LEGAL DESCRIPTION OF PROPERTY:T3N, R1IE, SEC 22 PART OF SW 1/4 BEG AT
SW SEC COR, TH N 399.94 FT, TH N 89-40-00
E 335 FT, TH S 399.91 FT, TH S 89-39-00 W 335
FT TO BEG, EXC S 60 FT IN RD, ALSO EXC W
60 FT OF N 260 FTOF S 320 FT IN RD 2.26 AB321B-2

Site Area: 92,802 SF or 2.13 Acres Tax ID: 15-22-351-002

PROJECT OWNER:

Samer Obeid 3115 Glengrove Drive Rochester Hills, MI 48309

PROJECT DESIGNER:

M1/DTW LLC 1938 Franklin St. #204 Detroit, MI 48207 313-874-5936 / 866-857-6421 fax www.M1DTW.com

ARCHITECT OF RECORD:

Craig Borum 679 S. Wagner Rd. Ann Arbor, MI 48103 734-827-2238 www.plyarch.com

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:

MA Engineering 320-398 Daines St, Birmingham, MI 48009 248-258-1610

STRUCTURAL ENGINEER:

Artisan Engineering 2441 S Christian Hills Drive Rochester Hills, MI 48309 248-243-3940

CIVIL ENGINEER:

Engineering Services, Inc. 32232 Schoolcraft Road, Suite C-3 Livonia, MI 48150 734-525-7330

LANDSCAPE ARCHITECT:

Nagy Devlin Land Design, L.L.C. 31736 West Chicago Avenue Livonia, MI 48150 734-634-9208

PROPERTY OWNER:

Samer Obeid 3115 Glengrove Drive Rochester Hills, MI 48309 **CODE ANALYSIS**

Current Building Codes: 2015 Michigan Building Code 2015 Michigan Plumbing Code 2015 Michigan Mechanical Code 2014 National Electrical Code 2015 International Fire Code

Use and Occupancy Classification: Per Section 304 Business B (Professional Services, Amb. Care Facility)

Proposed Building: Dentist Office: 4,760 SF

Allowable Height and Area:
Construction Type Classification: Type V-B
Per Section 504.3 Maximum Building Height
Max. Height = 40'
Per Section 504.4 Maximum Stories Above Grade
Max. 2 Stories above grade
Per Section 506.2 Maximum Floor Area
Max. 9,000 SF floor area

Construction Type V-B: Per Table 601 Structural Frame: O HR FIRE RESISTANCE RATING Exterior Bearing Walls: O HR FIRE RESISTANCE RATING Interior Bearing Walls: O HR FIRE RESISTANCE RATING Non-Bearing Walls and Partitions, Interior: O HR Floor Construction: O HR FIRE RESISTANCE RATING

Occupancy: Total SF = 4,760 GSF Occupancy per Table 1004.1.2 Dentist Office: 100 GSF - 4,760/100 = 48 Persons Total Occupant Load = 48 Persons

Means of Egress:
No. of Exits Required: 1 Per 1006.2.1
Maximum Exit Access Travel Distance:
200' Per Table 1017.2

Maximum Common Path of Egress Travel Distance: 75' (OL>30) Proposed Maximum Allowable Travel Distance: 134'

Plumbing Fixtures for Use B: WC's: 1/25 (First 50) 1/50 Remaining = 1 Men's & 1 Woman's Required Lavs: 1/40 (First 80) 1/80 Remaining = 1 Men's & 1 Woman's Required Per 2902.2 Separate Facilities Exception (2): Separate Men's & Women's facilities are not required

Patients: 1 Unisex ADA Accessible Bathrooms Provided Employees: 1 Unisex ADA Accessible Bathrooms Provided Office: 1 Private Bathroom Provided

Drinking Fountains: 1/100 = 1 Required 1 Provided Service Sink: 1 Required 1 Provided

Fire Suppression:
Building shall be equipped throughout with an automatic sprinkler system installed in accordance with MBC Section 903.3.1.1

Per 907.2.2.1 Electronically supervised automatic smoke detection system is required.

Project Includes: Architectural, Civil, Landscape, Structural Mechanical, Electrical, Plumbing, Interior ZONING ANALYSIS

Zoning Ordinance: City of Rochester Hills

Zoning Classification: Per Conditional Rezoning May 17, 2010 O-1 Office Business District w/ MR Mixed Residential Overlay Future Land Use: Mixed Residential

Proposed Use: Professional & Medical Offices Permitted use per Section Sec. 138-4.300

Intensity & Dimensional Requirements: Per Section Conditional Rezoning Max. Building Height 2 Stories / 32 Feet Proposed: 1 Story / 16' Minimum Yard Setbacks Front (Livernois): 35' Proposed: +/- 40' Side: 30'/20' (North/South) Proposed: 109' / 108' Rear: 35' Proposed: 104'

Off-street Parking Requirements:
Per Section 138-11.204
Min # Parking Spaces
1 Space per 350 sq. ft. of floor area
4,760 SF / 350 SF = 14 Parking Spaces
Max # Parking Spaces
1.25 x 14 = 18 Parking Spaces
Min. Barrier Free Spaces
1 BF Space 11'-0" wide with 5'-0" drive aisle
Loading Space: No requirement
Only small parcel delivery trucks expected

Proposed Parking 18 Parking Spaces 1 Barrier Free Parking Space DRAWING INDEX

#	DRAWING TITLE	ISSUE DATE	REVISION
			01
A001	COVER SHEET	03 JUL, 2017	
B102	BOUNDARY AND TOPOGRAPHIC SURVEY	31 MAY, 2017	
C-01	REMOVAL PLAN	03 JUL, 2017	0
C-02	SITE & UTILITY PLAN	03 JUL, 2017	
C-03	GRADING PLAN	03 JUL, 2017	ė.
01	PHOTOMETRIC PLAN	05 JUL, 2017	6
		22 202 222	
LP-1	LANDSCAPE PLANTING PLAN	05 JUL, 2017	6
LP-2	LANDSCAPE NOTES & DETAILS	05 JUL, 2017	참
LP-3	TREE PRESERVATION PLAN	05 JUL, 2017	8
AS101	ARCHITECTURAL SITE PLAN	03 JUL, 2017	₩.
A101	FLOOR PLAN	03 JUL, 2017	0
A201	EXTERIOR ELEVATIONS	03 JUL, 2017	
A202	EXTERIOR VIGNETTES	03 JUL, 2017	

OAKRIDGE DENTA

PROJECT **1631**

ALL WRITTEN
MATERIAL AND
DOCUMENTS
HEREIN © 2017
MIDTWIJC

▼ ∑ □ :

DATE SET

05/31/17 SITE PLAN APPR.

RECEIVED JULY 07, 2017

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: AS NOTED

COVER SHEET

1 LOCATION REFERENCE SCALE: NOT TO SCALE

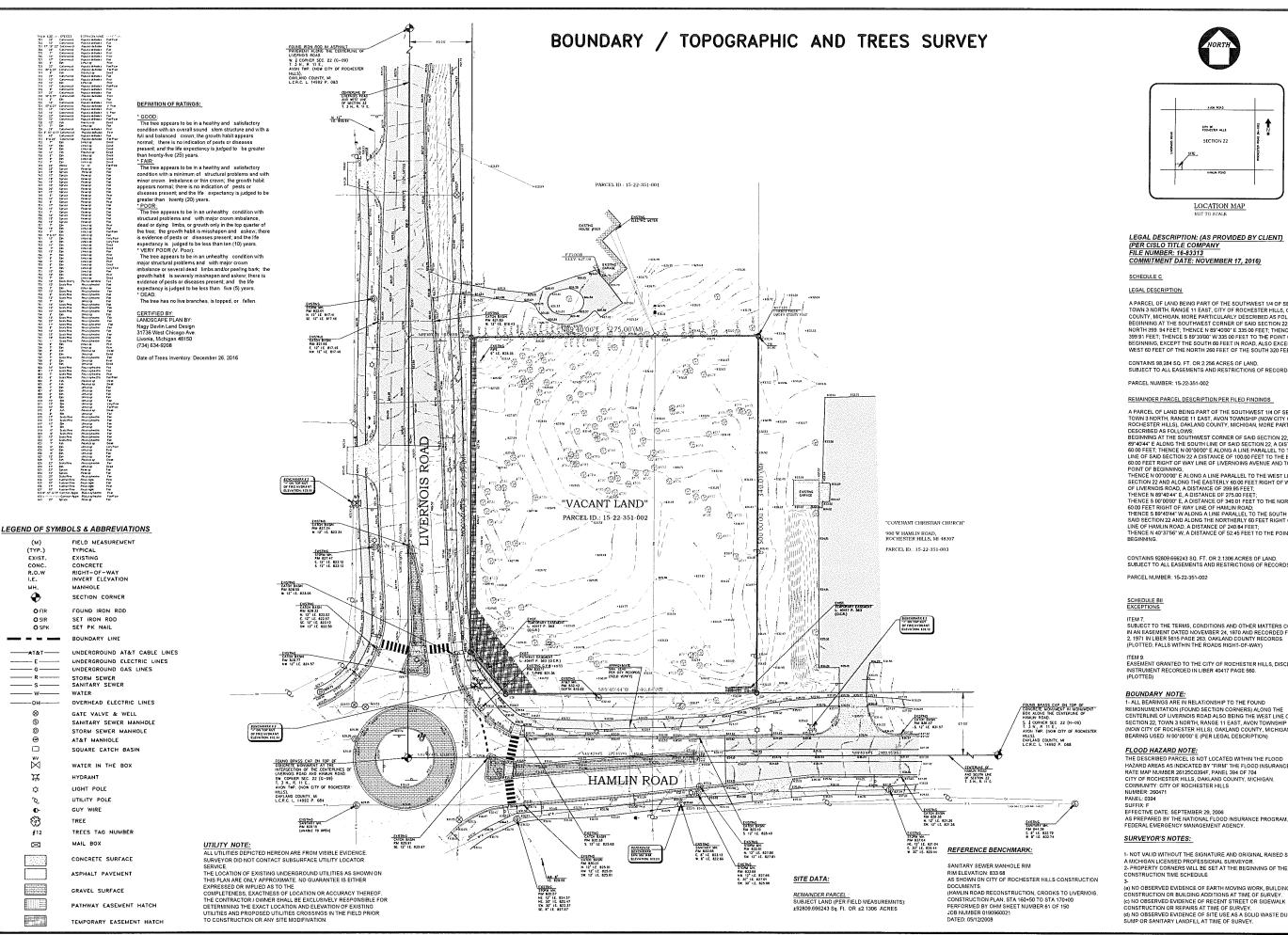




END OF SECTION

MIDTWLLC

DETROIT / MI /







LOCATION MAP

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 3 NORTH, ANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22. THENCE NORTH 399 94 FEET: THENCE NO 84'000" E 33'00 FEET THENCE SOUTH 399 91 FEET, THENCE SOUTH 320 FEET.

