GENERAL NOTES

- 1. ALL PROPOSED ROADS ARE TO BE PRIVATE. ALL ROAD PAVEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS, AND THE ROAD COMMISSION FOR OAKLAND COUNTY (RCOC) WHERE APPLICABLE, WITH CONCRETE CURB AND GUTTER. ALL ROADS SHALL BE 27 FT. WIDE, BACK-TO-BACK OF CURBS. THE TOTAL LENGTH OF PROPOSED ROADS (MEASURED CENTERLINE-TO-CENTERLINE) IS 1,235 LF
- 2. THE STORM DRAINAGE SYSTEM WILL INCLUDE STORM SEWER PIPES AND CATCH BASINS DISCHARGING TO A NORTHERN AND SOUTHERN DETENTION BASIN. THE DESIGN OF THE STORM WATER SYSTEM WILL MEET THE CITY OF ROCHESTER HILLS STANDARDS WITH THE DETENTION SYSTEMS DESIGNED TO PROVIDE FOR 10-YEAR STORM LEVELS. BOTH DETENTION BASINS WILL OUTLET TO AN EXISTING COUNTY DRAIN THROUGH A CONTROLLED OUTLET.
- SANITARY SEWER DISPOSAL WILL BE THROUGH A PROPOSED SEWERAGE COLLECTION SYSTEM. CONNECTING TO AN EXISTING SEWER ON HAMLIN RD.
- 4. POTABLE WATER SUPPLY SOURCE WILL BE FROM EXISTING CITY OF ROCHESTER HILLS WATER SUPPLY SYSTEM. THE PROPOSED WATER DISTRIBUTION SYSTEM SERVICING THE SITE WILL BE CONNECTED TO AN EXISTING 16" WATER MAIN THAT RUNS THROUGH PHASE 1 OF THE SITE. THE EXISTING WATER MAIN WILL REMAIN IN PLACE, AS IS.
- UNDERGROUND GAS, ELECTRIC, TELEPHONE, AND CABLE TV LINES WILL BE LOCATED IN 10 FT. WIDE EASEMENTS ALONG PROPOSED ROADWAYS AND REAR YARDS.
- 6. OPEN SPACE AREAS ARE PRIVATE AND FOR THE ENJOYMENT OF NOTTINGHAM WOODS RESIDENTS
- MAXIMUM 20 FT. WIDE EASEMENTS WILL BE PROVIDED FOR STORM SEWERS, SANITARY SEWERS, AND WATER MAINS. EASEMENTS WILL ALSO BE PROVIDED FOR ALL DRAINAGE SWALES AND STORM WATER DETENTION PONDS. DETAILED EASEMENT INFORMATION WILL BE INCLUDED IN THE FINAL SITE PLAN PROCESS.
- 8. FIRE LANES TO BE PROVIDED ON INTERIOR STREETS AND PARKING TO BE ALLOWED ON ONE SIDE
- 9. THERE ARE NO REGULATED WETLAND AREAS ON SITE.
- 10. SIDEWALKS ARE PROPOSED ON BOTH SIDES OF THE ROADS. SIDEWALKS WILL BE DELINEATED IN THE DETAILED ENGINEERING PLAN PROCESS.
- 11. ALL DIMENSIONS ARE TO BACK OF CURB, IF APPLICABLE

GENERAL LEGEND

UNDERGROUND ELECTRIC LINES

UNDERGROUND TELEPHONE LINES

UNDERGROUND CABLE TELEVISION LINES

STORM SEWER

WATER MAIN

GAS MAIN

SANITARY SEWER

OVERHEAD LINES

PUBLIC LIGHTING LINES

STORM CLEAN OUT

SANITARY MANHOLE

SANITARY CLEAN OUT

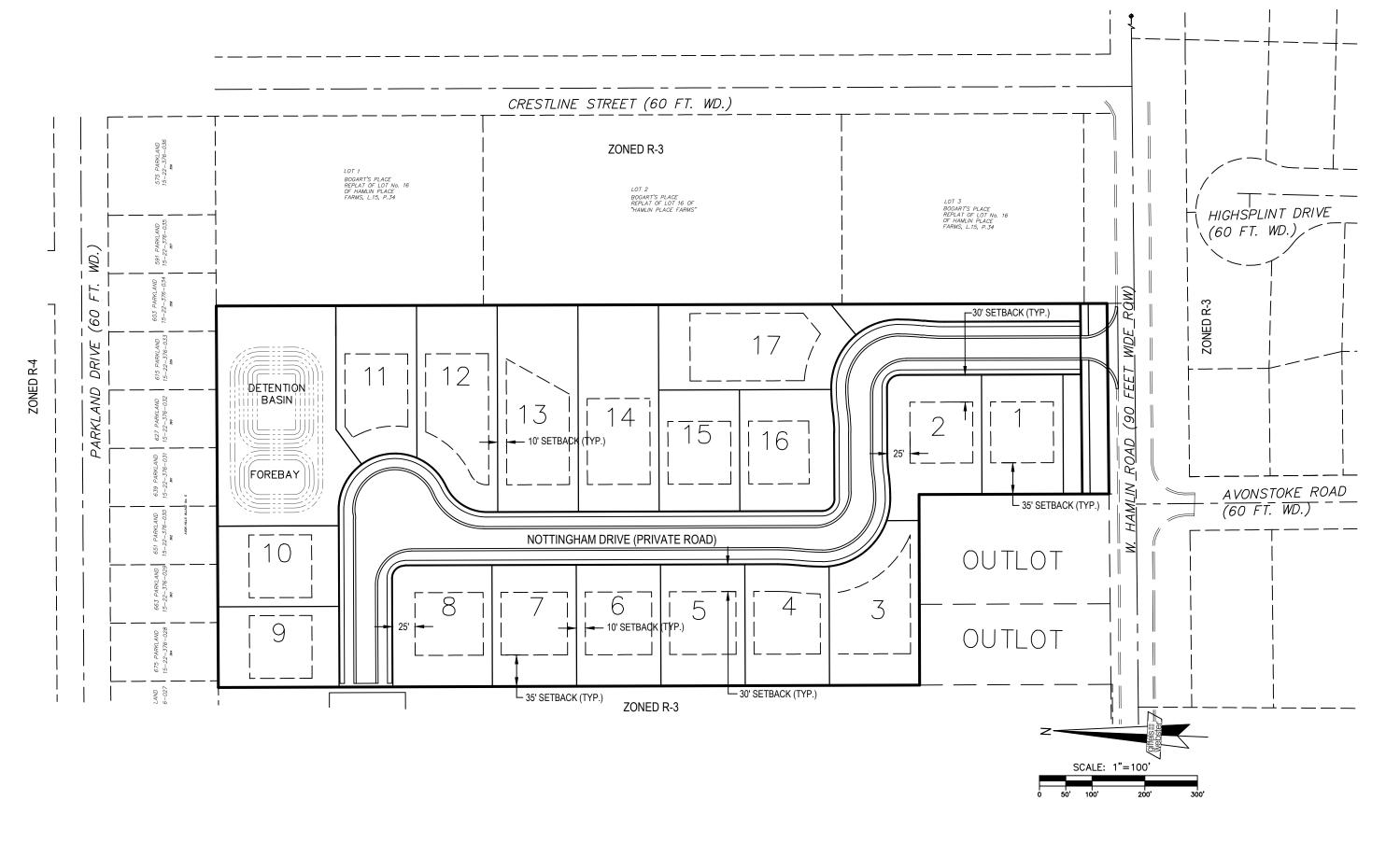
SANITARY PUMP STATION

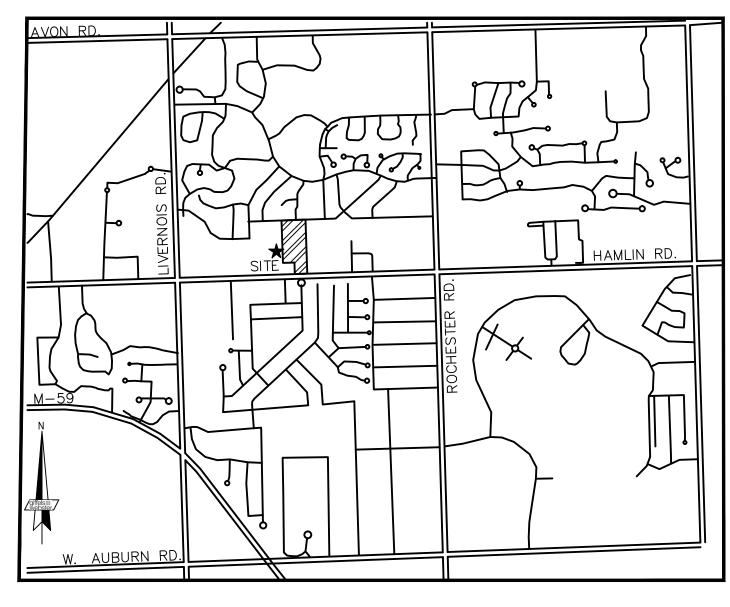
SANITARY RISER

- 12. ALL PROPOSED WATER MAINS SHALL BE CENTERED IN A 20' EASEMENT.
- 13. SEWER MAIN AND MANHOLE LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED AT FINAL DESIGN.
- 14. PRIOR TO CONSTRUCTION PERMIT APPROVAL, OWNER TO COMPLETE SOIL BORINGS TO DETERMINE WATER TABLE ELEVATION AND SOIL PERCOLATION RATES. DETENTION BASIN BOTTOM ELEVATION TO BE CONSTRUCTED BELOW THE OUTLET INVERT, ALLOWING FOR INFILTRATION BASED ON RESULTS OF SOIL ANALYSIS.
- 15. A PRIVATE ROAD EASEMENT WILL BE RECORDED AS PART OF THE CONDOMINIUM DOCUMENTS AND WILL INCLUDE LANGUAGE ALLOWING FOR FUTURE EXTENSION OF NOTTINGHAM DRIVE TO THE
- 16. FINAL GRADING OF LOTS TO MEET CITY OF ROCHESTER HILLS AND MICHIGAN BUILDING CODE (2009)
- 17. FINAL CONFIGURATION OF THE TREE PRESERVATION AREA MAY CHANGE BASED ON DETERMINATION OF FINAL REQUIREMENTS FOR DETENTION.

NOTTINGHAM WOODS

VANGUARD COMPANIES PRELIMINARY SITE PLAN ROCHESTER HILLS OAKLAND COUNTY, MI





LOCATION MAP

BENCHMARK DATA

SOURCE: GPS, NAVD 88 AND CONVERTED USING VERTCON TOOL AVAILABLE ON THE NGS WEBSITE

SITE BENCHMARK NO. 1 BENCHMARK TIE IN NORTH FACE OF A UTILITY POLE ON THE SOUTH SIDE OF HAMLIN ROAD, +/- 160 FEET WEST OF CRESTLINE STREET. (OUT OF SCOPE OF DRAWING) ELEVATION=846.33'

SITE BENCHMARK NO. 2 ARROW ON HYDRANT AT THE SOUTHWEST CORNER OF HAMLIN ROAD AND AVONSTOKE ELEVATION=854.16'

SITE BENCHMARK NO. 3 MAG NAIL WITH GW TAG #80004 IN THE SOUTH FACE OF A UTILITY POLE, +/- 70 FEET EAST OF THE NORTHWEST CORNER OF THE PROPERTY AND +/- 6 FEET NORTH OF PROPERTY LINE IN THE REAR YARD OF ADDRESS 675 PARKLAND. ELEVATION=849.40'

· /· /· /· /· /· / ·

ZONING INFORMATION

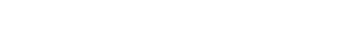
PROPOSED USE: R-3 ZONING, SINGLE FAMILY RESIDENTIAL EXISTING USE: UNDEVELOPED FARMLAND/WOODLAND

EXISTING ZONING: R-3 RESIDENTIAL

TOTAL UNITS = 17

SETBACKS: FRONT = 30' SIDE (EACH) = 10' SIDE (TOTAL) = 20' REAR = 35'

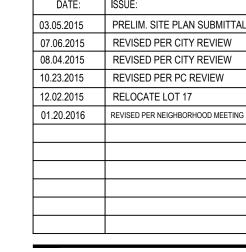
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	30%	30%
AVG. MIN. LOT WIDTH	90'	92.6'
(LOT SIZE VARIATION OPTION)		
MIN. LOT WIDTH	81'	81'
(LOT SIZE VARIATION OPTION)		
AVG. MIN LOT AREA	12,000 SF.	13,737
(LOT SIZE VARIATION OPTION)		
MIN. LOT AREA	10,800 SF.	12,076 SF
(LOT SIZE VARIATION OPTION)		
MAXIMUM STORIES	2	2
MAXIMUM BUILDING HEIGHT	30'	30'
MINIMUM ELOOP ADEA	1 200 SE	2 000 SE



SIDE (ABUTTING STREET) = 25'

	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	30%	30%
AVG. MIN. LOT WIDTH	90'	92.6'
(LOT SIZE VARIATION OPTION)		
MIN. LOT WIDTH	81'	81'
(LOT SIZE VARIATION OPTION)		
AVG. MIN LOT AREA	12,000 SF.	13,737
(LOT SIZE VARIATION OPTION)		
MIN. LOT AREA	10,800 SF.	12,076 SF
(LOT SIZE VARIATION OPTION)		
MAXIMUM STORIES	2	2
MAXIMUM BUILDING HEIGHT	30'	30'
MINIMUM FLOOR AREA	1,200 SF.	2,000 SF

EXISTING PARCEL AREA = 8.673 ACRES RESIDENTIAL DENSITY = 1.96 DWELLINGS/ACRE



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Landscape Architects

Environmental Specialists

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ENGINEER

Manager:

Quality Control:

Professional Seal:

P.M.

