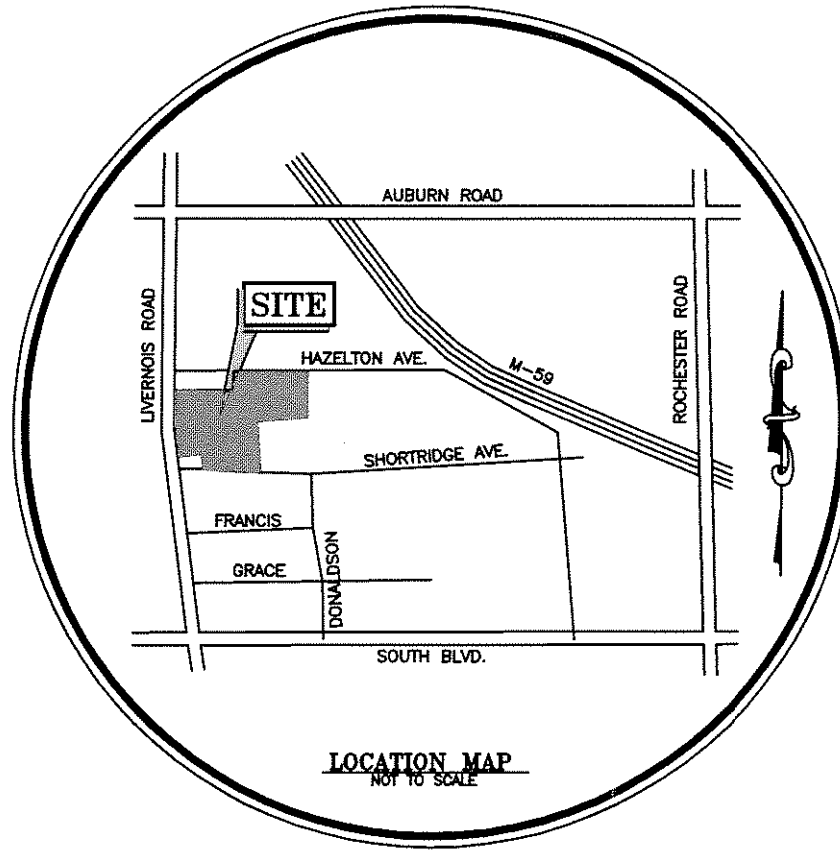


FINAL SITE PLAN FOR:
"HICKORY RIDGE"
SITE CONDOMINIUM
 PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER
 HILLS, OAKLAND COUNTY, MICHIGAN

NOTE: THIS DEVELOPMENT IS BASED
 ON LOT AVERAGING SEE SHEET 4



01-25-06 RLH
 05-077 HICKORY RIDGE BOUNDARY COMBINATION

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-301-012)
 LOTS 15 AND 16, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 7 FEET OF THE NORTH 40 FEET OF LOT 15 TAKEN FOR ROAD PURPOSES.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-301-016)
 PART OF LOTS 17 AND 18, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS, EXCEPT REMAINS AT A POINT DISTANT 807'44"10"E 228.75 FEET AND N62°15'00"E 53.00 FEET FROM THE W1/4 CORNER; THENCE N62°15'00"E 250.00 FEET; THENCE 807'44"10"E 288.06 FEET; THENCE N62°42'20"W 42.37 FEET; THENCE S82°22'01"W 210.03 FEET; THENCE N07°44'10"W 232.00 FEET ALONG THE WEST LINE OF LOTS 17 AND 18 TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-301-007)
 PART OF LOTS 17 AND 18, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS, BEGINNING AT A POINT DISTANT 807'44"10"E 228.75 FEET ALONG THE WEST LINE OF SECTION 34 AND N62°15'00"E 53.00 FEET FROM THE W1/4 CORNER; THENCE N62°15'00"E 250.00 FEET; THENCE 807'44"10"E 100.00 FEET; THENCE S82°15'00"W 250.00 FEET; THENCE N07°44'10"W 100.00 FEET ALONG THE WEST LINE OF LOTS 17 AND 18 TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-301-002)
 LOT 14, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS, EXCEPT THE SOUTH 5 FEET.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-151-004)
 LOT 1, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 10 FEET.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-151-003)
 LOT 2, "SUPERIOR'S PLAT NO. 8", PART OF THE SW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, EXCEPT THE WEST 10 FEET.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-178-001)
 LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1", A REPLAT OF LOTS 41 AND 42 OF SUPERIOR'S PLAT NO. 8, PART OF THE N1/2 OF SECTION 34, T3N, R11E, ACON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 48 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS.

DESCRIPTION OF PROPERTY (FROM RECORD 18-34-151-012)
 PART OF LOT 3, EXCEPT THE WEST 636 FEET OF THE NORTH 130 FEET, ALSO EXCEPT THE WEST 10 FEET OF THE SOUTH 15.02 FEET OF "SUPERIOR'S PLAT NO. 8", PART OF THE N1/2 OF SECTION 34, T3N, R11E, ACON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

DESCRIPTION OF PROPERTY (COMBINED PARCELS)
 PART OF THE SW1/4 AND PART OF THE NW1/4 OF SECTION 34, T3N, R11E, ACON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN AND PART OF "SUPERIOR'S PLAT NO. 8", RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS AND PART OF "SUPERIOR'S PLAT NO. 8", RECORDED IN LIBER 6 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS AND PART OF "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1", RECORDED IN LIBER 48 OF PLATS, PAGE 55, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE W1/4 CORNER OF SECTION 34; THENCE N62°15'00"E 80.17 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) AND FOR THE POINT OF BEGINNING; THENCE N00°45'00"E 0.96 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) TO THE E-W1/4 LINE OF SECTION 34; THENCE CONTINUING N07°44'10"E 418.81 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N62°38'40"E 80.00 FEET; THENCE N00°45'00"E 100.00 FEET TO THE NORTH LINE OF LOT 3; "SUPERIOR'S PLAT NO. 8", THE SOUTH RIGHT OF WAY OF HAZELTON AVENUE (WIDTH VARIES); THENCE N10°14'40"E 437.50 FEET ALONG THE NORTH LINE OF LOT 3; "SUPERIOR'S PLAT NO. 8" AND THE SOUTH RIGHT OF WAY OF HAZELTON AVENUE (WIDTH VARIES) TO THE EAST LINE OF LOT 3; "SUPERIOR'S PLAT NO. 8" AND THE WEST LINE OF LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1"; THENCE N00°00'35"E 43.97 FEET ALONG THE WEST LINE OF LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1" TO THE SOUTH RIGHT OF WAY OF HAZELTON ROAD (WIDTH VARIES); THENCE S89°30'30"E 157.80 FEET ALONG THE NORTH LINE OF LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1"; SOUTH RIGHT OF WAY OF HAZELTON ROAD (WIDTH VARIES) TO THE EAST LINE OF LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1"; THENCE S00°01'40"W 503.39 FEET ALONG THE EAST LINE OF LOT 118, "SUPERIOR'S PLAT OF ANACROFT'S SUBDIVISION NO. 1" TO "SUPERIOR'S PLAT NO. 8", AND TO THE E-W1/4 LINE OF SECTION 34; THENCE S89°30'30"E 151.17 FEET ALONG THE E-W1/4 LINE OF SECTION 34 TO THE NE CORNER OF LOT 14, "SUPERIOR'S PLAT NO. 8"; THENCE S03°47'00"E 558.43 FEET ALONG THE EAST LINE OF LOT 14, "SUPERIOR'S PLAT NO. 8" TO THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES); THENCE ALONG THE NORTH RIGHT OF WAY OF SHORTRIDGE DRIVE (WIDTH VARIES) THE FOLLOWING THREE (3) COURSES: (1) N67°24'30"W 191.88 FEET, (2) N67°10'30"W 513.02 FEET AND (3) S81°17'00"W 214.00 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N07°44'10"W 5.04 FEET ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE N62°17'30"E 211.08 FEET; THENCE S57°10'00"E 42.83 FEET; THENCE N07°54'01"W 168.90 FEET; THENCE S82°00'20"W 250.84 FEET TO THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH); THENCE ALONG THE EAST RIGHT OF WAY OF LIVERNOIS ROAD (60 FEET HALF WIDTH) THE FOLLOWING THREE (3) COURSES: (1) N67°44'10"W 288.42 FEET, (2) N62°07'30"E 7.01 FEET AND (3) N07°44'10"W 36.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1055677 SQUARE FEET OR 24.2280 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY.

HEARING DATA ORIGINATES FROM THE E-W1/4 LINE OF SECTION 34 AS SHOWN IN "SUPERIOR'S PLAT NO. 8", RECORDED IN LIBER 6 OF PLATS, PAGE 55 AND "SUPERIOR'S PLAT NO. 8", RECORDED IN LIBER 5 OF PLATS, PAGE 56, OAKLAND COUNTY RECORDS.

THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE C (AREA OF MINIMAL FLOODING) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280471 0000 B, DATED SEPTEMBER 02, 1994, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE DATA

ZONE	R-4
TOTAL SITE AREA	24.28 ACRES
LIVERNOIS ROAD RIGHT-OF-WAY	0.048 ACRES
NET SITE ADVEASE	24.21 ACRES
REQUIRED UNIT SIZE	9,800 SF., 80 FT. W/DF

DENSITY CALC.

PROPOSED UNITS	50 UNITS
PERMITTED DENSITY (3.4 UNITS/ACRE)	79.6 UNITS

UNIT SIZES PROVIDED

AVERAGE AREA	11,200 S.F.
MAX. AREA	32,288 S.F. (UNIT 42)
MIN. AREA	9,840 S.F.
MAX. WIDTH	157.92 FEET (UNIT 42)
MIN. WIDTH	72.00 FEET

USING LOT AVERAGING

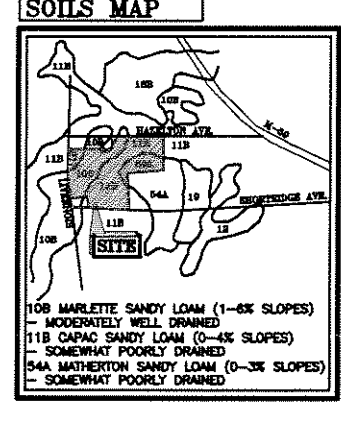
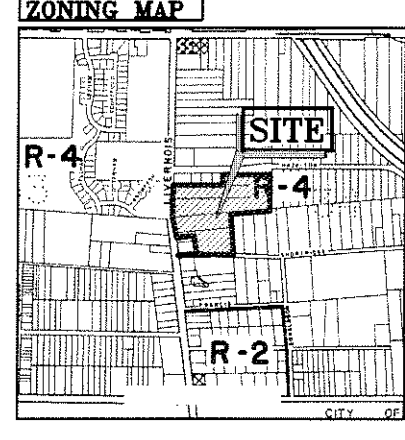
MIN. UNIT AREA PERMITTED	9,840 S.F.
MIN. UNIT WIDTH	72 FEET

UNIT SUBTRACTS

FRONT	25.0'
STOP N/W.	10.0'
10'AL. SIDE	20.0'
REAR	25.0'

OPEN SPACE PROVIDED

5.47 acres
0.49 acres
0.14 acres
0.03 acres
5.73 acres



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

ALL WATERMANS, SANITARY SEWERS (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACK FILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACK FILLED. SAND BACK FILLING TO BE INCIDENTAL TO CONTRACT.

ALL DRAWINGS, SPECIFICATIONS, AND OTHER RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF FAZAL KHAN & ASSOC. INC. AND SHALL BE RETURNED UPON REQUEST.

REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF FAZAL KHAN & ASSOCIATES INC.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL PERTINENT DIMENSIONS AND REPORT ANY DISCREPANCIES TO FAZAL KHAN & ASSOCIATES INC. BEFORE PROCEEDING WITH THE WORK.

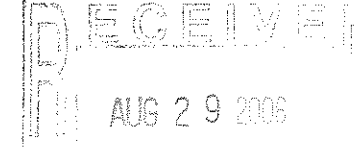
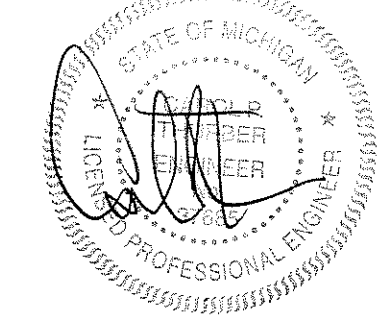
- SHEET 1 - COVER SHEET
- SHEET 2 - TOPOGRAPHIC SURVEY
- SHEET 3A - TREE SURVEY (NORTH)
- SHEET 3B - TREE INVENTORY LIST (NORTH)
- SHEET 3C - TREE SURVEY AND INVENTORY (SOUTH)
- SHEET 3D - TREE SURVEY AND INVENTORY (SHORTRIDGE)
- SHEET 3E - TREE SURVEY AND INVENTORY (ADDITIONAL PARCEL ON NORTH PORTION OF SITE)
- SHEET 4 - PRELIMINARY PLAN AND GENERAL UTILITY PLAN
- SHEET 5A - GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICTS MAP
- SHEET 5B - GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICTS MAP
- SHEET 6 - APPROACH PLAN
- SHEET 7 - LANDSCAPE PLAN
- SHEET 8 - LANDSCAPE NOTES AND DETAILS

OWNER / DEVELOPER:
 BLUEWOOD PROPERTIES, LLC
 1717 STUTZ
 TROY, MICHIGAN 48084
 PHONE: (248) 614-9780
 FAX: (248) 614-9980

WETLANDS FLAGGED BY:
 KING & MACGREGOR ENVIR., INC.
 200 MAPLE PARK BOULEVARD, SUITE 208
 ST. CLAIR SHORES, MICHIGAN 48082
 CONTACT: DEREK STRATELAK
 PHONE: (586) 498-9596
 FAX: (586) 498-9902

TREES IDENTIFIED BY:
 KING & MACGREGOR ENVIR., INC.
 200 MAPLE PARK BOULEVARD, SUITE 208
 ST. CLAIR SHORES, MICHIGAN 48082
 CONTACT: PAMELA RICE
 PHONE: (586) 498-9596
 FAX: (586) 498-9902

ENGINEERS & SURVEYORS:
 FAZAL KHAN & ASSOCIATES, INC.
 43345 SCHOENHERR ROAD
 STERLING HEIGHTS, MICHIGAN 48313
 PHONE (586) 739-8007
 FAX: (586) 739-6994



PLANS SUBMITTED TO: ROCHESTER HILLS PLANNING DEPARTMENT ROCHESTER HILLS CITY COUNCIL	DATE SUBMITTED: AUGUST 24, 2006	COMMENTS RECEIVED:	RE-SUBMITTED:	COMMENTS RECEIVED:	RE-SUBMITTED:	DATE APPROVED:	ADDRESS AND PHONE #:
--	------------------------------------	--------------------	---------------	--------------------	---------------	----------------	----------------------

