

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NE 1/4 OF SECTION 02,  
T. 3N., R. 11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

### ZONING REQUIREMENTS

EXISTING ZONING	R-1
MINIMUM CORNER LOT WIDTH	105 FT
MINIMUM LOT WIDTH	85 FT
MINIMUM LOT AREA	15,000 SQ FT
MINIMUM SIDE YARD	10 FT
MINIMUM TOTAL SIDE YARD	20 FT
MINIMUM REAR YARD	35 FT*
MINIMUM FRONT YARD	30 FT

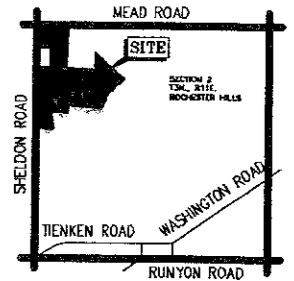
\* THE REAR YARD SETBACK CAN ONLY BE REDUCED WHEN THE LOT ABUTS A MINIMUM 100-FOOT WIDE OPEN SPACE AREA.

### OPEN SPACE PLAN CONCEPT INFO

**NET DENSITY**  
58 LOTS/58.2ACRES = 1.03 LOTS/ACRE  
< 1.70 LOTS/ACRES (ORDINANCE 20.01a1)

### BENCHMARK DESCRIPTION

EX. BENCHMARK - HYDRANT ON LOT 140  
ELEV. 803.17  
BENCHMARK #5000 - MAG NAIL IN THE WEST FACE 11" BLACK WALNUT, TAG #714  
ELEV. 821.79  
BENCHMARK #5288 - MAG NAIL IN THE SOUTHWEST FACE 5" ASH  
ELEV. 822.18  
BENCHMARK #5735 - MAG NAIL IN THE EAST FACE TWIN 5&7" ASH  
ELEV. 808.87  
BENCHMARK #5738 - MAG NAIL IN THE SOUTHWEST FACE 11" ASH, TAG # 291  
ELEV. 801.80  
BENCHMARK #6017 - VERTICAL MAG NAIL IN THE SOUTH BASE 11" ELM, TAG #1827  
ELEV. 816.17  
BENCHMARK #6298 - MAG NAIL IN THE SOUTH FACE 13" ELM, TAG # 240  
ELEV. 817.57  
BENCHMARK #6885 - PK IN THE SOUTH FACE 28" COTTONWOOD  
ELEV. 817.30  
BENCHMARK #6887 - TOP OF BOLT IN THE EAST FACE UTILITY POLE, SOUTHWEST CORNER OF MEAD ROAD AND SHELDON ROAD  
ELEV. 822.82  
BENCHMARK #7008 - PK IN THE WEST FACE 34" OAK, TAG #307  
ELEV. 820.40  
BENCHMARK #7314 - PK IN THE EAST FACE 12" ELM, TAG #1287  
ELEV. 798.44  
BENCHMARK #7385 - MAG NAIL IN THE EAST FACE 10" ASH  
ELEV. 802.32



LOCATION MAP  
SCALE 1" = 2000'

58 TOTAL LOTS

### SHEET INDEX:

SHEET 1	PRELIMINARY PLAT OVERALL (SUBS #1-#5)
SHEET 2	PRELIMINARY PLAT (SUB #5)
SHEET 3	PHASING PLAN (SUB #5)
SHEET 4	UTILITY/GRADING PLAN
SHEET 5	SOIL MAP, GRADIENT SLOPE, WATERSHED MAP
SHEET 6	STEEP SLOPE ANALYSIS
SHEETS 7-8	TOPOGRAPHIC SURVEY
SHEETS 9-10	ROAD TOPO SURVEY
SHEETS 11-14	TREE PRESERVATION PLAN (ONSITE)
SHEET 15	TREE PRESERVATION PLAN (SHELDON R.O.W.)
SHEETS 16-19	TREE LISTING (ONSITE)
SHEET 20	TREE LISTING (SHELDON R.O.W.)
SHEET 21	DRAINAGE DISTRICTS
SHEETS 22-25	LANDSCAPE PLANS

**DEVELOPER:**  
ELRO CORPORATION  
201 WEST BIG BEAVER  
SUITE 720  
TROY, MICHIGAN, 48064

**AUTHORIZED REPRESENTATIVES:**  
HARRY TERBUEDGEN  
RICHARD SCHOENHERR  
JESSE KRANZ

**PREPARED BY:**  
JJ ASSOCIATES, INC.  
JOHN C. NIGHT  
PROFESSIONAL ENGINEER No. 51423  
4444 WOUND ROAD  
SUITE 100  
STERLING HEIGHTS, MICHIGAN 48314  
TEL (588) 726-9111  
FAX (586) 728-9112

### NOTES:

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFC ART 87, SEC. B701.

OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND FOR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. FIRE PREVENTION ORDINANCE CHAPTER 58, SEC. 1102.6.2 & 1102.6.2.3.

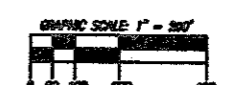
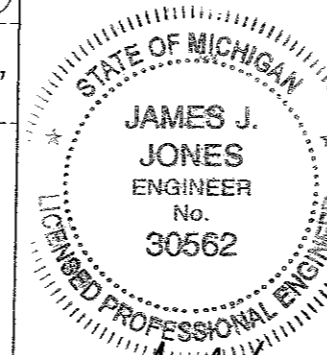
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TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008

REV: 11-25-2011 FINAL PRELIMINARY PLAT SUBMITTAL  
REV: 12-12-2007 per reviews c.l.s.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per call j.d.p.  
REV: 2-13-2007 i.d.p.

### LEGAL DESCRIPTION: (Proposed "Clear Creek No. 5")

Part of the Northeast 1/4 of Sections 2, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan described as follows: Beginning at the North 1/4 corner of said Section 2, thence N89°57'50"E 682.95 feet along the North line of said Section 2 said line also being the centerline of Mead Road; thence S51°37'10"E 42.08 feet; thence S02°03'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°05'30"W 371.49 feet; thence S51°37'10"E 932.91 feet; thence the following seven (7) courses along proposed Clear Creek Sub. No. 4 S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 241.42 feet and S0°00'00"W 30.00 feet along the arc of a curve to the right said curve having a radius of 540.00 feet a chord of S57°22'45"E 30.00 feet and S34°12'42"W 170.00 feet; thence the following nine (9) courses along Clear Creek Sub. No. 3 as recorded in Liber 284, Pages 36-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'45"W 680.00 feet and S00°32'14"W 160.00 feet and N89°27'45"W 61.87 feet and 30.32 feet along the arc of a curve to the right said curve having a radius of 60.00 feet a chord of N74°58'07"W 30.00 feet and 57.08 feet along the arc of a curve to the left said curve having a radius of 60.00 feet a chord of S87°45'42"W 54.95 feet and N72°23'55"W 20.00 feet and N89°27'45"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub. No. 3 (L.284, P.36-43) and Clear Creek No. 2 (L.278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 26-31, Oakland County Records N89°27'48"W 395.00 feet; thence N02°55'10"W 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road; thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°04'50"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W 770.00 feet to the point of beginning. Containing 2,451,572 square feet --- 36.28 Acres, More or Less.



NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS.

CITY FILE #09-158.5

**JJ ASSOCIATES, INC.**  
Civil Engineering and Surveying

4444 Wound Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (586) 726-9111  
Fax (586) 728-9112

**FORMERLY MCS ASSOCIATES, INC.**

**CLEAR CREEK SUB. No. 5**  
PART OF THE N.E. 1/4 OF SECTION 02, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 200'  
DRAWN BY AP / JZ SHEET 1 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**FINAL PRELIMINARY PLAT**

**DENSITY & OPEN SPACE CALCULATION**

CLEAR CREEK SUB. 1, 2, 3 & 4

Total Subdivision Area = 163.092 Acres  
 Ex. Trunkan & Sheldon Rd. ROW (33 FL) = 0.81 Acres  
 Net Subdivision Area = 162.282 Acres

Proposed Density (264 Lots) = 264/163.092 = 1.62 Lots/Acre  
 Allowable Density = 1.70 Lots/Acre

Area Proposed Park "A" = 29.5 Acres  
 Area Proposed Park "B" = 1.1 Acres  
 Total = 30.6 Acres

Existing 100 Year Flood Plots in Proposed Parks  
 \* (This is less than 50% of re Surveyed Wetland Area (in code Approximate (Not Surveyed) in Proposed subdivision Basin (to deviator in less than 24 h Proposed "Upland" Peak Areas Total Available Open Space

Sum of Areas of All Lots Under 20,000 S.F. Each Required Open Space = 8.4 Acres

**NOTE:**  
 The above information Clear Creek 1-4 Sub

**NATURAL FEATURES SETBACK NOTES:**

1. ALL RESTORATION TO NATURAL FEATURES AREAS WILL UTILIZE NATIVE SEED AND VEGETATION, TO BE REVIEWED AND APPROVED BY THE CITY'S WETLAND CONSULTANT PRIOR TO FINAL APPROVAL BY THE STAFF.
2. NATURAL FEATURES AREAS WILL BE PERMANENTLY MARKED WITH IRON MARKERS AND WILL BE PROTECTED DURING CONSTRUCTION WITH SILEY FENCING.
3. LOT PURCHASERS WILL BE INFORMED OF THESE SETBACK BOUNDARY AND RESTRICTIONS WITH THE RECORDING OF THE DEED RESTRICTIONS.
4. BEST MANAGEMENT PRACTICES WILL BE STRICTLY FOLLOWED DURING CONSTRUCTION TO MINIMIZE THE IMPACTS ON THE NATURAL FEATURES SETBACK.

**DENSITY & OPEN SPACE CALCULATION**

CLEAR CREEK SUB. 5

Total Subdivision Area = 163.092 Acres  
 Ex. Mead & Sheldon Rd. ROW (33 FL) = 0.81 Acres  
 Net Subdivision Area = 162.282 Acres

Proposed Density (58 Lots) = 58/162.282 = 0.36 Lots/Acre  
 Allowable Density = 0.36 Lots/Acre

Area Proposed Park "A" = 29.5 Acres  
 Area Proposed Park "B" = 1.1 Acres  
 Area Proposed Parks Sub. 5 = 30.6 Acres

Sum of Areas of All Lots Under 20,000 S.F. Each Required Open Space = 8.4 Acres

**DENSITY & OPEN SPACE CALCULATION**

CLEAR CREEK SUB. 1 THRU 5

Total Subdivision Area = 163.092 Acres  
 Ex. Trunkan & Sheldon Rd. ROW (33 FL) = 0.81 Acres  
 Net Subdivision Area = 162.282 Acres

Proposed Density (322 Lots) = 322/162.282 = 2.00 Lots/Acre  
 Allowable Density = 2.00 Lots/Acre

Area Proposed Park "A" = 29.5 Acres  
 Area Proposed Park "B" = 1.1 Acres  
 Area Proposed Parks Sub. 5 = 30.6 Acres

Sum of Areas of All Lots Under 20,000 S.F. Each Required Open Space = 8.4 Acres

**DENSITY & OPEN SPACE CALCULATION**

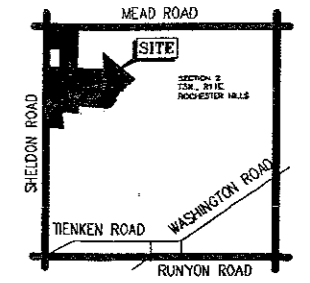
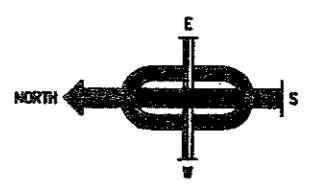
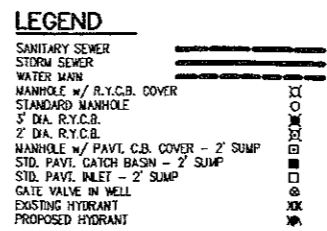
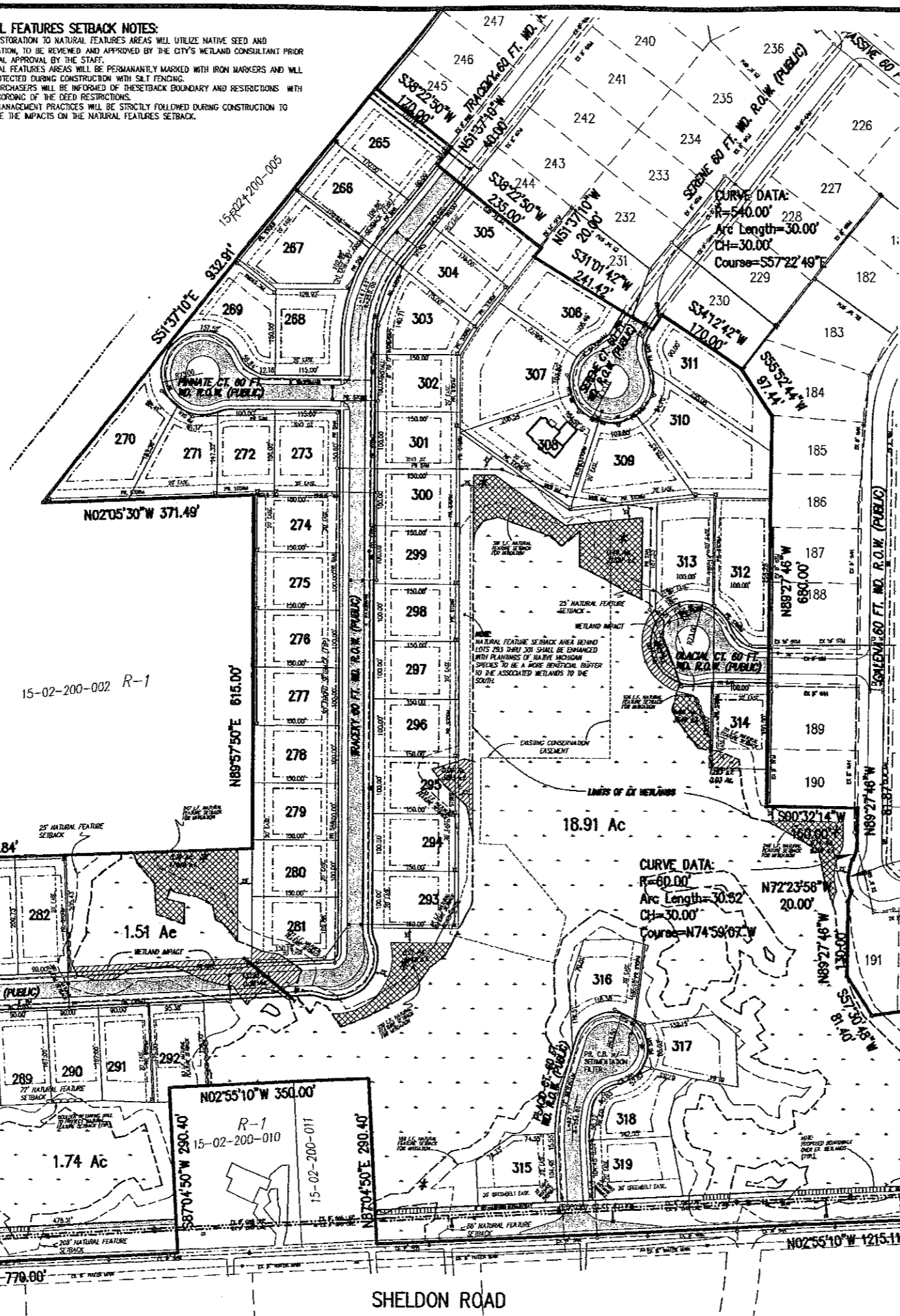
CLEAR CREEK SUB. 1 THRU 5

Total Subdivision Area = 163.092 Acres  
 Ex. Trunkan & Sheldon Rd. ROW (33 FL) = 0.81 Acres  
 Net Subdivision Area = 162.282 Acres

Proposed Density (322 Lots) = 322/162.282 = 2.00 Lots/Acre  
 Allowable Density = 2.00 Lots/Acre

Area Proposed Park "A" = 29.5 Acres  
 Area Proposed Park "B" = 1.1 Acres  
 Area Proposed Parks Sub. 5 = 30.6 Acres

Sum of Areas of All Lots Under 20,000 S.F. Each Required Open Space = 8.4 Acres



**NOTES:**

1. ALL DRAINAGE THAT IS INTERCEPTED BY THE PROPOSED STORM SEWER AS SHOWN WILL BE ROUTED TO THE EXISTING DETENTION PONDS IN CLEAR CREEK SUB NO. 1 (EXCEPT FOR STORM SEWER ON PLACED COURT).
2. AN OPEN SPACE AGREEMENT MEETING THE REQUIREMENTS OF SEC. 122-236 MUST BE SUBMITTED PRIOR TO FINAL PLAT APPROVAL.
3. FUNDS WILL BE DEPOSITED WITH THE CITY TO PERMIT THE INSTALLATION OF ONE STREET TREE PER LOT PRIOR TO THE ISSUANCE OF ANY LAND IMPROVEMENT PERMIT.
4. PUBLIC SANITARY SEWER WILL BE PROVIDED THROUGHOUT THE SUBDIVISION.

**ZONING REQUIREMENTS**

EXISTING ZONING: R-1

MINIMUM CORNER LOT WIDTH: 105 FT

MINIMUM LOT WIDTH: 85 FT

MINIMUM LOT AREA: 15,000 SQ FT

MINIMUM SIDE YARD: 10 FT

MINIMUM TOTAL SIDE YARD: 20 FT

MINIMUM REAR YARD: 35 FT\*

MINIMUM FRONT YARD: 30 FT

\* THE REAR YARD SETBACK CAN ONLY BE REDUCED WHEN THE LOT ADJUTS A MINIMUM 100-FOOT WIDE OPEN SPACE AREA.

**OPEN SPACE PLAN CONCEPT**

**NET DENSITY:**  
 58 LOTS/58.28 ACRES = 1.03 LOTS/ACRE  
 < 1.70 LOTS/ACRES (ORDINANCE 20.01.1)

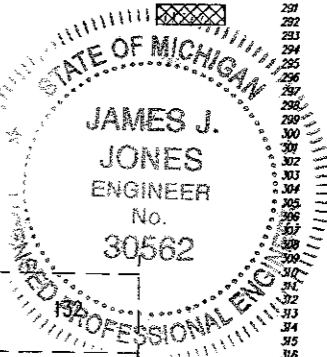
**TOTAL WETLAND IMPACT AREA:**  
 0.13 + 0.10 + 0.08 + 0.30 + 0.48 = 1.09 Acres = 46,116 S.F.

**TOTAL WETLAND MITIGATION AREA:**  
 0.14 + 0.08 + 0.40 + 0.23 + 0.30 = 1.35 Acres = 58,910 S.F.

**\* PROPOSED MITIGATION AREA**

**NOTES:**  
 A COMBINATION OF OFF-SITE MITIGATION AND ON-SITE MITIGATION (AS SHOWN) WILL BE PROVIDED.

ANY TREE REQUIRED FOR MITIGATION FOR ON-SITE MITIGATION SHALL BE REPLACED PER CITY OF ROCHESTER HILLS ORDINANCE.



