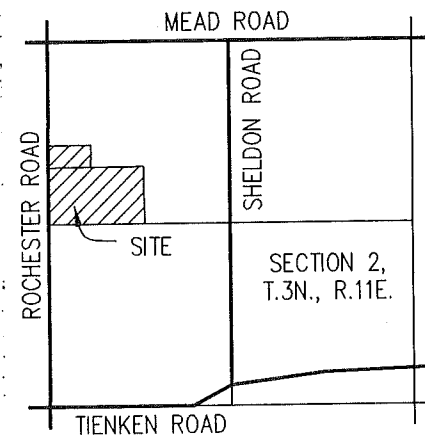


# "ROCHESTER ENCLAVES"

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



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION - PARCEL 15-02-177-001**  
Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hillwood Subdivision" as recorded in Liber 58, Page 7 of Plats, Oakland County Records; thence S01°08'06"W 802.76 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 26 through 33 of Plats, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-28 of Plats, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.  
Subject to the rights of the public in Rochester Road.

**LEGAL DESCRIPTION - PARCEL 15-02-102-023**  
Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows:  
Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft.; thence S88°16'53"E 620.00 ft. to the point of beginning.  
Containing 4.59 Acres.  
Subject to the rights of the public in Rochester Road.

PROJECT  
ROCHESTER ENCLAVES  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CLIENT / APPLICANT  
TJ REALVEST  
JERRY KISIL  
35312 CONNECTICUT DRIVE  
STERLING HEIGHTS, MICHIGAN 48310  
PHONE: (586) 321-6151

PROJECT ENGINEER  
JJ ASSOCIATES, INC.  
JAMES J. JONES, P.E.  
PROFESSIONAL ENGINEER, No.  
1050 SOUTH BOULEVARD EAST, SUITE 200  
ROCHESTER HILLS, MICHIGAN 48307  
PHONE: (586) 726-9111

PROJECT PLANNER  
DESIGN TEAM +  
RALPH L. NUNEZ, RLA, CLARB, ASLA, GRP  
975 EAST MAPLE RD., SUITE 210  
BIRMINGHAM, MICHIGAN 48009  
PHONE: (248) 224-5933

WETLAND CONSULTANT  
KING AND MACGREGOR ENVIRONMENTAL, INC.  
WOODY L. HELD  
43050 FORD ROAD, SUITE 130  
CANTON, MICHIGAN 48187  
PHONE: (734) 354-0594

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 PRELIMINARY SITE PLAN (1"=100')
- SHEET 3 PRELIMINARY UTILITY LAYOUT AND GRADING PLAN (1"=60')
- SHEET 4 BOUNDARY AND TOPOGRAPHIC SURVEY
- SHEET 5 ROCHESTER ROAD TOPOGRAPHIC SURVEY
- SHEET 6 TREE SURVEY

**811** Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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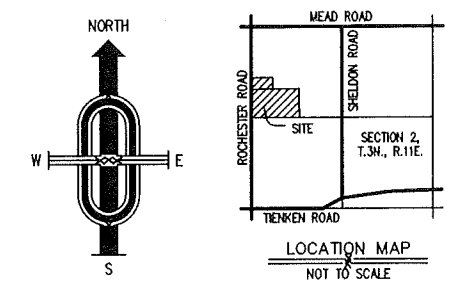
**JJ ASSOCIATES, INC.**  
Civil Engineering and Surveying  
1050 South Boulevard E. - Suite 200, Rochester Hills, MI 48307  
Telephone: (586) 726-9111 Fax: (248) 852-7707  
Website: www.jjassociates.net

DATE	12/20/2013	DRAWN BY	J.L.S.	CHECKED BY	J.L.J.
REL. DATE	03/14/2014 04/17/2014	DESCRIPTION			
SUBMITTAL TO CITY		REV. PER CITY			

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

COVER SHEET

SCALE	NONE
CITY FILE #	03-009
DRAWING	PS-06-813
<b>1 of 6</b>	



**LEGAL DESCRIPTION - PARCEL 15-02-177-001**  
 Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hillwood Subdivision" as recorded in Liber 58, Page 7 of Plots, Oakland County Records; thence S01°08'06"W 802.78 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 26 through 33 of plots, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-28 of Plots, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.  
 Subject to the rights of the public in Rochester Road.

**LEGAL DESCRIPTION - PARCEL 15-02-102-023**  
 Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows:  
 Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft. to the point of beginning.  
 Containing 4.59 Acres.  
 Subject to the rights of the public in Rochester Road.

**SITE DATA:**

EXISTING ZONING	R-1
PROPOSED ZONING	P.U.D.

<b>SITE AREA</b>	
Gross Site Area	30.52 Ac.
Existing ROW	±0.87 Ac.
Future ROW	±1.58 Ac.
Net Site Area (Excluding ROW)	±29.65 Ac.
Net site Area (Excluding Future ROW)	±28.94 Ac.

<b>DENSITY (GROSS)</b>	
Rochester Enclaves (Total Number of Units)	26
Total Density	0.85 Units/Ac.

<b>SETBACKS</b>	
Front Yard (MIN)	25
Side Yard	10 MIN, 30' TOTAL
Minimum Separation Between Units	30
Rear Yard	35
Minimum Rear Yard Separation Between Units	70

- NOTES:**
- THIS SITE CONDOMINIUM IS ZONED R-1
  - LAYOUT AND DIMENSIONS ARE TENTATIVE AND SUBJECT TO MODIFICATION UPON CALCULATION OF THE CONDOPLAT.
  - ALL UNITS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER MAIN.
  - ALL SANITARY SEWERS, SERVICES AND RELATED ITEMS MUST BE DESIGNATED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
  - ALL STORM SEWER AND RELATED ITEMS MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
  - ALL INTERIOR STREETS WILL BE PAVED WITH CONCRETE OR ASPHALT. PAVEMENT TO BE 26 FT. WD. (BACK TO BACK).
  - THE DEVELOPER SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY AND THE STATE OF MICHIGAN.
  - EXISTING GRADES VARY OVER THE EXISTING SITE. PROPOSED STREET GRADING WILL CONFORM TO THE REQUIREMENTS OF THE CITY OF ROCHESTER HILLS.
  - ELECTRICAL AND GAS LINES WILL BE IN FRONT YARD EASEMENTS.
  - ALL WATER MAIN AND APPURTENANCES MUST BE DESIGNED IN ACCORDANCE WITH CITY OF ROCHESTER HILLS ENGINEERING DESIGN STANDARDS.
  - SOIL TYPES FOR THIS SITE ARE MARLETTE SANDY LOAM, CAPAC SANDY LOAM, ARKPORT LOAMY FINE SAND AND DIXBORO LOAMY FINE SAND ACCORDING TO INFORMATION MADE AVAILABLE BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE. (WELL-SUITED FOR BUILDING DEVELOPMENT)
  - TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY JJ ASSOCIATES, INC.
  - EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AS REQUIRED.
  - ALL SITE CONDOMINIUM SIGNS REQUIRE PERMITS.
  - ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
  - SINGLE PHASE CONSTRUCTION.
  - ALL WORK IN THE ROCHESTER ROAD RIGHT-OF-WAY REQUIRE PERMIT FROM OCRC.
  - STREET LIGHTING AND SIGNS, IF DESIRED, WILL BE DESIGNED TO CITY OF ROCHESTER HILLS STANDARDS.
  - IT IS NOT KNOWN WHAT THE MAXIMUM HOME SIZE WILL BE DUE TO THE FACT THAT THE HOME BUILDERS HAVE NOT BEEN CHOSEN AT THIS TIME. HOWEVER WE EXPECT THAT MAXIMUM HOME SIZE TO BE 6000 SF.

**FIRE DEPARTMENT NOTES:**

- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.

NOTE:  
 NOT TO BE USED AS CONSTRUCTION DRAWINGS

**JJ ASSOCIATES, INC.**  
 Civil Engineering and Surveying  
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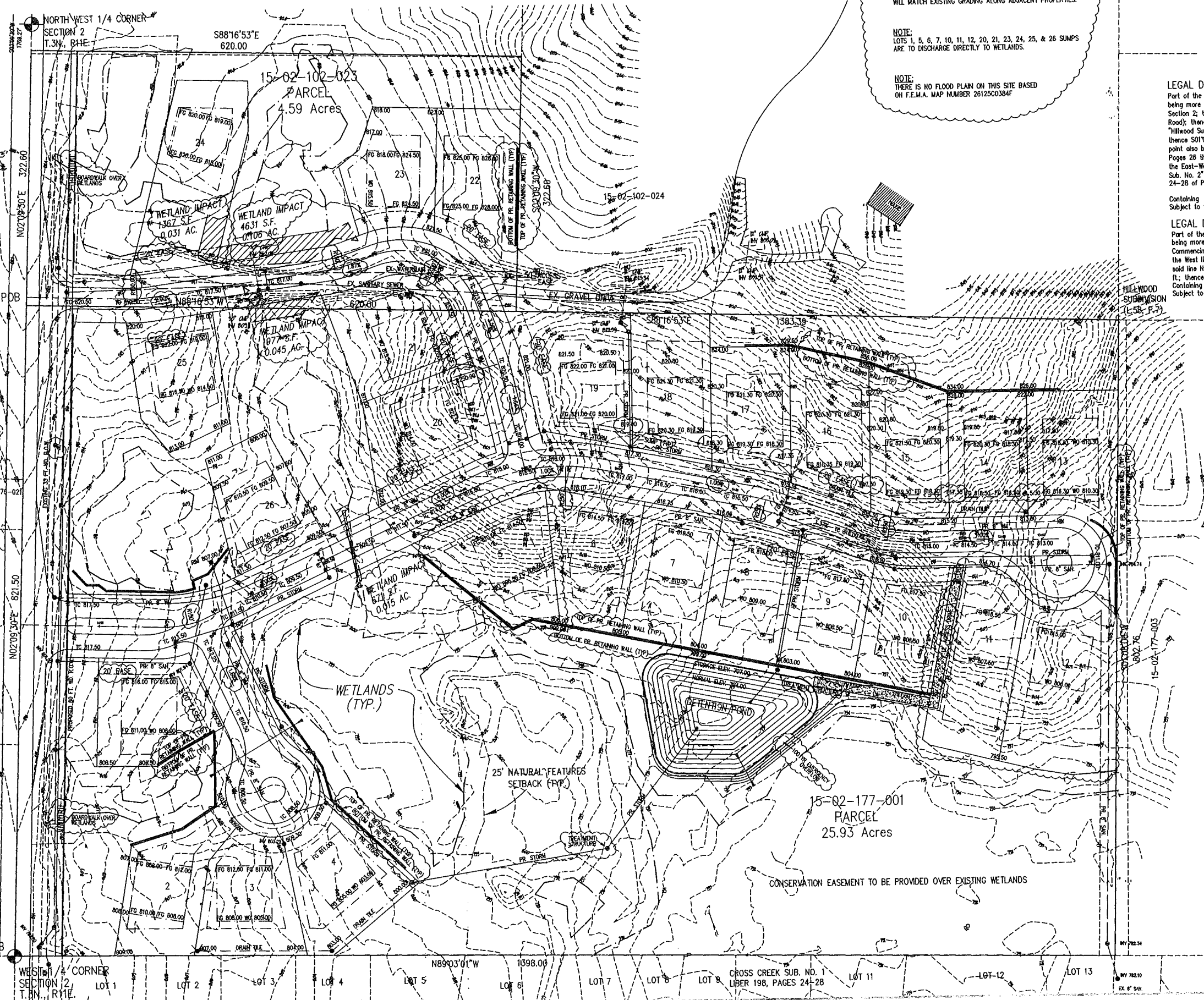
DESCRIPTION	SUBMITTAL TO CITY
REV. PER CITY	REV. PER CITY
REV. DATE	05/14/2014
	04/17/2014
DATE	12/20/2013
DRAWN BY	J.L.S.
CHECKED BY	J.J.J.

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

PRELIMINARY P.U.D. SITE PLAN

SCALE	1" = 100'
CITY FILE #	03-009
DRAWING	PS-06-813
	2 of 6

ROCHESTER ROAD 66 FT. WIDE  
 70-15-03-276-029  
 70-15-03-276-220  
 70-15-03-276-021  
 70-15-03-276-020

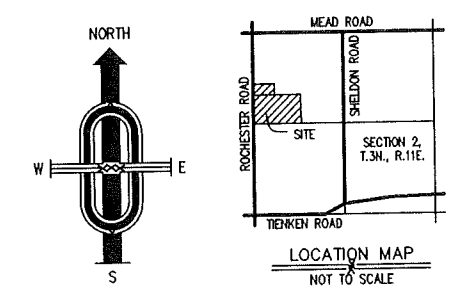


**NOTE:**  
 ALL RETAINING WALLS TO BE BUILT BY DEVELOPER

**NOTE:**  
 ALL DRAINAGE WILL REMAIN ON THE SITE. INTERIOR GRADING WILL MATCH EXISTING GRADING ALONG ADJACENT PROPERTIES.

**NOTE:**  
 LOTS 1, 5, 6, 7, 10, 11, 12, 20, 21, 23, 24, 25, & 26 SUMPS ARE TO DISCHARGE DIRECTLY TO WETLANDS.

**NOTE:**  
 THERE IS NO FLOOD PLAN ON THIS SITE BASED ON F.E.M.A. MAP NUMBER 26125C0384F



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- LEGEND**
- △ CONTROL POINT
  - XK FIRE HYDRANT
  - GATE VALVE
  - MANHOLE - STM OR SAN AS INDICATED
  - PAVEMENT CATCH BASIN
  - REAR YARD CATCH BASIN
  - GAS MARKER
  - PED
  - UTILITY POLE
  - > GUY POLE
  - LIGHT POLE
  - + SIGN
  - MAIL BOX
  - STORM SEWER
  - - - SANITARY SEWER
  - - - WATERMAIN

**DETENTION CALCULATIONS**  
 REQUIRED STORAGE PER O.C.D.C. STANDARDS: (25 YEAR STORM)

DEVELOPED AREA: 14.2 Ac. C = 0.40

EQUIVALENT AREA: (14.2 Ac.)(0.40) = 5.68 Ac.

$Q_0 = (14.2 \text{ Ac.})(0.20 \text{ CFS/Ac.}) = 2.84 \text{ CFS}$   
 $Q_0 = (2.84 \text{ CFS})(5.68 \text{ Ac.}) = 0.50$   
 $T = -25 + (8062.50 / 0.50)^{0.5} = 101.98 \text{ MIN}$   
 $V_0 = (2.84 \text{ CFS})(101.98 \text{ MIN}) = 40(0.50)(101.98 \text{ MIN}) = 8,320.63 \text{ CF}$   
 $V_1 = (8,320.63 \text{ CF})(5.68 \text{ Ac.}) = 47,261.2 \text{ CF}$

**DETENTION BASIN STORAGE**  
 STORAGE ELEV 797.00 - 794.00  
 STORAGE PROVIDED 48,963 CF

**SANITARY SEWER DESIGN:**


POPULATION:  
 26 LOTS x 3.5 PEOPLE/LOT = 91 PEOPLE

AVERAGE FLOW:  
 $100 \times 91 / 24 / 3600 / 7.48 = 0.0141 \text{ cfs}$

PEAK FLOW:  
 $4 \times 0.0141 = 0.0564 \text{ cfs}$

8" SANITARY SEWER AT 0.50% = 0.85 cfs

**NOTE:**  
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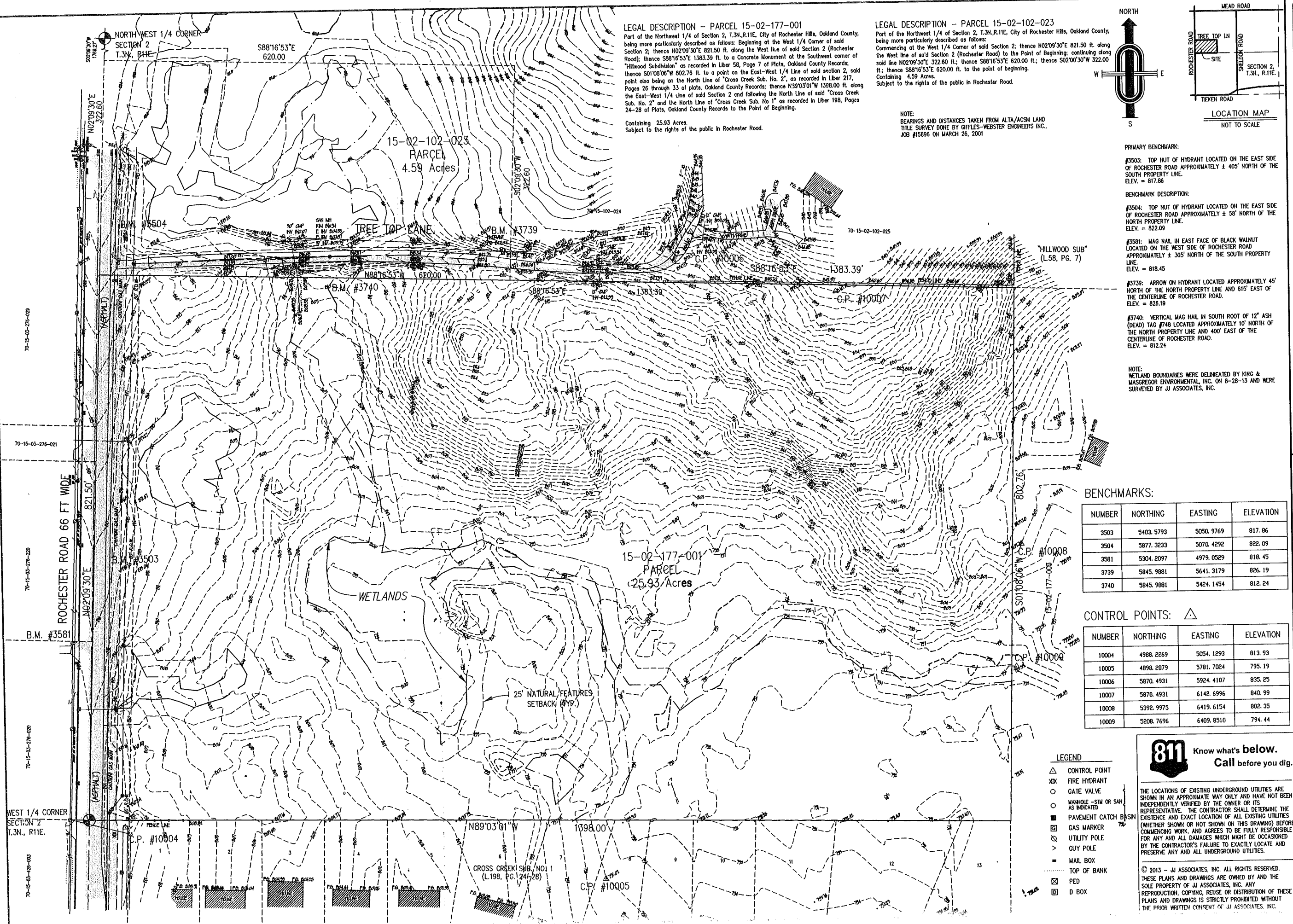
<b>DATE</b>	12/20/2013	<b>REV. DATE</b>	03/14/2014	<b>DESCRIPTION</b>	SUBMITTAL TO CITY
<b>DRAWN BY</b>	J.L.S.	<b>REV. DATE</b>	04/17/2014	<b>DESCRIPTION</b>	REV. PER CITY
<b>CHECKED BY</b>	J.J.J.				

