

SITE DEVELOPMENT PLANS

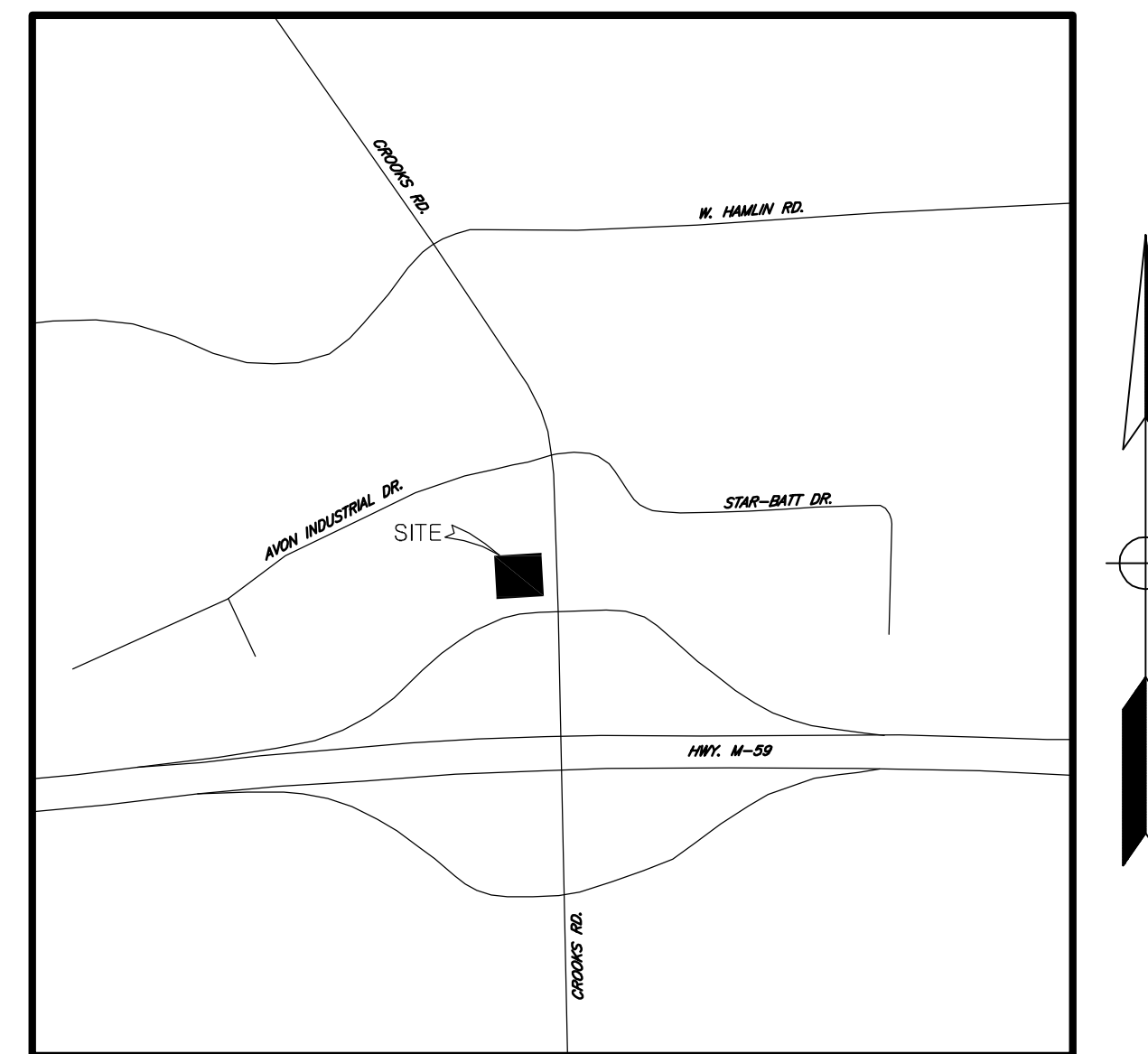
Taco Bell

2234-2248 Crooks Road

Rochester Hills, MI

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
 TOPOGRAPHY: NEDERVELD
 217 GRANDVILLE AVENUE, SUITE 302
 GRAND RAPIDS, MI 49503
 (616) 575-5190
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINUOUS BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. **WETLANDS NOTE:** ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



Vicinity Map

Not to Scale

OWNER:

STEVE STOLARUK
 COWARSTLER@STAR-BATT.COM
 STAR-BATT, INC.
 1974 STAR-BATT DRIVE, ROCHESTER HILLS, MI 48309
 PHONE: (248) 591-3942
 FAX: (248) 853-1511