M.P.

L.W.

N.M.

Developed For:

VANGUARD COMPANIES

101 S. MAIN STREET

ROCHESTER, MI 48037

p (248) 650-6206 f (248) 650-6274

COVER

PRELIMINARY SITE PLAN

NOTTINGHAM WOODS

ROCHESTER HILLS

MICHIGAN

Oakland County

SHEET INDEX

01 COVER 02 EXISTING CONDITIONS 03 SITE PLAN 04 UTILITY CALCULATIONS

05 TREE PRESERVATION PLAN 06 TREE TABLE 1 OF 2 07 TREE TABLE 2 OF 2

LA-01 LANDSCAPE PLAN LA-02 LANDSCAPE DETAILS

CITY OF ROCHESTER HILLS FILE #15-004

NOT TO BE USED AS CONSTRUCTION DRAWINGS

01/27/2016 1" = 100' 01 18701.00

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REMOVE SIDEWALK PAVING AND GRADING HATCH LEGEND

DEMOLITION LEGEND

REMOVE UTILITY STRUCTURE

CUT AND BULKHEAD UTILITY PIPE

REMOVE CONCRETE PAVEMENT

REMOVE ASPHALT PAVEMENT

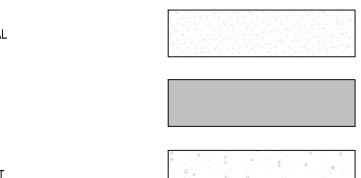
REMOVE UTILITY PIPE

ABANDON UTILITY PIPE

REMOVE BUILDING

ASPHALT PAVEMENT

CONCRETE PAVEMENT



STEAM LINES FENCE LINE PROJECT PHASE LIMIT LINE CONCRETE CURB AND GUTTER (STANDARD) CONCRETE CURB AND GUTTER (REVERSED) THICKENED SLAB CURB/WALK STORM MANHOLE $\square \oplus \blacksquare$ CATCH BASIN YARD BASIN INLET BASIN END SECTION ROOF/DOWN SPOUT OVERFLOW/OUTLET STRUCTURE

PROPOSED

FIRE HYDRANT STOP BOX AND VALVE FDC CONNECTION WATER METER POST INDICATOR VALVE WELL HEAD IRRIGATION CONTROL BOX LAWN IRRIGATION HEAD GAS VALVE GAS MANHOLE **GAS RISER GAS METER** ELECTRIC MANHOLE ELECTRIC RISER **ELECTRIC METER ELECTRIC TRANSFORMER** \bigcirc LIGHT POLE TELEPHONE MANHOLE TELEPHONE RISER TELEPHONE CROSS BOX CABLE RISER TRAFFIC CONTROL BOX AIR CONDITIONER PUBLIC LIGHTING MANHOLE UTILITY POLE

GATE VALVE

PROPOSED

GUY WIRE ANCHOR

UTILITY FLAG

SIGN POST

FENCE POST

PAY PHONE

SOIL BORING

CONC.

A.C.

G.P.

C.L.F.

D.L.

F.F.

O.H.

S.I.

F.I.P.

M. R.

F.M.

S.N.

GUARD POST/BOLLARD PARKING METER RESIDENTIAL MAILBOX U.S. MAILBOX BLDG CORNER (FIELD LOCATED) WETLAND FLAG SPOT ELEVATION **ASPHALT** CONCRETE AIR CONDITIONER **GUARD POST** CHAIN-LINK FENCE DOOR LEDGE FINISHED FLOOR OVERHANG FOUND IRON SET IRON

EXISTING

FOUND IRON PIPE

MEASURED RECORD

FOUND MONUMENT

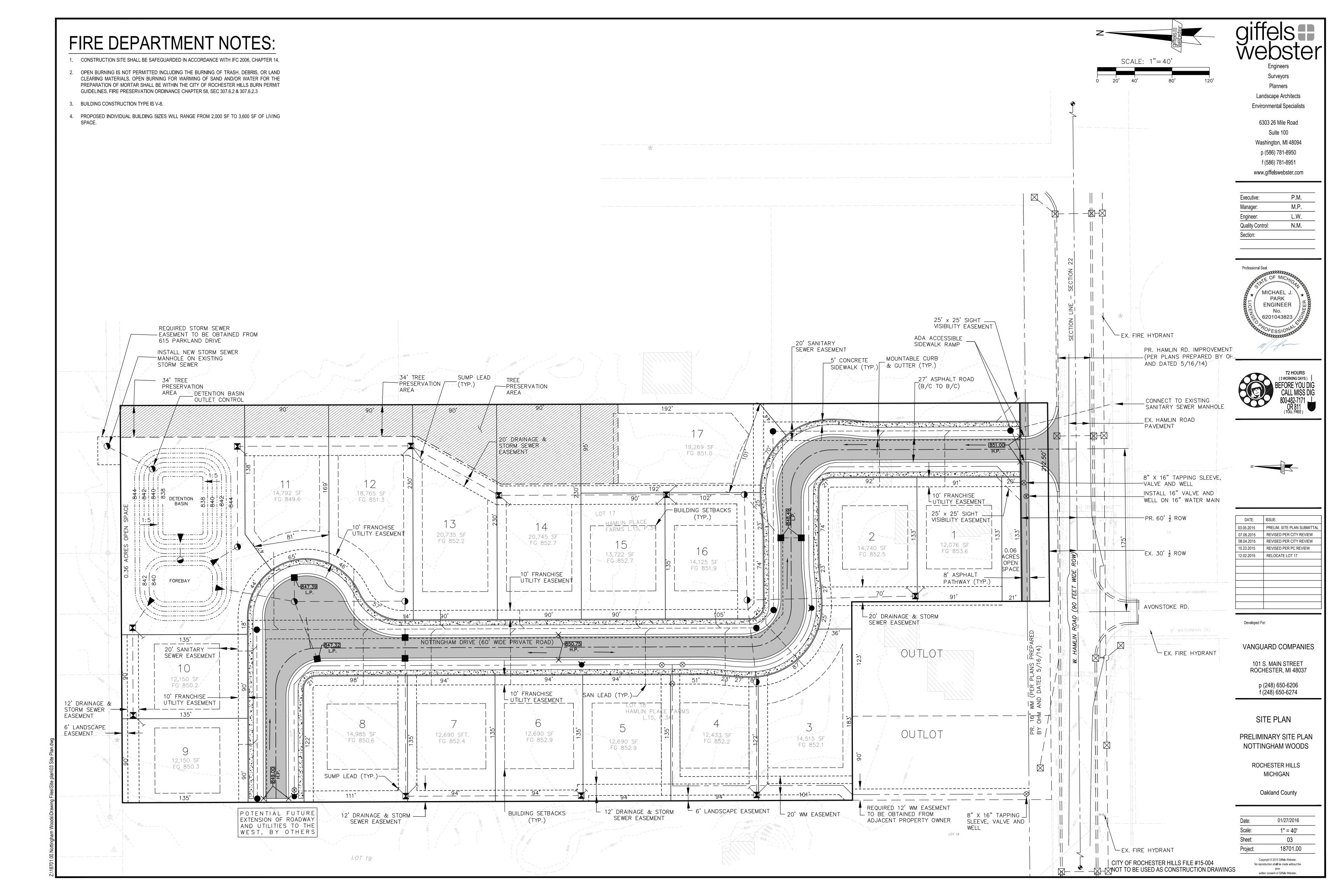
SET NAIL

× XXX.XX

PROPOSED

COMPACTED SAND BACKFILL (CSB) AGGREGATE MATERIAL

LEGAL DESCRIPTION LOT 18 AND PART OF LOT 17 OF HAMLIN PLACE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS PAGE 34, OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWN 3, NORTH, RANGE 11 EAST, AVON Surveyors TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 287.51 FEET ALONG THE SOUTH LINE OF SECTION 22; THENCE NORTH 02 DEGREES 30 MINUTES Planners 23 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, SAID POINT BEING THE POINT OF Landscape Architects BEGINNING; THENCE SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 212.50 FEET ALONG THE NORTH **Environmental Specialists** RIGHT OF WAY LINE OF HAMLIN ROAD (VARIABLE WIDTH) TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 02 DEGREES 32 MINUTES 05 SECONDS WEST, 211.92 FEET ALONG THE WEST LINE OF LOT 17 SAID LINE 6303 26 Mile Road ALSO BEING THE EAST LINE OF LOT 18: THENCE SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 212.52 FEET TO A POINT ON THE WEST LINE OF LOT 18; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, Suite 100 782.16 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF "AVON HILLS VILLAGE SUBDIVISION Washington, MI 48094 NO.5, AS RECORDED IN LIBER 95 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS; THENCE NORTH 87 DEGREES p (586) 781-8950 20 MINUTES 03 SECONDS EAST, 425.60 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 OF "BOGART'S PLACE REPLAT OF LOT 16 OF HAMLIN PLACE FARMS" AS RECORDED IN LIBER 123 OF PLATS, PAGE f (586) 781-8951 3, OAKLAND COUNTY RECORDS SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 17; THENCE SOUTH www.giffelswebster.com 02 DEGREES 30 MINUTES 23 SECONDS EAST, 993.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.673 SOUTH 1/4 CORNER OF SECTION 22 T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND CO., MI ACRES. PARCEL ID NO. 15-22-376-039 P.M. Executive: M.P. Manager: Engineer: L.W. Quality Control: N.M. Professional Seal: CRESTLINE STREET (60 FT. WD.) 18" STORM PARK EX. STRUCTURE TO BE **ENGINEER** REMOVED EX. STRUCTURE TO BE REMOVED LOT 1 EX. STRUCTURE TO BE REMOVED BOGART'S PLACE REPLAT OF LOT No. 16 OF HAMLIN PLACE BOGART'S PLACE REPLAT OF LOT 16 OF "HAMLIN PLACE FARMS" FARMS, L.15, P.34 EX. FENCE TO REMAIN BOGART'S PLACE REPLAT OF LOT No. 16 OF HAMLIN PLACE FARMS, L.15, P.34 HIGHSPLINT DRIVE -------(60 FT. WD.) FENCE MONUMENT __MONUMENT 4' WOVEN WIRE FENCE S02/30'23"E 993,60' RIM = 847.86=837.91 E/W NO FLOW _____ 03.05.2015 PRELIM. SITE PLAN SUBMITTA 07.06.2015 REVISED PER CITY REVIEW 08.04.2015 REVISED PER CITY REVIEW HAMLIN PLACE FARMS L.15, P.34 10.23.2015 REVISED PER PC REVIEW 12.02.2015 RELOCATE LOT 17 EX. OVÉRHEAD -ELECTRICAL EX. FENCE TO BE REMOVED 6" GAS (R) 21,1.92' AVONSTOKE ROAD ___(60_ FT.__WD.)_ Developed For: EX. FENCE TO BE REMOVED 8" WATERMAIN (R) VANGUARD COMPANIES EX. FENCE TO <u>BE_REMOVED__</u> 101 S. MAIN STREET ROCHESTER, MI 48037 p (248) 650-6206 LOT \18 GATE VALVE RIM=852.15 f (248) 650-6274 HAMLIN PLACE FARMS L.15, P.34 T/P=847.46 E/W T/P=846.75 S FULL OF WATER **EXISTING CONDITIONS** TELEPHONE MH RIM=854.26 BOTTOM=844.36 GATE VALVE _RIM=853.06 T/P=847.46 E/W FULL OF WATER CABLES E/W EX. BARN TO BE -PRELIMINARY SITE PLAN EX. GARAGE TO -⁸ INV.=844.68 E REMOVED RĖMAIN REMAIN NOTTINGHAM WOODS N.02°32'27"W 782.16' ROCHESTER HILLS FOUND_/ NAIL MICHIGAN Oakland County LOT 19 LOT 19 7/6/15 1" = 50' EX. FENCE TO REMAIN 02 SOUTHWEST CORNER OF SECTION 22 T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND CO., MI 18701.00 Copyright © 2015 Giffels Webster. CITY OF ROCHESTER HILLS FILE #15-004 No reproduction shall be made without the NOT TO BE USED AS CONSTRUCTION DRAWINGS prior written consent of Giffels Webster.



