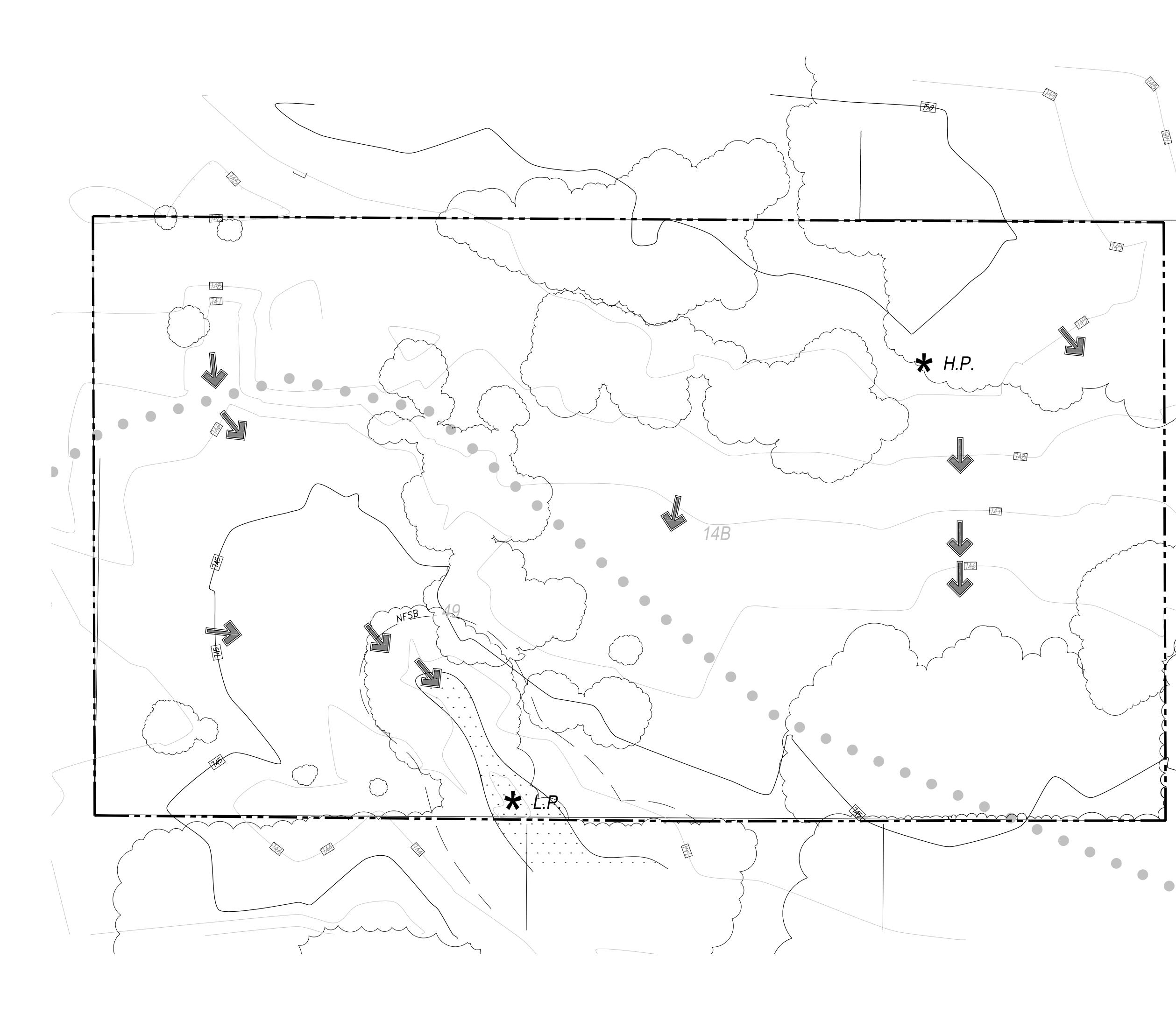
1459 JOHN R, LLC, 14955 Technology Dr., Shelby Twp. MI 48315 o: 586-421-5729 FAX: 586-421-5742

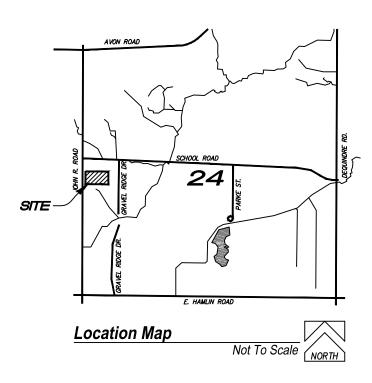
"Brampton Parc"

DN SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH ER 14. IG IS NOT PERMITTED INCLUDING THE BURNING OF TRASH,	Designed/Drawn: RLN/ BC Checked/Approved: RLN Job # File:
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	6 ⁹⁻¹¹⁻²⁰¹⁵ PUD REVIEW
	7-30-2015 PUD APPROVAL 9-11-2015 PUD REVIEW
	2015
Know what's below. Gall before you dig.	ALL RIGHTS RESERVED This Document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of DesignTeam Plus, LLC.
EXISTING ZONING SITE PLAN CONCEPT	SP-1.1











LEGEND

	Property Line
E	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

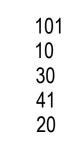
WETLANDS SURVEYED

STEEP SLOPES

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

TOTAL TREES SURVEYED*:

TOTAL # OF TAGGED TREES: # VERY POOR QUALITY TREES ON SITE # POOR QUALITY TREES ON SITE # FAIR QUALITY TREES ON SITE # GOOD QUALITY TREES ON SITE



+/- .026 Acres 1128 SF.

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





50 25

SCALE: 1"=50'-0" NATURAL FEATURES

100

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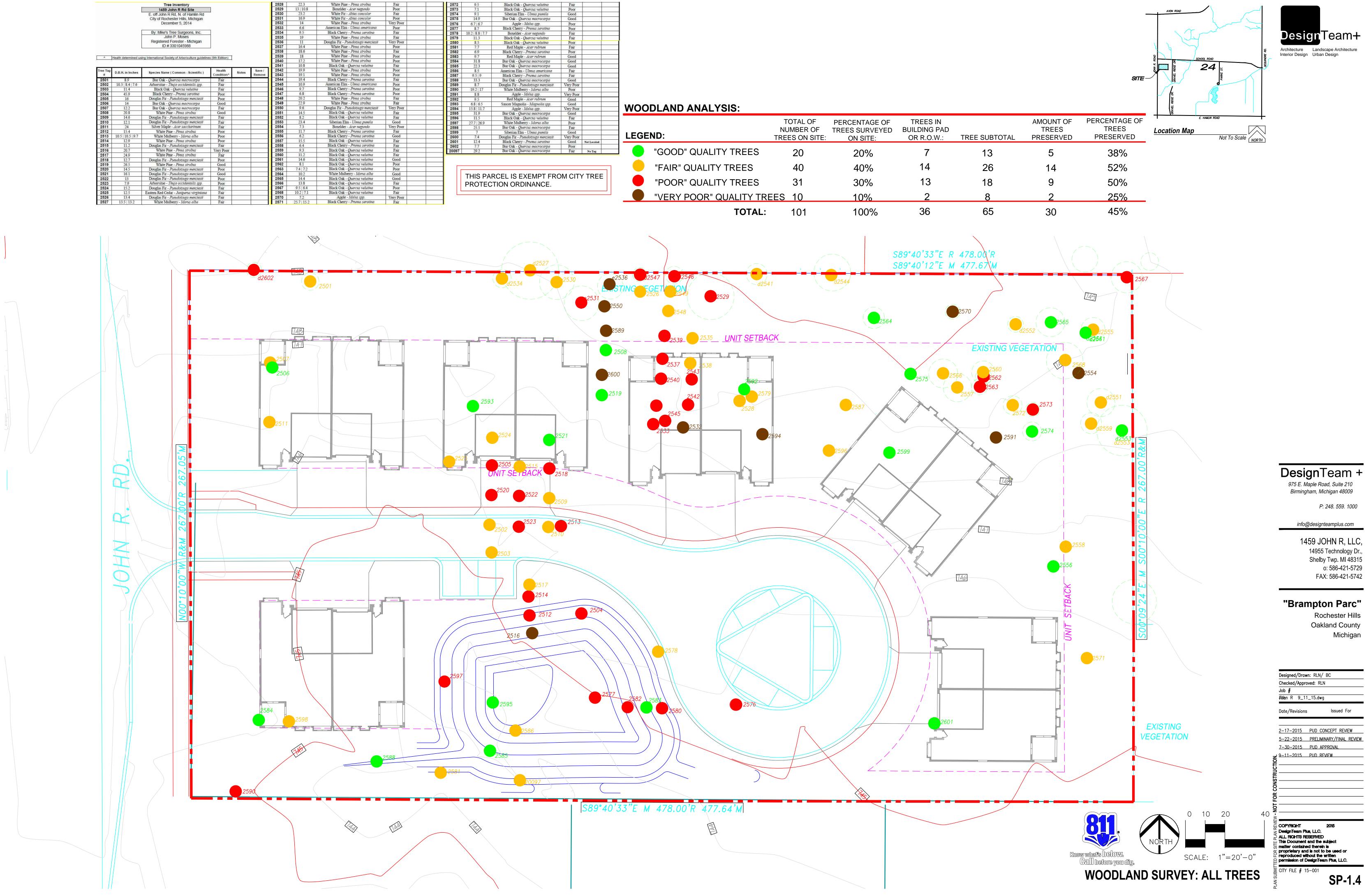
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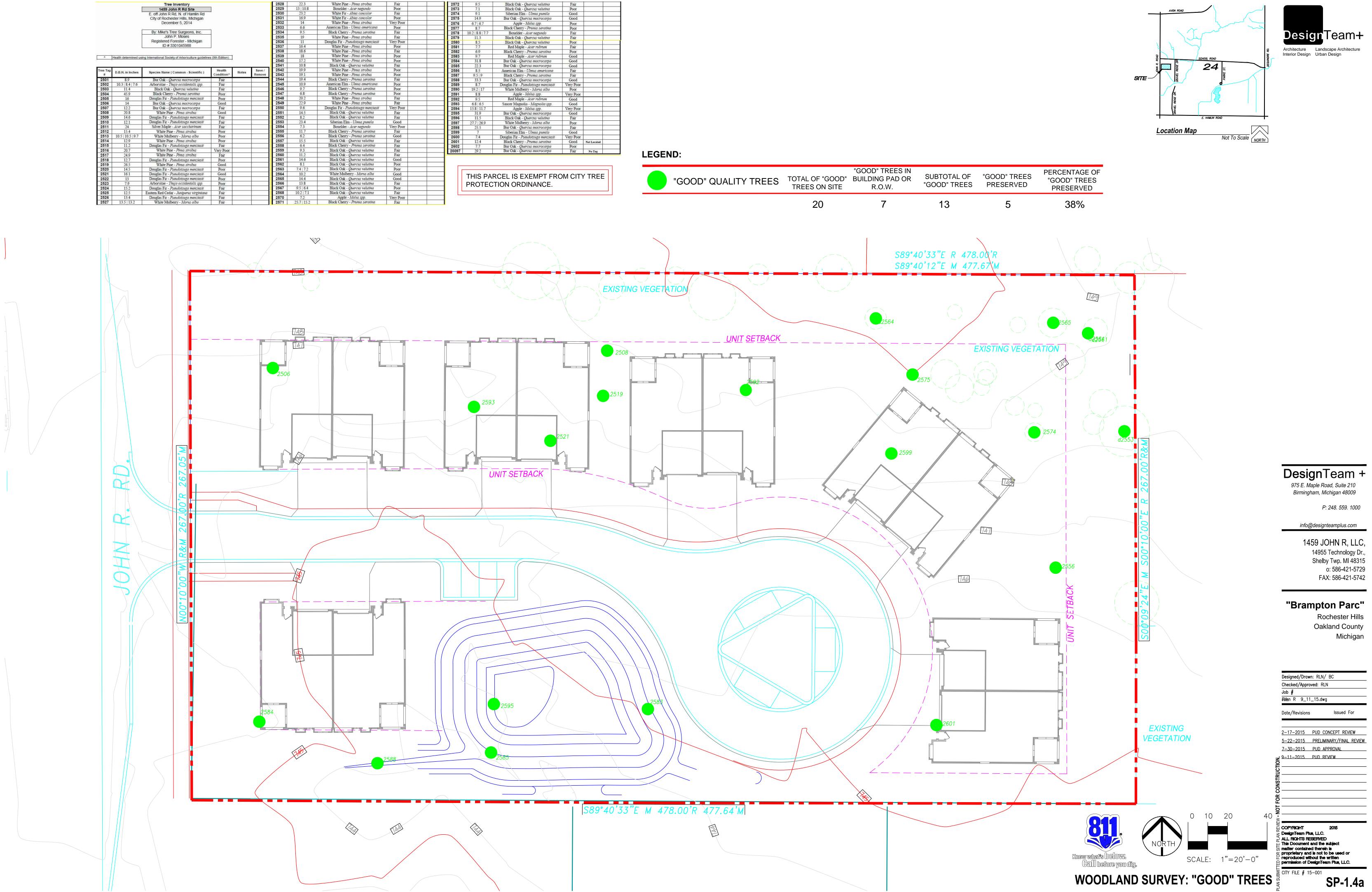
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TTED FOR SITE PLAN REVIEW	Z-30-2015 PUD 9-11-2015 PUD 	
PLAN SUBMITTED FOR	CITY FILE # 15-00	SP-1.3