DEVELOPER:

KURT OVERYMYER
 KURT.OVERYMYER@GUGGENHEIMPARTNERS.COM
 GUGGENHEIM RETAIL REAL ESTATE PARTNERS, INC.
 3000 INTERNET BLVD., SUITE 570, FRISCO, TX 75034
 PHONE: (214) 972-4092
 FAX: (214) 578-3368

CEI CONTACT:

CHARLES ASHLEY
 PROJECT MANAGER
 CASHLEY@CEIENG.COM
 PHONE: (479) 273-9472
 FAX: (479) 273-0844

RESOURCE LIST:

FIRE CITY OF ROCHESTER HILLS 1111 HORIZON CT., ROCHESTER HILLS, MI 48309 TODD GAREY, CAPTIAN/FIRE MARSHALL (248) 656-4717	HIGHWAY OAKLAND COUNTY ROAD COMMISSION 2420 PONTIAC LAKE RD., WATERFORD TOWNSHIP, MI 48328 DANETTE BREWER, OFFICE COORDINATOR (248) 858-4836	SANITATION REPUBLIC SERVICES EDITH, ACCOUNT REPRESENTATIVE (734) 641-3555
GAS DTE ENERGY P.O. BOX 740786, CINCINNATI, OH 45274 MARK SETWOR, REGIONAL SUPERVISOR (248) 427-2200	TELEPHONE AT&T (855) 424-7148	ELECTRIC DTE ENERGY NANCY MOLNAR, DTE NE PLANNING & DESIGN (800) 338-0178
WATER CITY OF ROCHESTER HILLS- DEPT. OF PUBLIC SERVICES 1000 ROCHESTER HILLS DR., ROCHESTER HILLS, MI 48309 PAUL DAVIS (248) 656-4640	SANITARY SEWER CITY OF ROCHESTER HILLS- DEPT. OF PUBLIC SERVICES 1000 ROCHESTER HILLS DR., ROCHESTER HILLS, MI 48309 PAUL DAVIS (248) 656-4640	STORM SEWER CITY OF ROCHESTER HILLS- DEPT. OF PUBLIC SERVICES 1000 ROCHESTER HILLS DR., ROCHESTER HILLS, MI 48309 PAUL DAVIS (248) 656-4640
BUILDING CITY OF ROCHESTER HILLS 1000 ROCHESTER HILLS DR., ROCHESTER HILLS, MI 48309 JAY FAKHOURY (248) 841-2430	HEALTH OAKLAND COUNTY HEALTH DEPARTMENT 27725 GREENFIELD RD., SOUTHFIELD, MI 48076 JOSH NELSON, PLAN CHECKER (248) 424-7095	

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YEAR FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ROCHESTER HILLS, MICHIGAN.
 MAP NUMBER: 26125C0393F
 MAP EFFECTIVE: SEPTEMBER 29, 2006

LEGAL DESCRIPTION:

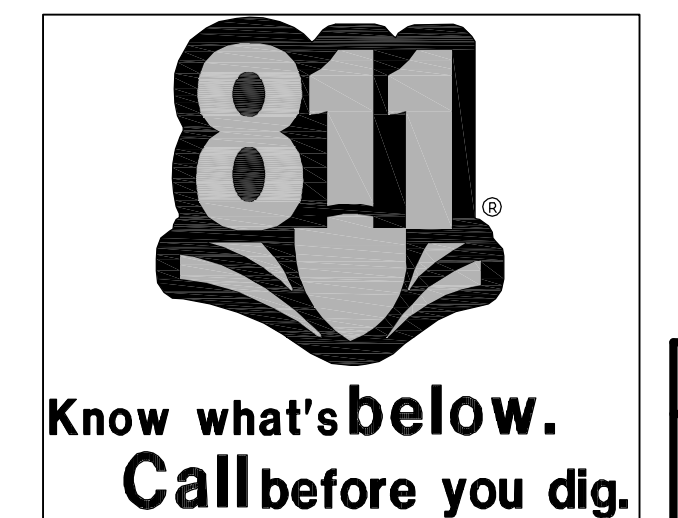
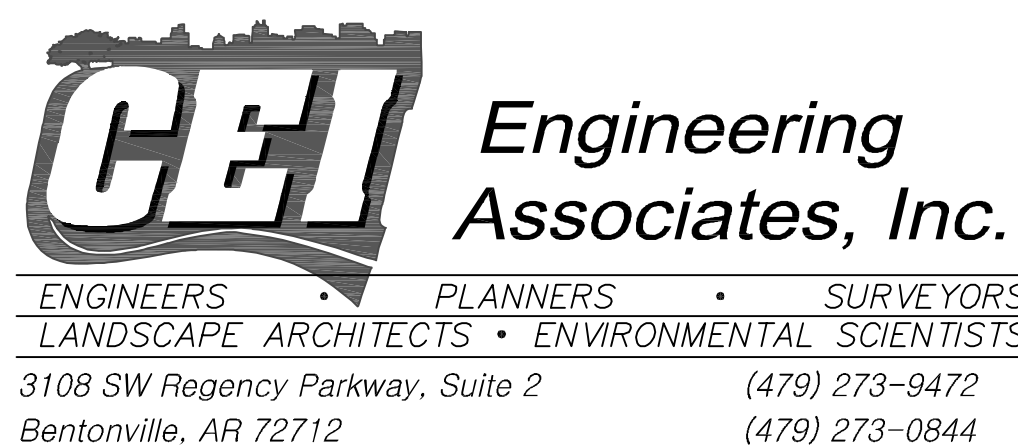
TAX ID NUMBER(S): 15-29-276-005 (PART OF)

