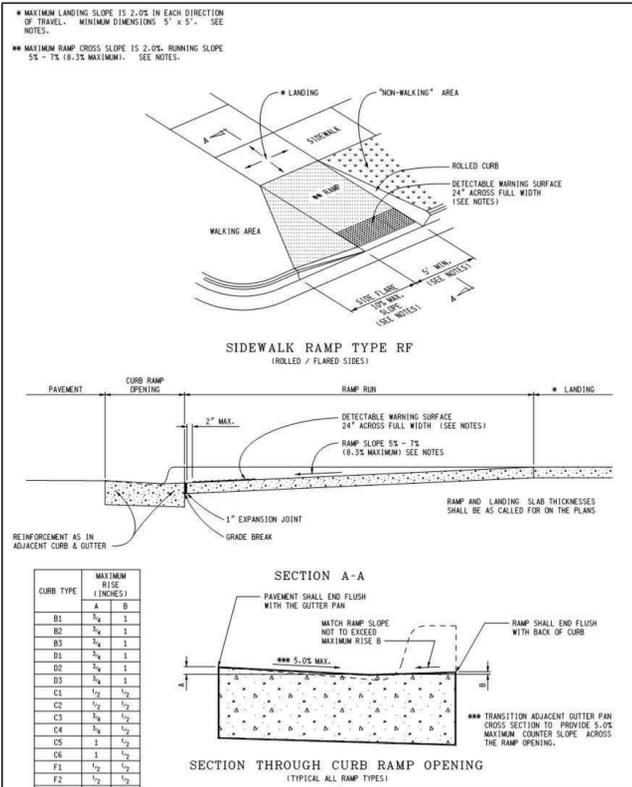
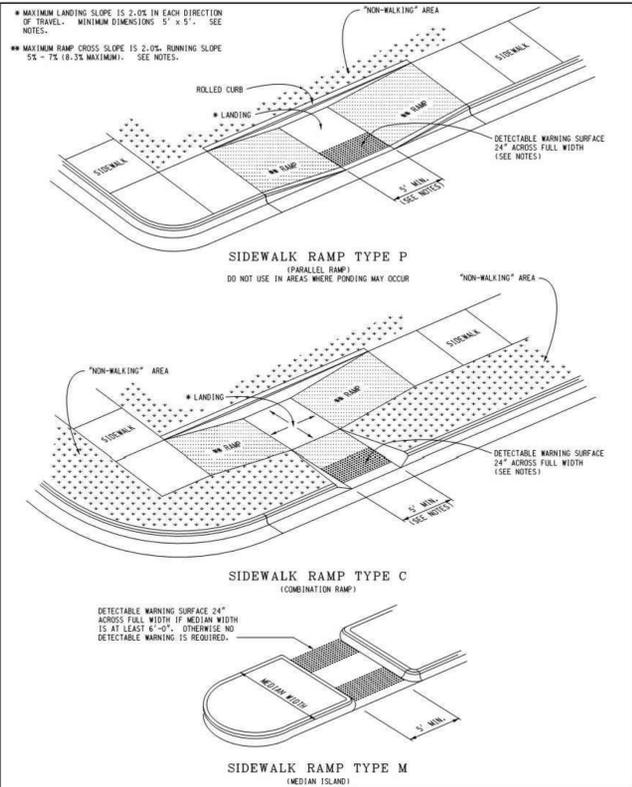


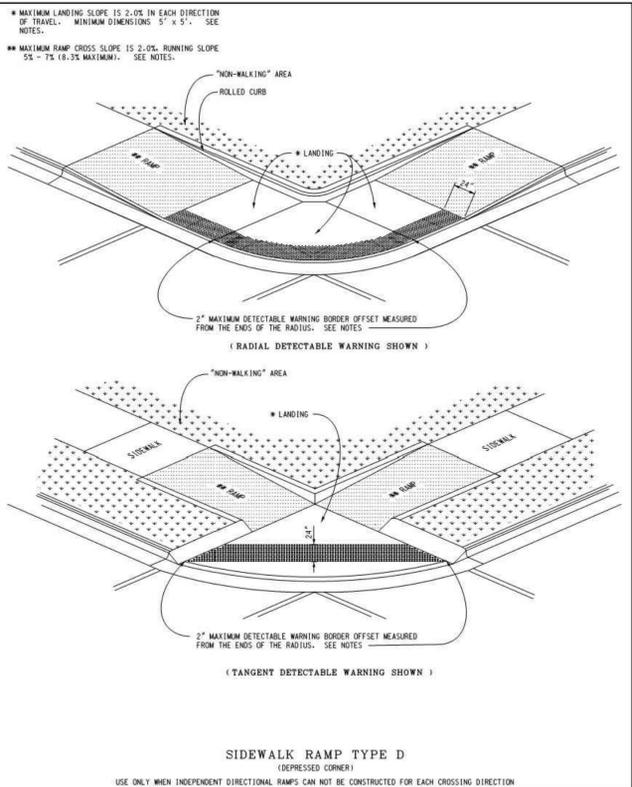
MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 1 OF 7	



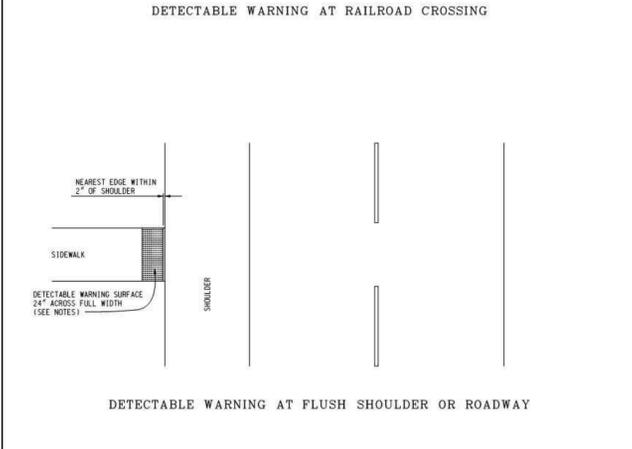
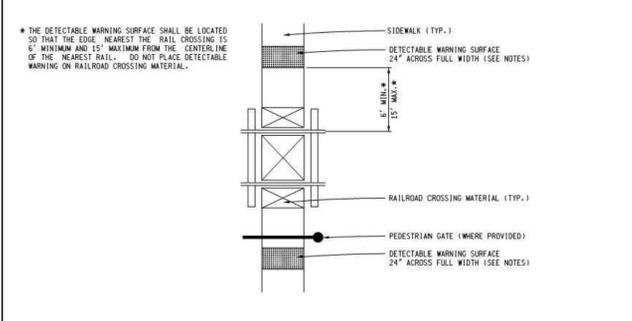
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F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 2 OF 7	



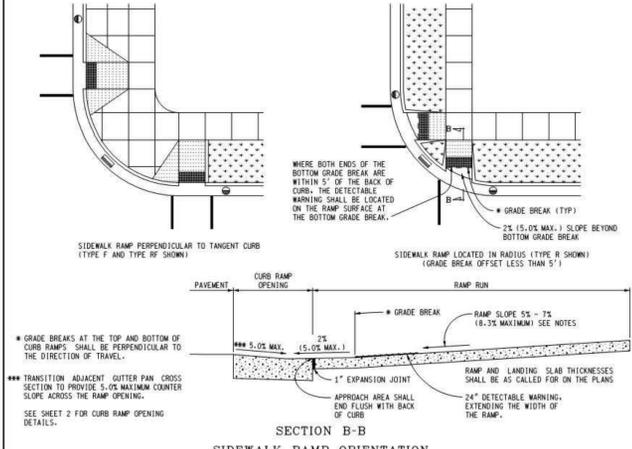
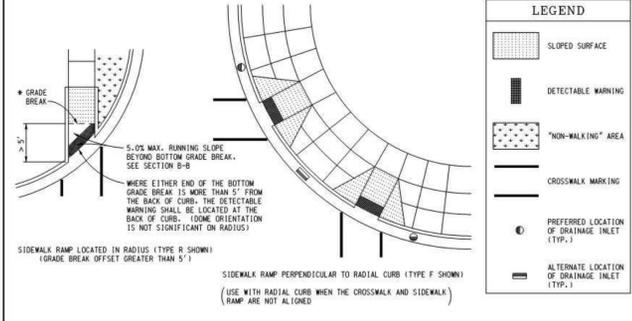
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F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 3 OF 7	



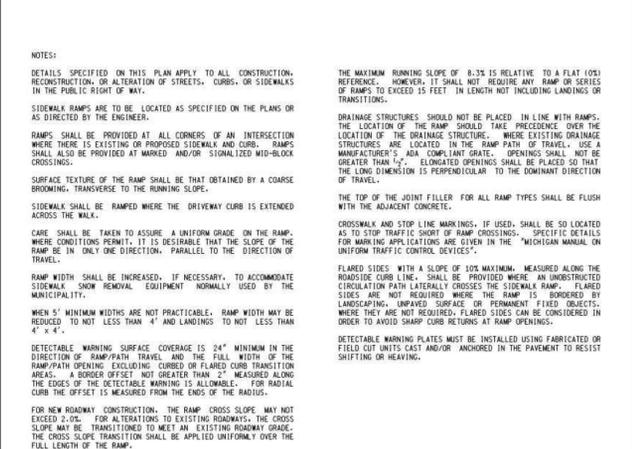
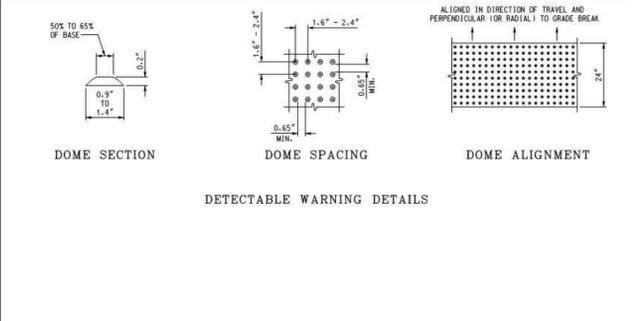
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SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 4 OF 7	



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 5 OF 7	



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 6 OF 7	



MICHIGAN DEPARTMENT OF TRANSPORTATION BUREAU OF DEVELOPMENT STANDARD PLAN FOR	
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS	
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
F.H.W.A. APPROVAL	PLAN DATE
R-28-J	6-27-2017
SHEET 7 OF 7	

NO.	BY	CHK	DESCRIPTION	DATE
1	RLS	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW (N.C.)	11-2-18
2	RLS	RLS	REVISED PER CITY REVIEW	11-2-18
3	RLS	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW (N.C.)	12-2-18
4	RLS	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW (N.C.)	12-2-18

CAUTION!

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MDOT RAMP DETAILS
LEGACY ROCHESTER HILLS
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. GBR/LSL
KTR
P.M.

ORIGINAL ISSUE DATE: OCTOBER 12, 2018

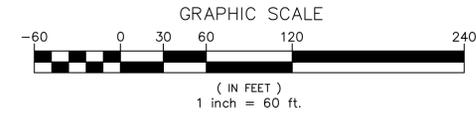
PEA JOB NO. 2017-037

SCALE: N/A

DRAWING NUMBER: C-7.1

REGULATED ON SITE TREES
 REGULATED TREES REMOVED: 204 2190" DBH
 REPLACEMENT: 204 2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR
 102 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES
 TOTAL TREES TO REMAIN ON SITE: 93 + APPROX 60 TREES IN NE CORNER OF SITE: 153 SAVED TREES

REGULATED OFF SITE TREES
 REGULATED TREES REMOVED: 8 128" DBH
 REPLACEMENT: 8 2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR
 4 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES



LANDSCAPE CALCULATIONS:
 PER CITY OF ROCHESTER HILLS ZONING ORDINANCE R-2 TO RM-1.

RIGHT OF WAY LANDSCAPING
 REQUIRED: 1 DEC / 35 LF ROW, 1 ORN / 60 LF ROW

HAMLIN ROAD: 1408 LF / 35 LF = 40 DEC, 1408 LF / 60 LF = 23 ORN TREES
 PROVIDED: 40 DEC AND 23 ORN TREES

ADAMS ROAD: 754 LF / 35 LF = 22 DEC, 754 LF / 60 LF = 13 ORN TREES
 PROVIDED: 22 DEC AND 13 ORN TREES

BUFFER ZONE TYPE C
 REQUIRED: 20' WIDE; 2 DEC TREES / 100 LF, 1.5 ORN TREES / 100 LF,
 4 EVG TREES / 100 LF, 6 SHRUBS / 100 LF

NORTH PROPERTY LINE: 1535 LF / 100 = 31 DEC, 23 ORN, 61 EVG, 92 SHRUBS
 PROVIDED: 31 DEC, 23 ORN, 61 EVG, TREES & 92 SHRUBS, ADDITIONAL 32
 DECIDUOUS AND 25 EVERGREEN TREES TO ENHANCE SCREENING.

INTERIOR PARKING LOT LANDSCAPE
 REQUIRED: 5% OF VEHICLE USE AREA, 1 DEC / 150 SF, CONT. SHRUB HEDGE
 NOTE: EA. LANDSCAPE ISLAND MUST HAVE 1 TREE MIN.
 210,857 SQ FT * 5% = 10,543 SQ FT
 10,543 SF / 150 SF = 70 TREES

PROVIDED: 17,909 SF LANDSCAPE AREA AND 70 TREES

NOTE:
 ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED
 UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.