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

**PRELIMINARY UTILITY LAYOUT AND GRADING PLAN**

SCALE	1" = 60'
CITY FILE #	03-009
DRAWING	PS-06-813
3 of 6	



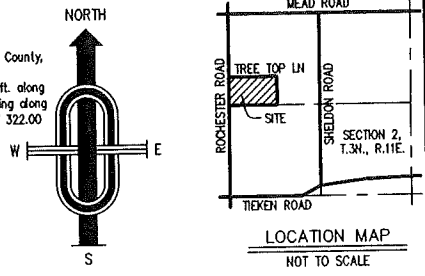


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 Containing 4.59 Acres.  
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NOTE:  
 BEARINGS AND DISTANCES TAKEN FROM ALTA/ACSM LAND TITLE SURVEY DONE BY GIFFLES-WEBSTER ENGINEERS INC., JOB #15896 ON MARCH 26, 2001



- PRIMARY BENCHMARK:**
- #3503: TOP NUT OF HYDRANT LOCATED ON THE EAST SIDE OF ROCHESTER ROAD APPROXIMATELY ± 405' NORTH OF THE SOUTH PROPERTY LINE. ELEV. = 817.86
  - #3504: TOP NUT OF HYDRANT LOCATED ON THE EAST SIDE OF ROCHESTER ROAD APPROXIMATELY ± 58' NORTH OF THE NORTH PROPERTY LINE. ELEV. = 822.09
  - #3581: MAG NAIL IN EAST FACE OF BLACK WALNUT LOCATED ON THE WEST SIDE OF ROCHESTER ROAD APPROXIMATELY ± 305' NORTH OF THE SOUTH PROPERTY LINE. ELEV. = 818.45
  - #3739: ARROW ON HYDRANT LOCATED APPROXIMATELY 45' NORTH OF THE NORTH PROPERTY LINE AND 615' EAST OF THE CENTERLINE OF ROCHESTER ROAD. ELEV. = 826.19
  - #3740: VERTICAL MAG NAIL IN SOUTH ROOT OF 12" ASH (DEAD) TAG #748 LOCATED APPROXIMATELY 10' NORTH OF THE NORTH PROPERTY LINE AND 400' EAST OF THE CENTERLINE OF ROCHESTER ROAD. ELEV. = 812.24

NOTE:  
 WETLAND BOUNDARIES WERE DELINEATED BY KING & MASGREGOR ENVIRONMENTAL, INC. ON 8-28-13 AND WERE SURVEYED BY JJ ASSOCIATES, INC.

**BENCHMARKS:**

NUMBER	NORTHING	EASTING	ELEVATION
3503	5403.5793	5050.9769	817.86
3504	5877.3233	5070.4292	822.09
3581	5304.2097	4979.0529	818.45
3739	5845.9881	5641.3179	826.19
3740	5845.9881	5424.1454	812.24

**CONTROL POINTS:**

NUMBER	NORTHING	EASTING	ELEVATION
10004	4988.2269	5054.1293	813.93
10005	4898.2079	5781.7024	795.19
10006	5870.4931	5924.4107	835.25
10007	5870.4931	6142.6996	840.99
10008	5392.9975	6419.6154	802.35
10009	5208.7696	6409.8510	794.44

**LEGEND**

- △ CONTROL POINT
- ⊗ FIRE HYDRANT
- GATE VALVE
- MANHOLE - SW OR SAN AS INDICATED
- PAVEMENT CATCH BASIN
- ⊠ GAS MARKER
- ⊕ UTILITY POLE
- ⊖ GUY POLE
- ▭ MAIL BOX
- ⋯ TOP OF BANK
- ⊠ PED
- ⊠ D BOX



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DATE	12/20/2013
DRAWN BY	J.L.S.
CHECKED BY	J.J.J.
REV. DATE	03/14/2014
DESCRIPTION	SUBMITTAL TO CITY

**"ROCHESTER ENCLAVES"**  
 PART OF THE N.E. 1/4 OF SECTION 2,  
 T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.  
 BOUNDARY, TOPOGRAPHIC AND WETLAND SURVEY

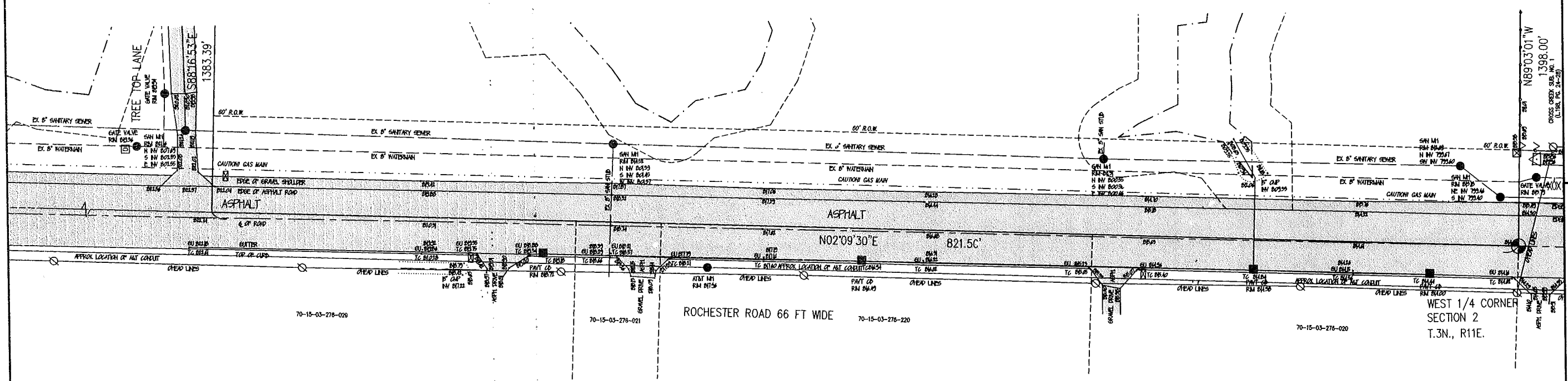
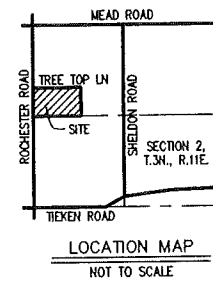
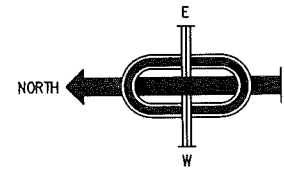
SCALE: 1" = 60'

CITY #

DRAWING: PS-06-813

4 of 6





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DATE	12/20/2013	DESCRIPTION	SUBMITTAL TO CITY
REV. DATE	03/14/2014		
DRAWN BY	J.L.S.		
CHECKED BY	J.L.J.		

**"ROCHESTER ENCLAVES"**  
PART OF THE N.E. 1/4 OF SECTION 2,  
T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.  
ROCHESTER ROAD TOPOGRAPHIC SURVEY

SCALE	1" = 30'
CITY #	
DRAWING	PS-06-813
	5 of 6

70-15-03-276-029  
70-15-03-276-021  
70-15-03-276-020  
70-15-03-276-020

ROCHESTER ROAD 66 FT. WIDE

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

WEST 1/4 CORNER  
SECTION 2  
T.3N., R.11E.

S88°16'53"E  
620.00

15-02-102-023  
PARCEL  
4.59 Acres

**LEGAL DESCRIPTION - PARCEL 15-02-177-001**

Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Beginning at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road); thence S88°16'53"E 1383.39 ft. to a Concrete Monument at the Southwest corner of "Hillwood Subdivision" as recorded in Liber 58, Page 7 of Plats, Oakland County Records; thence S01°06'06"W 802.76 ft. to a point on the East-West 1/4 Line of said section 2, said point also being on the North Line of "Cross Creek Sub. No. 2", as recorded in Liber 217, Pages 26 through 33 of plats, Oakland County Records; thence N89°03'01"W 1398.00 ft. along the East-West 1/4 Line of said Section 2 and following the North Line of said "Cross Creek Sub. No. 2" and the North Line of "Cross Creek Sub. No. 1" as recorded in Liber 198, Pages 24-26 of Plats, Oakland County Records to the Point of Beginning.

Containing 25.93 Acres.  
Subject to the rights of the public in Rochester Road.

**LEGAL DESCRIPTION - PARCEL 15-02-102-023**

Part of the Northwest 1/4 of Section 2, T.3N., R.11E., City of Rochester Hills, Oakland County, being more particularly described as follows: Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.60 ft.; thence S88°16'53"E 620.00 ft. to the point of beginning.  
Containing 4.59 Acres.  
Subject to the rights of the public in Rochester Road

**TREE SUMMARY**

TREES SURVEYED	SOUTHERN PARCEL (SURVEYED)	NORTHERN PARCEL (ESTIMATED)
MINUS ASH TREES	3231	604
MINUS DEAD TREES (NON ASH)	- 682	- 11
MINUS TREES IN R.O.W.	- 187	- 58
TOTAL REGULATED TREES ON SITE	2362	546
MINUS TREE TO BE SAVED	- 784	- 338
TOTAL NUMBER OF TREES TO BE CLASSIFIED AS REMOVALS	1578	208

TOTAL OF 1102 OR 42.8% OF THE EXISTING REGULATED TREES ARE TO BE SAVED ON-SITE.

**NOTES:**

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

**TREE PROTECTION NOTES**

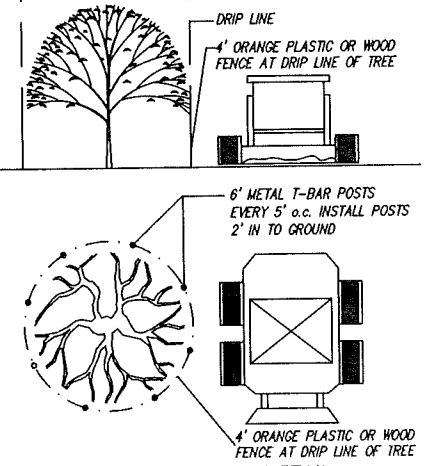
- The tree protection (TPF) shall be erected per the plans approved by the City of Rochester Hills Planning Department. The TPF must be in place and be inspected by the City of Rochester Hills Landscape Architect prior to the start of any earthwork or construction operations. It is the developer's responsibility 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 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, 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/rope 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 of 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 an 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 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.

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 roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. 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 of any driveway with a public roadway 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 Division needs to inspect all trees and shrubs to be saved 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.

4' HIGH SNOW FENCE TO BE INSTALLED AROUND DRIP LINE OF TREES TO BE SAVED PRIOR TO ANY LAND CLEANING OR CONSTRUCTION

NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT APPROVAL



TREE PROTECTION DETAIL

HILLWOOD SUBDIVISION (L.58, P.7)

15-02-177-003

15-02-177-001  
PARCEL  
25.93 Acres

**ASSOCIATES, INC.**  
Civil Engineering and Surveying  
1050 South Boulevard E. - Suite 200, Rochester Hills, MI 48307  
Telephone: (586) 726-9111 Fax: (248) 852-7707  
Website: www.jasassociates.net

DATE	REV. DATE	DESCRIPTION
12/20/2013	03/14/2014	SUBMITTAL TO CITY
	04/17/2014	REV. PER CITY

DATE: 12/20/2013  
DRAWN BY: J.L.S.  
CHECKED BY: J.J.J.

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

TREE SURVEY AND PROTECTION PLAN

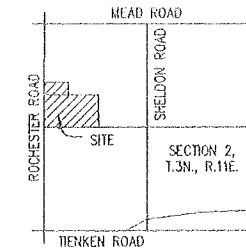
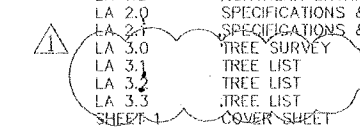
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CITY FILE# 03-009  
DRAWING: PS-06-813

6 of 6

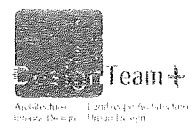
'Rochester Enclaves'  
 Planned Unit Development  
 Submitted for PUD Review  
 Rochester Hills,  
 Oakland County,  
 Michigan

SHEET INDEX

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SP 1.1	OVERALL SITE PLAN (1"=60')
SP 1.2	NATURAL FEATURES PLAN
LA 1.0	TREE CREDIT SUMMARY
LA 1.1	OVERALL LANDSCAPE PLAN
LA 1.2	LANDSCAPE BUFFER PLAN
LA 1.3	SOUTHERN ENTRANCE LANDSCAPE PLAN
LA 1.4	ENTRANCE ELEVATION DETAILS
LA 1.5	UNIT PLANTING DETAILS
LA 1.6	DETENTION POND LANDSCAPE PLAN
LA 1.7	ROCHESTER RD. LANDSCAPE PLAN
LA 1.8	NORTHERN ENTRANCE LANDSCAPE PLAN
LA 2.0	SPECIFICATIONS & DETAILS
LA 2.1	SPECIFICATIONS & DETAILS: PLANT LIST
LA 3.0	TREE SURVEY
LA 3.1	TREE LIST
LA 3.2	TREE LIST
LA 3.3	TREE LIST
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY SITE PLAN (1"=100')
SHEET 3	PRELIMINARY UTILITY LAYOUT AND GRADING PLAN (1"=60')
SHEET 4	BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET 5	ROCHESTER ROAD TOPOGRAPHIC SURVEY
SHEET 6	TREE SURVEY
A-1	ARCHITECTURAL DRAWINGS
A-2	ARCHITECTURAL DRAWINGS



LOCATION MAP  
 NOT TO SCALE



PROJECT

ROCHESTER ENCLAVES  
 ROCHESTER HILLS, OAKLAND COUNTY,  
 MICHIGAN

CLIENT / APPLICANT

TJ REALVEST  
 JERRY KISIL  
 35312 CONNECTICUT DRIVE  
 STERLING HEIGHTS, MICHIGAN 48310  
 PHONE: (586) 321-6151

PROJECT LANDSCAPE

ARCHITECT/PLANNER  
 DESIGNTEAM PLUS, LLC.  
 RALPH L. NUÑEZ, RLA, CLARB, ASLA, GRP  
 975 EAST MAPLE RD., SUITE 210  
 BIRMINGHAM, MICHIGAN 48009  
 PHONE: (248) 224-5933

PROJECT ENGINEER

JJ ASSOCIATES, INC.  
 JAMES J. JONES, P.E.  
 PROFESSIONAL ENGINEER, No.  
 1050 SOUTH BOULEVARD EAST, SUITE 200  
 ROCHESTER HILLS, MICHIGAN 48307  
 PHONE: (586) 726-9111

WETLAND CONSULTANT

KING AND MACGREGOR  
 ENVIRONMENTAL, INC.  
 WOODY L. HELD  
 43050 FORD ROAD, SUITE 130  
 CANTON, MICHIGAN 48187  
 PHONE: (734) 354-0594

LEGAL DESCRIPTION -- PARCEL 15-02-102-023  
 Part of the Northwest 1/4 of Section 2, T.3N., R.11E, City of Rochester Hills, Oakland County, being more particularly described as follows:  
 Commencing at the West 1/4 Corner of said Section 2; thence N02°09'30"E 821.50 ft. along the West line of said Section 2 (Rochester Road) to the Point of Beginning; continuing along said line N02°09'30"E 322.60 ft.; thence S88°16'53"E 620.00 ft.; thence S02°00'30"W 322.00 ft.; thence S88°16'53"E 620.00 ft. to the point of beginning.  
 Containing 4.59 Acres.  
 Subject to the rights of the public in Rochester Road.

