

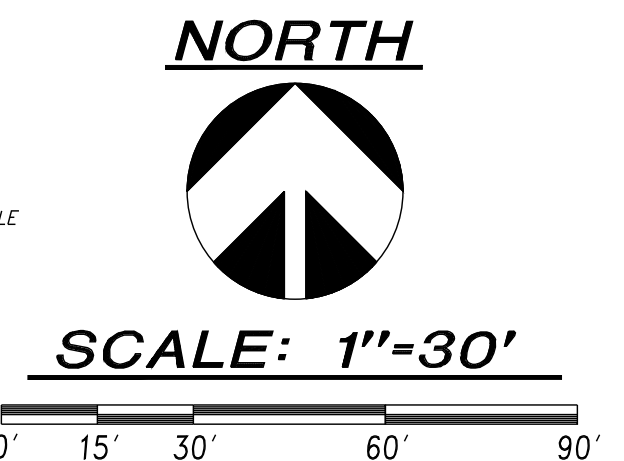
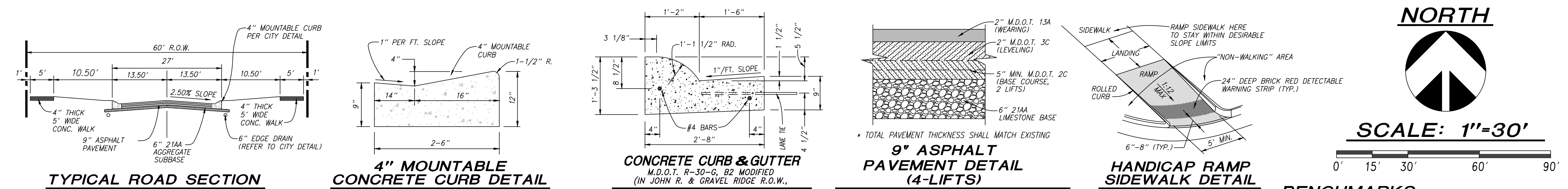
SITE PLAN

PART OF THE S.W. 1/4 OF SECTION 25
T.17N., R.15E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

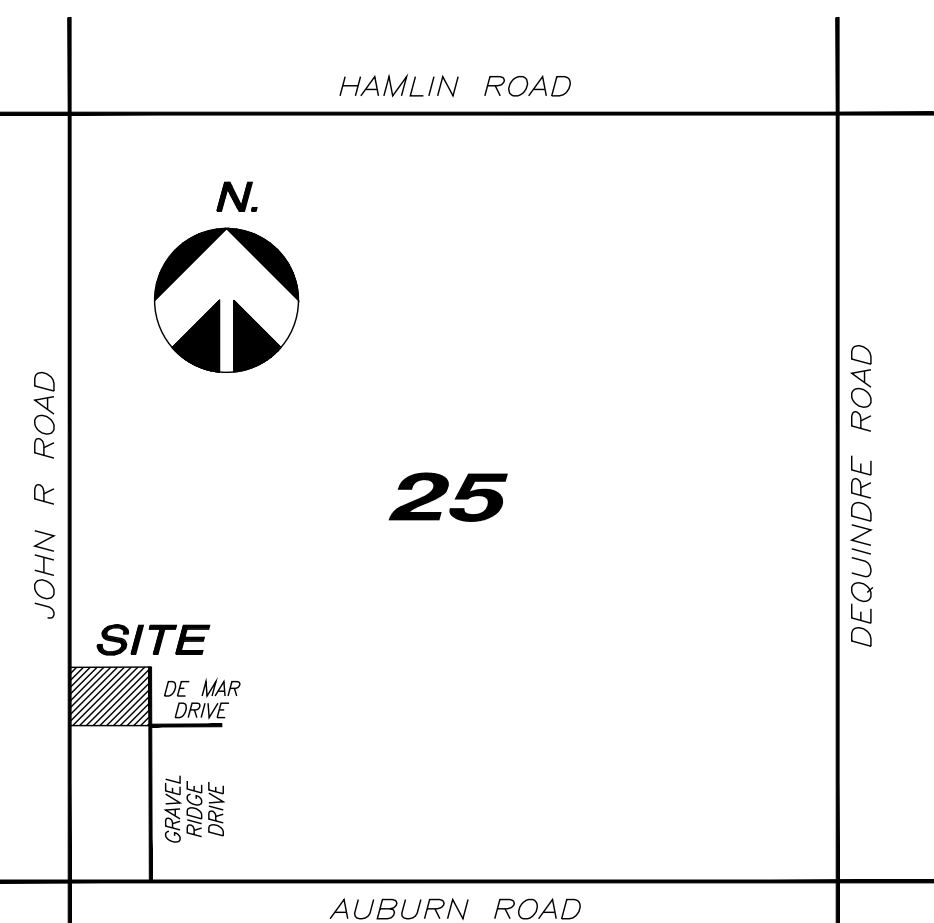
DATE: 9-27-2017
JOB NO: 170254-215
BY: FRANK BARTOLLOTTA
DRAWN BY: FRANK BARTOLLOTTA
CHECKED BY: FRANK BARTOLLOTTA
SCALE: 1" = 30'

PROPOSED
BERKSHIRE SITE CONDOMINIUM
FOR:
FRANK BARTOLLOTTA & ASSOCIATES
2155 JONES & COU
SHELBY TOWNSHIP, MI 48316
(586) 822-3944

PHONE: 586 371-8030
FAX: 586 731-2605
URBAN LAND CONSULTANTS
PLANNERS LAND SURVEYORS
CIVIL ENGINEERS SHELBY TWP., MI 48316-4516
8800 23 MILE ROAD



- BENCHMARKS**
- CUT NAIL IN W. FACE U-POLE, EAST SIDE OF JOHN R. AT HOUSE #2731
ELEVATION=716.65
DATUM=NAVD88
 - SAW. MH. IN GRAVEL RIDGE DR. AT HOUSE 2731
ELEVATION=716.60
DATUM=NAVD88
 - 1/4" HYD AT NORTH END OF GRAVEL RIDGE DR.
ELEVATION=722.78
DATUM=NAVD88
 - 1/4" HYD AT S.E. CORNER OF INTERSECTION OF GRAVEL RIDGE DR. AND DELMAR RD.
ELEVATION=717.28
DATUM=NAVD88
 - 1/4" HYD ON W. SIDE OF JOHN R. 150' S. OF N.P.L.
ELEVATION=718.79
DATUM=NAVD88



LOCATION MAP
SCALE: 4" = 1 MILE

SITE CRITERIA

- PARCEL IDENTIFICATION #: 15-25-351-045
 - EXISTING ZONING: R4
 - GROSS AREA OF SITE: 189,736 S.F. (4,356 AC.)
 - NET AREA OF SITE: 188,086 S.F. (4,318 AC.)
 - PROPOSED USE: SINGLE FAMILY SITE CONDOMINIUM w/ PUBLIC ROAD
 - UNIT SUMMARY (UNIT AVERAGING 10% REDUCTION):
 - MINIMUM UNIT SIZE: 8,640 S.F.
 - DENSITY PERMITTED: 34 UNITS/AC. x 4,318 AC. = 147 UNITS
 - DENSITY PROPOSED: 13 UNITS/AC. (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)
 - MINIMUM UNIT FRONTAGE: 72' (MEASURED AT FRONT SETBACK LINE)
 - BUILDING SETBACKS: FRONT = 25', REAR = 35', SIDE = 10', HEIGHT = 30' MAX.
- | UNIT FRONTAGE | UNIT AREA (SQ. FT.) |
|-----------------------------|--|
| 1. 75.72' | 9,038 |
| 2. 76.00' | 9,120 |
| 3. 76.00' | 9,120 |
| 4. 76.00' | 9,120 |
| 5. 76.00' | 9,120 |
| 6. 76.00' | 9,120 |
| 7. 94.28' | 11,361 |
| 8. 80.00' | 10,663 |
| 9. 80.00' | 10,788 |
| 10. 80.00' | 10,788 |
| 11. 80.00' | 10,788 |
| 12. 80.00' | 10,788 |
| 13. 90.00' | 10,062 |
| TOTAL | 130,116 |
| AVERAGE | 60.00' |
| MAXIMUM LOT COVERAGE | 2,000 S.F. AVG. HOUSE SIZE / 9,000 S.F. MIN. LOT SIZE = 22% |
- OPEN SPACE:
 - OPEN SPACE "A": 2,700 S.F.
 - OPEN SPACE "B": 10,950 S.F.
 - DETENTION POND: 10,119 S.F.
 - 23,769 S.F. (12.64% OF PARCEL AREA)
 - UTILITY SUMMARY:
 - WATER MAIN: MUNICIPAL
 - SANITARY SEWER: MUNICIPAL
 - STORM SEWER: ENCLOSED PIPE WITH OUTLET TO EX. DRAIN

PROPERTY DESCRIPTION

Property Description As Surveyed and Related to "Edinburg Sub. No. 1" as recorded in L141 P.15-17
A parcel of land in the SW 1/4 of Section 25, T.17N., R.15E., City of Rochester Hills, Oakland County, Michigan is more particularly described as: Commencing at the SW Corner of Section 25; thence N.00°04'45"E., 1320.00 feet along the West line of Section 25 and the centerline of John R. Road; thence N.89°25'45"E., 60.00 feet to the Point of Beginning; thence N.00°04'45"E., 330.00 feet along the East line of John R. Road (120 feet wide); thence S.89°25'45"E., 574.99 feet; thence S.00°04'45"W., 330.00 feet along the West line of Gravel Ridge Drive (50 feet wide); thence S.89°25'45"W., 574.99 feet to the Point of Beginning and containing 4,356 acres.

