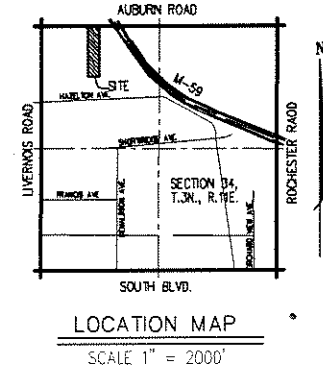


"PINE WOODS CONDOMINIUMS"

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



29 TOTAL UNITS

- NOTES:**
- THIS SITE CONDOMINIUM IS ZONED R-4 SINGLE FAMILY RESIDENTIAL DISTRICT.
 - LAYOUT AND DIMENSIONS ARE TENTATIVE AND SUBJECT TO MODIFICATION UPON CALCULATION OF THE CONDOPLAT.
 - A 10 FT. (MINIMUM) EASEMENT IS AT THE FRONT OF EACH UNIT FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
 - ALL UNITS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER MAIN.
 - ALL SANITARY SEWERS, SERVICES AND RELATED ITEMS MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
 - ALL STORM SEWER AND RELATED ITEMS MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
 - ALL STORM WATER BASIN MUST BE DESIGNED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
 - ALL INTERIOR STREETS WILL BE PAVED WITH CONCRETE. PAVEMENT TO BE 27 FT. WD. (BACK TO BACK).
 - THE DEVELOPER SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY AND THE STATE OF MICHIGAN.
 - INDICATES PROPOSED DRAINAGE PATTERN.
 - EXISTING GRADES VARY OVER THE EXISTING SITE. PROPOSED STREET GRADING WILL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROCHESTER HILLS.
 - ELECTRICAL AND GAS LINES WILL BE IN THE STREET RIGHT-OF-WAY OR FRONT YARD EASEMENTS.
 - ALL INTERIOR WATER MAIN TO BE 8" DIAMETER (MINIMUM).
 - ALL WATER MAIN AND APPURTENANCES MUST BE DESIGNED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
 - SOIL TYPES FOR THIS SITE ARE MARLETTE SANDY LOAM AND FOX SANDY LOAM ACCORDING TO INFORMATION MADE AVAILABLE BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE (WELL-SUITED FOR BUILDING DEVELOPMENT).
 - TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY MCS ASSOCIATES, INC.
 - SITE WORK BEFORE AND DURING CONSTRUCTION SHALL COMPLY WITH NTPA-241.
 - SEWERAGE IS REQUIRED THROUGHOUT THE SITE CONDOMINIUM AND WILL BE INDICATED ON THE ENGINEERING PLANS.
 - EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AS REQUIRED.
 - ALL SITE CONDOMINIUM SIGNS REQUIRE PERMITS.
 - 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 FT. APART, AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87.
 - OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS OR LAND CLEARING MATERIALS.
 - ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
 - SINGLE PHASE CONSTRUCTION.
 - ALL WORK IN THE AUBURN ROAD RIGHT-OF-WAY REQUIRE PERMIT.

LEGEND:

- SHEET 1 FINAL SITE PLAN
- SHEET 2 FINAL SITE DESIGN
- SHEET 3 OVERFLOW DRAINAGE
- SHEET 4 TOPOGRAPHIC SURVEY
- SHEET 5 AUBURN ROAD SURVEY
- SHEET 6 TREE SURVEY PLAN
- SHEET 7 TREE PRESERVATION PLAN
- SHEET L1 LANDSCAPE PLAN
- SHEET L2 LANDSCAPE PLAN

PROPRIETOR:
L & R HOMES INC.
2480 WALTON BOULEVARD
SUITE 203
ROCHESTER HILLS, MICHIGAN, 48309
TELEPHONE (248) 373-5983

AUTHORIZED REPRESENTATIVES
LORENZO RANDAZZO
VITO RANDAZZO

PREPARED BY:
JOHN C. WRIGHT, P.E.
PROFESSIONAL ENGINEER No. 51425
44444 MOUND ROAD
SUITE 100
STERLING HEIGHTS, MICHIGAN 48314
TELEPHONE (586) 726-6310

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS.

J ASSOCIATES, INC.
Civil Engineering and Surveying

44444 Mound Road, Suite 100
Sterling Heights, Michigan 48314
Telephone (586) 726-6310
Fax (586) 726-0042

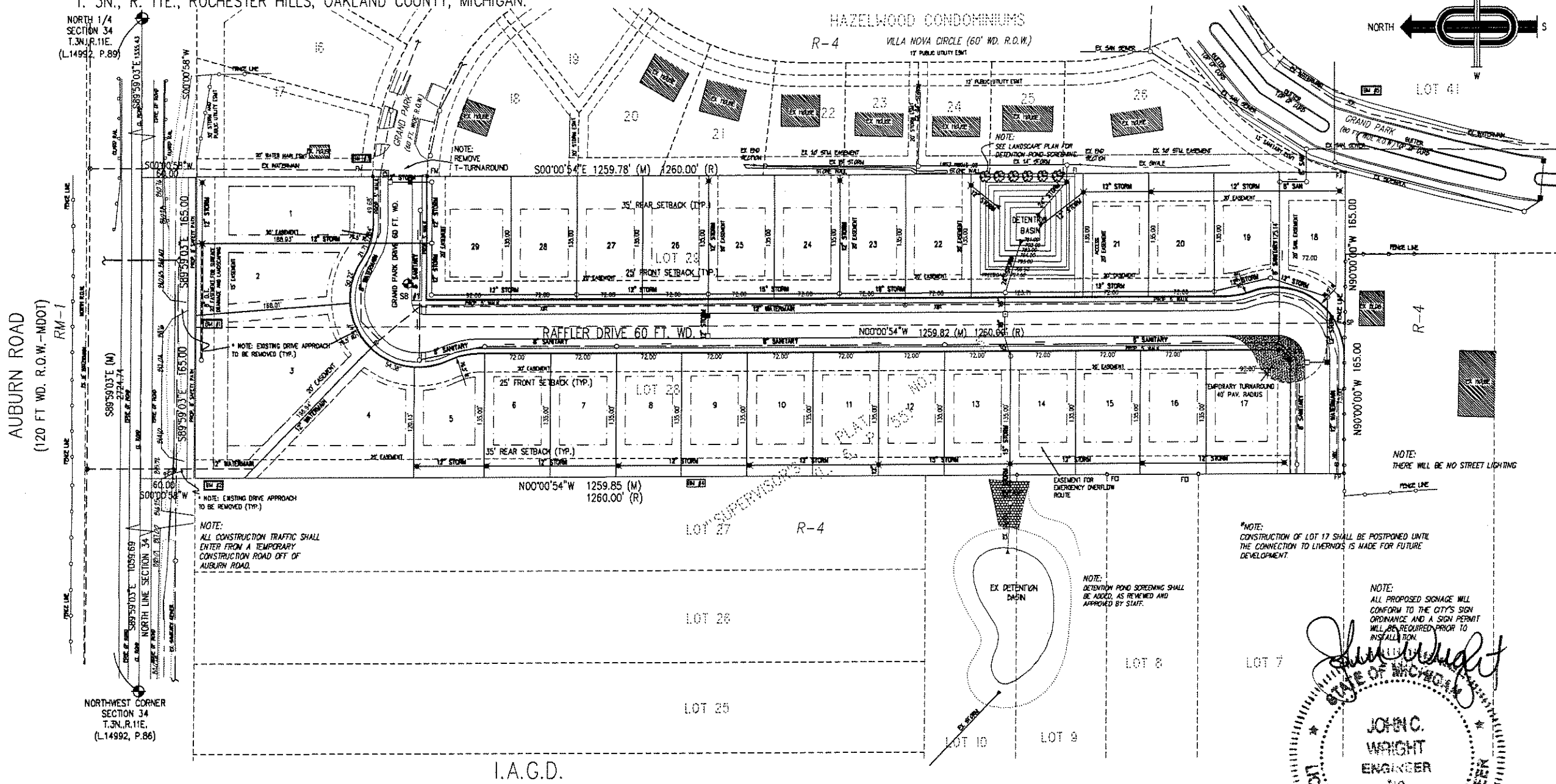
FORMERLY MCS ASSOCIATES, INC.

PINE WOODS CONDOMINIUMS
PART OF NORTHWEST 1/4 OF SECTION 34, T. 3N., R. 11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 05-17-07 SCALE 1" = 60'
DRAWN BY CLS SHEET 1 OF 7
CHECKED BY JCW DRAWING PS-07-825

CITY FILE #05-005

FINAL SITE PLAN



ZONING REQUIREMENTS

ZONE	R-4
MINIMUM CORNER UNIT WIDTH	92 FT
MINIMUM UNIT WIDTH	72 FT
MINIMUM UNIT AREA	6,640 SQ FT
MINIMUM SIDE YARD	10 FT
MINIMUM TOTAL SIDE YARD	20 FT
MINIMUM REAR YARD	35 FT
MINIMUM FRONT YARD	25 FT

(UNIT AVERAGE CONCEPT USED)

NET DENSITY
29 UNITS/8,544 ACRES = 3.04 UNITS/ACRE
< 3.4 UNITS/ACRES (ORDINANCE 20.01a.1)

UNIT AREAS

UNIT	UNIT WIDTH (FT.)	AREA (SQ. FT.)
1	72.18	13,618
2	72.00	12,860
3	72.00	24,822
4	72.00	15,898
5	76.64	9,784
6	72.00	9,720
7	72.00	9,720
8	72.00	9,720
9	72.00	9,720
10	72.00	9,720
11	72.00	9,720
12	72.00	9,720
13	72.00	9,720
14	72.00	9,720
15	72.00	9,720
16	72.00	9,720
17	82.00	12,379
18	79.93	10,258
19	72.00	9,403
20	72.00	9,720
21	72.00	9,720
22	72.00	9,720
23	72.00	9,720
24	72.00	9,720
25	72.00	9,720
26	72.00	9,720
27	72.00	9,720
28	72.00	9,720
29	92.00	12,361

UNIT AVERAGE 10,897

I.A.G.D.