CONTAINS 98,284 SQ. FT. OR 2.256 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS, IF ANY.

PARCEL NUMBER: 15-22-351-002

REMAINDER PARCEL DESCRIPTION PER FILED FINDINGS

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 22 TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY

ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N 89*4044* E. ALONG THE SOUTH LINE OF SAID SECTION 22, D. DISTANCE OF 60.00 FEET. THENCE N 00*0000* E. ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22, D. DISTANCE OF 1000 OF FEET TO THE FASTERLY 60.00 FEET TIGHT OF WAY LINE OF LIVERNOINS AVENUE AND TO THE POINT OF BEGINNING.
THENCE N 00*0000* E. ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22 AND ALONG THE ASTERLY 60 OF FEET RIGHT OF WAY LINE OF LIVERNOIS ROAD, A DISTANCE OF 289 95 FEET.

THENCE N 89°40'44" E. A DISTANCE OF 275.00 FEE THENCE S 00'00'00" E. A DISTANCE OF 340.01 FEET TO THE NORTHERLY

60.00 FEET RIGHT OF WAY LINE OF HAMLIN ROAD THENCE S 89'40'44" W ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE NORTHERLY 60 FEET RIGHT OF WAY

LINE OF HAMLIN ROAD, A DISTANCE OF 240.84 FEET; THENCE N 40°3756° W, A DISTANCE OF 52.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 92809.666243 SQ. FT. OR 2.1306 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORDS, IF ANY. PARCEL NUMBER: 15-22-351-002

ITEM 7. SUBJECT TO THE TERMS, CONDITIONS AND OTHER MATTERS CONTAINED IN AN EASEMENT DATED NOVEMBER 24, 1970 AND RECORDED FEBRUARY 2, 1971 IN LIBER 5615 PAGE 263, OALAND COUNTY RECORDS. (PLOTTED, FALLS WITHIN THE ROADS RIGHT-OF-WAY)

ITEM 9. EASEMENT GRANTED TO THE CITY OF ROCHESTER HILLS, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40417 PAGE 560. (PLOTTED)

BOUNDARY NOTE:

1- ALL BEARINGS ARE IN RELATIONSHIP TO THE FOUND REMONUMENTATION (FOUND SECTION CORNERS) ALONG THE CENTERLINE OF LIVERNOIS ROAD ALSO BEING THE WEST LINE OF SECTION 22, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN BEARING USED: N 00'00'00' E (PER LEGAL DESCRIPTION)

FLOOD HAZARD NOTE:

THE DESCRIBED PARCEL IS NOT LOCATED WITHIN THE FLOOD HAZARD AREAS AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP NUMBER 26125C0394F, PANEL 394 OF 704 CITY OF ROCHESTER HILLS, DAKLAND COUNTY, MICHIGAN, COMMUNITY: CITY OF ROCHESTER HILLS NUMBER: 260471 PANEL: 0394 EFFECTIVE DATE: SEPTEMBER 29 2006

SURVEYOR'S NOTES:

1- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A MICHIGAN LICENSED PROFESSIONAL SURVEYOR.
2. PROPERTY CORNERS WILL BE SET AT THE BEGINNING OF THE CONSTRUCTION TIME SCHEDULE

(a) NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING (a) NO OBSERVED EVIDENCE OF PART IN MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.

(c) NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY. (d) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY. ACCURATE SURVEYING AND MAPPING

Vasi

SEAL:

DATE: DECEMBER 30, 2016

DR. SAMER OBEID

PROJECT LOCATION:

VACANT LAND* CORNER OF HAMLIN ROAD & LIVERNOIS CITY OF ROCHESTER

OAKLAND COUNTY. MI

SHEET:

BOUNDARY / & TREES SURVEY



RECEIVED

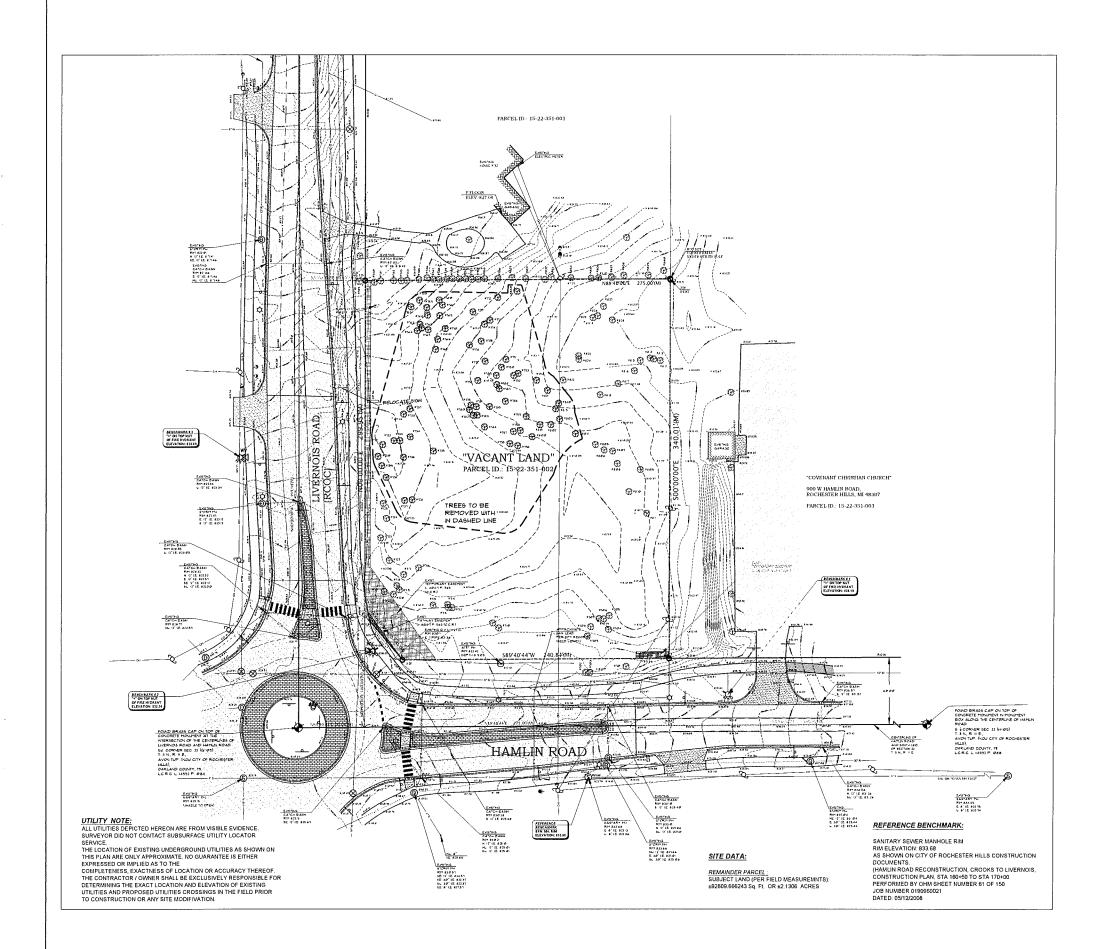
JULY 07, 2017 DRAWN BY:

DESIGNED BY:

. WEHBE DECEMBER, 2016

SCALE: " = 40" BOOK #: B-102

JOB NO. SHEET NO 016-163 1 Of 1



CIVIL, ARCHITECTUR ENVIRONMENTAL, GEOTECH, ENGINEERING SERVICES, INC.



OAKRIDGE DENTAL

WEST HAMLIN € SOUTH LIVERNOIS,

ROCHESTER HILLS, MI 483@1

SCALE

SCALE

T - A PRRONEN BY H SWARR, P.E.

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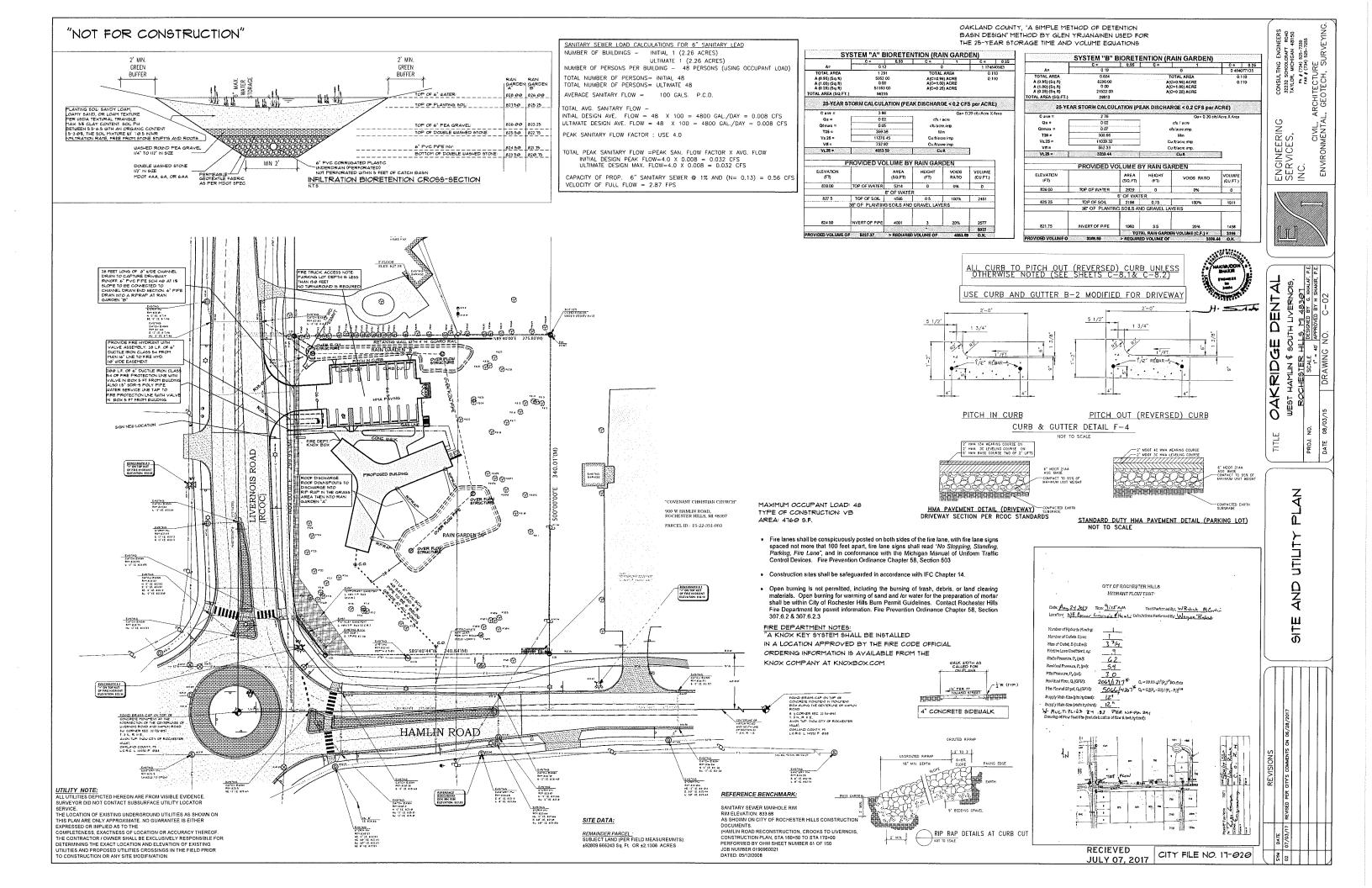
T - A PROMEN BY H SWARR, P.E.

