

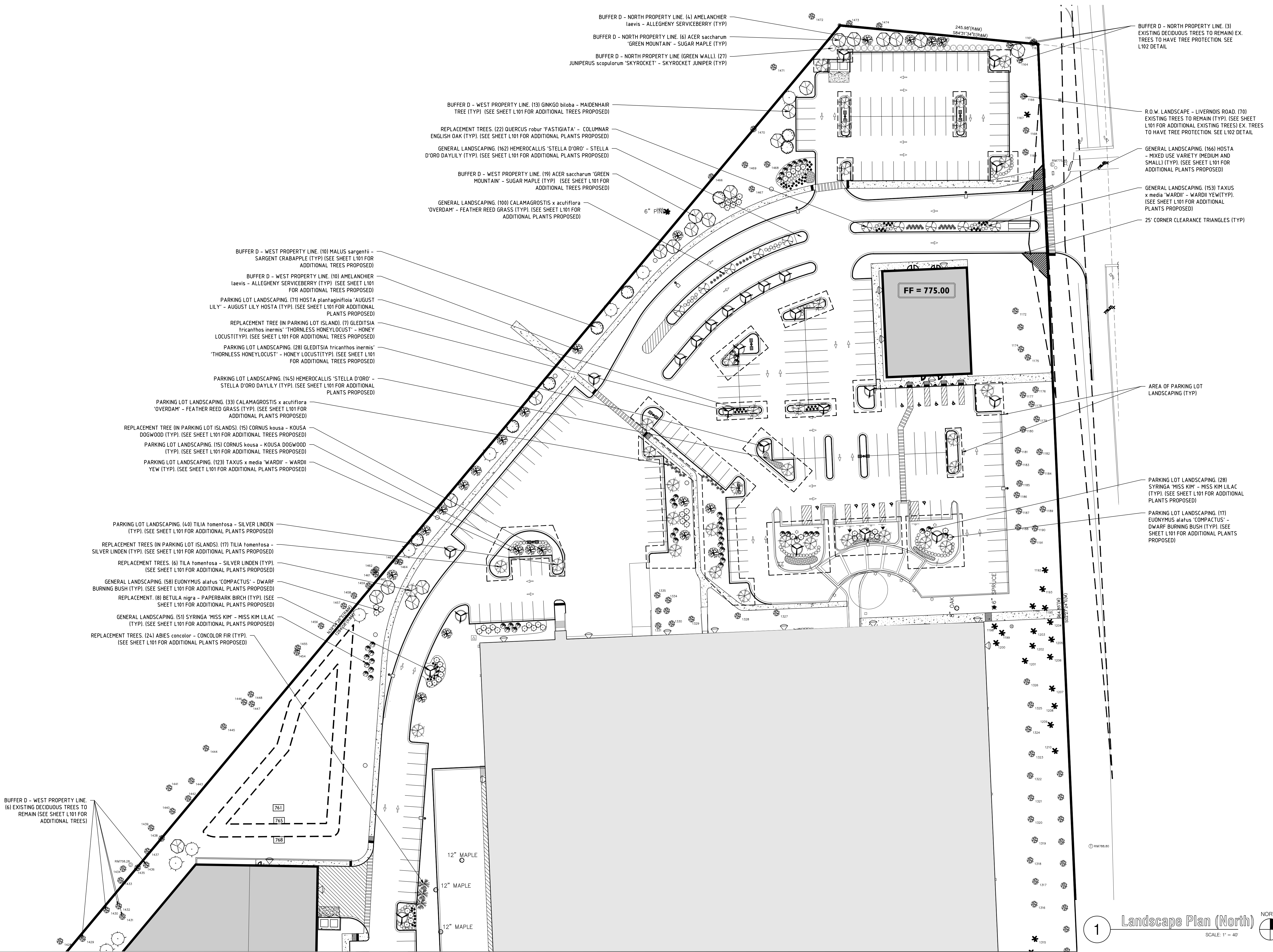
No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18

Rochester Hills Research Park
 1400 S. Livernois
 Rochester Hills, MI 48307

ROCHESTER HILLS
 CITY FILE #18-021 Section #21

Landscape Plan (North)

