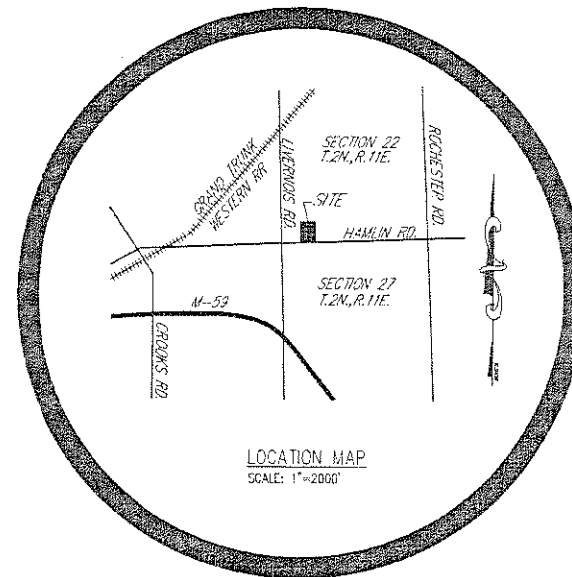


LEGACY CONDOMINIUMS RESIDENTIAL DEVELOPMENT

CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE S.W. 1/4 OF SECTION 22, T.3N.,R.11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N.87°09'24"E., 665.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE CENTERLINE OF HAMLIN ROAD (RIGHT OF WAY VARIES), FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N.02°31'40"W., 659.65 FEET; THENCE N.87°08'51"E., 330.00 FEET IN PART ALONG THE SOUTH LINE OF "AVON HILLS VILLAGE", PART OF THE S.W. 1/4 OF SECTION 22, T.3 N.,R. 11 E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 154, PAGE 14-15, O.C.R.; THENCE S.02°31'40"E., 659.70 FEET IN PART ALONG THE WEST LINE OF "FIELDCREST", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 22, T.3 N.,R.11 E., AVON TWP., OAKLAND CO., MICHIGAN AS RECORDED IN LIBER 80, PAGE 4, O.C.R., TO SAID CENTERLINE OF HAMLIN ROAD; THENCE S.87°09'24"W., 330.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 217,689 SQUARE FEET OR 4.998 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC ON HAMLIN ROAD AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.



SHEET INDEX

- CE-1. SITE PLAN
- CE-2. GRADING PLAN
- CE-3. UTILITY PLAN
- CE-4. ENTRANCE DETAIL
- L-1. EXISTING SITE CONDITIONS/TREE SURVEY
- L-2. SITE LANDSCAPE PLAN
- L-3. LANDSCAPE DETAILS & ELEVATIONS
- L-4. IRRIGATION PLAN
- L-5. TECHNICAL LANDSCAPE SPECIFICATIONS
- M-1. LANDSCAPE PLAN FOR MODEL UNITS 'A' & 'B'

BENCHMARK #1
ARROW ON HYDRANT IN FRONT OF SITE ON SOUTH SIDE OF HAMLIN RD.
ELEV. 846.48

BENCHMARK #2
SANITARY MH RIM, AT N.E. CORNER OF SITE
ELEV. 834.87

PROJECT CONTACT

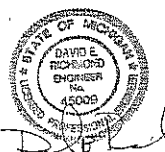
PAUL ROSATI
790 WEST HAMLIN
ROCHESTER HILLS, MI 48307
(248) 852-3232

ENGINEERS AND SURVEYORS

RICHMOND ENGINEERING INC.
11371 FENTON ROAD
FENTON, MI 48430
(810) 714-9172

LANDSCAPE ARCHITECT

JAMES C. SCOTT & ASSOCIATES, INC
300 EAST LONG LAKE ROAD, SUITE 120
BLOOMFIELD HILLS, MI 48304
(248) 646-6564



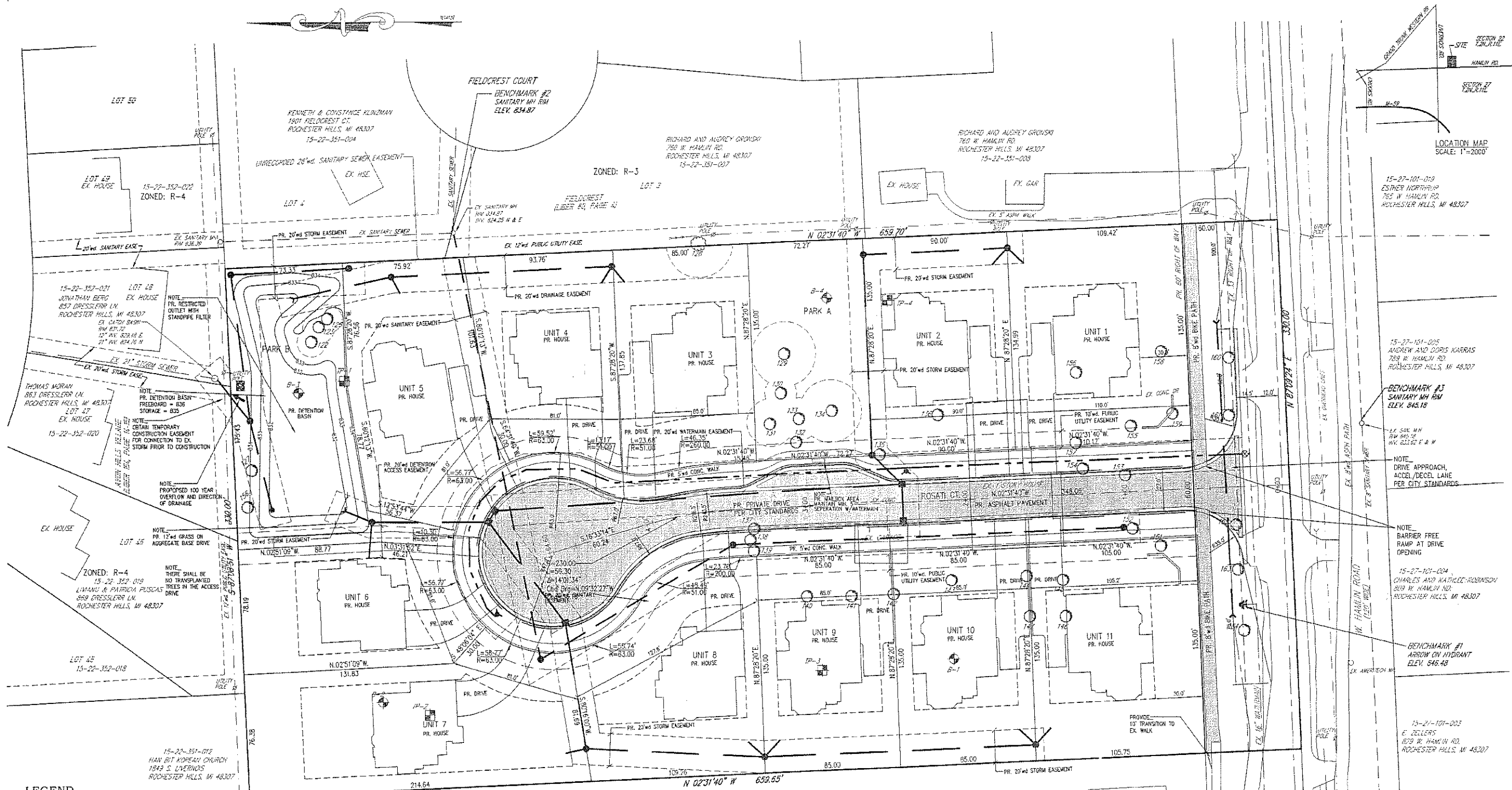
CITY FILE #05-031
NOT FOR CONSTRUCTION

PROPRIETOR:
 PAUL & CONCETTA ROSATI
 790 WEST HAMLIN ROAD
 ROCHESTER HILLS, MI 48307

DATE: December 9, 2005
 REVISIONS:
 Per City Feb 3, 2006
 Per City March 7, 2006
 Per City June 21, 2006
 REV PER CITY AUGUST 2, 2006
 REV PER CITY AUGUST 30, 2006
 REV PER CITY FEB. 16, 2007

SITE PLAN
 PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 CLIENT: PAUL AND CONCETTA ROSATI

SCALE: HORIZ. 1" = 30'
 VERT. 1" = 5'
 DRAWN: Dave R.
 CHECKED: Dave R.
 APPROVED: Dave R.
 PROJECT No: 05-124
 SHEET NO: CE-1
 SEAL: DAVID E. RICHMOND
 ENGINEER
 No. 63009
 PROFESSIONAL SEAL



LEGEND

EX. GRADE	+
EX. WATER MAIN	—
EX. STORM SEWER	—
EX. SANITARY SEWER	—
EX. GAS	—
EX. OVERHEAD	—
EX. UNDERGROUND	—
EX. FENCE	—
EX. HYDRANT	—
EX. CATCH BASIN	—
EX. MANHOLE	—
EX. TELEPHONE RISER	—
EX. TRANSFORMER PAD	—
EX. SIGN	—
EX. GATE VALVE	—
EX. STOP BOX	—
EX. LIGHT POLE	—
EX. UTILITY POLE	—
METAL LIGHT POLE	—
CUTTER	—
TOP OF ASPHALT	—
TOP OF WALL	—
CLEAN OUT	—
PR. GRADE	—
PR. SANITARY SEWER	—
PR. STORM SEWER	—
PR. WATERMAIN	—

SITE INFORMATION
 CURRENT ZONING - R-3
 30' FRONT SETBACK
 35' REAR SETBACK
 10' SIDE YARD SETBACK
 GROSS SITE AREA = 217,689 SQ FT (5.00 AC.)
 NET SITE AREA = 197,889 SQ FT (4.54 AC.)
 MAXIMUM DENSITY = 2.9 UNITS/ACRE
 PROPOSED DENSITY = 2.4 UNITS/ACRE
 MINIMUM REQUIRED LOT AREA = 12,000 sq ft
 MINIMUM LOT AVERAGING AREA = 10,800 sq ft
 MAXIMUM BUILDING HEIGHT = 25'
 MINIMUM FLOOR AREA = 1200 sq ft
 MINIMUM LOT COVERAGE = 35%
 MINIMUM LOT WIDTH = 30' at FRONT SETBACK LINE
 MINIMUM LOT AVERAGING WIDTH = 91' at FRONT SETBACK LINE

LOT AREAS
 1. 14,822 sf or 0.34 Ac
 2. 12,150 sf or 0.28 Ac
 3. 11,641 sf or 0.27 Ac
 4. 10,913 sf or 0.25 Ac
 5. 13,137 sf or 0.30 Ac
 6. 10,817 sf or 0.25 Ac
 7. 16,799 sf or 0.39 Ac
 8. 13,351 sf or 0.31 Ac
 9. 11,475 sf or 0.26 Ac
 10. 11,475 sf or 0.26 Ac
 11. 14,225 sf or 0.33 Ac
 PARK A 9,756 sf or 0.22 Ac
 PARK B 14,155 sf or 0.32 Ac
 AVERAGE LOT AREA = 12,791 sf

COVENANT CHRISTIAN CHURCH
 500 W. HAMLIN RD.
 ROCHESTER HILLS, MI 48307
 ZONED: R-3

BUILDING SQUARE FOOTAGE
 UNITS 1,2,3,5,9,10,11 = 3,439 SF
 UNITS 4,7,8 = 2,914 SF

UTILITY NOTES
 1. ALL WATERMAIN AND APPURTENANCES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS
 - ALL LOTS TO BE SERVICED BY CITY SEWER AND WATER
 - THERE WILL NO STREET LIGHTING
 - ALL INTERNAL STREETS ARE TO BE PRIVATE (60' R.O.W.)
 - ALL ELECTRIC, GAS AND CABLE UTILITIES TO BE IN THE FRONT YARDS WITHIN A 10' EASEMENT
 - ALL PROPOSED SIGN TO CONFORM TO CITY ORDINANCE AND REQUIRES A SIGN PERMIT PRIOR TO INSTALLATION
 - ALL STREETS TO BE ASPHALT PAVEMENT AND MOUNTABLE CONCRETE CURBS IN ACCORDANCE WITH CITY STANDARDS
 - THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE
 - ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND
 - THE APPLICANT IS FEE SIMPLE OWNER OF THE PROPERTY
 - PRIOR TO ISSUANCE OF A LAND IMPROVEMENT PERMIT FUNDS WILL BE DEPOSITED WITH THE CITY TO PERMIT THE INSTALLATION OF ONE STREET TREE PER UNIT
 - MONIES WILL BE DEPOSITED WITH THE CITY TO PERMIT THE INSTALLATION OF ONE STREET TREE PER UNIT

SITE PLAN NOTES
 1. ALL REQUIRED EASEMENT AGREEMENTS AND EXHIBITS IN RECORDABLE FORM, INCLUDING WARRANTY DEED FOR THE NORTH 1/2 OF HAMLIN ROAD, SHALL BE PROVIDED BY THE APPLICANT AND APPROVED BY THE CITY PRIOR TO CITY COUNCIL CONSIDERATION OF THE FINAL PLAN.
 2. SUBMIT ALL CONDOMINIUM DOCUMENTS PRIOR TO FINAL APPROVAL.