LAND SITUATED IN THE CITY OF ROCHESTER HILLS IN THE COUNTY OF OAKLAND, IN THE STATE OF MICHIGAN.

PROPOSED UNIT 7 AS SET FORTH ON REPLAT NO. 2 STAR-BATT CONDOMINIUMS, RECORDED IN LIBER _____, PAGE _____, OAKLAND COUNTY RECORDS, MICHIGAN.

FURTHER DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 29, T-03-N, R-11-E; THENCE N01°41'08"W, 1246.89 FEET ALONG THE EAST LINE OF SECTION 29 AND THE CENTERLINE OF CROOKS ROAD; THENCE S88°18'52"W, 60.00 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA; THENCE S01°41'08"E, 127.05 FEET; THENCE S88°18'52"W, 219.10 FEET; THENCE N01°41'08"W, 118.30 FEET; THENCE N82°57'26"E, 93.72 FEET; THENCE N88°18'52"E, 125.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS OF RECORD.



CITY FILE
 #14-015

JOB NO.: 28366

DWG NAME: 28366PROJ

DATE: 12/19/14

3:47 PM

REV-2

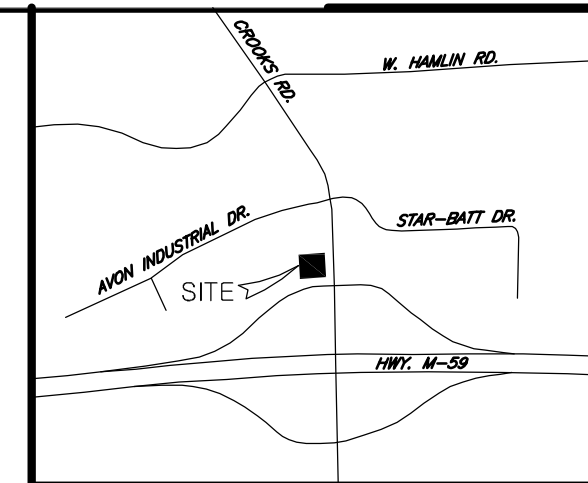
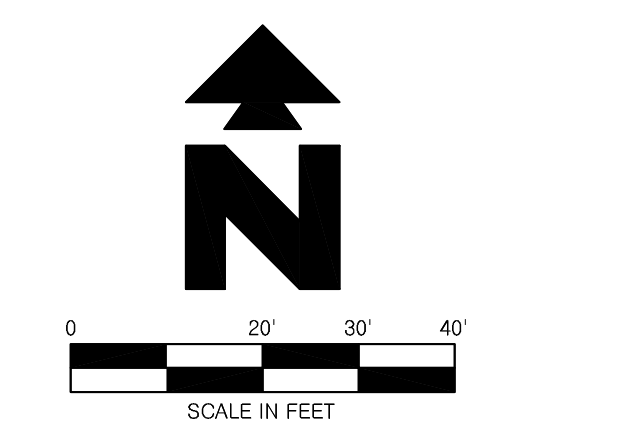
SHEET NO. C0.0