CITY FILE
#05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS BEFORE YOU OR 1-800-487-7171

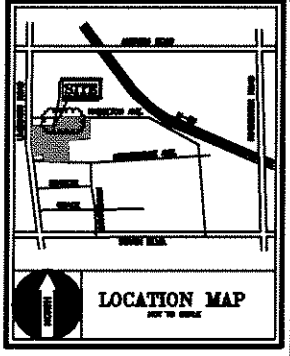
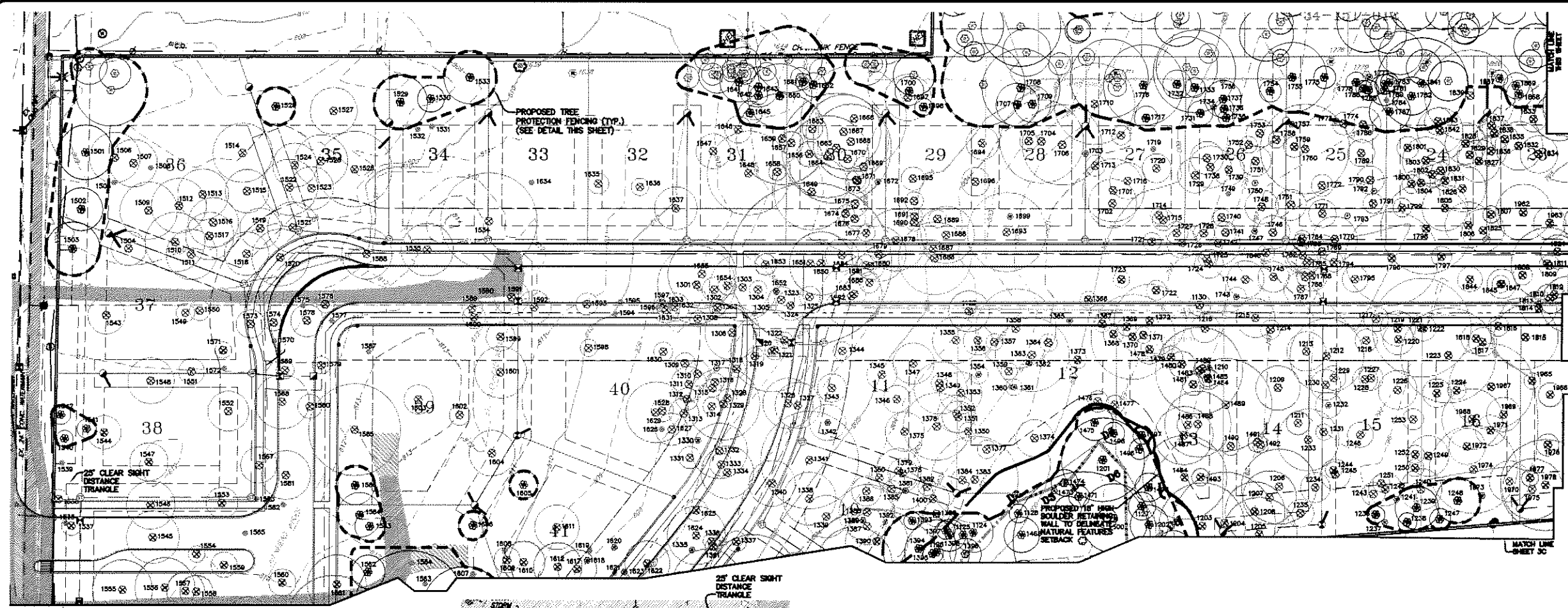
"HICKORY RIDGE" SITE CONDOMINIUM
 PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

FAZAL KHAN & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 43345 SCHOENHERR ROAD
 STERLING HEIGHTS, MICHIGAN 48313
 PHONE (586) 739-8007 FAX (586) 739-6994

COVER SHEET

PROJECT NO. 03-349
 DATE 01-25-06
 DRAWN BY B.A.V. CHECKED BY C.P.T.

CLIENT: BLUEWOOD PROPERTIES, LLC
 CONSTRUCTION AS-BUILT

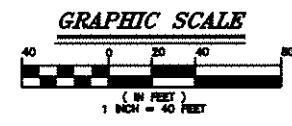
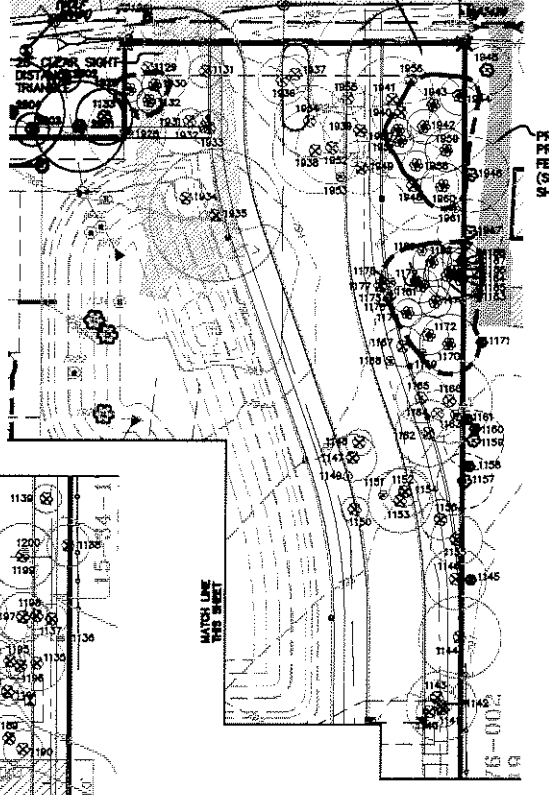
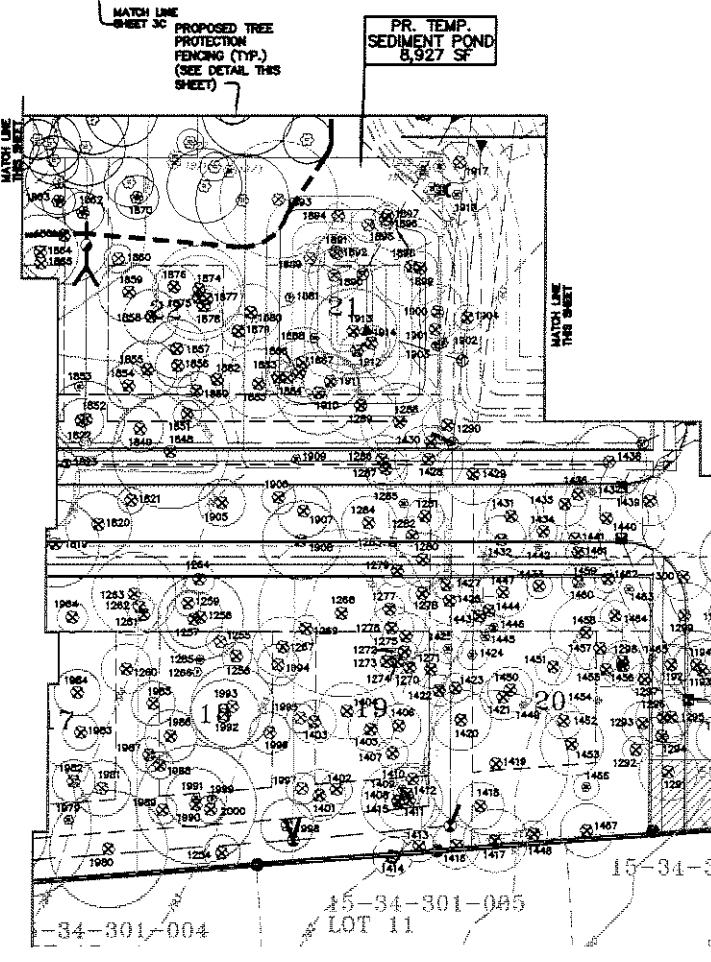


LEGEND

● IRON FOUND	● IRON SET
● NAIL FOUND	● NAIL SET
● MONUMENT FOUND	● SEC. CORNER FOUND
— WATERMAIN	— SANITARY SEWER
— ROAD DITCH	— STORM SEWER
— ROAD DITCH BASH	— OVERHEAD WIRES
— REAR-YARD INLET	— CONTOUR
— REAR-YARD C.B.	
— END-SECTION	
— UTILITY POLE	

TREE PLAN LEGEND

○ ○ ○ ○ ○	EXISTING TREE TO BE SAVED
○ ○ ○ ○ ○	EXISTING TREE TO BE REMOVED
○ ○ ○ ○ ○	EXISTING TREE OFF-SITE
○ ○ ○ ○ ○	EXISTING TREE (DEAD)
○ ○ ○ ○ ○	EXISTING ASH TREE
○ ○ ○ ○ ○	EXISTING TREE - <6"Ø
○ ○ ○ ○ ○	TREE PROTECTION FENCING



○ ADDITIONAL TREES ON NORTH PORTION OF PROPERTY - SHEET 3E

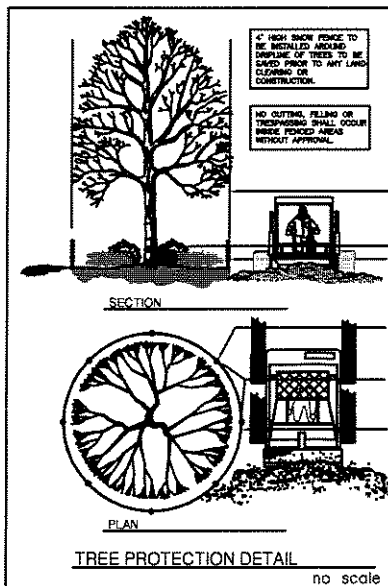
SEE SHEET 3B FOR LIST OF EXISTING TREES ON THE NORTH PORTION OF THE SITE.

SHEET 3C CONTAINS DRAWING AND LIST OF EXISTING TREES ON THE SOUTH PORTION OF THE SITE.

NOTE: FOR OVERALL SITE TREE SUMMARY SEE SHEET 7.

NOTE: THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE: ALL ASH TREES NOT LOCATED IN A NATURAL AREA ARE TO BE REMOVED.



TREE PROTECTION NOTES

- The tree protection fencing (TPF) shall be erected per the plans approved by the City of Rochester Hill Planning Department. The TPF must be in place and secured by the City of Rochester Hill 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 Hill 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 Hill Landscape Architect must inspect all trees designated to be preserved. The Landscape Performance Bond will not be released until the 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 Hill Landscape Architect is required at the end of the warranty and maintenance period. The Landscape Maintenance Bond will not be released until this inspection is complete and all related issues are resolved. It is the developer's responsibility to contact the City Planning Department at 1-248-656-4660 to schedule this inspection.
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of said regulated tree without approval for removal, including but not limited to land clearing, grubbing, razing, grading or filling, no person shall place any solvents, building material, construction equipment, soil deposits, or harmful materials within the drip line limit of trees designated for preservation.
- Proposed grades are to match the existing elevations outside the limits of the TPF. No grading either cut or fill is permitted within the drip line of any tree designated for preservation.
- During the construction process no person shall attach any device or wire/cable/rod/pipe 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 located 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 end and must be replaced prior to the issuance of the Certificate of Occupancy.
- Regulated tree located off-site to adjacent property that may be affected by construction operations must be protected as defined herein.
- The TPF shall consist of 4 feet high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by 6 feet round T-bar posts 3 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.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS BEFORE THE CALL US AT 1-800-462-7171 (TOL. FREE)

HICKORY RIDGE SITE CONDOMINIUM
PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER
HILL, GARLAND COUNTY, MICHIGAN

MAI ILM & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 W. WASHINGTON ST., SUITE 100
ANN ARBOR, MI 48106
PHONE: (888) 739-8007 FAX: (866) 739-6994

TREE SURVEY NORTH

PROJECT NO. 03-349
DATE 08-24-08
DRAWN BY B.A.V.
CHECKED BY C.P.T.

CLIENT BLUEWOOD PROPERTIES, LLC
CONTRACTOR AS-BUILT
SCALE 1" = 40'

SHEET NO. 3A/8

Table with columns: Tag No., Species Name, DBH, Height, Diameter, Condition, Notes, Notes (2). Multiple columns of tree data.

Vertical sidebar containing: 72 HOURS BEFORE YOU DIG... HICKORY RIDGE SITE CONDOMINIUM... TREE SURVEY NORTH... CITY FILE #05-006

W.P. INDICATES PRESENCE OF WOODPECKERS
E.A.B. INDICATES PRESENCE OF EMERALD ASH BORER

NOTE: FOR OVERALL SITE TREE SUMMARY, SEE SHEET 7.

NOTE: THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE: ALL ASH TREES NOT LOCATED IN A NATURAL AREA ARE TO BE REMOVED.

NORTH PARCEL TREE SUMMARY
TOTAL NUMBER OF TREES LOCATED ON THE NORTH PORTION OF THE SUBJECT PARCEL: 877
MINUS ALL NON-REGULATED TREES: 153
TOTAL NUMBER OF REGULATED TREES: 724
TOTAL NUMBER OF TREES SAVED: 195
* NON-REGULATED TREES INCLUDE DEAD, ASH, OFF-SITE AND TREES LESS THAN 6" CALIPER.

SOUTH PARCEL TREE SUMMARY

TOTAL NUMBER OF TREES LOCATED ON THE SOUTH PORTION OF THE SUBJECT PARCEL	562
MINUS ALL NON-REGULATED TREES	215
TOTAL NUMBER OF REGULATED TREES	347
TOTAL NUMBER OF TREES SAVED	211
TOTAL NUMBER OF TREES REMOVED	136

* NON-REGULATED TREES INCLUDE DEAD, ASH, OFF-SITE AND TREES LESS THAN 8" CALIPER.

