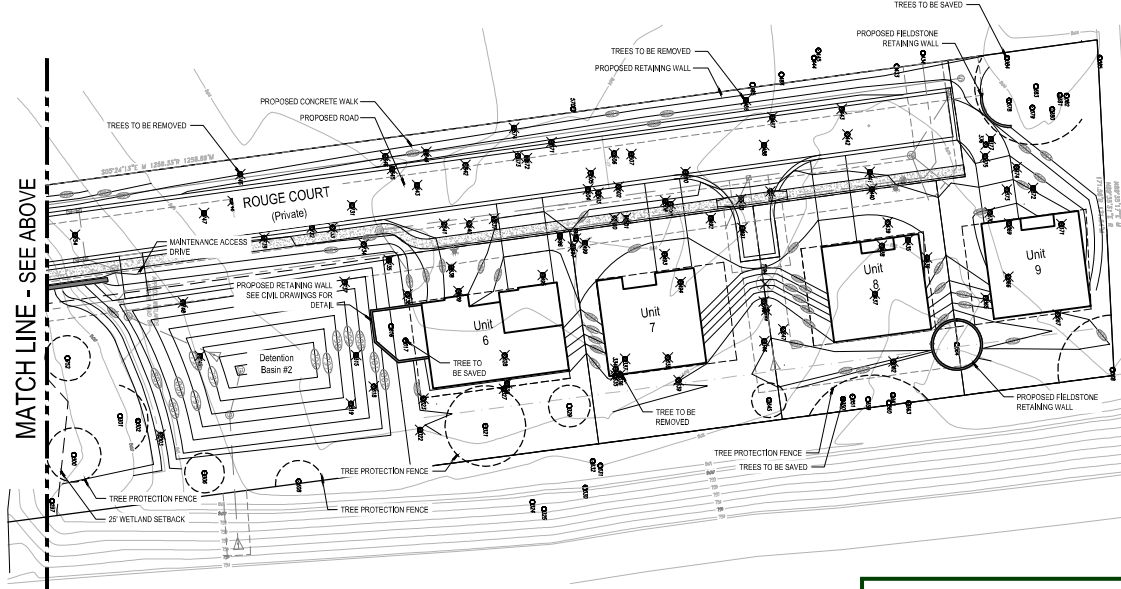


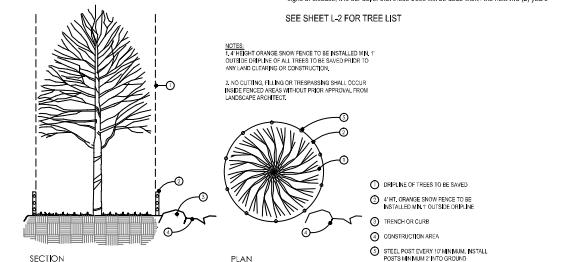
Revised Tree Preservation and Landscape Plan

Reviewed for compliance with City Ordinance
Conditions and mark-ups noted throughout plan set must be addressed prior to final approval

Department	Reviewer	Approved
Natural Resources	Matt Einheuser EinheuserM@RochesterHills.org	Yes



Tree Protection Note
No person may conduct any construction or development activity within the drip line of any regulated tree not approved for removal, including but not limited to land clearing, grubbing, trenching, grading, or filling, nor shall any person place, adjust, or bring material, construction equipment, soil deposits, or other harmful materials within the drip line unless authorized by the parks and natural resources department.
During construction or development activity, persons shall not attach any device or wire to any regulated tree not approved for removal.
Replacement and relocated trees must be staked, fertilized, and mulched and shall be guaranteed by the tree removal permit holder to exhibit a normal growth cycle for at least one year following planting.



Typical Evergreen replacement is to be 8 ft in height. Being that this is equivalent to a 2" deciduous tree replacement in the ordinance and keeping with this ratio, for specimen tree replacement (based on DBH), Evergreens that are 12' in height will count towards 3" of replacement of the 50% dbh at this specific location.

NOT FOR CONSTRUCTION





James@vertda.com

06.09.2022 Preliminary Review
06.22.2022 Revision per Owner
08.25.2022 Revision per City Comments
10.27.2022 Revision per City Comments
12.14.2022 Revision per City Comments
03.15.2023 Revision per City Comments
04.09.2023 Revision

Table with columns: Tag No., DBH (in.), Common Name, Botanical Name, Condition, Specimen, Remove, Exempt, Landmark, etc. It contains a detailed list of trees with their respective attributes and status.

