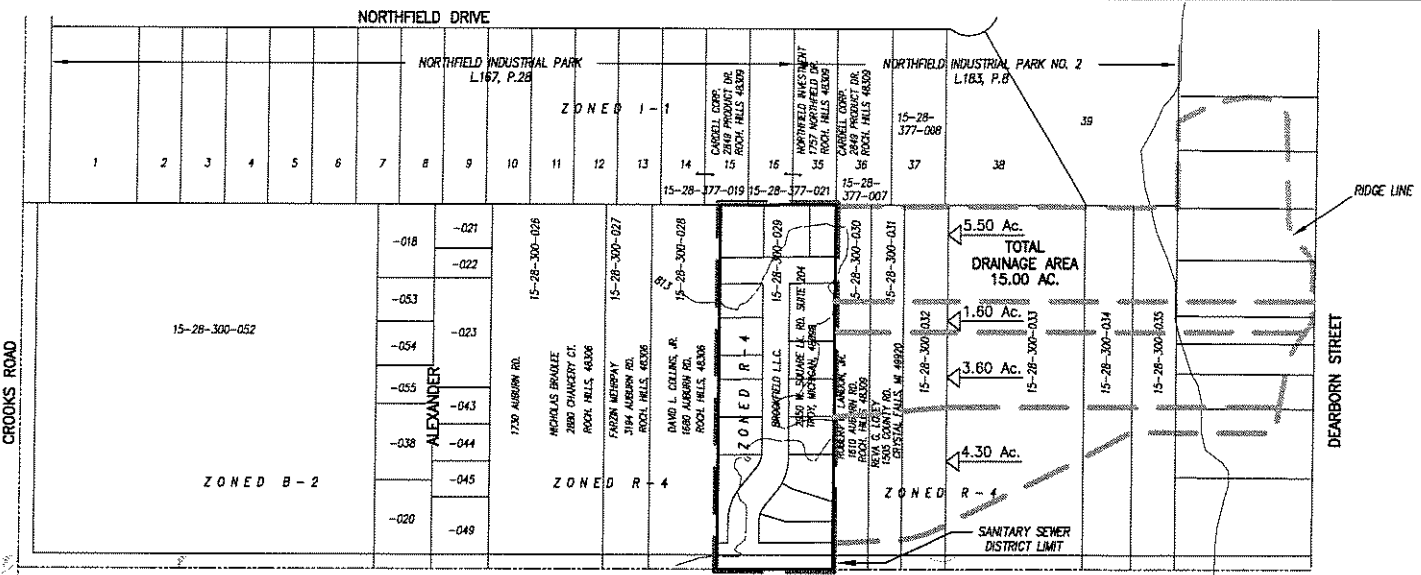


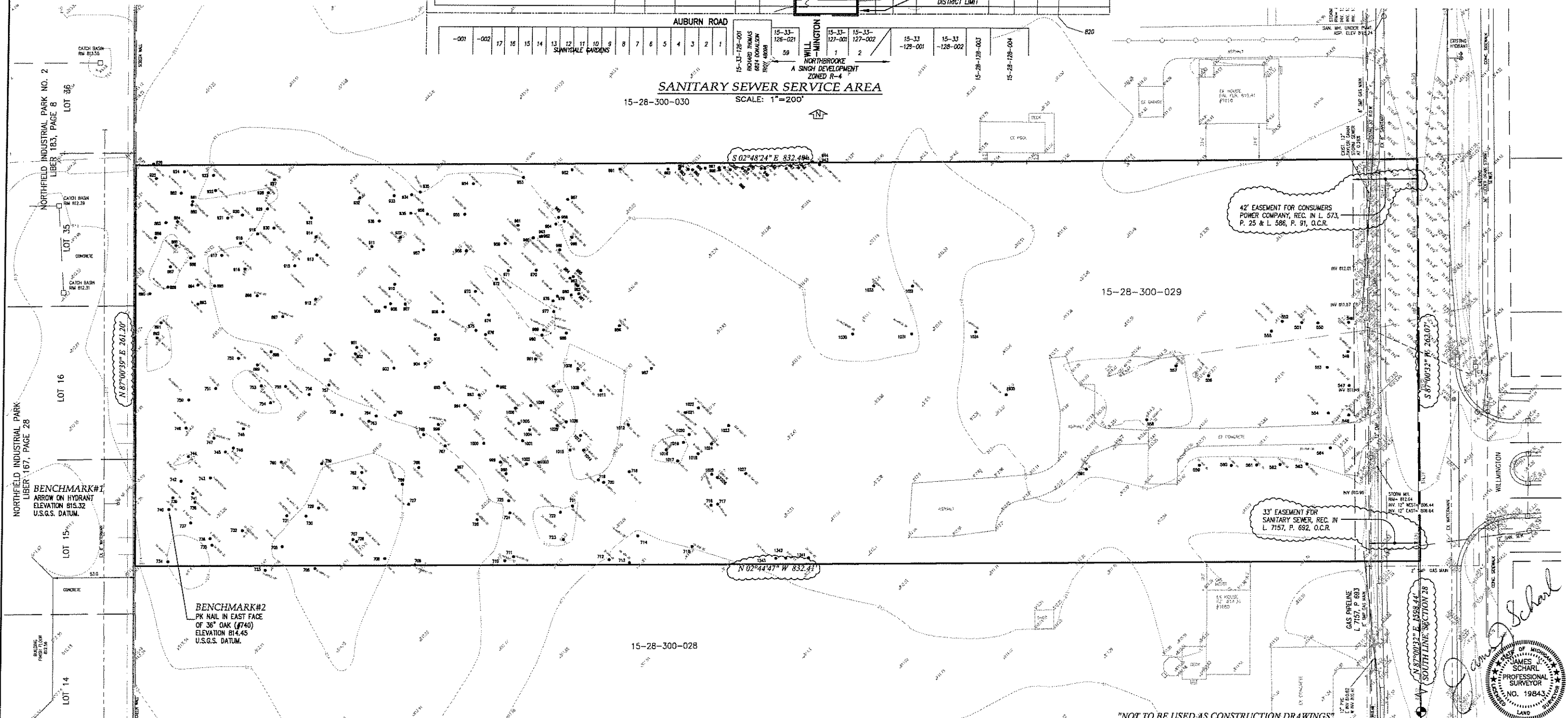
**SHEET INDEX**

- 1) EXISTING CONDITIONS PLAN
- 2) UNIT PLAN
- 3) POTENTIAL LIMITS OF EARTH DISRUPTION & UNIT LIMITS
- 4) SITE PLAN (SOUTH)
- 5) SITE PLAN (NORTH)
- 6) TREE CHART & DETAIL PLAN
- 7) AUBURN ROAD TURN LANES



NOTE: SOIL DRAINAGE CHARACTERISTICS. CAPAC SANDY LOAM 0-4% SLOPES ARE NEARLY LEVEL, SOMEWHAT POORLY DRAINED SOILS WITH BROAD FLAT AREAS. THIS CLASSIFICATION IN ITS NATURAL STATE IS GENERALLY POORLY SUITED FOR BUILDING DEVELOPMENT BECAUSE OF WETNESS AND MODERATELY SLOW PERMEABILITY. HOWEVER, WITH CONSTRUCTION OF COMPLETE STORM DRAINAGE FACILITIES, SUMP PUMP CONNECTIONS TO EACH HOUSE AND CONNECTION AND EXTENSION OF MUNICIPAL SANITARY SEWER FACILITIES, THE SITE CAN BE DEVELOPED INTO THE PLANNED RESIDENTIAL NEIGHBORHOOD, MEETING ALL MUNICIPAL REQUIREMENTS.

**SANITARY SEWER SERVICE AREA**  
 SCALE: 1"=200'



DATE	ISSUE
11-28-02	PER CITY REVIEW
1-8-03	NO CHANGES MADE
3-24-03	PER PLANNING COMMISSION (2-4-03)
8-10-03	NO CHANGES MADE
11-8-04	PER CITY REVIEW (8-30-04)
9-14-05	NO CHANGES MADE

**PROPRIETOR:**  
 BROOKFIELD, L.L.C.  
 70 GREY ROAD, P.O. BOX 215470  
 AUBURN HILLS, MICHIGAN 48321-5470  
 (248) 852-3800 - BILL CHURCH

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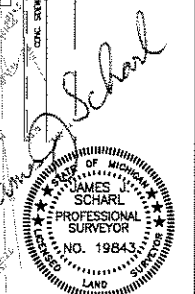
**KIEFT ENGINEERING, INC.**  
 REG. PROF. ENGINEER AND REG. LAND SURVEYOR  
 5852 SOUTH MAIN STREET, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 FAX (248) 625-7110

DATE	CKD. BY	DATE
8-12-02		
DESIGN	JIS	
SECTION	28	

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

**EXISTING CONDITIONS PLAN**  
**"SADDLEBROOK ORCHARDS"**  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'  
 SHEET 1 OF 7  
 KE 2002.129