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DesignTeam+  
 975 E. Utopia Road, Suite 210  
 Birmingham, Michigan 48009

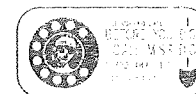
P. 248.659.1030

info@designteamplus.com

TJ Realvest, LLC  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-888-288-6188

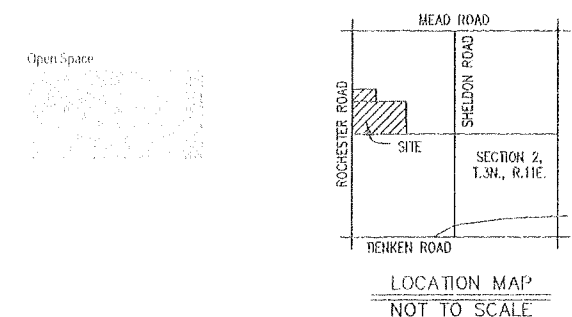
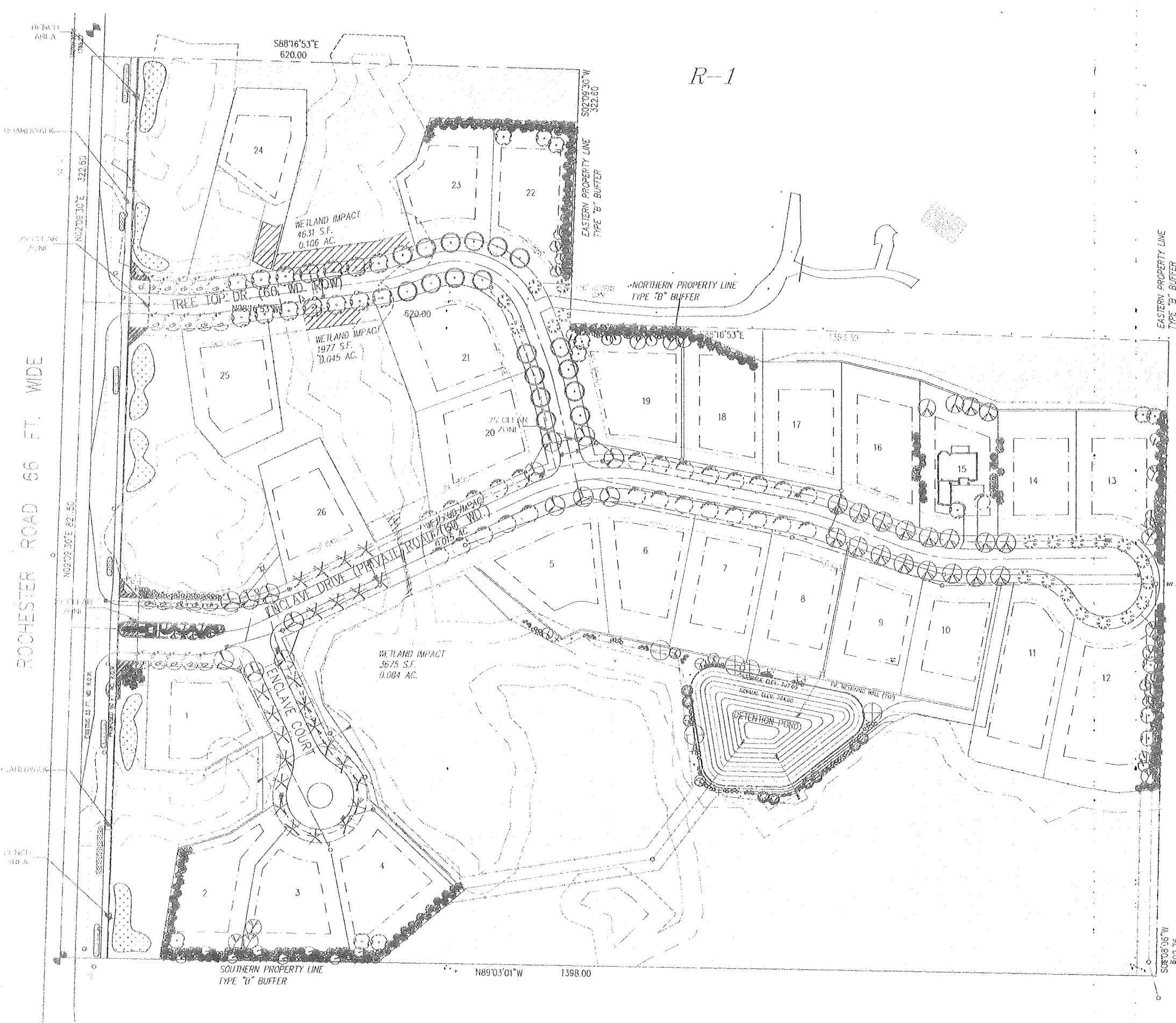
Project  
 "Rochester Enclaves"  
 Rochester Hills,  
 Oakland County,  
 Michigan

Designed/Drawn: RAN / EC  
 Checked/Approved: RAN  
 Job # 10-2013  
 Date/Revision Issued For  
 3-17-2014 PUD PRELIMINARY REVIEW  
 6-11-2014 PUD PRELIMINARY REVIEW



PLAN SUBMITTED FOR PUD REVIEW - NOT FOR CONSTRUCTION.

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 Sheet



**SITE DATA:**

EXISTING ZONING	RE
PROPOSED ZONING	P.U.D.
<b>SITE AREA</b>	
Gross Site Area	30.52 Ac.
Existing ROW	±0.87 Ac.
Future ROW	±1.15 Ac.
Net Site Area (Excluding ROW)	±29.65 Ac.
Net site Area (Excluding Future ROW)	±28.94 Ac.

**ROCHESTER ENCLAVES DENSITY (GROSS)**

Total Number of Units	26
Total Density	1.17 Units/Ac.

**SETBACKS**

Front Yard (MIN)	25'
Side Yard 10' MIN and 20' MIN = 30'	
Minimum Separation Between Units (side)	30'
Rear Yard	35'
Minimum Rear Yard Separation Btwn. Units	70'

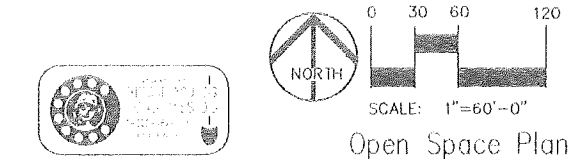
**OPEN SPACE DATA**

TOTAL SITE AREA	+/- 30.52 Acres 100%
TOTAL ROW AREAS	+/- 2.02 Acres 06.6%
WETLANDS	+/- 6.29 Acres 20.6%
FILLED WETLANDS	+/- 0.197 Acres 00.007%
OPEN SPACE	+/- 13.15 Acres 43.70%
UPLANDS	+/- 22.21 Acres 72.41%

- NOTES:**
1. THE BUILDING FOOTPRINT AND LANDSCAPE PLANTINGS ON LOT 15 REPRESENTS A TYPICAL LANDSCAPING CONFIGURATION FOR A TYPICAL UNIT.
  2. SEE TA 301 FOR TREE SURVEY

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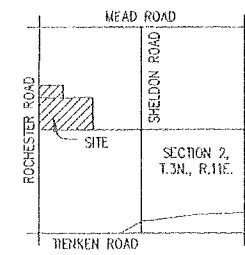
**T.J. Realvest, LLC**  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-586-269-6168

**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Designed/Drawn: RLM / JC  
 Checked/Approved: RLM  
 Job #: 10-2013

Date/Revision: Issued For  
 4-17-2014 PRELIMINARY REVIEW  
 4-14-2014 PRELIMINARY REVIEW





LOCATION MAP  
 NOT TO SCALE



LEGEND:

- Property Line
- Existing Vegetation
- Wetlands
- 25' Buffer
- Ridge
- \*H.P. High Point
- \*L.P. Low Point
- Soil Type Limits
- Slope >20%

SOIL LEGEND

- 12 Brookston and Colwood loams
- 13B Oshitemo-Boyer loamy sand, 0 to 6 percent slopes
- 13E Oshitemo-Boyer loamy sand, 12 to 40 percent slopes
- 15B Spinks loamy sand, 0 to 6 percent slopes
- 15E Spinks loamy sand, 12 to 35 percent slopes
- 17A Wasepi loamy sand, 0 to 3 percent slopes
- 23C Sission fine loamy sand, 6 to 12 percent slopes
- 27 Houghton and Adrian mucks
- 35A Thelford loamy fine sand, 0 to 3 percent slopes
- 46A Dixboro loamy fine sand, 0 to 3 percent slopes

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 info@designteamplus.com

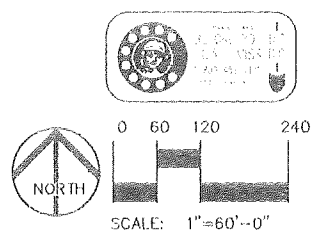
Client  
**TJ Realvest, LLC**  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-586-208-6166

Project  
**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Designed/Drawn: RM / EC  
 Checked/Approved: RM  
 Job #: 10-2015  
 Date/Revisions Issued For  
 3-18-2014 PLO PRELIMINARY REVIEW

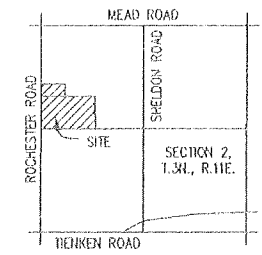
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

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 Sheet



Natural Features

CROSS CREEK SUB. NO. 1  
 LIBER 198, PAGES 24-28



LOCATION MAP  
NOT TO SCALE

Substantial vegetation exist along the north and east property lines, which will be preserved and a requesting the reviewing authority to waive the buffer requirements in these areas which provide an equal or greater screen.

TYPE B BUFFER: Buffer plantings to meet the City's standards for Type B buffer.  
 Buffer yard minimum width 10 feet.  
 Deciduous Shade Trees 3" Caliper, 2 Trees per 100LF  
 Evergreen Trees 10' HT. and 4" Spread, 2 Trees per 100LF  
 Ornamental Trees 2" Caliper or 6" HT., 1.5 Trees per 100LF  
 Shrubs 30' HT. and 24" Spread, 4 Shrubs per 100LF

NORTH-EAST PROPERTY LINE TYPE B BUFFER - 500 LF		REPLACEMENT TREES / CREDIT
REQUIRED	PROVIDED	
Deciduous Shade Trees 5x2 = 10	10	
Evergreen Trees 5x2 = 10	99	-89 X 2 (CREDITS) = 178
Ornamental Trees 5x1.5 = 8	0	
Shrubs 5x4 = 20	27	
EAST PROPERTY TYPE B BUFFER - 480 LF		
REQUIRED	PROVIDED	
Deciduous Shade Trees 4.8x2 = 10	10	
Evergreen Trees 4.8x2 = 10	56	-46 X 2 (CREDITS) = 92
Ornamental Trees 4.8x1.5 = 8	9	
Shrubs 4.8x4 = 20	21	
SOUTH PROPERTY TYPE B BUFFER - 200 LF		
REQUIRED	PROVIDED	
Deciduous Shade Trees 2.8x2 = 6	6	
Evergreen Trees 2.8x2 = 6	62	-76 X 2 (CREDITS) = 152
Ornamental Trees 2.8x1.5 = 5	6	
Shrubs 2.8x4 = 12	24	
WEST PROPERTY TYPE C BUFFER - 1140 LF		
REQUIRED	PROVIDED	
Mix of 50 Rate Rated Hardwood Trees of 4" - 5" HT.	306	-23 X 1 (CREDITS) = 145
LANDSCAPE R.O.W. PLANTINGS - 1,800 LF		REPLACEMENT TREE / CREDIT
REQUIRED	PROVIDED	
Deciduous Shade Trees 150	156	+ 20 X 2 (CREDITS) = 40
LANDSCAPE PLANTINGS (Entry)		
Deciduous Shade Trees	6	+ 6 X 3 (CREDITS)
Evergreen Trees	5	+ 2 X 4 (CREDITS)
Ornamental Trees	5	+ 3 X 3 (CREDITS)
		+ 5 X 1 (CREDITS) = 40
DEFINITION LANDSCAPE PLANTINGS		PROVIDED
Deciduous Shade Trees	7	
Ornamental Trees	3	
Shrubs	45	
Wetland Seed Mix	0-51	
RESIDENTIAL BUILDING SITES LANDSCAPE PLANTINGS		REPLACEMENT TREE / CREDIT
REQUIRED	PROVIDED	
A total of 16 trees will be planted on each building site, plants to be a mix of plant species.		
Deciduous Shade Trees - 3' cal.	6	+ 16 X 2 (CREDITS) = 32
Evergreen Trees 10' HT.	10	+ 76 UNITS = 852
		<b>TOTAL TREE CREDITS: 1430</b>

TREE SURVEY	Southern Parcel (Surveyed)	Northern Parcel (Estimate)
TOTAL # OF TAGGED TREES:	5231	604
TOTAL # OF DEAD TREES:	687	-
TOTAL # OF TREES IN R.O.W.:	336	50
TOTAL # OF REGULATED TREES:	2926	546
TOTAL # OF TREES TO BE SAVED:	264	338
TOTAL # OF TREES TO BE REMOVED:	1262	208
TOTAL # OF REPLACEMENT TREE CREDITS REQUIRED:		1470

**NOTES:**  
 1. THE BUILDING FOOTPRINT AND LANDSCAPE PLANTINGS ON LOT 15 REPRESENTS A TYPICAL LANDSCAPING CONFIGURATION FOR A TYPICAL UNIT.

Tree Type and Size	Replacement Credits
2" Caliper Shade Tree	1 Credit
2.5" Caliper Shade Tree	1.5 Credits
3" Caliper Shade Tree	2 Credits
4" Caliper Shade Tree	3 Credits
6" Caliper Shade Tree	4 Credits
8' Evergreen Trees	1 Credit
9' Evergreen Trees	1.5 Credits
10' Evergreen Trees	2 Credits
12' Evergreen Trees	3 Credits
14' Evergreen Trees	4 Credits

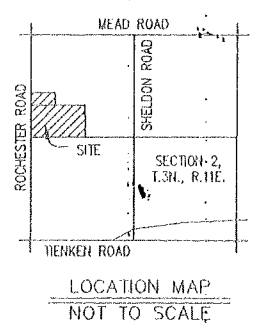
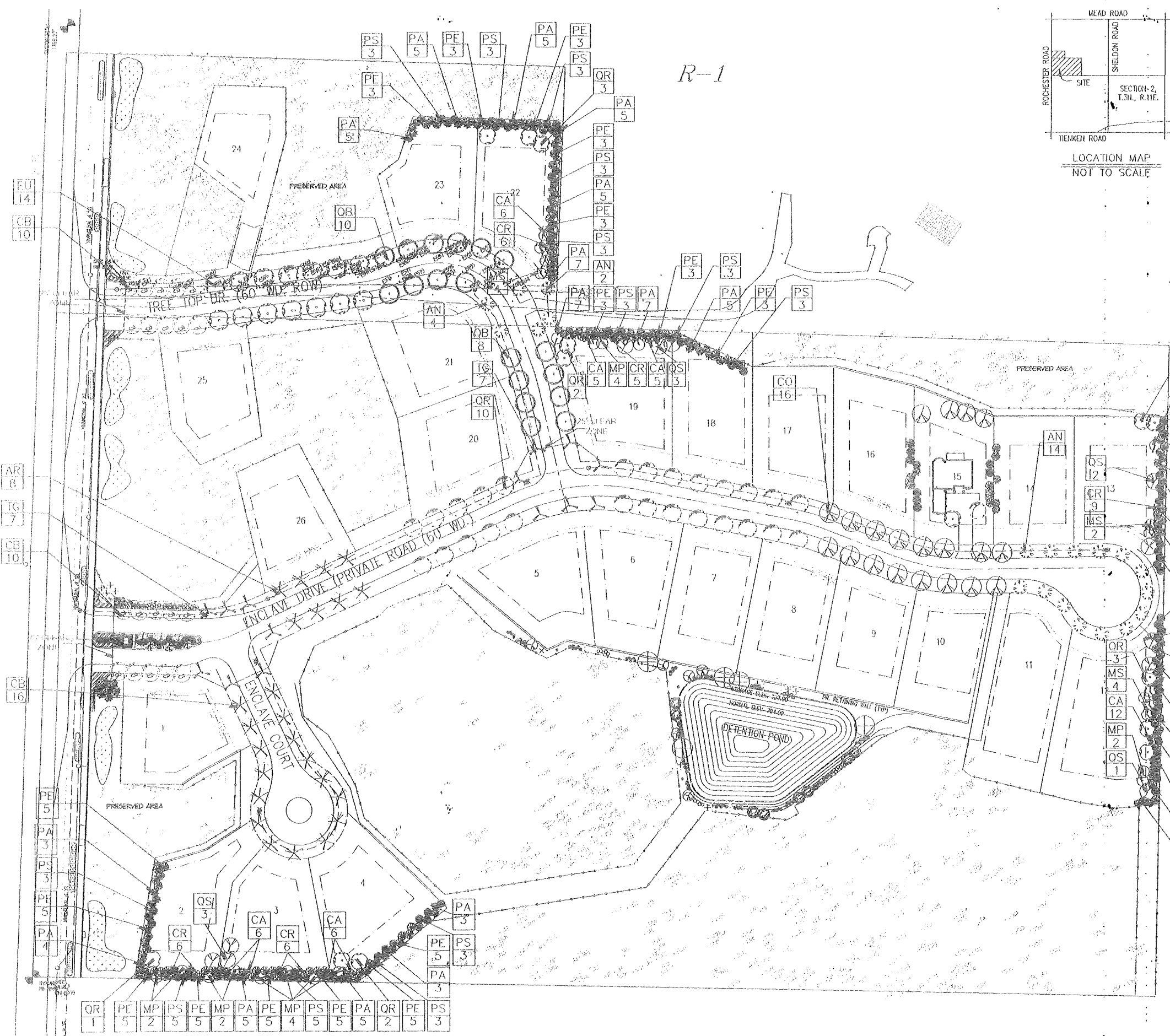


