

SOIL

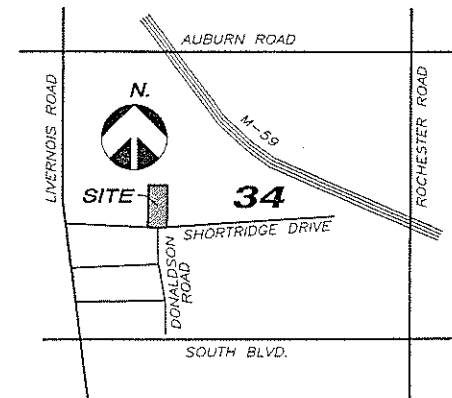
- 11B CAPAC SANDY LOAM (0 TO 4% SLOPES)
0"-8" VERY DARK GRAYISH-BROWN SANDY LOAM, 8"-20" BROWN CLAY LOAM, 20"-32" GRAYISH-BROWN CLAY LOAM, 32"-60" PALE BROWN LOAM, MODERATELY SLOW PERMEABILITY, SLOW RUNOFF.
- 54A MATHERTON SANDY LOAM (0% TO 3% SLOPES)
0"-13" VERY DARK GRAYISH-BROWN SANDY LOAM, LOAM, 13"-34" GRAYISH BROWN MOTTLED, FRABLE SANDY LOAM CLAY, GRAVELLY CLAY LOAM, 34"-60" LIGHT BROWNISH GRAY GRAVELLY SAND, THE MATHERTON SOMEWHAT POORLY DRAINED, MODERATELY RAPID PERMEABILITY.

PROPOSED 'HICKORY RIDGE' SITE CONDOMINIUMS (BY OTHERS)

NORTH



SCALE: 1"=40'



LOCATION MAP
SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

Lots 10 and 11 "Supervisor's Plat No. 6 part of the S.W. 1/4 of Section 34, T.34., R.11E., Avon Township (now known as the City of Rochester Hills), Oakland County, Michigan as recorded in Liber 5, Page 56 of the Oakland Records, excepting the South 5.00 feet for road purposes.

BENCHMARKS

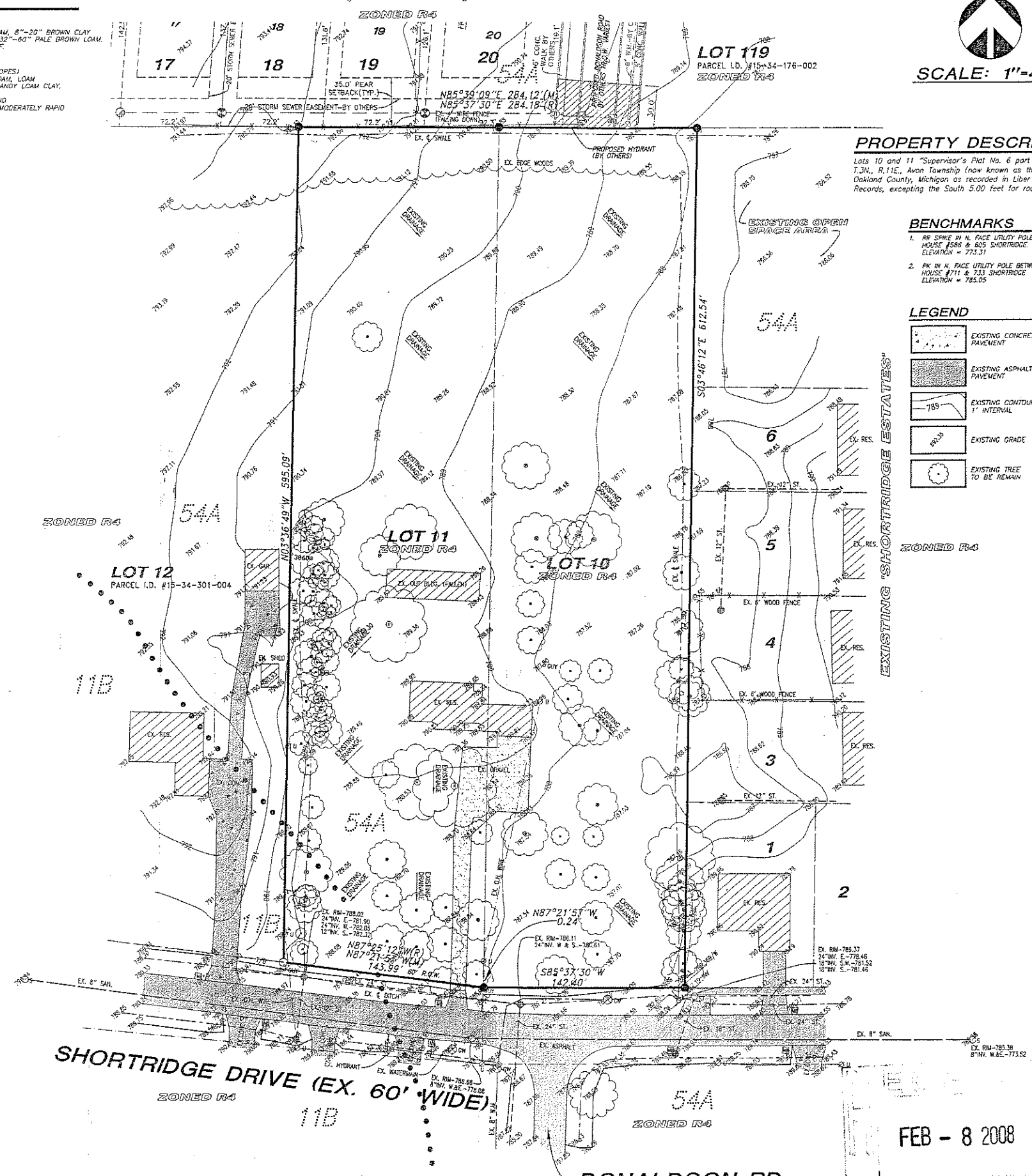
- RR SWIK IN N. FACE UTILITY POLE BETWEEN HOUSE #585 & 605 SHORTRIDGE ELEVATION = 773.31
- PK IN N. FACE UTILITY POLE BETWEEN HOUSE #711 & 733 SHORTRIDGE ELEVATION = 725.05

LEGEND

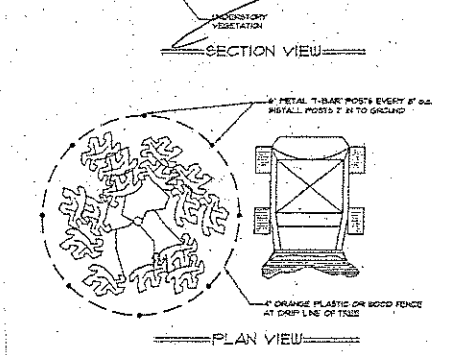
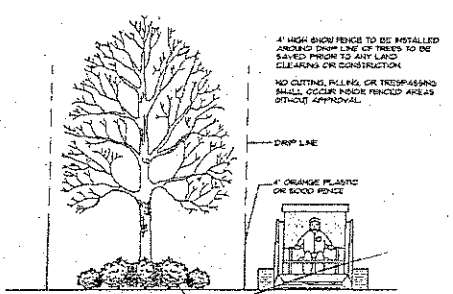
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONTOURS 1' INTERVAL
- EXISTING GRADE
- EXISTING TREE TO BE REMAIN

TREE PROTECTION NOTES

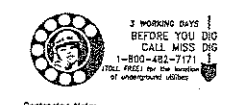
- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills' Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 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 Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- 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 1-248-656-4660 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/trape to an existing tree designated to be preserved.
- All utility service requests must include 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 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 and inch for inch basis prior to the issuance of the Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected as defined here in.
- The TPF shall consist of 4 foot high orange snow fencing to be installed around the drip line of all 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.