PERIMETER PARKING LOT LANDSCAPE (PARKING FACING AND WITHIN 100' ROW)
 REQUIRED: 1 DEC / 25 LF, 1 ORN / 35 LF, CONTINUOUS SHRUB HEDGE (30"OC),
 HAMLIN ROAD: 1,318 LF / 25 = 53 DEC. AND LF / 35 = 38 ORN TREES

PROVIDED: 32 DEC, 38 ORN TREES AND CONTINUOUS SHRUB HEDGE WITHIN 100'
 OF ROW. DUE TO LACK OF SPACE, REMAINING 21 DEC AND 6 ORN ARE
 PROPOSED ELSEWHERE ON SITE.

ADAMS ROAD: 485 LF / 25 = 19 DEC, AND 485 LF / 35 = 14 ORN TREES
 PROVIDED: 19 DEC, 14 ORN TREES AND CONTINUOUS SHRUB HEDGE

STORM WATER BASIN
 REQUIRED: 6 FT. WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN + 4 SHRUBS PER
 100 LF

376 LF / 100 = 3.76 * 1.5 = 6 DECIDUOUS
 376 LF / 100 = 3.76 * 1 = 4 EVERGREEN
 376 LF / 100 = 3.76 * 4 = 15 SHRUBS

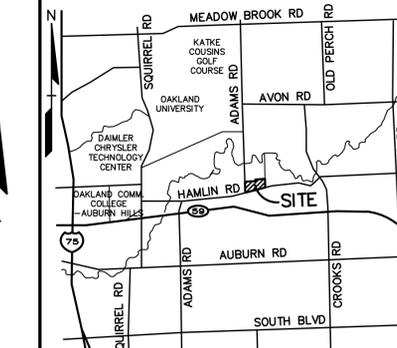
PROVIDED: 6 DECIDUOUS, 4 EVERGREEN, 18 SHRUBS

REPLACEMENT TREES
 REQUIRED: 1 2" DECIDUOUS TREE OR 8' EVERGREEN PER REGULATED TREE
 REMOVED. AN ADDITIONAL 1/3 TREE FOR EVERY ADDITIONAL 1/3 CAL DECIDUOUS
 OR 1' EVERGREEN TREE

204 REGULATED TREES REMOVED
 PROVIDED: 69 10' EVERGREEN TREES AND 33 3" DECIDUOUS TREES

OFF SITE REPLACEMENT TREES
 REQUIRED: OWNER WILL PAY INTO THE TREE FUND \$205.50 PER TREE
 8 REGULATED TREES REMOVED * \$205.50 = \$1,644

PROVIDED: OWNER WILL PAY \$1,644 INTO ROCHESTER HILLS TREE FUND



- KEY:**
- = R.O.W. TREES
 - = BUFFER TREES
 - = ADDITIONAL TREES
 - = INTERIOR PARKING TREES
 - = PERIMETER PARKING LOT TREES
 - = BASIN TREES
 - = REPLACEMENT TREES
 - = AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION
 - = SHRUBS
 - = IRRIGATED LAWN
 - = LOW MAINT. MEADOW MIX SEED MIX RHINO SEED B10 632 5640
 - = LOW PROFILE PRAIRIE SEED MIX CARDNO 574 586 2412
 - = DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
 - = GRASSPAVEZ
 - = PERENNIALS
 - = EXISTING TREE TO BE SAVED WITH PROTECTION FENCE

NO.	REV.	DATE	DESCRIPTION
1	1	11-2-18	REVISED PER CITY REVIEW
2	2	11-2-18	REVISED PER CITY REVIEW
3	3	11-2-18	REVISED PER CITY REVIEW
4	4	11-2-18	REVISED PER CITY REVIEW



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**OVERALL LANDSCAPE PLAN
 LEGACY ROCHESTER HILLS**
 PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T09N, R11E
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

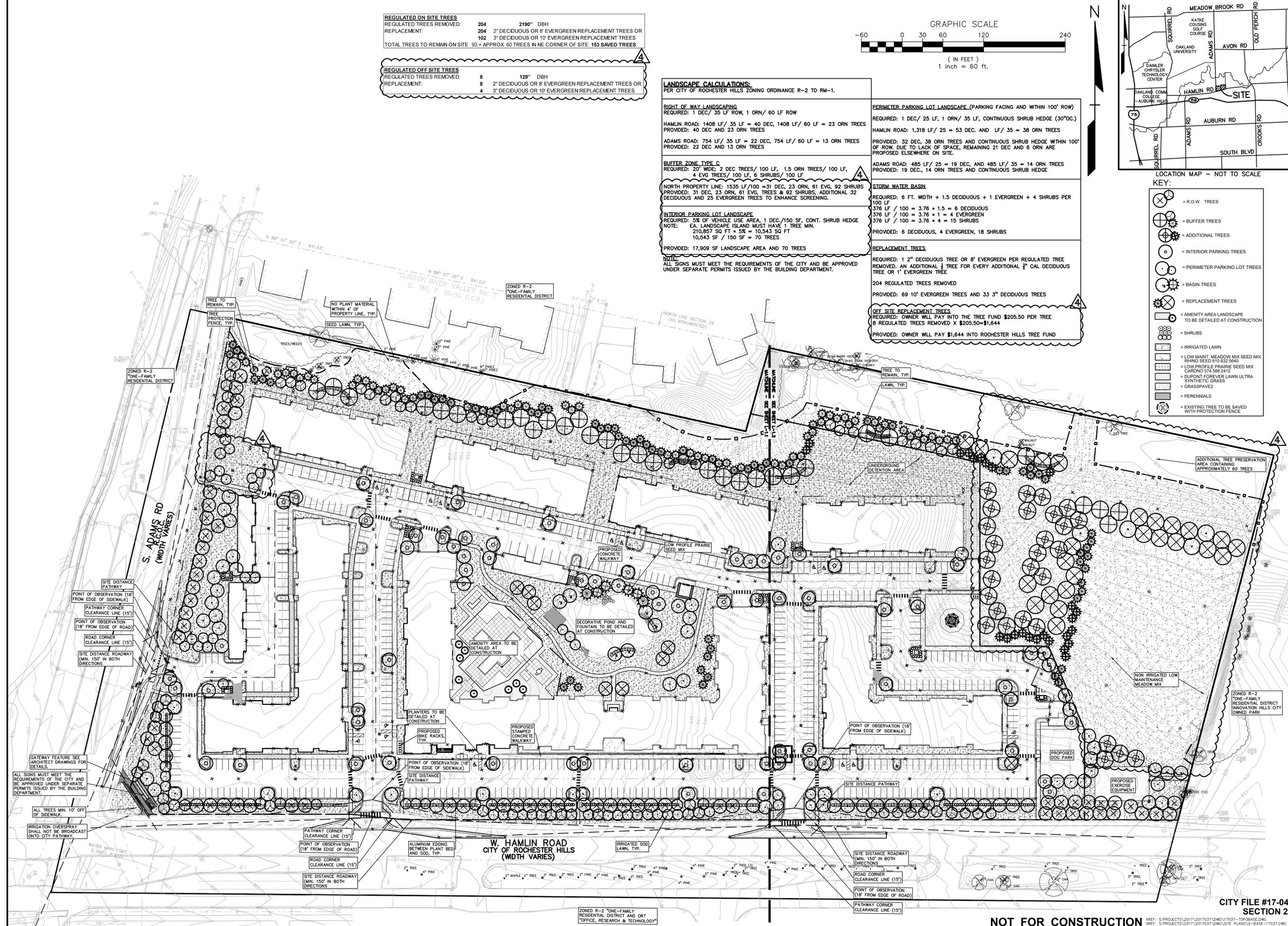
DES. LW DN LW KTR P.M. RLS
 PLAN NO. 17037-001 LANDSCAPE PLAN-17037-001

ORIGINAL ISSUE DATE:
 OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 60'

DRAWING NUMBER:
L-1.0



NOT FOR CONSTRUCTION

CITY FILE #17-043 SECTION 29

ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.

ALL TREES MIN. 10' OFF OF SIDEWALK.

IRRIGATION OVERSPRAY SHALL NOT BE BROADCAST ONTO CITY PATHWAY.

WATER MAIN ESMT (C.9097-B.333)

POINT OF OBSERVATION (18' FROM EDGE OF SIDEWALK)

ROAD CORNER CLEARANCE LINE (15')

POINT OF OBSERVATION (18' FROM EDGE OF ROAD)

ROAD CORNER CLEARANCE LINE (15')

SITE DISTANCE ROADWAY (MIN. 150' IN BOTH DIRECTIONS)

PLANTERS TO BE DETAILED AT CONSTRUCTION

PROPOSED STAMPED CONCRETE WALKWAY

PROPOSED BIKE RACKS, TYP.

POINT OF OBSERVATION (18' FROM EDGE OF SIDEWALK)

SITE DISTANCE PATHWAY

POINT OF OBSERVATION (18' FROM EDGE OF ROAD)

ROAD CORNER CLEARANCE LINE (15')

SITE DISTANCE ROADWAY (MIN. 150' IN BOTH DIRECTIONS)

W. HAMLIN ROAD CITY OF ROCHESTER HILLS (WIDTH VARIES)

IRRIGATED SOD LAWN, TYP.

POINT OF OBSERVATION (18' FROM EDGE OF SIDEWALK)

ROAD CORNER CLEARANCE LINE (15')

POINT OF OBSERVATION (18' FROM EDGE OF ROAD)

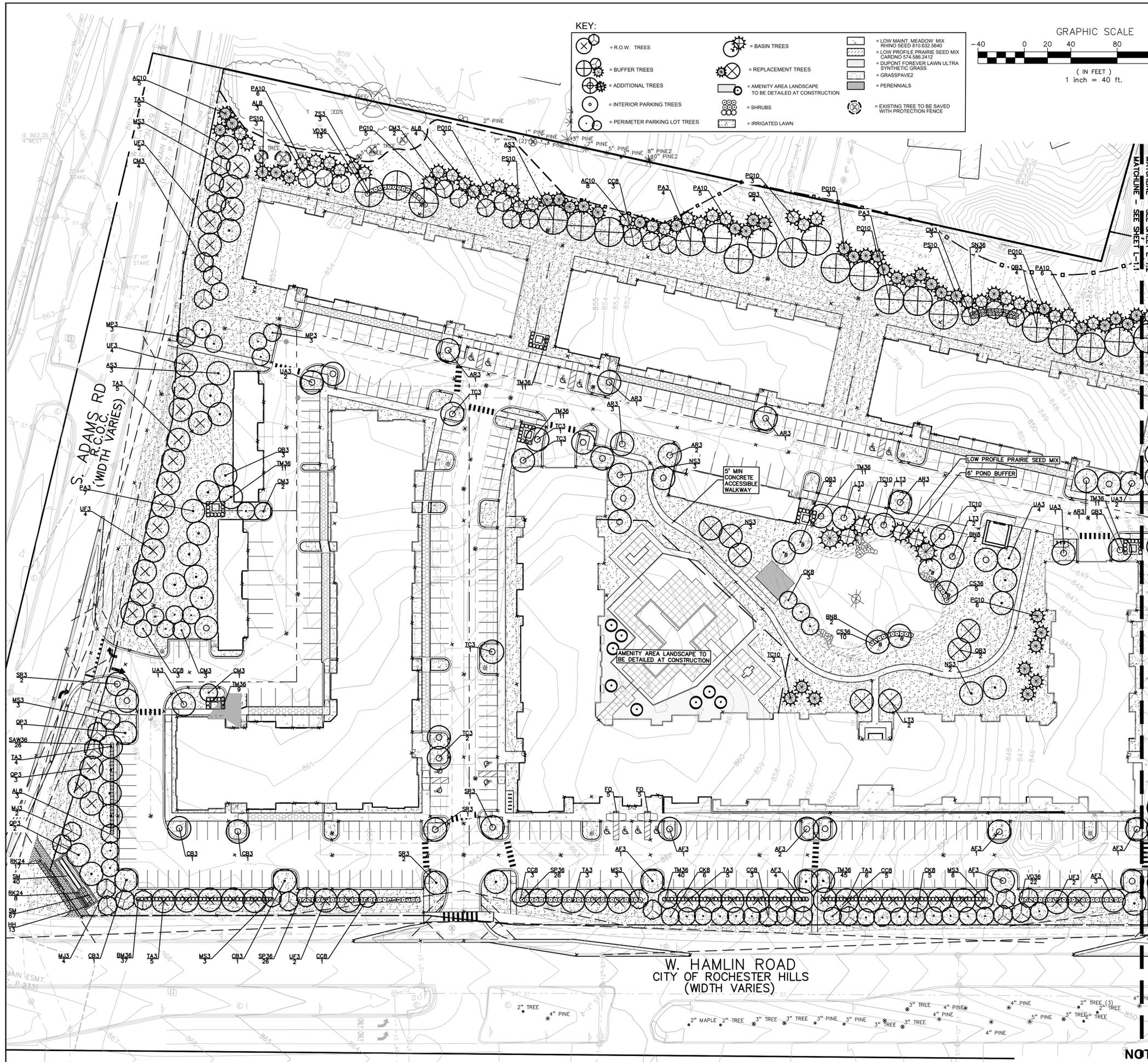
ROAD CORNER CLEARANCE LINE (15')

SITE DISTANCE ROADWAY (MIN. 150' IN BOTH DIRECTIONS)