DETENTION BASIN CALCULATIONS

giffels

Detention Design Project Name Project Number

Completed By
Working Date
Jurisdiction

Lydia Wakeland
November 24, 2015
Oakland County

Weighted "C" Calculation

Otal 8.00 3.46

Area x C 3.46

Allowable Outflow Calculation

*Based on Sandy Loam Soil Types (HSG A) with slopes <6%

25 YEAR STORM EVENT

The required infiltration volume is one half inch of rain in a 24-hour storm.

Existing Undisturbed Tree Area = 23,340 square feet

Credit Infiltration Volume = 1" x Area

1" x 23,340

1,867 cubic feet

V_t= 1,815 x A x C - Credit

= 1,815 x 8.00 x 0.43 - 1,867

= 4,408 cubic feet

		Ir	ıfiltration Bas	sin		Forebay		Detention Pond			
	Elevation	Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)	Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)	Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)	
				7,657			6,684			43,962	
-			- 0	1,001		_ 0	0,004		0	40,002	
Freeboard Elevation	844			7,657			6,684	18115		43,962	
			0			0			16,839		
High Water of Pond	843			7,657			6,684	15594		27,123	
-			0			0			14,053		
Top of Forebay Storage	842		_	7,657	4468	_	6,684	8099		13,070	
			0			3,878			7,290		
	841			7,657	3317	_	2,806	6510		5,780	
			0			2,806			5,780		
Bottom of Detention Pond/	840	5079	_	7,657	2324	_	0	5079		0	
Bottom of Forebay			4,427			0			0		
	839	3805	_	3,230		_	0			0	
			3,230			0			0		
Bottom of Infiltration Storage	838	2688	-	0		_	0			0	
Infiltration Vol. Provided=	7,657	cft	Forebay\	/ol. Provided=	6,684	cft	Total \	/ol. Provided=	41,464	cft	
Infiltration Vol. Required=	4,408	cft	Forebay V	ol. Required=	6,275	cft	T otal V	ol. Required=	29,305	cft	

NOTES:

SOIL BORINGS, TO DETERMINE SOIL PERCOLATION RATES, WILL BE COMPLETED DURING PREPARATION OF CONSTRUCTION DRAWINGS FOR PERMITTING. IF INSUFFICIENT PERCOLATION RATES ARE INDICATED, THEN DRY WELLS WILL BE REQUIRED FOR PERMITTING AS AN ALTERNATIVE MEANS TO OBTAIN A SUFFICIENT RATE OF INFILTRATION.

SANITARY SEWER CALCULATIONS

SITE SANITARY SEWER DEMAND Number of Lots = 17 Population = Number of Lots x 3.5 = 17 lots x 3.5 people per lot = 60 people Average Flow = Population x Per Capita Capacity Gallons per Cubic Foot x Seconds per Day = 0.01 CFS or 4.13 GPM Peaking Factor = 4.00 Peak Flow = Average Flow x Peaking Factor = 0.01 people x 4.00 = 0.04 CFS or 16.53 GPM EXISTING PIPE CAPACITY Min. Pipe Slope = 0.40 % Pipe Diameter = 8 Inch N = 0.013Pipe Capacity (Hazen
Williams) = 0.76 CFS

Number of Lots =	21					
Population = N	umber of	Lots x 3.5				
=	21	lots		x	3.5	people per lot
=	74	people				
Average Flow =	<u> </u>	Population x P	er Cap	ita Cap	acity	
	Gallo	ns per Cubic F	oot x	Second	s per Day	
_	70 EN	noonlo		v	400	anond
=	73.50	people		X	100	gpcpd
	7.48	gal/cft		Χ	86,400	sec/day
=	0.01	CFS	or		5.10	GPM
Peaking Factor =	4.00					
· ·						
Peak Flow = A	verage Flo	ow x Peaking f	-actor			
=	0.01	people		X	4.00	
=	0.05	CFS	or		20.42	GPM
	0.00	010	OI .		20.42	OI IVI
STING PIPE CAPACITY						
Min. Pipe Slope =	0.40	%				
Pipe Diameter =	8	Inch				
N =	0.013					
Pipe Capacity (Hazen	0.76	CFS				

WATER FIRE FLOW CALCULATIONS

Design Criteria

Required Fire Flow 1,500 GPM with a residual pressure of 20 psi

Maximum Day Flow 17 REUs x 1,000 gallons/day/REU = 17,000 gallons/day = 12 gpm

Hazen & Williams C = 120

(1,500 GPM fire suppression + 12 gallon/minute maximum day demand)

Estimate Residual Pressure at Fire Hydrant with 1,512 GPM Demand (1,500 GPM Fire Suppression + 12 GPM Maximum Day Demand)										
Residual Flow, Qr (GPM)	Static Pressure @ Test Hydrant	Calculated Residual Pressure @ 1,512 gpm	Residual Pressure at Test Hydrant							
Q _r (gpm)	P _s (psi)	P _{r1512} (psi)	P _r (psi)							
1962	57	1,512 = $Q_r \times ((P_s - P_{r1512})/(P_s - P_r))^{0.54}$ $P_{r1512} = 49 \text{ psi}$	44							

H _f	L (ft.)	С	Q (gpm)	D (in.)
$H_f = 0.002083 \text{ L } (100/\text{C})^{1.85} \text{ x } (Q^{1.85}/\text{d}^{4/8655})$ $H_f = 50.3 \text{ ft} = 21.8 \text{ psi}$	1,100	120	1,512	8

giffels webster

Engineers
Surveyors
Planners

Landscape Architects
Environmental Specialists

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Manager:	M.P.
Engineer:	L.W.
Quality Control:	N.M.

Professional Seal:







DATE:	ISSUE:
03.05.2015	PRELIM. SITE PLAN SUBMITTA
07.06.2015	REVISED PER CITY REVIEW
08.04.2015	REVISED PER CITY REVIEW
10.23.2015	REVISED PER PC REVIEW
12.02.2015	RELOCATE LOT 17

Developed For:

VANGUARD COMPANIES

101 S. MAIN STREET ROCHESTER, MI 48037

p (248) 650-6206 f (248) 650-6274

UTILITY CALCULATIONS

PRELIMINARY SITE PLAN NOTTINGHAM WOODS

ROCHESTER HILLS MICHIGAN

Oakland County

 Date:
 7/6/15

 Scale:
 1" = 100'

 Sheet:
 04

 Project:
 18701.00

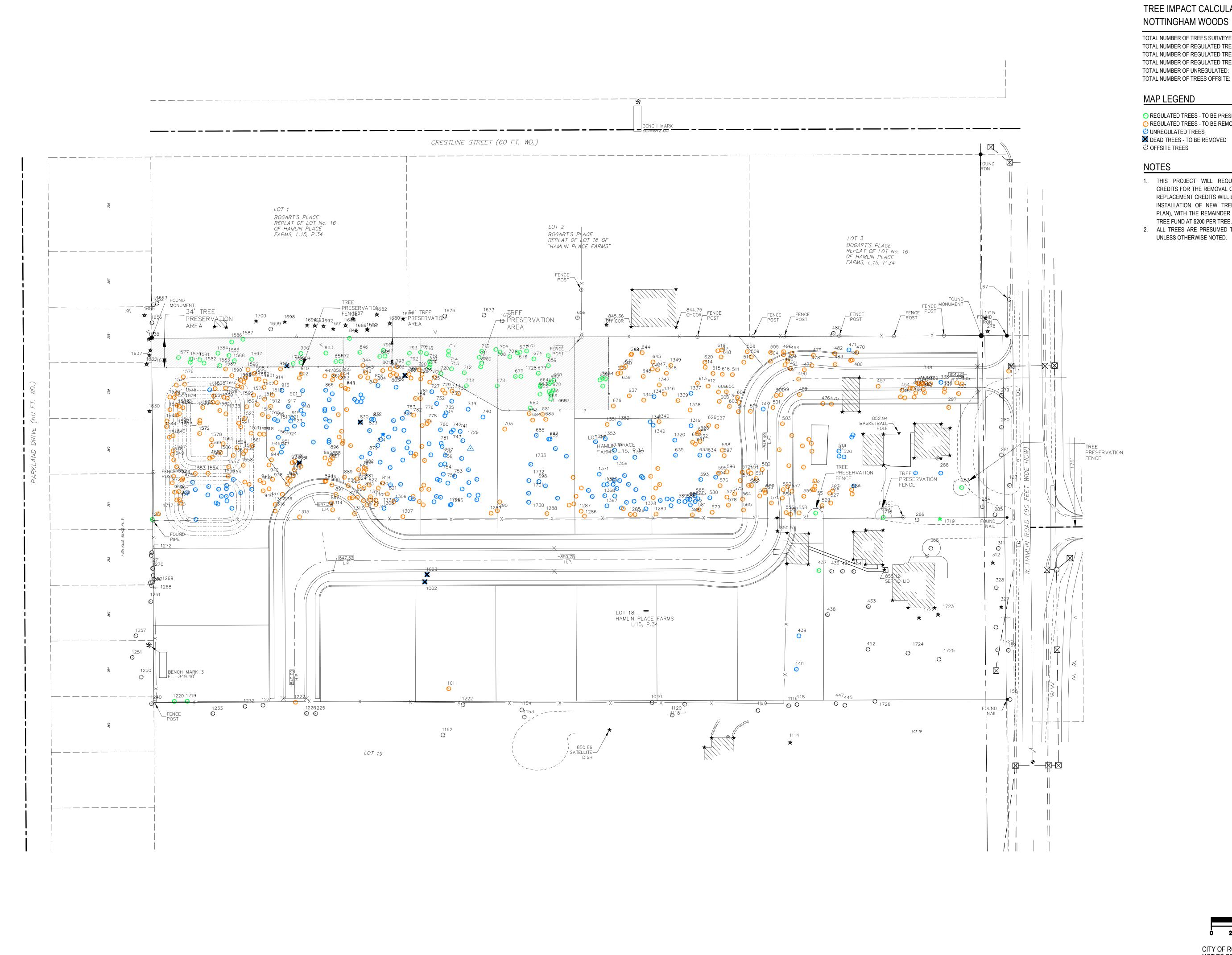
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TREE IMPACT CALCULATIONS: NOTTINGHAM WOODS

TOTAL NUMBER OF TREES SURVEYED:
TOTAL NUMBER OF REGULATED TREES:
TOTAL NUMBER OF REGULATED TREES PRESERVED:
TOTAL NUMBER OF REGULATED TREES REMOVED:
TOTAL NUMBER OF UNREGULATED:
TOTAL NUMBER OF TREES OFFSITE:

- OREGULATED TREES TO BE PRESERVED OREGULATED TREES - TO BE REMOVED
- X DEAD TREES TO BE REMOVED
- 1. THIS PROJECT WILL REQUIRE TREE REPLACEMENT CREDITS FOR THE REMOVAL OF REGULATED TREES. THE REPLACEMENT CREDITS WILL BE ACCOUNTED FOR BY THE INSTALLATION OF NEW TREES (PER THE LANDSCAPE PLAN), WITH THE REMAINDER TO BE PAID INTO THE CITY TREE FUND AT \$200 PER TREE.
- 2. ALL TREES ARE PRESUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

Surveyors **Planners**

Landscape Architects **Environmental Specialists**

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_	

Developed For:

VANGUARD COMPANIES

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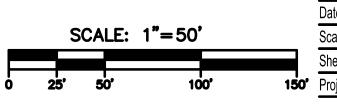
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TREE PRESERVATION PLAN