EXISTING SHORTRIDGE ESTATES



TREE PROTECTION DETAIL
CITY OF ROCHESTER HILLS
NOT TO SCALE
CITY FILE NO. 05-011, SECTION 34
BOUNDARY AND TOPOGRAPHIC SURVEY - SHEET 1 OF 3



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by the failure to exactly locate and preserve any and all underground utilities.

FEB - 8 2008

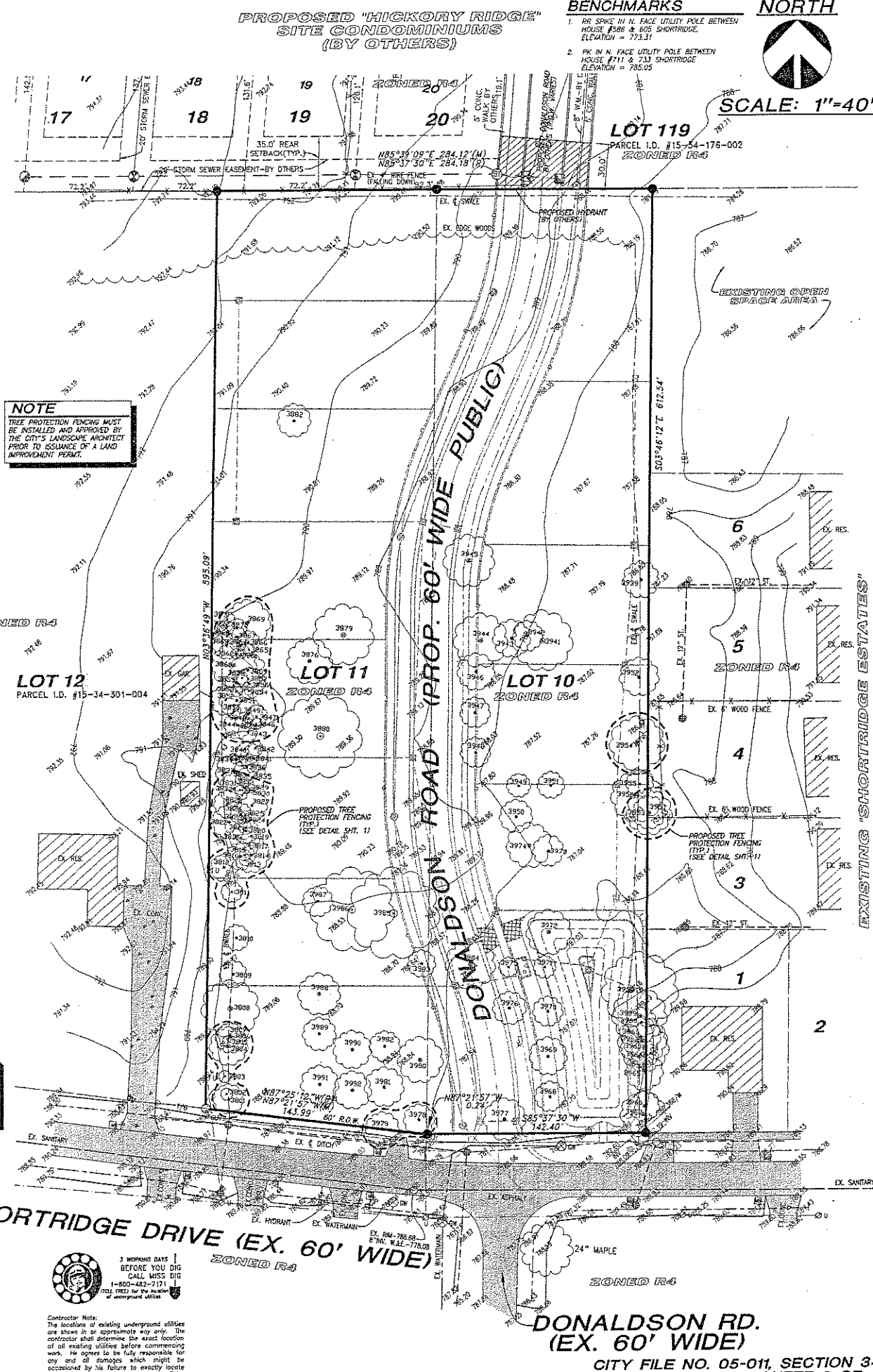
BOUNDARY AND TOPOGRAPHIC SURVEY

FOR: FRANK FLEURY
1171 HICKORY HILL
ROCHESTER HILLS, MI 48309
(248) 656-3378

URBAN LAND CONSULTANTS
PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4518
PHONE 588 731-8030
FAX 588 731-2605

DATE: 05/02/13
JOB NO.: 05-26-05
DATE: 8-26-05
SCALE: 1"=40'
DRAWN BY: [Signature]
CHECKED BY: R.A.W.
SHEET 1 OF 3
REVISED PER CITY OF ROCHESTER HILLS 10-27-05
REVISED PER CITY OF ROCHESTER HILLS 09-08-05