2" TREE 4" PINE 6" PINE 8" PINE 10" PINE 12" PINE 14" PINE 16" PINE 18" PINE 20" PINE 22" PINE 24" PINE 26" PINE 28" PINE 30" PINE 32" PINE 34" PINE 36" PINE 38" PINE 40" PINE 42" PINE 44" PINE 46" PINE 48" PINE 50" PINE 52" PINE 54" PINE 56" PINE 58" PINE 60" PINE 62" PINE 64" PINE 66" PINE 68" PINE 70" PINE 72" PINE 74" PINE 76" PINE 78" PINE 80" PINE 82" PINE 84" PINE 86" PINE 88" PINE 90" PINE 92" PINE 94" PINE 96" PINE 98" PINE 100" PINE 102" PINE 104" PINE 106" PINE 108" PINE 110" PINE 112" PINE 114" PINE 116" PINE 118" PINE 120" PINE 122" PINE 124" PINE 126" PINE 128" PINE 130" PINE 132" PINE 134" PINE 136" PINE 138" PINE 140" PINE 142" PINE 144" PINE 146" PINE 148" PINE 150" PINE 152" PINE 154" PINE 156" PINE 158" PINE 160" PINE 162" PINE 164" PINE 166" PINE 168" PINE 170" PINE 172" PINE 174" PINE 176" PINE 178" PINE 180" PINE 182" PINE 184" PINE 186" PINE 188" PINE 190" PINE 192" PINE 194" PINE 196" PINE 198" PINE 200" PINE 202" PINE 204" PINE 206" PINE 208" PINE 210" PINE 212" PINE 214" PINE 216" PINE 218" PINE 220" PINE 222" PINE 224" PINE 226" PINE 228" PINE 230" PINE 232" PINE 234" PINE 236" PINE 238" PINE 240" PINE 242" PINE 244" PINE 246" PINE 248" PINE 250" PINE 252" PINE 254" PINE 256" PINE 258" PINE 260" PINE 262" PINE 264" PINE 266" PINE 268" PINE 270" PINE 272" PINE 274" PINE 276" PINE 278" PINE 280" PINE 282" PINE 284" PINE 286" PINE 288" PINE 290" PINE 292" PINE 294" PINE 296" PINE 298" PINE 300" PINE 302" PINE 304" PINE 306" PINE 308" PINE 310" PINE 312" PINE 314" PINE 316" PINE 318" PINE 320" PINE 322" PINE 324" PINE 326" PINE 328" PINE 330" PINE 332" PINE 334" PINE 336" PINE 338" PINE 340" PINE 342" PINE 344" PINE 346" PINE 348" PINE 350" PINE 352" PINE 354" PINE 356" PINE 358" PINE 360" PINE 362" PINE 364" PINE 366" PINE 368" PINE 370" PINE 372" PINE 374" PINE 376" PINE 378" PINE 380" PINE 382" PINE 384" PINE 386" PINE 388" PINE 390" PINE 392" PINE 394" PINE 396" PINE 398" PINE 400" PINE 402" PINE 404" PINE 406" PINE 408" PINE 410" PINE 412" PINE 414" PINE 416" PINE 418" PINE 420" PINE 422" PINE 424" PINE 426" PINE 428" PINE 430" PINE 432" PINE 434" PINE 436" PINE 438" PINE 440" PINE 442" PINE 444" PINE 446" PINE 448" PINE 450" PINE 452" PINE 454" PINE 456" PINE 458" PINE 460" PINE 462" PINE 464" PINE 466" PINE 468" PINE 470" PINE 472" PINE 474" PINE 476" PINE 478" PINE 480" PINE 482" PINE 484" PINE 486" PINE 488" PINE 490" PINE 492" PINE 494" PINE 496" PINE 498" PINE 500" PINE 502" PINE 504" PINE 506" PINE 508" PINE 510" PINE 512" PINE 514" PINE 516" PINE 518" PINE 520" PINE 522" PINE 524" PINE 526" PINE 528" PINE 530" PINE 532" PINE 534" PINE 536" PINE 538" PINE 540" PINE 542" PINE 544" PINE 546" PINE 548" PINE 550" PINE 552" PINE 554" PINE 556" PINE 558" PINE 560" PINE 562" PINE 564" PINE 566" PINE 568" PINE 570" PINE 572" PINE 574" PINE 576" PINE 578" PINE 580" PINE 582" PINE 584" PINE 586" PINE 588" PINE 590" PINE 592" PINE 594" PINE 596" PINE 598" PINE 600" PINE 602" PINE 604" PINE 606" PINE 608" PINE 610" PINE 612" PINE 614" PINE 616" PINE 618" PINE 620" PINE 622" PINE 624" PINE 626" PINE 628" PINE 630" PINE 632" PINE 634" PINE 636" PINE 638" PINE 640" PINE 642" PINE 644" PINE 646" PINE 648" PINE 650" PINE 652" PINE 654" PINE 656" PINE 658" PINE 660" PINE 662" PINE 664" PINE 666" PINE 668" PINE 670" PINE 672" PINE 674" PINE 676" PINE 678" PINE 680" PINE 682" PINE 684" PINE 686" PINE 688" PINE 690" PINE 692" PINE 694" PINE 696" PINE 698" PINE 700" PINE 702" PINE 704" PINE 706" PINE 708" PINE 710" PINE 712" PINE 714" PINE 716" PINE 718" PINE 720" PINE 722" PINE 724" PINE 726" PINE 728" PINE 730" PINE 732" PINE 734" PINE 736" PINE 738" PINE 740" PINE 742" PINE 744" PINE 746" PINE 748" PINE 750" PINE 752" PINE 754" PINE 756" PINE 758" PINE 760" PINE 762" PINE 764" PINE 766" PINE 768" PINE 770" PINE 772" PINE 774" PINE 776" PINE 778" PINE 780" PINE 782" PINE 784" PINE 786" PINE 788" PINE 790" PINE 792" PINE 794" PINE 796" PINE 798" PINE 800" PINE 802" PINE 804" PINE 806" PINE 808" PINE 810" PINE 812" PINE 814" PINE 816" PINE 818" PINE 820" PINE 822" PINE 824" PINE 826" PINE 828" PINE 830" PINE 832" PINE 834" PINE 836" PINE 838" PINE 840" PINE 842" PINE 844" PINE 846" PINE 848" PINE 850" PINE 852" PINE 854" PINE 856" PINE 858" PINE 860" PINE 862" PINE 864" PINE 866" PINE 868" PINE 870" PINE 872" PINE 874" PINE 876" PINE 878" PINE 880" PINE 882" PINE 884" PINE 886" PINE 888" PINE 890" PINE 892" PINE 894" PINE 896" PINE 898" PINE 900" PINE 902" PINE 904" PINE 906" PINE 908" PINE 910" PINE 912" PINE 914" PINE 916" PINE 918" PINE 920" PINE 922" PINE 924" PINE 926" PINE 928" PINE 930" PINE 932" PINE 934" PINE 936" PINE 938" PINE 940" PINE 942" PINE 944" PINE 946" PINE 948" PINE 950" PINE 952" PINE 954" PINE 956" PINE 958" PINE 960" PINE 962" PINE 964" PINE 966" PINE 968" PINE 970" PINE 972" PINE 974" PINE 976" PINE 978" PINE 980" PINE 982" PINE 984" PINE 986" PINE 988" PINE 990" PINE 992" PINE 994" PINE 996" PINE 998" PINE 1000" PINE 1002" PINE 1004" PINE 1006" PINE 1008" PINE 1010" 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PINE 1194" PINE 1196" PINE 1198" PINE 1200" PINE 1202" PINE 1204" PINE 1206" PINE 1208" PINE 1210" PINE 1212" PINE 1214" PINE 1216" PINE 1218" PINE 1220" PINE 1222" PINE 1224" PINE 1226" PINE 1228" PINE 1230" PINE 1232" PINE 1234" PINE 1236" PINE 1238" PINE 1240" PINE 1242" PINE 1244" PINE 1246" PINE 1248" PINE 1250" PINE 1252" PINE 1254" PINE 1256" PINE 1258" PINE 1260" PINE 1262" PINE 1264" PINE 1266" PINE 1268" PINE 1270" PINE 1272" PINE 1274" PINE 1276" PINE 1278" PINE 1280" PINE 1282" PINE 1284" PINE 1286" PINE 1288" PINE 1290" PINE 1292" PINE 1294" PINE 1296" PINE 1298" PINE 1300" PINE 1302" PINE 1304" PINE 1306" PINE 1308" PINE 1310" PINE 1312" PINE 1314" PINE 1316" PINE 1318" PINE 1320" PINE 1322" PINE 1324" PINE 1326" PINE 1328" PINE 1330" PINE 1332" PINE 1334" PINE 1336" PINE 1338" PINE 1340" PINE 1342" PINE 1344" PINE 1346" PINE 1348" PINE 1350" PINE 1352" PINE 1354" PINE 1356" PINE 1358" PINE 1360" PINE 1362" PINE 1364" PINE 1366" PINE 1368" PINE 1370" PINE 1372" PINE 1374" PINE 1376" PINE 1378" PINE 1380" PINE 1382" PINE 1384" PINE 1386" PINE 1388" PINE 1390" PINE 1392" PINE 1394" PINE 1396" PINE 1398" PINE 1400" PINE 1402" PINE 1404" PINE 1406" PINE 1408" PINE 1410" PINE 1412" PINE 1414" PINE 1416" PINE 1418" PINE 1420" PINE 1422" PINE 1424" PINE 1426" PINE 1428" PINE 1430" PINE 1432" PINE 1434" PINE 1436" PINE 1438" PINE 1440" PINE 1442" PINE 1444" PINE 1446" PINE 1448" PINE 1450" PINE 1452" PINE 1454" PINE 1456" PINE 1458" PINE 1460" PINE 1462" PINE 1464" PINE 1466" PINE 1468" PINE 1470" PINE 1472" PINE 1474" PINE 1476" PINE 1478" PINE 1480" PINE 1482" PINE 1484" PINE 1486" PINE 1488" PINE 1490" PINE 1492" PINE 1494" PINE 1496" PINE 1498" PINE 1500" PINE 1502" PINE 1504" PINE 1506" PINE 1508" PINE 1510" PINE 1512" PINE 1514" PINE 1516" PINE 1518" PINE 1520" PINE 1522" PINE 1524" PINE 1526" PINE 1528" PINE 1530" PINE 1532" PINE 1534" PINE 1536" PINE 1538" PINE 1540" PINE 1542" PINE 1544" PINE 1546" PINE 1548" PINE 1550" PINE 1552" PINE 1554" PINE 1556" PINE 1558" PINE 1560" PINE 1562" PINE 1564" PINE 1566" PINE 1568" PINE 1570" PINE 1572" PINE 1574" PINE 1576" PINE 1578" PINE 1580" PINE 1582" PINE 1584" PINE 1586" PINE 1588" PINE 1590" PINE 1592" PINE 1594" PINE 1596" PINE 1598" PINE 1600" PINE 1602" PINE 1604" PINE 1606" PINE 1608" PINE 1610" PINE 1612" PINE 1614" PINE 1616" PINE 1618" PINE 1620" PINE 1622" PINE 1624" PINE 1626" PINE 1628" PINE 1630" PINE 1632" PINE 1634" PINE 1636" PINE 1638" PINE 1640" PINE 1642" PINE 1644" PINE 1646" PINE 1648" PINE 1650" PINE 1652" PINE 1654" PINE 1656" PINE 1658" PINE 1660" PINE 1662" PINE 1664" PINE 1666" PINE 1668" PINE 1670" PINE 1672" PINE 1674" PINE 1676" PINE 1678" PINE 1680" PINE 1682" PINE 1684" PINE 1686" PINE 1688" PINE 1690" PINE 1692" PINE 1694" PINE 1696" PINE 1698" PINE 1700" PINE 1702" PINE 1704" PINE 1706" PINE 1708" PINE 1710" PINE 1712" PINE 1714" PINE 1716" PINE 1718" PINE 1720" PINE 1722" PINE 1724" PINE 1726" PINE 1728" PINE 1730" PINE 1732" PINE 1734" PINE 1736" PINE 1738" 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PINE 1922" PINE 1924" PINE 1926" PINE 1928" PINE 1930" PINE 1932" PINE 1934" PINE 1936" PINE 1938" PINE 1940" PINE 1942" PINE 1944" PINE 1946" PINE 1948" PINE 1950" PINE 1952" PINE 1954" PINE 1956" PINE 1958" PINE 1960" PINE 1962" PINE 1964" PINE 1966" PINE 1968" PINE 1970" PINE 1972" PINE 1974" PINE 1976" PINE 1978" PINE 1980" PINE 1982" PINE 1984" PINE 1986" PINE 1988" PINE 1990" PINE 1992" PINE 1994" PINE 1996" PINE 1998" PINE 2000

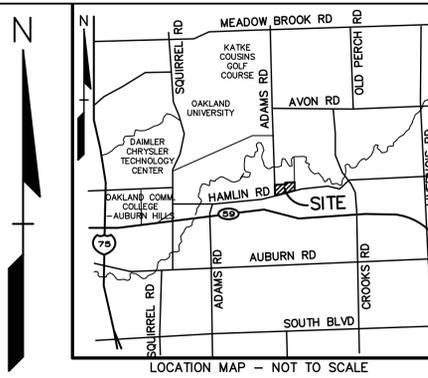
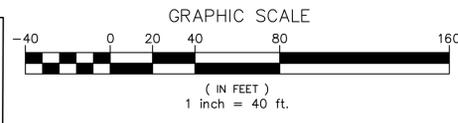
ZONED R-2 "ONE-FAMILY RESIDENTIAL DISTRICT AND ORT "OFFICE, RESEARCH & TECHNOLOGY"

REVISIONS



KEY:

	= R.O.W. TREES		= BASIN TREES		= LOW MAINT. MEADOW MIX RHINO SEED 810 632 5640
	= BUFFER TREES		= REPLACEMENT TREES		= LOW PROFILE PRAIRIE SEED MIX CARDNO 574 586 2412
	= ADDITIONAL TREES		= AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION		= DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
	= INTERIOR PARKING TREES		= SHRUBS		= GRASSPAVE2
	= PERIMETER PARKING LOT TREES		= PERENNIALS		= EXISTING TREE TO BE SAVED WITH PROTECTION FENCE



REVISIONS

NO.	DATE	DESCRIPTION
1	11-21-18	REVISED ENCLOSURE AREA
2	11-21-18	REVISED PER CITY REVIEW
3	12-21-18	REVISED ENCLOSURE AREA & CITY REVIEW
4	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
5	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
6	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
7	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
8	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
9	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
10	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
11	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
12	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
13	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
14	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
15	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
16	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
17	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
18	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
19	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW
20	1-25-19	REVISED ENCLOSURE AREA & CITY REVIEW



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L-1.1 PLANT LIST

DECIDUOUS TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
10	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
14	AF3	Armstrong Maple	<i>Acer x freemanii 'Armstrong'</i>	3" Cal.	B&B
10	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
6	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
4	BN8	River Birch	<i>Betula nigra</i>	8" Ht.	B&B
4	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
18	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
14	CK8	Kousa Dogwood	<i>Cornus kousa</i>	8" Ht.	B&B
15	CM3	Cornelian Cherry Dogwood	<i>Cornus mas</i>	3" Cal.	B&B
1	GB3	Ginkgo	<i>Ginkgo biloba-male only</i>	3" Cal.	B&B
7	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B
6	MJ3	Marilee Crab	<i>Malus 'Jarmin' PP</i>	3" Cal.	B&B
6	MP3	Prairiefire Crab	<i>Malus 'Prairiefire'</i>	3" Cal.	B&B
18	MS3	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	3" Cal.	B&B
8	NS3	Tupelo	<i>Nyssa sylvatica</i>	3" Cal.	B&B
14	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
15	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
6	QP3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long' (columnar)</i>	3" Cal.	B&B
6	SR3	Japanese Tree Lilac	<i>Syringa reticulata</i>	3" Cal.	B&B
33	TA3	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	3" Cal.	B&B
6	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
10	UA3	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3" Cal.	B&B
14	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B
3	ZS3	Japanese Zelkova	<i>Zelkova serrata</i>	3" Cal.	B&B

248 TOTAL DECIDUOUS

EVERGREEN TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
13	AC10	Concolor Fir	<i>Abies concolor</i>	10" Ht.	B&B
17	PA10	Norway Spruce	<i>Picea abies</i>	10" Ht.	B&B
17	PG10	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	10" Ht.	B&B
13	PO10	Serbian Spruce	<i>Picea omorika</i>	10" Ht.	B&B
17	PS10	Eastern White Pine	<i>Pinus strobus</i>	10" Ht.	B&B
9	TC10	Canadian Hemlock	<i>Tsuga canadensis</i>	10" Ht.	B&B

86 TOTAL EVERGREEN

SHRUB PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
37	BM36	Wintergem Boxwood	<i>Buxus microphylla 'Winter Gem'</i>	36" Ht.	Cont.
15	CS36	Red Twig Dogwood	<i>Cornus sericea</i>	36" Ht.	Cont.
25	RK24	Knockout Rose	<i>Rosa 'Knock Out'</i>	36" Ht.	Cont.
27	SN36	Snowmound Spirea	<i>Spiraea nipponica 'Snowmound'</i>	36" Ht.	Cont.
26	SAW36	Anthony Waterer Spirea	<i>Spiraea x bum. 'Anthony Waterer'</i>	36" Ht.	Cont.
52	SP36	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	36" Ht.	Cont.
145	TM36	Dense Yew	<i>Taxus x media 'Densiformis'</i>	36" Ht.	Cont.
13	VD36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Ht.	Cont.
22	VO36	Compact Cranberry Viburnum	<i>Viburnum opulus 'compactum'</i>	36" Ht.	Cont.

362 TOTAL SHRUBS

PERENNIAL PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
10	FO	Blue Fescue	<i>Festuca ovina glauca 'Elijah Blue'</i>	1 Gal.	Cont.
13	HH	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	1 Gal.	Cont.
107	SM	May night salvia	<i>Salvia 'May night'</i>	1 Gal.	Cont.

130 TOTAL PERENNIALS

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BEAUCHAMPEL, OHIO 44122

**OVERALL LANDSCAPE PLAN
LEGACY ROCHESTER HILLS**
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. LW DN LW SUR KTR P.M RLS
SYNOPSIS: 2017-037 MAIN ADAMS - RES/VIEW/LANDSCAPE SITE PLAN (L-1) LANDSCAPE PLAN-17037.dwg

ORIGINAL ISSUE DATE:
OCTOBER 12, 2018

PEA JOB NO. 2017-037

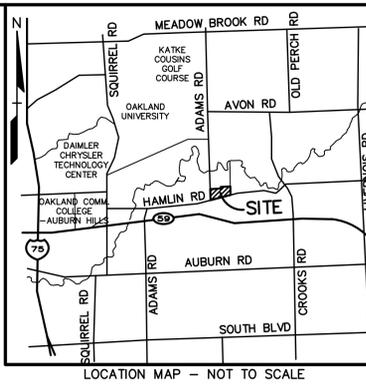
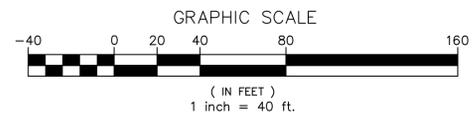
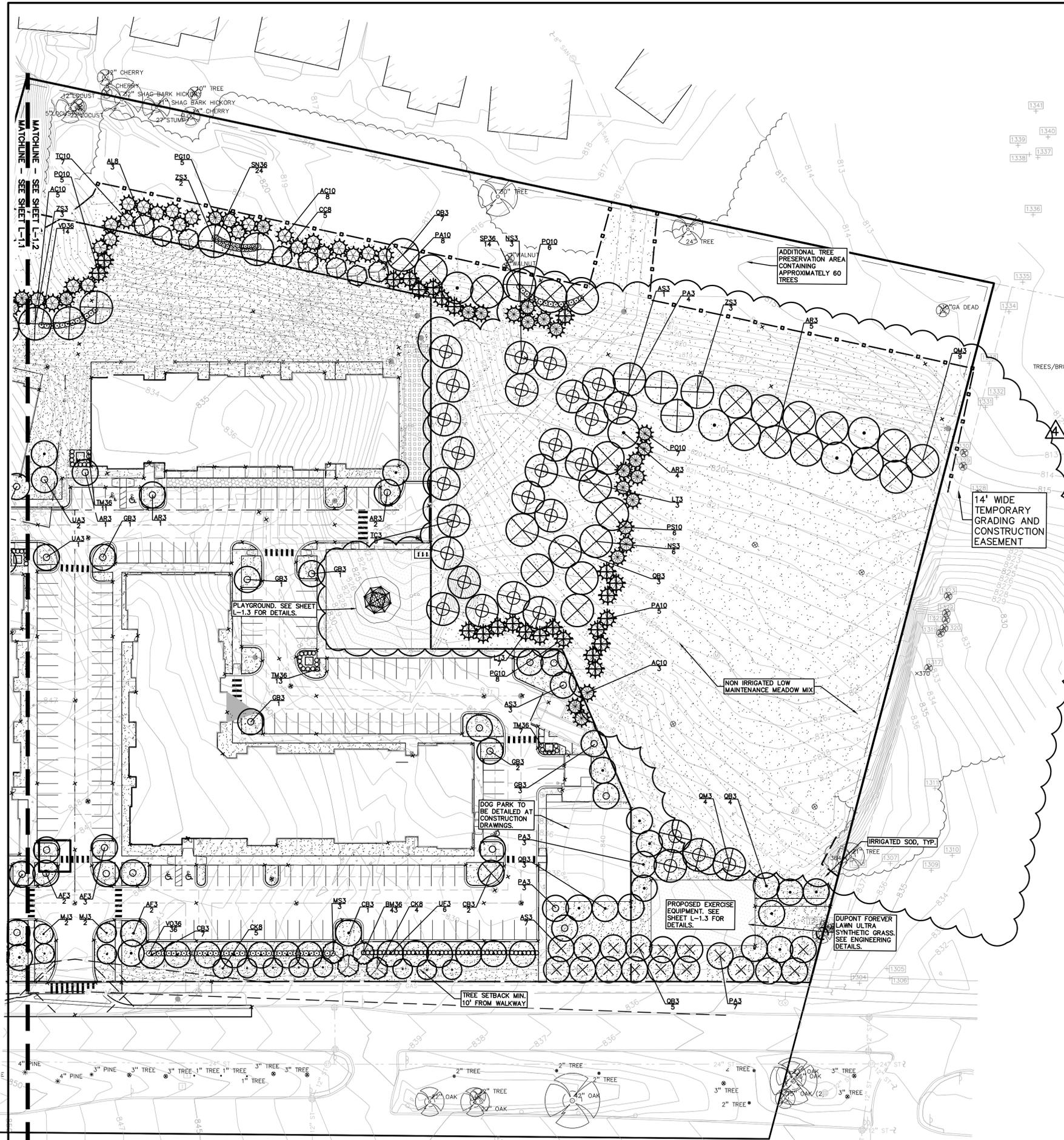
SCALE: 1" = 40'

DRAWING NUMBER:
L-1.1

**CITY FILE #17-043
SECTION 29**

NOT FOR CONSTRUCTION

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XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-BASE-17037.DWG
XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-TLRK-17037.DWG



NO.	DATE	REVISIONS
1	12-21-18	REVISED ENCLOSURE AREA & CITY REVIEW
2	11-21-18	REVISED PER CITY REVIEW
3	11-21-18	REVISED ENCLOSURE AREA
4	12-21-18	REVISED ENCLOSURE AREA & CITY REVIEW

- KEY:**
- = R.O.W. TREES
 - = BUFFER TREES
 - = ADDITIONAL TREES
 - = INTERIOR PARKING TREES
 - = PERIMETER PARKING LOT TREES
 - = BASIN TREES
 - = REPLACEMENT TREES
 - = AMENITY AREA LANDSCAPE TO BE DETAILED AT CONSTRUCTION
 - = SHRUBS
 - = IRRIGATED LAWN
 - = LOW MAINT MEADOW MIX SEED MIX RHINO SEED 510.622.5640
 - = LOW PROFILE PRAIRIE SEED MIX CARDNO 574.586.2412
 - = DUPONT FOREVER LAWN ULTRA SYNTHETIC GRASS
 - = GRASSPAVEZ
 - = PERENNIALS
 - = EXISTING TREE TO BE SAVED WITH PROTECTION FENCE



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www.peainc.com

L-1.2 PLANT LIST

DECIDUOUS TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
7	AF3	Armstrong Maple	<i>Acer x freemanii 'Armstrong'</i>	3" Cal.	B&B
12	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
11	AS3	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	3" Cal.	B&B
10	CB3	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	3" Cal.	B&B
5	CC8	Eastern Redbud	<i>Cercis canadensis</i>	8" Ht.	B&B
9	CK8	Kousa Dogwood	<i>Cornus kousa</i>	8" Ht.	B&B
9	GB3	Ginkgo	<i>Ginkgo biloba- male only</i>	3" Cal.	B&B
10	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B
4	MJ3	Marilee Crab	<i>Malus 'Jarmin' PP</i>	3" Cal.	B&B
3	MS3	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	3" Cal.	B&B
9	NS3	Tupelo	<i>Nyssa sylvatica</i>	3" Cal.	B&B
17	PA3	Encore London Planetree	<i>Platanus x acerifolia 'Encore'</i>	3" Cal.	B&B
22	QB3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B
13	QM3	Bur Oak	<i>Quercus macrocarpa</i>	3" Cal.	B&B
6	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B
3	UA3	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3" Cal.	B&B
6	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B
8	ZS3	Japanese Zelkova	<i>Zelkova serrata</i>	3" Cal.	B&B

167 TOTAL DECIDUOUS

EVERGREEN TREE PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
16	AC10	Concolor Fir	<i>Abies concolor</i>	10' Ht.	B&B
13	PA10	Norway Spruce	<i>Picea abies</i>	10' Ht.	B&B
13	PG10	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	10' Ht.	B&B
18	PO10	Serbian Spruce	<i>Picea omorika</i>	10' Ht.	B&B
6	PS10	Eastern White Pine	<i>Pinus strobus</i>	10' Ht.	B&B
7	TC10	Canadian Hemlock	<i>Tsuga canadensis</i>	10' Ht.	B&B

73 TOTAL EVERGREEN

SHRUB PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
43	BM36	Wintergem Boxwood	<i>Buxus microphylla 'Winter Gem'</i>	36" Ht.	Cont.
24	SN36	Snowmound Spirea	<i>Spiraea nipponica 'Snowmound'</i>	36" Ht.	Cont.
14	SP36	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	36" Ht.	Cont.
31	TM36	Dense Yew	<i>Taxus x media 'Densiflora'</i>	36" Ht.	Cont.
14	VD36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Ht.	Cont.
36	VO36	Compact Cranberry Viburnum	<i>Viburnum opulus 'compactum'</i>	36" Ht.	Cont.