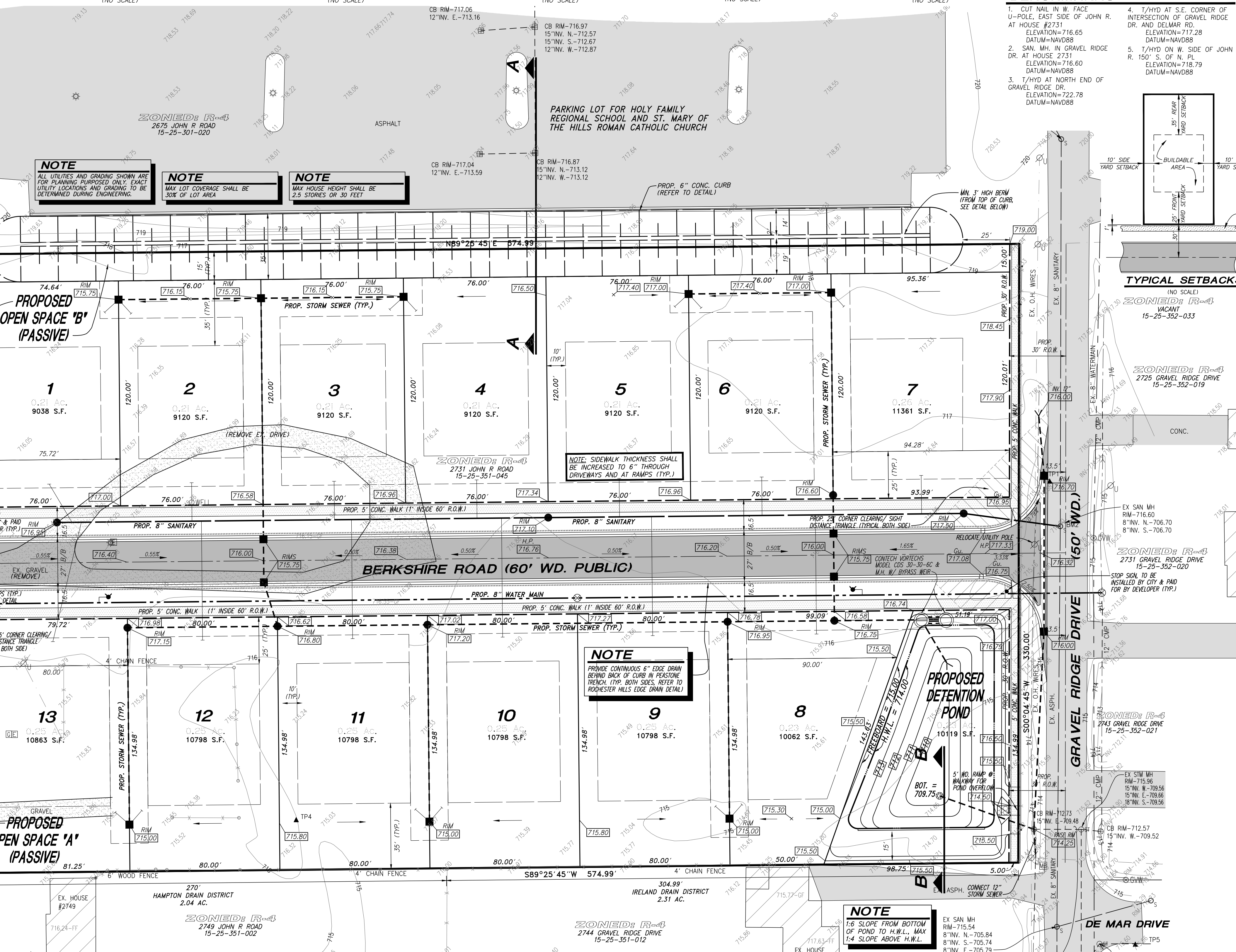
LEGEND

- | | | | |
|--|---------------------|--|------------------------|
| | EXISTING CONTOURS | | WATER MAIN |
| | EXISTING GRADE | | STORM SEWER |
| | EXISTING GRAVEL | | EASEMENT |
| | EXISTING PAVEMENT | | EX. U.G. ELEC. |
| | PROPOSED ASPHALT | | EX. U.G. WRES. |
| | PROPOSED STORM | | EX. U.G. GAS |
| | PROPOSED WATER MAIN | | ROUND CATCH BASIN |
| | PROPOSED SANITARY | | SQUARE CATCH BASIN |
| | | | UTILITY MANHOLE |
| | | | END OF PIPE |
| | | | SANITARY MANHOLE |
| | | | CLEAN-OUT |
| | | | MANHOLE |
| | | | HYDRANT |
| | | | GATE VALVE WELL |
| | | | WATER VALVE |
| | | | WATER BOX |
| | | | VALVE |
| | | | LIGHT POLE |
| | | | AIR CONDITIONER |
| | | | MAIL BOX |
| | | | FENCE POST |
| | | | DOWN SPOUT |
| | | | SOIL BORING |
| | | | ELEC. TRANS. PAD |
| | | | UTILITY POLE |
| | | | GUY ANCHOR |
| | | | SIGN POST |
| | | | SPRINKLER HEAD |
| | | | GAS METER |
| | | | TELEPHONE RISER |
| | | | ELECTRICAL RISER |
| | | | CABLE TV RISER |
| | | | FINISHED FLOOR |
| | | | GARAGE FLOOR |
| | | | CONC. CONCRETE |
| | | | SET MAG. NAIL |
| | | | SET IRON BAR |
| | | | IRON FOUND RIB |
| | | | MIN. FOUND C. MARKMENT |

SHEET INDEX

- SITE PLAN
- POND & DRAINAGE PLAN
- TREE PLAN
- EXISTING CONDITIONS

CITY FILE NO. 17-040, SECTION 25
SITE PLAN - SHEET 1 of 4

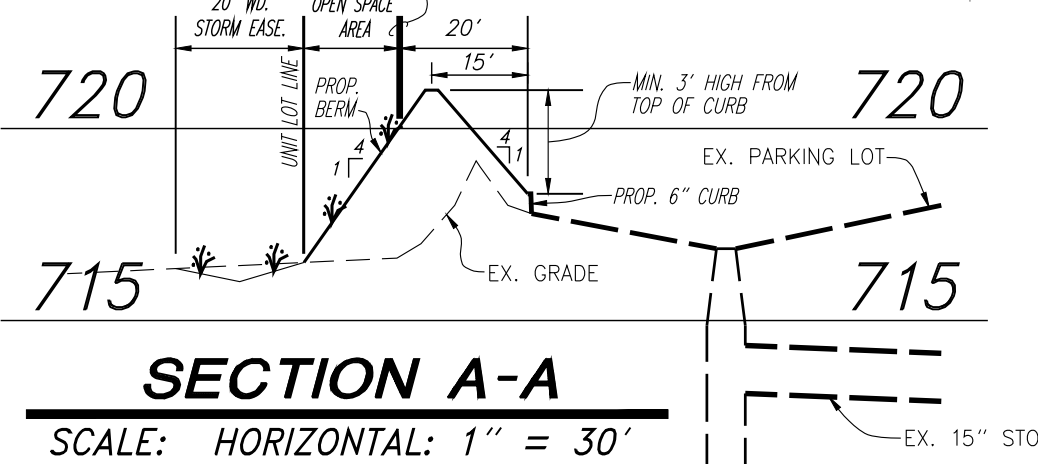


FIRE DEPARTMENT NOTES:

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2009 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.
2,000 S.F. AVERAGE HOUSE SIZE CONSTRUCTED OF WOOD, BRICK, AND SIDING OF VARIOUS MATERIALS.

SANITARY SEWER CAPACITY DESIGN

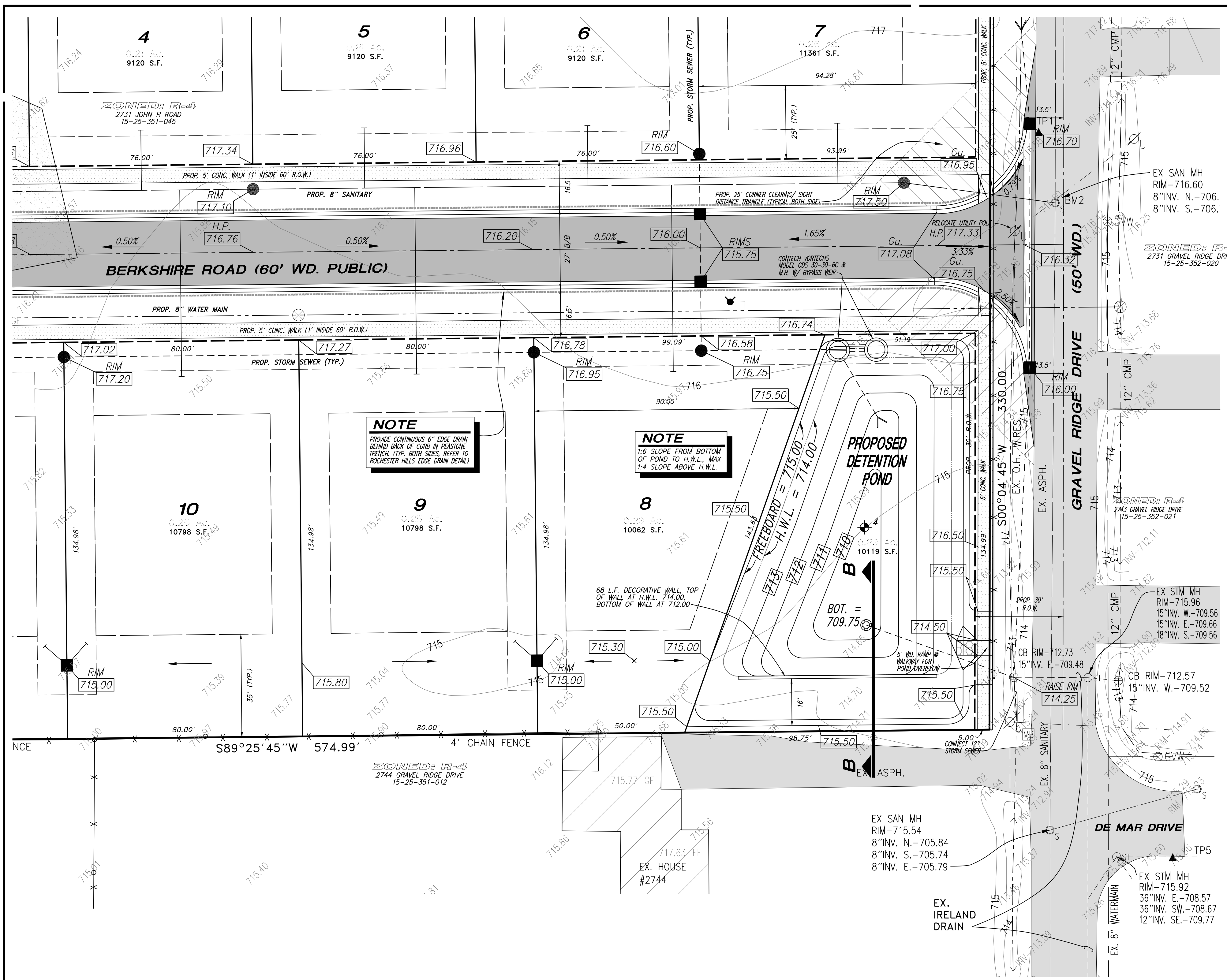
- ULTIMATE SERVICE AREA
- POPULATION:
PROPOSED CONDOMINIUM SITE = 13 DETACHED CONDO UNITS
13 UNITS x 3.5 PEOPLE/UNIT = 46 PEOPLE
- AVERAGE FLOW:
= 1100 G.P.C.D. (1146 PEOPLE)
= 1600 (12.417,48)
= 0.00712 CFS
- PEAK FLOW:
P = 4.00 (PER CITY ENGINEER)
PEAK FLOW = (0.00712)(4.00) = 0.0285 C.F.S.
CAPACITY OF AN 8" @ 0.40% = 0.75 CFS OK.