TAG #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION	TAG #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION	TAG #	COMMON NAME	SIZE DIA.	REMOVE ?	LOCATION
3801	EASTERN COTTONWOOD	7"	NO	ON-SITE	3871	RED PINE	8"	NO	ON-SITE	3941	NORWAY SPRUCE	17"	YES	ON-SITE
3802	GREEN ASH	7"	YES	ON-SITE	3872	RED PINE	8"	NO	ON-SITE	3942	WHITE SPRUCE	10"	YES	ON-SITE
3803	AMERICAN ELM	6"	NO	ON-SITE	3873	RED PINE	5"	YES	ON-SITE	3943	WHITE SPRUCE	11"	YES	ON-SITE
3804	EASTERN COTTONWOOD	18"	NO	ON-SITE	3874	EASTERN COTTONWOOD	6", 7", 7"	YES	ON-SITE	3944	WHITE SPRUCE	23"	YES	ON-SITE
3805	EASTERN COTTONWOOD	6"	NO	ON-SITE	3875	EASTERN COTTONWOOD	6"	YES	ON-SITE	3945	BLACK WILLOW	6", 8", 8", 8", 12"	YES	ON-SITE
3806	EASTERN COTTONWOOD	18"	NO	ON-SITE	3876	EASTERN COTTONWOOD	12"	YES	ON-SITE	3946	COMMON PEAR	7", 8", 9"	YES	ON-SITE
3807	EASTERN COTTONWOOD	13"	NO	ON-SITE	3877	EASTERN COTTONWOOD	29"	YES	ON-SITE	3947	COMMON PEAR	8", 9", 10"	YES	ON-SITE
3808	EASTERN COTTONWOOD	24"	YES	ON-SITE	3878	EASTERN COTTONWOOD	28"	YES	ON-SITE	3948	COMMON PEAR	8", 12"	YES	ON-SITE
3809	RED MAPLE	6"	YES	ON-SITE	3879	EASTERN COTTONWOOD	30"	YES	ON-SITE	3949	COMMON PEAR	6", 8"	YES	ON-SITE
3810	GREEN ASH	8"	YES	ON-SITE	3880	WEeping WILLOW	61"	YES	ON-SITE	3950	COMMON PEAR	11"	YES	ON-SITE
3811	WHITE SPRUCE	7"	NO	ON-SITE	3881	AMERICAN BASSWOOD	13"	YES	ON-SITE	3951	COMMON PEAR	5", 7", 8"	YES	ON-SITE
3812	WHITE SPRUCE	10"	NO	ON-SITE	3882	EASTERN COTTONWOOD	6", 8"	YES	ON-SITE	3952	GREEN ASH	6", 8"	YES	ON-SITE
3813	WHITE SPRUCE	6"	NO	ON-SITE	3883	EASTERN COTTONWOOD	6", 18"	YES	ON-SITE	3953	BOXELDER	7", 10"	NO	OFF-SITE
3814	WHITE SPRUCE	12"	NO	ON-SITE	3884	BITTERNUT HICKORY	8"	YES	ON-SITE	3954	AMERICAN ELM	19"	NO	ON-SITE
3815	WHITE SPRUCE	5"	NO	ON-SITE	3885	RED OAK	17"	YES	ON-SITE	3955	BOXELDER	8"	YES	ON-SITE
3816	WHITE SPRUCE	9"	NO	ON-SITE	3886	SUGAR MAPLE	6"	YES	ON-SITE	3956	AMERICAN ELM	17"	YES	ON-SITE
3817	WHITE SPRUCE	7"	NO	ON-SITE	3887	SUGAR MAPLE	7"	YES	ON-SITE	3957	BOXELDER	6", 6", 7"	NO	OFF-SITE
3818	WHITE SPRUCE	8"	NO	ON-SITE	3888	RED OAK	21"	YES	ON-SITE	3958	EASTERN COTTONWOOD	29"	YES	ON-SITE
3819	WHITE SPRUCE	6"	NO	ON-SITE	3889	RED OAK	12"	YES	ON-SITE	3959	AMERICAN ELM	8", 14", 14"	YES	ON-SITE
3820	WHITE SPRUCE	8"	NO	ON-SITE	3890	BITTERNUT HICKORY	7"	YES	ON-SITE	3960	AMERICAN ELM	10"	YES	ON-SITE
3821	WHITE SPRUCE	6"	NO	ON-SITE	3891	BITTERNUT HICKORY	6"	YES	ON-SITE	3961	AMERICAN ELM	8"	YES	ON-SITE
3822	WHITE SPRUCE	12"	NO	ON-SITE	3892	WHITE OAK	7"	YES	ON-SITE	3962	AMERICAN ELM	14"	YES	ON-SITE
3823	WHITE SPRUCE	6"	NO	ON-SITE	3893	AMERICAN BASSWOOD	7", 10"	YES	ON-SITE	3963	AMERICAN ELM	13"	YES	ON-SITE
3824	WHITE SPRUCE	4"	NO	ON-SITE	3894	SHAGBARK HICKORY	9"	YES	ON-SITE	3964	AMERICAN ELM	7", 8"	YES	ON-SITE
3825	WHITE SPRUCE	5"	NO	ON-SITE	3895	AMERICAN BASSWOOD	14"	YES	ON-SITE	3965	BOXELDER	8", 11"	YES	ON-SITE
3826	WHITE SPRUCE	7"	NO	ON-SITE	3896	BITTERNUT HICKORY	12"	YES	ON-SITE	3966	BOXELDER	10"	YES	ON-SITE
3827	WHITE SPRUCE	9"	NO	ON-SITE	3897	BITTERNUT HICKORY	8"	YES	ON-SITE	3967	BOXELDER	18"	YES	ON-SITE
3828	WHITE SPRUCE	9"	NO	ON-SITE	3898	BITTERNUT HICKORY	6"	YES	ON-SITE	3968	COMMON APPLE	8", 10"	YES	ON-SITE
3829	WHITE SPRUCE	4"	NO	ON-SITE	3899	AMERICAN ELM	7"	YES	ON-SITE	3969	COMMON APPLE	7", 11"	YES	ON-SITE
3830	WHITE SPRUCE	5"	NO	ON-SITE	3900	BITTERNUT HICKORY	9"	YES	ON-SITE	3970	COMMON APPLE	10", 11"	YES	ON-SITE
3831	WHITE SPRUCE	6"	NO	ON-SITE	3901	SHAGBARK HICKORY	10"	YES	ON-SITE	3971	COMMON APPLE	10"	YES	ON-SITE
3832	NORWAY SPRUCE	11"	NO	ON-SITE	3902	SHAGBARK HICKORY	12"	YES	ON-SITE	3972	COMMON APPLE	10", 16"	YES	ON-SITE
3833	WHITE SPRUCE	4"	NO	ON-SITE	3903	SUGAR MAPLE	10"	YES	ON-SITE	3973	COMMON PEAR	6", 6", 7"	YES	ON-SITE
3834	WHITE SPRUCE	7"	NO	ON-SITE	3904	SHAGBARK HICKORY	10"	YES	ON-SITE	3974	BOXELDER	5", 6", 8"	YES	ON-SITE
3835	WHITE SPRUCE	9"	YES	ON-SITE	3905	SUGAR MAPLE	6"	YES	ON-SITE	3975	COMMON APPLE	9"	YES	ON-SITE
3836	WHITE SPRUCE	9"	YES	ON-SITE	3906	AMERICAN BASSWOOD	7"	YES	ON-SITE	3976	COMMON APPLE	8", 6", 7", 10"	YES	ON-SITE
3837	WHITE SPRUCE	12"	YES	ON-SITE	3907	BITTERNUT HICKORY	6"	YES	ON-SITE	3977	COMMON APPLE	8", 14"	YES	ON-SITE
3838	WHITE SPRUCE	6"	YES	ON-SITE	3908	SHAGBARK HICKORY	11"	YES	ON-SITE	3978	COMMON APPLE	13"	NO	ON-SITE
3839	WHITE SPRUCE	4"	YES	ON-SITE	3909	THORNAPPLE	8"	YES	ON-SITE	3979	COMMON PEAR	5", 6", 8"	NO	ON-SITE
3840	WHITE SPRUCE	8"	YES	ON-SITE	3910	SUGAR MAPLE	14"	YES	ON-SITE	3980	COMMON APPLE	7", 8", 10", 10"	YES	ON-SITE
3841	WHITE SPRUCE	9"	YES	ON-SITE	3911	AMERICAN ELM	12"	YES	ON-SITE	3981	COMMON APPLE	5", 7", 7", 8", 8"	YES	ON-SITE
3842	WHITE SPRUCE	5"	YES	ON-SITE	3912	BITTERNUT HICKORY	7"	YES	ON-SITE	3982	COMMON APPLE	6", 8", 8"	YES	ON-SITE
3843	WHITE SPRUCE	7"	NO	ON-SITE	3913	THORNAPPLE	8"	YES	ON-SITE	3983	COMMON APPLE	5", 8"	YES	ON-SITE
3844	WHITE SPRUCE	7"	NO	ON-SITE	3914	AMERICAN BASSWOOD	7"	YES	ON-SITE	3984	COMMON APPLE	11", 12"	YES	ON-SITE
3845	WHITE SPRUCE	8"	NO	ON-SITE	3915	AMERICAN BASSWOOD	10"	YES	ON-SITE	3985	RED MAPLE	37"	YES	ON-SITE
3846	WHITE SPRUCE	5"	NO	ON-SITE	3916	WHITE ASH	7"	YES	ON-SITE	3986	RED MAPLE	36"	YES	ON-SITE
3847	WHITE SPRUCE	7"	NO	ON-SITE	3917	SHAGBARK HICKORY	12"	YES	ON-SITE	3987	COMMON APPLE	7", 7", 8"	YES	ON-SITE
3848	WHITE SPRUCE	5"	NO	ON-SITE	3918	BITTERNUT HICKORY	9"	YES	ON-SITE	3988	COMMON APPLE	6", 7", 7", 8"	YES	ON-SITE
3849	WHITE SPRUCE	10"	NO	ON-SITE	3919	EASTERN COTTONWOOD	9"	YES	ON-SITE	3989	COMMON PEAR	6", 8", 9"	YES	ON-SITE
3850	RED PINE	6"	NO	ON-SITE	3920	EASTERN COTTONWOOD	6"	YES	ON-SITE	3990	COMMON APPLE	7", 8", 10"	YES	ON-SITE
3851	WHITE SPRUCE	14"	NO	ON-SITE	3921	SHAGBARK HICKORY	11"	YES	ON-SITE	3991	COMMON APPLE	5", 7", 7"	YES	ON-SITE
3852	RED PINE	9"	NO	ON-SITE	3922	WHITE ASH	6"	YES	ON-SITE	3992	COMMON APPLE	5", 8", 9"	YES	ON-SITE
3853	WHITE SPRUCE	7"	NO	ON-SITE	3923	WHITE OAK	42"	YES	ON-SITE					
3854	NORWAY SPRUCE	8"	NO	ON-SITE	3924	AMERICAN BASSWOOD	23"	YES	ON-SITE					
3855	WHITE SPRUCE	5", 8"	NO	ON-SITE	3925	SHAGBARK HICKORY	8"	YES	ON-SITE					
3856	WHITE SPRUCE	10"	NO	ON-SITE	3926	GREEN ASH	17"	YES	ON-SITE					
3857	WHITE SPRUCE	8"	NO	ON-SITE	3927	AMERICAN ELM	9"	YES	ON-SITE					
3858	WHITE SPRUCE	6"	NO	ON-SITE	3928	BITTERNUT HICKORY	7"	YES	ON-SITE					
3859	NORWAY SPRUCE	10"	NO	ON-SITE	3929	EASTERN COTTONWOOD	27"	YES	ON-SITE					
3860	WHITE SPRUCE	14"	NO	ON-SITE	3930	AMERICAN BASSWOOD	8"	YES	ON-SITE					
3861	WHITE SPRUCE	7"	NO	ON-SITE	3931	AMERICAN BASSWOOD	8"	YES	ON-SITE					
3862	WHITE SPRUCE	8"	NO	ON-SITE	3932	AMERICAN BASSWOOD	9"	YES	ON-SITE					
3863	RED PINE	11"	NO	ON-SITE	3933	SUGAR MAPLE	8"	YES	ON-SITE					
3864	WHITE SPRUCE	9"	NO	ON-SITE	3934	THORNAPPLE	8", 6"	YES	ON-SITE					
3865	WHITE SPRUCE	7"	NO	ON-SITE	3935	SUGAR MAPLE	28"	YES	ON-SITE					
3866	WHITE SPRUCE	6", 4"	NO	ON-SITE	3936	BITTERNUT HICKORY	31"	YES	ON-SITE					
3867	WHITE SPRUCE	9"	NO	ON-SITE	3937	EASTERN COTTONWOOD	27"	YES	ON-SITE					
3868	RED PINE	6"	NO	ON-SITE	3938	SIBERIAN ELM	23"	YES	ON-SITE					
3869	NORWAY SPRUCE	15"	NO	ON-SITE	3939	GREEN ASH	9"	YES	ON-SITE					
3870	WHITE SPRUCE	10"	NO	ON-SITE	3940	SIBERIAN ELM	9"	YES	ON-SITE					