Tag No.	Botanical Name	Dist.	1 Dia.	2 Dia.	3 Dia.	Condition	Notes
100	Red Oak	1.0	8.0			Good	Save
101	Red Oak	1.0	8.0			Good	Save
102	Red Oak	1.0	8.0			Good	Save
103	Red Oak	1.0	8.0			Good	Save
104	Red Oak	1.0	8.0			Good	Save
105	Red Oak	1.0	8.0			Good	Save
106	Red Oak	1.0	8.0			Good	Save
107	Red Oak	1.0	8.0			Good	Save
108	Red Oak	1.0	8.0			Good	Save
109	Red Oak	1.0	8.0			Good	Save
110	Red Oak	1.0	8.0			Good	Save
111	Red Oak	1.0	8.0			Good	Save
112	Red Oak	1.0	8.0			Good	Save
113	Red Oak	1.0	8.0			Good	Save
114	Red Oak	1.0	8.0			Good	Save
115	Red Oak	1.0	8.0			Good	Save
116	Red Oak	1.0	8.0			Good	Save
117	Red Oak	1.0	8.0			Good	Save
118	Red Oak	1.0	8.0			Good	Save
119	Red Oak	1.0	8.0			Good	Save
120	Red Oak	1.0	8.0			Good	Save
121	Red Oak	1.0	8.0			Good	Save
122	Red Oak	1.0	8.0			Good	Save
123	Red Oak	1.0	8.0			Good	Save
124	Red Oak	1.0	8.0			Good	Save
125	Red Oak	1.0	8.0			Good	Save
126	Red Oak	1.0	8.0			Good	Save
127	Red Oak	1.0	8.0			Good	Save
128	Red Oak	1.0	8.0			Good	Save
129	Red Oak	1.0	8.0			Good	Save
130	Red Oak	1.0	8.0			Good	Save
131	Red Oak	1.0	8.0			Good	Save
132	Red Oak	1.0	8.0			Good	Save
133	Red Oak	1.0	8.0			Good	Save
134	Red Oak	1.0	8.0			Good	Save
135	Red Oak	1.0	8.0			Good	Save
136	Red Oak	1.0	8.0			Good	Save
137	Red Oak	1.0	8.0			Good	Save
138	Red Oak	1.0	8.0			Good	Save
139	Red Oak	1.0	8.0			Good	Save
140	Red Oak	1.0	8.0			Good	Save
141	Red Oak	1.0	8.0			Good	Save
142	Red Oak	1.0	8.0			Good	Save
143	Red Oak	1.0	8.0			Good	Save
144	Red Oak	1.0	8.0			Good	Save
145	Red Oak	1.0	8.0			Good	Save
146	Red Oak	1.0	8.0			Good	Save
147	Red Oak	1.0	8.0			Good	Save
148	Red Oak	1.0	8.0			Good	Save
149	Red Oak	1.0	8.0			Good	Save
150	Red Oak	1.0	8.0			Good	Save
151	Red Oak	1.0	8.0			Good	Save
152	Red Oak	1.0	8.0			Good	Save
153	Red Oak	1.0	8.0			Good	Save
154	Red Oak	1.0	8.0			Good	Save
155	Red Oak	1.0	8.0			Good	Save
156	Red Oak	1.0	8.0			Good	Save
157	Red Oak	1.0	8.0			Good	Save
158	Red Oak	1.0	8.0			Good	Save
159	Red Oak	1.0	8.0			Good	Save
160	Red Oak	1.0	8.0			Good	Save
161	Red Oak	1.0	8.0			Good	Save
162	Red Oak	1.0	8.0			Good	Save
163	Red Oak	1.0	8.0			Good	Save
164	Red Oak	1.0	8.0			Good	Save
165	Red Oak	1.0	8.0			Good	Save
166	Red Oak	1.0	8.0			Good	Save
167	Red Oak	1.0	8.0			Good	Save
168	Red Oak	1.0	8.0			Good	Save
169	Red Oak	1.0	8.0			Good	Save
170	Red Oak	1.0	8.0			Good	Save
171	Red Oak	1.0	8.0			Good	Save
172	Red Oak	1.0	8.0			Good	Save
173	Red Oak	1.0	8.0			Good	Save
174	Red Oak	1.0	8.0			Good	Save
175	Red Oak	1.0	8.0			Good	Save
176	Red Oak	1.0	8.0			Good	Save
177	Red Oak	1.0	8.0			Good	Save
178	Red Oak	1.0	8.0			Good	Save
179	Red Oak	1.0	8.0			Good	Save
180	Red Oak	1.0	8.0			Good	Save
181	Red Oak	1.0	8.0			Good	Save
182	Red Oak	1.0	8.0			Good	Save
183	Red Oak	1.0	8.0			Good	Save
184	Red Oak	1.0	8.0			Good	Save
185	Red Oak	1.0	8.0			Good	Save
186	Red Oak	1.0	8.0			Good	Save
187	Red Oak	1.0	8.0			Good	Save
188	Red Oak	1.0	8.0			Good	Save
189	Red Oak	1.0	8.0			Good	Save
190	Red Oak	1.0	8.0			Good	Save
191	Red Oak	1.0	8.0			Good	Save
192	Red Oak	1.0	8.0			Good	Save
193	Red Oak	1.0	8.0			Good	Save
194	Red Oak	1.0	8.0			Good	Save
195	Red Oak	1.0	8.0			Good	Save
196	Red Oak	1.0	8.0			Good	Save
197	Red Oak	1.0	8.0			Good	Save
198	Red Oak	1.0	8.0			Good	Save
199	Red Oak	1.0	8.0			Good	Save
200	Red Oak	1.0	8.0			Good	Save

LEGEND

- IRON FOUND
- IRON SET
- MONUMENT FOUND
- SEC. CORNER FOUND
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRES
- CONTOUR
- ROAD INLET
- ROAD CATCH BASIN
- REAR-YARD INLET
- REAR-YARD C.I.B.
- DND-SECTION
- UTILITY POLE

TREE PLAN LEGEND

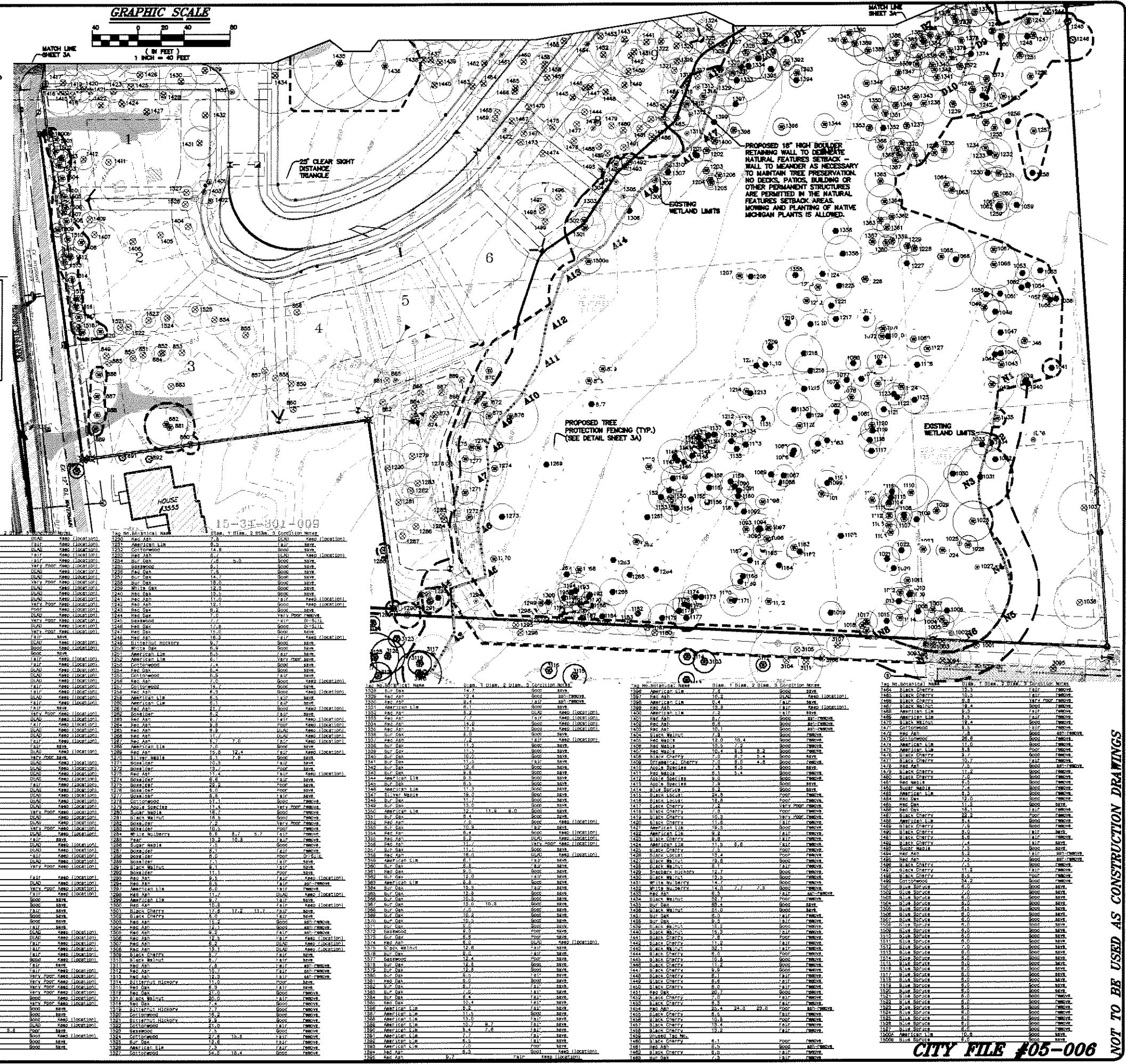
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE OFF-SITE
- EXISTING TREE (DEAD)
- EXISTING ASH TREE
- EXISTING TREE - <8"
- TREE PROTECTION FENCING

SEE SHEET 3A & 3B FOR DRAWING AND LIST OF TREES ON NORTH PORTION OF SITE

SEE SHEET 7 FOR OVERALL TREE INVENTORY CALCULATIONS

NOTE: THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE: ALL ASH TREES NOT LOCATED IN A NATURAL AREA ARE TO BE REMOVED.



72 HOURS BEFORE YOU DO CALL MISS GILBERT AT 1-800-62-7171

HICKORY RIDGE SITE CONDOMINIUM
PART OF SECTION 34, T4N, R11E, CITY OF ROCKFESTER
FIELD, OREGON COUNTY, MISSOURI

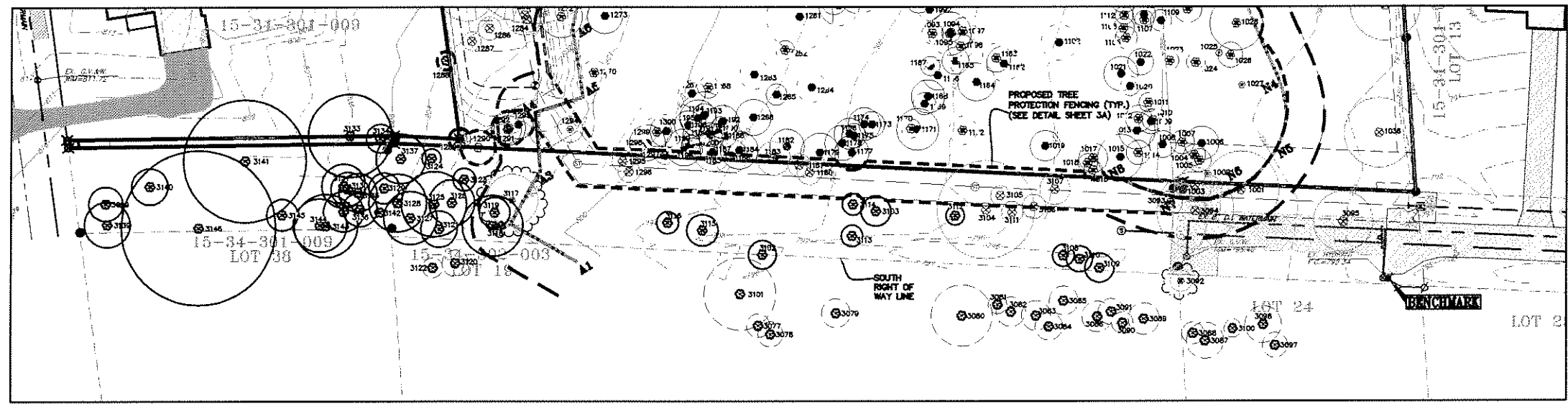
PAUL DAVY & ASSOCIATES, INC.
CIVIL ENGINEER, SURVEYOR, ARCHITECT, LAND SURVEYOR
1000 S. W. 10TH AVE., SUITE 100, ROCKFESTER, MO 64687
PHONE (565) 739-8007 FAX (565) 739-8994

TREE SURVEY SOUTH

PROJECT NO. 03-349
DATE 08-24-06
DRAWN BY B.A.V. CHECKED BY C.P.T.
SCALE 1" = 40'

