IMPORTANT:
ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING. IF ANY REGULATED TREES ARE DAMAGED ON THE ADJACENT PROPERTIES THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNERS PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM $122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR THE BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION CALL THE CITY'S PLANNING DEPARTMENT 248-646-4660.

Location Map

AVON ROAD
SITE — SECTION 24, T.3N., R.11E.
JOHN R. ROAD
SCHOOL ROAD
DEQUINDRE ROAD
HAMLIN ROAD

Not to Scale
NORTH

DesignTeam
Landscape Architecture
Urban Design

TREE PROTECTION NOTES:

The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule a TPF inspection. The TPF shall remain in place throughout the entire construction process or until the City authorizes the removal or issues a final Certificate of Occupancy whichever occurs first.

Upon completion of grading and the installation of the infrastructure a second inspection of the TPF and the trees designated for preservation is required by the City of Rochester Hills' Forester prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.

A final inspection by the City of Rochester Hills' Landscape Architect is required at the end of the warranty and maintenance period. The landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this inspection.

The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of and regulated trees not approved for removal, including but not limited to land clearing, grubbing, trenching, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation.

Proposed grades are to match the existing elevations outside the limits of the TPF, No grading either cut or fill is permitted within the drip line of any tree designated for preservation.

During the construction process no person shall attach any device or wire/cable/cord/rope to an existing tree designated to be preserved.

All utility service requests must included notification to the installer that protected trees must be avoided. All trenching shall occur outside the TPF.

Swales shall be routed to avoid the area within the drip line of the any tree designated for preservation. Swales shall be constructed so as not to direct any additional flow into the drip line a tree designated for preservation.

If tree protection cannot be maintained for a tree throughout entire period required. The replacement of that tree will be required on an inch for inch basis prior to the issuance of the Certificate of Occupancy.
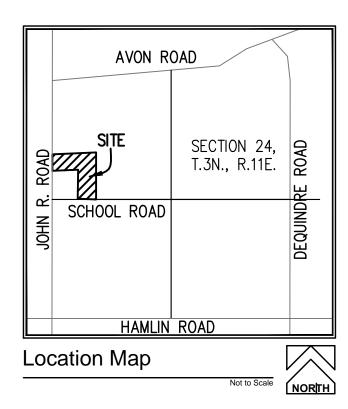
Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected defined here in.

The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all tree designated to be saved. This fencing shall be supported by 6 foot metal T-bar posts 5 feet on center and driven a minimum of 24" into ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

Designed/Drawn	RLN/RGD
Checked/Approved	RLN
Job #	D002.2012
File	Tree Preservation Plan 2-23-13.dwg

Date/Revisions	Issued For
04/11/12	Client Review
04/17/12	Preliminary PUD Approval
07/27/12	Preliminary PUD Approval
12/10/12	Final PUD Approval
1/11/13	Final PUD Approval
2/25/13	Final PUD Approval
3/28/13	Final PUD Approval

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

TREE PROTECTION FENCE DETAIL

PLAN

SECTION

FENCE AT TREE DRIPLINE
5' HIGH RIGID SNOWFENCE SAFETY FENCE.

- NO PERSON SHALL ATTACH ANY DEVISE OR WIRE TO ANY REGULATED TREE NOT APPROVED FOR REMOVAL CONSTRUCTION.
- 5' HIGH RIGID SNOWFENCE WITH 5' HIGH "T" BARS, AT 5' ON CENTER, TO BE INSTALLED AROUND THE DRIPLINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION.
- TREE DRIPLINE
- STEEL "T" POSTS EVERY 5' 5/8" X 5'-6" RRD OR EQUAL. INSTALL POSTS 2' IN GROUND.

- NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA WITHOUT PRIOR APPROVAL OF MUNICIPALITY.

TOTAL NUMBER OF TREES SURVEYED: 1380
MINUS OFF-SITE TREES: -26
MINUS ROW TREES: -4 (*)
MINUS ASH TREES and DEAD TREES: -49

TOTAL REGULATED TREES ONSITE: 1301
TOTAL REGULATED TREES SAVED: -645 (49.6%)
TOTAL REGULATED TREES REMOVED: 656 (50.4%)

TOTAL NUMBER OF REGULATED TREES THAT REQUIRE REPLACEMENT = 656

(*) NOTE:
TREE CREDITS FOR 2 TREES BEING REMOVED IN THE INTERSECTION AT SCHOOL ROAD ROW HAVE BEEN PROVIDED FOR AND HAS BEEN INCLUDED IN THE REPLACEMENT TOTAL.

NOTE:
BOLD TREES TO BE SAVED
LIGHT TREES TO BE REMOVED
TREES REMOVED DUE TO GRADING

NOTES:
1. Site plan provided by Land Development Consulting Services, Inc., dated 12-29-2011.
2. Subject to city and agency reviews and modifications.

NORTH

0 50 100 200
SCALE: 1"=100'-0"

Overall Tree Preservation Plan

T-1.0

Location Map

AVON ROAD

SITE

SECTION 24,
T.3N., R.11E.

JOHN R. ROAD

SCHOOL ROAD

DEQUINDRE ROAD

HAMLIN ROAD

NORTH

Not to Scale

15-24-100-003

15-24-100-005

15-24-100-035

N87°36'06"E 1326.16'

PROP CENTER LANE EXTENSION

PROP LANE (EAST)

ROAD

SETBACK LINE

WETLAND

25' WIDE GAS MAIN EASEMENT (PROVIDED)

JOHN R. ROAD
(EAST 60 FT WD. R.O.W.)