NOTE
ALL EXISTING ASH TREES ON SITE ARE TO BE REMOVED

TREES SURVEY

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

DATE: 8-28-05
SCALE: 1"=40'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

BY: [Signature]

ADDITIONS AND/OR REVISIONS:

DATE: 8-28-05
SCALE: 1"=40'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DATE: 8-28-05
SCALE: 1"=40'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROPOSED 'THE COMMONS SOUTH'

FOR: FRANK EUBLEY
1171 HICKORY HILLS
ROCHESTER HILLS, MI. 48309
(248) 650-3378

URBAN LAND CONSULTANTS

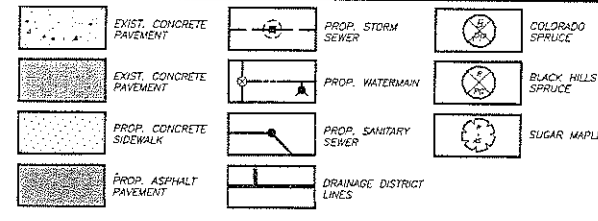
PLANNERS LAND SURVEYORS
CIVIL ENGINEERS

PHONE: 586 731-8030
FAX: 586 731-2605

8800 23 MILE ROAD
SHELBY TWP., MI 48316-4518

CITY FILE NO. 05-011, SECTION 34
TREES SURVEY - SHEET 2 OF 3

LEGEND



PROPOSED "HICKORY RIDGE" SITE CONDOMINIUMS (BY OTHERS)

PROPERTY DESCRIPTION

Lots 10 and 11 "Supervisor's Plat No. 6 part of the S.W. 1/4 of Section 34, T.3N., R.11E., Avon Township (now known as the City of Rochester Hills), Oakland County, Michigan as recorded in Liber 5, Page 56 of the Oakland Records, excepting the South 5.00 feet for road purposes.