PRELIMINARY SITE PLAN NOTTINGHAM WOODS

> ROCHESTER HILLS MICHIGAN

Oakland County



CITY OF ROCHESTER HILLS FILE #15-004 NOT TO BE USED AS CONSTRUCTION DRAWINGS

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7/6/15

1" = 50'

18701.00

	TREE TAG	SPECIES	REGULATION REMOVAL PLAN	POINT TREE NUMBER TAG	SPECIES	REGULATION	REMOVAL PLAN	POINT TREE NUMBER TAG	SPECIES	REGULATION	REMOVAL PLAN	POINT NUMBER	TREE TAG	SPECIES	REGULATION	REMOVAL PLAN
66	76413	28" HICKORY	REGULATED TO BE REMOVED	529 76518	10" DOGWOOD	REGULATED	TO BE PRESERVED	654 78433 6	5" ELM	REGULATED	TO BE PRESERVED	773	78546	12" ASPEN	UNREGULATED	TO BE REMOVED
67	NO TAG (OFFSITE)		UNREGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	9" ELM	REGULATED	TO BE PRESERVED	658 80270 2		 	TO BE PRESERVED	774		14" POPLAR	REGULATED	TO BE PRESERVED
107	NO TAG (OFFSITE)		UNREGULATED 1	+ + + + + + + + + + + + + + + + + + + +	3 22" POPLAR	REGULATED	TO BE REMOVED	659 78494 1		REGULATED	TO BE PRESERVED	775		14" COTTONWOOD		TO BE REMOVED
158	+	15" HICKORY	REGULATED TO BE PRESERVED	+	6" ELM	REGULATED	TO BE REMOVED		B" DOGWOOD	<u> </u>	TO BE PRESERVED	776		8" COTTONWOOD	REGULATED	TO BE PRESERVED
159 278	NO TAG (OFFSITE)	22" HICKORY	REGULATED TO BE PRESERVED UNREGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	2 24" POPLAR L 15" BOX ELDER		TO BE REMOVED TO BE REMOVED	661 78489 9 662 78488 8		REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	777 778		18" COTTONWOOD 9" MAPLE	REGULATED REGULATED	TO BE REMOVED TO BE PRESERVE
279	<u> </u>	28" HICKORY	REGULATED 10 BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	6" ELM		TO BE REMOVED	663 78491 6		REGULATED	TO BE PRESERVED	779		10" COTTONWOOD	REGULATED	TO BE PRESERVE
280	+	18" MAPLE	REGULATED 1		7" ELM	UNREGULATED		664 78490 7			TO BE PRESERVED	780		7" MAPLE	REGULATED	TO BE PRESERVE
281		30" MAPLE	REGULATED 1	+ + + + + + + + + + + + + + + + + + + +	8/7" DOGWOOD	 	TO BE REMOVED	665 78492 1		REGULATED	TO BE PRESERVED	781		8" ELM	REGULATED	TO BE PRESERVE
283	76439	20" MAPLE	REGULATED TO BE PRESERVED	545 76507	7 10/6" ELM	UNREGULATED	TO BE REMOVED	666 78482 7	7" WALNUT	REGULATED	TO BE PRESERVED	782	79096	12" POPLAR	REGULATED	TO BE PRESERVE
284	76408	36" MAPLE	REGULATED 1	546 76506	8" ELM	UNREGULATED	TO BE REMOVED	667 78489 1	L2" WALNUT	REGULATED	TO BE PRESERVED	783	79101	6" CHERRY	REGULATED	TO BE PRESERVE
285	76409	5" ORNAMENTAL	UNREGULATED 1	547 76505	6" CHERRY	UNREGULATED	TO BE REMOVED	668 78483 8	B" WALNUT	REGULATED	TO BE PRESERVED	784	79095	14" POPLAR	REGULATED	TO BE PRESERVE
286		48" HICKORY	REGULATED TO BE PRESERVED		10" WALNUT		TO BE REMOVED	669 78485 6		REGULATED	TO BE PRESERVED	785		8" BIRCH	REGULATED	TO BE PRESERVE
287		33" MAPLE	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	9" ELM		TO BE REMOVED	670 78486 7			TO BE PRESERVED	786		18" COTTONWOOD	REGULATED	TO BE PRESERVED
288	+	38" MAPLE	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	9" ELM		TO BE REMOVED		12" DOGWOOD	REGULATED	TO BE PRESERVED	787		8" POPLAR	REGULATED	TO BE PRESERVED
297 311	+	20" MAPLE 28" HICKORY	REGULATED TO BE PRESERVED REGULATED TO BE PRESERVED	+ +	6" ELM 5 10" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	674 78496 1 675 78492 1		REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	788		10" DEAD 13" COTTONWOOD	REGULATED	TO BE REMOVED TO BE PRESERVE
312		15" SPRUCE	REGULATED TO BE PRESERVED		7 9" ELM	REGULATED	TO BE REMOVED	676 78499 1		+	TO BE PRESERVED	789		13" POPLAR	REGULATED	TO BE PRESERVE
327		13" PINE	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	10" ELM	REGULATED	TO BE PRESERVED		5" DOGWOOD	REGULATED	TO BE PRESERVED	791		16" POPLAR	REGULATED	TO BE PRESERVE
328	+	24" HICKORY	REGULATED TO BE PRESERVED	+	6" DOGWOOD	REGULATED	TO BE PRESERVED		L8/15/13/10" COTTONWOOD		TO BE PRESERVED	792		12" POPLAR	REGULATED	TO BE PRESERVE
333	76415	10" ELM	REGULATED TO BE REMOVED	558 76528	3 16" ELM	REGULATED	TO BE PRESERVED	679 78501 2	24" COTTONWOOD	REGULATED	TO BE PRESERVED	793	79081	10" POPLAR	REGULATED	TO BE PRESERVE
334	76417	12" MAPLE	REGULATED TO BE REMOVED	559 DEAD	6" ELM	REGULATED	TO BE REMOVED	680 78481 1	13" ELM	REGULATED	TO BE PRESERVED	796	79076	18" COTTONWOOD	REGULATED	TO BE PRESERVE
335	76416	8" MAPLE	REGULATED TO BE REMOVED	560 76536	10" ELM	UNREGULATED	TO BE REMOVED	681 78478 1	14" ELM	REGULATED	TO BE PRESERVED	798	79072	8" POPLAR	REGULATED	TO BE PRESERVE
336		8" ELM	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +			TO BE REMOVED		L4" DOGWOOD	REGULATED	TO BE PRESERVED	799		14" POPLAR	REGULATED	TO BE PRESERVE
337		7" ELM	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	7" ELM		TO BE REMOVED	683 78477 6		REGULATED	TO BE PRESERVED	800		12" POPLAR	REGULATED	TO BE PRESERVE
338		8" ASH	UNREGULATED TO BE REMOVED		7" ELM	 	TO BE REMOVED	684 78479 1		†	TO BE PRESERVED	801		10" POPLAR	REGULATED	TO BE PRESERVE
339 340		6" MAPLE 15/13" ELM	REGULATED TO BE REMOVED REGULATED TO BE REMOVED	 	13" ELM 7" DOGWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	685 78476 1	L8" MAPLE L0/8/6" CHERRY	1	TO BE PRESERVED TO BE REMOVED	802 803		10" POPLAR 8" MAPLE	REGULATED REGULATED	TO BE PRESERVEI
340		13" ELM	REGULATED TO BE REMOVED	 	9" ELM		TO BE PRESERVED	687 78474 8		1	TO BE REMOVED	803 804		20" POPLAR	REGULATED	TO BE PRESERVED
342		14" ELM	UNREGULATED TO BE REMOVED		2 8" ELM	+	TO BE PRESERVED	689 78463 1	•	+	TO BE REMOVED	805		6/3" BIRCH	REGULATED	TO BE PRESERVED
343		12/12" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	3 12" ELM		TO BE REMOVED	690 78473 1			TO BE REMOVED	807		12" POPLAR		TO BE REMOVED
344		18" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	10" ELM		TO BE PRESERVED	691 78462 7			TO BE REMOVED	808		6" OAK	+	TO BE REMOVED
345		15" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	10" ELM	UNREGULATED	TO BE REMOVED		24" COTTONWOOD	UNREGULATED	TO BE REMOVED	809		14" POPLAR		TO BE REMOVED
346		13" ELM	REGULATED TO BE REMOVED		8/5" ELM		TO BE REMOVED	693 78461 8			TO BE REMOVED	810		6" CHERRY		TO BE REMOVED
347		13" ELM	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	6" ELM		TO BE REMOVED	694 78459 9			TO BE REMOVED	811		8" CHERRY		TO BE REMOVED
348		7/8" ELM	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	3 13" ELM	 	TO BE REMOVED		20" COTTONWOOD	<u> </u>	TO BE REMOVED	812		12" SPRUCE		TO BE REMOVED
365 433		18" CRABAPPLE 24/20" BOX ELDER	REGULATED TO BE PRESERVED REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	8" DOGWOOD 36" POPLAR		TO BE REMOVED TO BE REMOVED	696 78464 1 697 78466 1			TO BE REMOVED TO BE REMOVED	813		16" POPLAR 14" POPLAR		TO BE REMOVED TO BE REMOVED
434		18" ELM	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	7 8" ELM		TO BE REMOVED	698 78467 7			TO BE REMOVED	815		10" POPLAR		TO BE REMOVED
435		15" ELM	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	9" DOGWOOD	<u> </u>	TO BE REMOVED		L4/13/12" MAPLE	1	TO BE PRESERVED	816		12" COTTONWOOD		TO BE REMOVED
436	76455	15" ELM	REGULATED TO BE PRESERVED	579 76566	7/6" DOGWOOD	UNREGULATED	TO BE REMOVED	704 78500 6	5" WALNUT	REGULATED	TO BE PRESERVED	817	78573	14" COTTONWOOD	UNREGULATED	TO BE REMOVED
437	76454	15" ELM	REGULATED TO BE PRESERVED	580 76565	7" ELM	UNREGULATED	TO BE REMOVED	706 78504 8	3/6" MAPLE	REGULATED	TO BE PRESERVED	818	78572	14" POPLAR	UNREGULATED	TO BE REMOVED
438		26" HICKORY	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	7 9" ELM		TO BE REMOVED	707 78509 1		REGULATED	TO BE PRESERVED	819		10" POPLAR		TO BE REMOVED
439		18/15" WALNUT 15" ASH	REGULATED TO BE PRESERVED		10" ELM 28" POPLAR	<u> </u>	TO BE REMOVED TO BE REMOVED		L8" COTTONWOOD	+	TO BE PRESERVED	820		12" COTTONWOOD	REGULATED	TO BE REMOVED
440 445		10" ASH	UNREGULATED TO BE REMOVED UNREGULATED TO BE REMOVED		30" POPLAR		TO BE REMOVED	710 78506 1	L6" COTTONWOOD		TO BE PRESERVED TO BE PRESERVED	822	NO TAG 78592	12" POPLAR	REGULATED	TO BE REMOVED TO BE REMOVED
447		30" MAPLE	REGULATED TO BE PRESERVED	+ + + + + + + + + + + + + + + + + + + +	L 7" ELM		TO BE REMOVED	710 78507 1	·	REGULATED	TO BE PRESERVED	823		6" ELM	REGULATED	TO BE REMOVED
448	76460	14" CHERRY	REGULATED TO BE PRESERVED	586 76572	12" POPLAR	UNREGULATED	TO BE REMOVED	712 78511 1	L5" BIRCH	REGULATED	TO BE PRESERVED	824	78590	10" COTTONWOOD	UNREGULATED	TO BE REMOVED
452	76450	12/12/14" BOX ELDER	REGULATED TO BE PRESERVED	587 76573	15" POPLAR	UNREGULATED	TO BE REMOVED	713 78512 8	3" ELM	REGULATED	TO BE PRESERVED	825	79002	15" COTTONWOOD	UNREGULATED	TO BE REMOVED