L100 017170



1 Landscape Plan (North) NORTH
 SCALE: 1" = 40'

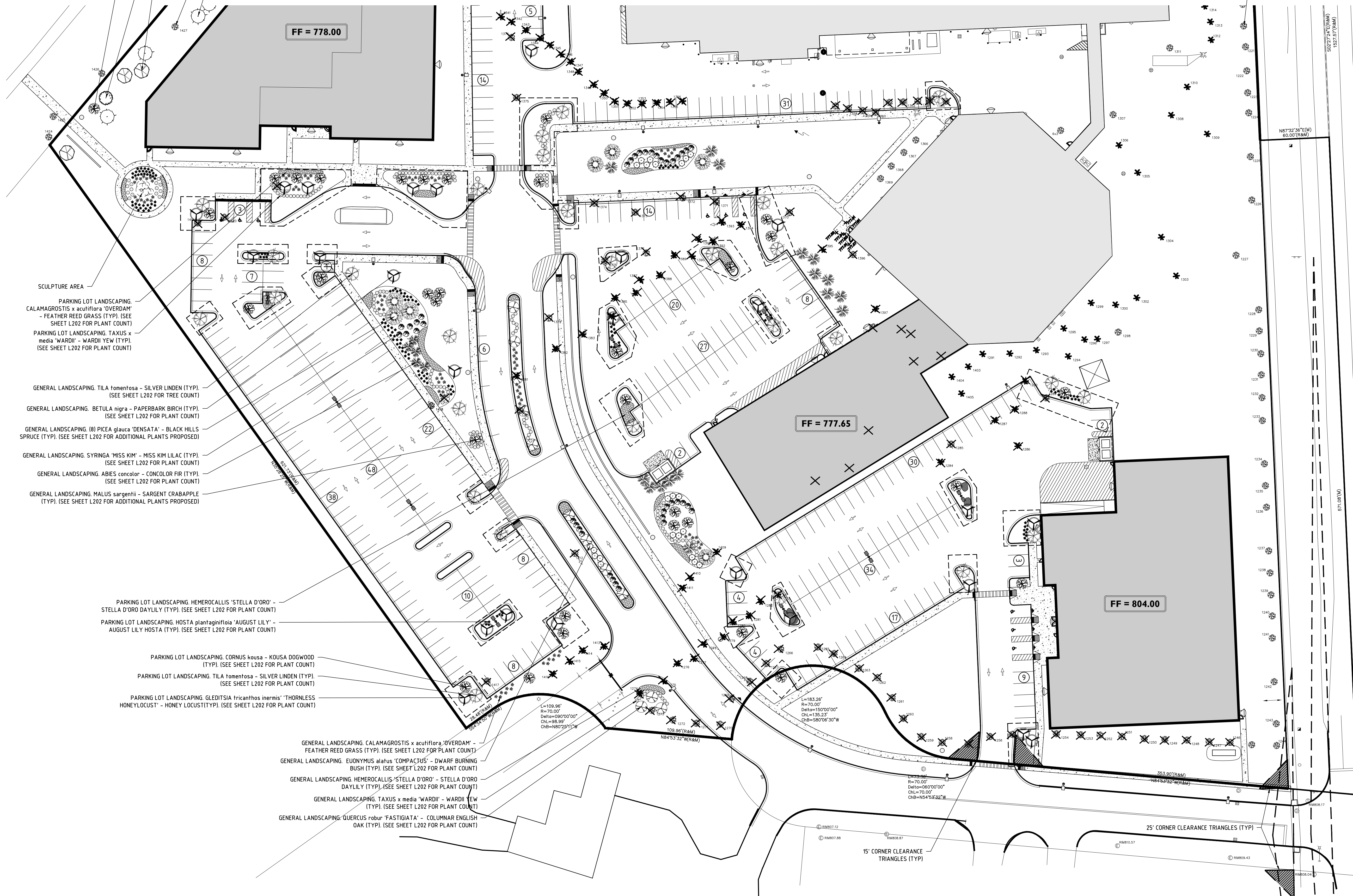
BUFFER D - WEST PROPERTY LINE. ACER saccharum 'GREEN MOUNTAIN' - SUGAR MAPLE (TYP) (SEE SHEET L202 FOR TREE COUNT)
 BUFFER D - WEST PROPERTY LINE. MALUS sargentii - SARGENT CRABAPPLE (TYP) (SEE SHEET L202 FOR TREE COUNT)
 BUFFER D - WEST PROPERTY LINE. AMELANCHIER laevis - ALLEGHENY SERVICEBERRY (TYP) (SEE SHEET L202 FOR TREE COUNT)

BUFFER D - WEST PROPERTY LINE. EXISTING DECIDUOUS TREES TO REMAIN (SEE SHEET L202 FOR TREE COUNT)
 BUFFER D - WEST PROPERTY LINE. GINKGO biloba - MAIDENHAIR TREE (TYP) (SEE SHEET L202 FOR TREE COUNT)

R.O.W. LANDSCAPE - LIVERNOIS ROAD. EXISTING TREES TO REMAIN (TYP) (SEE SHEET L202 FOR TREE COUNT)

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SCULPTURE AREA
 PARKING LOT LANDSCAPING. CALAMAGROSTIS x acutiflora 'OVERDAM' - FEATHER REED GRASS (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 PARKING LOT LANDSCAPING. TAXUS x media 'WARDII' - WARDII YEW (TYP) (SEE SHEET L202 FOR PLANT COUNT)

GENERAL LANDSCAPING. TILIA tomentosa - SILVER LINDEN (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. BETULA nigra - PAPERBARK BIRCH (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. (8) PICEA glauca 'DENSATA' - BLACK HILLS SPRUCE (TYP) (SEE SHEET L202 FOR ADDITIONAL PLANTS PROPOSED)
 GENERAL LANDSCAPING. SYRINGA 'MISS KIM' - MISS KIM LILAC (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. ABIES concolor - CONCOLOR FIR (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING MALUS sargentii - SARGENT CRABAPPLE (TYP) (SEE SHEET L202 FOR ADDITIONAL PLANTS PROPOSED)

PARKING LOT LANDSCAPING. HEMEROCALLIS 'STELLA D'ORO' - STELLA D'ORO DAYLILY (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 PARKING LOT LANDSCAPING. HOSTA plantaginifolia 'AUGUST LILY' - AUGUST LILY HOSTA (TYP) (SEE SHEET L202 FOR PLANT COUNT)

PARKING LOT LANDSCAPING. CORNUS kousa - KOUSA DOGWOOD (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 PARKING LOT LANDSCAPING. TILIA tomentosa - SILVER LINDEN (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 PARKING LOT LANDSCAPING. GLEDITSIA tricanthos inermis 'THORNLESS HONEYLOCUST' - HONEY LOCUST (TYP) (SEE SHEET L202 FOR PLANT COUNT)

GENERAL LANDSCAPING. CALAMAGROSTIS x acutiflora 'OVERDAM' - FEATHER REED GRASS (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. EUONYMUS alatus 'COMPACTUS' - DWARF BURNING BUSH (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. HEMEROCALLIS 'STELLA D'ORO' - STELLA D'ORO DAYLILY (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. TAXUS x media 'WARDII' - WARDII YEW (TYP) (SEE SHEET L202 FOR PLANT COUNT)
 GENERAL LANDSCAPING. QUERCUS robur 'FASTIGIATA' - COLUMNAR ENGLISH OAK (TYP) (SEE SHEET L202 FOR PLANT COUNT)



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Rochester Hills Research Park
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ROCHESTER HILLS
 CITY FILE #18-021 Section #21

Landscape Plan (South)