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS



Tag No.	Species Name	Plant 1	Diam. 1	Plant 2	Diam. 2	Location	Status
300	Black Alder	8.5		Good			ASAP
1001	Black Alder	25.0		Good			ASAP
1002	Black Alder	11.2		Fair			ASAP
1190	Red Alder	8.2		Good			ASAP
1141	American Elm	7.4		Fair			ASAP
1162	Red Alder	11.1		Fair			ASAP
1188	Red Alder	13.8		Good			ASAP
1189	Red Alder	13.8		Good			ASAP
1190	Red Alder	11.2		Fair	Post		ASAP
1200	American Elm	7.0		Fair			ASAP
1208	American Elm	7.0		Very Poor			ASAP
2077	Box Elder	7.7		Fair			OFFSITE
2078	Hawthorn	8.6		Good			OFFSITE
3079	American Elm	8.8		Good			OFFSITE
3080	Black Walnut	8.8		Good			OFFSITE
3081	Black Walnut	8.8		Fair			OFFSITE
3082	Black Walnut	8.8		Good			OFFSITE
3083	Hawthorn	8.2		Fair			OFFSITE
3084	Hawthorn	8.2		Good			OFFSITE
3085	Swamp White Oak	8.4		Good			OFFSITE
3086	Swamp White Oak	8.4		Good			OFFSITE
3087	Swamp White Oak	8.4		Good			OFFSITE
3088	Swamp White Oak	8.4		Good			OFFSITE
3089	Swamp White Oak	8.4		Good			OFFSITE
3090	Swamp White Oak	8.4		Good			OFFSITE
3091	Swamp White Oak	8.4		Good			OFFSITE
3092	Swamp White Oak	8.4		Good			OFFSITE
3093	Swamp White Oak	8.4		Good			OFFSITE
3094	Swamp White Oak	8.4		Good			OFFSITE
3095	Swamp White Oak	8.4		Good			OFFSITE
3096	Swamp White Oak	8.4		Good			OFFSITE
3097	Swamp White Oak	8.4		Good			OFFSITE
3098	Swamp White Oak	8.4		Good			OFFSITE
3099	Swamp White Oak	8.4		Good			OFFSITE
3100	Swamp White Oak	8.4		Good			OFFSITE
3101	Swamp White Oak	8.4		Good			OFFSITE
3102	Swamp White Oak	8.4		Good			OFFSITE
3103	Swamp White Oak	8.4		Good			OFFSITE
3104	Swamp White Oak	8.4		Good			OFFSITE
3105	Swamp White Oak	8.4		Good			OFFSITE
3106	Swamp White Oak	8.4		Good			OFFSITE
3107	Swamp White Oak	8.4		Good			OFFSITE
3108	Swamp White Oak	8.4		Good			OFFSITE
3109	Swamp White Oak	8.4		Good			OFFSITE
3110	Swamp White Oak	8.4		Good			OFFSITE
3111	Swamp White Oak	8.4		Good			OFFSITE
3112	Swamp White Oak	8.4		Good			OFFSITE
3113	Swamp White Oak	8.4		Good			OFFSITE
3114	Swamp White Oak	8.4		Good			OFFSITE
3115	Swamp White Oak	8.4		Good			OFFSITE
3116	Swamp White Oak	8.4		Good			OFFSITE
3117	Swamp White Oak	8.4		Good			OFFSITE
3118	Swamp White Oak	8.4		Good			OFFSITE
3119	Swamp White Oak	8.4		Good			OFFSITE
3120	Swamp White Oak	8.4		Good			OFFSITE
3121	Swamp White Oak	8.4		Good			OFFSITE
3122	Swamp White Oak	8.4		Good			OFFSITE
3123	Swamp White Oak	8.4		Good			OFFSITE
3124	Swamp White Oak	8.4		Good			OFFSITE
3125	Swamp White Oak	8.4		Good			OFFSITE
3126	Swamp White Oak	8.4		Good			OFFSITE
3127	Swamp White Oak	8.4		Good			OFFSITE
3128	Swamp White Oak	8.4		Good			OFFSITE
3129	Swamp White Oak	8.4		Good			OFFSITE
3130	Swamp White Oak	8.4		Good			OFFSITE
3131	Swamp White Oak	8.4		Good			OFFSITE
3132	Swamp White Oak	8.4		Good			OFFSITE
3133	Swamp White Oak	8.4		Good			OFFSITE
3134	Swamp White Oak	8.4		Good			OFFSITE
3135	Swamp White Oak	8.4		Good			OFFSITE
3136	Swamp White Oak	8.4		Good			OFFSITE
3137	Swamp White Oak	8.4		Good			OFFSITE
3138	Swamp White Oak	8.4		Good			OFFSITE
3139	Swamp White Oak	8.4		Good			OFFSITE
3140	Swamp White Oak	8.4		Good			OFFSITE
3141	Swamp White Oak	8.4		Good			OFFSITE
3142	Swamp White Oak	8.4		Good			OFFSITE
3143	Swamp White Oak	8.4		Good			OFFSITE
3144	Swamp White Oak	8.4		Good			OFFSITE
3145	Swamp White Oak	8.4		Good			OFFSITE
3146	Swamp White Oak	8.4		Good			OFFSITE
3147	Swamp White Oak	8.4		Good			OFFSITE
3148	Swamp White Oak	8.4		Good			OFFSITE
3149	Swamp White Oak	8.4		Good			OFFSITE
3150	Swamp White Oak	8.4		Good			OFFSITE

ASH OFF-SITE	SAVE	REMOVE
21	0	6
REGULATED TREES	21	38
TOTAL NUMBER OF TREES SURVEYED	77	

NOTE:
THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE:
ALL ASH TREES NOT LOCATED IN A NATURAL AREA ARE TO BE REMOVED.

NOTE:
SEE SHEET 7 FOR OVERALL SITE TREE SUMMARY.

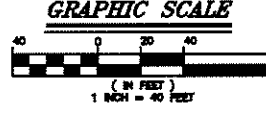
NOTE:
ALL R.O.W. TREES ARE UNDER THE JURISDICTION OF THE FORESTRY DEPARTMENT

TREE PLAN LEGEND

- EXISTING TREE TO BE SAVED ON-SITE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE OFF-SITE
- EXISTING TREE (DEAD)
- EXISTING ASH TREE
- EXISTING TREE < 6" DBH
- TREE PROTECTION FENCING

LEGEND

- IRON FOUND
- IRON SET
- IRON FOUND HAS SET
- MONUMENT FOUND
- MONUMENT FOUND HAS SET
- SEC. CORNER FOUND
- SEC. CORNER FOUND
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRES
- CONTOUR
- ROAD INLET
- ROAD CATCH BASIN
- REAR-YARD INLET
- REAR-YARD C.B.
- END-SECTION
- UTILITY POLE



7-1100025
BEFORE YOU DIG
CALL MISSISSIPPI
TOLL FREE

**HICKORY RIDGE SITE
CONDOMINIUM
PROJECT**
PART OF SECTION 36, T11N, R10E, S11W,
HILLS, OAKLAND COUNTY, ILLINOIS

FALL ISLAND & ASSOCIATES, INC.
CIVIL, LANDSCAPE & SITE PLANNING
2018 S. STATE ST., SUITE 200, PEORIA, ILL. 61614
PHONE (309) 739-8007 FAX (309) 739-6994

**TREE SURVEY FOR
SHORTRIDGE RIGHT OF
WAY**

PRELIMINARY
 PRELIMINARY
 CONSTRUCTION
 AS-BUILT

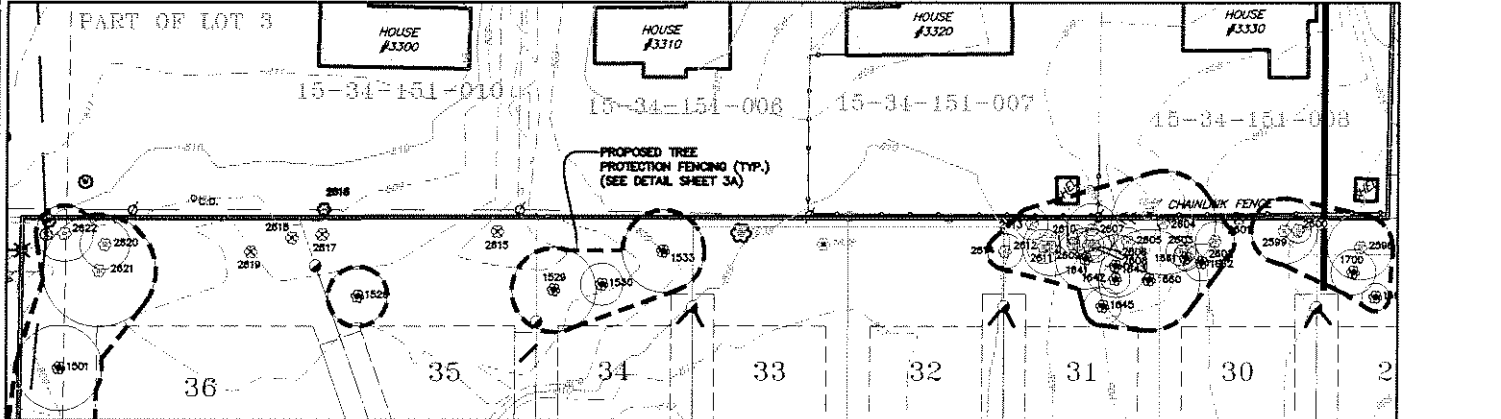
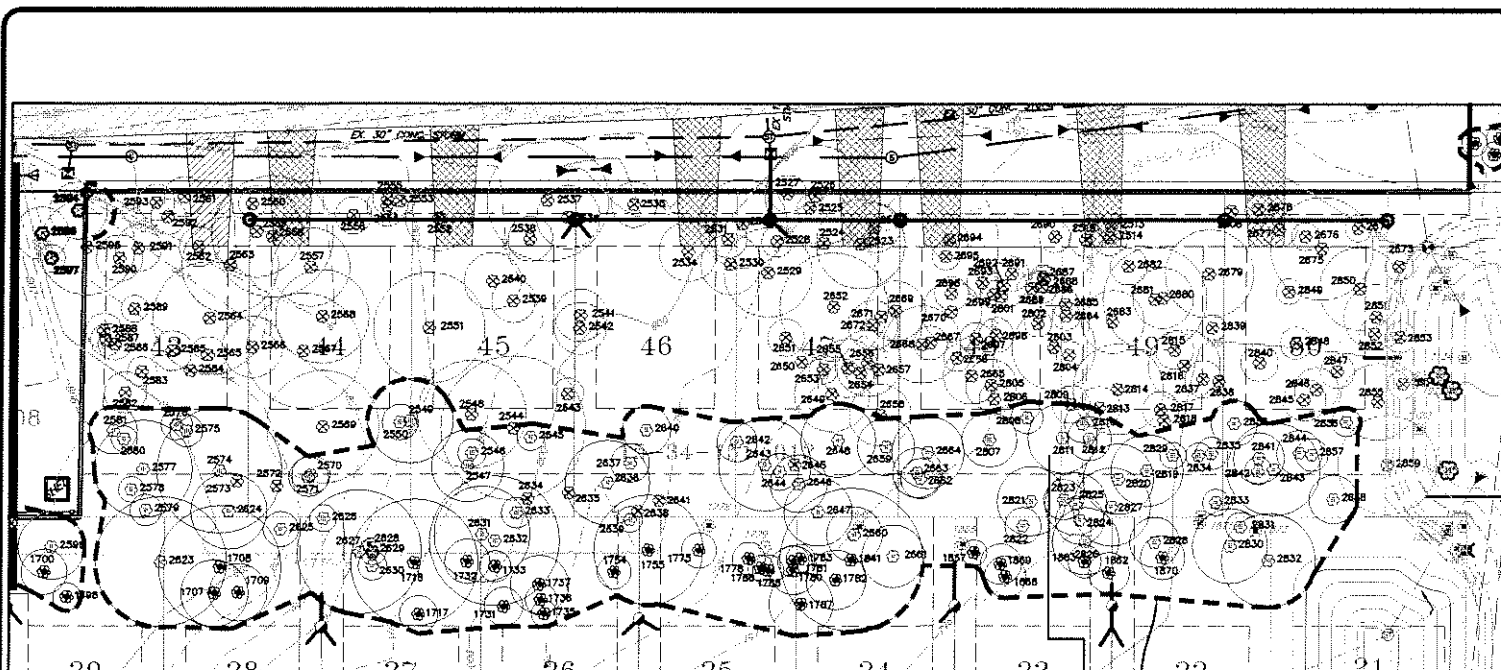
CLIENT: **BULLWOOD PROPERTIES, LLC**
DATE: **06-24-08**
SCALE: **1" = 40'**

PROJECT NO.: **03-346**
SHEET NO.: **3D/8**

CHECKED BY: **SPJ**
DATE: **06-24-08**

CITY FILE #05-008

NOT TO BE USED AS CONSTRUCTION DRAWINGS



NOTE: THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE: ALL ASH TREES ARE NOT LOCATED IN A NATURAL AREA.

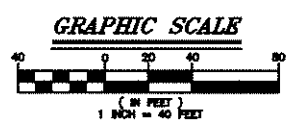
NOTE: SEE SHEET 7 FOR OVERALL SITE TREE SUMMARY.

NOTE: ALL R.O.W. TREES ARE UNDER THE JURISDICTION OF THE FORESTRY DEPARTMENT

ASH	OFFSITE	REGULATED TREES
22	4	216
22	4	90
22	4	126

ADDITIONAL TREE ON NORTH PORTION OF SITE

TOTAL NUMBER OF TREES SURVEYED 242



TREE PLAN LEGEND

○ EXISTING TREE TO BE SAVED

⊗ EXISTING TREE TO BE REMOVED

⊕ EXISTING TREE OFF-SITE

⊙ EXISTING TREE (DEAD)

⊖ EXISTING ASH TREE

⊗ EXISTING TREE - <6" ⌀

○ TREE PROTECTION FENCING

LEGEND

● IRON FOUND

⊕ NAIL FOUND

⊖ MONUMENT FOUND

⊕ WATERMAIN

⊖ SANITARY SEWER

⊕ STORM SEWER

⊖ OVERHEAD WIRE

⊕ ROAD INLET

⊖ ROAD CATCH BASIN

⊕ REAR-YARD INLET

⊖ REAR-YARD C.B.

⊕ END-SECTION

⊖ UTILITY POLE

NORTHERN PARCEL TREE SUMMARY

TOTAL NUMBER OF TREES LOCATED ON THE NORTHERN PORTION OF THE SUBJECT PARCEL MINUS ALL NON-REGULATED TREES: 242

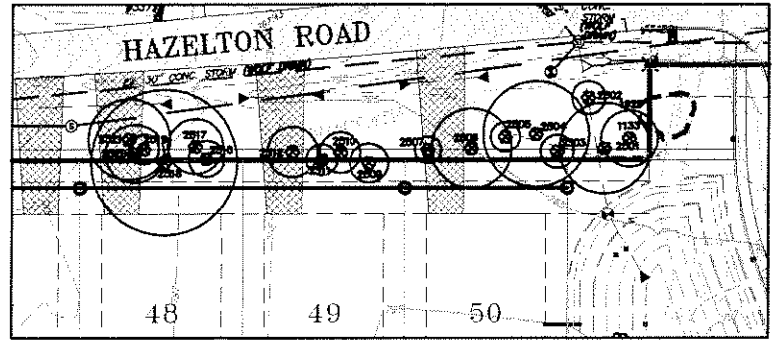
TOTAL NUMBER OF NON-REGULATED TREES: 26

TOTAL NUMBER OF REGULATED TREES: 216

TOTAL NUMBER OF TREES SAVED: 126

TOTAL NUMBER OF TREES REMOVED: 90

* NON-REGULATED TREES INCLUDE DEAD, ASH, OFF-SITE AND TREES LESS THAN 6" CALIPER.



TREES LOCATED WITHIN THE HAZELTON ROAD RIGHT OF WAY

Tag No.	Scientific Name	Common Name	Diam.	H.	Dis.	Con.	Notes	Status
1133	Quercus rubra	Red Oak	13.0			Good	ROW	REMOVE
2501	Quercus rubra	Red Oak	21.0			Good	ROW	REMOVE
2502	Acer saccharum	Sugar Maple	7.7			Good	ROW	REMOVE
2503	Tilia americana	Basewood	7.7			Good	ROW	REMOVE
2504	Acer saccharum	Sugar Maple	24.5			Fair	ROW	REMOVE
2505	Fraxinus americana	White Ash	8.0			Good	ROW	REMOVE
2506	Fraxinus americana	White Ash	18.5			Poor	ROW	REMOVE
2507	Acer saccharum	Sugar Maple	8.2			Good	ROW	REMOVE
2509	Carya cordifolia	Bitternut Hickory	9.1			Good	ROW	REMOVE
2510	Quercus rubra	Red Oak	9.5			Good	ROW	REMOVE
2511	Tilia americana	Basewood	7.1			Good	ROW	REMOVE
2512	Carya cordifolia	Bitternut Hickory	11.8			Good	ROW	REMOVE
2513	Carya cordifolia	Bitternut Hickory	8.4			Fair	ROW	REMOVE
2514	Populus deltoides	Cottonwood	12.8			Good	ROW	REMOVE
2515	Populus deltoides	Cottonwood	33.7			Good	ROW	REMOVE
2516	Tilia americana	Basewood	8.0			Good	ROW	REMOVE
2520	Populus deltoides	Cottonwood	19.5			Good	ROW	REMOVE
2521	Populus deltoides	Cottonwood	18.8			7.0	Good	REMOVE

TREES LOCATED WITHIN THE HAZELTON ROAD RIGHT OF WAY

REGULATED TREES	SAVE	REMOVE
0	0	18

TOTAL NUMBER OF TREES SURVEYED 18

* TREE #2501 & 2502 TO BE REPLACED BASED ON APPRAISAL TO ESTABLISH MONETARY VALUE. (\$122/CALIPER INCH = \$3,501.40)

72 HOURS BEFORE YOU DIG

HICKORY RIDGE SITE

CONDOMINIUM

PART OF SECTION 34, T1N, R1E, CITY OF ROCHESTER, HILLS, GARLAND COUNTY, MICHIGAN

PAUL DAN & ASSOCIATES, INC.