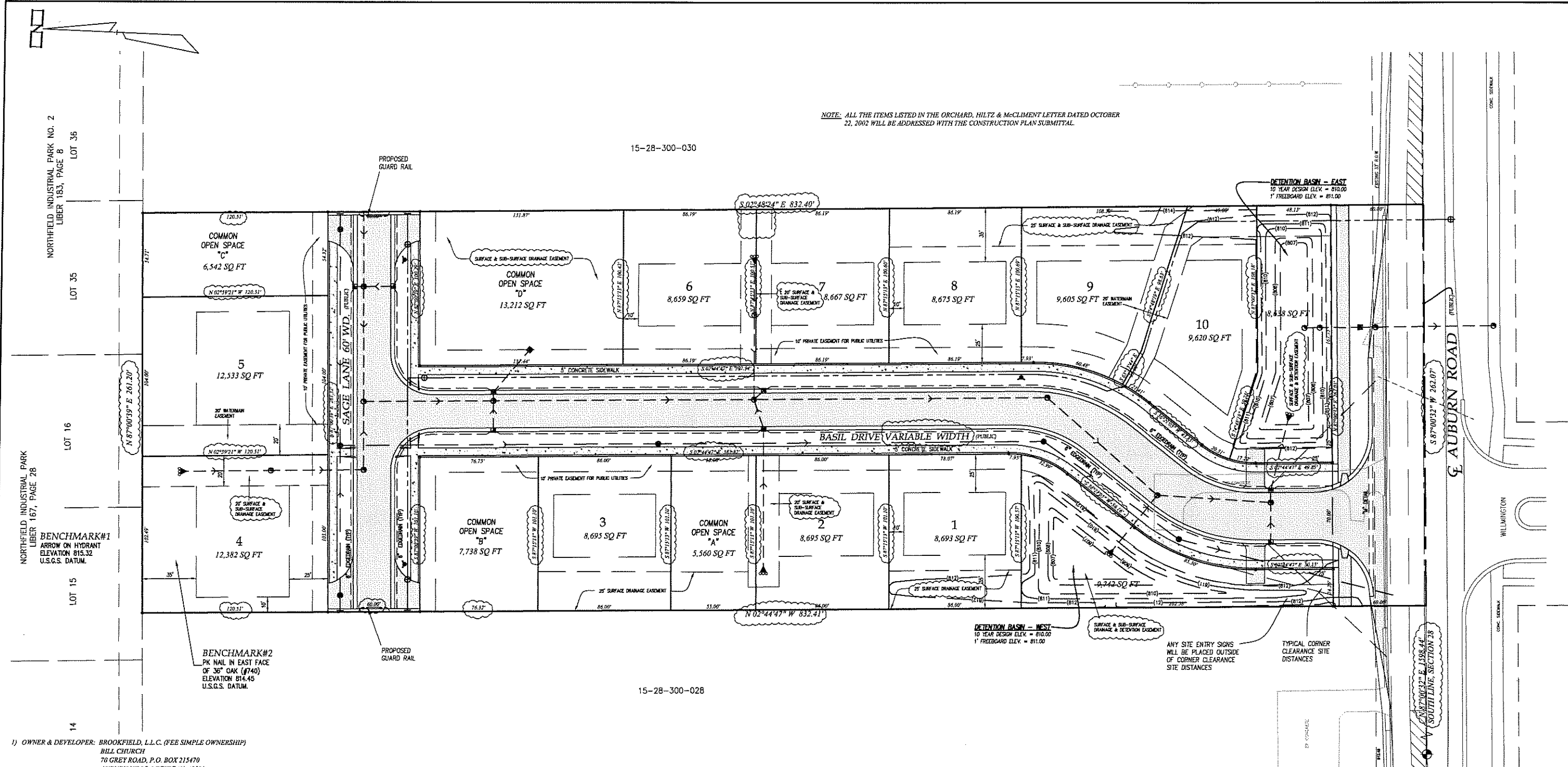


"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

15-28-300-030

NOTE: ALL THE ITEMS LISTED IN THE ORCHARD, HILTZ & McCLIMENT LETTER DATED OCTOBER 22, 2002 WILL BE ADDRESSED WITH THE CONSTRUCTION PLAN SUBMITTAL.

15-28-300-028



1) OWNER & DEVELOPER: BROOKFIELD, L.L.C. (FEE SIMPLE OWNERSHIP)  
 HILL CHURCH  
 70 GREY ROAD, P.O. BOX 215470  
 AUBURN HILLS, MICHIGAN 48321  
 (248) 852-3600

2) PROPERTY DESCRIPTION: PART OF THE SOUTHWEST 1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, FORMERLY AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 28, ALSO BEING THE CENTERLINE OF AUBURN ROAD LOCATED N 89°23'17" E 1598.44 FT ALONG THE SOUTH LINE OF SECTION 28 AND THE CENTERLINE OF AUBURN ROAD FROM THE SOUTHWEST CORNER OF SECTION 28, T3N, R11E, TH N 90°22'02" W 832.41 FT TO A POINT ON THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK", A SUBDIVISION AS RECORDED IN LIBER 167 OF PLATS, PAGE 28, OAKLAND COUNTY RECORDS; TH N 89°23'24" E 261.20 FT ALONG SAID SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK" AND THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A SUBDIVISION AS RECORDED IN LIBER 183 OF PLATS, PAGE 8, OAKLAND COUNTY RECORDS; TH S 90°23'39" E 832.40 FT TO A POINT ON THE SOUTH LINE OF SECTION 28 AND THE CENTERLINE OF AUBURN ROAD; TH S 89°23'17" W 262.07 FT ALONG SAID SOUTH LINE OF SECTION 28 AND SAID CENTERLINE OF AUBURN ROAD TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

10) SITE DEVELOPMENT DATA: THIS PROJECT SHALL INCORPORATE THE GUIDELINES OF SECTION 20.01 (LOT SIZE VARIATIONS) INTO THE DESIGN CONCEPT. UNIT SIZES ARE IN CONFORMANCE WITH THE FOLLOWING CHART:

UNIT NUMBER	AREA	NOTES	WIDTH
1	8,693 SQ FT	-9.43%	86 FT
2	8,693 SQ FT	-9.43%	86 FT
3	8,693 SQ FT	-9.43%	86 FT
4	12,382 SQ FT	+28.43%	103 FT
5	12,333 SQ FT	+28.75%	104 FT
6	8,659 SQ FT	-9.80%	86.19 FT
7	8,667 SQ FT	-9.72%	86.19 FT
8	8,675 SQ FT	-9.64%	86.19 FT
9	9,605 SQ FT	MEETS MIN.	81.00 FT
10	9,620 SQ FT	MEETS MIN.	80.81 FT

TOTAL UNIT AREA: 96,224 SQ FT + 10 = 9,622.4/UNIT  
 MINIMUM UNIT SIZE: 9600 SQ FT  
 MINIMUM UNIT SIZE (SECTION 20.01) = 8640 SQ FT  
 MINIMUM UNIT SIZE PROPOSED = 8639 SQ FT  
 MINIMUM UNIT WIDTH = 80 FT  
 MINIMUM UNIT WIDTH (SECTION 20.01) = 72 FT  
 MINIMUM UNIT WIDTH PROPOSED (UNIT 9) = 80.01 FT

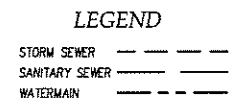
11) ALL NECESSARY PERMITS WILL BE OBTAINED PRIOR TO THE REMOVAL OF EXISTING STRUCTURES.

MAXIMUM DENSITY ALLOWED  
 SECTION 20.01 R-4 DISTRICT - 3.4 UNITS/AC  
 DENSITY PROPOSED = 10 UNITS/5.00 AC = 2.0 UNITS/AC  
 NOTE: THIS TOTAL PROJECT IS TO BE BUILT IN ONE (1) PHASE

SETBACKS	ZONING	PROPOSED
FRONT	25 FT	25 FT
SIDES	10 FT	10 FT
REAR	35 FT	35 FT

OPEN SPACE/COMMON AREAS  
 COMMONS "A" = 5,560 SQ FT  
 COMMONS "B" = 7,738 SQ FT  
 COMMONS "C" = 6,542 SQ FT  
 COMMONS "D" = 13,212 SQ FT  
 TOTAL PASSIVE COMMONS AREA = 33,052 SQ FT  
 IT IS THE INTENT THAT THESE AREAS ARE TO BE USED FOR PASSIVE RECREATIONAL USES WITH TREE AND NATURE PRESERVATION LEFT IN THEIR CURRENT STATE.  
 DETENTION POND "A" = 9,742 SQ FT  
 DETENTION POND "B" = 8,638 SQ FT  
 TOTAL OPEN SPACE = 51,432 SQ FT (1.18 ACRES)

THIS DESIGN SCHEME WAS CHOSEN TO SATISFY CURRENT TREE PRESERVATION STANDARDS, PROVIDE FOR ADEQUATE STORM DRAINAGE DETENTION AREAS, PROVIDE NATURALISTIC PASSIVE COMMONS AREAS CONTAINING PRESERVED MATURE TREES AND CREATE A PLEASANT NEIGHBORHOOD WHILE MEETING ALL CURRENT STANDARDS OF THE CITY OF ROCHESTER HILLS.



NOTE: MASTER DEED AND BY LAWS WILL ENSURE THE PRESERVATION OF TREES WITHIN COMMON OPEN SPACE AREAS.

"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

DATE	ISSUE
11-26-02	PER CITY REVIEW
1-8-03	NO CHANGES MADE
3-24-03	PER PLANNING COMMISSION (2-4-03)
8-10-03	PER CITY COUNCIL (6-4-03)
11-08-04	PER CITY REVIEW (8-30-04)
9-14-05	PER CITY REVIEW (8-12-05)

PROPRIETOR:  
 BROOKFIELD, L.L.C.  
 70 GREY ROAD, P.O. BOX 215470  
 AUBURN HILLS, MICHIGAN 48321-5470  
 (248) 852-3600 - BILL CHURCH

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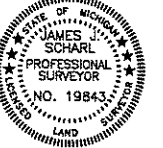
KIEFT ENGINEERING, INC.  
 REG. PROF. ENGINEER AND REG. LAND SURVEYOR  
 5852 SOUTH MAIN STREET, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 FAX (248) 625-7110

DATE	BY	CHKD. BY	DATE
8-12-02	LJL		
DESIGN	LJS		

72 HOURS BEFORE YOU DIG CALL MISS DIG (TOLL FREE)

UNIT PLAN  
 "SADDLEBROOK ORCHARDS"  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