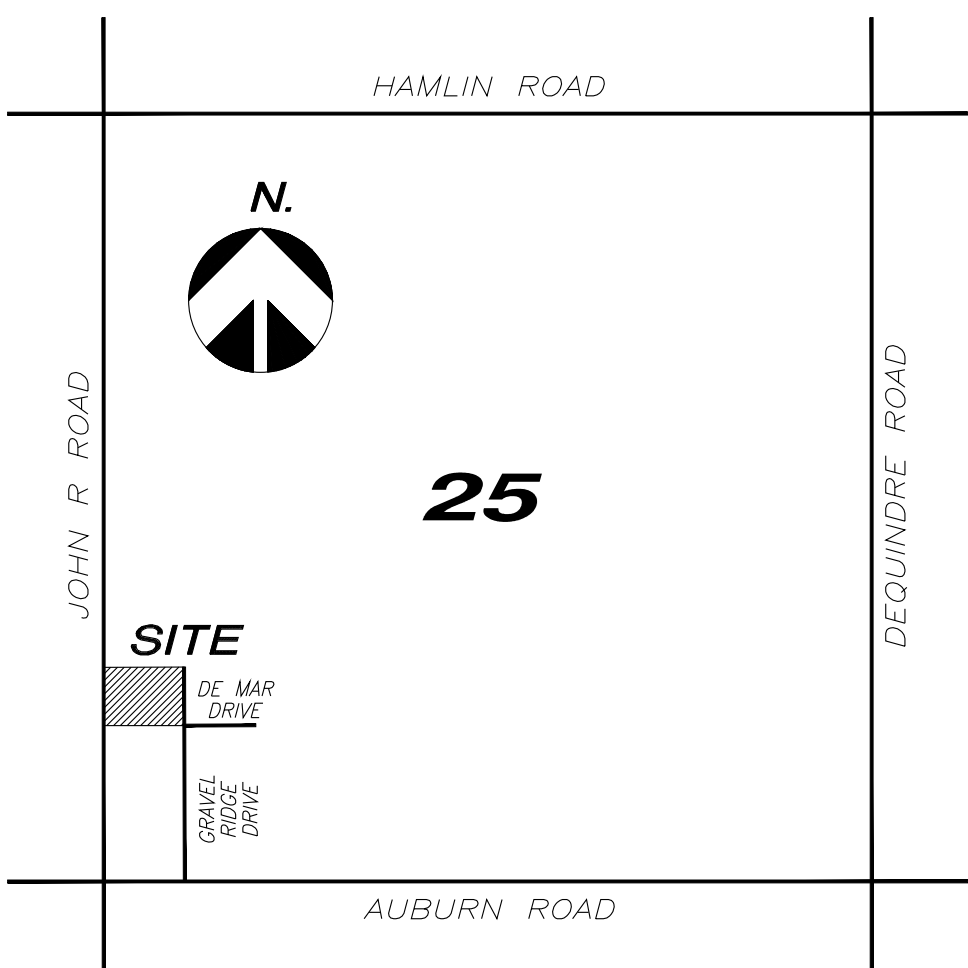
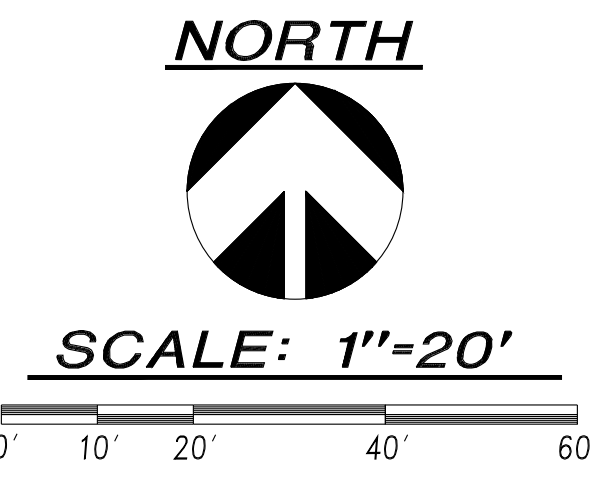
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOTAL FEE for the location of underground utilities

Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

CONTRACTOR TO VERIFY ALL UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. SEE PLAN FOR GENERAL DOCUMENTATION.



NOTE
ALL UTILITIES AND GRADING SHOWN ARE FOR PLANNING PURPOSES ONLY. EXACT UTILITY LOCATIONS AND GRADING TO BE DETERMINED DURING ENGINEERING.



DETENTION CALCULATIONS

ALLOWABLE OUTFLOW FROM SITE
PARCEL ACREAGE: A = 4.32 Acres (net)
PER OCMR DESIGN FOR THE IRELAND DRAIN, THE STORM SEWER DRAINING THIS PARCEL WAS DESIGNED FOR A "C" = 0.298
SETTING THE ALLOWABLE OUTFLOW PER THE RATIONAL METHOD
(Q=CIA, WITH C=0.298; I=1.75/1+25; T=20; A=2.31)
Q_A = (0.298) x (1.75/45) x (2.31 acres) = 2.68 CFS
SET POND OUTFLOW AT 0.62 CFS/Acre = 4.32 x 0.62 = 2.68 CFS

DETERMINING RUNOFF COEFFICIENT "C" FOR THE SITE

- TOTAL AREA OF SITE = 4.32 ACRES
- PAVED (STREETS, ROADS, SIDEWALKS, DRIVEWAYS) → C=0.95
ROADWAY PAVEMENT = 0.292 Ac.
SIDEWALK = 0.131 Ac.
ROADWAY AREA/UNIT = 0.0195 Ac./UNIT = 0.254 C.F.
TOTAL = 0.677 Ac.
- BUILDING AREA (HOUSES, PATIOS, DECK, ETC.) → C=0.95
13 x (45x45) / 43,560 = 0.804 Ac.
- GREEN AREA (GRASS) → C=0.15
SOIL GROUP A (C=0.15) = 4.32 - 0.677 - 0.804 = 3.04 Ac.
- RUNOFF COEFFICIENT
(0.677+0.804) x 0.95 + 3.17 x 0.15 = 0.392
∴ C = 0.40

POND SIZING CALCULATION (OKLAHOMA COUNTY DRAIN COMMISSION METHOD)

A) TRIBUTARY AREA: 4.32 ACRES AT PROPOSED C = 0.40
B) POND OUTFLOW = 2.68 CFS+
C) PROPOSED 100 YEAR FREQUENCY STORM DETENTION (ALLOWABLE OUTFLOW) = 2.68
Q₀ = (Ac. x PROPOSED "C") = 4.32 x 0.40 = 1.55
T = $\sqrt{\frac{10,312.5}{Q_0}} - 25 = 56.57$ MINUTES
V₀ = $\frac{16,500T}{T + 25} - 400 = 1$
= 11,442.99 - 3,507.34 = 7,935.65 CU. FT. / ACRE/IMPVIOUS
V_{REQUIRED} = (A) x (V₀) x (C PROPOSED)
= (4.32 Ac.) x (7,935.65) x (0.40)
= 13,712.8 CU. FT.

VOLUME PROVIDED:

POND CONTOUR AREA	DEPTH	VOLUME
A 714.00 = 6,368 S.F.	h = 1.0',	V = 5,594.9 C.F.
A 713.00 = 4,886 S.F.	h = 1.0',	V = 4,148.9 C.F.
A 712.00 = 3,480 S.F.	h = 1.0',	V = 2,703.8 C.F.
A 711.00 = 1,996 S.F.	h = 1.0',	V = 1,352.0 C.F.
A 710.00 = 798 S.F.	h = 0.25',	V = 66.5 C.F.
A 709.75 = 0 S.F.		V = 13,866.1 C.F.

TOTAL VOLUME PROVIDED = 13,866.1 C.F. > 13,712.8 C.F. ∴ O.K.

SUMMARY:

FREEBORD ELEVATION = 715.00
HIGH WATER LEVEL = 714.00
BOTTOM OF POND = 709.75
OVERFLOW TO GRAVEL RIDGE DRIVE EXISTING C.B.
OUTLET: RESTRICTED TO IRELAND DRAIN

NOTE

- INfiltration:
1. ALL STORMS UP TO ONE HALF (1/2") MUST BE CAPTURED AND INFILTRATED ON-SITE.
2. THE MAXIMUM DEPTH OF AN INFILTRATION SYSTEM SHALL BE ONE AND A HALF FEET (1-1/2") UNLESS THE INFILTRATION RATE IS GREATER THAN ONE HALF INCHES (1/2") PER HOUR, IN SUCH CASE, THE SYSTEM MAY BE DEEPER AND MUST BE CAPABLE OF INFILTRATING THE RECHARGE VOLUME WITHIN A 48-HOUR PERIOD.
3. RECHARGE SHOULD NOT BE CONCENTRATED TO ONE AREA, IT SHOULD BE DISTRIBUTED TO MULTIPLE AREAS THROUGHOUT THE SITE.
4. SITE DESIGN SHOULD IMPLEMENT RUNOFF REDUCTION TECHNIQUES SUCH AS THOSE DESCRIBED IN APPENDIX A OF THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.