TO A MAN COLOR OF THE PROMENT P.E.

PLAN REMOVAL

RECIEVED JULY 07, 2017

CITY FILE NO. 17-020



"NOT FOR CONSTRUCTION" PARCEL ID.: 15-22-351-001 F.FLOOR ELEV. 827.08 .. & **E**E EMSTING CATCH BASN ROTESTICAL U-12' IE 800-34 'COVENANT CHRISTIAN CHURCH' 900 W HAMLIN ROAD, ROCHESTER HILLS, MI 48307 PARCEL ID:: 15-22-351-003 FOND BRASS CAP ON TOP OR CONCRETE PROMINENT IN MOMENT IN BOX ALONG THE CENTERURE OF HAME ROAD. 3 JCORNER MEC 21 (Free) 1 3 N., R. II E., AVON THE PROMISSIEN HALD. AVON THE PROMISSIEN FOR ROCHESTER HALD. CARLAND CONTY, M. LC.R.C. L. 14931 P. 088 CONCRETE HOND BUT AT THE MITTERS CHITEFACE CH LIVERNOS ROAD AND HATCH ROAD OU CONCRETE SEC 21 (CHOS) TO N.R. HE. AVON THE (NOU COTT OF ROCHESTER AVON THE (NOU COTT OF ROCHESTER HAMLIN ROAD EXT'NG EASTARY PO E-201102 877 231 04 877 231 04 E-10110 43 04 E-10110 43 04 E 6" (E 632 TS L 6" (E 632 TS WILLITY NOTE: ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE. SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS. EXACTIVESS OF LOCATION OR ACCURACY THEREOF. THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES (AND PROPOSED UTILITIES AND PROPOSED UTILITIES AND THE FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFIVATION. EANTARY HA REFERENCE BENCHMARK: EVETRG CATCH EASN RT 6362 N 12'1E 6356 NL 12'1E 2356 6L 17'1E 6356 SANITARY SEWER MANHOLE RIM RIM ELEVATION: 833.68 AS SHOWN ON CITY OF ROCHESTER HILLS CONSTRUCTION DOCUMENTS. (HAMLIN ROAD RECONSTRUCTION, CROOKS TO LIVERNOIS, CONSTRUCTION PLAN, STA 160+50 TO STA 170+00 PERFORMED BY OHM SHEET NUMBER 61 OF 150 JOB NUMBER 0 150956021 DATED: 05/12/2008 F 10, 1E 63, 69 F 10, 1E 63, 69 SITE DATA:

REMAINDER PARCEL: SUBJECT LAND (PER FIELD MEASUREMNTS): ±92809.666243 Sq. Ft. OR ±2.1306 ACRES

CIVIL, ARC ENVIRONMENTAL, G ENGINEERING SERVICES, INC.

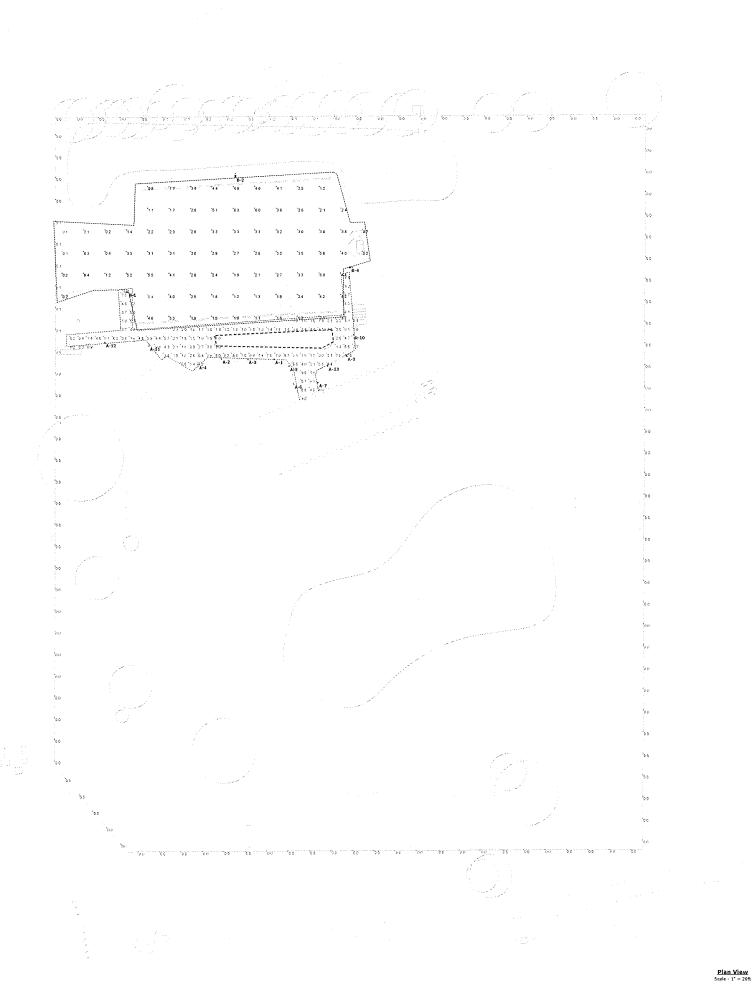


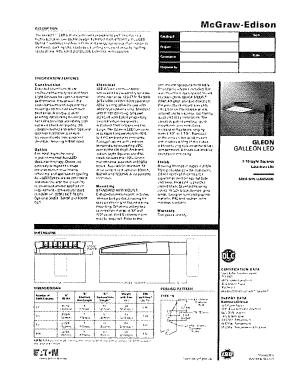
OAKRIDGE DENTAL
WEST HAMLIN \$ SOUTH INFENIOR

PLAN GRADING

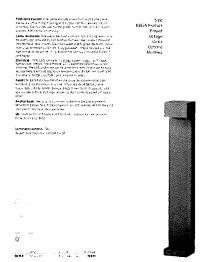
RECIEVED JULY 07, 2017

CITY FILE NO. 17-020





Bullands for light directed downwards



Parking and + 0.1 fc 64.0:1 6.4 fc 27.0:1 2.7 fc
Drive
Property Line + 0.0 fc H/A 0.2 fc H/A 0.0 fc
SHe Walk + 0.2 fc 50.0:1 10.0 fc 20.0:1 4.0 fc

	illnəli Əlibn		
No.	tohel		Till
1	A	3.35	0.00
2	A	3.35	0.00
3	A	3.35	0.00
4	A	3.35	0.00
5	A	3.35	0.00
6	A	3.35	0.00
7	Α	3.35	0.00
9	A	3.35	0.00
10	A	3.35	0.00
11	A	3.35	0.00
12	Α	3.35	0.00
13	Α	3.35	0.00
1	В	15.00	0.00
2	В	15.00	0.00
4	В	15.00	0.00

Schedule Symbol	Label	Quantity	Manufactur er	Catalog Number	Disseription	Number Lamos	Hight Loss Factor	Walleg
	А	12	BEGA-US	88 659	CAST ALUMINUM HOUSING, FORMED SEMI-SPECULAR ALUMINUM REFLECTORS, CLEAR PATTERNED GLASS ENCLOSURE.	1	0.8	16
	В	3	EATON - HEGRAW- EDISON	GLEON-AF- 02-LED-E1- T4FT	GALLEDII AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IF FORWARD THAW OPTICS Retail, Roadway, Sidewalk, Ste, Street, Substation, Security, Cornosion Resistant, Vandal Resistant, Vandal Resistant, Wet Location		0.85	113

Designer
WZ
Date
6/30/2017
Scale
Not to Scale
Drawing No.