	Tree Inventory				2528	22.3	White Pine - Pimus strobus	Fair	
1	1459 John R Rd Site	17			2529	13 10.8	Boxelder - Acer negundo	Poor	
÷	E. off John R Rd, N. of Hamlin Rd				2530	23.2	White Fir - Abies concolor	Fair	
	City of Rochester Hills, Michigan				2531	16.9	White Fir - Abies concolor	Poor	0
	December 5, 2014				2532	14	White Pine - Pinus strobus	Very Poor	
					2533	6.6	American Elm - Ulmus americana	Poor	- 0
Ī	By: Mike's Tree Surgeons, Inc.	-			2534	9.5	Black Cherry - Prunus serotina	Fair	1
T T	John P. Moses	_			2535	19	White Pine - Pinus strobus	Fair	
	Registered Forester - Michigan				2536	11	Douglas Fir - Pseudotsuga menziesii	Very Poor	
	ID # 3301045988				2537	16.4	White Pine - Pinus strobus	Poor	
					2538	18.6	White Pine - Pinus strobus	Fair	1
h dataminad usi	ng International Society of Arboriculture guideline	o (0th Edition)			2539	18	White Pine - Pimus strobus	Poor	-20
n determined USI	ing international boulety of Arbonicustine guideline				2540	17.2	White Pine - Pinus strobus	Poor	Ĩ
					2541	10.8	Black Oak - Quercus velutina	Fair	
		Health	2463.68	Save /	2542	19.9	White Pine - Pinus strobus	Poor	
.H. in Inches	Species Name (Common - Scientific)	Condition [^]	Notes	Remove	2543	19.1	White Pine - Pinus strobus	Poor	
8.9	Bur Oak - Quercus macrocarpa	Fair		Î. Î	2544	19.4	Black Cherry - Prunus serotina	Fair	0
3 8.4 7.6	Arborvitae - Thuja occidentalis spp.	Fair			2545	10.9	American Elm - Ulmus americana	Poor	
11.4	Black Oak - Quercus vehiting	Fair		1	2546	9.7	Black Cherry - Prunus serotina	Poor	-0
45.9	Black Cherry - Prumus serotina	Poor		1	2547	6.8	Black Cherry - Prunus serotina	Poor	Ĵ
16	Douglas Fir - Pseudotsuga menziesii	Poor		-8	2548	20.2	White Pine - Pimus strobus	Fair	
14	Bur Oak - Quercus macrocarpa	Good			2549	22.9	White Pine - Pinnis strobus	Fair	
12.2	Bur Oak - Quercus macrocarpa	Fair			2550	9.6	Douglas Fir - Pseudotsuga menziesii	Very Poor	
20.8	White Pine - Pimis strobus	Good			2551	14.5	Black Oak - Quercus velutina	Fair	
14.6	Douglas Fir - Pseudotsuga menziesii	Fair			2552	8.2	Black Oak - Quercus vehitina	Fair	20
12.1	Douglas Fir - Pseudotsuga menziesii	Fair			2553	23.4	Siberian Elm - Ulmus pumila	Good	Ĩ.
24	Silver Maple - Acer sacchariman	Fair			2554	7.3	Boxelder - Acer negundo	Very Poor	10
15.4	White Pine - Pinus strobus	Poor			2555	11.7	Black Cherry - Prunus serotina	Fair	
5 10.5 9.7	White Mulberry - Morus alba	Poor			2556	6.2	Black Cherry - Prumus serotina	Good	-
12.9	White Pine - Pinus strobus	Poor			2557	15.5	Black Oak - Quercus velutina	Fair	ų.
11.2	Douglas Fir - Pseudotsuga menziesii	Fair		~	2558	6.4	Black Cherry - Prumus serotina	Fair	
20.7	White Pine - Pimus strobus	Very Poor			2559	9.3	Black Oak - Quercus vehitina	Fair	
24.9	White Pine - Pimis strobus	Fair			2560	11.2	Black Oak - Quercus velutina	Fair	
12.7	Douglas Fir - Pseudotsuga menziesii	Poor			2561	14.6	Black Oak - Quercus velutina	Good	
26.5	White Pine - Pimus strobus	Good			2562	8.1	Black Oak - Quercus velutina	Poor	
14.5	Douglas Fir - Pseudotsuga menziesii	Poor			2563	7.4 7.2	Black Oak - Quercus vehutina	Poor	
16.1	Douglas Fir - Pseudotsuga menziesii	Good			2564	10.2	White Mulberry - Morus alba	Good	
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7.9	Arborvitae - Thuja occidentalis spp.	Poor			2566	13.8	Black Oak - Quercus vehutina	Fair	
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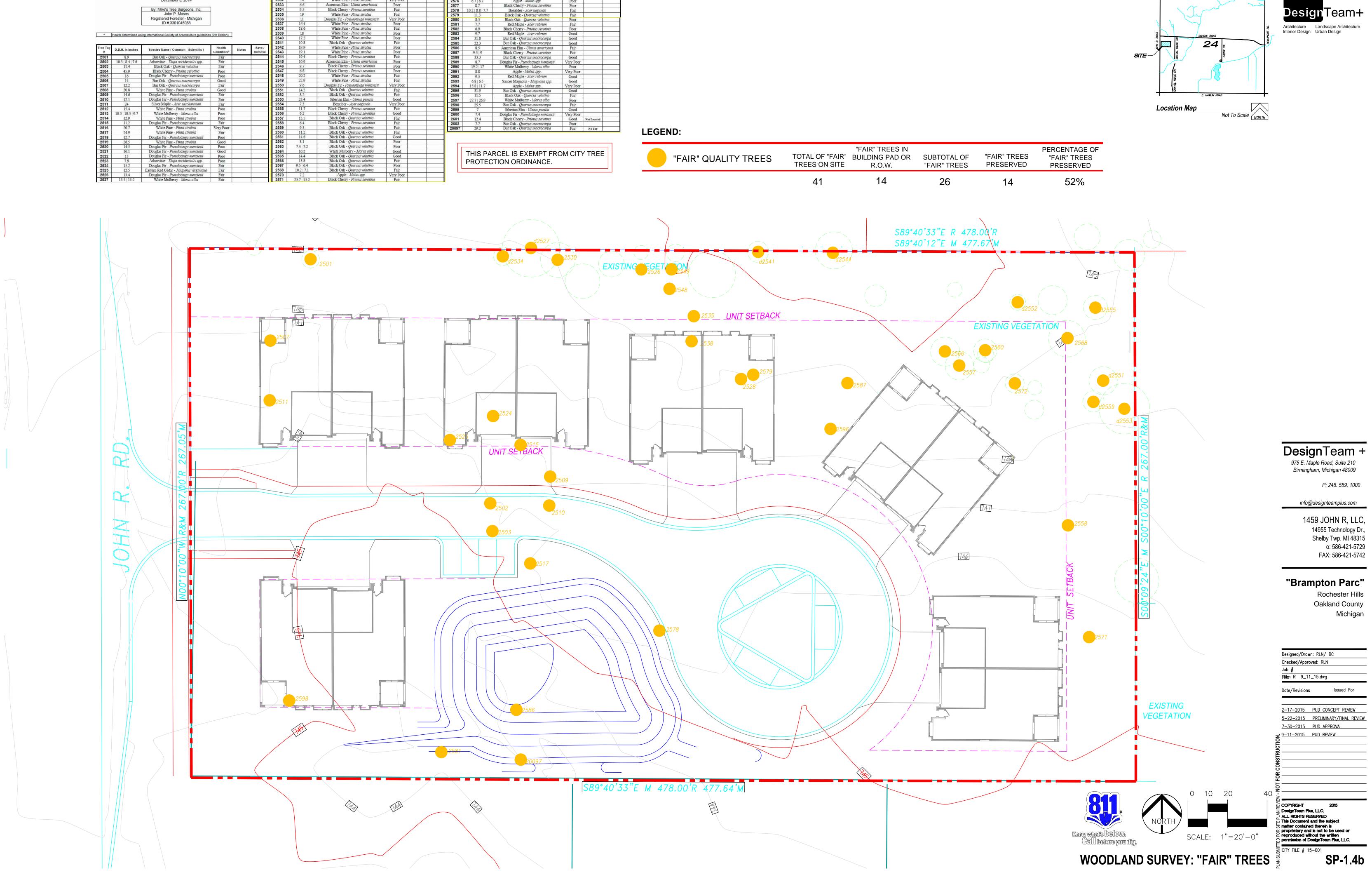
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15.4	White Pine - Pinus strobus	Poor		2	2555	11.7	Black Cherry - Prumus serotina	Fair	
0.5 10.5 9.7	White Mulberry - Morus alba	Poor		19—	2556	6.2	Black Cherry - Prumus serotina	Good	
12.9	White Pine - Pimus strobus	Poor			2557	15.5	Black Oak - Quercus velutina	Fair	
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24.9	White Pine - Pinus strobus	Fair		-	2560	11.2	Black Oak - Quercus velutina	Fair	
12.7	Douglas Fir - Pseudotsuga menziesii	Poor		15	2561	14.6	Black Oak - Quercus velutina	Good	
26.5	White Pine - Pinus strobus	Good		· 20	2562	8.1	Black Oak - Quercus velutina	Poor	
14.5	Douglas Fir - Pseudotsuga menziesii	Poor			2563	7.4 7.2	Black Oak - Quercus velutina	Poor	
16.1	Douglas Fir - Pseudotsuga menziesii	Good			2564	10.2	White Mulberry - Morus alba	Good	
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7.9	Arborvitae - Thuja occidentalis spp.	Poor			2566	13.8	Black Oak - Ouercus vehutina	Fair	
15.2	Douglas Fir - Pseudotsuga menziesii	Fair			2567	9.5 6.4	Black Oak - Quercus velutina	Poor	
12.5	Factors Red Cador Amingar subgissiona	Fair		19	2569	102/71	Black Oak - Quaraus voluting	Fair	





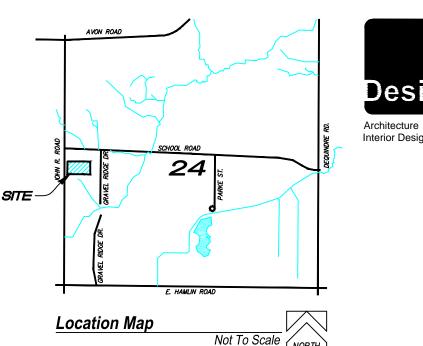


		Tree Inventory				2528	22.3	White Pine - Pimus strobus	Fair	
	-	1459 John R Rd Site				2529	13 10.8	Boxelder - Acer negundo	Poor	
	-	E. off John R Rd, N. of Hamlin Rd				2530	23.2	White Fir - Abies concolor	Fair	_
		City of Rochester Hills, Michigan				2531	16.9	White Fir - Abies concolor	Poor	0
		December 5, 2014				2532	14	White Pine - Pimus strobus	Very Poor	
						2533	6.6	American Elm - Ulmus americana	Poor	0
		By: Mike's Tree Surgeons, Inc.	-			2534	9.5	Black Cherry - Prumus serotina	Fair	
	Γ	John P. Moses				2535	19	White Pine - Pinus strobus	Fair	
		Registered Forester - Michigan				2536	11	Douglas Fir - Pseudotsuga menziesii	Very Poor	
		ID # 3301045988	19			2537	16.4	White Pine - Pinus strobus	Poor	
						2538	18.6	White Pine - Pimus strobus	Fair	
A 1	Health determined usin	ng International Society of Arboriculture guideline	es (9th Edition)			2539	18	White Pine - Pinus strobus	Poor	ð
	noalat uotonnineu USI	ig international obticity of Arboniculture guideline	so toni Edinori)			2540	17.2	White Pine - Pinus strobus	Poor	1
					5	2541	10.8	Black Oak - Quercus vehutina	Fair	
Tree Tag	D.B.H. in Inches	Province Name / Common Reis-tites	Health	Notes	Save /	2542	19.9	White Pine - Pinus strobus	Poor	
#	D.B.H. In Inches	Species Name (Common - Scientific)	Condition*	Notes	Remove	2543	19.1	White Pine - Pinus strobus	Poor	1
2501	8.9	Bur Oak - Quercus macrocarpa	Fair		1	2544	19.4	Black Cherry - Prumus serotina	Fair	0
2502	10.3 8.4 7.6	Arborvitae - Thuja occidentalis spp.	Fair			2545	10.9	American Elm - Ulmus americana	Poor	
2503	11.4	Black Oak - Quercus vehutina	Fair		5	2546	9.7	Black Cherry - Prumus serotina	Poor	20
2504	45.9	Black Cherry - Prumus serotina	Poor		1	2547	6.8	Black Cherry - Prunus serotina	Poor	Ĵ
2505	16	Douglas Fir - Pseudotsuga menziesii	Poor		8	2548	20.2	White Pine - Pimus strobus	Fair	
2506	14	Bur Oak - <i>Quercus macrocarpa</i>	Good			2549	22.9	White Pine - Pinus strobus	Fair	
2507	12.2	Bur Oak - Quercus macrocarpa	Fair		20 20	2550	9.6	Douglas Fir - Pseudotsuga menziesii	Very Poor	
2508	20.8	White Pine - Pinus strobus	Good			2551	14.5	Black Oak - Quercus velutina	Fair	
2509	14.6	Douglas Fir - Pseudotsuga menziesii	Fair			2552	8.2	Black Oak - Quercus velutina	Fair	-0
2510	12.1	Douglas Fir - Pseudotsuga menziesii	Fair		2	2553	23.4	Siberian Elm - Ulmus pumila	Good	Ĩ
2511	24	Silver Maple - Acer sacchariman	Fair			2554	7.3	Boxelder - Acer negundo	Very Poor	
2512	15.4	White Pine - Pinus strobus	Poor		- E	2555	11.7	Black Cherry - Prunus serotina	Fair	
2513	10.5 10.5 9.7	White Mulberry - Morus alba	Poor			2556	6.2	Black Cherry - Prumus serotina	Good	
2514	12.9	White Pine - Pinus strobus	Poor			2557	15.5	Black Oak - Quercus velutina	Fair	
2515	11.2	Douglas Fir - Pseudotsuga menziesii	Fair			2558	6.4	Black Cherry - Prumus serotina	Fair	
2516	20.7	White Pine - Pinus strobus	Very Poor			2559	9.3	Black Oak - Quercus vehitina	Fair	0
2517	24.9	White Pine - Pimis strobus	Fair			2560	11.2	Black Oak - Quercus velutina	Fair	
2518	12.7	Douglas Fir - Pseudotsuga menziesii	Poor			2561	14.6	Black Oak - Quercus vehutina	Good)
2519	26.5	White Pine - Pinus strobus	Good			2562	8.1	Black Oak - Quercus vehutina	Poor	
2520	14.5	Douglas Fir - Pseudotsuga menziesii	Poor		1	2563	7.4 7.2	Black Oak - Quercus velutina	Poor	
2521	16.1	Douglas Fir - Pseudotsuga menziesii	Good		1	2564	10.2	White Mulberry - Morus alba	Good	
	13	Douglas Fir - Pseudotsuga menziesii	Poor			2565	14.4	Black Oak - Quercus vehitina	Good	<u>0</u>
2522										
2522	7.9	Arborvitae - Thuja occidentalis spp.	Poor	_		2566	13.8	Black Oak - Quercus velutina	Fair	