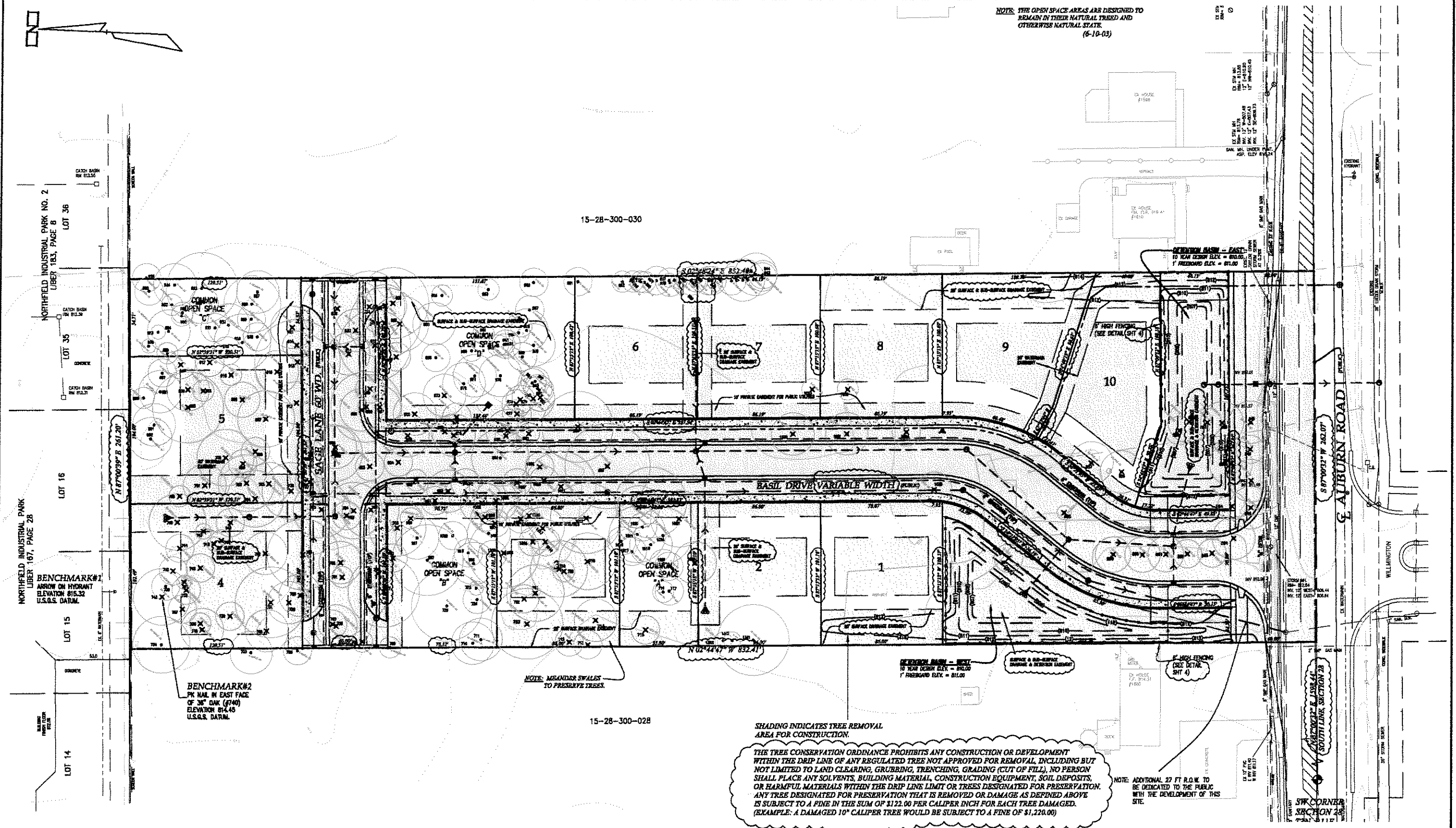
SCALE 1" = 30'  
 SHEET 2 OF 7  
 KE 2002.129



NOTE: THE OPEN SPACE AREAS ARE DESIGNED TO REMAIN IN THEIR NATURAL TREED AND OTHERWISE NATURAL STATE.  
(6-10-03)

15-28-300-030

15-28-300-028



SHADING INDICATES TREE REMOVAL AREA FOR CONSTRUCTION.

THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT WITHIN THE DRIP LINE OF ANY REGULATED TREE NOT APPROVED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TRENCHING, GRADING (CUT OR FILL), NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OR TREES DESIGNATED FOR PRESERVATION. ANY TREE DESIGNATED FOR PRESERVATION THAT IS REMOVED OR DAMAGED AS DEFINED ABOVE IS SUBJECT TO A FINE IN THE SUM OF \$122.00 PER CALIPER INCH FOR EACH TREE DAMAGED. (EXAMPLE: A DAMAGED 10" CALIPER TREE WOULD BE SUBJECT TO A FINE OF \$1,220.00)

LEGEND

STORM SEWER - - - - -

SANITARY SEWER - - - - -

WATERMAIN - - - - -

NOTE: MASTER DEED AND BY LAWS WILL ENSURE THE PRESERVATION OF TREES WITHIN COMMON OPEN SPACE AREAS.

DATE	ISSUE
11-28-02	PER CITY REVIEW
1-24-03	NO CHANGES MADE
3-24-03	PER PLANNING COMMISSION (2-1-03)
6-10-03	PER CITY COUNCIL (6-1-03)
11-08-04	PER CITY REVIEW (8-30-04)
4-14-05	PER CITY REVIEW (8-15-05)

**PROPRIETOR:**  
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5852 SOUTH MAIN STREET, CLARKSTON, MICHIGAN 48348  
PHONE (248) 625-5251 FAX (248) 625-7110

DATE	CHKD. BY	DATE
8-12-02		
DESIGN	JHE	
SECTION 28	T-3 -4, R-11	



"NOT TO BE USED AS CONSTRUCTION DRAWINGS"

POTENTIAL LIMITS OF EARTH DISRUPTION & UNIT LIMITS  
"SADDLEBROOK ORCHARDS"  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'  
SHEET 3 OF 7  
KE 2002.129

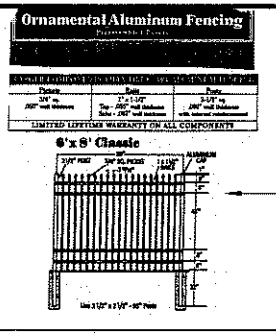


CONSIST PLANS.dwg

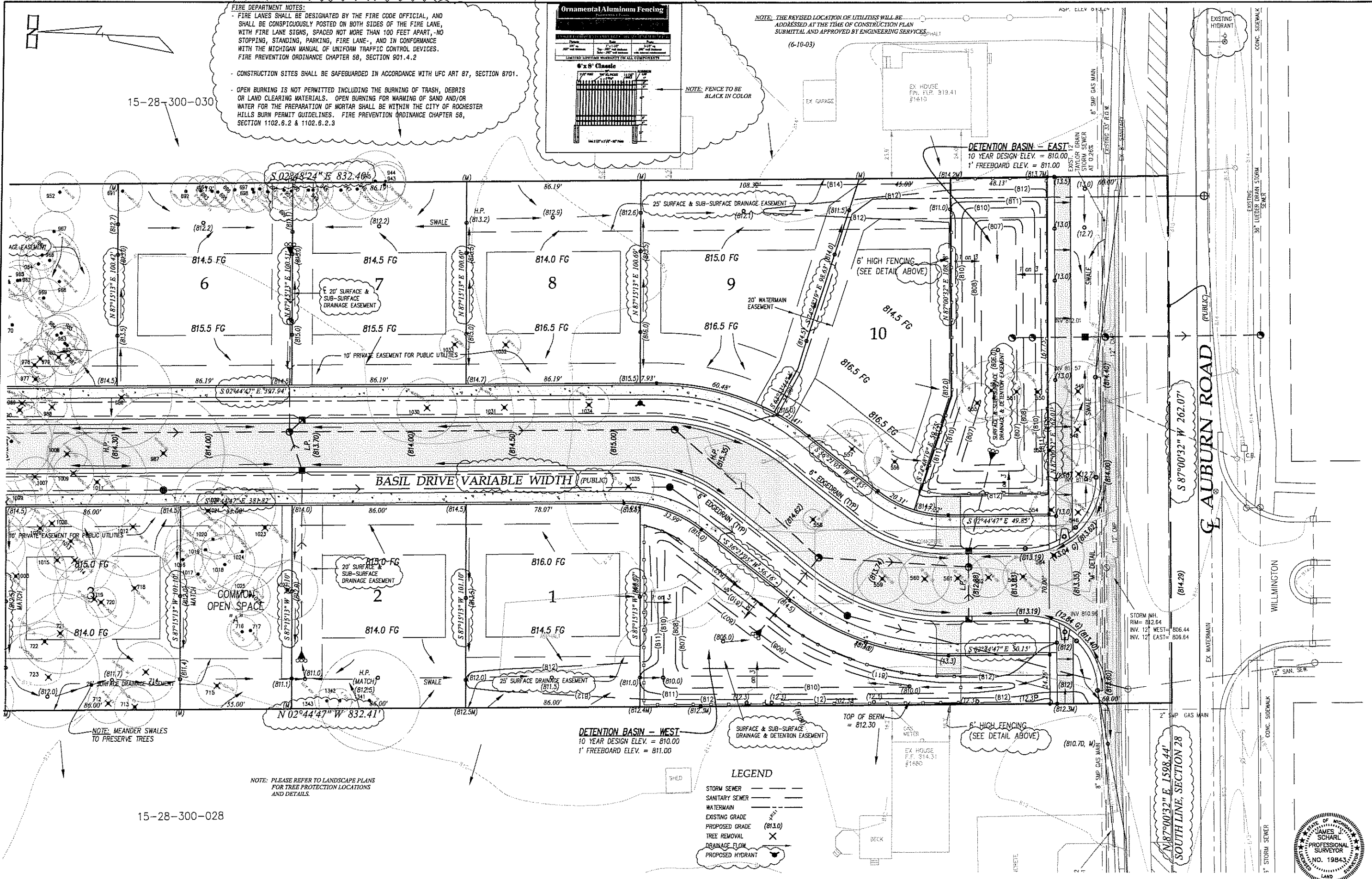
15-28-300-030

**FIRE DEPARTMENT NOTES:**

- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART, -NO STOPPING, STANDING, PARKING, FIRE LANE-, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 901.4.2
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFC ART 87, SECTION 8701.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 1102.6.2 & 1102.6.2.3



NOTE: THE REVISED LOCATION OF UTILITIES WILL BE ADDRESSED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL AND APPROVED BY ENGINEERING SERVICES (6-10-03)



15-28-300-028

DATE	ISSUE
11-26-02	PER CITY REVIEW
1-8-03	NO CHANGES MADE
3-24-03	PER PLANNING COMMISSION (2-4-03)
6-10-03	PER CITY COUNCIL (6-4-03)
11-08-04	PER CITY REVIEW (8-30-04)
9-14-05	PER CITY REVIEW (8-12-05)

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**KIEFT ENGINEERING, INC.**  
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 5852 SOUTH MAIN STREET, CLARKSTON, MICHIGAN 48346  
 PHONE (248) 625-5251 FAX (248) 625-7110

DATE	CKD. BY	DATE
8-12-02		
DRAWN	LIL	
DESIGN	JIS	
SECTION 28	T-3-N-R-11-E	

72 HOURS (3 working days) BEFORE YOU DIG CALL MISS DIG (800-482-7171) (TOLL FREE)

**SITE PLAN (SOUTH)**  
 "SADDLEBROOK ORCHARDS"  
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

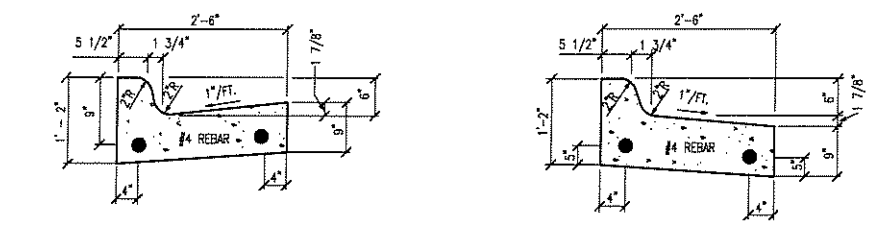
SCALE 1" = 20'  
 SHEET 4 OF 7  
 KE 2002.129



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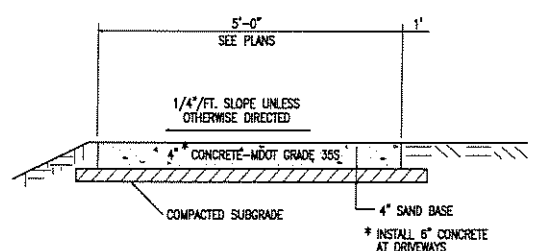


NOTE: PRIOR TO FINAL PLAN APPROVAL, THE APPLICANT PROPOSED AN ACCEPTABLE FENCING ALTERNATIVE TO THE NOW PLANNED POLYVINYL FENCING AT THE DETENTION PONDS.  
(6-10-03)  
SEE ORNAMENTAL ALUMINUM FENCING DETAIL ON SHT 4 OF 7.