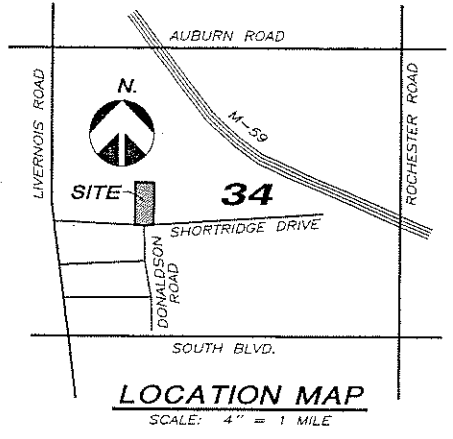
NORTH



SCALE: 1"=40'

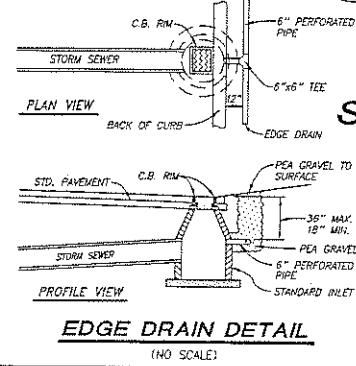
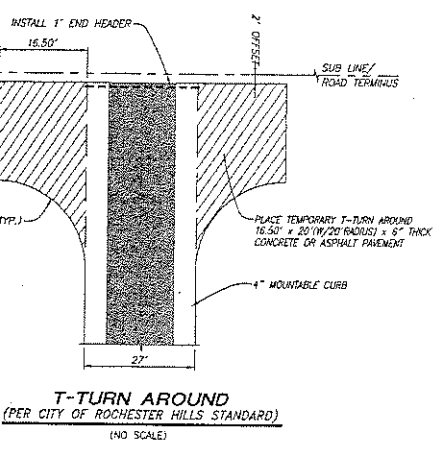
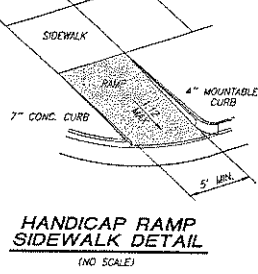
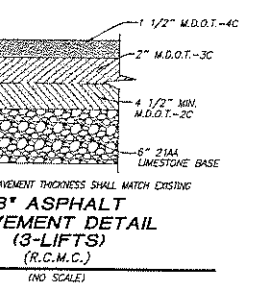
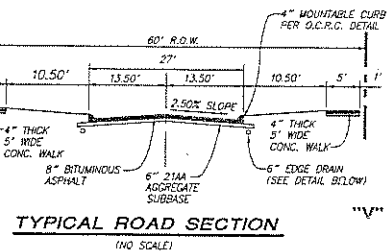
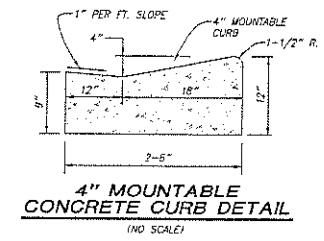
BENCHMARKS

- RR SPIKE IN N. FACE UTILITY POLE BETWEEN HOUSE #586 & 605 SHORTRIDGE. ELEVATION = 773.31
- PK IN N. FACE UTILITY POLE BETWEEN HOUSE #711 & 733 SHORTRIDGE. ELEVATION = 763.05



SITE CRITERIA

- PARCEL IDENTIFICATION: LOT 111 15-34-301-005 and (LOT 12) 15-34-326-012
- EXISTING ZONING: R4
- ADJACENT ZONINGS: R4
- GROSS AREA OF SITE: 173,292.6 S.F. (3.98 AC.)
- NET AREA OF SITE: 173,292.6 S.F. (3.98 AC.)
- PROPOSED USE: SINGLE FAMILY SITE CONDOMINIUM w/ PUBLIC ROAD
- UNIT SUMMARY (UNIT AVERAGING 10% REDUCTION):
 - MINIMUM UNIT SIZE: 8,640 S.F.
 - DENSITY PERMITTED: 35,480 S.F./0.640 S.F. = 16 UNITS
 - DENSITY PROVIDED: 12 UNITS
 - MINIMUM UNIT FRONTAGE: 72' (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)
 - MINIMUM UNIT CORNER FRONTAGE: 92' (MEASURED AT FRONT SETBACK LINE) (PER ZONING ORDINANCE)
 - BUILDING SETBACKS: FRONT = 25', REAR = 35', SIDE = 10'

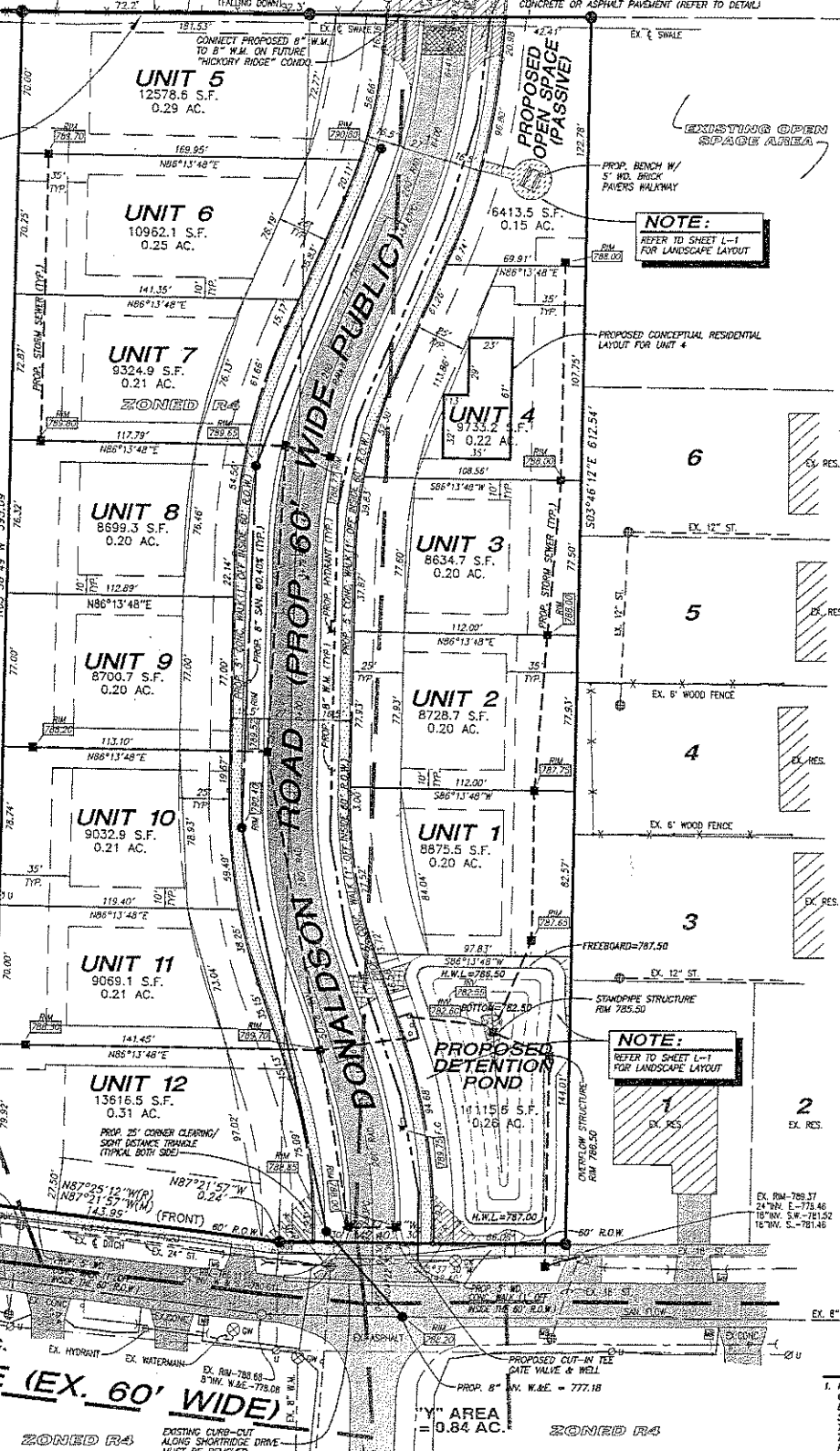


TYPICAL HUBER DRAIN DRAINAGE DISTRICT "W" AREA = 4.24 AC.

