

LEGEND



LOCATION MAP
SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

Parcel 15-34-301-016
Part of Lot 10 and Part of Lot 11 "Supervisor's Plat No. 6" part of the S.W. 1/4 of Section 34, T.3N., R.11E., Avon Township (now known as the City of Rochester Hills), Oakland County, Michigan as recorded in Liber 5, Page 56 is more particularly described as: Commencing at the N.W. corner of Lot 11 thence N.85°39'09"E., 181.53 feet along the north line of Lot 11 and partially along the north line of Lot 10 to the westerly right-of-way line of Donaldson Road (60' Wide) and Point of Beginning; thence along said line the following nine (9) courses S.00°03'19"W., 2.77 feet; thence along a curve concave to the west of radius 200.00 feet, a central angle of 15°55'40", whose chord bears S.08°01'09"W., 55.42 feet, an arc length of 55.60 feet; thence S.15°59'59"W., 126.09 feet, thence along a curve concave to the east of radius 260.00 feet, a central angle of 19°45'11", whose chord bears S.06°06'23"E., 89.19 feet, an arc length of 89.64 feet; thence S.03°46'12"E., 134.85 feet; thence along a curve concave to the east of radius 260.00 feet, a central angle of 19°18'38", whose chord bears S.13°25'31"E., 87.21 feet, an arc length of 87.63 feet; thence S.23°04'50"E., 60.50 feet; thence along a curve concave to the west of radius 200.00 feet, a central angle of 18°42'20", whose chord bears S.13°43'40"E., 65.01 feet, an arc length of 65.30 feet; thence S.04°22'30"E., 7.32 feet to a point on the northerly right-of-way of Shortridge Avenue; thence along said line the following 2 courses S.85°37'30"W., 16.35 feet; thence N.87°21'57"W., 144.23 feet; thence N.03°46'12"E., 595.09 feet to the Point of Beginning and containing 1.865 acres.

SITE CRITERIA

- PARCEL IDENTIFICATION #: (PART OF LOTS 10 & 11) 15-34-301-016 and (PART OF LOT 10) 15-34-326-017
- EXISTING ZONING: R4
- ADJACENT ZONINGS: R4
- GROSS AREA OF SITE: 173,292.6 S.F. (3.98 AC.)
- NET AREA OF SITE: 173,292.6 S.F. (3.98 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: 135,480 S.F./8,640 S.F. = 16 UNITS
- DENSITY PROVIDED: 12 UNITS
- MINIMUM UNIT FRONTAGE: 72' (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)
- MINIMUM UNIT CORNER FRONTAGE: 92' (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)

BUILDING SETBACKS:

- FRONT = 25'
- REAR = 35'
- SIDE = 10'

UNIT AVERAGING

UNIT FRONTAGE	UNIT AREA (SQ. FT.)
1 80.47'	8,689
2 77.45'	8,673
3 78.09'	8,697
4 115.73'	10,029
5 72.00'	11,820
6 72.00'	10,089
7 72.32'	8,648
8 77.52'	8,650
9 76.50'	8,648
10 73.99'	8,650
11 72.00'	9,019
12 92.50'	12,595
TOTAL 960.55'	114,205
AVERAGE = 80.05'	9,517

OPEN SPACE:

- OPEN SPACE "A": 3,147 S.F.
- OPEN SPACE "B": 6,393 S.F.
- DETENTION POND: 11,768 S.F.
- TOTAL 21,308 S.F. (0.49 AC.)**

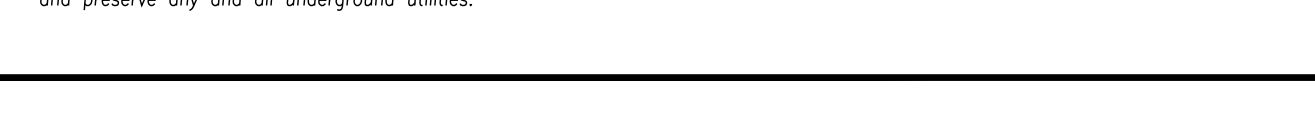
UTILITY SUMMARY

- WATER MAIN: MUNICIPAL
- SANITARY SEWER: MUNICIPAL
- STORM SEWER: ENCLOSED PIPE WITH OUTLET TO EX. DRAIN

LANDSCAPE NOTE

1. REFER TO LANDSCAPE PLAN PREPARED BY FPA DATED 11-30-15 FOR DETENTION POND AREA.
2. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. 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 IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY 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 10' 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 TREES 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.
3. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLE REPLACE, ANY SUCH TREES.

TYPICAL SETBACKS
(NO SCALE)



SHEET INDEX

1. COVER SHEET
2. BOUNDARY & TOPOGRAPHIC SURVEY
3. TREE SURVEY
4. GRADING & SOIL EROSION CONTROL PLAN
5. STORM SEWER PLAN
6. SANITARY SEWER & WATER MAIN PLAN
7. PAVING PLAN
8. DETENTION POND DETAIL
9. PROFILES & DETAIL
10. SHORTRIDGE DRIVE ENTRANCE DETAIL

LANDSCAPE NOTE

- CITY DETAILS
- WRC DETAILS
- CONTECH DETAILS

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.

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
Miss Dig is the location of underground utilities.

URBAN LAND CONSULTANTS
3530 FOREST HILL ROAD
BLOOMFIELD HILLS, MI 48302
(313) 670-3313

FOR: VAGAR SIDDIQUI
3530 FOREST HILL ROAD
BLOOMFIELD HILLS, MI 48302
(313) 670-3313

PROPOSED "THE COMMONS SOUTH"

14003-8874
Job No. 8-26-05
Date 8-26-05
Scale 1"=40'
Drawn S.R.T./J.C.
Check R.A.W.
Sheet 1 OF 10
Fid. Bk.

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Tag #	New Tag #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION
1255		Sugar Maple	6"		ON-SITE
1414		Bitter Nut Hickory	8"		ON-SITE
1416		Shag Bark Hickory	9"		ON-SITE
1417		Elm	14"		ON-SITE
1702		Elm	8"		ON-SITE
1703		Elm	5",5"		ON-SITE
1704		Elm	7"		ON-SITE
1705		Elm	8"	Bad Structure	ON-SITE
1706		Elm	7"	Bad Structure	ON-SITE
1707		Elm	6"	Bad Structure	ON-SITE
1708		Elm	10"		ON-SITE
1711		Red Maple	4",4",5",6",2"	Bad Structure	ON-SITE
1718		Cotton Wood	7",10"	Bad Structure	ON-SITE
1720		Aspen (Poplar)	7"	Bad Structure	ON-SITE
1721		Aspen (Poplar)	7"	Bad Structure	ON-SITE
1722		White Ash	6"	Bad Structure	ON-SITE
1724		Box Elder	8"		ON-SITE
1725		Box Elder	7"	Bad Structure	ON-SITE
1726		Box Elder	9"	Bad Structure	ON-SITE
1727		Box Elder	6"	Bad Structure	ON-SITE
1728		Box Elder	6"	Bad Structure	ON-SITE
1730		Box Elder	6"	Bad Structure	ON-SITE
1732		Elm	8"	Bad Structure	ON-SITE
1733		Hickory	7"		ON-SITE
1734		Hawthorne	7",6",7"		ON-SITE
1735		Elm	6"		ON-SITE
1736		Shag Bark Hickory	6"		ON-SITE
1737		Elm	8"		ON-SITE
1739		Bass Wood	6"	Bad Structure	ON-SITE
1740		Bass Wood	6",7"	Bad Structure	ON-SITE
1742		Bass Wood	9"	Bad Structure	ON-SITE
1744		Pig Nut Hickory	6"		ON-SITE
1746		Bass Wood	11"	Hollow	ON-SITE
1747		White Oak	7"	Bad Structure	ON-SITE
1749		Sugar Maple	6"		ON-SITE
1750		Hickory	9"		ON-SITE
1751		Red Maple	10",11",4",5",3"	Bad Structure	ON-SITE
1754		Apple	6"		ON-SITE
1755		Hawthorne	6",5",3",3",5"	Bad Structure	ON-SITE
3801		Cottonwood	15"		ON-SITE
3802		Ash	7"	Fell	ON-SITE
3803	1701	Elm	8"		ON-SITE
3804		Cottonwood	20"		ON-SITE
3805		Cottonwood		Dead	ON-SITE
3806		Cottonwood	20"		ON-SITE
3807		Cottonwood	15"		ON-SITE
3808		Cottonwood	24"		ON-SITE
3809		Red Maple	8"	Bad Structure	ON-SITE
3810		Green Ash	8"	Fell	ON-SITE
3811	1708	White Spruce	7"		ON-SITE
3812	1710	White Spruce	12"		ON-SITE
3813		White Spruce	6"		ON-SITE
3814		White Spruce	13"		ON-SITE
3815		White Spruce	5"		ON-SITE
3816		White Spruce	10"		ON-SITE
3817		White Spruce	7"		ON-SITE
3818		White Spruce	8"		ON-SITE
3819		White Spruce	6"	Dead	ON-SITE
3820		White Spruce	8"		ON-SITE
3821		White Spruce	6"		ON-SITE
3822		White Spruce	13"		ON-SITE
3823		White Spruce	6"		ON-SITE
3824		White Spruce	4"		ON-SITE
3825		White Spruce	5"		ON-SITE
3826		White Spruce	8"		ON-SITE
3827		White Spruce	10"		ON-SITE
3828		White Spruce	11"		ON-SITE
3829		White Spruce	5"	Dying	ON-SITE
3830		White Spruce	5"		ON-SITE
3831		White Spruce	7"		ON-SITE
3832		Norway Spruce	14"		ON-SITE
3833		White Spruce	4"		ON-SITE
3834		White Spruce	7"		ON-SITE
3835		White Spruce	10"		ON-SITE
3836		White Spruce	9"		ON-SITE
3837		White Spruce	14"		ON-SITE
3838		White Spruce	6"		ON-SITE
3839	1712	White Spruce	4"		ON-SITE
3840		White Spruce	11"		ON-SITE
3841	1713	White Spruce	11"		ON-SITE
3842		White Spruce	5"		ON-SITE
3843		White Spruce	8"		ON-SITE
3844		White Spruce	9"		ON-SITE
3845		White Spruce	7"		ON-SITE
3846		White Spruce	6"		ON-SITE
3847		White Spruce	8"		ON-SITE
3848		White Spruce	6"		ON-SITE
3849		White Spruce	12"		ON-SITE
3850		Red Pine	6"	Gone	ON-SITE
3851		White Spruce	15"		ON-SITE
3852		Red Pine	9"		ON-SITE
3853		White Spruce	8"		ON-SITE