Client: **TJ Realty, LLC**  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-566-288-6168

Project: **"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Design/Drawn: **B.H. / B.**  
 Checked/Approved: **D.H.**  
 Date: **10-2013**  
 Title: **Site Plan**

Date/Revised: Issued For:  
**1-11-2014 FOR PRELIMINARY REVIEW**  
**1-14-2014 FOR PRELIMINARY REVIEW**



R-1

SREET TREES PRELIMINARY PLANT MATERIAL SCHEDULE

QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>SHADE TREES</b>			
20	AN Acer Nigrum 'GreenColumn' / GreenColumn Maple	3' cal	B&B
24	AR Acer Rubrum 'Frankford'	3' cal	B&B
20	CB Cornus Betulus 'Fastiglata'	3' cal	B&B
16	CD Celtis occidentalis / Common Hackberry	3' cal	B&B
14	EU Eucommia ulmoides / Hardy Rubber Tree	3' cal	B&B
18	OB Quercus bicolor / Swamp White Oak	3' cal	B&B
26	OR Quercus rubra / Red Oak	3' cal	B&B
14	TG Greenspire Linden	3' cal	B&B
<b>MATERIALS</b>			
+/-	Mulch (To Be Determined By Contractor)		CY
+/-	Plant Mix (To Be Determined By Contractor)		CY
+/-	Terra Sorb (Or Approved Equal)		LBS
+/-	Seed		SF
+/-	Sod (Owner's option)		CY

NORTH-EAST NATURAL FEATURES BUFFER TYPE 'B' BUFFER

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>SHADE TREES</b>				
2	AN	Acer Nigrum 'GreenColumn' / GreenColumn Maple	3' cal	B&B
5	OR	Quercus rubra / Red Oak	3' cal	B&B
3	OS	Quercus shumardii / Shumard Oak	3' cal	B&B
<b>EVERGREEN TREES</b>				
51	PA	Picea abies / Norway Spruce	10'ht, 5'sp	B&B
24	PE	Pinus strobus / Eastern White Pine	10'ht, 5'sp	B&B
24	PS	Picea glauca / White Spruce	10'ht, 5'sp	B&B
<b>ORNAMENTAL TREE</b>				
4	HP	Malus 'Prairifire' / Prairifire Crab	2' cal	B&B
4	MS	Malus 'Snowdrift' / Snowdrift Crab	2' cal	B&B
<b>SHRUBS</b>				
16	CA	Cornus alba 'Regazon' / Red Grape Dogwood	30'ht, 24'sp	Cont.
11	CR	Cornus racemosa / Gray Dogwood/Red Chokeberry	30'ht, 24'sp	Cont.
<b>MATERIALS</b>				
+/-		Mulch (To Be Determined By Contractor)		CY
+/-		Plant Mix (To Be Determined By Contractor)		CY
+/-		Terra Sorb (Or Approved Equal)		LBS

EAST NATURAL FEATURES BUFFER TYPE 'B' BUFFER

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>SHADE TREES</b>				
5	OR	Quercus rubra / Red Oak	3' cal	B&B
5	OS	Quercus shumardii / Shumard Oak	3' cal	B&B
<b>EVERGREEN TREES</b>				
15	PA	Picea abies / Norway Spruce	10'ht, 5'sp	B&B
15	PE	Pinus strobus / Eastern White Pine	10'ht, 5'sp	B&B
28	PS	Picea glauca / White Spruce	10'ht, 5'sp	B&B
<b>ORNAMENTAL TREE</b>				
3	HP	Malus 'Prairifire' / Prairifire Crab	2' cal	B&B
6	MS	Malus 'Snowdrift' / Snowdrift Crab	2' cal	B&B
<b>SHRUBS</b>				
12	CA	Cornus alba 'Regazon' / Red Grape Dogwood	30'ht, 24'sp	Cont.
9	CR	Cornus racemosa/Gray Dogwood/Red Chokeberry	30'ht, 24'sp	Cont.
<b>MATERIALS</b>				
+/-		Mulch (To Be Determined By Contractor)		CY
+/-		Plant Mix (To Be Determined By Contractor)		CY
+/-		Terra Sorb (Or Approved Equal)		LBS
+/-		Edging		LF

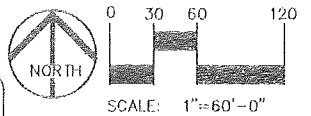
SOUTH NATURAL FEATURES BUFFER TYPE 'B' BUFFER

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>SHADE TREES</b>				
3	OR	Quercus rubra / Red Oak	3' cal	B&B
3	OS	Quercus shumardii / Shumard Oak	3' cal	B&B
<b>EVERGREEN TREES</b>				
23	PA	Picea abies / Norway Spruce	10'ht, 5'sp	B&B
40	PE	Pinus strobus / Eastern White Pine	10'ht, 5'sp	B&B
19	PS	Picea glauca / White Spruce	10'ht, 5'sp	B&B
<b>ORNAMENTAL TREE</b>				
6	HP	Malus 'Prairifire' / Prairifire Crab	2' cal	B&B
<b>SHRUBS</b>				
<b>MATERIALS</b>				
+/-		Mulch (To Be Determined By Contractor)		CY
+/-		Plant Mix (To Be Determined By Contractor)		CY

WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST

KEY	QTY	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
Ac	25	5-6' HT.	Acer rubrum / Red Maple	Bare-root
As	25	5-6' HT.	Acer saccharum / Sugar Maple	Bare-root
Bn	25	5-6' HT.	Betula nigra / River Birch	Bare-root
CaC	25	3-4' HT.	Carya cordiformis / Bitternut Hickory	Bare-root
Jn	25	5-6' HT.	Juglans nigra / Black Walnut	Bare-root
Lt	25	5-6' HT.	Liriodendron tulipifera / Tulip Poplar	Bare-root
Ns	25	3-4' HT.	Nyssa sylvatica / Black Gum	Bare-root
Oa	25	5-6' HT.	Quercus alba / White Oak	Bare-root
Ob	25	5-6' HT.	Quercus bicolor / Swamp White Oak	Bare-root
Om	25	5-6' HT.	Quercus macrocarpa / Bur Oak	Bare-root
Ov	25	5-6' HT.	Quercus shumardii / Shumard Oak	Bare-root
Sa	25	5-6' HT.	Sassafras canadensis	Bare-root
Hem	523	18" O.C.	Rudbeckia fulgida 'Goldsturm' /	1 Gal. cont
RF	388	18" O.C.	Hemerocallis 'Black Eyed Stella' / 'Black Eyed Stella' Daylily	1 Gal. cont

- +/- Topsoil Installed UNIT
- +/- Shredded Hardwood Mulch Installed CY
- +/- Terra Sorb or Approved Equal LBS



Overall Landscaping Plan  
PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.



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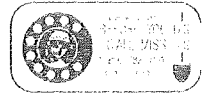
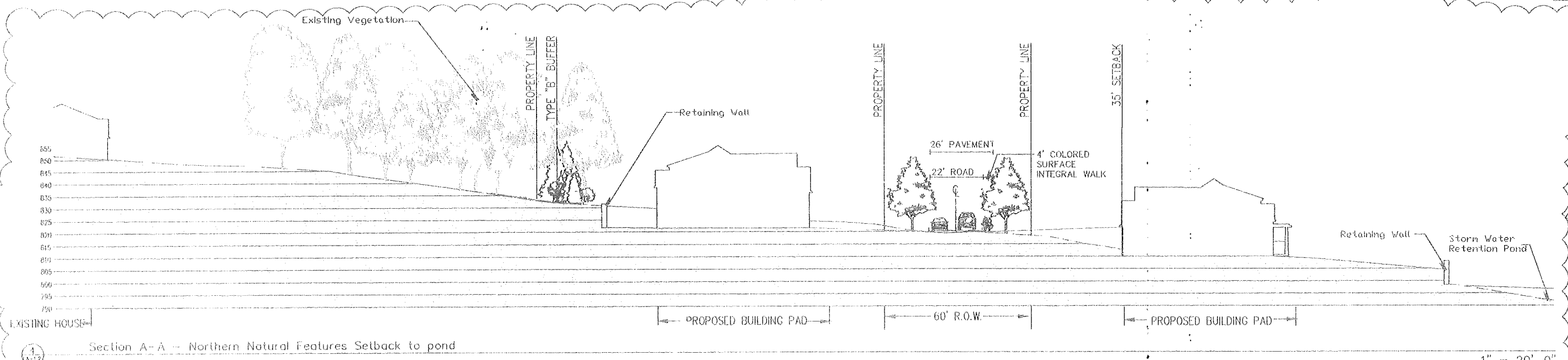
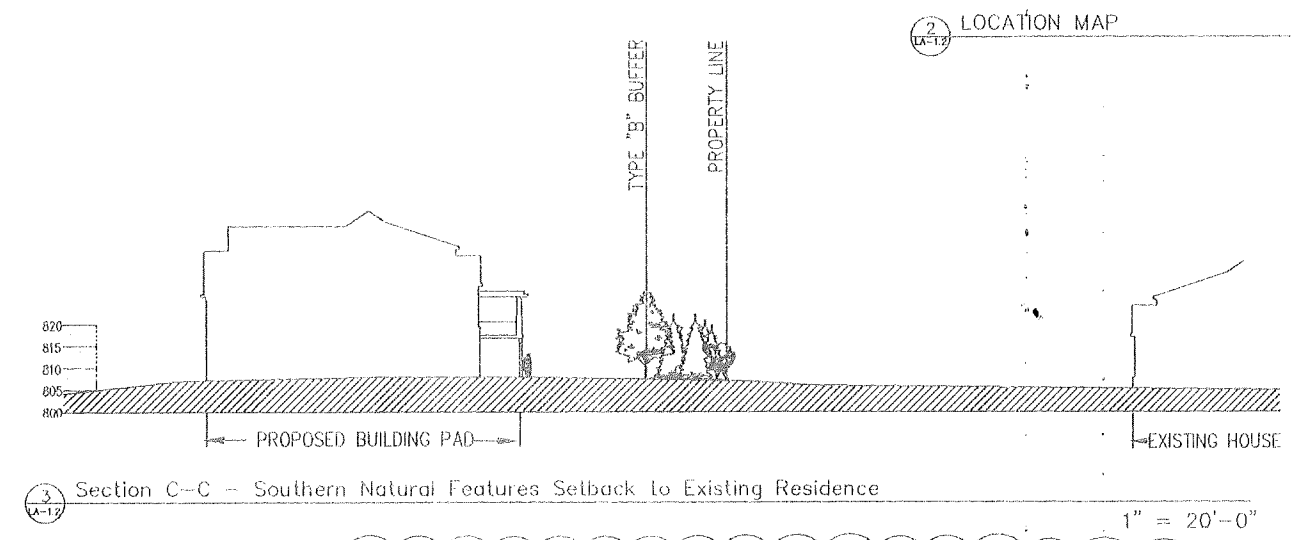
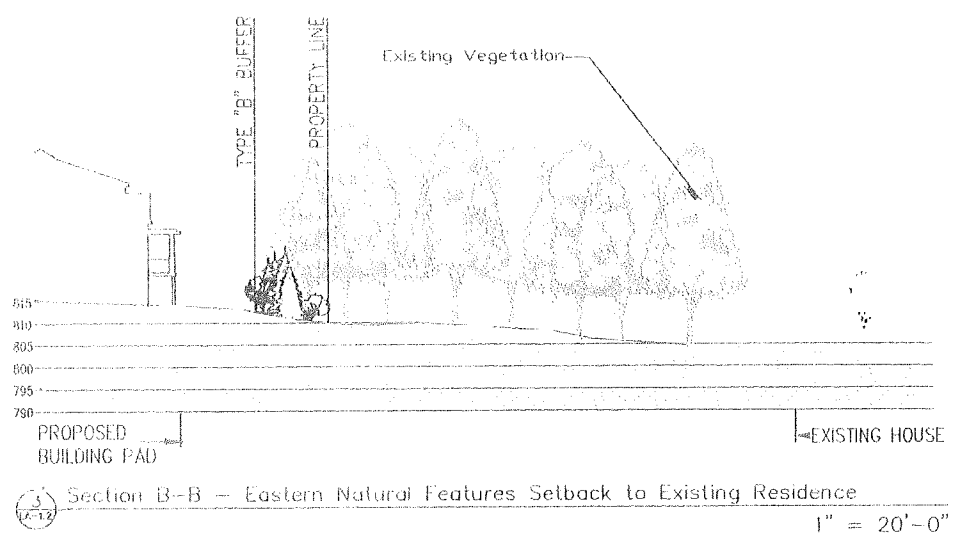
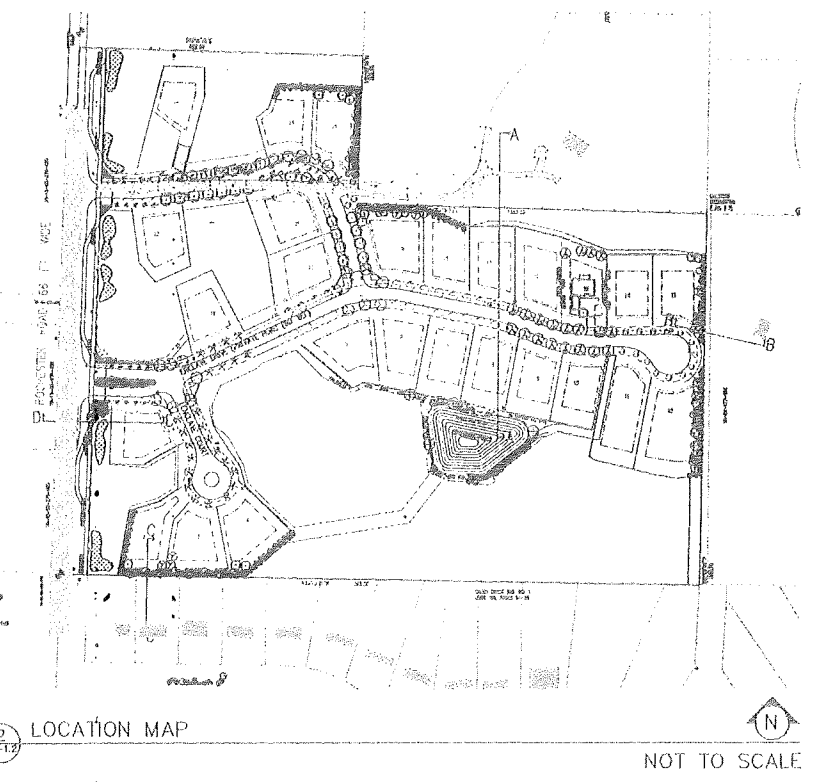
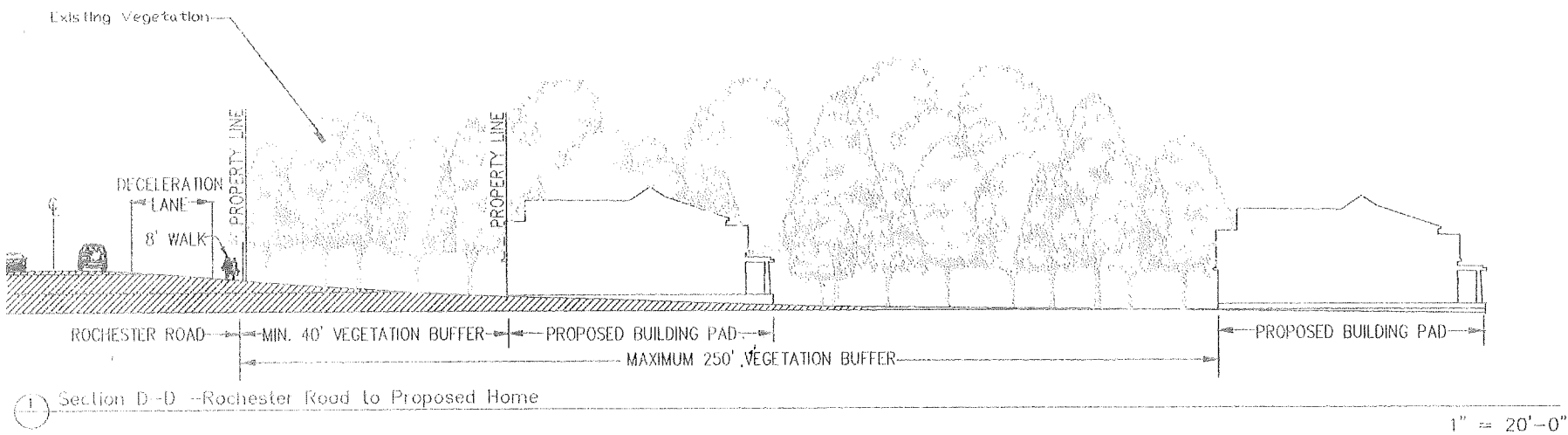
TJ Realvest, LLC  
35312 Connecticut Drive  
Suite 100  
Sterling Heights, MI 48319  
1-586-268-6168

"Rochester Enclaves"  
Rochester Hills, Oakland County, Michigan

Design/Drawn: B.H. / H.C.  
Checked/Approved: B.H.  
Job #: 10-2015  
File

Date/Revised: Issued For  
3-17-2014 FOR PRELIMINARY REVIEW  
4-14-2014 FOR PRELIMINARY REVIEW

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Project  
**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