GOLDBERG COMPANIES, INC.
2610 CHAGSIN BOULEVARD
BEACHWOOD, OHIO 44122

**OVERALL LANDSCAPE PLAN
LEGACY ROCHESTER HILLS**
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T6N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES. LW DN SUR KTR P.M. RLS
LW DN SUR KTR P.M. RLS

ORIGINAL ISSUE DATE:
OCTOBER 12, 2018

PEA JOB NO. 2017-037

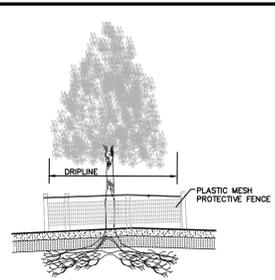
SCALE: 1" = 40'

CITY OF ROCHESTER HILLS NOTES:

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 MANAGED ON THE ADJACENT PROPERTIES, THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNER'S PROPERTY ON AN INCH FOR INCH BASIS OR A FINE IN THE SUM OF \$122.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT. THIS FINE WILL BE DUE PRIOR TO BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION, CALL THE CITY'S PLANNING DEPARTMENT AT 248-656-4660.

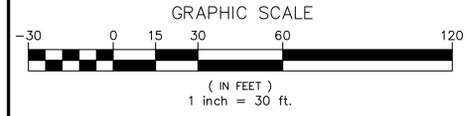
TREE PROTECTION NOTES:

- 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' Planning Staff prior to the start of any earthwork or construction operations. It is the developer's responsibility to contact the City Planning Department at 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' Forester prior to the start of any additional construction. It is the developer's responsibility to contact the City Planning Department at 248-656-4660 to schedule this TPF inspection.
- A final inspection by the City of Rochester Hills Planning Staff 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 248-656-4660 to schedule this inspection.
- The Tree Conservation Ordinance prohibits any construction or development activities within the drip line of any 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 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/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 the only tree designated for preservation. Swales shall be constructed so as to not 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 any Certificate of Occupancy.
- Regulated trees located off-site on adjacent properties that may be affected by construction operations must be protected defined herein.
- The TPF shall consist of four-foot high orange snow fencing to be installed around the drip line of all trees designated to be saved. This fencing shall be supported by six-foot metal T-bar posts five-feet on center and driven a minimum of 24" into the ground. The TPF fencing shall remain upright and securely in place for the required time as specified above.
- Prior to the release of the Performance Bond, the City of Rochester Hills Forestry Division needs to inspect all trees existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove and possibly replace any such trees.



TREE PROTECTION FENCE DETAIL
NOT TO SCALE

- TREE PROTECTION WILL BE ERRECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN DRIP LINES.
- GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
- ALL UTILITY SERVICE REQUEST MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT THE CONSTRUCTION PERIOD, REPLACEMENT OF THAT TREE MAY BE REQUIRED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- REGULATED TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.



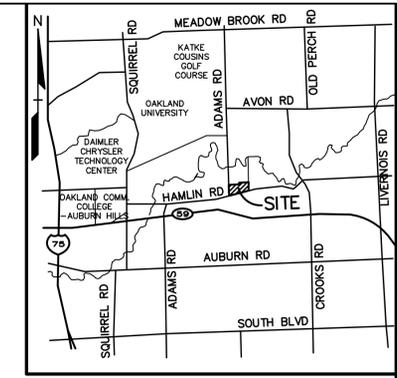
ON SITE REPLACEMENT TREES
REQUIRED: 1 TREE REQUIRED FOR EACH REMOVED TREE MIN. 2" CAL DEC AND 8' HT. E.V.G. (FOR EACH 1/2" CAL. OR 1' HT. INCREASE WILL COUNT FOR AN EXTRA 1/2 TREE CREDIT)
PROVIDED: SEE SHEET L-1.0 FOR TREE REPLACEMENT QUANTITY

NOTE: IF TREE REPLACEMENT CANNOT BE MET, OWNER WILL PAY INTO THE TREE FUND \$205.50 PER TREE OR PROVIDE OTHER REPLACEMENT PER CITY OF ROCHESTER HILLS DIRECTIONS.

OFF SITE REPLACEMENT TREES
REQUIRED: OWNER WILL PAY INTO THE TREE FUND \$205.50 PER TREE
8 REGULATED TREES REMOVED X \$205.50=\$1,644
PROVIDED: OWNER WILL PAY \$1,644 INTO ROCHESTER HILLS TREE FUND

REGULATED ON SITE TREES	
REGULATED TREES REMOVED:	204 2" 2190" DBH
REPLACEMENT:	204 2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR 102 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES
TOTAL TREES TO REMAIN ON SITE: 93 + APPROX 60 TREES IN NE CORNER OF SITE: 153 SAVED TREES	

REGULATED OFF SITE TREES	
REGULATED TREES REMOVED:	8 2" 129" DBH
REPLACEMENT:	8 2" DECIDUOUS OR 8' EVERGREEN REPLACEMENT TREES OR 4 3" DECIDUOUS OR 10' EVERGREEN REPLACEMENT TREES



LOCATION MAP - NOT TO SCALE

KEY:

- (Symbol) = EXISTING TREES TO REMAIN
- (Symbol) = EXISTING TREE TO BE REMOVED
- (Symbol) = TREE PROTECTION FENCE
- (Symbol) = EXISTING TREE TO BE REMOVED OFF SITE

NO.	DATE	DESCRIPTION
1	11-21-18	REVISED PER CITY REVIEW
2	11-21-18	REVISED PER CITY REVIEW
3	11-21-18	REVISED PER CITY REVIEW
4	11-21-18	REVISED PER CITY REVIEW
5	11-21-18	REVISED PER CITY REVIEW
6	11-21-18	REVISED PER CITY REVIEW
7	11-21-18	REVISED PER CITY REVIEW
8	11-21-18	REVISED PER CITY REVIEW
9	11-21-18	REVISED PER CITY REVIEW
10	11-21-18	REVISED PER CITY REVIEW
11	11-21-18	REVISED PER CITY REVIEW
12	11-21-18	REVISED PER CITY REVIEW
13	11-21-18	REVISED PER CITY REVIEW
14	11-21-18	REVISED PER CITY REVIEW
15	11-21-18	REVISED PER CITY REVIEW
16	11-21-18	REVISED PER CITY REVIEW
17	11-21-18	REVISED PER CITY REVIEW
18	11-21-18	REVISED PER CITY REVIEW
19	11-21-18	REVISED PER CITY REVIEW
20	11-21-18	REVISED PER CITY REVIEW



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE BY THE CONTRACTOR AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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F: 248.689.1044
www.peainc.com

GOLDBERG COMPANIES, INC.
25101 CHAGRIN BOULEVARD
BEAUCHAMPEL, OHIO 44122

**PRELIM TREE PRESERVATION PLAN
LEGACY ROCHESTER HILLS**
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

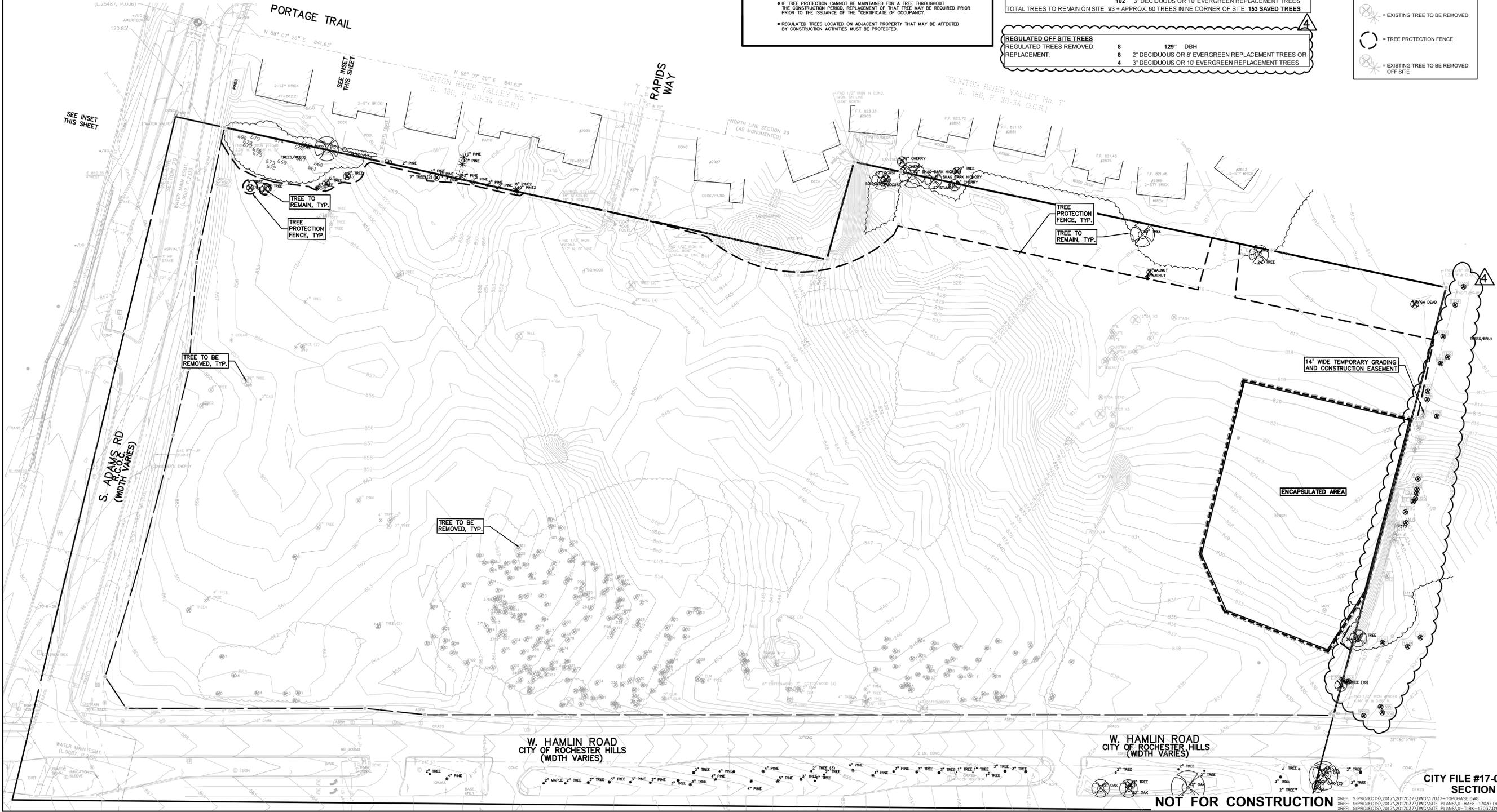
DES. LAW DN. LAW SUR. KTR. P.M. RLS

ORIGINAL ISSUE DATE:
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 60'

DRAWING NUMBER:
T-1.0



NOT FOR CONSTRUCTION

CITY FILE #17-043
SECTION 29

XREF: S:\PROJECTS\2017\2017037\DWG\17037-TOPBASE.DWG
XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-BASE-17037.DWG
XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\X-TLBK-17037.DWG