Arkansas * California * Georgia * Minnesota * Pennsylvania * Texas

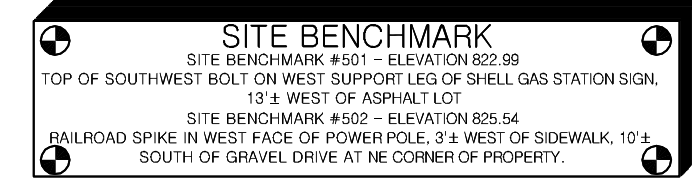


NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, RESTROOMS, SLOPED PAVING, TRACK COCKLES, BUILDINGS UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE	C-VALUE	T _e (MIN.)	Q _{10-YEAR} (CFS)	Q _{25-YEAR} (CFS)
PRE-DEVELOPMENT	0.60	15.0	2.0	2.4
POST-DEVELOPMENT	0.77	15.0	1.5	1.7



Vicinity Map
Not to Scale



LEGEND

- EXISTING**
- IRON - SET
 - IRON - FOUND
 - ▣ CATCH BASIN
 - ☼ LIGHT POLE
 - PROPERTY/RIGHT OF WAY LINE
 - ▬ STORM DRAIN
 - X"SS — SANITARY SEWER
 - X"W — WATER
 - X"G — GAS
 - OHE — OVERHEAD ELECTRIC
 - X — FENCE
- PROPOSED**
- ▬ PROPERTY LINE/RIGHT OF WAY LINE
 - ▬ GRADE BREAK
 - XXX — CONTOUR ELEVATIONS
 - ▬ STORM DRAIN
 - ▬ HPP PIPE = HIGH PERFORMANCE POLYPROPYLENE (UNLESS OTHERWISE SPECIFIED HEREON)
- SPOT ELEVATIONS:**
 TC = TOP OF CURB
 G = GUTTER
 FG = FINISHED GROUND
 FL = FLOW LINE
 FFE = FINISHED FLOOR ELEVATION
 HP = HIGH POINT
 INV = INVERT

GENERAL GRADING NOTES

- A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY OF ROCHESTER HILLS STORM SYSTEM STANDARD DETAILS (SEE SHEET C11.0). ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

GRADING NOTES

- 09A DOWN SPOUTS - (TYP. - PER ARCH. PLANS).
- 19D MATCH EXISTING PAVEMENT ELEVATIONS.
- 73A INSTALL EJIW FRAME 1040 W/ TYPE 702 BEEHIVE GRATE (OR EQUAL).
- 73B INSTALL DOUBLE EJIW FRAME 7045Z COMBO (OR EQUAL).
- 73C INSTALL EJIW FRAME 5105M1 (EXTRA HEAVY DUTY) GRATE DRAIN (OR EQUAL).

GRADING DETAILS

- 17A CURB CUT.
- 17B CONCRETE FLUME.
- 27E STORM DRAIN CLEAN OUT.
- 73A CDS4030-B-C IN-LINE CDS (SEE SHEET C10.3 FOR DETAIL).
- 73B 6"x4" FLOW CONTROL STRUCTURE.
- 73C NYOPLAST 12" IN-LINE DRAIN (SEE SHEET C10.3 FOR DETAIL).
- 73D NYOPLAST 12" DOME GRATE (SEE SHEET C10.3 FOR DETAIL).
- 73E STORM MANHOLE (SEE SHEET C11.0 FOR DETAIL).
- 73F SNOUT HOOD.
- 73G CONTECH ACCESS PORT (SEE SHEET C10.4 FOR DETAIL).