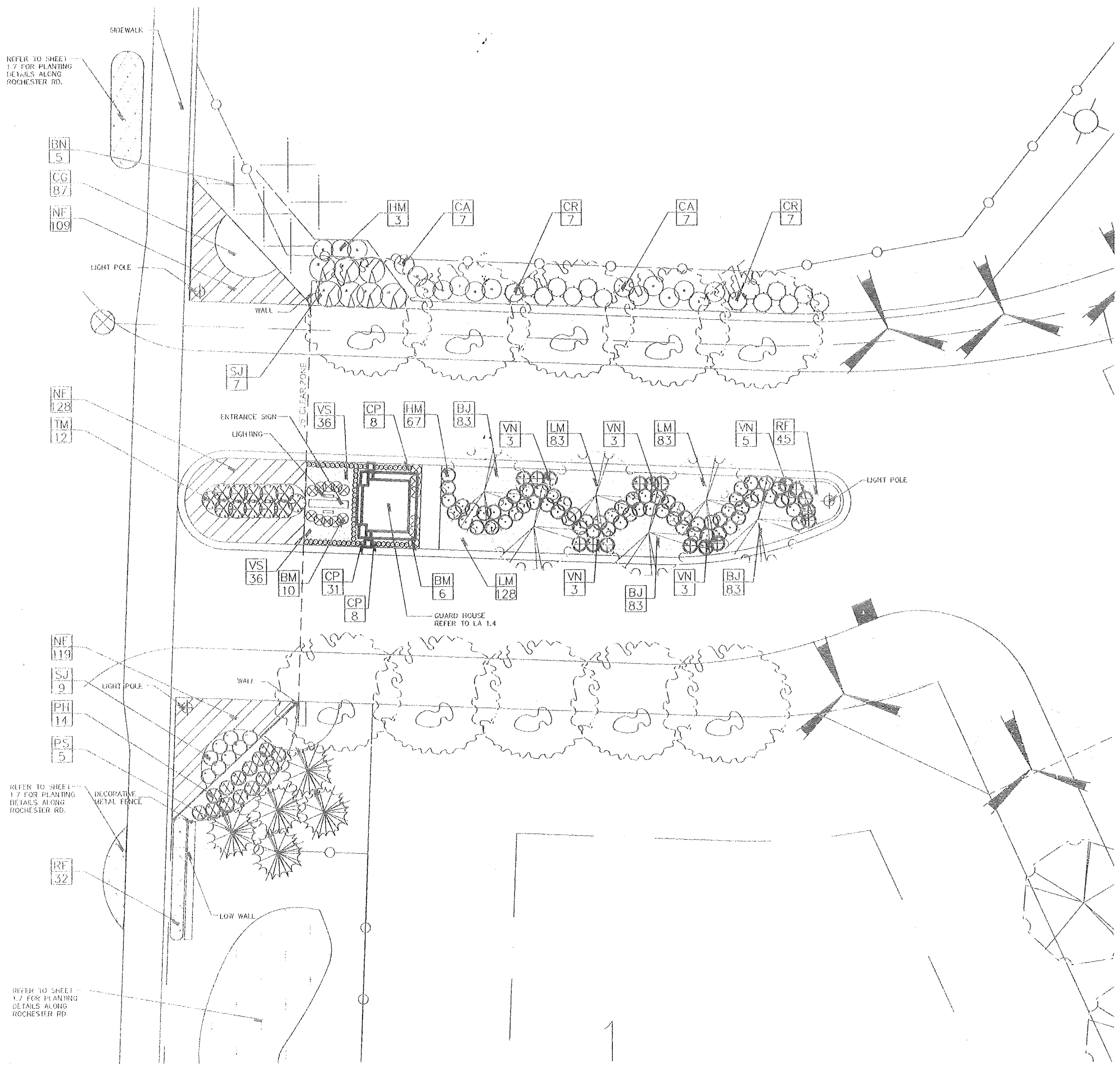
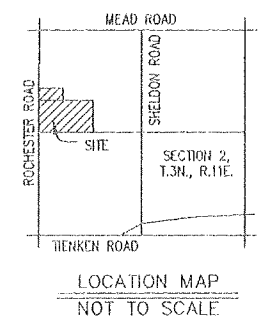
Design/Team: **DTM / JR**  
 Checked/Approved: **SKH**  
 Job #: **10-2012**  
 Date/Revised: Issued For

3-12-2014 EXPL. PROPOSED REVIEW  
 4-15-2014 EXPL. PROPOSED REVIEW

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**ENTRY WAY:**

KEY	QTY	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
PL	6	3" cal	<i>Pyrus calleryana</i> 'Cleveland Select' / Pear	B&B
<b>EVERGREEN TREES</b>				
PS	3	12'ht	<i>Pinus strobus</i> / Eastern White Pine	B&B
PS	2	14'ht	<i>Pinus strobus</i> / Eastern White Pine	B&B
<b>ORNAMENTAL TREE</b>				
BH	6	2" cal	<i>Betula nigra</i> / River Birch	B&B
<b>SHRUBS</b>				
BM	21	24" Sp.	<i>Buxus Microphylla</i> 'Wintergreen' / Wintergreen Littleleaf Boxwood	Cont.
CA	14	30"ht, 24"sp	<i>Cornus alba</i> 'Regnum' / Red Gnome Dogwood	Cont.
CR	14	30"ht, 24"sp	<i>Cornus racemosa</i> / Gray Dogwood/Red Chokeberry	Cont.
HM	60	24" Ht	<i>Hydrangea m.</i> / Glowing Embers Hydrangea	Cont.
PH	14	24" Ht	<i>Pennisetum Alopecuroides</i> 'Hamelin' / 'Hamlin' Dwarf Fountain Grass	Cont.
SJ	16	24" Ht.	<i>Spiraea Japonica</i> 'Little Princess' / Little Princess Spiraea	Cont.
TM	12	24" Sp.	<i>Taxus x Media</i> 'Everlow' / Everlow Yew	Cont.
VN	14	24" Ht.	<i>Viburnum Opulus</i> 'Nanum' / Dwarf European Cranberrybush	Cont.
<b>PERENNIALS</b>				
BJ	249	24" Ht.	<i>Viburnum opulus 'nanum'</i> / Dwarf European Cranberrybush	1 Gal. Cont.
CG	87	12" O.C.	<i>Carex pennsylvanica</i> / Pennsylvania Sedge	1 Gal. Cont.
CP	47	12" O.C.	<i>Carex pennsylvanica</i> / Pennsylvania Sedge	1 Gal. Cont.
LM	294	12" O.C.	<i>Liriope Muscari</i> 'Big Blue' / 'Big Blue' Lily-turf	1 Gal. Cont.
NF	356	18" O.C.	<i>Nepeta x faassenii</i> / 'Walker's Low'	1 Gal. Cont.
RF	77	18" O.C.	<i>Rudbeckia Fulgida</i> 'Goldsturm' / Black Eyed Susan	1 Gal. Cont.
VS	72	10" O.C.	<i>Veronica Spicata</i> 'Red Fox' / Red Fox Veronica	1 Gal. Cont.
<b>ANNUALS</b>				
	76		Seasonal Plantings- To be determined	
<b>MATERIALS</b>				
+/-			Mulch (To Be Determined By Contractor)	LBS
+/-			Plant Mix (To Be Determined By Contractor)	LBS
+/-			Terra Sorb (Or Approved Equal)	LBS
+/-			Edging	LF

**1 MAINTENANCE NOTES**

1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.
3. ALL IRRIGATION WILL OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.

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Project  
**"Rochester Enclaves"**  
 Rochester Hills, Oakland County, Michigan

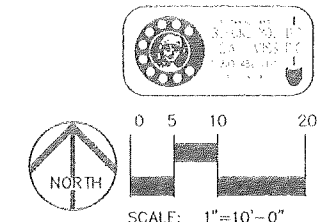
Design/Drawn: EAH / DC  
 Checked/Approved: SHH  
 Job #: 10-2013  
 Date:  
 Date/Revisions: Issued For:  
 3-17-2014 REV. PRELIMINARY DESIGN  
 4-14-2014 REV. PRELIMINARY DESIGN

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.

DATE: 03/17/2014  
 TIME: 10:00 AM  
 DRAWN BY: EAH  
 CHECKED BY: SHH  
 APPROVED BY: SHH

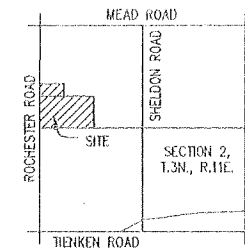
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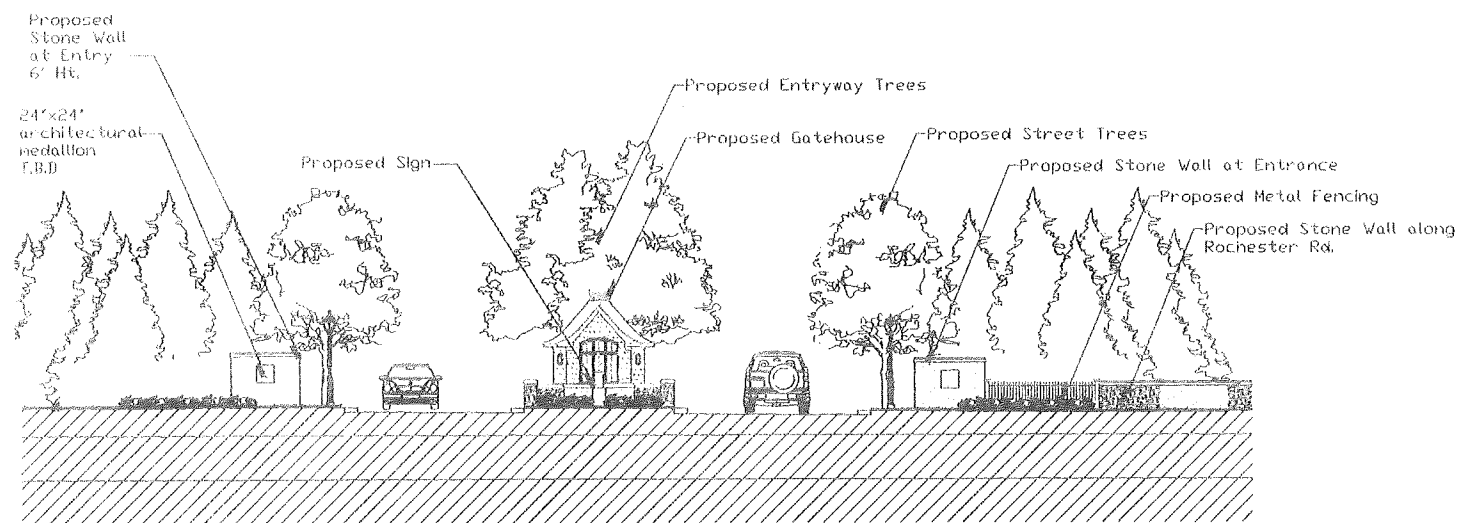


**1 Entrance Planting Plan**  
 LA-1.3

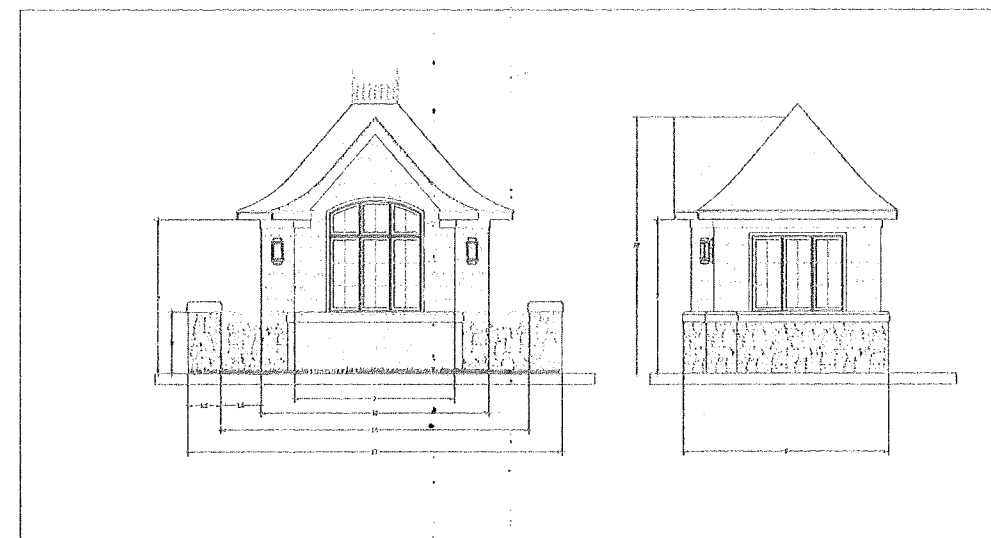
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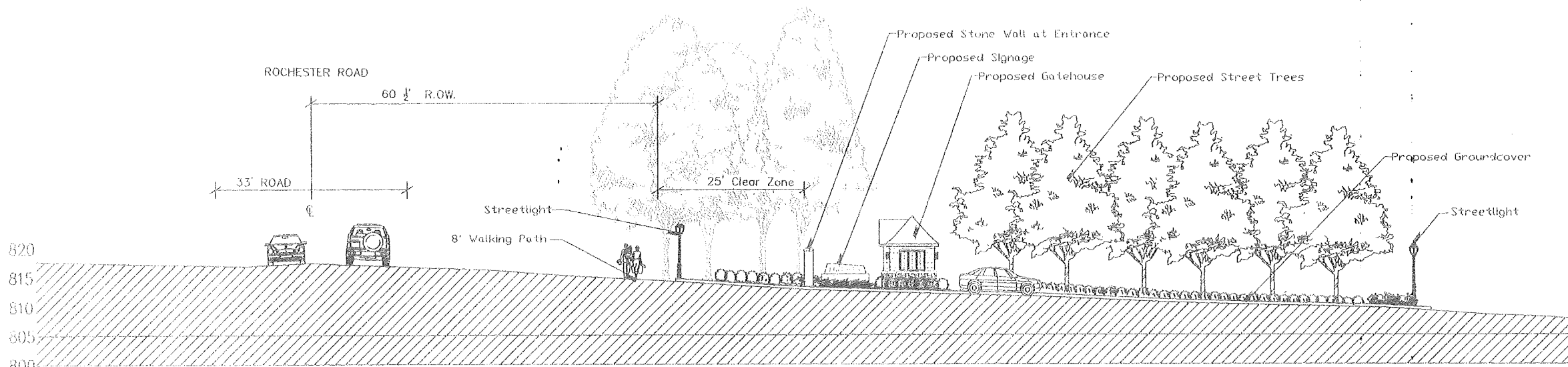
LOCATION MAP  
 NOT TO SCALE



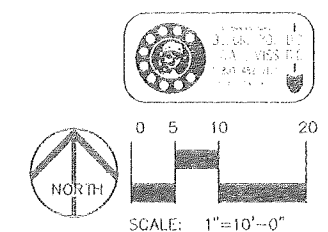
1 ENCLAVE DRIVE ENTRANCE ELEVATION  
 LA-14 SCALE: 1" = 10'-0"



2 GUARD HOUSE  
 LA-14 SCALE: 3" = 1'-0"



3 ENTRANCE ELEVATION  
 LA-14 SCALE: 1" = 10'-0"



Entrance Elevations  
 SCALE: 1" = 10'-0"

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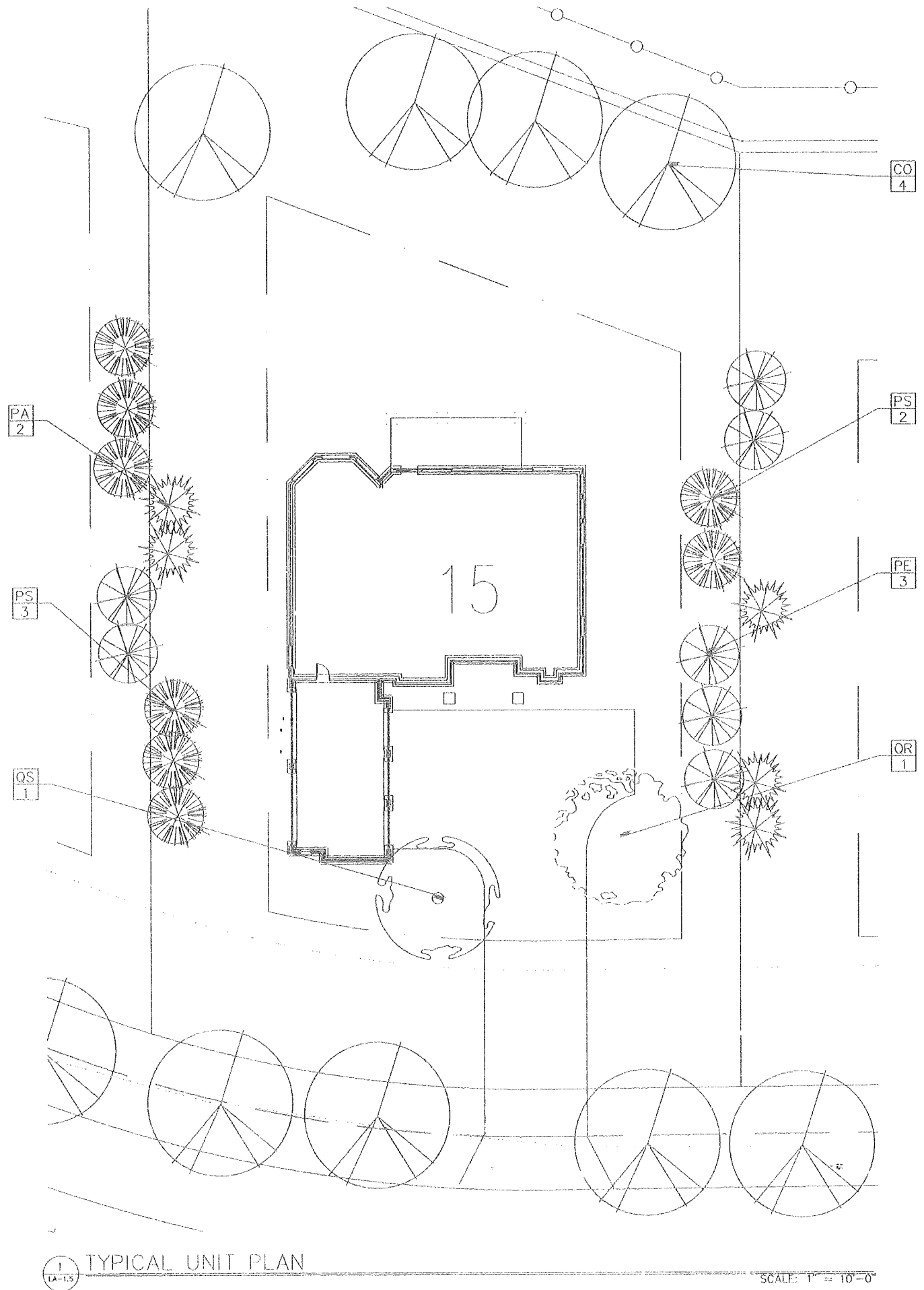
**Project**  
 "Rochester Enclaves"  
 Rochester Hills,  
 Oakland County,  
 Michigan

Design/Drawn: B.H./D.T.  
 Check/Approved: D.H.  
 Job #: 10-2013  
 Title:

Date/Revised: Issued For:  
 3-12-2014 BY: PRELIMINARY REVIEW  
 4-14-2014 PLO: PRELIMINARY REVIEW

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1 TYPICAL UNIT PLAN  
LA-15

SCALE: 1" = 10'-0"

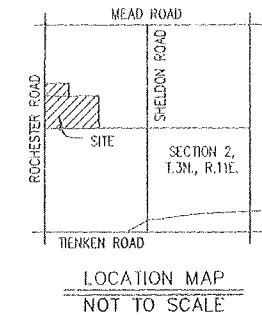
**NOTES:**  
 1. THE LANDSCAPE PLANTING PLAN ON THIS SHEET REPRESENTS A TYPICAL UNIT.  
 2. THE PROPOSED TREE REPLACEMENT PER EACH BUILDING SITE TO INCLUDE SIX (6) 3" CAL SHADE TREES AND TEN (10) 10' HT EVERGREEN TREES AS WELL AS A MIX OF PLANT VARIETIES FOR DIVERSITY.