VOLUME OF WATER TO BE INFILTRATED
V_{INF} = 1,815 x 4.32 Ac. x 0.40 = 3,136 C.F.

LOCATION MAP
SCALE: 4" = 1 MILE

- BENCHMARKS**
- CUT NAIL IN W. FACE U-POLE, EAST SIDE OF JOHN R. AT HOUSE #2731
ELEVATION=716.65
DATUM=NAVD88
 - SAN. MH. IN GRAVEL RIDGE DR. AT HOUSE 2731
ELEVATION=716.60
DATUM=NAVD88
 - T/HYD AT NORTH END OF GRAVEL RIDGE DR.
ELEVATION=722.78
DATUM=NAVD88
 - T/HYD AT S.E. CORNER OF INTERSECTION OF GRAVEL RIDGE DR. AND DELMAR RD.
ELEVATION=717.28
DATUM=NAVD88
 - T/HYD ON W. SIDE OF JOHN R. 150' S. OF N. PL.
ELEVATION=718.79
DATUM=NAVD88

LEGEND

- 100 EXISTING CONTOURS
- 100.00 EXISTING GRADE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- PROPOSED ASPHALT
- PROPOSED STORM
- PROPOSED WATERMAN
- PROPOSED SANITARY

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.G. ELEC.
- EX. U.G. WIRE
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC TRANS PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SET MISC. MAIL
- SET IRON BAR
- FOUND IRON BAR
- MON FOUND C. MONUMENT

SOIL BORING LOG

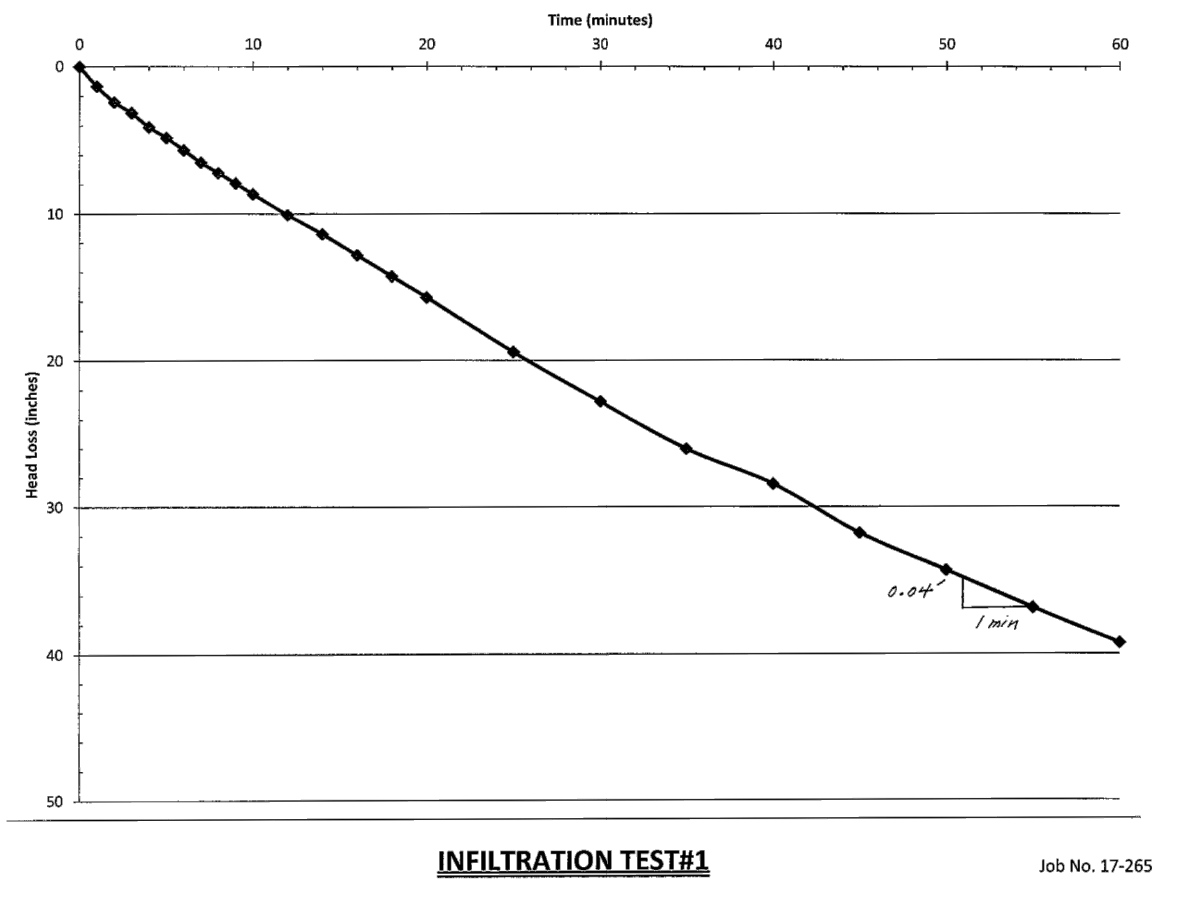
Soil Boring #1
Elevation=715.00

0'-8" Moist Dark Brown Sandy TOPSOIL with some vegetation, fill
8'-11" Moist Dark Brown Sandy TOPSOIL with organic, vegetation and trace of flint, fill
11'-30" Medium compact moist dark brown sandy TOPSOIL with gravel & occasional stones, fill
30'-54" Compact moist brown fine SAND with traces of silt & gravel, possible fill
54'-76" Extremely compact moist brown gravelly SAND with trace of gravel
76'-150" Very compact wet brown fine to medium SAND with traces of silt & gravel
150'-204" Extremely compact wet brown fine SAND with trace of gravel
204'-293" Extremely compact wet brown fine SAND with trace of gravel
293'-306" Extremely soft moist blue silty CLAY with traces of sand & pebbles & silt lenses
Water Encountered = 76" & 206"
at Completion = 73"

Infiltration Test #1

Approximate Ground Elevation = N/A
Casing Length = 6 feet
Casing Depth = 5 feet
Casing Stick-Up = 1 foot
Top of Casing Elevation = N/A

Time (min)	Water Level Below Top of Casing (ft)	Head Loss in Pipe (ft)
0	1.13	4.0
1	1.24	1.3
2	1.33	2.4
3	1.39	3.1
4	1.47	4.1
5	1.53	4.8
6	1.60	5.6
7	1.67	6.5
8	1.73	7.2
9	1.79	7.9
10	1.85	8.6
12	1.97	10.1
14	2.08	11.4
16	2.20	12.8
18	2.32	14.3
20	2.44	15.7
25	2.75	19.4
30	3.03	22.8
35	3.30	26.0
40	3.50	28.4
45	3.78	31.8
50	3.99	34.3
55	4.20	36.8
60	4.40	39.2