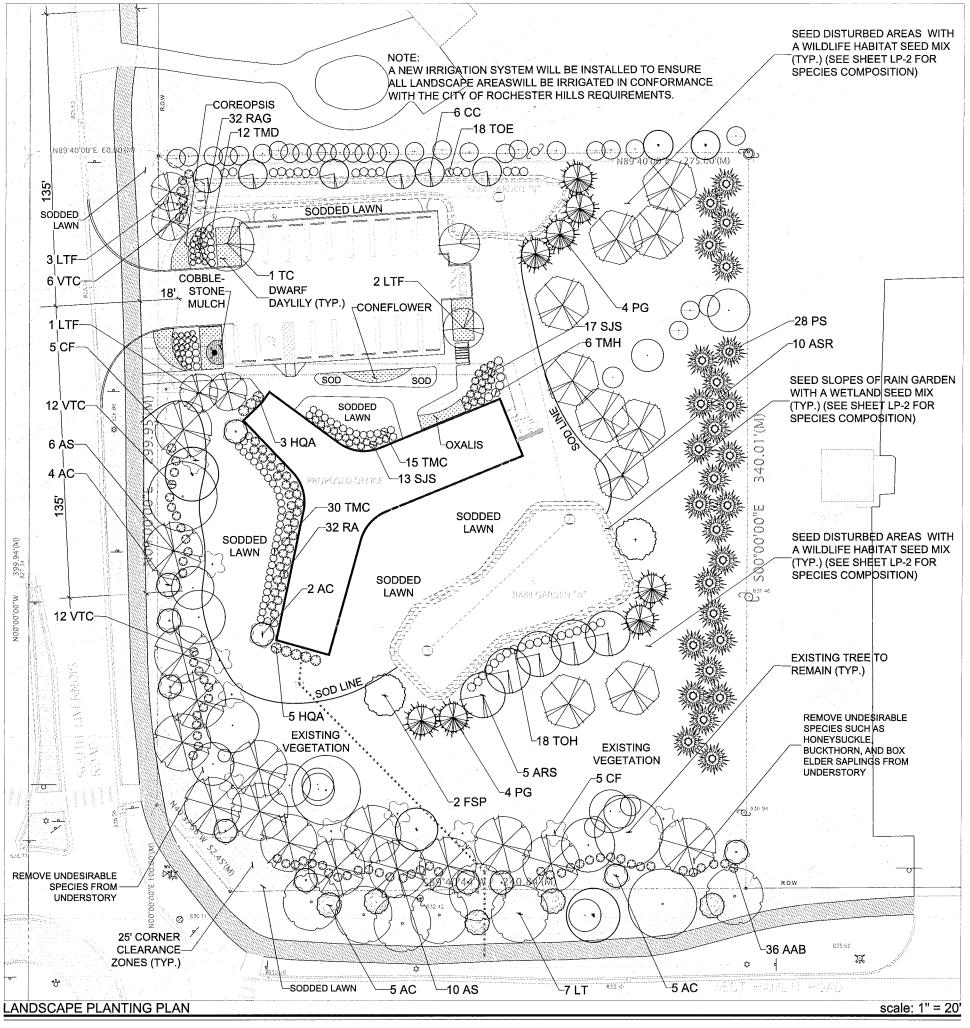
Summary

1 of 1

JULY 07, 2017

RECIEVED

Oakridge Dental Rochester Hills, MI e Lighting Photometric



PLANT LIST

		BOTANICAL NAME OT LANDSCAPING	COMMON NAME	SIZE
LTF	2		Castlalata Tulistana	01 1 000
TC	1	Liriodendron tulipifera 'Fastigiata' Tilia cordata 'Greenspire'		3" cal. B&B 3" cal. B&B
HHR			Greenspire European Linden	
		Hemerocallis sp. 'Happy Returns' R LANDSCAPING ALONG SOUTH		1 gal. pot, 24* o.c.
AC	6	Amelanchier canadensis		OF! DAD
AS	6		Serviceberry	2" cal. B&B
CF	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	3" cal. B&B
LTF	4	Cornus florida	Flowering Dogwood	2" cal. B&B
RA		Liriodendron tulipifera 'Fastigiata'	Fastiglate Tuliptree	3" cal. B&B
RAG	32 32	Rhus aromatica	Fragrant Sumac	24" ht., 3 gal. pot
		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot
TMC	42	Taxus x media 'Chadwickii'	Chadwick Yew	24" ht., 3 gal. pot
VTC	30	Vibumum trilobum 'Compactum'	Dw. American Cranberrybush	24" ht., 3 gal. pot
CVM		Coreopsis verticillata 'Moonbeam'		1 gal. pot, 24" o.c.
		R LANDSCAPING ALONG WEST I		
AAB	36	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry	
AC	5	Amelanchier canadensis	Serviceberry	2" cal, B&B
AS	10	Acer saccharum 'Legacy'	Legacy Sugar Maple	3" cal. B&B
CF	5	Comus florida	Flowering Dogwood	2" cal. B&B
		WAY LANDSCAPING - WEST HAN		
AC	5	Amelanchier canadensis	Serviceberry	2* cal. B&B
LT	7	Liriodendron tulipifera	Tuliptree	3" cal. B&B
		TER MANAGEMENT POND LAND	SCAPING	
Rain C				
ARS	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3" cal. B&B
PG	4	Picea glauca	White Spruce	10' ht. B&B
TOH	18	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	30" ht., 5 gal. pot
Rain G				
CC	5	Carpinus caroliniana	American Hornbeam	3" cal. B&B
PG	4	Picea glauca	White Spruce	10' ht. B&B
TOE	18	Thuja occidentalis 'Emerald'	Emerald Upright Arborvitae	4' ht. B&B
	RAL S	SITE LANDSCAPING		
HQ	8	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangesa	24" ht., 3 gal. pot
SJS	29	Spiraea japonica 'Shirobana'	Shibori Japanese Spirea	24" ht., 3 gal. pot
TMC	15	Texus x media 'Chadwickii'	Chadwick Yew	24" ht., 3 gal. pot
TMH	6	Taxus x media 'Hicksii'	Hicks Yew	36" ht. B&B
EPM	*	Echinacea purpurea 'Pixie Meadowbrite	Pixie Meadowbrite Coneflower	1 gal. pot, 24" o.c.
OCR	*	Oxalis crassipes 'Rosea'	Strawberry Shamrock	1 gal. pot, 24" o.c.
REPLA	CEM	IENT TREES		
ASR	10	Acer saccharum 'Legacy'	Legacy Sugar Maple	3" cal. B&B
FSP	2	Fagus sylvatica 'Purpurea Pendula'	Weeping Purple Eur. Beech	3" cal. B&B
PS	28	Pinus strobus	White Pine	8' ht. B&B
* Land	scape	e Contractor to determine the quant	ity in the field.	

LANDSCAPE CALCULATIONS:

- PARKING LOT LANDSCAPING (7,570 square feet)
- Interior landscaping areas equivalent to five percent (5%) of the vehicular use area
- 8,135 sq. ft. times 0.05 equals 379 sq. ft. required
 One (1) deciduous shade tree shall be required for each 150 sq. ft. of required Interior landscap area 379 divided by 150 equals 2.53 trees or 3 trees
 PERIMETER LANDSCAPING ALONG SOUTH LIVERNOIS ROAD (352 lineal feet)

- PERIMETER LANDSCAPING ALONG SOUTH LIVERNOIS ROAD (352 lineal feet)

 * One (1) deciduous shade tree for each thenty-five lineal feet (25 l.f.) = 14 trees

 * One (1) ornamental tree for each otherwise lineal feet (35 l.f.) = 10 trees

 * Fifteen (15) shrubs for each one-hundred lineal feet (100 l.f.) = 52.8 shrubs or 53 shrubs

 PERIMETER LANDSCAPING ALONG WEST HAMILIN ROAD (240 lineal feet)

 * One (1) deciduous shade tree for each twenty-five lineal feet (25 l.f.) = 9.6 trees or 10 trees

 * One (1) ornamental tree for each thirty-five lineal feet (35 l.f.) = 9.6 trees or 10 trees

 * Fifteen (15) shrubs for each one-hundred lineal feet (100 l.f.) = 36 shrubs

 RIGHT-OF-WAY LANDSCAPING WEST HAMILIN ROAD (240 lineal feet)

 * One (1) deciduous chade tree for each bithy-five lineal lengel (35 l.f.) = 5.6 trees or 7 trees
- * One (1) orange of the form o
- Rain Garden A (312 Lf.)
 * One and one-half (1.5) deciduous shade tree for each one hundred lineal feet (100 l.f.) = 4.68 trees or 5 trees
- One (1) evrgreen tree for each one hundred lineal feet (100 l.f.) = 3.12 trees or 4 trees
 Four (4) shrubs for each one-hundred lineal feet (100 l.f.) = 12.48 shrubs = 15 shrubs
 Rain Garden B (378 l.f.)
 One and one-half (1.5) deciduous shade tree for each one hundred lineal feet (100 l.f.) = 5.67
- trees or 6 frees

 One (1) evigreen tree for each one hundred lineal feet (100 l.f.) = 3.78 frees or 4 frees

 Four (4) shrubs for each one-hundred lineal feet (100 l.f.) = 15.12 shrubs = 16 shrubs

 REPLACEMENT TREES
- * Forty (40) replacement trees to be provided consisting of two inch (2*) cal. deciduous tree and / or eight foot (8*) ht. evergreen trees

not to scale

COST ESTIMATE			
TOTAL MATERIALS SPECIF	IED:		
Deciduous Trees	36	\$350	\$18,200.00
Evergreen Trees	36	\$250	\$9,000.00
Ornamental Trees	26	\$200	\$5,200.00
Deciduous Shrubs	168	\$50	\$8,400.00
Evergreen Shrubs	81	\$50	\$4,050.00
Upright Evergreen Shrubs	18	\$90	\$1,620.00
Perennials	350	\$7	\$2,450.00
Sodded Lawn (square yard	s) 1,600	\$2.50	\$4,000.00
Wetland Seed Mix			\$1,500.00
Wildlife Habitat Seed Mix			\$2,000.00
Underground Irrigation			\$7,000.00
Planting Soil Mix	42 cu. yds.	\$40	\$1,680.00
Shredded Hardwood Bark	55 cu. yds.	\$30	\$1,650.00
TOTAL			\$66,750.00

NOT FOR CONSTRUCTION

- See Sheet LP 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, landscape construction details, and rain garden
- planting specifications.

 See Sheet LP 3: TREE PRESERVATION PLAN for proposed action for existing trees, tree inventory list, tree protection detail, and detail for proper pruning techniques

AVOR ROAD CIT+ OF ROCHESTER HALLS SECTION 22 SITE HAMLIN ROAD

LOCATION MAP

07-05-2017 Revise for site plan changes & City rev. Itrs. dated June 28, 2017

CITY OF ROCHESTER HILLS FILE NUMBER: 17-020



LANDSCAPE PLAN FOR: M1DTW, L.L.C. 1938 Franklin Street Suite #204

Detroit, Michigan 48207 (313) 874-5936

LANDSCAPE PLAN BY: Nagy Devlin Land Design 31736 West Chicago Ave. Livonia, Michigan 48150 (734) 634-9208

N.E. Corner of Livernois Road and West Hamlin Road Rochester Hills, Michigan

PROJECT LOCATION:

Oakridge Dental

LP - 1: LANDSCAPING PLANTING PLAN

* Base data provided by Engineering Services, Inc.

- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by the City of Rochester Hills, Michigan
- 2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurem shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- 4. Plants designated "B&B" shall be balled and burlapped with firm balls of
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoll and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are vident, plant trees and shrubs slightly higher.
- 6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance
- 7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- 8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Perennial heds are to be mulched with shredded bark mulch to a minimum depth of three inches (3*). Only natural color, finely shredded hardwood bark mulch will be accepted.
- 9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
- 10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- 11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement
- 12. All lawn areas shall be seeded with the Grade A Kentucky Blue Grass blend as specified over the topsoil
- 13 All plantings shall be completed no later than November 30 in the fall season. The date of intended installation for landscape plant materials is approximately Spring, 2017. Plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- 14. Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling. MATERIAL
- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
- a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-d uniform crown (park grade trees will not be accented): d.) Staked, wrapped. watered, and mulched according to the details provided; and e.) Guaranteed
- 2. Topsoil shall be friable, fertile soil of clay loam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.

- The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- 4. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.

Proposed perennials shall be full, well-rooted plants.

GENERAL

USING TWO INCH TO THREE INCH (2"-3") WIDE

THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.

2 X 2 HARDWOOD STAKES, POSITION SIX NOT TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBA AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.

BOTTOM. REMOVE AFTER ONE (1) WINTER

COLOR AT FOUR INCH (4") MINIMUM DEPTH

SOIL AT THE BASE OF THE TREE

TOSOIL AND 50% SAND.

OR HOSE TO BE USED TO GUY TREES.

- 1. Do not plant deciduous or evergreen trees directly over utility lines or unde overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- 3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- 4. All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to

City of Rochester Hills prior to installation.