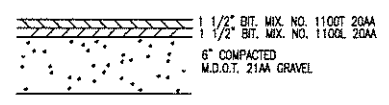


F-6 STANDARD CONCRETE CURB & GUTTER  
NO SCALE

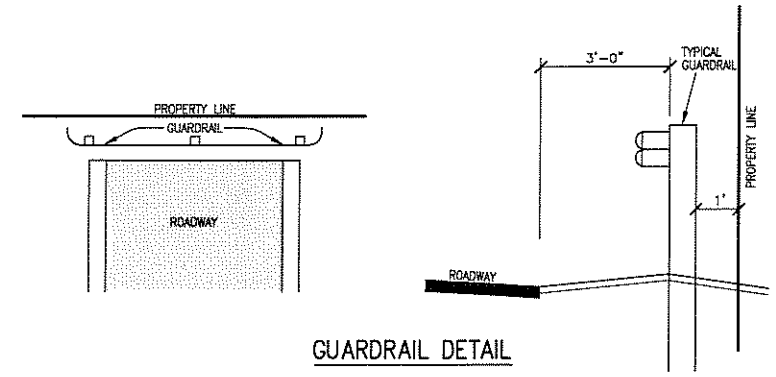
F-6 REVERSE CONCRETE CURB & GUTTER  
NO SCALE



CONCRETE SIDEWALK  
NO SCALE



PAVEMENT SECTION  
NO SCALE

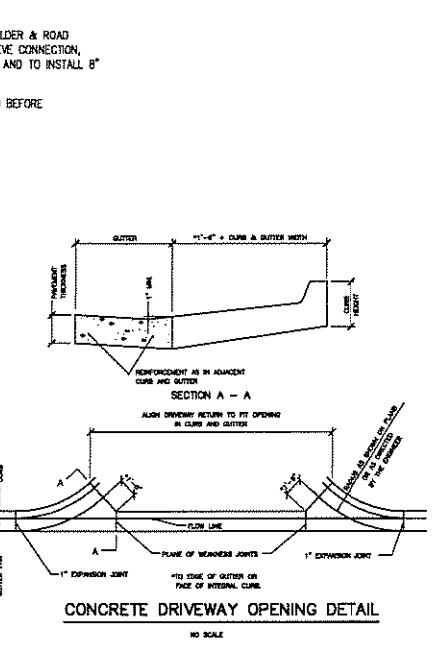
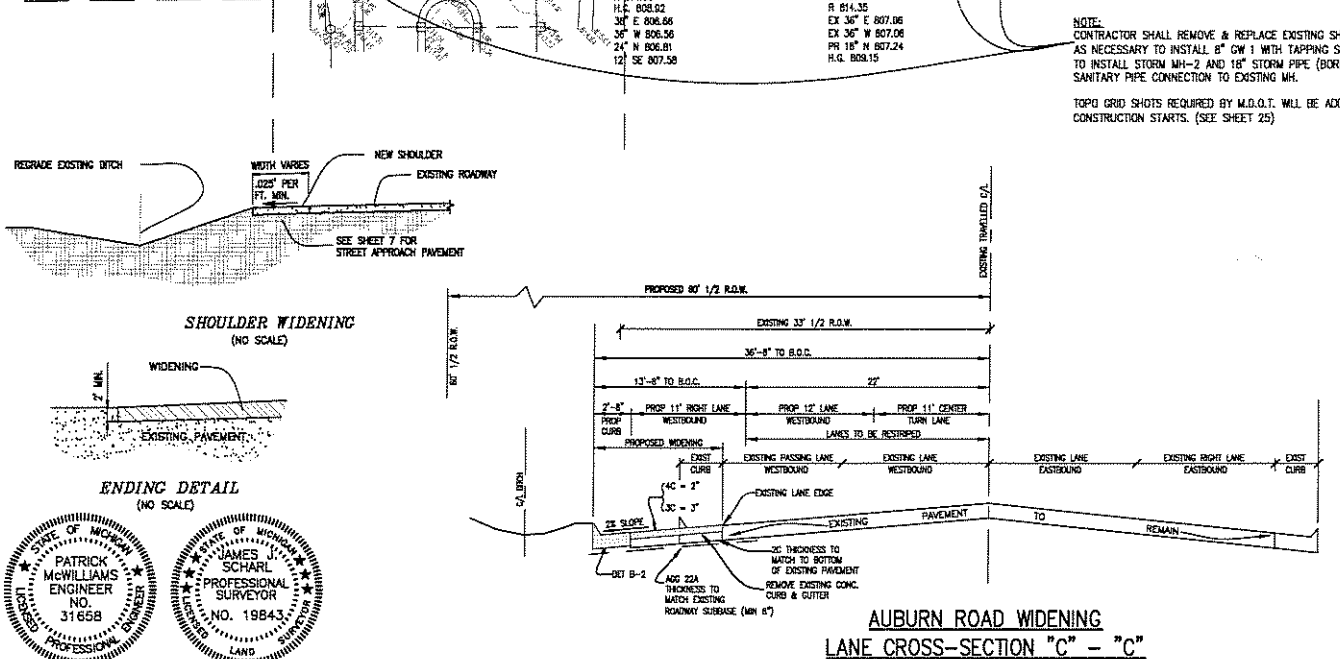
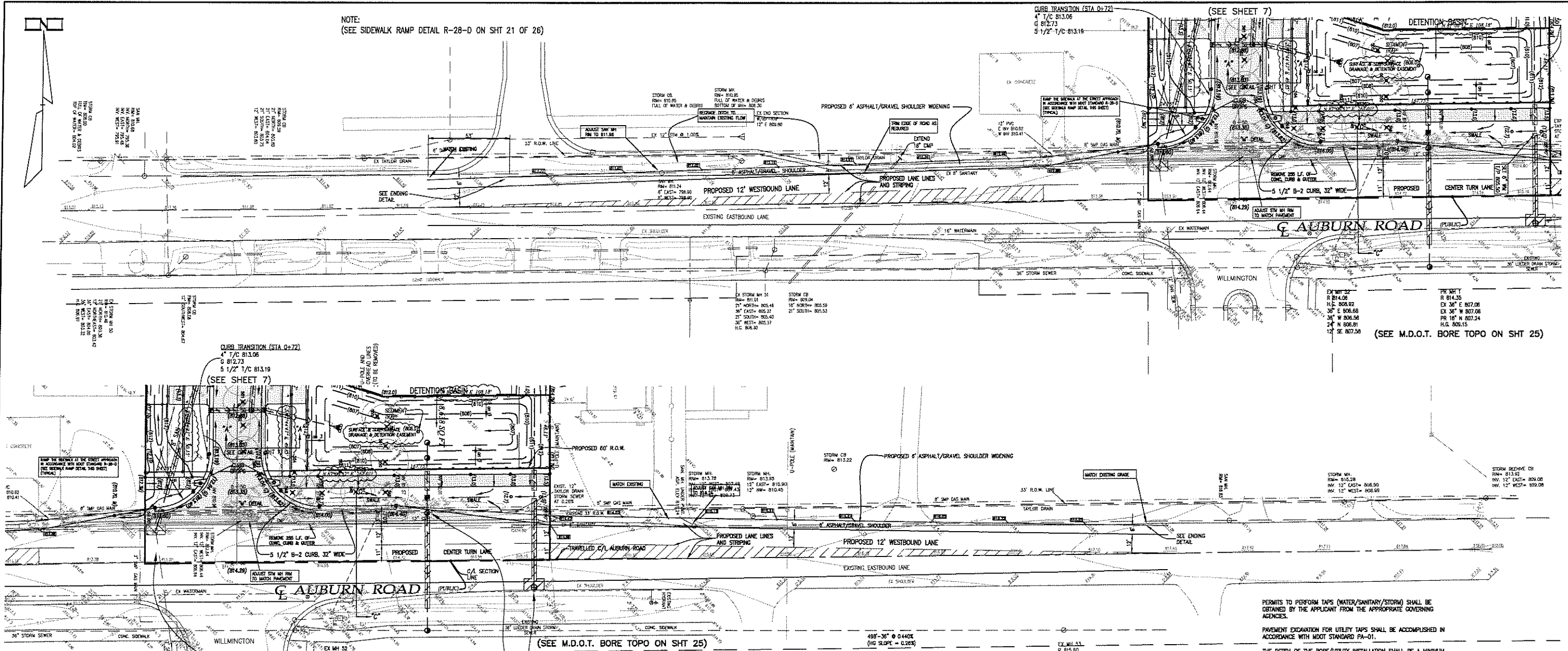


GUARDRAIL DETAIL

NOTE: THE DETENTION BASIN DECORATIVE FENCING AND GUARDRAIL DETAILS MUST BE APPROVED BY ENGINEERING SERVICES PRIOR TO FINAL APPROVAL.