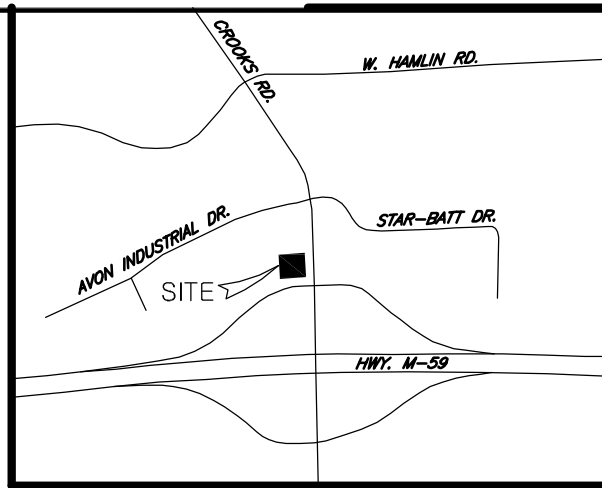
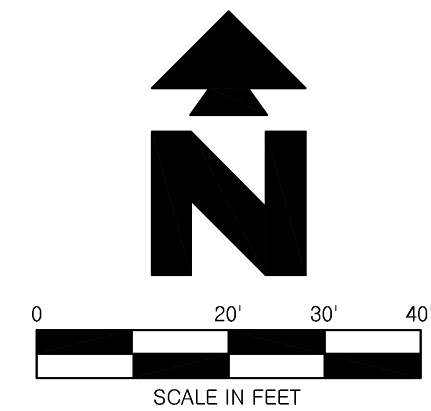
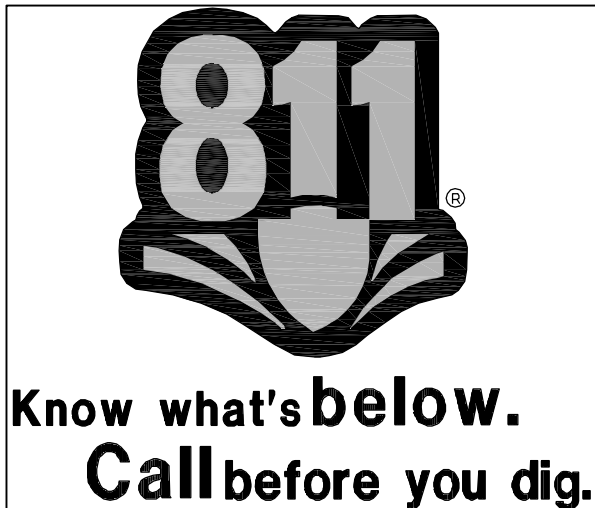
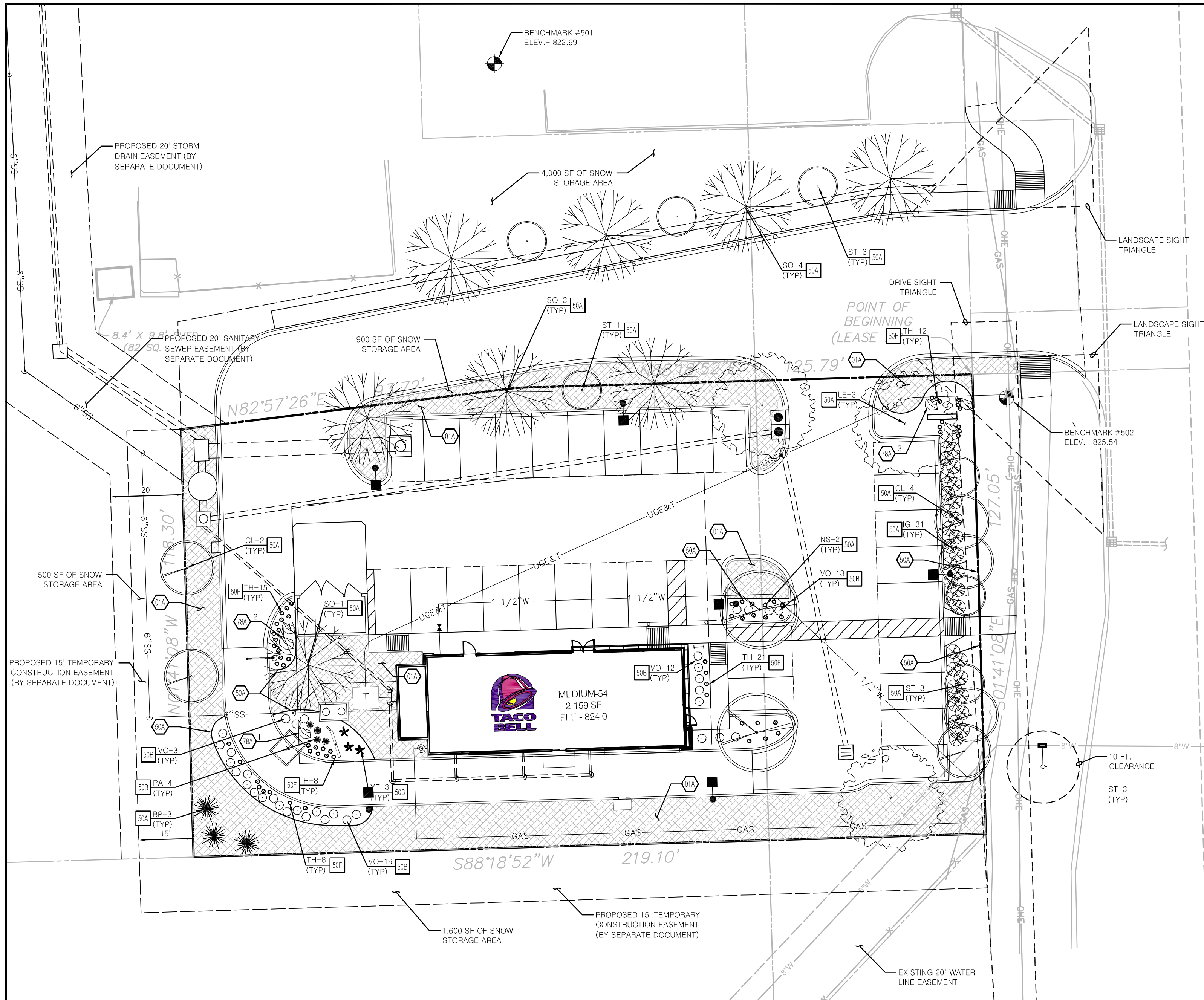
Engineering Associates, Inc.
 PLANNERS SURVEYORS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
 2234-2248 Crooks Road
 Suite 2
 Rochester Hills, MI 48315
 Phone (479) 272-0642
 Fax (479) 272-0644