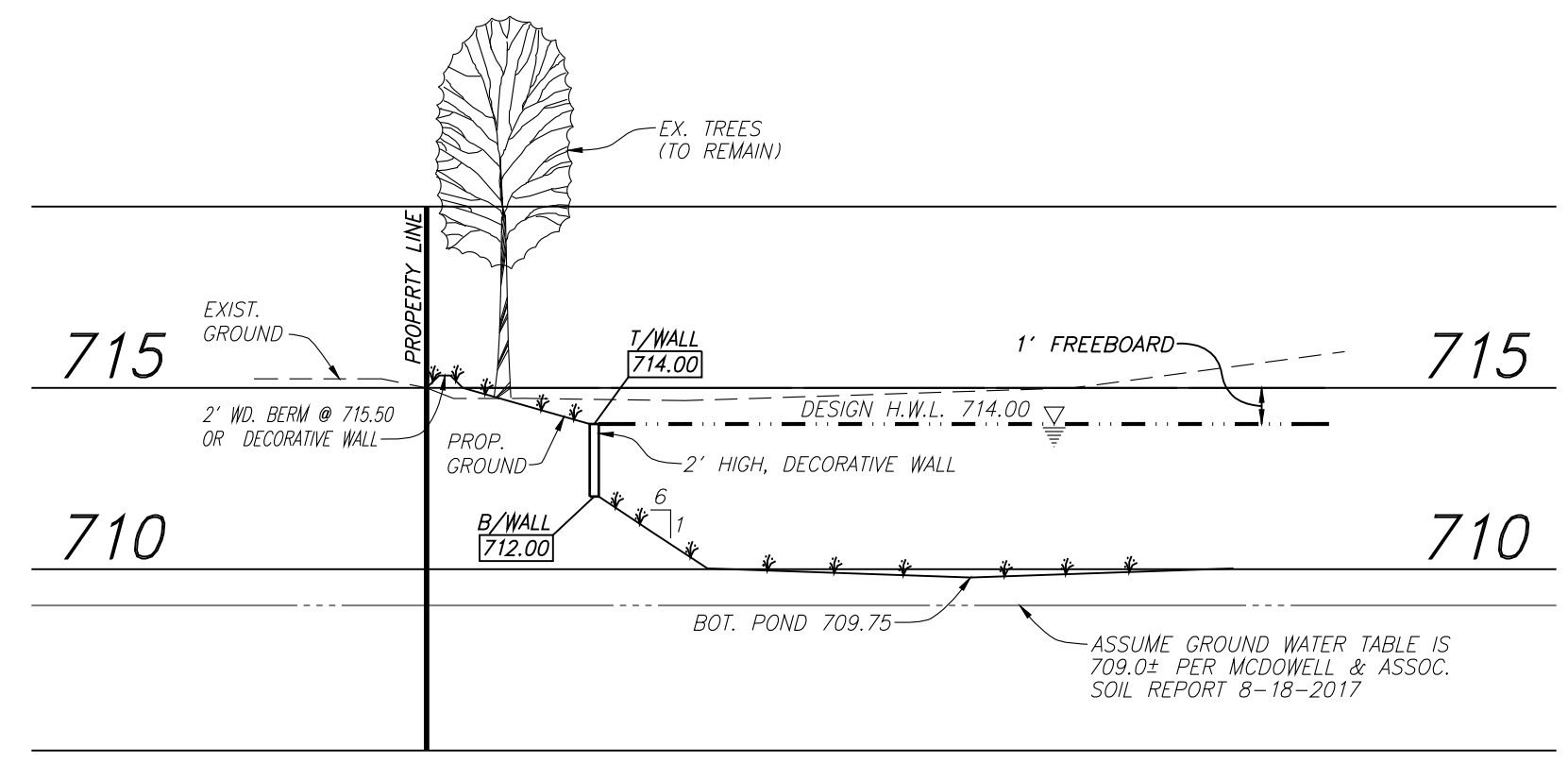
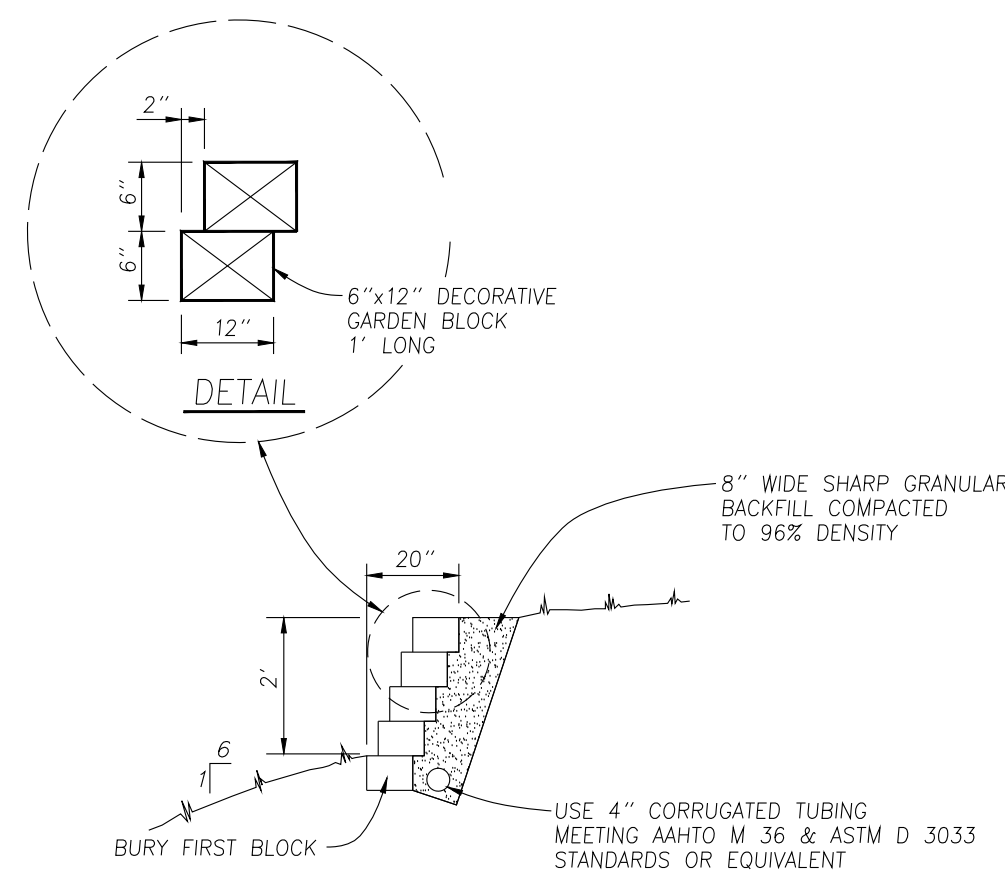


NOTE
PROVIDE CONTIGUOUS 6" EDGE DRAIN BEHIND BACK OF CURB IN PEASTONE TRENCH (TYP. BOTH SIDES. REFER TO ROCHESTER HILLS EDGE DRAIN DETAIL)

NOTE
1:6 SLOPE FROM BOTTOM OF POND TO H.W.L. MAX 1:4 SLOPE ABOVE H.W.L.

NOTE
68 L.F. DECORATIVE WALL, TOP OF WALL AT H.W.L. 714.00, BOTTOM OF WALL AT 712.00

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities



SECTION B-B
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

K:\PROJECTS\17054\17054\DWG\17054-020.DWG, 6/28/2018 1:40:19 PM, AutoCAD PDF General Document Plotting

DETAILED POND and DRAINAGE PLAN
PART OF THE S.W. 1/4 OF SECTION 25
T.17N., R.15E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

DATE: 170254-215
JOB NO.: 170254-215
DATE: 4-4-2018
SCALE: 1"=20'
DRAWN: DKZ
CHECK: PDS
SHEET: 2 OF 4
REVISED BY: J. B. B. 6-14-18
REVISED BY: J. B. B. 4-8-18

PROPOSED BERKSHIRE SITE CONDOMINIUM
FOR: FRANK BARTOLOTTA ASSOCIATES
2852 JONES & BOUDOU
SHELBY TOWNSHIP, MI 48316
(586) 822-3944

PHONE: 586 371-8030
FAX: 586 731-2605

URBAN LAND CONSULTANTS
PLANNERS LAND SURVEYORS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516

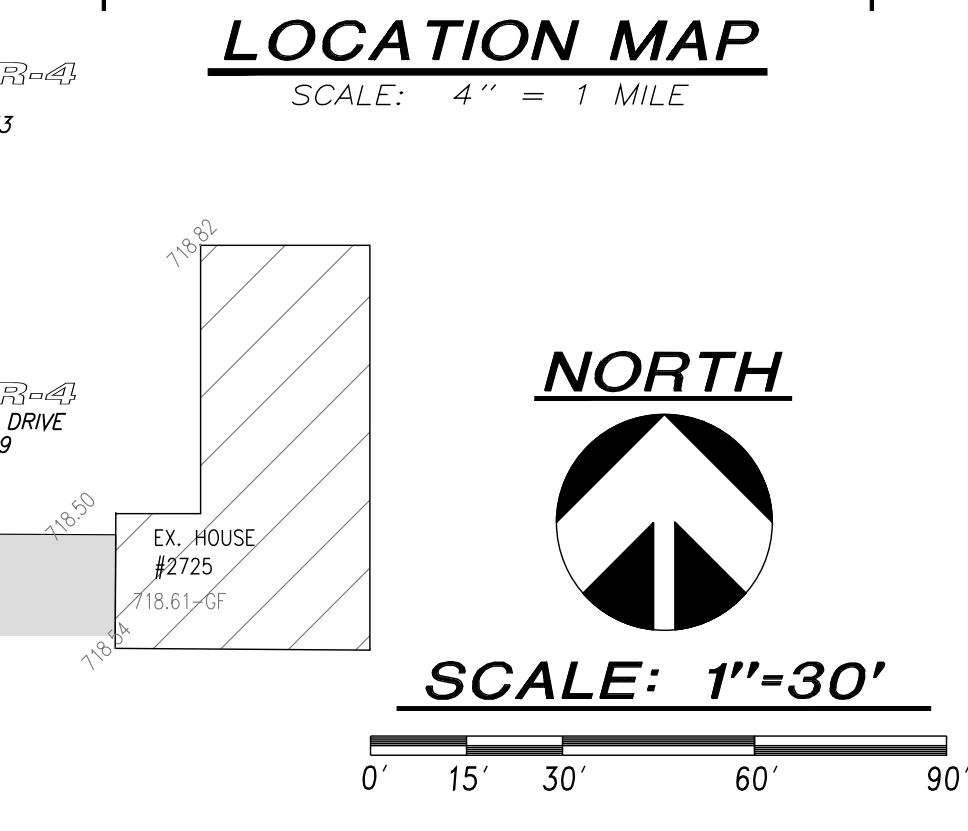
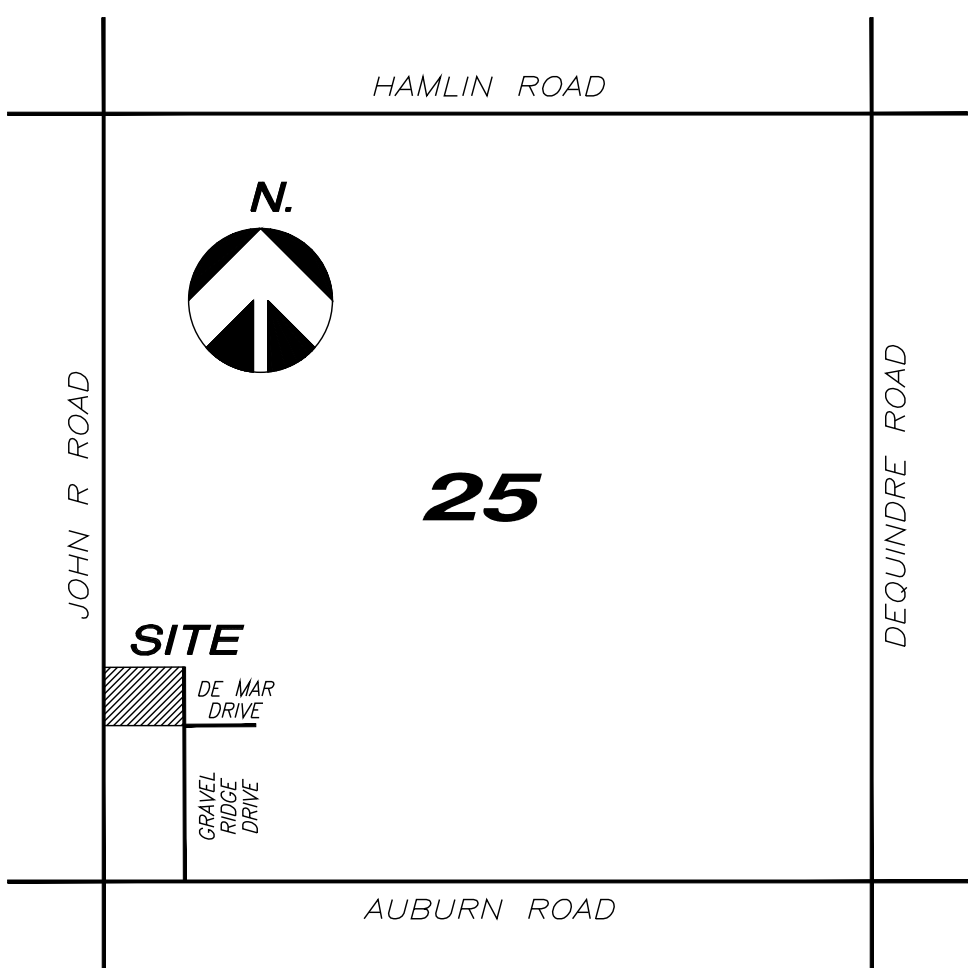
CITY FILE NO. 17-040, SECTION 25
DETAILED POND and DRAINAGE PLAN - SHEET 2 of 4

EXISTING CONDITIONS
PART OF THE S.W. 1/4 OF SECTION 25
T.17N., R.15E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

Table with columns: DATE, ADDITIONS AND/OR REVISIONS, JOB NO., DATE, SCALE, CHECK, SHEET, FILE NO.