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	SAVE / REMOVE
1	BL	8	Black Locust	Robinia pseudoacacia	GOOD	X2	R
2	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
3	BL	9	Black Locust	Robinia pseudoacacia	GOOD	X4	R
69	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
70	CT	20	Cottonwood	Populus deltoides	GOOD		R
71	BX	12	Box elder	Acer negundo	FAIR		R
168	E	7	American Elm	Ulmus americana	FAIR		R
197	BL	20	Black Locust	Robinia pseudoacacia	GOOD		R
225	E	7	American Elm	Ulmus americana	GOOD		R
226	E	8	American Elm	Ulmus americana	GOOD		R
228	E	7	American Elm	Ulmus americana	GOOD		R
229	E	11	American Elm	Ulmus americana	GOOD		R
230	BL	13	Black Locust	Robinia pseudoacacia	GOOD		R
231	BL	12	Black Locust	Robinia pseudoacacia	GOOD		R
233	BL	7	American Elm	Ulmus americana	GOOD		R
234	E	7	American Elm	Ulmus americana	GOOD	X2	R
235	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
236	BL	11	Black Locust	Robinia pseudoacacia	GOOD		R
237	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
238	BL	15	Black Locust	Robinia pseudoacacia	GOOD		R
239	BL	8	Black Locust	Robinia pseudoacacia	FAIR		R
240	BL	12	Black Locust	Robinia pseudoacacia	GOOD		R
241	BL	9	Black Locust	Robinia pseudoacacia	FAIR		R
242	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
243	BL	10	Black Locust	Robinia pseudoacacia	POOR		R
244	BL	11	Black Locust	Robinia pseudoacacia	GOOD		R
245	BL	11	Black Locust	Robinia pseudoacacia	GOOD		R
257	BL	6	Black Locust	Robinia pseudoacacia	GOOD		R
258	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
260	BL	12	Black Locust	Robinia pseudoacacia	GOOD		R
261	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
262	BL	13	Black Locust	Robinia pseudoacacia	GOOD		R
263	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
265	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
266	BL	7	Black Locust	Robinia pseudoacacia	GOOD		R
270	E	8	American Elm	Ulmus americana	GOOD		R
271	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
272	BL	9	Black Locust	Robinia pseudoacacia	FAIR		R
274	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
275	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
276	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
277	BL	8	Black Locust	Robinia pseudoacacia	GOOD	X2	R
278	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
279	BL	10	Black Locust	Robinia pseudoacacia	POOR		R
280	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
281	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
282	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
283	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
284	BL	7	Black Locust	Robinia pseudoacacia	GOOD		R
285	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
286	BL	7	Black Locust	Robinia pseudoacacia	GOOD		R
287	BL	7	Black Locust	Robinia pseudoacacia	GOOD		R
290	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
291	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
292	BL	12	Black Locust	Robinia pseudoacacia	GOOD		R
293	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
295	BL	7	Black Locust	Robinia pseudoacacia	GOOD		R
296	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
297	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
298	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
299	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
300	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
301	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
302	BL	13	Black Locust	Robinia pseudoacacia	GOOD		R
303	BL	7	Black Locust	Robinia pseudoacacia	POOR		R
304	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
305	E	11	American Elm	Ulmus americana	GOOD		R
306	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
308	BG	12	Bigtooth Aspen	Populus grandidentata	GOOD		R
309	BG	12	Bigtooth Aspen	Populus grandidentata	GOOD		R
310	BG	11	Bigtooth Aspen	Populus grandidentata	GOOD		R
311	BG	7	Bigtooth Aspen	Populus grandidentata	GOOD		R
312	BG	7	Bigtooth Aspen	Populus grandidentata	FAIR		R
313	BG	10	Bigtooth Aspen	Populus grandidentata	GOOD		R
314	BG	6	Bigtooth Aspen	Populus grandidentata	GOOD		R
316	BG	8	Bigtooth Aspen	Populus grandidentata	GOOD		R
317	BL	9	Black Locust	Robinia pseudoacacia	GOOD		R
318	BL	13	Black Locust	Robinia pseudoacacia	GOOD		R
319	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
320	E	8	American Elm	Ulmus americana	GOOD		R
321	E	8	American Elm	Ulmus americana	GOOD		R
324	E	8	American Elm	Ulmus americana	GOOD		R
326	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
327	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
328	E	9	American Elm	Ulmus americana	GOOD		R
329	E	12	American Elm	Ulmus americana	GOOD		R
330	E	8	American Elm	Ulmus americana	GOOD		R
331	E	7	American Elm	Ulmus americana	GOOD		R
332	BL	10	Black Locust	Robinia pseudoacacia	FAIR		R
333	BL	27	Black Locust	Robinia pseudoacacia	GOOD		R
334	BL	19	Black Locust	Robinia pseudoacacia	GOOD		R
335	BL	16	Black Locust	Robinia pseudoacacia	FAIR		R
336	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
337	BL	10	Black Locust	Robinia pseudoacacia	GOOD		R
338	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
339	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
340	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
341	BL	8	Black Locust	Robinia pseudoacacia	GOOD		R
347	GA	12	Green Ash	Fraxinus pennsylvanica	VERY POOR		R
348	E	20	American Elm	Ulmus americana	GOOD		R
349	GA	12	Green Ash	Fraxinus pennsylvanica	FAIR		R
367	BX	11	Box elder	Acer negundo	FAIR	X2	S
368	RO	6	Red Oak	Quercus rubra	GOOD	X2	S
369	WO	6	White Oak	Quercus alba	GOOD		S
370	RO	12	Red Oak	Quercus rubra	GOOD		S
371	BX	18	Box elder	Acer negundo	FAIR		S
501	E	12	American Elm	Ulmus americana	Fair		R
502	E	13	American Elm	Ulmus americana	Poor		R
503	E	11	American Elm	Ulmus americana	Poor		R
504	BL	14	Black Locust	Robinia pseudoacacia	Fair		R
505	BL	16	Black Locust	Robinia pseudoacacia	Fair		R
506	BL	14	Black Locust	Robinia pseudoacacia	Fair		R
507	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
508	BL	6	Black Locust	Robinia pseudoacacia	Poor		R

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTES	SAVE / REMOVE
509	BL	11	Black Locust	Robinia pseudoacacia	Poor		R
510	BL	13	Black Locust	Robinia pseudoacacia	Fair		R
511	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
512	BL	12	Black Locust	Robinia pseudoacacia	Poor		R
513	RE	6	Rock Elm	Ulmus thomasii	Fair		R
514	BL	14	Black Locust	Robinia pseudoacacia	Poor		R
515	BL	18	Black Locust	Robinia pseudoacacia	Fair		R
516	CT	20	Cottonwood	Populus deltoides	Good		R
517	BL	15	Black Locust	Robinia pseudoacacia	Fair		R
518	BL	14	Black Locust	Robinia pseudoacacia	Poor		R
519	BL	12	Black Locust	Robinia pseudoacacia	Poor		R
520	RE	6	Rock Elm	Ulmus thomasii	Poor		R
521	BL	9	Black Locust	Robinia pseudoacacia	Fair		R
522	BL	15	Black Locust	Robinia pseudoacacia	Fair		R
523	BL	6	Black Locust	Robinia pseudoacacia	Fair		R
524	BL	9	Black Locust	Robinia pseudoacacia	Poor		R
525	RE	6	Rock Elm	Ulmus thomasii	Poor		R
526	RE	8	Rock Elm	Ulmus thomasii	Poor		R
527	RE	12	Rock Elm	Ulmus thomasii	Poor		R
528	BL	14	Black Locust	Robinia pseudoacacia	Very Poor		R
529	BL	16	Black Locust	Robinia pseudoacacia	Fair		R
530	BL	20	Black Locust	Robinia pseudoacacia	Poor		R
531	BL	12	Black Locust	Robinia pseudoacacia	Very Poor		R
532	BL	6	Black Locust	Robinia pseudoacacia	Fair		R
533	RE	10	Rock Elm	Ulmus thomasii	Very Poor		R
534	RE	12	Rock Elm	Ulmus thomasii	Poor		R
535	RE	12	Rock Elm	Ulmus thomasii	Poor		R
536	RE	6	Rock Elm	Ulmus thomasii	Poor		R
537	BL	10	Black Locust	Robinia pseudoacacia	Fair		R
538	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
539	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
540	RE	6	Rock Elm	Ulmus thomasii	Poor		R
541	BL	7	Black Locust	Robinia pseudoacacia	Poor		R
542	EE	18	Siberian Elm	Ulmus pumila	Poor		R
543	CT	8	Cottonwood	Populus deltoides	Fair		R
544	CT	15	Cottonwood	Populus deltoides	Good		R
545	RE	12	Rock Elm	Ulmus thomasii	Fair		R
546	CT	14	Cottonwood	Populus deltoides	Fair		R
547	CT	16	Cottonwood	Populus deltoides	Fair		R
548	CT	13	Cottonwood	Populus deltoides	Fair		R
549	CT	6	Cottonwood	Populus deltoides	Fair		R
550	E	16	American Elm	Ulmus americana	Poor		R
551	E	10	American Elm	Ulmus americana	Very Poor		R
552	PW	12	White Poplar	Populus alba	Fair		R
553	E	15	American Elm	Ulmus americana	Fair		R
554	RC	6	Red Cedar	Juniperus virginiana	Poor		R
555	RE	14	Rock Elm	Ulmus thomasii	Poor		R
556	E	10	American Elm	Ulmus americana	Poor		R
557	E	9	American Elm	Ulmus americana	Fair		R
558	E	8	American Elm	Ulmus americana	Poor		R
559	E	8	American Elm	Ulmus americana	Poor		R
560	BL	9	Black Locust	Robinia pseudoacacia	Poor		R
561	BL	10	Black Locust	Robinia pseudoacacia	Poor		R
562	BL	12	Black Locust	Robinia pseudoacacia	Poor		R
563	BL	9	Black Locust	Robinia pseudoacacia	Poor		R
564	BL	9	Black Locust	Robinia pseudoacacia	Fair		R
565	BL	8	Black Locust	Robinia pseudoacacia	Fair		R
566	BL	8	Black Locust	Robinia pseudoacacia	Poor		R
567	BL	10	Black Locust	Robinia pseudoacacia	Poor		R
568	BL	10	Black Locust	Robinia pseudoacacia	Poor		R
569	E	7	American Elm	Ulmus americana	Very Poor		R
570	BL	8	Black Locust	Robinia pseudoacacia	Fair		R
571	E	6	American Elm	Ulmus americana	Poor		R
572	BL	10	Black Locust	Robinia pseudoacacia	Fair		R
573	RE	9	Rock Elm	Ulmus thomasii	Poor		R
574	RE	8	Rock Elm	Ulmus thomasii	Very Poor		R
575	BL	9	Black Locust	Robinia pseudoacacia	Fair		R
576	BL	15	Black Locust	Robinia pseudoacacia	GOOD		R
577	E	6	American Elm	Ulmus americana	Poor		R
578	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
579	E	10	American Elm	Ulmus americana	Fair		R
580	DF	7	Douglas Fir	Pseudotsuga menziesii	Fair		R
581	E	7	American Elm	Ulmus americana	Fair		R
582	E	9	American Elm	Ulmus americana	Poor		R
583	E	6	American Elm	Ulmus americana	Poor		R
584	E	6	American Elm	Ulmus americana	Poor		R
585	BL	8	Black Locust	Robinia pseudoacacia	Fair		R
586	BL	28	Black Locust	Robinia pseudoacacia	Fair		R
587	BL	6	Black Locust	Robinia pseudoacacia	Fair		R
588	RE	10	Rock Elm	Ulmus thomasii	Fair		R
589	BL	6	Black Locust	Robinia pseudoacacia	Fair		R
590	BL	7	Black Locust	Robinia pseudoacacia	Poor		R
591	BL	7	Black Locust	Robinia pseudoacacia	Fair		R
592	BL	6	Black Locust	Robinia pseudoacacia	Fair		R
593	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
594	BL	7	Black Locust	Robinia pseudoacacia	Poor		R
595	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
596	BL	9	Black Locust	Robinia pseudoacacia	Poor		R
597	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
598	BL	7	Black Locust	Robinia pseudoacacia	Poor		R
599	BL	12	Black Locust	Robinia pseudoacacia	Poor		R
600	BL	6	Black Locust	Robinia pseudoacacia	Poor		R
601	BL	6	Black Locust	Robinia pseudoacacia	Very Poor		R
602	BL	8	Black Locust	Robinia pseudoacacia	Very Poor		R
603	BL	9	Black Locust	Robinia pseudoacacia	Poor		R
604	BL						

SITE PHOTOMETRIC DATA:		
1. SITE FOOTCANDLE (SITE)	ALLOWED N/A (MAX)	PROPOSED 12.3 Fc. (MAX)
2. FIXTURE HEIGHT		
(SITE):	20 FT. (MAX)	15 FT.
(BUILDING DOOR):	20 FT. (MAX)	8 FT.
(GARAGE):	20 FT. (MAX)	8 FT.
3. FOOTCANDLE AT PROP. LINE:		
RESIDENTIAL:	0 Fc. (MAX)	0 Fc. (MAX)

GENERAL SITE LIGHTING NOTES:

- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
- ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS.
- SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
- ALL AREA LIGHT FIXTURES ARE TO BE DOWNWARD DIRECTED.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
- ALL CONDUCTORS SHALL BE IN CONDUIT.
- HOUSE SIDE SHIELDS TO BE PROVIDED ON POLE FIXTURES ALONG PROPERTY LINE AS REQUIRED.

FLOOD PLAIN:
BY GRAPHICAL PLOTTING, THE SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FLOOD INSURANCE RATE MAPS NUMBER 26125C-0389F & 26125C-0393F, DATED SEPTEMBER 29, 2006.

LEGEND

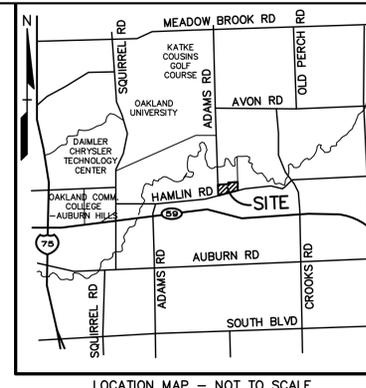
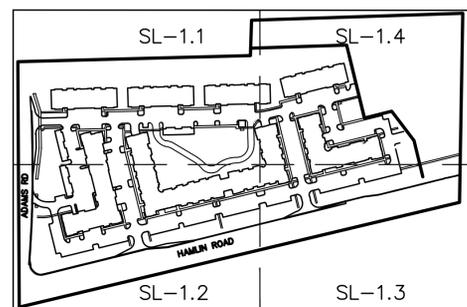
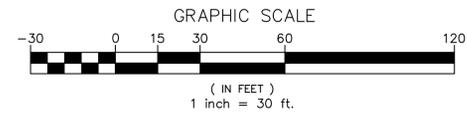
● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