14545 SCOTCHBORO STRAUBING HEIGHTS, MI 48133

PHONE (986) 739-8007 FAX (986) 739-8094

TREE SURVEY FOR (ADDITIONAL PARCEL ON NORTH PORTION OF SITE)

PROJECT NO. 03-349

DATE 08-24-08

CHECKED BY E.A.V.

SCALE 1" = 40'

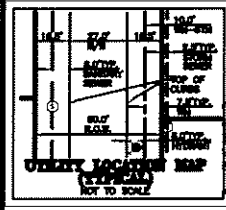
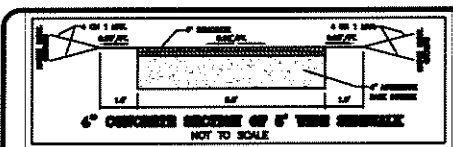
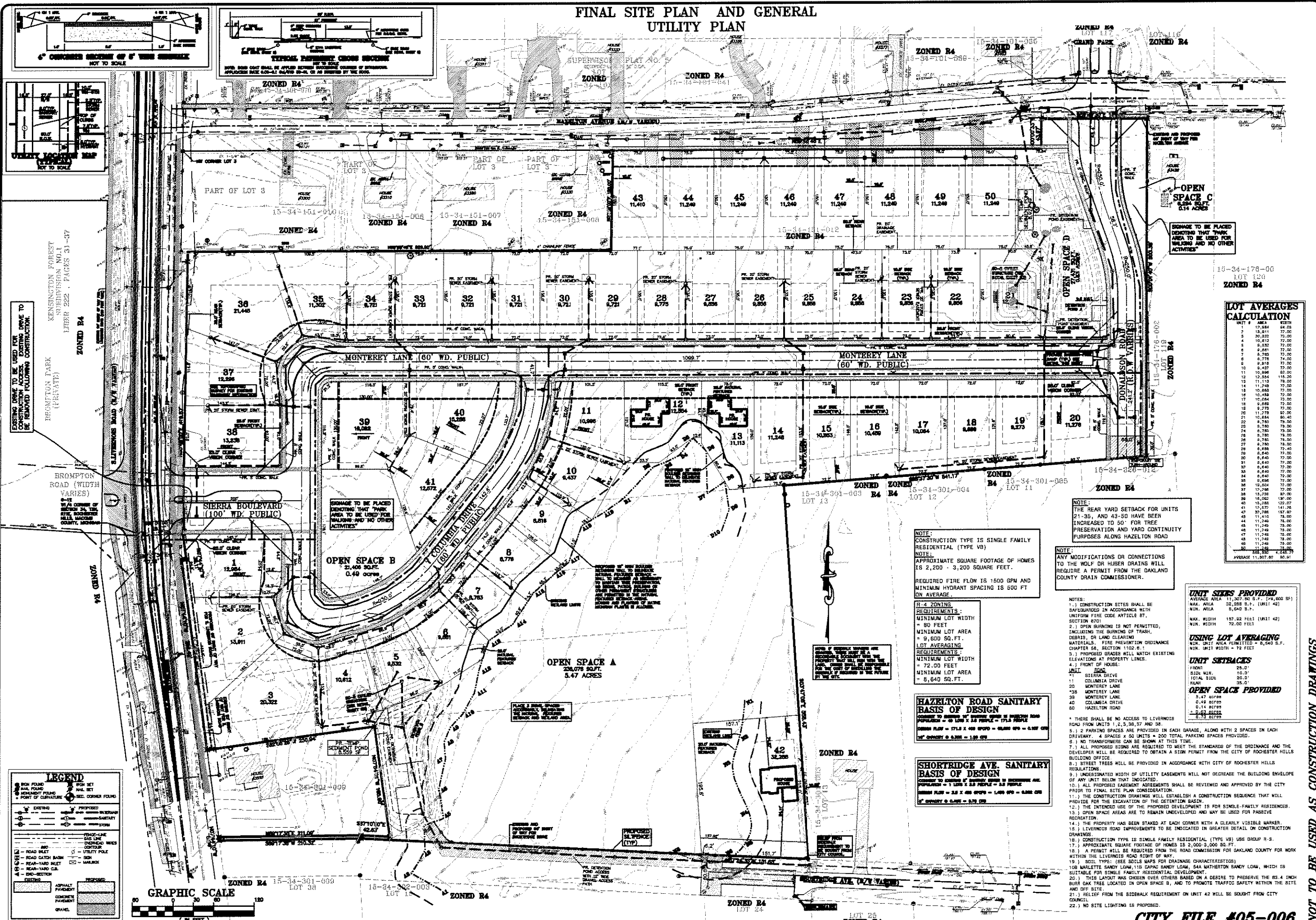
C.P.T.

3E/8

CITY FILE #05-008

NOT TO BE USED AS CONSTRUCTION DRAWINGS

FINAL SITE PLAN AND GENERAL UTILITY PLAN



EXISTING DRIVE TO BE USED FOR CONSTRUCTION ACCESS. EXISTING DRIVE TO BE REMOVED FOLLOWING CONSTRUCTION.

KENNINGTON FOREST SUBDIVISION NO. 1 LETTER 222, PAGES 41-47

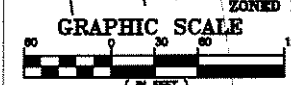
BROMPTON ROAD (WIDTH VARIES)

SIERRA BOULEVARD (100' WD. PUBLIC)

MONTEREY LANE (60' WD. PUBLIC)

HAZELTON ROAD (60' WD. PUBLIC)

SHORTRIDGE AVE. (60' WD. PUBLIC)



LOT AVERAGES CALCULATION

UNIT #	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,884	124.8
2	13,811	158.0
3	20,232	233.2
4	10,812	124.6
5	6,832	78.5
6	6,788	77.8
7	11,249	129.3
8	8,818	101.2
9	8,778	100.8
10	10,884	124.8
11	10,884	124.8
12	12,824	148.0
13	11,249	129.3
14	11,249	129.3
15	10,884	124.8
16	10,884	124.8
17	10,884	124.8
18	8,818	101.2
19	8,818	101.2
20	11,249	129.3
21	11,249	129.3
22	8,818	101.2
23	8,818	101.2
24	8,818	101.2
25	8,818	101.2
26	8,818	101.2
27	8,818	101.2
28	8,818	101.2
29	8,818	101.2
30	8,818	101.2
31	8,818	101.2
32	8,818	101.2
33	8,818	101.2
34	8,818	101.2
35	11,249	129.3
36	21,448	248.6
37	12,824	148.0
38	13,238	152.7
39	14,082	161.2
40	13,238	152.7
41	12,824	148.0
42	10,884	124.8
43	11,410	131.2
44	11,249	129.3
45	11,249	129.3
46	11,249	129.3
47	11,249	129.3
48	11,249	129.3
49	11,249	129.3
50	11,249	129.3
TOTAL	11,807,600	136,400
AVERAGE	11,807.60	136.40

NOTE:
THE REAR YARD SETBACK FOR UNITS 21-30, AND 43-50 HAVE BEEN INCREASED TO 50' FOR TREE PRESERVATION AND YARD CONTINUITY PURPOSES ALONG HAZELTON ROAD.

NOTE:
ANY MODIFICATIONS OR CONNECTIONS TO THE WOLF DR HUBER DRAINS WILL REQUIRE A PERMIT FROM THE OAKLAND COUNTY DRAIN COMMISSIONER.

NOTE:
CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE VB).
NOTE:
APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,200 - 3,200 SQUARE FEET.
REQUIRED FIRE FLOW IS 1500 GPM AND MINIMUM HYDRANT SPACING IS 500 FT ON AVERAGE.

HAZELTON ROAD SANITARY BASIS OF DESIGN
DESIGN FLOW = 17.8 X 400 GPD = 7,120 GPD = 0.187 CFS
1\"/>

SHORTRIDGE AVE. SANITARY BASIS OF DESIGN
DESIGN FLOW = 2.5 X 400 GPD = 1,000 GPD = 0.028 CFS
1\"/>

UNIT SIZES PROVIDED

AVERAGE AREA	11,807.60 S.F. (21,600 S.F.)
MAX. AREA	20,232 S.F. (UNIT 42)
MIN. AREA	6,840 S.F.
MAX. WIDTH	157.82 FEET (UNIT 42)
MIN. WIDTH	72.00 FEET

USING LOT AVERAGING

MIN. UNIT AREA PERMITTED = 8,540 S.F.
MIN. UNIT WIDTH = 72 FEET

UNIT SETBACKS

FRONT	25.0'
SIDE MIN.	10.0'
TOTAL SIDE	25.0'
REAR	35.0'

OPEN SPACE PROVIDED

3.47 ACRES
0.49 ACRES
0.14 ACRES
0.40 ACRES
0.73 ACRES

- NOTES:**
- CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH UNIFORM FIRE CODE ARTICLE 87, SECTION 8701.
 - OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. FIRE PREVENTION ORDINANCE CHAPTER 54, SECTION 1102.6.1.
 - PROPOSED GRASSES WILL MATCH EXISTING ELEVATIONS AT PROPERTY LINES.
 - FRONT OF HOUSE:
 - BEIERA DRIVE
 - COLUMBIA DRIVE
 - MONTEREY LANE
 - MONTEREY LANE
 - MONTEREY LANE
 - COLUMBIA DRIVE
 - HAZELTON ROAD
 - THERE SHALL BE NO ACCESS TO LIVERNOIS ROAD FROM UNITS 1, 2, 3, 20, 27 AND 38.
 - 2 PARKING SPACES ARE PROVIDED IN EACH GARAGE, ALONG WITH 2 SPACES IN EACH DRIVEWAY. 4 SPACES X 50 UNITS = 200 TOTAL PARKING SPACES PROVIDED.
 - NO TRANSFORMERS CAN BE SHOWN AT THIS TIME.
 - ALL PROPOSED EASEMENT AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FINAL SITE PLAN CONSIDERATION.
 - THE CONSTRUCTION DRAWINGS WILL ESTABLISH A CONSTRUCTION SEQUENCE THAT WILL PROVIDE FOR THE EDUCATION OF THE DETENTION BASIN.
 - THE INTENDED USE OF THE PROPOSED DEVELOPMENT IS FOR SINGLE-FAMILY RESIDENCES.
 - OPEN SPACE AREAS ARE TO REMAIN UNDEVELOPED AND MAY BE USED FOR PASSIVE RECREATION.
 - THE PROPERTY HAS BEEN STAKED AT EACH CORNER WITH A CLEARLY VISIBLE MARKER.
 - LIVERNOIS ROAD IMPROVEMENTS TO BE INDICATED IN GREATER DETAIL ON CONSTRUCTION DRAWINGS.
 - CONSTRUCTION TYPE IS SINGLE FAMILY RESIDENTIAL (TYPE VB) USE GROUP R-3.
 - APPROXIMATE SQUARE FOOTAGE OF HOMES IS 2,000-3,000 SQ. FT.
 - A PERMIT WILL BE REQUIRED FROM THE ROAD COMMISSIONER FOR OAKLAND COUNTY FOR WORK WITHIN THE LIVERNOIS ROAD RIGHT OF WAY.
 - SOIL TYPE: (SEE SOILS MAPS FOR DRAINAGE CHARACTERISTICS)
 - MARLETTE SANDY LOAM 115 CAPAC SANDY LOAM, 544 MATHERTON SANDY LOAM, WHICH IS SUITABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
 - THIS LAYOUT HAS BEEN CHANGED OVER OTHERS BASED ON A DESIRE TO PRESERVE THE 8.4 INCH BURR OAK TREE LOCATED IN OPEN SPACE B, AND TO PROMOTE TRAFFIC SAFETY WITHIN THE SITE AND OFF SITE.
 - 1\"/>
 - NO SITE LIGHTING IS PROPOSED.