South Oaks, LLC
W. South Boulevard
Rochester Hills, Michigan

Project Sponsor:
South Oaks, LLC
1400 E. Michigan Ave, Suite G
Saline, MI 48176

Tree List

NOT FOR CONSTRUCTION



Date: 05/2022
Scale:

Project Number: 22.012
Sheet Number:



Revision	Description
08.09.2022	Preliminary Review
06.22.2022	Revision per Owner
08.25.2022	Revision per Owner
10.27.2022	Revision per City Comments
12.14.2022	Revision per City Comments
03.15.2023	Revision per City Comments
04.09.2023	Revision

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LANDSCAPE PLAN

NOT FOR CONSTRUCTION

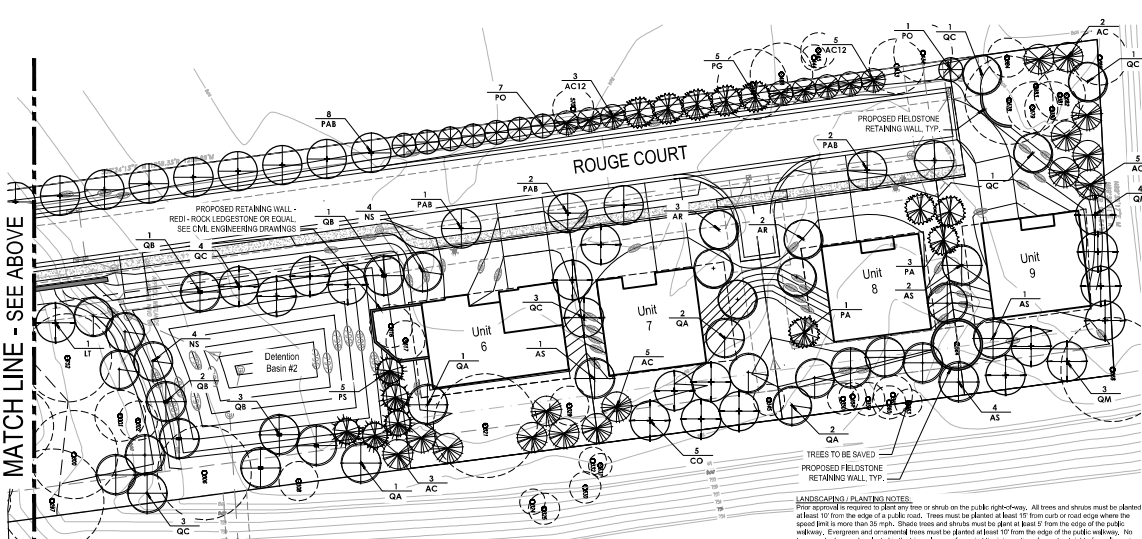
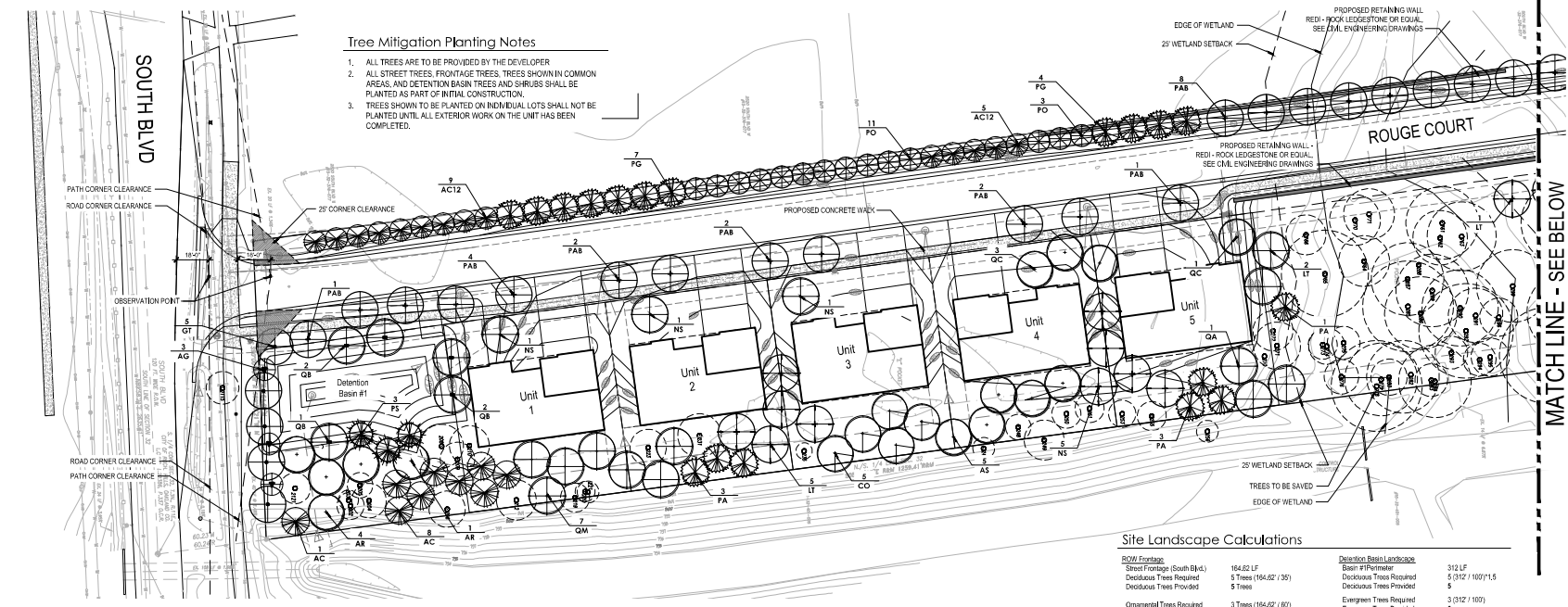