TREE TO BE REMOVED (X)	TREE TAG NO.	D.B.H. IN INCHES	SPECIES	CANOPY IN FEET	ELEVATION	LOCATION	TREE STATUS	TREE TO BE REMOVED (X)	TREE TAG NO.	D.B.H. IN INCHES	SPECIES	CANOPY IN FEET	ELEVATION	LOCATION	TREE STATUS	TREE TO BE REMOVED (X)	TREE TAG NO.	D.B.H. IN INCHES	SPECIES	CANOPY IN FEET	ELEVATION	LOCATION	TREE STATUS
X	546	20	RED MAPLE-30		814.3	AUBURN RD. R.O.W.	(S)	X	741	6	CHINESE ELM-10		813.2	UNIT 4	(S)	X	915	6	TRIPLE RED MAPLE-30		812.5	UNIT 5	2
X	547	20	RED MAPLE-20		813.6	AUBURN RD. R.O.W.	(S)	X	742	8	CHINESE ELM-20		813.2	UNIT 4	(S)	X	916	7	AMERICAN ELM-15		812.5	UNIT 5	3
X	548	18	RED MAPLE-20		813.2	AUBURN RD. R.O.W.	(S)	X	743	15	SHAGBARK HICKORY-20		813.5	UNIT 4	(S)	X	917	8	RED MAPLE-20		812.6	UNIT 5	3
X	549	20	NORWAY SPRUCE-30		813.1	AUBURN RD. R.O.W.	(S)	X	744	8	RED OAK-20		812.9	UNIT 4	(S)	X	918	14	WHITE ASH-20		813.1	G.C.E.	4
X	550	12	WHITE PINE-20		812.8	DETENTION POND	(S)	X	745	11	BASSWOOD-10		813.5	UNIT 4	(S)	X	919	14	RED MAPLE-40		812.9	G.C.E.	4
X	552	24	WHITE PINE-30		813.2	DETENTION POND	(S)	X	746	6	CHINESE ELM-15		813.8	UNIT 4	(S)	X	920	16	RED MAPLE-30		813.0	G.C.E.	4
X	553	24	NORWAY SPRUCE-30		813.2	AUBURN RD. R.O.W.	(S)	X	747	7	SHAGBARK HICKORY-11		813.4	UNIT 4	(S)	X	921	7	RED MAPLE-20		812.7	G.C.E.	OK
X	554	18	NORWAY SPRUCE-20		813.7	AUBURN RD. R.O.W.	(S)	X	748	10	BASSWOOD-20		813.8	UNIT 4	(S)	X	922	8	BASSWOOD-20		812.7	G.C.E.	OK
X	555	15	APPLE-20		813.0	DETENTION POND	(S)	X	749	28	SUGAR MAPLE-40		814.0	UNIT 4	(S)	X	923	20	TWIN WHITE ASH-50		812.8	G.C.E.	OK
X	556	28	NORWAY SPRUCE-30		813.7	UNIT 10	(S)	X	750	6	SHAGBARK HICKORY-15		813.7	UNIT 5	(S)	X	924	14	WHITE ASH-30		813.1	G.C.E.	OK
X	557	24	NORWAY SPRUCE-30		814.3	UNIT 10	(S)	X	751	10	CHINESE ELM-30		813.9	UNIT 5	(S)	X	925	8	BASSWOOD-20		813.3	G.C.E.	OK
X	558	14	CEDAR-10		814.5	BASL DRIVE R.O.W.	(S)	X	752	24	SUGAR MAPLE-40		813.9	UNIT 5	(S)	X	926	6	BASSWOOD-20		813.7	OFF-SITE	(S)
X	559	18	WHITE PINE-25		812.5	BASL DRIVE R.O.W.	(S)	X	753	28	SUGAR MAPLE-40		814.3	UNIT 5	(S)	X	927	7	SHAGBARK HICKORY-30		812.7	G.C.E.	OK
X	560	18	NORWAY SPRUCE-25		812.4	BASL DRIVE R.O.W.	(S)	X	754	28	SUGAR MAPLE-40		814.1	UNIT 5	(S)	X	928	24	WHITE OAK-40		813.2	G.C.E.	OK
X	561	18	WHITE PINE-25		812.6	BASL DRIVE R.O.W.	(S)	X	755	18	SUGAR MAPLE-30		813.7	UNIT 5	(S)	X	929	6	RED MAPLE-20		812.9	G.C.E.	OK
X	562	12	NORWAY SPRUCE-20		812.5	BASL DRIVE R.O.W.	(S)	X	756	18	SHAGBARK HICKORY-40		813.6	UNIT 5	(S)	X	930	7	RED MAPLE-20		812.5	G.C.E.	4
X	563	12	WHITE PINE-20		812.7	BASL DRIVE R.O.W.	(S)	X	757	22	WHITE ASH-20		812.9	SAGE LAKE R.O.W.	(S)	X	931	8	RED MAPLE-30		812.4	G.C.E.	2
X	564	20	NORWAY SPRUCE-30		813.6	AUBURN RD. R.O.W.	(S)	X	758	22	SUGAR MAPLE-40		813.3	SAGE LAKE R.O.W.	(S)	X	932	28	WHITE OAK-50		812.9	SAGE LAKE R.O.W.	1
X	565	12	WHITE PINE-20		813.3	UNIT 6	(S)	X	759	30	SUGAR MAPLE-50		813.4	SAGE LAKE R.O.W.	(S)	X	933	28	WHITE OAK-50		812.8	SAGE LAKE R.O.W.	1
X	566	12	WHITE PINE-20		813.3	UNIT 6	(S)	X	760	10	WHITE OAK-30		814.0	UNIT 4	(S)	X	934	10	WHITE OAK-30		812.5	SAGE LAKE R.O.W.	1
X	567	8	WHITE ASH-15		813.3	UNIT 6	(S)	X	761	6	RED OAK-15		813.9	SAGE LAKE R.O.W.	(S)	X	935	30	WHITE OAK-50		813.0	G.C.E.	2
X	568	6	BASSWOOD-15		813.4	UNIT 6	(S)	X	762	12	RED OAK-30		814.3	SAGE LAKE R.O.W.	(S)	X	936	30	RED MAPLE-50		812.5	SAGE LAKE R.O.W.	1
X	569	6	BASSWOOD-15		813.2	UNIT 6	(S)	X	763	15	SHAGBARK HICKORY-20		813.4	SAGE LAKE R.O.W.	(S)	X	937	30	WHITE OAK-50		812.0	SAGE LAKE R.O.W.	2
X	570	12	SHAGBARK HICKORY-20		813.3	UNIT 6	(S)	X	764	24	SUGAR MAPLE-40		813.1	SAGE LAKE R.O.W.	(S)	X	938	20	WHITE OAK-30		812.2	SAGE LAKE R.O.W.	1
X	571	6	WHITE ASH-10		813.2	UNIT 6	(S)	X	765	24	SHAGBARK HICKORY-40		812.8	SAGE LAKE R.O.W.	(S)	X	943	8	HAWTHORN-20		813.5	UNIT 7	OK
X	572	12	WHITE ASH-20		813.3	UNIT 6	(S)	X	766	24	WHITE ASH-40		813.2	G.C.E.	2	X	944	8	HAWTHORN-20		813.6	OFF-SITE	(S)
X	573	8	WHITE ASH-10		813.3	UNIT 6	(S)	X	767	18	BLACK CHERRY-30		812.9	G.C.E.	4	X	945	12	SHAGBARK HICKORY-30		813.5	OFF-SITE	(S)
X	574	10	WHITE ASH-10		813.4	UNIT 4	(S)	X	768	10	RED OAK-20		813.5	UNIT 4	(S)	X	946	12	SHAGBARK HICKORY-30		813.6	UNIT 7	4
X	575	28	RED OAK-30		814.4	UNIT 4	(S)	X	769	8	SHAGBARK HICKORY-20		813.9	SAGE LAKE R.O.W.	(S)	X	947	10	WHITE ASH-20		813.8	UNIT 7	OK
X	576	6	SUGAR MAPLE-20		814.4	OFF-SITE	(S)	X	770	7	RED MAPLE-15		813.1	G.C.E.	OK	X	948	8	WHITE ASH-20		813.4	UNIT 7	OK
X	577	10	BASSWOOD-15		814.6	SAGE LAKE R.O.W.	(S)	X	771	7	RED MAPLE-15		813.3	G.C.E.	OK	X	949	10	WHITE ASH-20		813.2	UNIT 7	OK
X	578	7	RED OAK-15		814.1	SAGE LAKE R.O.W.	(S)	X	772	6	WHITE ASH-15		813.2	G.C.E.	OK	X	950	6	WHITE ASH-15		813.2	UNIT 6	OK
X	579	6	SHAGBARK HICKORY-15		813.5	JOINT	(S)	X	773	14	SHAGBARK HICKORY-10		813.3	G.C.E.	OK	X	951	6	WHITE ASH-20		813.3	UNIT 6	OK
X	580	12	SHAGBARK HICKORY-30		812.7	G.C.E.	(S)	X	774	18	WHITE OAK-30		813.5	G.C.E.	4	X	952	6	AMERICAN ELM-20		813.1	G.C.E.	OK
X	581	14	WHITE ASH-30		812.7	G.C.E.	(S)	X	775	18	SHAGBARK HICKORY-15		812.6	G.C.E.	4	X	953	6	BASSWOOD-15		812.9	G.C.E.	OK
X	582	30	WHITE OAK-40		812.7	G.C.E.	(S)	X	776	12	SHAGBARK HICKORY-10		813.2	G.C.E.	OK	X	954	12	SHAGBARK HICKORY-15		812.5	G.C.E.	OK
X	583	30	WHITE OAK-40		812.2	UNIT 3	(S)	X	777	14	SHAGBARK HICKORY-20		812.7	G.C.E.	OK	X	955	12	SHAGBARK HICKORY-30		812.5	G.C.E.	OK
X	584	8	BASSWOOD-15		811.9	UNIT 3	(S)	X	778	16	RED MAPLE-30		812.0	UNIT 3	(S)	X	956	24	WHITE OAK-40		812.4	G.C.E.	2
X	585	20	WHITE ASH-40		813.1	UNIT 3	(S)	X	779	10	AMERICAN ELM-20		812.0	G.C.E.	2	X	957	7	RED MAPLE-20		812.0	UNIT 5	4
X	586	12	SHAGBARK HICKORY-20		813.1	UNIT 3	(S)	X	780	26	RED MAPLE-30		812.8	UNIT 5	4	X	958	7	RED MAPLE-20		812.1	G.C.E.	4
X	587	24	SHAGBARK HICKORY-50		813.2	UNIT 3	(S)	X	781	14	SHAGBARK HICKORY-15		813.5	UNIT 5	4	X	959	6	BASSWOOD-15		812.4	G.C.E.	OK
X	588	8	SHAGBARK HICKORY-20		812.8	G.C.E.	(S)	X	782	30	SUGAR MAPLE-30		814.3	UNIT 5	4	X	960	6	SHAGBARK HICKORY-15		812.5	G.C.E.	OK
X	589	36	AMERICAN BEECH-50		812.8	G.C.E.	(S)	X	783	30	SUGAR MAPLE-40		814.3	UNIT 5	4	X	961	6	SHAGBARK HICKORY-15		812.5	G.C.E.	OK
X	590	36	AMERICAN BEECH-50		812.8	G.C.E.	(S)	X	784	26	WHITE OAK-30		813.5	UNIT 5	3	X	962	7	SHAGBARK HICKORY-20		812.6	G.C.E.	OK
X	591	30	RED OAK-50		813.9	SAGE LAKE R.O.W.	(S)	X	785	8	SHAGBARK HICKORY-20		812.8	SAGE LAKE R.O.W.	(S)	X	963	7	BASSWOOD-15		812.7	G.C.E.	OK
X	592	28	BASSWOOD-30		815.0	SAGE LAKE R.O.W.	(S)	X	786	14	WHITE OAK-30		812.6	SAGE LAKE R.O.W.	(S)	X	964	8	BASSWOOD-15		813.1	G.C.E.	OK
X	593	18	SUGAR MAPLE-30		814.6	UNIT 4	(S)	X	787	30	RED MAPLE-40		812.7	UNIT 5	3	X	965	8	BASSWOOD-15		813.1	G.C.E.	OK
X	594	18	SUGAR MAPLE-30		814.5	UNIT 4	(S)	X	788	12	SUGAR MAPLE-20		813.5	UNIT 5	3	X	966	8	TWIN BASSWOOD-30		813.1	G.C.E.	OK
X	595	24	TRIPLE RED MAPLE-30		813.7	BASL DRIVE R.O.W.	(S)	X	789	8	RED OAK-20		813.6	UNIT 5	3	X	967	8	SHAGBARK HICKORY-20		813.1	G.C.E.	OK
X	596	10	SHAGBARK HICKORY-20		813.1	UNIT 4	(S)	X	790	8	SHAGBARK HICKORY-20		812.8	SAGE LAKE R.O.W.	(S)	X	968	12	SHAGBARK HICKORY-30		813.3	G.C.E.	OK
X	597	10	SHAGBARK HICKORY-20		813.1	UNIT 4	(S)	X	791	14	WHITE OAK-30		812.6	SAGE LAKE R.O.W.	(S)	X	969	6	SHAGBARK HICKORY-20		812.6	G.C.E.	OK
X	598	8	WHITE OAK-30		813.6	OFF-SITE	(S)	X	792	36	WHITE ASH-40		813.0	SAGE LAKE R.O.W.	(S)	X	970	15	SHAGBARK HICKORY-30		812.8	G.C.E.	4
X	599	8	WHITE OAK-30		813.6	OFF-SITE	(S)	X	793	7	SHAGBARK HICKORY-20		812.4	SAGE LAKE R.O.W.	(S)	X	971	15	SHAGBARK HICKORY-30		812.9	G.C.E.	4
X	600	20	SUGAR MAPLE-40		814.0	UNIT 4	(S)	X	794	6	BASSWOOD-20		812.9	BASL DRIVE R.O.W.	(S)	X	972	7	SUGAR MAPLE-30		811.9	G.C.E.	4
X	601	20	SUGAR MAPLE-40		813.9	UNIT 4	(S)	X	795	24	TRIPLE RED MAPLE-30		813.0	BASL DRIVE R.O.W.	(S)	X	973	15	SHAGBARK HICKORY-30		812.5	G.C.E.	2
X	602	8	WHITE OAK-30		813.6	UNIT 4	(S)	X	796	20	SHAGBARK HICKORY-30		812.5	G.C.E.	2	X	974	6	RED MAPLE-20		812.3	G.C.E.	2
X	603	8	WHITE OAK-30		813.6	UNIT 4	(S)	X	797	8	WHITE OAK-30		812.9	SAGE LAKE R.O.W.	(S)	X	975	8	SHAGBARK HICKORY-20		812.5	BASL DRIVE R.O.W.	2
X	604	20	SUGAR MAPLE-40		814.0	UNIT 4	(S)	X	798	36	RED MAPLE-50		813.2	SAGE LAKE R.O.W.	(S)	X	976	15	SHAGBARK HICKORY-30		812.5	BASL DRIVE R.O.W.	2
X	605	10	BASSWOOD-30		813.9	UNIT 4	(S)	X	799	10	AMERICAN ELM-30		812.9	SAGE LAKE R.O.W.	(S)	X	977	8	RED MAPLE-20		812.0	G.C.E.	2
X	606	8	BASSWOOD-15		813.6	UNIT 4	(S)	X	800	16	AMERICAN ELM-20		812.4	SAGE LAKE R.O.W.	(S)	X	978	7	WHITE ASH-20		812.1	G.C.E.	2
X	607	8	CHINESE ELM-20		813.6	UNIT 4	(S)	X	801	6	TRIPLE RED MAPLE-30		812.5	SAGE LAKE R.O.W.	(S)	X	979	10	WHITE ASH-20		812.2	G.C.E.	2
X</																							