L101 017170

1 Landscape Plan (South)
 SCALE: 1" = 40'

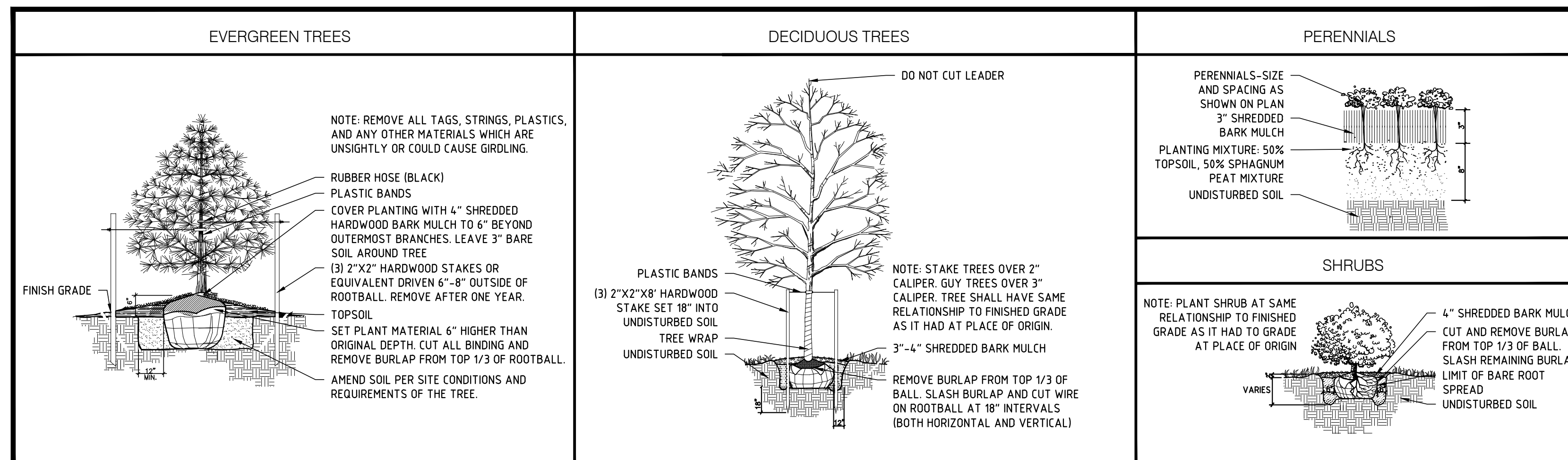


L101 Landscape Plan (South).dwg

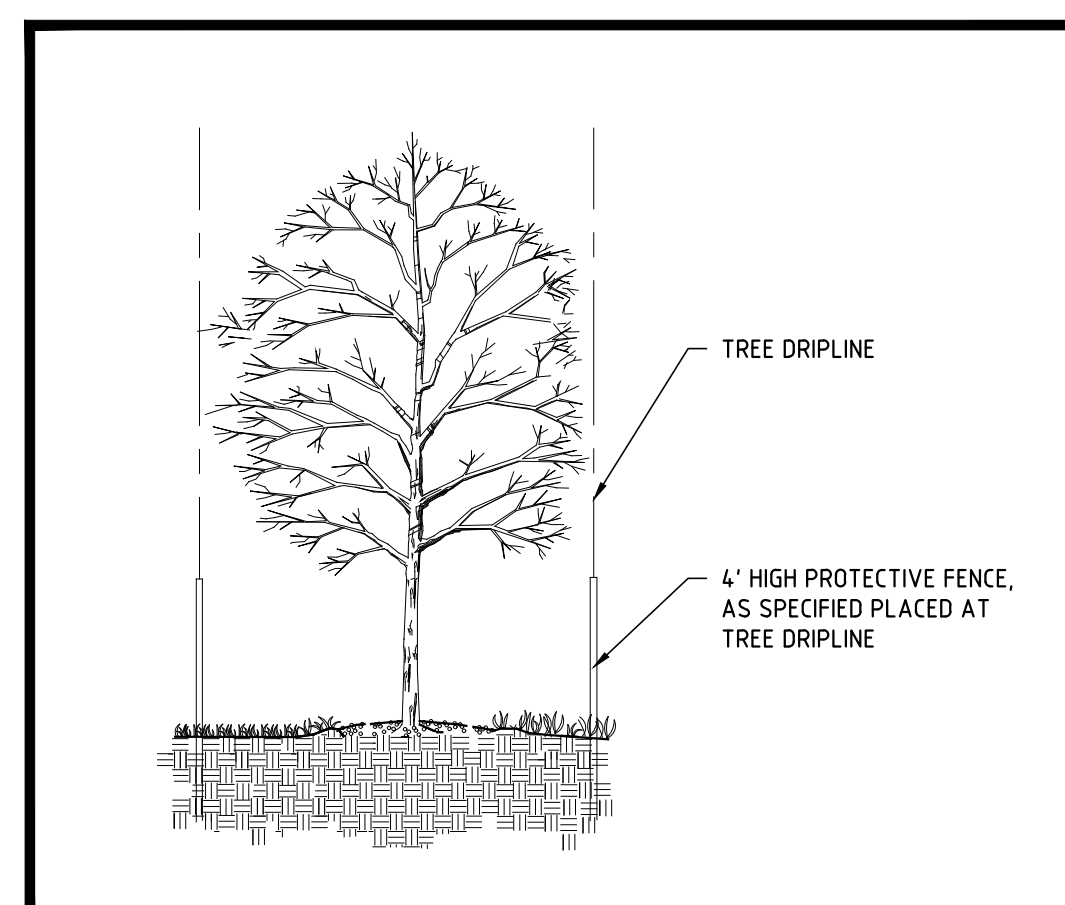
3/9/2020

Francesca Aragona

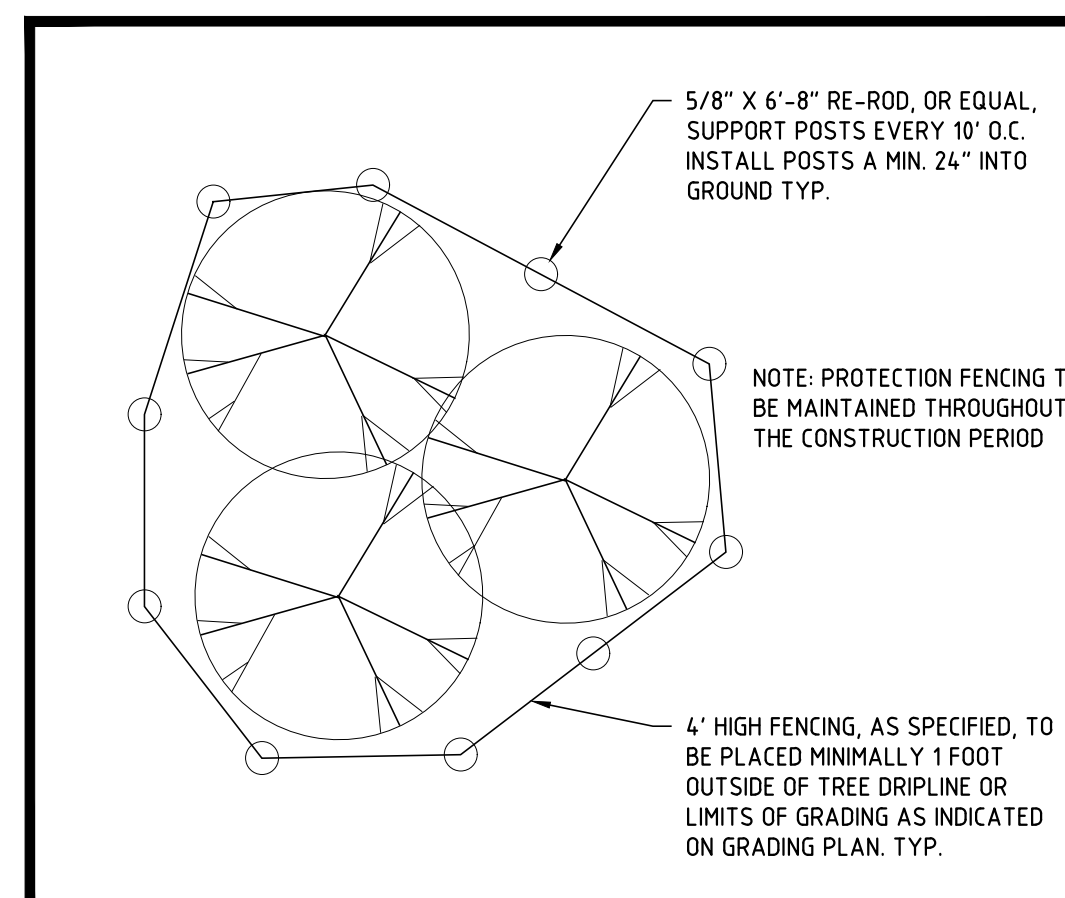
PLANTING DETAILS



TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SODDED.
- LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL GROOMED.
- RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
- TURF GRASS TO BE COMMON TO OAKLAND COUNTY, MI.

LANDSCAPE NOTES

- WATERING ONLY TO OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM
- 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 PURPOSED
- ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) 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 REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY 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
- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTINGS.
- IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO THE CITY PATHWAY
- 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 OF 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 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 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 THE DEVELOPER TO REMOVE, AND POSSIBLY REPLACE, ANY SUCH TREES. THE ABOVE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.



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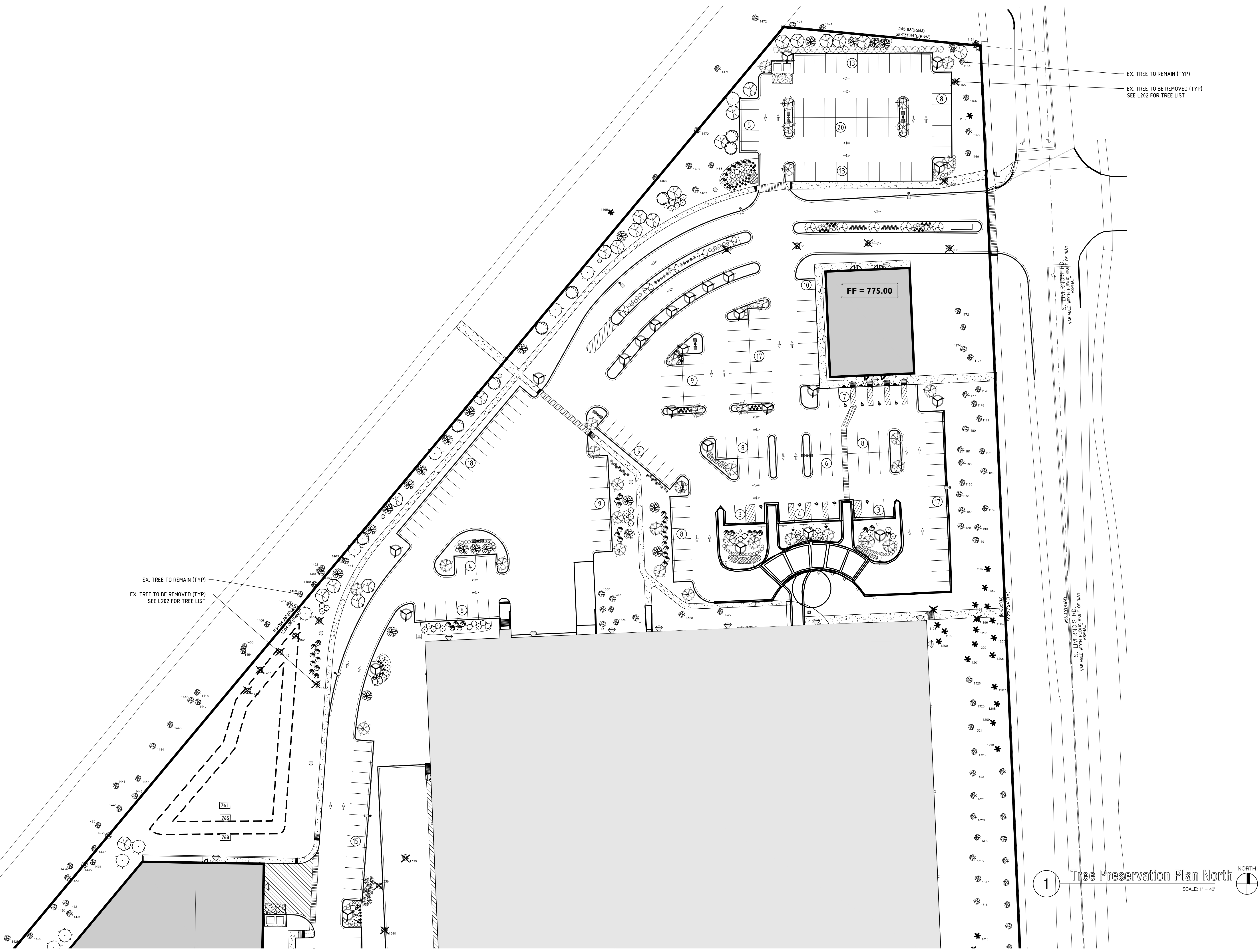
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 CITY FILE #18-021 Section #21