Tag #	New Tag #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION
3854	1714	Norway Spruce	6"		ON-SITE
3855		White Spruce	5",7"		ON-SITE
3856		White Spruce	12"		ON-SITE
3857		White Spruce	9"		ON-SITE
3858	1715	White Spruce	6"		ON-SITE
3859		Norway Spruce	11"		ON-SITE
3860	1716	White Spruce	18"		ON-SITE
3861		White Spruce	7"		ON-SITE
3862		White Spruce	9"		ON-SITE
3863		Red Pine	12"		ON-SITE
3864		White Spruce	9"		ON-SITE
3865		White Spruce	7"	Bad Structure	ON-SITE
3866		White Spruce	6",3"	Bad Structure	ON-SITE
3867		White Spruce	12"		ON-SITE
3868		Red Pine	6"		ON-SITE
3869		Norway Spruce	14"		ON-SITE
3870		White Spruce	11"		ON-SITE
3871		Red Pine	8"		ON-SITE
3872		Red Pine	8"		ON-SITE
3873		Red Pine	5"		ON-SITE
3874		Cottonwood	6",7",7"	Gone	ON-SITE
3875		Cottonwood	6"	Gone	ON-SITE
3876		Cottonwood	12"	Gone	ON-SITE
3877		Cottonwood	35"		ON-SITE
3878		Cottonwood	36"		ON-SITE
3879	1719	Cottonwood	32"		ON-SITE
3880		Weeping Willow	61"	Advanced Decay/Storm Damage	ON-SITE
3881		Basswood	19"		ON-SITE
3882		Cottonwood	11",8"		ON-SITE
3883		Cottonwood	19"		ON-SITE
3884		Bitter Nut Hickory	8"		ON-SITE
3885		Red Oak	18"		ON-SITE
3886		Sugar Maple	7"		ON-SITE
3887		Sugar Maple	7"		ON-SITE
3888		Red Oak	20"		ON-SITE
3889	1748	Red Oak	12"		ON-SITE
3890		Bitter Nut Hickory	7"		ON-SITE
3891		Bitter Nut Hickory	6"		ON-SITE
3892		White Oak	7"	Gone	ON-SITE
3893		Basswood	7",10"	Bad Structure	ON-SITE
3894		Shag Bark Hickory	9"		ON-SITE
3895		Basswood	14"		ON-SITE
3896		Bitter Nut Hickory	12"		ON-SITE
3897		Bitter Nut Hickory	7"		ON-SITE
3898		Bitter Nut Hickory	6"		ON-SITE
3899		Elm	7"	Bad Structure	ON-SITE
3900	1743	Bitter Nut Hickory	12"		ON-SITE
3901		Shag Bark Hickory	12"		ON-SITE
3902		Shag Bark Hickory	13"		ON-SITE
3903		Sugar Maple	9"		ON-SITE
3904		Shag Bark Hickory	12"		ON-SITE
3905	1743	Sugar Maple	7"		ON-SITE
3906		Basswood	10"		ON-SITE
3907		Bitter Nut Hickory	7"		ON-SITE
3908	1747	Shag Bark Hickory	14"		ON-SITE
3909		Thorneapple	8",3",4"		ON-SITE
3910		Sugar Maple	14"		ON-SITE
3911		Elm	12"		ON-SITE
3912		Bitter Nut Hickory	8"		ON-SITE
3913		Thorneapple	8"		ON-SITE
3914		Basswood	7"		ON-SITE
3915		Basswood	11"	Bad Structure	ON-SITE
3916		White Ash	7"	Gone	ON-SITE
3917		Shag Bark Hickory	23"	Gone	ON-SITE
3918		Bitter Nut Hickory	10"		ON-SITE
3919		Basswood	11"		ON-SITE
3920		Basswood	8",5",5"	Bad Structure	ON-SITE
3921	1738	Shag Bark Hickory	12"		ON-SITE
3922		White Ash	6"	Dead	ON-SITE
3923		White Oak	42"	Gone	ON-SITE
3924		Basswood	23"		ON-SITE
3925		Shag Bark Hickory	8"		ON-SITE
3926		Green Ash	17"	Dead	ON-SITE
3927		Elm	8"		ON-SITE
3928		Bitter Nut Hickory	7"		ON-SITE
3929		Cotton Wood	28"		ON-SITE
3930		Basswood	8"	Bad Structure	ON-SITE
3931		Basswood	8"	Bad Structure	ON-SITE
3932		Basswood	10"	Bad Structure	ON-SITE
3933		Sugar Maple	8"	Dead	ON-SITE
3934		Thorn Apple	8",6"	Decay	ON-SITE
3935		Sugar Maple	28"	Dead	ON-SITE
3936		Basswood	31"	Decay	ON-SITE
3937		Cottonwood	27"		ON-SITE
3938		Elm	22"		ON-SITE
3939		Green Ash	9"	Dead	ON-SITE
3940		Elm	10"		ON-SITE
3941		Norway Spruce	20"		ON-SITE
3942		White Spruce	12"		ON-SITE
3943		White Spruce	12"		ON-SITE

Tag #	New Tag #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION
3944		White Spruce	24"		ON-SITE
3945	1717	Black Willow	10",10",2",4",10"	Bad Structure	ON-SITE
3946		Pear	7",10",8"		ON-SITE
3947		Pear	8",9",10"	Gone	ON-SITE
3948		Pear	12",8"	Decay	ON-SITE
3949		Pear	9",4"		ON-SITE
3950		Pear	11"		ON-SITE
3951		Pear	8",8"	Decay	ON-SITE
3952		Green Ash	6",8"	Dead	ON-SITE
3953		Box Elder	7",10"	Decay	ON-SITE
3954	1729	Elm	24"	Bad Structure	ON-SITE
3955		Box Elder	9"	Bad Structure	ON-SITE
3956	1723	Elm	18"		ON-SITE
3957		Box Elder	10",10"		ON-SITE
3958		Cottonwood	29"	Gone	ON-SITE
3959		Elm	8",14",14"	Gone	ON-SITE
3960		Elm	10"	Gone	ON-SITE
3961		Elm	8"	Gone	ON-SITE
3962		Elm	14"	Gone	ON-SITE
3963		Elm	13"	Gone	ON-SITE
3964		Elm	7",8"	Gone	ON-SITE
3965		Box Elder	8",11"	Gone	ON-SITE
3966		Box Elder	10"	Gone	ON-SITE
3967		Box Elder	18"	Gone	ON-SITE
3968		Apple	8",10"	Gone	ON-SITE
3969		Apple	7",11"	Gone	ON-SITE
3970		Apple	10",11"	Decay	ON-SITE
3971		Apple	10"	Gone	ON-SITE
3972		Apple	10",16"		ON-SITE
3973		Pear	6",7"	Bad Structure	ON-SITE
3974	1752	Box Elder	7",7",8"		ON-SITE
3975		Apple	9"	Gone	ON-SITE
3976		Apple	6",6",10"		ON-SITE
3977	1753	Apple	8",14"		ON-SITE
3978		Apple	13"	Gone	ON-SITE
3979		Pear	5",6",8"		ON-SITE
3980		Apple	7",8",10",10",10"		ON-SITE
3981		Apple	5",7",7",8",8",8"	Fell	ON-SITE
3982		Apple	6",8",8"		ON-SITE
3983		Apple	8",9"		ON-SITE
3984		Apple	11",12"		ON-SITE
3985		Red Maple	38"		ON-SITE
3986		Red Maple	37"		ON-SITE
3987		Apple	7",7",8"	Gone	ON-SITE
3988		Apple	6",7",7",8"	Gone	ON-SITE
3989		Pear	6",8",9",5"		ON-SITE
3990		Apple	7",8",10"	Gone	ON-SITE
3991		Apple	7",7"	Decay	ON-SITE
3992		Apple	5",8",9"		ON-SITE

NOTE
THE TREE SURVEY WAS UPDATED BY OWEN TREE SERVICES

NOTE
ALL EXISTING ASH TREES ON SITE ARE TO BE REMOVED

- LANDSCAPE BOND TO BE DETERMINED
- ALL LANDSCAPE AREAS MUST BE IRRIGATED.
- IRRIGATION PLAN IS REQUIRED TO BE SUBMITTED.
- IRRIGATION SHOULD TAKE PLACE BETWEEN 12AM AND 5AM.
- PRIOR TO BOND RELEASE, ROCH. HILLS REQUIRES INSPECTION.