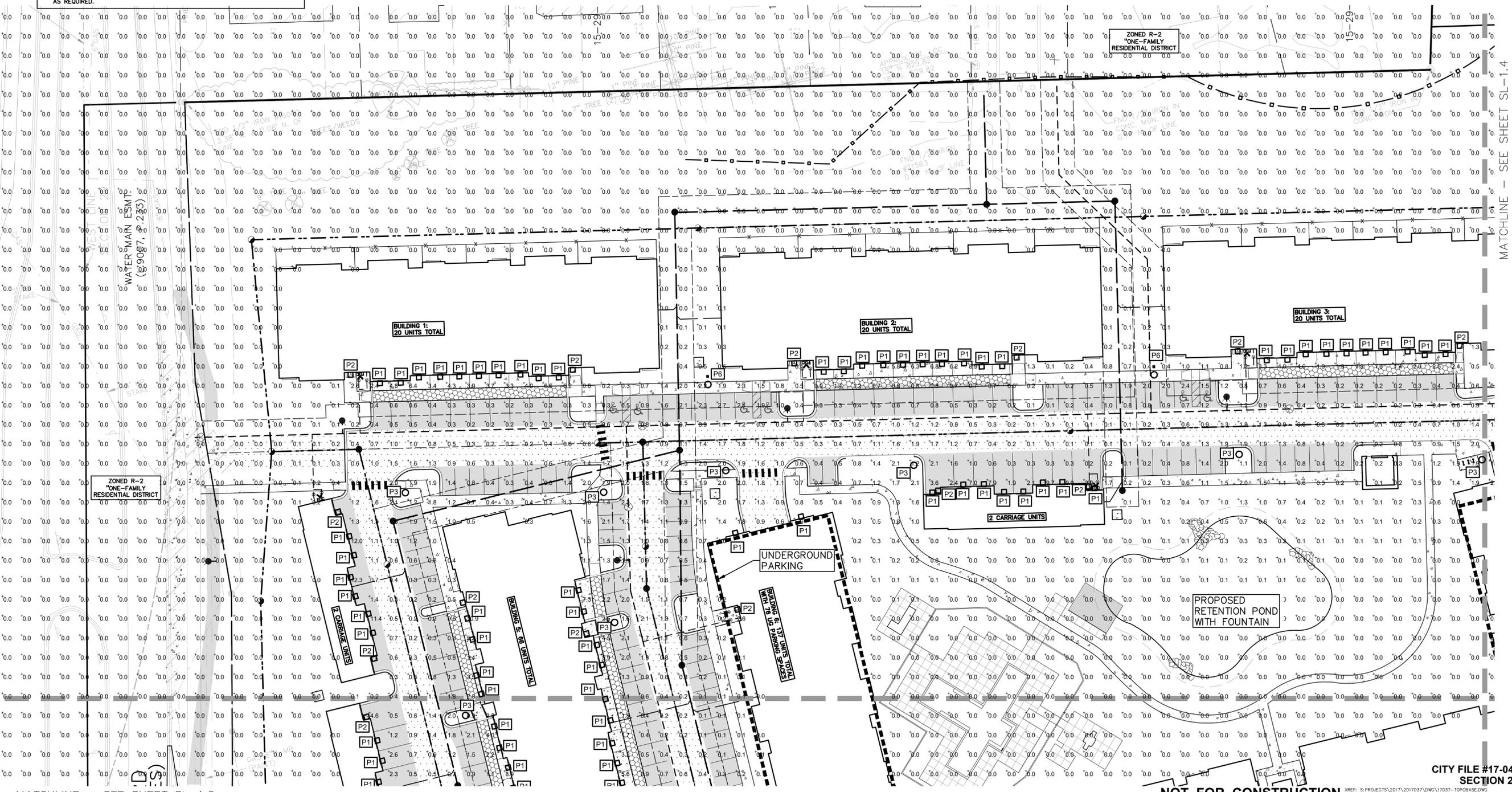
- OH-ELEC-W-O- UNDERGROUND CABLE TV, CABLE & GUY WIRE
- OH-CATV- UNDERGROUND CABLE TV, CABLE
- UC-PHONE- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UC-ELEC- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊙ GAS GAS MAN, VALVE & GAS LINE MARKER
- ⊙ WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊙ SANITARY SEWER, CLEANOUT & MANHOLE
- ⊙ STORM SEWER, CLEANOUT & MANHOLE
- ⊙ COMBINED SEWER & MANHOLE
- ⊙ SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- ⊙ POST INDICATOR VALVE
- ⊙ WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- ⊙ VALVE, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊙ UNIDENTIFIED STRUCTURE
- ⊙ SPOT ELEVATION
- ⊙ CONTOUR LINE
- ⊙ FENCE
- ⊙ GUARD RAIL
- ⊙ STREET LIGHT
- ⊙ SIGN

PROPOSED

- ⊙ CONCRETE
- ⊙ ASPHALT
- ⊙ GRAVEL SHOULDER
- ⊙ WETLAND
- ⊙ STD. HEAVY REG. DUTY
- ⊙ STD. HEAVY DEF. DUTY



NO.	BY	DESCRIPTION	DATE
1	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	12-05-10
2	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	12-22-10
3	RLS	REVISED PER CITY REVIEW	11-22-10
1	RLS	REVISED ENCLOSURE AREA	11-22-10



CAUTION!
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SITE PHOTOMETRIC PLAN
LEGACY ROCHESTER HILLS
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 11E
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: GBR/RLS | SUR: KTR | P.M.
S:\PROJECTS\2017\2017037\DWG\SITE PLANS\SLV-TLKB-17037.DWG

ORIGINAL ISSUE DATE:
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 30'

DRAWING NUMBER:
SL-1.1

CITY FILE #17-043
SECTION 29

NOT FOR CONSTRUCTION

FLOOD PLAIN:
 BY GRAPHICAL PLOTTING, THE SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FLOOD INSURANCE RATE MAPS NUMBER 26125C-0389F & 26125C-0393F, DATED SEPTEMBER 29, 2006.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	102	Generation Brands	700WSBOWW-LED830	LED Wall Sconce	LED	1	016 GB 700WSBOWW-LED830 No SL.ies	1151.749	0.95	47.9
	P2	28	Generation Brands	700WSBOWW-LED830	LED Wall Sconce	LED	1	015 GB 700WSBOWW-LED830.ies	698.929	0.95	17.9
	P3	20	Sternberg Lighting	E460LED-28L45T5-14-FA	Euro Series Fixture, Next GEN LED's, Frosted Body Lens, Type 5	28 LED's	1	E460LED-CA-28L45T5-MD-14.IES	10648	0.95	133.7
	P5	12	Sternberg Lighting	E460LED-16L45T2-10-CA	Euro Series Fixture, Next GEN LED's, Clear Body Lens, Type 2 Optic	16 LED's	2	E460LED-CA-16L45T2-MD-10.IES	4746	0.95	111.4
	P6	3	Sternberg Lighting	E460LED-16L45T2-10-CA	Euro Series Fixture, Next GEN LED's, Clear Body Lens, Type 2 Optic	16 LED's	1	E460LED-CA-16L45T2-MD-10.IES	4746	0.95	55.7

LEGEND

● IRON FOUND
 ✕ IRON SET
 # NAIL FOUND
 ✕ NAIL & CAP SET

○ BRASS PLUG SET
 ○ MONUMENT FOUND
 ○ MONUMENT SET

○ SEC. CORNER FOUND
 ○ RECORDED
 ○ MEASURED
 ○ CALCULATED

--- EXISTING ---
 --- PROPOSED ---

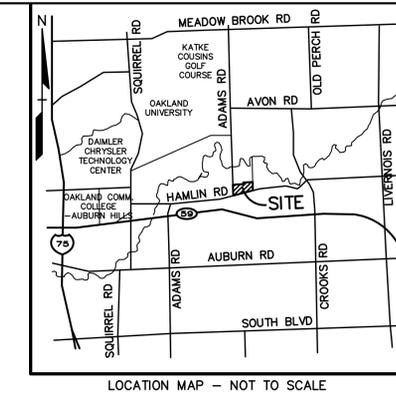
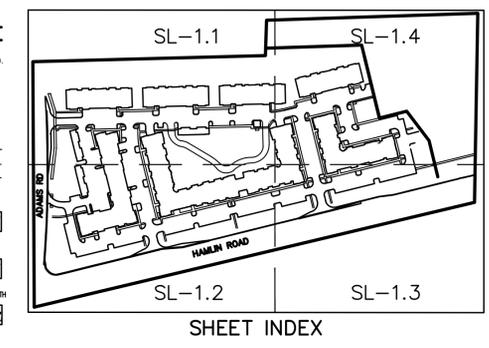
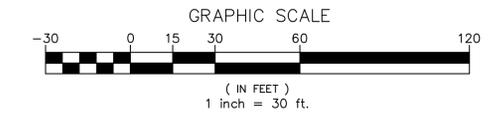
---ELEC---ELEC. PHONE OR CABLE TV O.H. LINE, POLE & OUT WIRE
 ---ELEC---UNDERGROUND CABLE TV, CITY FEDESTAL
 ---PHONE---TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 ---ELEC---ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
 ---GAS---GAS MAIN, VALVE & GAS LINE MARKER
 ---WATER---WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 ---SEWER---SEWER, CLEANOUT & MANHOLE
 ---STORM---STORM SEWER, CLEANOUT & MANHOLE
 ---COMB---COMBINED SEWER & MANHOLE
 ---SQUA---SQUARE, ROUND & BEEMEE CATCH BASIN, YARD DRAIN
 ---POST---POST INDICATOR VALVE
 ---WATER---WATER VALVE, BOY/AHYDRANT VALVE BOX, SERVICE SHUTOFF
 ---MTR---MOTOR, TRANSFORMER, IRRIGATION CONTROL VALVE
 ---UNDEF---UNIDENTIFIED STRUCTURE

○ 671.06
 ---ELEV---SPOT ELEVATION
 ---CONC---CONTOUR LINE
 ---FENCE---FENCE
 ---RAIL---GUARD RAIL
 ---STREET---STREET LIGHT
 ---SIGN---SIGN

---CONC---CONCRETE
 ---ASPH---ASPHALT
 ---GRAVEL---GRAVEL SHOULDER
 ---WELND---WELAND

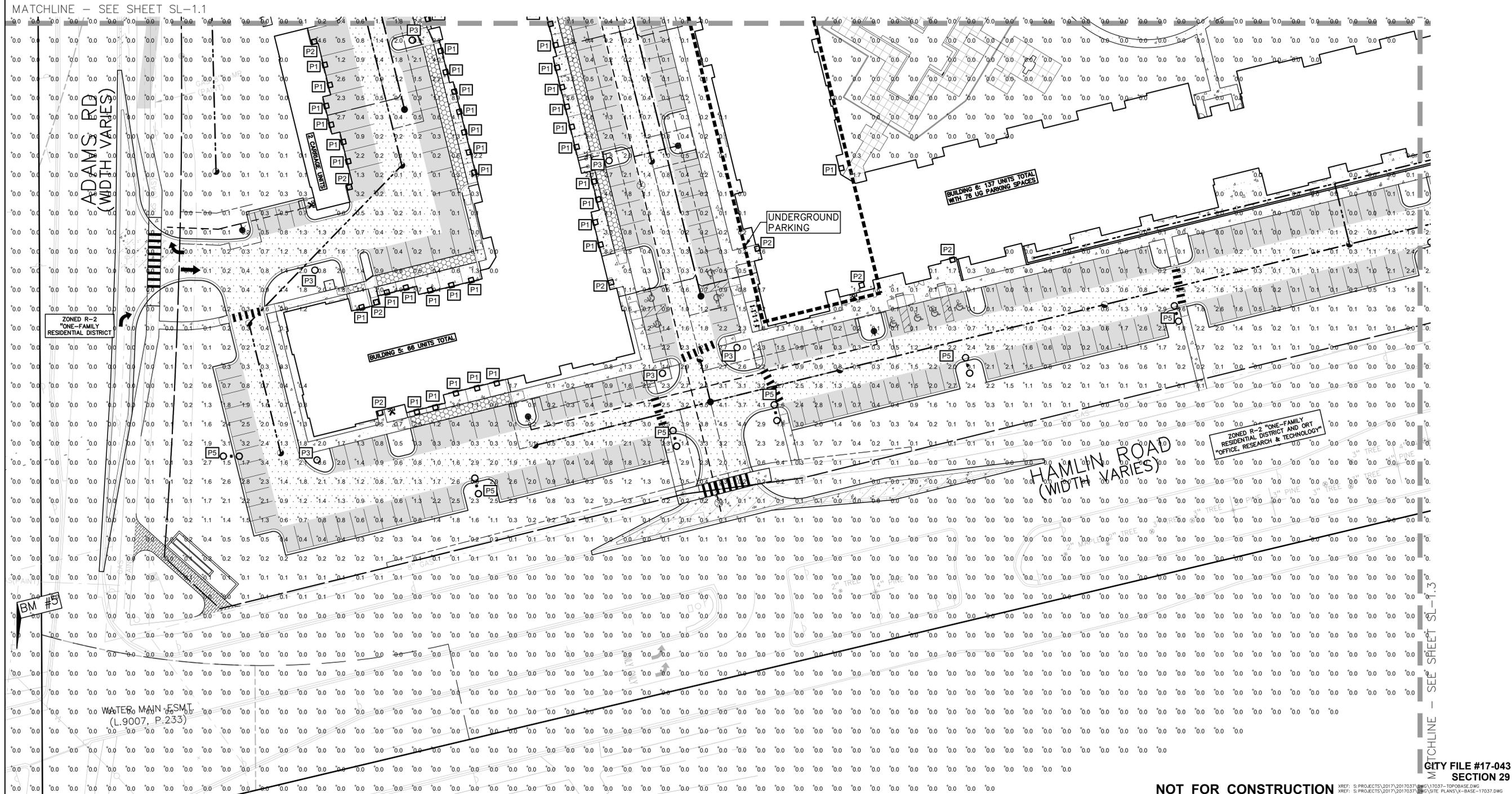
STD. DUTY
 HEAVY DUTY
 R.O.W. ONLY

STD. DUTY
 HEAVY DUTY
 STRENGTH



REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE
1	RLS	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	10-26-18
2	RLS	RLS	REVISED ENCLOSURE AREA & CITY REVIEW	10-27-18
3	RLS	RLS	REVISED PER CITY REVIEW	11-21-18
4	RLS	RLS	REVISED PER CITY REVIEW	11-21-18



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 BEACHWOOD, OHIO 44122

SITE PHOTOMETRIC PLAN
LEGACY ROCHESTER HILLS
 PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: GB/RLS DN. KPL/JSK JSUR. KTR P.M.
 S:\PROJECTS\2017\2017037\000\01\SITE PLANS\LV-17037.DWG

ORIGINAL ISSUE DATE:
 OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 30'

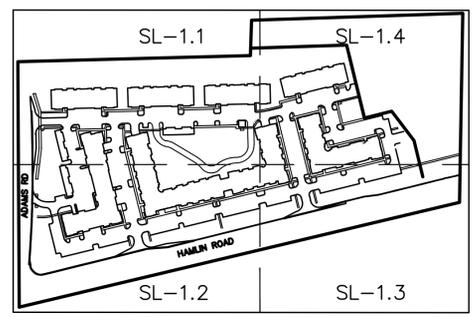
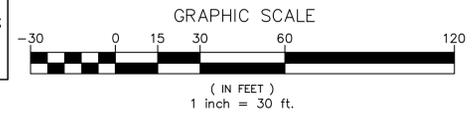
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SL-1.2

NOT FOR CONSTRUCTION

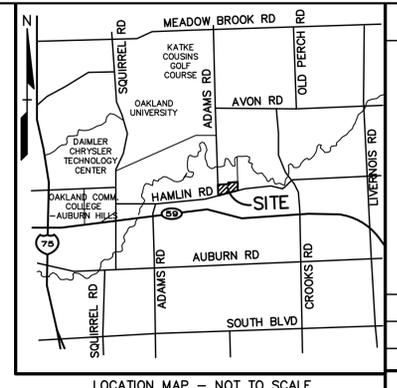
CITY FILE #17-043
 SECTION 29

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FLOOD PLAIN:
 BY GRAPHICAL PLOTTING, THE SITE IS WITHIN ZONE
 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
 ANNUAL CHANCE FLOOD PLAIN PER FLOOD
 INSURANCE RATE MAPS NUMBER 26125C-0389F &
 26125C-0393F, DATED SEPTEMBER 29, 2006.