Landscape Details

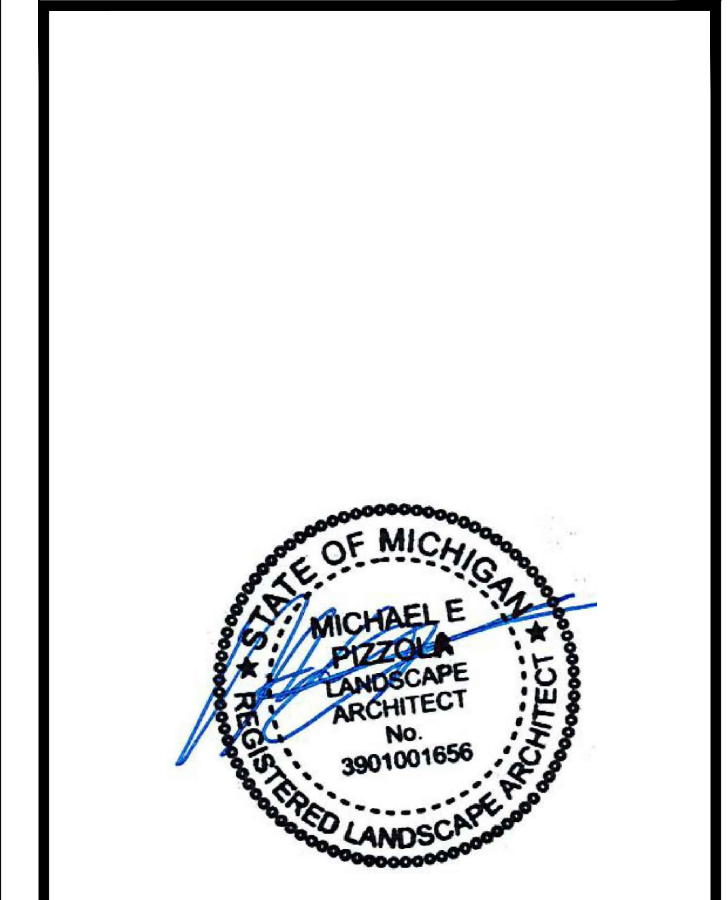
L102 01/17/20

Francesca Aragona
3/9/2020
L200 Tree Preservation Plan.dwg



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ROCHESTER HILLS
CITY FILE #18-021 Section #21

Tree Preservation Plan (North)

L200 017170

1 Tree Preservation Plan North NORTH
SCALE: 1" = 40'

L201 Tree Preservation Plan (South).dwg

3/9/2020

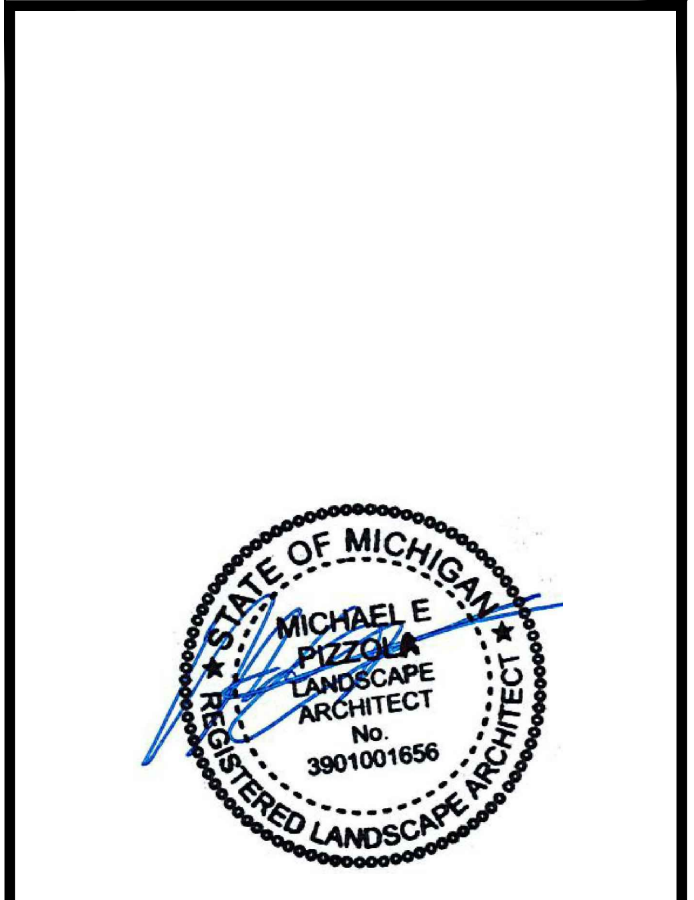
Francesca Aragona



1 Tree Preservation Plan (South) NORTH
SCALE: 1" = 40'

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ROCHESTER HILLS
CITY FILE #18-021 Section #21

Tree Preservation Plan (South)