**SITE DEVELOPMENT PLANS
 OVERALL GRADING PLAN**
 ADDRESS & SITE NO.
 2234-2248 Crooks Road
 ROCHESTER HILLS, MI

REVISIONS		
NO	DATE	DESCRIPTION

CONTRACT DATE
 BUILDING TYPE
TBC-Medium54
 PROTOTYPE ISSUE DATE
04/10/07
 SITE NUMBER
306264
 SHEET NUMBER

C3.0



SITE BENCHMARK
 SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF POLES, MARKS, WEIGHTS, SLOPED FLAGS, TRUCK COCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.
 BENCHMARK #501 - ELEV. - 822.99
 BENCHMARK #502 - ELEV. - 825.54

CEI
 CEI Engineering Associates, Inc.
 P.O. Box 1408
 Bentonville, AR 72712
 Phone: (479) 273-9472
 C. Ashley

Itemized Opinion of Probable Cost
 Taco Bell @ Crooks Road, Rochester Hills Michigan
 CEI Project No: 28366.0

Item	Quantity	Unit	Cost	Total
Landscape				
Large Shade Tree (3" cal.)	13	EA	\$ 170.00	\$ 2,210.00
Small Ornamental Tree (3" cal.)	13	EA	\$ 150.00	\$ 1,950.00
Evergreen Tree (15 Gal)	3	EA	\$ 100.00	\$ 300.00
Large Evergreen Shrub (5 gal)	31	EA	\$ 24.00	\$ 744.00
Ornamental Grass (1gal)	4	EA	\$ 15.00	\$ 60.00
Deciduous Shrub (1 gal)	38	EA	\$ 19.00	\$ 722.00
Groundcover (4 in)	66	EA	\$ 4.00	\$ 264.00
Boulders	6	EA	\$ 350.00	\$ 2,100.00
Mulch for Landscape Beds	103	EA	\$ 36.42	\$ 3,751.26
Edging (40 LF per box)	6	BOX	\$ 120.00	\$ 720.00
Tree Staking (three per tree)	30	EA	\$ 80.00	\$ 2,400.00
Weed Barrier for Landscape Beds (2310 SF)	2	EA	\$ 90.00	\$ 180.00
Sod (material only)	6268	SF	\$ 0.17	\$ 1,065.56
Sub-Total				\$ 16,466.82
Labor for installation (30%)				\$ 4,940.05
Contingency (2%)				\$ 329.34
Total				\$ 38,203.02

LEGEND

EXISTING

- IRON - SET
- IRON - FOUND
- CATCH BASIN
- ✱ LIGHT POLE
- PROPERTY/RIGHT OF WAY LINE
- STORM DRAIN
- X'SS SANITARY SEWER
- X'W WATER
- X'G GAS
- OHE OVERHEAD ELECTRIC
- X FENCE