FIRE DEPARTMENT NOTES
 CONSTRUCTION TYPE: VA
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14
 - OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 307.6.2 & 307.6.2.3

LEGAL DESCRIPTION
 PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N.87°09'24"E, 665.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE CENTERLINE OF HAMLIN ROAD (RIGHT OF WAY VARIES), FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N.02°31'40"W, 659.65 FEET; THENCE N.87°09'24"E, 330.00 FEET IN PART ALONG THE SOUTH LINE OF "AVON HILLS VILLAGE"; PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LISER 156, PAGE 14-15, O.C.R.; THENCE S.02°31'40"E, 659.70 FEET IN PART ALONG THE WEST LINE OF FIELDCREST, A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., AVON TWP., OAKLAND CO., MICHIGAN AS RECORDED IN LISER 83, PAGE 4 O.C.R. TO SAID CENTERLINE OF HAMLIN ROAD; THENCE S.87°09'24"W, 330.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 217,689 SQUARE FEET OR 4.988 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC ON HAMLIN ROAD AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.



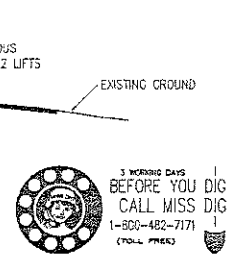
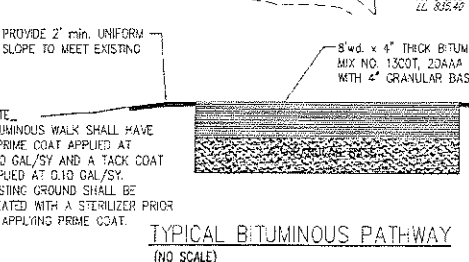
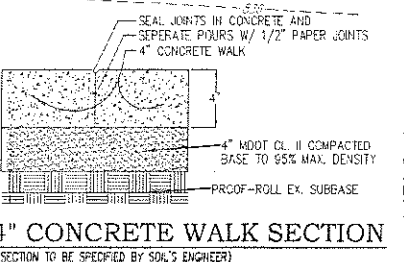
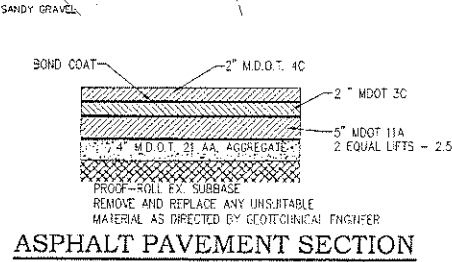
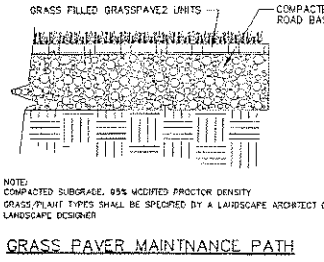
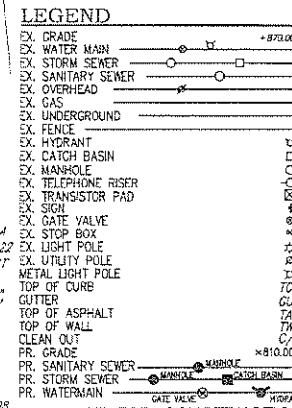
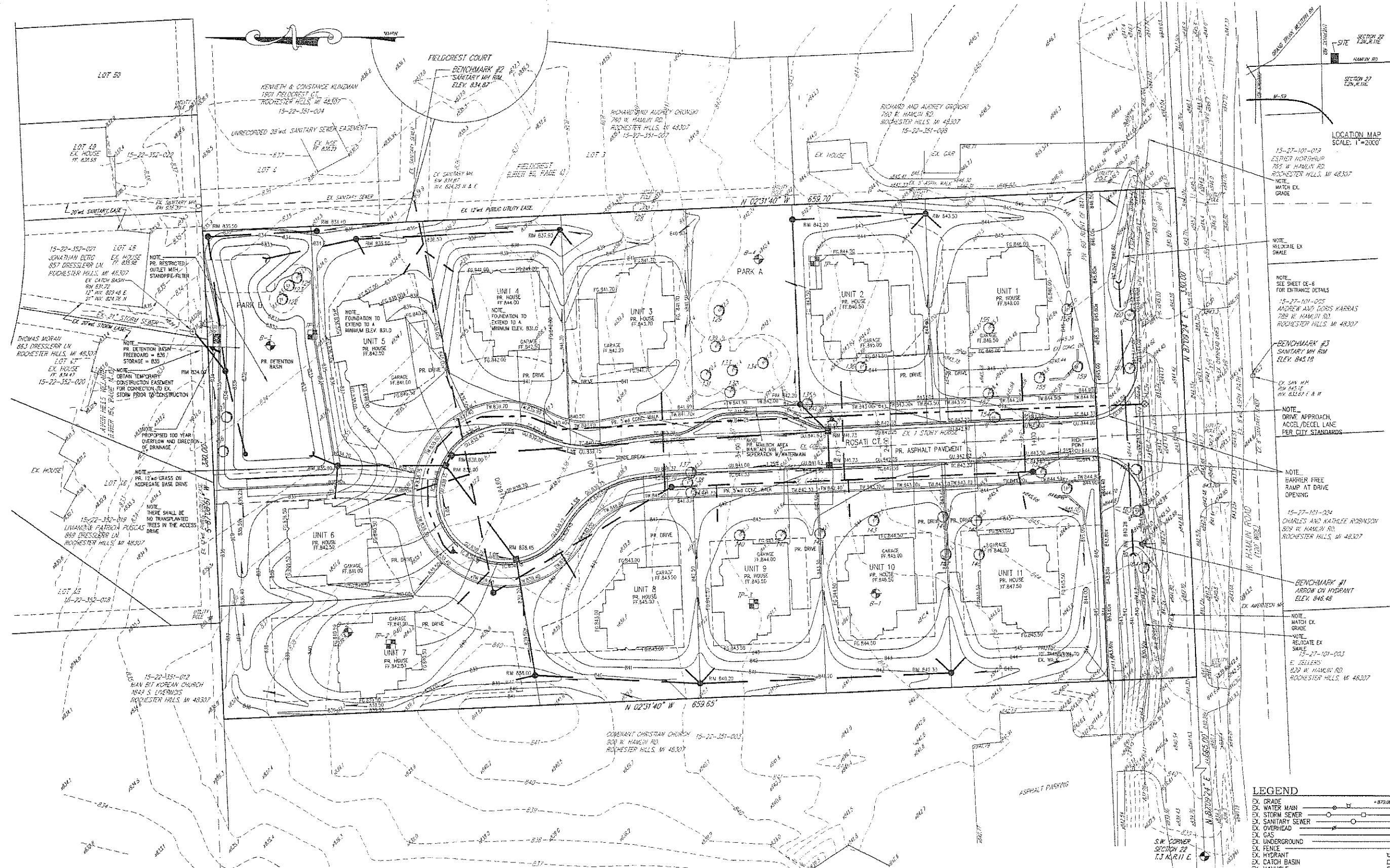
NOT FOR CONSTRUCTION
 CITY FILE #05-031

PROPRIETOR:
 PAUL & CONCETTA ROSATI
 790 WEST HAMLIN ROAD
 ROCHESTER HILLS, MI 48307

DATE: February 13, 2006
 REVISIONS:
 REV PER CITY JUNE 21, 2006
 REV PER CITY AUGUST 2, 2006
 REV PER CITY AUGUST 30, 2006
 REV PER CITY FEB 16, 2007

GRADING PLAN
 PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 CLIENT: PAUL AND CONCETTA ROSATI

SCALE:
 HORI. 1" = 30'
 VERT. 1" = 5'
 DRAWN: Dave R.
 CHECKED: Dave R.
 APPROVED: Dave R.
 PROJECT NO: 05-124
 SHEET NO. CE-2
 SEAL: DAVID E. ROSS
 STATE OF MICHIGAN
 CIVIL ENGINEER
 NO. 45009
 NOT FOR CONSTRUCTION
 CITY FILE #05-031



LEGAL DESCRIPTION
 PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT N.87°09'24"E., 655.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE CENTERLINE OF HAMLIN ROAD (RIGHT OF WAY VARIES), FROM THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N.02°31'40"W., 859.85 FEET; THENCE N.87°09'24"E., 131.00 FEET IN PART ALONG THE SOUTH LINE OF "ADON HILLS VILLAGE", PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., AIDEN TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 154, PAGE 14-15, O.C.R.; THENCE S.02°31'40"E., 659.70 FEET IN PART ALONG THE WEST LINE OF "FIELDREST", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E., AIDEN TWP., OAKLAND CO., MICHIGAN AS RECORDED IN LIBER 80, PAGE 4, O.C.R., TO SAID CENTERLINE OF HAMLIN ROAD; THENCE S.87°09'24"W., 330.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 217,680 SQUARE FEET OR 4.998 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC ON HAMLIN ROAD AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.

NOTED: COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY. GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

REMOVE AND REPLACE ANY UNSUITABLE MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

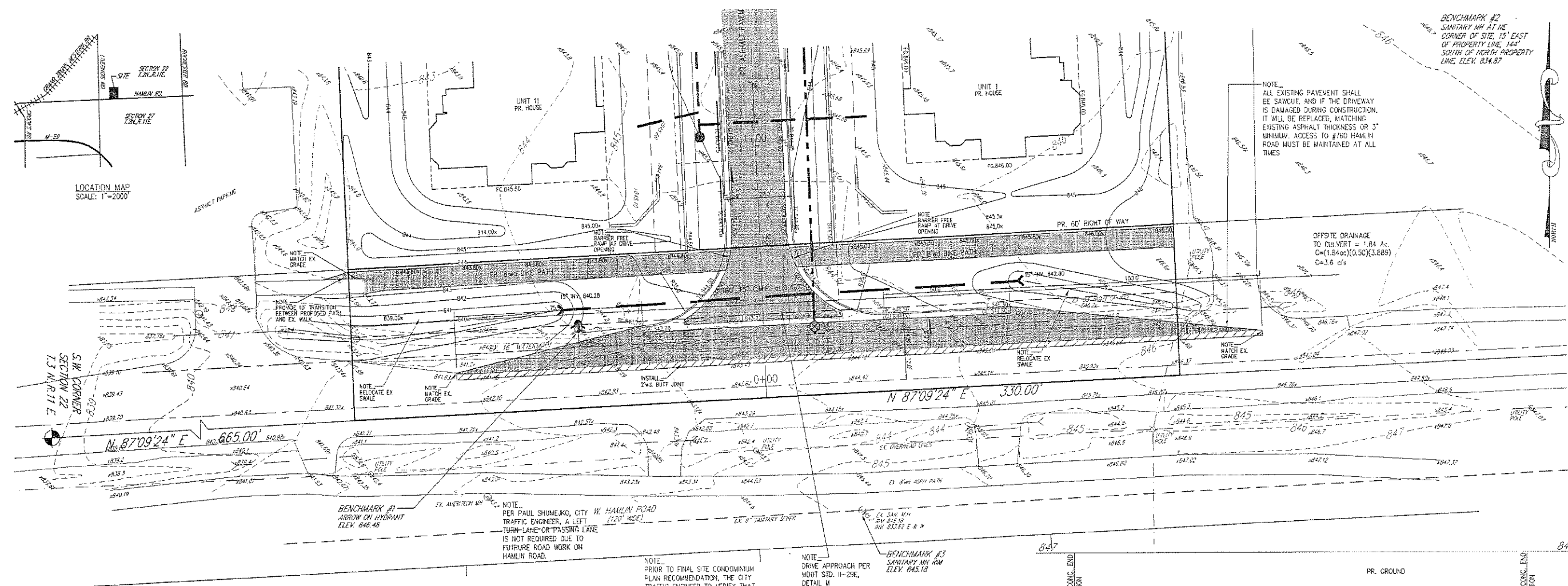
NOTE: BITUMINOUS WALK SHALL HAVE 4 PRIME COAT APPLIED AT 0.20 GAL/SY AND A TACK COAT APPLIED AT 0.10 GAL/SY. EXISTING GROUND SHALL BE TREATED WITH A STERILIZER PRIOR TO APPLYING PRIME COAT.