- 5. All written dimensions override scale dimensions on the plans. All substitutions or deviations from the landscape plan must be approved by the
- 7. All bidders must inspect the site and report any discrepancies to the Owner's
- 8. All specifications are subject to change due to existing conditions
- 3. The Owner's representative reserves the right to approve all plant material
- MAINTENANCE 1. The Owner of the landscaping shall perpetually maintain such landscaping in good
- condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris. 2. All unhealthy, damaged, diseased, and/or dead material shall be removed
- immediately and replaced within six (6) months after it dies or in the next growing season. 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 materia 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 Cit may notify property owners of the need to replace dead, damaged, or diseased material
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), watering, and snow removal during winter. Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning will assure proper maturation of plants to achieve their approved purpose
- 4. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's
- 5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be
- removed from the site on a weekly basis at the appropriate season.
 6. All planting beds shall be maintained by removing weeds, fertilizing, and
- 7. The approved landscape plan will be considered a permanent record and integra 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 in Section 138-12.109 of the City Ordinance will place the parcel in non-conformity with the approved landscape plan and be a violation of the ordinance

RAIN GARDEN PLANTING NOTES

- 1. PLANTING SOIL: Planting soil as specified in the cross section on this sheet. The maximum clay content is less than five percent (5%). The soil mixture should have a pH measurement between 5.5 and 6.5 and an infiltration rate greater than a half inch per hour. The soil should be a uniform mix, free of stones, roots, or other similar objects larger than two inches (2"). No other materials or substances should be mixed or dumped within the rain garden area that may be harmful to plant growth or prove a hindrance to planting or maintenance operations. The planting soil should be free from Bermuda Grass, Quack Grass, Johnson Grass, Mugwort, lutsedge, Poison Ivy, Canada Thistle, or other noxious weeds.
- 2. SAND: Sand should be clean and free of deleterious materials. For planting soil, Michigan Department of Transportation Class II clean sand is
- 3. SOIL PLACEMENT: Placement of the planting soll in the rain garden area should be conducted in lifts of twelve inches to eighteen inches (12" - 18") and lightly compacted. Minimal compaction effort can be applied to the soil by tamping with a bucket from a dozer or backhoe. Do not use heavy equipment within the bioretention area. Grade the rain garden materials with light equipment such as a compact loader or a dozer / loader with marsh
- 4. PLANTING: Follow the Supplier's recommended procedures for bed preparation, installation, and soil erosion control measures of the proposed eeded areas. After the plants germinate and begin to grow follow the maintenance guidelines included on this sheet.
- 4. COVER CROP: Provide a cover crop of annual rye at a rate of ten pounds (10#) per acre and seed oats at a rate of twenty pounds (20#) per acre over the entire area to be seeded.

PERENNIALS -

RAIN GARDEN SEED MIX

WETLAND SEED MIX

A composition of wildflowers, sedges, and grasses. Application rate: 3 oz. per 1000 sq. ft. or 6 lbs. per acre BOTANICAL NAME COMMON NAME Wildflowers

Asclepias incamata Swamp Milkweed Anemone canadensis Canada Anemone Aquilegia canadensis Columbine New England Aster Aster novae-angliae Chelone glabra White Turtlehead Coreopsis verticillata Tall Tickseed Eupatorium maculatun Joe-Pye Weed Eupatorium perfoliatum Wild Strawberry Fragaria virginiana elenium autumnale Wild Blue Flag Iris virginica Liatris spicata Marsh Blazing Star Monarda fistulosa Bergamot Penstemon digitalis Beardtongue Potentilla simplex Old-Field Cinquefoil Rudbeckia hirta Black-Eye Susan Rudheckia trilohum Green-Headed Coneflower Solidago patula Swamp Goldenrod Tradescantia ohioe Verbena hastata Blue Vervain Verbena urticiforia White Vervain Veronia missurica Veronicastrum virginicun Culver's Root Sedges/Grasses

Carex hystericina Carex vulpinoidea Elvmus virainicus Sorgastrum nutans

Porcupine Seda Fox Tail Sedge Virginia Wild Rye Indian Grass

RAIN GARDEN SEED MIX

SUPPLIER:

MICHIGAN WILDFLOWER FARM 11770 Cutler Road Portland, Michigan 48875-9452 Phone: (517) 647 6010 Fax: (517) 647 6072 email: wildflowers @voyager.co

WILDLIFE HABITAT SEED MIX MICHIGAN WILDFLOWER FARM

Twenty percent (20%) Forbs/Eighty percent (80%) Application rate: 5 oz. per 1000 sq. ft. or ten

BOTANICAL NAME COMMON NAME

Asclepias syriaca Aster novaé-anoliae Coreopsis lanceolata Echinacea purpurea Monanta fistulosa Ratibida pinnata Rudbeckia hirta Sedges/Grasses

Yellow Conefic

Purple Coneflowe

New England Aster

Black-Eved Susa

Rio Bluesten Side Oats Grama Schzachyrium scoparius Little Bluestem

CONTRACTOR TO VERIFY PERCOLATION
OF PLANTING PIT PRIOR TO INSTALLATION.
PERENNIALS TO BE PLANTED UP TO THE EDGE OF

THE SAUCER AROUND A TREE OR SHRUB BED.

THE PLANTING MIXTUE SHALL CONSIST OF 20%

MAINTENANCE OF RAIN GARDEN:

- 1. WEEDING: Weeding should be conducted on a regular basis and at least once a month. Weeding is particularly important during the establishment period to insure that unwanted plants do not become a problem. Weed once per month in April and May, twice per month in June and July, and once per month in August, September, and October. The native plants proposed should be marked at the time of planting to avoid confusion regarding unwanted
- 2. WATERING: Watering should be performed as needed. During the establishment period after the initial planting, watering is very important and should be conducted every two to three (2-3) days. The initial planting should be checked regularly for appropriate moisture availability. Two (2) methods for determining adequate moisture levels include the following: a.) if the plants will during the day when the temperature is at its highest, but revive during the night, then watering is not necessary, and b.) by testing the soil moisture at a depth of four inches (4") by inserting a small rod into the soil. If the soil is moist at a depth of four inches (4"), then watering is not necessary. When possible, the best method for watering is by hand at the base of the plant.
- EDGING: The edge of the rain garden should be maintained to avoid grass growing into the bioretention pond bed. The edge can be maintained with a V-notch cut edge or with steel or aluminum edging. If the V-notch system is used, the channel should be maintained at four inches (4") or greater and renewed every six to eight (6-8) weeks.
- CUTTING BACK: Tall wildflowers should be cut back by one-third. Early flowering plants can be cut back in late June or early July and late flowering plants in late Octobe
- THINNING: After the rain garden has become established and thriving, it may be necessary to thin perennials by dividing individual plants in the Spring or Fall.
- REPLACEMENT: Any plants that die or become diseased should be replaced. Plant health should be checked regularly with replanted material occurring in the Spring or Fall.
- 7. INFILTRATION: Stormwater runoff should percolate through the system in four to six (4-6) hours. If pooling of water is evident after this time period check for blockages not allowing water seepage. If the problem is a result of fine sediments built up on the filter fabric, punch small holes in the filter fabric using a two foot to three foot (2'-3') number four (#4) reinforcing rod. If the soils are the problem, install a sand filter at least one foot (1') in width between the mulch layer and the underdrain system. If a clean out pipe is installed as a part of the system. check for any blockages that may reduce water infiltration.
- REMOVAL OF LITTER AND DEBRIS: Litter, trash, and debris should be removed on a regular basis to insure that inlets remain free flowing and to keep the area in a neat and attractive appearance.
- 9. INORGANIC APPLICATIONS: In general, rain gardens do not need fertilization as nutrients from surrounding areas is usually at an elevated level. If soil fertility appears to be an issue, the soil should be tested and appropriate actions taken based on the results. Insecticides, herbicides, funcicides, and rodenticides should not be used in the rain parden. If a plant is diseased or infested with insects, it should simply be removed and replaced.

CITY OF ROCHESTER HILLS NOTES:

- All landscape areas must be irrigated. An irrigation plan must be submitted prior to Staff approval
- of the final site plan. Watering will occur only between the hours of 12 a.m. and 5 a.m.

 If existing vegetation is removed or damaged during construction, buffer plantings shall be provided in accordance with the requirements of Section 138-12.300.B.

 Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape
- plantings.

 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. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35mph). 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 tree or shrubs may be planted with the triangular area formed at the intersection of any street right-of-way lines at a dista along each line of 25 from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their midpoint of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15 away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the City's Landscape Architect requires a greater distance.
- Prior to the release of the performance bond, 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 possibly replace, any such trees. These requirements are incorporated into this plan.

NOT FOR CONSTRUCTION

NOTES:

- * See Sheet LP 1: LANDSCAPE PLANTING PLAN for overall planting plan, schedule for landscape requirements, plant list,
- * See Sheet I.P. 3: TREE PRESERVATION PLAN for proposed action for existing trees, tree inventory list, tree protection detail, and detail for proper pruning techniques

date: June 5, 2017

City rev. Itrs. dated June 28, 2017



CITY OF ROCHESTER HILLS FILE NUMBER: 17-020

LANDSCAPE PLAN FOR: M1DTW. L.L.C. 1938 Franklin Street Suite #204 Detroit, Michigan 48207 (313) 874-5936

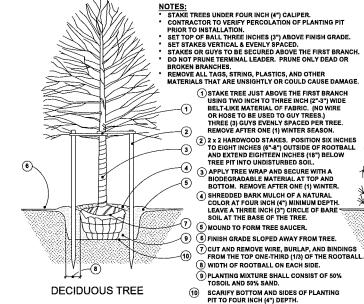
PROJECT LOCATION: Oakridge Dental N.E. Corner of Livernois Road and West Hamlin Road Rochester Hills, Michigan

LANDSCAPE PLAN BY: Nagy Devlin Land Design # 31736 West Chicago Ave. Livonia Michigan 48150 (734) 634-9208



LP - 2: LANDSCAPING NOTES & DETAILS

RECIEVED JULY 07, 2017



PLANTING DETAILS

EVERGREEN TREE

- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED. REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING
 - 1 STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE
 MATERIAL OF FABRIC. (NO WIRE OR HOSE TO
 BE USED TO GUY TREES.) THREE (3) GUYS
 EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
 - 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL. 3 SHREDDED BARK MULCH OF A NATURAL
 - COLOR AT FOUR INCH (4") MINIMUM DEPTH. (4) LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE. (4) MOUND TO FORM TREE SAUCER.
 - 5) FINISH GRADE SLOPED AWAY FROM TREE. 6 CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD
 - (7) PLANTING MIXTURE SHALL CONSIST OF 50% (B) WIDTH OF ROOTBALL ON EACH SIDE. (9) SCARIFY BOTTOM AND SIDES OF PLANTING
- ÷(**5**)

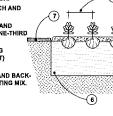
PARKING LOT ISLAND DETAIL

- CONTRACTOR TO VERIFY PERCOLATION
 OF PLANTING PIT PRIOR TO INSTALLATION.
 THE PLANTING MIXTURE SHALL CONSIST OF 20%
 TOPSOIL, 60% SAND, AND 20% COMPOST. 1 SHREDDED BARK MULCH AT THREE SHALL BE NATURAL IN COLOR.
 - 2) FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED. (3) CUT AND REMOVE BURLAP AND (1/3) OF THE ROOTBALL.