453		10" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	15" POPLAR	UNREGULATED	TO BE REMOVED		20" COTTONWOOD	1	TO BE PRESERVED	826		10" COTTONWOOD	UNREGULATED	TO BE REMOVED
454		18" ELM	UNREGULATED TO BE REMOVED	1 1	42" POPLAR		TO BE REMOVED	717 78514 8		REGULATED	TO BE PRESERVED	827		26" POPLAR		TO BE REMOVED
455 456		8" MAPLE 9" MAPLE	UNREGULATED TO BE REMOVED UNREGULATED TO BE REMOVED	+ +	8" ELM 9 6" ELM		TO BE REMOVED TO BE REMOVED	718 79083 9	9" ELM 9" COTTONWOOD	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	828		7" COTTONWOOD 7" ELM	+	TO BE REMOVED TO BE REMOVED
457		20" MAPLE	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	1 9" ELM		TO BE REMOVED		LO" COTTONWOOD	+	TO BE PRESERVED	830		16" DEAD		TO BE REMOVED
470		10" MAPLE	REGULATED TO BE REMOVED	+	2 6" ELM	<u> </u>	TO BE REMOVED	721 79085 6		REGULATED	TO BE PRESERVED	831		9" POPLAR	REGULATED	TO BE REMOVED
471	76476 (DUPLICATE #)	12" ASH	UNREGULATED TO BE REMOVED	595 76551	8" ELM	REGULATED	TO BE REMOVED	723 79091 1	LO" COTTONWOOD	REGULATED	TO BE PRESERVED	832	79028	9" POPLAR	REGULATED	TO BE REMOVED
475	76478 (DUPLICATE #)		UNREGULATED TO BE REMOVED	596 76550	+		TO BE REMOVED		LO" COTTONWOOD	+	TO BE PRESERVED	833		8" OAK		TO BE REMOVED
476		6" ELM	UNREGULATED TO BE REMOVED		<u> </u>		TO BE REMOVED	725 79090 1			TO BE PRESERVED	834		15" COTTONWOOD		TO BE REMOVED
4//	76482 76478 (DUPLICATE #)	10" WALNUT	REGULATED TO BE REMOVED REGULATED TO BE REMOVED		13" DOGWOOD 3 9" BOX ELDER	t	TO BE REMOVED TO BE REMOVED	726 79088 1 727 79093 1	L4" COTTONWOOD	<u> </u>	TO BE PRESERVED TO BE PRESERVED	835		7" ELM 6" ELM		TO BE REMOVED TO BE REMOVED
-	76476 (DUPLICATE #)		REGULATED TO BE REMOVED		+		TO BE REMOVED		LO" COTTONWOOD	+	TO BE PRESERVED	837		8" ELM		TO BE PRESERVED
	76474 (DUPLICATE #)		REGULATED TO BE PRESERVED		+	 	TO BE REMOVED		L4" COTTONWOOD	+	TO BE PRESERVED	838		13" ELM		TO BE REMOVED
482		13" CHERRY	REGULATED TO BE REMOVED	+ +	6" ELM	 	TO BE REMOVED		L4" COTTONWOOD	REGULATED	TO BE PRESERVED	839		13" COTTONWOOD	REGULATED	TO BE REMOVED
483		18" CHERRY	REGULATED TO BE REMOVED				TO BE REMOVED		L4" COTTONWOOD		TO BE PRESERVED	840		12" COTTONWOOD	REGULATED	TO BE REMOVED
485	76473	6" MAPLE	REGULATED TO BE REMOVED	 	12" WALNUT	 	TO BE REMOVED	733 78516 8	B" ELM	+	TO BE PRESERVED	841		6" CHERRY	REGULATED	TO BE PRESERVED
486		8" MAPLE	REGULATED TO BE REMOVED		11" WALNUT		TO BE REMOVED		13" COTTONWOOD		TO BE PRESERVED	842		10" POPLAR	REGULATED	TO BE PRESERVE
489		12" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	+	 	TO BE REMOVED		LO" COTTONWOOD	1	TO BE PRESERVED	843		14" POPLAR	REGULATED	TO BE PRESERVED
490		6" ELM	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	+		TO BE REMOVED		12" COTTONWOOD		TO BE PRESERVED	844		14" POPLAR	REGULATED	TO BE PRESERVED
491 492		8" HICKORY 6" HICKORY	REGULATED TO BE REMOVED REGULATED TO BE REMOVED		9" ELM 10/8" HICKORY	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	737 78519 1 738 78510 8		REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	845		7" POPLAR 18/18" COTTONWOOL	REGULATED	TO BE PRESERVED
492		9" HICKORY	REGULATED TO BE REMOVED REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	 '	<u> </u>	TO BE REMOVED	738 78510 8		REGULATED	TO BE PRESERVED	8/17		8" ELM	REGULATED	TO BE PRESERVED
494		9" HICKORY	REGULATED TO BE REMOVED		39" POPLAR	 	TO BE REMOVED	740 78521 1		1	TO BE PRESERVED	848		12" CHERRY	REGULATED	TO BE PRESERVED
495		9" HICKORY	REGULATED TO BE REMOVED		+	<u> </u>	TO BE REMOVED	741 78535 1			TO BE PRESERVED	851		8" CHERRY	REGULATED	TO BE PRESERVED
496		8" HICKORY	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	+		TO BE REMOVED		14" COTTONWOOD	1	TO BE PRESERVED	852		14" COTTONWOOD	REGULATED	TO BE PRESERVE
499		10" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	6" DOGWOOD		TO BE REMOVED	743 78537 8		REGULATED	TO BE PRESERVED	854	79039	8" COTTONWOOD	REGULATED	TO BE PRESERVE
500		8" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +		<u> </u>	TO BE REMOVED		20/18" COTTONWOOD	<u> </u>	TO BE REMOVED	855		8" COTTONWOOD	REGULATED	TO BE PRESERVE
501		8" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +			TO BE REMOVED	745 78531 8			TO BE REMOVED	857		9" COTTONWOOD		TO BE REMOVED
502		10" WALNUT	UNREGULATED TO BE REMOVED		12/10" DOGWOOD		TO BE PRESERVED		LO" COTTONWOOD		TO BE REMOVED	858		8" COTTONWOOD		TO BE REMOVED
503 504		10/5" WALNUT 12" HICKORY	REGULATED TO BE REMOVED TO BE REMOVED				TO BE PRESERVED TO BE REMOVED	750 78530 1 751 78532 6			TO BE REMOVED	859		16" COTTONWOOD		TO BE PRESERVED
504 505		10/9" HICKORY	REGULATED TO BE REMOVED REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +	9 7" ELM 2 9" ELM	l .	TO BE REMOVED	751 78532 6 752 78555 2			TO BE REMOVED TO BE REMOVED	860 861		10" COTTONWOOD 12" COTTONWOOD	REGULATED	TO BE REMOVED TO BE PRESERVE
508		8/5" ELM	REGULATED TO BE REMOVED		B 6" ELM		TO BE REMOVED	753 78534 6		+	TO BE REMOVED	862		6" ELM	REGULATED	TO BE PRESERVE
509		15/12" MAPLE	REGULATED TO BE REMOVED		18/12/10" MAPLE		TO BE REMOVED		L5" COTTONWOOD		TO BE REMOVED	863		10" HICKORY	REGULATED	TO BE REMOVED
510		8" HICKORY	REGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +		<u> </u>	TO BE REMOVED	755 78557 8			TO BE REMOVED	864		15" COTTONWOOD		TO B EREMOVED
511		12" WALNUT	REGULATED TO BE REMOVED				TO BE REMOVED	756 78553 6		REGULATED	TO BE REMOVED	865		14" COTTONWOOD	UNREGULATED	TO BE REMOVED
513		7" ELM	UNREGULATED TO BE REMOVED	 	+	 	TO BE REMOVED		7" COTTONWOOD	+	TO BE REMOVED	866		8" ELM	+	TO BE REMOVED
-		6" ELM	UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +			TO BE REMOVED		LO" COTTONWOOD		TO BE REMOVED	868		12" ELM		TO BE REMOVED
514		8" ELM	UNREGULATED TO BE REMOVED		 '		TO BE REMOVED		22" COTTONWOOD	+	TO BE REMOVED	869 870		10" ELM		TO BE REMOVED
515		10" ELM 9" MAPLE	UNREGULATED TO BE REMOVED UNREGULATED TO BE REMOVED	 		 	TO BE REMOVED TO BE REMOVED	760 80298 6 761 80299 1	5" COTTONWOOD	+	TO BE REMOVED TO BE REMOVED	870 871		7" COTTONWOOD 7" OAK		TO BE REMOVED TO BE REMOVED
515 517	/h/ih / i	10" ELM	REGULATED TO BE REMOVED	643 NO TAG		<u> </u>	TO BE REMOVED		L4" COTTONWOOD		TO BE REMOVED	872		12" COTTONWOOD		TO BE REMOVED
515 517 518			REGULATED TO BE REMOVED				TO BE PRESERVED		LO" COTTONWOOD	+	TO BE REMOVED	873		12" COTTONWOOD		TO BE REMOVED
515 517 518 519	76470	12" MAPLE		1 75720	+	 	TO BE PRESERVED			UNREGULATED						TO BE REMOVED
515 517 518	76470 76468	12" MAPLE 7" MAPLE	REGULATED TO BE REMOVED	645 78418	3 12" WALNUT	REGULATED	IO DE LINESERVITO	764 80301 8	/ CEIVI	10	I O BE KEIVIOVED I	874	79022	6" POPLAR	JUNKEGULATED	
515 517 518 519 520	76470 76468 76469		REGULATED TO BE REMOVED UNREGULATED TO BE REMOVED	+ + + + + + + + + + + + + + + + + + + +			TO BE PRESERVED	764 80301 8 765 78548 6			TO BE REMOVED	874 875		8" ELM		
515 517 518 519 520 521 522 523	76470 76468 76469 76526 76521	7" MAPLE 20" MAPLE 18" MAPLE	UNREGULATED TO BE REMOVED REGULATED TO BE REMOVED	646 78419 647 78417	9" ELM 9" ELM	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	765 78548 6 766 78574 1	5" ELM LO" POPLAR	UNREGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED		79020 79019	8" ELM 8" ELM	UNREGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED
515 517 518 519 520 521 522 523 524	76470 76468 76469 76526 76521 76520	7" MAPLE 20" MAPLE 18" MAPLE 7" ELM	UNREGULATED TO BE REMOVED REGULATED TO BE REMOVED TO BE REMOVED	646 78419 647 78417 648 78422	8" ELM 7 9" ELM 2 6" ELM	REGULATED REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED TO BE PRESERVED	765 78548 6 766 78574 1 769 78576 8	5" ELM LO" POPLAR B/4" BIRCH	UNREGULATED UNREGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED TO BE REMOVED	875 876 877	79020 79019 79023	8" ELM 8" ELM 10" COTTONWOOD	UNREGULATED UNREGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED TO BE REMOVED
515 517 518 519 520 521 522 523	76470 76468 76469 76526 76521 76520 76516	7" MAPLE 20" MAPLE 18" MAPLE	UNREGULATED TO BE REMOVED REGULATED TO BE REMOVED	646 78419 647 78417 648 78422 651 78430	8" ELM 7 9" ELM 2 6" ELM) 12" WALNUT	REGULATED REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	765 78548 6 766 78574 1	5" ELM LO" POPLAR B/4" BIRCH D" POPLAR	UNREGULATED UNREGULATED UNREGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED	875 876	79020 79019 79023 79025	8" ELM 8" ELM	UNREGULATED UNREGULATED UNREGULATED UNREGULATED	TO BE REMOVED