PROVIDE 2" MIN. UNIFORM SLOPE TO MEET EXISTING.

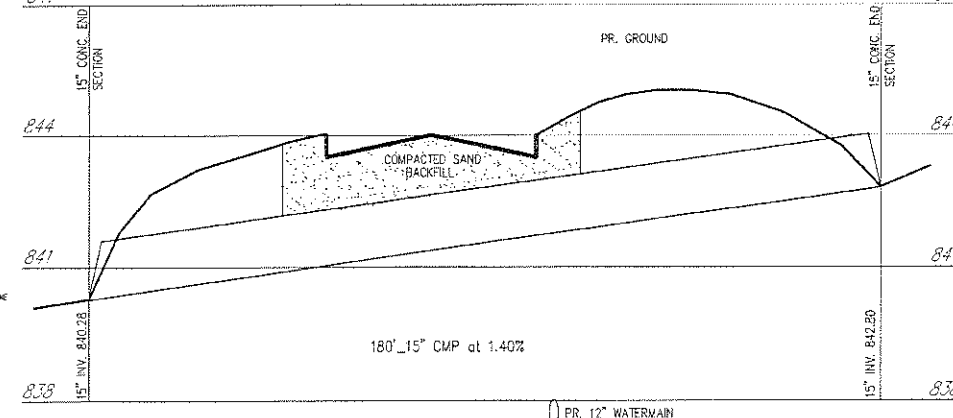
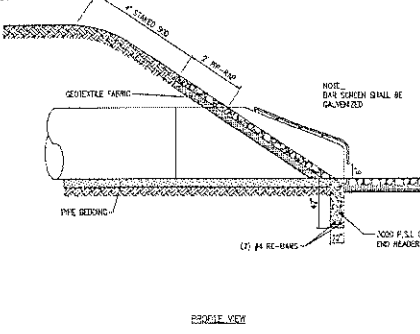
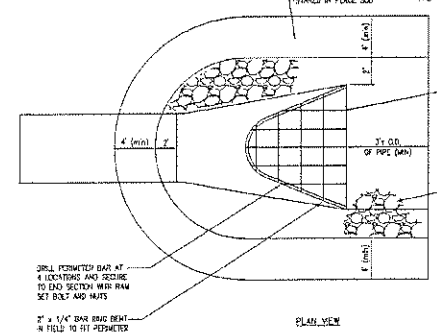
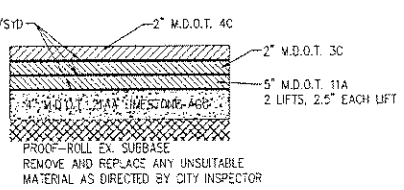
EXISTING GROUND

DATE: March 7, 2009
 REVISIONS:

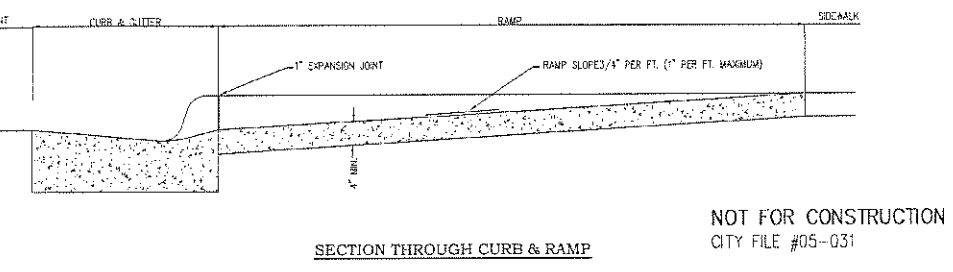
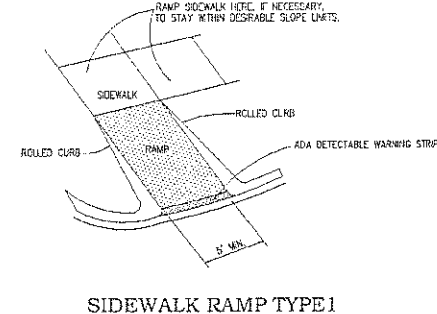
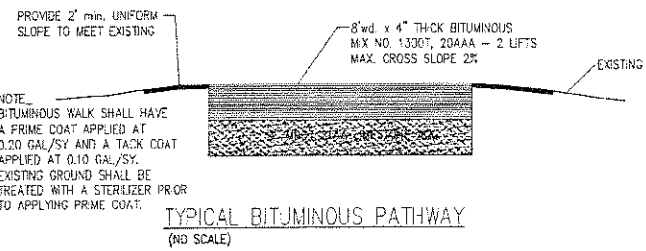
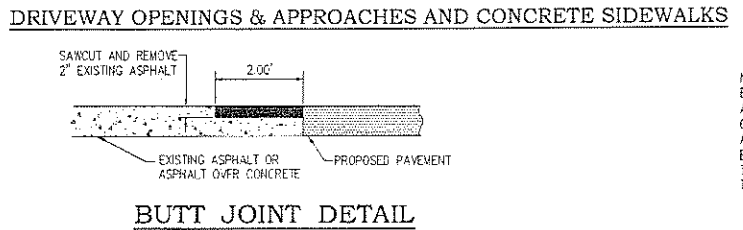
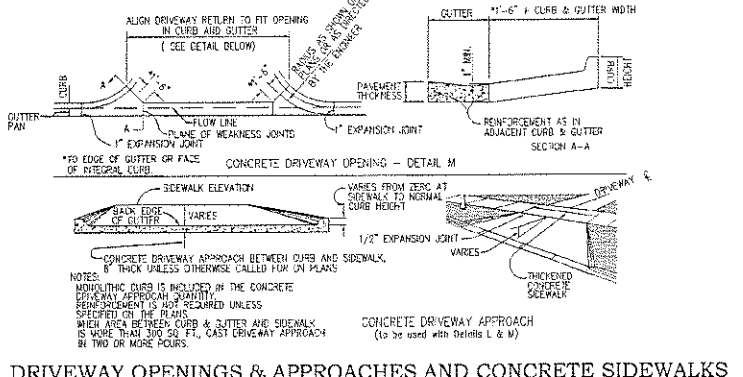
Rev April 7, 2009 Per City
Rev Per City June 21, 2009
Rev Per City AUGUST 2, 2009
REV PER CITY AUGUST 30, 2009



**ASPHALT PAVEMENT SECTION
 ACCEL/DECEL LANE**



- LEGEND**
- EX. GRADE
 - EX. WATER MAIN
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. OVERHEAD
 - EX. GAS
 - EX. UNDERGROUND
 - EX. FENCE
 - EX. HYDRANT
 - EX. CATCH BASIN
 - EX. MANHOLE
 - EX. TELEPHONE RISER
 - EX. TRANSISTOR PAD
 - EX. SIGN
 - EX. GATE VALVE
 - EX. STOP BOX
 - EX. LIGHT POLE
 - EX. UTILITY POLE
 - METAL LIGHT POLE
 - TOP OF CURB
 - GUTTER
 - TOP OF ASPHALT
 - TOP OF WALL
 - CLEAN OUT
 - PR. GRADE
 - PR. SANITARY SEWER
 - PR. STORM SEWER
 - PR. WATERMAIN



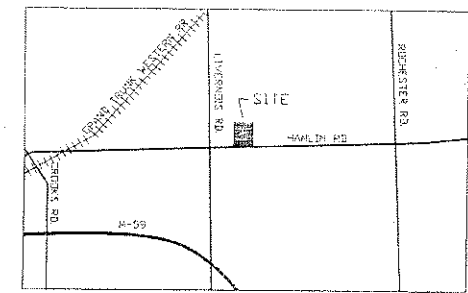
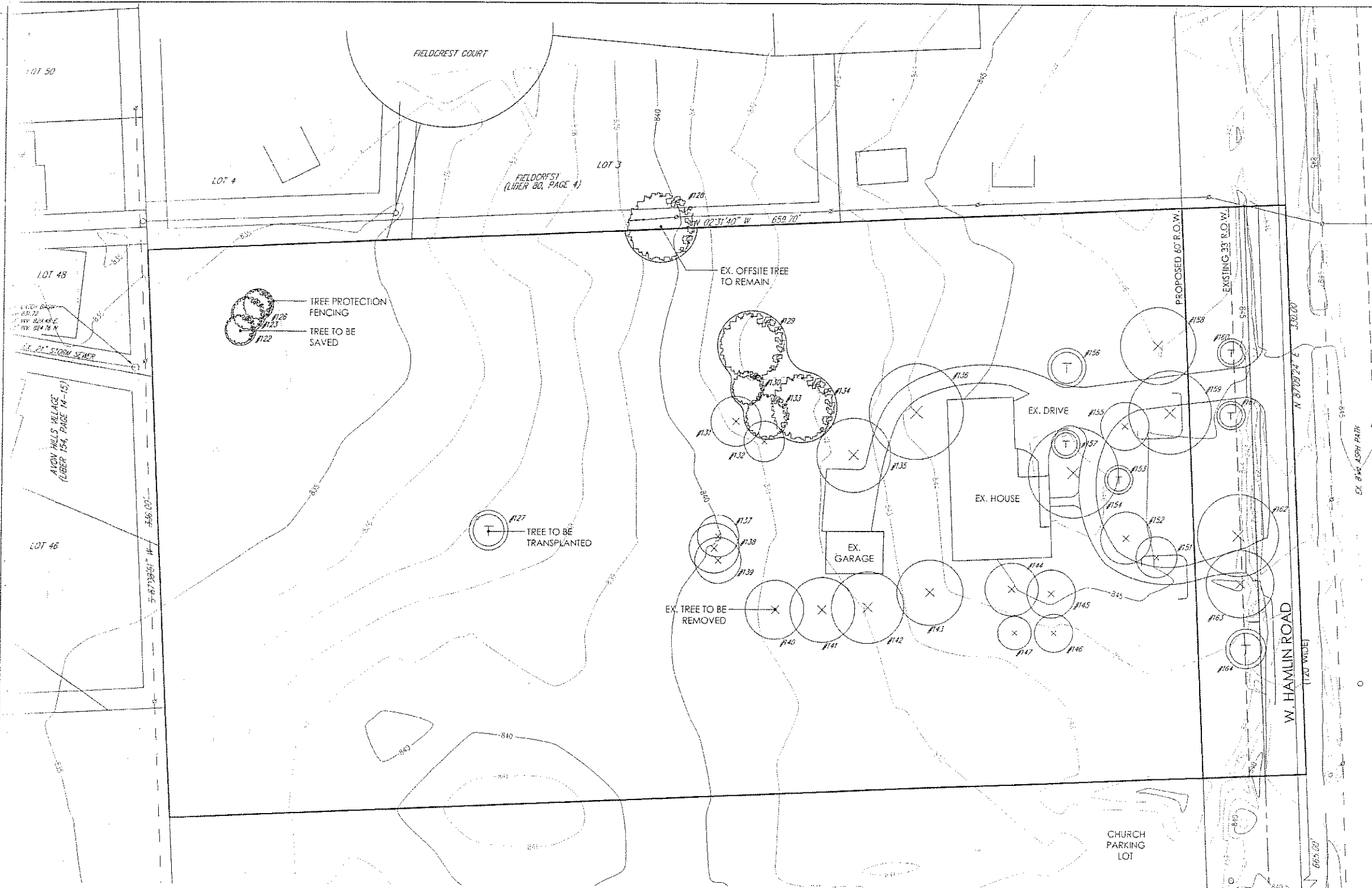
ENTRANCE DETAIL
 PART OF THE S.W. 1/4 OF SECTION 22, T.3 N., R.11 E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN
 CLIENT: PAUL AND CONCETTA ROSATI

SCALE: HORIZ. 1" = 20'
 VERT. 1" = 2'

DRAWN: Dave R.
 CHECKED: Dave R.
 APPROVED: Dave R.
 PROJECT No: 05-124
 SHEET No: CE-4
 SEAL: DAVID E. ROSSER, ENGINEER No. 46009