LOT #	SQ. AREA	AREA BELOW 20,000 S.F.
265	20400	
266	18939	1320
267	24722	
268	17851	2349
269	18629	1398
270	24681	
271	17205	2785
272	15019	4961
273	17299	2790
274	15000	5000
275	15000	5000
276	15000	5000
277	15000	5000
278	15000	5000
279	15000	5000
280	15000	5000
281	16788	462
282	18547	1453
283	18664	1336
284	18798	1202
285	21771	
286	15751	4249
287	15720	4250
288	15462	4538
289	15030	4970
290	15030	4970
291	15330	4810
292	15000	5000
293	15000	5000
294	15000	5000
295	15000	5000
296	15000	5000
297	15000	5000
298	15000	5000
299	15000	5000
300	15000	5000
301	15000	5000
302	15000	5000
303	17865	2135
304	15768	4261
305	15750	4230
306	19003	897
307	28225	
308	24353	
309	21611	
310	28638	
311	22093	
312	23509	
313	18491	1549
314	15000	5000
315	15410	4580
316	16073	3927
317	15770	4230
318	15632	4608
319	16736	4264
320	20229	
321	20229	
322	27945	

**TOTAL AREA BELOW 20,000 S.F. = 172,774 S.F. = 4.00 Ac.**

**TOTAL AREA OF OPENSPACE = 1828 + 1.74 + 1.30 + 1.10 = 5.32 Ac.**

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008

REV: 12-12-2007 per reviewe c.l.s.  
 REV: 10-12-2007 per reviewe j.d.p.  
 REV: 6-28-2007 per call j.d.p.  
 REV: 2-13-2007 j.d.p.

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CLEAR CREEK SUB. No. 5  
 PART OF THE N.E. 1/4 OF SECTION 02, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-08 SCALE 1" = 100'

DRAWN BY AP / JZ SHEET 2 OF 25

CHECKED BY JCW DRAWING PS-05-799

**PRELIMINARY PLAT**

MEAD ROAD

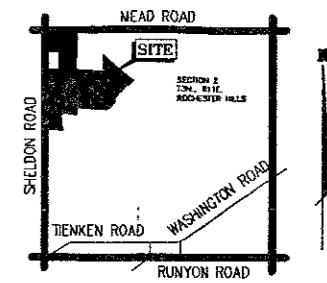
200-002

NOTE: A WATER IS BEING REQUESTED FOR THE MEAD ROAD PATHWAY.

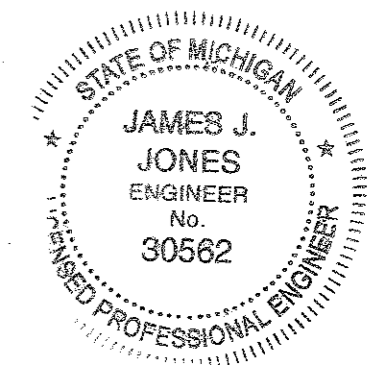
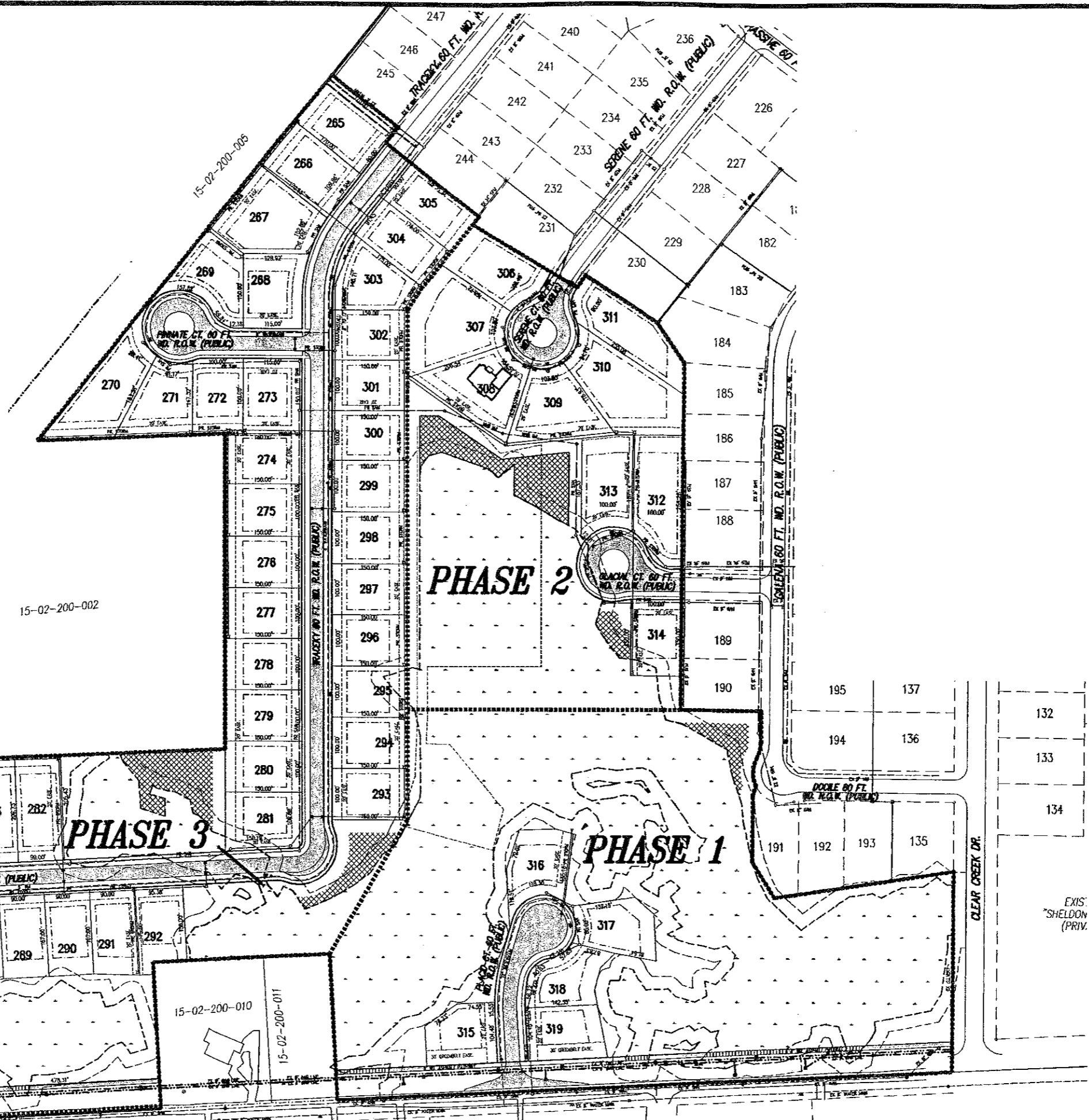
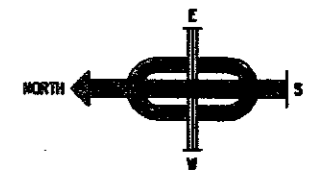
NORTH 1/4 COR SECTION 2 T. 3N., R.11E.

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS.

CITY FILE #80-168.5



**LOCATION MAP**  
SCALE 1" = 2000'



TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008

REV: 12-12-2007 per reviews c.l.s.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per csls j.d.p.  
REV: 2-13-2007 j.d.p.

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DATE 07-20-06 SCALE 1" = 100'  
DRAWN BY AP / JZ SHEET 3 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**PHASING PLAN**

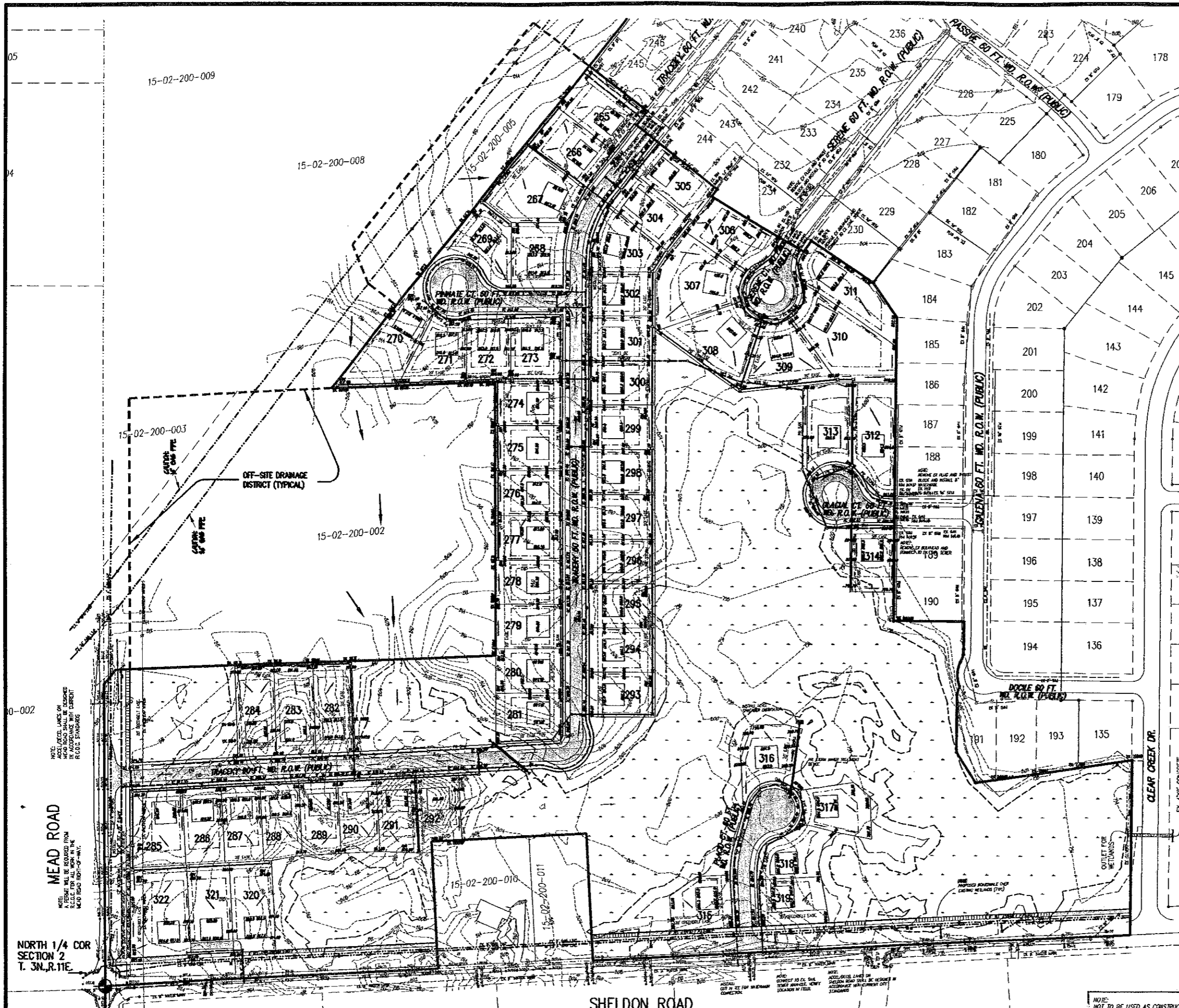
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CITY FILE #80-158.5

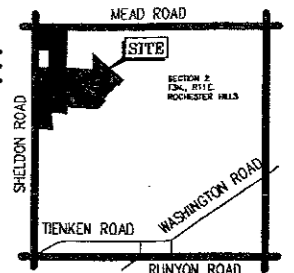
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NORTH 1/4 COR SECTION 2 T. 3N., R.11E.

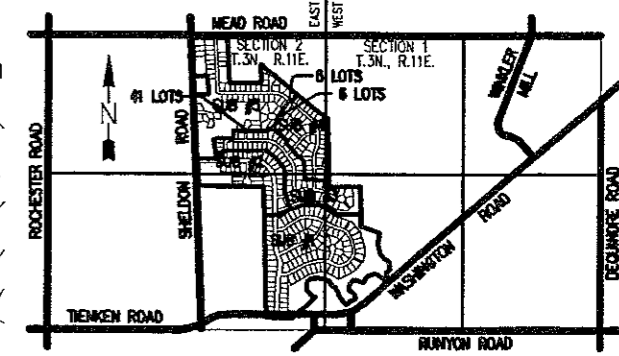
SHELDON ROAD



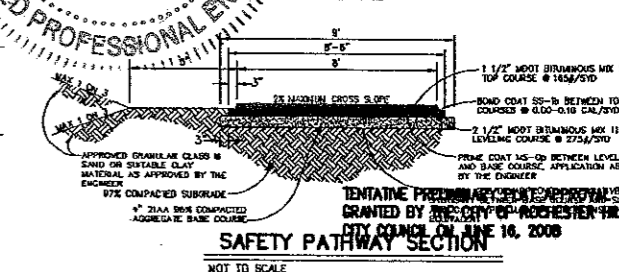
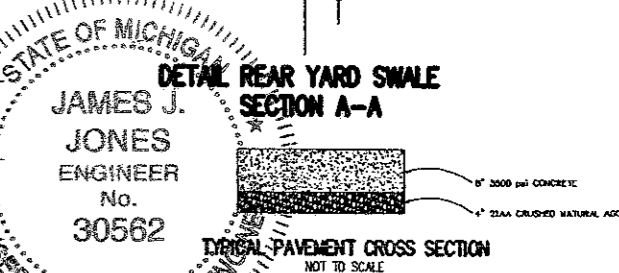
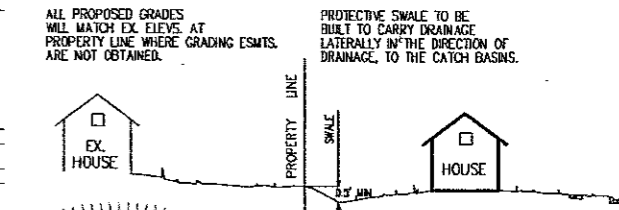
- LEGEND**
- SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - MANHOLE w/ R.Y.C.B. COVER
  - STANDARD MANHOLE
  - 3" DIA. R.Y.C.B.
  - 2" DIA. R.Y.C.B.
  - MANHOLE w/ PAVT. C.B. COVER - 2' SUMP
  - STD. PAVT. CATCH BASIN - 2' SUMP
  - STD. PAVT. INLET - 2' SUMP
  - GATE VALVE IN WELL
  - EXISTING HYDRANT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



**LOCATION MAP**  
SCALE 1" = 2000'



**SANITARY SEWER DISTRICT MAP**  
NOT TO SCALE



**SAFETY PATHWAY SECTION**  
NOT TO SCALE

STATE OF MICHIGAN  
JAMES J. JONES  
ENGINEER  
No. 30562  
LICENSED PROFESSIONAL ENGINEER

REVISIONS:  
REV. 12-12-2007 per review c.l.s.  
REV. 10-12-2007 per review j.d.p.  
REV. 6-28-2007 per cost j.d.p.  
REV. 2-13-2007 j.d.p.

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DATE 07-20-06 SCALE 1" = 100'  
DRAWN BY AP / JZ SHEET 4 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**UTILITY/GRADING PLAN**

NOTE: ALL LOT LINES ON MEAD ROAD SHALL BE DESCRIBED AS PERMITS ARE OBTAINED FROM THE CITY OF ROCHESTER HILLS. MEAD ROAD RIGHT-OF-WAY.

**MEAD ROAD**

NORTH 1/4 COR SECTION 2 T. 3N., R. 11E.

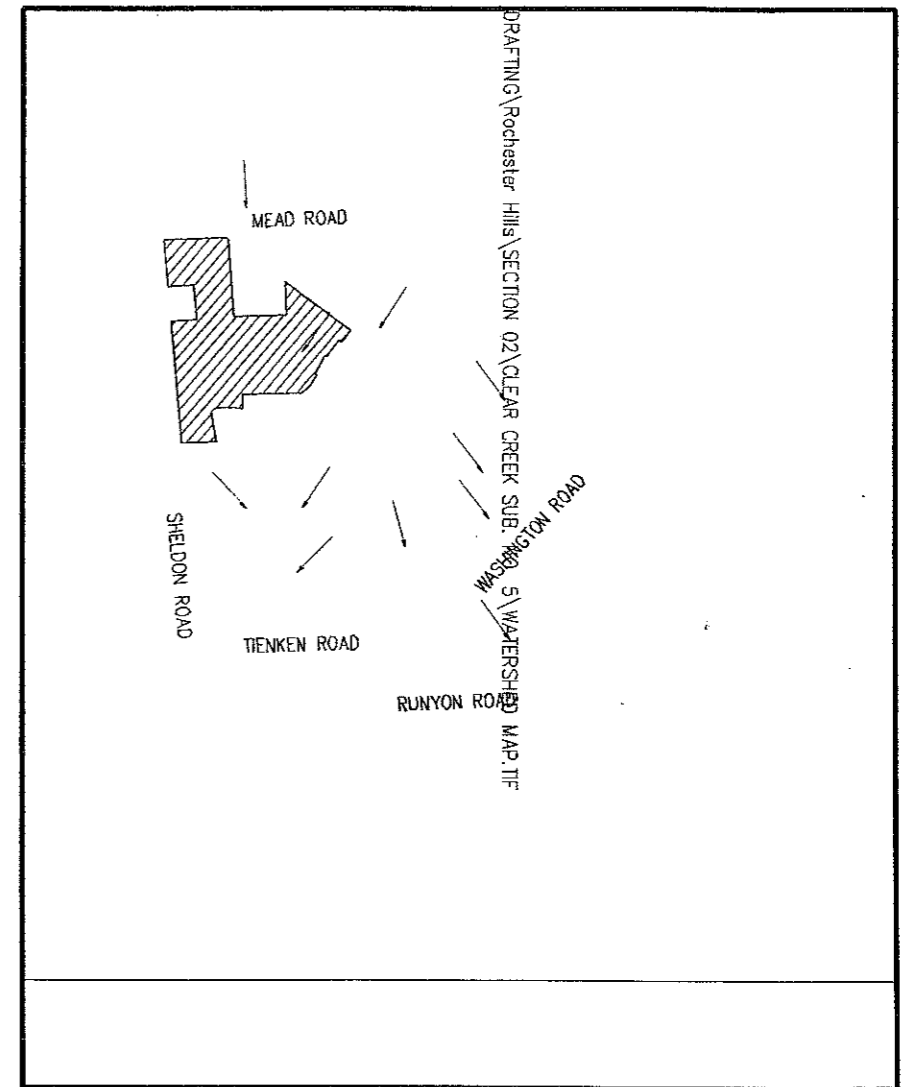
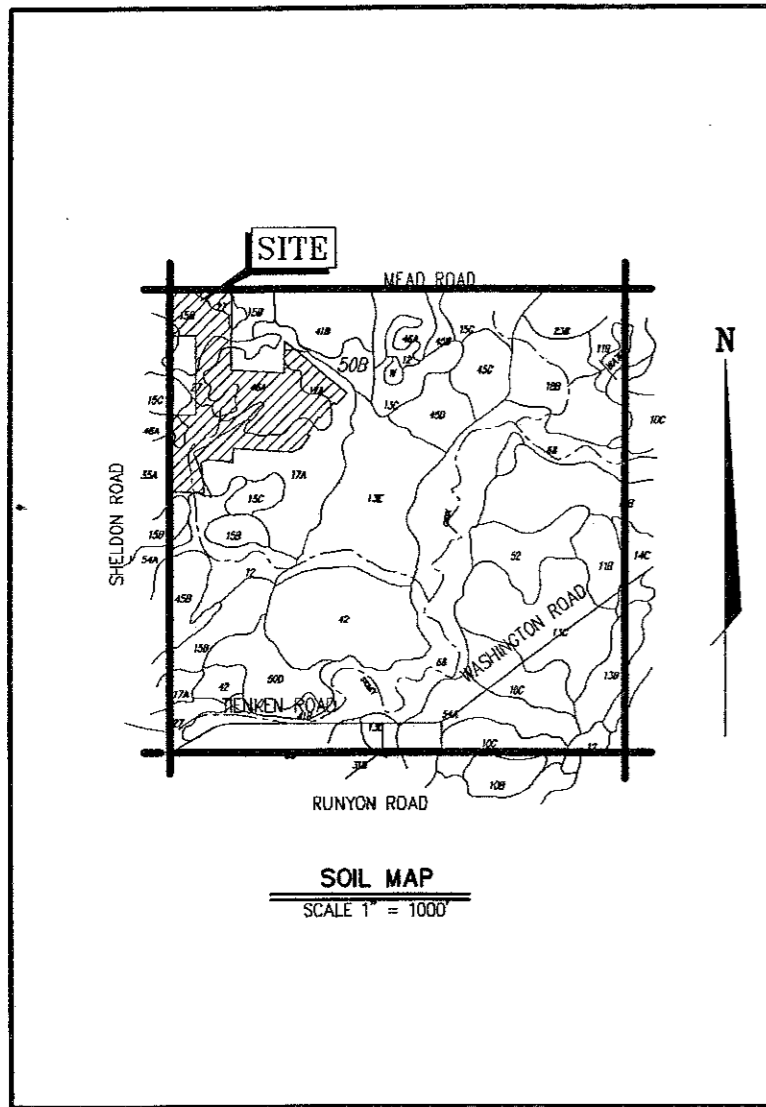
NOTE: MEAD ROAD AND SHELDON ROAD DRAINAGE IMPROVEMENTS WILL BE DESIGNED IN CONJUNCTION WITH PLANNED CITY/COUNTY IMPROVEMENTS.