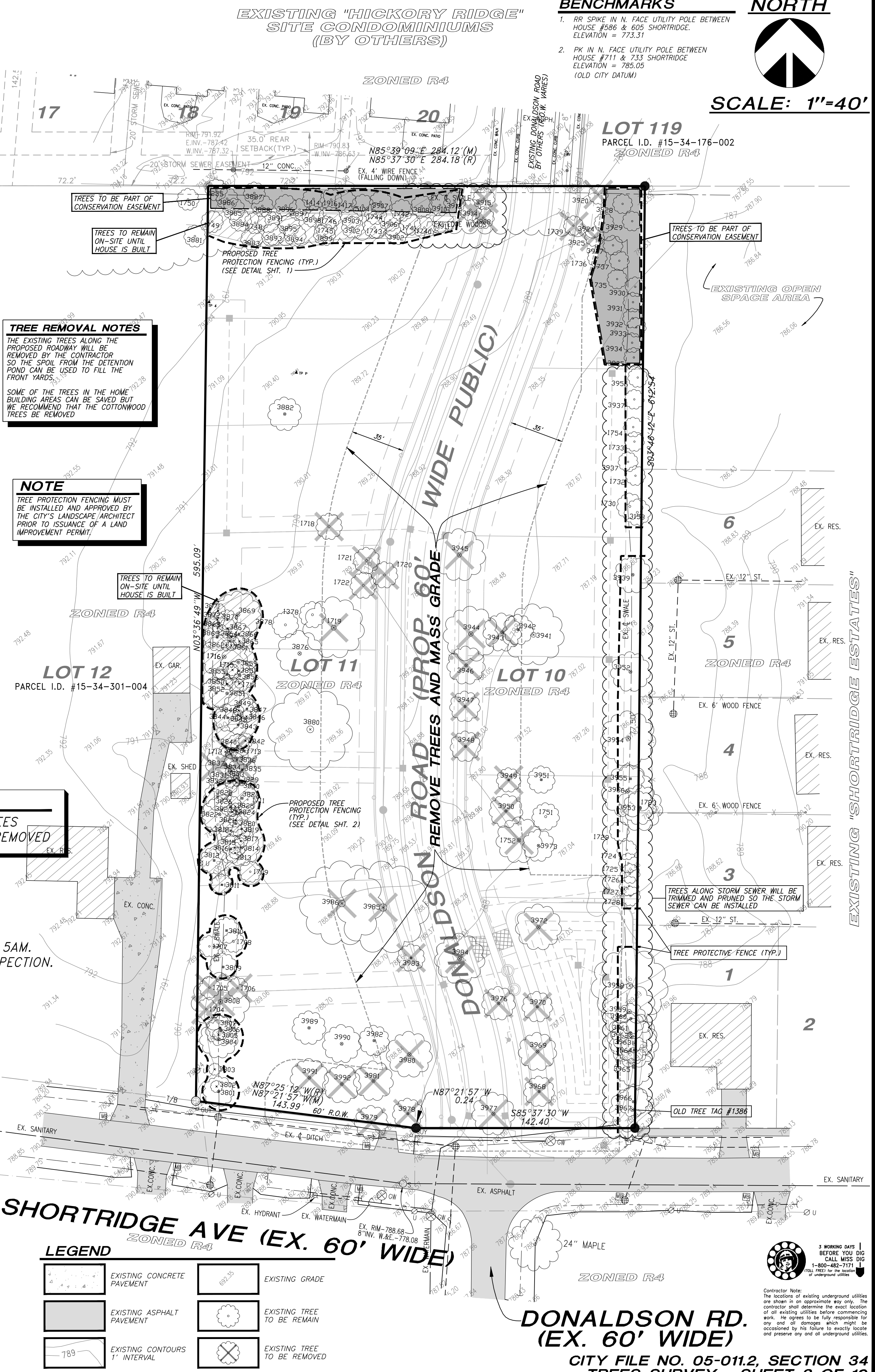
Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.

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 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 aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity 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



TREES SURVEY
PART OF THE S.W. 1/4 OF SECTION 34,
T.3N., R.11E., CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN.

BY: [Signatures]

ADDITIONS AND/OR REVISIONS

DATE

140403-8874
Job No.
Date 8-26-05
Scale 1"=40'
Drawn by
Check R.A.W.
Sheet 3 of 10
Fid. Bk.

PROPOSED "THE COMMONS SOUTH"</

LEGEND

Table with 3 columns: Existing/Proposed Pavement, Limits of Soil District, Proposed Silt Fence, Existing/Proposed Grade, Existing/Proposed Drainage, Existing/Proposed Soil Boring Location.

SOIL

11B CAPAC SANDY LOAM (10 TO 4% SLOPES) 0"-8" VERY DARK GRAYISH-BROWN SANDY LOAM, 8"-20" BROWN CLAY LOAM, 20"-32" GRAY-BROWN CLAY LOAM, 32"-60" PALE BROWN LOAM, MODERATELY SLOW PERMEABILITY, SLOW RUNOFF.

54A MATHERTON SANDY LOAM (10% TO 3% SLOPES) 0"-13" VERY DARK GRAYISH-BROWN SANDY LOAM, 13"-34" GRAYISH BROWN MOTTLED, FRABLE SANDY LOAM CLAY, GRAVELLY CLAY LOAM, 34"-60" LIGHT BROWNISH GRAY GRAVELLY SAND, THE MATHERTON SOMEWHAT POORLY DRAINED, MODERATELY RAPID PERMEABILITY.

WORK SEQUENCE FOR EROSION CONTROL

- 1. Soil erosion control measures are to be kept in place and maintained throughout all phases of construction.
2. Install silt fence and haul road as per plans and Oakland County Drain Office.
3. Strip site and land balance.
4. Build detention basin and install silt fence around it. Silt fence will be removed once vegetation has been established.
5. Install all underground utilities complete and install catch basin filters on all storm sewer lines. Immediately re-establish vegetation on all off-site disturbed areas.
6. Install curbing and asphalt roadway surfaces and repair/replace catch basin filters as needed. Immediately after road forms are pulled and curbing is backfilled with sand and mulch, or sand the entire remaining road right-of-way.
7. Finish grade, redistribute topsoil and establish vegetation on all unpaved/unbuilt areas within 5 days of completion of paving.
8. Begin building construction.
9. Clean pavements and replace all temporary erosion control measures.
10. Remove all accumulated sediment from storm sewer.

SOIL EROSION MAINTENANCE

- 1. Throughout the construction period, all mud/silt tracked onto existing county roads from the site due to construction shall be immediately removed by the contractor.
2. Catch basin inlet filters shall be maintained clean at all times throughout the construction period. Weekly inspections will be performed. If a filter has holes or is inundated with sediment, the filter will require replacement.
3. Construction access road must be maintained as necessary. Replenish crushed concrete if present layer is filled with sediment, pooling water or has rutted. A new layer may be added if old layers become compacted.
4. Dust control measures shall be applied as needed, and as may be requested by the Oakland County Drain Office.
5. Silt fence is to be inspected daily by contractor and weekly by certified storm water manager, operator, if repairs or replacement is necessary, it shall be performed immediately. The silt fence should be trenches in, back-filled, and stapled or staked according to the manufacturer's specifications. Maintenance includes the removing of built-up sediment when the sediment accumulates to 1/2 the height of the fence. Contractor may have to remove, replace, retrench, or re-backfill the fence if it fails. It would be necessary to re-install if any portion of the fencing was damaged by construction machinery.
6. Seeding or re-seeding may be required immediately to areas which have been damaged by runoff.

GENERAL NOTES

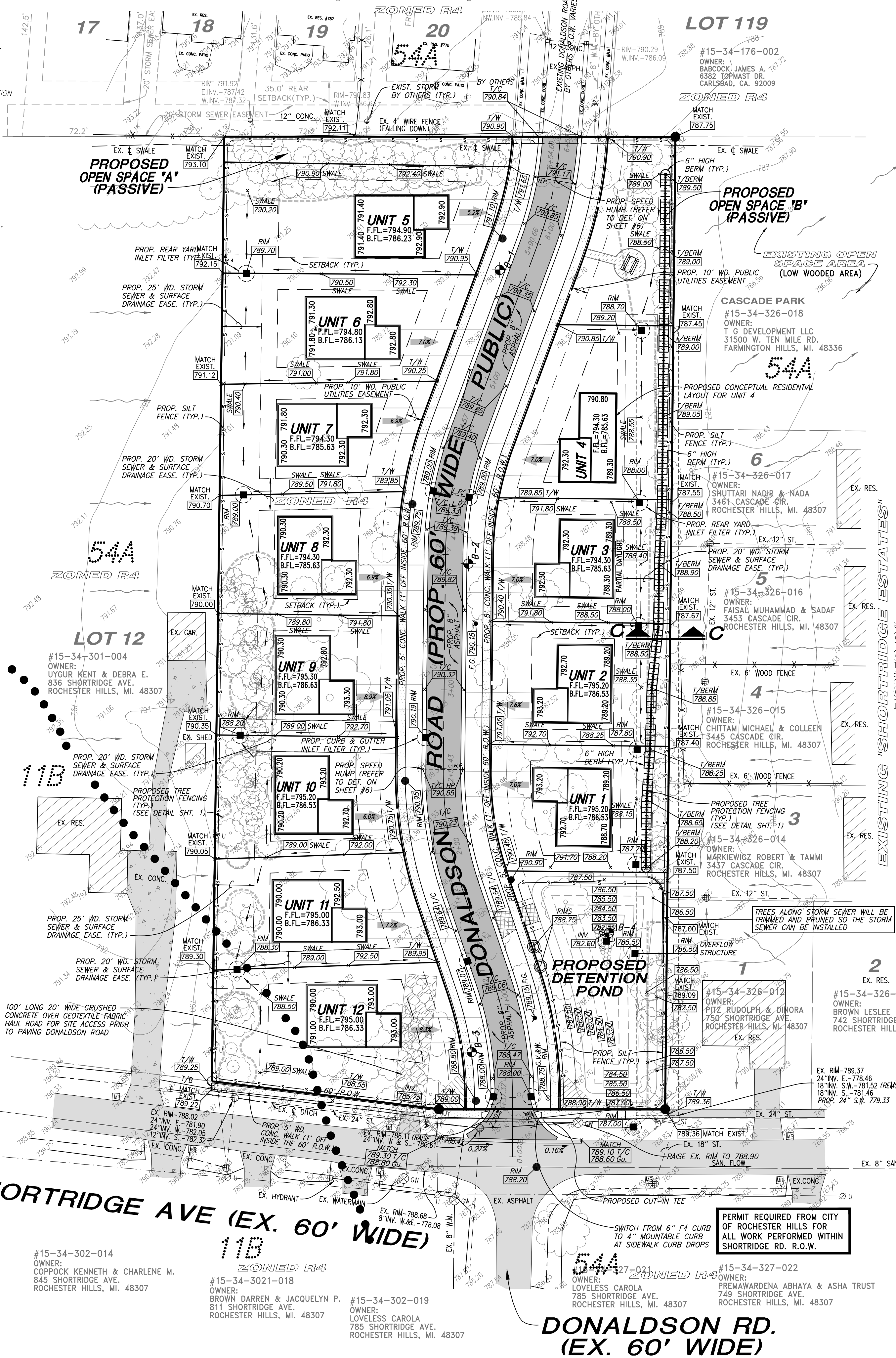
- 1. In case of a conflict between these written notes and the Township detail sheets, the Township sheets shall take precedence.
2. Contractor shall call "Miss Dig" 72 hours prior to any excavation.
3. All work in existing road R.O.W. shall be done under permit of the Road Commission of Oakland County.
4. The contractor shall familiarize himself with the existing and new construction, and the site in general. The contractor shall be responsible for all damages he causes to either new or existing construction/structures and for any unauthorized disruption to the adjacent property owner's normal use of utilities, services and facilities.
5. The contractor shall field verify the sizes, locations, elevations and details of all existing construction and conditions that affect the work and shall inform the engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
6. The contractor shall provide all shoring, bracing and all other means required to protect and maintain the safety, integrity and stability of all existing and new construction that may be affected by the work.
7. The contractor shall notify the adjacent property owners before disconnecting any utilities or services and he shall coordinate all his work in a manner that will cause minimum disruption of activities.
8. All existing pavements damaged during construction shall be removed and replaced to the same thickness and specifications.
9. All sodding and/or seeding and mulching shall adhere to the current standards and specifications of the Michigan Department of State Highways and the Road Commission of Oakland County.
10. All trenches under or within a one on one slope of 3' of a paved surface shall be backfilled with sand compacted to 95% density in 12" lifts. The cost of backfill is to be included in the unit price and bid for water main, sanitary sewer, or storm sewer, etc.
11. Fencing, guard posts, etc. damaged during all construction shall be replaced to match existing.