NOT FOR CONSTRUCTION
 CITY FILE #05-031





TREE LIST

TAG	COMMON NAME	BOTANICAL NAME	DBH	HT	FAIR	CONDITION	REGULATED	STATUS
122	WILLOW	SALIX	8"	18'	FAR	YES	YES	SAVE
123	POPLAR	POPULUS	10"	20'	GOOD	YES	YES	SAVE
126	WILLOW	SALIX	8"	18'	FAR	YES	YES	SAVE
127	MAPLE	ACER	8"	24'	GOOD	YES	TRANSPLANT	
128	ELM	ULMUS	2 1/4"	42'	FAR	YES	SAVE/RESIST	
129	MAPLE (HISPIEM)	ACER	8 1/2" 19"	43'	GOOD	YES	SAVE	
130	MAPLE	ACER	5 1/2"	23'	POOR	YES	SAVE	
131	MAPLE	ACER	6 1/2" 10"	30'	GOOD	YES	REMOVE	
132	MAPLE	ACER	6 1/2" 8"	25'	GOOD	YES	REMOVE	
133	MAPLE	ACER	6 1/2" 8"	27'	GOOD	YES	SAVE	
134	MAPLE	ACER	14"	40'	GOOD	YES	SAVE	
135	MAPLE	ACER	22"	45'	GOOD	YES	REMOVE	
136	MAPLE	ACER	35"	57'	GOOD	YES	REMOVE	
137	POPLAR	POPULUS	11"	25'	GOOD	YES	REMOVE	
138	POPLAR	POPULUS	12"	30'	GOOD	YES	REMOVE	
139	POPLAR	POPULUS	10"	29'	GOOD	YES	REMOVE	
140	WILLOW	SALIX	7 1/2"	36'	GOOD	YES	REMOVE	
141	POPLAR	POPULUS	16"	27'	GOOD	YES	REMOVE	
142	WILLOW	SALIX	14"	43'	GOOD	YES	REMOVE	
143	MAPLE	ACER	24"	40'	GOOD	YES	REMOVE	
144	MAPLE	ACER	24"	33'	GOOD	YES	REMOVE	
145	MAPLE	ACER	26"	29'	GOOD	YES	REMOVE	
146	CHERRY	PRUNUS	13"	23'	FAR	YES	REMOVE	
147	CHERRY	PRUNUS	12"	20'	POOR	YES	REMOVE	
151	MAPLE	ACER	12"	25'	GOOD	YES	REMOVE	
152	PINE	PIRUS	20"	33'	GOOD	YES	REMOVE	
153	PINE	PIRUS	10"	20'	GOOD	YES	TRANSPLANT	
154	MAPLE	ACER	26"	54'	GOOD	YES	REMOVE	
155	MAPLE	ACER	10"	33'	FAR	YES	REMOVE	
156	PLUM	PRUNUS	10"	25'	GOOD	YES	TRANSPLANT	
157	REDBUD	CECOCIS	6"	23'	GOOD	YES	TRANSPLANT	
158	MAPLE	ACER	15"	45'	GOOD	YES	REMOVE	
159	MAPLE	ACER	24"	53'	GOOD	YES	REMOVE	
160	MULBERRY	MORUS	6"	15'	GOOD	YES	TRANSPLANT	
161	MULBERRY	MORUS	8"	16'	GOOD	YES	TRANSPLANT	
162	MAPLE	ACER	26"	48'	GOOD	YES	REMOVE	
163	MAPLE	ACER	20"	40'	GOOD	YES	REMOVE	
164	MAPLE	ACER	8"	25'	FAR	YES	TRANSPLANT	

NOTES AND TREE DATA

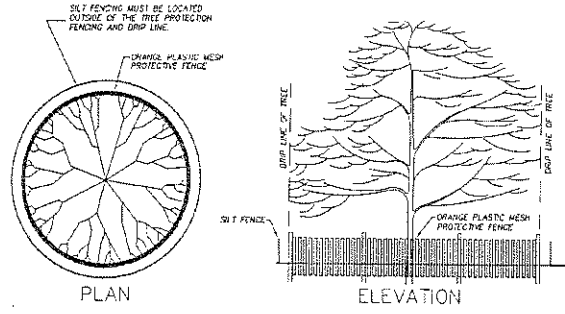
ALL TREES BEING RETAINED WILL BE IDENTIFIED BY AN APPROVED METHOD. WHEN PROTECTIVE BARRIERS ARE NECESSARY, THEY WILL BE ERECTED BEFORE WORK STARTS. THE REPLACEMENT TREES WILL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND MUST BE APPROVED BY THE CITY OF ROCHESTER HILLS PRIOR TO PLANTING. ALL REPLACEMENT AND RELOCATED TREES MUST BE STAKED, FERTILIZED, AND MULCHED, AND SHALL BE GUARANTEED BY THE TREE REMOVAL PERMIT HOLDER TO EXHIBIT A NORMAL GROWTH CYCLE FOR TWO (2) YEARS FROM APPROVAL OF THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

TREE DATA

TOTAL TREES SURVEYED:	38
MINUS 1 TREE OFF SITE:	-1
MINUS 1 DEAD TREE:	-1
TOTAL NUMBER OF REGULATED TREES:	36
36 x 37% = 14 PRESERVED TREES REQUIRED TO MEET THE REQUIREMENTS OF THE TREE CONSERVATIONS ORDINANCE	14 (38.8%)

TREE SYMBOL LEGEND

- 23 TREES TO BE REMOVED (INCLUDES 1 DEAD TREE)
- 7 TREES TO BE TRANSPLANTED
- 8 TREES TO REMAIN (INCLUDES 1 TREE OFFSITE)



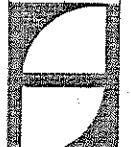
NOTE: PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO DETERMINE ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE, ANY SUCH TREES.

TREE PROTECTION NOTES:

1. IF A TREE DESIGNATED FOR PRESERVATION IS DAMAGED DURING GRADING OR CONSTRUCTION OPERATIONS, A FINE OF \$122.00 PER CALIPER INCH OF TREE DAMAGED WILL BE ISSUED. PAYMENT OF THIS FINE IS DUE PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED.
2. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER TREE PROTECTION IS IN PLACE, PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DELIVERY OF MATERIALS.
3. SILT FENCING IS TO BE LOCATED ON THE CONSTRUCTION SIDE OF THE TREE PROTECTIVE FENCING. SILT FENCING IS NOT TO BE LOCATED WITHIN THE DRIBBLE OF ANY TREE DESIGNATED FOR PRESERVATION.
4. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DROP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DROP LINE.
5. GRADE CHANGES MAY NOT OCCUR WITHIN THE DROP LINES OF PROTECTED TREES.
6. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
7. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL BENDING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
8. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DROP LINES OF PROTECTED TREES.
9. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
10. ANY OFFSITE TREES WITH THE POTENTIAL OF BEING DAMAGED BY THE DEVELOPMENT OF THIS PARCEL MUST ALSO BE PROTECTED WITH TREE PROTECTION FENCING.
11. ALL TREES TO BE TRANSPLANTED MUST BE PROTECTED WITH TREE PROTECTION FENCING DURING LAND CLEARING AND GRADING, PRIOR TO TRANSPLANTING, AND AGAIN IMMEDIATELY AFTER TRANSPLANTING.

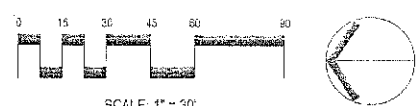
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EXISTING SITE CONDITIONS / TREE SURVEY
 landscape architects • site planners
 300 e. long lake rd. ste. 120 bloomfield hills, mi. 48304
 (p) 248.646.6564 • (f) 248.646.4838
 THE LEGACY CONDO DEVELOPMENT
 790 W. HAMLIN ROAD, ROCHESTER HILLS, MICHIGAN
JAMES C. SCOTT & ASSOCIATES

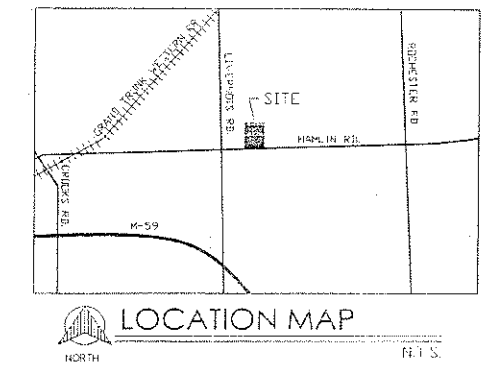
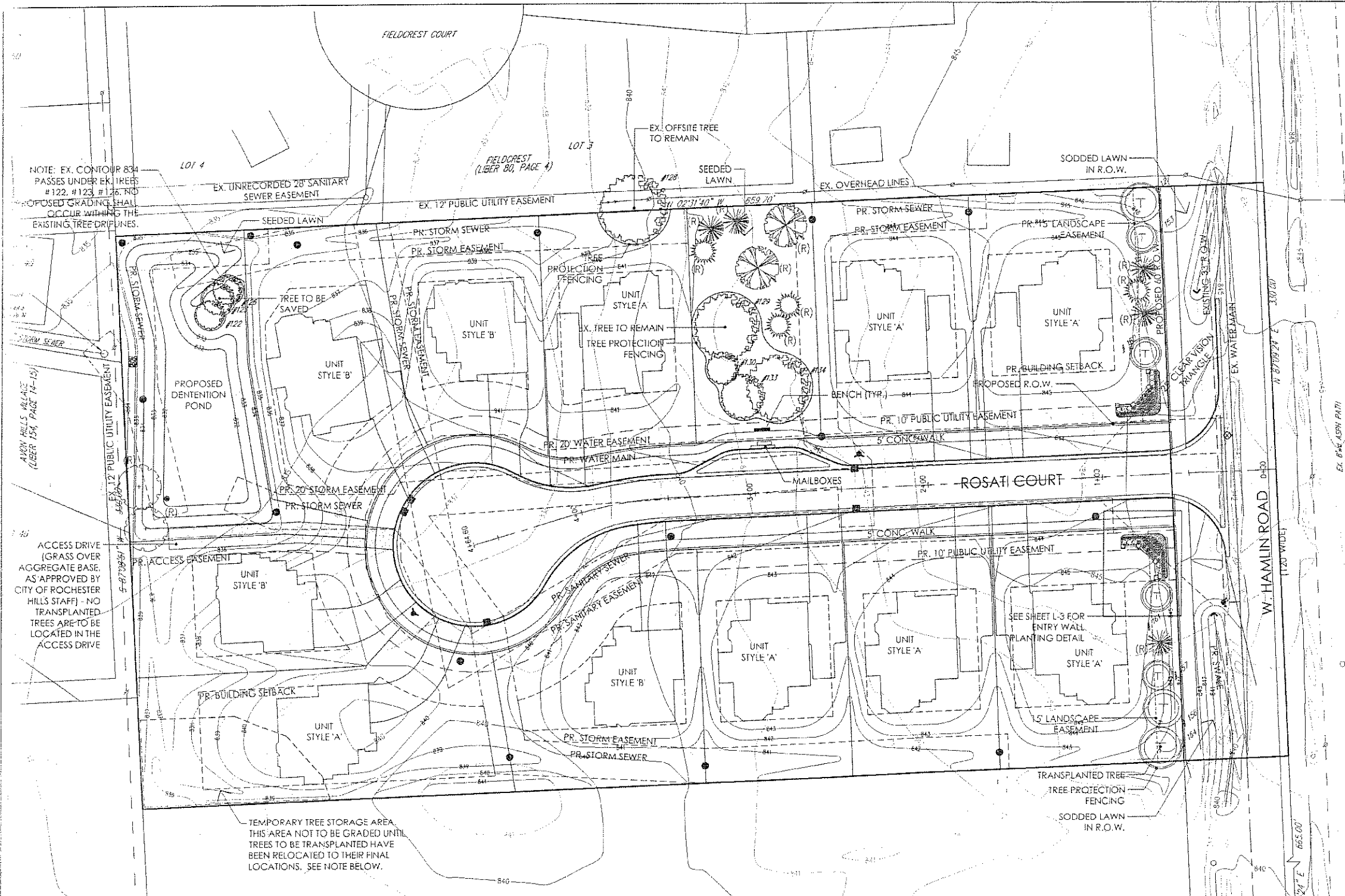


REVISED	DATE	BY
5.31.06	10.25.05	
REVISION	DATE	BY
9.5.06	12.2.05	
FINAL SPA	2.3.06	
12.5.06	2.3.06	
FINAL SPA	3.7.06	
2.19.07	3.7.06	
	PERMITS	4.7.06

date: 8/25/05
 client: BMW
 estimator: JCS
 scale: 1" = 30' 3"
 CITY FILE # 05-031



James C. Scott



TREE SYMBOL LEGEND

- SEE COST ESTIMATE, SHEET L-5
- 2 GREENSPIRE LINDEN
Lilja cordata 'Greenspire'
3' cal., B&B, Even Habit, Spaced as Shown
 - 2 SWAMP WHITE OAK
Quercus bicolor
3' cal., B&B, Even Habit, Spaced as Shown
 - 4 NORWAY SPRUCE
Picea abies
10' Ht., B&B, Even Habit, Spaced as Shown
 - 5 WHITE PINE
Pinus strobus
10' Ht., B&B, Even Habit, Spaced as Shown
 - 8 EXISTING TREES TO REMAIN
(INCLUDES 1 TREE OFFSITE)
 - 7 EXISTING TRANSPLANTED TREES