NOTE: ALL SANITARY SEWER WILL BE DESIGNED IN CONJUNCTION WITH CITY STANDARDS.

NOTE: ALL STORM SEWER WILL BE DESIGNED IN CONJUNCTION WITH CITY STANDARDS.

NOTE: ALL PAVING/GRADING WILL BE DESIGNED IN CONJUNCTION WITH CITY STANDARDS.

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS. CITY FILE #00-156.5



- Soil Survey Legend**
- 10B - Mottled sandy loam, 1 to 5 percent slope
  - 10C - Mottled sandy loam, 6 to 12 percent slope
  - 11B - Clayey sandy loam, 0 to 4 percent slopes
  - 12 - Brookston and Oakwood loams
  - 12B - Oakton-Dyer loamy sands, 0 to 5 percent slopes
  - 12C - Oakton-Dyer loamy sands, 6 to 12 percent slopes
  - 12E - Oakton-Dyer loamy sands, 12 to 18 percent slopes
  - 14G - Oakville fine sand, 0 to 10 percent slopes
  - 15B - Spinks loamy sand, 0 to 6 percent slopes
  - 15C - Spinks loamy sand, 6 to 12 percent slopes
  - 17A - Waupesa sandy loam, 0 to 3 percent slopes
  - 18B - Fair sandy loam, 1 to 5 percent slopes
  - 23B - Shanon fine sandy loam, 1 to 5 percent slopes
  - 27 - Houghton and Axtell mucks
  - 37B - Mingo loamy fine sand, 0 to 3 percent slopes
  - 35A - Bedford loamy fine sand, 0 to 5 percent slopes
  - 41B - Aquonla, sandy and loamy undulating
  - 42 - Fia
  - 45B - Airport loamy fine sand, 2 to 8 percent slopes
  - 45D - Airport loamy fine sand, 6 to 12 percent slopes
  - 45F - Airport loamy fine sand, 12 to 25 percent slopes
  - 45A - Dubara loamy fine sand, 0 to 3 percent slopes
  - 500 - Ligonometz, rolling to steep
  - 52A - Salsburg loamy sand, 0 to 3 percent slopes
  - 54A - Melbarn sandy loam, 0 to 3 percent slopes
  - 65 - Oakton-Dyer fine siltstone

**SLOPE GRADIENT**  
SCALE 1" = 200'  
LEGEND: SLOPES BASED ON ONSITE TOPOGRAPHY

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

STATE OF MICHIGAN  
JAMES J. JONES  
ENGINEER  
No. 30562  
LICENSED PROFESSIONAL ENGINEER

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2006

REV: 12-12-2007 per reviews c.l.e.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per csl j.d.p.  
REV: 2-13-2007 j.d.p.

**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

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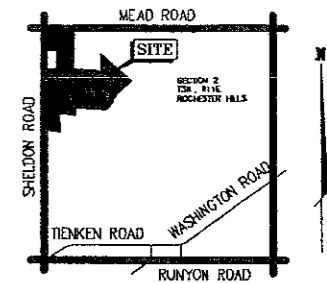
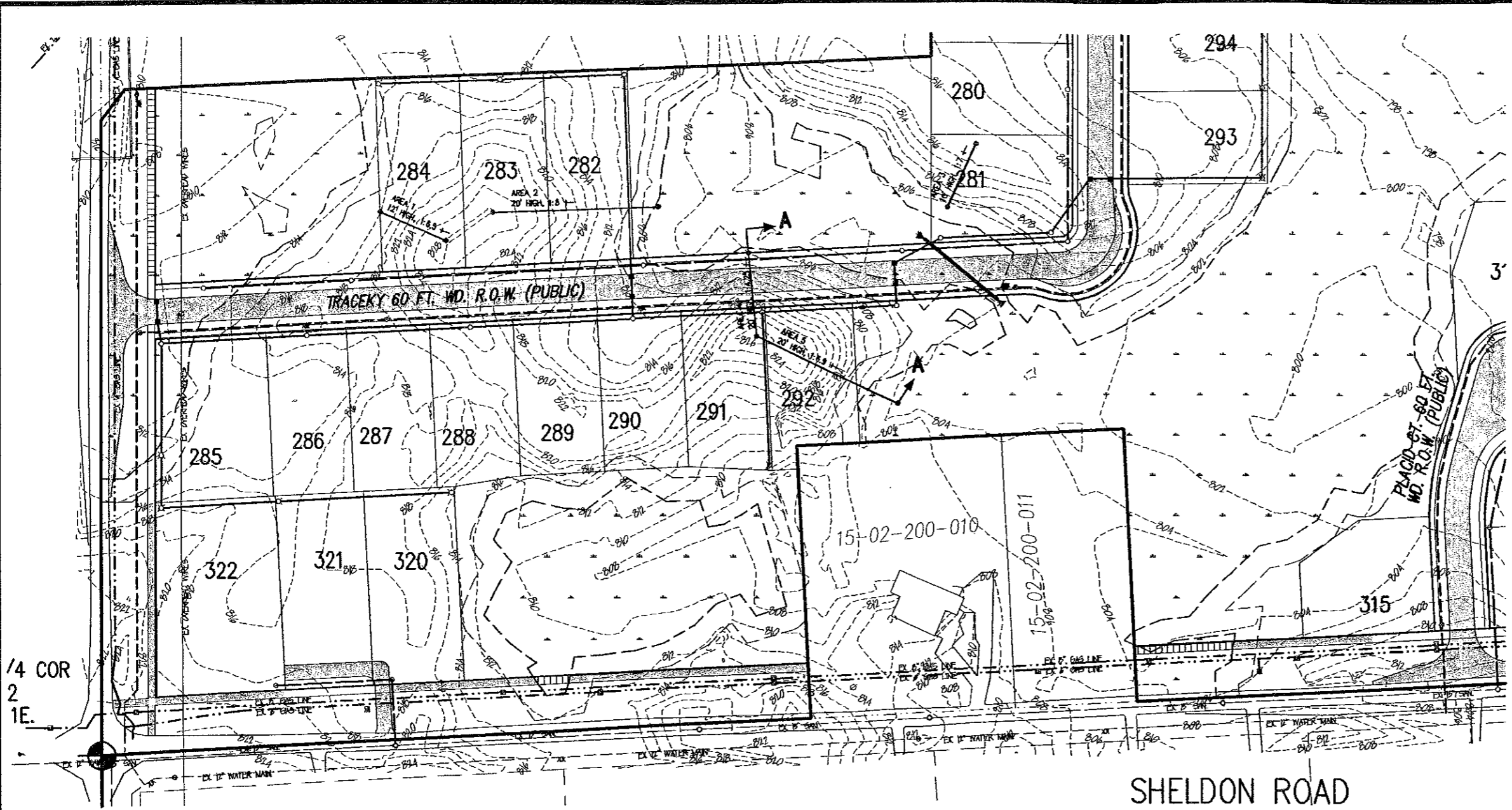
**FORMERLY MCS ASSOCIATES, INC.**

**CLEAR CREEK SUB. No. 5**  
PART OF THE N.E. 1/4 OF SECTION 07, T.3N., R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06	SCALE AS NOTED
DRAWN BY AP / JZ	SHEET 5 OF 25
CHECKED BY JCW	DRAWING PS-05-799

**SOIL MAP, SLOPE GRADIENT AND WATERSHED MAP**

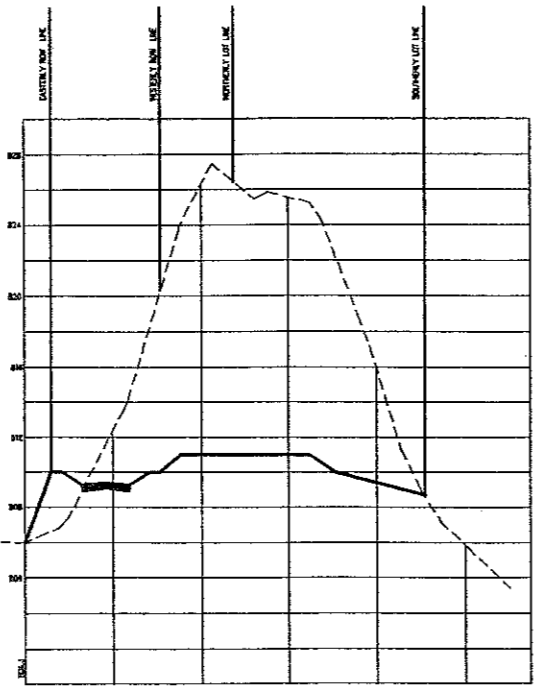
NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS. CITY FILE #00-156.5



**LOCATION MAP**  
SCALE 1" = 2000'

NOTE:  
SEVERAL AREAS WITHIN THE PROJECT HAVE BEEN IDENTIFIED AS POSSIBLE AREAS OF STEEP SLOPE CONCERN. AS SHOWN IN THE TABLE BELOW ONLY ONE HILL QUALIFIES AS A STEEP SLOPE PER ORDINANCE REQUIREMENTS. CROSS SECTIONS OF THE AREAS INDICATE THAT THEY ARE ALL ISOLATED HILLS/MOUNDS THAT CAN BE READILY GRADED IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICES WITHOUT IMPACTING ADJACENT AREAS. THE RESHAPING OF THE HILLS/MOUNDS WILL ELIMINATE EXISTING EROSION, ENHANCE DRAINAGE AND PROVIDE GREATER PROTECTION OF THE ADJACENT AREAS AS A RESULT OF A DECREASE IN STORM WATER RUN-OFF, GULLY EROSION AND SLOPE FAILURE. THE PRESENCE OF HILLS/MOUNDS AS OPPOSED TO EMBANKMENTS ALLOWS REGRADING TO BE DONE WITHOUT IMPACTING SURROUNDING AREAS.

AREA	HEIGHT	SLOPE	QUALIFIES UNDER STEEP SLOPE REQUIREMENTS
1	12	1:6.5±	NO
2	20	1:8±	NO
3	10	1:7±	NO
4	20	1:4.25±	YES
5	20	1:6.9±	NO

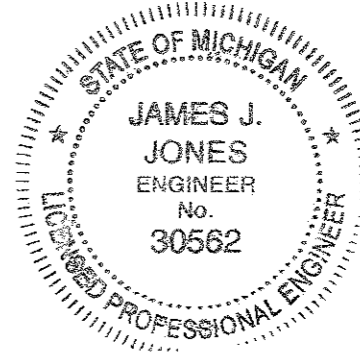


**SECTION A-A**

**SHELDON ROAD**

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 10, 2008

REV: 12-12-2007 per reviews c.l.e.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 8-28-2007 per notes j.d.p.  
REV: 2-13-2007 j.d.p.



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Civil Engineering and Surveying

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Telephone (588) 728-9111  
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CLEAR CREEK SUB. No. 5  
PART OF THE N.E. 1/4 OF SECTION 07, T.3N., R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06	SCALE 1"=60'
DRAWN BY AP / JZ	SHEET 6 OF 25
CHECKED BY JCW	DRAWING PS-05-799

NOTE:  
NOT TO BE USED AS CONSTRUCTION DRAWINGS

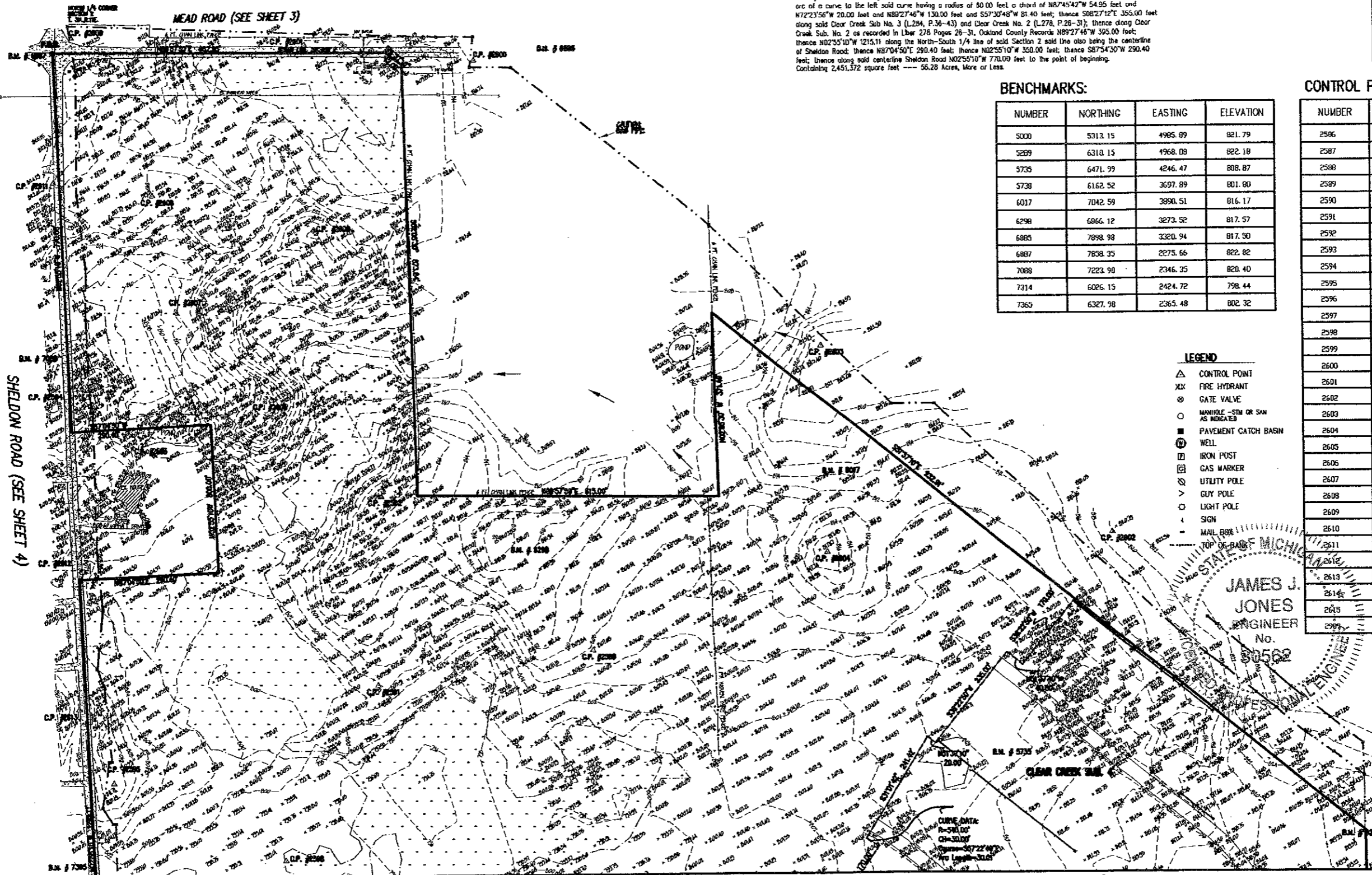
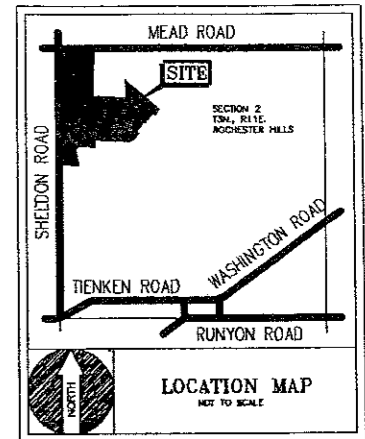
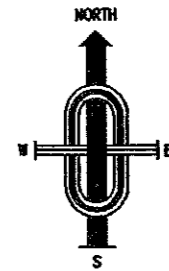
CITY FILE #00-158.5

**STEEP SLOPE ANALYSIS**

# "CLEAR CREEK SUB. NO. 5"

PART OF THE NE 1/4 OF SECTION 2,  
T. 3N., R. 11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

**LEGAL DESCRIPTION: (Proposed "Clear Creek No. 5")**  
Part of the Northeast 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan described as follows: Beginning at the North 1/4 corner of said Section 2, thence N89°57'50"E 682.95 feet along the North East side of said Section 2 said line also being the centerline of Mead Road, thence S51°37'10"E 42.08 feet; thence S02°05'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°05'30"W 371.49 feet; thence S51°37'10"E 932.91 feet; thence the following seven (7) courses along proposed Clear Creek Sub. No. 4 S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 241.42 feet and S07°22'49"E 30.00 feet and S34°12'42"W 170.01 feet; thence the following nine (9) courses along Clear Creek Sub. No. 3 as recorded in Liber 284, Pages 38-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'48"W 680.00 feet and S00°32'14"W 160.00 feet and N89°27'46"W 61.87 feet and S03.32 feet along the arc of a curve to the right said curve having a radius of 60.00 feet a chord of N74°59'07"W 38.00 feet and S7.08 feet along the arc of a curve to the left said curve having a radius of 80.00 feet a chord of N87°45'42"W 54.95 feet and N72°23'56"W 20.00 feet and N80°27'46"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub No. 3 (L.284, P.38-43) and Clear Creek No. 2 (L.278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 28-31, Oakland County Records N89°27'46"W 395.00 feet; thence N02°35'10"W 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road, thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°54'30"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W 770.00 feet to the point of beginning. Containing 2,451,372 square feet --- 56.28 Acres, More or Less.