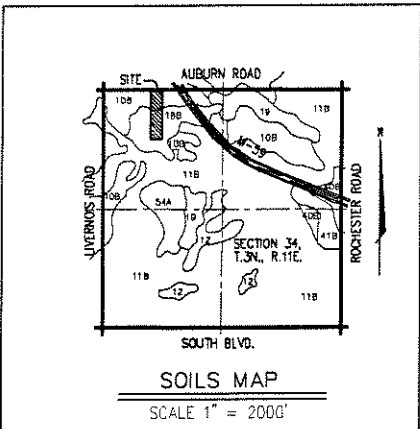
LEGAL DESCRIPTION: Lot 28
Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Lot 28 of "Supervisor's Plat No. 5," as recorded in Liber 6, of Plats, Page 55, Oakland County Records.

Subject to the rights of the public and any governmental unit in any part of land taken therefor, used or deeded for street, road or highway purposes.

LEGAL DESCRIPTION: Lot 29
Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Lot 29 of "Supervisor's Plat No. 5," as recorded in Liber 6, of Plats, Page 55, Oakland County Records.

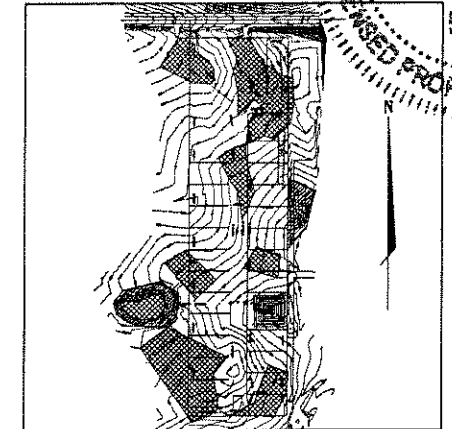
Subject to the rights of the public and any governmental unit in any part of land taken therefor, used or deeded for street, road or highway purposes.

- BENCHMARK DESCRIPTIONS**
- PK AND WASHER NORTH FACE OF UTILITY POLE. LOCATED APPROXIMATELY AT THE MIDDLE OF NORTH PROPERTY LINE @ HOUSE #713. ELEV. 811.64
 - UTILITY POLE LOCATED AT NORTHWEST CORNER OF PROPERTY @ HOUSE #745. ELEV. 816.73
 - ARROW TOP HYDRANT LOCATED THE END OF GRAND PARK DRIVE. ELEV. 810.18
 - MAG EAST FACE ON 19 IN OAK. LOCATED ±800 FT. FROM CENTERLINE OF AUBURN ROAD ON WEST PROPERTY LINE. ELEV. 810.96
 - ARROW TOP HYDRANT LOCATED APPROXIMATELY ±75 FT. FROM SOUTHEAST CORNER OF PROPERTY. EAST SIDE OF GRAND PARK BLVD. ELEV. 788.34



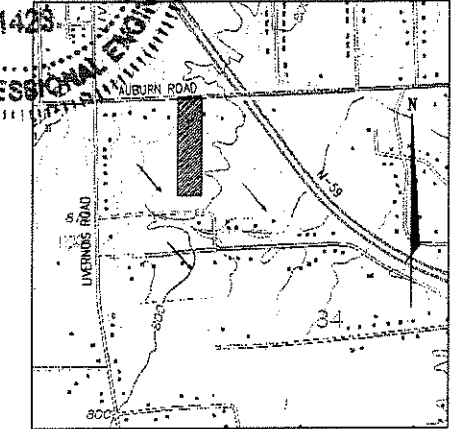
Soil Survey Legend

- 10B - Marlette sandy loam, 1 to 6 percent slopes
- 11B - Capac sandy loam, 0 to 4 percent slopes
- 12 - Bracketon and Oak loams
- 18B - Fox sandy loam, 1 to 6 percent slopes
- 19 - Siloam loam
- 40B - Utterback, loamy undulating
- 41B - Argenta, sandy and loamy undulating
- 54A - Marlette sandy loam, 0 to 3 percent slopes



LEGEND: SLOPES BASED ON ONSITE TOPOGRAPHY

- EXISTING SLOPES LESS THAN 2%
- EXISTING SLOPES 2% - 4%
- EXISTING SLOPES GREATER THAN 4%

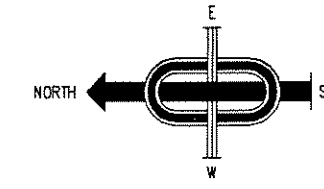
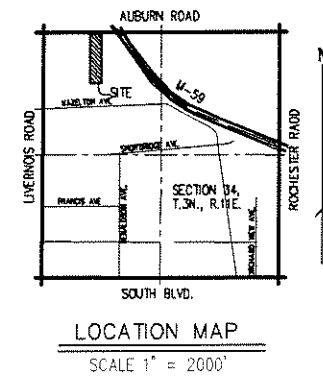


WATERSHED MAP (USGS)
SCALE 1" = 1000'

JOHN C. WRIGHT
ENGINEER
No. 51425
LICENSED PROFESSIONAL ENGINEER

"PINE WOODS CONDOMINIUMS"

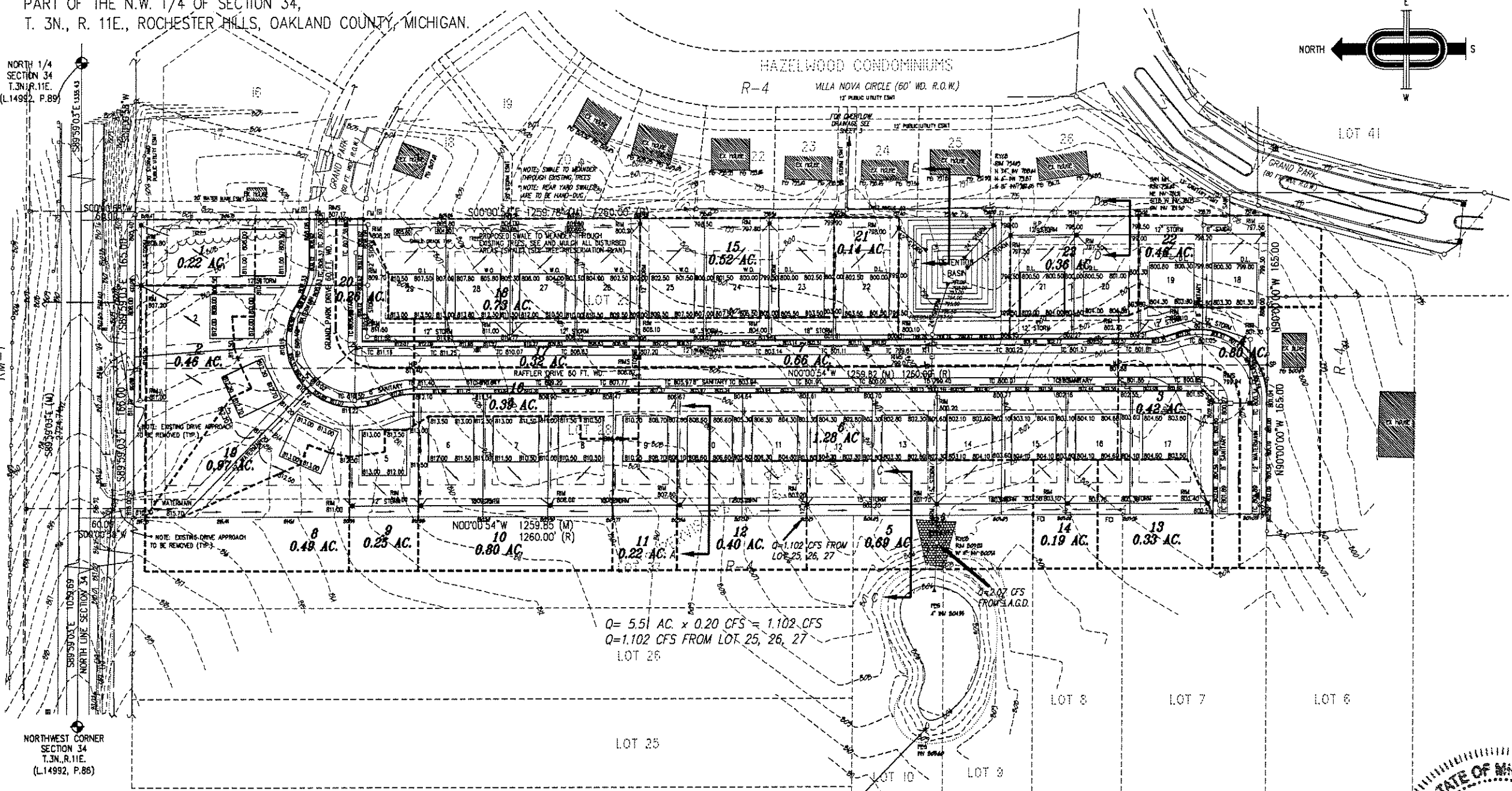
PART OF THE N.W. 1/4 OF SECTION 34,
T. 3N., R. 11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



NORTH 1/4 SECTION 34 T.3N., R.11E. (L.14992, P.89)

AUBURN ROAD (120 FT. WD. R.O.W.-MDOT) RM-1

NORTHWEST CORNER SECTION 34 T.3N., R.11E. (L.14992, P.86)



DETENTION CALCULATIONS
REQUIRED STORAGE PER O.C.D.C. STANDARDS: (10 YEAR STORM)

DEVELOPED AREA: 9.544 Ac. C = 0.40
EQUIVALENT AREA: (9.544 Ac.)(0.40) = 3.817 Ac.

$Q_p = (9.544 \text{ Ac.})(0.20 \text{ CFS/Ac.}) = 1.908 \text{ CFS}$
 $Q_o = (1.908 \text{ CFS}) / (3.817 \text{ Ac.}) = 0.50$
 $T = -25 + [8.5623 / (0.50)^{0.5}] = 89.56 \text{ MIN}$
 $V_s = 10.500(89.56 \text{ MIN}) - 40(0.50)(89.56 \text{ MIN}) = 6,417.42 \text{ CF}$
 $V_t = (6,417.42 \text{ CF}) / (3.817 \text{ Ac.}) = 22,495 \text{ CF}$

ACTUAL POND SIZE

VOLUME = $H/3(A_1 + A_2 + A_3)$
A1 = AREA AT TOP SURFACE
A2 = AREA AT BOTTOM SURFACE
H = HEIGHT

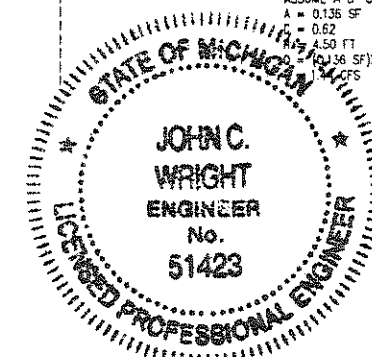
ELEVATION	AREA	VOLUME
791.00	788	1183
792.00	1628	2172
793.00	2765	3459
794.00	4204	5047
795.00	5940	6834
796.00	7978	8834
796.50	9108	1268

Storage Elev 791.00 to 796.50 = 23,063 cf.