PROPOSED
BERKSHIRE SITE CONDOMINIUM
FOR: FRANK BARTOLOTTA ASSOCIATES
2152 POWERS & POWERS
SHELBY TOWNSHIP, MI 48316
(586) 822-3944

URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516
PHONE 586 331-8030
FAX 586 731-2605



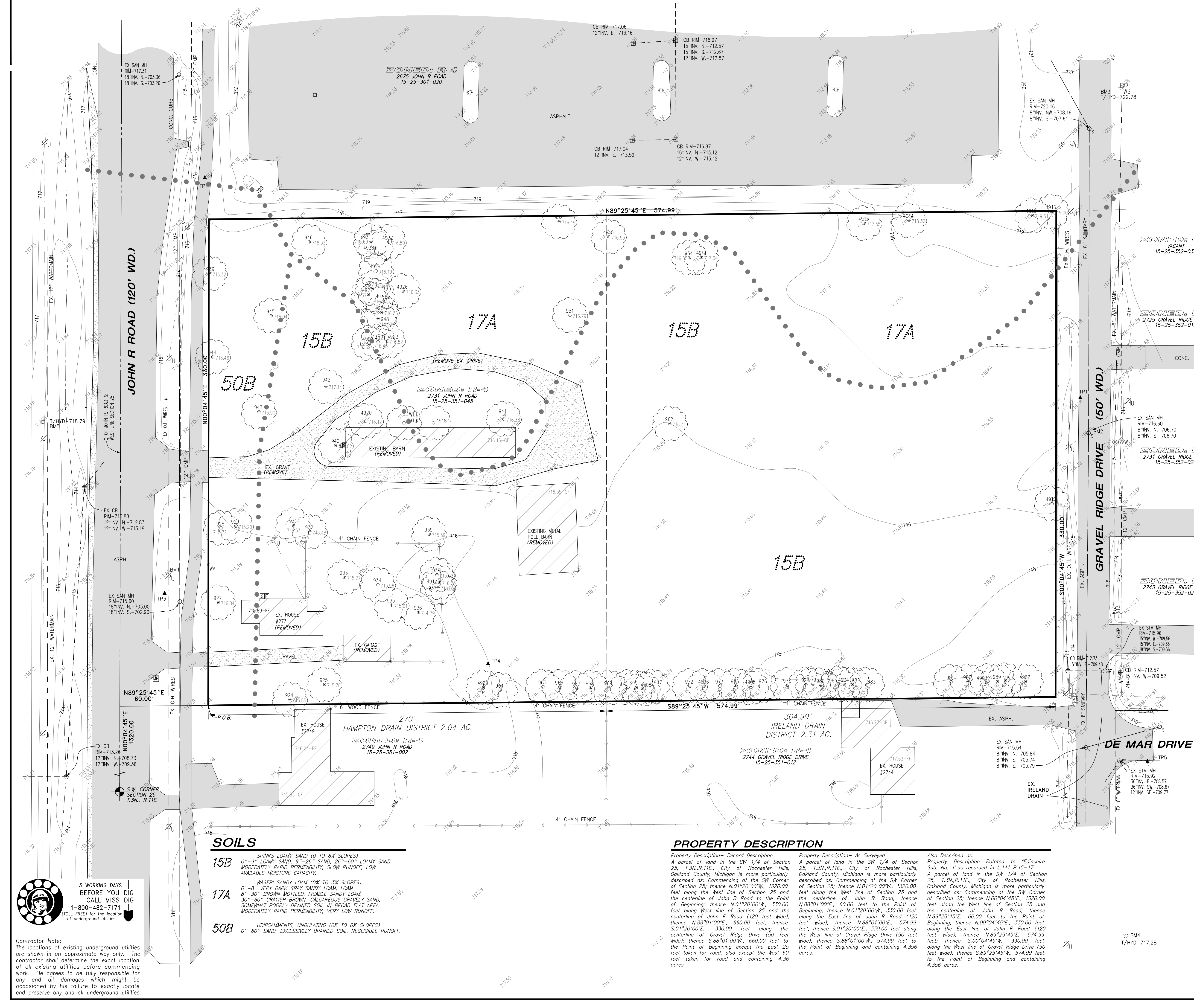
- BENCHMARKS**
- 1. CUT NAIL IN W. FACE U-POLE, EAST SIDE OF JOHN R. AT HOUSE #2731. ELEVATION=716.65 DATUM=NAVD88
 - 2. SAN. MH. IN GRAVEL RIDGE DR. AT HOUSE 2731. ELEVATION=716.60 DATUM=NAVD88
 - 3. T/HYD AT NORTH END OF GRAVEL RIDGE DR. ELEVATION=722.78 DATUM=NAVD88
 - 4. T/HYD AT S.E. CORNER OF INTERSECTION OF GRAVEL RIDGE DR. AND BELMAR RD. ELEVATION=717.28 DATUM=NAVD88
 - 5. T/HYD ON W. SIDE OF JOHN R. 150' S. OF N. PI. ELEVATION=718.79 DATUM=NAVD88

TOPOGRAPHY LEGEND

Symbol	Description
Symbol	WATER MAIN
Symbol	STORM SEWER
Symbol	SANITARY SEWER
Symbol	EASEMENT
Symbol	EX. U.G. ELEC.
Symbol	EX. U.G. WIRES
Symbol	EX. U.G. TELE.
Symbol	EX. U.G. GAS
Symbol	ROUND CATCH BASIN
Symbol	SQUARE CATCH BASIN
Symbol	UTILITY MANHOLE
Symbol	STORM MANHOLE
Symbol	SANITARY MANHOLE
Symbol	CLEAN-OUT
Symbol	MANHOLE
Symbol	HYDRANT
Symbol	GATE VALVE WELL
Symbol	WATER VALVE
Symbol	WATER BOX
Symbol	VALVE
Symbol	LIGHT POLE
Symbol	AIR CONDITIONER
Symbol	MAIL BOX
Symbol	FENCE POST
Symbol	DOWN SPOUT
Symbol	SOL. BORING
Symbol	ELEC. TRANS. PAD
Symbol	UTILITY POLE
Symbol	GUY ANCHOR
Symbol	GUY POLE
Symbol	SCRM POST
Symbol	SPRINKLER HEAD
Symbol	GAS METER
Symbol	TELEPHONE RISER
Symbol	ELECTRICAL RISER
Symbol	CABLE TV RISER
Symbol	FINISHED FLOOR
Symbol	GARAGE FLOOR
Symbol	BT BASEMENT FLOOR
Symbol	CONC. CONCRETE
Symbol	5/8" SET MAG. NAIL
Symbol	5/8" SET IRON BAR
Symbol	FIB FOUND IRON BAR
Symbol	F-1 MON FOUND C. MONUMENT

LEGEND

Symbol	EXISTING CONTOURS
Symbol	EXISTING GRADE
Symbol	EXISTING GRAVEL
Symbol	EXISTING PAVEMENT
Symbol	EXISTING TREE



PROPERTY DESCRIPTION

Property Description - Record Description
A parcel of land in the SW 1/4 of Section 25, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan is more particularly described as: Commencing at the SW Corner of Section 25; thence N.01°20'00"W., 1320.00 feet along the West line of Section 25 and the centerline of John R Road (120 feet wide); thence N.89°25'45"E., 60.00 feet to the Point of Beginning; thence S.01°20'00"E., 330.00 feet along the West line of John R Road (120 feet wide); thence S.88°01'00"W., 360.00 feet to the Point of Beginning and containing 4.356 acres.

Property Description - As Surveyed
A parcel of land in the SW 1/4 of Section 25, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan is more particularly described as: Commencing at the SW Corner of Section 25; thence N.01°20'00"W., 1320.00 feet along the West line of Section 25 and the centerline of John R Road; thence N.89°25'45"E., 60.00 feet to the Point of Beginning; thence S.01°20'00"E., 330.00 feet along the East line of John R Road (120 feet wide); thence S.88°01'00"W., 360.00 feet to the Point of Beginning and containing 4.356 acres.

Also Described as:
Property Description Related to 'Edinshire' Sub. No. 1' as recorded in L.141 P.15-17
A parcel of land in the SW 1/4 of Section 25, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan is more particularly described as: Commencing at the SW Corner of Section 25; thence N.00°04'45"E., 1320.00 feet along the West line of Section 25 and the centerline of John R Road; thence N.89°25'45"E., 60.00 feet to the Point of Beginning; thence S.00°04'45"W., 330.00 feet along the East line of John R Road (120 feet wide); thence S.89°25'45"W., 374.99 feet to the Point of Beginning and containing 4.356 acres.

SOILS

15B
SPRINKS LOAMY SAND (0 TO 6% SLOPES)
0"-9" LOAMY SAND, 9"-26" SAND, 26"-60" LOAMY SAND.
MODERATELY RAPID PERMEABILITY, SLOW RUNOFF, LOW AVAILABLE MOISTURE CAPACITY.

17A
WASPEY SANDY LOAM (0% TO 3% SLOPES)
0"-8" VERY DARK GRAY SANDY LOAM, LOAM
8"-30" BROWN MOTTLED, FRABLE SANDY LOAM,
30"-60" GRAYISH BROWN, CALCAREOUS GRAVELLY SAND,
SOMEWHAT POORLY DRAINED SOIL IN BROAD FLAT AREA,
MODERATELY RAPID PERMEABILITY, VERY LOW RUNOFF.