REFER TO OAKLAND COUNTY SOIL EROSION DETAIL SHEET FOR ALL SOIL EROSION CONTROL DETAILS.

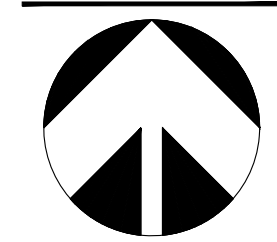


Contractor Note: The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure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

EXISTING "HICKORY RIDGE" SITE CONDOMINIUMS (BY OTHERS)



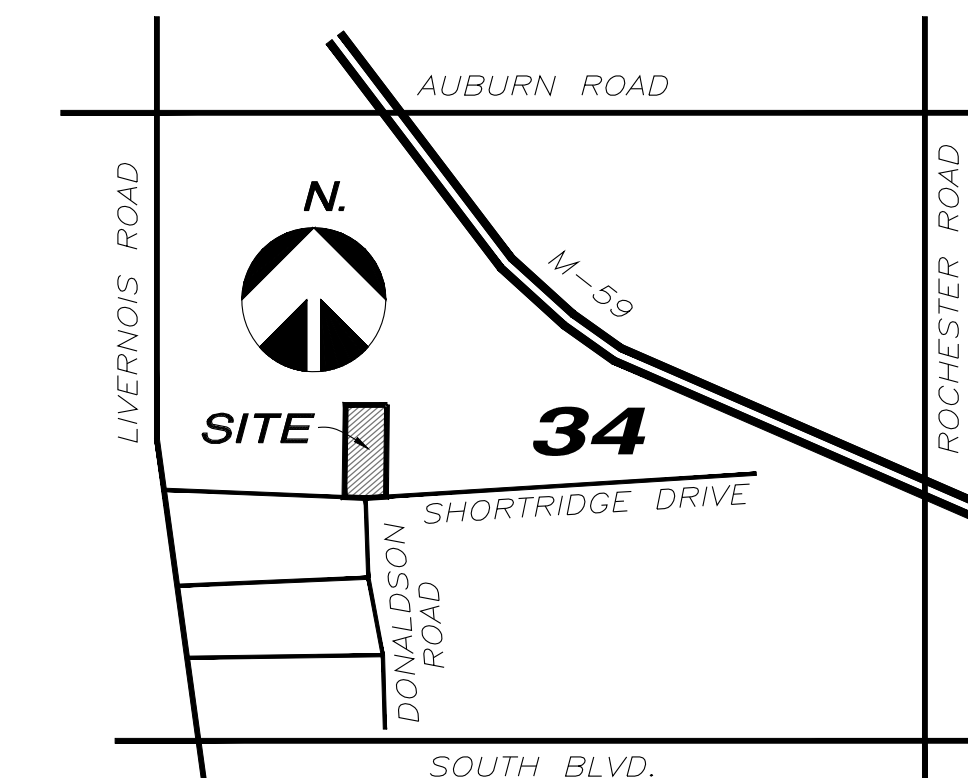
NORTH



SCALE: 1"=40'

BENCHMARKS

- 1. RR SPIKE IN N. FACE UTILITY POLE BETWEEN HOUSE #386 & 603 SHORTRIDGE. ELEVATION = 773.1' U.S.C.S.
2. PK IN N. FACE UTILITY POLE BETWEEN HOUSE #711 & 733 SHORTRIDGE. ELEVATION = 785.05 U.S.C.S. (OLD CITY DATUM)



LOCATION MAP

SCALE: 4" = 1 MILE

SOIL BORINGS LOG

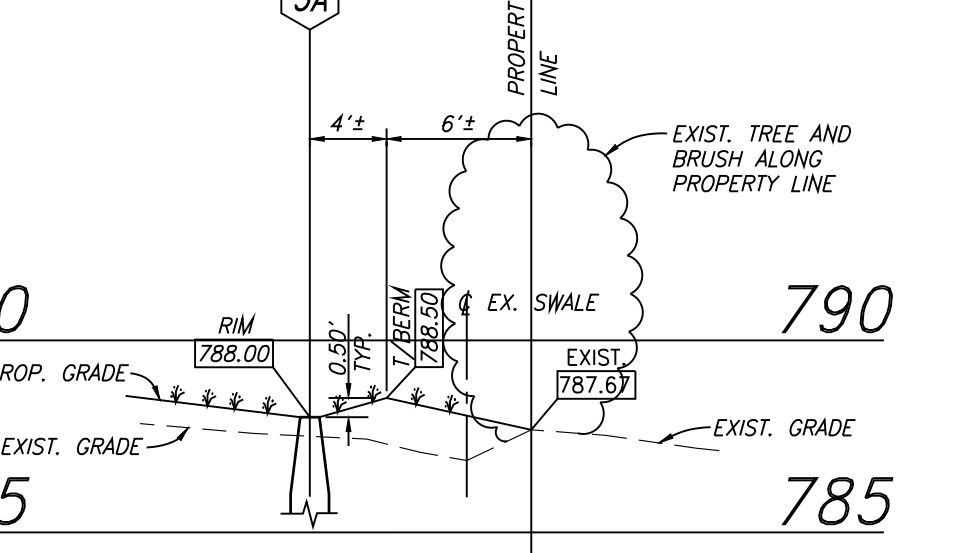
Table with 4 columns: B-1, B-2, B-3, B-4. Each column contains soil boring details including elevation, depth, and soil type.

NOTE: NEW GRASS AREAS ARE REQUIRED IN PUBLIC R.O.W. PER CITY STANDARDS. ALL EXISTING GRASS AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE ESTABLISHED OR RESTORED PER CITY SPECIFICATIONS.

TREE REMOVAL NOTES: THE EXISTING TREES ALONG THE PROPOSED ROADWAY WILL BE REMOVED BY THE CONTRACTOR SO THE SPOIL FROM THE DETENTION POND CAN BE USED TO FILL THE FRONT YARDS. SOME OF THE TREES IN THE HOME BUILDING AREAS CAN BE SAVED BUT WE RECOMMEND THAT THE COTTONWOOD TREES BE REMOVED.

NOTE: ADD SILT FENCE AROUND DETENTION BASIN UNTIL VEGETATION IS ESTABLISHED IN SAID BASIN.

NOTE: SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.



SECTION C-C

SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'

LANDSCAPE NOTE

- 1. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD.
2. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLE REPLACE, ANY SUCH TREES.

GRADING AND SOIL EROSION PLAN PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

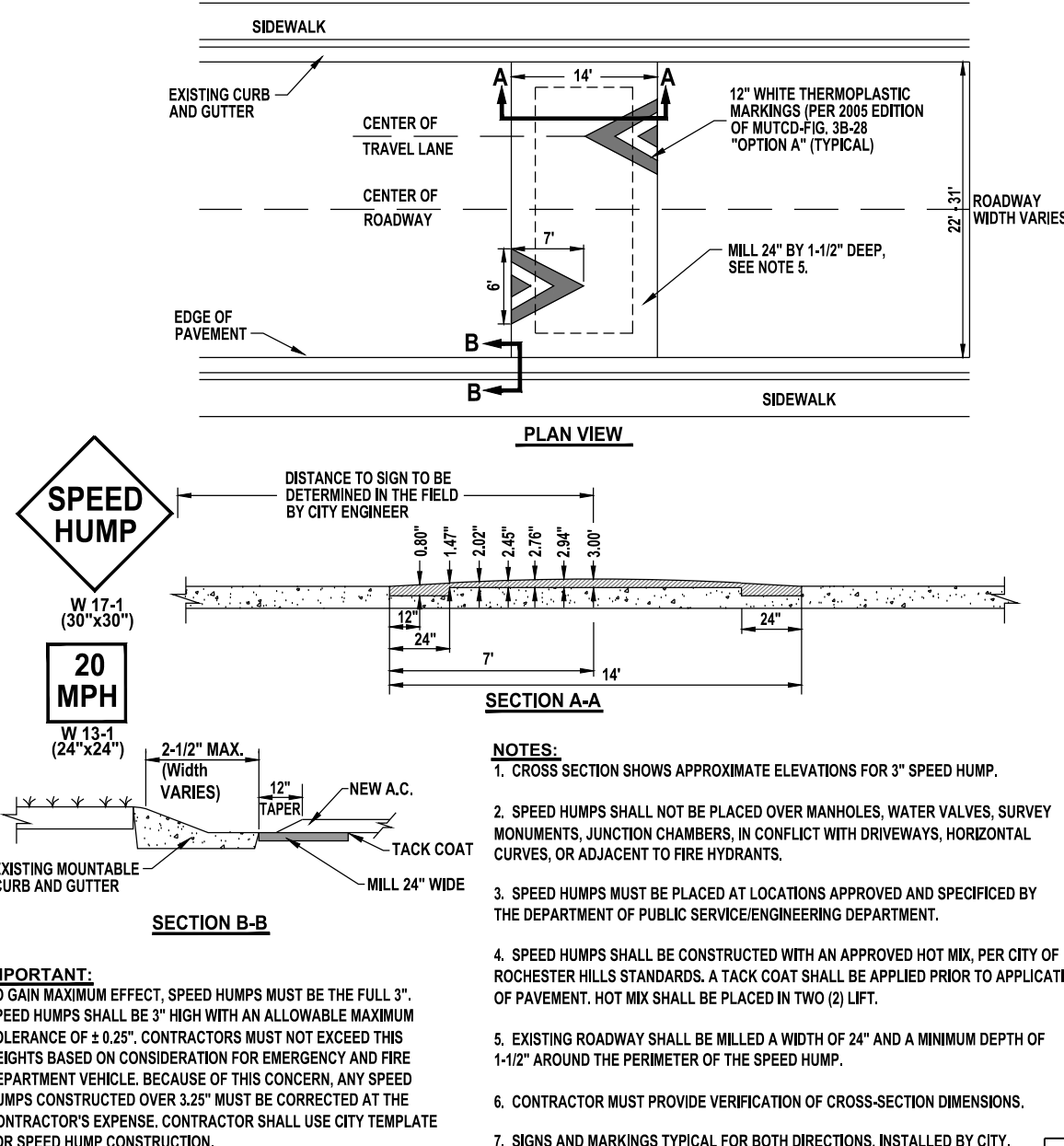
Table with columns: DATE, JOB NO., SCALE, DRAWN BY, CHECKED BY, DATE, REVISED PER CITY REVIEW, SUBMIT FOR FINAL APPROVAL, REV. PER CITY REVIEW, REV. PER MWD STORM PER REVIEW, REVISED PER CITY REVIEW, REVISED PER WRC.