"V" AREA = 4.82 AC.

"X" AREA = 0.83 AC.

"Y" AREA = 4.82 AC.



NOTE: REFER TO SHEET L-1 FOR LANDSCAPE LAYOUT

NOTE: REFER TO SHEET L-1 FOR LANDSCAPE LAYOUT

TYPICAL SETBACKS



POND SIZING CALCULATION

(OAKLAND COUNTY DRAIN COMMISSION METHOD)

A) TRIBUTARY AREA: 3.98 ACRES AT PROPOSED C = 0.35
AT AGRICULTURAL RATE

B) ALLOWABLE OUTFLOW = 0.2 CFS / ACRE = 0.796 CFS

C) 10 YEAR DETENTION REQUIRED
 $Q_0 = \frac{1.48 \times 10^{-4} C A^{0.77}}{(A \times \text{PROPOSED } C)^{0.35}} = 0.57$

$T = \frac{1.48 \times 10^{-4}}{Q_0} = 25 = 82.3 \text{ MINUTES}$

$V_0 = \frac{10,500}{T + 25} = 406.7$

$V_{\text{REQUIRED}} = (A \times C) \times (C \text{ PERCENT})$
 $= 13.98 \text{ AC.} \times (6.178 \times 10^{-3}) = 0.8606 \text{ CU. FT.}$

D) VOLUME PROVIDED: $A \times H = 3,477 \text{ SQ. FT.} \times 0.25 \text{ FT.} = 869.25 \text{ CU. FT.}$

$H = 3.0 \text{ FT.}$

$V = \frac{1}{3} (A_1 + A_2 + \sqrt{A_1 A_2}) \times H = 8,637 \text{ CU. FT.}$

$V = 8,637 \text{ CU. FT.} > 8,606 \text{ CU. FT.} \therefore \text{O.K.}$

ALLOWABLE OUTFLOW
TRIBUTARY ACREAGE: A = 3.98 acrs
ALLOWABLE OUTFLOW = 0.20 cfs/acre
 $Q_0 = (0.20 \text{ cfs/acre}) \times (3.98 \text{ acres}) = 0.796 \text{ cfs}$

OUTLET RESTRICTION SIZE
 $Q_0 = 0.62 \times 0.2 \times 2 \times 3 \times 3 = 0.796 \text{ cfs}$
 $h = 787.00 - 784.00 = 3.00'$
 $g = \frac{0.796 \text{ cfs}}{0.62 \times 32.2 \times 3.00} = 0.0024 \text{ s.f.}$
Dia. pipe = 0.343 ft. = 4.11 in.

WEIR CALCULATION FOR EMERGENCY SPILLWAY
WEIR EQUATION: $Q = 2.3 \times B \times \sqrt{2 \times g \times H^{3/2}}$
USING $Q = 5.5 \text{ CFS}$ & $g = 32.2 \text{ FT/SEC}^2$
ASSUME WEIR WIDTH "B" = 10' & HEIGHT, "H" = 0.25'
 $Q = 2.3 \times 10' \times \sqrt{2 \times 32.2 \times 0.25^{3/2}} = 6.7 \text{ CFS} > 5.5 \text{ CFS} \therefore \text{O.K.}$
(USE WIDTH=10' & HEIGHT=0.25')

LANDSCAPE NOTE

- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB ON THE PUBLIC RIGHT-OF-WAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC ROAD. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND 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 INTERSECTION OF ANY STREET RIGHT-OF-WAY LINES AT A DISTANCE ALONG EACH LINE OF 25' 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 AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE TREES AND EVERGREEN TREES MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY. UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION NEEDS TO INSPECT ALL TREES EXISTING OR PLANTED TO DETERMINE ANY THAT POSSESS 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.

NOTE
THIS SCHEME AND LAYOUT WAS CHECKED SO IT COULD ALIGN WITH DONALDSON TO THE NORTH & SOUTH.

NOTE
CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH UFC ARTICLE 87, SEC. 8701

NOTE
OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRUNK, DEBRIS, OR LAND CLEARING MATERIAL. OPEN BURNING FOR WARMING OF SHEDS AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT CIRCUMSTANCES. FIRE PREVENTION ORDINANCE CH. 50, SEC. 1102.2 & 1102.6.2.3

NOTE
ALL FUTURE DRIVEWAYS WILL BE ACCESSED VIA DONALDSON ROAD.

NOTE
PRIOR TO THE ISSUANCE OF A LAND IMPROVEMENT PERMIT FUNDS WILL BE DEPOSITED WITH THE CITY TO PERMIT THE INSTALLATION OF ONE STREET PER UNIT.

NOTE
A POST CONSTRUCTION EMP WILL BE PROVIDED PRIOR TO THE INLET TO THE POND.

NOTE
ALL UTILITIES AND GRADING SHOWN ARE FOR PLANNING PURPOSES ONLY. EXACT UTILITY LOCATIONS AND GRADING TO BE DETERMINED DURING ENGINEERING.

NOTE
NO STREET LIGHTING OR SIGN ARE PROPOSED FOR THIS SITE.

PRELIMINARY SITE CONDOMINIUM PLAN

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

PROPOSED "THE COMMONS SOUTH"
FOR: FRANK FLEURY
1171 HICKORY HILL
ROCHESTER HILLS, MI. 48309
(248) 650-3378

URBAN LAND CONSULTANTS
CIVIL ENGINEERS LAND SURVEYORS
9800 23 MILE ROAD SHILBY TWP., MI 48318-4318
PHONE 586 731-8030 FAX 586 731-2605

- DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- DIG PLANT POCKET FOR BARBERS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE FINISHING.
- ALL DEPTHS SHOWN ON DETAILS ARE BEFORE FINISHING.
- SET 1/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- BACKFILL PREPARED SOIL TO 1/3 THE DEPTH + COMPACT THOROUGHLY. BACKFILL SECOND 1/3 + COMPACT THOROUGHLY. FINISH BACKFILL + COMPACT THOROUGHLY.
- LOOSEN + REMOVE ALL LACING FROM BALL.
- BACKFILL WITH PREPARED SOIL.
- COVER PLANT POCKET AREA + ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 2" RINGS EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- ALL ANNUAL + PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" + REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL + 50% LEAF COMPOST.
- ALL PLANTS ARE TO BE PLUMP PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- ALL STAKING + GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.