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M.P.
L.W.
N.M.







DATE:	ISSUE:
03.05.2015	PRELIM. SITE PLAN SUBMITTAL
07.06.2015	REVISED PER CITY REVIEW
08.04.2015	REVISED PER CITY REVIEW
10.23.2015	REVISED PER PC REVIEW
12.02.2015	RELOCATE LOT 17

Developed For:

VANGUARD COMPANIES

101 S. MAIN STREET ROCHESTER, MI 48037

p (248) 650-6206 f (248) 650-6274

TREE TABLE 1 OF 2

PRELIMINARY SITE PLAN NOTTINGHAM WOODS

> ROCHESTER HILLS MICHIGAN

Oakland County

Date:	7/6/15
Scale:	N/A
Sheet:	06
Project:	18701.00

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POINT NUMBER	TREE TAG	SPECIES 14" COTTONWOOD	REGULATION	REMOVAL PLAN	NUMBER	TREE TAG SPECIES 80320 12" DOGWOOD	REGULATION	REMOVAL PLAN TO BE PRESERVED	POINT NUMBER	TREE TAG	SPECIES 9" CHERRY	REGULATION	REMOVAL PLAN TO BE REMOVED	POINT NUMBER		SPECIE:
881 882		10" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1226 1227	80320 12" DOGWOOD 80319 6" WALNUT	REGULATED REGULATED	TO BE PRESERVED	1367 1368		6" DOGWOOD	REGULATED REGULATED	TO BE REMOVED	1637		6" CEDAR
883	78585	6" COTTONWOOD	REGULATED	TO BE REMOVED	1231	80318 7" MULBERRY	REGULATED	TO BE PRESERVED	1369	78447	18" POPLAR	REGULATED	TO BE REMOVED	1652	80289	24" MAPLE
886 887		6" ELM 12" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1232 1233	80317 6" DOGWOOD 80316 6/5/5/4" HAWTHORN	REGULATED REGULATED	TO BE PRESERVED	1370 1371		8" ELM 10" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1653 1655		10" ASH 12" SPRUCE
888	79015	16" COTTONWOOD	UNREGULATED	TO BE REMOVED	1240	80303 6/6/6/7/4" FRUIT	REGULATED	TO BE PRESERVED	1372	78453	16" POPLAR	UNREGULATED	TO BE REMOVED	1656	80288	10" MAPLE
889 890		15" COTTONWOOD 14" COTTONWOOD	+	TO BE REMOVED TO BE REMOVED	1250 1251	80304 8" CRABAPPLE 80305 7" CRABAPPLE	REGULATED REGULATED	TO BE PRESERVED	1373 1510		8" ELM 6" ELM	UNREGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1664 1672		12" FIR 10/8" LOCUST
891	79009	12" COTTONWOOD	UNREGULATED	TO BE REMOVED	1257	80306 10" CRABAPPLE	REGULATED	TO BE PRESERVED	1511	79171	11" ELM	REGULATED	TO BE REMOVED	1673	80273	13" MAPLE
892 893		6" ELM 13" ELM	REGULATED	TO BE REMOVED TO BE REMOVED	1261 1266	80307 14/11" MAPLE 80308 18/13/12/8" BIRCH	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	1512 1513		6" ELM 10" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1676 1679		15" MAPLE 24" PINE
894		6" ELM		TO BE REMOVED	1267	80309 8/6" BIRCH	REGULATED	TO BE PRESERVED	1514		12" COTTONWOOD	REGULATED	TO BE REMOVED	1680		24" PINE
895		8" ELM		TO BE REMOVED	1268	NO TAG 7" BIRCH	REGULATED	TO BE PRESERVED	1515		6" OAK	REGULATED	TO BE REMOVED	1681 1682	NO TAG (OFFSITE)	12" PINE 14" PINE
896 897		18" COTTONWOOD 6" COTTONWOOD	+	TO BE REMOVED TO BE REMOVED	1269 1270	80310 10/7" BIRCH 80311 15/10/8" BIRCH	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	1516 1517		9" COTTONWOOD 13" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1687		20" PINE
898		6" ELM		TO BE REMOVED	1271	80312 7/7" BIRCH	REGULATED	TO BE PRESERVED	1518		16" COTTONWOOD	REGULATED	TO BE REMOVED	1688		12" PINE
901		15" POPLAR 8" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1272 1281	80313 15/10" BIRCH 80297 18" CHERRY	REGULATED REGULATED	TO BE PRESERVED	1519 1520		10" COTTONWOOD 12" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1689 1690	<u> </u>	10" PINE 10" PINE
903	79043	24" COTTONWOOD	REGULATED	TO BE PRESERVED	1282	76578 14" ELM	UNREGULATED	TO BE REMOVED	1521	79176	7" CHERRY	REGULATED	TO BE REMOVED	1691		12" SPRUCE
904		10" CHERRY 12" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1283 1284	76587 8" DOGWOOD 76588 9/5" ELM		TO B REMOVED TO BE REMOVED	1522 1523		6" CHERRY 16" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1692 1693		14" SPRUCE 10" SPRUCE
908	80261	6" ELM	REGULATED	TO BE REMOVED	1285	76589 10" ELM	UNREGULATED	TO BE REMOVED	1524	79173	10" ELM	REGULATED	TO BE REMOVED	1694		12" PINE
910 912		6" BIRCH 12" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1286 1287	78457 6" CHERRY 78458 13" ELM	_	TO BE REMOVED TO BE REMOVED	1525 1526		12" COTTONWOOD 7" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1698 1699		10" PINE 15/14/12/8" N
914		8" ELM	REGULATED	TO BE REMOVED	1288	78465 10" MAPLE	<u> </u>	TO BE REMOVED	1527		10" COTTONWOOD	REGULATED	TO BE REMOVED	1700	80288	14" SPRUCE
916 917		10" ELM 6" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1289 1290	78525 20" COTTONWOOD 78524 9" CHERRY		TO BE REMOVED TO BE REMOVED	1528 1529		12" POPLAR 7" MAPLE	REGULATED	TO BE REMOVED TO BE REMOVED	1715 1716	NO TAG (OFFSITE)	12" PINE 20" ELM
918		10" ELM	REGULATED	TO BE REMOVED	1291	78523 13/12" COTTONWOOD		TO BE REMOVED	1530		8" ELM	REGULATED	TO BE REMOVED	1717	80296	8/5" OAK
919 920		10" ELM 6" ELM	REGULATED	TO BE REMOVED TO BE REMOVED	1292 1293	78527 14" MAPLE 78526 7" CHERRY		TO BE REMOVED TO BE REMOVED	1531 1532		8" ELM 24" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1718 1719		15" ELM 12" FIR
920		18" COTTONWOOD	REGULATED	TO BE REMOVED	1293	78528 12" BIRCH		TO BE REMOVED	1533		6" BIRCH	REGULATED	TO BE REMOVED	1720	76401	20" HICKORY
922		8" ELM		TO BE REMOVED	1295	78561 6" POPLAR	REGULATED	TO BE REMOVED	1534		22" COTTONWOOD	REGULATED	TO BE REMOVED	1721 1722		24" OAK 18" PINE
923 924		18" COTTONWOOD 12" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1296 1297	78560 6" ASPEN 78558 12" COTTONWOOD	REGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED	1535 1536		12" COTTONWOOD 6" BIRCH	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1723	ļ	15" PINE
925		8" ELM	1	TO BE REMOVED	1298	78559 10" COTTONWOOD		TO BE REMOVED	1537		7" BIRCH	REGULATED	TO BE REMOVED	1724 1725		12" APPLE 24" WILLOW
927 928		18" COTTONWOOD 10" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1299 1300	78562 6" CHERRY 78563 10/18" COTTONWOOD	-	TO BE REMOVED TO BE REMOVED	1538 1539		8" CHERRY 15" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1725		TREE\$1 TREE
929	DEAD	6" DEAD	UNREGULATED	TO BE REMOVED	1301	78564 15" COTTONWOOD	UNREGULATED	TO BE REMOVED	1540	80204	9" CHERRY	REGULATED	TO BE REMOVED	1727		9" ELM
930 931		12" COTTONWOOD 14" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1302 1303	78565 7" COTTONWOOD 78566 16" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1541 1542		10" CHERRY 10" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1728 1729		6" CHERRY 18" COTTONV
932		18" COTTONWOOD	REGULATED	TO BE REMOVED	1304	78567 12" COTTONWOOD		TO BE REMOVED	1543		8" CHERRY	REGULATED	TO BE REMOVED	1730		7" ELM
933 934		8" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1305 1306	78569 8" ELM 78570 7" ELM	-	TO BE REMOVED TO BE REMOVED	1544 1545		18" CHERRY 12" MAPLE	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1731 1732		13" ELM 7" ELM
935		24" COTTONWOOD	REGULATED	TO BE REMOVED	1307	78568 8" CHERRY	_	TO BE REMOVED	1546		10" MAPLE	REGULATED	TO BE REMOVED	1733		13" COTTONV
936 937		8" ELM 12" ELM		TO BE REMOVED TO BE REMOVED	1308 1309	DEAD 10/8" OAK 78495 10" POPLAR	UNREGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1547 1548		12" CHERRY 12" CHERRY	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1734 1735		TREE\$1 TREE
938		10" ELM		TO BE REMOVED	1310	79001 15" COTTONWOOD	REGULATED	TO BE REMOVED	1549		10" CHERRY	REGULATED	TO BE REMOVED	1736	79178	7" ELM
939 940		16" COTTONWOOD 10" ELM		TO BE REMOVED TO BE REMOVED	1311	78599 13" COTTONWOOD 78597 8" OAK	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1551 1552		8" CHERRY 7" CHERRY	REGULATED REGULATED	TO BE PRESERVED TO BE REMOVED	1737 1738		20" COTTONV 7" ELM
940		12" COTTONWOOD		TO BE REMOVED	1312 1313	78600 6/7" OAK	REGULATED	TO BE REMOVED	1553		10" COTTONWOOD	REGULATED	TO BE REMOVED	1739	80229	7" ELM
942		6" COTTONWOOD		TO BE REMOVED	1314	79007 7" POPLAR	REGULATED	TO BE REMOVED	1554		16" COTTONWOOD	REGULATED	TO BE REMOVED	1740	80260	DEAD \$1 DEA
943 944		12" COTTONWOOD 12" COTTONWOOD	REGULATED	TO BE REMOVED TO BE REMOVED	1315 1316	79101 22/12/11" COTTONWOOD 79103 6/4" OAK		TO BE REMOVED TO BE REMOVED	1556 1557		8" POPLAR 15" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
945		10" POPLAR		TO BE REMOVED	1317	79104 7" OAK	+	TO BE REMOVED	1558		12" COTTONWOOD	REGULATED	TO BE REMOVED]		
946 947		10" COTTONWOOD 16" COTTONWOOD	REGULATED	TO BE REMOVED TO BE REMOVED	1318 1319	79139 12" CHERRY 78412 6" ASH	_	TO BE REMOVED TO BE REMOVED	1559 1560		8" COTTONWOOD 10" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
948	79126	15" COTTONWOOD	UNREGULATED	TO BE REMOVED	1320	76581 8" ASH	UNREGULATED	TO BE REMOVED	1561	79152	8" CHERRY	REGULATED	TO BE REMOVED	1		
949 950		12" BIRCH 28" COTTONWOOD	REGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED	1321 1322	76595 9" ELM 76594 7/5" ELM	+	TO BE REMOVED TO BE REMOVED	1562 1564		12" COTTONWOOD 9" ELM	REGULATED REGULATED	TO BE REMOVED	-		
951	79114	10" COTTONWOOD	REGULATED	TO BE REMOVED	1323	76582 6" ELM	UNREGULATED	TO BE REMOVED	1565	79179	16" COTTONWOOD	REGULATED	TO BE REMOVED			
952 953		15" COTTONWOOD 12" COTTONWOOD	-	TO BE REMOVED TO BE REMOVED	1324 1325	76584 8" ELM 76586 11" MAPLE	+	TO BE REMOVED TO BE REMOVED	1566 1567		15" POPLAR 8" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED	-		
954	79147	8" POPLAR	REGULATED	TO BE REMOVED	1326	76585 6" ELM		TO BE REMOVED	1568	79145	13" ELM	REGULATED	TO BE REMOVED			
955 956		6" OAK 16" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1327 1328	76598 10" ELM DEAD 9" ELM	_	TO BE REMOVED TO BE REMOVED	1569 1570		13" COTTONWOOD 10" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
957		8" OAK		TO BE REMOVED	1329	DEAD 7" WALNUT		TO BE REMOVED	1571		6" ELM	REGULATED	TO BE REMOVED	_		
958 959		10" ELM 10" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1330 1331	76590 10" WALNUT NO TAG 24" POPLAR	_	TO BE REMOVED TO BE REMOVED	1572 1573		6" OAK 13" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
960		14" POPLAR		TO BE REMOVED	1332	76591 6" ELM		TO BE REMOVED	1574		10" POPLAR	REGULATED	TO BE REMOVED	1		
961 962		12" COTTONWOOD 15" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1333 1334	76593 6" ELM 76592 6" ELM		TO BE REMOVED TO BE REMOVED	1575 1576		8" CHERRY 12" POPLAR	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	_		
963		16" COTTONWOOD		TO BE REMOVED	1337	DEAD 9" ELM	_	TO BE REMOVED	1577		26" MAPLE	REGULATED	TO BE RESERVED			
964		20" COTTONWOOD 20" COTTONWOOD		TO BE REMOVED TO BE REMOVED	1338 1339	78413 6" APPLE 78414 10" ELM	REGULATED REGULATED	TO BE REMOVED TO BE PRESERVED	1578 1579		33" COTTONWOOD 33" COTTONWOOD	REGULATED	TO BE PRESERVED			
965 966		8" COTTONWOOD		TO BE REMOVED	1340	78426 12" ELM	REGULATED	TO BE PRESERVED	1 		12" ELM	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	-		
967		8" CHERRY	REGULATED	TO BE REMOVED		8428 (DEAD) 10" ELM		TO BE REMOVED	1582		8" ELM	REGULATED	TO BE PRESERVED			
968 969		6" CHERRY	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	1342 7	8427 (DEAD) 8" ELM 78425 6" CHERRY	REGULATED	TO BE REMOVED TO BE PRESERVED	1583 1584		13" COTTONWOOD 12" CRABAPPLE	REGULATED REGULATED	TO BE PRESERVED TO BE REMOVED			
970		30" COTTONWOOD	REGULATED	TO BE REMOVED	1345	78424 10" ASH		TO BE REMOVED	+	80241 (DUP #)		REGULATED	TO BE REMOVED	1		
971 972		10" OAK 8" CHERRY	REGULATED REGULATED	TO BE REMOVED TO BE PRESERVED	1346 1347	78423 9" ELM 78421 9" ELM	REGULATED REGULATED	TO BE PRESERVED	1		18/12/15" COTTONWOOD CLUSTER" CRABAPPLE	REGULATED	TO BE REMOVED TO BE REMOVED	-		
973		18" COTTONWOOD	REGULATED	TO BE REMOVED	1348	78415 18" ELM	REGULATED	TO BE PRESERVED	1588	80241 (DUP #)		REGULATED	TO BE PRESERVED]		
974 1002		12" COTTONWOOD 20" DEAD	REGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED	1349 1351	78416 15" ELM 78455 8" REDBUD	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	1		12" COTTONWOOD 22" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED			
1003	DEAD	14" DEAD	UNREGULATED	TO BE REMOVED	1352	78430 10" ASH	UNREGULATED	TO BE REMOVED	1591	80233	10" CHERRY	REGULATED	TO BE REMOVED	1		
1011		9-9-11-5" DOGWOOD 6-5" DOGWOOD		TO BE PRESERVED		78451 15" ELM 78452 12" ELM	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED			8" COTTONWOOD 18" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
1110	76462	6" DOGWOOD	REGULATED	TO BE PRESERVED	1355	78450 12/5" ASH	UNREGULATED	TO BE REMOVED	1594	80235	15" COTTONWOOD	REGULATED	TO BE REMOVED			
1114 1116		10" PINE 26" DOGWOOD	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED		78449 14" ASH DEAD 15/12" ASH		TO BE REMOVED TO BE REMOVED	1595 1596		15" COTTONWOOD 18" COTTONWOOD	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED	-		
	76461 NO TAG (OFFSITE)			TO BE PRESERVED		76597 12" WALNUT		TO BE REMOVED TO BE REMOVED	1597		9" CHERRY	REGULATED	TO BE REMOVED TO BE PRESERVED	1		
1120		16-14" DOGWOOD	REGULATED	TO BE PRESERVED	1359	76596 8/5/4" ELM		TO BE REMOVED	1598		12" ELM	REGULATED	TO BE REMOVED	-		
1153 1154		9" RUSSIAN OLIVE 10" DOGWOOD	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	 	76598 6" ELM 76599 9" ELM		TO BE REMOVED TO BE REMOVED	1599 1600		14" COTTONWOOD 10" ELM	REGULATED REGULATED	TO BE REMOVED TO BE REMOVED			
1162		6-6-4" CRABAPPLE	REGULATED	TO BE PRESERVED	1362	78439 10" ELM	UNREGULATED	TO BE REMOVED	1601		9" ELM	REGULATED	TO BE REMOVED	1		
1219 1220		11/8/5/3" APPLE 10/10" APPLE	REGULATED REGULATED	TO BE PRESERVED TO BE PRESERVED	1363 1364	76600 8" ELM 78440 28" POPLAR	+	TO BE REMOVED TO BE REMOVED	1602 1630		24" COTTONWOOD 5" SPRUCE	REGULATED UNREGULATED	TO BE REMOVED TO BE REMOVED	1		
1222 1225		8" CHERRY 10/10/7" DOGWOOD	REGULATED	TO BE PRESERVED TO BE PRESERVED	1365	78443 8" ELM 78442 8" ELM	+	TO BE REMOVED TO BE REMOVED	1635 1636	UNTAGGED	8" SPRUCE 10" SPRUCE	REGULATED REGULATED	TO BE PRESERVED	-		
1//51	さい ろきし		INCHULATED	THE DE PRESERVED	. Inni	ADSSET OF THE	LUNDEGUIATEL	ノーしつ ロヒ ドヒロバロハチロー	I Inthi	スロノリイ	エハ つにいいに	INLGULATED	THO DE PRESERVED			