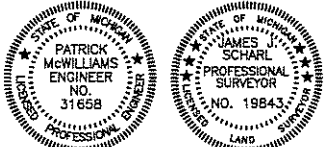
NOTE:  
(SEE SIDEWALK RAMP DETAIL R-28-D ON SHT 21 OF 26)



**M.D.O.T. NOTES**

- PERMITS TO PERFORM TAPS (WATER/SANITARY/STORM) SHALL BE OBTAINED BY THE APPLICANT FROM THE APPROPRIATE COVERING AGENCIES.
- PAVEMENT EXCAVATION FOR UTILITY TAPS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MDOT STANDARD PA-01.
- THE DEPTH OF THE BORE/UTILITY INSTALLATION SHALL BE A MINIMUM OF FOUR (4) FEET BELOW THE PAVEMENT SURFACE.
- SAWCUT THE EXISTING CONCRETE CURB AND GUTTER, APPROACH, AND PAVEMENT FULL DEPTH AND REMOVE (IT/THEM) PRIOR TO PLACING THE DRIVE APPROACH AND WIDENING LANE AND TAPS.
- A BITUMINOUS BUTT-JOINT WITH A MINIMUM WIDTH OF TWO (2) FEET, SHALL BE PLACED AS DIRECTED BY THE FIELD INSPECTOR.
- PROVIDE COPIES OF YOUR WATER AND SANITARY SEWER TAP PERMITS.
- THE ASPHALT SHOULDER SHALL BE 6 FEET WIDE WITH THREE FEET OF 2 1/2" GRAVEL TO MATCH THE DEPTH OF THE BITUMINOUS PAVED SHOULDER AND CURB FEET PAVED. THE SHOULDER PAVEMENT SHALL MATCH THE TOTAL THICKNESS OF THE EXISTING PAVEMENT. IT SHALL CONSIST OF TWO (2) INCHES OF BITUMINOUS MIX 4C, ON THREE (3) INCHES OF BITUMINOUS MIX 3C. THE REMAINING PAVEMENT THICKNESS SHALL BE MATCHED WITH AN APPROPRIATE THICKNESS OF BITUMINOUS MIX 2C TO THE BOTTOM OF THE EXISTING PAVEMENT.
- ALL TRAFFIC CONTROL DEVICES INCLUDING SIGNS AND PAVEMENT MARKINGS (REMOVAL AND INSTALLATIONS) SHALL BE MAINTAINED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT MDOT STANDARDS AND SPECIFICATIONS. CHARGES SHALL BE THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT.
- ALL UTILITIES INCLUDING DRAINAGE FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION IN THE MDOT RIGHT-OF-WAY. MDOT FACILITIES ARE NOT LOCATED THROUGH THE MISS DIG SYSTEM.
- APPLICABLE WARNING, REGULATORY, AND GUIDE SIGNS SHALL NOT BE REMOVED BUT SHALL BE RETAINED DURING THE PROGRESS OF THE WORK IN THEIR EXISTING LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OR ITS INSPECTOR. ALL MDOT SIGNS REQUIRING RELOCATION DUE TO THE APPLICANT'S OPERATIONS SHALL BE SALVAGED, AS PER THE CURRENT VERSION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND RE-INSTALLED BY THE APPLICANT AT THE ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OR THEIR INSPECTING AGENCY. SALVAGED SIGNS SHALL BE RE-INSTALLED NO LATER THAN ONE (1) DAY AFTER THE COMPLETION OF THE WORK OR THIRTY (30) DAYS AFTER THEIR REMOVAL, WHICHEVER OCCURS FIRST.
- NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE MDOT RIGHT-OF-WAY.
- A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DEFOURD INTO THE EXISTING ROADWAY.
- ALL TRAFFIC CONTROL DEVICES USED ON THIS PERMIT SHALL MEET THE REQUIREMENTS OF THE MOST RECENT EDITIONS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES ARE INCLUSIVE OF SIGNS, BARRICADES, VERTICAL PANELS, DRUMS, WARNING LIGHTS, ARROW BOARDS, CHANGEABLE MESSAGE SIGNS, CONES, TUBULAR MARKERS, PAVEMENT TAPE, PAINT AND PAVEMENT MARKERS.
- PROVIDE COPIES OF WATER AND SANITARY SEWER TAP PERMITS.

NOTE: PREVIOUSLY SHEET 7 OF 14 OF GRANT WARD PLANS DATED 9-25-01  
"NOT TO BE USED AS CONSTRUCTION DRAWINGS"



**PROPRIETOR:**  
BROOKFIELD, L.L.C.  
70 GREY ROAD, P.O. BOX 215470  
AUBURN HILLS, MICHIGAN 48321-5470  
(248) 852-3600 - BILL CHURCH

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.