PROPOSED "THE COMMONS SOUTH" FOR: VAGAR, SIDDQUI, 3530 FOREST HILL ROAD, BLOOMFIELD HILLS, MI 48302 (313) 670-3315

URBAN LAND CONSULTANTS logo and contact information: CIVIL ENGINEERS, PLANNERS, LAND SURVEYORS, 8800 23 MILE ROAD, SHELBY TWP., MI 48316-4816, PHONE 586 731-8030, FAX 586 731-2605.

PAVING NOTES

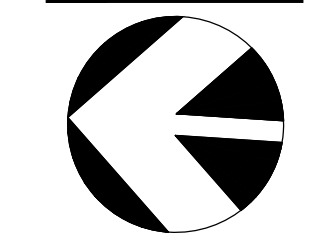
- Contractor shall notify the City of Rochester Hills seventy-two (72) hours in advance of construction.
- Contractor shall post a Maintenance Bond with the City in the amount of 10% of actual construction cost for a period of two (2) years prior to acceptance for maintenance by the City of Rochester Hills.
- All materials and construction shall adhere to the current Michigan Department of State Highway Standards and Specifications.
- All gravel shoulders and road ditches shall be per plan and stable prior to acceptance by the City of Rochester Hills.
- All topsoil shall be removed from the road R.O.W. prior to cutting or filling.
- Road ditches and drainage swales having grades of 1.50% or greater shall be sodded and pegged in place.
- Additional sub-base and/or underdrains may be required if poor sub-soil or wet conditions are encountered during pavement construction.
- Roadside area from the back of curb to R.O.W. line shall be fine graded and receive roadside seeding, fertilizer and mulch immediately after completion of road paving or gas or electrical underground, whichever is constructed last.



LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- SOIL BORING LOCATION

NORTH



SCALE: 1"=30'

BENCHMARKS

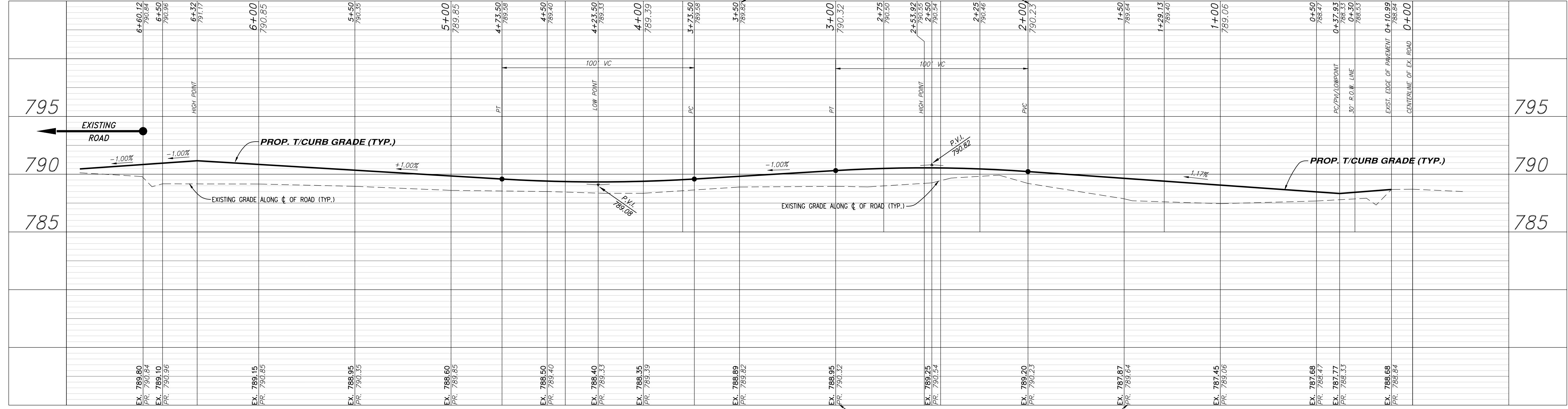
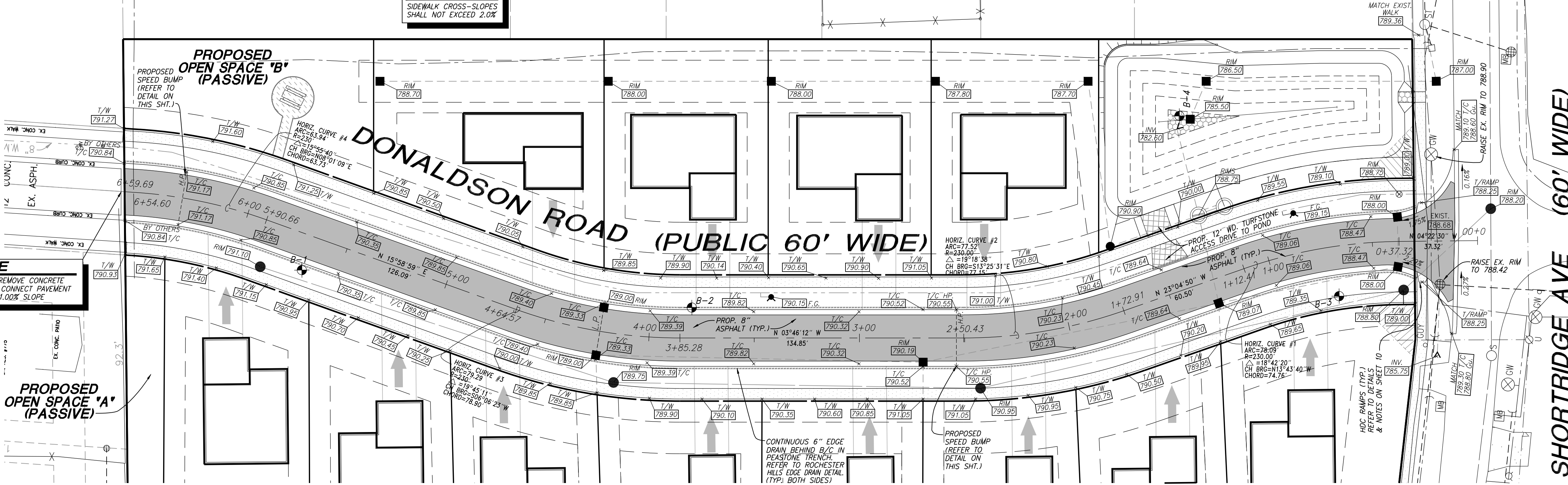
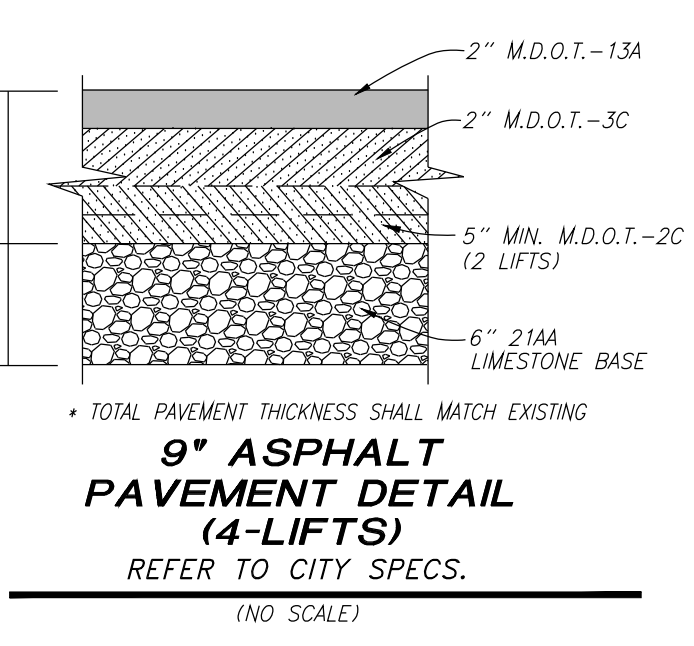
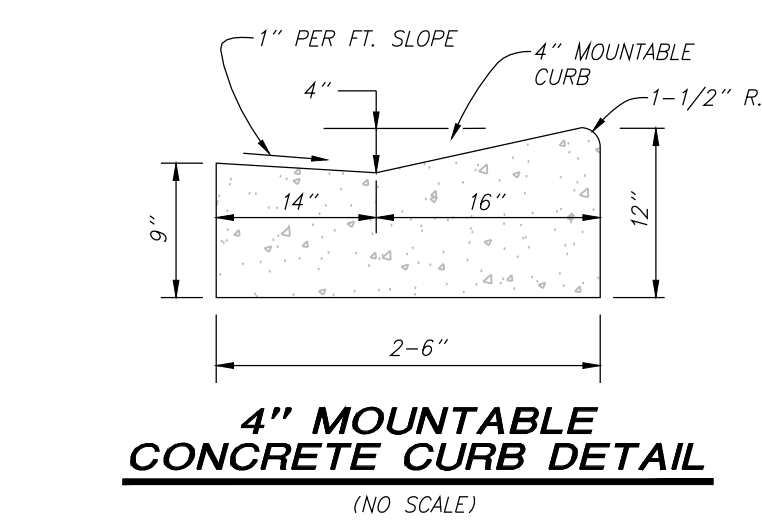
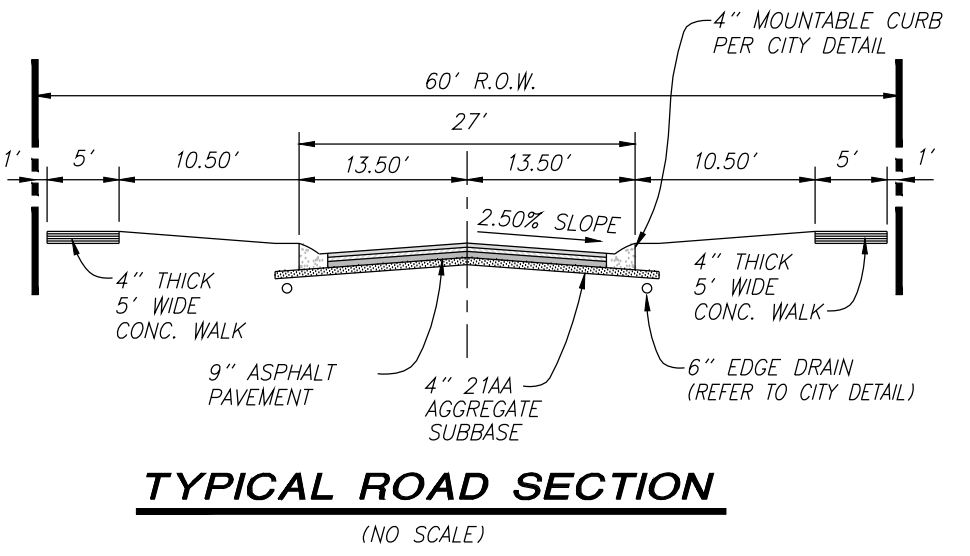
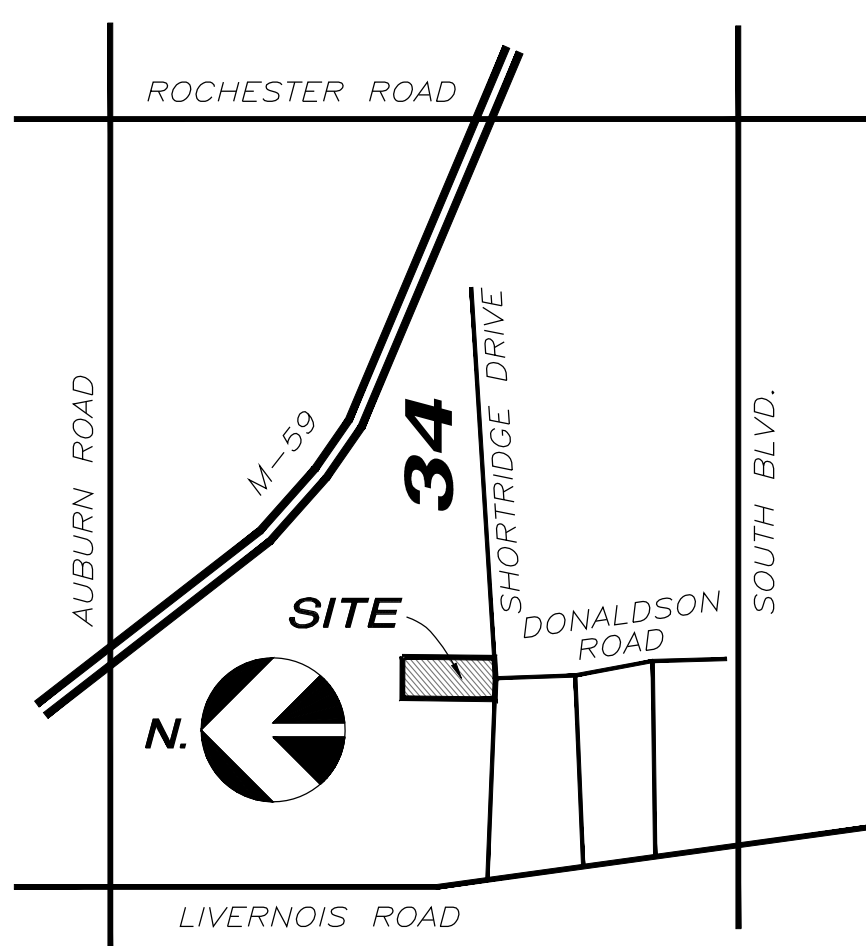
- RR SPIKE IN N. FACE UTILITY POLE BETWEEN HOUSE #586 & 605 SHORTTRIDGE. ELEVATION = 773.31 U.S.G.S.
- PK IN N. FACE UTILITY POLE BETWEEN HOUSE #711 & 733 SHORTTRIDGE. ELEVATION = 785.05 U.S.G.S. (OLD CITY DATUM)