RESIDENTIAL BUILDING SITE LANDSCAPE PLANTINGS:  
 A total of 16 trees will be planted on each building site, plants to be a mix of plant species.

	REPLACEMENT TREE	CREDIT
Deciduous Shade Trees - 3" cal.	6	= 32 X 26 CREDITS = 832 TREE CREDITS: 832
Evergreen Trees 10' HT.	10	

TYPICAL BUILDING UNIT PLANT LIST

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AF	X	3" cal	Acer x 'freemanii' 'Celtom' / Autumn Blaze Maple	B&B
CO	X	3" cal	Celtis occidentalis / Common Hackberry	B&B
EU	X	3" cal	Eucommia ulmoides / Hardy Rubber Tree	B&B
GB	X	3" cal	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B
GT	X	3" cal	Gleditsia t. inermis 'Skycole' / Skyline Honey Locust	B&B
MG	X	3" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
PCo	X	6" cal	Platanus x acerifolia 'Columbin' / Columbia London Plane Tree	B&B
QA	X	3" cal	Quercus alba / White Oak	B&B
QB	X	3" cal	Quercus bicolor / Swamp White Oak	B&B
OR	X	3" cal	Quercus rubra / Red Oak	B&B
OS	X	3" cal	Quercus shumardii / Shumard Oak	B&B
TC	X	3" cal	Tilia cordata 'Corzam' / Corzam Linden	B&B
UP	X	3" cal	Ulmus x 'Pioneer' / Pioneer Elm	B&B
<b>EVERGREEN TREES</b>				
AB	X	10'ht, 5"sp	Abies concolor / Concolor White Fir	B&B
PA	X	10'ht, 5"sp	Picea abies / Norway Spruce	B&B
PG	X	10'ht, 5"sp	Picea glauca var. densata / Black Hills Spruce	B&B
PS	X	10'ht, 5"sp	Picea glauca / White Spruce	B&B
PR	X	10'ht, 5"sp	Pinus resinosa / Red Pine	B&B
PE	X	10'ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
TS	X	10'ht, 5"sp	Tsuga canadensis / Canadian Hemlock	B&B
<b>MATERIALS</b>				
+/-			Mulch (To Be Determined By Contractor)	CY
+/-			Plant Mix (To Be Determined By Contractor)	CY
+/-			Terra Sorb (Or Approved Equal)	LBS
+/-			Edging	LF



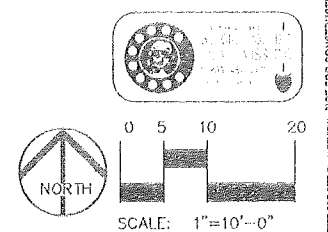
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Project  
 "Rochester Enclaves"  
 Rochester Hills,  
 Oakland County,  
 Michigan

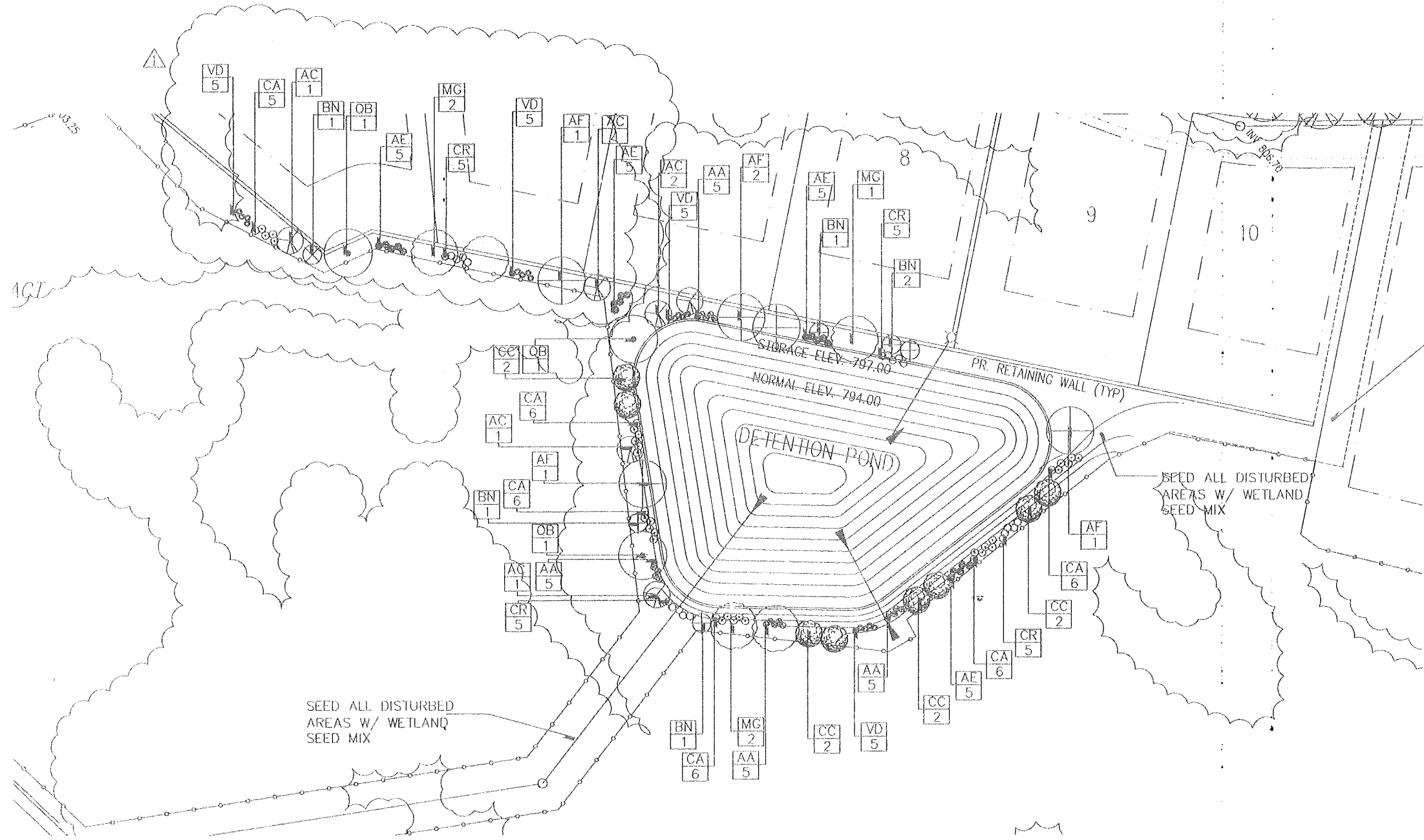
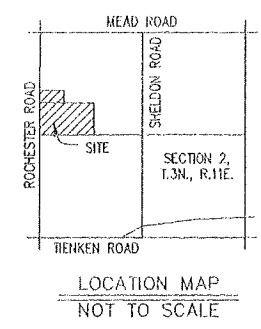
Designed/Drawn: M.B., J.P.  
 Checked/Approved: M.B.  
 Date: 1-10-2013

Scale/Revision: 1/2" = 1'-0"  
 1-11-2014 PLO, PRELIMINARY REVIEW  
 1-14-2014 PLO, PRELIMINARY REVIEW



Replacement Trees per Typical Building Site:

DATE: 1-10-2013  
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 Sheet



ACCESS EASEMENT

SEED ALL DISTURBED AREAS W/ WETLAND SEED MIX

SEED ALL DISTURBED AREAS W/ WETLAND SEED MIX

- NOTES:**
1. PLANT MATERIAL TO BE FIELD ADJUSTED AND PLANTED ABOVE THE HIGH WATER MARK OF THE DETENTION BASIN.
  2. SEED ALL DISTURBED AREAS W/ WETLAND SEED MIX

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Project  
**"Rochester Enclaves"**  
Rochester Hills, Oakland County, Michigan

Design/Drawn: SM / LG  
Checked/Approved: MN  
Date: 10-2013

Scale/Revision: Issued For Construction  
10-11-2014 1:15 PM  
6-11-2014 PRO PROVISIONS REVIEW

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**1 DETENTION POND PLANTING DETAIL**

SCALE: 1" = 30'-0"

**DETENTION & WETLAND RESTORATION PLANT LIST:**

KEY	QTY	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AF	5	2" cal	Acer x freemanii 'Calzam' / Autumn Blaze Maple	B&B
MG	5	2" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
QB	3	2" cal	Quercus bicolor / Swamp White Oak	B&B
<b>ORNAMENTAL TREE</b>				
AC	6	2" cal	Amelanchier canadensis / Shadblow Serviceberry	B&B
BN	5	2" cal	Betula nigra / River Birch	B&B
CC	8	2" cal	Crataegus c. inermis 'Cruzan' / Cruzan Hawthorn	B&B
<b>SHRUBS</b>				
AA	20	30"ht, 24"	spAronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.
AE	20	30"ht, 24"	spAronia melanocarpa elata / Glossy Black Chokeberry	Cont.
CA	35	30"ht, 24"	spCornus alba 'Regizam' / Red Gnome Dogwood	Cont.
CR	20	30"ht, 24"	spCornus racemosa / Cray Dogwood/Red Chokeberry	Cont.
VD	20	30"ht, 24"	spViburnum dentatum / Arrowwood Viburnum	Cont.

**DETENTION & WETLAND RESTORATION PLANTING MATERIALS**

QTY	MATERIALS	LBS
+/-	Topsoil Installed	LBS
+/-	Shredded Hardwood Mulch Installed	LBS
+/-	Terra Sorb or Approved Equal	LBS
+/-	Wetlands Seed Mix	LBS

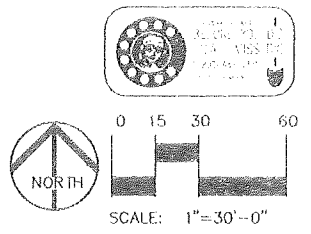
**NOTES:**

**WETLAND SEED MIX -**  
(For Impacted Wetland Areas)  
Northeast Wetland Forest Herb Mix  
Code: STCMX-11  
\$160.00 Per Pound

1 pound will cover 14,500 sq. ft. @ 90+ seeds per sq. ft.

This mix is intended to add diversity to the herbaceous layer of forested wetland plantings. Twenty nine species commonly found in various wetland forest habitats are included, shade tolerant forest floor species typical of floodplains are well represented. Species have been selected that do not form a turf thus minimizing competition with planted trees and shrubs. The grasses and forbs in this mix will shade the soil surface, provide enhanced diversity, and yield important wildlife habitat early in the development of the forest system. The mix is produced using hand collected seed from western New York and northwestern Pennsylvania; only a limited amount is available. We recommend a seeding rate of 3 pounds per acre and that no additional grasses be planted with it.

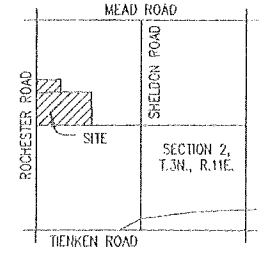
Percent by No. of seeds (not weight)	Scientific Name	Common Name
25.96%	N Scirpus atrovirens	Green Bulrush
25.41%	N Scirpus cyperinus	Wool Grass
8.33%	N Carex vulpinoidea	Fox Sedge
7.68%	N Glyceria canadensis	Canada Mannagrass
7.83%	N Verbena hastata	Blue Vervain
8.02%	N Glyceria grandis	Seed Meadowgrass
5.70%	N Glyceria striata	Fowl Mannagrass
2.12%	N Panicum clandestinum	Geertongue
1.53%	N Verbena urticifolia	White Vervain
1.51%	N Glyceria mellorilla	Melle Mannagrass
0.94%	N Bodinaria cylindrica	False Nettle
0.84%	N Urtica dioica	Stinging Nettle
0.85%	N Solidago gigantea	Giant Goldenrod
0.85%	N Solidago rugosa	Whisked Goldenrod
0.75%	N Cirsium annuicoccum	Wood Reed
0.62%	N Lactuca virginica	Whitegrass
0.57%	N Cephalanthus occidentalis	Buttonbush
0.45%	N Elymus canadensis	Wild Rye
0.38%	N Skum auvae	Water Parsnip
0.32%	N Elymus virginicus	Virginia Wild Rye
0.29%	N Polygonum pennsylvanicum	Pennsylvania Smartweed
0.24%	N Geum macrophyllum	Large-Leaf Avens
0.22%	N Elymus riparius	Riverbank Wild Rye
0.19%	N Rumex verticillatus	Water Dock
0.16%	N Asclepias incarnata	Swamp Milkweed
0.09%	N Carex lurida	Shallow Sedge
0.09%	N Lilium superbum	Turk's Cap Lily
0.09%	N Rubus allegheniensis	Blackberry
0.07%	N Carex lupulina	Hop Sedge