STORAGE REQUIRED = 22,495 CF

RESTRICTED OUTLET CALCULATIONS:

$Q_o = \text{ASSUME } 1.908 \text{ CFS}$
ASSUME A 5" ORIFICE
 $A = 0.136 \text{ SF}$
 $H = 0.62$
 $Q = 1.48 \text{ CFS}$



NOTE:
SEE JW ASSOCIATES, INC.
DRAWING NO. E-106-719 FOR
ENGINEERING PLANS

NOTE:
NOT TO BE USED AS CONSTRUCTION DRAWINGS

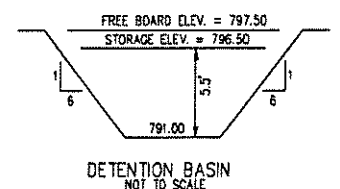
- NOTE:**
- RESTRICTED FLOW FROM THE DETENTION BASIN AND OVERFLOW DRAINAGE FROM ON-SITE DRAINAGE AREAS HAS BEEN SIZED AND WILL BE CONTAINED IN THE EXISTING STORM SEWER SYSTEM IN HAZELWOODS CONDOMINIUM.
 - THE DEVELOPER IS AWARE OF THE SOIL BORINGS. THIS INFORMATION WILL BE FORWARDED TO THE CITY AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
 - SINCE STORAGE DEPTH EXCEEDS 4 FT., WRITTEN APPROVAL WILL BE REQUIRED FROM CITY ENGINEER.
 - PROPOSED PRIVATE UTILITIES ON THE SITE, INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE, ETC. WILL BE PROVIDED WHEN CONSTRUCTION PLANS ARE SUBMITTED.
 - DETENTION BASIN SHALL INCORPORATE SEDIMENT AND NUTRIENT RUNOFF TRAPPING USING BEST AVAILABLE TECHNOLOGY METHODS.
 - ADDITIONAL TEMPORARY PAVEMENT MAY NEED TO BE REMOVED WHEN THE FUTURE ROAD IS CONNECTED SO THAT THE TYPICAL JOINTING PATTERN FOR CONCRETE ROADS ARE PROVIDED.

ALL PROPOSED GRADES WILL MATCH EX. ELEV. AT PROPERTY LINE WHERE GRADING ESMTS. ARE NOT OBTAINED.

PROTECTIVE SWALE TO BE BUILT TO CARRY DRAINAGE LATERALLY IN THE DIRECTION OF DRAINAGE, TO THE CATCH BASINS.



DETAIL REAR YARD SWALE SECTION A-A



DETENTION BASIN NOT TO SCALE

LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MANHOLE w/ R.Y.C.B. COVER
- STANDARD MANHOLE
- 3" DIA. R.Y.C.B.
- 2" DIA. R.Y.C.B.
- MANHOLE w/ PAVT. C.B. COVER - 2' SUMP
- STD. PAVT. CATCH BASIN - 2' SUMP
- STD. PAVT. INLET - 2' SUMP
- GATE VALVE IN WELL
- EXISTING HYDRANT
- PROPOSED HYDRANT

JW ASSOCIATES, INC.
Civil Engineering and Surveying

44444 Mound Road, Suite 100
Sterling Heights, Michigan 48314
Telephone (586) 726-6310
Fax (586) 726-0042

FORMERLY MCS ASSOCIATES, INC.

PINE WOODS CONDOMINIUMS
PART OF NORTHWEST 1/4 OF SECTION 34, T. 3N., R. 11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

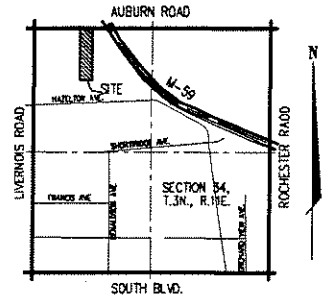
DATE 05-17-07 SCALE 1" = 60'
DRAWN BY CLS SHEET 2 OF 7
CHECKED BY JCW DRAWING PS-07-825

CITY FILE #05-005

UTILITY/GRADING PLAN

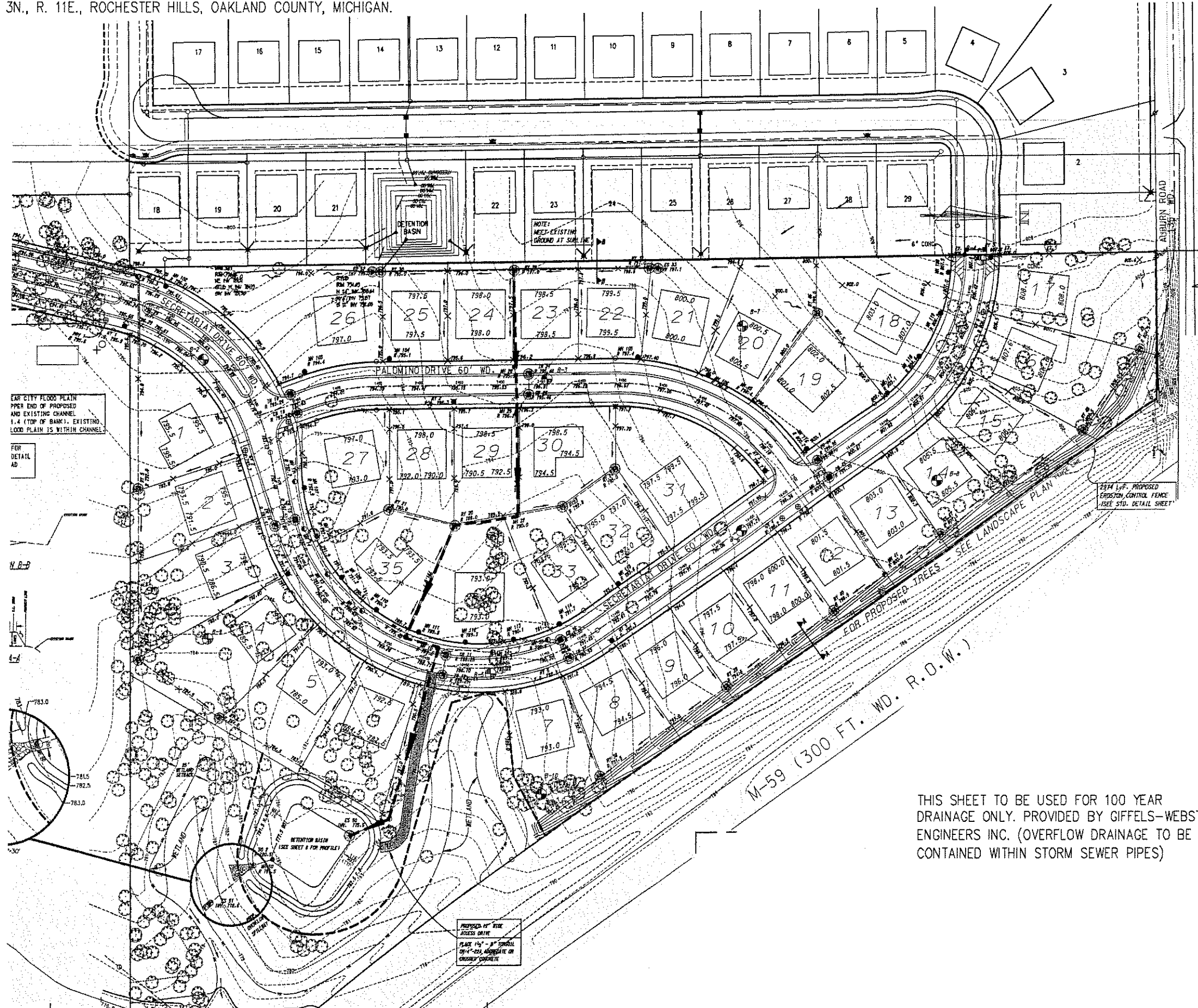
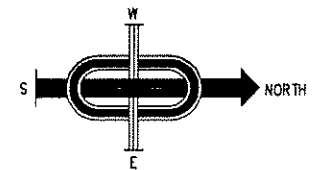
"PINE WOODS CONDOMINIUMS"

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



LOCATION MAP

SCALE 1" = 2000'

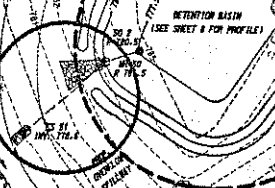


EAR CITY FLOOD PLAIN
UPPER END OF PROPOSED
AND EXISTING CHANNEL
1.4 (TOP OF BANK). EXISTING
FLOOD PLAIN IS WITHIN CHANNEL

FOR
DETAIL
AD

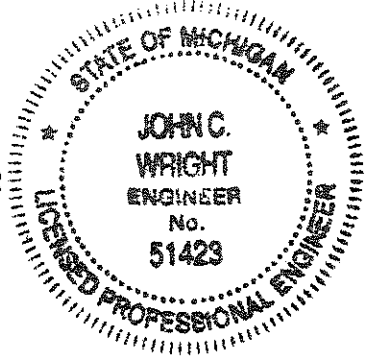
N.P.B.

E.T.