PROPOSED

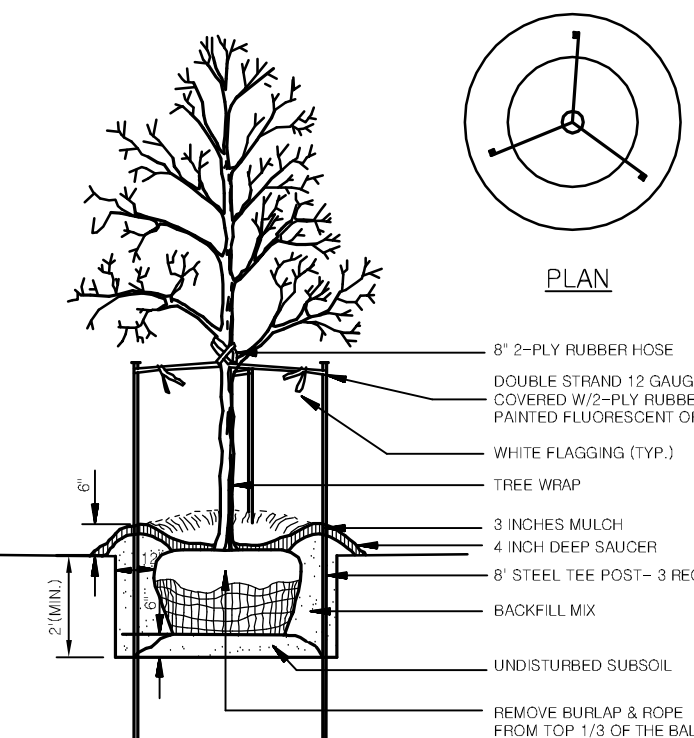
- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- HP PIPE = HIGH PERFORMANCE POLYPROPYLENE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST THIS SHEET. SEE TREE PRESERVATION PLAN FOR EXISTING TREES)
- TURF-TYPE TALL FESCUE / KY BLUEGRASS GRASS SOD

GENERAL LANDSCAPE NOTES

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AS WRITTEN BY THE HORTICULTURAL STANDARDS COMMITTEE, PUBLISHED IN WASHINGTON DC.
- ALL DISTURBED AREAS DESIGNATED NOT SHOWN AS SOD ON THE GRADING PLAN SHALL BE SOWN AS FOLLOWS:
 GRASS SEED MIX: 40% PERENNIAL RYE, 40% TURF-TYPE TALL FESCUE, 5 LBS / 1000 S.F., 20% KENTUCKY BLUEGRASS.
- ALL AREAS SODED, SOWN, AND LANDSCAPE BEDS SHALL BE TREATED WITH THE FOLLOWING:
 AGRICULTURAL LIME - 2 LBS / 1000 S.F., 10-10-10 2 LBS / 1000 S.F.
- LANDSCAPE BEDS SHALL BE MULCHED WITH THE FOLLOWING:
 MULCH - 3" GREY GRANITE AGGREGATE, 4" DEPTH OVER PERMEABLE WEED BARRIER LANDSCAPE FABRIC. TOP OF ROCK FLUSH WITH ADJACENT FINISHED GRADE. ALL SLOPES GREATER THAN 4:1 TO BE SOO SHALL BE STAKED AS APPROPRIATE TO PREVENT SOO SLIPPAGE.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESOODING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SODED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SODED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SODED LAWN AREA.
- ALL PROPOSED LANDSCAPE SHALL BE IRRIGATED - SEE IRRIGATION PLAN.

CITY OF ROCHESTER HILLS LANDSCAPE NOTES

- 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. TREES MUST BE PLANTED AT LEAST 15' AWAY 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 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 IN 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 AND EVERGREEN MUST BE AT LEAST 15' AWAY FROM THE NEAREST OVERHEAD WIRE. TREES MUST BE PLANTED AT A MINIMUM OF 5' FROM AN UNDERGROUND UTILITY, UNLESS THE CITY'S LANDSCAPE ARCHITECT REQUIRES A GREATER DISTANCE.
- WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
- 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.
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
 - LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
 - 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 THIS SECTION 139-12.119 WILL PLACE THE PARCEL IN NON-COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
 - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