MATCH LINE

PROP. LINE OF TREE FENCE
AND/OR AREA OF EARTH CHANGE

WATERMAIN

B.M.# 1

S87°36'24"W
60.0'

14

13

12

PROP. LINE OF TREE FENCE
AND/OR AREA OF EARTH CHANGE

S87°26'01"W 720.03'

Refer to Sheet T-1.2

GAR

NOTE:
BOLD TREES TO BE SAVED
LIGHT TREES TO BE REMOVED
TREES REMOVED DUE TO GRADING

NOTES:
1. Site plan provided by Land Development Consulting Services, Inc., dated 12-29-2011.
2. Revised Site Plan dated 06/11/2012 per Fire Department.
3. Subject to city and agency reviews and modifications.

NORTH

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

0   30   60   120

SCALE: 1"=60'-0"

Tree Preservation Plan - North

Project

Harvard Place
Rochester Hills,
Oakland County,
Michigan

Designed/Drawn	RLN/RGD
Checked/Approved	RLN
Job #	D002.2012
File	Tree Preservation Plan 2-23-13.dwg

Date/Revisions	Issued For
04/11/12	Client Review
04/17/12	Preliminary PUD Approval
07/27/12	Preliminary PUD Approval
12/10/12	Final PUD Approval
1/11/13	Final PUD Approval
2/25/13	Final PUD Approval
3/28/13	Final PUD Approval

Sheet

T-1.1

Location Map

AVON ROAD

SITE

SECTION 24,
T.3N., R.11E.

JOHN R. ROAD

SCHOOL ROAD

DEQUINDRE ROAD

HAMLIN ROAD

Not to Scale

NORTH

MATCH LINE

Refer to Sheet T-1.1

11

5

6

10

7

9

Project

Harvard Place
Rochester Hills,
Oakland County,
Michigan

NOTE:
BOLD TREES TO BE SAVED
LIGHT TREES TO BE REMOVED
TREES REMOVED DUE TO GRADING

Designed/Drawn	RLN/RGD
Checked/Approved	RLN
Job # D002.2012	
File Tree Preservation Plan 2-23-13.dwg	

Date/Revisions	Issued For
04/11/12	Client Review
04/17/12	Preliminary PUD Approval
07/27/12	Preliminary PUD Approval
12/10/12	Final PUD Approval
1/11/13	Final PUD Approval
2/25/13	Final PUD Approval
3/28/13	Final PUD Approval

NOTES:
1. Site plan provided by Land Development Consulting Services, Inc., dated 12/29/2011.
2. Revised Site Plan dated 06/11/2012 per Fire Department.
3. Subject to city and agency reviews and modifications.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

NORTH

0   30   60   120

SCALE: 1"=60'-0"

Sheet

Tree Preservation Plan - South

T-1.2

SANITARY PUMP STATION

REMOVE/RELOCATE EXIST. WIDTH CABLE

SCHOOL ROAD

LEGEND

☐ (Unshaded box)	UNSHADED BOX INDICATES TREE TO REMAIN AS EXISTING. DO NOT REMOVE.
▨ (Shaded box)	SHADED BOX INDICATES TREE TO BE REMOVED.
✳ (Asterisk)	ASTERISK TO LEFT SIDE OF LIST ENTRY INDICATES TREE IS NON-REGULATED, OFF-SITE, IN EXISTING RIGHT-OF-WAY (R.O.W.), AN ASH TREE OR DEAD. THESE TREES DO NOT COUNT TOWARDS OUR TOTAL REGULATED TREES

NOTES:

1. Site Plan provided by Land Development Consulting Services on 11/21/2011.
2. Subject to city and agency reviews and modifications.

743 Total Trees this Sheet
394 Trees Saved
292 Trees Removed - Regulated
57 Trees Non - Regulated

Project

Harvard Place
Rochester Hills,
Oakland County,
Michigan

Designed/Drawn	RLN/RGD
Checked/Approved	RLN
Job #	D002.2012
File Tree List	2-24-13.dwg

Date/Revisions	Issued For
04/11/12	Client Review
04/11/12	Preliminary PUD Approval
07/27/12	Preliminary PUD Approval
12/15/12	Client Review
1/11/13	Final PUD Approval
2/25/13	Final PUD Approval
3/28/13	Final PUD Approval

Tree Survey List 'A'

Sheet

T-2.0

Column headers (repeated across five table groups):

TAG	NORTING	EASTING	ELEVATION	SPECIES	CALIPER

Tree Survey List 'B'

Each column block has the headers: TAG | NORTHING | EASTING | ELEVATION | SPECIES | CALIPER

LEGEND

	Description
☐ UNSHADED BOX	INDICATES TREE TO REMAIN AS EXISTING. DO NOT REMOVE.
▨ SHADED BOX	INDICATES TREE TO BE REMOVED.
✳ ASTERISK	TO LEFT SIDE OF LIST ENTRY INDICATES TREE IS NON-REGULATED, OFF-SITE, IN EXISTING RIGHT-OF-WAY (R.O.W.), AN ASH TREE OR DEAD. THESE TREES DO NOT COUNT TOWARDS OUR TOTAL REGULATED TREES

NOTES:
1. Site Plan provided by Land Development Consulting Services on 11/21/2012.
2. Subject to city and agency reviews and modifications

637 Total Trees this Sheet
251 Trees Saved
362 Trees Removed - Regulated
24 Trees Non - Regulated

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.