PROPOSED 14" PIPE
ACCESS DRIVE
PLACE 1/4" - 8" TYPICAL
20'-0" DIA. AGGREGATE OR
CRUSHED CONCRETE

THIS SHEET TO BE USED FOR 100 YEAR
DRAINAGE ONLY. PROVIDED BY GIFFELS-WEBSTER
ENGINEERS INC. (OVERFLOW DRAINAGE TO BE
CONTAINED WITHIN STORM SEWER PIPES)



NOTE:
NOT TO BE USED AS CONSTRUCTION DRAWINGS

JF ASSOCIATES, INC.
Civil Engineering and Surveying

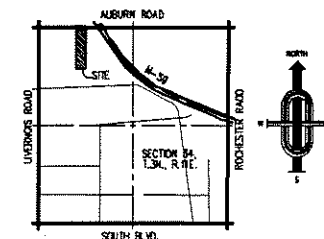
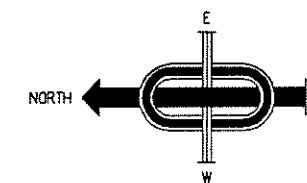
44444 Mound Road, Suite 100
Sterling Heights, Michigan 48314
Telephone (586) 725-6310
Fax (586) 725-0042

FORMERLY MCS ASSOCIATES, INC.
PINE WOODS
CONDOMINIUMS
PART OF NORTHWEST 1/4 OF
SECTION 34, T. 3N., R. 11E.,
ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN

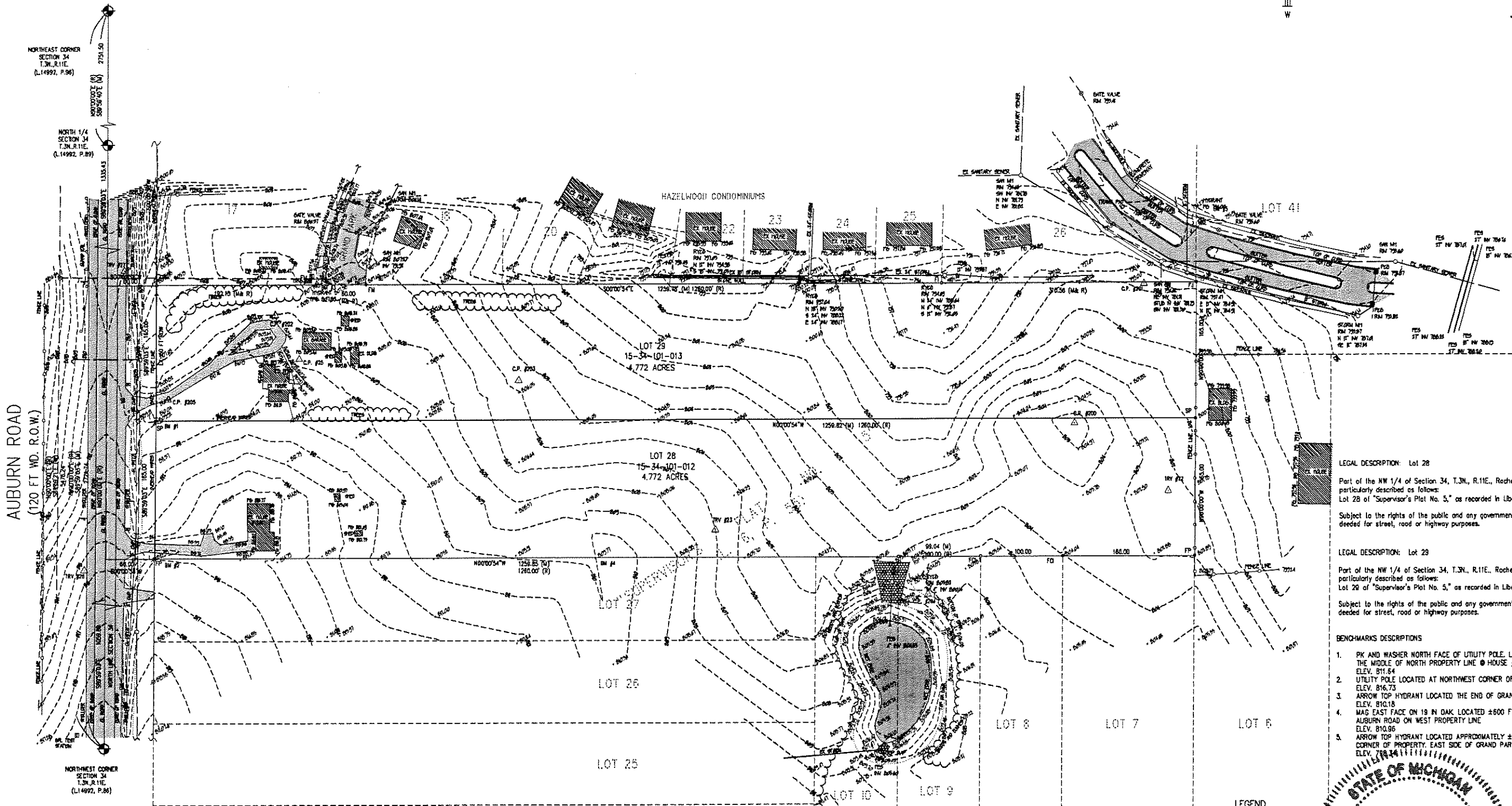
DATE 05-17-07	SCALE 1"=60'
DRAWN BY CLS	SHEET 3 OF 7
CHECKED BY JCW	DRAWING PS-07-825

"PINE WOODS CONDOMINIUMS"

PART OF THE Northwest 1/4 OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS TOWNSHIP, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION: Lot 28
Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:
Lot 28 of "Supervisor's Plat No. 5," as recorded in Liber 5, of Plats, Page 55, Oakland County Records.
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LEGAL DESCRIPTION: Lot 29
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Subject to the rights of the public and any governmental utility in any part of land taken thereof, used or deeded for street, road or highway purposes.

- BENCHMARK DESCRIPTIONS**
- PK AND WASHER NORTH FACE OF UTILITY POLE. LOCATED APPROXIMATELY AT THE MIDDLE OF NORTH PROPERTY LINE @ HOUSE #713
ELEV. 811.64
 - UTILITY POLE LOCATED AT NORTHWEST CORNER OF PROPERTY @ HOUSE #715.
ELEV. 816.73
 - ARROW TOP HYDRANT LOCATED THE END OF GRAND PARK DRIVE
ELEV. 810.18
 - MAG EAST FACE ON 19 IN DIA. LOCATED ±600 FT. FROM CENTERLINE OF AUBURN ROAD ON WEST PROPERTY LINE
ELEV. 810.96
 - ARROW TOP HYDRANT LOCATED APPROXIMATELY ±75 FT. FROM SOUTHEAST CORNER OF PROPERTY, EAST SIDE OF GRAND PARK BLVD.
ELEV. 778.44

CONTROL POINTS:

NUMBER	NORTHING	EASTING	ELEVATION
25.	4768.0117	6298.5248	809.54
200.	3927.1123	6219.0424	805.56
201.	3743.6329	6388.2694	798.86
202.	4797.4552	6352.1885	809.05
203.	4501.7434	6271.9927	805.61
204.	4004.7174	6014.0553	806.52
205. TEMP.	4925.2259	6249.7057	810.40

TRAVERSE POINTS:

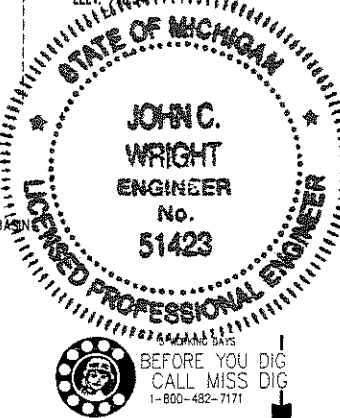
NUMBER	NORTHING	EASTING	ELEVATION
20.	4747.5125	6389.8536	807.11
22.	3712.6099	6138.1358	802.44
23.	4262.3423	6092.6988	807.00
26.	5025.3488	6045.5931	815.54
27.	4978.7367	6407.1326	811.02

BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
1.	4941.1416	6224.2166	811.64
2.	4941.3213	6059.9835	816.73
3.	4737.3642	6392.8828	810.18
4.	4402.4274	6060.2647	810.96
5.	3674.9554	6463.0827	798.34

LEGEND

- CONTROL POINT
- FIRE HYDRANT
- GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- TELEPHONE BOX
- GAS MARKER
- UTILITY POLE
- GUY POLE
- LIGHT POLE
- SIGN
- MAIL BOX
- TOP OF BANK



ASSOCIATES, INC.
Civil Engineering and Surveying

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Telephone (588) 726-6310
Fax (588) 726-0042

FORMERLY MGS ASSOCIATES, INC.