Drawn: JG
Checked: JG
Date: 05.2022
Scale: 1" = 30'-0"

Project Number:
22.012
Sheet Number:
L-3

Tree Mitigation Planting Notes

1. ALL TREES ARE TO BE PROVIDED BY THE DEVELOPER
2. ALL STREET TREES, FRONTAGE TREES, TREES SHOWN IN COMMON AREAS, AND DETENTION BASIN TREES AND SHRUBS SHALL BE PLANTED AS PART OF INITIAL CONSTRUCTION.
3. TREES SHOWN TO BE PLANTED ON INDIVIDUAL LOTS SHALL NOT BE PLANTED UNTIL ALL EXTERIOR WORK ON THE UNIT HAS BEEN COMPLETED.



Site Landscape Calculations

ROW Frontage	Deciduous Trees Required	Deciduous Trees Provided	Evergreen Trees Required	Evergreen Trees Provided	Shrub Required	Shrub Provided
164.62 LF	5 Trees (164.62 / 35)	5 Trees	3 Trees (164.62 / 60)	3 Trees	1,138 LF	32 Trees (1,138 / 35)
312 LF	5 (312 / 100) * 1.5	5	3 (312 / 100)	3	1,312 LF	28
447 LF	7 (447 / 100) * 1.5	7	5 (447 / 100)	5	18 (447 / 100) * 4	44

Maintenance Notes

- The owner of the property shall be responsible for all maintenance of site landscaping, as follows:
- Landscaping shall be kept in a neat, tidy and healthy growing condition, free from debris and refuse.
 - Pruning shall be minimal at the time of installation, or to remove dead or diseased branches. Subsequent pruning shall assure proper maintenance of plants to achieve their approved purpose.
 - All dead, damaged, or diseased plant material shall be removed immediately and replaced with like (or better) plants in the next planting season, whichever occurs first. For purposes of this section, the planting season for deciduous plants shall be between March 1st and June 1st and for evergreen plants shall be between June 1st and June 31st. Plant material intended to be removed shall be disposed of in a manner as directed by the City or as otherwise directed by the City.
 - The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of the Section 16B-12.109 will place the parcel in non-compliance with the approved landscape plan and/or a violation of this ordinance.
 - If protected trees are damaged, a fee shall be assessed on a per-inch-perch basis at a monetary rate as defined by the Forestry Department.
- ADDITIONAL NOTES:**
- Priority maintenance areas shall only occur between the hours of 7am and 5am.
 - Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings.
 - All lawn and landscape areas, including rights of way, shall be fully irrigated and compliant with Section 16B-12.109.
 - Any plant material that is designated to be maintained that dies or is damaged during or as a result of construction shall be replaced in-kind with the species and sizes.
 - After the one year guarantee period, the HCA will be responsible for all maintenance of the landscape of the specified lawn areas as part of their regular lawn maintenance.
 - All landscaping required pursuant to the City of Rochester Codes and Ordinances shall be maintained in perpetuity.

- To assist in maintaining plant materials in a healthy condition, all landscaped areas (including basins) shall be provided with an automatic, underground, or drip irrigation system, subject to the following:
 - The Planning Department may approve an alternative form of irrigation for a particular site, or may waive this requirement upon determining that underground irrigation is not necessary for the type of proposed plant material.
 - All automatic irrigation systems shall be designed to minimize water usage and shall be shut off during water emergencies, periods of protracted rainfall, or water shortages per year.
 - The irrigation requirement may be waived by this reviewing authority if the project incorporates landscaping that will contribute points towards LEED certification or an equivalent rating system.
- Whenever a landscape planting season or other plantings are required under this ordinance, such plantings shall be installed according to accepted good planting procedures and in a sound, workmanlike manner. All plant material shall meet current standards of the American Society of Horticultural Examiners and approved by the American National Standards Institute, Inc. (ANSI 2003.1, 1996).
- All plant material shall be true to name in conformance to the current edition of "Standard Plant Names established by the American Joint Committee on Horticultural Nomenclature, or other source approved by the City.
- All plant material shall be nursery grown in a northern climate, hardy to the climate of Michigan, appropriate for the soil, climatic, and environmental conditions, and resistant to disease and insect attack.
- A minimum four (4) inches of topsoil shall be provided for all lawn areas, ground covers, and planting beds.
- Artificial plant material is prohibited and shall not be used to meet the requirements of this article.

LANDSCAPING PLANTING NOTES:

- Four approvals are 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 a public sidewalk. Trees must be planted at least 15' from curb or road edge where the speed limit is more than 35 mph. Shade trees and shrubs must be planted at least 5' from the edge of the public right-of-way. Evergreen and ornamental trees must be planted at least 10' from the edge of the public right-of-way. No trees or shrubs may be planted in the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 20' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public roadway at a distance along each line of 10' from their point of intersection. All trees and shrubs must be planted at least 10' from any underground utility, unless the City Landscape architect requires a greater distance. Prior to the release of the performance bond, the City of Rochester Hills Forestry unit 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 their developer to remove, and possibly replace any such trees. The above requirements are incorporated into the plan.