**KIEFT ENGINEERING, INC.**  
REG. PROF. ENGINEER AND REG. LAND SURVEYOR  
5852 SOUTH MAIN STREET, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 FAX (248) 625-7110

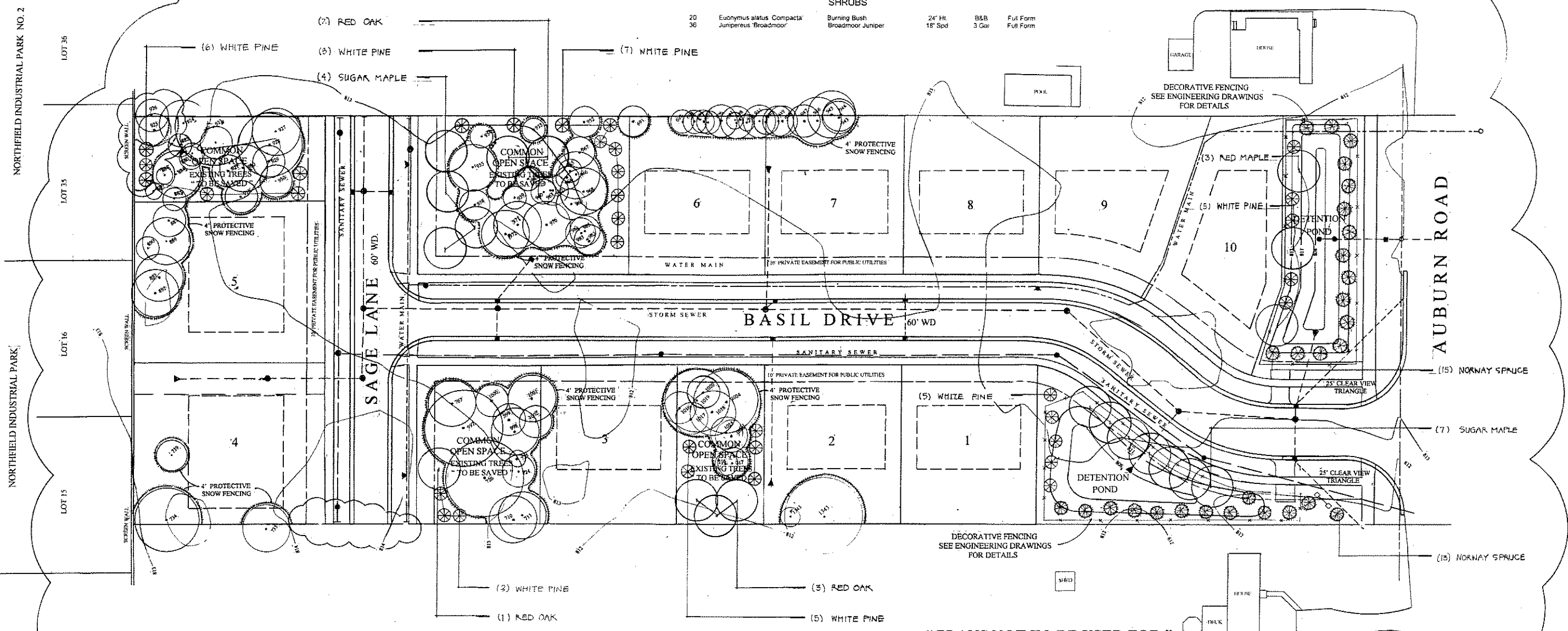
DATE	3-24-03	CKD. BY	DATE	72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)
DRAWN	GF			
DESIGN	PCM			
SECTION	28	T-3-N-R-11-E		

**AUBURN ROAD TURN LANES**  
"SADDLEBROOK ORCHARDS"  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'  
SHEET 7 OF 7  
KE 2002.129

PLANT LIST

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
<b>SHADE TREES</b>					
3	Acer rubrum 'Red Sunset'	Red Sunset Maple	3" Cal.	B&B	Straight Trunk
11	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" Cal.	B&B	Straight Trunk
6	Quercus rubra	Red Oak	3" Cal.	B&B	Straight Trunk
<b>EVERGREEN TREES</b>					
28	Picea abies	Norway Spruce	10' HT.	B&B	Full Form
34	Pinus strobus	White Pine	10' HT.	B&B	Full Form
<b>ORNAMENTAL TREES</b>					
3	Ametanchier canadensis	Serviceberry	6' HT.	B&B	Clump Form
<b>SHRUBS</b>					
20	Euconymus alatus 'Compacta'	Burning Bush	24" HT.	B&B	Full Form
36	Juniperus 'Broadmoor'	Broadmoor Juniper	18" Spd.	3 Gal.	Full Form



TREE REPLACEMENT COST ESTIMATE

QUAN.	COMMON NAME	SIZE	UNIT PRICE	UNIT SUM
3	RED SUNSET MAPLE	3" CAL.	\$ 425.00	\$ 1,275.00
11	GREEN MOUNTAIN SUGAR MAPLE	3" CAL.	\$ 425.00	\$ 4,675.00
6	RED OAK	3" CAL.	\$ 425.00	\$ 2,550.00
28	NORWAY SPRUCE	10' HT.	\$ 500.00	\$ 14,000.00
34	WHITE PINE	10' HT.	\$ 500.00	\$ 17,000.00
15	SHREDDED WOOD BARK	CU. YDS.	\$ 50.00	\$ 750.00
TOTAL				\$ 40,250.00

ADDITIONAL PLANT MATERIAL

3	SERVICEBERRY	6' HT.	\$ 250.00	\$ 750.00
20	BURNING BUSH	24" HT.	\$ 40.00	\$ 800.00
36	BROADMOOR JUNIPER	18" SPD.	\$ 35.00	\$ 1,260.00
25	SHREDDED WOOD BARK	CU. YDS.	\$ 50.00	\$ 1,250.00
TOTAL				\$ 3,060.00
GRAND TOTAL				\$ 44,310.00

Total tree surveyed	250
Minus off site trees	243
Minus R.O.W. trees	238
Minus dead tree	-1
Minus ash trees	227
Number of regulated trees onsite	207
Regulated trees removed onsite	137
Total number of trees saved onsite	70

Note: To eliminate hazardous conditions all ash trees must be removed from the entire development.

\*\*\* NOTE: TREES #706 & #709 ARE EITHER OFF-SITE TREES OR JOINT OWNERSHIP TREES AND WILL REQUIRE WRITTEN PERMISSION FOR THEIR REMOVAL FROM THE ADJACENT LANDOWNER PRIOR TO FINAL SITE CONDO APPROVAL \*\*\*  
 \*\*\* ADD 171 ADDITIONAL TREES PER CITY COUNCIL MEETING FEBRUARY 14, 2007 \*\*\*

PERCENTAGE OF LANDSCAPE AREA

TOTAL SITE	217,290 SQ. FT.	100%
R.O.W.	51,752 SQ. FT.	23.8%
LOTS	95,390 SQ. FT.	43.9%
DETENTION PONDS	35,438 SQ. FT.	16.3%
LANDSCAPE - COMMON AREA	34,710 SQ. FT.	16.0%

"PLANS NOT TO BE USED FOR" CONSTRUCTION DRAWINGS

TREE REPLACEMENT CALCULATIONS

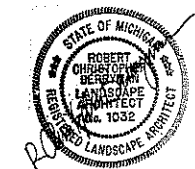
QUAN.	TYPE OF REPLACEMENT TREE	CREDIT/TREE	CREDIT SUB-TOTAL
30	SHADE TREES 3" CAL.	2	60
62	EVERGREEN TREES 10' HT.	2	124
TOTAL CREDITS			164

TREE SPACING STANDARDS

Location	Shade Tree & Shrubs	Evergreen Tree	Ornamental Tree	Property Line
R.O.W. spacing	30'	N/A	20'	4'
Common Area	15'	15'	12'	4'
Underground Utilities	0'	10'	10'	N/A
Public Pathways	5'	10'	10'	N/A
Fire Hydrants	10'	10'	10'	N/A



NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



NORTHELD INDUSTRIAL PARK, LOT 14, LOT 15, LOT 16, LOT 35, LOT 36

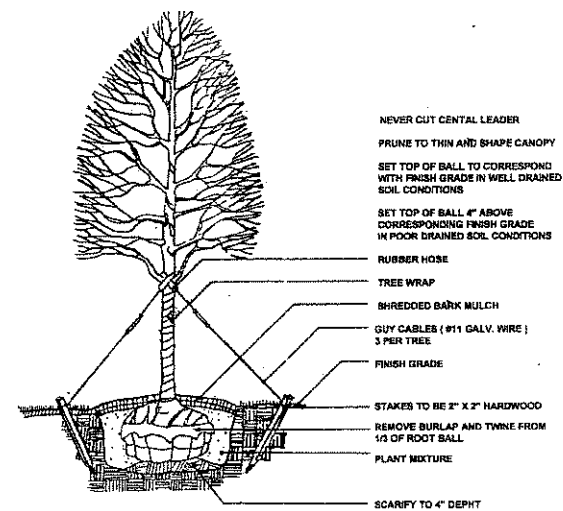
LANDSCAPE SITE PLAN  
 DATE: 9/22/02  
 REVISIONS: 11/19/02  
 1/6/03 4/10/04 10/28/04 3/1/07 3/12/07

SADDLEBOOK ORCHARDS  
 City of Rochester Hills, Oakland County, Michigan

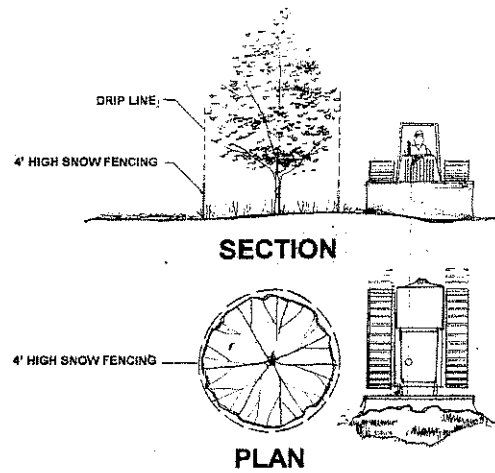
CLIENT: Bill Church  
 70 Grey Road, P.O. Box 215470  
 Auburn Hills, Michigan 48321-5470  
 (248) 852-3600

Berryman Designs Inc.  
 L A N D S C A P E  
 A R C H I T E C T S  
 7551 Lake Forest Drive  
 Clarkston, Michigan 48346  
 Phone: (248) 702-6601