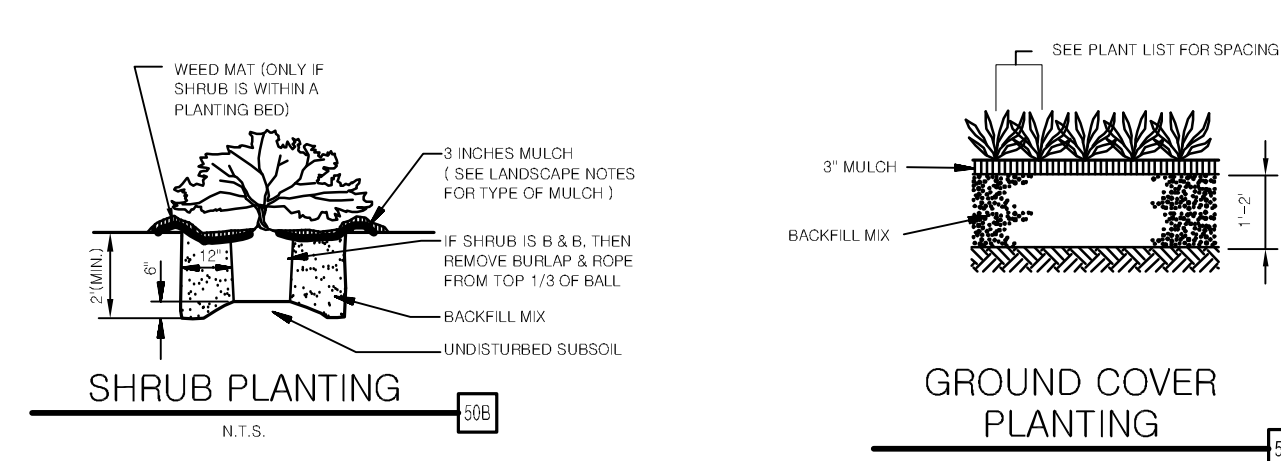


PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
LE	3	LACINIAE RUM "White starburst" Tree	R5B	3" CAL.	SPACED AS SHOWN
NS	2	BLACK TRIFOLIUM "Black Trifolium"	R5B	3" CAL.	SPACED AS SHOWN
SO	8	SAWDTOOTH OAK Quercus amblyocarpa	R5B	3" CAL.	SPACED AS SHOWN
ST	10	SUGAR TREE ORNAMENTAL Malus sp. Sugar Tree	COYK	3" CAL.	SPACED AS SHOWN
CL	6	CRIMSON CLOUD ENGLISH HAWTHORN Crataegus sanguinea "Crimson Cloud"	COYK	3" CAL.	SPACED AS SHOWN
IG	37	SHARPOCK HOLLY Ilex glabra "Sharpcock"	COYK	3" CAL OR 30" H.	30" O.C.
PA	4	DWARF FOUNTAIN GRASS "Pennisetum alopecuroides 'Hameln'"	COYK	1 GAL	SPACED AS SHOWN
YF	3	YUCCA Yucca filamentosa	COYK	1 GAL	SPACED AS SHOWN
TH	65	TURTLEHEAD Chamaelirium luteum	COYK	4" POT	SPACED AS SHOWN
VO	34	EUROPEAN CORNBRUSH "Yucca filamentosa 'Nana'"	COYK	1 GAL	SPACED AS SHOWN
BP	3	BLUE POINT JUNIPER Juniperus chinensis 'Blue Point'	COYK	15 GAL	SPACED AS SHOWN

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED
FRONT YARD 1 SHADE TREE / 25 LF OF FRONTAGE 127.05/25 = 5.08 SHADE TREES	4 SHADE TREES	UNABLE TO PROVIDE DUE TO LIMITED SPACE AROUND EXISTING 20" WATER LINE EASEMENT. TREE REQUIRED @ 1300-1200
ORNDORF'S / 60 LF OF FRONTAGE 127.05/60 = 2.12 ORNDORF'S TREES	2 ORNDORF'S TREES	2 ORNDORF'S TREES
ORNDORF'S / 60 LF OF FRONTAGE 219.51/60 = 3.65 SHADE TREES	6 SHADE TREES	6 SHADE TREES
ORNDORF'S / 60 LF OF FRONTAGE 219.51/60 = 3.65 ORNDORF'S TREES	4 ORNDORF'S TREES	4 ORNDORF'S TREES
REAR YARD / 150 SF PER REQUIRED INTERIOR LANDSCAPING 1 SHADE TREE / 150 SF PER REQUIRED INTERIOR LANDSCAPING = 1.100 SF / 150 SF = 7.33 TREES	7 TREES	10 TREES
REAR YARD / 150 SF PER REQUIRED INTERIOR LANDSCAPING 2 SHADE TREES / 25 LF OF FRONTAGE = 5.08 SHADE TREES	5 SHADE TREES	7 ORNDORF'S TREES @ 1 CALIPER DUE TO PROXIMITY OF OVERHEAD UTILITY LINES
ORNDORF'S / 60 LF OF FRONTAGE 127.05/60 = 2.12 ORNDORF'S TREES	2 ORNDORF'S TREES	2 ORNDORF'S TREES
TREE MITIGATION NO TREES OF 6" CALIPER OR GREATER LOCATED ON THE SITE	N/A	N/A



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**SITE DEVELOPMENT PLANS
 LANDSCAPE PLAN**
 ADDRESS & SITE NO.
 2234-2248 Crooks Road
 ROCHESTER HILLS, MI
 SITE NO. 310501

REVISIONS		
NO	DATE	DESCRIPTION

CONTRACT DATE

BUILDING TYPE
TBC-Medium54

PROTOTYPE ISSUE DATE
04/10/07

SITE NUMBER
306264

SHEET NUMBER

C7.0

CITY FILE #14-015