PAVING

9" ASPHALT PAVEMENT (DONALDSON ROAD)	14,650 S.F.
4" CONC. PAVEMENT (SIDE WALKS)	6,307 S.F.
4" MOUNTABLE CONC. CURB	1,331 L.F.
M.D.O.T. TYPE "M" CONC. GUTTER	91 L.F.
SPEED BUMP	44 L.F.

PUBLIC PATHWAYS

4" CONC. PAVEMENT (SIDE WALKS)	1,293 S.F.
--------------------------------	------------



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.

PAVING PLAN
PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

BY: [Signatures]

DATE: 12-07-05

SCALE: 1"=30'

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 12-07-05

PROPOSED "THE COMMONS SOUTH"

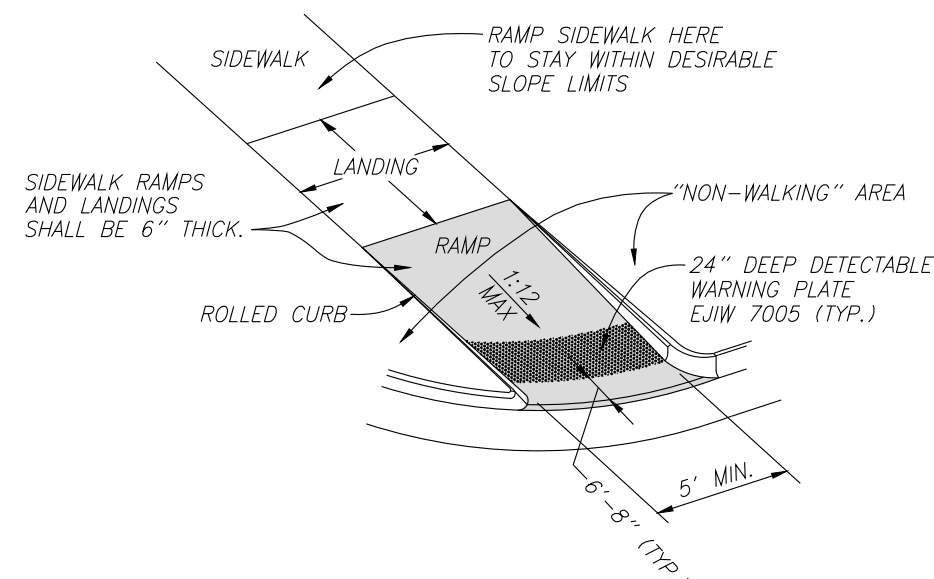
FOR: VADAR SODIQU
3530 FOREST HILL ROAD
BLOOMFIELD HILLS, MI 48302
(313) 676-3515

PHONE 586 731-8030
FAX 586 731-2605

URBAN LAND CONSULTANTS

PLANNERS LAND SURVEYORS
8800 2.5 MILE ROAD
SHELBY TWP., MI 48316-4516

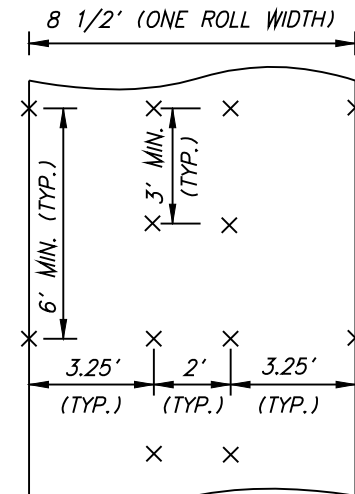
• MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. MINIMUM DIMENSIONS 5'-0". SEE NOTES ON MDDT DETAIL R-28-1.
 • MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% (8.3% MAXIMUM). SEE NOTES ON MDDT DETAIL R-28-4.



6" THICK HANDICAP RAMP SIDEWALK DETAIL
(REFER TO MDDT DETAIL R-28-1)
(NO SCALE)

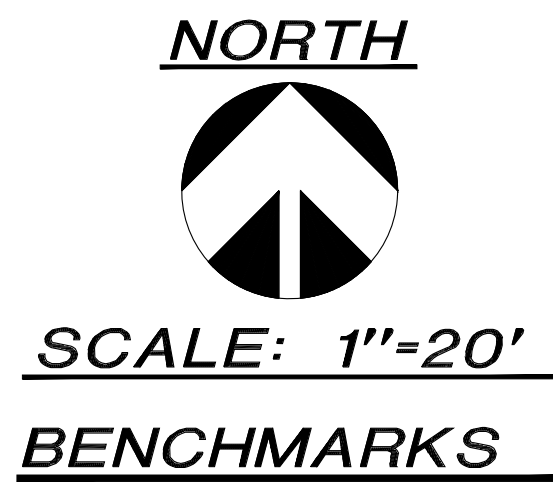
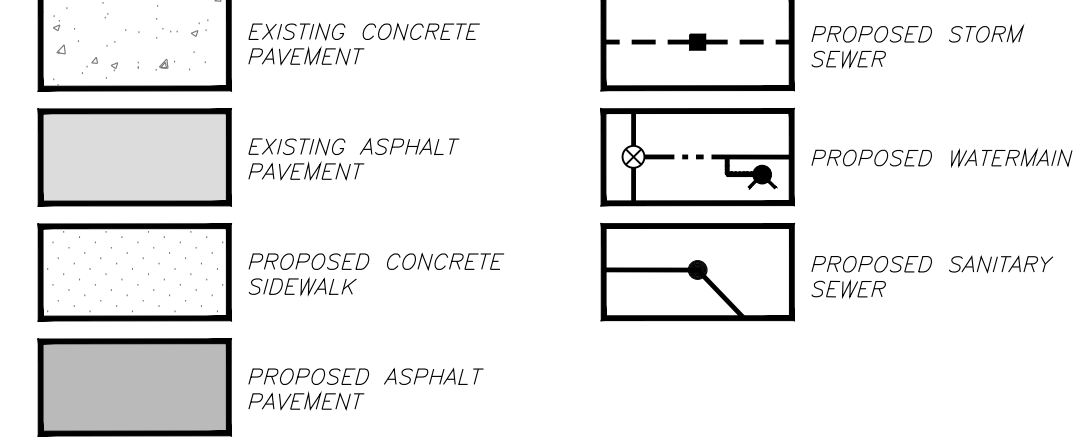
PYRAMAT INSTALLATION NOTES