72 HOURS BEFORE YOU DIG CALL 811 (TOLL FREE) 1-800-4-A-DIG

HICKORY RIDGE SITE CONDOMINIUM DEVELOPMENT
PART OF SECTION 16, TOWNSHIP 11 N., RANGE 14 E., COUNTY OF OAKLAND, MICHIGAN

PAUL EMM & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4345 SCHOENBERG STERLING HEIGHTS, MI 48313
PHONE (586) 730-8007 FAX (586) 738-6994

FINAL SITE PLAN AND GENERAL UTILITY PLAN

PROJECT NO. 03-346
DATE 08-24-06
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE 1" = 60'

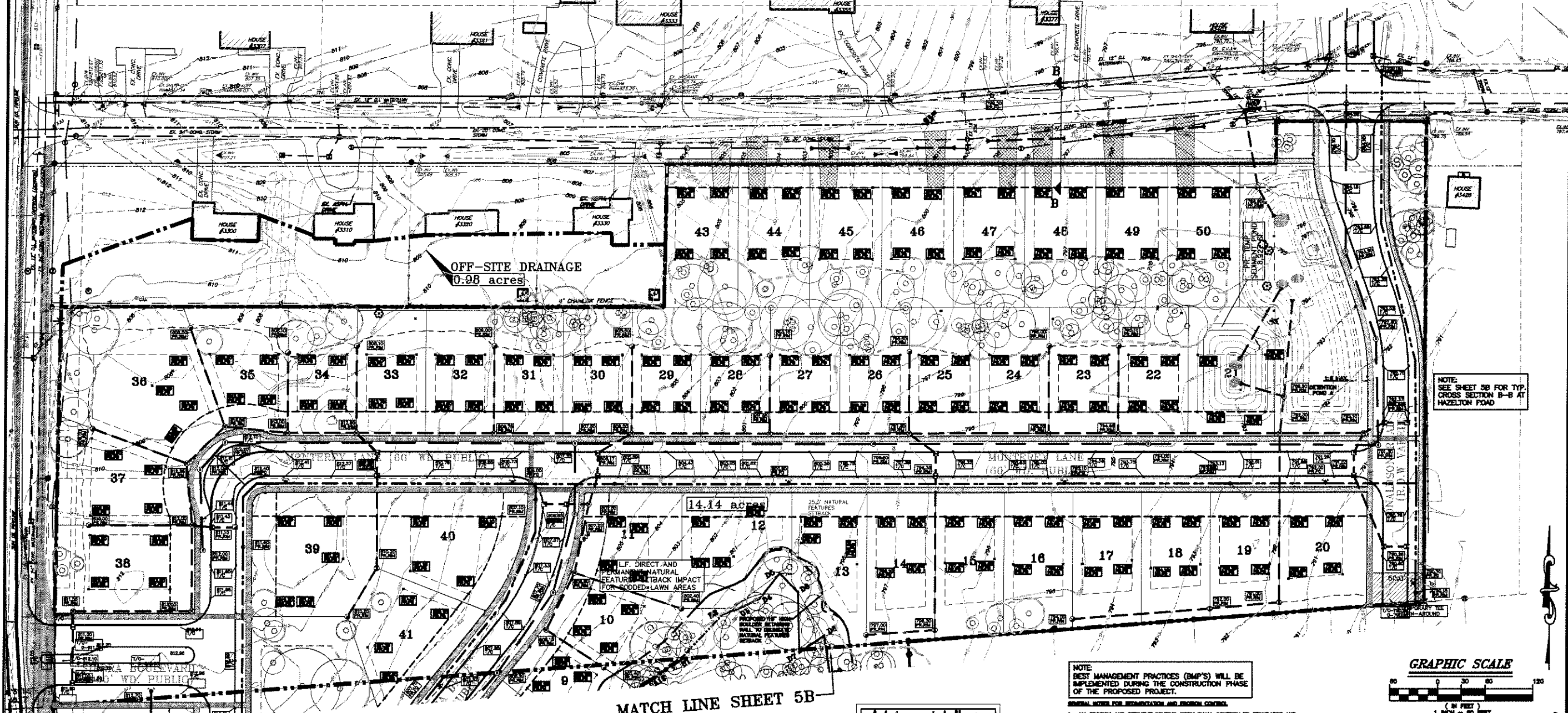
SHEET NO. 4/8

CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

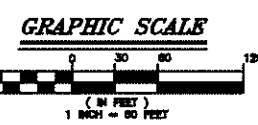
C:\2003\03-346\dwg\FSP.dwg, 11/28/2006 2:28:33 PM, Carol

GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP



NOTE: SEE SHEET 5B FOR TYP. CROSS SECTION B-B AT HAZELTON ROAD

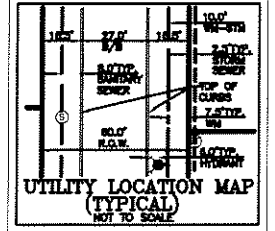
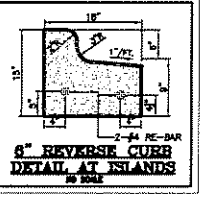
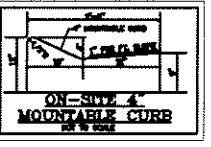
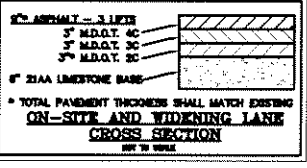
MATCH LINE SHEET 5B



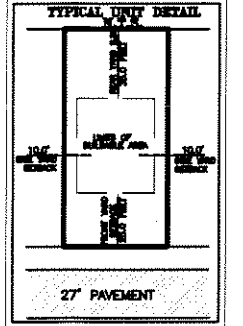
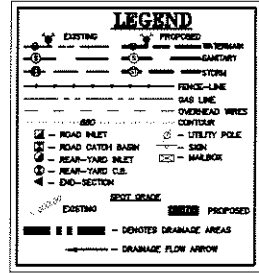
C FACTOR = 0.37

IMPERVIOUS AREA	84,580 SQ. FT.
ROADWAY PAVEMENT	27,436 SQ. FT.
WALKS	88,000 SQ. FT.
DRIVEWAY AREA	41,850 SQ. FT.
TOTAL	261,866 SQ. FT.
IMPERVIOUS AREA PER UNIT	6.77 ACRES @ 0.9 = 6.20
PERVIOUS AREA	18.49 ACRES @ 0.2 = 3.70
TOTAL ACRES OF SITE	24.28 ACRES
IMPERVIOUS AREA x C1 + PERVIOUS AREA x C2	6.9
TOTAL AREA	24.28

NOTE: THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE PER FIRM MAP COMMUNITY PANEL No. 220471 0020 B DATED SEPTEMBER 2, 1994.



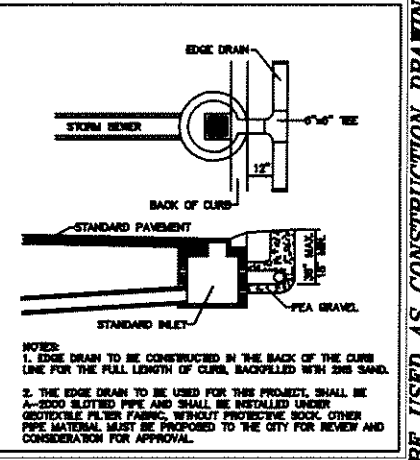
NOTE: PROPOSED FINISHED FLOOR ELEVATION TO BE 1.5 FEET ABOVE FINISHED GRADE ELEVATION.



NOTE: BEST MANAGEMENT PRACTICES (BMP'S) WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROPOSED PROJECT.

GENERAL NOTES FOR SEDIMENTATION AND EROSION CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSION.
2. ALL TEMPORARY AND PERMANENT (POST CONSTRUCTION) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROOSTER HILLS CURRENT REG. PERMITS. ANY CONFLICT BETWEEN THESE STANDARDS AND THE REG. PERMITS, THE PERMITS CONDITIONS SHALL TAKE PRECEDENCE.
3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EVIDENCE OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
4. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN STREAMS.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS ORDERED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PANS AND TEMPORARY SOG FILLS.
6. STORMS THE WORK WILL BE DONE BY THE CONTRACTOR AS ORDERED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
7. SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PREVENTIVE MEASURE AGAINST ANY EVIDENCE OF SOIL OFF THE SITE.
8. CONSTRUCTION EROSION AND SEDIMENTATION CONTROL MEASURES SHALL:
 1. MINIMIZE SOIL EROSION AND SEDIMENTATION FROM THE PROJECT.
 2. STOP ROAD RIGHT-OF-WAY AND SELECT HIGH AND LOW AREAS, STOCK PILES TOPSOIL, MAINTAIN EXISTING VEGETATIVE BUFFER ZONE AROUND PERIMETER OF SITE AND ON LOTS.
 3. EVALUATE SEDIMENTATION AND DETENTION BASINS, SOIL GRADE SITE AND STABILIZE DISTURBED AREAS.
 4. INSTALL STORM SEDIMENT. IMMEDIATELY PLACE STONE BALE FILTERS ON ALL STRUCTURES ACCEPTING EXHAUSTAGE.
 5. INSTALL SANDPIT SEDIMENT AND WATER MARK.
 6. INSTALL PAVEMENT, REPAIR AND/OR REPLACE STONE BALE FILTERS AS REQUIRED.
 7. BACKFILL CURBS AND INSTALL DRAIN TILE.
 8. INSTALL WIRELESS BELL TELEPHONE, DETECT EARTH AND CONSUMERS POWER UNDERGROUND UTILITIES.
 9. FINISH GRADES, SPREAD TOPSOIL, AND ESTABLISH VEGETATION AS FOLLOWS:
 - A. 30 FT. W. AREA ALONG ALL PAVEMENT.
 - B. 10 FT. W. AREA CONTINUED ON ALL NEAR YARD SHADE AREAS IF OCCURRED.
 10. CLEAN STREETS, STORM SEDIMENT AND SEDIMENTATION BASIN OF ALL ACCUMULATED DEBRIS.
 11. FILL SEDIMENTATION BASIN AND REMOVE PILES WITHIN 70% OF LOTS ARE BUILT.



NOTE: 1. EDGE DRAIN TO BE CONSTRUCTED IN THE BACK OF THE CURB LINE FOR THE FULL LENGTH OF CURB, BACKFILLED WITH 20# SAND. 2. THE EDGE DRAIN TO BE USED FOR THIS PROJECT SHALL BE 4" SLOTTED PIPE AND SHALL BE INSTALLED UNDER GEOTEXTILE FILTER FABRIC, WITHOUT PROTECTIVE ROCK. OTHER PIPE MATERIAL MUST BE PROPOSED TO THE CITY FOR REVIEW AND CONSIDERATION FOR APPROVAL.

DETENTION CALCULATION 10 YEAR STORM PER OAKLAND COUNTY STANDARDS FOR NORTH POND A

10 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 14.729 acres (on-site) includes 0.304 acres flowing undetained + 1.015 acres (off-site), c = 0.37 Q = 1.46 cfs

Undetained flow A = 0.304ac C = 0.37
 (front of 43-50) C = 0.37
 Q = 0.438cfs

Allowable Discharge (Qa) 2.85 cfs (= 0.2 CFS/AC * 14.729)

Calculation of Required Discharge/Acre

Qr = ((Qa)/(A)(C)) = 0.54 cfs/acre imperv.
 T = -25 + ((0.5625/Qr)) * 0.5 = 85.18 min.

Storage Volume Required:

Vs = ((10500(T)/(T+25)) - 400)(T) = 8275.81 cubic ft./ acre imperv.
 Vt = (Vs)(A)(Cr) = 34,201 cubic feet
 Volume provided: 34,424 cubic feet

SEDIMENT POND DESIGN

RUNOFF COEFF C = 0.37

VOLUME REQUIRED (V) = 4320 x C x A = 2542,224 CUFT.
 DEPTH REQUIRED (D) = V/A = 5.74 FT.
 SURFACE AREA REQUIRED (AS) = V / D = 427,200 SQ. FT.

DRAINAGE AREA (DA) = (SURFACE AREA / 43560) = 0.00981000 SQ. FT.
 175000

NUMBER OF 1' HOLES (N) = (DA / (1/4 * 12 * 12)) = 5.83

STORAGE HEIGHT PROVIDED H = 4.30 FEET
 MEAN SURFACE PROVIDED Hs = 287.00 SQ. FT.
 STORAGE PROVIDED (Vs) = As x Hs = 287,000 CUFT.

VOLUME PROVIDED Vp = 287,000 CUFT.
 VOLUME REQUIRED Vr = 2542,224 CUFT.
 VOLUME PROVIDED IS MORE THAN VOLUME REQUIRED

72 HOURS
 24 HOURS
 12 HOURS
 6 HOURS
 3 HOURS
 1 HOUR
 30 MIN
 15 MIN
 5 MIN
 1 MIN

HICKORY RIDGE SITE
 CONDOMINIUM
 PART OF SECTION 24, T4N, R11E, CITY OF ROOSTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL KIM & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 10000 W. HAZELTON ROAD, SUITE 100, ROOSTER HILLS, MI 48063
 PHONE: (313) 739-6807 FAX: (313) 739-6884

GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

PROJECT NO. 03-349
 DATE 08-24-08
 DRAWN BY B.A.V.
 CHECKED BY C.P.T.
 SCALE 1" = 50'

CLIENT BLUEWOOD PROPERTIES, LLC
 PRELIMINARY CONSTRUCTION AS-BUILT

SHEET NO. 5A/8

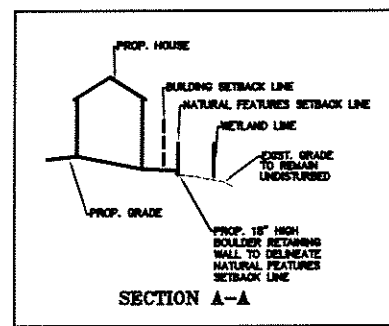
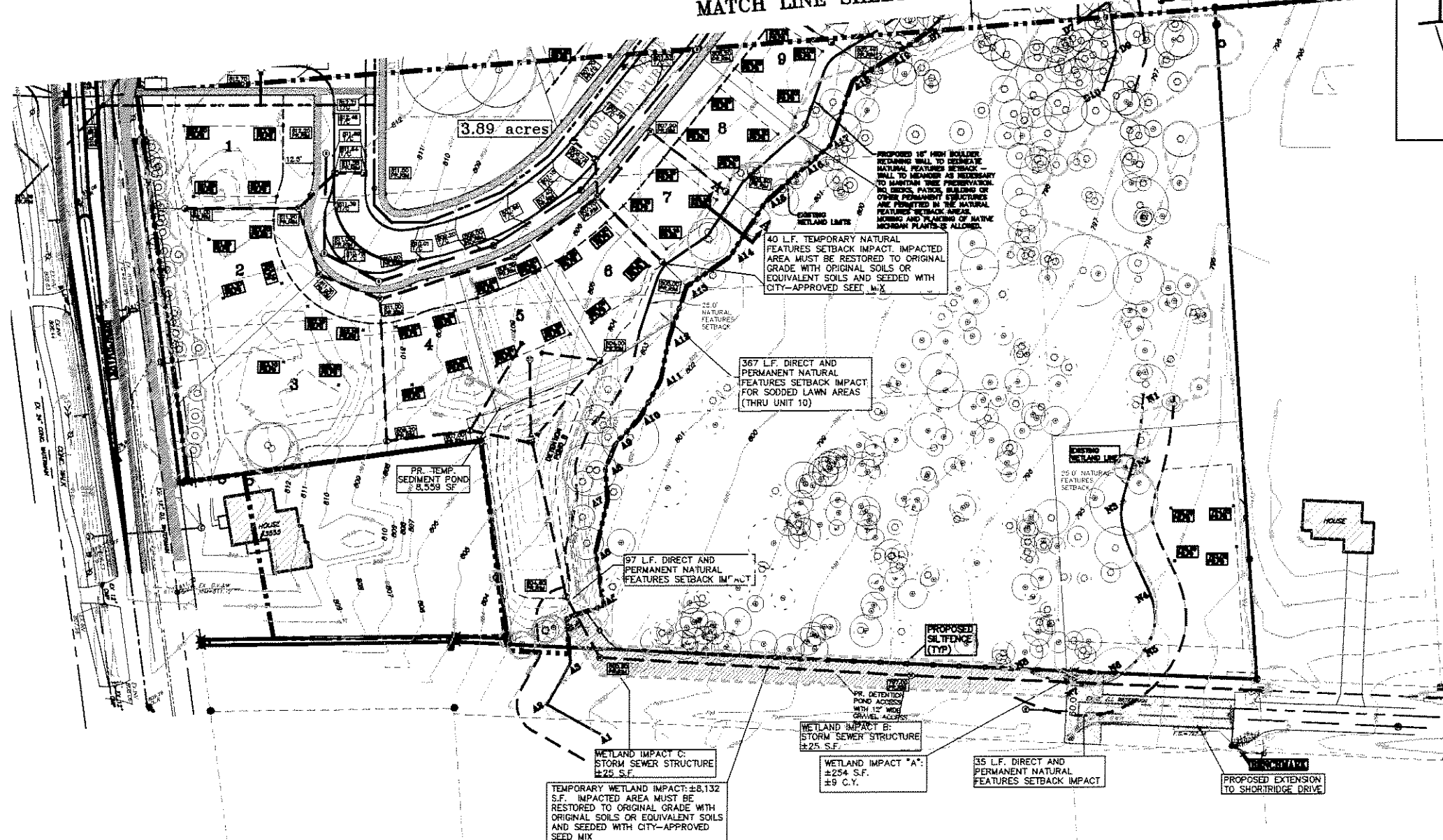
CITY FILE #05-006

NOT TO BE USED AS CONSTRUCTION DRAWINGS

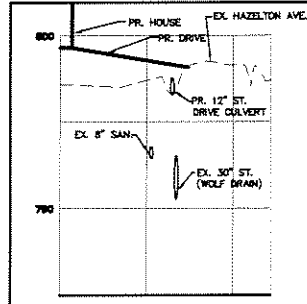
G:\2003\03-349\dwg\1-SPV-FSP.dwg, 11/28/2006 2:32:45 PM, Carol

GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

MATCH LINE SHEET 5A



SECTION A-A



SECTION B-B

NOTE: THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE PER FEMA MAP COMMUNITY PANEL NO. 220-471 0023 B DATED SEPTEMBER 2, 1994.