GENERAL NOTES

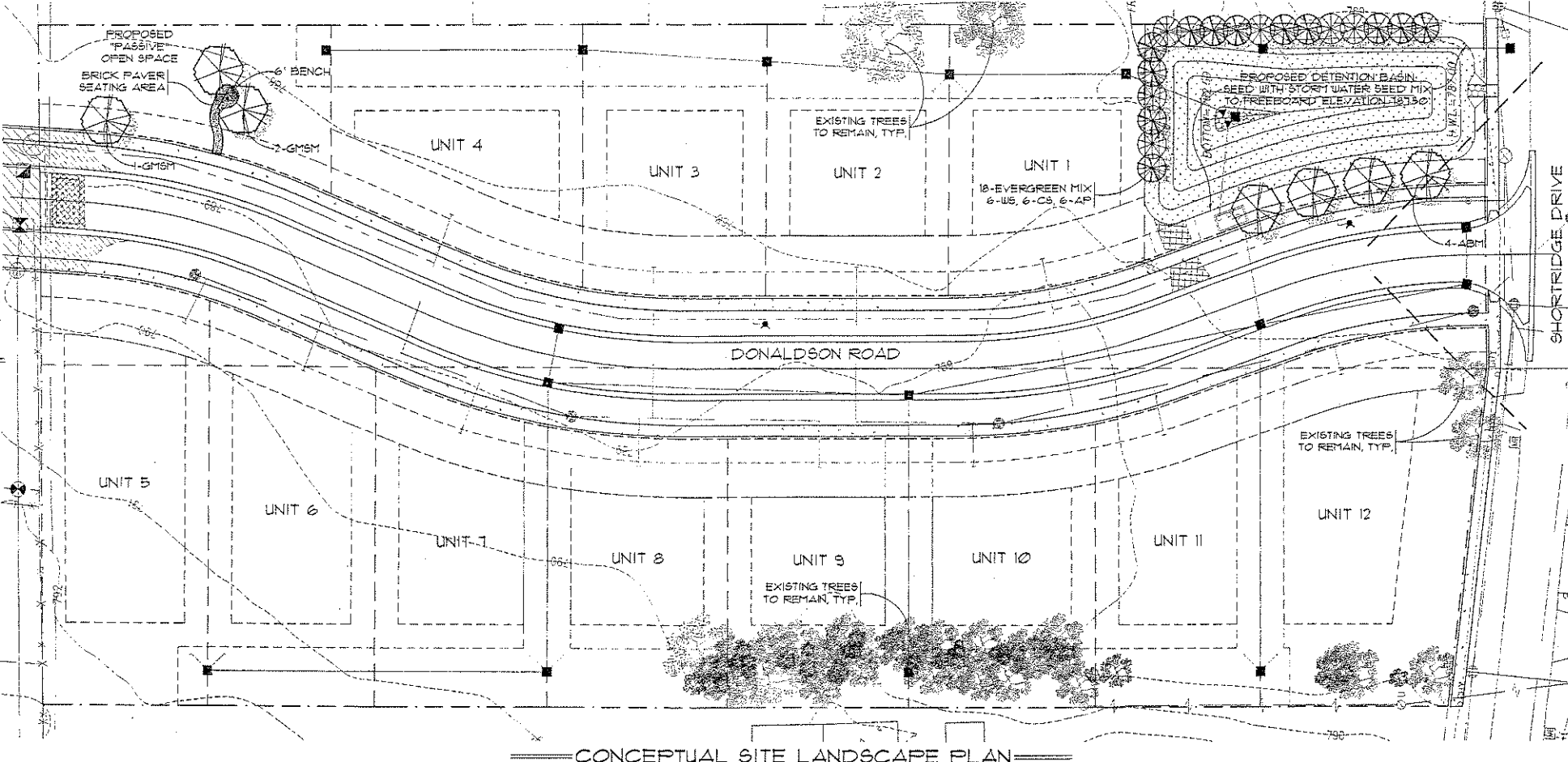
- ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR THE CITY OF ROCHESTER HILLS, MICHIGAN.
- ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS + SPECIFICATIONS.
- ALL LAWN AREA (AS INDICATED) ARE TO BE SEEDED OR SOUDED WITH A MINIMUM 3" OF TOPSOIL.
- ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL EDGINGS (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS + DETAILS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVE ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- THE DESIGNING LANDSCAPE ARCHITECT AND THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY. THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT HAS THE FINAL APPROVAL.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS + FIRE DEPARTMENT CONNECTIONS (HYDRANTS):
DECIDUOUS TREES - 10 LF.
ORIENTAL + CONIFEROUS TREES - 10 LF.
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.
- NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE THE WORK IS ACCEPTED BY THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS AS DETERMINED BY CONROY + ASSOCIATES, INC. DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

CITY OF ROCHESTER HILLS NOTES

- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT MUST INSPECT ALL LANDSCAPE INSTALLATION, INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS AND THE FORESTRY DIVISION MUST INSPECT ALL RIGHT-OF-WAYS TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT MAY POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
- ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF A PUBLIC ROADWAY. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF PUBLIC WALKWAYS. PERENNIALS WITH A MATURE HEIGHT OF LESS THAN 30" ARE PERMITTED WITHIN 5' OF PUBLIC WALKWAYS. EVERGREEN AND ORIENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF PUBLIC WALKWAYS. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM FIRE HYDRANTS. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 5' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY. ALL TREES MUST BE PLANTED AT LEAST 4' FROM THE PROPERTY LINE. NO TREES SHALL BE PLANTED IN DRAINAGE GULLIES.
- NO TREE OR SHRUB MAY BE PLANTED WITHIN A TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREE OR SHRUB MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC SIDEWALK AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
- THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.
- PROPOSED TREES MAY NOT BE PLANTED WITHIN THE DRIP LINES OF EXISTING TREES LOCATED ON-SITE OR ADJACENT SITES.
- ALL SIGNAGE WILL BE IN CONFORMANCE WITH CITY OF ROCHESTER HILLS REQUIREMENTS. A SEPARATE SIGNAGE PERMIT MUST BE OBTAINED FROM THE BUILDING DEPARTMENT.