**BENCHMARKS:**

NUMBER	NORTHING	EASTING	ELEVATION
5000	5313.15	4985.89	821.79
5289	6310.15	4968.08	822.18
5735	6471.99	4246.47	808.87
5738	6162.52	3697.89	801.80
6017	7042.59	3890.51	816.17
6298	6866.12	3273.52	817.57
6865	7898.98	3320.94	817.50
6887	7858.35	2275.66	822.82
7088	7223.90	2346.35	820.40
7314	6026.15	2424.72	798.44
7365	6327.98	2365.48	802.92

**CONTROL POINTS:**

NUMBER	NORTHING	EASTING	ELEVATION
2586	6105.48	4571.63	818.33
2587	4999.35	4992.63	817.27
2588	6063.72	3364.94	801.76
2589	6670.20	3408.47	807.76
2590	5525.15	2462.21	796.18
2591	6599.23	2969.47	804.32
2592	6981.88	2975.86	817.32
2593	7087.87	2493.31	806.35
2594	7198.41	2376.22	815.83
2595	6399.72	2425.67	811.69
2596	6130.13	2443.49	798.70
2597	6077.32	2672.08	796.75
2598	6243.86	2782.26	797.98
2599	6624.18	2401.94	806.92
2600	7865.34	3163.79	816.09
2601	7898.71	2820.82	812.19
2602	6913.62	4459.98	820.20
2603	7290.04	3868.55	824.14
2604	6870.56	3881.49	818.35
2605	7179.46	2754.56	827.57
2606	7521.01	2841.02	829.24
2607	7380.35	2618.39	821.43
2608	7588.21	2507.75	819.60
2609	7912.33	2340.46	822.56
2610	7615.16	2303.60	818.88
2611	7615.16	2303.60	819.93
2612	6867.42	2337.03	807.52
2613	6550.22	2354.98	807.01
2614	6165.44	2374.46	800.13
2615	6138.98	2367.75	799.78
2599	7912.33	2340.46	822.56

**LEGEND**

- ▲ CONTROL POINT
- ⊕ FIRE HYDRANT
- ⊙ GATE VALVE
- MANHOLE - STM OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- ⊕ WELL
- ⊕ IRON POST
- ⊕ GAS MARKER
- ⊕ UTILITY POLE
- > GUY POLE
- LIGHT POLE
- ⊕ SIGN
- ⊕ MAIL BOX
- TOP OF BANK OF MICHIGAN RIVER

JAMES J. JONES  
ENGINEER  
No. 30562  
MICHIGAN PROFESSIONAL ENGINEER

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS



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Telephone (588) 728-9111  
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**FORMERLY MCS ASSOCIATES, INC.**

**CLEAR CREEK SUB. NO. 5**  
PART OF THE NE 1/4 OF SECTION 02, T.3N., R.11E. CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

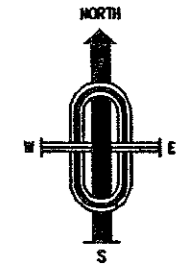
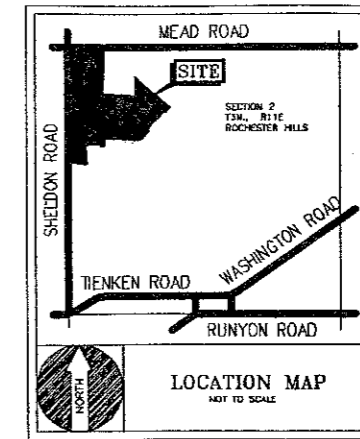
DATE 07-20-06 SCALE 1" = 100'  
DRAWN BY AP / JZ SHEET 7 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**TOPOGRAPHIC SURVEY**

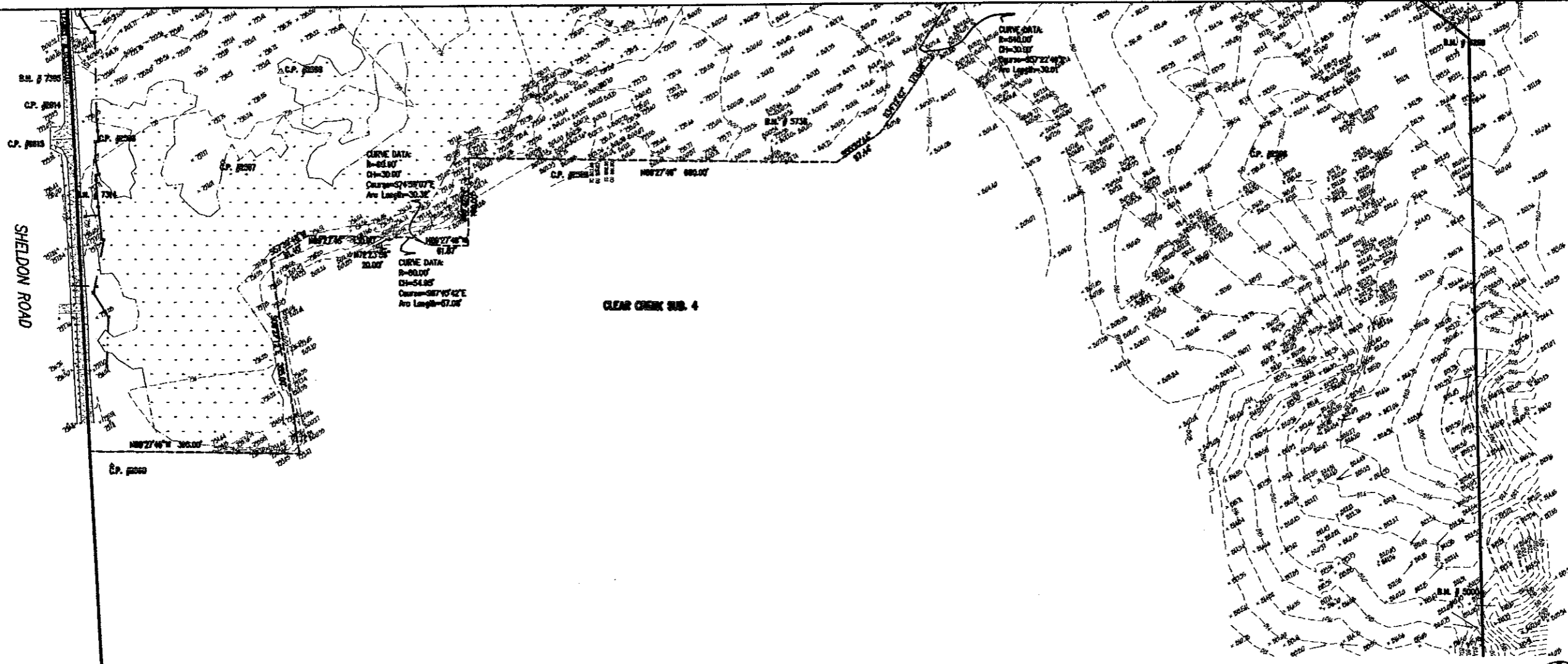
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CITY FILE #00-158.5

MATCH LINE A-A



MATCH LINE A-A



NOTE:  
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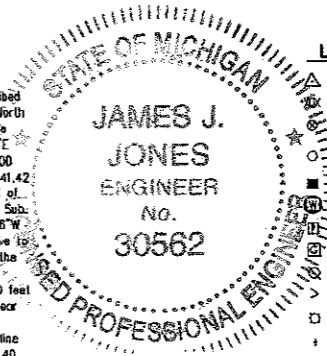
**BENCHMARKS:**

NUMBER	NORTHING	EASTING	ELEVATION
5000	5313.15	4985.89	821.79
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6887	7858.35	2275.66	822.82
7088	7223.90	2346.35	820.40
7314	6026.15	2424.72	798.44
7365	6327.98	2365.48	802.32

**BENCHMARK DESCRIPTION:**

EX. BENCHMARK - HYDRANT ON LOT 140  
ELEV. 803.17  
BENCHMARK #5000 - MAG NAIL IN THE WEST FACE 11" BLACK WALNUT, TAG #714  
ELEV. 821.79  
BENCHMARK #5289 - MAG NAIL IN THE SOUTHWEST FACE 5" ASH  
ELEV. 822.18  
BENCHMARK #5735 - MAG NAIL IN THE EAST FACE TWIN 62" ASH  
ELEV. 808.87  
BENCHMARK #5738 - MAG NAIL IN THE SOUTHWEST FACE 11" ASH, TAG # 291  
ELEV. 801.80  
BENCHMARK #6017 - VERTICAL MAG NAIL IN THE SOUTH BASE 11" ELM, TAG #1827  
ELEV. 816.17  
BENCHMARK #6298 - MAG NAIL IN THE SOUTH FACE 13" ELM, TAG # 240  
ELEV. 817.57  
BENCHMARK #6885 - PK IN THE SOUTH FACE 28" COTTONWOOD  
ELEV. 817.50  
BENCHMARK #6887 - TOP OF BOLT BY THE EAST FACE UTILITY POLE, SOUTHWEST  
CORNER OF MEAD ROAD AND SHELDON ROAD  
ELEV. 822.82  
BENCHMARK #7088 - PK IN THE WEST FACE 34" OAK, TAG #207  
ELEV. 820.40  
BENCHMARK #7314 - PK IN THE EAST FACE 12" ELM, TAG #1287  
ELEV. 798.44  
BENCHMARK #7365 - MAG NAIL IN THE EAST FACE 10" ASH  
ELEV. 802.32

**LEGAL DESCRIPTION (Proposed Clear Creek No. 5)**  
Part of the Northeast 1/4 of Section 2, T.34, R.1E., City of Rochester Hills, Oakland County, Michigan described as follows: Beginning at the North 1/4 corner of said Section 2, thence N89°57'50"E 682.95 feet along the North line of said Section 2 said line also being the centerline of Mead Road; thence S51°37'10"E 42.08 feet; thence S02°05'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°05'30"W 571.49 feet; thence S51°37'10"E 932.91 feet; thence the following seven (7) courses along proposed Clear Creek Sub. No. 4 S38°22'50"W 170.00 feet and N51°37'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°07'42"W 241.42 feet and S0.00 feet along the arc of a curve to the right said curve having a radius of 540.00 feet a chord of S57°22'49"E 30.00 feet and S34°12'42"W 170.01 feet; thence the following nine (9) courses along Clear Creek Sub. No. 5 as recorded in Liber 284, Pages 36-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'46"W 680.00 feet and S00°32'14"W 180.00 feet and N89°27'46"W 61.87 feet and S0.32 feet along the arc of a curve to the right said curve having a radius of 60.00 feet a chord of N74°59'07"W 30.00 feet and S7.08 feet along the arc of a curve to the left said curve having a radius of 60.00 feet a chord of N87°45'42"W 54.95 feet and N72°35'56"W 20.00 feet and N89°27'46"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub No. 3 (L284, P.36-43) and Clear Creek No. 2 (L278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 28-31, Oakland County Records N89°27'46"W 395.00 feet; thence N02°55'10"W 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road; thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°54'30"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W 770.00 feet to the point of beginning. Containing 2,451,372 square feet --- 56.28 Acres, More or Less.



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

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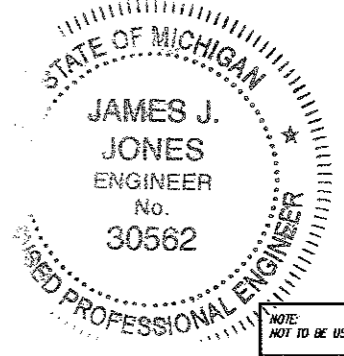
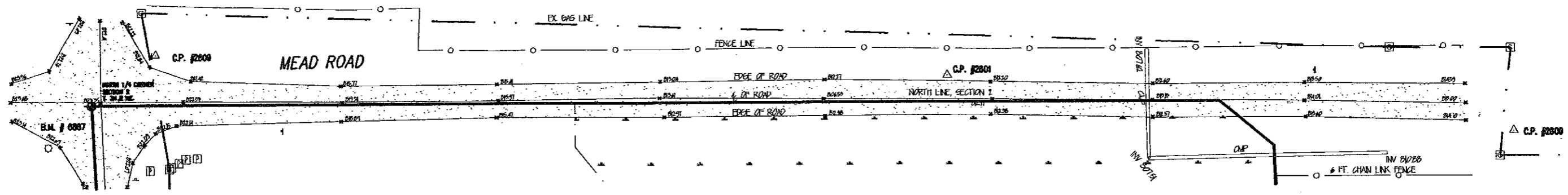
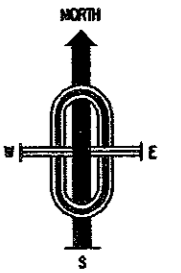
**CLEAR CREEK SUB. No. 5**  
PART OF THE NE 1/4 OF SECTION 02, T.34, R.1E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 100'  
DRAWN BY AP / JZ SHEET 8 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**TOPOGRAPHIC SURVEY**

CITY FILE #00-156.5





NOTE:  
NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**BENCHMARKS:**

NUMBER	NORTHING	EASTING	ELEVATION
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5289	6310.15	4968.08	822.18
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7088	7223.90	2346.35	820.40
7314	6026.15	2424.72	798.44
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**BENCHMARK DESCRIPTION:**  
 EX BENCHMARK - HYDRANT ON LOT 140  
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 BENCHMARK #5289 - MAG NAIL IN THE SOUTHWEST FACE 6" ASH  
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 BENCHMARK #5735 - MAG NAIL IN THE EAST FACE TWIN 6x7" ASH  
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 BENCHMARK #5738 - MAG NAIL IN THE SOUTHWEST FACE 11" ASH, TAG # 291  
 ELEV. 801.80  
 BENCHMARK #6017 - VERTICAL MAG NAIL IN THE SOUTH BASE 11" ELM, TAG #1827  
 ELEV. 816.17  
 BENCHMARK #6298 - MAG NAIL IN THE SOUTH FACE 13" ELM, TAG # 240  
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 BENCHMARK #6885 - PK IN THE SOUTH FACE 28" COTTONWOOD  
 ELEV. 817.50  
 BENCHMARK #6887 - TOP OF BOLT IN THE EAST FACE UTILITY POLE, SOUTHWEST CORNER OF MEAD ROAD AND SHELDON ROAD  
 ELEV. 822.82  
 BENCHMARK #7088 - PK IN THE WEST FACE 34" OAK, TAG #307  
 ELEV. 820.40  
 BENCHMARK #7314 - PK IN THE EAST FACE 12" ELM, TAG #1287  
 ELEV. 798.44  
 BENCHMARK #7365 - MAG NAIL IN THE EAST FACE 10" ASH  
 ELEV. 802.32

**LEGAL DESCRIPTION (Proposed "Clear Creek No. 5")**  
 Part of the Northeast 1/4 of Section 2, T.3N, R.11E., City of Rochester Hills, Oakland County, Michigan described as follows: Beginning at the North 1/4 corner of said Section 2, thence N89°57'50"E 682.95 feet along the North line of said Section 2 also being the centerline of Mead Road; thence S31°37'10"E 42.08 feet; thence S02°05'30"E 873.84 feet; thence N89°57'50"E 615.00 feet; thence N02°06'30"W 371.49 feet; thence S51°57'10"E 832.91 feet; thence the following seven (7) courses along proposed Clear Creek Sub. No. 4 S38°27'50"W 170.00 feet and N61°53'10"W 40.00 feet and S38°22'50"W 235.00 feet and N51°37'10"W 20.00 feet and S31°01'42"W 241.42 feet and 30.00 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet a chord of S57°22'49"E 30.00 feet and S34°2'42"W 170.01 feet; thence the following nine (9) courses along Clear Creek Sub. No. 3 as recorded in Liber 284, Pages 36-43, Oakland County Records S55°52'44"W 97.44 feet and N89°27'46"W 880.00 feet and S00°32'14"W 160.00 feet and N89°27'46"W 61.67 feet and 30.32 feet along the arc of a curve to the right said curve having a radius of 60.00 feet a chord of N74°59'07"W 30.00 feet and 57.98 feet along the arc of a curve to the left said curve having a radius of 60.00 feet a chord of N87°45'42"W 54.95 feet and N72°23'58"W 20.00 feet and N89°27'46"W 130.00 feet and S57°30'48"W 81.40 feet; thence S08°27'12"E 355.00 feet along said Clear Creek Sub. No. 3 (L.284, P.36-43) and Clear Creek No. 2 (L.278, P.26-31); thence along Clear Creek Sub. No. 2 as recorded in Liber 278 Pages 26-31, Oakland County Records N89°27'46"W 395.00 feet; thence N02°35'10"W 1215.11 along the North-South 1/4 line of said Section 2 said line also being the centerline of Sheldon Road; thence N87°04'50"E 290.40 feet; thence N02°55'10"W 350.00 feet; thence S87°54'30"W 290.40 feet; thence along said centerline Sheldon Road N02°55'10"W 770.00 feet to the point of beginning. Containing 2,451,372 square feet --- 56.28 Acres, More or Less.