C FACTOR NUMBER OF UNITS 49

IMPERVIOUS AREA	84,600 SQ. FT.
ROADWAY PAVEMENT	27,436 SQ. FT.
PARKS	= 98,000 SQ. FT.
ROOF AREA	= 41,600 SQ. FT.
DRIVEWAY AREA	= 251,066 SQ. FT.
TOTAL	= 5.77 ACRES

IMPERVIOUS AREA 5.77 ACRES @ 0.8 = 5.20
 PERVIOUS AREA 18.49 ACRES @ 0.2 = 3.70
 TOTAL ACREAGE OF SITE 24.28 ACRES

IMPERVIOUS AREA X C1 = (PERVIOUS AREA X C1) = 8.9
 TOTAL AREA = 24.28

C FACTOR = 0.37

SEDIMENT POND DESIGN

ALLOWABLE DISCHARGE CFS/ACRE	C1 = 0.30 CFS
TIME DETENTION	T = 20.00 MINUTES
PERVIOUS COEFF	A = 0.37
VOLUME REQUIRED (V)	= 4325 X C1 X T = 817,912.5 CU FT.
DEPTH REQUIRED (D)	= 4325 X C1 X T / W/A = 2.38 FT.
SURFACE AREA REQUIRED (SA)	= V / D = 343,660 SQ. FT.

DRIFTE AREA REQ. (SA) = (SURFACE AREA REQ. (SA) X 0.01087428 SQ. FT. / 17500)

NUMBER OF 1" HOLES REQ. (N) = (SA / (3.14 * (1/2)^2 * (1/2) * 1.08)) = 1.98

STORAGE HEIGHT PROVIDED (H) = 4.85 FEET

WETLAND SURFACE AREA REQUIRED (SA) = 228,000 SQ. FT.

STORAGE PROVIDED (N) = 1.98

VOLUME PROVIDED (V) = 807,000 CU FT.

VOLUME REQUIRED (V) = 817,912 CU FT.

DETENTION CALCULATION 10 YEAR STORM PER OAKLAND COUNTY STANDARDS FOR SOUTH POND B

10 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 3.851 acres (on-site) (includes 0.321 acres flowing undetained) (off-site), c = 0.37 Q = 1.66 cfs

Undetained flow: A 0.321 ac
 (Unit 42) C 0.37
 Q 0.442 cfs

Allowable Discharge (Qa) = (0.2 * 3.851) = 0.79 cfs
 Coefficient of Runoff (Cr) (Developed Area) = 0.37

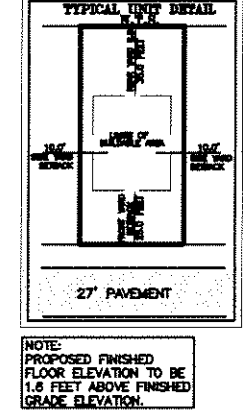
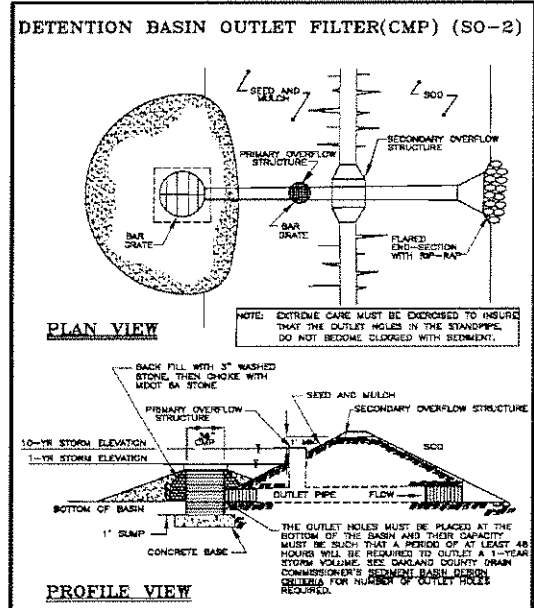
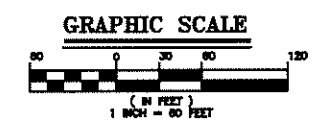
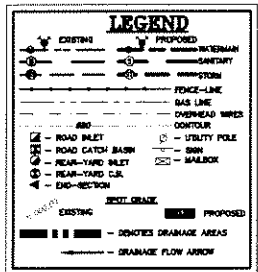
Calculation of Required Discharge/Acre

Qo = ((Qa)/(A)(Cr)) = 0.54 cfs/acre Imperv.

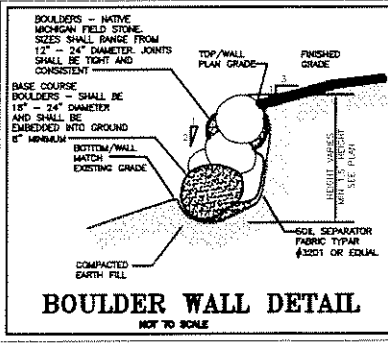
T = 25 + ((6582.5/Qo))^0.5 = 85.18 min.

Storage Volume Required:

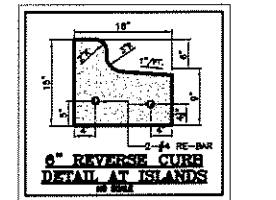
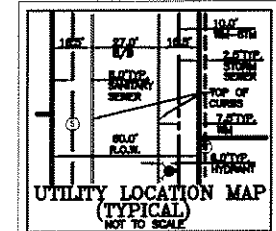
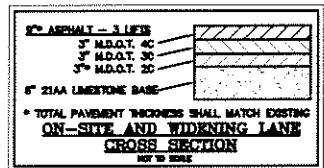
Vs = (10500(T)/(T+25)) - 400Q(T) = 6275.81 cubic ft./ acre Imperv.
 Vs = (Vs)(A)(Cr) = 0.174 cubic feet
 Volume Provided: 13,772 cubic feet



- GENERAL NOTES FOR SEDIMENTATION AND EROSION CONTROL:
1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY DRAIN COMMISSION.
 2. ALL TEMPORARY AND PERMANENT (POST CONSTRUCTION) SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF ROCHESTER HILLS CURRENT MS4 PERMIT. ANY CONFLICT BETWEEN THESE STANDARDS AND THE MS4 PERMIT, THE PERMIT'S REQUIREMENTS SHALL TAKE PRECEDENCE.
 3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 4. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
 5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS SPECIFIED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED. THIS WOULD INCLUDE TEMPORARY SEDIMENTATION PILES AND TEMPORARY SOIL PILES.
 6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS SPECIFIED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
 7. SOIL EROSION CONTROL PRACTICES SHALL BE ESTABLISHED IN THE EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PREEMPTIVE MEASURE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
 8. EROSION CONTROL PRACTICES AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 9. STEP ROAD RIGHT-OF-WAY AND SELECT HIGH AND LOW AREAS, STOCK PILING TEMPORARILY EXISTING VEGETATION BUFFER ZONE AROUND PERIMETER OF SITE AND ON LOTS.
 10. EXCAVATE SEDIMENTATION AND DETENTION BASINS, BUSH GRASS SITE AND STABILIZE DISTURBED AREAS.
 11. INSTALL STORM SEWER. IMMEDIATELY PLACE STONE INLET FILTERS ON ALL STRUCTURES ACCEPTING DRAINAGE.
 12. INSTALL SANITARY SEWER AND WATER MAIN.
 13. INSTALL PAVEMENT, REPAIR AND/OR REPLACE STONE INLET FILTERS AS REQUIRED.
 14. BACKFILL CURBS AND INSTALL DRAIN TILE.
 15. INSTALL SIDEWALK BELL TELEPHONE, DETECT EROSION AND COMMENSAL POWER UNDERGROUND UTILITIES.
 16. FINISH GRADES, SPREAD TOPSOIL AND ESTABLISH VEGETATION AS FOLLOWS:
 - A. 30 FT. WIDE AREA ALONG ALL PAVEMENT.
 - B. 10 FT. WIDE AREA CENTERED ON ALL REAR YARD SHALE AREAS IF DISTURBED.
 17. CLEAN STREETS, STORM SEWERS AND SEDIMENTATION BASIN OF ALL ACCUMULATED SEDIMENT.
 18. FILL SEDIMENTATION BASIN AND REMOVE PILES WHEN TOP OF LOTS ARE BUILT.



NOTE: BEST MANAGEMENT PRACTICES (BMP'S) WILL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE OF THE PROPOSED PROJECT.



7/24/2006 11:26:20 AM C:\P\SP\SP.DWG, 11/26/2006 2:35:17 PM, C:\P\SP\SP.DWG

PROJECT NO. 03-349 DATE 06-24-06
 CLIENT BLENWOOD PROPERTIES, LLC DRAWN BY B.A.V. CHECKED BY C.P.T.
 PREPARED BY BLENWOOD PROPERTIES, LLC SCALE 1" = 50'

HICKORY RIDGE SITE CONDOMINIUM PART OF SECTION 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PAUL TAYLOR & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 4345 SCHUMBERGER STREET, ROCHESTER, MI 48313 PHONE (566) 739-8807 FAX (566) 739-6994

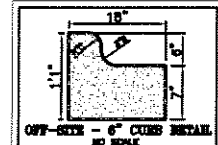
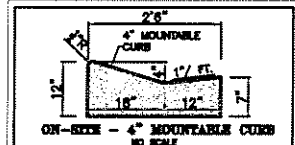
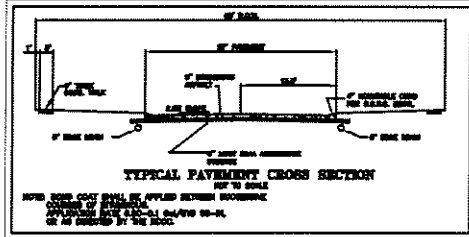
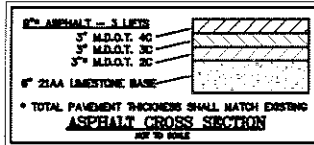
GRADING PLAN, STORM DRAINAGE AND DRAINAGE DISTRICT MAP

NOT TO BE USED AS CONSTRUCTION DRAWINGS

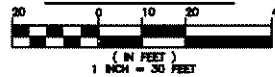
CITY FILE #05-006

5B/8

APPROACH PLAN

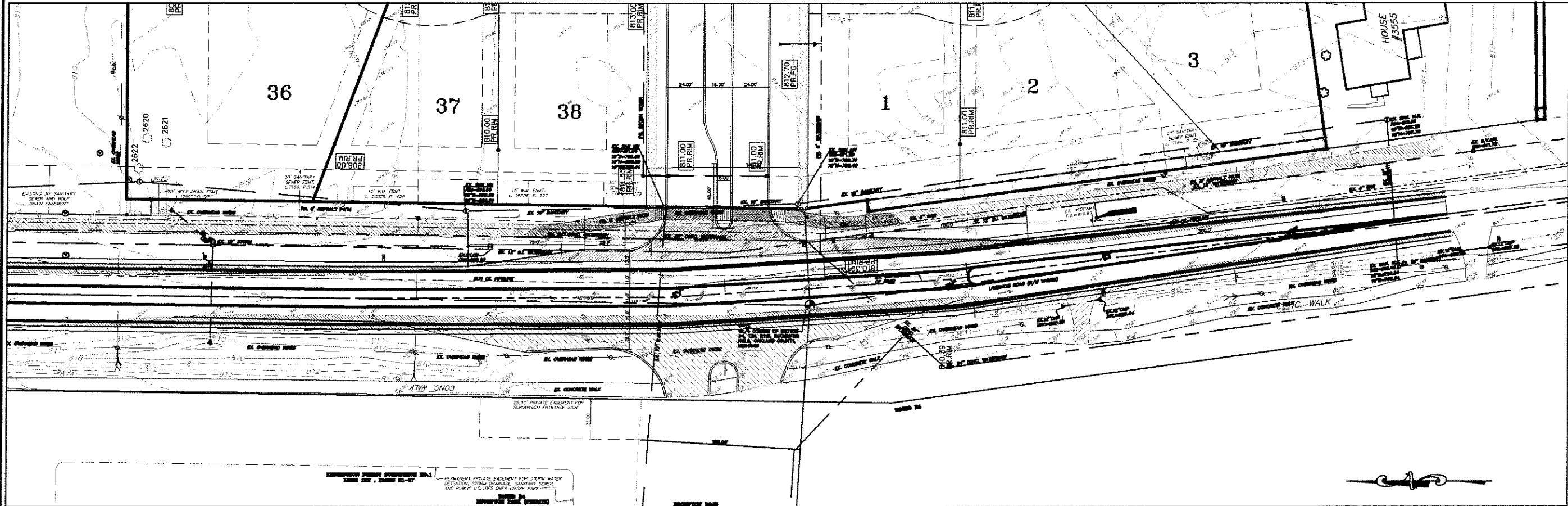


GRAPHIC SCALE



LEGEND

● IRON FOUND	○ IRON SET
● NAIL FOUND	○ NAIL SET
● MONUMENT FOUND	○ SEC. CORNER FOUND
— WATERMAIN	— SANITARY SEWER
— STORM SEWER	— GAS LINE
— TELEPHONE	— UTILITY POLE
— ROAD MILET	— ROAD DITCH BASIN
— REAR-YARD MILET	— IRON
— REAR-YARD C&G	— MARLBOR
— D&D-SECTION	
EXISTING ASPHALT PAVEMENT	PROPOSED ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT
EXISTING GRAVEL	PROPOSED GRAVEL



LIVERNOIS ROAD IMPROVEMENTS INCLUDE CENTER LEFT-TURN LANE IMPROVEMENTS TO CREATE A DEDICATED CENTER LEFT-TURN LANE. THE CENTER LEFT-TURN LANE STACKING STORAGE LENGTH FOR SOUTHBOUND LIVERNOIS ROAD SHOULD BE 150 FEET WITH A 300-FOOT TRANSITION TAPER, AND PROPOSED THREE (3) FOOT WIDE PAVED AND THREE (3) FOOT WIDE GRAVEL SHOULDER ON BOTH SIDES. IMPROVEMENTS TO CONFORM TO THE REQUIREMENTS OF THE CITY OF ROCHESTER HILLS AND THE ROAD COMMISSION FOR OAKLAND COUNTY, AND ARE ADDRESSED ON THE CONSTRUCTION PLANS.