50B
UDIPSAMMENTS, UNDULATING (0% TO 6% SLOPES)
0"-60" SAND, EXCESSIVELY DRAINED SOIL, NEGLECTIBLE RUNOFF.

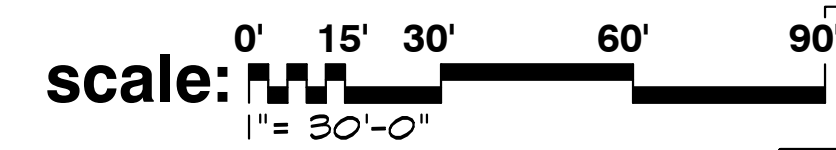
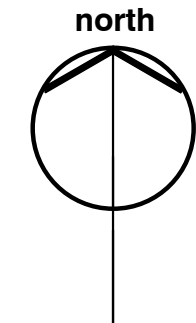
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE) for the location of underground utilities

Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

landscape plan for: Berkshire City of Rochester Hills, Michigan

note:

unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.



NOTE:
THE CITY OF ROCHESTER HILLS WILL PLANT STREET TREES IN THE R.O.W. AFTER CONSTRUCTION OF THE PROJECT IS COMPLETE. THE APPLICANT SHALL PAY \$200.00 PER LOT FOR STREET TREES.

PROPOSED SMALL AND LARGE EVERGREEN TREES ON ADJACENT PROPERTY, PERMITS AND PERMISSION FROM CHURCH TO BE OBTAINED PRIOR TO INSTALLATION.

landscape requirements and calculations

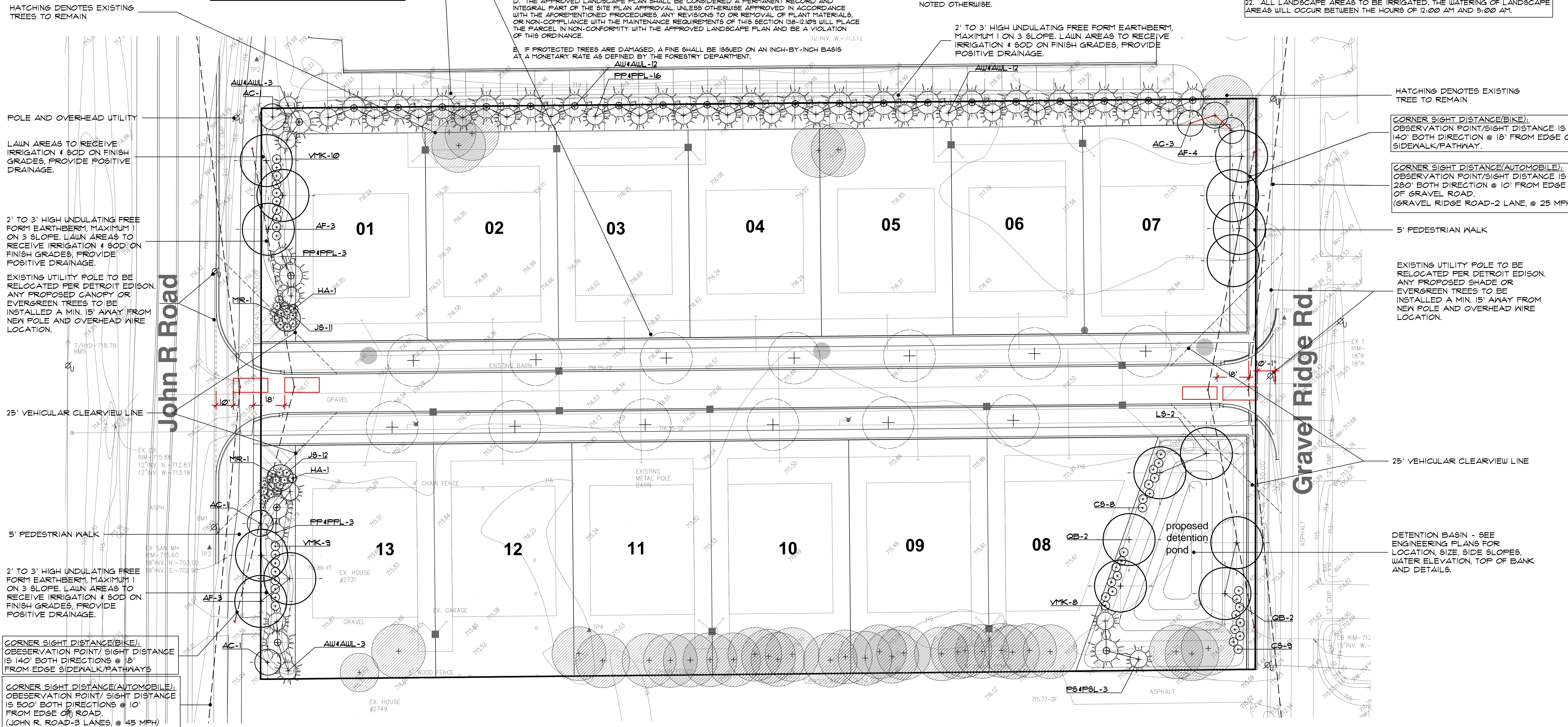
right-of-way landscape	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE JOHN R. ROAD	270'±	18
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	8.57	5
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	4.5	3
TOTAL LIN. FT. OF R.O.W. FRONTAGE GRAVEL RIDGE ROAD	195'±	4
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	5.57	3
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	3.25	3
street tree requirement	REQUIRED	PROVIDED
ONE (1) DECIDUOUS TREE PER LOT	18	CITY
detention pond	REQUIRED	PROVIDED
TOTAL LIN. FT. OF DETENTION POND FREE BOARD	323'±	5
ONE & ONE HALF (1.5) DECIDUOUS TREE PER 100 LIN. FT.	4.85	3
ONE (1) EVERGREEN TREE PER 100 LIN. FT.	3.23	17
FOUR (4) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	12.92	
tree replacement	REQUIRED	PROVIDED
TOTAL REGULATED TREE REMOVED ON SITE UNSOUND OR POOR CONDITION TREE	40	20
TOTAL TREE REPLACEMENT CREDIT REQUIRED	20	40

landscape maintenance notes:

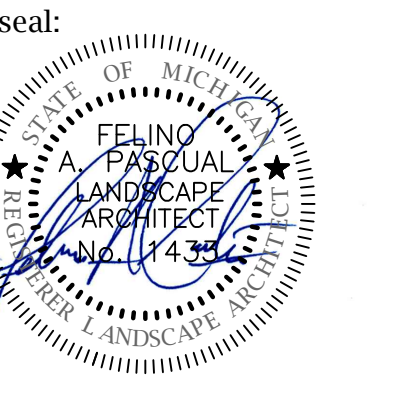
- SECTION 138-12.09 MAINTENANCE
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING, AS FOLLOWS:
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES, SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN, THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
 - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE FOREMENTIONED PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.09 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS 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.

general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY ROCHESTER HILLS AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDBARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" FILLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - SHADE TREES 5 FT.
 - ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) 10 FT.
 - SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL LAWN AREAS AND LANDSCAPE BEDS IN JOHN R ROAD GREENBELT AND BUFFER AREA BETWEEN CHURCH PARKING AND PROPOSED LOTS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL, MOISTURE LEVEL ADJUSTMENT PER ZONE AS REQUIRED.
- UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN TO RECEIVE EDGING. EDGING SHALL BE 4" X 1/8" METAL (FINISH BLACK OR GREEN) OR APPROVED EQUAL AND TO BE INSTALLED WITH HORIZONTAL METAL STAKES AT 32" O.C. OR PER MANUFACTURER'S SPECIFICATION.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDING SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 16"-18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4" OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANT MATERIALS AND IRRIGATION INSTALLATION FOR A PERIOD OF TWO YEAR BEGINNING AFTER THE COMPLETION OF LANDSCAPE INSTALLATION DATE APPROVED BY THE CITY OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REFILL DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNDESIRABLE PLANTS AS DETERMINED BY THE TOWNSHIP OR LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
- ALL LANDSCAPE AREAS TO BE IRRIGATED. THE WATERING OF LANDSCAPE AREAS WILL OCCUR BETWEEN THE HOURS OF 12:00 AM AND 3:00 AM.



FELINO A. PASCUAL and ASSOCIATES
Community Land Planner and registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:
Crestline Homes
2553 23 Mile Rd
Shelby Township, MI 48316
ph. (586) 822-3944

project:
BERKSHIRE

project location:
City of Rochester Hills,
Michigan
John R Road and Gravel
Ridge Road

sheet title:
**GENERAL PLANTING
PLAN**

job no./issue/revision date:

LS17.083.07	SPA	7-05-2017
LS17.083.08	SPA	8-01-2017
LS17.083.09	SPA	9-21-2017
LS17.083.11	SPA	11-29-2017
LS18.079.05	SPA	05-29-2018
LS18.079.06	SPA	06-11-2018

drawn by:
JP, CS
checked by:
FP, OG
date:
5-29-2018

notice:
Copyright © 2018
This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates.
Do Not scale drawings. Use figured dimensions only.