1. GRADE AND COMPACT AREA OF INSTALLATION.
2. INSTALL 2" MIN. TOPSOIL.
3. REMOVE ANY ROCKS, CLODS, VEGETATION, OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED PYRAMAT WILL HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
4. UNROLL PYRAMAT DOWN SLOPE.
5. LAY PYRAMAT LOOSE TO MAINTAIN DIRECT CONTACT WITH SOIL. (DO NOT PULL MAT TAUT, AS THIS MAY RESULT IN BRIDGING OF SOIL SURFACE.)
6. SECURE PYRAMAT TO GROUND SURFACE USING 6" x 11 GAUGE U-SHAPED WIRE STAPLES. ANCHORS SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ANCHOR, COMPACT, AND BACKFILL UPSTREAM END OF MAT IN A 12" x 6" TRENCH. MAT SHALL BE ANCHORED ALONG BOTH SIDES OF SWALE BOTTOM EVERY 3' MIN. AND ALONG TOP OF SWALE BANKS EVERY 6' MIN. (SEE SECTION B-B AND ANCHOR PATTERN GUIDE, THIS SHEET)
7. SEED PYRAMAT AND ENTIRE DISTURBED AREA AFTER INSTALLATION, PRIOR TO FILLING MAT WITH ANY SOIL.
8. SPREAD AND LIGHTLY RAKE 1" OF FINE TOPSOIL INTO THE PYRAMAT USING BACK OF RAKE OR OTHER FLAT TOOL TO ENSURE A SMOOTH, SOIL-FILLED SURFACE THAT JUST EXPOSES THE TOP OF THE MATRIX. DO NOT PLACE EXCESSIVE SOIL ABOVE THE MAT.
9. HYDROMULCH OR STRAW MULCH PROPERLY INSTALLED PYRAMAT TO PROVIDE TEMPORARY EROSION PROTECTION.
10. DO NOT RUN CONSTRUCTION EQUIPMENT OVER PYRAMAT.

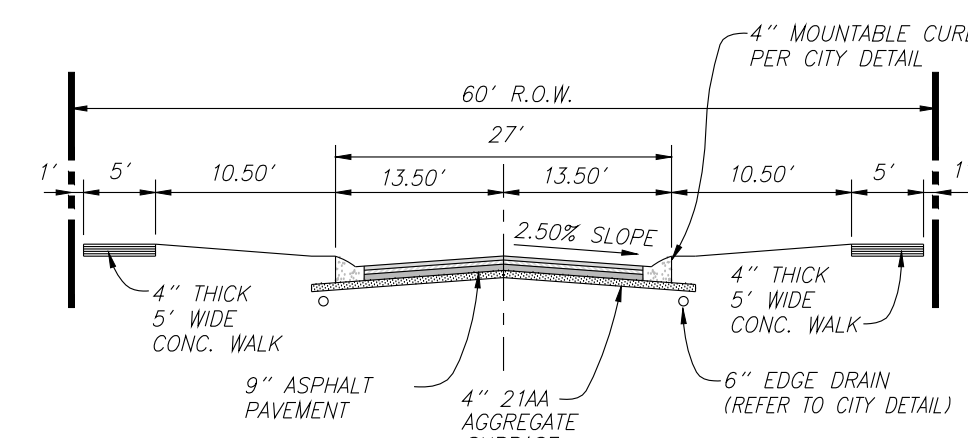
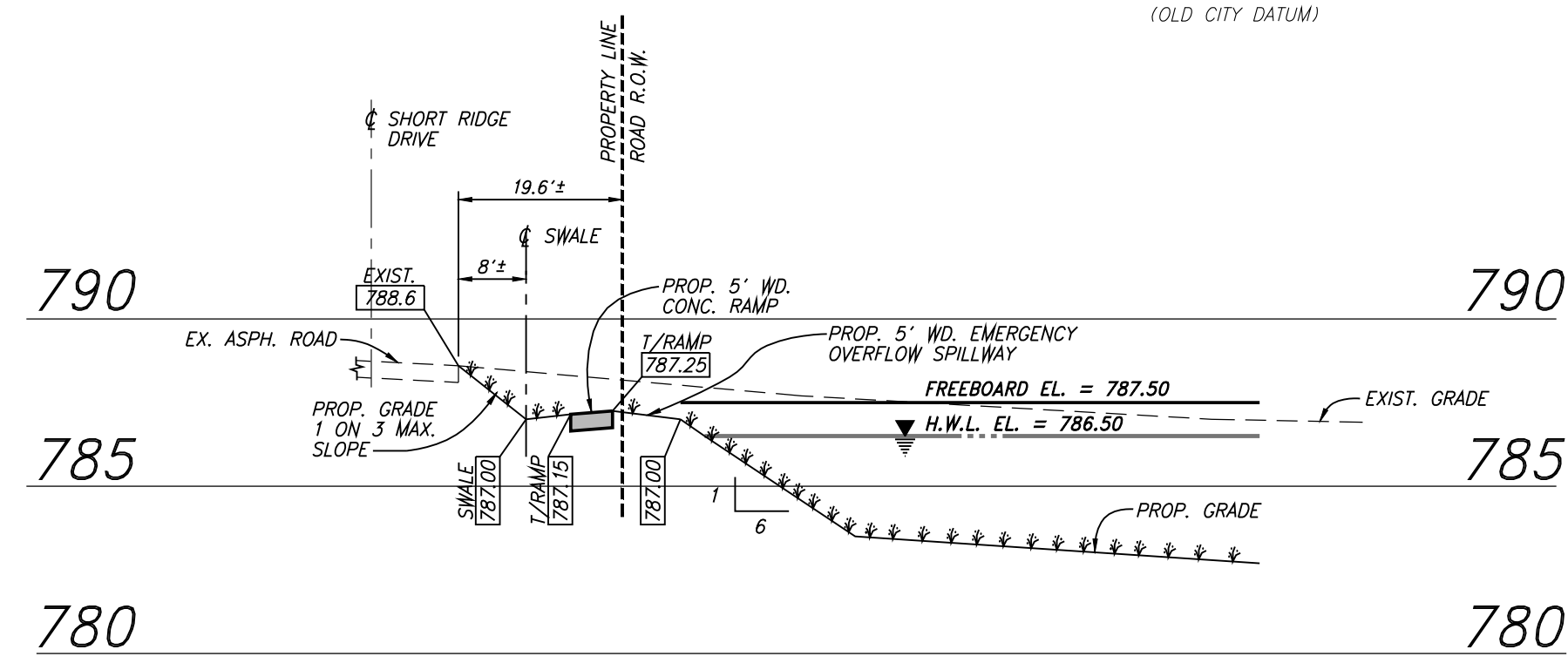
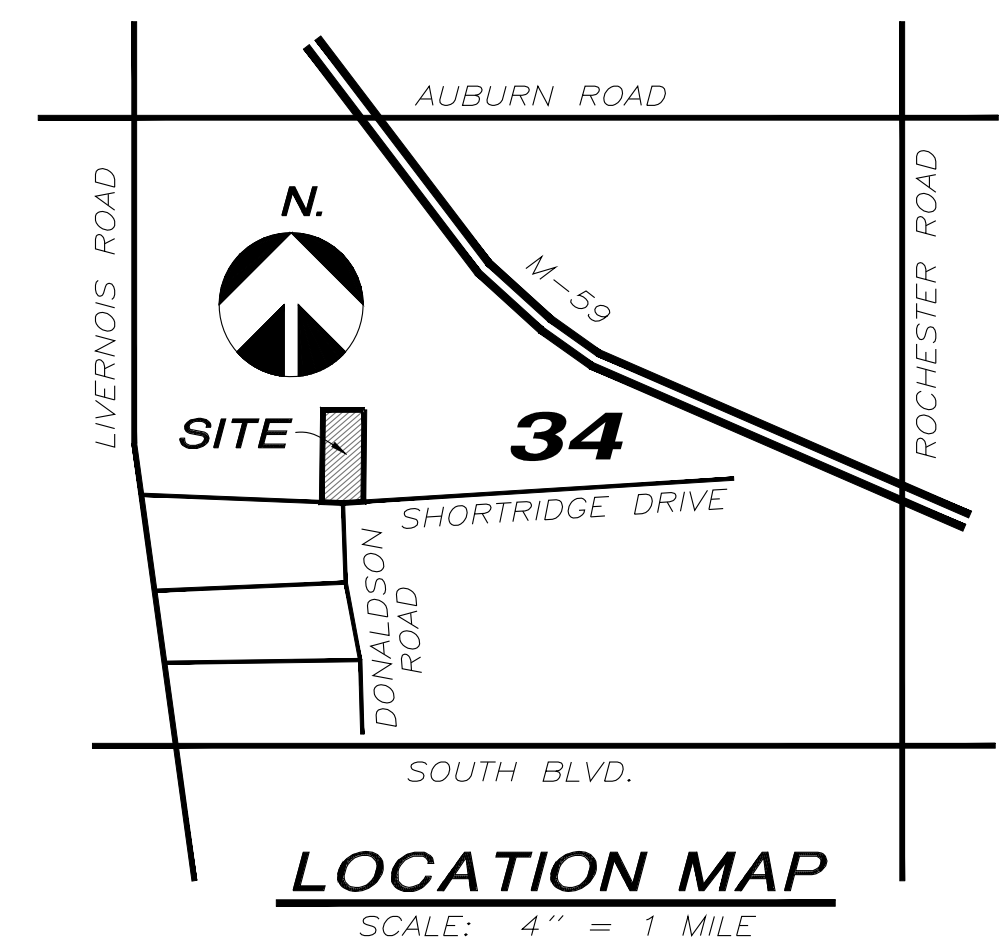