NOTE: "(R)" ON PLAN DENOTES TREE DESIGNATED AS A REPLACEMENT TREE

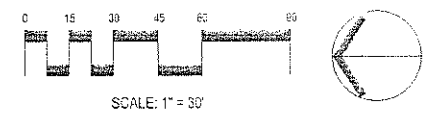
TREE PRESERVATION CALCULATIONS

TOTAL NUMBER OF TREES SURVEYED:	38
MINUS 1 TREE OFF SITE:	-1
MINUS 1 DEAD TREE:	-1
TOTAL NUMBER OF REGULATED TREES ON SITE:	36
TOTAL REGULATED TREES TO REMAIN ON SITE:	7
TOTAL REGULATED TREES TRANSPLANTED:	7
TOTAL REGULATED TREES REMOVED:	22
TOTAL TREES REQUIRED TO BE PRESERVED (37%):	14
TOTAL TREES PRESERVED ON SITE:	14 (38.8%)

TREE REPLACEMENT DATA

DECIDUOUS TREES (3" CAL., WORTH 2 CREDITS):	4 TREES x 2 = 8 CREDITS
EVERGREEN TREES (10' HT., WORTH 2 CREDITS):	9 TREES x 2 = 18 CREDITS
	26 CREDITS

TOTAL CREDITS REQUIRED: 22



TREE TRANSPLANTING/ ON SITE STORAGE NOTE

TREES TO BE TRANSPLANTED SHALL BE SPADED AND STORED ON SITE UNTIL GRADING OF THEIR FINAL LOCATION HAS BEEN COMPLETED. TREES TO BE TRANSPLANTED SHALL BE STORED IN A TEMPORARY STORAGE AREA AS DESIGNATED ON THIS SHEET. GRADING OF DESIGNATED STORAGE AREA SHALL NOT COMMENCE UNTIL AFTER TREES TO BE TRANSPLANTED HAVE BEEN RELOCATED TO THEIR FINAL LOCATIONS AND STORAGE IS NO LONGER NECESSARY. THE DESIGNATED STORAGE AREA SHALL BE PROTECTED WITH TREE PROTECTION FENCING DURING THE ENTIRE STORAGE PERIOD. NO TRANSPLANTED TREES ARE TO BE LOCATED IN AN ACCESS DRIVE.

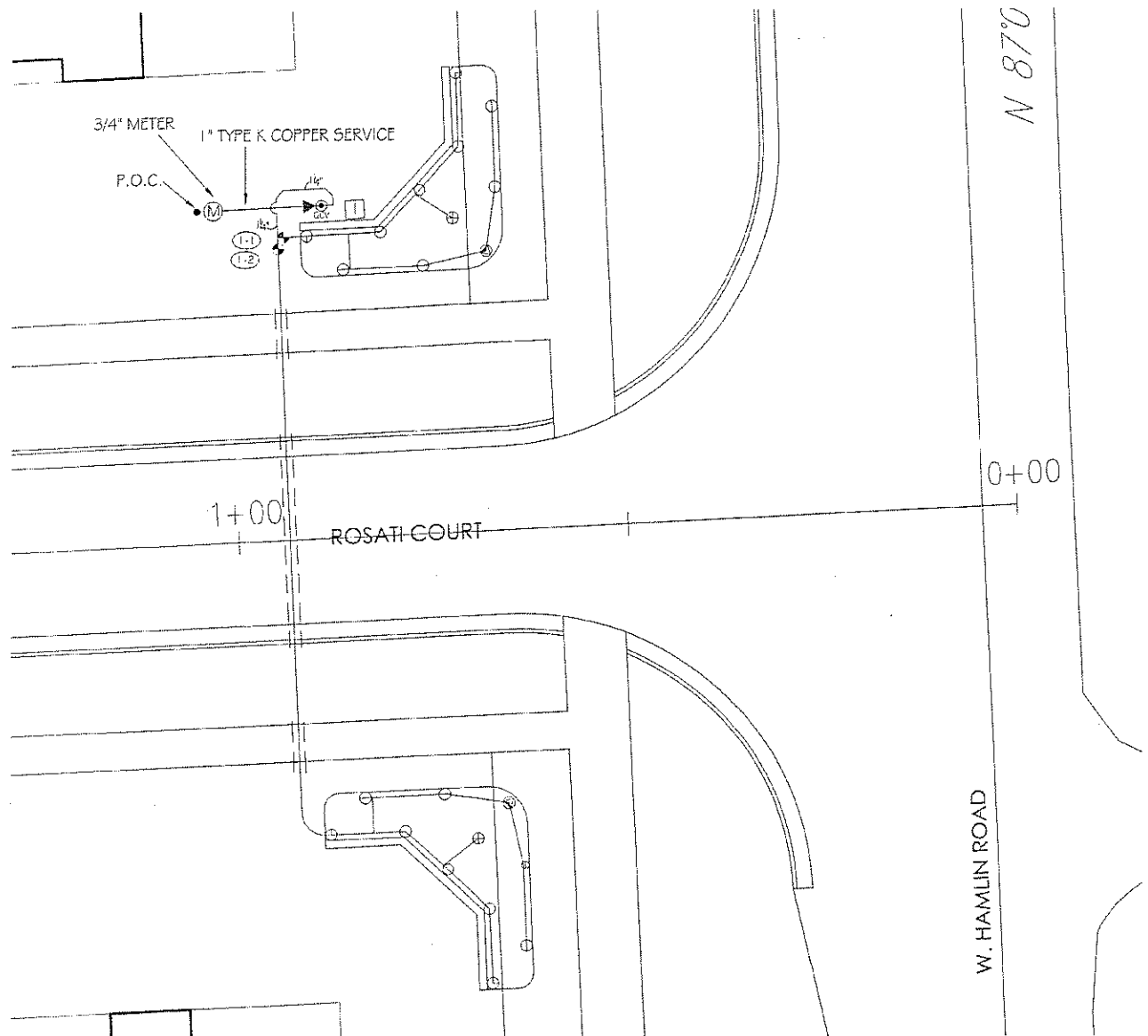
TREE PROTECTION NOTES

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- ANY OFFSITE TREES WITH THE POTENTIAL OF BEING DAMAGED BY THE DEVELOPMENT OF THIS PARCEL MUST ALSO BE PROTECTED WITH TREE PROTECTION FENCING
- SILT FENCING IS TO BE LOCATED ON THE CONSTRUCTION SIDE OF THE TREE PROTECTIVE FENCING. SILT FENCING IS NOT TO BE LOCATED WITHIN THE DRIPLINE OF ANY TREE DESIGNATED FOR PRESERVATION.
- ALL TREES TO BE TRANSPLANTED MUST BE PROTECTED WITH TREE PROTECTION FENCING DURING LAND CLEARING AND GRADING, PRIOR TO TRANSPLANTING, IMMEDIATELY AFTER TRANSPLANTING, AND THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- ALL TRANSPLANTED TREES SHALL BE GUARANTEED FOR A PERIOD NO LESS THAN 2 YEARS. ANY TRANSPLANTED TREE NOT SURVIVING 2 YEARS AFTER TRANSPLANTING SHALL BE REPLACED ON AN INCH FOR INCH BASIS.

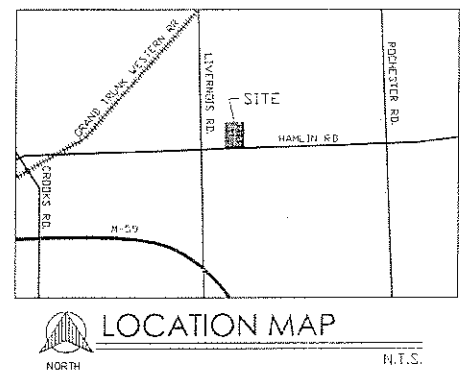
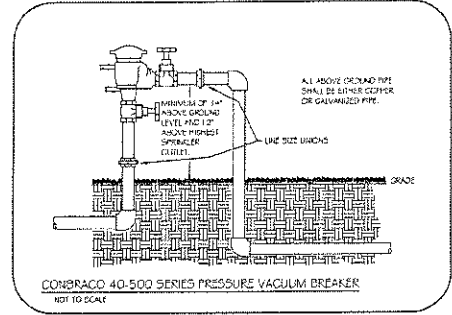
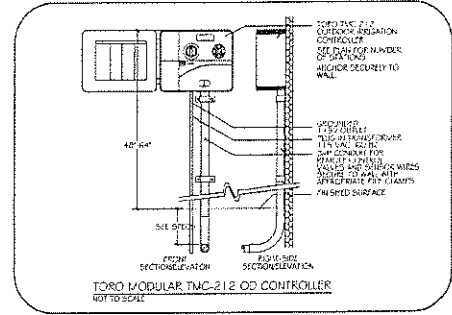
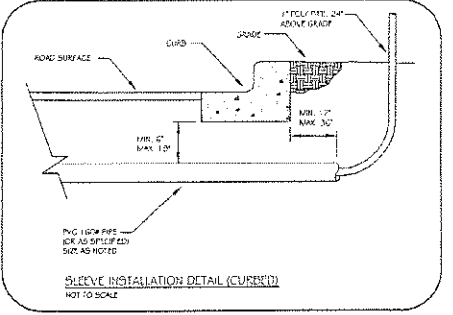
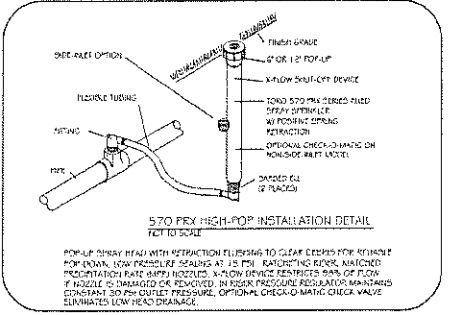
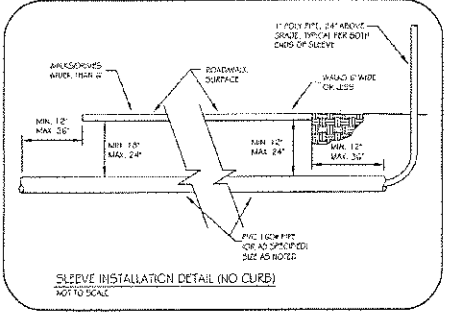
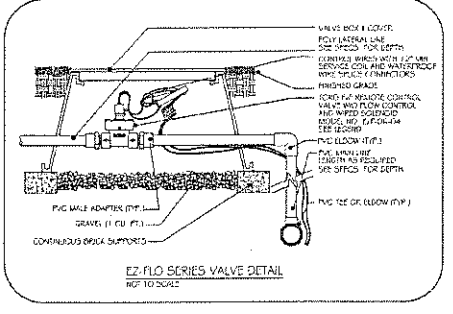
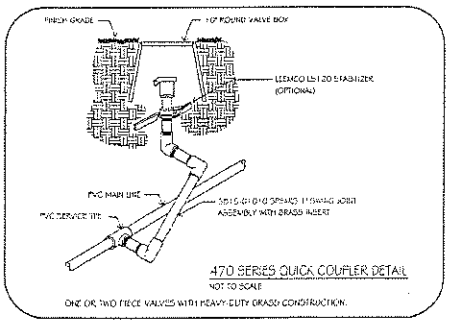
ADDITIONAL NOTES

- ALL LANDSCAPE BEDS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED AFTER COMPLETION OF ALL GRADING AND CONSTRUCTION. PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE BEDS TO BE DRESSED WITH SHREDDED BARK MULCH TO A DEPTH OF 4 INCHES.
- ALL LANDSCAPE BEDS TO BE EDGED WITH 1/2" x 4" ALUMINUM EDGING.
- THE APPLICANT WILL BE REQUIRED TO PROVIDE FUNDS TO THE CITY (\$200 PER LOT) FOR A TREE PLANTING ESCROW ACCOUNT THAT FORESTRY WILL UTILIZE TO PLANT 1 TREE PER LOT AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IT SHALL BE REQUIRED TO OBTAIN A SIGN PERMIT FOR ALL PROPOSED SIGNAGE PRIOR TO INSTALLATION.
- NO TREE SHALL BE TRANSPLANTED WITHIN 25' OF A DETENTION AREA OR WITHIN 10' OF AN ACCESS EASEMENT.
- ACCESS DRIVE SHALL BE SEEDING LAWN, WITH A COMPACTED 6" AGGREGATE BASE, AS APPROVED BY THE CITY OF ROCHESTER HILLS STAFF. [SEE DETAIL, SHEET L-4].

QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES, THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE SCOPE OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY. DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC., AND MAY NOT BE REPRODUCED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2008



ENTRY IRRIGATION DETAIL SCALE: 1" = 10' 0"



LEGEND

⊕	570Z-FRX-12P	0" MPR SERIES	TORO FIXED SPRAY POP-UP (1.2")
⊙	570Z-FRX-12P	1.5" MPR SERIES	TORO FIXED SPRAY POP-UP (1.2")
⊗	474-CO		TORO 1" QUICK COUPLER VALVE
⊕	EZF-06-04		TORO 1" ELECTRIC VALVE
□	TMC-212-00	4 STATION	TORO TMC CONTROLLER WITH RS1000 RAIN SWITCH
—		PVC 1.60\"/>	
—		OIL CREEK 1.00\"/>	
●		POINT OF CONNECTION	
▲		40-505-02	CONBRACO 1\"/>

- GENERAL NOTES:**
- COORDINATE THIS WORK WITH ALL OTHER TRADES.
 - ALL PLUMBING AND ELECTRICAL SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.
 - ALL SLEEVES SHALL BE 4" PVC 1.60\"/>
 - ALL PIPE NOT SIZED DOWNSTREAM OF VALVE IS 1".
 - IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR 1" TAP, 3/4\"/>
 - 115V POWER INTO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR.
 - CONTROLLER AND RAIN SWITCH SHALL BE MOUNTED AT LOCATION SHOWN ON PLAN (VERIFY EXACT LOCATION WITH OWNERS REPRESENTATIVE).
 - IF SITE PRESSURE IS NOT ADEQUATE, A BOOSTER PUMP AND RELATED EQUIPMENT MAY BE REQUIRED AT ADDITIONAL COST TO OWNER.
- WATER REQUIREMENTS: 6 GPM @ 41 PSI AT THE P.O.C.
- | ZONE NUMBER | VALVE SIZE | GPM | HEAD TYPE | ZONE NUMBER SYMBOL | CONTROLLER NUMBER |
|-------------|------------|-----|-----------|--------------------|-------------------|
| 1-1 | 1" | 6 | SPRAY | (1) | |
| 1-2 | 1" | 6 | SPRAY | (2) | |

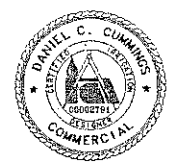
ESTIMATED IRRIGATION COST: \$7,000
SEE SHEET L-5 FOR A COMPLETE SITE COST ESTIMATE.



Spartan
Distributors

457 W. Division St.
Spartan, MI 49343
Ph: 616.287.7301
Fax: 616.297.6280

1050 Cuyler Road
Auburn Hills, MI 48326
Ph: 248.373.2800
Fax: 248.373.2899
800.822.2216



Design By: **CUMMINGS, C.I.D.**
Plan #: **05-036C**
Date: **3-1-06**
Revisions:

IRRIGATION PLAN
landscape architects • site planners
300 e. Long Lake Rd. Ste. 120, Bloomfield Hills, MI 48304
(p) 248.646.6504 (f) 248.646.4833

THE LEGACY CONDO DEVELOPMENT
790 W. HAMLIN ROAD, ROCHESTER HILLS, MICHIGAN
JAMES C. SCOTT & ASSOCIATES



NO. DOCS	1	10.25 US
REVISION	9.06	12.2.05
FINAL SPA	12.05	2.3.06
FINAL SPA	2.19.07	3.7.06
PERMITS		4.7.06
DATE	8/25/05	
DESIGN		
CHECK		
DATE		

L-4
CITY FILE # 05-031

THIS DESIGN IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT AND/OR OWNER WHO ASSUMES FULL RESPONSIBILITY FOR ITS CORRECTNESS.

TECHNICAL LANDSCAPE SPECIFICATIONS

1.1 CONTRACTOR QUALIFICATIONS

The Landscape Contractor will be duly licensed by the appropriate authorities to handle plant materials. He will be covered by Public Liability and Property Insurance and his employees covered by Workmen's Compensation Insurance. He will, upon request, furnish a list of major construction projects your organization has completed in the last five (5) years. A list of major construction projects your organization has underway.

1.2 SITE PREPARATION

A. Trees, brush or shrubs will not be pruned or removed from the site except as directed by the Landscape Architect. Competent persons shall do all pruning and removal. All tree wounds larger than one inch (1") shall be painted with approved tree paint. Debris resulting from pruning and removal shall promptly be removed from the site.

B. If the Contractor is responsible for furnishing fill soil, the material will be clean and well draining, free of any organic matter, debris, trash and heavy clay. Fill soil shall be spread and compacted in layers that are not to exceed twelve inches (12") in depth and will be properly compacted by the contractor.

C. If the Contractor is responsible for rough grading he will grade the subgrade to within a rough grading tolerance to two inches (2") and to be true to line and section. All rocks, stumps and building debris will be removed prior to the spreading of topsoil. Every effort will be made to eliminate depressions, tracks, and soft spots.

D. The Contractor will be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for cost incurred due to damage and replacement of said utilities.

E. The Contractor will verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.

F. The Contractor will coordinate all site layouts with Landscape Architect. Report any dimensional discrepancies to Landscape Architect prior to construction.

G. Any erosion and sedimentation from work on this site shall be contained on the site and not allowed to collect on any off-site areas or waterways. Waterways include both natural and man-made open ditches, streams, storm drains, etc.

H. The Contractor is responsible for replacement of any existing materials that are damaged during construction.

1.3 FINISH GRADING

A. Over the accepted subgrade, topsoil shall be spread over all lawn areas a minimum of two inches (2") unless otherwise specified. All stones larger than one and one-half inch (1 1/2"), rubble, concrete, sticks, and other objectionable materials that are exposed during fine raking, must be properly disposed of off-site. The Landscape Architect shall make the final determination as to what constitutes objectionable material. The Contractor is required to meet finish grades.

1.4 TREE PROTECTION

A. Prior to the initiation of any construction activity approved tree protection shall be erected and will remain in place until construction is complete.

B. The following activities may not occur within the drip line of all protected trees on the site:
 1. Storage of solvents, building materials, soil deposits, equipment, both side and running, and vehicular parking.
 2. Stripping of topsoil and any other sublayer material.
 3. Grade changes of any kind.

C. During construction, no wires, lines, etc. may be fastened in any form to any protected tree.

D. Care should be taken to prevent damage to any regulated trees located on adjacent properties that could be affected during construction.

E. When contracting utility services, notification must be given of the protected trees and all planting is to be performed outside of the drip lines.

1.5 PLANT MATERIAL

A. All plant material called for in the plant list as shown on the drawing will be of minimum size specified or larger. The height and spread will be measured according to the horticultural standards of the American Association of Nurserymen. Trees will not be accepted if the balls of earth are loosened or broken. All plants shall be healthy vigorous stock, free from disease and with well developed root systems. They shall be nursery grown, inspected by the Department of Agriculture's Bureau of Plant Industry, and subject to approval by the Landscape Architect.

B. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect. The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.

C. The Landscape Architect will have the prerogative to request the source of supply for all plant material to be used, before delivery is started. When specimen material is indicated or when the best interest of the Owner may be served, the Landscape Architect or their designated representative will have the right to inspect the material prior to delivery.

D. Only materials conforming to the requirements of these specifications or specimens approved by the Landscape Architect or authorized agents shall be used in the work. Any material that, after approval, has for any reason become unfit for use will not be incorporated into the work.

E. The Bidder will not modify his bid because of his inability to find a source of supply of plant material specified. If the Landscape Contractor can show satisfactory evidence before the contract is awarded that a particular species is not available, a substitution will be negotiated on the following basis:

1. Determine from the current catalog of the Lake County Nursery Exchange, Inc. Perry, Ohio 44081 and/or Landscape Supply Co. Taylor, Michigan 48180 the price of one plant to be substituted.

2. The price to be paid the Landscape Contractor for furnishing, planting, and guaranteeing each substituted item will be the same proportion to the bid price as the catalog price determined above.

NOTE: A particular nursery catalog is stipulated only to set-up, before the opening of bids, a rigid procedure for negotiating unit prices on material substituted in place of the specified material.

F. Trees will be measured in trunk diameter six inches (6") above ground line if the trunk is four inches (4") or less in diameter. If over four inches (4") in diameter, it shall be measured twelve inches (12") above the normal ground line. All trees shall have a straight trunk, except those otherwise indicated, and be free of bruises and blemishes. The tree crown shall be well formed structurally having sufficient twig growth to insure proper growth of the tree. All limbs shall radiate in a normal manner from the trunk.

G. Small ornamental trees will be measured on an average from the ground line to the top of previous year's growth on the vertical branches. All plants, unless otherwise specified, shall be heavy types and may be inspected on the site before Contractor installs the material.

H. Multi-stemmed trees and shrubs will be measured at the average distance across the body of the plant from top to tip of branches in their natural position, and at the average height.

I. Plants will be handled properly and protected during transportation to insure satisfactory condition at destination point. The Landscape Architect reserves the right to reject any plants that do not meet the above specifications.

J. Bare root stock and balled & burlapped plants will be carefully protected with wet straw, mulch, or other materials so that the plants will be stored with their roots in a moist and healthy condition, and shall be governed by weather conditions and the length of time that the root ball must remain above ground.

K. Trunks and branches of all trees will be carefully protected from injury of any kind during all operations of digging, loading and transporting. Any plants that are injured may be rejected by the Landscape Architect.

L. All plants so specified, will be balled and burlapped previous to shipment. Such plants shall be lifted from the ground in such a manner as to retain a firm ball of earth. The size of the ball will conform to AAS guidelines. Plants will not be accepted if the balls of earth are loosened or broken.

M. All plant material shall be planted plumb and at the correct depth, and shall be staked, guyed and wrapped, as soon or possible after planting. It will be at the discretion of the contractor to use the appropriate products and material so the plants will remain straight, properly aligned, and at the proper elevation for the guarantee period. The owner has the option of having the contractor remove all staking and guying material at the end of the guarantee period.

N. All pruning will be performed on the job site by a competent plantsman. All broken branches and roots will be removed in an approved manner providing a clear cut.

O. The Contractor will thin bare root plants by removing 1/3 of their branching. This will be done in an artful fashion so as not to destroy the natural character of the plant. Shearing will not be accepted except on hedges where all plants will be pruned to a uniform height and width.

1.6 SOIL PREPARATION AND PLANTING

A. The Contractor shall prepare such quantities of planting soil as may be required to install plants in accordance with the accepted practice of the American Association of Nurserymen and to the satisfaction of the Landscape Architect. Deciduous, and evergreen trees and shrubs, perennials, groundcover and ericaceous plants will be potted planted using a soil mixture of three (3) parts topsoil and one (1) part peat.

Notes: The contractor will acidify the ericaceous soil with ferric sulfate to arrive at pH of 4.5

B. A general guideline for excavation of the plant pits follows:

SIZE	PLANT	PIT SIZE*	
		Each Side	Bottom**
3" cal. Or less	Deciduous Tree	8"	8"
More than 3" cal	Deciduous Tree	12"	12"
8" ht. or less	Evergreen Tree	8"	5"
More than 8" ht.	Evergreen Tree	12"	12"
Mult. Stem	Tree/Lg. Shrub	8"	8"
Small to medium	Deciduous Shrub	6"	6"
Small to medium	Evergreen Shrub	6"	6"
1 gal. Plus	Perennials	3"	3"

Notes: * Soil conditions could modify these sizes
 ** After excavation, backfill with existing soil so that root ball sits at proper grade

C. Metal and tar paper containers shall be removed from all container grown plant materials. Biodegradable paper maché containers may be left in place, but additional holes shall be punched through the sides to provide adequate drainage. The upper collars of such containers should be removed so that they do not protrude above grade. The top one-half of burlap shall be removed from the top of the plant ball. All nylon cord or plastic type ropes shall be removed from the trunks to prevent future girdling.

D. The Contractor is responsible for the proper placement, alignment and setting of all plants. Care shall be taken to place all plants at their proper depth. In wet situations baled and burlapped plants may be planted slightly higher than their original grade.

1.7 SEEDING

A. Spread commercial fertilizer (15/0/15) evenly with a mechanical spreader at the rate of 150 lbs/acre and thoroughly incorporate into the topsoil to a depth of two inches (2"), immediately before seeding, rework and moisten the surface.