NOT TO BE USED AS CONSTRUCTION DRAWINGS

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

HICKORY RIDGE SITE CONDOMINIUM
PART OF SECTION 34, T4N, 41E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

PAUL DUNN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2500 W. WYOMING ST., SUITE 100, ROCHESTER HILLS, MI 48063
PHONE (588) 739-8887 FAX (588) 739-8994

APPROACH PLAN

PROJECT NO. 03-349
DATE 08-24-08
CHECKED BY: B.A.V. C.P.T.

CLIENT: BLUEWOOD PROPERTIES, LLC
SCALE: 1"=20'

PRELIMINARY: CONSTRUCTION: AS-BUILT:

SHEET NO. 6/8

CITY FILE #05-006

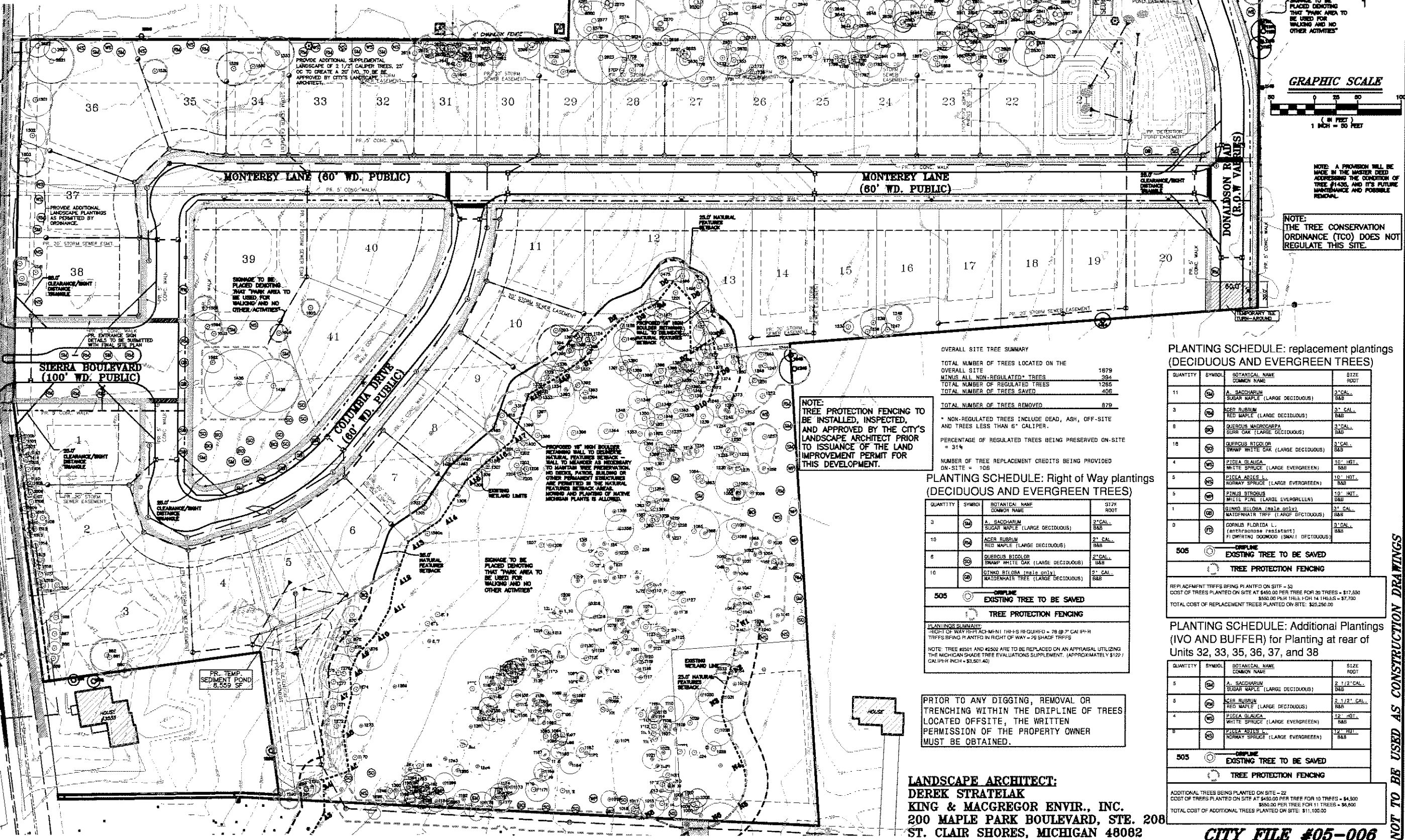
LANDSCAPE PLAN

NOTE: NO GRADING OR FILLING IS PERMITTED WITHIN THE DRIPLINE OF TREES DESIGNATED TO BE PRESERVED

NOTE: GREAT CARE IS TO BE TAKEN TO ENSURE THE PRESERVATION OF TREE #1435 (LOCATED SOUTH OF LOT 39). IF ANY GRADING DIGGING OR TRENCHING IS TO OCCUR WITHIN OR NEAR THE DRIPLINE OF THIS TREE THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT SHALL OBTAIN ANY SUCH WORK. HENCE THE CITY OF ROCHESTER HILLS' LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO THE START OF ANY SUCH WORK.

NOTE: IF A TREE DESIGNATED FOR PRESERVATION ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED AT ANYTIME DURING THE DEVELOPMENT PROCESS, THE DEVELOPER IS LIABLE FOR A FINE IN THE SUM OF \$122.00 PER CALIBER INCH FOR EACH TREE DAMAGED.

- NOTES:
1. PLANT QUANTITIES ARE ESTIMATED ONLY. LANDSCAPE CONTRACTOR TO VERIFY AND PROVIDE ALL PLANT MATERIALS AS SHOWN ON THE DRAWINGS.
 2. STREET TREES: STREET TREES TO BE PLANTED BY CITY \$200.00 PER LOT TO BE PAID TO THE CITY FOR THE INSTALLATION OF STREET TREES. TOTAL VALUE = \$10,000.00.
 3. PLACEMENT OF STREET TREES TO BE ADJUSTED FOR UNDERGROUND UTILITIES AND DRIVEWAY PLACEMENTS.
 4. ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, FLAGGING OR SOME OTHER APPROVED METHOD.
 5. TREES TO BE LOCATED A MINIMUM OF (TEN) 10 FEET FROM UNDERGROUND UTILITIES.
 6. WHEN PROTECTIVE BARRIERS ARE REQUIRED, THEY WILL BE ERECTED PRIOR TO COMMENCEMENT OF WORK.
 7. AN EASEMENT AND AGREEMENT WILL BE OBTAINED BY THE OWNER FROM THE ADJACENT PROPERTY OWNER FOR PLACEMENT OF REPLACEMENT TREES ON ADJACENT PROPERTY.
 8. PRIOR TO ANY DIGGING, REMOVAL, OR TRENCHING WITHIN THE DRIPLINE OF TREES LOCATED OFFSITE, THE WRITTEN PERMISSION OF THE PROPERTY OWNER MUST BE OBTAINED.



NOTE: A PROVISION WILL BE MADE IN THE MASTER DEED ADDRESSING THE CONDITION OF TREE #1435 AND ITS FUTURE MAINTENANCE AND POSSIBLE REMOVAL.

NOTE: THE TREE CONSERVATION ORDINANCE (TCO) DOES NOT REGULATE THIS SITE.

NOTE: TREE PROTECTION FENCING TO BE INSTALLED, INSPECTED, AND APPROVED BY THE CITY'S LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF THE LAND IMPROVEMENT PERMIT FOR THIS DEVELOPMENT.

OVERALL SITE TREE SUMMARY

TOTAL NUMBER OF TREES LOCATED ON THE OVERALL SITE	1879
MINUS ALL NON-REGULATED TREES	294
TOTAL NUMBER OF REGULATED TREES	1285
TOTAL NUMBER OF TREES SAVED	408
TOTAL NUMBER OF TREES REMOVED	879

* NON-REGULATED TREES INCLUDE DEAD, ASH, OFF-SITE AND TREES LESS THAN 6" CALIPER.

PERCENTAGE OF REGULATED TREES BEING PRESERVED ON-SITE = 31%

NUMBER OF TREE REPLACEMENT CREDITS BEING PROVIDED ON-SITE = 106

PLANTING SCHEDULE: Right of Way plantings (DECIDUOUS AND EVERGREEN TREES)

QUANTITY	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE ROOT
3	SM	A. SACCHARUM SUGAR MAPLE (LARGE DECIDUOUS)	2" CAL. B&B
10	PM	ACER RUBRUM RED MAPLE (LARGE DECIDUOUS)	2" CAL. B&B
6	QM	QUERCUS BICOLOR SWAMP WHITE OAK (LARGE DECIDUOUS)	2" CAL. B&B
10	DM	Q. INKED BILLOBA (small only) MAYDENHAIR TREE (LARGE DECIDUOUS)	2" CAL. B&B

505 EXISTING TREE TO BE SAVED

TREE PROTECTION FENCING

PLANTING SUMMARY:
RIGHT OF WAY TREE: 43-MIN 110-15 REQUIRED - 28 @ 2" CAL IPH
TREES BEING PLANTED IN RIGHT OF WAY - 20 SHADE TREES

NOTE: TREE #2501 AND #2502 ARE TO BE REPLACED ON AN APPRAISAL UTILIZING THE MICHIGAN SHADE TREE EVALUATIONS SUPPLEMENT. (APPROXIMATELY \$122 / CALIPER INCH = \$3,501.40)

PRIOR TO ANY DIGGING, REMOVAL OR TRENCHING WITHIN THE DRIPLINE OF TREES LOCATED OFFSITE, THE WRITTEN PERMISSION OF THE PROPERTY OWNER MUST BE OBTAINED.

LANDSCAPE ARCHITECT:
DEREK STRATELAK
KING & MACGREGOR ENVIR., INC.
200 MAPLE PARK BOULEVARD, STE. 208
ST. CLAIR SHORES, MICHIGAN 48062

PLANTING SCHEDULE: replacement plantings (DECIDUOUS AND EVERGREEN TREES)

QUANTITY	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE ROOT
11	SM	A. SACCHARUM SUGAR MAPLE (LARGE DECIDUOUS)	2" CAL. B&B
3	PM	ACER RUBRUM RED MAPLE (LARGE DECIDUOUS)	2" CAL. B&B
8	QM	QUERCUS MACROCARPA BURR OAK (LARGE DECIDUOUS)	2" CAL. B&B
10	QM	QUERCUS BICOLOR SWAMP WHITE OAK (LARGE DECIDUOUS)	2" CAL. B&B
4	EM	PICEA GLAUCA WHITE SPRUCE (LARGE EVERGREEN)	12" HT. B&B
5	EM	PICEA ABIES L. NORWAY SPRUCE (LARGE EVERGREEN)	10" HT. B&B
5	EM	PTACUS STROBUS WILDLIFE PINE (LARGE EVERGREEN)	10" HT. B&B
1	DM	Q. INKED BILLOBA (small only) MAYDENHAIR TRF. (LARGE DECIDUOUS)	2" CAL. B&B
0	DM	CORNUS FLORIDA L. (anthracnose resistant) PI DWARTING DOGWOOD (SMALL DECIDUOUS)	2" CAL. B&B

505 EXISTING TREE TO BE SAVED

TREE PROTECTION FENCING

REPLACEMENT TREES BEING PLANTED ON SITE - 50
COST OF TREES PLANTED ON SITE AT \$450.00 PER TREE FOR 30 TREES = \$17,500
\$500.00 PER 100L x 10H 14 1/2L x 5 = \$7,700
TOTAL COST OF REPLACEMENT TREES PLANTED ON SITE: \$25,200.00

PLANTING SCHEDULE: Additional Plantings (IVO AND BUFFER) for Planting at rear of Units 32, 33, 35, 36, 37, and 38

QUANTITY	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE ROOT
5	SM	A. SACCHARUM SUGAR MAPLE (LARGE DECIDUOUS)	2 1/2" CAL. B&B
5	PM	ACER RUBRUM RED MAPLE (LARGE DECIDUOUS)	2 1/2" CAL. B&B
4	EM	PICEA GLAUCA WHITE SPRUCE (LARGE EVERGREEN)	12" HT. B&B
5	EM	PICEA ABIES L. NORWAY SPRUCE (LARGE EVERGREEN)	12" HT. B&B

505 EXISTING TREE TO BE SAVED

TREE PROTECTION FENCING

ADDITIONAL TREES BEING PLANTED ON SITE - 22
COST OF TREES PLANTED ON SITE AT \$450.00 PER TREE FOR 10 TREES = \$4,500
\$550.00 PER TREE FOR 11 TREES = \$6,050
TOTAL COST OF ADDITIONAL TREES PLANTED ON SITE: \$11,100.00

72 HOURS BEFORE ANY DIGGING CALL 811 (800-487-7171)

HICKORY RIDGE SITE CONDOMINIUM
PART OF SECTION 34, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

KING & MACGREGOR ENVIR., INC.
LANDSCAPE ARCHITECTS
10000 W. 14TH ST., #4013
ST. CLAIR SHORES, MI 48080
PHONE (586) 758-0007 FAX (586) 759-6994

LANDSCAPE PLAN

PROJECT NO. 03-348
DATE 08-21-06
CLIENT BLUEWOOD PROPERTIES, LLC
DRAWN BY B.A.V.
CHECKED BY C.P.T.
SCALE 1" = 50'

PRELIMINARY
CONSTRUCTION
AS-BUILT

7/8

NOT TO BE USED AS CONSTRUCTION DRAWINGS