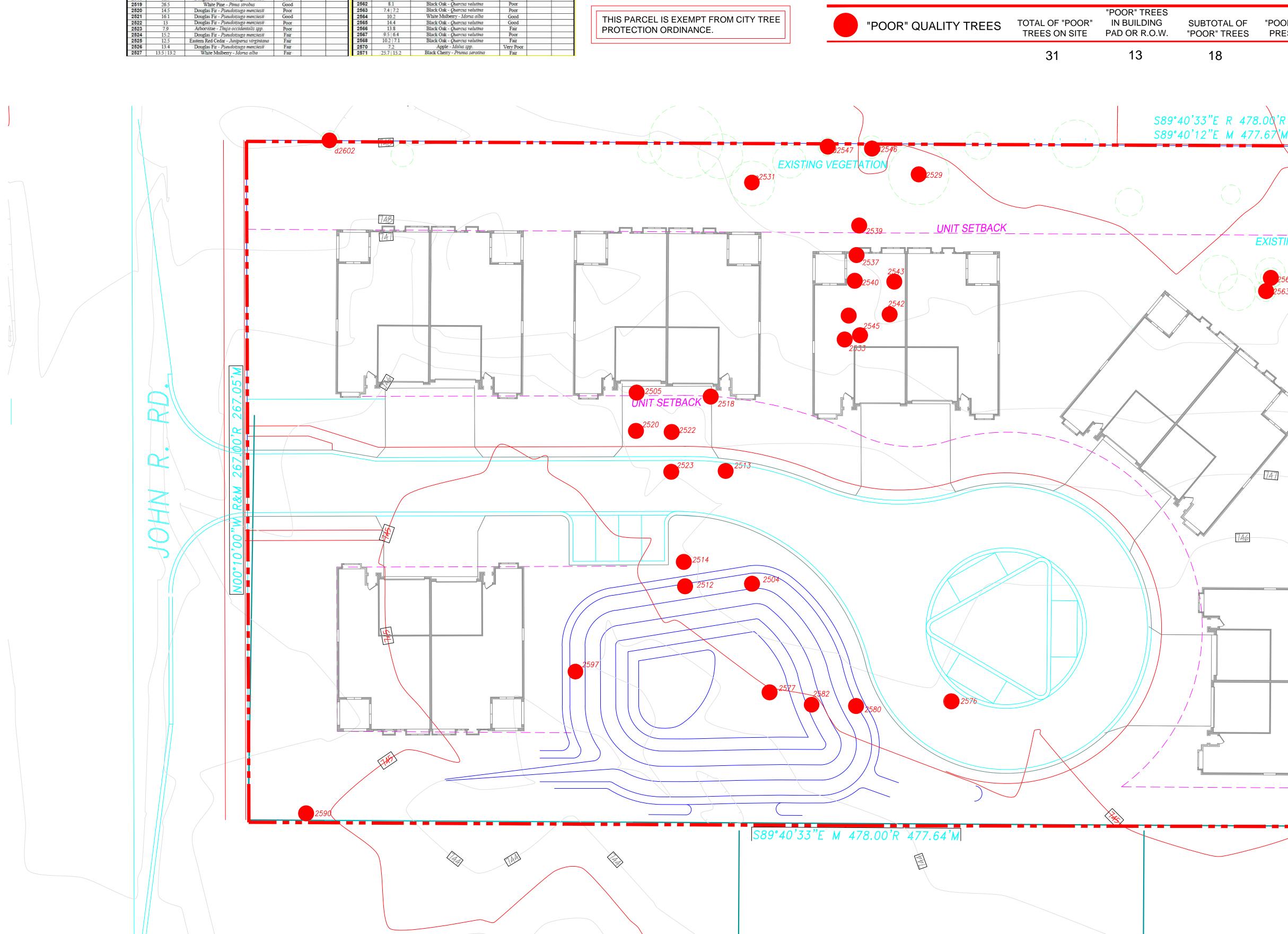
Black Oak - Quercus velutina Black Oak - Quercus velutina Siberian Elm - Ulmus pumila Bur Oak - Quercus macrocarpa

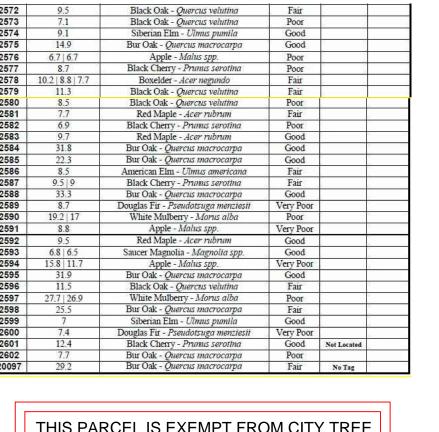
Apple - Malus spp. Black Cherry - Prumus serotina



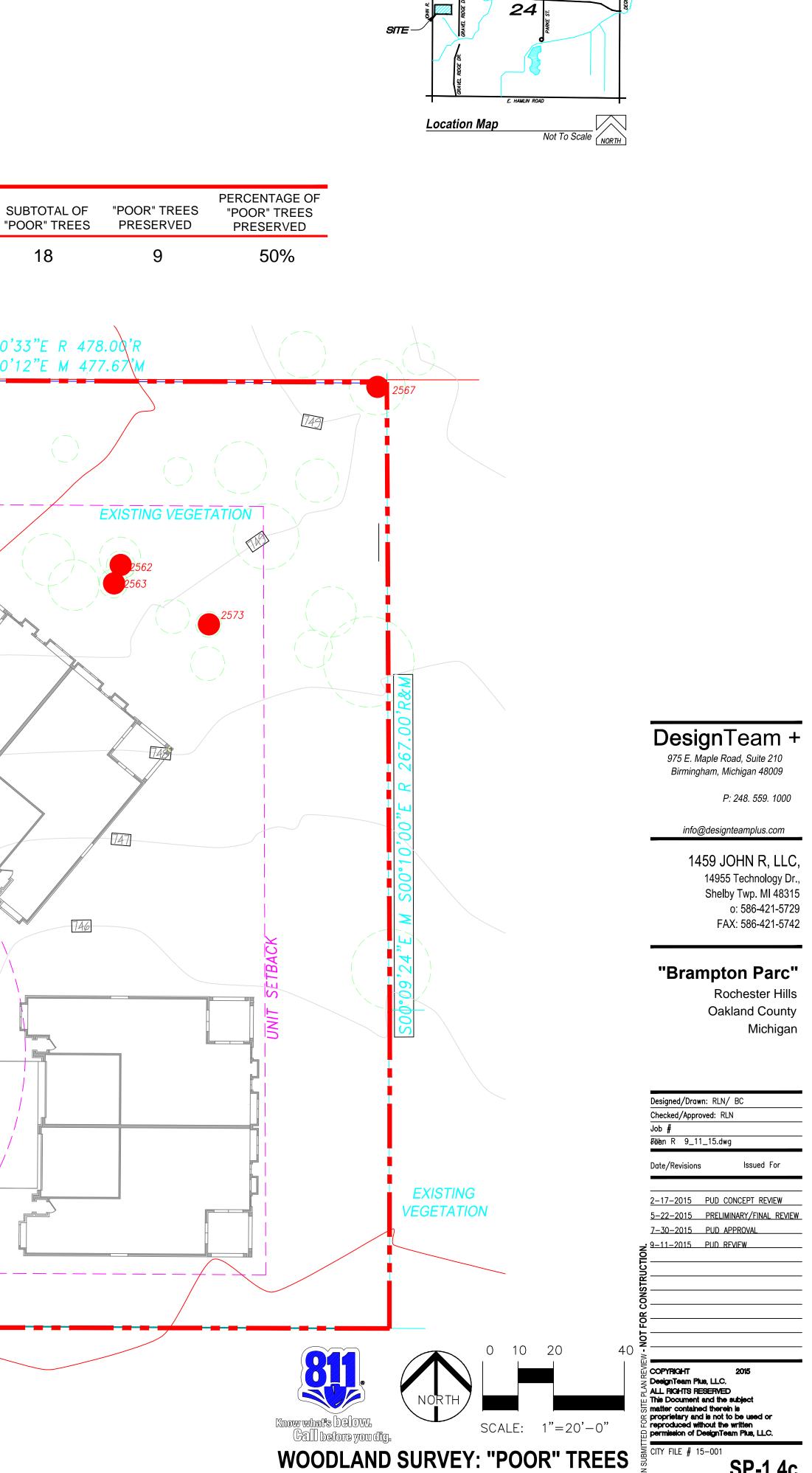


		Tree Inventory				2528	22.3	White Pine - Pinus strobus	Fair	
		1459 John R Rd Site				2529	13 10.8	Boxelder - Acer negundo	Poor	
		E. off John R Rd, N. of Hamlin Rd	•			2530	23.2	White Fir - Abies concolor	Fair	
		City of Rochester Hills, Michigan				2531	16.9	White Fir - Abies concolor	Poor	
		December 5, 2014				2532	14	White Pine - Pimus strobus	Very Poor	
						2533	6.6	American Elm - Ulmus americana	Poor	10
		By: Mike's Tree Surgeons, Inc.]			2534	9.5	Black Cherry - Prunus serotina	Fair	
		John P. Moses	1			2535	19	White Pine - Pinus strobus	Fair	
		Registered Forester - Michigan				2536	11	Douglas Fir - Pseudotsuga menziesii	Very Poor	
		ID # 3301045988				2537	16.4	White Pine - Pimus strobus	Poor	10
						2538	18.6	White Pine - Pimis strobus	Fair	
A 1	Health determined us	ing International Society of Arboriculture guidelines	(9th Edition)			2539	18	White Pine - Pimus strobus	Poor	
000	riediar determined da	ang international Society of Arbonicastare galdelines	(sur Edition)			2540	17.2	White Pine - Pimus strobus	Poor	
					2	2541	10.8	Black Oak - Quercus velutina	Fair	
Tree Tag	D.B.H. in Inches	Section News / Common Section 7	Health	Notes	Save /	2542	19.9	White Pine - Pinus strobus	Poor	
#	D.B.H. in inches	Species Name (Common - Scientific)	Condition [^]	Notes	Remove	2543	19.1	White Pine - Pimus strobus	Poor	
2501	8.9	Bur Oak - Quercus macrocarpa	Fair		Î.	2544	19.4	Black Cherry - Prumus serotina	Fair	-1
2502	10.3 8.4 7.6	Arborvitae - Thuja occidentalis spp.	Fair		-	2545	10.9	American Elm - Ulmus americana	Poor	
2503	11.4	Black Oak - Ouercus velutina	Fair		5	2546	9.7	Black Cherry - Prinnis serotina	Poor	
2504	45.9	Black Cherry - Prumus serotina	Poor			2547	6.8	Black Cherry - Prunus serotina	Poor	1
2505	16	Douglas Fir - Pseudotsuga menziesii	Poor		3	2548	20.2	White Pine - Pimus strobus	Fair	
2506	14	Bur Oak - Ouercus macrocarpa	Good			2549	22.9	White Pine - Pinus strobus	Fair	
2507	12.2	Bur Oak - Quercus macrocarpa	Fair		2	2550	9.6	Douglas Fir - Pseudotsuga menziesii	Very Poor	
2508	20.8	White Pine - Pimus strobus	Good			2551	14.5	Black Oak - Quercus vehitina	Fair	
2509	14.6	Douglas Fir - Pseudotsuga menziesii	Fair			2552	8.2	Black Oak - Quercus velutina	Fair	
2510	12.1	Douglas Fir - Pseudotsuga menziesii	Fair			2553	23.4	Siberian Elm - Ulmus pumila	Good	17
2511	24	Silver Maple - Acer sacchariman	Fair			2554	7.3	Boxelder - Acer negundo	Very Poor	
2512	15.4	White Pine - Pinus strobus	Poor		3	2555	11.7	Black Cherry - Prunus serotina	Fair	
2513	10.5 10.5 9.7	White Mulberry - Morus alba	Poor			2556	6.2	Black Cherry - Prumus serotina	Good	
2514	12.9	White Pine - Pinus strobus	Poor			2557	15.5	Black Oak - Quercus vehutina	Fair	
2515	11.2	Douglas Fir - Pseudotsuga menziesii	Fair		<u> </u>	2558	6.4	Black Cherry - Prumus serotina	Fair	
2516	20.7	White Pine - Pinus strobus	Very Poor			2559	9.3	Black Oak - Quercus velutina	Fair	
2517	24.9	White Pine - Pimis strobus	Fair			2560	11.2	Black Oak - Quercus velutina	Fair	
2518	12.7	Douglas Fir - Pseudotsuga menziesii	Poor		5	2561	14.6	Black Oak - Quercus velutina	Good	
2519	26.5	White Pine - Pinus strobus	Good			2562	8.1	Black Oak - Quercus vehutina	Poor	
2520	14.5	Douglas Fir - Pseudotsuga menziesii	Poor			2563	7.4 7.2	Black Oak - Quercus velutina	Poor	
2521	16.1	Douglas Fir - Pseudotsuga menziesii	Good		Č.	2564	10.2	White Mulberry - Morus alba	Good	
2522	13	Douglas Fir - Pseudotsuga menziesii	Poor			2565	14.4	Black Oak - Quercus velutina	Good	2
2523	7.9	Arborvitae - Thuja occidentalis spp.	Poor		5	2566	13.8	Black Oak - Quercus vehutina	Fair	
2524	15.2	Douglas Fir - Pseudotsuga menziesii	Fair			2567	9.5 6.4	Black Oak - Quercus vehutina	Poor	
2525	12.5	Eastern Red Cedar - Juniperus virginiana	Fair	l.	10	2568	10.2 7.1	Black Oak - Ouercus veluting	Fair	