PINE WOODS CONDOMINIUMS
PART OF NORTHWEST 1/4 OF SECTION 34, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

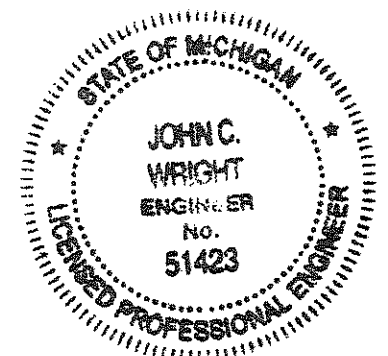
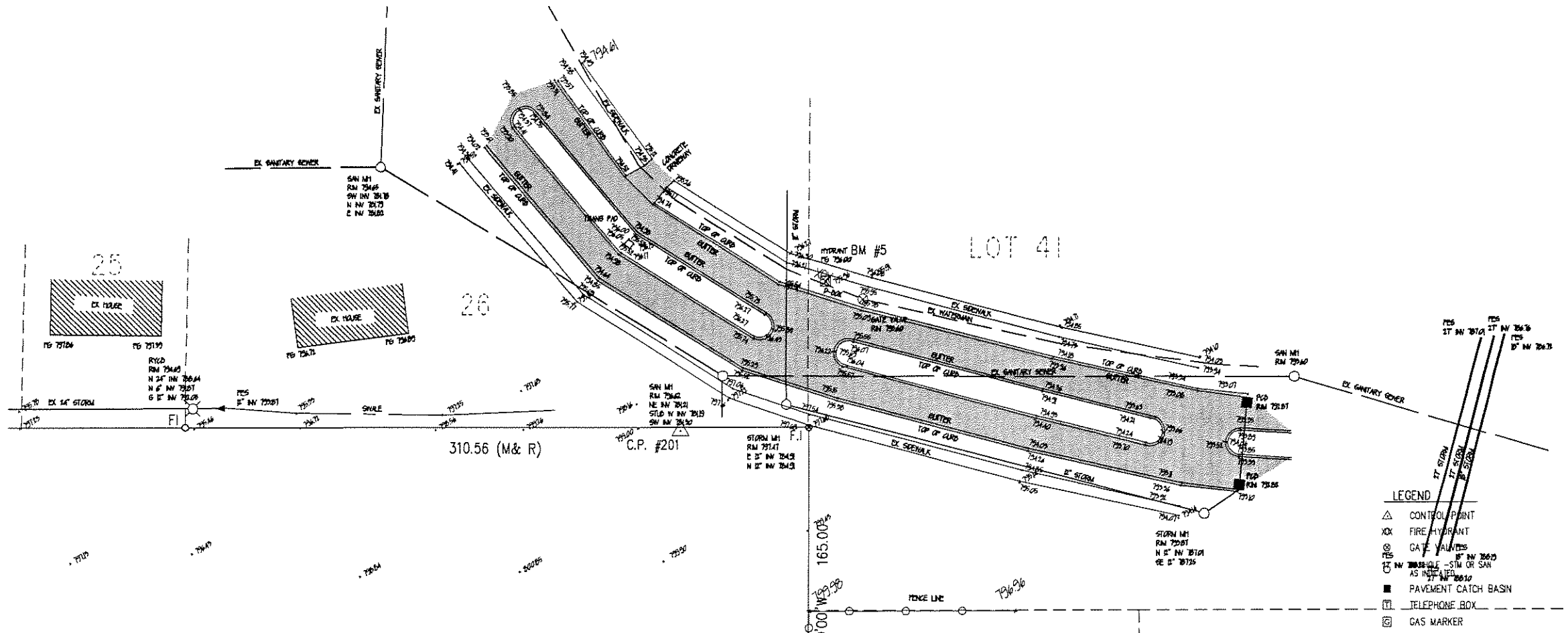
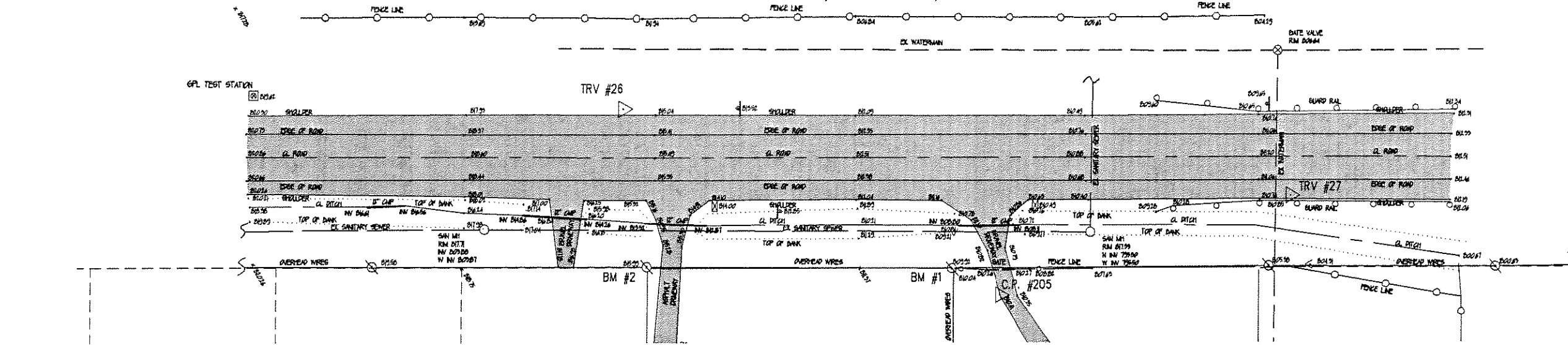
DATE 01-13-05 SCALE 1" = 60'
DRAWN BY AP SHEET 4 OF 7
CHECKED BY JCW DRAWING PS-04-780

TOPOGRAPHIC SURVEY

"PINE WOODS CONDOMINIUMS"

PART OF THE Northwest 1/4 OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

AUBURN ROAD
(120 FT WD. R.O.W.)



LEGEND

- △ CONTROL POINT
- XX FIRE HYDRANT
- ⊗ GATE VALVES
- ⊕ 12" SANITARY SEWER - SIM OR SAN AS INSTALLED
- ⊕ 18" STORM
- ⊕ 24" STORM
- ⊕ TELEPHONE BOX
- ⊕ GAS MARKER
- ⊕ UTILITY POLE
- > GUY POLE
- LIGHT POLE
- ⊕ SIGN
- ⊕ MAIL BOX
- TOP OF BANK

J ASSOCIATES, INC.
Civil Engineering and Surveying

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PINE WOODS CONDOMINIUMS
PART OF NORTHWEST 1/4 OF SECTION 34, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 01-13-05	SCALE 1" = 30'
DRAWN BY AP	SHEET 5 OF 7
CHECKED BY JCW	DRAWING PS-04-780



ROAD TOPO

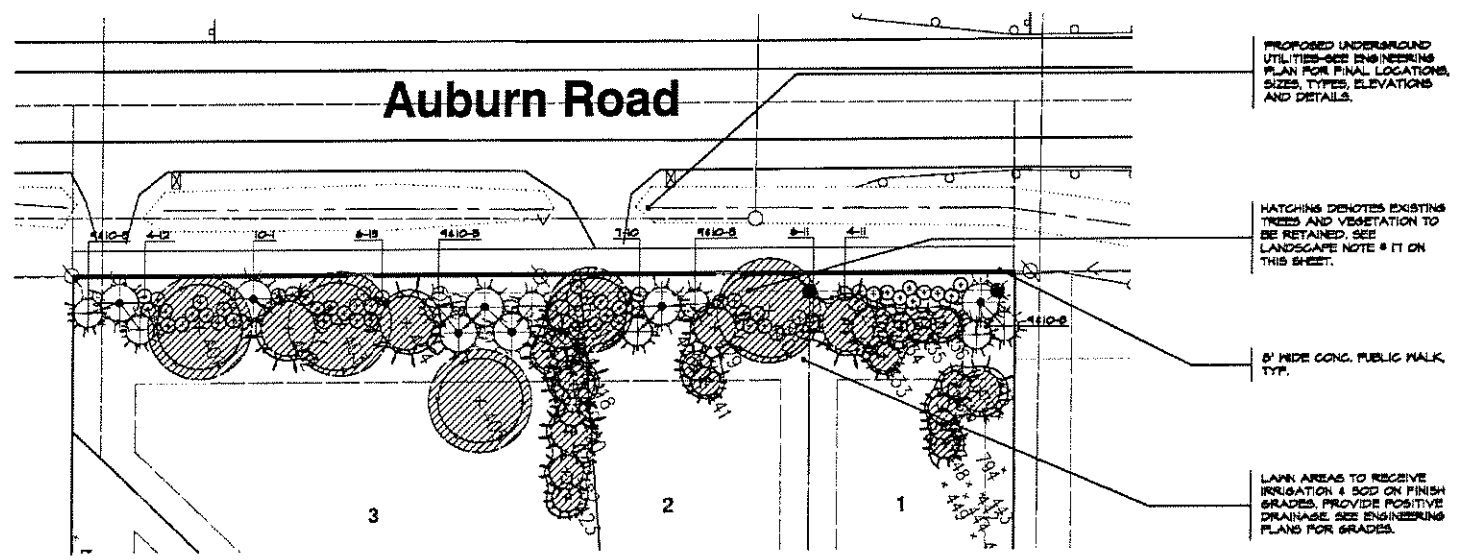
"PINE WOODS CONDOMINIUMS"

PART OF THE Northwest 1/4 OF SECTION 34,
T.3N., R.11E., ROCHESTER HILLS TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