ANCHOR PATTERN GUIDE
(NO SCALE)

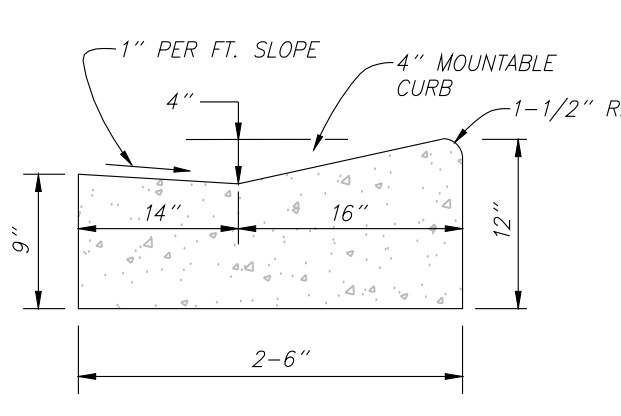
LEGEND



BENCHMARKS
 1. RR SPIKE IN N. FACE UTILITY POLE BETWEEN HOUSE #86 & 605 SHORTRIDGE. ELEVATION = 773.31 U.S.G.S.
 2. PK IN N. FACE UTILITY POLE BETWEEN HOUSE #711 & 733 SHORTRIDGE. ELEVATION = 785.05 U.S.G.S. (OLD CITY DATUM)

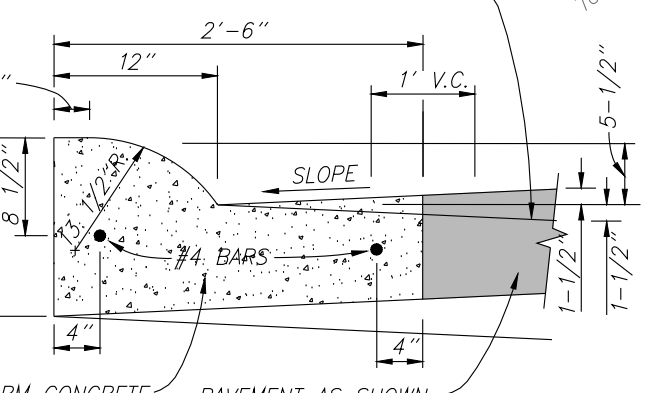


TYPICAL ROAD SECTION
(NO SCALE)

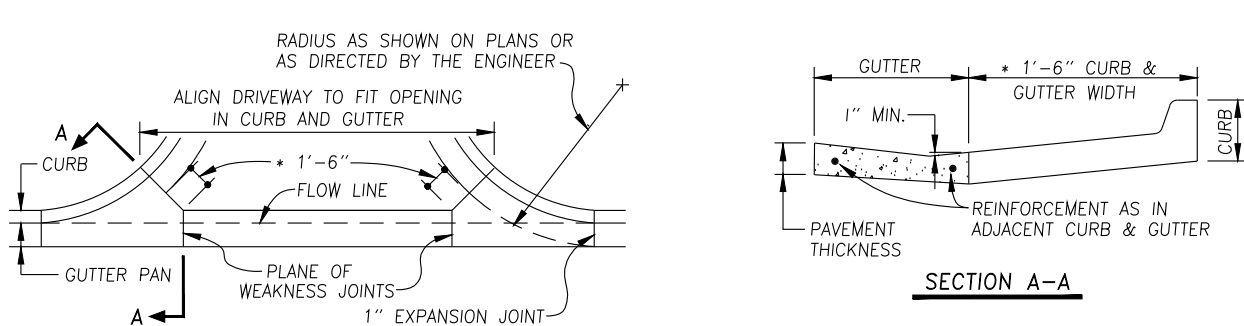


4" MOUNTABLE CONCRETE CURB DETAIL
(NO SCALE)

NOTE: ALTERNATE REVERSE CUTTER SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE GRADING PLAN.



B2 MODIFIED 6" CONCRETE CURB
(WITHIN SHORTRIDGE ROAD RIGHT-OF-WAY)
(NO SCALE)



CONCRETE DRIVEWAY OPENING - DETAIL "M"
(NO SCALE)

NOTE
ALL MOUNTABLE CURB CATCH BASIN INLETS SHOULD BE EJ 7045 WITH 7045 TYPE M1 GRATE AND "DUMP NO WASTE" LETTERING AND FISH IMAGE

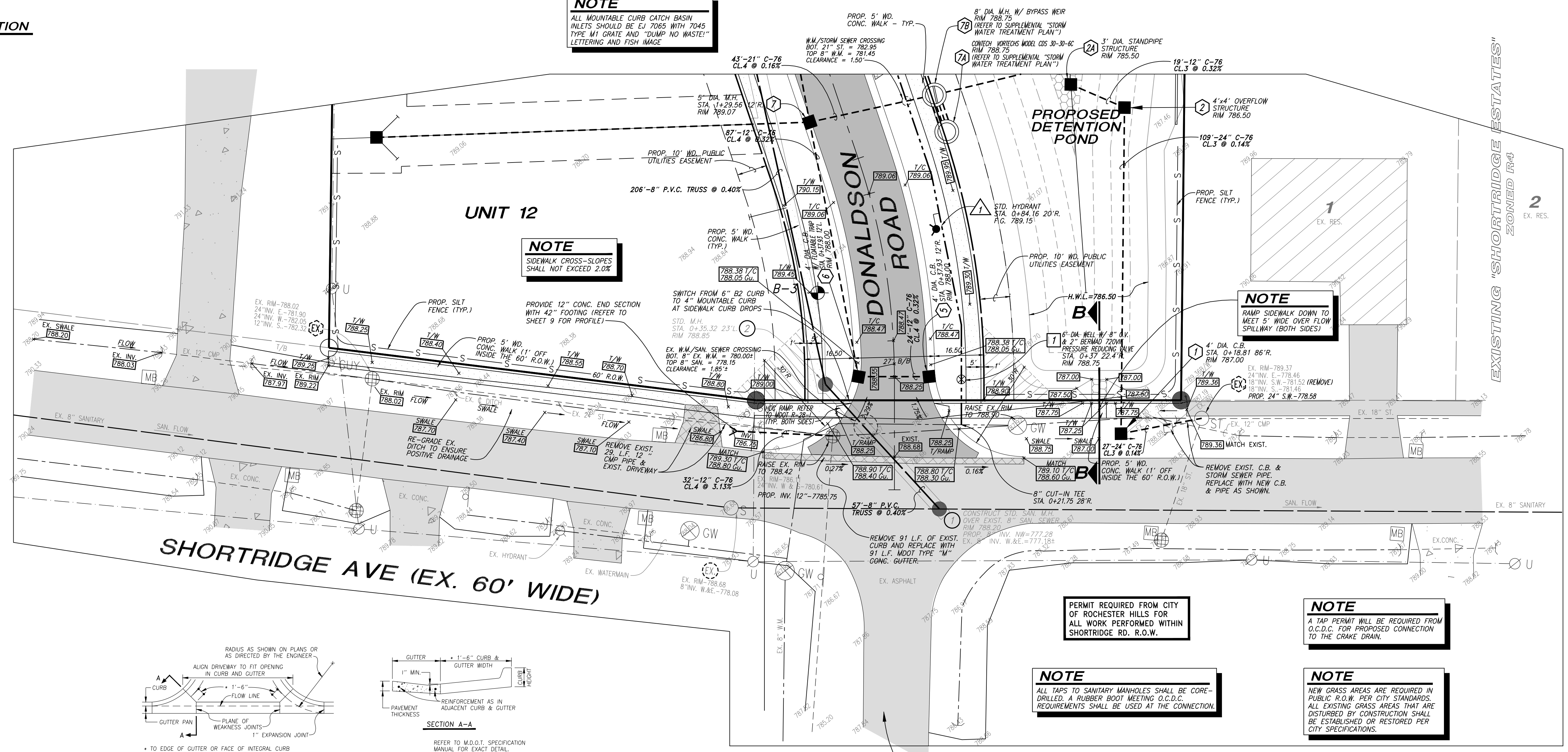
NOTE
SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%

NOTE
PERMIT REQUIRED FROM CITY OF ROCHESTER HILLS FOR ALL WORK PERFORMED WITHIN SHORTRIDGE RD. R.O.W.

NOTE
ALL TAPS TO SANITARY MANHOLES SHALL BE CORE-DRILLED. A RUBBER BOOT MEETING O.C.D.C. REQUIREMENTS SHALL BE USED AT THE CONNECTION.

NOTE
A TAP PERMIT WILL BE REQUIRED FROM O.C.D.C. FOR PROPOSED CONNECTION TO THE CRAKE DRAIN.

NOTE
NEW GRASS AREAS ARE REQUIRED IN PUBLIC R.O.W. PER CITY STANDARDS. ALL EXISTING GRASS AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE ESTABLISHED OR RESTORED PER CITY SPECIFICATIONS.



SHORTRIDGE DRIVE ENTRANCE DETAIL
PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

DATE: 12-07-05
 BY: J. S. BROWN
 CHECKED: J. S. BROWN
 APPROVED: J. S. BROWN
 140403-8874
 Job No. 12-07-05
 Date 12-07-05
 Scale 1"=20'
 Drawn BY J. S. BROWN
 Check R.A.W.
 Sheet 10 OF 10
 Fld. Bk.

PROPOSED "THE COMMONS SOUTH"
 FOR: VAQAR SIDDIQUI
 3530 FOREST HILL ROAD
 BLOOMFIELD HILLS, MI 48302
 (313) 670-3373

PHONE 586 731-8030
 FAX 586 731-2605
 URBAN LAND CONSULTANTS
 CIVIL ENGINEERS PLANNERS LAND SURVEYORS
 6800 23 MILE ROAD
 SHELBY TWP., MI 48316-4516