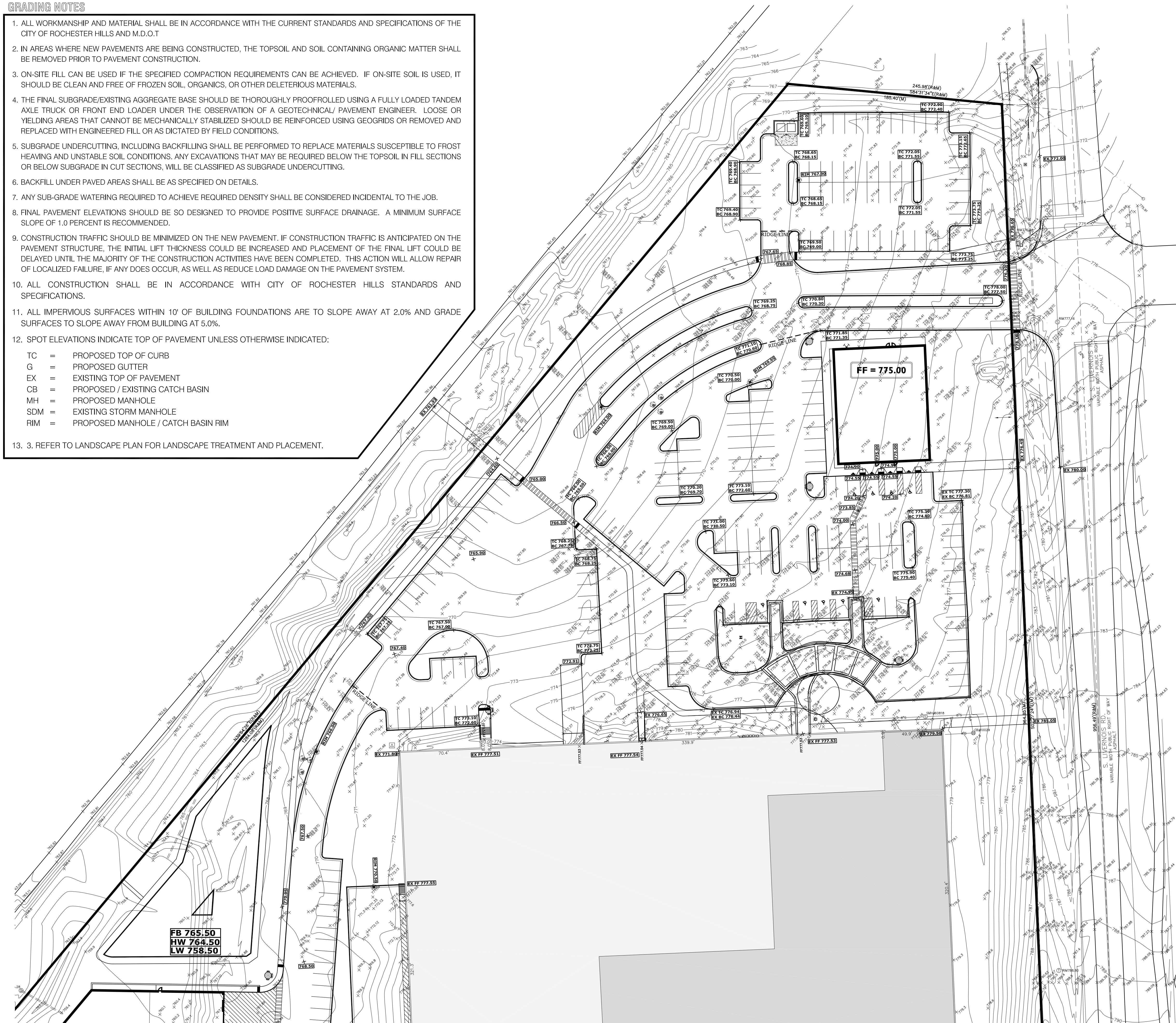
L201 01/17/20

TREE INVENTORY for: EBI Global, Inc., 1400 South Livernois Road, Rochester Hills, Michigan						Tree Replacement Credit	
Tree #	d.b.h.	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)	Tree Replacement Credit
1161	6	<i>Alnus incana</i>	Tree of Heaven	fair	- Bent/crooked leader		
1162	23	<i>Ulmus spp.</i>	elm	fair	- 1-sided crown		
1163	30	<i>Ulmus spp.</i>	elm	good			
1164	17	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1165	14	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	1
1166	7	<i>Pinus pungens</i>	Colorado Spruce	fair	- Partially girdled trunk		
1167	19	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1168	18	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1169	19	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1170	45	<i>Pinus nigra</i>	Austrian Pine	good			
1171	45	<i>Pinus nigra</i>	Austrian Pine	good			
1172	10	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1173	14	<i>Pinus pungens</i>	Colorado Spruce	fair	- Thinning canopy		
1174	19	<i>Pinus nigra</i>	Austrian Pine	fair	- Pitch on trunk		
1175	17	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1176	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1177	6	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1178	8	<i>Pinus nigra</i>	Austrian Pine	fair	- Poor crotch		
1179	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Poor crotch		
1180	6	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk & leaning		
1181	4	<i>Pinus pungens</i>	Colorado Spruce	fair	- Partially girdled trunk	N (s)	
1182	15	<i>Pinus pungens</i>	Colorado Spruce	fair	- Partially girdled trunk	N (s)	
1183	12	<i>Pinus pungens</i>	Colorado Spruce	good			
1184	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1185	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Pitch on trunk		
1186	8	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk & missing leader		
1187	8	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1188	7	<i>Pinus pungens</i>	Colorado Spruce	fair	- 1-sided crown		
1189	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1190	12	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1191	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1192	16	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1193	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1194	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1195	13	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1196	11	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1197	11	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1198	12	<i>Pinus pungens</i>	Colorado Spruce	fair	- Dead/dying branches		
1199	11	<i>Pinus pungens</i>	Colorado Spruce	fair	- Dead/dying branches		
1200	13	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1201	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1202	13	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1203	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Dead/dying branches		
1204	11	<i>Acer saccharum</i>	Sugar Maple	fair	- Missing leader		
1205	12	<i>Acer saccharum</i>	Sugar Maple	good			
1206	12	<i>Acer saccharum</i>	Sugar Maple	good			
1207	14	<i>Acer saccharum</i>	Sugar Maple	good			
1208	13	<i>Acer saccharum</i>	Sugar Maple	good			
1209	12	<i>Acer saccharum</i>	Sugar Maple	good			
1210	11	<i>Acer saccharum</i>	Sugar Maple	good			
1211	12	<i>Acer saccharum</i>	Sugar Maple	good			
1212	13	<i>Acer saccharum</i>	Sugar Maple	good			
1213	11	<i>Acer saccharum</i>	Sugar Maple	good			
1214	10	<i>Acer saccharum</i>	Sugar Maple	good			
1215	12	<i>Acer saccharum</i>	Sugar Maple	good			
1216	11	<i>Acer saccharum</i>	Sugar Maple	good			
1217	11	<i>Acer saccharum</i>	Sugar Maple	good			
1218	12	<i>Acer saccharum</i>	Sugar Maple	good			
1219	12	<i>Acer saccharum</i>	Sugar Maple	fair	- Vertical scar on trunk		
1220	14	<i>Acer saccharum</i>	Sugar Maple	good			
1221	9	<i>Acer saccharum</i>	Sugar Maple	fair	- Leaning		
1222	13	<i>Acer saccharum</i>	Sugar Maple	good			
1223	13	<i>Acer saccharum</i>	Sugar Maple	good			
1224	13	<i>Acer saccharum</i>	Sugar Maple	good			
1225	6	<i>Acer saccharum</i>	Sugar Maple	fair	- Rot in trunk		
1226	9	<i>Acer saccharum</i>	Sugar Maple	good			
1227	3	<i>Acer saccharum</i>	Sugar Maple	good	- Hollow & dead branches	N (c)	
1228	13	<i>Acer saccharum</i>	Sugar Maple	good			
1229	10	<i>Acer saccharum</i>	Sugar Maple	fair	- Utility-pruned		
1230	12	<i>Acer saccharum</i>	Sugar Maple	fair	- Utility-pruned		
1231	14	<i>Acer saccharum</i>	Sugar Maple	fair	- Utility-pruned		
1232	12	<i>Acer saccharum</i>	Sugar Maple	good			
1233	11	<i>Acer saccharum</i>	Sugar Maple	good			
1234	10	<i>Acer saccharum</i>	Sugar Maple	good			
1235	12	<i>Acer saccharum</i>	Sugar Maple	good			
1236	12	<i>Acer saccharum</i>	Sugar Maple	good			
1237	13	<i>Acer saccharum</i>	Sugar Maple	good			
1238	14	<i>Acer saccharum</i>	Sugar Maple	good			
1239	13	<i>Acer saccharum</i>	Sugar Maple	good			
1240	12	<i>Acer saccharum</i>	Sugar Maple	good			
1241	12	<i>Acer saccharum</i>	Sugar Maple	good			
1242	13	<i>Acer saccharum</i>	Sugar Maple	good			
1243	12	<i>Acer saccharum</i>	Sugar Maple	good			