GENERAL NOTES FOR ALL PLANTINGS:

THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

- 3 (4) 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT)
 OR SPADED EDGE. (5) EXCAVATE PLANTING BED AND BACK-FILL WITH PREPARED PLANTING MIX.
- (8) SCARIFY SUBGRADE



-(1)

PERENNIAL / GROUNDCOVER

(7)

(6) UNDISTURBED SUBGRADE. SHRUB

DO NOT CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.

OR COULD CADES GINCLING.
PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE HOLE FIRM.

USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET

(EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UN

REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADEABLE MATERIALS

not to scale

TOPSOIL, 60% SAND, AND 20% COMPOST.

1) SEE PLANT LIST FOR SPACING DISTANCE. (2) SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT TWO INCH (2") MINIMUM DEPTH. **(3)**

3) 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE. (4) EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.

(5) (5) UNDISTURBED SUBGRADE

6 PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL

not to scale

TREE INVENTORY LIST

		ENTOR		00117171011	1071011	TAO //	0175	ODEOISO	207111011 11111		
TAG # 701	SIZE (dbh)	SPECIES Cottonwood	BOTANICAL NAME Populus deltoides	CONDITION Fair/Poor	ACTION Save	TAG # 771	SIZE (dbh)	SPECIES Elm	BOTANICAL NAME Ulmus sp.	CONDITION Fair	ACTION Remove
702	13"	Cottonwood	Populus deltoides	Fair	Save	772	16"	Elm	Ulmus sp.	Poor	Remove
	7", 18", 22"		Populus deltoides	Fair	Save	773	7"	Elm	Ulmus sp.	Dead	Remove
704	28"	Cottonwood	Populus deltoides	Fair	Save	774	10"	Black Cherry	Prunus serotina	Fair	Remove
705	7"	Cottonwood	Populus deltoides	Poor	Save	775	10"	Scots Pine	Pinus sylvestris	Fair	Remove
706	11"	Cottonwood	Populus deltoides	Poor	Save	776	7"	Elm	Ulmus sp.	Fair	Remove
707	17"	Cottonwood	Populus deltoides	Fair	Save	777	10"	Scots Pine	Pinus sylvestris	Fair	Remove
708	6"	Elm	Ulmus sp.	Poor	Save	778	9"	Scots Pine	Pinus sylvestris	Fair	Remove
709	23"	Cottonwood	Populus deltoides	Fair/Poor	Save	779	13"	Scots Pine	Pinus sylvestris	Fair	Remove
710 20		Cottonwood	Populus deltoides	Fair/Poor	Save	780	7"	Elm	Ulmus sp.	Fair	Remove
711	8"	Ash	Fraxinus sp.	Dead	Remove*	781 782	10" 16"	Scots Pine	Pinus sylvestris	Fair	Remove Remove
712	29" 12"	Cottonwood Cottonwood	Populus deltoides	Fair	Save	783	15"	Scots Pine Scots Pine	Pinus sylvestris	Fair	Remove
713 714	11"	Elm	Populus deltoides Ulmus sp.	Poor Poor	Save Save	784	9"	Elm	Pinus sylvestris Ulmus sp.	Fair Fair	Remove
715	19"	Cottonwood	Populus deltoides	Fair/Poor	Save	785	13"	Scots Pine	Pinus sylvestris	Fair	Remove
716	8"	Cottonwood	Populus deltoides	Poor	Remove*	786	20"	Scots Pine	Pinus sylvestris	Fair	Remove
717	23"	Cottonwood	Populus deltoides	Fair	Save	787	11"	Scots Pine	Pinus sylvestris	Fair	Remove
718 16		Cottonwood	Populus deltoides	Poor	Remove*	788	8"	Scots Pine	Pinus sylvestris	Fair	Remove
719	6"	Elm	Ulmus sp.	Fair	Save	789	14"	Scots Pine	Pinus sylvestris	Fair	Remove
720	16"	Cottonwood	Populus deltoides	Poor	Save	790	13"	Scots Pine	Pinus sylvestris	Fair	Remove
721 17	" & 21"	Cottonwood	Populus deltoides	V. Poor	Remove*	791	18"	Scots Pine	Pinus sylvestris	Fair	Remove
722	15"	Cottonwood	Populus deltoides	Poor	Remove*	792	10"	Scots Pine	Pinus sylvestris	Fair	Remove
723	19"	Cottonwood	Populus deltoides	V. Poor	Remove*	793	8*	Elm	Ulmus sp.	Poor	Remove'
724	22*	Cottonwood	Populus deltoides	Fair	Save	794	7"	Elm	Ulmus sp.	Poor	Remove ^s
725	19"	Cottonwood	Populus deltoides	Fair/Poor	Save	795	8"	Ash	Fraxinus sp.	Dead	Remove ¹
726	12"	Ash	Fraxinus sp.	Dead	Remove*	796	8"	Elm	Ulmus sp.	Dead	Remove ⁴
727	7"	Elm	Ulmus sp.	Fair	Remove	797	7"	Scots Pine	Pinus sylvestris	Fair	Remove
728	26"	Cottonwood	Populus deltoides	Poor	Remove*	798	6"	Elm	Ulmus sp.	Poor	Remove ^s
		Cottonwood	Populus deltoides	Poor	Remove*	799	6"	Elm Santa Dina	Ulmus sp.	Dead	Remove'
730	40"	Cottonwood	Populus delloides	Fair	Save	800	14" 11"	Scots Pine	Pinus sylvestris	Fair	Remove
731 8	7"	Cottonwood	Populus deltoides	Fair/Poor	Save	801 802	7"	Scots Pine Scots Pine	Pinus sylvestris	Fair Poor	Remove
732 733	11"	Elm Elm	Ulmus sp.	Dead Dead	Remove* Remove*	803	, 6"		Pinus sylvestris		Remove*
734	8"	Elm	Ulmus sp. Ulmus sp.	Dead	Remove*	804	7 "	Scots Pine Ash	Pinus sylvestris Fraxinus sp.	Fair/Poor Dead	Remove*
735	14"	Ash	Fraxinus sp.	Dead	Remove*	805	6"	Ash	Fraxinus sp. Fraxinus sp.	Dead	Remove*
736	6"	Elm	Ulmus sp.	Dead	Remove*	806	7"	Elm	Ulmus sp.	Fair	Remove
737	9"	Eim	Ulmus sp.	Dead	Remove*	807	6 "	Elm	Ulmus sp.	Fair	Remove
738	7"	Elm	Ulmus sp.	Dead	Remove*	808	6"	Elm	Ulmus sp.	Fair	Remove
739	26"	Willow	Salix sp.	Fair/Poor	Remove*	809	8*	Eim	Ulmus sp.	Fair	Remove
740	22"	Spruce	Picea sp.	Fair	Save	810	15"	Elm	Ulmus sp.	Fair	Remove
741	19"	Spruce	Picea sp.	Fair	Save	811	13"	Elm	Ulmus sp.	Very Poor	Remove*
742	17"	Spruce	Picea sp.	Fair	Save	812	16"	Elm	Ulmus sp.	Fair/Poor	Save
743	18"	Spruce	Picea sp.	Fair	Save	813	9"	Ash	Fraxinus sp.	Dead	Remove*
744	19"	Spruce	Picea sp.	Fair	Save	814	8"	Elm	Ulmus sp.	Fair	Save
745	13"	Spruce	Picea sp.	Fair	Save	815	17"	Scots Pine	Pinus sylvestris	Fair	Save
746	26"	Spruce	Picea sp.	Fair	Save	816	17"	Scots Pine	Pinus sylvestris	Fair	Save
747	15"	Spruce	Picea sp.	Fair	Save	817	15"	Elm	Ulmus sp.	Fair	Save
748	6"	Spruce	Picea sp.	Poor	Save	818	7"	Elm	Ulmus sp.	Fair	Save
749	14" 8"	Spruce Spruce	Picea sp.	Fair	Save	819 820	6 " 8"	Scots Pine Scots Pine	Pinus sylvestris	Fair	Remove
750 751	17"	•	Picea sp.	Poor Fair	Save Save	821	10"	Scots Pine	Pinus sylvestris	Fair Fair	Remove Remove
752	13"	Spruce Spruce	Picea sp. Picea sp.	Fair	Save	822	9"	Scots Pine	Pinus sylvestris Pinus sylvestris	Fair	Remove
753	7"	Spruce	Picea sp.	Fair	Save	823	7"	Ash	Fraxinus sp.	Dead	Remove*
754	14"	Spruce	Picea sp.	Fair	Save	824	6"	Elm	Ulmus sp.	Very Poor	Remove*
755	18"	Spruce	Picea sp.	Fair	Save	825	16"	Elm	Ulmus sp.	Poor	Remove*
756	19"	Spruce	Picea sp.	Fair	Save	826	8"	Elm	Ulmus sp.	Fair	Remove
757	7"	Elm	Ulmus sp.	Poor	Remove*	827	13"	Elm	Ulmus sp.	Fair	Remove
758	10*	Elm	Ulmus sp.	Fair	Remove	828	7"	Ash	Fraxinus sp.	Dead	Remove*
759	7"	Elm	Ulmus sp.	Fair/Poor	Remove	829	22"	Scots Pine	Pinus sylvestris	Fair	Save
760 7	" & 13"	Elm	Ulmus sp.	Fair	Remove	830	17"	Elm	Ulmus sp.	Dead	Remove*
761	13"	Elm	Ulmus sp.	Very Poor	Remove*	831	23"	Spruce	Picea sp.	Fair	Save
762	6"	Elm	Ulmus sp.	Very Poor	Remove*	832	19"	Spruce	Picea sp.	Fair	Save
763	11"	Elm	Ulmus sp.	Dead	Remove*	833	20"	Scots Pine	Pinus sylvestris	Fair	Save
764	7"	Elm	Ulmus sp.	Dead	Remove*	834	16"	Austrian Pine	Pinus nigra	Poor	Save
765	10"	Elm	Ulmus sp.	Fair	Remove	835	18"	Austrian Pine	Pinus nigra	Fair	Save
766	7"	Elm	Ulmus sp.	Poor	Remove*	836	17"	Austrian Pine	Pinus nigra	Poor	Save
767	9"	Elm	Ulmus sp.	Dead	Remove*	837	18"	Austrian Pine	Pinus nigra	Fair	Save
768	7"	Elm	Ulmus sp.	Poor	Remove*	-			Malus sylvestris	Poor	Save
769	8" 7"	Elm Elm	Ulmus sp. Ulmus sp.	Dead Very Poor	Remove*				Malus sylvestris	Fair/Poor	Save
770 TOTALS		of Trees: 70	•		Remove* nove*: 26	840 TOTALS	25" No.	Spruce of Trees: 70	Picea sp. Save: 17 Rem	Fair nove: 35 Ren	Save
CIAL	J 110.	UI 11669. 7U	Jave. 39 Reinc	Tell	1076 . 20	TOTALS	NO.	oi ilees: 70	Save. I/ Ren	iove. 30 Ken	1078 : 18

TREE REPLACEMENT CALCULATION:

Total No. of Trees: 140 Save: 56 Remove: 40 Remove*: 44 Save: Existing tree to be retained.