The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction.

project no:
LS18.079.05

sheet no:
LS-1 of 2

plant material list

key	quant. LS-1	botanical name	common name	unit cost	size	total cost	comments
LARGE AND SMALL DECIDUOUS TREES							
AF	10	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	1350	3" BB	13,500	
QB	4	QUERCUS BICOLOR	WHITE SWAMP OAK	1350	3" BB	11,400	
LS	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	1350	2" BB	1700	
AC	6	AMELANCHIER X.G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1250	10" BB	11,500	MULTI-STEM
MR	2	MALUS 'ROYALTY'	ROYALTY CRABAPPLE	1250	2" BB	1500	
SHRUBS							
VFK	21	VIBURNUM X.B. MOHAWK	MOHAWK VIBURNUM	150	3 1/2' B.B.	1,350	
CS	11	CORNUS STOLONIFERA	RED TWIG DOGWOOD	150	3 1/2' B.B.	1,650	
HA	2	HYDRANGEA ANNEBELLE	ANNABELLE HYDRANGEA	150	5' CONT.	1,100	
LARGE AND SMALL EVERGREENS							
JS	23	JUNIFERUS SABINA 'TAMARISCIFOLIA'	TAM'S JUNIFER	150	24" BB	11,500	42" O.C. SPACING
AW	16	ABIES CONCOLOR	CONCOLOR WHITE FIR	1375	8" BB	19,200	
AUL	14	ABIES CONCOLOR	CONCOLOR WHITE FIR	1400	10" BB O	19,600	
PS	2	PINUS STROBUS	EASTERN WHITE PINE	1325	8" BB	16,500	
PBL	1	PINUS STROBUS	EASTERN WHITE PINE	1400	10" BB O	14,000	
FP	12	PICEA ABIES	NORWAY SPRUCE	1400	10" BB	14,800	
PPL	10	PICEA ABIES	NORWAY SPRUCE	1450	12" BB O	14,500	
			SOD (110 S.Y.)	16	S.Y.	14,620	
			HYDRO-SEED (2,850 S.Y.)	13	S.Y.	10,550	
			IRRIGATION	16,000		16,000	
			TOTAL			151,370	

City of Rochester Hills notes:

PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC R/W. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. (TREES MUST BE PLANTED AT LEAST 15' AWAY FROM CURB OR ROAD EDGE WHERE THE SPEED LIMIT IS MORE THAN 35 MPH.) 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. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET R/W LINES AT A DISTANCE ALONG EACH LINE 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. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.

PRIOR TO THE RELEASE OF THE PERFORMANCE BOND:
 A. THE CITY OF ROCHESTER HILLS WILL INSPECT ALL LANDSCAPE PLANTINGS INCLUDED ON THE PLANS.
 B. THE CITY OF ROCHESTER HILLS FORESTRY DIVISION WILL INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC R.O.W. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

detention basin seed mix:

Sedge Meadow Mix: (Edge Zone)		Sedge Meadow Mix oz/acre	
A mix of sedges, grasses and wildflowers recommended for soils that are saturated during most of the growing season. Use just above the normal waterline in the capillary zone in our Lake Edge Enhancement System.			
1	Carex comosa (Bristly Sedge)	1	Aster puniceus (Swamp Aster)
1	Carex cristatella (Crested Sedge)	1	Aster umbellatus (Flat-topped Aster)
6	Carex frankii (Frank's Sedge)	3	Cassia hebecarpa (Wild Senna)
4	Carex lunata (Lund Sedge)	2	Eupatorium maculatum (spotted Joe-Pye Weed)
2	Carex stipata (Awn-Fruited Sedge)	2	Eupatorium perfoliatum (Boneset)
2	Carex tribuloides (Pointed Oval Sedge)	2	Helenium autumnale (Autumn Sneezeweed)
6	Carex vulpinoidea (Fox Sedge)	2	Liatris spicata (Dense Blazing Star)
64	Elymus virginicus (Virginia Wild Rye)	1	Lobelia cardinalis (Cardinal Flower)
8	Glyceria striata (Fowl Manna Grass)	1	Lobelia siphilitica (Great Blue Lobelia)
8	Leersia oryzoides (Rice Cut Grass)	2	Penstemon digitalis (Foxglove Beardtongue)
8	Panicum virgatum (Switchgrass)	1	Pycnanthemum virginianum (Mountain Mint)
2	Scirpus atrovirens (Dark Green Bulrush)	3	Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
		4	Rudbeckia hirta (Black-Eyed Susan)
		2	Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
		2	Silphium integrifolium (Rosinweed)
		2	Silphium perfoliatum (Cupplant)
		2	Silphium terebinthaceum (Prairie Dock)
		1	Solidago patula (Swamp Goldenrod)
		2	Solidago riddellii (Riddell's Goldenrod)
		2	Verbena hastata (Blue Vervain)
		2	Vernonia fasciculata (Smooth Ironweed)
		1	Veronicastrum virginicum (Culver's Root)
		1	Zizia aurea (Golden Alexanders)
		48	

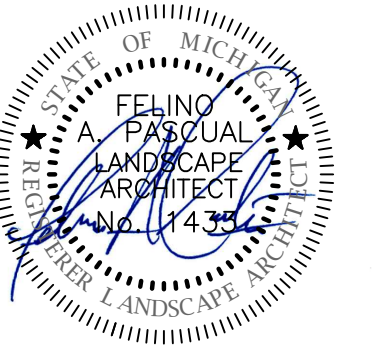
Forbs oz/acre
 Alisma subcordatum (Water plantain)
 Angelica atropurpurea (Angelica)
 Aster novae-angliae (New England Aster)

Components per acre
 Sedge Meadow 8 lbs grasses and sedges, 3 lbs forbs

annual cover: (Edge, Upland & Dry Upland Zones)
 50% Temporary Grasses: will contain two of the following species.
 Seed Oats Avena sativa
 Annual Rye Lolium multiflorum
 Winter Wheat Triticum aestivum
 American Slough Grass Beckmannia syzigachne

SOURCE:
 NATIVESCAPE L.L.C
 P.O. BOX 122
 MANCHESTER, MICHIGAN 48158
 ph. 517-456-9646
 www.nativescape.net

seal:



client:
Creastline Homes
 2553 23 Mile Rd
 Shelby Township, MI 48316
 ph. (586) 822-3944

project:

BERKSHIRE

project location:
 City of Rochester Hills,
 Michigan
 John R Road and Gravel
 Ridge Road

sheet title:
**PLANT MATERIAL
 AND PLANTING
 DETAILS**

job no./issue/revision date:

LS17.083.07	SPA	7-05-2017
LS17.083.08	SPA	8-01-2017
LS17.083.09	SPA	9-21-2017
LS17.083.11	SPA	11-29-2017
LS18.079.05	SPA	05-29-2018
LS18.079.06	SPA	06-11-2018

drawn by:
JP, CS

checked by:
FP, OG

date:
5-29-2018

notice:
 Copyright © 2018

This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates

Do Not scale drawings. Use figured dimensions only



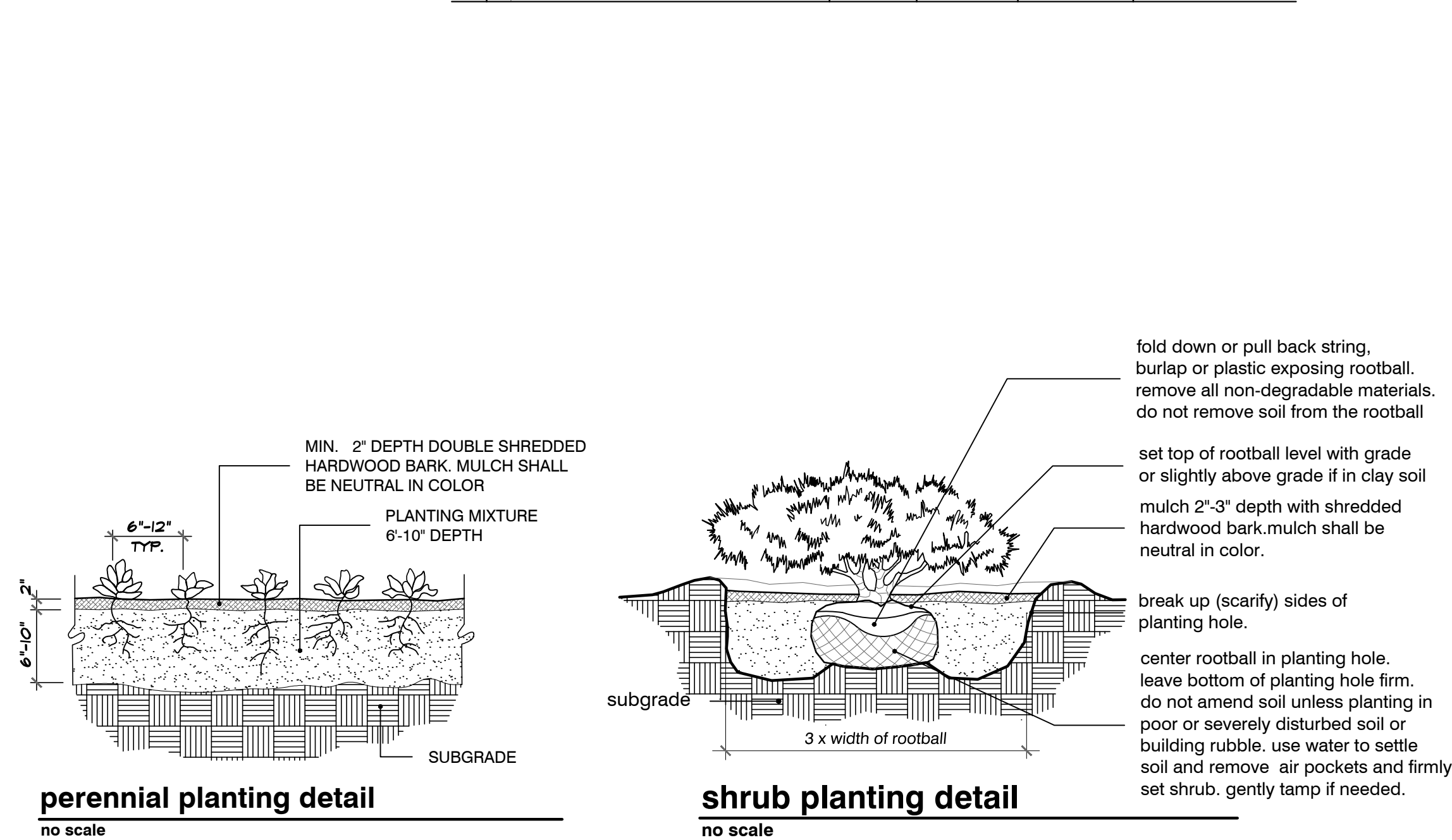
The location and elevations of existing underground utilities as shown on this drawing are only approximate; no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction

project no:

LS18.079.05

sheet no:

LS-2 of 2



Plant Material List, Planting Details, and Notes