LEGEND:



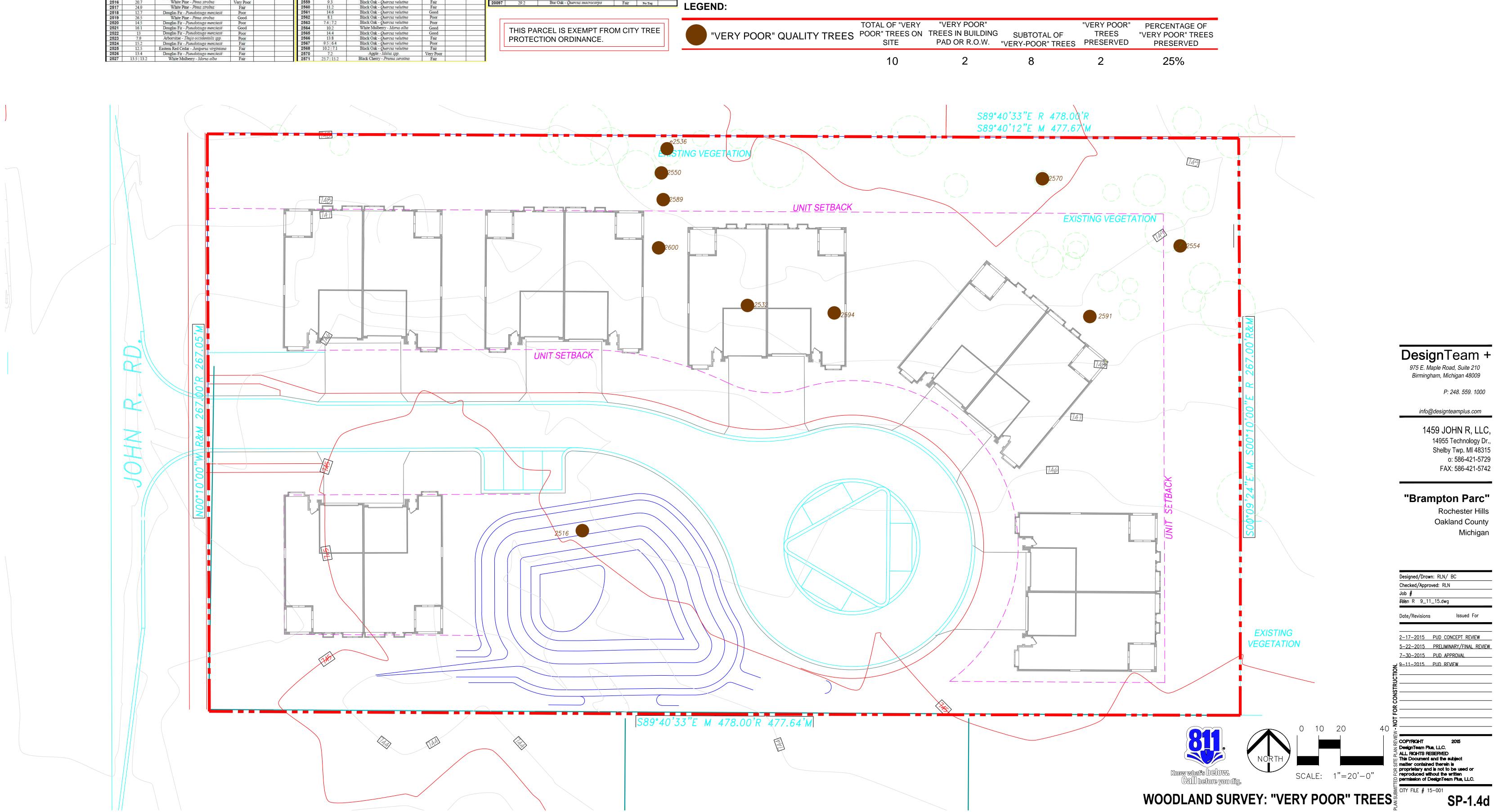
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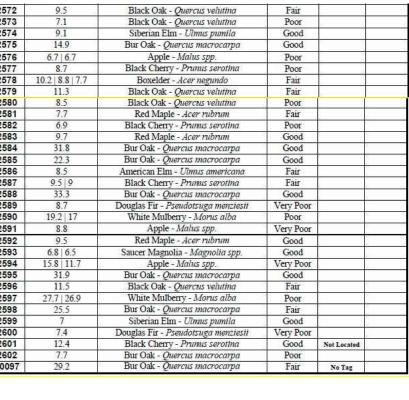
DesignTeam+

Architecture Landscape Architecture Interior Design Urban Design

SP-1.4c

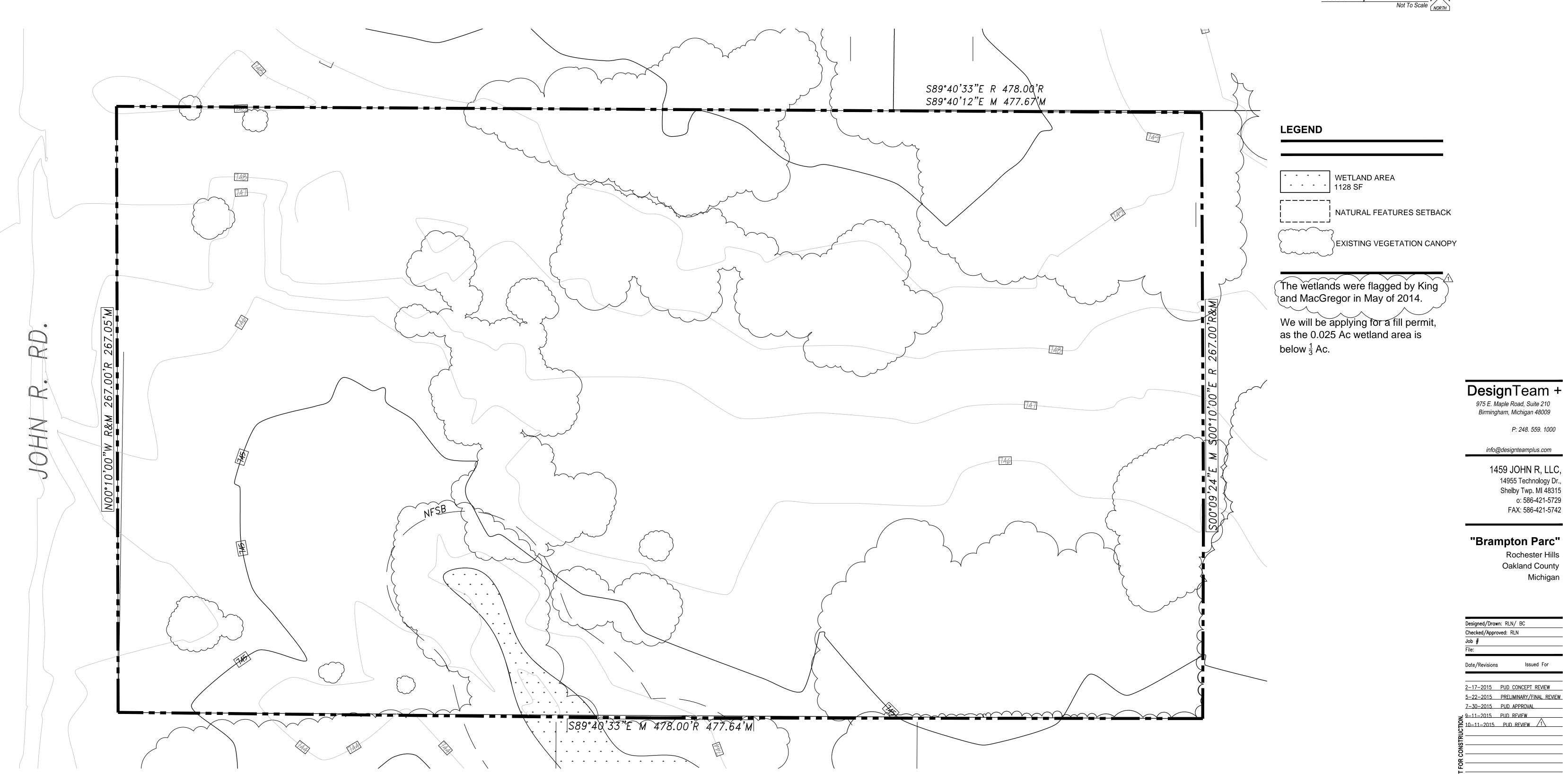
		Tree Inventory				2528	22.3	White Pine - Pinus strobus	Fair	
		1459 John R Rd Site				2529	13 10.8	Boxelder - Acer negundo	Poor	
		E. off John R Rd, N. of Hamlin Rd	-			2530	23.2	White Fir - Abies concolor	Fair	1
		City of Rochester Hills, Michigan				2531	16.9	White Fir - Abies concolor	Poor	2
		December 5, 2014				2532	14	White Pine - Pinus strobus	Very Poor	
		Alter al an alter a de la constante de la constant				2533	6.6	American Elm - Ulmus americana	Poor	- 0
		By: Mike's Tree Surgeons, Inc.]			2534	9.5	Black Cherry - Prumus serotina	Fair	T)
		John P. Moses]			2535	19	White Pine - Pinus strobus	Fair	
		Registered Forester - Michigan				2536	11	Douglas Fir - Pseudotsuga menziesii	Very Poor	
		ID # 3301045988				2537	16.4	White Pine - Pinus strobus	Poor	0
						2538	18.6	White Pine - Pinus strobus	Fair	
	Health determined us	ing International Society of Arboriculture guidelines	(0th Edition)			2539	18	White Pine - Pimus strobus	Poor	- 0
0.07	rieden determined de	ang membeonal booley of Arboneuture guidelines	stour comort)			2540	17.2	White Pine - Pimus strobus	Poor	1
						2541	10.8	Black Oak - Quercus velutina	Fair	
Tree Tag	D.B.H. in Inches	Encoire Name / Common Rais-1975	Health	Notes	Save /	2542	19.9	White Pine - Pinus strobus	Poor	
#	D.B.H. In Inches	Species Name (Common - Scientific)	Condition*	Notes	Remove	2543	19.1	White Pine - Pimus strobus	Poor	1
2501	8.9	Bur Oak - Quercus macrocarpa	Fair		1	2544	19.4	Black Cherry - Prunus serotina	Fair	
2502	10.3 8.4 7.6	Arborvitae - Thuja occidentalis spp.	Fair			2545	10.9	American Elm - Ulmus americana	Poor	
2503	11.4	Black Oak - Quercus velutina	Fair			2546	9.7	Black Cherry - Prunus serotina	Poor	
2504	45.9	Black Cherry - Prumus serotina	Poor		1	2547	6.8	Black Cherry - Prunus serotina	Poor	1
2505	16	Douglas Fir - Pseudotsuga menziesii	Poor		6	2548	20.2	White Pine - Pimus strobus	Fair	
2506	14	Bur Oak - Quercus macrocarpa	Good		- 1 ²	2549	22.9	White Pine - Pinus strobus	Fair	
2507	12.2	Bur Oak - Quercus macrocarpa	Fair			2550	9.6	Douglas Fir - Pseudotsuga menziesii	Very Poor	
2508	20.8	White Pine - Pimis strobus	Good		1	2551	14.5	Black Oak - Quercus velutina	Fair	
2509	14.6	Douglas Fir - Pseudotsuga menziesii	Fair			2552	8.2	Black Oak - Quercus velutina	Fair	
2510	12.1	Douglas Fir - Pseudotsuga menziesii	Fair			2553	23.4	Siberian Elm - Ulmus pumila	Good	-
2511	24	Silver Maple - Acer sacchariman	Fair		1	2554	7.3	Boxelder - Acer negundo	Very Poor	
2512	15.4	White Pine - Pinus strobus	Poor		8	2555	11.7	Black Cherry - Prumus serotina	Fair	
2513	10.5 10.5 9.7	White Mulberry - Morus alba	Poor		: G	2556	6.2	Black Cherry - Prumus serotina	Good	
2514	12.9	White Pine - Pimus strobus	Poor			2557	15.5	Black Oak - Quercus velutina	Fair	
2515	11.2	Douglas Fir - Pseudotsuga menziesii	Fair		1	2558	6.4	Black Cherry - Prumus serotina	Fair	
2516	20.7	White Pine - Pimus strobus	Very Poor			2559	9.3	Black Oak - Quercus velutina	Fair	
2517	24.9	White Pine - Pimis strobus	Fair			2560	11.2	Black Oak - Quercus vehitina	Fair	
2518	12.7	Douglas Fir - Pseudotsuga menziesii	Poor		5	2561	14.6	Black Oak - Quercus vehutina	Good	
2519	26.5	White Pine - Pinus strobus	Good		-	2562	8.1	Black Oak - Quercus vehutina	Poor	
2520	14.5	Douglas Fir - Pseudotsuga menziesii	Poor		1	2563	7.4 7.2	Black Oak - Quercus velutina	Poor	
2521	16.1	Douglas Fir - Pseudotsuga menziesii	Good		t I	2564	10.2	White Mulberry - Morus alba	Good	
2522	13	Douglas Fir - Pseudotsuga menziesii	Poor			2565	14.4	Black Oak - Quercus vehitina	Good	12
2523	7.9	Arborvitae - Thuja occidentalis spp.	Poor	_	5	2566	13.8	Black Oak - Quercus velutina	Fair	
2524	15.2	Douglas Fir - Pseudotsuga menziesii	Fair			2567	9.5 6.4	Black Oak - Quercus velutina	Poor	
2525	12.5	Eastern Red Cedar - Juniperus virginiana	Fair		5	2568	10.2 7.1	Black Oak - Quercus velutina	Fair	
2526	12.4	Douglas Fis Draudatsuga mangiasii	Fair		1	0570	7.1	Apple Malus spp	Very Boor	-