B. Seed will be planted at the uniform rate of six (6) pounds per one thousand square feet (1,000 sq. ft.). Seed will be clean, new crop seed composed of the following mixtures:

Kentucky Blend	33%
Creeping Red Fescue	33%
Fine Leaf Rye Grass	33%

(unless otherwise specified on the plan)

All seed shall have a 97% purity rating. Certification of the seed mix will be provided to the Landscape Architect prior to any seeding operation, if so requested.

C. Incorporate all seeding by use of a brilliant seeder with roller to a minimum depth of one-half inch (1/2") or approved equal.

D. All seeded areas will be mulched with straw mulch or hydro mulch. This will be left to the discretion of the Contractor.

E. Any part of this area that fails to show a uniform germination shall be reseeded at no additional expense to the Owner and such reseeded shall continue until a dense lawn is established.

F. It is the intent of these specifications to obtain a finished lawn surface free of humps and depressions, and satisfactory for mowing with hand or mechanical mowers, and to establish an even dense, weed free turf of permanent grasses. Any part of the seeded area that fails to show a uniform growth shall be reseeded by the Contractor until a dense lawn is produced. Damage to the lawn areas resulting from erosion or Contractor's operations shall be repaired by the Contractor until the lawn is accepted.

1.8 SODDING

A. Seed mixture composition of the sod will be approved by the Landscape Architect prior to delivery on site. Sod will be laid over approved subgrade. Sod will have a uniform sodded thickness of 3/4", plus or minus 1/4". Sod shall be harvested, delivered and transplanted within 36 hours. Sod will be weed free and placed flush at the joints so that no gaps occur.

B. Any area or amount of sod that dies shall be replaced at no additional expense to the Owner.

C. It is the intent of these specifications to obtain a finished lawn surface free of humps and depressions, and satisfactory for mowing with hand or mechanical mowers, and to establish an even dense, weed free turf of permanent grasses. Any part of the area that fails to show a uniform growth shall be sodded by the Contractor until a dense lawn is produced. Damage to the lawn areas resulting from erosion or Contractor's operations shall be repaired by the Contractor until the lawn is accepted.

1.9 SEEDING AND SODDING MAINTENANCE

A. Maintenance shall begin immediately after a portion of turf is installed and shall be the responsibility of the contractor for a period of 30 days. Also, one mowing of sodded lawn and two mowings of the seeded lawn will be required.

B. Maintenance shall also include, but not be limited to the watering, weeding, reseeding, rerothing, rolling, trimming and other operations as necessary. The areas shall be kept watered with sprinklers or other approved methods during dry weather or when deemed necessary by the Landscape Contractor. The sod shall be thoroughly watered when initially laid. Note that a sprinkler irrigation system is typically planned, so the system should be operable at the time of sod installation.

1.10 FERTILIZING AND WATERING OF PLANT MATERIAL

A. Fertilizing is left to the discretion of the Contractor. In no case should dry type commercial fertilizers be placed in the root zone, unless they are the pelleted slow release type, designed for this purpose.

B. All plants will be thoroughly watered in by the Contractor immediately after planting. Watering will be the Contractor's responsibility until the installation is accepted by the Owner. The Contractor will advise the Owner on the proper care of the new plantings and will be responsible for checking the condition of the plants as necessary and advise the Owner of any deficiency or excess of watering during the warranty period.

1.11 EDGING

A. Edging will be the type specified and installed where shown on the drawing.

B. All edging shall be installed uniform to the grade and in straight alignment.

C. Edging will be cut or perforated when installed in low areas, swales or any situation where drainage might be impeded.

D. Variation from the plan will not be allowed unless otherwise specified by the Landscape Architect.

1.12 STONE MULCH

A. All stone mulch specified on the plan will be of the type and size aggregate indicated and will be applied at the thickness specified on the plan.

B. The stone mulch material shall be consistent in size, shape, and color, will be of premium grade and washed clean prior to installation.

C. The stone mulch will be placed on top of Fabric Weed Barrier (Dupont Typar #3201 or equal) after the soil has been treated with an approved pre-emergent weed preventative. The pre-emergent weed preventative will be applied at a rate specified by the manufacturer.

1.13 SHREDDED BARK MULCH

A. All planting beds indicated on the plan shall contain a layer of Shredded Bark Mulch. Mulch shall be applied at the thickness specified on the plans. The finish grade shall conform to the surrounding grade.

B. The mulch material shall have a dark brown, fine shredded appearance with no large objectionable pieces. No wood chips will be allowed.

C. Approved pre-emergent weed preventative shall be applied to all mulched beds at a rate specified by the manufacturer.

D. All evergreen and deciduous trees in lawn areas will receive approximately ten (10) sq. ft. of Shredded Bark Mulch per tree at a four inch (4") minimum depth.

1.14 GUARANTEE

A. The Contractor will guarantee in writing all plant material to be true to name and in vigorous condition at time of planting. In addition, he will guarantee the life of all plant materials 100% for a period of two (2) years from the date of approval by the City of Rochester Hills' Landscape Architect. Replacements shall be made during the next appropriate planting season.

B. All construction will be guaranteed in writing against faulty workmanship and materials for a period of two (2) years from the date of approval by the City of Rochester Hills' Landscape Architect.

1.15 ACCEPTANCE & PAYMENT

A. The job will be accepted when completed to the satisfaction of the Landscape Architect and Owner. The Landscape Architect shall have the authority to reject any material that does not meet the specifications or is improperly planted or placed. All debris resulting from the Landscape job will be removed and the beds properly graded and raked prior to acceptance.

All mud, dirt, and debris tracked onto existing roads from the site due to his construction duties shall be removed by the contractor.

Any damage caused by the Landscape Contractor to existing plants, structures, walks and lawns must be repaired prior to final payment.

B. Partial payments shall be made as various stages of the job are completed and accepted:

1. Construction
2. Planting
3. Sodding

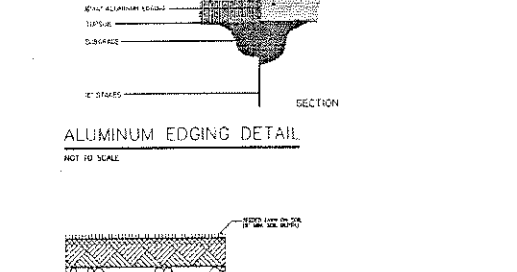
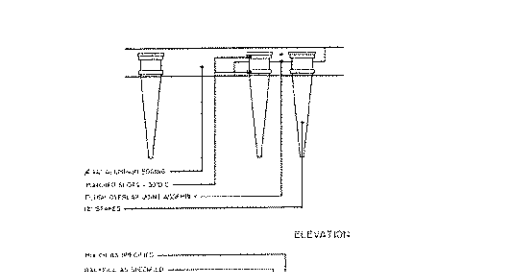
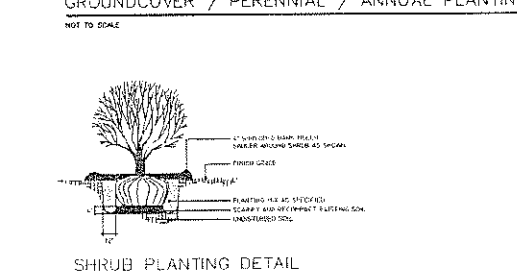
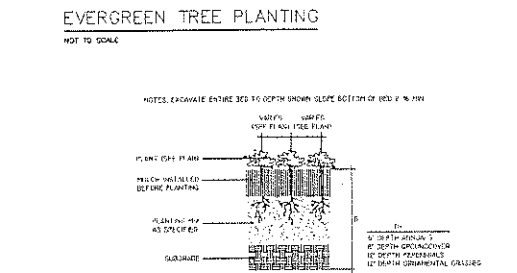
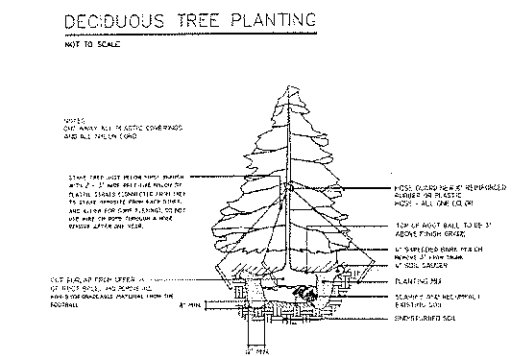
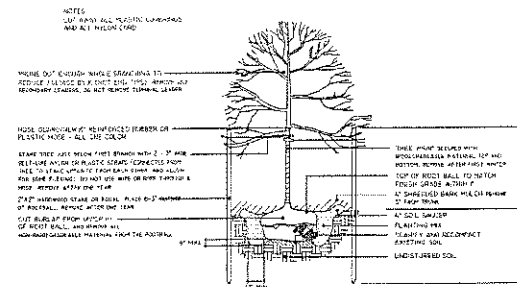
Ten percent (10%) of said payments shall be retained until the total contract is completed and accepted.

1.16 MISCELLANEOUS NOTES

A. Care should be taken by Contractor not to plant under or over utility lines, and easements, or in any location where existing utilities will interfere with the growth of plant material.

B. Contractor shall be responsible for checking plant and material quantities to ensure quantities on drawings and plant list (if provided) are the same. In the event of a discrepancy, the quantities on the plans shall prevail.