- LEGEND**
- △ CONTROL POINT
  - XOX FIRE HYDRANT
  - ◇ GATE VALVE
  - MANHOLE - STM OR SAN AS INDICATED
  - PAVEMENT CATCH BASIN
  - WELL
  - ⊞ IRON POST
  - ⊞ GAS MARKER
  - ⊞ UTILITY POLE
  - > GUY POLE
  - LIGHT POLE
  - SIGN
  - MAIL BOX
  - TOP OF BANK

3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

12-12-07 revision 01

**ASSOCIATES, INC.**  
Civil Engineering and Surveying

44444 Mound Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (588) 726-9111  
Fax (588) 726-9112

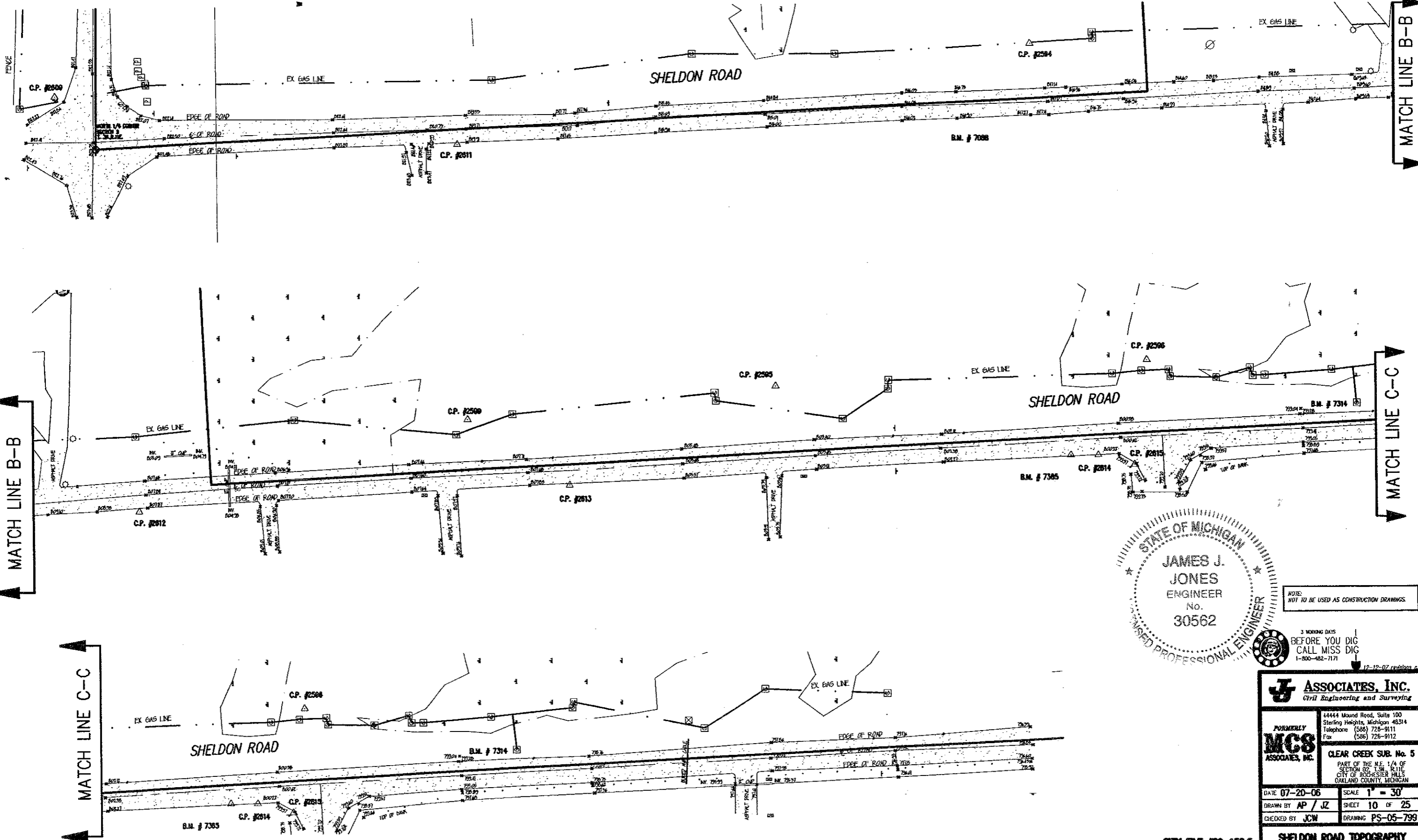
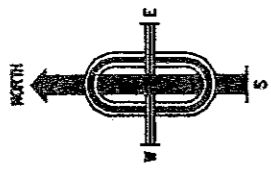
**FORMERLY MCS ASSOCIATES, INC.**

**CLEAR CREEK SUB. No. 5**  
PART OF THE N.E. 1/4 OF SECTION 02, T.3N, R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 30'  
 DRAWN BY AP / JZ SHEET 9 OF 25  
 CHECKED BY JCW DRAWING PS-05-799

**MEAD ROAD TOPOGRAPHY**

CITY FILE #00-158.5



STATE OF MICHIGAN  
 JAMES J. JONES  
 ENGINEER  
 No. 30562  
 LICENSED PROFESSIONAL ENGINEER

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS

3 WORKING DAYS  
 BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171

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 Civil Engineering and Surveying

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 Sterling Heights, Michigan 48314  
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 Fax (586) 726-9112

FORMERLY  
**MCS**  
 ASSOCIATES, INC.

CLEAR CREEK SUB. No. 5  
 PART OF THE N.E. 1/4 OF  
 SECTION 02, T.5N., R.11E.  
 CITY OF ROCHESTER HILLS  
 OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 30'  
 DRAWN BY AP / JZ SHEET 10 OF 25  
 CHECKED BY JCW DRAWING PS-05-799

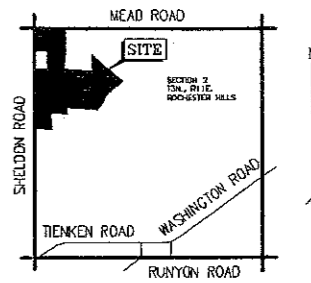
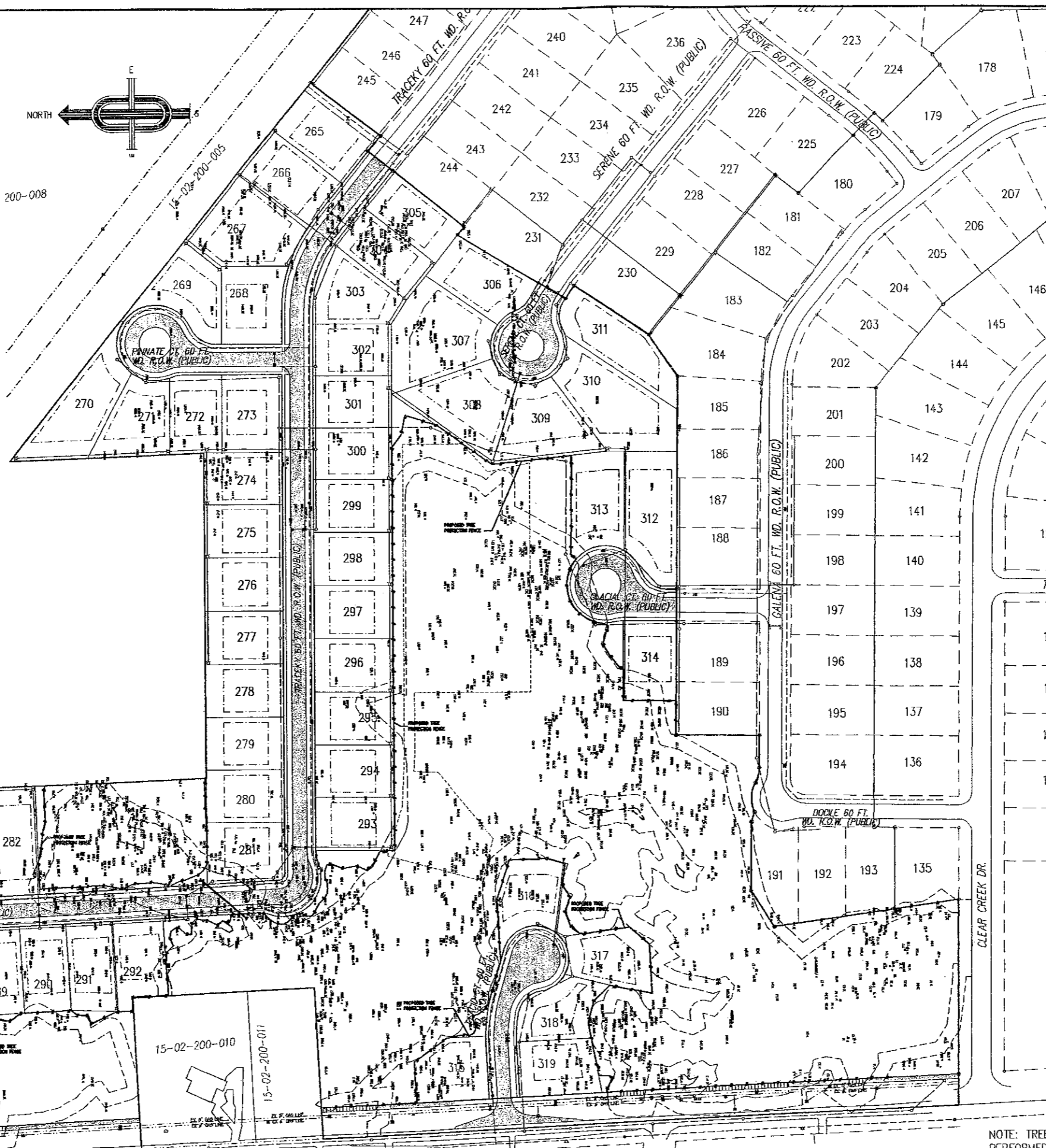
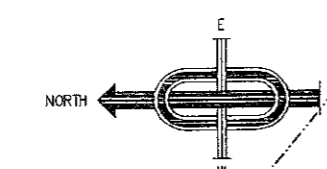
CITY FILE #09-156.5

SHeldon ROAD TOPOGRAPHY

**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 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 1-248-656-4660 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 Landscape Architect prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this TPF inspection.
  - Upon completion of all construction and prior to the removal of the TPF the City of Rochester Hills Landscape Architect must inspect all trees designated to be preserved. The Landscape Performance Plans will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
  - A final inspection by the City warden and maintenance inspection is complete and contact the City Planning Department.
  - The Tree Conservation Order (TCO) of all regulated trees or grubbing, trenching, grading construction equipment, soil preservation.
  - Proposed grades are to be either cut or fill as permitted.
  - During the construction process trees designated to be preserved.
  - All utility service requests are avoided. All trenching shall be done in a trench.
  - Swales shall be routed to preserve trees. Swales shall be a tree designated for preservation.
  - If tree protection cannot be provided, the replacement of that tree with a Certificate of Occupancy.
  - Regulated trees located off operations must be protected.
  - The TPF shall consist of 4 trees designated to be preserved and driven a minimum in place for the required time.
- Prior approval is required to plant trees at least 10' from the edge of the lot or at least 10' from the edge of the area formed at the intersection from their point of intersection 15' from their point of interest. Shrubs and evergreen trees must be planted a minimum of 10' from the edge of the lot or at least 10' from the edge of the area formed at the intersection from their point of intersection 15' from their point of interest. Forestry may require a greater distance.
- Prior to the release of the permit inspect all trees existing or prior right-of-way. Forestry may require a greater distance.

**TOTAL TREES :**  
 TREES SURVEYED  
 MINUS ASH TREES  
 TOTAL REGULATED TREE  
 MINUS TREE TO BE SAVED  
 PROPOSED TREES TO BE  
 TOTAL NUMBER OF TREE  
 TOTAL OF 770 OR  
 SAVED.

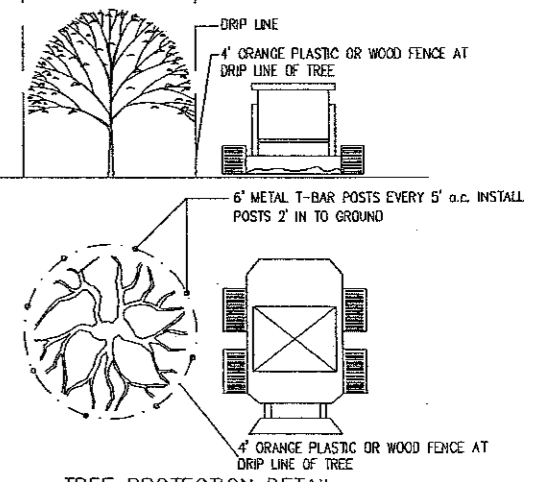


**LOCATION MAP**  
 SCALE 1" = 2000'

**NOTES:**

- INDIVIDUAL TREES TO REMAIN WILL BE IDENTIFIED BY YELLOW FLAGGING AROUND THE BASE OF THE TREE AND WILL BE PROTECTED BY SNOW FENCE AT THE DRIP LINE.
- GROUPS OF TREES SHALL BE PROTECTED BY SNOW FENCING PLACED AROUND THE ENTIRE GROUP OF TREES IN LIEU OF INDIVIDUAL TREES.
- THE INDIVIDUAL BUILDER SHALL BE RESPONSIBLE FOR PROTECTING TREES TO BE SAVED ON THE LOT DURING HOME CONSTRUCTION.
- PROPOSED TOP OF CURB ELEVATIONS WILL BE DESIGNED TO MATCH EXISTING GROUND AS CLOSE AS POSSIBLE. PROPOSED FINISH GRADE OF HOUSES WILL BE APPROXIMATELY 2 TO 3 FEET ABOVE EXISTING GROUND.
- TREE PROTECTIVE FENCING IS REQUIRED TO BE PLACED AT THE DRIP LINE OF TREES LOCATED ON ADJACENT PROPERTIES BEFORE ANY ACTIVITY OCCURS ON THE SITE.
- TREE PROTECTION FENCING WILL NEED TO BE INSTALLED, INSPECTED AND APPROVED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

4' HIGH SNOW FENCE TO BE INSTALLED AROUND DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION  
 NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT APPROVAL



**TREE PROTECTION DETAIL**

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008. 200 TREES TO BE SAVED.

EXISTING "SHELDON PA (PRIVATE)

STATE OF MICHIGAN  
**JAMES J. JONES**  
 ENGINEER  
 No. 30562  
 LICENSED PROFESSIONAL

REV: 12-12-2007 per reviews c.l.s.  
 REV: 10-12-2007 per reviews j.d.p.  
 REV: 6-28-2007 per cost j.d.p.  
 REV: 2-13-2007 j.d.p.

**J ASSOCIATES, INC.**  
 Civil Engineering and Surveying  
 44444 Mound Road, Suite 100  
 Sterling Heights, Michigan 48314  
 Telephone (586) 726-9111  
 Fax (586) 726-9112

**MCS**  
 ASSOCIATES, INC.  
 CLEAR CREEK SUB. No. 5  
 PART OF THE N.E. 1/4 OF SECTION 02, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

NOTE: TREE SURVEY AND IDENTIFICATION PERFORMED BY KING AND MACGREGOR ENVIRONMENTAL INC.

NOTE: NOT TO BE USED AS CONSTRUCTION DRAWINGS.

CITY FILE #89-156.5

DATE: 07-20-06	SCALE: 1" = 100'
DRAWN BY: AP / JZ	SHEET: 11 OF 25
CHECKED BY: JCW	DRAWING: PS-05-799

**TREE PRESERVATION PLAN**

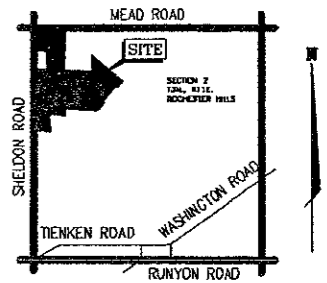
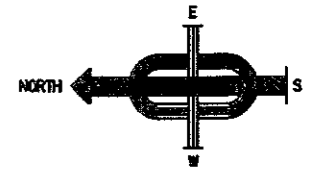
NORTH 1/4 COR SECTION 2 T. 3N., R. 11E.

SHELDON ROAD

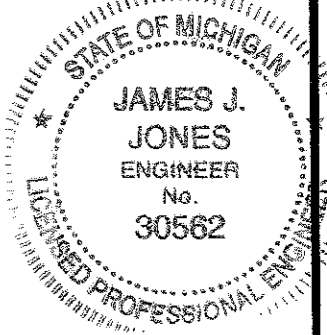
SEE SHEET 15 FOR SHELDON ROAD R.O.W. TREES

15-02-200-002

CAUTION:  
24" GAS PIPE



LOCATION MAP  
SCALE 1" = 200'



- LEGEND**
- X TREES TO BE SAVED
  - O TREES TO BE REMOVED
  - BB ASH TREES TO REMAIN
  - JK ASH TREES TO BE REMOVED
  - OFFSITE TREES

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008

REV: 12-12-2007 per reviews c.l.a.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per cust. j.d.p.  
REV: 2-13-2007 j.d.p.

**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

FORMERLY **MCS** ASSOCIATES, INC.

4444 Wood Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (588) 725-9111  
Fax (588) 725-9112

CLEAR CREEK SUB. No. 5  
PART OF THE N.E. 1/4 OF SECTION 02, T.24N. R.11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 50'

DRAWN BY AP / JZ SHEET 12 OF 25

CHECKED BY JCW DRAWING PS-05-799

TREE PRESERVATION PLAN

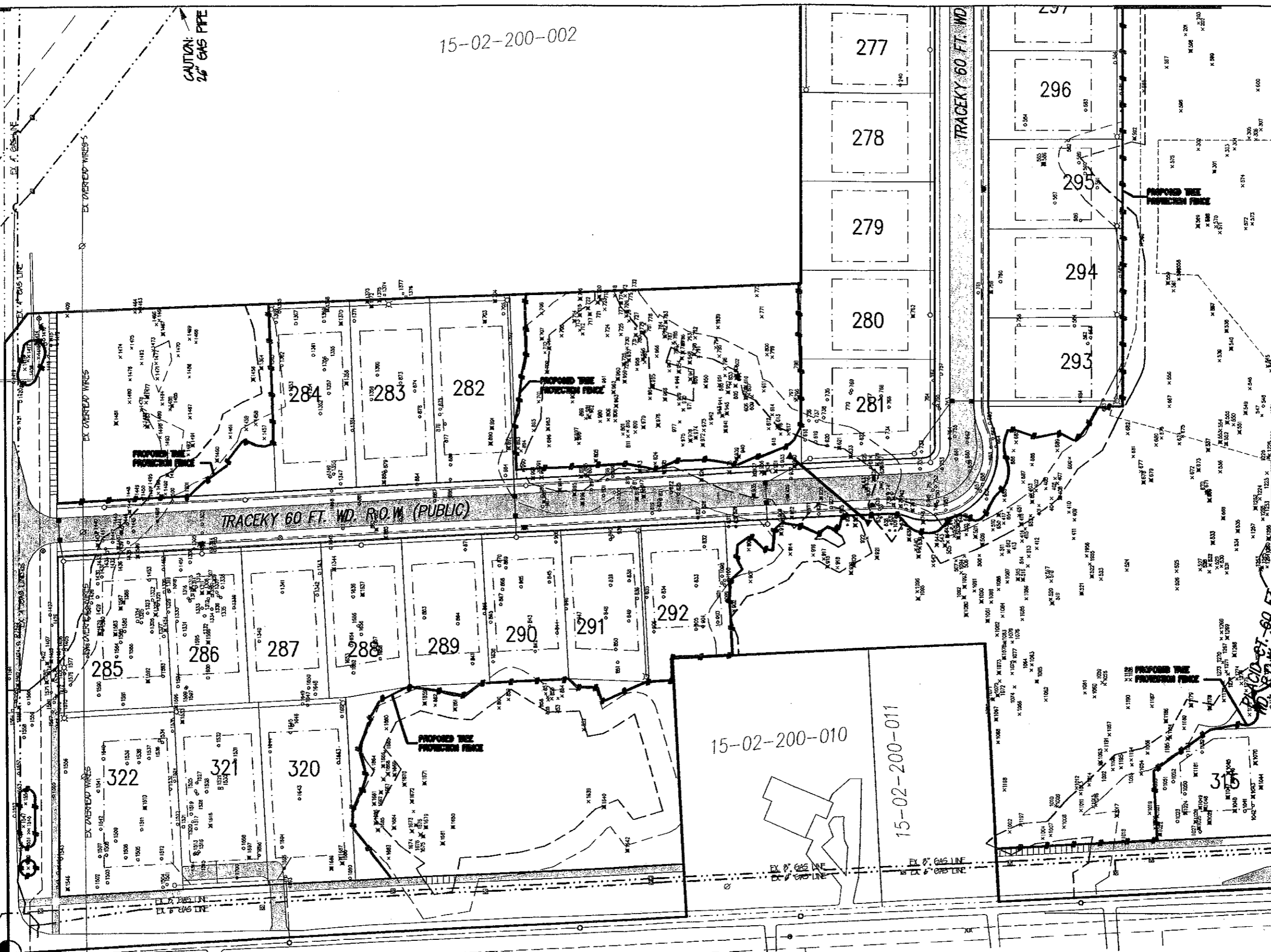
SEE SHEET 15 FOR SHELDON ROAD R.O.W. TREES

SHELDON ROAD

NOTE:  
NOT TO BE USED AS CONSTRUCTION DRAWINGS

CITY FILE #00-158.5

1/4 COR  
2  
11E.