80321 10/10/7" DOGWOOD REGULATED TO BE PRESERVED 1366

78442 8" ELM

UNREGULATED TO BE REMOVED 1636

80293 10" SPRUCE

REGULATED TO BE PRESERVED

SPECIES

80272 10/8" LOCUST

80287 15/14/12/8" MAPLE | REGULATED

78534 18" COTTONWOOD | REGULATED

78471 13" COTTONWOOD REGULATED

REGULATION | REMOVAL PLAN

REGULATED TO BE PRESERVED

|REGULATED | TO BE PRESERVED UNREGULATED TO BE REMOVED

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80227 20" COTTONWOOD REGULATED TO BE REMOVED

80260 DEAD \$1 DEAD UNREGULATED TO BE REMOVED



Planners

Landscape Architects

Environmental Specialists 6303 26 Mile Road

Suite 100 Washington, MI 48094 p (586) 781-8950

f (586) 781-8951 www.giffelswebster.com

Executive:	P.M.
Manager:	M.P.
Engineer:	L.W.
Quality Control:	N.M.
Section:	

Professional Seal:







DATE:	ISSUE:
03.05.2015	PRELIM. SITE PLAN SUBMITTAL
07.06.2015	REVISED PER CITY REVIEW
08.04.2015	REVISED PER CITY REVIEW
10.23.2015	REVISED PER PC REVIEW
12.02.2015	RELOCATE LOT 17

Developed For:

VANGUARD COMPANIES

101 S. MAIN STREET ROCHESTER, MI 48037

> p (248) 650-6206 f (248) 650-6274

TREE TABLE 2 OF 2

PRELIMINARY SITE PLAN NOTTINGHAM WOODS

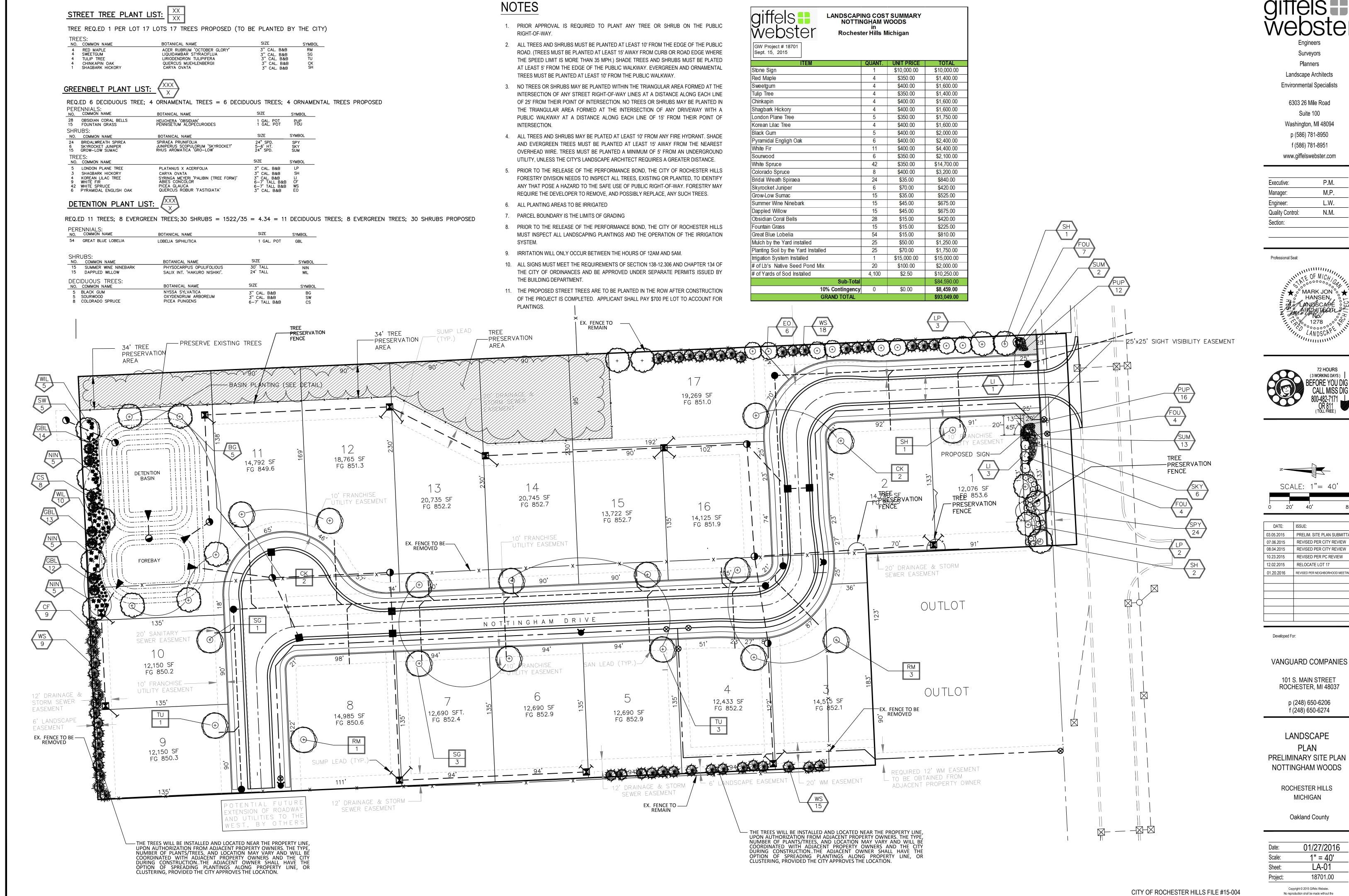
> ROCHESTER HILLS MICHIGAN

> > Oakland County

7/6/15
N/A
07
18701.00

CITY OF ROCHESTER HILLS FILE #15-004 NOT TO BE USED AS CONSTRUCTION DRAWINGS

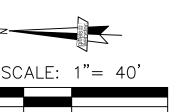
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Executive:	P.M.
Manager:	M.P.
Engineer:	L.W.
Quality Control:	N.M.
Section:	







DATE:	ISSUE:
03.05.2015	PRELIM. SITE PLAN SUBMITTA
07.06.2015	REVISED PER CITY REVIEW
08.04.2015	REVISED PER CITY REVIEW
10.23.2015	REVISED PER PC REVIEW
12.02.2015	RELOCATE LOT 17
01.20.2016	REVISED PER NEIGHBORHOOD MEETING

Date:	01/27/2016
Scale:	1" = 40'
Sheet:	LA-01
Project:	18701,00

written consent of Giffels Webster.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

PLANT NOTES:

- A. The Planning Department may approve an alternative form of irrigation for a particular site, or may waive this requirement upon determining that underground irrigation is not necessary for the type of proposed plant materials.
- B. All automatic irrigation systems shall be designed to minimize water usage, and shall be shut off during water emergencies, periods of protracted rainfall, or water rationing periods.
- C. The irrigation requirement may be waived by the reviewing authority if the project incorporates landscaping that will contribute points towards LEED certification or an equivalent rating system.
- D. The applicant may be required to post a Performance Bond prior to the issuance of a temporary or final Certificate of Occupancy to ensure the completion of landscaping (including irrigation). If the landscaping is not 100% complete when any certificate of occupancy is requested, the City will inspect the landscaping and determine the percentage of completion and a performance bond must be submitted to the City by the Developer in the sum equal to the unfinished portion of the landscape work. The City will have the authority to determine the percentage of completion and the bond amount required. If the landscaping is 100% compete and approved no Performance Bond will be required.
- E. Maintenance Bond. A Maintenance Bond in the sum of 25% of estimated cost of landscaping (including irrigation) must be posted prior to the issuance of any Certificate of Occupancy (including temporary). The Maintenance Bond is held for a period 2 years, at the end of which time the City shall inspect the landscaping. Once, inspection issues are addressed the unused balance of the Maintenance Bond will be released.

- The owner of the property shall be responsible for all maintenance of site landscaping, as follows: A. Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and
- B. B. 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.
- C. C. 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.
- D. 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 138-2.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this Ordinance.
- E. 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.