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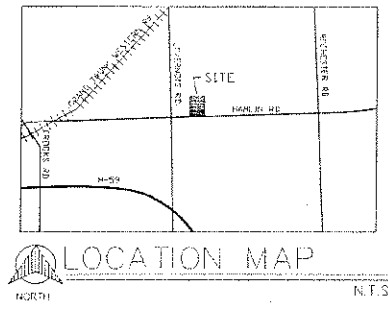
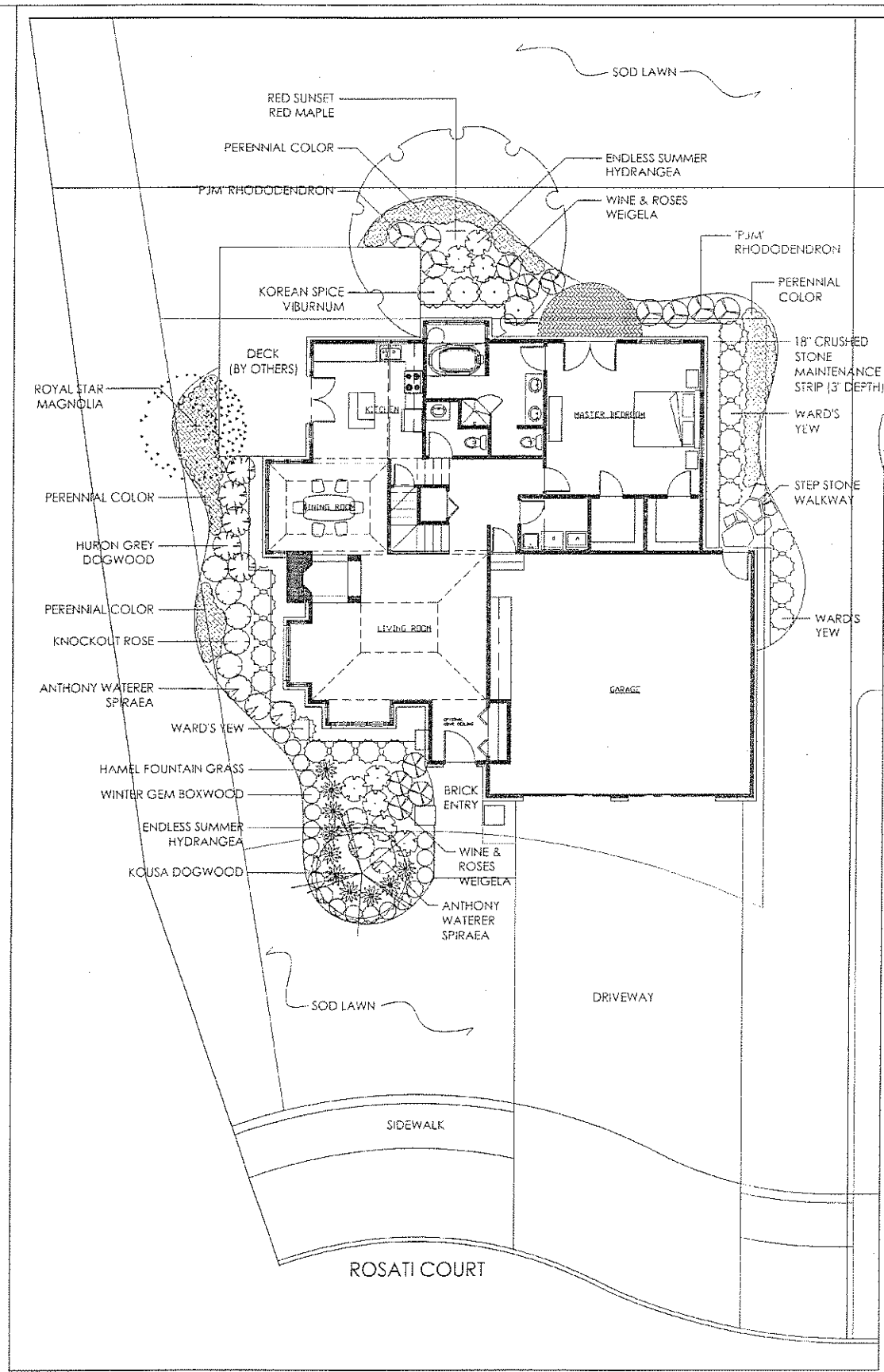
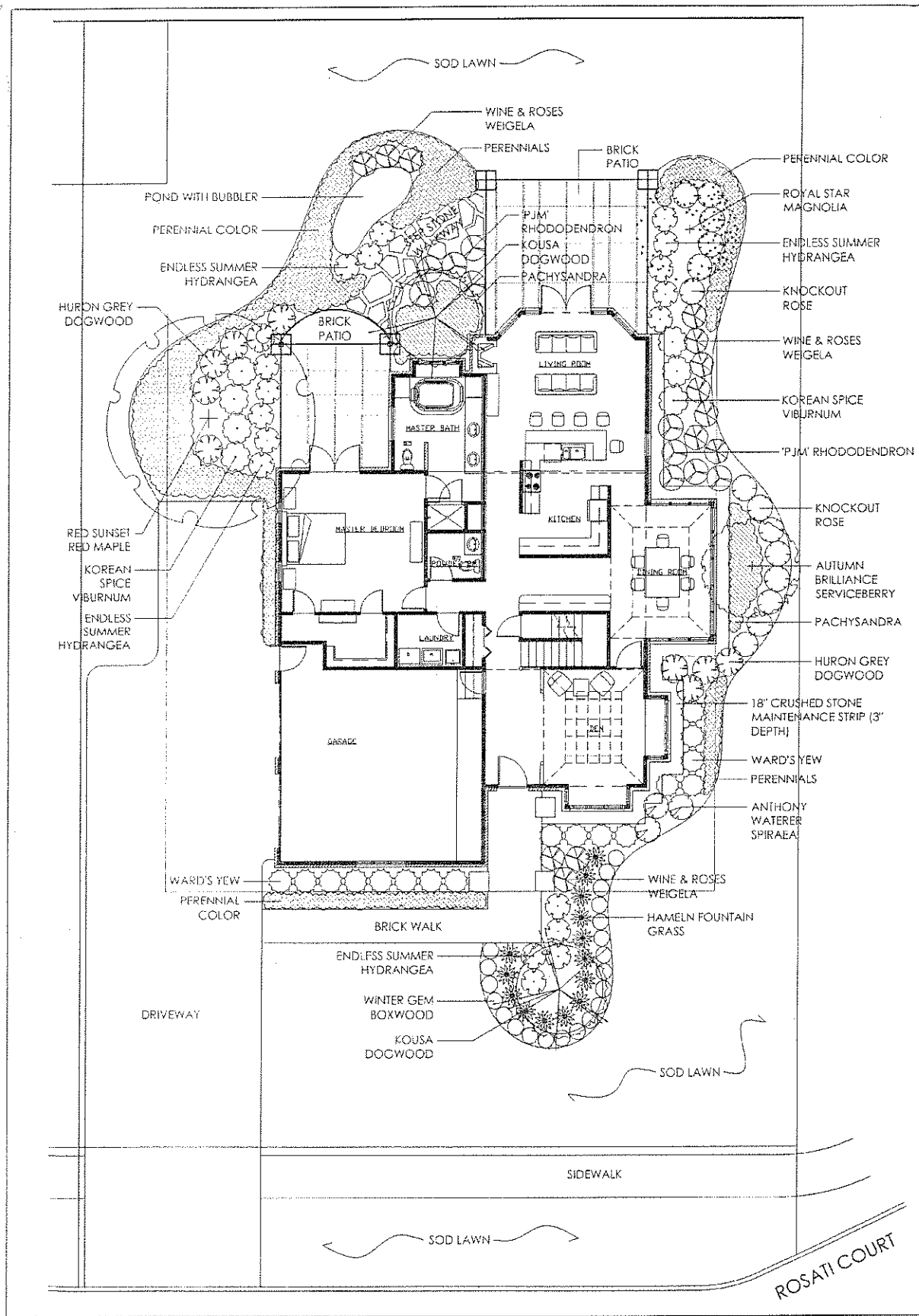


PRELIMINARY COST ESTIMATE - SITE LANDSCAPING

QTY.	BOT. NAME/COMMON NAME	SIZE	CONDITION	SPACING	UNIT	TOTAL	
DECIDUOUS SHADE TREES							
2	Tilia cordata 'Greenspire' Greenspire Linden	3" CAL.	B+B	AS SHOWN	\$500	\$1,000	
2	Quercus bicolor Swamp White Oak	3" CAL.	B+B	AS SHOWN	\$500	\$1,000	
EVERGREEN TREES							
4	Picea abies Norway Spruce	10 HT.	B+B	AS SHOWN	\$500	\$2,000	
5	Pinus strobus White Pine	10 HT.	B+B	AS SHOWN	\$500	\$2,500	
SHRUBS							
8	Juniperus x chinensis 'Sea Green' Sea Green Juniper	30" HT.	B+B	3' O.C.	\$40	\$320	
12	Hydrangea macrophylla 'Baker' Endless Summer Hydrangea	30" HT.	B+B	3' O.C.	\$40	\$480	
GRASSES AND PERENNIALS							
4	Mecarthus senensis 'Grosse Fontaine' Giant Fountain Japanese Silver Grass	-	-	AS SHOWN	\$30	\$120	
24	Sedum 'Autumn Joy' Autumn Joy Sedum	-	-	1 GAL.	18" O.C.	\$12	\$408
66	Hemerocallis 'Happy Returns' Happy Returns Daylily	-	-	1 GAL.	18" O.C.	\$12	\$792
OTHERS							
10	Assorted Perennials (determined by owner)	-	-	38 CELL FLAT	8" O.C.	\$45	\$450
7 cy.	Shredded Bark Mulch	-	-	FREE OF DYES	4" DEPTH	\$60	\$420
120 sq.	1/8" x 4" Aluminum Edging	-	-	LIN. FL.	-	\$6	\$720
2,570 sq.	Seed Lawn	-	-	-	-	\$2	\$5,140
-	Automatic Underground Irrigation System	-	-	-	-	\$7,000	\$7,000
						TOTAL	\$22,350

PRELIMINARY COST ESTIMATE - MODEL LANDSCAPING

QUANTITIES							TOTALS		
'A'	'B'	BOT. NAME/COMMON NAME	SIZE	CONDITION	SPACING	UNIT	'A'	'B'	
DECIDUOUS SHADE TREES									
1	1	Acer rubrum 'Franksred' Red Summit Red Maple	2" CAL.	B+B	AS SHOWN	\$500	\$500	\$500	
2	1	Cornus kousa Kousa Dogwood	2" CAL.	B+B	AS SHOWN	\$350	\$700	\$350	
1	1	Magnolia stellata 'Royal Star' Royal Star Magnolia	2" CAL.	B+B	AS SHOWN	\$350	\$350	\$350	
1	0	Amelechandra x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" CAL.	B+B	AS SHOWN	\$350	\$350	\$0	
SHRUBS									
7	4	Viburnum carolinense Korean Spice Viburnum	24-30" HT.	B+B	3.5' O.C.	\$80	\$560	\$320	
10	5	Cornus racemosa 'Husker' Husker Cherry Dogwood	24" HT.	Cont.	3' O.C.	\$60	\$600	\$300	
3	6	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spiraea	18-24" HT.	Cont.	3' O.C.	\$45	\$135	\$270	
17	21	Townia x media 'Nardin' Nardin Yew	24" SHR.	B+B	3' O.C.	\$40	\$680	\$540	
16	8	Hydrangea macrophylla 'Baker' Endless Summer Hydrangea	24" HT.	Cont.	3' O.C.	\$40	\$720	\$320	
14	5	Rosa 'Knockout' Knockout Rose	18-24" HT.	Cont.	3' O.C.	\$75	\$495	\$175	
10	7	Rhododendron 'PJM' PJM Rhododendron	24-30" HT.	Cont.	3' O.C.	\$60	\$600	\$420	
13	7	Wiegelia florida 'Vine & Roses' Vine & Roses Wiegelia	24" HT.	Cont.	3' O.C.	\$40	\$520	\$280	
21	20	Stevia macrophylla 'Water Goo' Water Gem Bonewood	18" HT.	B+B	2' O.C.	\$40	\$840	\$800	
GRASSES AND PERENNIALS									
14	10	Perennierium aspericymbium 'Hannib' Hannib Fountain Grass	-	-	2 GAL.	30" O.C.	\$15	\$210	\$150
214	76	Assorted Perennials (determined by owner)	-	-	1 GAL.	18" O.C.	\$12	\$2,568	\$912
7	0	Pachysandra terminalis Pachysandra	35 Cell	Flat	8" O.C.	\$40	\$280	\$0	
OTHERS									
20 cy.	11.5 cy.	Shredded Bark Mulch	-	-	FREE OF DYES	4" DEPTH	\$60	\$1,200	\$690
1.5 cy.	1.5 cy.	10A Crushed Landscape Stone (for maintenance strip)	-	-					



PLANT LIST

SEE COST ESTIMATE, SHEET L-5

UNIT	UNIT	UNIT	UNIT
'A'	'B'		
1	1	RED SUNSET RED MAPLE	Acer rubrum 'Franksred' - 2" cal., B&B
2	1	KOUSA DOGWOOD	Cornus kousa - 2" cal., B&B
1	1	ROYAL STAR MAGNOLIA	Magnolia stellata 'Royal Star' - 2" cal., B&B
1	6	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance' - 2" cal., B&B
7	4	KOREAN SPICE VIBURNUM	Viburnum carlesii - 24"-30" ht., 3.5 o.c.
10	5	HURON GREY DOGWOOD	Cornus racemosa 'Huron' - 24" ht., 3" o.c.
3	6	ANTHONY WATERER SPIRAEA	Spiraea x bumalda 'Anthony Waterer' - 18"-24" ht., 3" o.c.
17	21	WARD'S YEW	Taxus x media 'Wardii' - 24" sp., 3" o.c.
18	8	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Boiler' - 24" ht., 3" o.c.
14	5	KNOCKOUT ROSE	Rosa 'Knockout' - 18"-24" ht., 3" o.c.
10	7	'PJM' RHODODENDRON	Rhododendron 'PJM' - 24-30" ht., 3" o.c.
13	7	WINE & ROSES WEIGELA	Weigela florida 'Wine & Roses' - 24" ht., 3" o.c.
21	20	WINTER GEM BOXWOOD	Buxus microphylla 'Winter Gem' - 18" ht., 2" o.c.
14	10	HAMELN FOUNTAIN GRASS	Festuca ovina 'Hameln' - 2 gal., 30" o.c.
485ft	174sf	PERENNIAL COLOR	to be determined by owner
110sf	0	PACHYSANDRA	Pachysandra terminalis - 3/4 cell flat, 5" o.c.

ADDITIONAL NOTES

1. ALL LANDSCAPE BEDS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. ALL LANDSCAPE BEDS TO BE DRESSED WITH SHREDDED BARK MULCH TO A DEPTH OF 4 INCHES.
3. ALL LANDSCAPE BEDS TO BE EDGED WITH 1/2" x 4" ALUMINUM EDGING.

UNIT 'A' LANDSCAPE PLAN
SCALE: 1/8" = 1' 0"

UNIT 'B' LANDSCAPE PLAN
SCALE: 1/8" = 1' 0"

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LANDSCAPE PLAN FOR MODEL UNITS 'A' & 'B'
 790 W. HAMLIN ROAD, ROCHESTER HILLS, MI 48307
JAMES C. SCOTT & ASSOCIATES
 landscape architects • site planners
 300 e. Long Lake rd. ste. 120, Bloomfield Hills, MI 48304
 (P) 248.646.6554 (F) 248.646.4838

BID DOCS	5.31.06	10.25.06
IRREVISED	9.5.06	12.2.06
FINAL SPA	12.5.06	2.3.06
FINAL SPA	2.13.07	3.7.06
		PERMITS 4.7.06

DATE: 8/25/06
 DRAWN BY: BMW
 CHECKED BY: JCS
 SCALE: AS NOTED

M-1
CITY FILE # 08-031