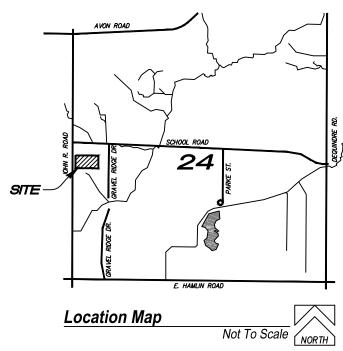






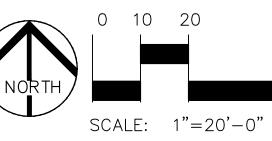












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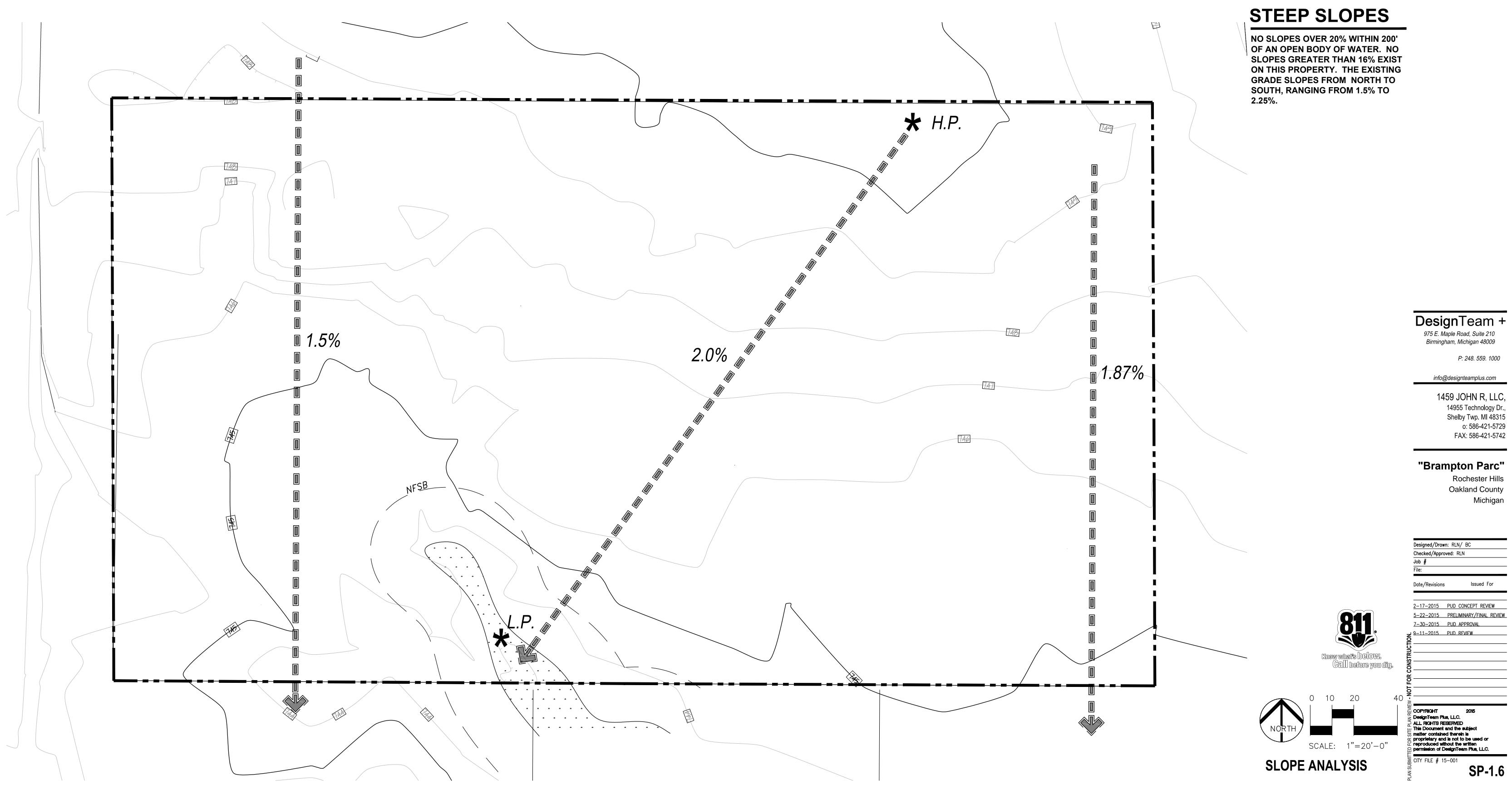
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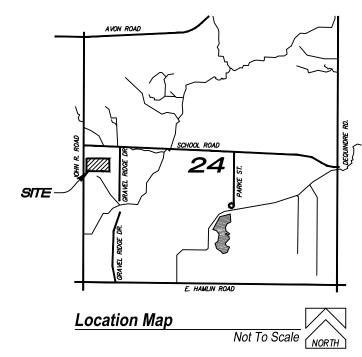
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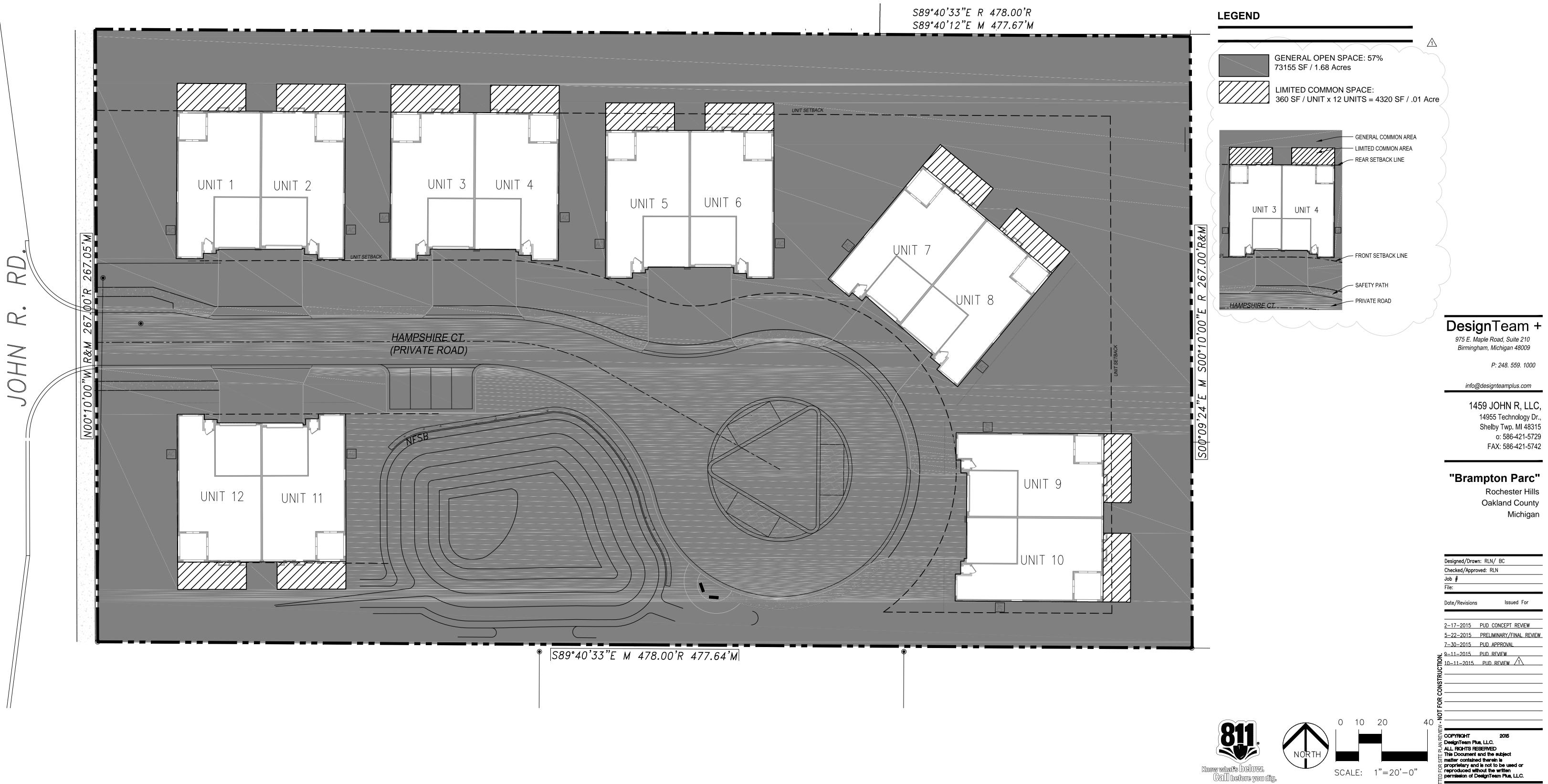
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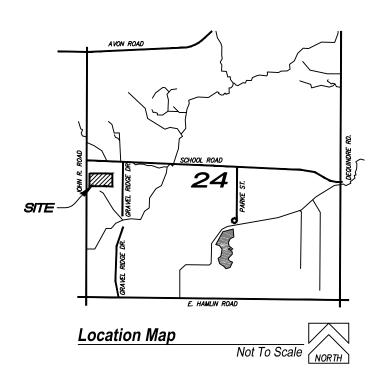
WETLAND ANALYSIS