REMOVE AIR POCKETS

UNDISTURBED EARTH

DEEP HARDWOOD BARK MULCH

-FINISHED GRADE

REMOVE TOP 1/3 BURLAP

—& METAL WIRE BASKET

AND ALL PLASTIC, CUT &

REMOVE ALL NYLON CORD

PLANT SO THAT TOP OF ROOT BALL IS 1/3 ABOVE THE FINISHED GRADE

PLANT AT ROOT FLARE

FORM SAUCER WITH-

INDIGENOUS SOIL BACKFIL

3" CONTINUOUS RIM

WATER & TAMP TO

UNDISTURBED EARTH-

REMOVE AIR POCKETS

Installation:

NOTE:
PLANT SO THAT TOP OF ROOT
BALL IS 1/3 ABOVE THE
FINISHED GRADE

PLANT AT TRUNK FLARE

INDIGENOUS SOIL BACKFILL

FORM SAUCER WITH-3" CONTINUOUS RIM

WATER & TAMP TO REMOVE AIR POCKETS

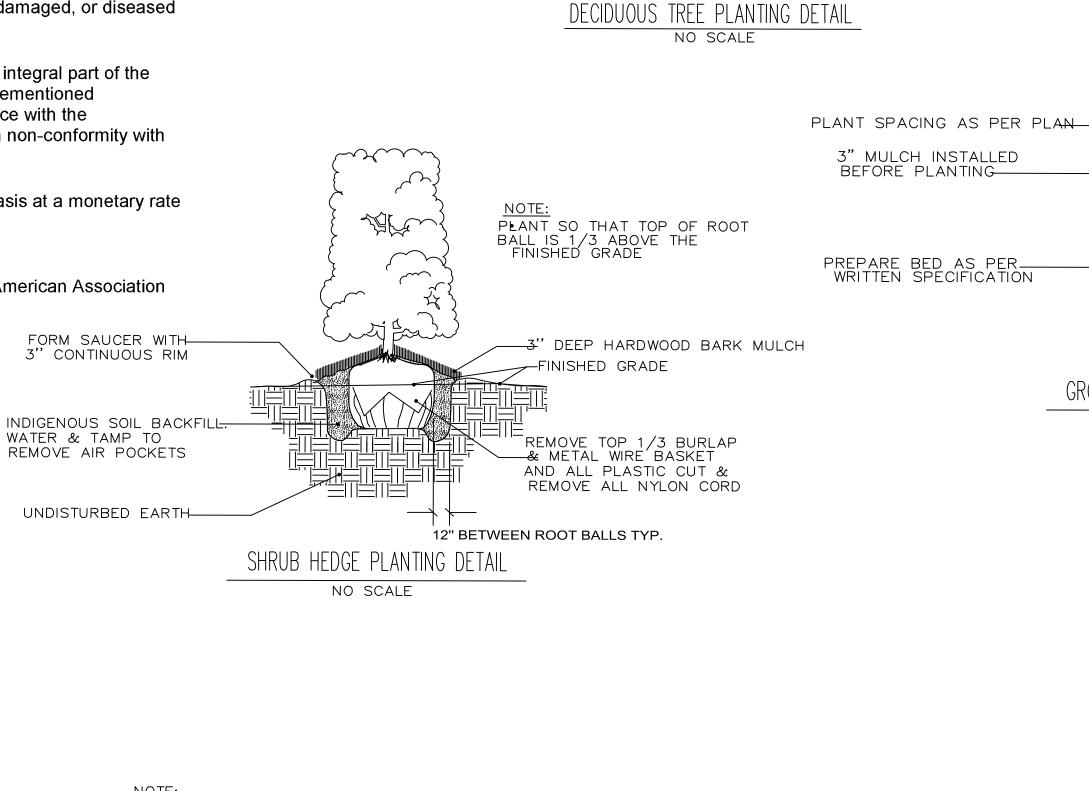
UNDISTURBED EARTH-

All landscaping shall be installed in a manner consistent with the standards of the American Association

EVERGREEN TREE PLANTING DETAIL

NO SCALE

of Nurserymen, the approved site plan, and the following:



3'' DEEP HARDWOOD BARK MULCH

FINISHED GRADE

REMOVE TOP 1/3 BURLAP

REMOVE ALL NYLON CORD

—& METAL WIRE BASKET AND ALL PLASTIC, CUT &

DIA. 3x ROOTBALL DIA. —

SHRUB PLANTING DETAIL

NO SCALE

FORM SAUCER WITH-

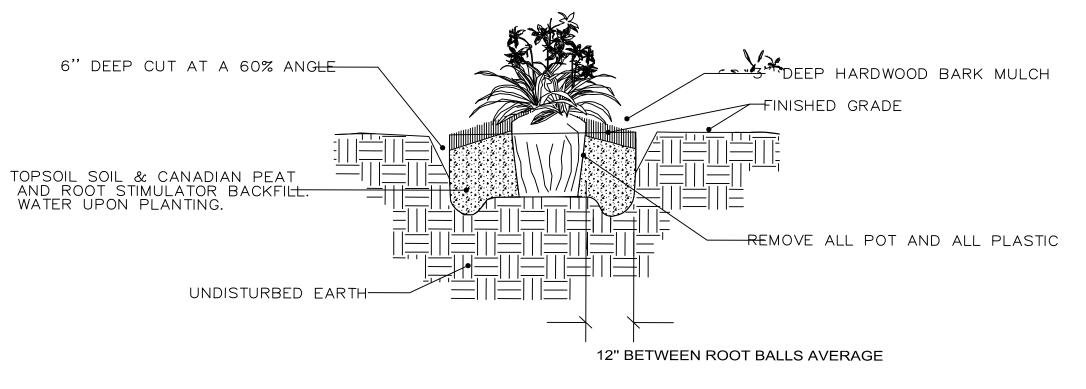
3" CONTINUOUS RIM

WATER & TAMP TO

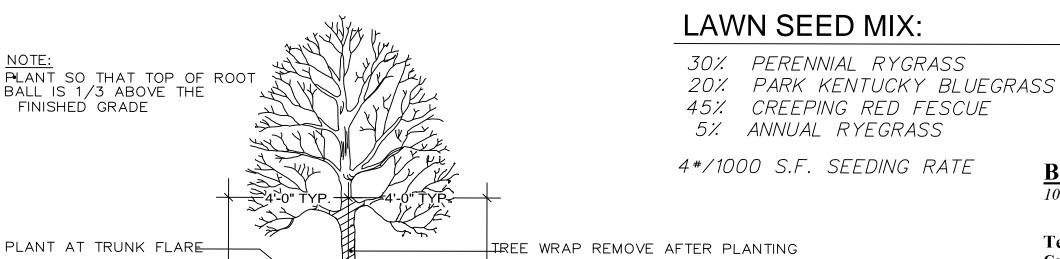
UNDISTURBED EARTH-

REMOVE AIR POCKETS

INDIGENOUS SOIL BACKFIL



PERENNIAL PLANTING DETAIL NO SCALE



" DEEP HARDWOOD BARK MULCH

-FINISHED GRADE

REMOVE TOP 1/3 BURLAP & METAL WIRE BASKET

AND ALL PLASTIC, CUT & REMOVE ALL NYLON CORD

Bio Retention Native Seed Mix:

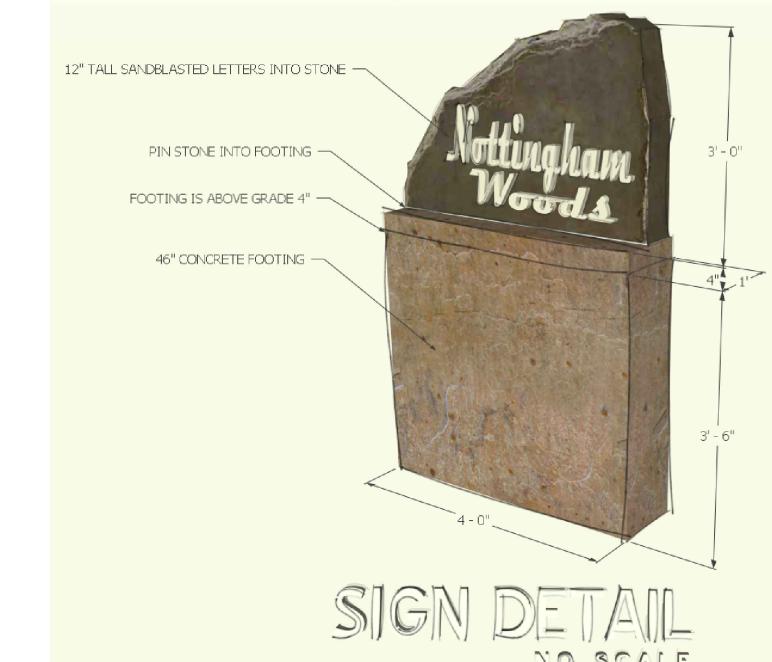
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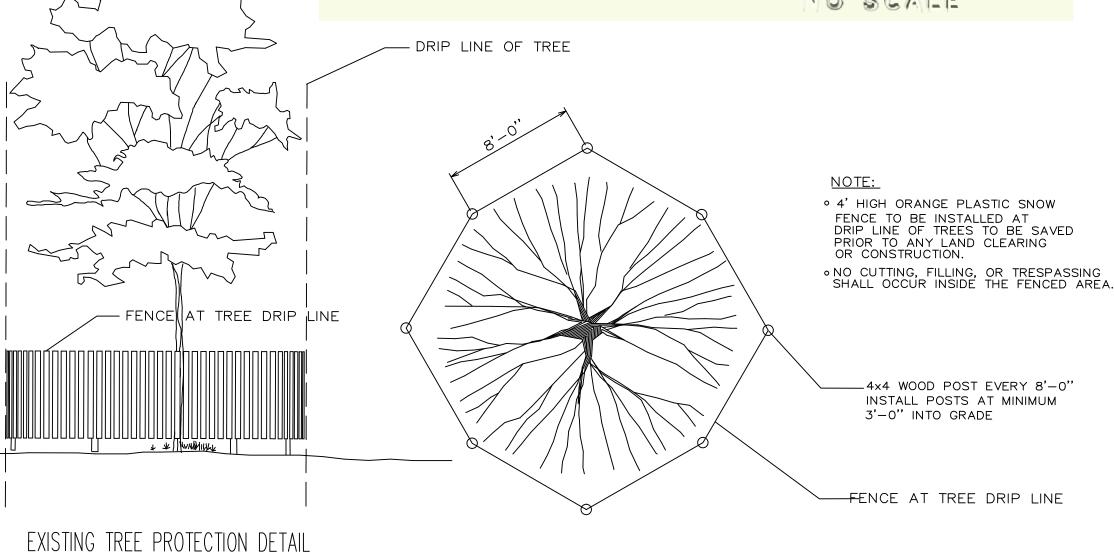
GROUNDCOVER PLANTING DETAIL

NO SCALE

NO SCALE

Common Name	Scientific Name	Color	Bloom Time	
Mexican Aster	Cosmos Bipinnatus	White, Purple	June-August	
Annual Rye	Lolium perenne	-	-	
Grasses:				
Common Name	Scientific Name			
Little Bluestem Grass	Schizachyrium scoparium			







Surveyors Planners

Landscape Architects Environmental Specialists

> 6303 26 Mile Road Suite 100

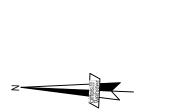
Washington, MI 48094 p (586) 781-8950

f (586) 781-8951 www.giffelswebster.com

Executive:	P.M.
Manager:	M.P.
Engineer:	L.W.
Quality Control:	N.M.
Section:	







DATE:	ISSUE:	
03.05.2015	PRELIM. SITE PLAN SUBMITTA	
07.06.2015	REVISED PER CITY REVIEW	
08.04.2015	REVISED PER CITY REVIEW	
10.23.2015	REVISED PER PC REVIEW	
12.02.2015	RELOCATE LOT 17	

VANGUARD COMPANIES

101 S. MAIN STREET ROCHESTER, MI 48037

> p (248) 650-6206 f (248) 650-6274

LANDSCAPE **DETAILS**

PRELIMINARY SITE PLAN NOTTINGHAM WOODS

MICHIGAN

ROCHESTER HILLS

Oakland County

Da	ate:	7/6/15
Sc	ale:	N/A
Sł	neet:	LA-02
Pr	oject:	18701.00

CITY OF ROCHESTER HILLS FILE #15-004 NOT TO BE USED AS CONSTRUCTION DRAWINGS

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