Remove: Regulated tree to be removed with replacement required.

Remove*: Replacement not required due to poor, very poor, or dead condition

Forty (40) replacement trees to be provided consisting of two inch (2") cal. deciduous tree and / or eight foot (8') ht. evergreen trees

DEFINITIONS FOR CONDITION RATINGS:

GOOD:

The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years.

The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown: the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years. * POOR

The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years.

* VERY POOR (V. Poor):

The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark: the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years.

* DEAD:

The tree has no live branches, is topped, or fallen.

NOTES FOR EXISTING TREES:

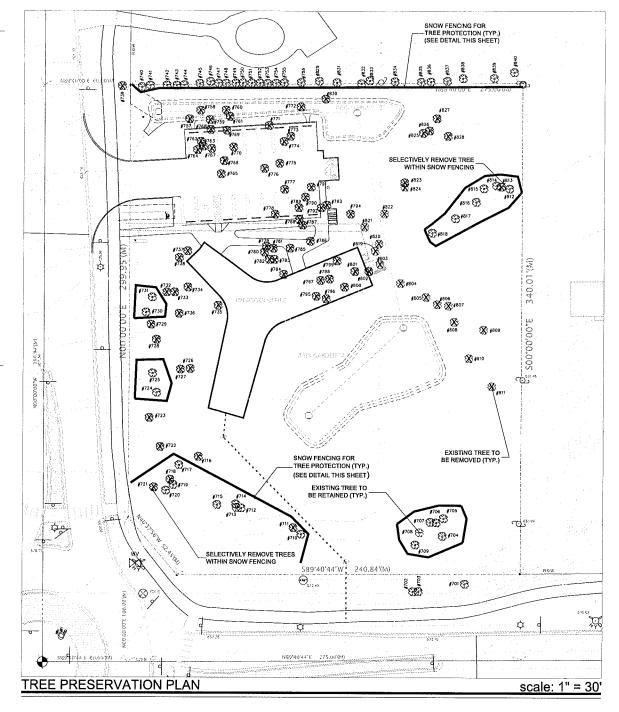
- 1. A Tree Removal Permit application must be submitted for the proposed activity after site plan approval has been granted.
- 2. No land balancing or tree removal shall occur on site until final site plan approval has been granted and the location of the tree protection fences have been inspected and approved by the Township. A Tree Permit must be obtained from the Planning Department prior to any tree removal activity involving trees four inches (4") or more diameter at breast height (d.b.h.).
- 3. No damaging attachments such as wires (other than cabling straps for trees), signs, or permits may be fastened to any tree protected by the ordinance.
- 4. The Tree Permit shall be permanently displayed on the site throughout the entire construction process. The Owner shall allow Township representatives to enter and inspect the premises at any reasonable time and failure to allow inspection shall constitute a violation of the Tree Protection Ordinance.
- 5. Existing trees within fifteen feet (15') of buildings and roads are to be pruned by a professional tree contractor.
- 6. Ash trees proposed for removal must be disposed of

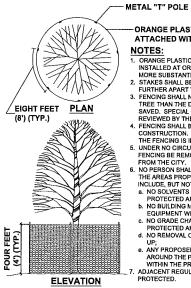
NOTES:

* See Sheet LP - 1: LANDSCAPE PLANTING PLAN for overall planting plan, schedule for landscape requirements, plant list,

See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for details, landscape construction details, and rain garder planting specifications

Remove cross branches and those developing into secondary leaders. 2. Remove injured and . Remove a lower branch where an overlying branch occupies 4. Remove twigs and buds on trunk 5. Make clean cuts on old stubs 6. Remove sucker shoots at the base of the tree. First cut - halfway through the branch from underneath. Second cut - past the first cut from the top and all the way through the branch. c. Third cut - remove the remai branch flush with the main ste TREE PRUNING DETAIL not to scale





ORANGE PLASTIC SNOW FENCE ATTACHED WITH PLASTIC TIES NOTES:

I O FRANGE PLASTIC SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.

2 STAKES SHALL BE METAL TY POLES SPACED NO FURTHER APART THAN EIGHT FEET (8') ON CENTER.

3. FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE

TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAYED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.

4. FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE TIMP. SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.

5. UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.

6. NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO:

a. NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREA.

- PROTECTED AREA;
 b. NO BUILDING MATERIALS OR CONSTRUCTION
- B. NO BOILDING MIT EMILES OF CONSTRUCTION
 EQUIPMENT WITHIN THE PROTECTED AREA;
 C. NO GRADE CHANGES OR FILL WITHIN THE
 PROTECTED AREA;
 d. NO REMOVAL OF VEGETATION FROM THE GROUND
- UP;

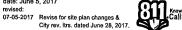
 6. ANY PROPOSED SWALES MUST BE DIRECTED
 AROUND THE PROTECTED AREA OR HAND DUG
 WITHIN THE PROTECTED AREA.

 ADJACENT REGULATED TREES MUST ALSO BE

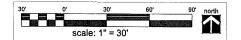
TREE PROTECTION DETAIL not to scale

NOT FOR CONSTRUCTION

date: June 5, 2017



CITY OF ROCHESTER HILLS FILE NUMBER: 17-020



LANDSCAPE PLAN FOR: M1DTW, L.L.C. 1938 Franklin Street Suite #204 Detroit, Michigan 48207

PROJECT LOCATION: Oakridge Dental N.E. Corner of Livernois Road and West Hamlin Road

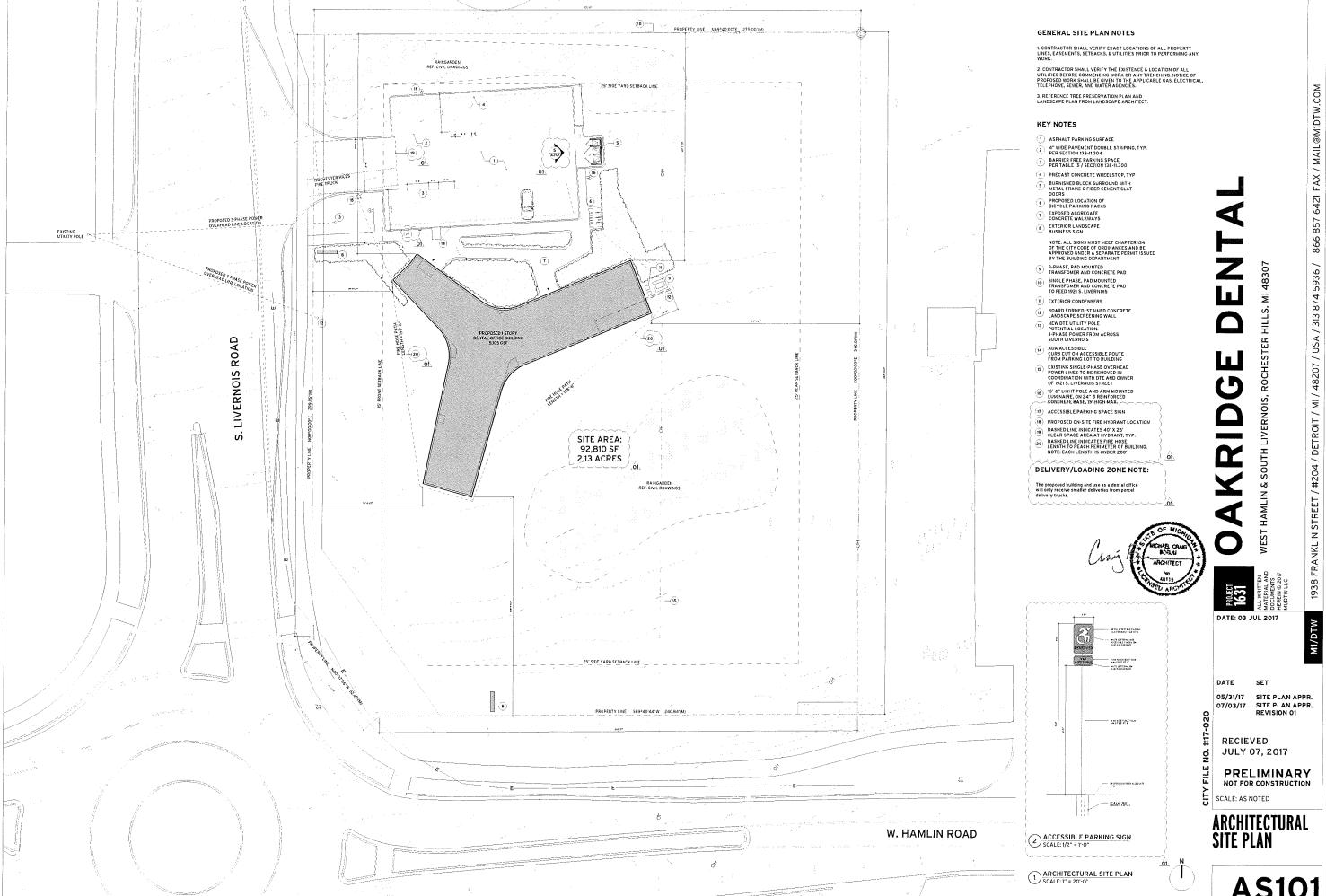
Rochester Hills, Michigan RECIEVED (313) 874-5936 JULY 07, 2017

LANDSCAPE PLAN BY: Nagy Devlin Land Design 31736 West Chicago Ave. Livonia, Michigan 48150 (734) 634-9208



LP - 3: TREE PRESERVATION PLAN

* Base data provided by Engineering Services, Inc.