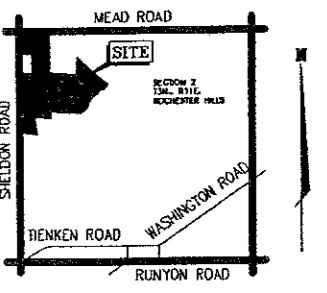
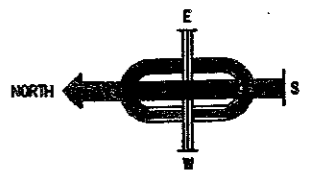
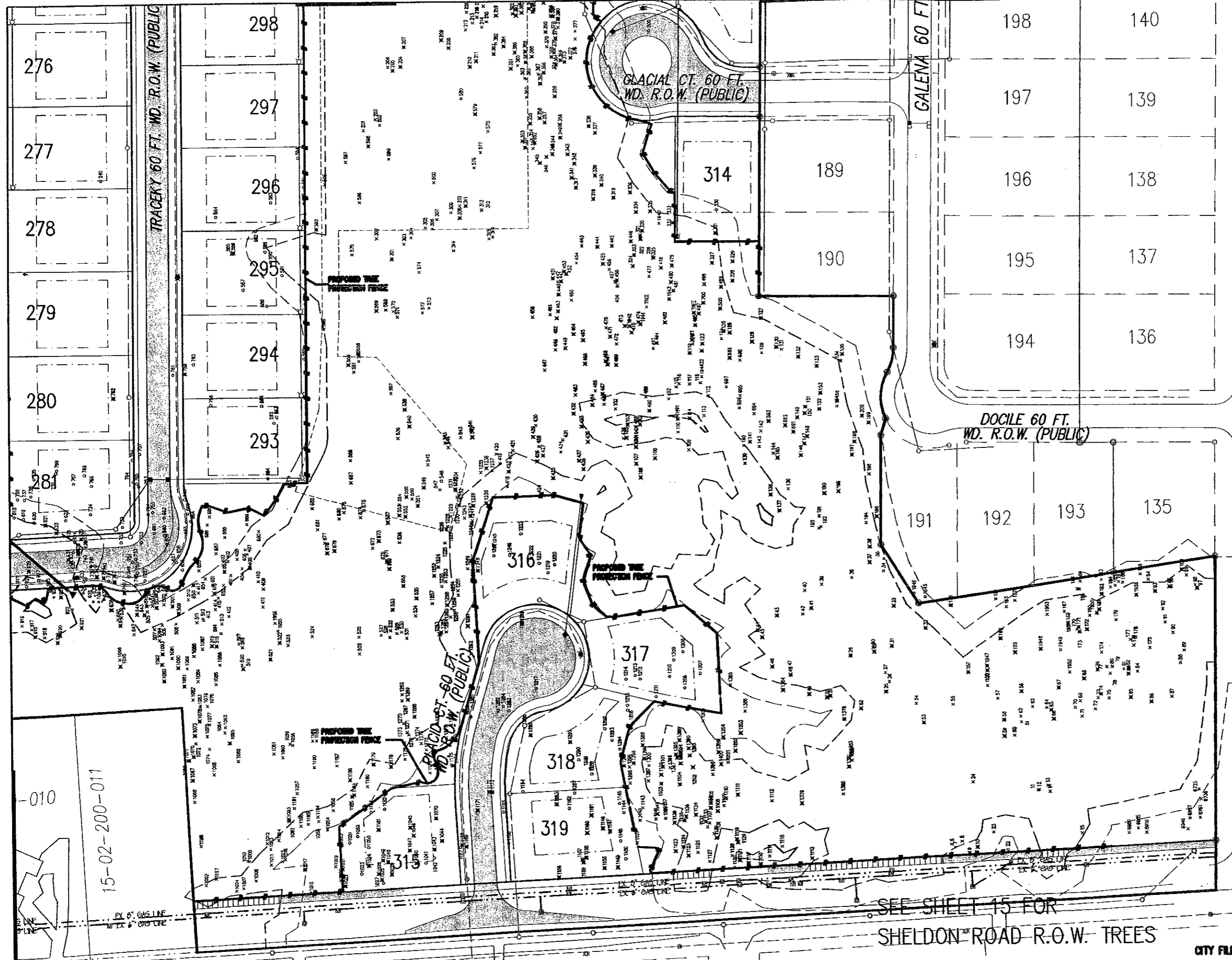


TRACEKY 60 FT. WD.

TRACEKY 60 FT. WD. R.O.W. (PUBLIC)

15-02-200-010

15-02-200-011



LOCATION MAP  
SCALE 1" = 2000'

**LEGEND**

- TREES TO BE SAVED
- TREES TO BE REMOVED
- LAND TO BE REMOVED
- LAND TO BE REMOVED
- LAND TO BE REMOVED
- LAND TO BE REMOVED

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**JAMES J. JONES**  
ENGINEER  
No. 30562

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2006

REV: 12-12-2007 per revisions c.l.a.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per casti j.d.p.  
REV: 2-13-2007 j.d.p.

**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

44444 Mount Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (586) 728-9111  
Fax (586) 728-9112

**FORMERLY MCS ASSOCIATES, INC.**

**CLEAR CREEK SUB. No. 5**  
PART OF THE N.E. 1/4 OF SECTION 02, T.34N., R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 50'  
DRAWN BY AP / JZ SHEET 13 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**TREE PRESERVATION PLAN**

15-02-200-011

SEE SHEET 15 FOR  
SHELDON ROAD R.O.W. TREES

CITY FILE #30-156.5

15-02-200-008

15-02-200-005

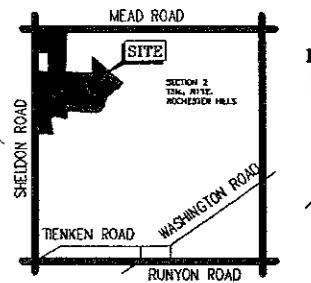
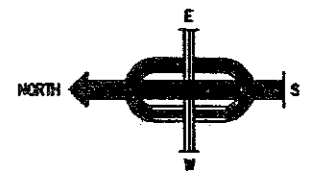
TRACEY 60 FT. WD. R.O.W. (PUBLIC)  
SERENE 60 FT. WD. R.O.W. (PUBLIC)

PINNATE CT. 60 FT. WD. R.O.W. (PUBLIC)

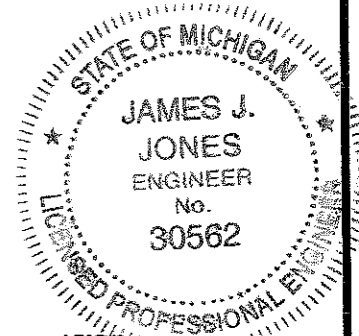
SERENE CT. 60 FT. WD. R.O.W. (PUBLIC)

GLACIAL CT. 60 FT. WD. R.O.W. (PUBLIC)

R.O.W. (PUBLIC)



LOCATION MAP  
SCALE 1" = 200'



- LEGEND**
- X TREES TO BE SAVED
  - O TREES TO BE REMOVED
  - ⊗ ASH TREES TO REMAIN
  - ⊗ ASH TREES TO BE REMOVED
  - OFFSITE TREES

NOTE:  
NOT TO BE USED AS CONSTRUCTION DRAWINGS

TENTATIVE PRELIMINARY PLAT APPROVAL WAS GRANTED BY THE CITY OF ROCHESTER HILLS CITY COUNCIL ON JUNE 16, 2008

REV: 12-12-2007 per review c.l.s.  
REV: 10-12-2007 per review j.d.p.  
REV: 8-28-2007 per csl j.d.p.  
REV: 2-13-2007 j.d.p.

**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

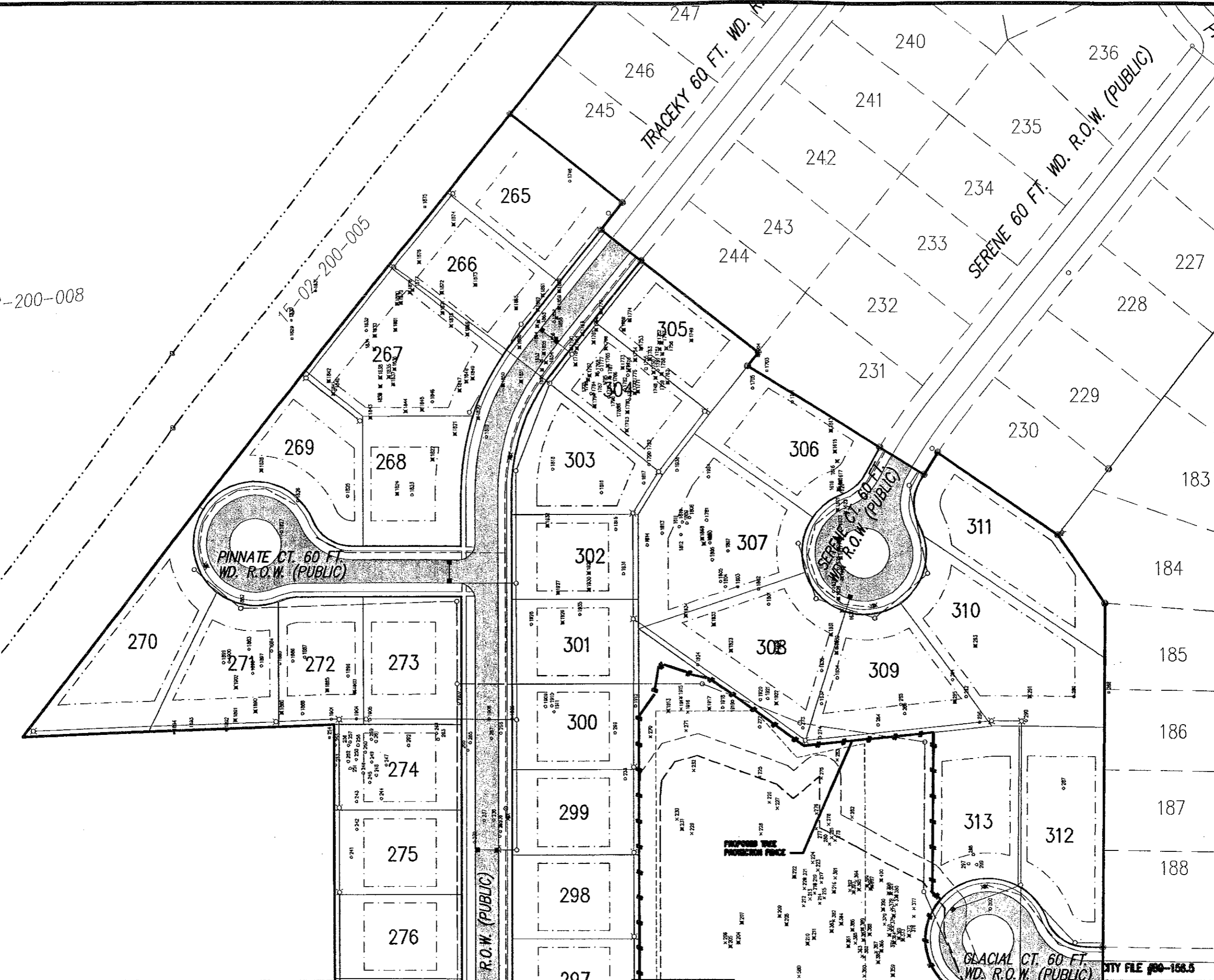
44444 Mound Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (586) 726-9111  
Fax (586) 726-9112

FORMERLY **MCS ASSOCIATES, INC.**

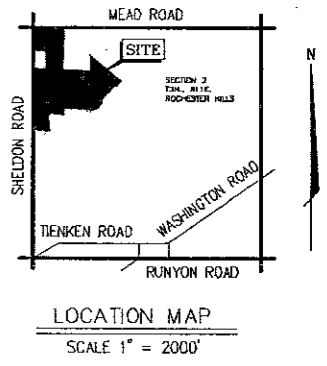
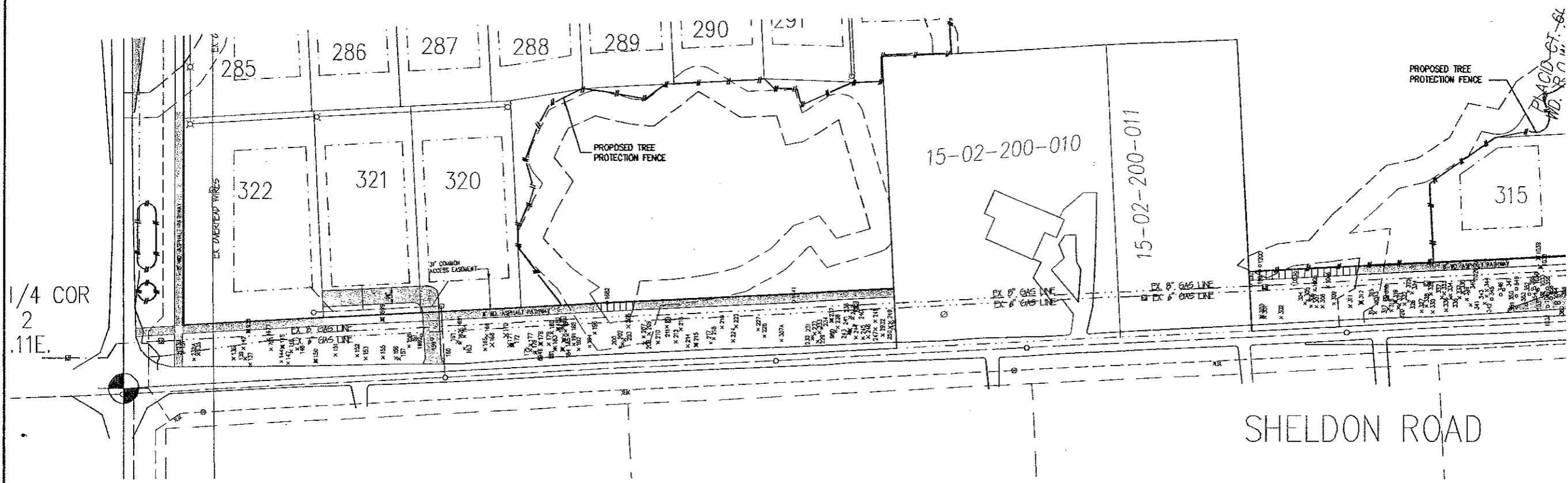
CLEAR CREEK SUB. No. 5  
PART OF THE N.E. 1/4 OF SECTION 02, T.38N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DATE 07-20-06 SCALE 1" = 50'  
DRAWN BY AP / JZ SHEET 14 OF 25  
CHECKED BY JCW DRAWING PS-05-799

**TREE PRESERVATION PLAN**

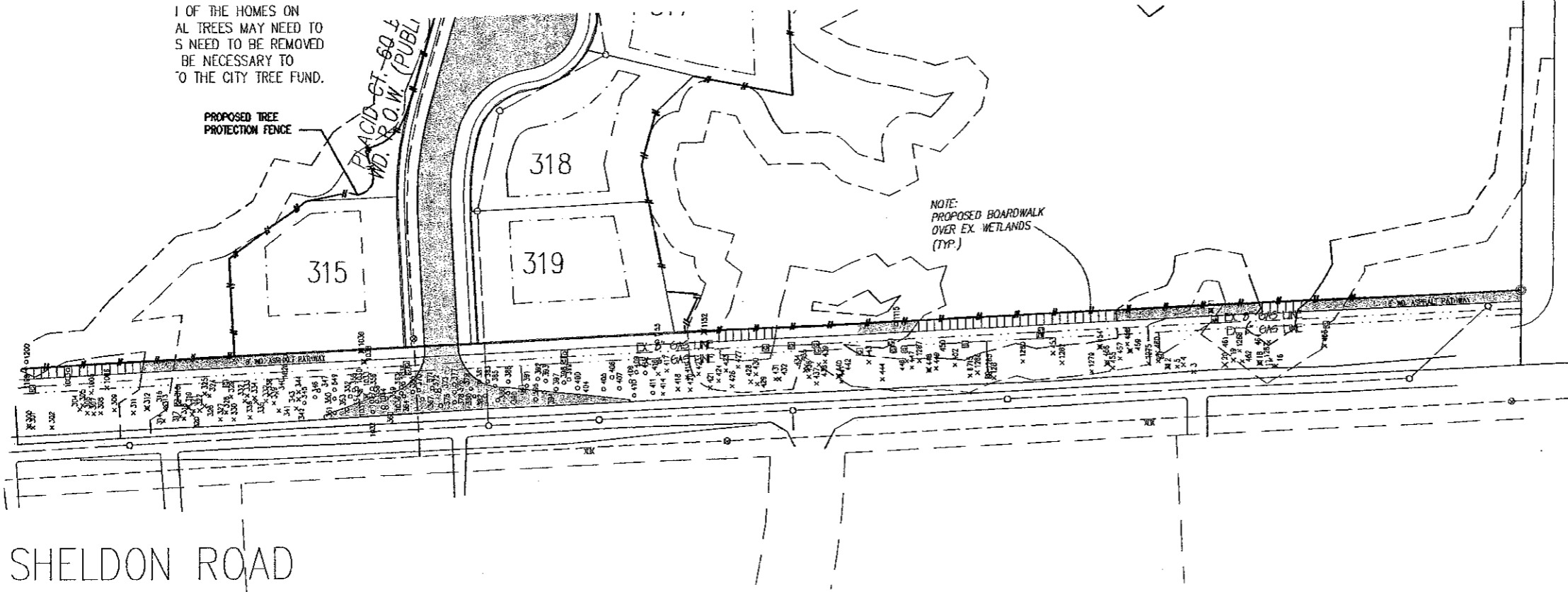


CITY FILE #80-156.5



NOT:  
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AT  
REPI

I OF THE HOMES ON  
AL TREES MAY NEED TO  
S NEED TO BE REMOVED  
BE NECESSARY TO  
O THE CITY TREE FUND.



NOTE:  
SHELDON ROAD R.O.W. TREE  
SURVEY PROVIDED FROM HRC PLAN  
No. 20020608.

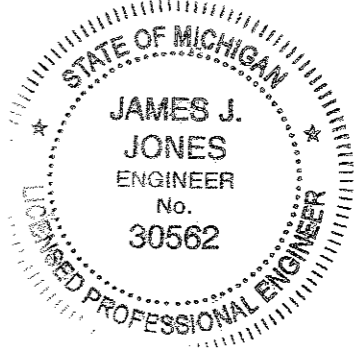
- LEGEND
- X TREES TO BE SAVED
  - O TREES TO BE REMOVED
  - ⊗ ASH TREES TO REMAIN
  - ⊗ ASH TREES TO BE REMOVED
  - OFFSITE TREES

NOTE:  
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TENTATIVE PRELIMINARY PLAT APPROVAL WAS  
GRANTED BY THE CITY OF ROCHESTER HILLS  
CITY COUNCIL ON JUNE 16, 2008

REV: 12-12-2007 per reviews c.l.s.  
REV: 10-12-2007 per reviews j.d.p.  
REV: 6-28-2007 per cast j.d.p.  
REV: 2-13-2007 j.d.p.