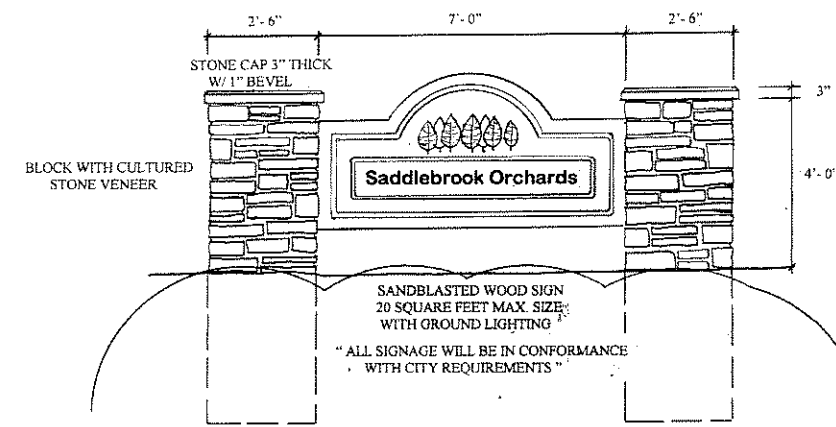




**SHADE TREE PLANTING DETAIL**  
 NOT TO SCALE

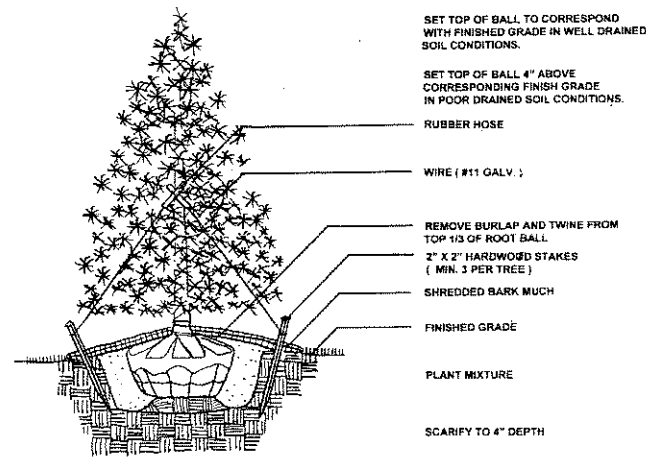


**TREE PROTECTION DETAIL**  
 NOT TO SCALE

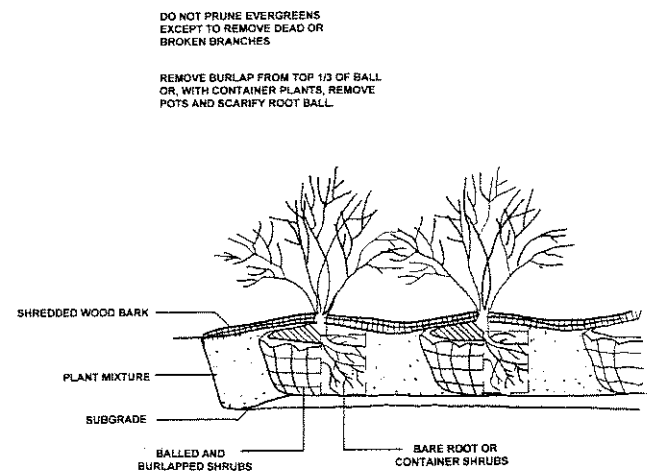


**SIGN DETAIL**  
 SCALE 1/2" = 1'-0"

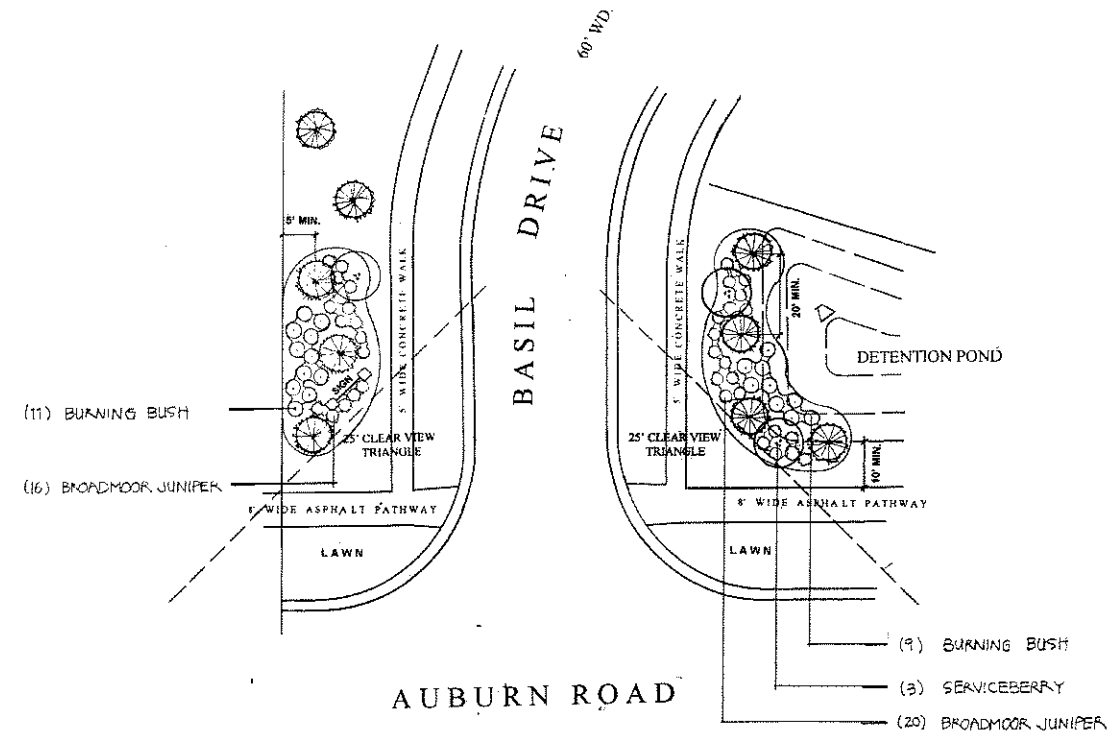
**"PLANS NOT TO BE USED FOR" CONSTRUCTION DRAWINGS**



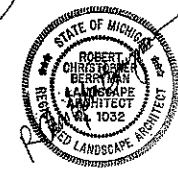
**EVERGREEN TREE PLANTING DETAIL**  
 NOT TO SCALE



**SHRUB BED PLANTING DETAIL**  
 NOT TO SCALE



**ENTRANCE LANDSCAPE** Scale 1" = 20'-0"



## LANDSCAPE NOTES

- All plant material shall meet current American Association of Nurserymen, Inc. (AAN) standards American Standard for Nursery Stock (ANSI 260.1-1973). All plant material shall be No. 1 grade or better.
- Landscape installation shall be in accordance with the American Association of Nurserymen Standards and with all Local Landscape Requirements and codes.
- Planting pits for shrubs are to be twice the width of the root ball and a depth of at least 4" deeper than the height of the root ball.
- Mulch all beds and individual tree and shrub planting pits to a 4" uniform depth of shredded hardwood bark mulch. Annual flowerbeds to receive 4" depth shredded peat mulch and ground-cover beds to receive 3" depth compost.
- All plant material and replacement trees must be fertilized, mulched and guaranteed for two planting seasons from date of acceptance by the City of Rochester Hills.
- Planting Schedules: 1. Deciduous material shall be planted from March 15 for spring planting and from October 1 until the ground freezes for fall plantings. 2. Evergreen material shall be planted from March 1 through May 31 for spring planting and from August 1 through September 30 for the fall plantings.
- Replacement trees must be approved by the City prior to planting and shall not be planted in the drip line of existing trees on site.
- Contractor shall stabilize all disturbed areas with seed and straw and develop a dense stand of grass free of weeds with less than 5% bare spots.
- Contractor shall verify positive drainage on all turf and planting areas.
- Contractor shall properly stake and guy all trees to keep them straight and true for a period of one year after the one-year period the contractor shall remove all staking and guying material and dispose of off site.
- Prior to the release of the Performance Bond, the City of Rochester Hill's Landscape Architect must inspect all landscape plantings including but not limited to existing trees, replacement trees, buffer plantings, and parking lot islands and Forestry Division must inspect all right-of-ways to identify any plantings new or existing that pose a hazard to the safe use of the right-of-way. Forestry may require the developer to remove and possibly replace any such trees.
- All trees and shrubs must be planted at least 10' from the edge of a public roadway. Shade trees and shrubs must be planted at least 5' from the edge of a public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of a public walkway. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be planted at least 15' away from the nearest overhead wire and at least 10' from the nearest underground utility.
- No tree or shrub may be planted within the triangular area formed at the intersection of any street right-of-way at a distance of 25' from their point of intersection. No tree or shrub may be planted in the triangular area formed at the intersection of any driveway with a public sidewalk at a distance along each line 15' from their point of intersection.
- Prior approval is required to plant any tree or shrub in the public right-of-way.
- No substitution or changes of location or plant types shall be made without the approval of the developer and the City of Rochester Hills Landscape Architect.
- The developer and/or the City of Rochester Hills Landscape Architect shall have the right, at any stage of the inspection, to reject any work or material that does not meet the requirements of the plans or specifications.
- Replacement trees may not be planted within the drip line of the existing trees.
- Trees must be at least 10' from underground utilities and 15' from overhead utilities.
- Entrance landscaping shall be irrigated with an automatic underground irrigation system. Open space landscaping shall be irrigated with exterior hose bibs.
- All signage will be in conformance with the City of Rochester Hills requirements. Contractor to obtain a sign permit from the Building Department prior to installation of any sign.
- Developer to pay \$2,000.00 to the City of Rochester Hills Forestry Division for the planting of one street tree per lot ( i.e., \$200.00 per tree X 10 lots )
- Tree Replacement Requirements Statement: All replacement trees have been shown on the landscape plan on site and meets the City of Rochester Hills tree replacement requirements if a Tree Fund deposit ( in lieu of Replacement ) is proposed, the deposit must be received prior to the start of construction along with the required performance bonds. The final tree replacement number will be determined based upon the final inspection after construction is complete.

## TREE PROTECTION NOTES

- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy, whichever occurs first.
- Upon completion of grading and the installation of the infrastructure a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hill's Landscape Architect prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.
- Upon completion of all construction and prior to the removal of the TPF the City of Rochester Hill's Landscape Architect must inspect all trees designated to be preserved. The landscape Performance Bond will not be released until the inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- A final inspection by the City of Rochester Hill's Landscape Architect is required at the end of the warranty and maintenance period. The landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of any regulated trees not approved for removal, including but not limited to land clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation. Any tree designated for preservation that is removed or damaged as defined above is subject to a fine in the sum of \$122.00 per caliper inch for each tree damaged. ( Example: a damaged 10" caliper tree would be subject to a fine of \$1,220.00 )
- Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cuts or fill is permitted within the drip line of any tree designated to be preserved.
- During the construction process no person shall attach any device or wire/cable/cord/rope to an existing tree designated for preservation.
- All utility service requests must include notification to the installer that protects trees must be avoided. All trenching shall occur outside the TPF.
- Swales shall be routed to avoid the area within the drip line of any tree designated for preservation. Swales shall be constructed so as not to direct any additional flow into the drip line a tree designated for preservation.
- If the protection cannot be maintained for a tree throughout entire period required. The replacement of that tree will be required on an inch for inch basis prior to the issuance of the Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected as defined here in.
- The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by 6 foot metal T-bar posts 5 feet on center and driven a minimum of 24" into the ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.

**" PLANS NOT TO BE USED FOR "**  
**CONSTRUCTION DRAWINGS**



LANDSCAPE NOTES

DATE: 9/22/02  
REVISIONS: 10/25/04

3/1/07 3/12/07

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SADDLEBOOK ORCHARDS  
City of Rochester Hills, Oakland County, Michigan

CLIENT: Bill Church

70 Grey Road, P.O. Box 215470  
Auburn Hills, Michigan 48321-5470  
(248) 852-3600

Betryman Designs Inc.  
A R C H I T E C T S  
L A N D S C A P E  
7451 Lake Forest Drive  
Clarkston Michigan 48346  
Phone: (248) 620-0000