1244	12	<i>Acer saccharum</i>	Sugar Maple	good			
1245	12	<i>Acer saccharum</i>	Sugar Maple	good			
1246	11	<i>Acer saccharum</i>	Sugar Maple	good			
1247	11	<i>Acer saccharum</i>	Sugar Maple	good			
1248	12	<i>Acer saccharum</i>	Sugar Maple	good			
1249	12	<i>Acer saccharum</i>	Sugar Maple	good			
1250	11	<i>Acer saccharum</i>	Sugar Maple	fair	- Scurred trunk		
1251	9	<i>Acer saccharum</i>	Sugar Maple	good			
1252	12	<i>Acer platanoides</i>	Norway Maple	good	- Grinding root(s)		
1253	12	<i>Acer platanoides</i>	Norway Maple	good			
1254	7	<i>Acer rubrum</i>	Red Maple	good			
1255	11	<i>Acer platanoides</i>	Norway Maple	good			
1256	11	<i>Acer platanoides</i>	Norway Maple	good			
1257	11	<i>Acer platanoides</i>	Norway Maple	good			
1258	11	<i>Acer platanoides</i>	Norway Maple	good	- Grinding root(s)		
1259	13	<i>Acer platanoides</i>	Norway Maple	good			
1260	10	<i>Acer platanoides</i>	Norway Maple	good			
1261	10	<i>Acer platanoides</i>	Norway Maple	good			
1262	9	<i>Acer platanoides</i>	Norway Maple	good			
1263	10	<i>Acer platanoides</i>	Norway Maple	good			
1264	9	<i>Acer platanoides</i>	Norway Maple	good			
1265	9	<i>Acer platanoides</i>	Norway Maple	good			
1266	11	<i>Acer platanoides</i>	Norway Maple	good			
1267	8	<i>Acer rubrum</i>	Red Maple	good			
1268	6	<i>Acer rubrum</i>	Red Maple	good			
1269	11	<i>Acer platanoides</i>	Norway Maple	good			
1270	11	<i>Acer rubrum</i>	Red Maple	good			
1271	10	<i>Acer rubrum</i>	Red Maple	good			
1272	8	<i>Acer rubrum</i>	Red Maple	good			
1273	8	<i>Acer rubrum</i>	Red Maple	fair	- Missing leader		
1274	11	<i>Acer rubrum</i>	Red Maple	good			
1275	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1276	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1277	10	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1278	9	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1279	9	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1280	10	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1281	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1282	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1283	10	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1284	8	<i>Pinus nigra</i>	Austrian Pine	fair	- Stunted		
1285	9	<i>Cedrela tricanthos Inermis</i>	Thornless Honeylocust	good			
1286	9	<i>Pinus nigra</i>	Austrian Pine	fair	- Utility-pruned		
1287	10	<i>Pinus nigra</i>	Austrian Pine	fair	- Stunted		
1288	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Stunted		
1289	11	<i>Malus spp.</i>	Crabapple	fair	- Spacious branching		
1290	12	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1291	17	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1292	16	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1293	17	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1294	19	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1295	19	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1296	15	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1297	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1298	17	-	-	dead		N (c)	
1299	17	-	-	dead		N (c)	
1300	14	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1301	12	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1302	15	<i>Pinus nigra</i>	Austrian Pine	fair	- Canker & pitch on trunk		
1303	12	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1304	9	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1305	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1306	13	<i>Pinus nigra</i>	Austrian Pine	fair	- Yellowing/browning foliage		
1307	10	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1308	11	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1309	17	<i>Pinus nigra</i>	Austrian Pine	fair	- Thinning canopy		
1310	13	<i>Pinus nigra</i>	Austrian Pine	poor	- 75% or more dead	N (c)	
1311	7	<i>Malus spp.</i>	Crabapple	fair	- Contorted crown		
1312	11	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1313	11	<i>Pinus pungens</i>	Colorado Spruce	poor	- Stunted, discolored foliage, & thinn	N (c)	
1314	12	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1315	12	<i>Pinus pungens</i>	Colorado Spruce	fair	- Thinning canopy		
1316	6	<i>Acer platanoides</i>	Norway Maple	good			
1317	6	<i>Acer platanoides</i>	Norway Maple	good			
1318	7	<i>Acer platanoides</i>	Norway Maple	fair	- Canker/gall on trunk		
1319	6	<i>Acer platanoides</i>	Norway Maple	good			
1320	6	<i>Acer platanoides</i>	Norway Maple	fair			
1321	6	<i>Acer platanoides</i>	Norway Maple	good			
1322	5	<i>Acer platanoides</i>	Norway Maple	good			
1323	4	<i>Acer platanoides</i>	Norway Maple	fair	- Nearly girdled	N (s)	
1324	5	<i>Acer platanoides</i>	Norway Maple	fair	- Girdling root(s)	N (s)	
1325	6	<i>Acer platanoides</i>	Norway Maple	good			
1326	7	<i>Acer platanoides</i>	Norway Maple	good			
1327	14	<i>Cedrela tricanthos Inermis</i>	Thornless Honeylocust	good			
1328	12	<i>Cedrela tricanthos Inermis</i>	Thornless Honeylocust	good			
1329	11	<i>Cedrela tricanthos Inermis</i>	Thornless Honeylocust	good			
1330	13	<i>Cedrela tricanthos Inermis</i>	Thornless Honeylocust	good			
1331	9	<i>Pinus pungens</i>	Colorado Spruce	good			