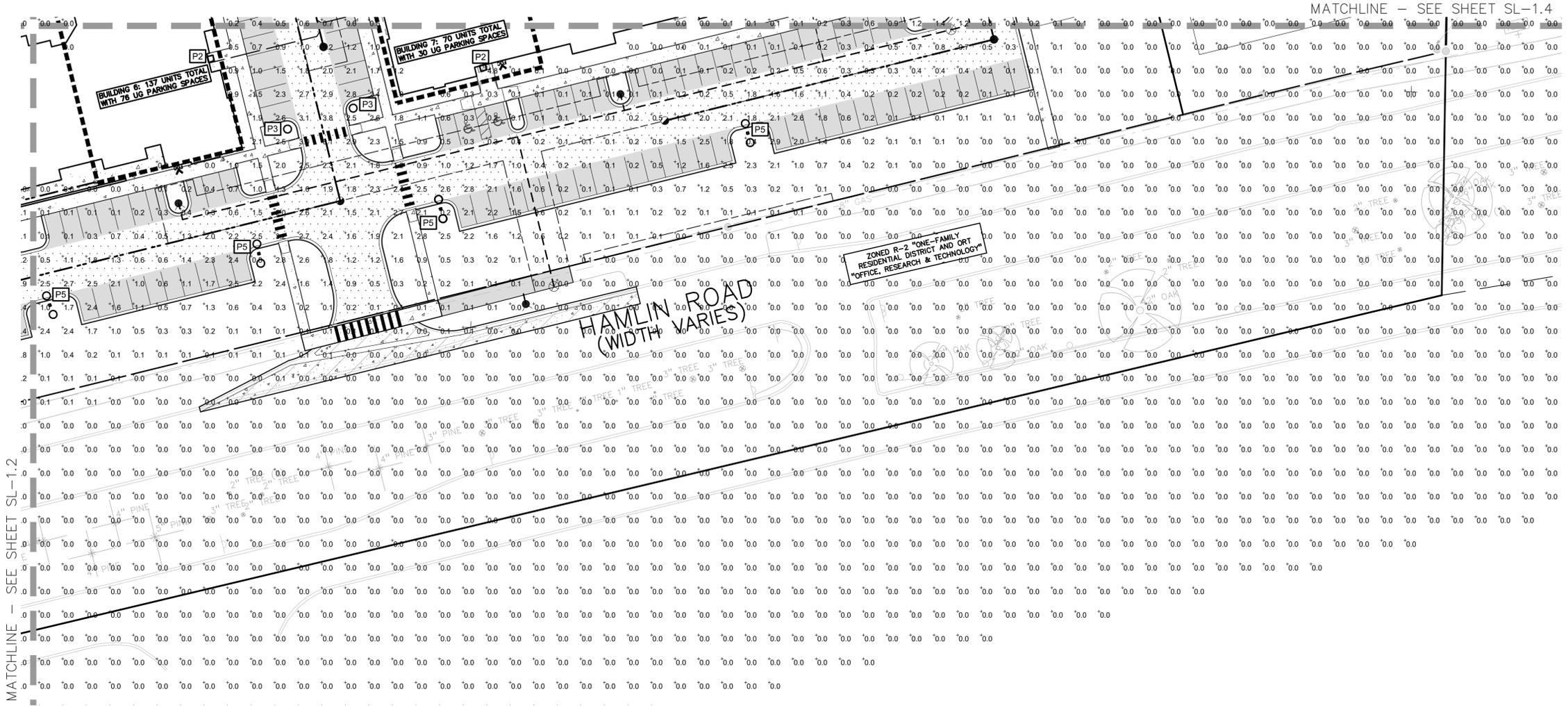


SHEET INDEX



LOCATION MAP - NOT TO SCALE

NO.	BY	DESCRIPTION	DATE
1	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW	11-2-18
2	RLS	REVISED PER CITY REVIEW	11-2-18
3	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW	12-2-18
4	RLS	REVISED ENCAPSULATION AREA & CITY REVIEW	1-26-19



LEGEND

● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	H RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING

- OH-ELEC-W-ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATY-UNDERGROUND CABLE TV, CATV, FIBER, TELEPHONE U.S. CABLE, POSTAL & MANHOLE
- UG-ELEC-ELECTRIC U.S. CABLE, MANHOLE, METER & HANDHOLE
- WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SMITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIEN

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL SHOULDER
- WETLAND

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DES: GB/RLS | DN: KPIJKS | SUR: KTR | P.M.
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ORIGINAL ISSUE DATE:
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: 1" = 30'

DRAWING NUMBER:

SL-1.3

MATCHLINE - SEE SHEET SL-1.2

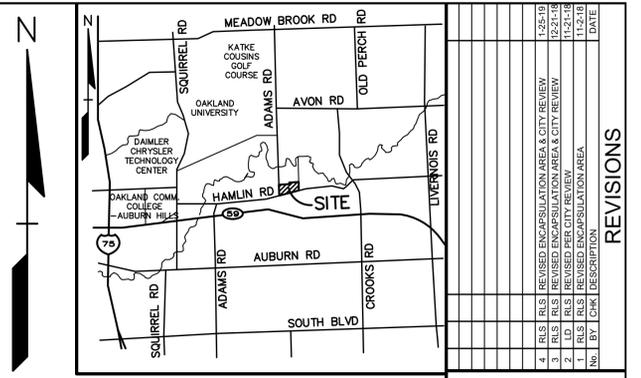
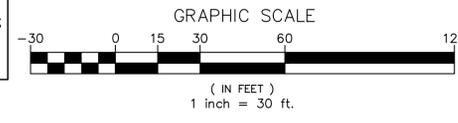
MATCHLINE - SEE SHEET SL-1.4

NOT FOR CONSTRUCTION

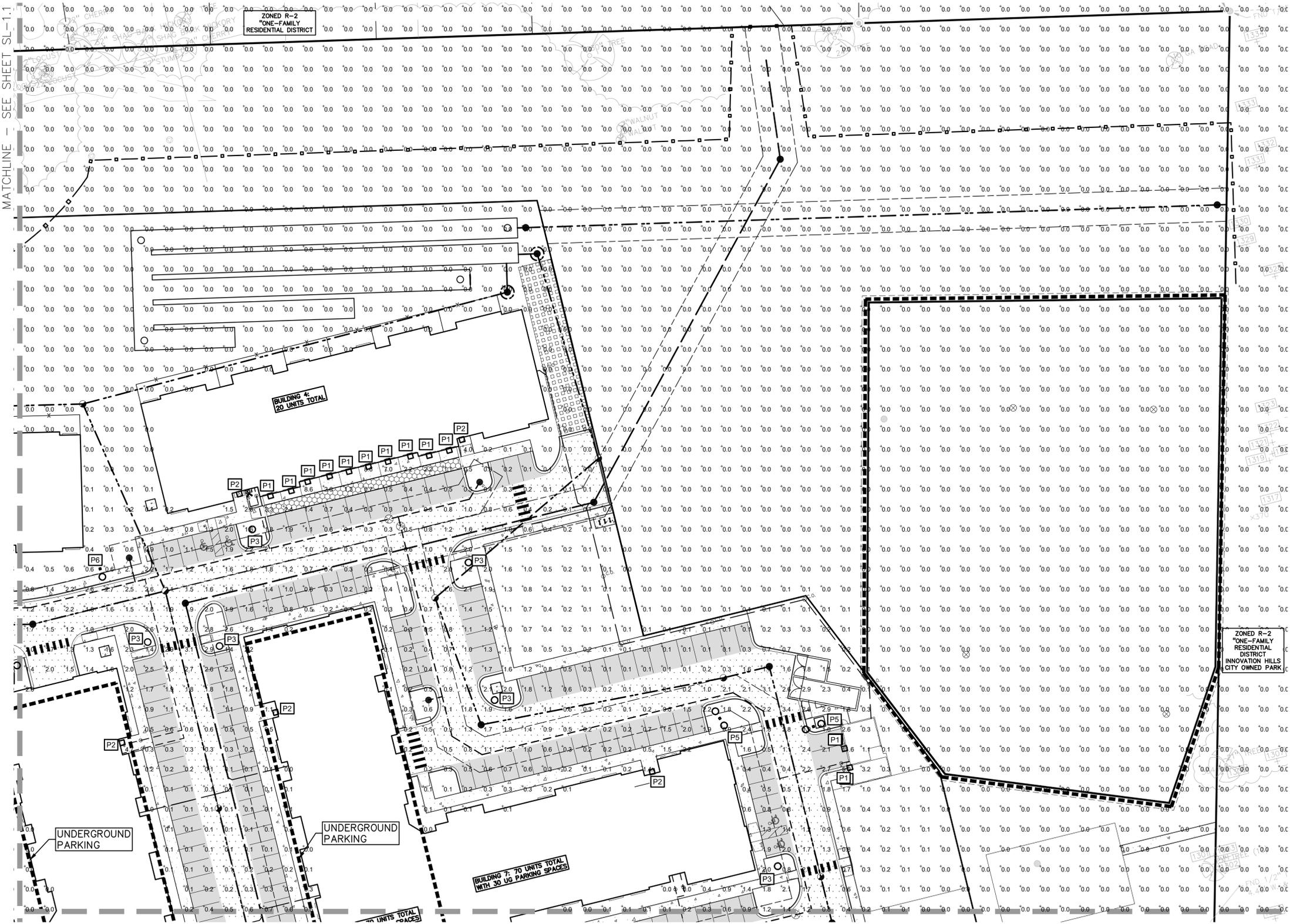
CITY FILE #17-043
SECTION 29

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 XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\LV-BASE-17037.DWG
 XREF: S:\PROJECTS\2017\2017037\DWG\SITE PLANS\LV-TLBK-17037.DWG

FLOOD PLAIN:
 BY GRAPHICAL PLOTTING, THE SITE IS WITHIN ZONE
 'X' AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
 ANNUAL CHANCE FLOOD PLAIN PER FLOOD
 INSURANCE RATE MAPS NUMBER 26125C-0389F &
 26125C-0393F, DATED SEPTEMBER 29, 2006.



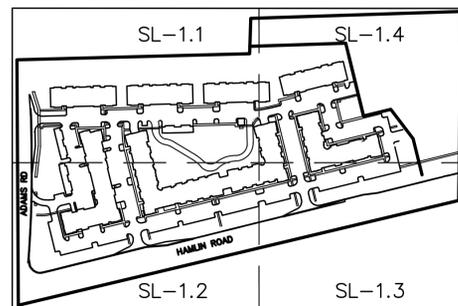
NO.	DATE	DESCRIPTION	BY
1	12-21-18	REVISION	GB/RLS
2	11-21-18	REVISION	GB/RLS
3	11-21-18	REVISION	GB/RLS
4	11-21-18	REVISION	GB/RLS



LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	○ MONUMENT FOUND	○ RECORDED
⊙ NAIL FOUND	○ MONUMENT SET	○ MEASURED
⊙ NAIL & CAP SET		○ CALCULATED

EXISTING	PROPOSED
—OH-ELEC—W—C—	ELEC. PHONE OR CABLE TV ON LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—E—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAN. VALVE & GAS LINE MARKER
—WATER—	WATERMAN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STONE—	STONE SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & REDUCE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE, BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MANSION, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNDESIGNED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARD RAIL	
—STREET LIGHT	
—SIGN	
—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER
—WETLAND	WETLAND



MATCHLINE - SEE SHEET SL-1.1

MATCHLINE - SEE SHEET SL-1.3

NOT FOR CONSTRUCTION

CITY FILE #17-043 SECTION 29
 SCALE: 1" = 30'
 DRAWING NUMBER: **SL-1.4**

CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS OFFERED AS TO THE ACCURACY OF THESE LOCATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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SITE PHOTOMETRIC PLAN
LEGACY ROCHESTER HILLS
 PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: GB/RLS | SUR: KTR | P.M.
 DATE: 10/12/18

ORIGINAL ISSUE DATE:
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