Detention Pond Planting Details

LA-1.6





WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST

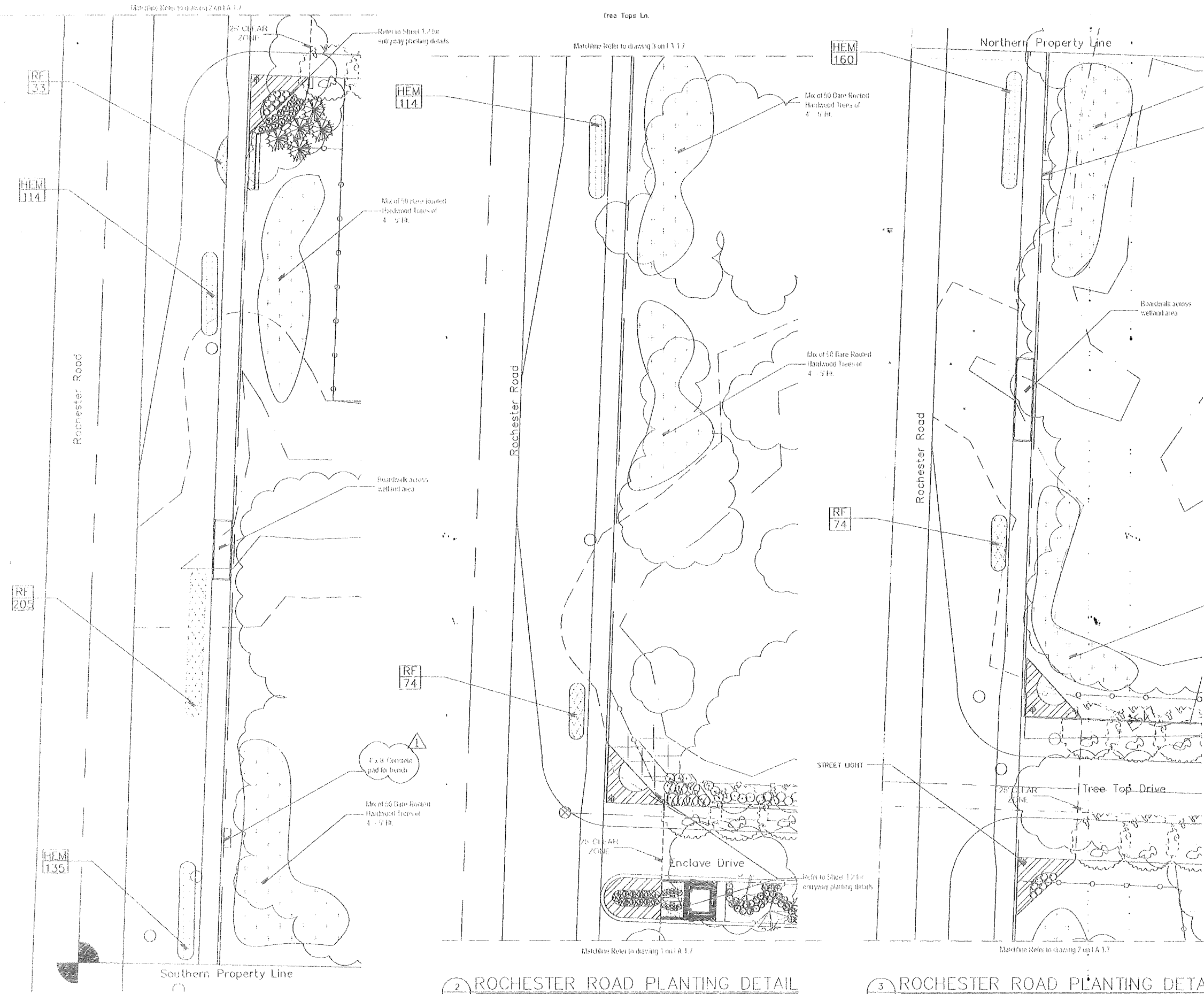
KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
Ac	25	5-6' HT.	Acer rubrum / Red Maple	Bare-root
As	25	5-6' HT.	Acer saccharum / Sugar Maple	Bare-root
Bn	25	5-6' HT.	Betula nigra / River Birch	Bare-root
CaC	25	3-4' HT.	Carya cordiformis / Bitternut Hickory	Bare-root
Jn	25	5-6' HT.	Juglens nigra / Black Walnut	Bare-root
Lt	25	5-6' HT.	Lindodendron tulipifera / Tulip Poplar	Bare-root
Ns	25	3-4' HT.	Nyssa sylvatica / Black Gum	Bare-root
Oa	25	5-6' HT.	Quercus alba / White Oak	Bare-root
Ob	25	5-6' HT.	Quercus bicolor / Swamp White Oak	Bare-root
Om	25	5-6' HT.	Quercus macrocarpa / Bur Oak	Bare-root
Os	25	5-6' HT.	Quercus shumardii / Shumard Oak	Bare-root
Sa	25	5-6' HT.	Sassafras canadensis	Bare-root
Hem	523	18" O.C.	Rudbeckia fulgida 'Goldsturm' /	1 Gal. cont
RF	388	18" O.C.	Hemerocallis 'Black Eyed Stella' / 'Black Eyed Stella' Daylily	1 Gal. cont
+/-			Topsoil Installed	UNIT
+/-			Shredded Hardwood Mulch Installed	CY
+/-			Terra Sorb or Approved Equal	LBS

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**Client:**  
 TJ Realvest, LLC  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-508-288-6166

**Project:**  
 "Rochester Enclaves"  
 Rochester Hills, Oakland County, Michigan

Designed/Drawn: B.N. / P.C.  
 Checked/Approved: B.N.  
 Job #: 10-2013  
 Date/Revised: Issued For  
 3-17-2014 FOR PERMANENT EXPOSURE  
 4-14-2014 FOR PERMANENT EXPOSURE

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 11/14/14

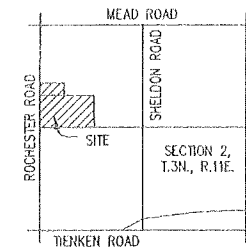


**NOTES:**  
 We are proposing to replant deciduous hardwood shade trees along the Rochester Road Frontage with bare-rooted plant material 3'-4" to 5'-6" in height. Contractor to plant a random selection of trees from the Plant List within the designated areas indicated on the plan. Care to be taken as to not damage existing vegetation and root systems.

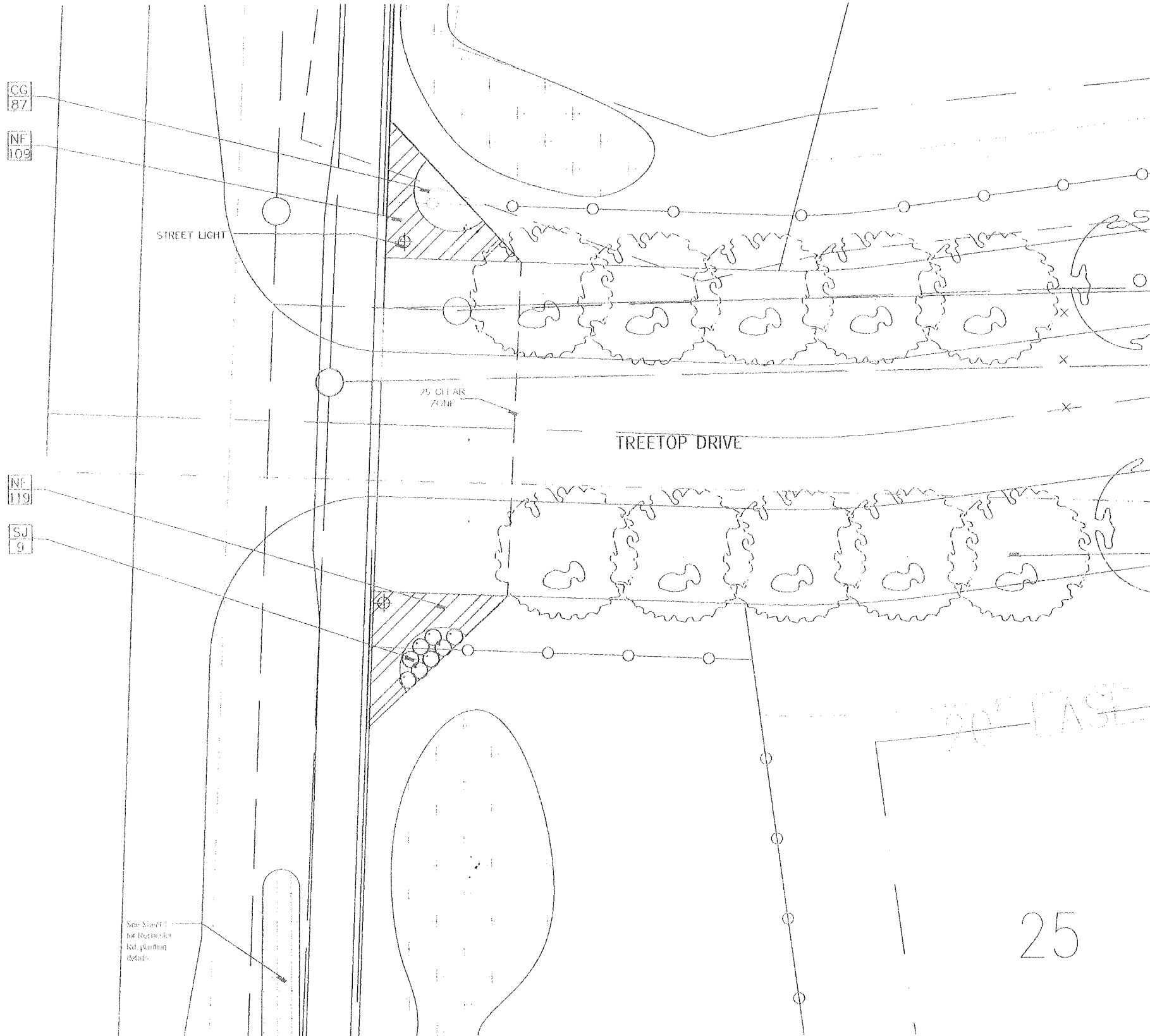
1 ROCHESTER ROAD PLANTING DETAIL  
 LA-17 SCALE: 1" = 20'-0"

2 ROCHESTER ROAD PLANTING DETAIL  
 UA-17 SCALE: 1" = 20'-0"

3 ROCHESTER ROAD PLANTING DETAIL  
 UA-17 SCALE: 1" = 20'-0"



LOCATION MAP  
NOT TO SCALE



NORTH ENTRY WAY.

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>PERENNIALS</b>				
PH	14	24" HL.	Pennisetum Alopecuroides 'Hamelin' / 'Hamlin' Dwarf Fountain Grass	Cont.
CG	87	12" O.C.	Careopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 Gal. Cont.
NF	228	18" O.C.	Nepeta x faassenii / 'Walker's Low'	1 Gal. Cont.

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 575 E. Maple Road, Suite 210  
 Birmingham, Michigan 48009

P 248 552 1922

www.designteamplus.com

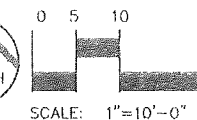
**TJ Realvest, LLC**  
 35312 Connecticut Drive  
 Suite 100  
 Sterling Heights, MI 48319  
 1-588-268-6168

Project  
**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Designed/Drawn: B.H. / J.C.  
 Checked/Approved: B.H.  
 Job #: 10-2013

Date: 7/24/14  
 Issued for:  
 3-12-2014, DDG PRELIMINARY REVIEW  
 4-14-2014, DDG PRELIMINARY REVIEW

PLAN SUBMITTED FOR SITE PLAN REVIEW - NOT FOR CONSTRUCTION.



SCALE: 1" = 10'-0"

1 (LA-1.8) NORTHERN ENTRANCE LANDSCAPING DETAILS

SCALE: 1" = 10'-0"

GENERAL NOTES

CITY GENERAL NOTES

- ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
- ALL PLANT MATERIAL SHALL BE IDENTICAL TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
- ALL PLANT MATERIAL SHALL BE 1.5" NURSERY CROWN 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.
- LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SOLOD OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOLOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
- A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
- LAWN GRASSCOVERS SUCH AS MYRTLE, BLUE RUG JUMPERS, BALDIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
- PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
- DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
- TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.
- WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
- WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

RESPONSIBILITY NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE 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 1-800-482-7171. 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.
- CONTRACTOR SHALL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL PILE.
- ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE CURBS AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.

MAINTENANCE NOTES

- THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
- VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.

LANDSCAPING NOTES

- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT 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 THE PUBLIC R.O.W. 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. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
- NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE 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.
- PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
- THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS 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.
- REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
- TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

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 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 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 CITY OF ROCHESTER HILLS 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 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 MATERIALS, 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/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED.
- ALL UTILITY SERVICE REQUEST MUST INCLUDED 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 THE 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.

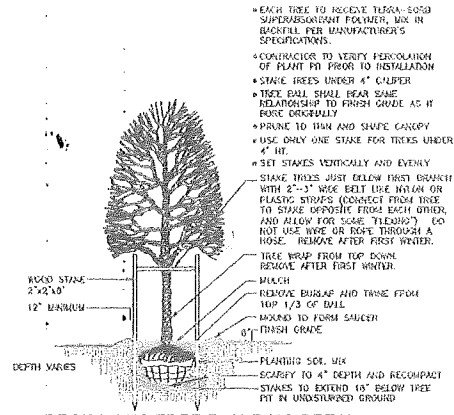
- REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.
- THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FENCING SHALL BE SUPPORTED 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.

IMPORTANT:

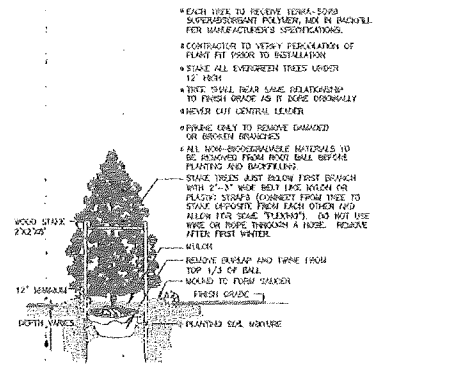
ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALONG THE ACTUAL PROPERTY LINE IF THE BRANCHES OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED, THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE TREE PROTECTIVE FENCING IF ANY REGULATED TREES ARE DAMAGED ON THE ADJACENT PROPERTIES THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNERS PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR THE BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION CALL THE CITY'S PLANNING DEPARTMENT 248-646-4660.

PLANTING NOTES:

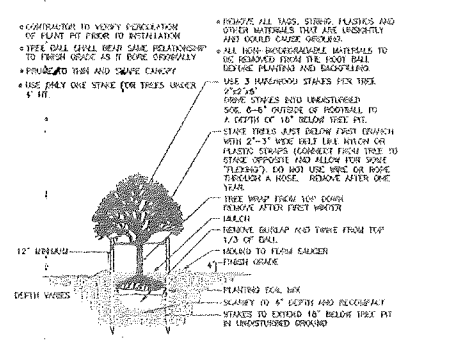
- INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.
- SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH. SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.
- EDGING SHALL BE A SHOVEL EDGE.
- ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
- MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
- USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.
- DIG SHRUB PITS 1" LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2" LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND GROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
  - REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
  - REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP OF CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
- ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.



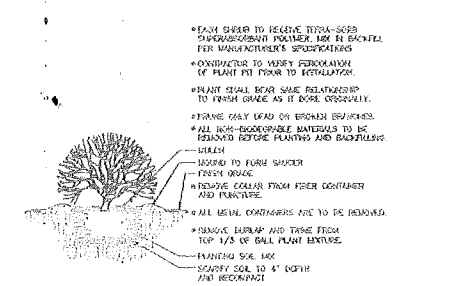
DECIDUOUS TREE PLANTING DETAIL



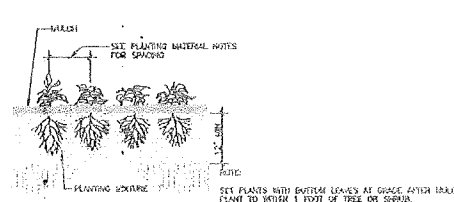
EVERGREEN TREE PLANTING DETAIL



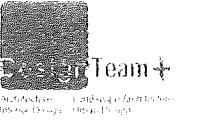
ORNAMENTAL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



ANNUAL/PERENNIAL GROUND COVER PLANTING DETAIL



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Project: "Rochester Enclaves"  
 Rochester Hills, Oakland County, Michigan

Design/Drawn: JMH / JC  
 Checked/Approved: JMH  
 Job #: 10-2015  
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 1-17-2014 DVA (REVISIONS) DESIGN  
 4-11-2014 DVA (REVISION) DESIGN

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ENTRY WAY:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
PE	5	3" cal	Pinus caryoniana 'Cleveland Select' / Pear	B&B
<b>EVERGREEN TREES</b>				
PS	3	12"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
PS	2	14"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
<b>ORNAMENTAL TREE</b>				
BN	6	2" cal	Betula nigra / River Birch	B&B
<b>SHRUBS</b>				
BM	16	24" Sp	Buxus Microphylla 'Wintergreen' / Wintergreen Littleleaf Boxwood	Cont.
CA	14	30"ht, 24"sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	14	30"ht, 24"sp	Cornus racemosa / Gray Dogwood/Red Chokeberry	Cont.
HM	60	24" HL	Hydrangea m. / Glowing Embers Hydrangea	Cont.
PH	14	24" HL	Pennisetum Alopecuroidea 'Hamelin' / 'Hamlin' Dwarf Fountain Grass	Cont.
SP	16	24" HL	Spiraea Japonica 'Little Princess' / Little Princess Spiraea	Cont.
TM	12	24" Sp.	Toxus x Media 'Everlow' / Everlow Yew	Cont.
VN	14	24" HL	Viburnum Opulus 'Nanum' / Dwarf European Cranberrybush	Cont.
<b>PERENNIALS</b>				
BJ	249	24" HL	Viburnum opulus 'nanum' / Dwarf European Cranberrybush	1 Gal. Cont.
CG	87	12" O.C.	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 Gal. Cont.
CP	47	12" O.C.	Carex Pennsylvania / Pennsylvania Sedge	1 Gal. Cont.
HM	294	12" O.C.	Liriope Muscari 'Big Blue' / 'Big Blue' Lily-Turf	1 Gal. Cont.
NF	356	18" O.C.	Nepeta x faassenii / 'Walker's Low'	1 Gal. Cont.
RF	77	18" O.C.	Rudbeckia fulgida 'Goldsturm' / Black Eyed Susan	1 Gal. Cont.
VS	22	10" O.C.	Veronica Spicata 'Red Fox' / Red Fox Veronica	1 Gal. Cont.
<b>ANNUALS</b>				
76	Seasonal Plantings-- To be determined			
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			LBS
+/-	Plant Mix (To Be Determined By Contractor)			LBS
+/-	Terra Sorb (Or Approved Equal)			LBS
+/-	Edging			LF

DEFINITION & WETLAND RESTORATION PLANT LIST:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AF	5	2" cal	Acer x freemanii 'Celzam' / Autumn Blaze Maple	B&B
MG	5	2" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
QB	5	2" cal	Quercus bicolor / Swamp White Oak	B&B
<b>ORNAMENTAL TREE</b>				
AC	6	2" cal	Amelanchier canadensis / Shadbowl Serviceberry	B&B
BN	6	2" cal	Betula nigra / River Birch	B&B
CC	6	2" cal	Cornus c. japonica 'Cruzan' / Cruzan Hawthorn	B&B
<b>SHRUBS</b>				
AA	20	30"ht, 24" sp	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	Cont.
AE	20	30"ht, 24" sp	Aronia melanocarpa elata / Glossy Black Chokeberry	Cont.
CA	35	30"ht, 24" sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	20	30"ht, 24" sp	Cornus racemosa / Gray Dogwood/Red Chokeberry	Cont.
VD	20	30"ht, 24" sp	Viburnum dentatum / Arrowwood Viburnum	Cont.
<b>MATERIALS</b>				
+/-	Topsoil Installed			
+/-	Shredded Hardwood Mulch Installed			
+/-	Terra Sorb or Approved Equal			
+/-	Wetlands Seed Mix			