TREE LISTING

TAG	NORTHING	EASTING	ELEVATION	SPECIES	CAULP (IN)	TAG	NORTHING	EASTING	ELEVATION	SPECIES	CAULP (IN)
401	4322.57	6103.39	614.56	MAPLE	15	1217	4677.82	6296.62	608.59	MAPLE	27.16
402	4321.94	6134.83	613.51	PINE	15	1219	4688.04	6256.55	608.29	MAPLE	22
403	4321.56	6153.67	612.57	MAPLE	14	1219	4713.42	6259.86	610.31	SPRUCE	15
404	4321.77	6178.87	611.32	PINE	14	1220	4720.99	6270.39	609.89	SPRUCE	15
405	4322.65	6202.65	611.01	MAPLE	15	1221	4729.50	6286.78	609.59	SPRUCE	12
406	4322.31	6155.43	613.66	MAPLE	15	1222	4780.73	6306.82	609.49	R. WAL	14
407	4322.43	6136.47	612.57	SPRUCE	13	1223	4733.41	6232.38	611.14	PINE	11
408	4322.44	6179.49	612.29	SPRUCE	14	1223	4733.86	6227.78	611.02	PINE	15
409	4322.67	6261.25	615.51	PINE	11	1225	4756.95	6232.22	610.87	PINE	15
410	4322.35	6265.29	614.34	PINE	16	1228	4747.41	6235.58	610.80	SPRUCE	10
411	4322.27	6153.11	613.19	SPRUCE	15	1227	4739.84	6234.19	610.62	SPRUCE	8
412	4322.52	6230.85	609.82	SPRUCE	15	1229	4737.19	6230.54	610.51	SPRUCE	10
413	4322.77	6230.85	609.82	SPRUCE	15	1229	4732.72	6233.71	610.58	SPRUCE	8
414	4322.85	6240.97	609.81	MAPLE	15	1230	4723.88	6235.66	610.71	SPRUCE	10
415	4322.54	6231.22	609.80	SPRUCE	11	1231	4717.18	6228.31	610.50	SPRUCE	7
416	4322.01	6232.01	609.80	SPRUCE	6	1232	4715.84	6233.89	610.58	SPRUCE	7
417	4321.47	6222.53	609.85	SPRUCE	11	1233	4713.64	6227.85	610.54	SPRUCE	7
418	4321.97	6234.61	609.80	SPRUCE	9	1234	4709.73	6233.91	610.42	SPRUCE	10
419	4321.50	6235.50	610.04	SPRUCE	11	1235	4709.88	6227.90	610.44	SPRUCE	7
420	4321.23	6235.13	610.14	SPRUCE	8	1236	4705.02	6229.00	610.46	SPRUCE	7
421	4321.99	6234.90	610.20	SPRUCE	12	1237	4703.57	6227.80	610.46	SPRUCE	7
422	4321.10	6233.10	610.43	SPRUCE	8	1238	4700.71	6226.27	610.42	SPRUCE	7
423	4321.15	6234.49	610.49	SPRUCE	7	1239	4703.08	6233.86	610.45	SPRUCE	6
424	4321.71	6233.71	610.77	SPRUCE	13	1240	4696.38	6232.85	610.36	SPRUCE	9
425	4321.75	6244.15	610.46	SPRUCE	16	1241	4698.58	6232.75	610.00	SPRUCE	10
426	4321.81	6233.11	611.11	SPRUCE	29	1242	4691.29	6227.85	609.66	SPRUCE	9
427	4321.19	6262.85	610.00	YELLOW BIRCH	9	1243	4674.51	6231.20	609.44	SPRUCE	8
428	4321.39	6278.39	608.43	SPRUCE	6	1244	4668.08	6231.58	609.41	SPRUCE	7
429	4321.67	6284.59	608.00	SPRUCE	9	1245	4664.94	6231.58	609.29	SPRUCE	7
430	4321.33	6303.43	607.86	MAPLE	18	1246	4654.89	6231.16	609.16	SPRUCE	6
431	4321.43	6311.81	607.80	SPRUCE	14	1247	4646.96	6231.50	609.03	SPRUCE	9
432	4321.69	6340.27	606.83	SPRUCE	10	1248	4638.92	6231.08	608.93	SPRUCE	8
433	4321.09	6344.19	606.88	SPRUCE	7	1249	4723.23	6182.53	611.31	PINE	15
434	4321.22	6346.88	606.84	SPRUCE	12	1250	4744.07	6204.30	611.37	PINE	15
435	4321.51	6357.29	606.41	SPRUCE	14	1251	4736.11	6178.84	611.01	SPRUCE	16
436	4322.50	6365.32	606.17	SPRUCE	13	1252	4731.55	6175.12	610.50	WALNUT	27
437	4321.96	6359.45	606.19	YELLOW POPLAR	15	1253	4733.67	6182.29	610.29	PINE	13
438	4321.08	6324.11	606.53	SPRUCE	15	1254	4733.51	6183.59	610.54	BOY-E	15
439	4321.60	6331.31	606.59	MAPLE	16	1255	4707.86	6098.61	611.22	BOY-E	15
440	4321.63	6322.63	606.14	MAPLE	20	1256	4692.11	6126.39	610.41	PEAR	12
441	4321.78	6291.58	606.11	SPRUCE	8	1257	4691.18	6173.80	609.38	PEAR	14
442	4321.83	6374.24	606.82	PINE	7	1258	4682.25	6059.53	610.42	OAK	19
443	4321.20	6378.89	606.88	SPRUCE	8	1259	4674.71	6053.53	609.87	PEAR	13
444	4321.43	6372.89	606.86	SPRUCE	8	1260	4669.48	6051.45	609.45	PEAR	13
445	4321.69	6389.37	606.70	SPRUCE	6	1261	4661.50	6049.71	609.27	PEAR	13
446	4321.80	6384.73	606.39	SPRUCE	6	1262	4655.94	6047.26	607.08	PINE	14
447	4321.86	6386.59	606.65	SPRUCE	7	1263	4653.11	6182.07	607.11	PINE	14
448	4321.19	6385.77	606.81	SPRUCE	7	1264	4648.16	6180.85	607.05	PINE	15
449	4321.66	6385.62	606.89	SPRUCE	10	1265	4643.74	6183.96	606.74	PINE	15
450	4321.66	6385.80	606.83	SPRUCE	6	1266	4637.21	6181.78	606.74	PINE	15
451	4321.66	6386.70	606.81	SPRUCE	6	1267	4633.82	6180.86	606.48	PEAR	15
452	4321.66	6386.86	606.83	SPRUCE	6	1268	4630.84	6180.67	606.48	PEAR	15
453	4321.63	6387.81	606.83	SPRUCE	7	1269	4627.64	6181.29	606.90	PEAR	9.9
454	4321.68	6387.29	607.23	PINE	7	1270	4633.73	6211.00	606.99	PEAR	16
455	4321.14	6388.58	607.43	SPRUCE	7	1271	4634.20	6228.69	606.85	CAYLEIGH BIRCH	18
456	4321.14	6391.23	607.13	PINE	8	1272	4629.18	6207.84	606.12	PEAR	17
457	4321.24	6382.54	607.14	PINE	11	1273	4634.59	6207.15	606.19	PEAR	16
458	4321.04	6381.74	607.26	PINE	8	1274	4637.71	6208.24	606.55	PEAR	16
459	4321.99	6384.87	607.26	PINE	8	1275	4638.81	6203.97	607.77	PEAR	17
460	4321.61	6378.81	607.25	SPRUCE	7	1276	4632.85	6201.74	607.14	PEAR	15
461	4321.58	6381.40	607.49	PINE	7	1277	4632.70	6137.97	606.99	PEAR	17
462	4321.24	6381.16	607.72	PINE	11	1278	4634.45	6137.23	607.55	PEAR	17
463	4321.14	6372.28	607.38	PINE	11	1279	4637.59	6137.48	607.17	PEAR	17
464	4321.68	6378.71	607.38	MAPLE	18	1280	4642.53	6132.08	607.08	PEAR	24
465	4321.32	6381.03	607.85	PINE	14	1281	4637.90	6131.82	607.63	PEAR	19
466	4321.12	6375.70	607.78	SPRUCE	8	1282	4630.58	6127.83	607.83	PINE	14
467	4321.81	6379.20	608.37	PINE	15	1283	4627.94	6128.68	607.69	COTTONWOOD	27.27
468	4321.63	6371.85	608.16	PEAR	12	1284	4624.84	6128.65	607.90	COTTONWOOD	45
469	4321.86	6371.41	608.16	PEAR	12	1285	4626.82	6131.26	607.19	WALNUT	19
470	4321.76	6371.49	608.71	COTTONWOOD	38	1286	4628.23	6131.72	608.63	WALNUT	12
471	4321.76	6368.04	607.45	SPRUCE	6	1287	4614.69	6130.57	608.07	WALNUT	8
472	4321.96	6371.87	607.11	SPRUCE	6	1288	4614.45	6128.85	607.04	PEAR	17
473	4321.14	6371.79	607.20	SPRUCE	6	1289	4613.28	6131.67	608.63	PEAR	15
474	4321.57	6370.33	607.07	SPRUCE	7	1290	4611.10	6132.57	608.77	PEAR	15
475	4321.33	6372.87	606.91	SPRUCE	6	1291	4604.32	6132.26	608.11	PEAR	16
476	4321.36	6368.02	606.91	SPRUCE	7	1292	4607.69	6130.26	608.26	PEAR	20
477	4321.68	6371.14	606.58	SPRUCE	8	1293	4603.00	6131.73	608.71	PEAR	17
478	4321.85	6383.82	606.33	SPRUCE	7	1294	4605.46	6137.47	608.75	PEAR	12.8
479	4321.87	6372.80	606.57	SPRUCE	8	1295	4614.41	6136.97	608.59	PEAR	15
480	4321.26	6385.34	606.13	SPRUCE	7	1296	4610.85	6132.46	608.26	PEAR	15
481	4321.77	6388.00	606.16	SPRUCE	7	1297	4610.80	6132.00	608.00	WALNUT	17
482	4321.63	6383.55	606.05	SPRUCE	7	1298	4614.00	6127.85	607.19	PEAR	17
483	4321.63	6389.08	606.05	SPRUCE	6	1299	4608.63	6128.27	608.27	PEAR	8
484	4321.85	6388.35	606.59	SPRUCE	7	1300	4608.97	6129.20	608.30	WALNUT	16
485	4321.68	6383.20	606.13	SPRUCE	6	1301	4603.27	6128.84	608.50	OAK	11
486	4321.79	6370.16	605.74	SPRUCE	7	1302	4603.77	6124.90	608.50	OAK	14
487	4321.69	6382.94	605.80	SPRUCE	7	1303	4602.84	6123.08	608.16	WALNUT	7
488	4321.00	6387.30	605.44	SPRUCE	7	1304	4616.13	6129.21	608.73	WALNUT	6
489	4321.33	6385.38	604.89	SPRUCE	7	1305	4614.51	6123.78	608.63	WALNUT	29
490	4321.28	6371.86	604.59	SPRUCE	7	1306	4611.67	6121.86	608.06	WALNUT	6
491	4321.41	6383.41	604.67	SPRUCE	6	1307	4616.52	6086.37	608.48	WALNUT	7
492	4321.89	6371.77	604.47	SPRUCE	7	1308	4612.32	6086.39	608.04	WALNUT	11
493	4321.83	6385.44	604.43	SPRUCE	7	1309	4608.28	6081.58	608.54	WALNUT	6
494	4321.88	6341.38	611.50	MAPLE	38	1310	4626.57	6070.02	608.48	WALNUT	31
495	4321.82	6371.82	604.39	SPRUCE	7	1311	4617.78	6099.84	608.93	WALNUT	13
496	4321.21	6384.20	604.29	SPRUCE	7	1312	4618.70	6128.50	608.11	WALNUT	15
497	4321.15	6371.15	604.19	SPRUCE	7	1313	4614.26	6123.57	608.20	WALNUT	57
498	4321.10	6384.20	604.27	SPRUCE	7	1314	4610.88	6117.19	608.98	WALNUT	16
499	4321.26	6385.89	604.10	SPRUCE	8	1315	4616.80	6126.42	608.42	WALNUT	16
500	4321.17	6384.04	604.00	SPRUCE	8	1316	4614.84	6127.83	608.03	WALNUT	8
501	4321.78	6381.59	607.50	PINE							