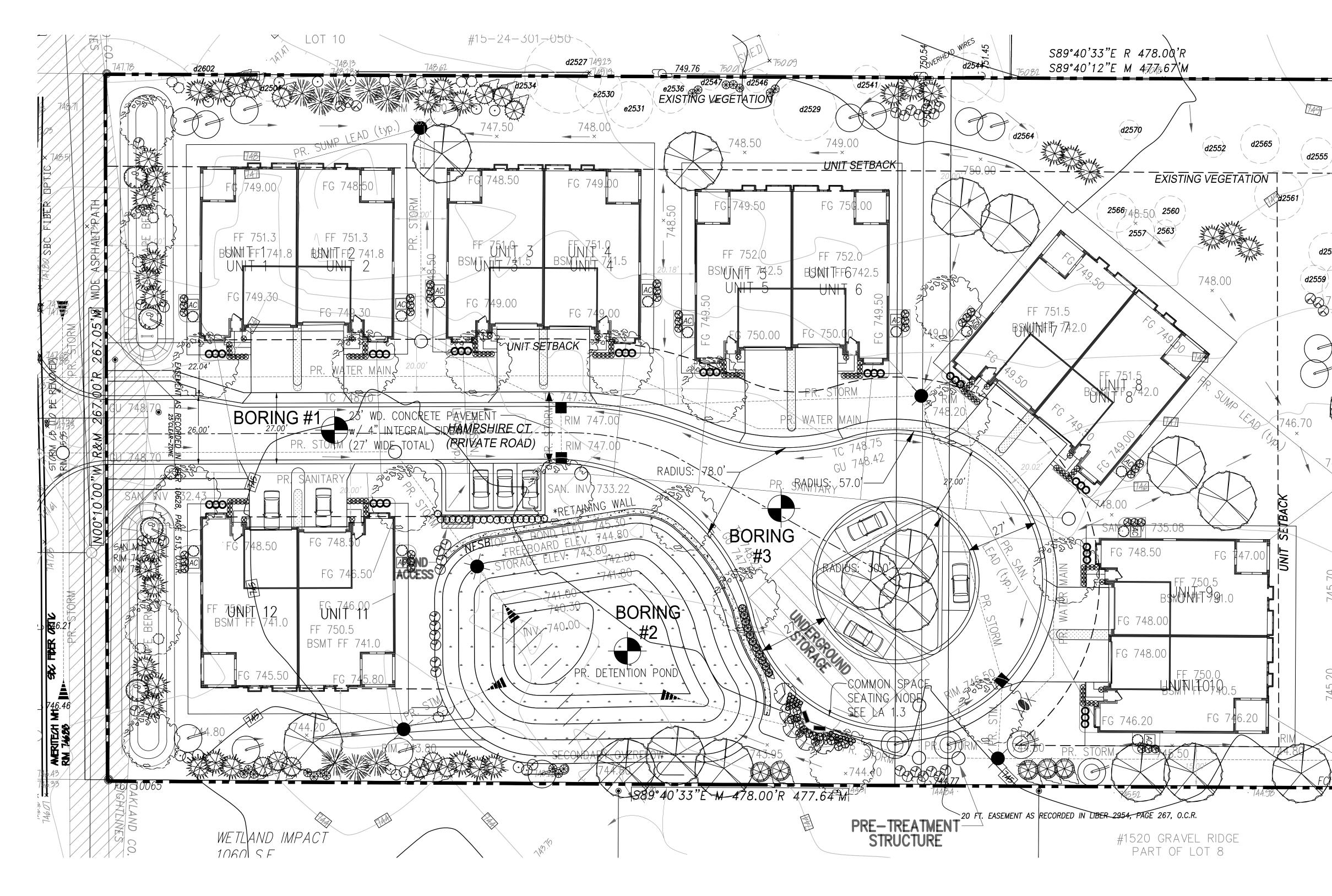


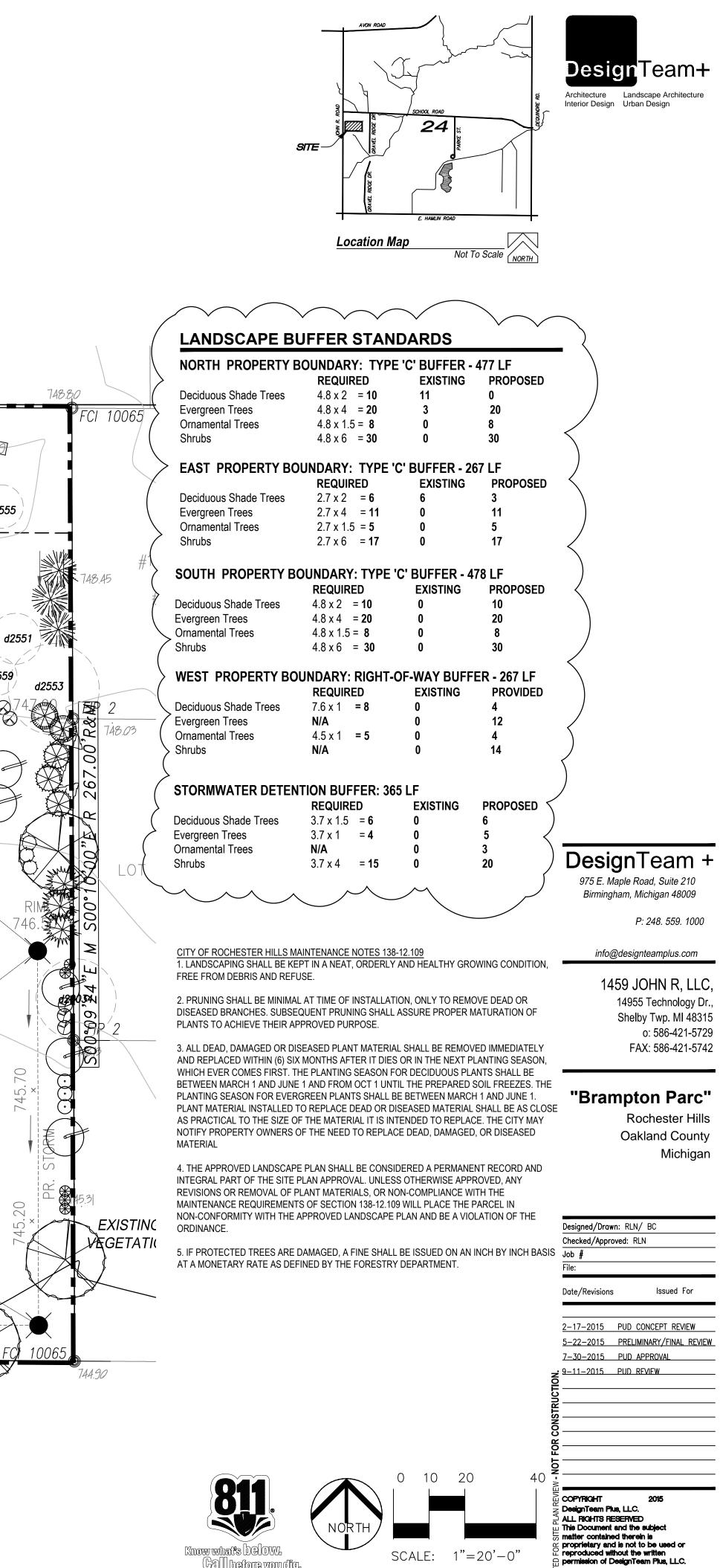


OPEN SPACE PLAN

SP-1.7

CITY FILE # 15-001





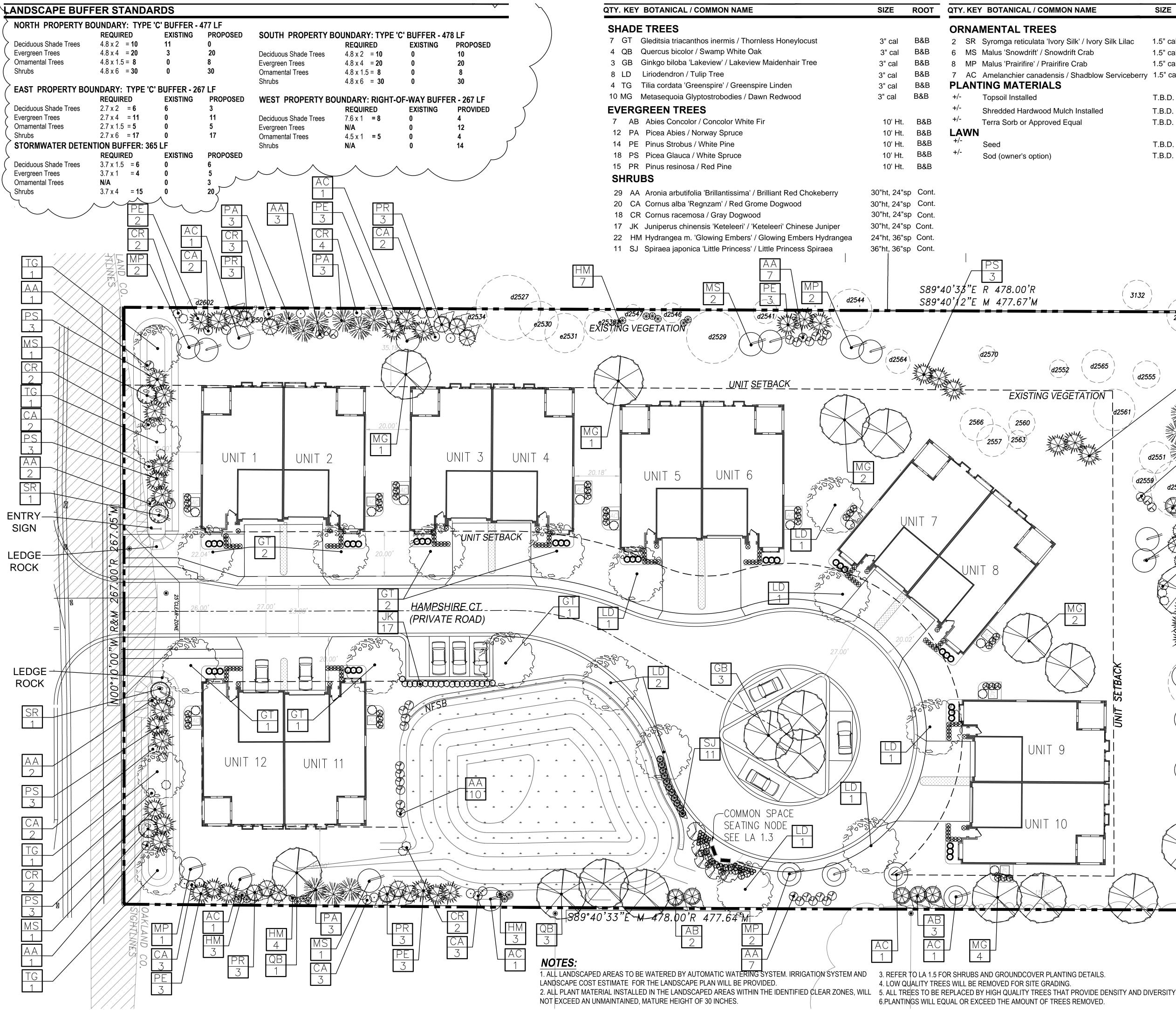
LANDSCAPE CONCEPT PLAN

Xnow what's DC+LC

Call before you dig.

LA-1.0

CITY FILE # 15-001



6.PLANTINGS WILL EQUAL OR EXCEED THE AMOUNT OF TREES REMOVED.

	SIZE	ROOT
Silk' / Ivory Silk Lilac	1.5" cal	B&B
rift Crab	1.5" cal	B&B
Crab	1.5" cal	B&B
Shadblow Serviceberry	1.5" cal	B&B
		UNIT
	T.B.D.	CY
h Installed	T.B.D.	CY
qual	T.B.D.	LBS
	T.B.D.	SF
	T.B.D.	SY

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d2551

d2553

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d2561

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d2565

(3141)

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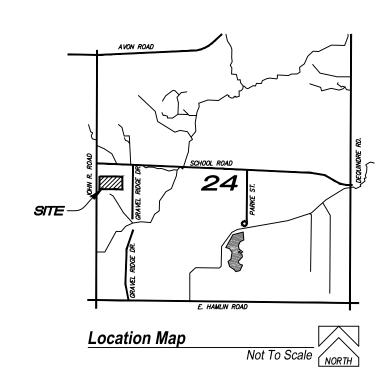
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975 E. Maple Road, Suite 210 Birmingham, Michigan 48009

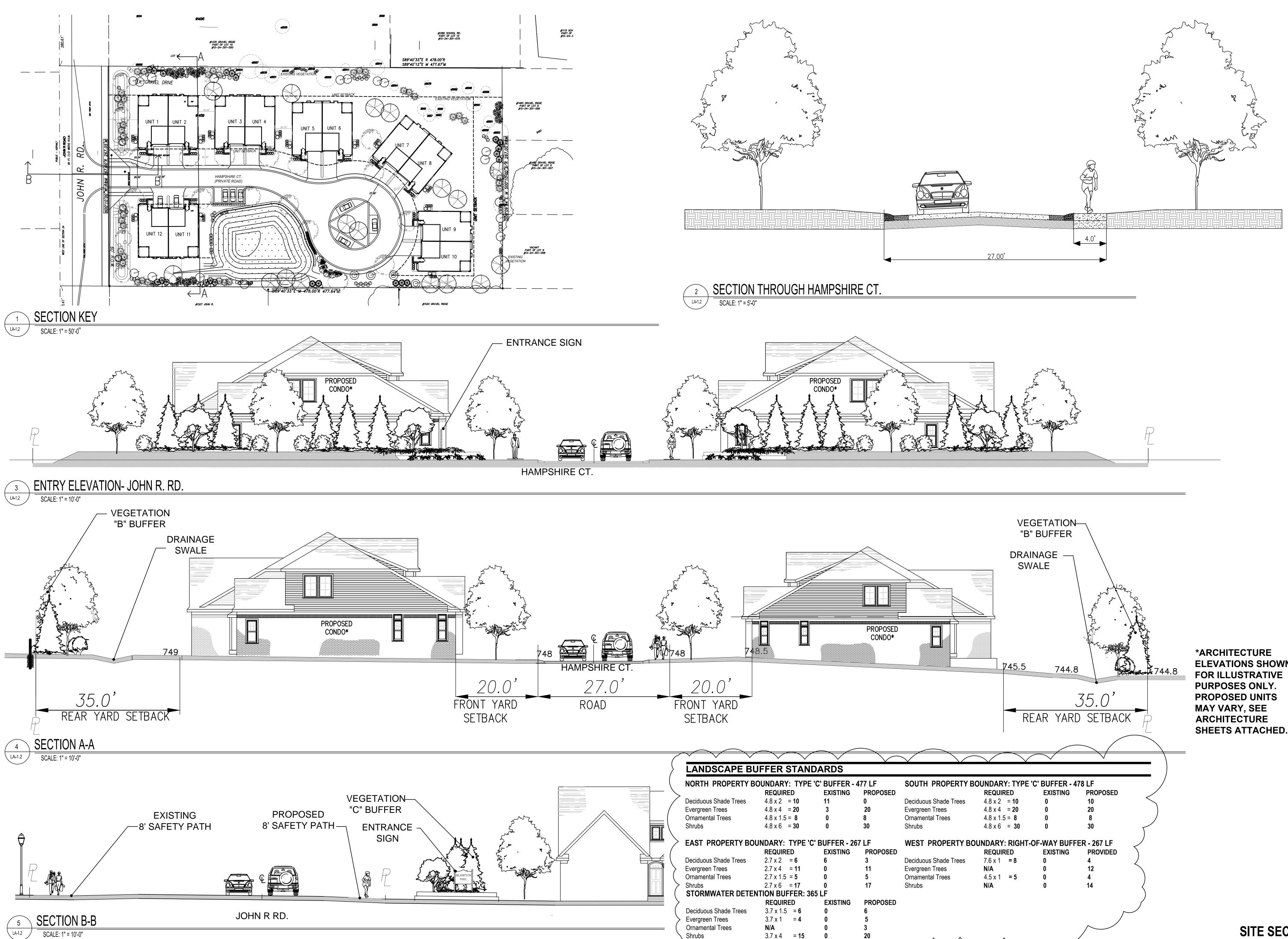
P: 248. 559. 1000

info@designteamplus.com

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

"Brampton Parc"