SHELDON ROAD



**J ASSOCIATES, INC.**  
Civil Engineering and Surveying

44444 Mound Road, Suite 100  
Sterling Heights, Michigan 48314  
Telephone (586) 726-9111  
Fax (586) 726-9112

FORMERLY  
**MCS**  
ASSOCIATES, INC.

CLEAR CREEK SUB. No. 5  
PART OF THE N.E. 1/4 OF  
SECTION 02, T3N, R11E  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY, MICHIGAN

DATE 07-20-06	SCALE 1" = 50'
DRAWN BY AP / JZ	SHEET 15 OF 25
CHECKED BY JCW	DRAWING PS-05-799

SHELDON ROAD R.O.W.  
TREE PRESERVATION PLAN

CITY FILE #89-156.5

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Contains tree listing data for sheets 1-20.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Contains tree listing data for sheets 21-40.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Contains tree listing data for sheets 41-60.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Contains tree listing data for sheets 61-80.

Professional Engineer seal for James J. Jones, No. 30562, dated 09/28/15. Includes contact information for Associates, Inc. and drawing details: DRAWN BY AP/JZ, SHEET 16 OF 25, CHECKED BY JCW, DRAWING PS-05-799.

CITY FILE #80-168.5 TREE LISTING





Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Rows 1-1000.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Rows 1001-2000.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Rows 2001-3000.

Table with columns: Tag No., Scientific Name, Common Name, D.B.H., Condition, Orange Mark, Status. Rows 3001-4000.

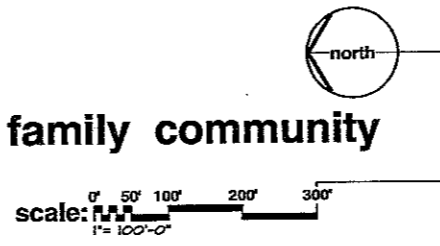
Professional Engineer Seal for JONES, No. 305. Includes text: 'NOT TO BE USED IN CONSTRUCTION DRAWINGS'.

Advertisement for J. ASSOCIATES, INC. Civil Engineering and Surveying. Includes contact info and project details for CLEAR CREEK SUB. No. 5.





landscape plan for: subdivision no. 5  
**"Clear Creek - a planned single family community"**  
 Rochester Hills, Michigan



**note:**

unless noted otherwise, numerical value on landscape quantities specified in plan take precedence over graphic representation.

**general landscape notes:**

1. ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
2. 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.
3. ALL 2" TREES AND 8" EVERGREENS TO BE STAKED, GATED AND WRAPPED AS DETAIL SHOWN ON PLAN.
4. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARD BARK.
5. EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN PLANT MATERIAL LIST.
6. DIG SHRUB PITS 1" LARGER THAN SHRUB ROOT BALLS AND TREE PITS 3" LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
7. REMOVE ALL TWINE & WIRE FROM TREE AND SHRUB BARK BALLS, AND FROM TREE TRUNKS.
8. LAWN TREES TO BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION. MAINTAIN MULCH 2" AWAY FROM BASE OF TRUNK.
9. PROVIDE SOOP FOR ALL NEW LAWN AREAS UNLESS NOTED OTHERWISE.
10. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS (LATEST EDITION).
11. 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.
12. AT THE TIME OF SITE PREPARATION, LANDSCAPE ARCHITECT IS TO REVIEW ALL EXISTING VEGETATION, AND TAG MATERIALS TO BE SAVED OR RELAYED.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS NO CLOSER THAN THE FOLLOWING DISTANCES FROM:
 

WITHIN PUBLIC ROAD:		PRIOR CITY APPROVAL
a). ALL TREES AND SHRUBS	10 FT.	
b). 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/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'	
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.
16. 50' WIDE GREENBELT LAWN AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS.
17. FOR EXISTING TREE PROTECTION, 4'-0" HIGH SNOW FENCE TO BE ERRECTED AROUND TREE DRIP LINES 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.
18. ALL LANDSCAPING IS TO BE MAINTAINED FOR A PERIOD OF 2 YEARS (NOT TWO GROWING SEASONS). THE WARRANTY PERIOD STARTS UPON APPROVAL OF THE LANDSCAPING BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

**developer:**  
**ELRO CORPORATION**

201 West Big Beaver Suite 720  
 Troy Michigan 48064  
 Ph. (248) 588-6800  
 Fax. (248) 689-2221

HATCHING DENOTES EXISTING TREES AND VEGETATION TYP.

PROPOSED LANDSCAPE PLANTINGS AND EARTH BERRING ON 50' WIDE LANDSCAPE GREENBELT BASEMENT - SEE SHT. L-2 FOR DETAILS

**sheet index:**

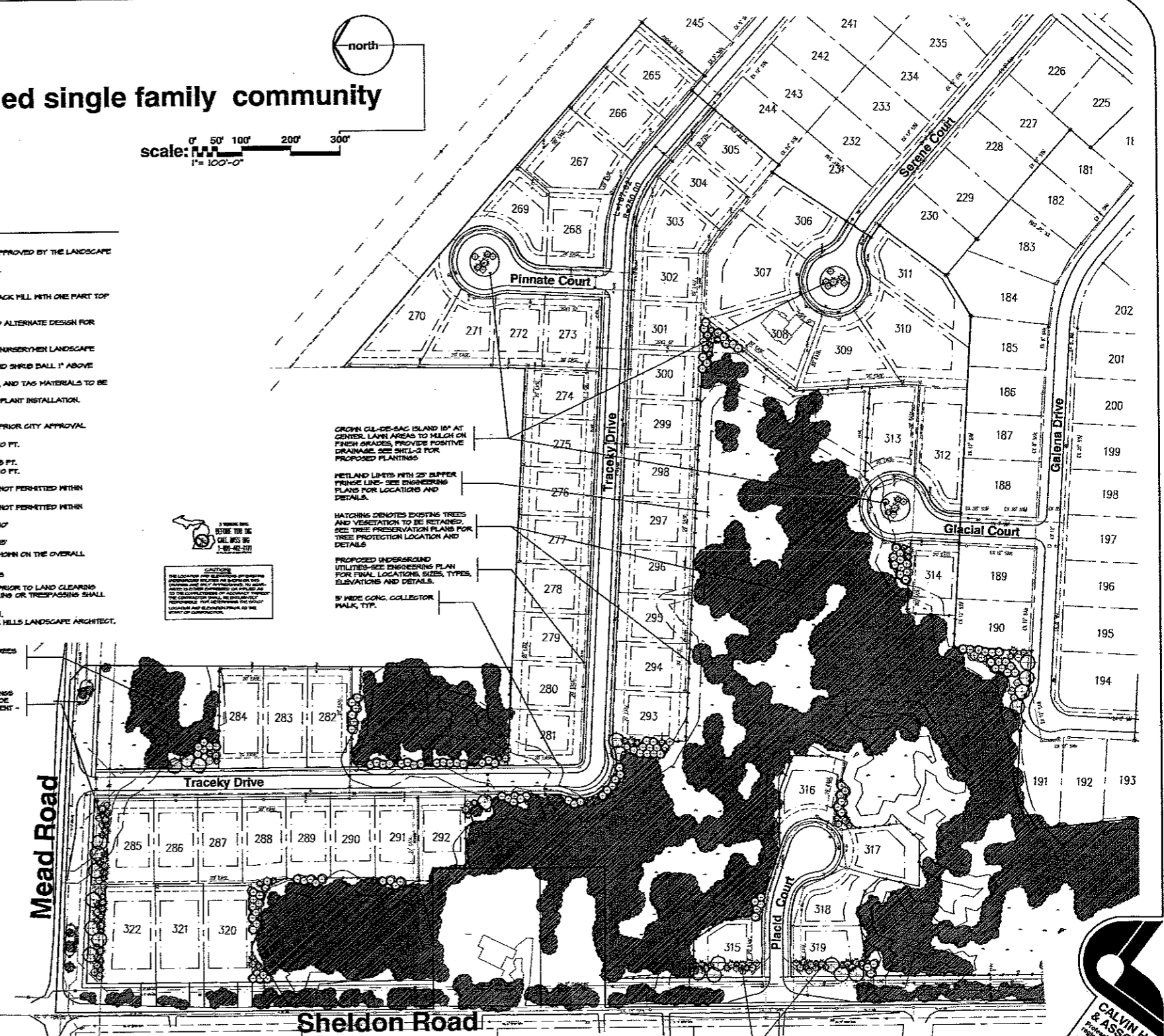
subdivision no 5 landscape overview & tree replacement requirements	L-1
tree replacement plantings detail in greenbelt, open space areas, & cul-de-sac (sub. -5)	L-2
tree replacement plantings detail in open space areas & cul-desac (existing phases)	L-3
plant material list, planting details, notes, and entry planting detail	L-4

**tree replacement requirements:**

TOTAL NO. OF REGULATED TREES ON SITE AND R/W	244
NO. OF EXISTING ASH TREES	721
TOTAL NO. OF REGULATED TREE	145
NO. OF REGULATED TREES TO BE REMOVED	645
NO. OF REGULATED TREES TO BE SAVED	710 (54 36)
TOTAL NO. OF TREES REPLACEMENT CREDIT REQUIRED	645
TOTAL NO. OF TREE REPLACEMENT CREDITS PROVIDED	645
TOTAL NO. OF TREE REPLACEMENT CREDITS PROVIDED ON SHT. L-2	309
TOTAL NO. OF TREE REPLACEMENT CREDITS PROVIDED ON SHT. L-3	497

**additional tree replacement requirements:**

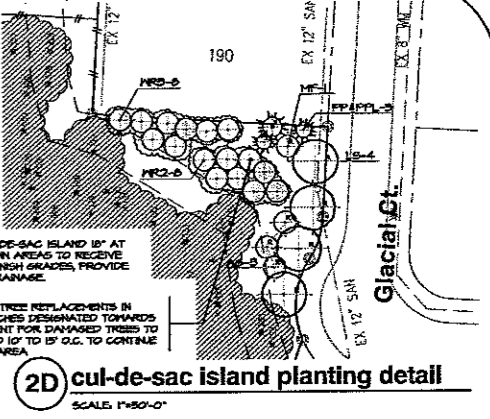
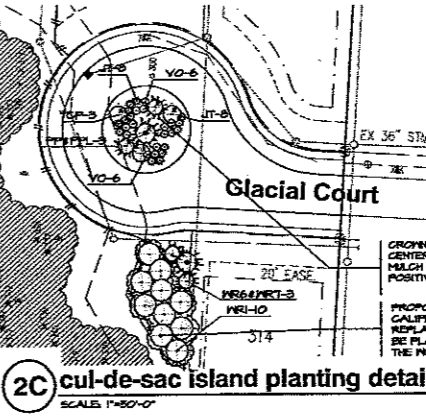
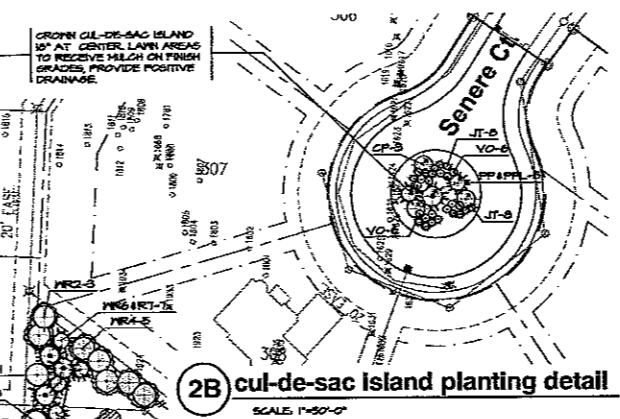
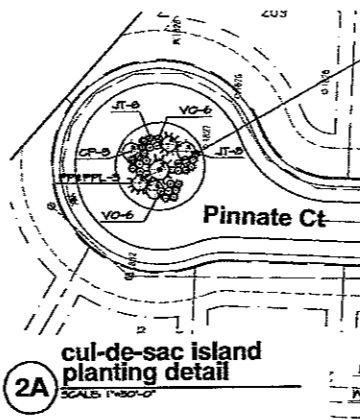
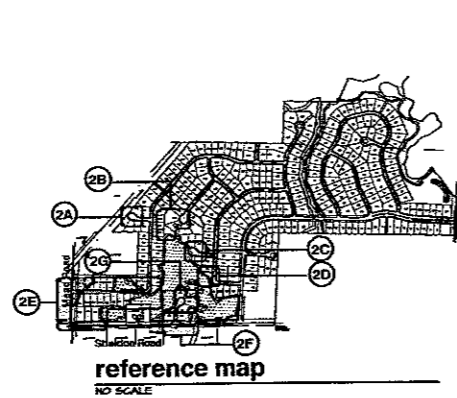
TOTAL GALPER INCHES OF DAMAGED TREES SUBJECT TO REPLACEMENT ON AN INCHES FOR INCH BASIS	23060 INCHES
MINUS ASH TREES	11920 GALPER INCHES
MINUS TREES DESIGNATED FOR REMOVAL AS PART OF CLEAR CREEK NO. 3	50130 GALPER INCHES
TOTAL GALPER INCHES OF TREES REPLACEMENT REQUIRED	612 INCHES
TOTAL GALPER INCHES OF TREE REPLACEMENT PROVIDED	612 INCHES
NO. OF GALPER INCHES OF TREE REPLACEMENT PROVIDED ON SHT. L-2	431"
NO. OF GALPER INCHES OF TREE REPLACEMENT PROVIDED ON SHT. L-3	185"



**1A) overall plan view subdivision no.5**  
 SCALE: 1"=100'-0"

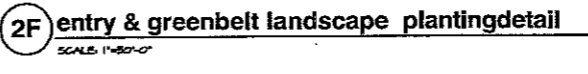
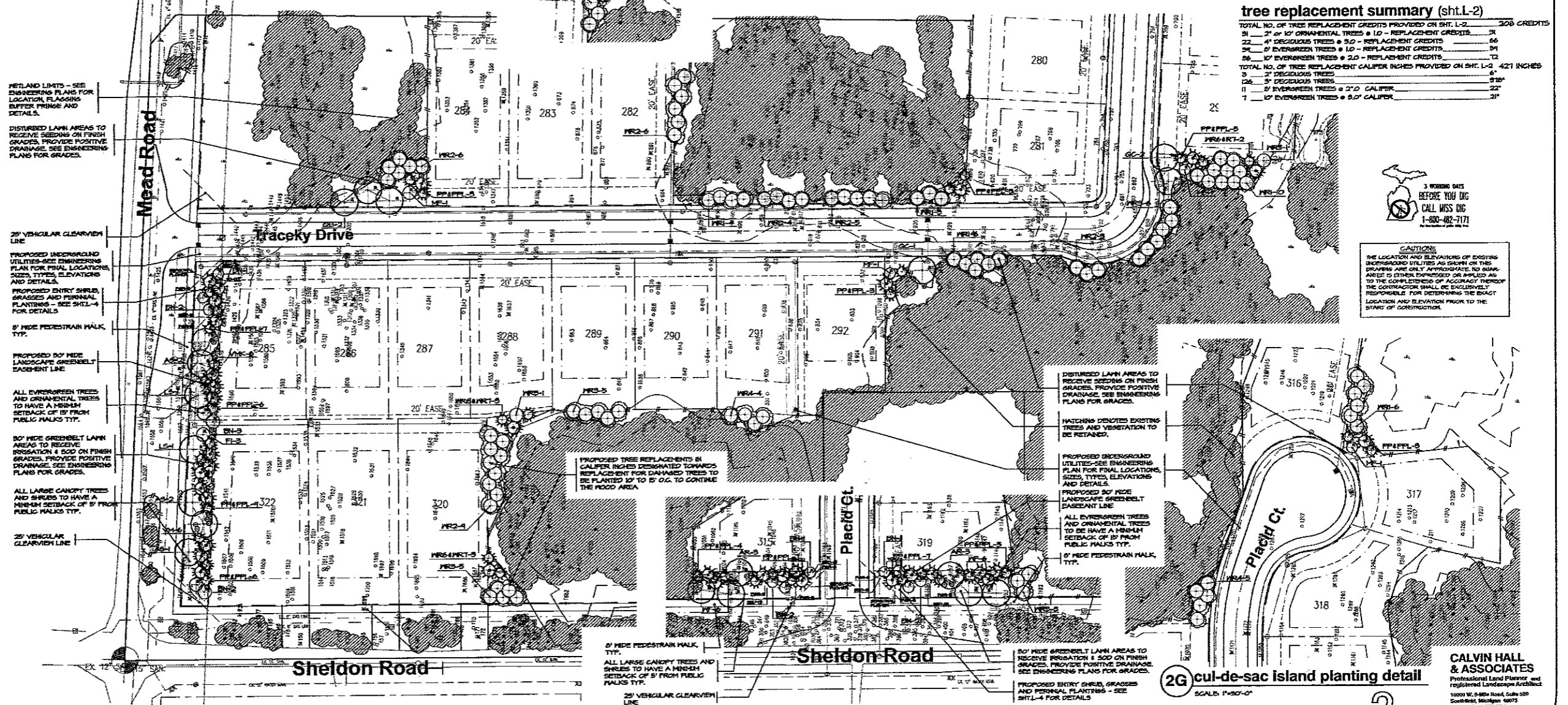
**("Clear Creek" subdivision no. 5) sht. L - 1 of 4**  
 REV. 3/28 NO. 1508.012.02 DATE: 2-14-2009  
 REV. 3/28 NO. 1510.020.01 DATE: 4-12-2011