AS101

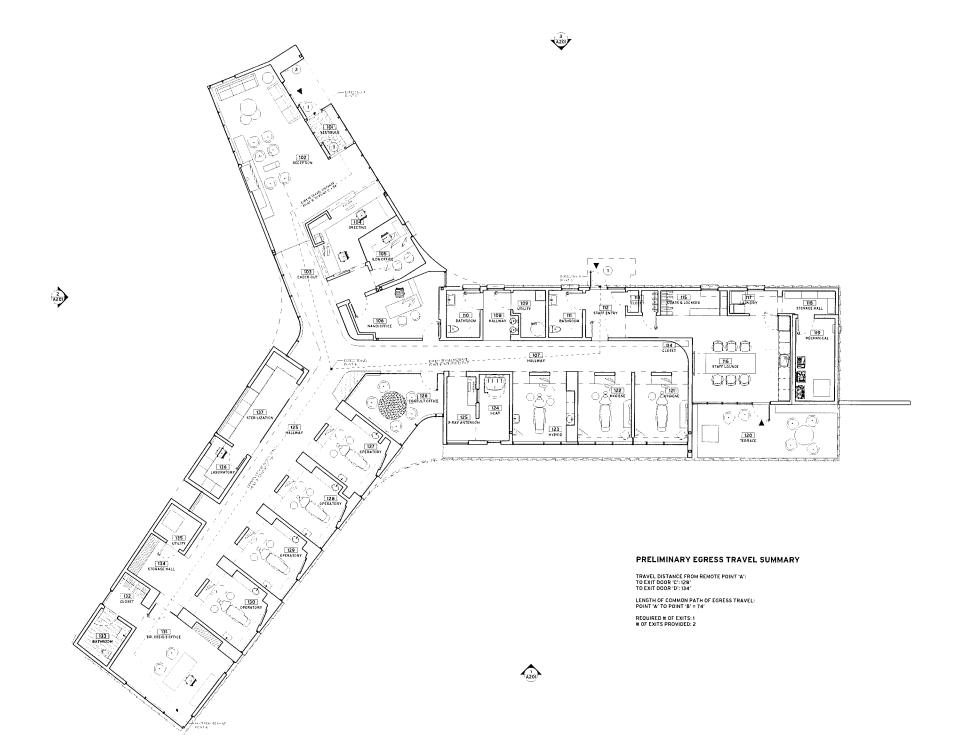
DATE: 03 JUL 2017

RECIEVED JULY 07, 2017

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: AS NOTED FLOOR PLAN





1. PROVIDE MICHIGAN BARRIER FREE LEVER TYPE DOOR HARDWARE WITH WALL MOUNTED DOOR STOPS (UNLESS NOTED OTHERWISE).

2. NOTED DIMENSIONS ARE FROM FINISH WALL SURFACE UNLESS OTHERWISE NOTED, WALL AND CEILING SURFACES DRAWN AS ALIGNED ARE TO BE ALIGNED WHEN FINISH FACES ARE APPLIED.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ANY WORK.

4. PROVIDE APPROPRIATELY RATED BLOCKING AT ALL MOUNTING LOCATIONS FOR MILLWORK, FURNITURE, & ACCESSORIES BEHIND WALL AS REQUIRED.

5. CONTRACTOR TO SUBMIT MILLWORK SHOP DRAWINGS TO MI/DTW FOR REVIEW/APPROVAL.

6. REFER TO INTERIOR ELEVATIONS FOR WALL CONSTRUCTION HEIGHTS

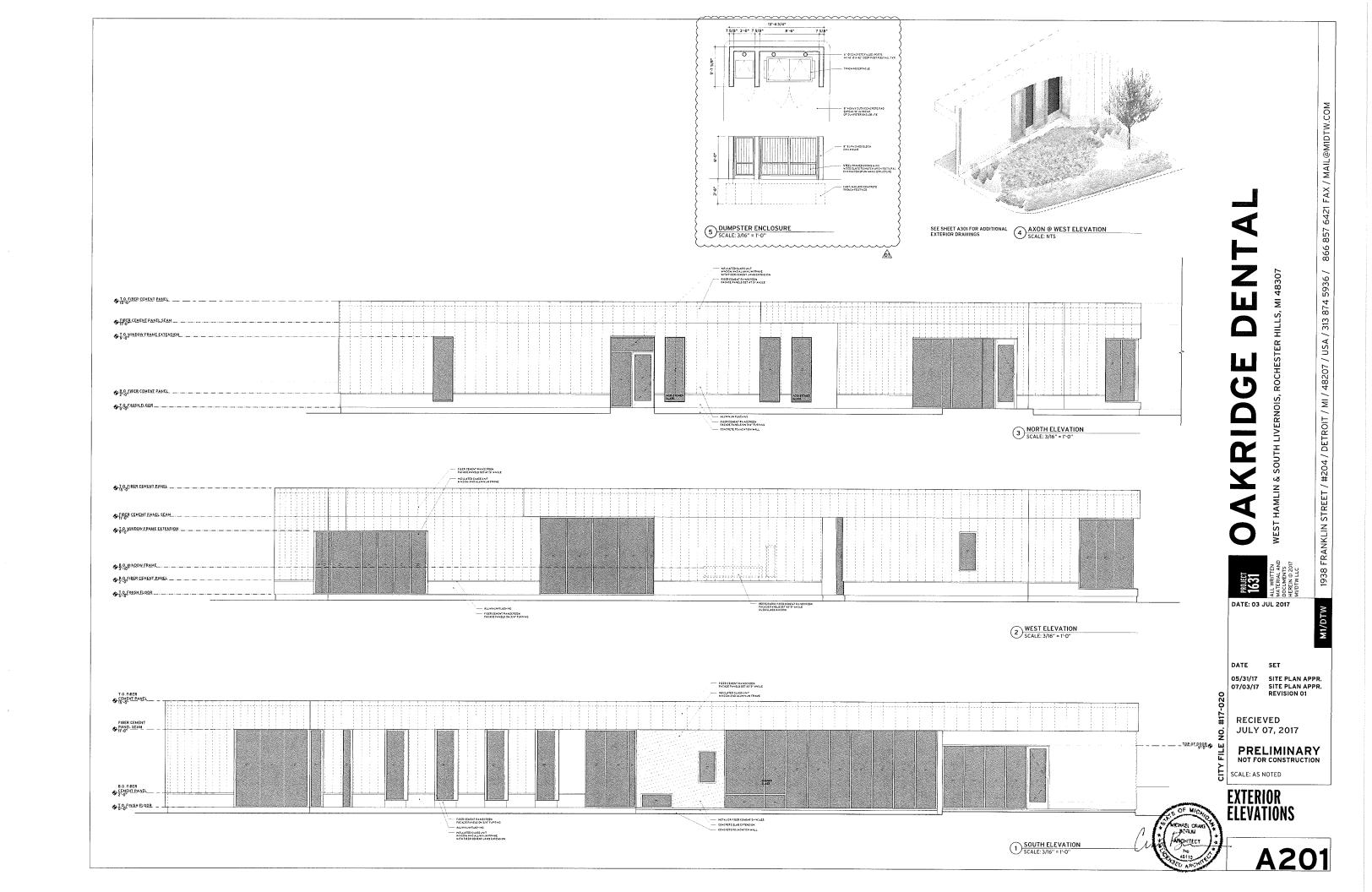
GRAPHIC KEY

MILLWORK

KEY NOTES

1) 36" WIDE EGRESS DOOR

WALL MOUNTED KNOX BOX INSTALLED IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL.



The design of the new home for Oakridge Dental Center strives to integrate the structure into its relatively large and wooded site in a meaningful way. Rather than a standard rectangular box, the shape that resulted from our work with the client provides receptive landscaped areas with several orientations, and create a welcoming forecourt at the entry.

The floor plan of the building consists of a unique, three-wing design which was derived from programmatic studies of our client's dental practice. The north wing contains the entry, reception area and business offices while the east wing contains staff areas and hygiene rooms, and the west wing contains the dental operatories and sterilization lab. The configuration of these spaces provide expansive and tranquil views of the site from within the patient rooms. The building's unique shape is counterbalanced by its uniform, and relatively low, building height. The building is designed to exude a sense of tranquility and calm while simultaneously producing dynamic effects through the play of light and shadow.

The building's exterior is clad predominantly with vertically-lapped, fiber cement panels in a ventilated fa-cade configuration. The fiber cement panels provide the building with a durable and low maintenance clad-ding. The angled panels provide the facade with texture, depth, and a sense of poché, a character that sadly many contemporary buildings lack. Furthermore, the angled panels produce a dynamic play of shadow across the facade as the angle of the sun changes throughout the day and throughout the year. At times and from various approaches, the angled facade will appear very smooth, while other times will reveal the facade's full range of depth and texture.

The facade also contains a variety of tonal variation and materials including lighter fiber cement, darker fiber cement, the dalsas, acid-etched glass, black anodized aluminum, and zinc shingles. The exterior material palette is deliberately restrained and neutral in order to highlight its relationship to the surrounding site. The building will provide a cleansing palette backdrop to the continually changing colors and textures of the landscape throughout the seasonal cycle. Warm interior finishes, elements, and lighting is visible from outside, further enhancing the depth and experience of the site.

The facade is further articulated through varying sizes and configurations of glazing. Some window elements are small punched windows allowing limited views of the site while maintaining privacy, while other larger areas of glazing attempt to pull the landscape into the building and create welcoming spaces for patients and visitors with a high deeper of transparency from the exterior. Additionally, there are moments where the the limits of the facade pull away from the floor plate, creating overhangs at the staff lounge and hygiene rooms, and recessed pockets where the landscape are brought into close proximity with the interior. All these techniques produce a varied, textured, and dynamic building while maintaining the overall tranquility of the building on the site.

MI/DTW PREVIOUS WORK



ONE CARE OFFICES - 2015 Troy, Michigan 17,000 SF



rs Award" AIA Michigan Design and



"Commercial Building" lst place, Detroit Home Design Awards, 2015 "Retail Interior Design"



WATER STREET COFFEE DRIVE-THRU - 2017



LIGHT GREY RENDER ON FOUNDATION



FIBER CEMENT COLOR: PLUTO







PROPOSED PROJECT MATERIAL PALETTE



VIEW FROM NORTHEAST







866 857 6421 FAX / MAIL@MIDTW.COM

1938 FRANKLIN STREET / #204 / DETROIT / MI / 48207 / USA / 313 874 5936 /

M1/DTW

RECIEVED JULY 07, 2017

PRELIMINARY

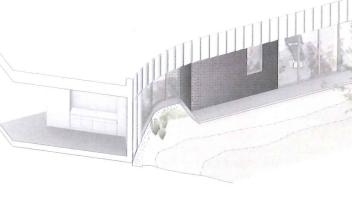
SCALE: AS NOTED











C SOUTHEAST FACING FACADE

P OPERATORY WINDOW

D SOUTH FACING FACADE

® X-RAY ROOM

DATE SET

05/31/17 SITE PLAN APPR. 07/03/17 SITE PLAN APPR. REVISION 01