TREE PROTECTION NOTES

- THE TREE PROTECTION FENCE SHALL BE ERRECTED PER THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS' PLANNING DEPARTMENT. THE TREE PROTECTION FENCE MUST BE INSPECTED BY THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY EARTHWORK OF CONSTRUCTION OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-1660 TO SCHEDULE A TREE PROTECTION FENCE INSPECTION. THE TREE PROTECTION FENCE 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 TREE PROTECTION FENCE 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 1-248-656-1660 TO SCHEDULE THIS TREE PROTECTION FENCE INSPECTION.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE TREE PROTECTION FENCE THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE ARCHITECT'S INSPECTION REPORT WILL NOT BE RELEASED UNTIL THIS INSPECTION AND ALL ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-1660 TO SCHEDULE THIS TREE PROTECTION FENCE INSPECTION.
- A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT IS REQUIRED AT THE END OF THE GUARANTEE AND MAINTENANCE PERIOD. THE LANDSCAPE ARCHITECT'S INSPECTION REPORT WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETED AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-1660 TO SCHEDULE THIS TREE PROTECTION FENCE INSPECTION.
- THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT WITHIN THE DRIP LINES OF ANY REGULATED TREE FOR REMOVAL BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TREENCHING, GRADING OR FILLING. NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINES OF TREES DESIGNATED FOR PRESERVATION.
- PROPOSED GRADES ARE TO MATCH EXISTING ELEVATIONS OUTSIDE THE LIMITS OF THE TREE PROTECTION FENCE. NO GRADING, CUT OR FILL IS PERMITTED WITHIN THE DRIP LINES OF ANY TREE DESIGNATED FOR PRESERVATION.
- DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE, CABLE, CORD, ROPE TO ANY EXISTING TREE DESIGNATED FOR PRESERVATION.
- ALL UTILITY REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCING SHALL OCCUR OUTSIDE THE TREE PROTECTION FENCE.
- SHOULDS SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF ANY TREE DESIGNATED FOR PRESERVATION. SHOULDS SHALL BE CONSTRUCTED SO AS NOT TO DIRECT ANY ADDITIONAL FLOW INTO THE DRIP LINES OF A TREE DESIGNATED FOR PRESERVATION.
- IF TREE PROTECTION CAN NOT BE MAINTAINED FOR ANY TREE THROUGHOUT THE ENTIRE REQUIRED PERIOD, THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON A INCH FOR INCH BASIS PRIOR TO THE ISSUANCE IF THE CERTIFICATE OF OCCUPANCY.
- REGULATED TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED THERE IN.
- THE TREE PROTECTION FENCE SHALL CONSIST OF 4 FOOT HIGH ORANGE SHED FENCINGS TO BE INSTALLED AROUND THE DRIP LINES OF ALL TREES DESIGNATED TO BE PRESERVED. THE FENCINGS SHALL BE SUPPORTED BY 6 FOOT METAL T-BAR POSTS 5 FOOT ON CENTER AND DRIVEN A MINIMUM 24" INTO THE GROUND. THE TREE PROTECTION FENCE SHALL REMAIN UPRIGHT AND SECURELY IN PLACE FOR THE REQUIRED TIME AS SPECIFIED ABOVE.



CONCEPTUAL SITE LANDSCAPE PLAN

STORM WATER SEED MIX

STORM WATER SEED MIX DISTRIBUTED BY:
JF NEW NATIVE PLANT NURSERY
128 SUNSET DRIVE
WALKERTON, INDIANA 46534
Phone: (574) 586-2402
Fax: (574) 586-2118
www.jfnursery.com

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS	UNIT COST	TOTAL COST
4	ABM	ACER R. X. F. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3"	B 4 B	MATCHED	450.00	1,800.00
3	GISM	ACER S. 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3"	B 4 B	MATCHED	450.00	1,350.00
6	WS	PICEA GLAUCA	WHITE SPRUCE	10'	B 4 B	FULL	500.00	3,000.00
6	CS	PICEA FUNGENS	COLORADO SPRUCE	10'	B 4 B	FULL	500.00	3,000.00
6	AP	PINUS NIGRA	AUSTRIAN PINE	10'	B 4 B	FULL	500.00	3,000.00
96 @ 5¢			STORM WATER SEED MIX					4,800.00
								14,440.00
								TOTAL 13,530.00

BRICK PAVERS

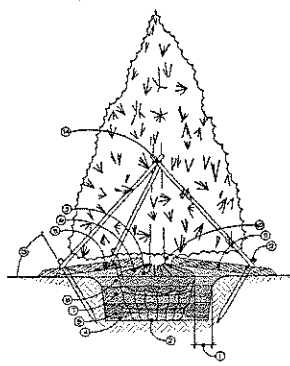
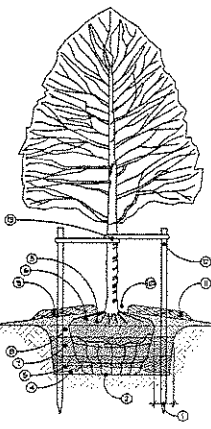
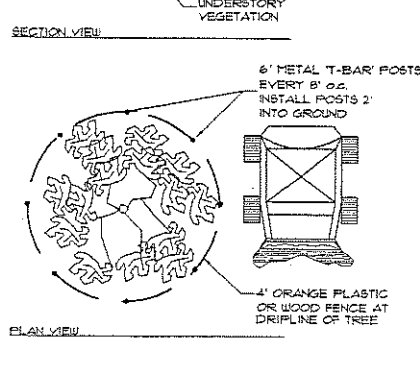
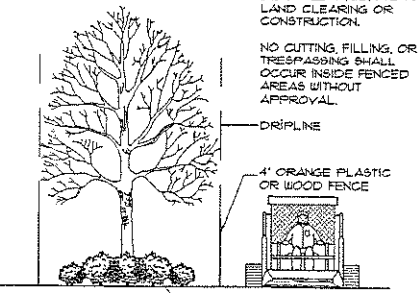
BRICK PAVERS TO BE ROMANESQUE, COLOR TO BE HERITAGE BLEND. AS DISTRIBUTED BY:
OAKS CONCRETE PRODUCTS
51744 FONTIAC TRAIL
WIXOM, MICHIGAN 48393
Phone: (248) 684-5004
Fax: (248) 684-2726
www.oakspavers.com

PARK BENCH

PARK BENCH TO BE 12" BALUSTRADE WITH BACK + SIDE ARMS, IMBEDDED INSTALLATION TYPE. AS DISTRIBUTED BY:
LANDSCAPE FORMS
431 LAUNDALE AVENUE
KALAMAZOO, MICHIGAN 49001
Phone: 800-521-2546
Fax: (917) 381-3455
www.landscapiforms.com

CITY OF ROCHESTER HILLS NOTES

- PRIOR TO THE ISSUANCE OF A LAND IMPROVEMENT PERMIT FUNDING SHALL BE DEPOSITED WITH THE CITY TO PERMIT THE INSTALLATION OF ONE STREET PERMIT.
- NO STREET LIGHTING OR SIGN ARE PROPOSED FOR THIS SITE.
- 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.
- NEW LAWN AREAS ARE REQUIRED IN PUBLIC RIGHT-OF-WAYS PER CITY STANDARDS. ALL EXISTING LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE ESTABLISHED OR RESTORED PER CITY SPECIFICATIONS.



ORIGINAL SIGNATURE IN BLUE INK

CITY FILE No. 05-011
CONCEPTUAL PLAN
NOT FOR CONSTRUCTION

CONROY & ASSOCIATES, INC.
Landscape Architecture • Civil Engineering • Site Planning
2525
Phone: (248) 844-1234 • Fax: (248) 844-1235
Internet: <http://www.conroyinc.com>

CONCEPTUAL SITE LANDSCAPE PLAN

DATE	REVISION
02/22/07	

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THE COMMONS SOUTH
ROCHESTER HILLS, MICHIGAN

CLIENT: MR. FRANK FLEURY
1771 HICKORY HILL
ROCHESTER HILLS, MICHIGAN 48308
Phone: (248) 680-3378

PROJECT: JVK
DRAWING DATE: 02/14/2007
PROJECT NO: 07.507
SHEET NO: L-1
SHEET 1 of 1

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