**tree replacement summary (sht.L-2)**

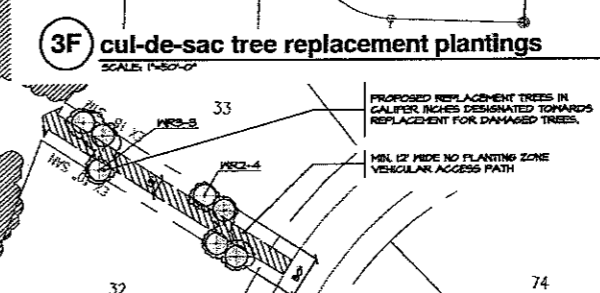
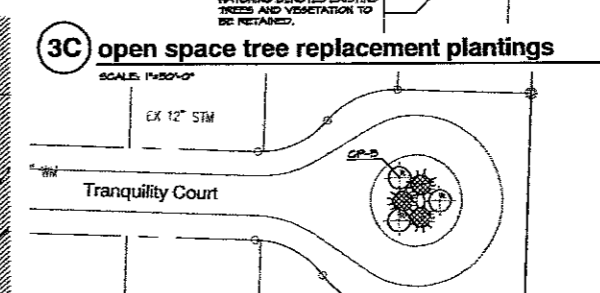
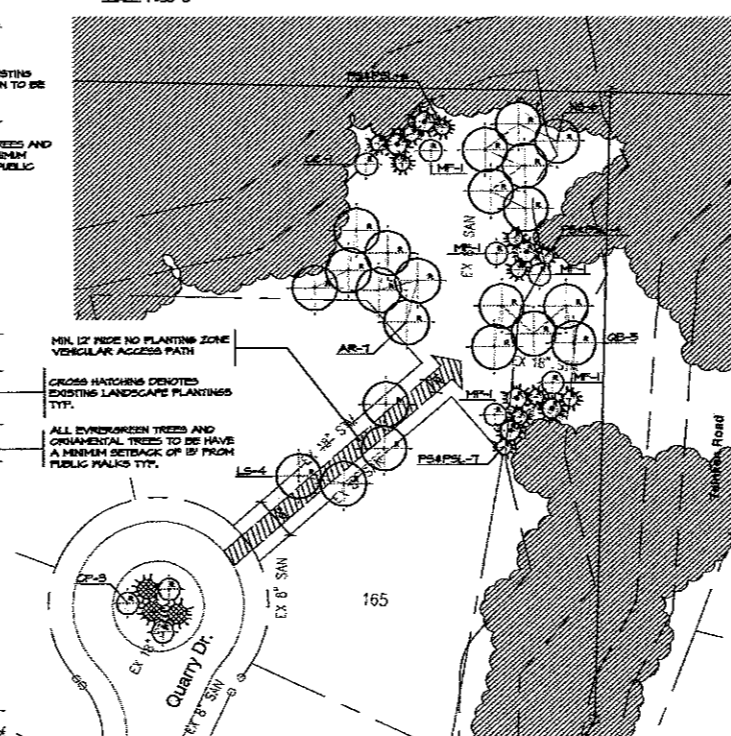
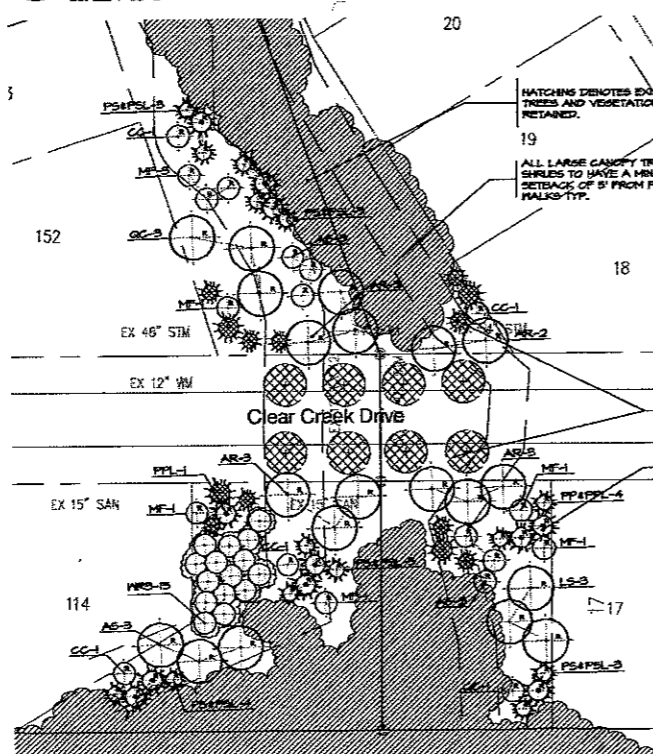
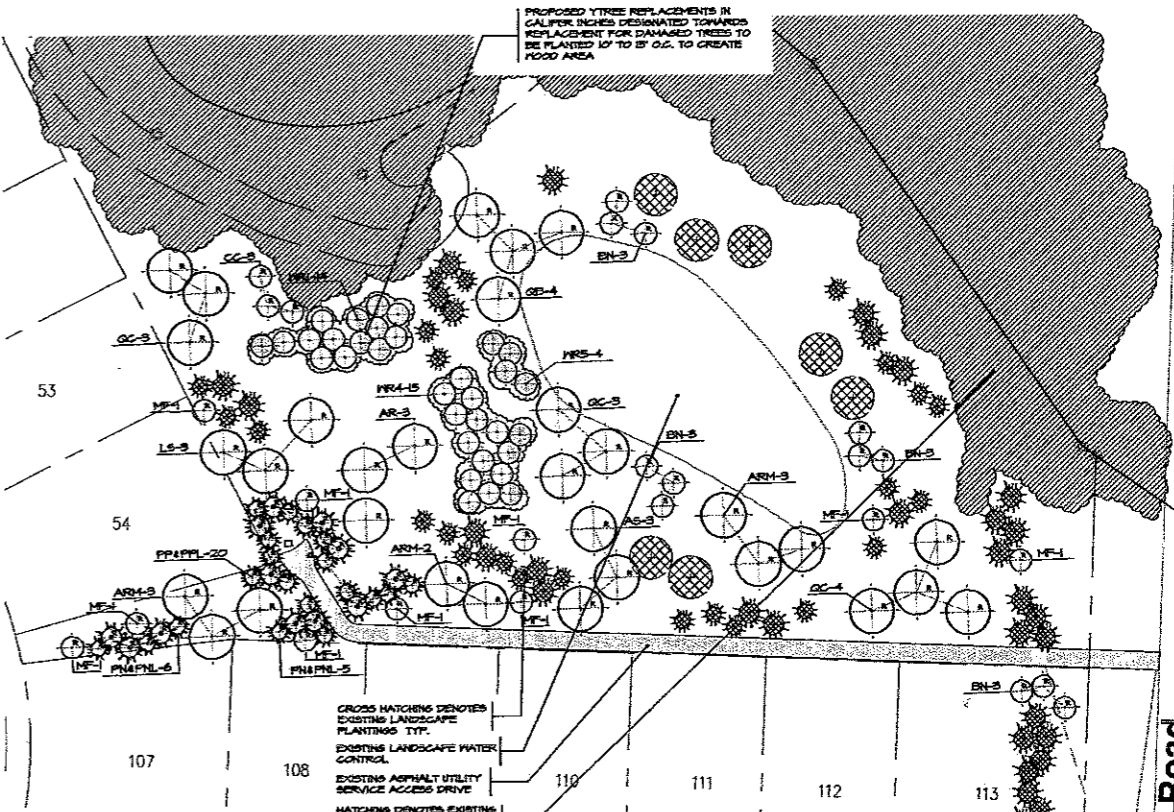
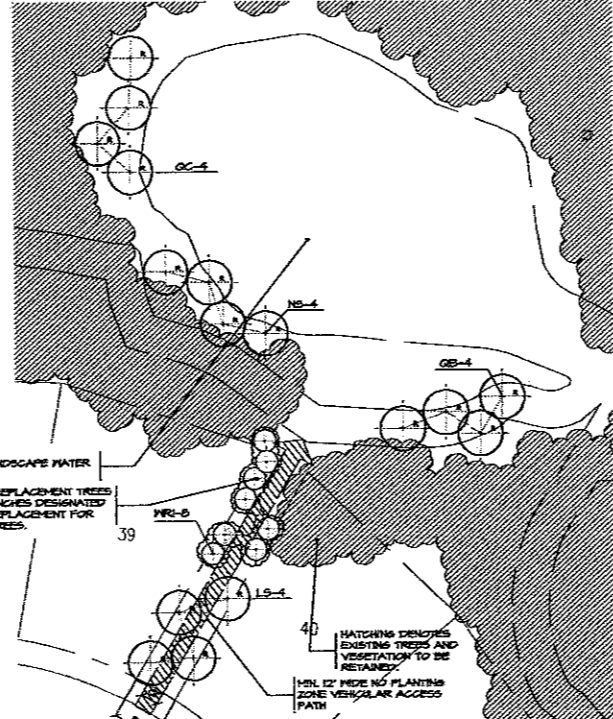
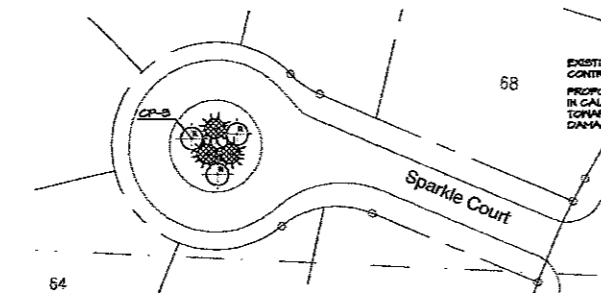
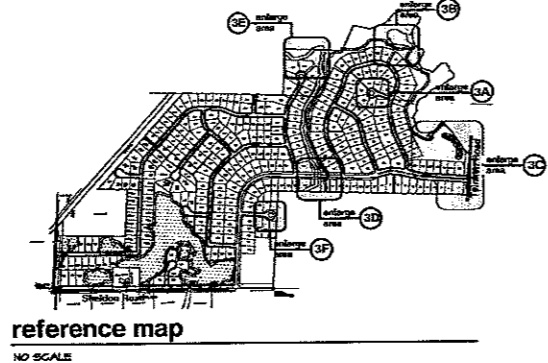
TOTAL NO. OF TREE REPLACEMENT CREDITS PROVIDED ON SHT. L-2	308 CREDITS
24 2" OR 10" ORNAMENTAL TREES @ 1.0 - REPLACEMENT CREDITS	24
22 4" DECIDUOUS TREES @ 3.0 - REPLACEMENT CREDITS	66
34 8" EVERGREEN TREES @ 1.0 - REPLACEMENT CREDITS	34
26 10" EVERGREEN TREES @ 2.0 - REPLACEMENT CREDITS	52
TOTAL NO. OF TREE REPLACEMENT CALIPER INCHES PROVIDED ON SHT. L-2	427 INCHES
3 2" DECIDUOUS TREES	6
11 4" EVERGREEN TREES @ 2" CALIPER	22
7 10" EVERGREEN TREES @ 5.0" CALIPER	35



**3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171**

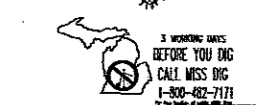
**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

**CALVIN HALL & ASSOCIATES**  
Professional Land Planner and Registered Landscape Architect  
16000 W. 9400 Road, Suite 100  
Southfield, Michigan 48073  
Phone: (248) 337-0588  
Fax: (248) 337-0589  
Date: 04/20/2007



**tree replacement summary (sht.L-3):**

TOTAL NO. OF TREE REPLACEMENT CREDITS PROVIDED ON SHT. L-3:	491 CREDITS
54 2" or 10' ORNAMENTAL TREES @ 1.0 - REPLACEMENT CREDITS	54
12 4" DECIDUOUS TREES @ 3.0 - REPLACEMENT CREDITS	36
44 6" EVERGREEN TREES @ 1.0 - REPLACEMENT CREDITS	44
24 10" EVERGREEN TREES @ 2.0 - REPLACEMENT CREDITS	48
TOTAL NO. OF TREE REPLACEMENT CALIPER INCHES PROVIDED ON SHT. L-2:	165 INCHES
4 2" DECIDUOUS TREES	8"
14 6" DECIDUOUS TREES	84"



**CAUTION!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

**CALVIN HALL & ASSOCIATES**  
Professional Land Planner and Registered Landscape Architect  
16000 W. 9-Mile Rd., Suite 320  
Southfield, Michigan 48075  
Phone: (248) 527-6248  
Fax: (248) 527-6218  
Job Number: 072520P  
Date: 4-12-2011

**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 HURVICRETE STANDARDS (LATEST EDITION).

ALL NEWER TREES AND SHRUBS PLANTED IN AREAS WHERE TREE REMOVAL IS REQUIRED BY THE CITY OF ROCHESTER HILLS COUNCILORS, SHALL BE GUARANTEED BY THE DEVELOPER FOR 20% FULL GROWTH SEASON.

PLANT MATERIALS TO BE OF PREMIUM QUALITY NO. 1 GRADE, IN HEALTHY CONDITION, FREE OF PESTS, FREE OF DAMAGED AND BROTHERN BRANCHES.

SHALL BE TO BE SINGULAR, COLORED, BLENDED HARDWOOD BARK OF 4" DEPTH IN THE PLANTING BED.

CALL 1000 DWG AT 1400-80-318 PRIOR TO ANY CONSTRUCTION.

DATE OF INDEXED LANDSCAPE INSTALLATION TO BE FALL 2008.

**DECIDUOUS & EVERGREEN TREE:**

IF TREE SHALL BE PLANTED TO PROTECT DRIVE OR IT BORE ORNAMENTAL OR SLIGHTLY HIGHER THAN DRIVE GRADE OF 10" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY GLAY SOIL AREAS.

IF TREE SHALL BE PLANTED TO PROTECT DRIVE OR IT BORE ORNAMENTAL OR SLIGHTLY HIGHER THAN DRIVE GRADE OF 10" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY GLAY SOIL AREAS.

REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

**SHRUB:**

SHRUBS SHALL BE PLANTED TO PROTECT DRIVE OR IT BORE ORNAMENTAL OR SLIGHTLY HIGHER THAN DRIVE GRADE OF 10" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY GLAY SOIL AREAS.

REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

**PERENNIAL:**

PERENNIALS SHALL BE PLANTED UP TO GRADE AROUND TREE OR SHRUB IN THE AREA.

**TREE PROTECTION:**

IF TREE SHALL BE PLANTED TO PROTECT DRIVE OR IT BORE ORNAMENTAL OR SLIGHTLY HIGHER THAN DRIVE GRADE OF 10" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY GLAY SOIL AREAS.

REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

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REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

**PERENNIAL:**

PERENNIALS SHALL BE PLANTED UP TO GRADE AROUND TREE OR SHRUB IN THE AREA.

**TREE PROTECTION:**

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REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

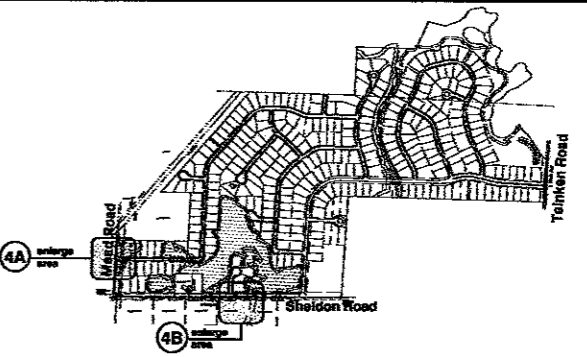
**SHRUB:**

SHRUBS SHALL BE PLANTED TO PROTECT DRIVE OR IT BORE ORNAMENTAL OR SLIGHTLY HIGHER THAN DRIVE GRADE OF 10" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY GLAY SOIL AREAS.

REMOVE ALL TAGS, STOPS, PLASTICS AND OTHER MATERIALS THAT ARE DAMAGED AND COULD CAUSE DAMAGE.

**PERENNIAL:**

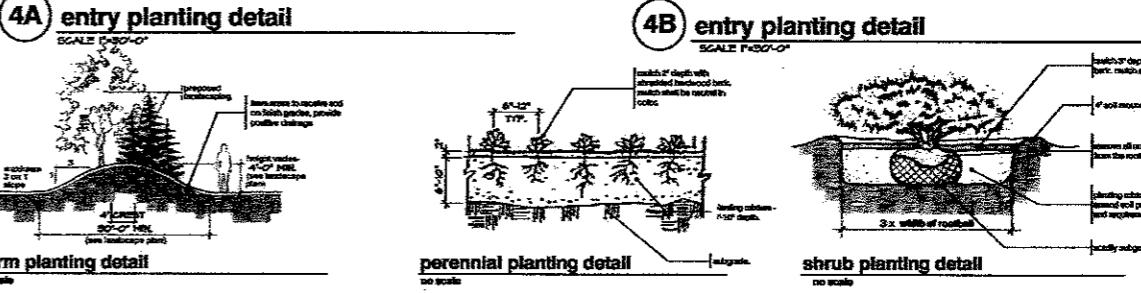
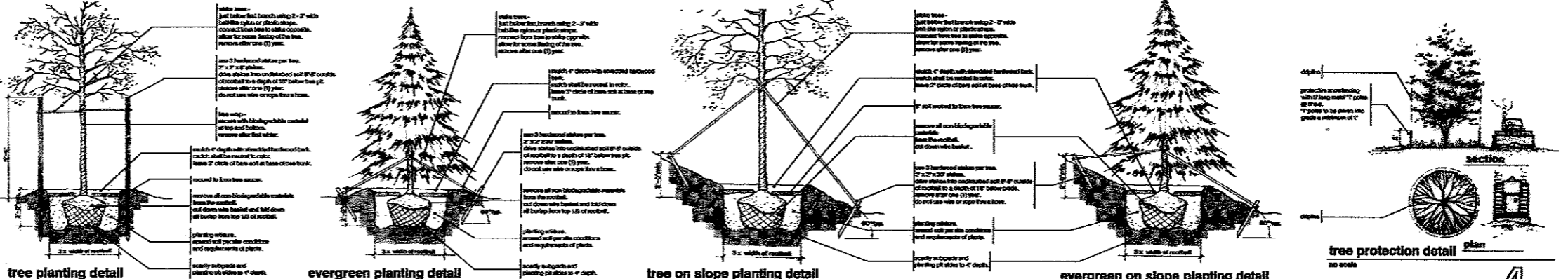
PERENNIALS SHALL BE PLANTED UP TO GRADE AROUND TREE OR SHRUB IN THE AREA.



reference key map NO SCALE

**general landscape plant material list**

key	quantity	botanical name	common name	size	unit cost	total cost
<b>LARGE DECIDUOUS TREES</b>						
AK	4	ACER S. FRANKLINIAN	RED SWEEP RED MAPLE	4" DB	\$475.00	\$1900.00
ARH	1	ACER RUBRUM	RED MAPLE (MULTI-STEM)	12"-14" DB	\$1200.00	\$1200.00
BE	2	BETULA PULCHRA	SWEET WHITE BIRCH	4" DB	\$450.00	\$900.00
GC	1	GORGEA CANADENSIS	RED-BELLIED BIRCH	4" DB	\$450.00	\$450.00
JP	1	JAPANESE FLORIBUNDA	JAPANESE FLOERIBUNDA	2" DB	\$1200.00	\$1200.00
LR	6	LIRIODENDRON STRYPTERIS	SWEET GUM	4" DB	\$180.00	\$1080.00
SR	1	SMALL DECIDUOUS TREES	RIVER BIRCH (MULTI-STEM)	10" DB	\$1000.00	\$1000.00
CC	1	CORYLIA CORNIFERA	RED-BELLIED BIRCH	10" DB	\$1000.00	\$1000.00
TR	1	TRIFOLIUM ALBO-PURPUREUM	JAPANESE FLOERIBUNDA	2" DB	\$1200.00	\$1200.00
CR	1	CORNUS ALBA	DWARF DOGWOOD	4" DB	\$450.00	\$450.00
AG	3	ACER SARRALA	AMERICAN BIRCH	4" DB	\$450.00	\$1350.00
SM	1	SMALL EVERGREENS	HOLLAND VIBURNUM	5" - 8" DB	\$60.00	\$60.00
CO	1	CORNUS ALBA	DWARF DOGWOOD	4" DB	\$450.00	\$450.00
PC	1	PICEA PARSONS	COLORADO GREEN SPRUCE	10" DB	\$85.00	\$85.00
TR	1	TRIFOLIUM ALBO-PURPUREUM	JAPANESE FLOERIBUNDA	2" DB	\$1200.00	\$1200.00
GR	1	GRASSES AND PERENNIALS	APRIL JOY BROOM	18 POT	\$60.00	\$60.00
OR	1	ORNAMENTAL PLANTS	ROSE OF SHARON	18 POT	\$60.00	\$60.00



**tree protection detail**  
no scale

**CALVIN HALL & ASSOCIATES**  
Professional Land Planner  
Registered Landscape Architect  
1800 W. 4th St., Suite 200  
Troy, MI 48063-2888  
Phone: 482-835-6985  
Fax: 482-835-6986