	• • •		\sim		\checkmark	$\overline{}$
	LANDSCAPE BU	FFER STAND	DARDS			
	NORTH PROPERTY BC	UNDARY: TYPE	C' BUFFER -	477 LF	SOUTH PROPERTY B	OUND
$\overline{\ }$		REQUIRED	EXISTING	PROPOSED		REC
	Deciduous Shade Trees	4.8 x 2 = 10	11	0	Deciduous Shade Trees	4.8 :
	Evergreen Trees	4.8 x 4 = 20	3	20	Evergreen Trees	4.8 :
	Ornamental Trees	4.8 x 1.5 = 8	0	8	Ornamental Trees	4.8 :
	Shrubs	4.8 x 6 = 30	0	30	Shrubs	4.8 :
\geq	EAST PROPERTY BOU	NDARY: TYPE 'C	' BUFFER - 26	67 LF	WEST PROPERTY BO	OUNDA
		REQUIRED	EXISTING	PROPOSED		REC
	Deciduous Shade Trees	2.7 x 2 = 6	6	3	Deciduous Shade Trees	7.6 >
>	Evergreen Trees	2.7 x 4 = 11	0	11	Evergreen Trees	N/A
	Ornamental Trees	2.7 x 1.5 = 5	0	5	Ornamental Trees	4.5 x
\geq	Shrubs	2.7 x 6 = 17	0	17	Shrubs	N/A
(STORMWATER DETEN	TION BUFFER: 36	5 LF			
\geq		REQUIRED	EXISTING	PROPOSED		
(Deciduous Shade Trees	3.7 x 1.5 = 6	0	6		
\geq	Evergreen Trees	3.7 x 1 = 4	0	5		
(Ornamental Trees	N/A	0	3		
\backslash	Shrubs	3.7 x 4 = 15	0	20		
	\land		^	/	\sim	\smile

ELEVATIONS SHOWN FOR ILLUSTRATIVE

P: 248. 559. 1000 info@designteamplus.com

DesignTeam +

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

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

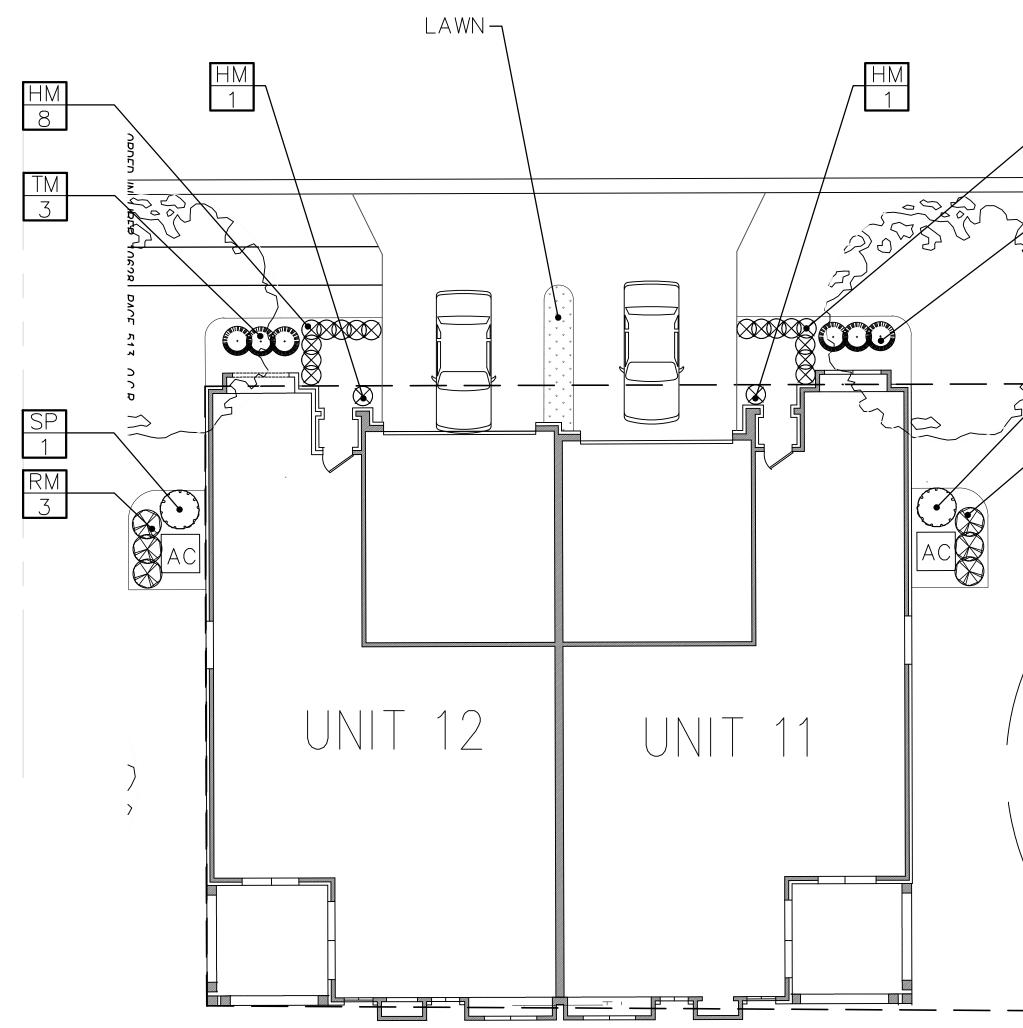
"Brampton Parc"

Rochester Hills Oakland County Michigan

	Designed/Drawn: RLN/ BC							
	Checked/Approved: RLN							
	Job #							
	File:							
	Date/Revisions Issued For							
	2-17-2015 PUD CONCEPT REVIEW							
	5-22-2015 PRELIMINARY/FINAL REVIEW							
	7-30-2015 PUD APPROVAL							
ż	9-11-2015 PUD_REVIEW							
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REVI	COPYRIGHT 2015							
LAN	DesignTeam Plus, LLC. ALL RIGHTS RESERVED							
ΠP	This Document and the subject							
DR SI	matter contained therein is proprietary and is not to be used or							
ED FC	reproduced without the written permission of DesignTeam Plus, LLC.							
AITTE								
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION	CITY FILE # 15-001							



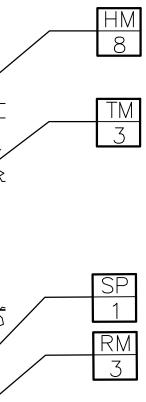
SITE SECTIONS

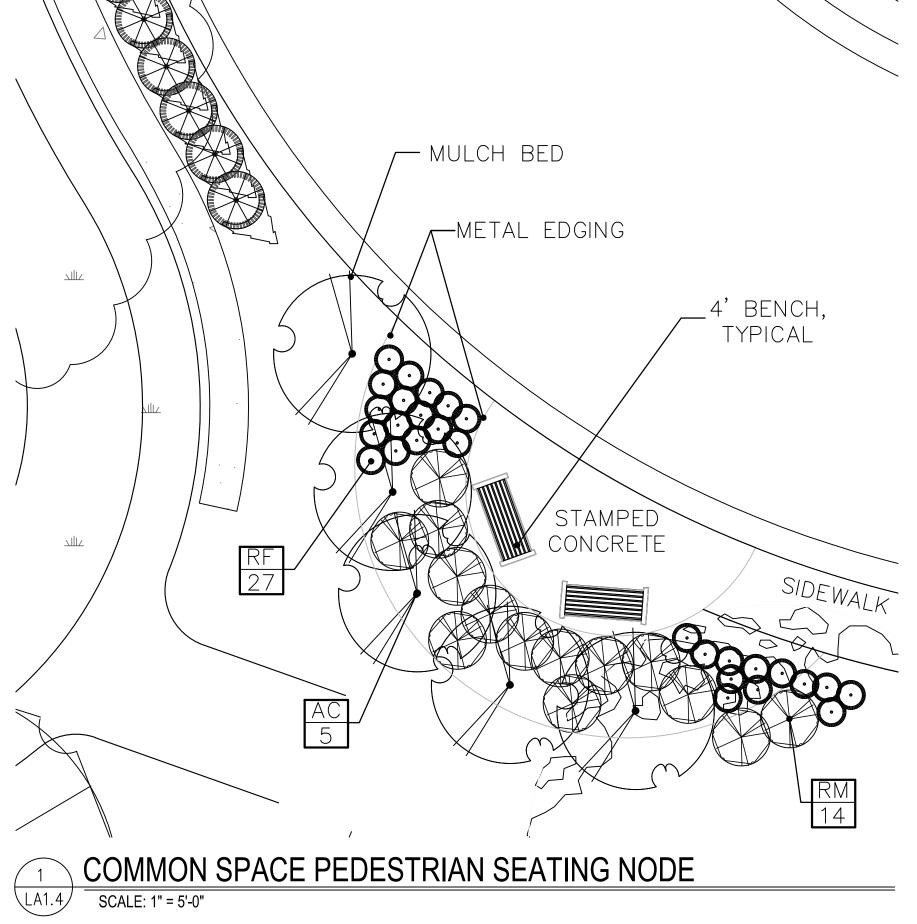


TYPICAL DUPLEX UNIT PLANTING PLAN LA1.4 SCALE: 1" = 10'-0"

TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

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



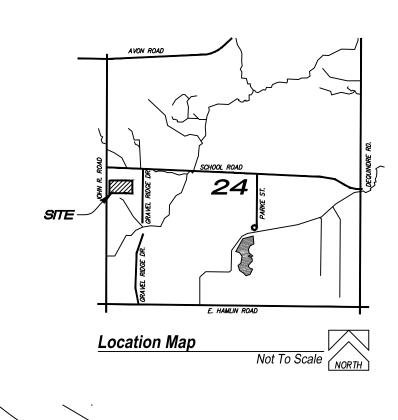


PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE ROOT
NNIALS	6		
27	RF	Rudbeckia Fulgida 'Goldsturm' / Black Eyed Susan	18" O.C. Cont.
BS			
14	RM	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	24" Ht. Cont.
MENT	AL TRE	ES	
5	AC	Amelanchier canadensis / Shadblow Serviceberry	1.5" cal B&B
RIALS			
2		4' Typical Bench	4'
+/-		Stamped Concrete (To be Determined by Client)	CY
+/-		Mulch (To Be Determined By Contractor)	CY
+/-		Edaina	LF
+/-			LBS
	NNIALS 27 BS 14 MENTA 5 RIALS 2 +/- +/- +/-	NNIALS 27 RF BS 14 RM MENTAL TRE 5 AC RIALS 2 +/- +/- +/-	NNIALS27RFRudbeckia Fulgida 'Goldsturm' / Black Eyed SusanBS14RMSpiraea Japonica 'Little Princess' / Little Princess SpiraeaMENTAL TREES5ACAmelanchier canadensis / Shadblow ServiceberryRIALS24' Typical Bench+/-Stamped Concrete (To be Determined by Client)+/-Mulch (To Be Determined By Contractor)+/-Edging

NOTES:

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









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"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
z	9-11-2015 PUD_REVIEW
SITE PLAN REVIEW - NOT FOR CONSTRUCTION	
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	CITY FILE # 15-001





DETAILED PLANTING PLANS

GENERAL NOTES

CITY GENERAL NOTES

1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.

3. ALL PLANT MATERIAL SHALL B E NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO DISEASE AND INSECT ATTACK.

4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS. 5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE

REQUIREMENTS OF THIS ARTICLE. 6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SODDED OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE

MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE. 7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN

ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.

8. LIVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BALTIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S

LANDSCAPE ARCHITECT. 9.PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.

10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY. 11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT. 12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.