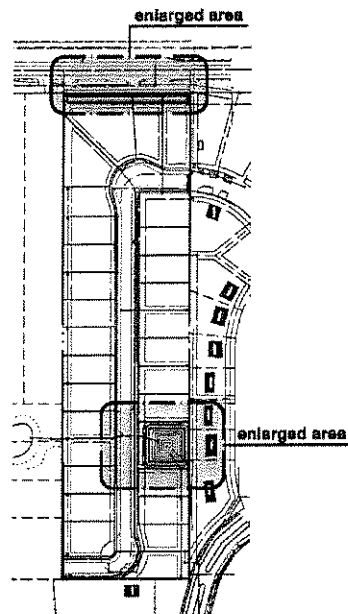
plant material list					cost estimate	
key	quant.	botanical name	common name	size	unit cost	total cost
LARGE AND SMALL DECIDUOUS TREES						
1	2	LIGULALAR STRACAPILLA	SWEET GUM	8" BB	\$425.00	\$850.00
2	2	ACER RUBRUM	RED MAPLE	8" BB	\$425.00	\$850.00
3	2	MAUI FLORIBANDA	JAPANESE FLOWERING CEDAR	2 1/2" 1/2" BB	\$200.00	\$400.00
4	20	VIBURNUM X B. MOHAWK	MOHAWK VIBURNUM	8" 5 1/2" BB	\$45.00	\$900.00
5	20	VIBURNUM V.T. MARIESII	MARIESI DOUBLEFILE VIBURNUM	8" 5 1/2" BB	\$50.00	\$1,000.00
6	24	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	8" 5 1/2" BB	\$50.00	\$1,200.00
7	20	SYRINGA X. PERSICA	PERSIAN LILAC	8" 5 1/2" BB	\$45.00	\$900.00
LARGE AND SMALL EVERGREENS						
8	20	THUJA OCCIDENTALIS NIGRA	DARK GREEN ARBORVITAE	10" BB	\$225.00	\$4,500.00
9	30	PICEA MARIANA	WHITE SPRUCE	10" BB	\$500.00	\$15,000.00
10	4	PICEA MARIANA	WHITE SPRUCE	12" BB	\$600.00	\$2,400.00
MISCELLANEOUS						
11	1	HYDROSEED	HYDROSEED	50' YARD	\$125	\$12,500.00
12	1	SOD	SOD	50' YARD	\$230	\$11,500.00
13	1	SHRUBBED HARDWOOD MULCH & STAKING	SHRUBBED HARDWOOD MULCH & STAKING	50' YARD	\$200.00	\$10,000.00
14	1	IRRIGATION	IRRIGATION	COMPLETE	\$5,500.00	\$5,500.00
					TOTAL	\$56,750.00



landscape requirements:

buffer landscape (Auburn Road)		
	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.M. FRONTAGE	500.0'	
TOTAL WIDTH OF BUFFER	30.0'	
ONE (1) DECIDUOUS TREE OR ONE (1) EVERGREEN TREE PER 10 LIN. FT.	15	15 (8 DISTAL)

buffer landscape (detention pond)		
	REQUIRED	PROVIDED
TOTAL LIN. FT. OF POND FRONTAGE	124.0'	
ONE (1) EVERGREEN TREE PER 10 LIN. FT.	12	21

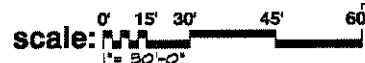
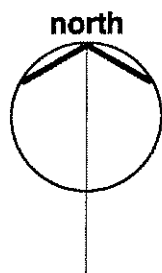


key reference map
no scale

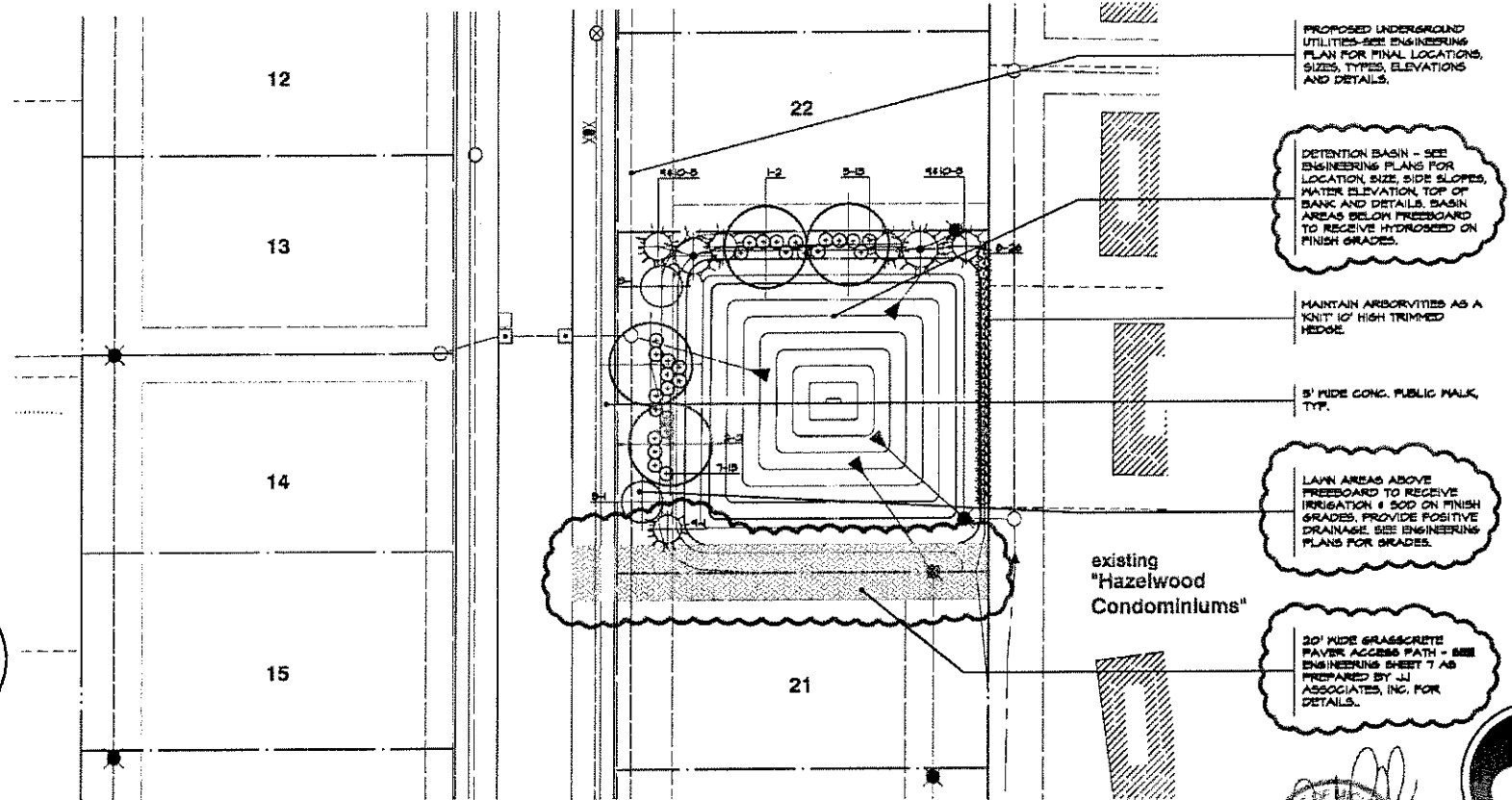
developer:
L&R HOMES, INC.

Representative: Lorenzo Randazzo
2460 Walton Blvd., Suite 203
Rochester Hills, Michigan 48309
Ph. (248) 373-5983
Fax. (248) 373-5984

landscape plan for:
"Pinewood Subdivision"
City of Rochester Hills, Michigan



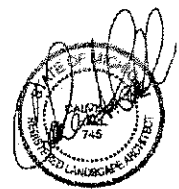
note:
unless noted otherwise, numerical values on landscape quantities specified on plan take precedence over graphic representation.



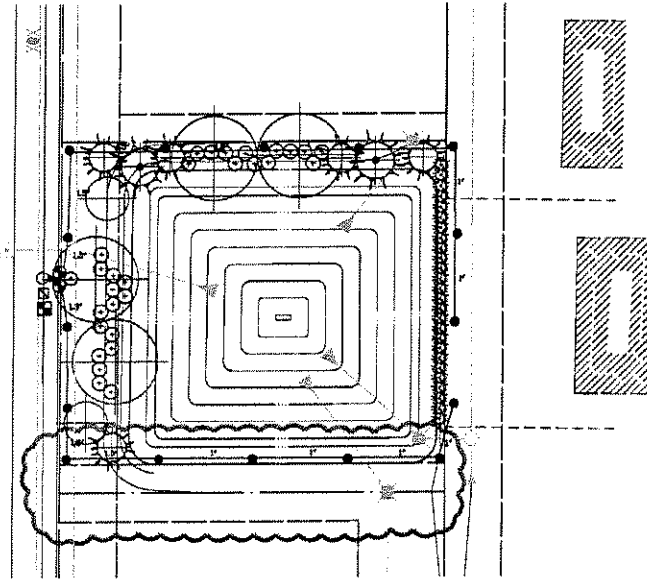
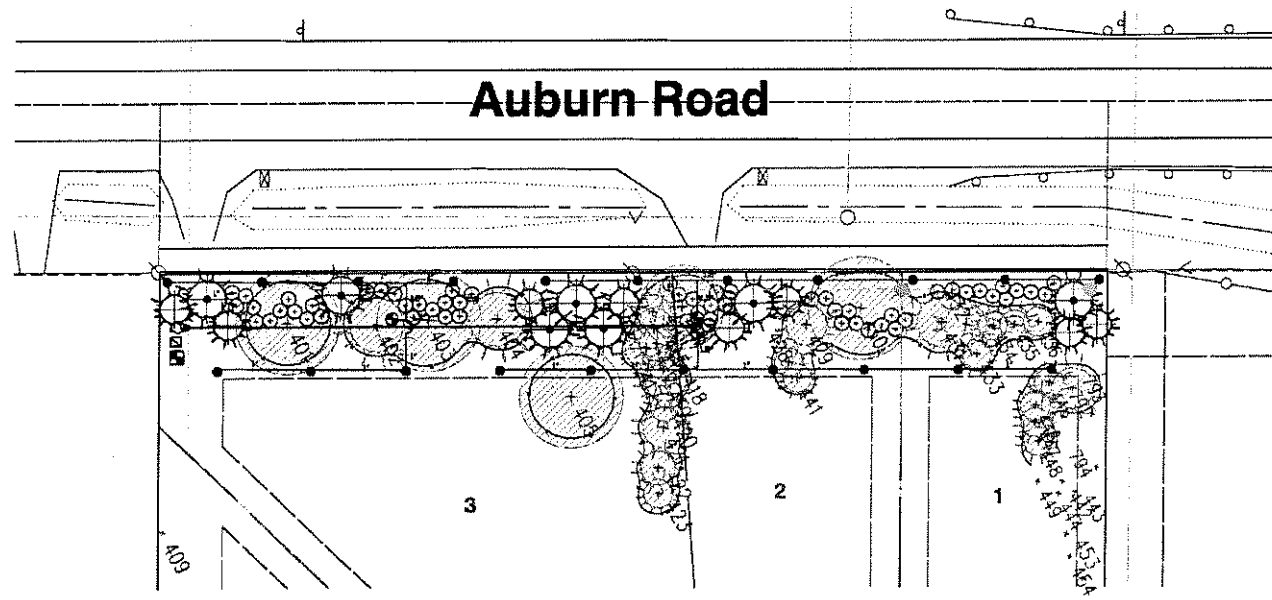
CAUTION
THE LOCATION AND ELEVATIONS OF ALL UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