TREE LIST (CONT)						Tree Replacement Credit	
Tree #	d.b.h.	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated (s = size, c = condition)	Tree Replacement Credit
1332	6	<i>Pinus pungens</i>	Colorado Spruce	good			
1333	8	<i>Pinus pungens</i>	Colorado Spruce	good			
1334	7	<i>Pinus pungens</i>	Colorado Spruce	good			
1335	10	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1336	8	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1337	20	<i>Acer saccharum</i>	Silver Maple	good			
1338	24	<i>Acer saccharum</i>	Silver Maple	good			
1339	20	<i>Acer saccharum</i>	Silver Maple	fair	- Poor crotch		
1340	14	<i>Acer saccharum</i>	Silver Maple	good			
1341	7	-	-	dead		N (c)	
1342	11	<i>Pinus pungens</i>	Colorado Spruce	good			
1343	8	<i>Pinus pungens</i>	Colorado Spruce	good	- 75% or more dead	N (c)	
1344	9	<i>Pinus pungens</i>	Colorado Spruce	fair	- Dead/dying branches		
1345	10	<i>Pinus pungens</i>	Colorado Spruce	good			
1346	10	<i>Pinus pungens</i>	Colorado Spruce	good			
1347	10	<i>Pinus pungens</i>	Colorado Spruce	poor	- 75% or more dead	N (c)	
1348	9	<i>Pinus pungens</i>	Colorado Spruce	good			
1349	9	<i>Pinus pungens</i>	Colorado Spruce	fair	- Pitch on trunk		
1350	6	<i>Pinus pungens</i>	Colorado Spruce	poor	- Stunted, discolored foliage, & thinn	N (c)	
1351	10	<i>Pinus pungens</i>	Colorado Spruce	good			
1352	10	<i>Pinus pungens</i>	Colorado Spruce	good			
1353	11</						

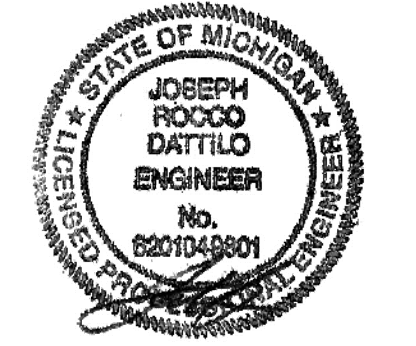
GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ROCHESTER HILLS AND M.D.O.T
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
7. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
8. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
9. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS STANDARDS AND SPECIFICATIONS.
11. ALL IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATIONS ARE TO SLOPE AWAY AT 2.0% AND GRADE SURFACES TO SLOPE AWAY FROM BUILDING AT 5.0%.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
 - TC = PROPOSED TOP OF CURB
 - G = PROPOSED GUTTER
 - EX = EXISTING TOP OF PAVEMENT
 - CB = PROPOSED / EXISTING CATCH BASIN
 - MH = PROPOSED MANHOLE
 - SDM = EXISTING STORM MANHOLE
 - RIM = PROPOSED MANHOLE / CATCH BASIN RIM
13. 3. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.



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No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
	PUD Review #5	11.25.19
	PUD Review #4	10.07.19
	PUD Review #3	07.26.19
	PUD Review #2	05.28.19
	PUD Review	03.29.19
	Owner Review	03.20.19
	PUD Review Submission	10.24.18

Rochester Hills Research Park
1400 S. Livernois
Rochester Hills, MI 48307

ROCHESTER HILLS
CITY FILE #18-021 Section #21

Preliminary Grading Plan (North)

G200 017170

1 Preliminary Grading (North) SCALE: 40' = 1" NORTH

C200 Preliminary Grading Plan.dwg

3/9/2020

Francesca Aragona



No.	Revision/Issue	Date
	PUD Review #7	03.11.20
	PUD Review #6	1.9.2020
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	PUD Review	03.29.19
	Owner Review	03.20.19
	Special Land Use	07.25.19

General Drive Plymouth Storage
 1400 S. Livernois
 Rochester Hills, MI 48307

ROCHESTER HILLS
 CITY FILE #18-021 Section #21

Preliminary Grading Plan (South)

C201 01710