13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

RESPONSIBILITY NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS

2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.

3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL PILE.

4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE OWNER SHALL ASSUME ALL MAINTENANCE **RESPONSIBILITIES.**

5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER. 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

LANDSCAPING NOTES

1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING AND THE OPERATION OF THE IRRIGATION SYSTEM. THIS INCLUDES BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES. 2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W.. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE

AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY. 3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. 4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.

5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS. 6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILL SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS. 7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.

8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY ROCHESTER HILLS. 9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

MAINTENANCE NOTES

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.

TREE PROTECTION NOTES

THE TREE PROTECTION FENCING (TPF) SHALL BE ERECTED PER THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT. THE TPF MUST BE IN PLACE AND BE INSPECTED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY EARTHWORK OR CONSTRUCTION OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE A TPF INSPECTION. THE TPF SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OR UNTIL THE CITY AUTHORIZES THE REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.

2. UPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND INSPECTION OF THE TPF AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS TPF INSPECTION.

3. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.

4. A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.

5. THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES WITHIN THE DRIP LINE OF AND REGULATED TREES NOT APPROVED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TRENCHING, GRADING OR FILLING, NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR PRESERVATION.

6. PROPOSED GRADES ARE TO MATCH THE EXISTING ELEVATIONS OUTSIDE THE LIMITS OF THE TPF. NO GRADING EITHER CUT OR FILL IS PERMITTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED FOR PRESERVATION.

7. DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE/CABLE/CORD/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.

8. ALL UTILITY SERVICE REQUEST MUST INCLUDED NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF.

9. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINE OF THE ANY TREE DESIGNATED FOR PRESERVATION. SWALES SHALL BE CONSTRUCTED SO AS NOT TO DIRECT ANY ADDITIONAL FLOW INTO THE DRIP LINE A TREE DESIGNATED FOR PRESERVATION.

10. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT ENTIRE PERIOD REQUIRED. THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON AND INCH FOR INCH BASIS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

11. REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.

12. THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FENCING SHALL BE SUPPORTED BY 6 FOOT METAL T-BAR POSTS 5 FEET ON CENTER AND DRIVEN A MINIMUM OF 24" INTO GROUND. THE TPF FENCING SHALL REMAIN UPRIGHT AND SECURELY IN PLACE FOR THE REQUIRED TIME AS SPECIFIED ABOVE.

CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12.109

1. LANDCAPING 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 FROM OCT 1 UNTIL THE PREPARED SOIL FREEZES. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL 4. THE APPROVED LANDCAPE 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-CONFORMITY WITH THE APPROVED LANDCAPE 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.

IMPORTANT:

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

PLANTING NOTES:

1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.

THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.

3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH. SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD. 4. EDGING SHALL BE A SHOVEL EDGE.

5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).

6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.

8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.

11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.

12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.

13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.

14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4' WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.

15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY

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

17. ALL LANDSCAPE AREAS. SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

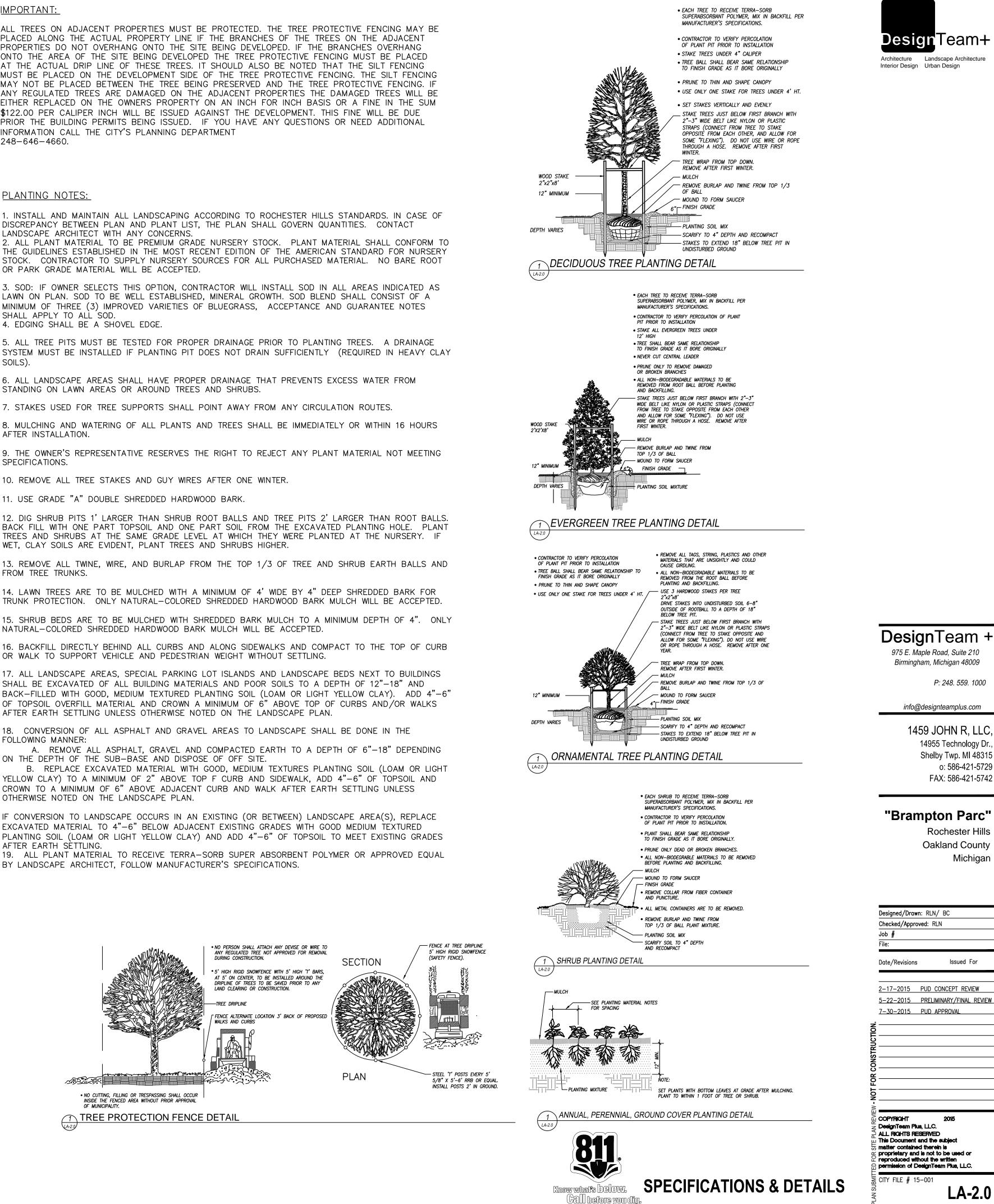
18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.

YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.



I A 1 1 I ANDSCAPE OUANTITIES

TY. KEY BOTANICAL / COMMON NAME	SIZE	ROOT	\$ UNIT	\$ TOTAL	QTY. KEY
SHADE TREES					SHRUBS
7 GT Gleditsia triacanthos inermis / Thornless Honeylocust	3" cal	B & B	\$ 300	\$ 2100	1 EA
4 QB Quercus bicolor / Swamp White Oak	3" cal	B&B	-	\$ 1200	¹⁸ HM
3 GB Ginkgo biloba 'Lakeview' / Lakeview Maidenhair Tree	3" cal		\$ 300	\$ 900	6 RM
4 TG Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200	1 SP
8 LD Liriodendron / Tulip Tree	3" cal	B&B	\$ 300	\$ 2400	6 TM
4 TG Tilia cordata 'Greenspire' / Greenspire Linden	3" cal	B&B	\$ 300	\$ 1200	PLANTIN
10 MG Metasequoia Glyptostrobodies / Dawn Redwood	3" cal	B&B	\$ 300	\$ 3000	+/-
EVERGREEN TREES				\$ 12000	+/-
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	LAWN
18 PS Picea Glauca / White Spruce	10' Ht.	B&B	\$ 300	\$ 5400	+/-
15 PR Pinus resinosa / Red Pine	10' Ht.	B&B	\$ 300	\$ 4500	+/-
ORNAMENTAL TREES				\$ 19800	
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		\$ 200	\$ 1200	
8 MP Malus 'Prairifire' / Prairifire Crab	1.5" cal		\$ 200	\$ 1600	
7 AC Amelanchier canadensis / Shadlow Serviceberry	1.5" cal	B&B	\$ 200	\$ 1400 \$ 4600	
SHRUBS				φ 4000	
20 CA Cornus alba 'Regnzam' / Red Grome Dogwood	30"ht, 24"sp	Cont.	\$ 35	\$ 700	
29 AA Aronia arbutifolia 'Brillantissima' / 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	a 24"ht, 36"sp	Cont.	\$ 35	\$ 770	
11 SJ Spiraea japonica 'Little Princess' / Little Princess Spiraea	36"ht, 36"sp	Cont.	\$ 35	\$ 385 \$ 4095	
			фтрр		
			\$ T.B.D.		
 Shredded Hardwood Mulch Installed Torra Sarb or Approved Equal 			\$ Т.В.D. ¢ т в р		
 Terra Sorb or Approved Equal +/- Edging 			\$ T.B.D. \$ T.B.D.		
+/- Edging LAWN			φι.ο.υ.		
+/- Seed			\$ T.B.D.		
			Ψι.υ.υ.		

LA 1.3 TYPICAL DUPLEX UNIT PLANT MATERIAL SCHEDULE:

	KEY	BOTANICAL NAME / COMMON NAME	SIZE ROOT	\$ UNIT	\$ TOTAL
R	UBS				
	EA	Euonymus alata 'Compacta' / Dwarf Burning Bush	24" Ht. Cont.	\$ 35	\$ 35
	НМ	Hydrangea m. 'Glowing Embers' / Glowing Embers Hydrangea	24" Ht. Cont.	\$ 35	\$ 630
	RM	Rosa 'Meivahyn' / Knockout Rose	24" Ht. Cont.	\$ 35	\$ 210
	SP	Syringa patula 'Miss Kim' / Miss Kim Lilac	30" Ht. Cont.	\$ 35	\$ 35
	ТМ	Taxus x media 'Everlow' / Everlow Yew	24" Sp. Cont.	\$ 35	\$ 210
41	ΙΤΙΝ	G 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.	
N	N				
		Seed		\$ T.B.D.	
		Sod (owner's option)		\$ T.B.D.	

LA 1.3 PEDESTRIAN NODE PLANT MATERIAL SCHEDULE:

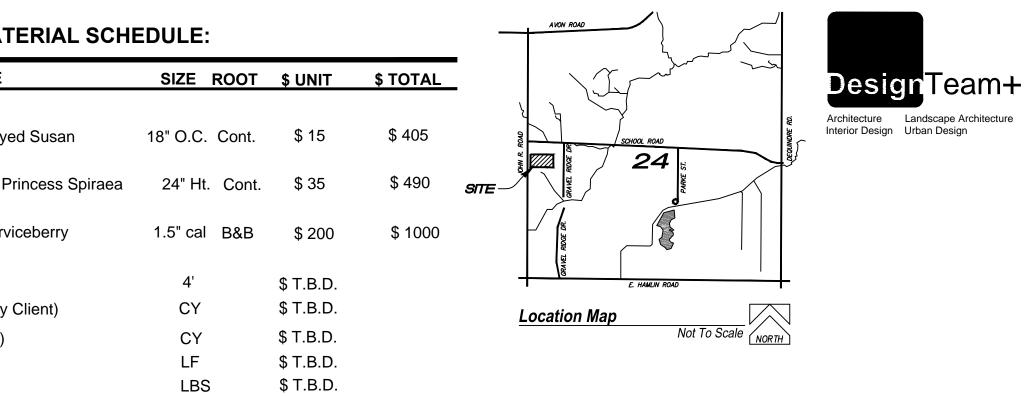
QTY.	KEY	BOTANICAL NAME / COMMON NAME
PERE		S
27	RF	Rudbeckia Fulgida 'Goldsturm' / Black Eye
SHRU	IBS	
14	RM	Spiraea Japonica 'Little Princess' / Little Pr
ORNA	MENT	AL TREES
5	AC	Amelanchier canadensis / Shadblow Servi
MATE	RIALS	
2		4' Typical Bench
+/-		Stamped Concrete (To be Determined by C
+/-		Mulch (To Be Determined By Contractor)
+/-		Edging
+/-		Terra Sorb (Or Approved Equal)

LA ESTIMATE TOTALS:

DUPL

PEDEST

BUFFER, ENTRANCE & LAND



LEX UNIT PLANTINGS = x 6 BUILDINGS =	\$ 1,120 \$ 7,420
TRIAN SEATING NODE =	\$ 1,895
SCAPE PLANTINGS =	\$ 40,495
GRAND TOTAL =	\$ 49,810

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"Brampton Parc"

Rochester Hills Oakland County Michigan

	Designed/Drawn: RLN/ BC						
		Checked/Appro	ved:	RLN			
		Job #					
		File:					
		Date/Revisions		Issued I	or		
		2–17–2015	PUD	CONCEPT REV	IEW		
		3-17-2015					
		7-30-2015	PUD	APPROVAL			
	ž	9-11-2015	PUD	REVIEW			
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	PLAN SUBMITTED	CITY FILE # 15	5–001		-2.1		

PRELIMINARY PLANT SCHEDULE & PRICE ESTIMATES