WOODLAND RESTORATION & ROCHESTER ROAD PLANT LIST:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AC	25	5-6' HT.	Acer rubrum / Red Maple	Bare-root
AS	25	5-6' HT.	Acer saccharum / Sugar Maple	Bare-root
BN	25	5-6' HT.	Betula nigra / River Birch	Bare-root
CaC	25	3-4' HT.	Carya cordiformis / Bitternut Hickory	Bare-root
Jn	25	5-6' HT.	Juglans nigra / Black Walnut	Bare-root
Lt	25	5-6' HT.	Liriodendron tulipifera / Tulip Poplar	Bare-root
Ns	25	3-4' HT.	Nyssa sylvatica / Black Gum	Bare-root
Qo	25	5-6' HT.	Quercus alba / White Oak	Bare-root
Qb	25	5-6' HT.	Quercus bicolor / Swamp White Oak	Bare-root
Qm	25	5-6' HT.	Quercus macrocarpa / Bur Oak	Bare-root
Qs	25	5-6' HT.	Quercus shumardii / Shumard Oak	Bare-root
Sa	25	5-6' HT.	Sassafras canadensis	Bare-root
<b>PERENNIALS</b>				
Ham	523	18" O.C.	Rudbeckia Fulgida 'Goldsturm' /	1 Gal. cont.
RF	388	18" O.C.	Hemerocallis 'Black Eyed Stella' / 'Black Eyed Stella' Daylily	1 Gal. cont.
<b>MATERIALS</b>				
+/-	Topsoil Installed			UNIT
+/-	Shredded Hardwood Mulch Installed			CY
+/-	Terra Sorb or Approved Equal			LBS

INTERNAL STREET TREES PRELIMINARY PLANT MATERIAL SCHEDULE:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AN	20	3" cal	Acer Nigrum 'Greencolumn' / Greencolumn Maple	B&B
AR	24	3" cal	Acer Rubrum 'Franksred'	B&B
CB	20	3" cal	Carpinus Betulus 'Fastigiata'	B&B
CO	16	3" cal	Celtis occidentalis / Common Hackberry	B&B
EU	14	3" cal	Eucommia ulmoides / Hardy Rubber Tree	B&B
QB	18	3" cal	Quercus bicolor / Swamp White Oak	B&B
OR	26	3" cal	Quercus rubra / Red Oak	B&B
TG	14	3" cal	Greenspire Linden	B&B
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			CY
+/-	Plant Mix (To Be Determined By Contractor)			CY
+/-	Terra Sorb (Or Approved Equal)			LBS
<b>LAWN</b>				
+/-	Seed			SF
+/-	Sod (owner's option)			CY

NORTH - EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AN	2	3" cal	Acer Nigrum 'Greencolumn' / Greencolumn Maple	B&B
OR	5	3" cal	Quercus rubra / Red Oak	B&B
OS	5	3" cal	Quercus shumardii / Shumard Oak	B&B
<b>EVERGREEN TREES</b>				
PA	51	10"ht, 5"sp	Picea abies / Norway Spruce	B&B
PE	24	10"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
PS	24	10"ht, 5"sp	Picea glauca / White Spruce	B&B
<b>ORNAMENTAL TREE</b>				
MP	4	2" cal	Malus 'Prairifire' / Prairifire Crab	B&B
MS	4	2" cal	Malus 'Snowdrift' / Snowdrift Crab	B&B
<b>SHRUBS</b>				
CA	16	30"ht, 24"sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	11	30"ht, 24"sp	Cornus racemosa / Gray Dogwood/Red Chokeberry	Cont.
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			CY
+/-	Plant Mix (To Be Determined By Contractor)			CY
+/-	Terra Sorb (Or Approved Equal)			LBS

EAST NATURAL FEATURES BUFFER: TYPE "B" BUFFER

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
QR	5	3" cal	Quercus rubra / Red Oak	B&B
QS	5	3" cal	Quercus shumardii / Shumard Oak	B&B
<b>EVERGREEN TREES</b>				
PA	15	10"ht, 5"sp	Picea abies / Norway Spruce	B&B
PE	15	10"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
PS	28	10"ht, 5"sp	Picea glauca / White Spruce	B&B
<b>ORNAMENTAL TREE</b>				
MP	3	2" cal	Malus 'Prairifire' / Prairifire Crab	B&B
MS	6	2" cal	Malus 'Snowdrift' / Snowdrift Crab	B&B
<b>SHRUBS</b>				
CA	12	30"ht, 24"sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	9	30"ht, 24"sp	Cornus racemosa/Gray Dogwood/Red Chokeberry	Cont.
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			CY
+/-	Plant Mix (To Be Determined By Contractor)			CY
+/-	Terra Sorb (Or Approved Equal)			LBS
+/-	Edging			LF

SOUTH NATURAL FEATURES BUFFER: TYPE "B" BUFFER

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
QR	3	3" cal	Quercus rubra / Red Oak	B&B
QS	3	3" cal	Quercus shumardii / Shumard Oak	B&B
<b>EVERGREEN TREES</b>				
PA	23	10"ht, 5"sp	Picea abies / Norway Spruce	B&B
PE	40	10"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
PS	19	10"ht, 5"sp	Picea glauca / White Spruce	B&B
<b>ORNAMENTAL TREE</b>				
MP	6	2" cal	Malus 'Prairifire' / Prairifire Crab	B&B
<b>SHRUBS</b>				
CA	12	30"ht, 24"sp	Cornus alba 'Regnzam' / Red Grome Dogwood	Cont.
CR	12	30"ht, 24"sp	Cornus racemosa/Gray Dogwood/Red Chokeberry	Cont.
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			CY
+/-	Plant Mix (To Be Determined By Contractor)			CY

TYPICAL BUILDING UNIT PLANT LIST

RESIDENTIAL BUILDING SITE LANDSCAPE PLANTINGS:  
A total of 16 trees will be planted on each building site, plants to be a mix of plant species.

REPLACEMENT TREE	CREDIT
Deciduous Shade Trees 3" cal	6
Evergreen Trees 10" HL	10
	+ 16 X 2 (CREDITS) = 32
	X 25 UNITS = 800
<b>TREE CREDITS:</b>	<b>832</b>

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>SHADE TREES</b>				
AF	X	3" cal	Acer x freemanii 'Celzam' / Autumn Blaze Maple	B&B
CO	X	3" cal	Celtis occidentalis / Common Hackberry	B&B
EU	X	3" cal	Eucommia ulmoides / Hardy Rubber Tree	B&B
GB	X	3" cal	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B&B
GT	X	3" cal	Gleditsia t. inermis 'Skycole' / Skyline Honey Locust	B&B
MG	X	3" cal	Metasequoia glyptostroboides / Dawn Redwood	B&B
PCo	X	6" cal	Platanus x acerifolia 'Columbia' / Columbia Linden Plane Tree	B&B
QA	X	3" cal	Quercus alba / White Oak	B&B
QB	X	3" cal	Quercus bicolor / Swamp White Oak	B&B
QR	X	3" cal	Quercus rubra / Red Oak	B&B
QS	X	3" cal	Quercus shumardii / Shumard Oak	B&B
TC	X	3" cal	Tilia cordata 'Corzam' / Corzam Linden	B&B
UP	X	3" cal	Ulmus x 'Pioneer' / Pioneer Elm	B&B
<b>EVERGREEN TREES</b>				
AB	X	10"ht, 5"sp	Abies concolor / Concolor White Fir	B&B
PA	X	10"ht, 5"sp	Picea abies / Norway Spruce	B&B
PC	X	10"ht, 5"sp	Picea glauca var. densata / Black Hills Spruce	B&B
PS	X	10"ht, 5"sp	Picea glauca / White Spruce	B&B
PR	X	10"ht, 5"sp	Pinus resinosa / Red Pine	B&B
PE	X	10"ht, 5"sp	Pinus strobus / Eastern White Pine	B&B
TS	X	10"ht, 5"sp	Tsuga canadensis / Canadian Hemlock	B&B
<b>MATERIALS</b>				
+/-	Mulch (To Be Determined By Contractor)			CY
+/-	Plant Mix (To Be Determined By Contractor)			CY
+/-	Terra Sorb (Or Approved Equal)			LBS
+/-	Edging			LF

NORTH ENTRY WAY:

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>PERENNIALS</b>				
PH	14	24" HL	Pennisetum Alopecuroides 'Hamelin' / 'Hamlin' Dwarf Fountain Grass	Cont.
CG	87	12" O.C.	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	1 Gal. Cont.
NF	228	18" O.C.	Nepeta x faassenii / 'Walker's Low'	1 Gal. Cont.

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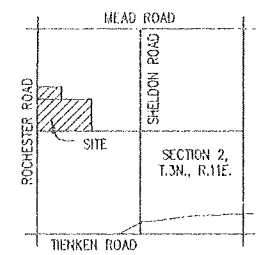
Project: "Rochester Enclaves"  
Rochester Hills, Oakland County, Michigan

Design/Drawn: BTR / BT  
Checked/Approved: BM  
Jan 4, 2013  
File  
Date/Revision: Issued For  
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2. 11-11-2014 PRELIMINARY REVIEW

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LOCATION MAP  
NOT TO SCALE

**TREE SURVEY DATA:**

TREE SURVEY: SOUTHERN PARCEL (SURVEYED)	
TOTAL # OF TAGGED TREES	3231
TOTAL # OF ASH TREES	187
TOTAL # OF DEAD TREES	336
TOTAL # OF TREES IN R.O.W.	2026
TOTAL # OF REGULATED TREES	764
TOTAL # OF TREES TO BE SAVED	1262
TOTAL # OF TREES TO BE REMOVED	37.71%
TOTAL % TREES SAVED	37.71%
TOTAL # OF REPLACEMENT CREDITS REQ'D.	1262

TREE SURVEY: NORTHERN PARCEL (ESTIMATED)	
TOTAL # OF TAGGED TREES	604
TOTAL # OF ASH TREES	-
TOTAL # OF DEAD TREES	-
TOTAL # OF TREES IN R.O.W.	58
TOTAL # OF REGULATED TREES	548
TOTAL # OF TREES TO BE SAVED	338
TOTAL # OF TREES TO BE REMOVED	208
TOTAL % TREES SAVED	56%
TOTAL # OF REPLACEMENT CREDITS REQ'D.	208

TOTAL # OF REPLACEMENT CREDITS PROVIDED FOR BOTH PARCELS:	1480
---	------

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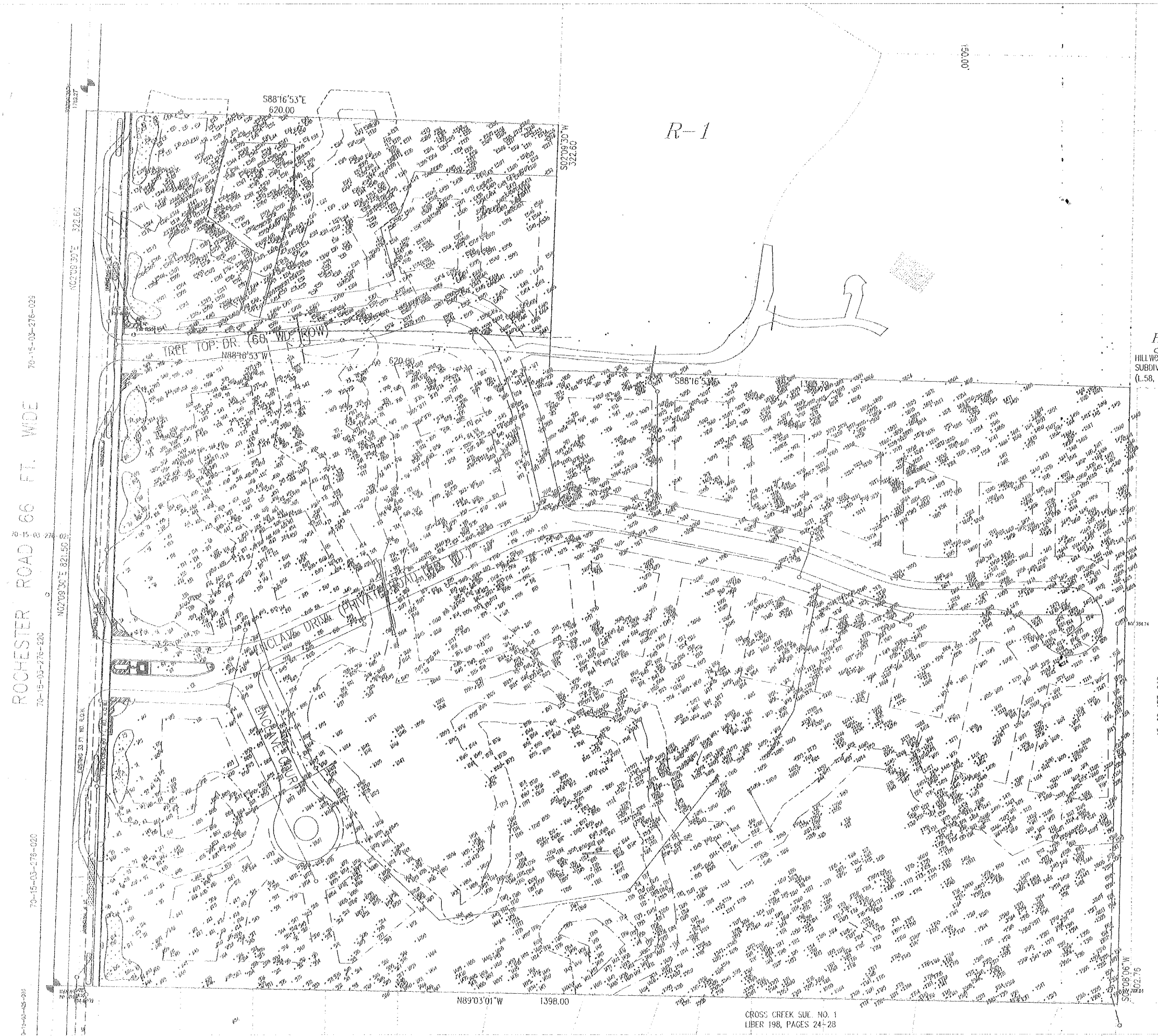
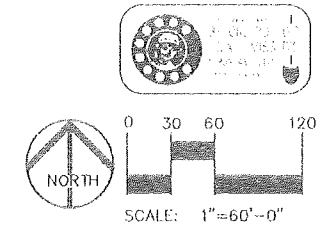
Project  
**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Designed/Drawn: DAR / DC  
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Project  
**"Rochester Enclaves"**  
 Rochester Hills,  
 Oakland County,  
 Michigan

Design/Drawn: B.M. / J.F.  
 Checked/Approved: B.M.  
 Job #: 10-2013  
 Title:

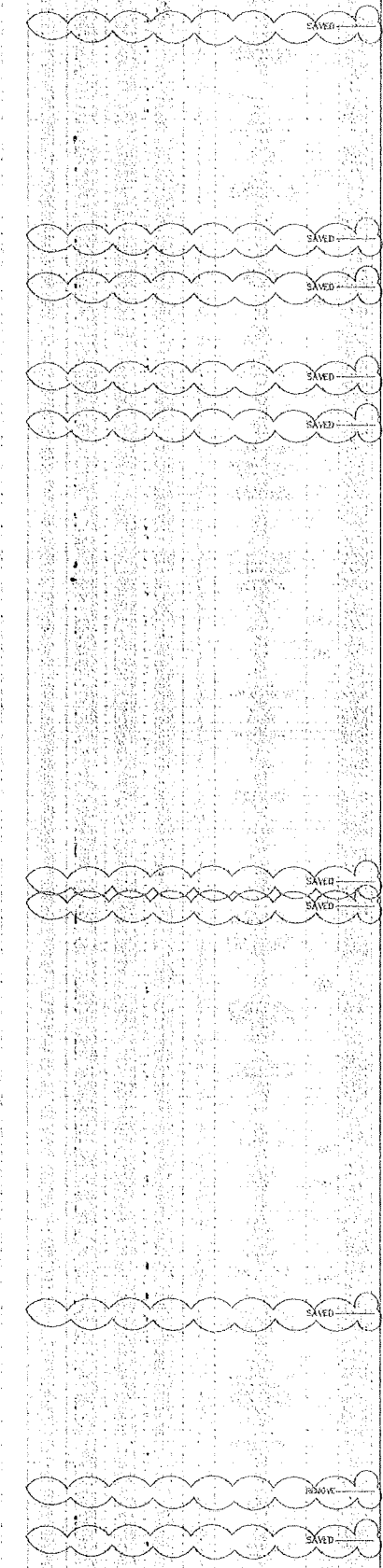
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Tree List

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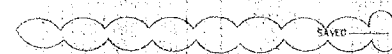
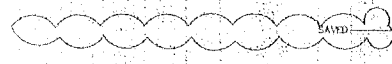
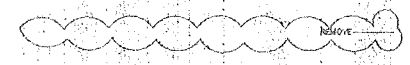
**Project**  
 "Rochester  
 Enclaves"  
 Rochester Hills,  
 Oakland County,  
 Michigan

Design/Drawn: M.H. / J.E.  
 Check/Approved: M.H.  
 Job #: 10-2013  
 Title:

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**Project**  
"Rochester  
Enclaves"  
Rochester Hills,  
Oakland County,  
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**Design/Drawn:** R.H. / J.C.  
**Checked/Approved:** R.H.  
**Date:** 10-2013

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ROCHESTER ENCLAVES  
PLAN A