("Pinewood") sht. L - 1 of 2
REV. JOB NO. L506/3.05A DATE: 5-31-2006
REV. JOB NO. L506/3.05B DATE: 11-11-2006



Calvin Hall & Associates
Professional Land Planner
10000 Greenfield Rd., Suite 100
Rochester Hills, Michigan 48309
Tel: (248) 373-5983
Fax: (248) 373-5984



Irrigation legend:

- HANTER, P6H SERIES, 12" BEAR DRIVEN ROTOR, 1/2" MPR NOZZLE
- ⊙ HANTER, 60V, BRACK COUPLING VALVE, 1"
- ⊖ HANTER, P6V SERIES, ELECTRIC VALVE, 1"
- HANTER, 100-800-M, AUTOMATIC CONTROLLER
- HANTER, MINICLICK, AUTOMATIC RAIN SHUT OFF
- ⬡ TAP LOCATION, 1.5"
- ▽ TEECO, 1/2" SERIES, PRESSURE VACUUM BREAKER, 1.5"
- PVC MAINLINE, CLASS 200, 8", 15" BURY, SIZE 1.5"
- POLY LATERAL, 100 PSI, NSF, 12" BURY, SIZE AS SHOWN

City of Rochester Hills landscape notes:

- GENERAL NOTES:**
- PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE CITY OF ROCHESTER HILLS AND THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS (LATEST EDITION).
 - ALL BUFFER, SCREEN AND PARKING ISLAND VEGETATION & TREES THAT ARE REQUIRED TO MEET CITY OF ROCHESTER HILLS ORDINANCE, SHALL BE GUARANTEED BY THE DEVELOPER FOR THREE FULL GROWING SEASONS.
 - PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE, IN HEALTHY CONDITION, FREE OF PESTS, FREE OF DISEASES AND NORTHERN GROWN.
 - MULCH IS TO BE NATURAL COLORED, SHREDDED HARDWOOD BARK OF 5" DEPTH IN THE PLANTING BED.
 - CALL MISS DIG AT 1-800-482-7171 PRIOR TO ANY CONSTRUCTION.
 - DATE OF INTENDED LANDSCAPE INSTALLATION TO BE SPRING 2007.
 - PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC R.O.W. ALL TREES & SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES & SHRUBS MUST BE PLANTED AT LEAST 15' FROM THE EDGE OF PUBLIC WALKWAY. EVERGREEN & ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE STREET INTERSECTIONS OF ANY STREET R.O.W. LINES AT A DISTANCE ALONG EACH LINE OF 20' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION. ALL TREES & SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE.
 - PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES, EXISTING OR PLANTED, TO IDENTIFY ANY THAT POSE A HAZARD TO THE SAFE USE OF THE PUBLIC R.O.W. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES.

- DECIDUOUS & EVERGREEN TREE:**
- TREE SHALL BEAR 1" HIGHER TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS THAT ARE UNLIGHTLY AND COULD CAUSE GIRDLING.

- SHRUB:**
- SHRUB SHALL BEAR 1" HIGHER TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
 - DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS THAT ARE UNLIGHTLY AND COULD CAUSE GIRDLING.
- PERENNIAL:**
- PERENNIALS TO BE PLANTED UP TO SAUCER AROUND TREE OR SHRUB IN THE AREA.
- TREE PROTECTION:**
- EITHER PLASTIC OR HOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DRIPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
 - STAKES SHALL BE METAL T POLES SPACED NO FURTHER THAN 5' ON CENTER.
 - FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
 - FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
 - UNLESS NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
 - NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE BUT NOT LIMITED TO:
 - NO SOLVENTS OR CHEMICALS WITHIN THE PROTECTED AREAS.
 - NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREAS.
 - NO GRADE CHANGES, INCLUDING FILL, WITHIN THE PROTECTED AREAS.
 - NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
 - ANY REQUIRED SIGNAGE NEEDS TO BE DIRECTED AROUND THE PROTECTED AREAS. IN INSTANCES WHERE SIGNAGE ARE APPROVED THROUGH A PROTECTED AREA, THE SIGNAGE NEEDS TO BE HAND DUB. MACHINERY OF ANY KIND IS PROHIBITED.
 - RESULATED WOODLANDS OR REGULATED TREES ADJACENT ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.

THE TREE PROTECTIVE FENCING WILL NEED TO BE INSTALLED, INSPECTED AND APPROVED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

general landscape notes:

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.
- ALL 8" TREES AND 6" EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
- EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN PLANT MATERIAL LIST.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL THINE & WIRE FROM TREES AND SHRUB BARK BALLS, AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH 4" MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION. MAINTAIN MULCH 2" AWAY FROM BASE OF TRUNK.
- PROVIDE SOO FOR ALL NEW LAWN AREAS UNLESS NOTED OTHERWISE.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS (LATEST EDITION).
- PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL (TREE BALL 2" AND SHRUB BALL 1" ABOVE GRADE) WHEN HEAVY SOIL CONDITIONS (CLAY, ETC.) PREVAIL.
- AT THE TIME OF SITE PREPARATION, LANDSCAPE ARCHITECT IS TO REVIEW ALL EXISTING VEGETATION, AND TAG MATERIALS TO BE SAVED OR RELOCATED.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS NO CLOSER THEN THE FOLLOWING DISTANCES FROM:

WITHIN PUBLIC R.O.W.	
a) ALL TREES AND SHRUBS	PRIOR CITY APPROVAL
PUBLIC ROAD:	
a) ALL TREES AND SHRUBS	10 FT.
PUBLIC WALKWAY:	
a) SHADE TREES AND SHRUBS	5 FT.
b) ORNAMENTAL AND EVERGREEN TREES	10 FT.
25' STREET R.O.W. CLEARVIEW TRIANGLE:	
a) ALL TREES AND SHRUBS	NOT PERMITTED WITHIN
15' DRIVEWAY CLEARVIEW TRIANGLE:	
a) ALL TREES AND SHRUBS	NOT PERMITTED WITHIN
FIRE HYDRANT:	
a) ALL TREES AND SHRUBS	10'
OVERHEAD WIRE:	
a) SHADE AND EVERGREEN TREES	15'
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
- LAWN AND LANDSCAPE AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS (BOULEVARD ISLAND, CUL-DE-SAC, AND GREENBELT).
- FOR EXISTING TREE PROTECTION, 4'-0" HIGH SNOW FENCE TO BE ERECTED AROUND TREE DRIPLINE PRIOR TO LAND CLEARING AND SITE CONSTRUCTION, AND MAINTAINED THROUGHOUT SITE DEVELOPMENT PERIOD. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CITY APPROVALS.

Irrigation specifications:

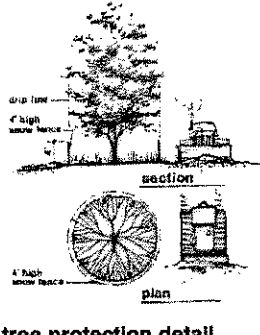
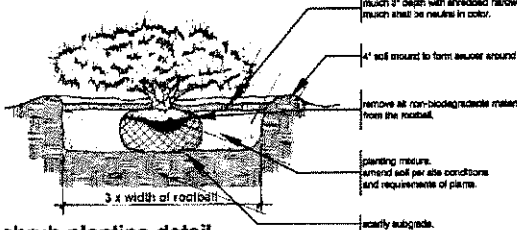
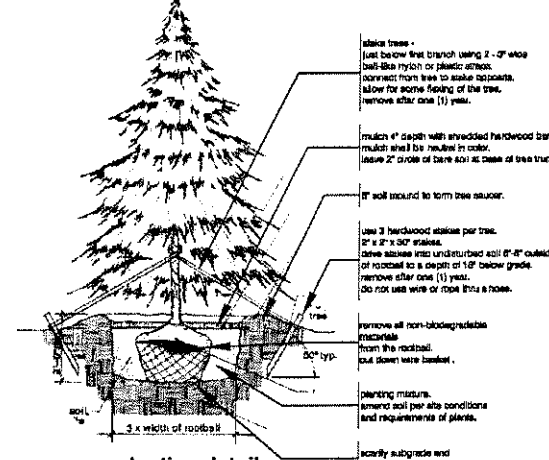
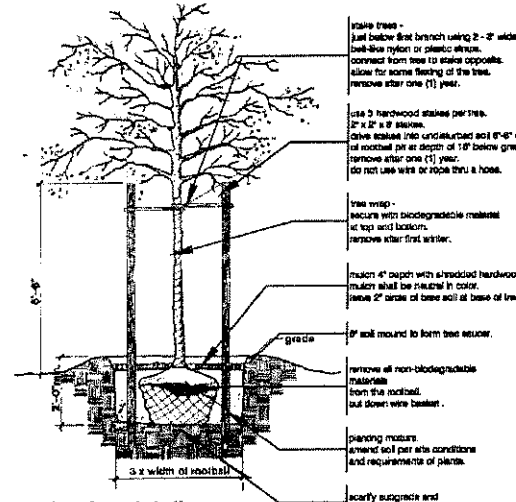
- ALL WORK IS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
- ALL UNDERGROUND ELECTRICAL CONNECTIONS ARE TO BE MADE WITH 5/8" WIRE CONNECTORS, DGT.
- ALL AUTO CONTROL VALVES ARE TO BE INSTALLED IN GASOLINE VALVE BOXES OF APPROPRIATE SIZE.
- ALL CONTROL WIRING DOWNSTREAM OF THE CONTROLLER IS TO BE 14 AWG, UL APPROVED FOR DIRECT BURY.
- ALL ROTORS AND SPRAY POP-UPS SHALL BE INSTALLED ON 1/2" PVC.
- ALL GCV SHALL BE INSTALLED ON SHELBOH PVC SWING JOINTS.
- SYSTEM DESIGN BASED UPON 24 GPM @ 60 PSI.
- ANY CHANGES IN AVAILABILITY OF SUPPLY SHOULD BE NOTED AND MODIFICATIONS TO THE DESIGN SHOULD BE MADE.
- CONTRACTOR TO VERIFY WATER PRESSURE AND AVAILABILITY.
- ANY IRRIGATION PIPING SHOWN OUTSIDE OF CURBS FOR CLARITY ONLY.
- 120V, TO CONTROLLER AND COPPER STUB, BY OTHER THAN



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CAUTION:
 THE LOCATION AND DEPTH OF EXISTING UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.



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